

# 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<br>0%     | 1,661<br>100%   | 0<br>0%        |
| MX-RC       | 0<br>0%     | 2,262<br>96%    | 87<br>4%       |
| MX-RX       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RA        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RX        | 0<br>0%     | 0<br>0%         | 0<br>0%        |

## Key

**MX** Mixed Use

**C** Commercial

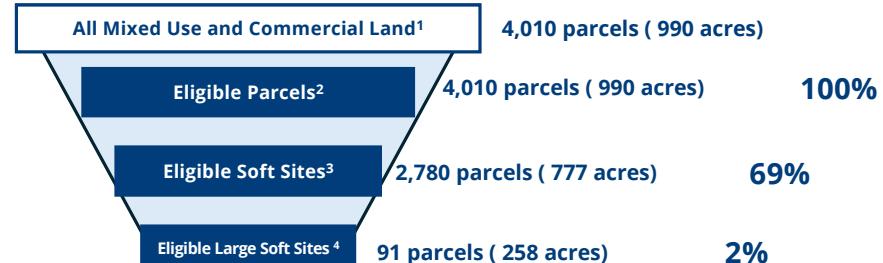
**RA** Residential Allowed

**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”.

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.

JURISDICTION

# SEATTLE

Figure 2: Parcel “Funnel” based on Development Feasibility

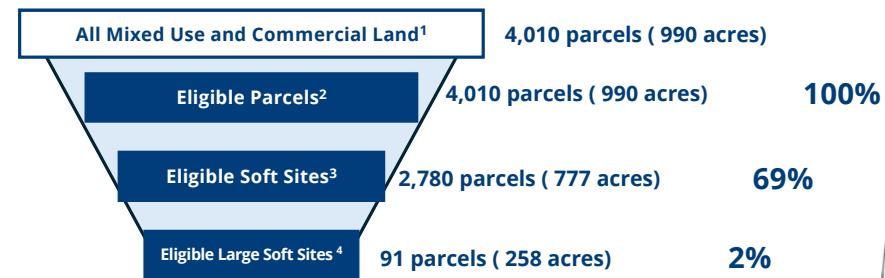


Figure 3: Seattle Map of Parcels by Zoning Type

| Zoning Type | Parcels (share)   |
|-------------|---|
| MX-RA       | Mixed Use – Residential Allowed <b>1,661 (41%)</b>          |
| MX-RC       | Mixed-Use- Residential Conditional <b>2,349 (58%)</b>       |
| MX-RX       | Mixed Use- Residential Prohibited <b>0 (0%)</b>             |
| C-RA        | Commercial – Residential Allowed <b>0 (0%)</b>              |
| C-RC        | Commercial – Residential Conditional <b>0 (0%)</b>          |
| C-RX        | Commercial – Residential Prohibited <b>0 (0%)</b>           |
| TOD         | <i>TOD Parcels Impacted by HB 1491</i> <b>7,661 parcels</b> |
|             | 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<br>39%   | 702<br>61%      | 0<br>0%        |
| MX-RC       | 213<br>23%   | 706<br>77%      | 0<br>0%        |
| MX-RX       | 0<br>0%      | 0<br>0%         | 0<br>0%        |
| C-RA        | 2,548<br>82% | 556<br>18%      | 0<br>0%        |
| C-RC        | 0<br>0%      | 0<br>0%         | 0<br>0%        |
| C-RX        | 0<br>0%      | 0<br>0%         | 0<br>0%        |

## Key

**MX** Mixed Use

**C** Commercial

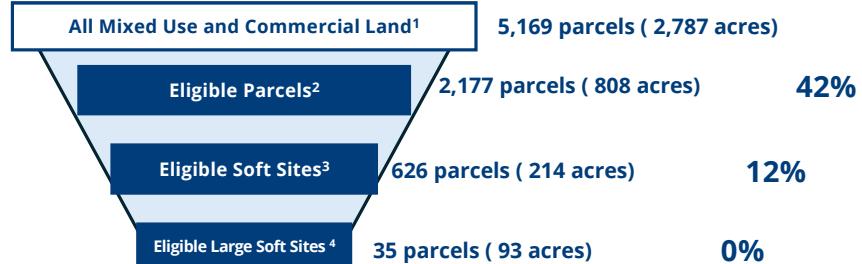
**RA** Residential Allowed

**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”.

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.

JURISDICTION

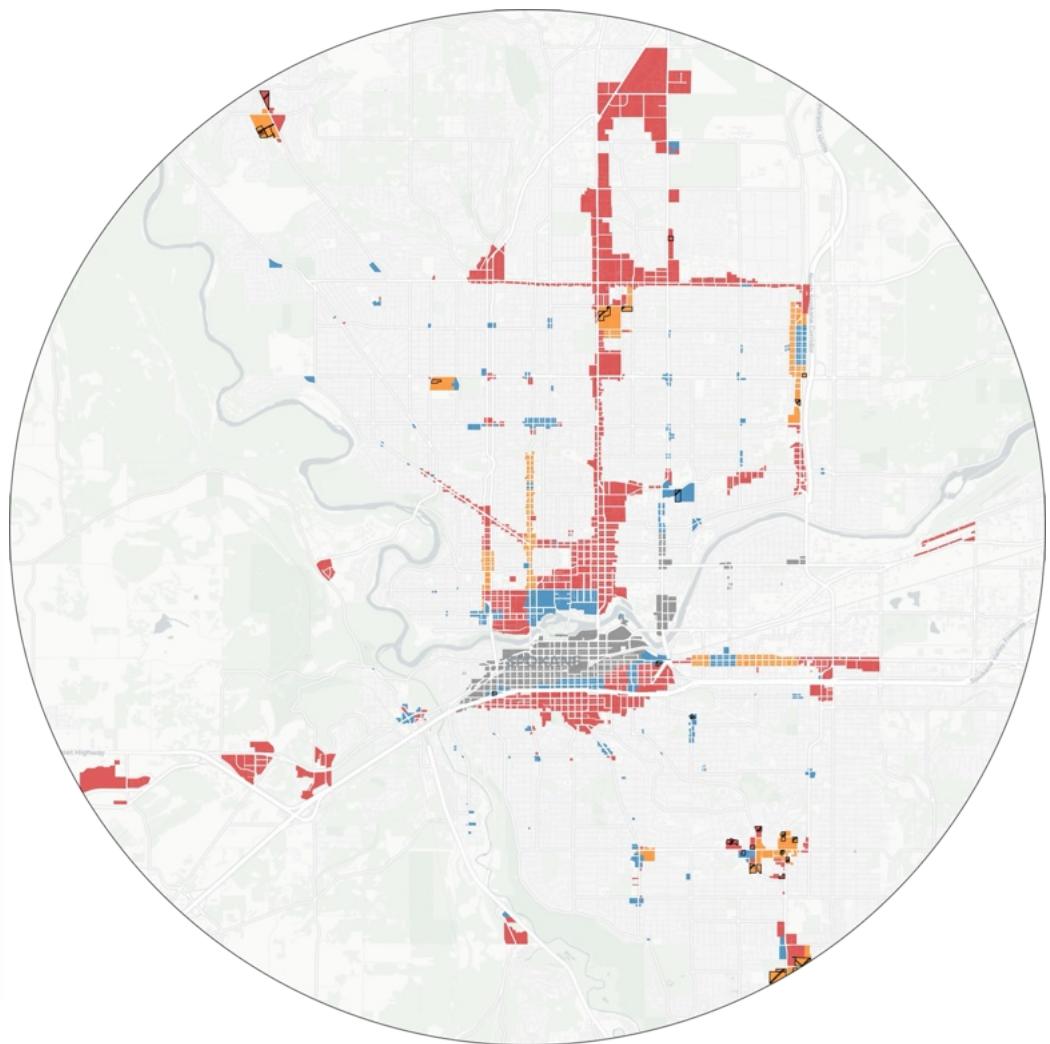
## SPOKANE

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         | <i>TOD Parcels Impacted by HB 1491</i> | 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<br>23%  | 2,642<br>77%    | 0<br>0%        |
| MX-RC       | 0<br>0%     | 1<br>100%       | 0<br>0%        |
| MX-RX       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RA        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RX        | 0<br>0%     | 0<br>0%         | 0<br>0%        |

## Key

**MX** Mixed Use

**C** Commercial

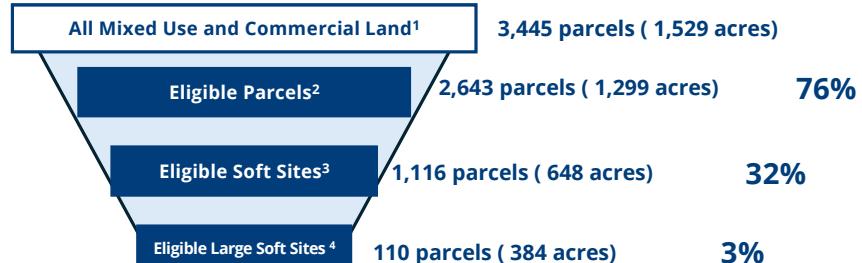
**RA** Residential Allowed

**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”.

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.

JURISDICTION

# TACOMA

Figure 2: Parcel “Funnel” based on Development Feasibility

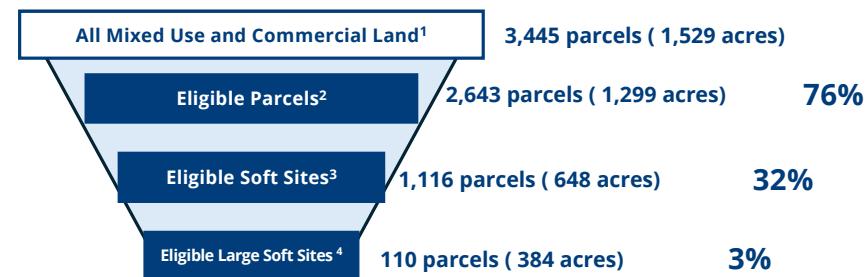
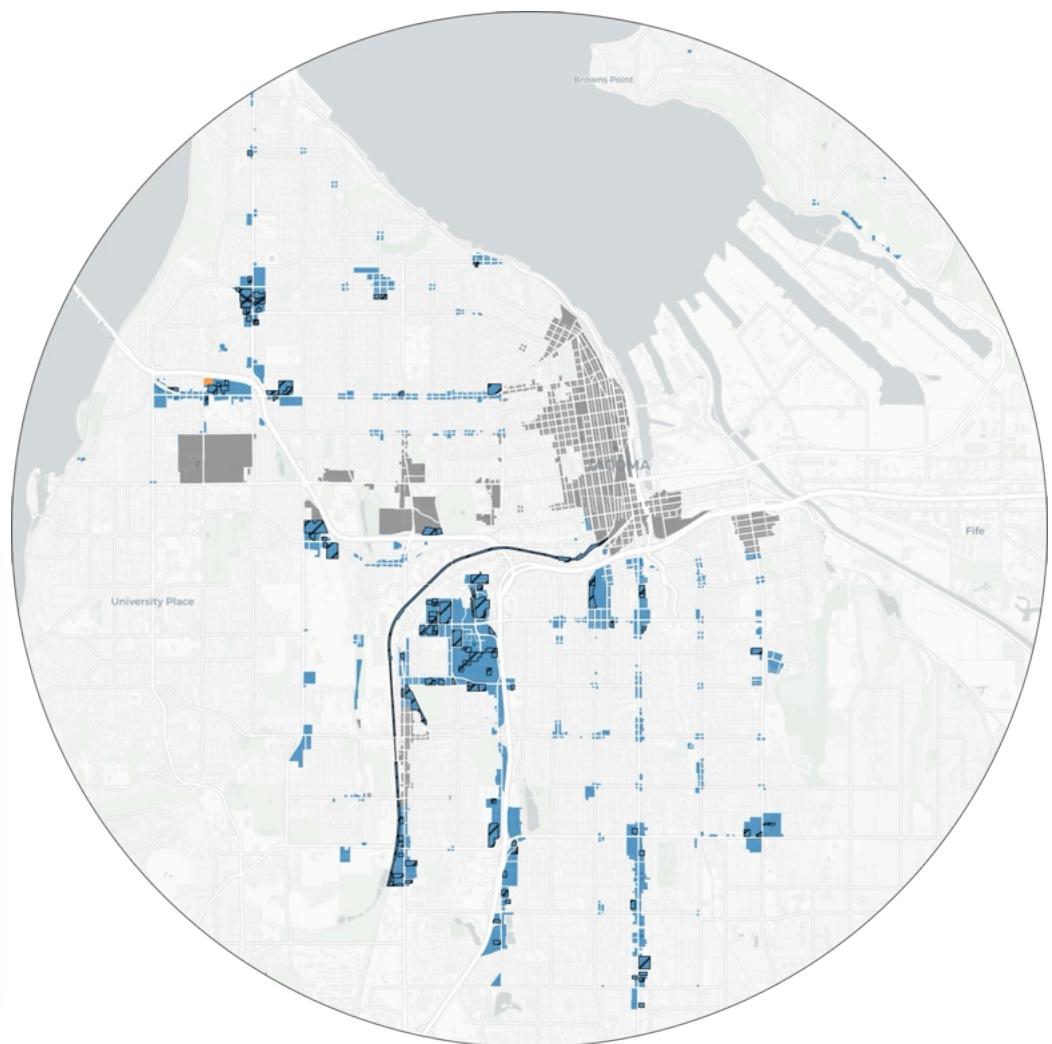


Figure 3: Tacoma Map of Parcels by Zoning Type

| 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         | <i>TOD Parcels Impacted by HB 1491</i> | 5,095 parcels |
|             | Eligible Large Soft Sites              |               |



## JURISDICTION

# VANCOUVER

## POPULATION

198,992

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

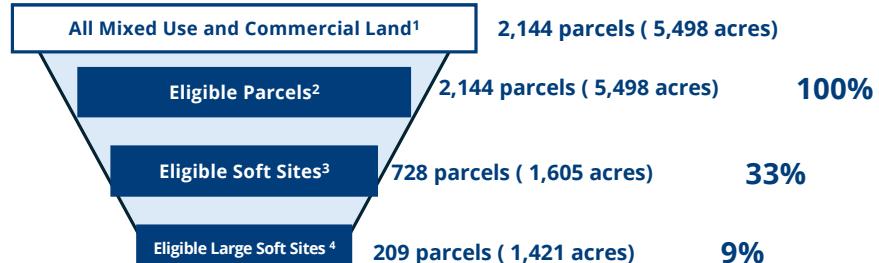
| Zoning Type | GFR Allowed | GFR Conditional | GFR Prohibited |
|-------------|-------------|-----------------|----------------|
| MX-RA       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| MX-RC       | 0<br>0%     | 361<br>100%     | 0<br>0%        |
| MX-RX       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RA        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%     | 1,092<br>61%    | 691<br>39%     |
| C-RX        | 0<br>0%     | 0<br>0%         | 0<br>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”.

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.

JURISDICTION

# VANCOUVER

Figure 2: Parcel “Funnel” based on Development Feasibility

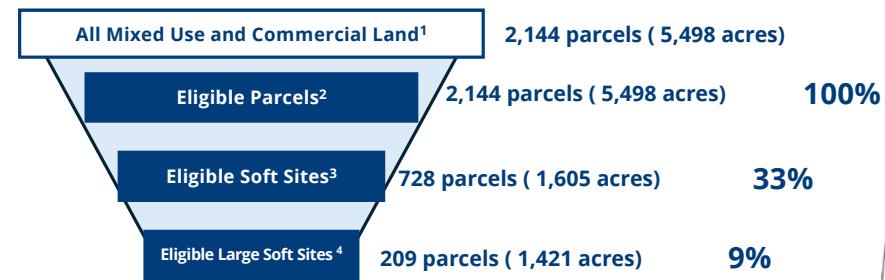


Figure 3: Vancouver Map of Parcels by Zoning Type

| Zoning Type | Parcels (share)                        |
|-------------|--|
| MX-RA       | Mixed Use – Residential Allowed        |
| MX-RC       | Mixed-Use- Residential Conditional     |
| MX-RX       | Mixed Use- Residential Prohibited      |
| C-RA        | Commercial – Residential Allowed       |
| C-RC        | Commercial – Residential Conditional   |
| C-RX        | Commercial – Residential Prohibited    |
| TOD         | <i>TOD Parcels Impacted by HB 1491</i> |
|             | 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<br>0%     | 49<br>80%       | 12<br>20%      |
| MX-RC       | 0<br>0%     | 108<br>68%      | 51<br>32%      |
| MX-RX       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RA        | 119<br>100% | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%     | 46<br>71%       | 19<br>29%      |
| C-RX        | 0<br>0%     | 0<br>0%         | 5<br>100%      |

## Key

**MX** Mixed Use

**C** Commercial

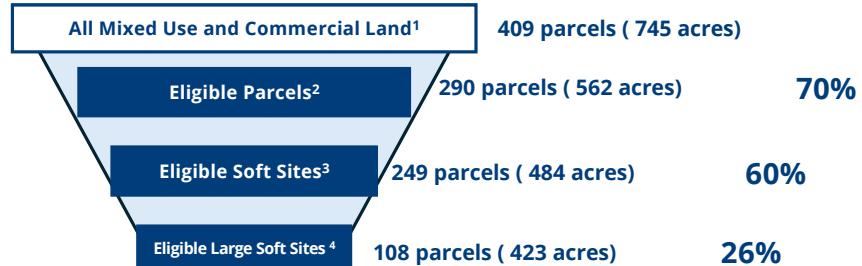
**RA** Residential Allowed

**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”.

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.
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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.
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.

JURISDICTION

## BELLEVUE

Figure 2: Parcel “Funnel” based on Development Feasibility

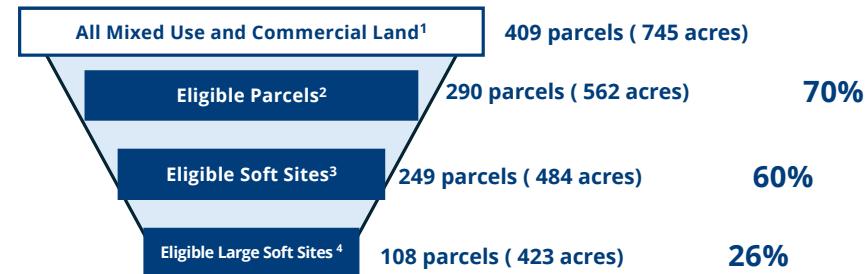
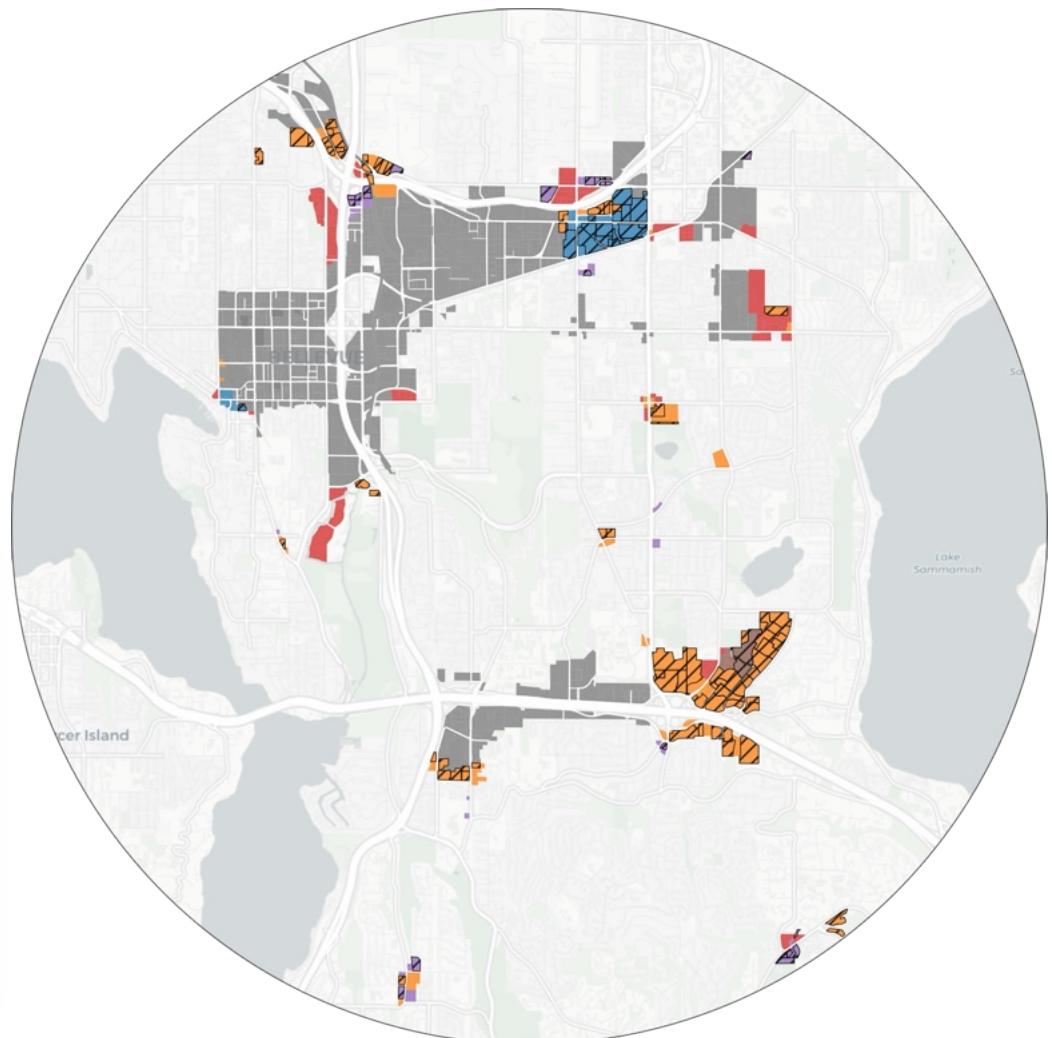


Figure 3: Bellevue Map of Parcels by Zoning Type

| 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<br>0%     | 0<br>0%         | 0<br>0%        |
| MX-RC       | 0<br>0%     | 57<br>100%      | 0<br>0%        |
| MX-RX       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RA        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%     | 163<br>33%      | 337<br>67%     |
| C-RX        | 0<br>0%     | 0<br>0%         | 5<br>100%      |

## Key

**MX** Mixed Use

**C** Commercial

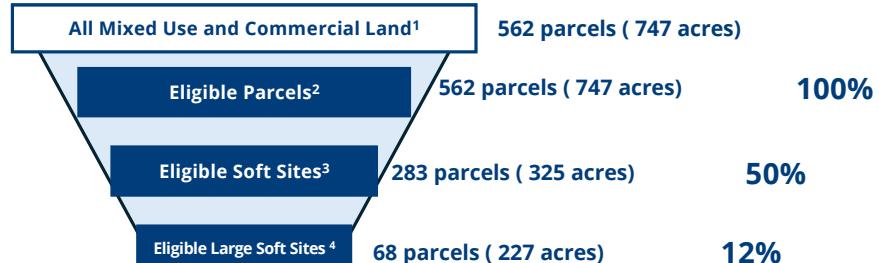
**RA** Residential Allowed

**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”.

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  - 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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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.

JURISDICTION

# KENT

Figure 2: Parcel “Funnel” based on Development Feasibility

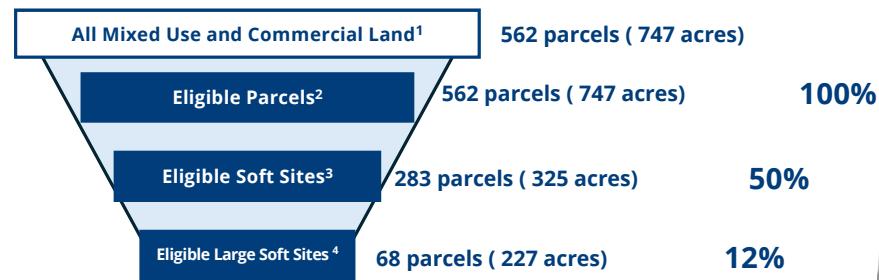
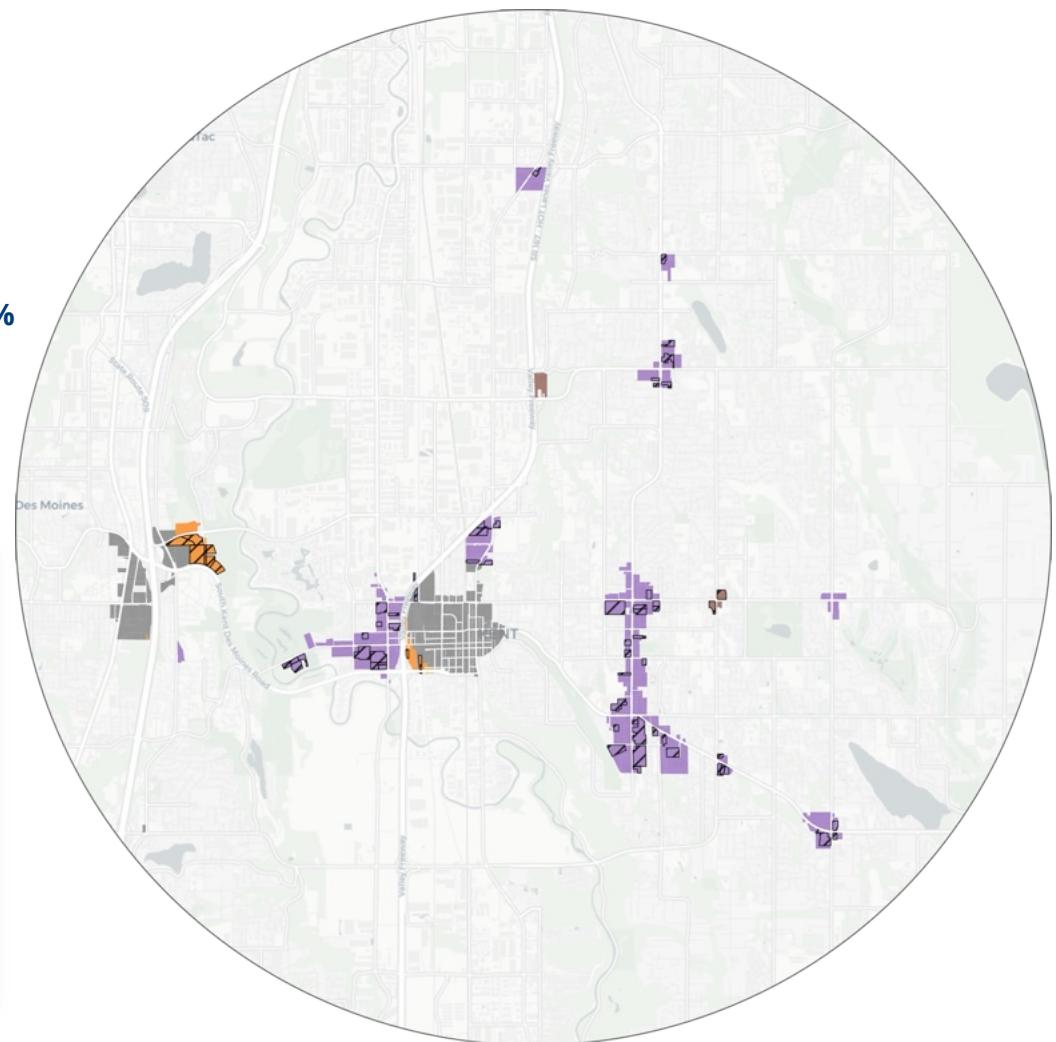


Figure 3: Kent Map of Parcels by Zoning Type

| 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         | <i>TOD Parcels Impacted by HB 1491</i> | 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<br>10%  | 1,510<br>90%    | 0<br>0%        |
| MX-RC       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| MX-RX       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RA        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RX        | 0<br>0%     | 0<br>0%         | 0<br>0%        |

## Key

**MX** Mixed Use

**C** Commercial

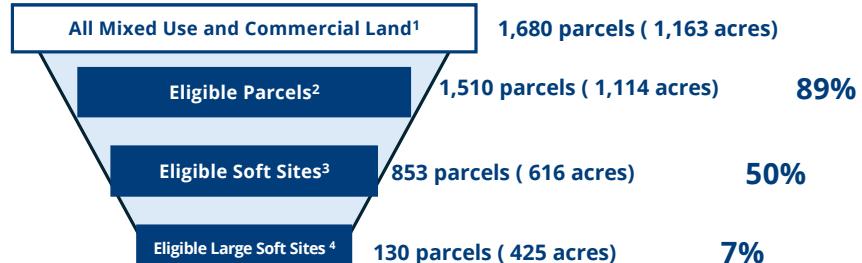
**RA** Residential Allowed

**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”.

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.

JURISDICTION

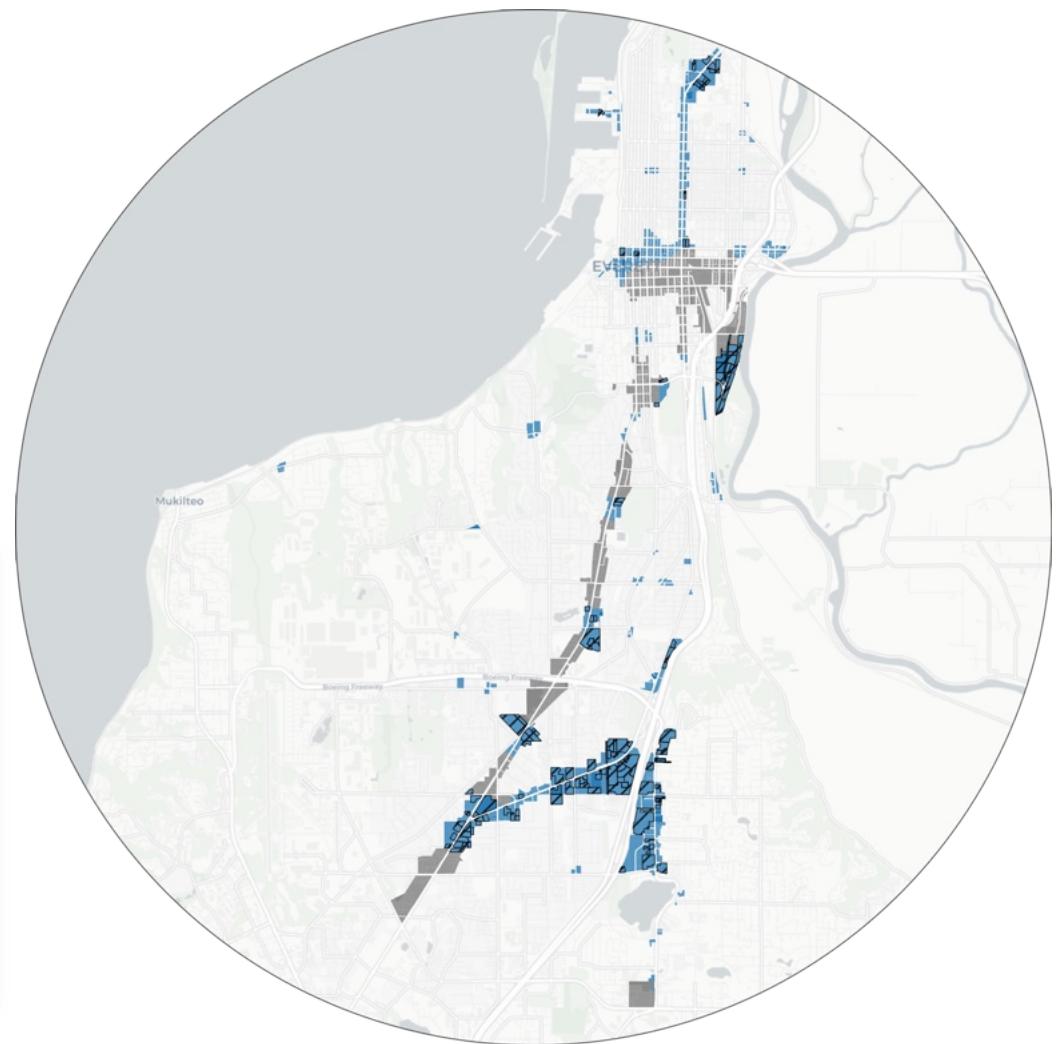
# EVERETT

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<br>100% | 0<br>0%         | 0<br>0%        |
| MX-RC       | 0<br>0%       | 0<br>0%         | 0<br>0%        |
| MX-RX       | 0<br>0%       | 0<br>0%         | 0<br>0%        |
| C-RA        | 477<br>100%   | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%       | 0<br>0%         | 0<br>0%        |
| C-RX        | 0<br>0%       | 0<br>0%         | 0<br>0%        |

## Key

**MX** Mixed Use

**C** Commercial

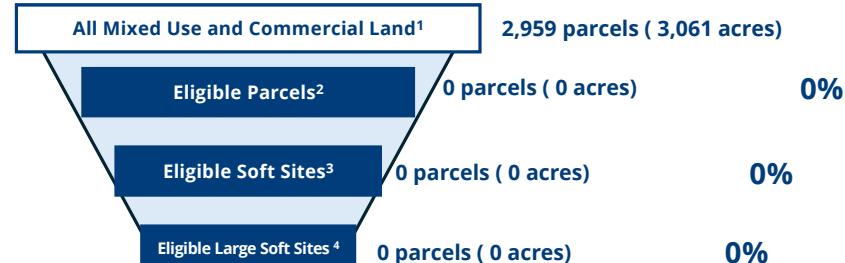
**RA** Residential Allowed

**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”.

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.

JURISDICTION

## SPOKANE VALLEY

Figure 2: Parcel "Funnel" based on Development Feasibility

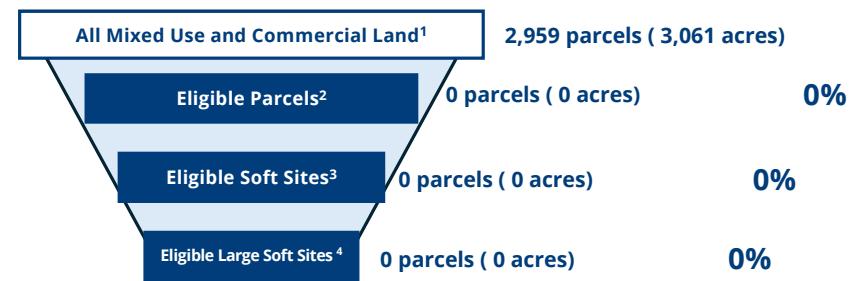
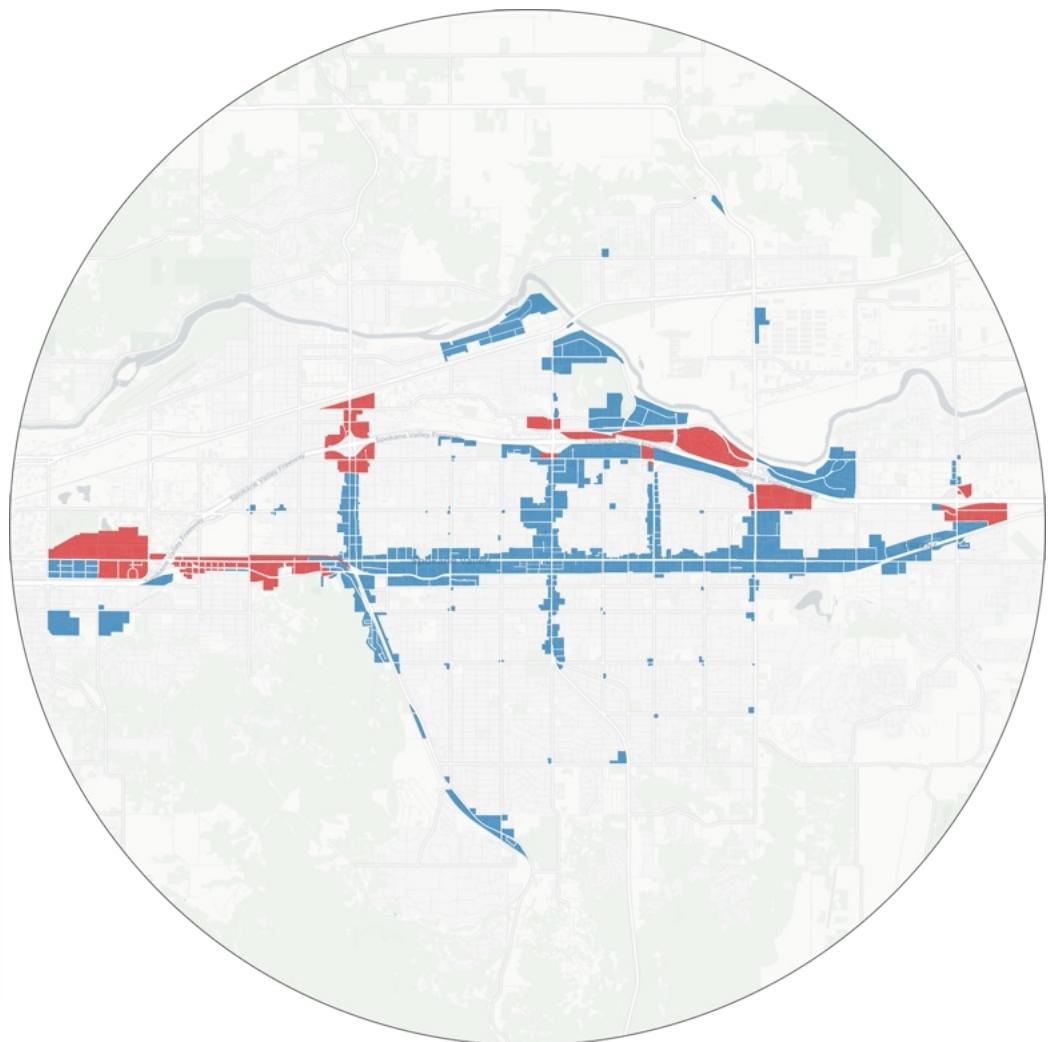


Figure 3: Spokane Valley Map of Parcels by Zoning Type

| Zoning Type | Parcels (share)   |
|-------------|---|
| MX-RA       | Mixed Use – Residential Allowed <b>2,482 (83%)</b>      |
| MX-RC       | Mixed-Use- Residential Conditional <b>0 (0%)</b>        |
| MX-RX       | Mixed Use- Residential Prohibited <b>0 (0%)</b>         |
| C-RA        | Commercial – Residential Allowed <b>477 (16%)</b>       |
| C-RC        | Commercial – Residential Conditional <b>0 (0%)</b>      |
| C-RX        | Commercial – Residential Prohibited <b>0 (0%)</b>       |
| TOD         | <i>TOD Parcels Impacted by HB 1491</i> <b>0 parcels</b> |
|             | 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<br>0%     | 0<br>0%         | 0<br>0%        |
| MX-RC       | 0<br>0%     | 585<br>83%      | 122<br>17%     |
| MX-RX       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RA        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RX        | 0<br>0%     | 0<br>0%         | 0<br>0%        |

## Key

**MX** Mixed Use

**C** Commercial

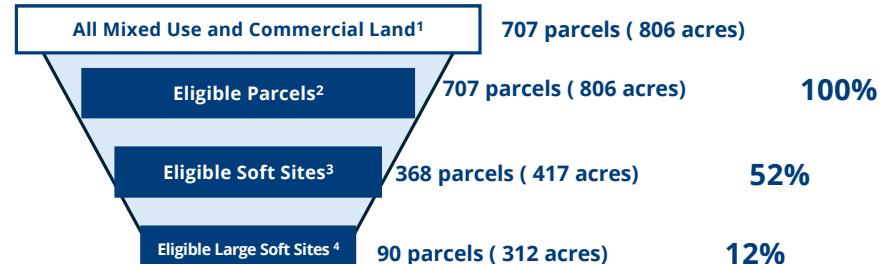
**RA** Residential Allowed

**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”.

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.

JURISDICTION

# RENTON

Figure 2: Parcel “Funnel” based on Development Feasibility

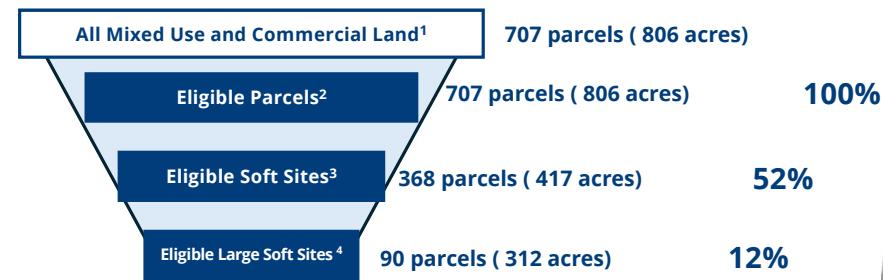
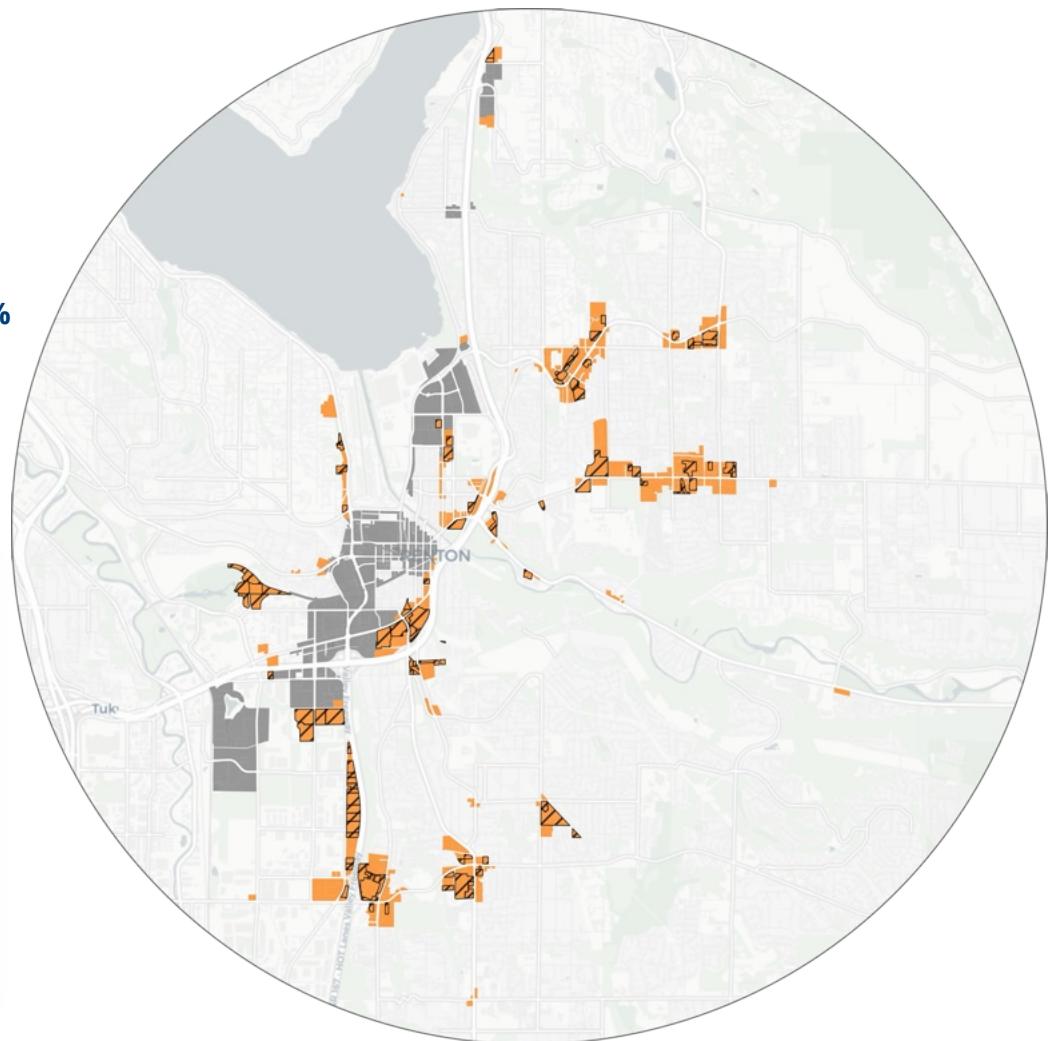


Figure 3: Renton Map of Parcels by Zoning Type

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



## JURISDICTION

# FEDERAL WAY

## POPULATION

**100,252**

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

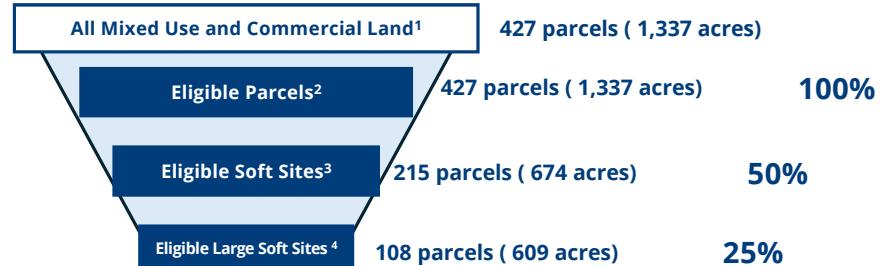
| Zoning Type | GFR Allowed | GFR Conditional | GFR Prohibited |
|-------------|-------------|-----------------|----------------|
| MX-RA       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| MX-RC       | 0<br>0%     | 124<br>53%      | 112<br>47%     |
| MX-RX       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RA        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%     | 19<br>100%      | 0<br>0%        |
| C-RX        | 0<br>0%     | 0<br>0%         | 172<br>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”.

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.

JURISDICTION

## FEDERAL WAY

Figure 2: Parcel “Funnel” based on Development Feasibility

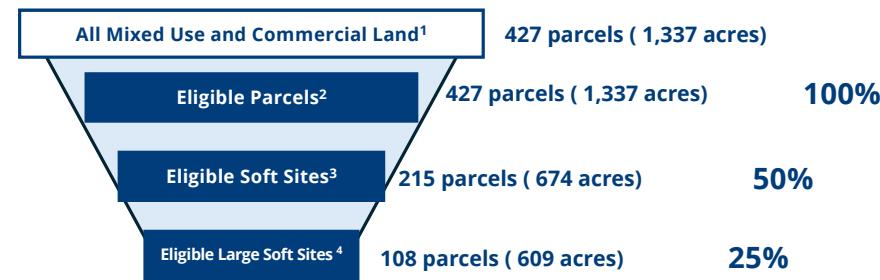
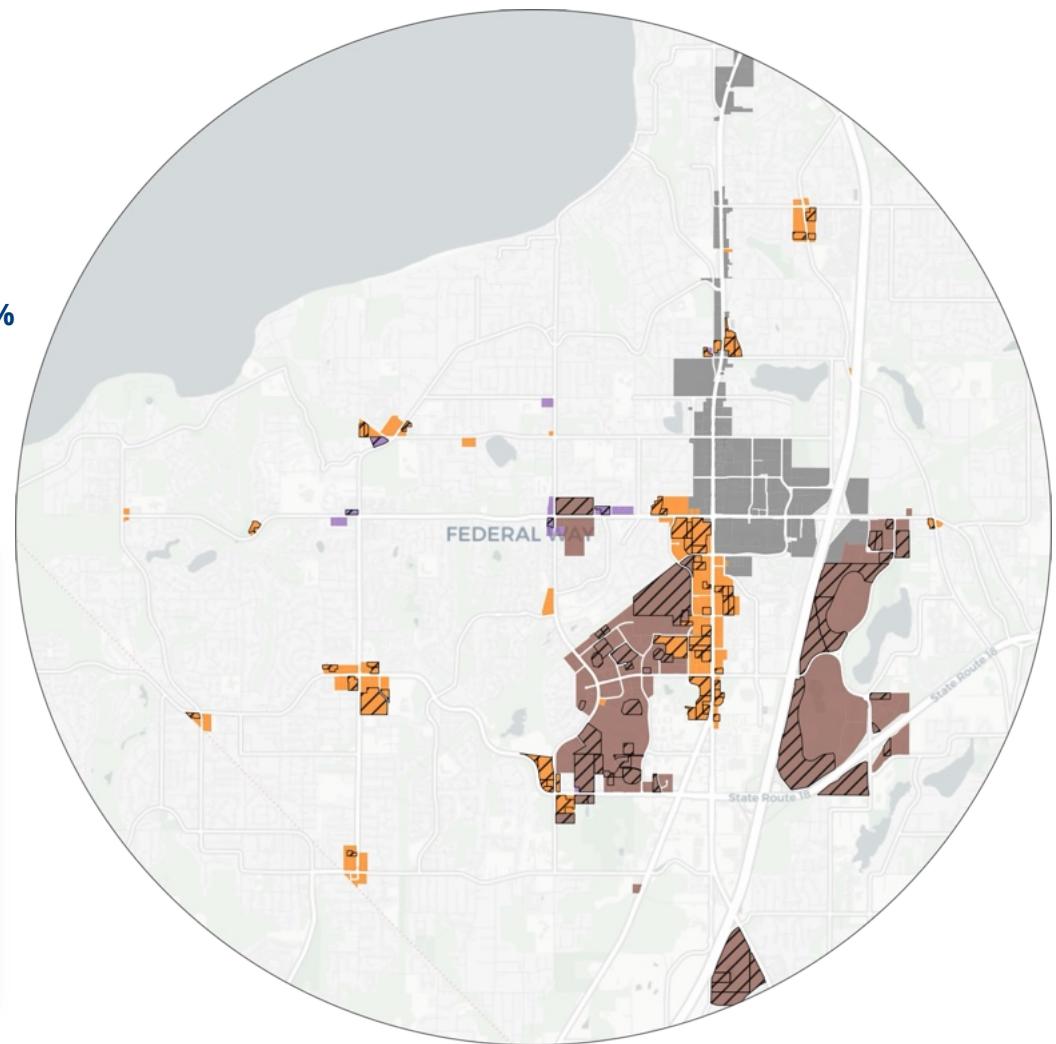


Figure 3: Federal Way Map of Parcels by Zoning Type

| 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         | <i>TOD Parcels Impacted by HB 1491</i> | 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<br>1%     | 762<br>99%      | 0<br>0%        |
| MX-RC       | 0<br>0%     | 2,695<br>100%   | 0<br>0%        |
| MX-RX       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RA        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RX        | 0<br>0%     | 0<br>0%         | 96<br>100%     |

## Key

**MX** Mixed Use

**C** Commercial

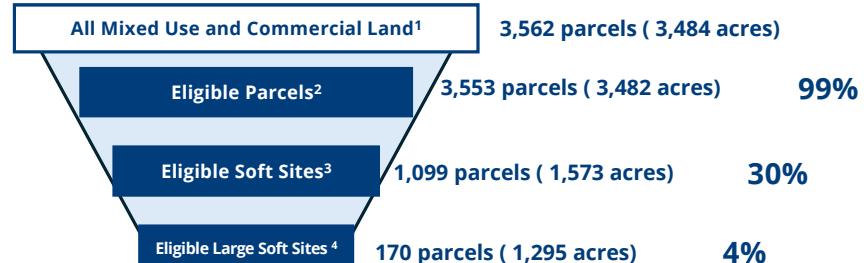
**RA** Residential Allowed

**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”.

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.

JURISDICTION

# YAKIMA

Figure 2: Parcel “Funnel” based on Development Feasibility

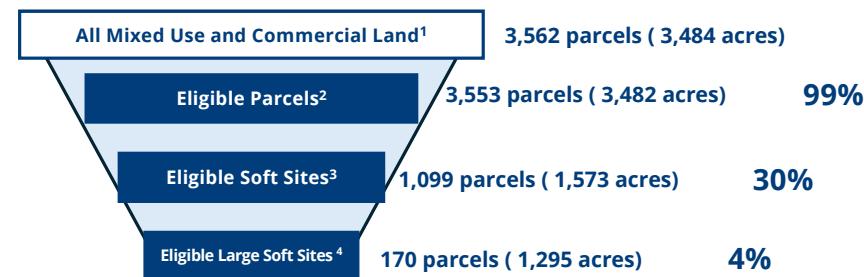
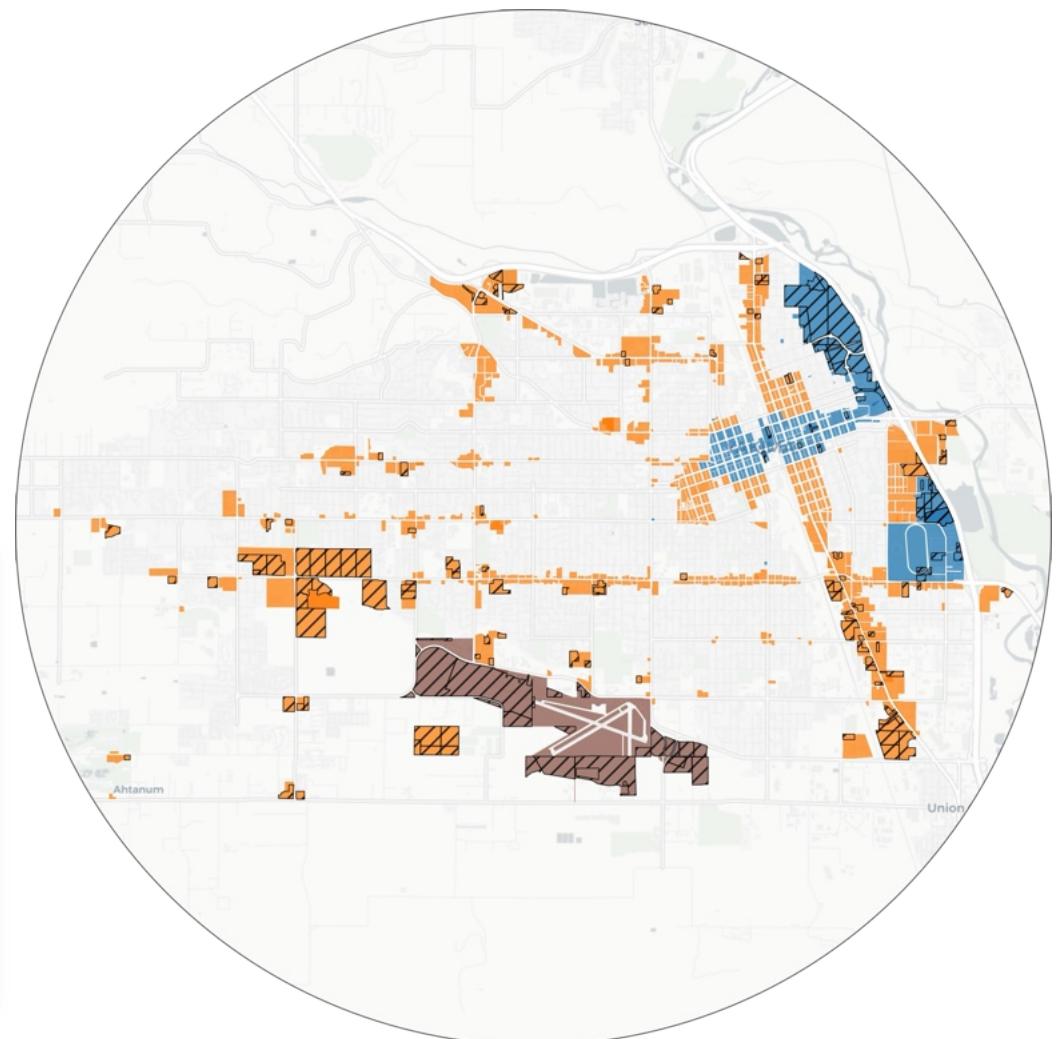


Figure 3: Yakima Map of Parcels by Zoning Type

| 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         | <i>TOD Parcels Impacted by HB 1491</i> | 0 parcels   |
|             | Eligible Large Soft Sites              |             |



## JURISDICTION

# KIRKLAND

POPULATION  
**95,499**

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

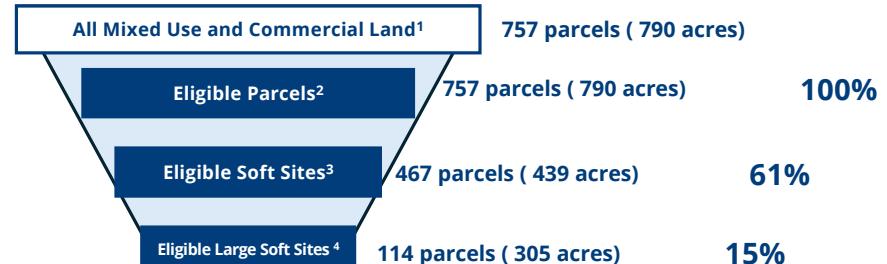
| Zoning Type | GFR Allowed | GFR Conditional | GFR Prohibited |
|-------------|-------------|-----------------|----------------|
| MX-RA       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| MX-RC       | 0<br>0%     | 451<br>100%     | 0<br>0%        |
| MX-RX       | 0<br>0%     | 0<br>0%         | 260<br>100%    |
| C-RA        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RX        | 0<br>0%     | 0<br>0%         | 46<br>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”.

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.

JURISDICTION

# KIRKLAND

Figure 2: Parcel “Funnel” based on Development Feasibility

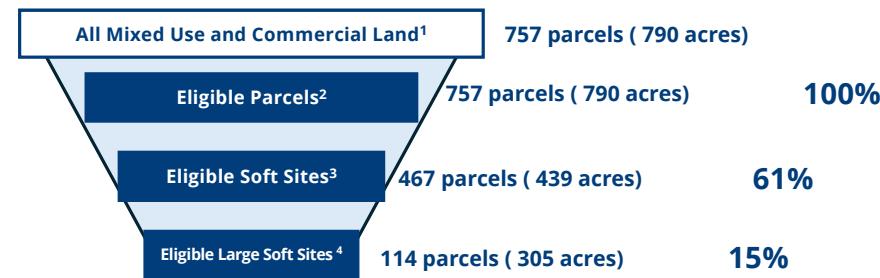
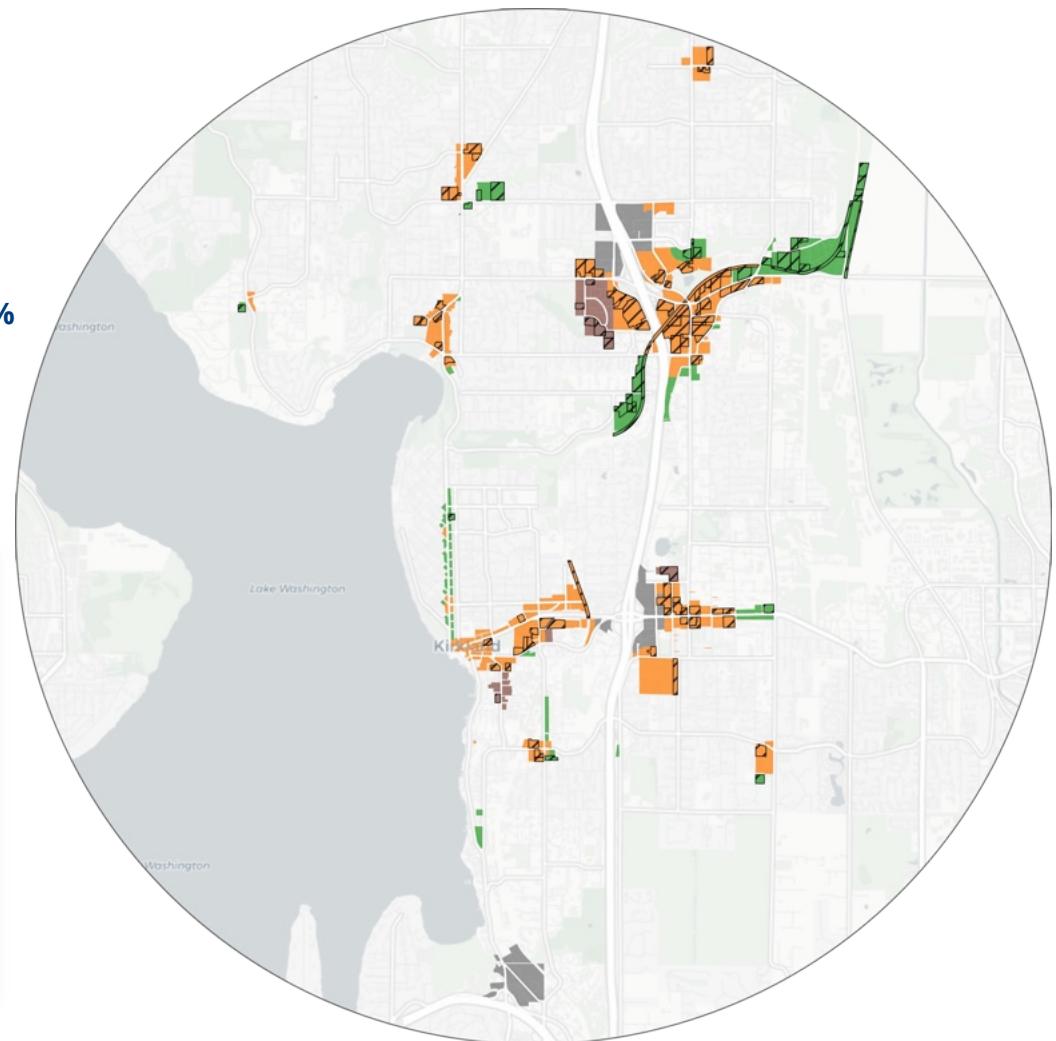


Figure 3: Kirkland Map of Parcels by Zoning Type

| 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<br>0%     | 0<br>0%         | 0<br>0%        |
| MX-RC       | 0<br>0%     | 470<br>100%     | 0<br>0%        |
| MX-RX       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RA        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%     | 528<br>35%      | 980<br>65%     |
| C-RX        | 0<br>0%     | 0<br>0%         | 42<br>100%     |

## Key

**MX** Mixed Use

**C** Commercial

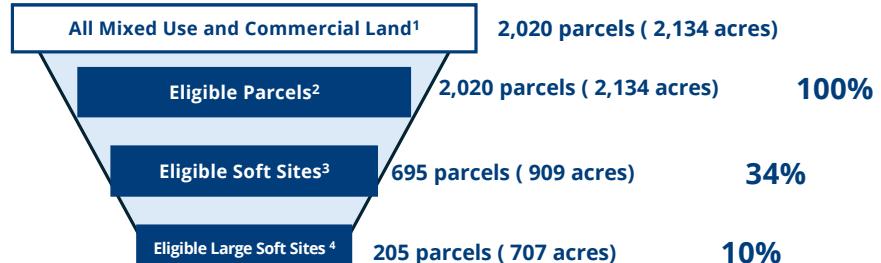
**RA** Residential Allowed

**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”.

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.
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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.
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.

JURISDICTION

# KENNEWICK

Figure 2: Parcel “Funnel” based on Development Feasibility

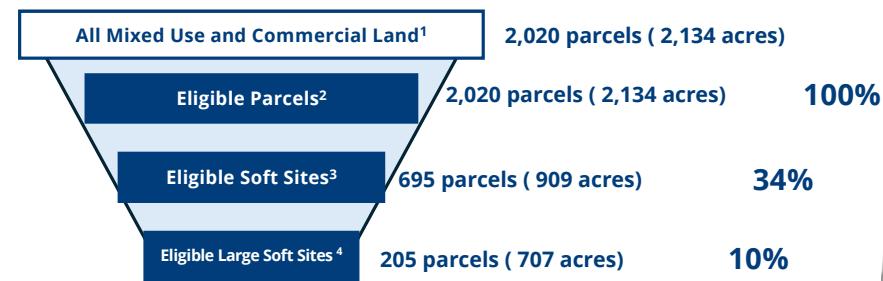
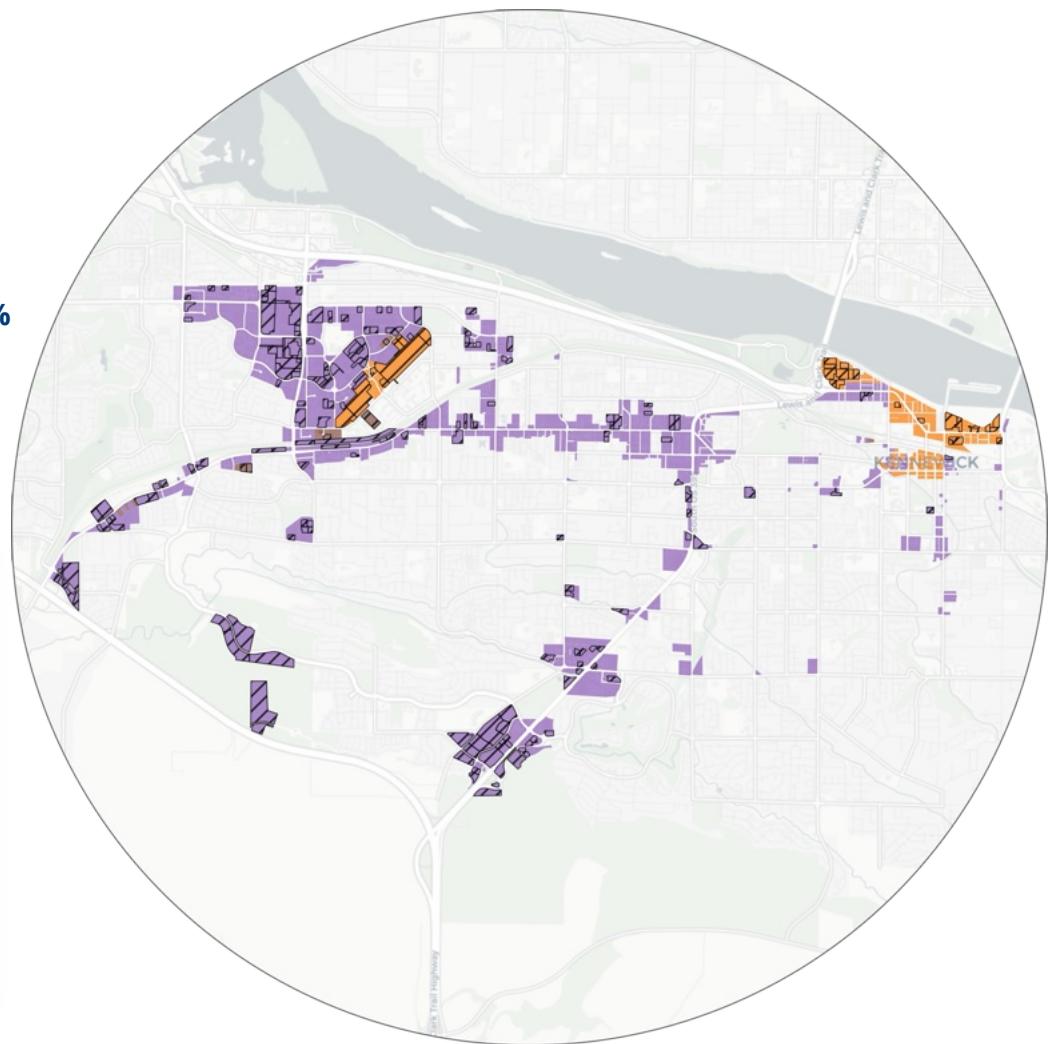


Figure 3: Kennewick Map of Parcels by Zoning Type

| 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         | <i>TOD Parcels Impacted by HB 1491</i> | 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<br>100% | 0<br>0%         | 0<br>0%        |
| MX-RC       | 110<br>86%    | 18<br>14%       | 0<br>0%        |
| MX-RX       | 0<br>0%       | 0<br>0%         | 0<br>0%        |
| C-RA        | 0<br>0%       | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%       | 697<br>100%     | 0<br>0%        |
| C-RX        | 0<br>0%       | 0<br>0%         | 6<br>100%      |

## Key

**MX** Mixed Use

**C** Commercial

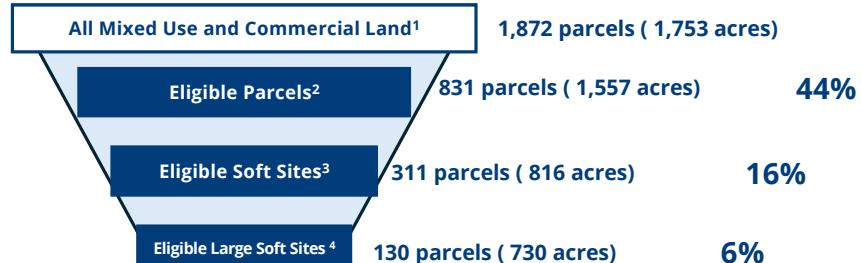
**RA** Residential Allowed

**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”.

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.

JURISDICTION

# AUBURN

Figure 2: Parcel "Funnel" based on Development Feasibility

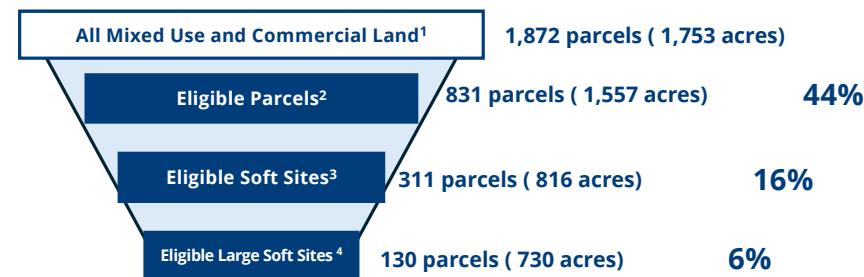
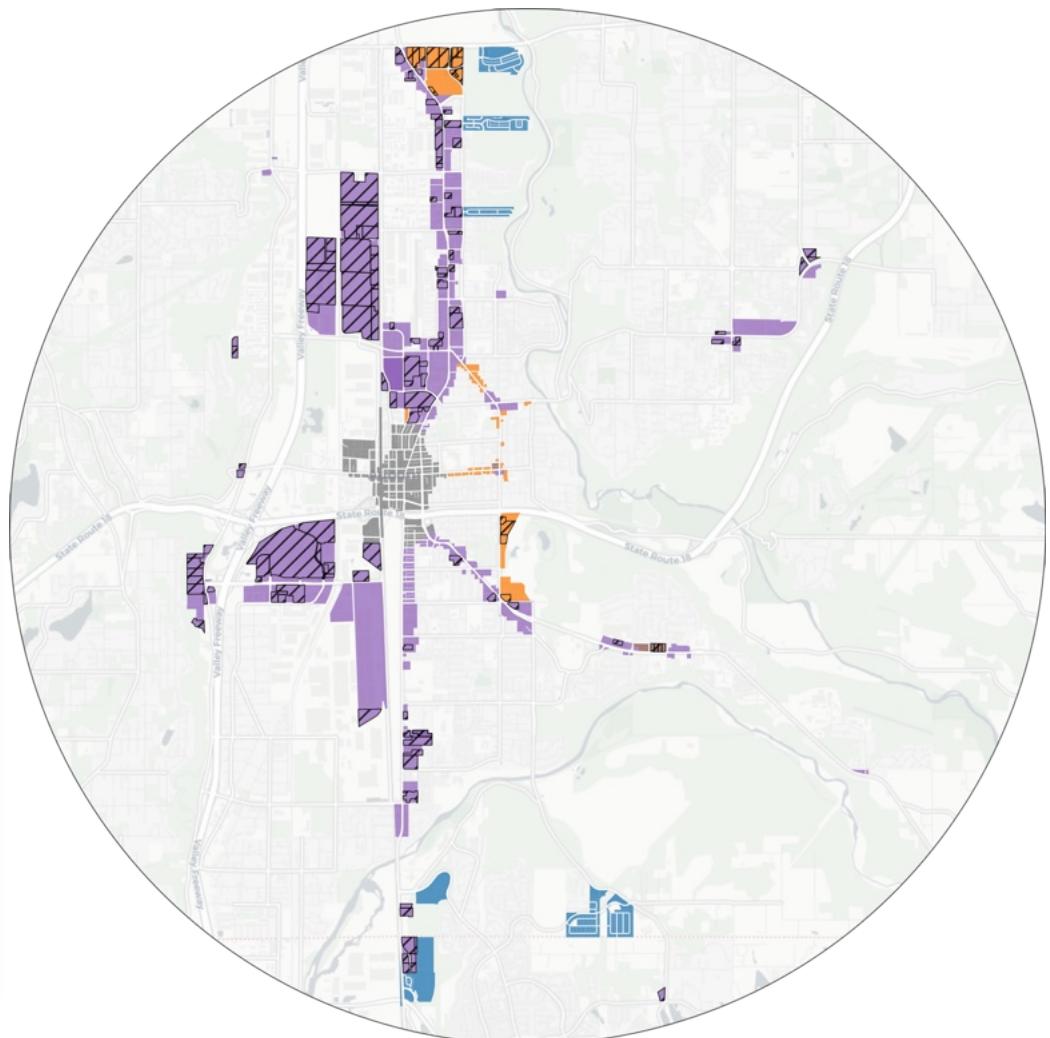


Figure 3: Auburn Map of Parcels by Zoning Type

| Zoning Type | Parcels (share)   |
|-------------|---|
| MX-RA       | Mixed Use – Residential Allowed <b>1,041 (55%)</b>        |
| MX-RC       | Mixed-Use- Residential Conditional <b>128 (6%)</b>        |
| MX-RX       | Mixed Use- Residential Prohibited <b>0 (0%)</b>           |
| C-RA        | Commercial – Residential Allowed <b>0 (0%)</b>            |
| C-RC        | Commercial – Residential Conditional <b>697 (37%)</b>     |
| C-RX        | Commercial – Residential Prohibited <b>6 (0%)</b>         |
| TOD         | <i>TOD Parcels Impacted by HB 1491</i> <b>496 parcels</b> |
|             | 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<br>0%     | 23<br>92%       | 2<br>8%        |
| MX-RC       | 0<br>0%     | 38<br>100%      | 0<br>0%        |
| MX-RX       | 0<br>0%     | 0<br>0%         | 63<br>100%     |
| C-RA        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%     | 3<br>100%       | 0<br>0%        |
| C-RX        | 0<br>0%     | 0<br>0%         | 1<br>100%      |

## Key

**MX** Mixed Use

**C** Commercial

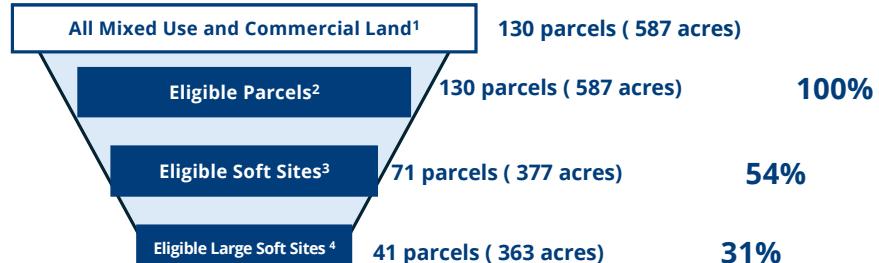
**RA** Residential Allowed

**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”.

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.

JURISDICTION

# REDMOND

Figure 2: Parcel “Funnel” based on Development Feasibility

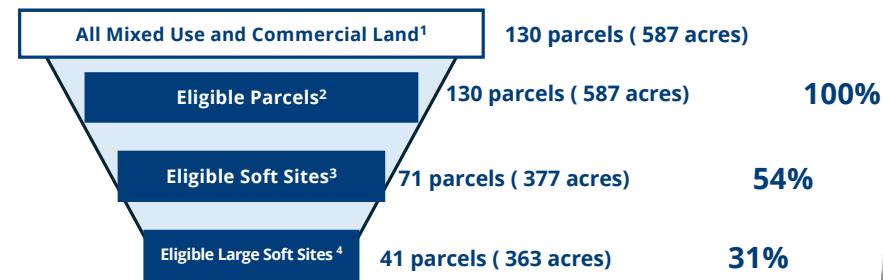
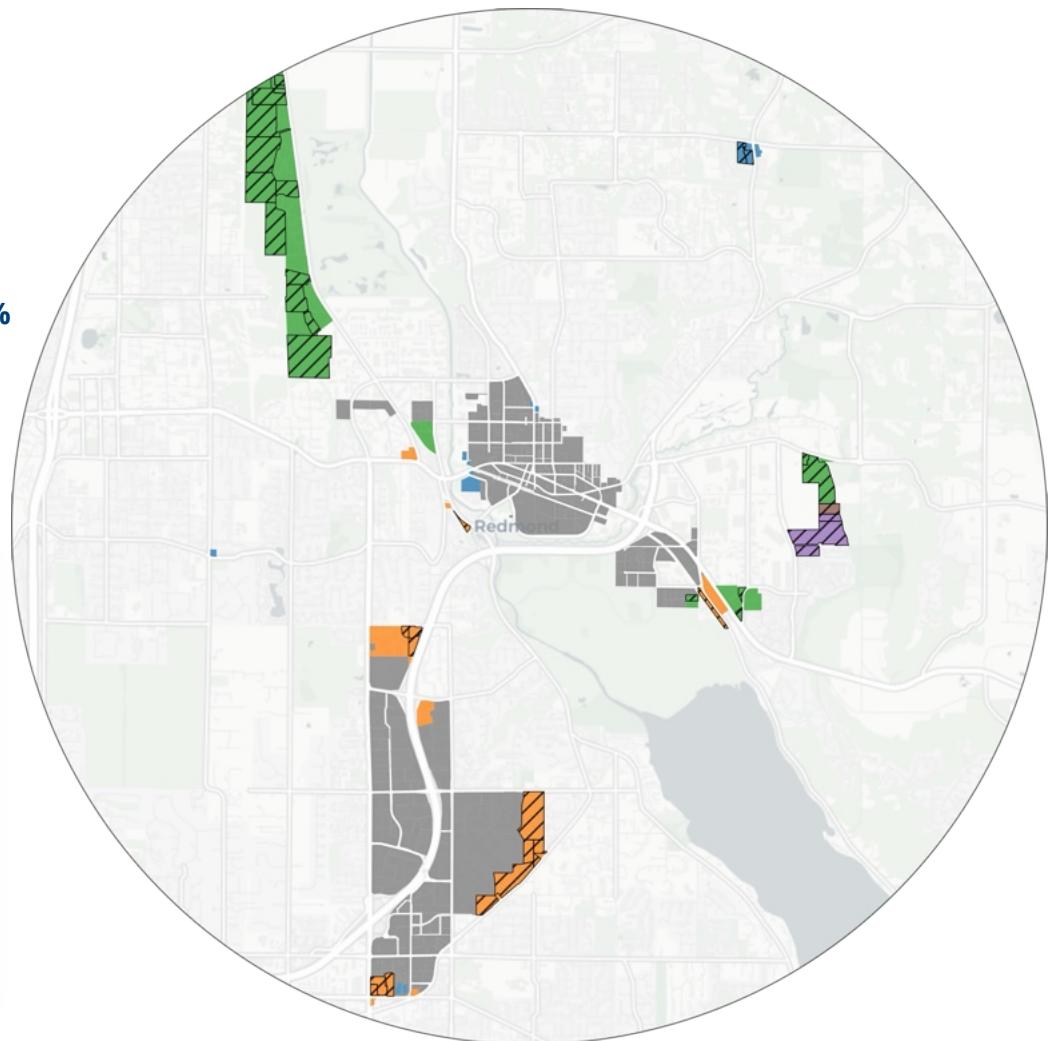


Figure 3: Redmond Map of Parcels by Zoning Type

| 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<br>0%     | 0<br>0%         | 0<br>0%        |
| MX-RC       | 0<br>0%     | 2<br>100%       | 0<br>0%        |
| MX-RX       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RA        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%     | 0<br>0%         | 1,257<br>100%  |
| C-RX        | 0<br>0%     | 0<br>0%         | 1<br>100%      |

## Key

**MX** Mixed Use

**C** Commercial

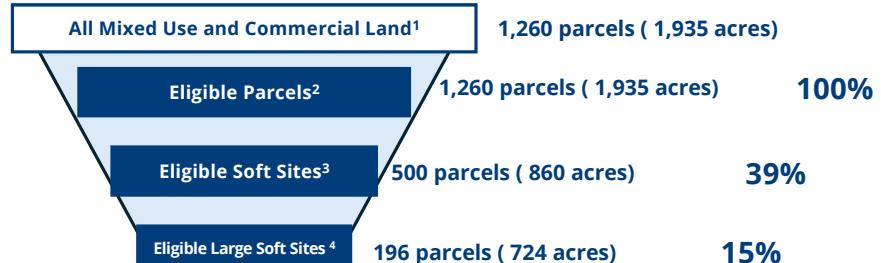
**RA** Residential Allowed

**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”.

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.

JURISDICTION

# PASCO

Figure 2: Parcel “Funnel” based on Development Feasibility

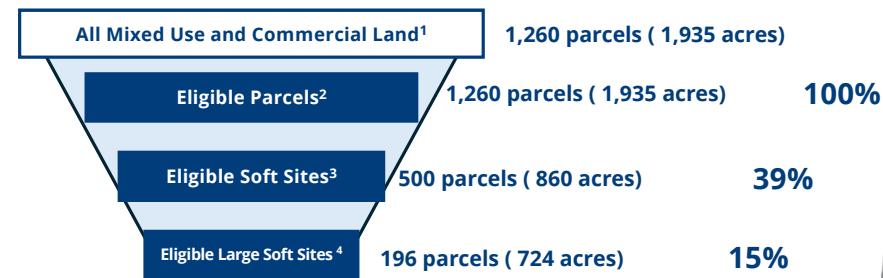
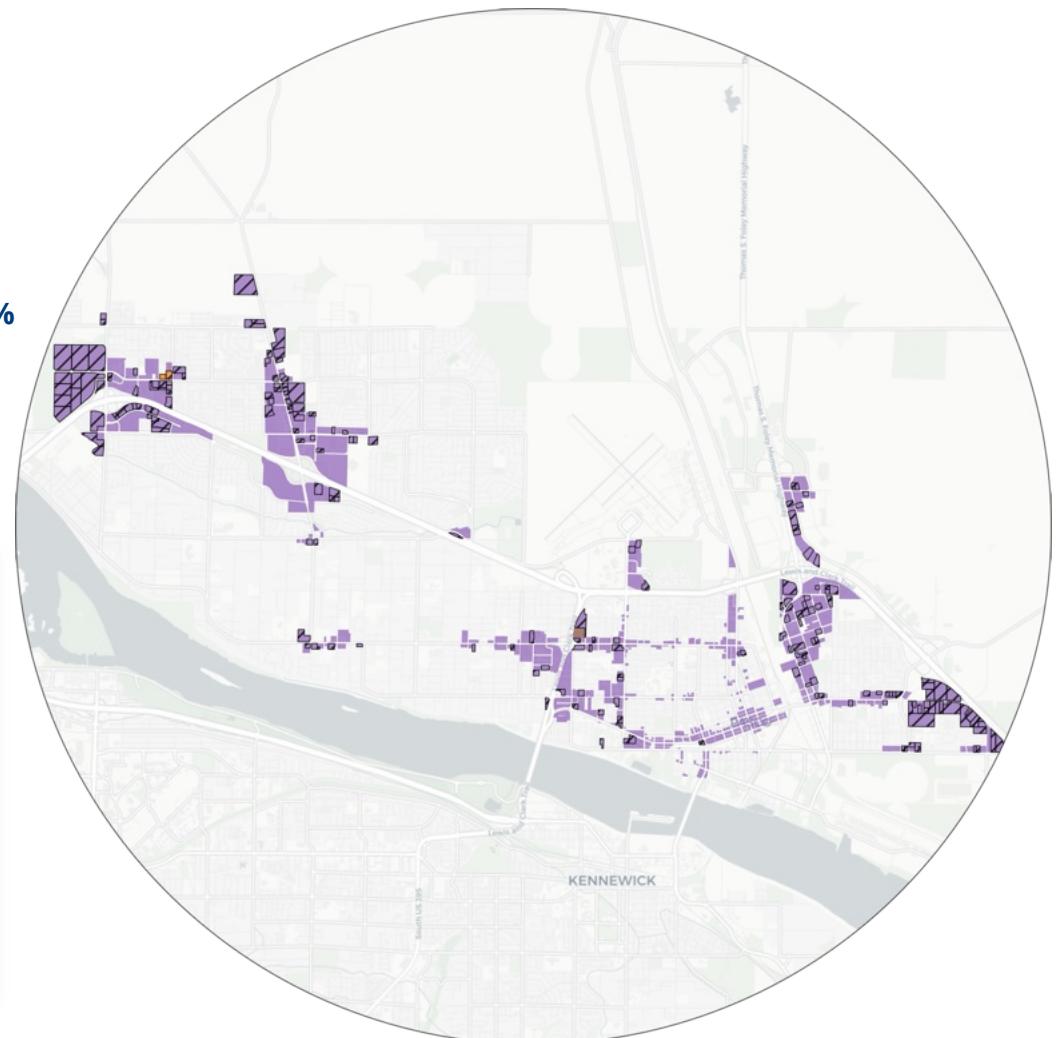


Figure 3: Pasco Map of Parcels by Zoning Type

| 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.

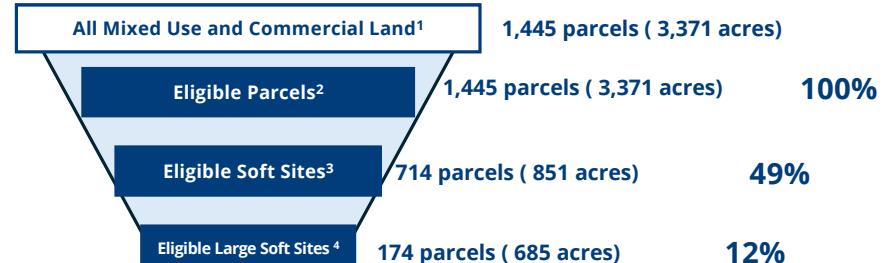
| Zoning Type | GFR Allowed | GFR Conditional | GFR Prohibited |
|-------------|-------------|-----------------|----------------|
| MX-RA       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| MX-RC       | 0<br>0%     | 1,328<br>94%    | 83<br>6%       |
| MX-RX       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RA        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RX        | 0<br>0%     | 0<br>0%         | 34<br>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”.

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.

JURISDICTION

## MARYSVILLE

Figure 2: Parcel “Funnel” based on Development Feasibility

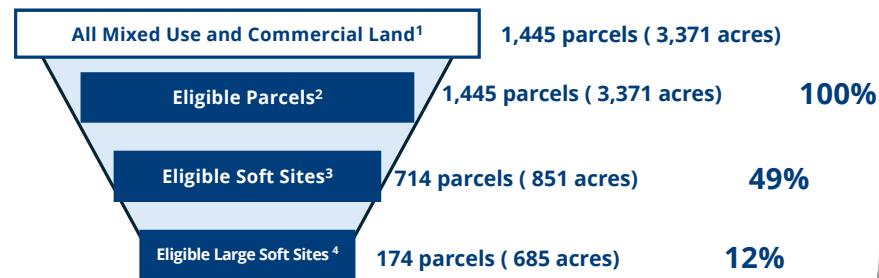
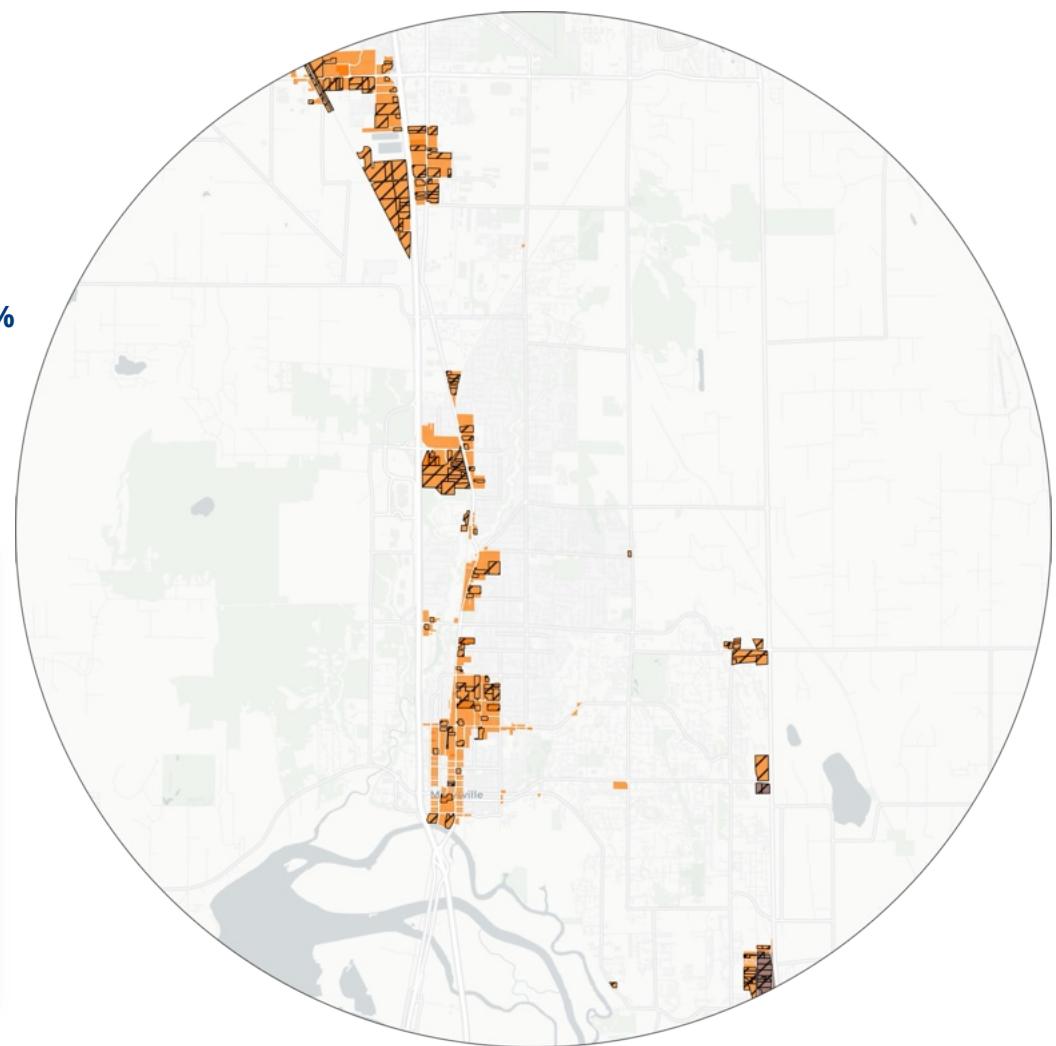


Figure 3: Marysville Map of Parcels by Zoning Type

| Zoning Type | Parcels (share)                        |
|-------------|--|
| MX-RA       | Mixed Use – Residential Allowed        |
| MX-RC       | Mixed-Use- Residential Conditional     |
| MX-RX       | Mixed Use- Residential Prohibited      |
| C-RA        | Commercial – Residential Allowed       |
| C-RC        | Commercial – Residential Conditional   |
| C-RX        | Commercial – Residential Prohibited    |
| TOD         | <i>TOD Parcels Impacted by HB 1491</i> |
|             | 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<br>100%   | 0<br>0%         | 0<br>0%        |
| MX-RC       | 0<br>0%     | 218<br>100%     | 0<br>0%        |
| MX-RX       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RA        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RX        | 0<br>0%     | 0<br>0%         | 0<br>0%        |

**Key**

**MX** Mixed Use

**C** Commercial

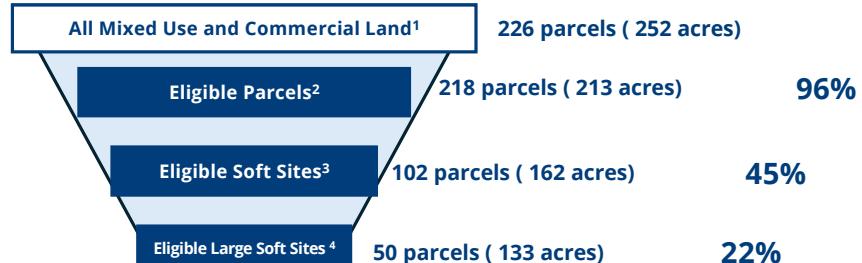
**RA** Residential Allowed

**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”.

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.

JURISDICTION

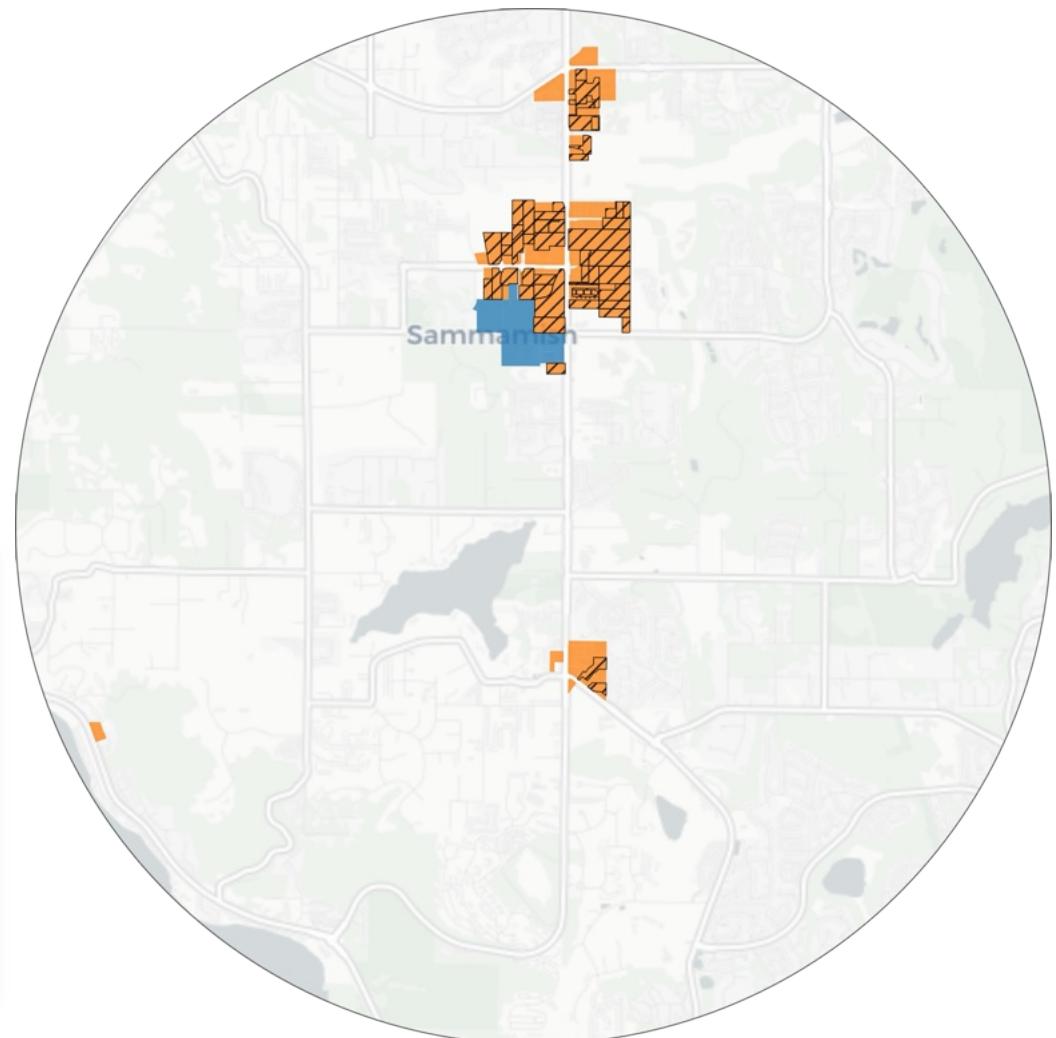
## SAMMAMISH

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        |
| MX-RC       | Mixed-Use- Residential Conditional     |
| MX-RX       | Mixed Use- Residential Prohibited      |
| C-RA        | Commercial – Residential Allowed       |
| C-RC        | Commercial – Residential Conditional   |
| C-RX        | Commercial – Residential Prohibited    |
| TOD         | <i>TOD Parcels Impacted by HB 1491</i> |
|             | Eligible Large Soft Sites              |



## JURISDICTION

# SHORELINE

## POPULATION

**66,251**

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

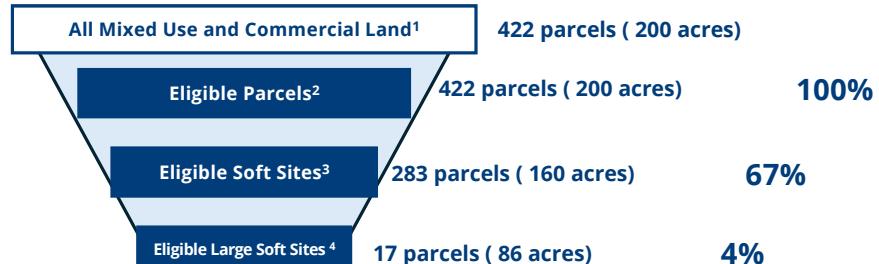
| Zoning Type | GFR Allowed | GFR Conditional | GFR Prohibited |
|-------------|-------------|-----------------|----------------|
| MX-RA       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| MX-RC       | 220<br>52%  | 147<br>35%      | 55<br>13%      |
| MX-RX       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RA        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RX        | 0<br>0%     | 0<br>0%         | 0<br>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”.

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.

## JURISDICTION

# SHORELINE

Figure 2: Parcel “Funnel” based on Development Feasibility

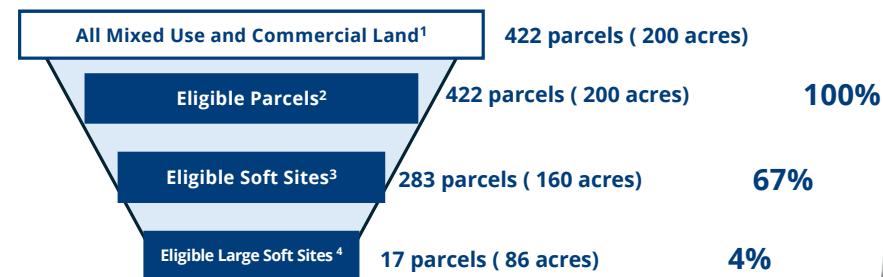
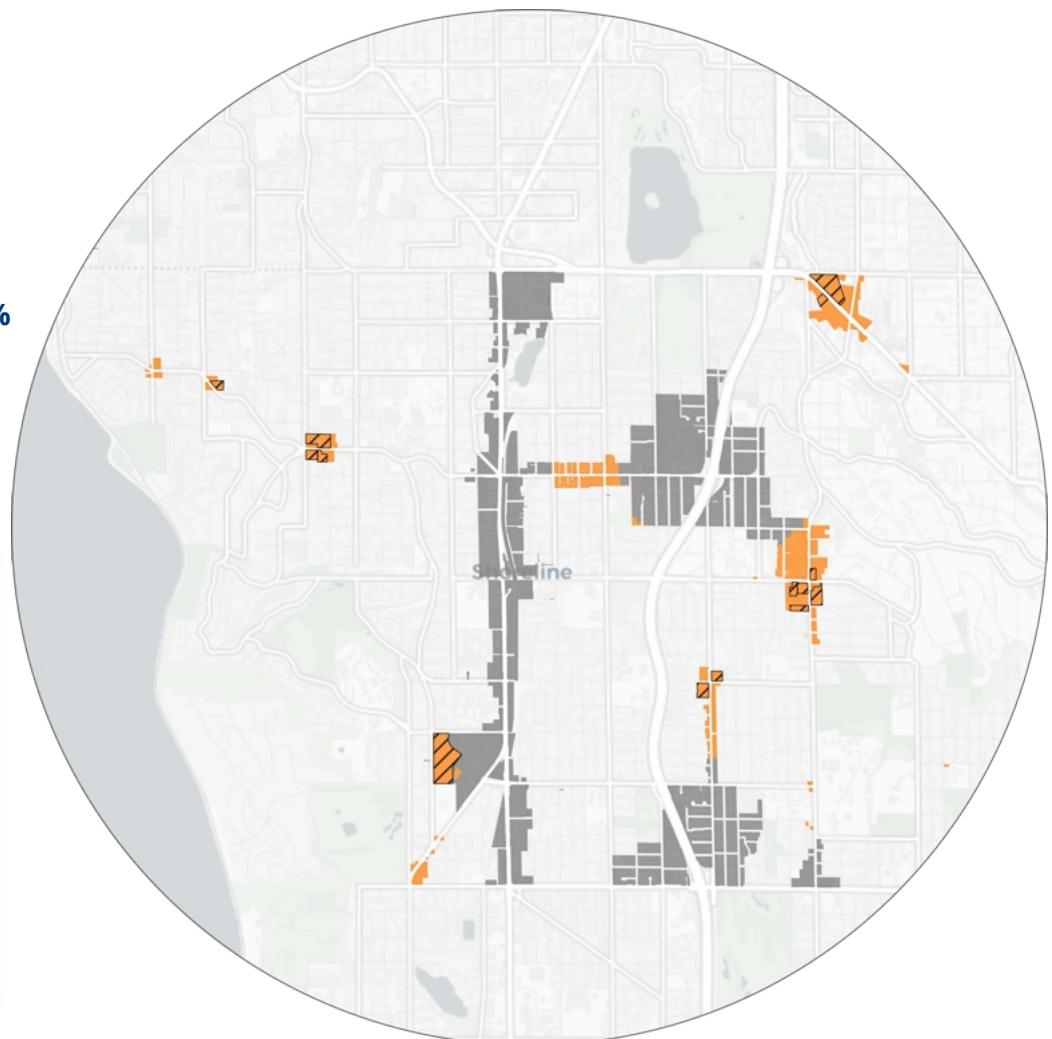


Figure 3: Shoreline Map of Parcels by Zoning Type

| 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         | <i>TOD Parcels Impacted by HB 1491</i> | 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<br>0%     | 0<br>0%         | 385<br>100%    |
| MX-RC       | 0<br>0%     | 196<br>33%      | 407<br>67%     |
| MX-RX       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RA        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%     | 9<br>8%         | 103<br>92%     |
| C-RX        | 0<br>0%     | 0<br>0%         | 433<br>100%    |

## Key

**MX** Mixed Use

**C** Commercial

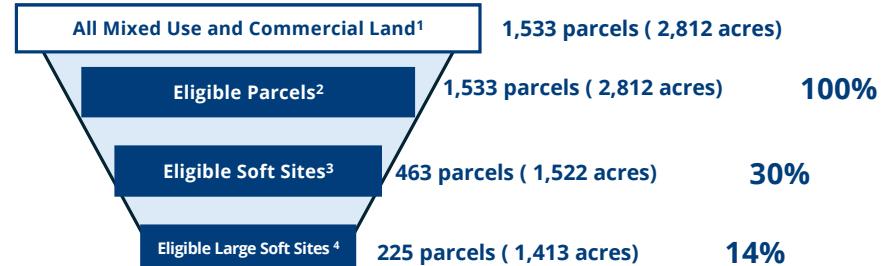
**RA** Residential Allowed

**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”.

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.

JURISDICTION

# RICHLAND

Figure 2: Parcel “Funnel” based on Development Feasibility

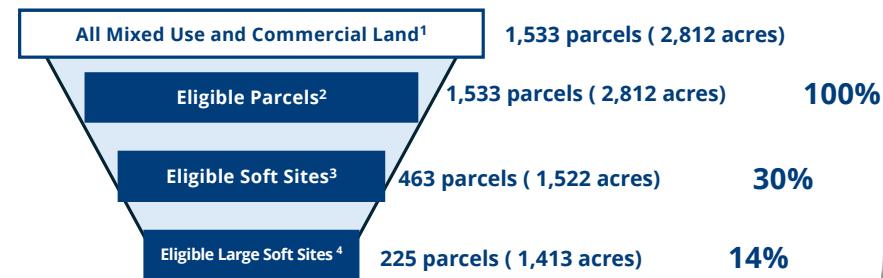
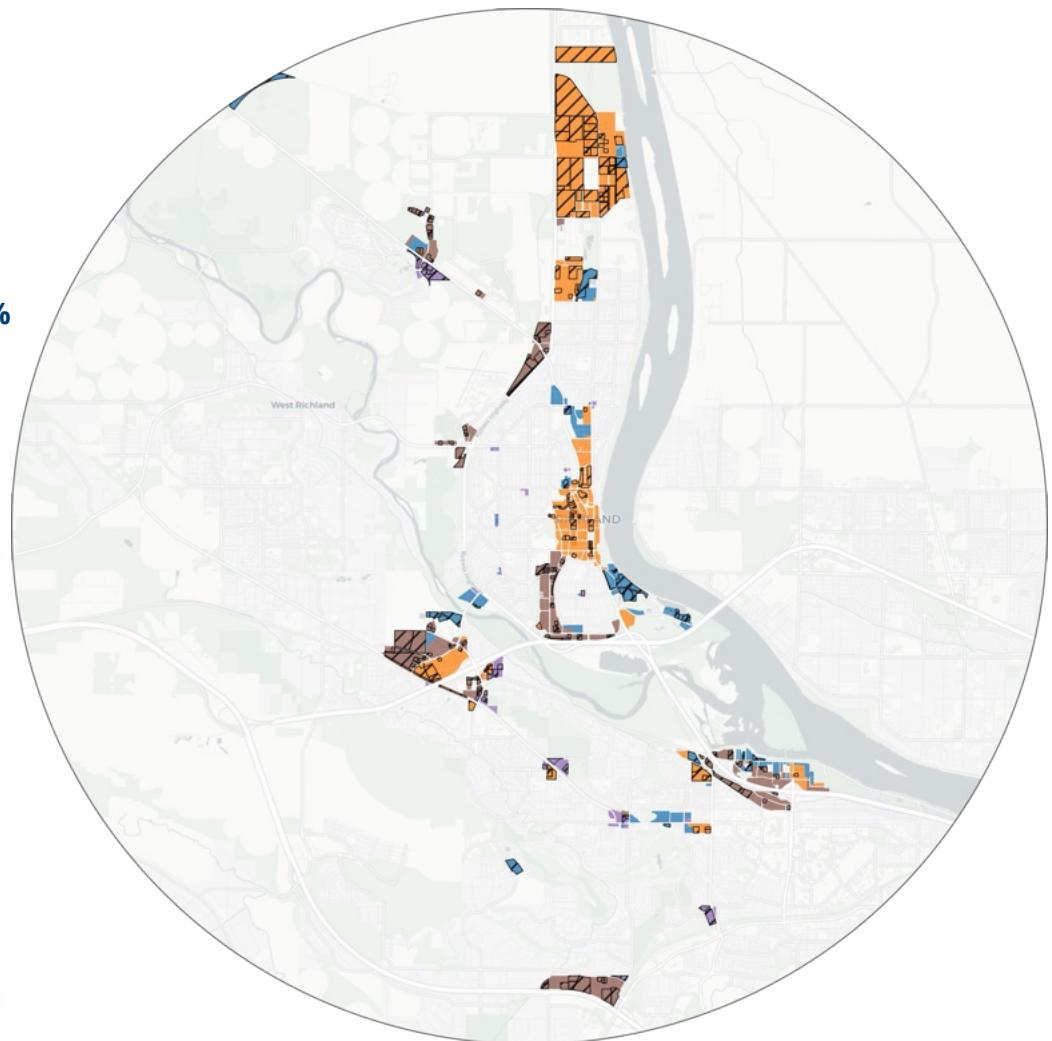


Figure 3: Richland Map of Parcels by Zoning Type

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



## JURISDICTION

# LAKEWOOD

POPULATION  
**62,709**

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

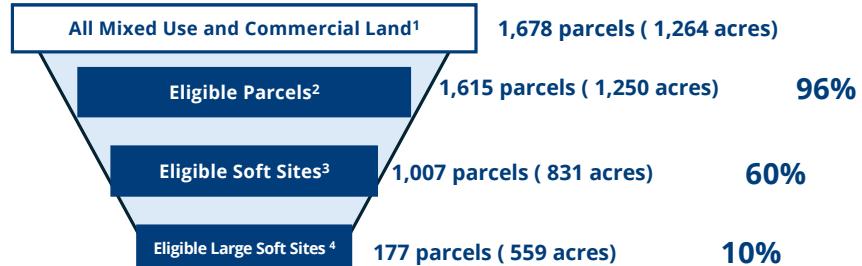
| Zoning Type | GFR Allowed | GFR Conditional | GFR Prohibited |
|-------------|-------------|-----------------|----------------|
| MX-RA       | 63<br>64%   | 35<br>36%       | 0<br>0%        |
| MX-RC       | 0<br>0%     | 737<br>100%     | 0<br>0%        |
| MX-RX       | 0<br>0%     | 0<br>0%   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

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.

JURISDICTION

# LAKEWOOD

Figure 2: Parcel “Funnel” based on Development Feasibility

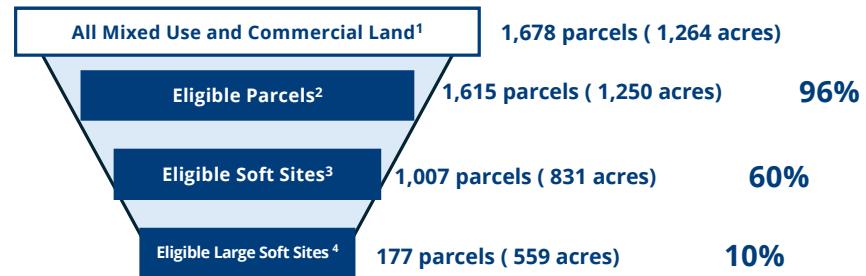
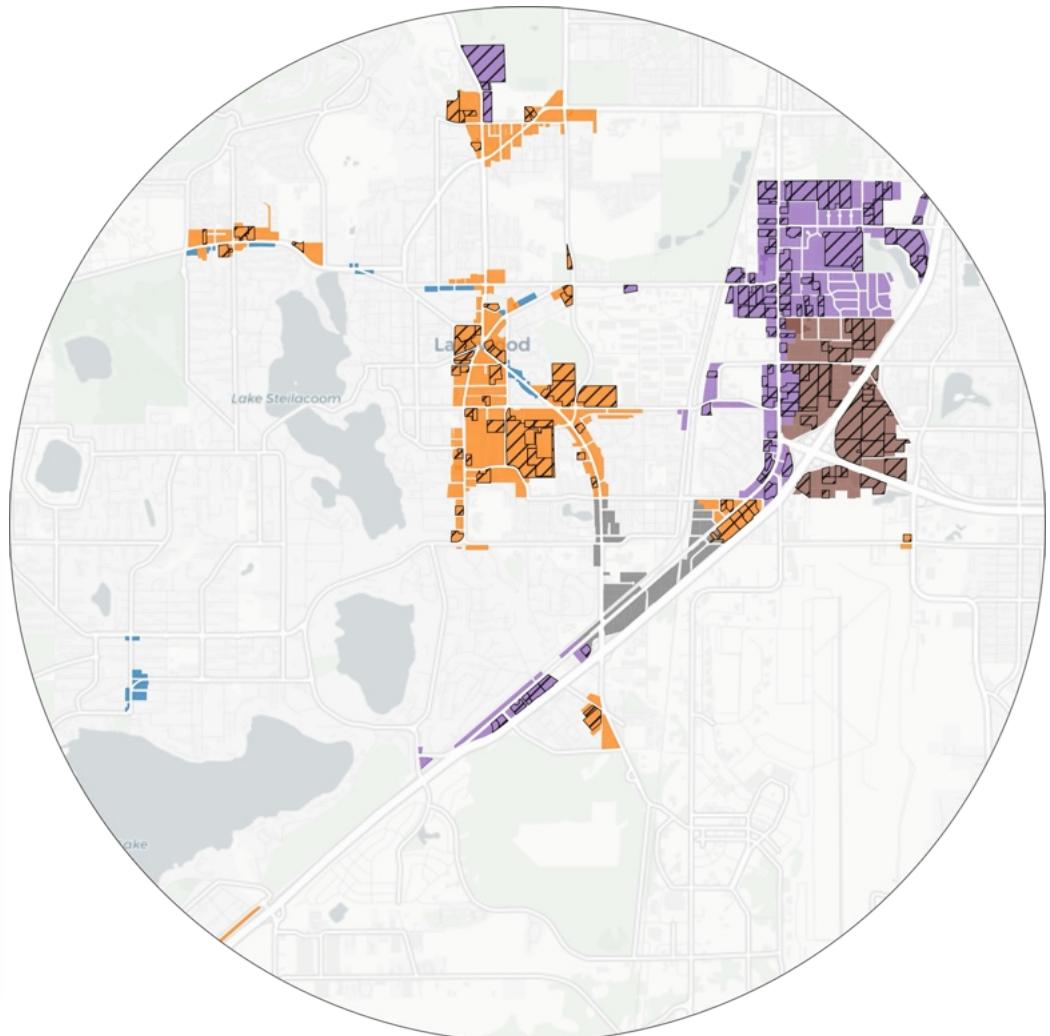


Figure 3: Lakewood Map of Parcels by Zoning Type

| 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.

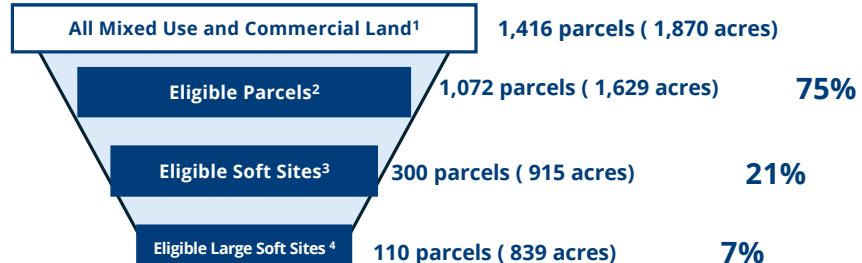
| Zoning Type | GFR Allowed | GFR Conditional | GFR Prohibited |
|-------------|-------------|-----------------|----------------|
| MX-RA       | 173<br>51%  | 165<br>49%      | 0<br>0%        |
| MX-RC       | 0<br>0%     | 610<br>96%      | 24<br>4%       |
| MX-RX       | 0<br>0%     | 0<br>0%   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

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.

JURISDICTION

# LACEY

Figure 2: Parcel “Funnel” based on Development Feasibility

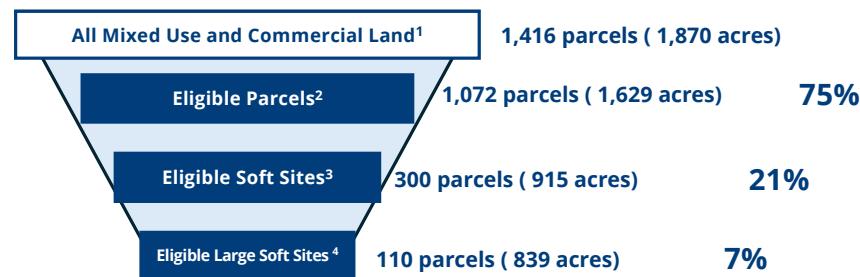
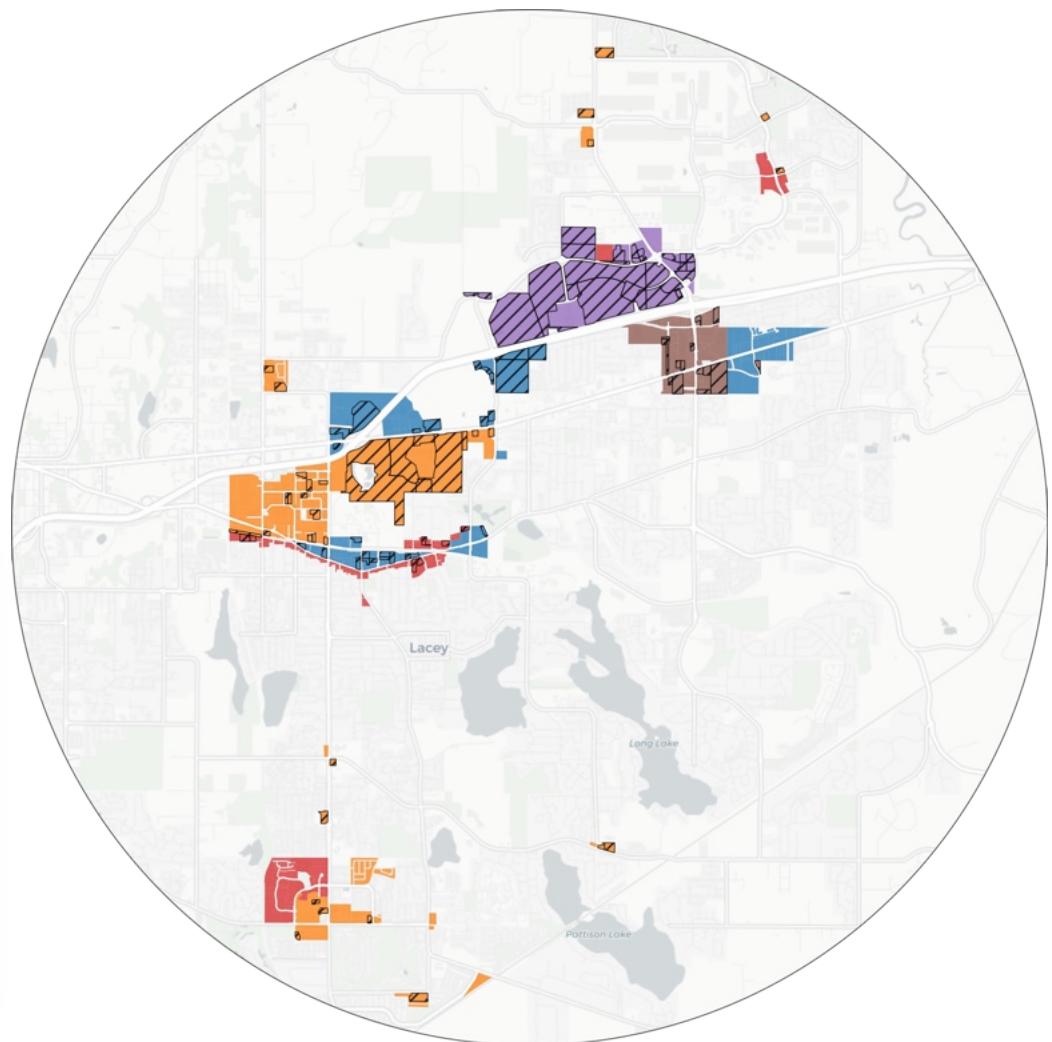


Figure 3: Lacey Map of Parcels by Zoning Type

| 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         | <i>TOD Parcels Impacted by HB 1491</i> | 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<br>73% | 609<br>27%      | 0<br>0%        |
| MX-RC       | 162<br>13%   | 1,002<br>78%    | 127<br>10%     |
| MX-RX       | 0<br>0%      | 0<br>0%         | 0<br>0%        |
| C-RA        | 0<br>0%      | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%      | 0<br>0%         | 0<br>0%        |
| C-RX        | 0<br>0%      | 0<br>0%         | 63<br>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”.

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.

JURISDICTION

# OLYMPIA

Figure 2: Parcel “Funnel” based on Development Feasibility

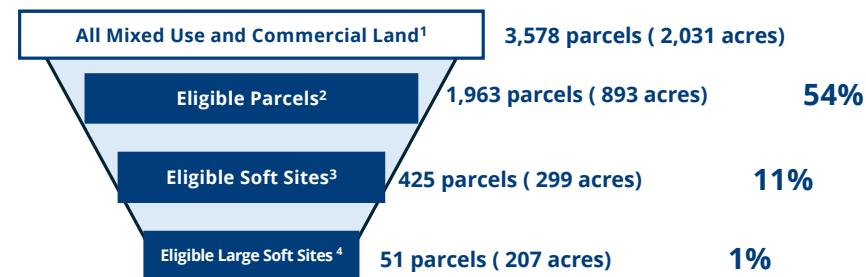
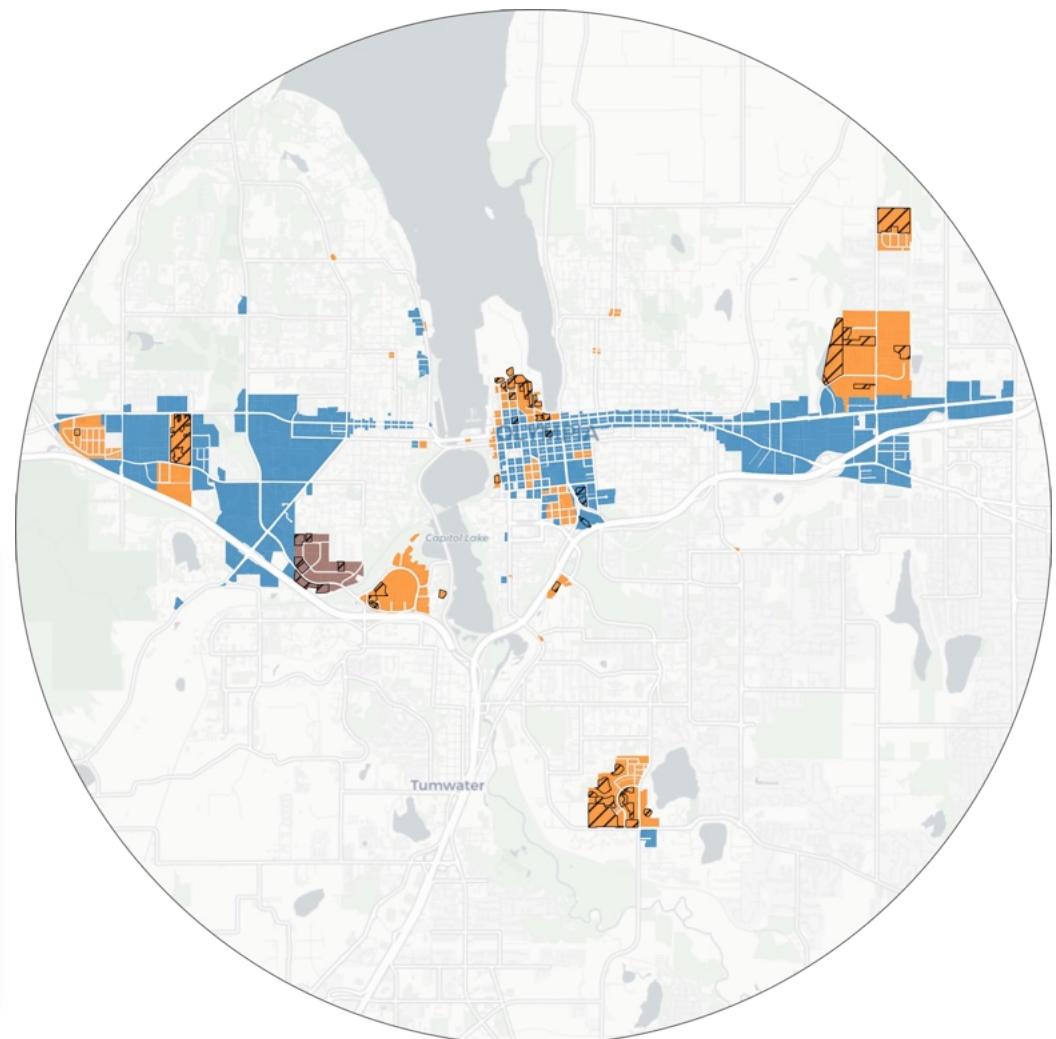


Figure 3: Olympia Map of Parcels by Zoning Type

| Zoning Type | Parcels (share)   |
|-------------|---|
| MX-RA       | Mixed Use – Residential Allowed <b>2,224 (62%)</b>      |
| MX-RC       | Mixed-Use- Residential Conditional <b>1,291 (36%)</b>   |
| MX-RX       | Mixed Use- Residential Prohibited <b>0 (0%)</b>         |
| C-RA        | Commercial – Residential Allowed <b>0 (0%)</b>          |
| C-RC        | Commercial – Residential Conditional <b>0 (0%)</b>      |
| C-RX        | Commercial – Residential Prohibited <b>63 (1%)</b>      |
| TOD         | <i>TOD Parcels Impacted by HB 1491</i> <b>0 parcels</b> |
|             | 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<br>27%   | 179<br>73%      | 0<br>0%        |
| MX-RC       | 0<br>0%     | 92<br>55%       | 76<br>45%      |
| MX-RX       | 0<br>0%     | 0<br>0%         | 6<br>100%      |
| C-RA        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RX        | 0<br>0%     | 0<br>0%         | 0<br>0%        |

## Key

**MX** Mixed Use

**C** Commercial

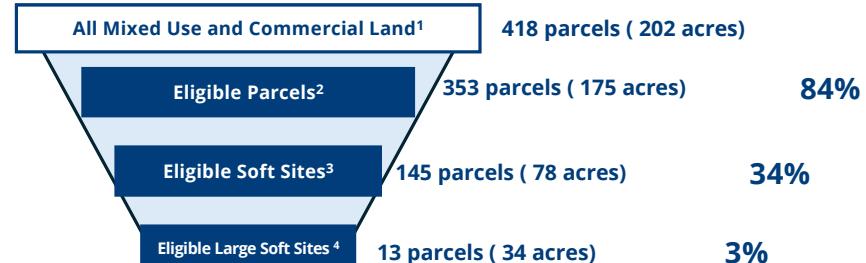
**RA** Residential Allowed

**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”.

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.

JURISDICTION

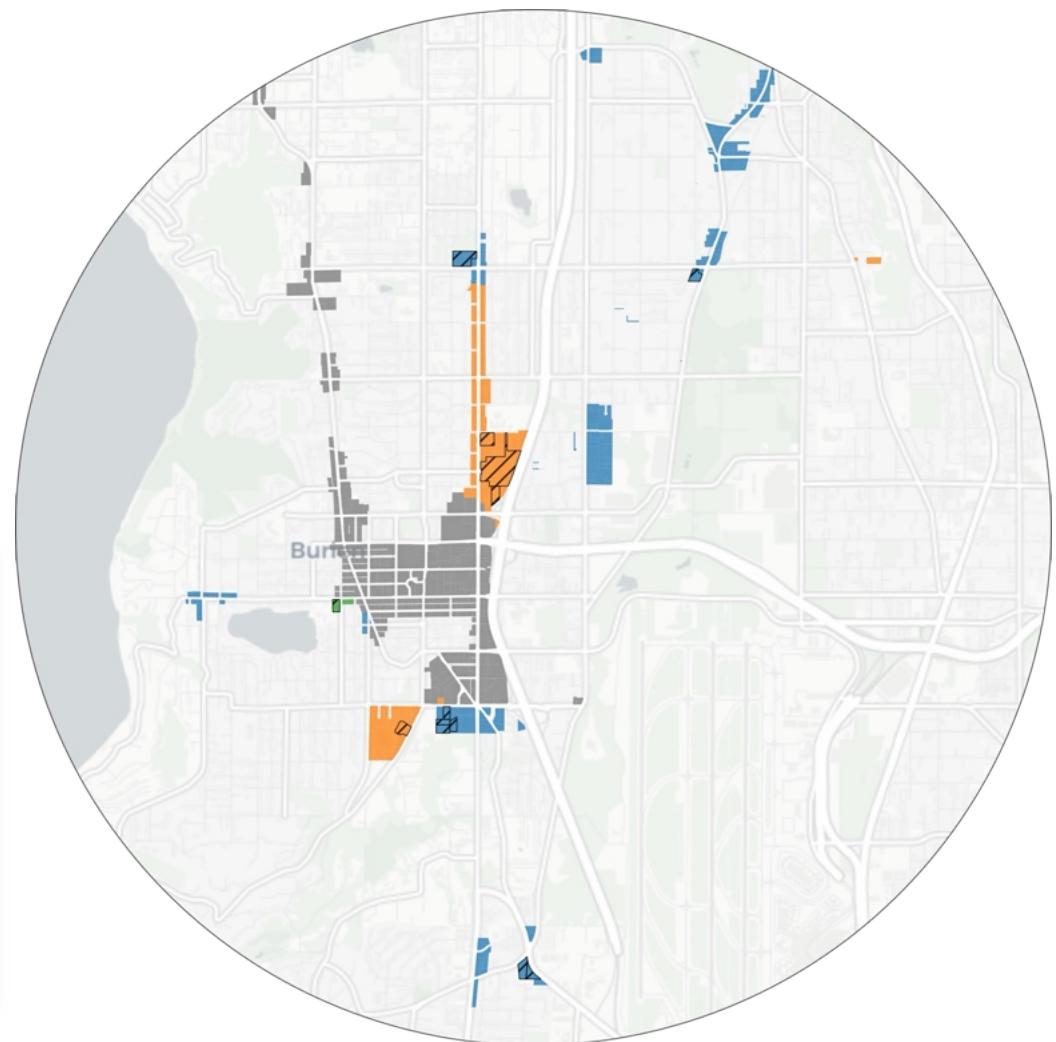
# BURIEN

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         | <i>TOD Parcels Impacted by HB 1491</i> | 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<br>90%  | 29<br>10%       | 0<br>0%        |
| MX-RC       | 0<br>0%     | 118<br>100%     | 0<br>0%        |
| MX-RX       | 0<br>0%     | 0<br>0%         | 1<br>100%      |
| C-RA        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%     | 65<br>87%       | 10<br>13%      |
| C-RX        | 0<br>0%     | 0<br>0%         | 490<br>100%    |

## Key

**MX** Mixed Use

**C** Commercial

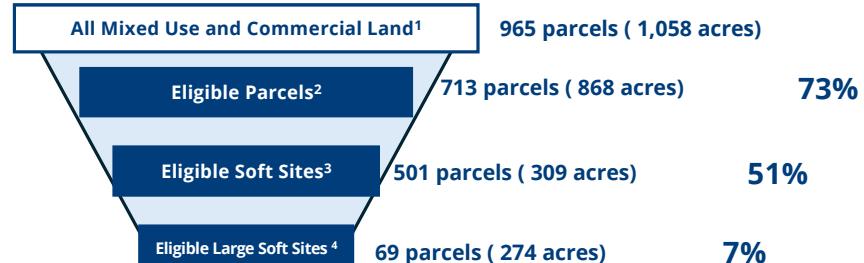
**RA** Residential Allowed

**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”.

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.

JURISDICTION

# BOTHELL

Figure 2: Parcel “Funnel” based on Development Feasibility

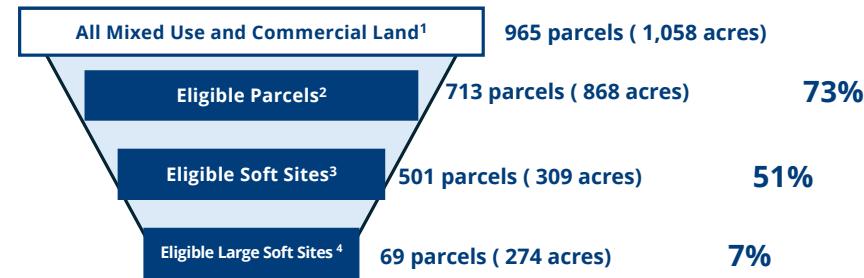
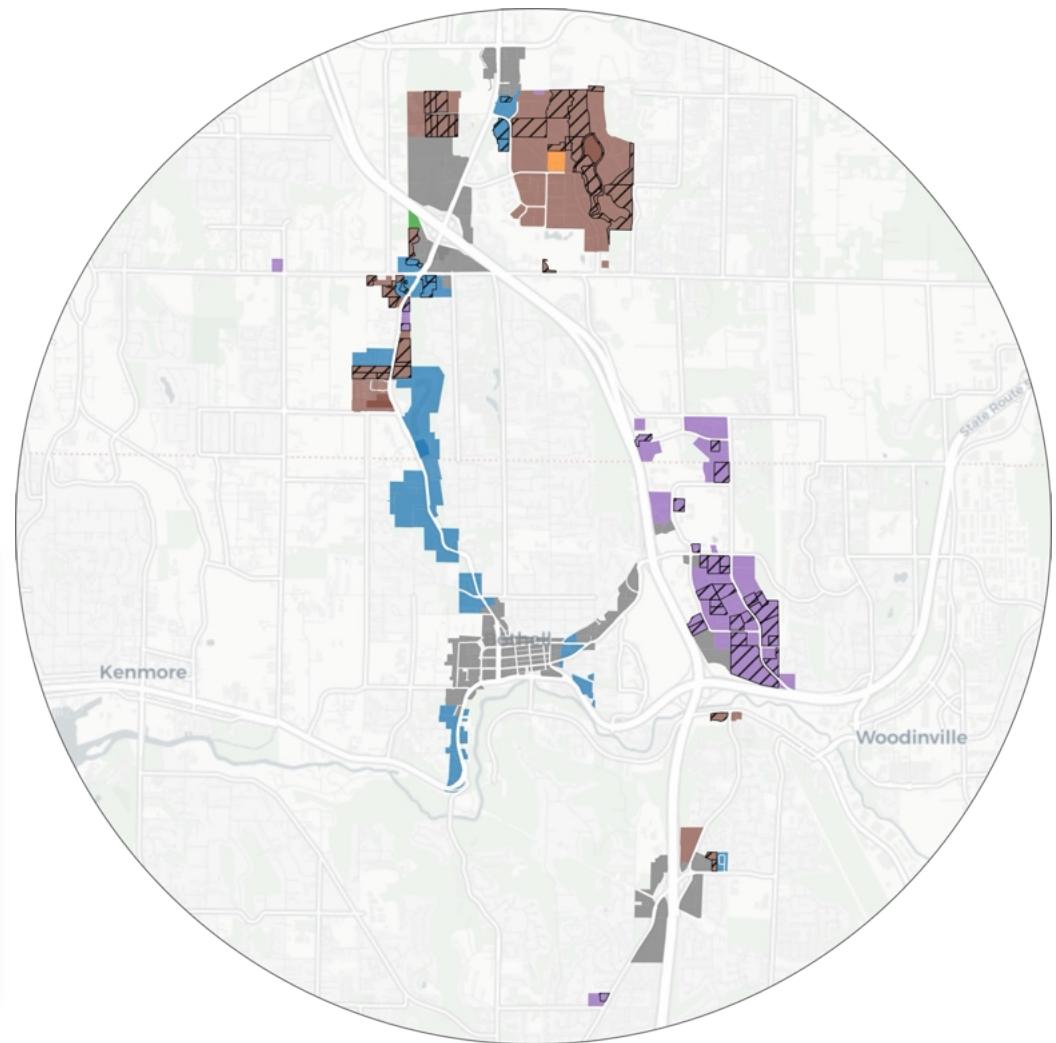


Figure 3: Bothell Map of Parcels by Zoning Type

| 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         | <i>TOD Parcels Impacted by HB 1491</i> | 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<br>69%  | 102<br>31%      | 0<br>0%        |
| MX-RC       | 0<br>0%     | 731<br>100%     | 0<br>0%        |
| MX-RX       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RA        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%     | 584<br>100%     | 0<br>0%        |
| C-RX        | 0<br>0%     | 0<br>0%         | 0<br>0%        |

## Key

**MX** Mixed Use

**C** Commercial

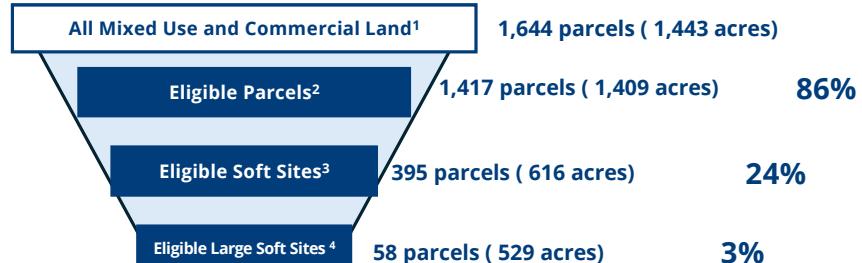
**RA** Residential Allowed

**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”.

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.

JURISDICTION

## BREMERTON

Figure 2: Parcel “Funnel” based on Development Feasibility

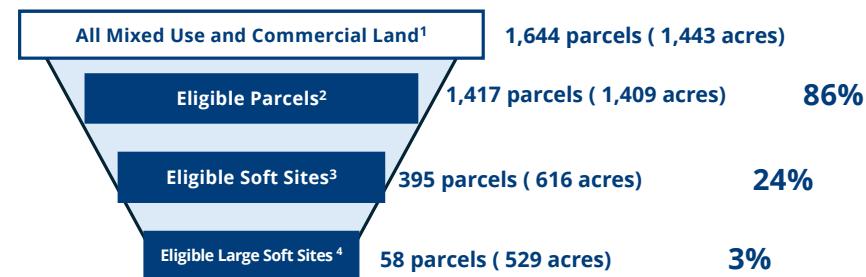
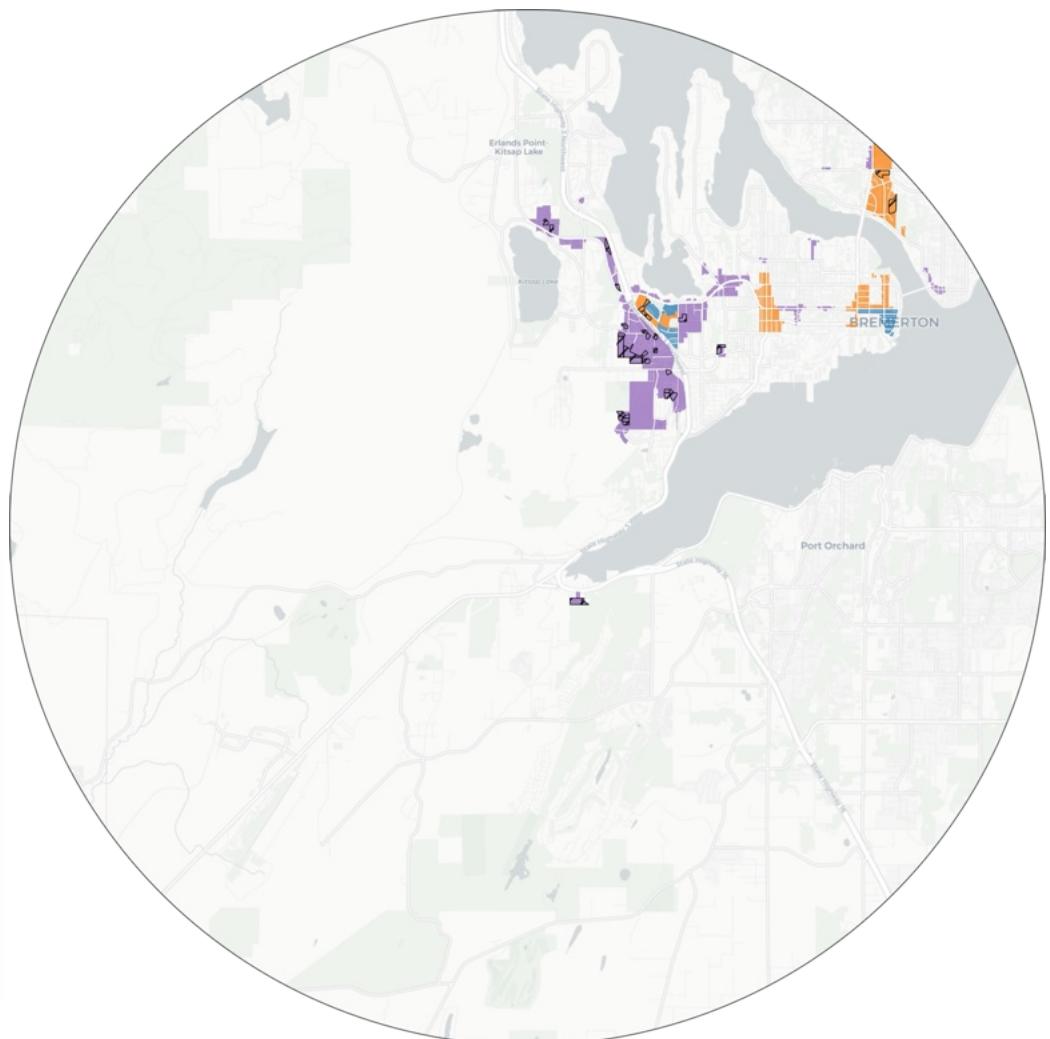


Figure 3: Bremerton Map of Parcels by Zoning Type

| 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         | <i>TOD Parcels Impacted by HB 1491</i> | 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<br>0%     | 0<br>0%         | 45<br>100%     |
| MX-RC       | 0<br>0%     | 248<br>37%      | 415<br>63%     |
| MX-RX       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RA        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RX        | 0<br>0%     | 0<br>0%         | 2<br>100%      |

## Key

**MX** Mixed Use

**C** Commercial

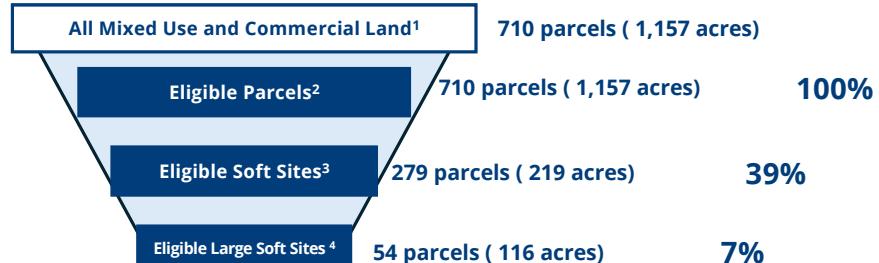
**RA** Residential Allowed

**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”.

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.

JURISDICTION

# EDMONDS

Figure 2: Parcel “Funnel” based on Development Feasibility

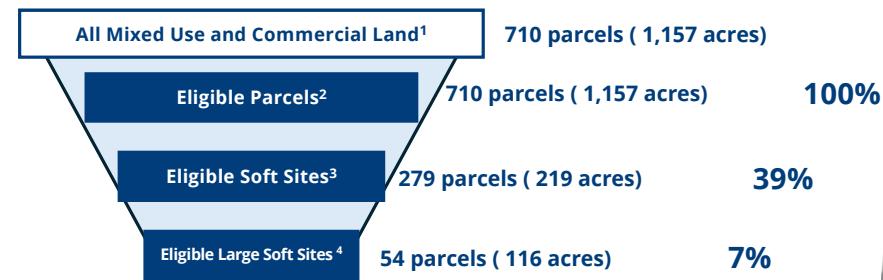
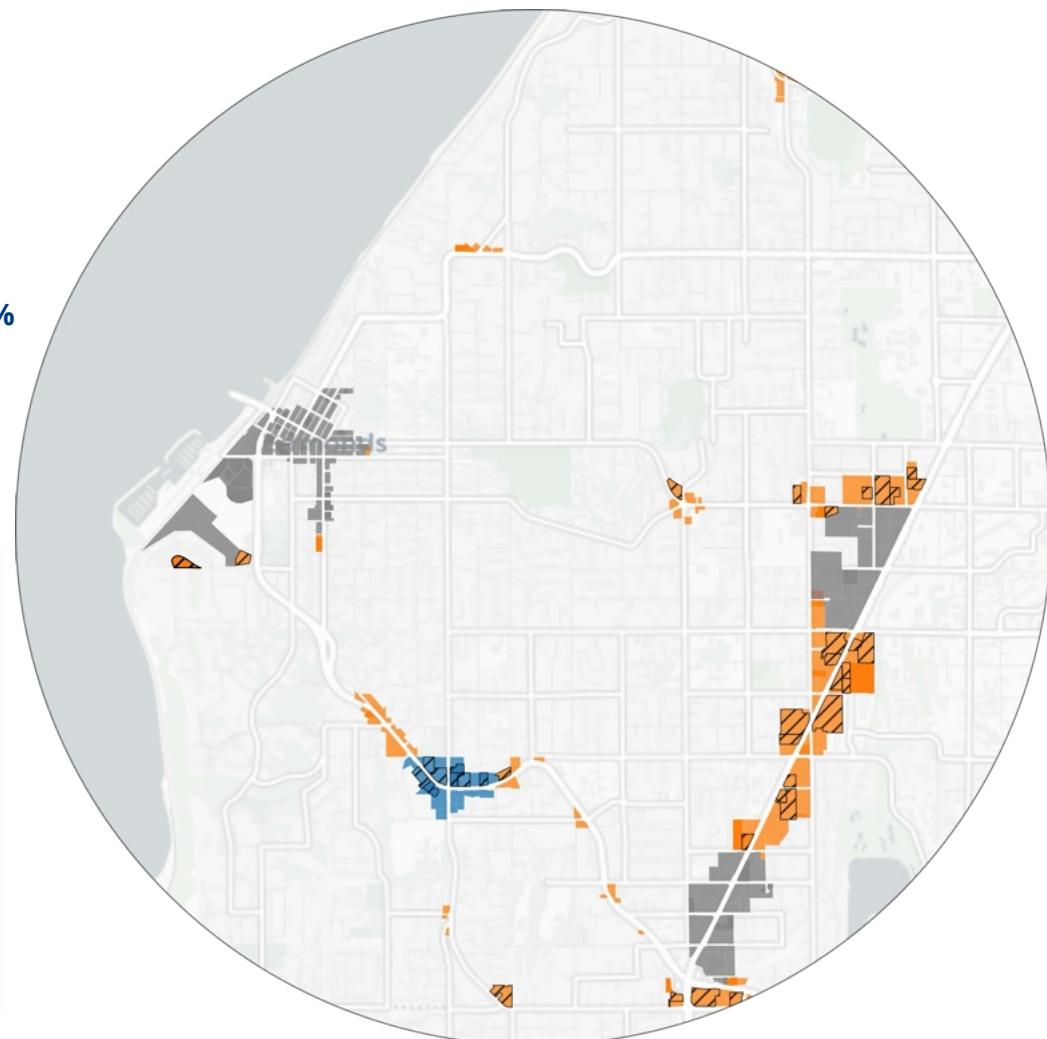


Figure 3: Edmonds Map of Parcels by Zoning Type

| 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         | <i>TOD Parcels Impacted by HB 1491</i> | 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<br>0%     | 169<br>91%      | 17<br>9%       |
| MX-RC       | 0<br>0%     | 485<br>93%      | 38<br>7%       |
| MX-RX       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RA        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RX        | 0<br>0%     | 0<br>0%         | 23<br>100%     |

## Key

**MX** Mixed Use

**C** Commercial

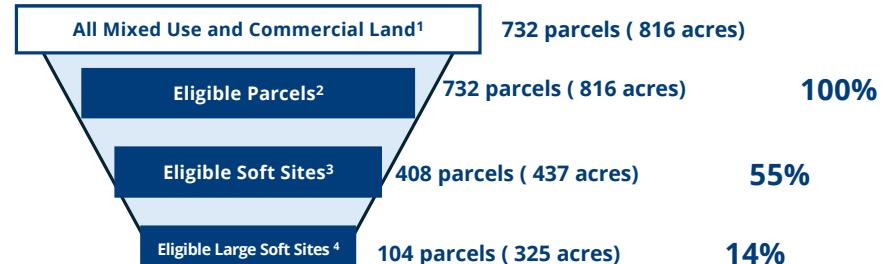
**RA** Residential Allowed

**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”.

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.

JURISDICTION

# PUYALLUP

Figure 2: Parcel “Funnel” based on Development Feasibility

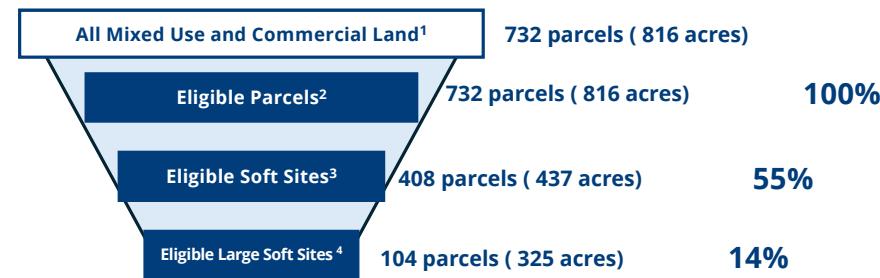
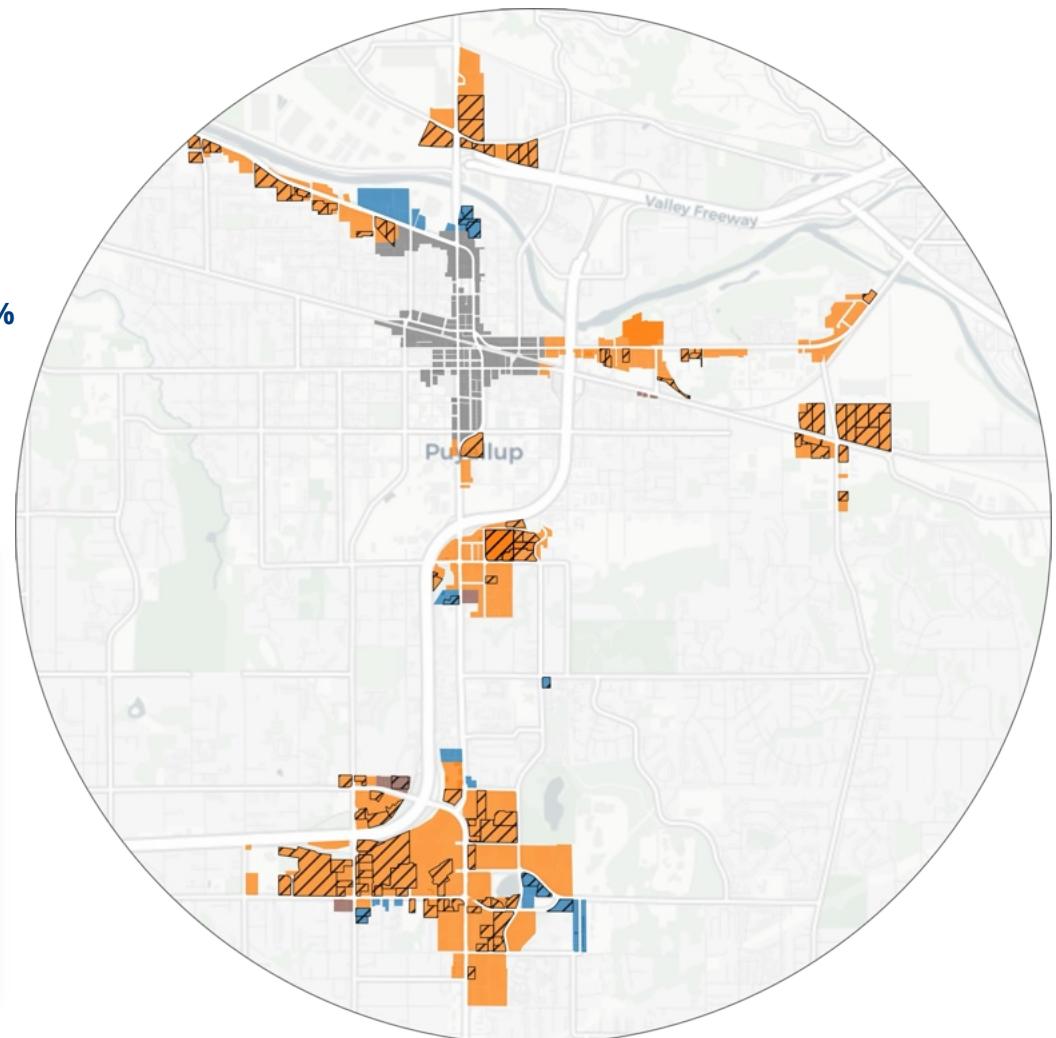


Figure 3: Puyallup Map of Parcels by Zoning Type

| 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<br>0%     | 3<br>100%       | 0<br>0%        |
| MX-RC       | 0<br>0%     | 69<br>79%       | 18<br>21%      |
| MX-RX       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RA        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%     | 348<br>100%     | 0<br>0%        |
| C-RX        | 0<br>0%     | 0<br>0%         | 0<br>0%        |

## Key

**MX** Mixed Use

**C** Commercial

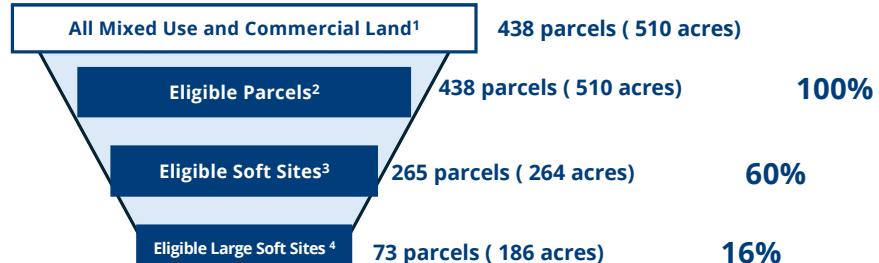
**RA** Residential Allowed

**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”.

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.

JURISDICTION

# LYNNWOOD

Figure 2: Parcel "Funnel" based on Development Feasibility

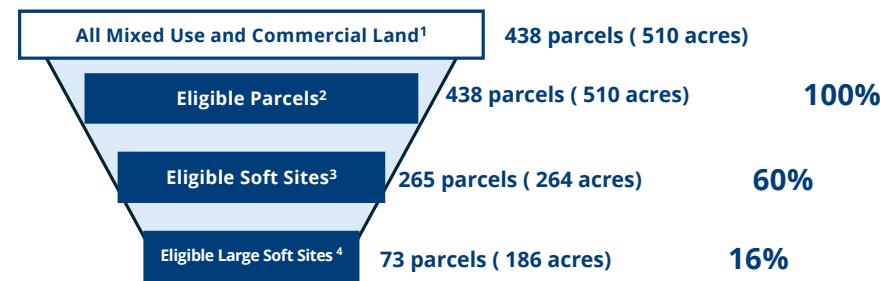
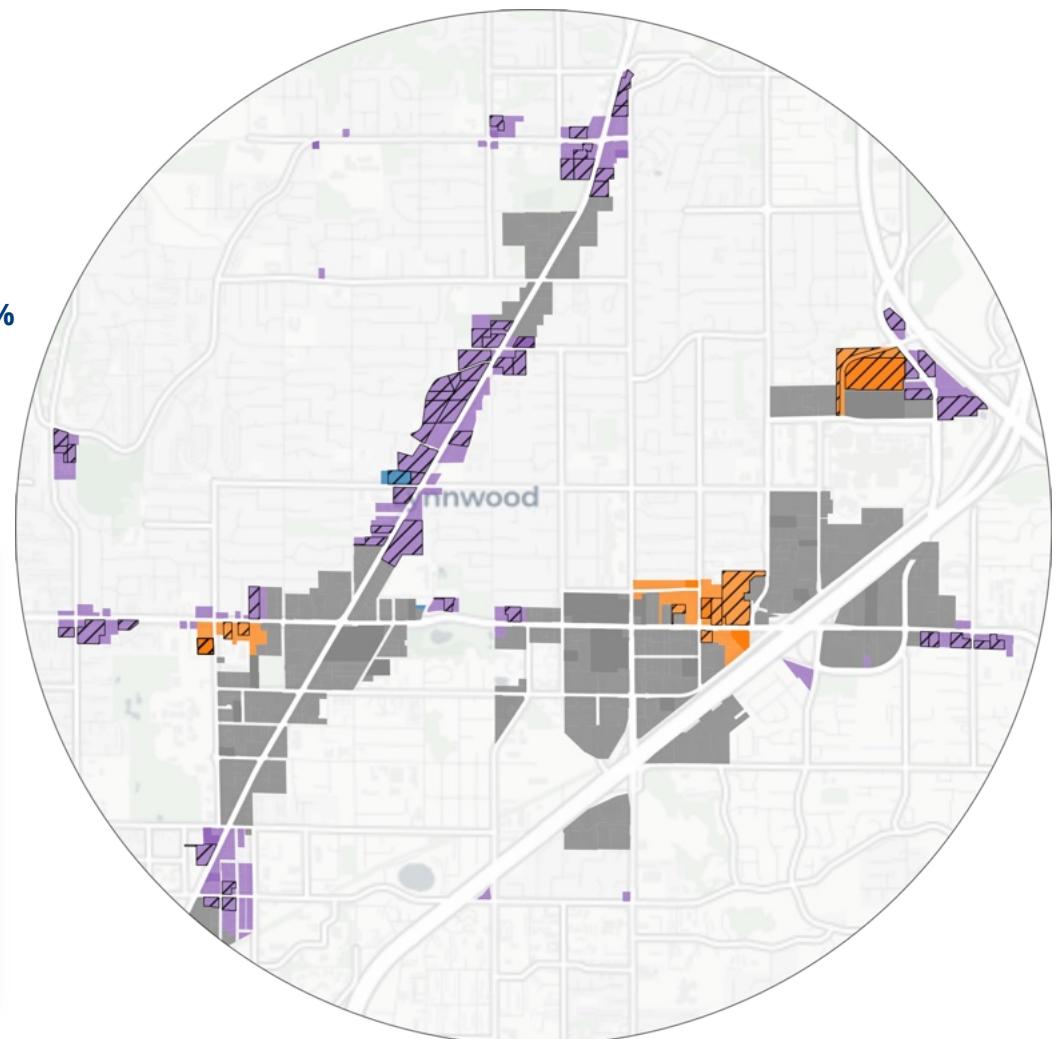


Figure 3: Lynnwood Map of Parcels by Zoning Type

| 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         | <i>TOD Parcels Impacted by HB 1491</i> | 647 parcels |
|             | Eligible Large Soft Sites              |             |



## JURISDICTION

# LAKE STEVENS

POPULATION  
**41,350**

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

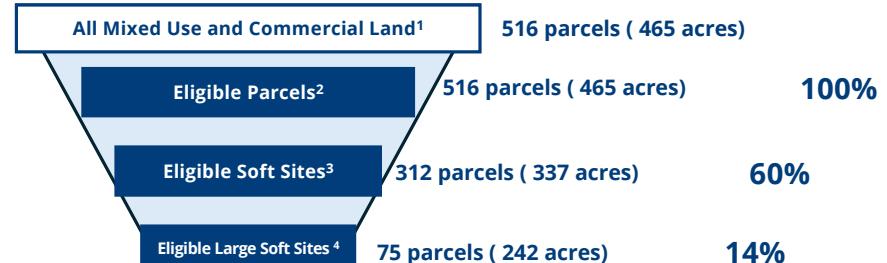
| Zoning Type | GFR Allowed | GFR Conditional | GFR Prohibited |
|-------------|-------------|-----------------|----------------|
| MX-RA       | 0<br>0%     | 139<br>100%     | 0<br>0%        |
| MX-RC       | 0<br>0%     | 363<br>96%      | 14<br>4%       |
| MX-RX       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RA        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RX        | 0<br>0%     | 0<br>0%         | 0<br>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”.

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.

JURISDICTION

## LAKE STEVENS

Figure 2: Parcel "Funnel" based on Development Feasibility

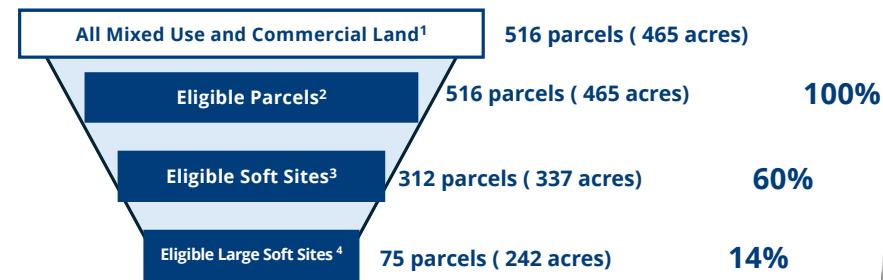
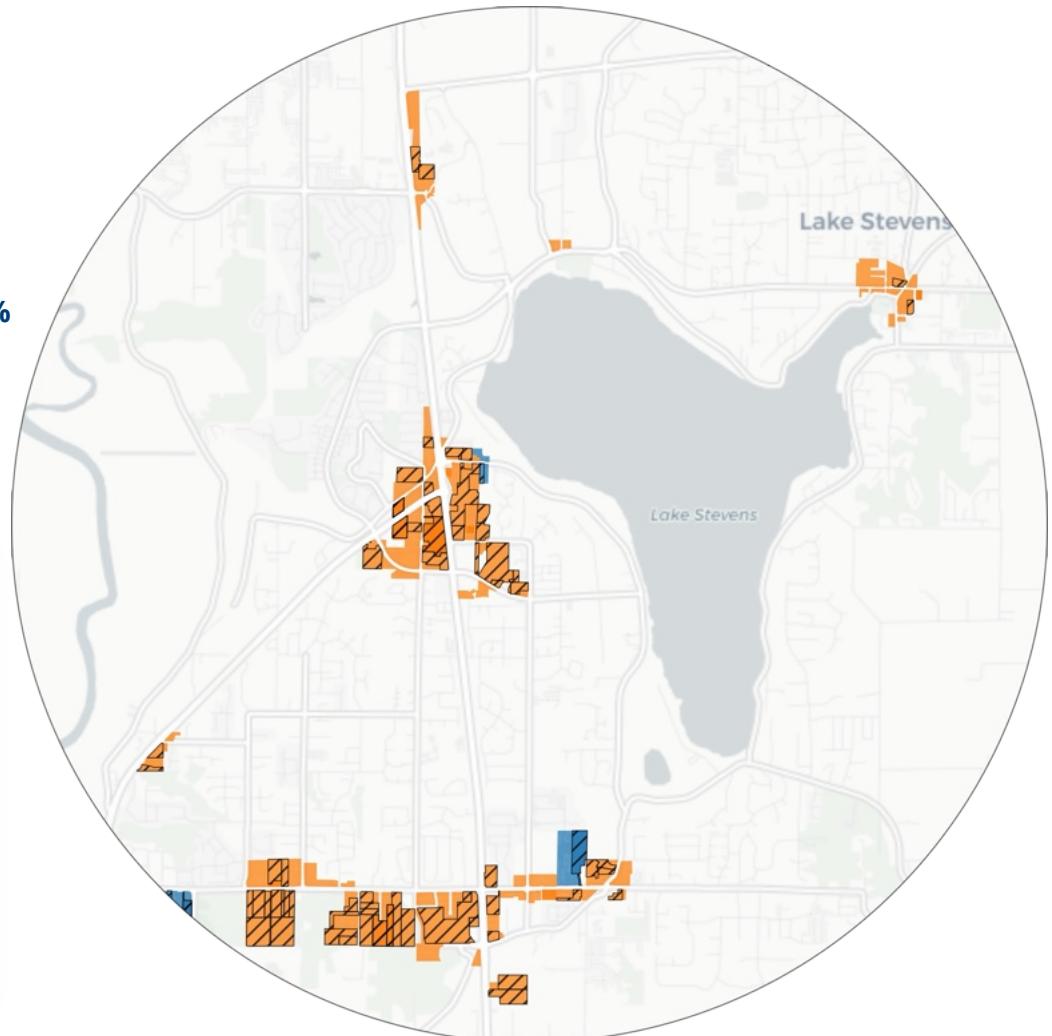


Figure 3: Lake Stevens Map of Parcels by Zoning Type

| 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

# ISSAQAH

## 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<br>7%     | 125<br>93%      | 0<br>0%        |
| MX-RC       | 0<br>0%     | 118<br>58%      | 87<br>42%      |
| MX-RX       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RA        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%     | 0<br>0%         | 26<br>100%     |
| C-RX        | 0<br>0%     | 0<br>0%         | 0<br>0%        |

## Key

**MX** Mixed Use

**C** Commercial

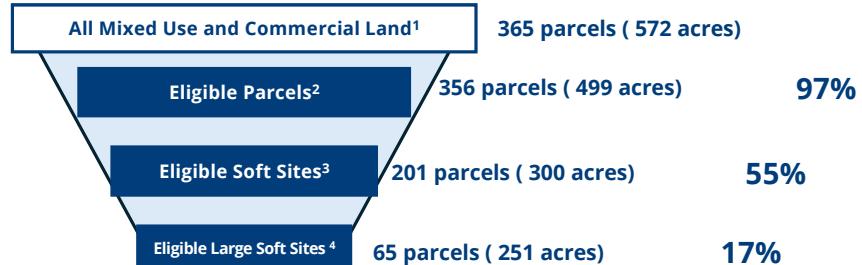
**RA** Residential Allowed

**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”.

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.

JURISDICTION

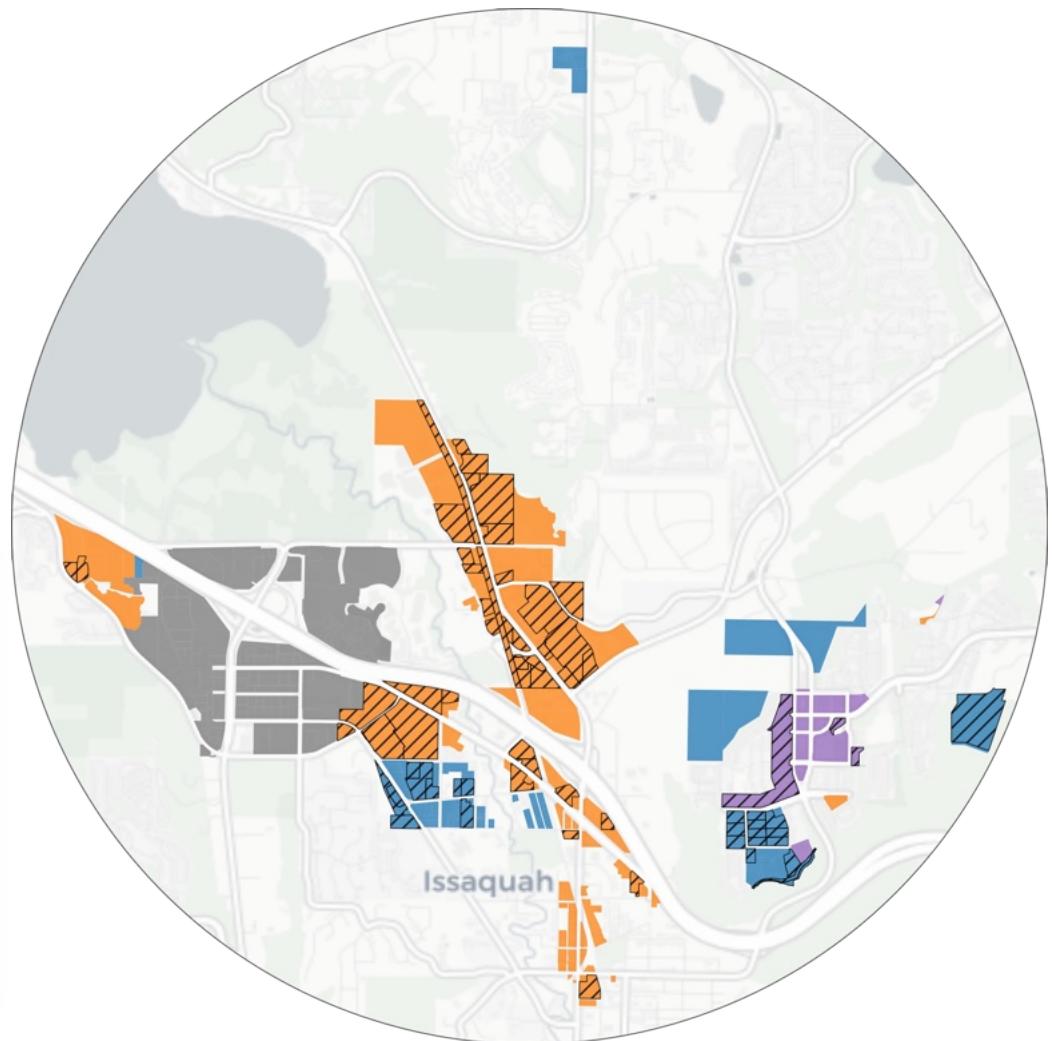
# ISSAQAH

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         | <i>TOD Parcels Impacted by HB 1491</i> | 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<br>100% | 0<br>0%         | 0<br>0%        |
| MX-RC       | 0<br>0%     | 529<br>56%      | 421<br>44%     |
| MX-RX       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RA        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%     | 47<br>100%      | 0<br>0%        |
| C-RX        | 0<br>0%     | 0<br>0%         | 0<br>0%        |

**Key**

**MX** Mixed Use

**C** Commercial

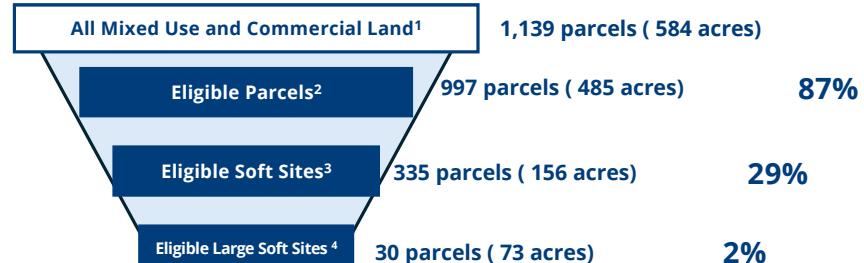
**RA** Residential Allowed

**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”.

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.

## JURISDICTION

## LONGVIEW

Figure 2: Parcel "Funnel" based on Development Feasibility

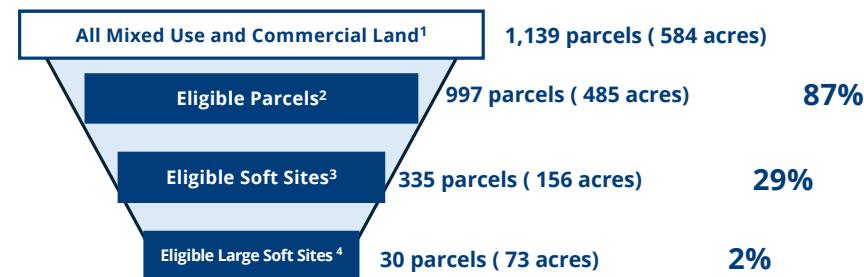
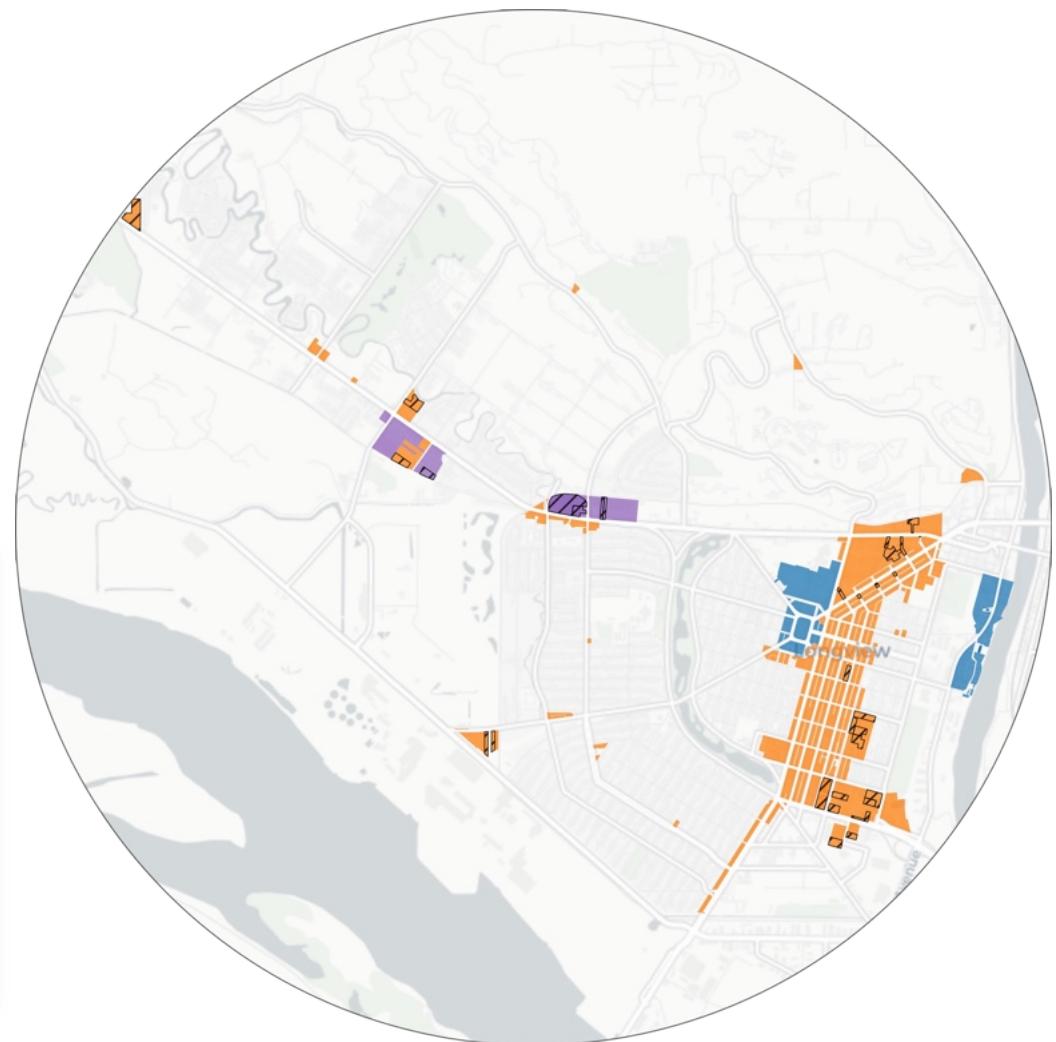


Figure 3: Longview Map of Parcels by Zoning Type

| 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         | <i>TOD Parcels Impacted by HB 1491</i> | 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<br>100% | 0<br>0%         | 0<br>0%        |
| MX-RC       | 406<br>25%  | 895<br>56%      | 300<br>19%     |
| MX-RX       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RA        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RX        | 0<br>0%     | 0<br>0%         | 0<br>0%        |

## Key

**MX** Mixed Use

**C** Commercial

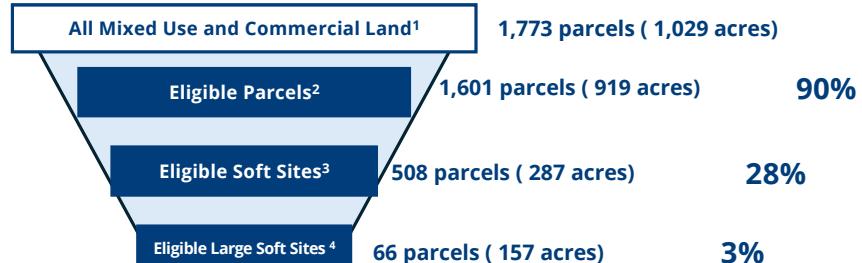
**RA** Residential Allowed

**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”.

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.

JURISDICTION

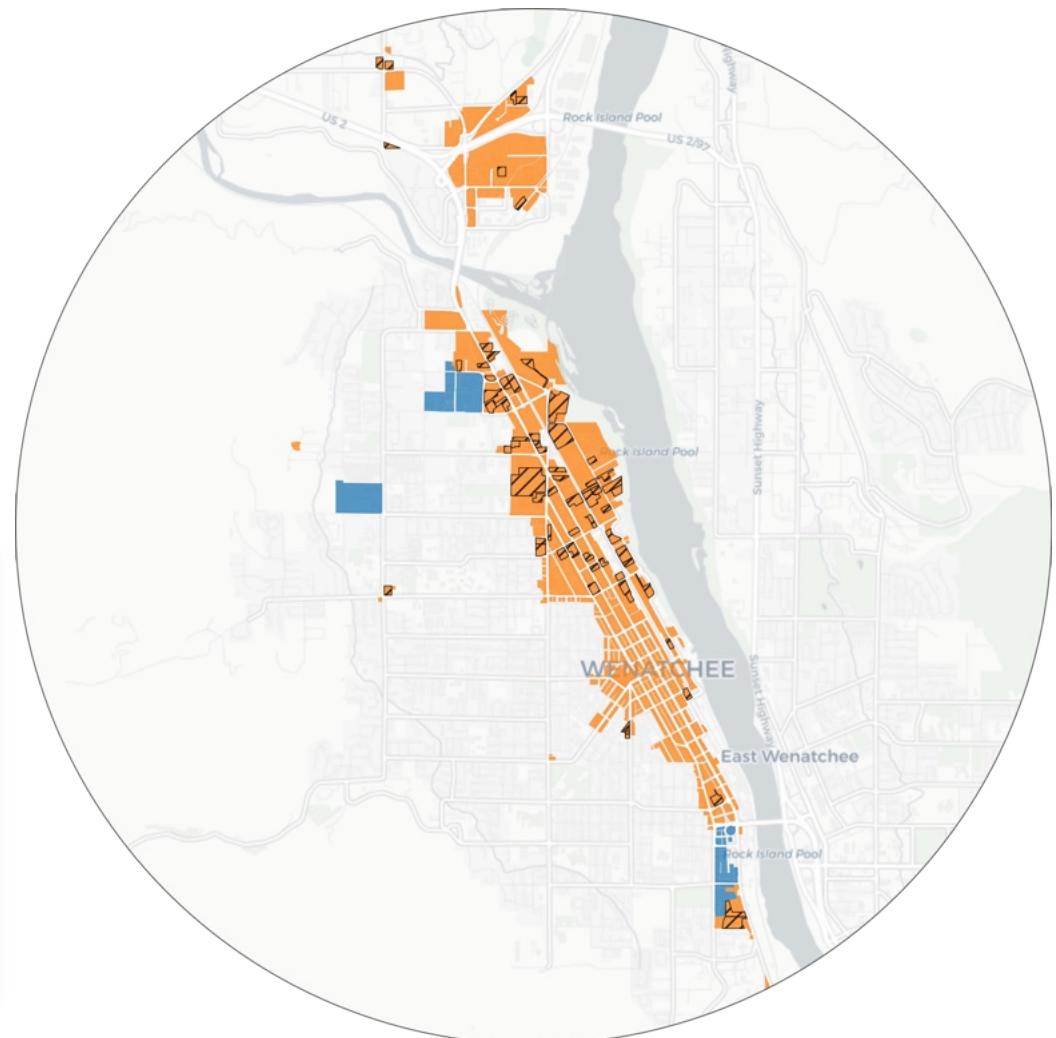
# WENATCHEE

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.

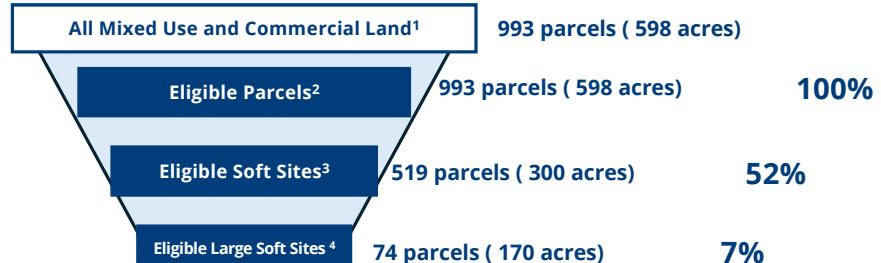
| Zoning Type | GFR Allowed | GFR Conditional | GFR Prohibited |
|-------------|-------------|-----------------|----------------|
| MX-RA       | 0<br>0%     | 142<br>100%     | 0<br>0%        |
| MX-RC       | 0<br>0%     | 194<br>100%     | 0<br>0%        |
| MX-RX       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RA        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%     | 0<br>0%         | 26<br>100%     |
| C-RX        | 0<br>0%     | 0<br>0%         | 631<br>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”.

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.

JURISDICTION

## MOUNT VERNON

Figure 2: Parcel "Funnel" based on Development Feasibility

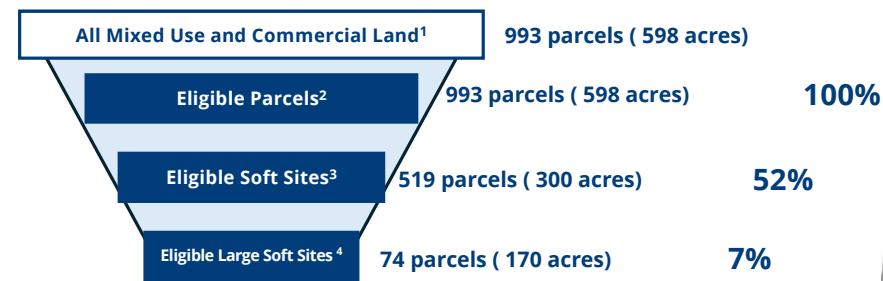
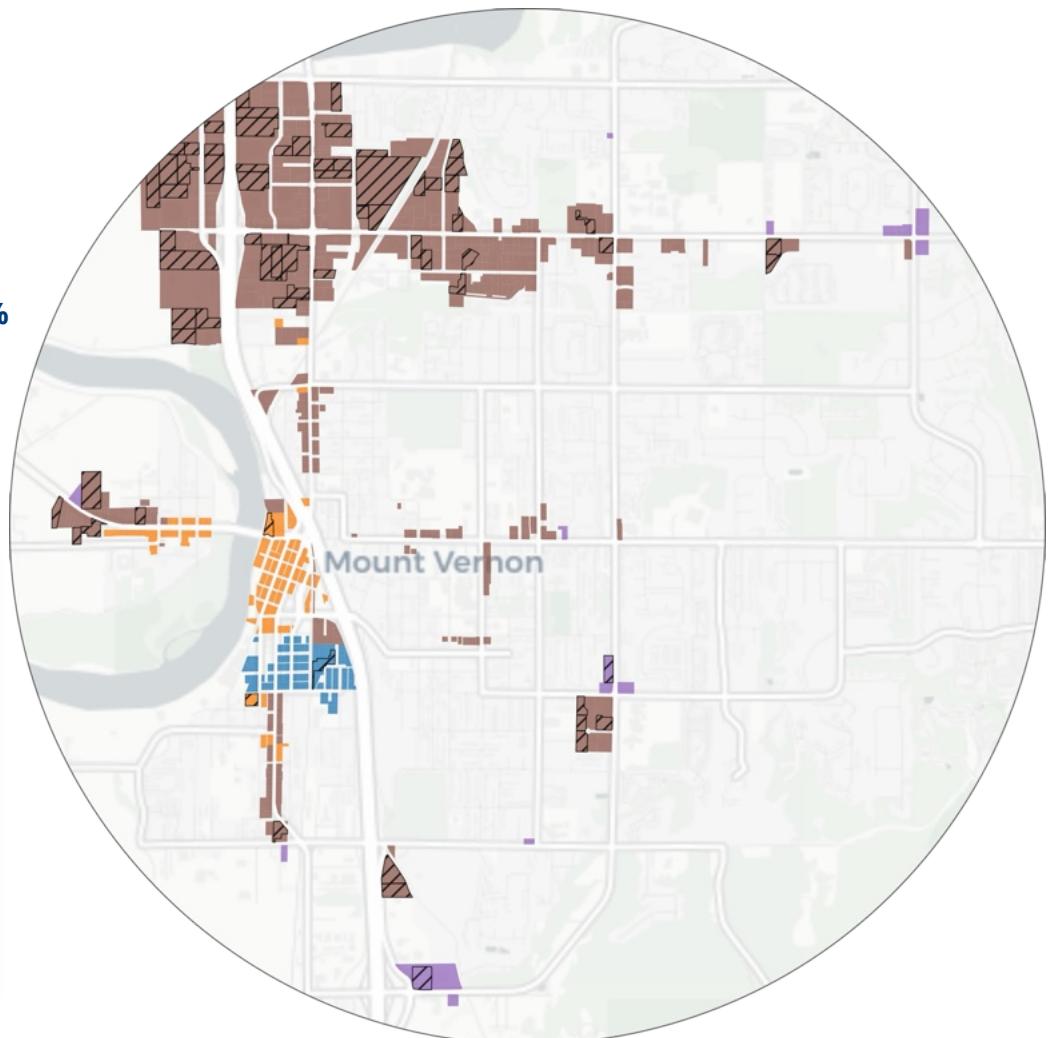


Figure 3: Mount Vernon Map of Parcels by Zoning Type

| 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         | <i>TOD Parcels Impacted by HB 1491</i> | 0 parcels |
|             | Eligible Large Soft Sites              |           |



## JURISDICTION

# UNIVERSITY PLACE

POPULATION  
**35,160**

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

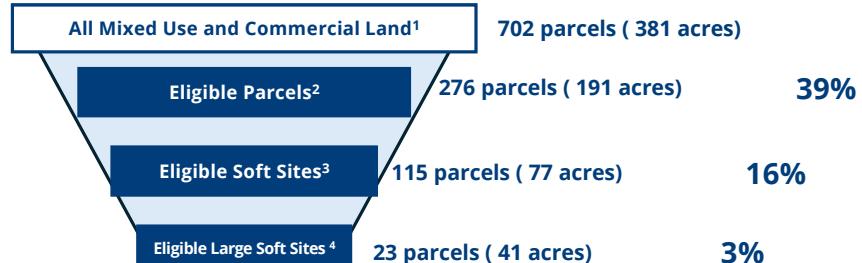
| Zoning Type | GFR Allowed | GFR Conditional | GFR Prohibited |
|-------------|-------------|-----------------|----------------|
| MX-RA       | 426<br>65%  | 227<br>35%      | 0<br>0%        |
| MX-RC       | 0<br>0%     | 34<br>69%       | 15<br>31%      |
| MX-RX       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RA        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RX        | 0<br>0%     | 0<br>0%         | 0<br>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”.

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.

JURISDICTION

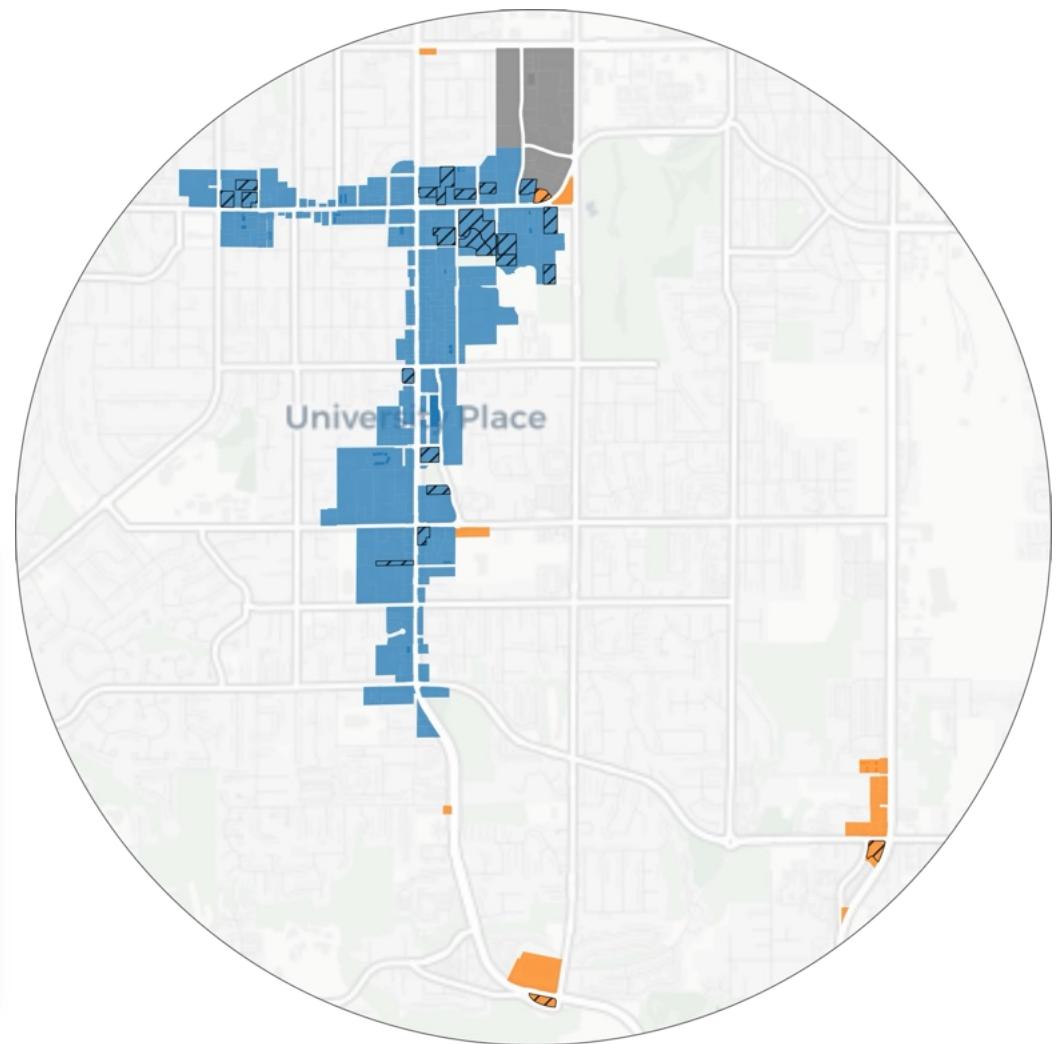
## UNIVERSITY PLACE

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         | <i>TOD Parcels Impacted by HB 1491</i> | 52 parcels |
|             | Eligible Large Soft Sites              |            |



## JURISDICTION

# SEATAC

POPULATION  
**34,024**

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

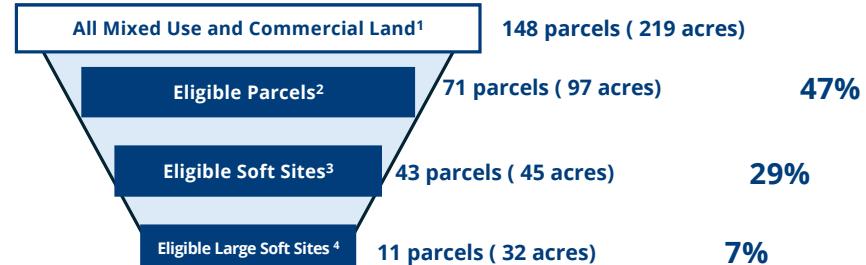
| Zoning Type | GFR Allowed | GFR Conditional | GFR Prohibited |
|-------------|-------------|-----------------|----------------|
| MX-RA       | 77<br>97%   | 2<br>3%         | 0<br>0%        |
| MX-RC       | 0<br>0%     | 5<br>11%        | 42<br>89%      |
| MX-RX       | 0<br>0%     | 0<br>0%   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

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.

JURISDICTION

## SEATAC

Figure 2: Parcel “Funnel” based on Development Feasibility

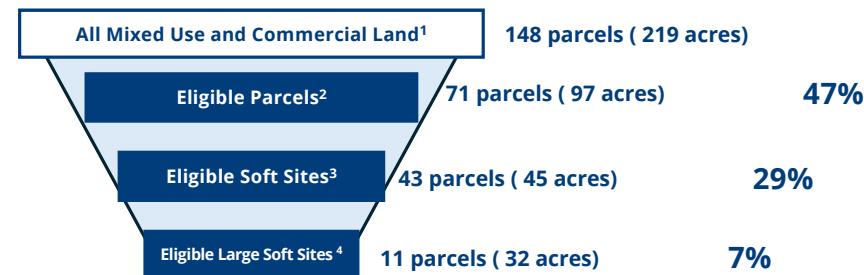
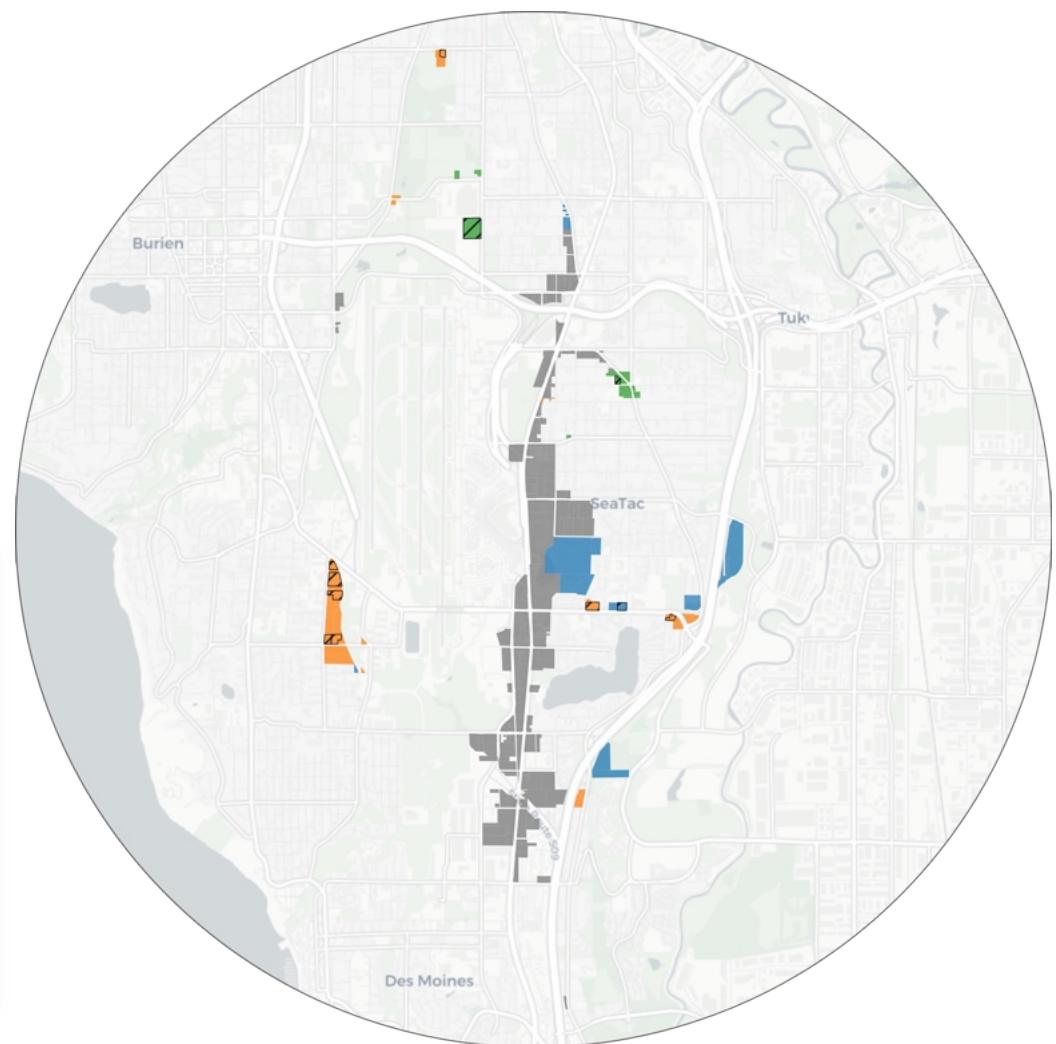


Figure 3: SeaTac Map of Parcels by Zoning Type

| 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         | <i>TOD Parcels Impacted by HB 1491</i> | 430 parcels |
|             | Eligible Large Soft Sites              |             |



## JURISDICTION

# WALLA WALLA

POPULATION  
**33,901**

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

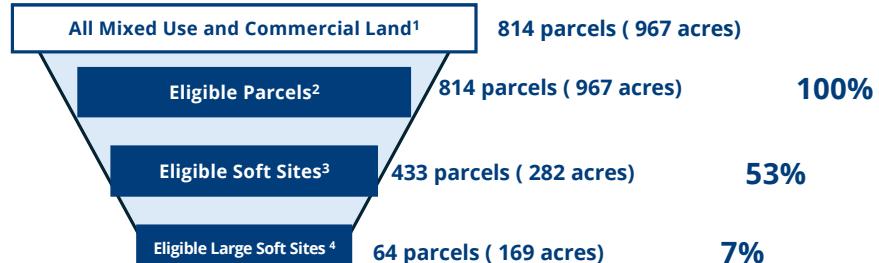
| Zoning Type | GFR Allowed | GFR Conditional | GFR Prohibited |
|-------------|-------------|-----------------|----------------|
| MX-RA       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| MX-RC       | 0<br>0%     | 11<br>100%      | 0<br>0%        |
| MX-RX       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RA        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%     | 577<br>72%      | 226<br>28%     |
| C-RX        | 0<br>0%     | 0<br>0%         | 0<br>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”.

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.

JURISDICTION

## WALLA WALLA

Figure 2: Parcel "Funnel" based on Development Feasibility

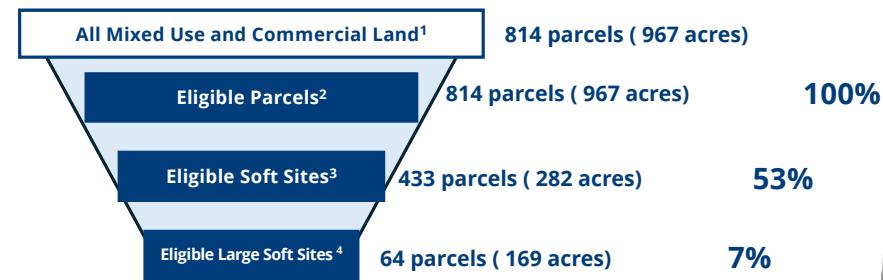
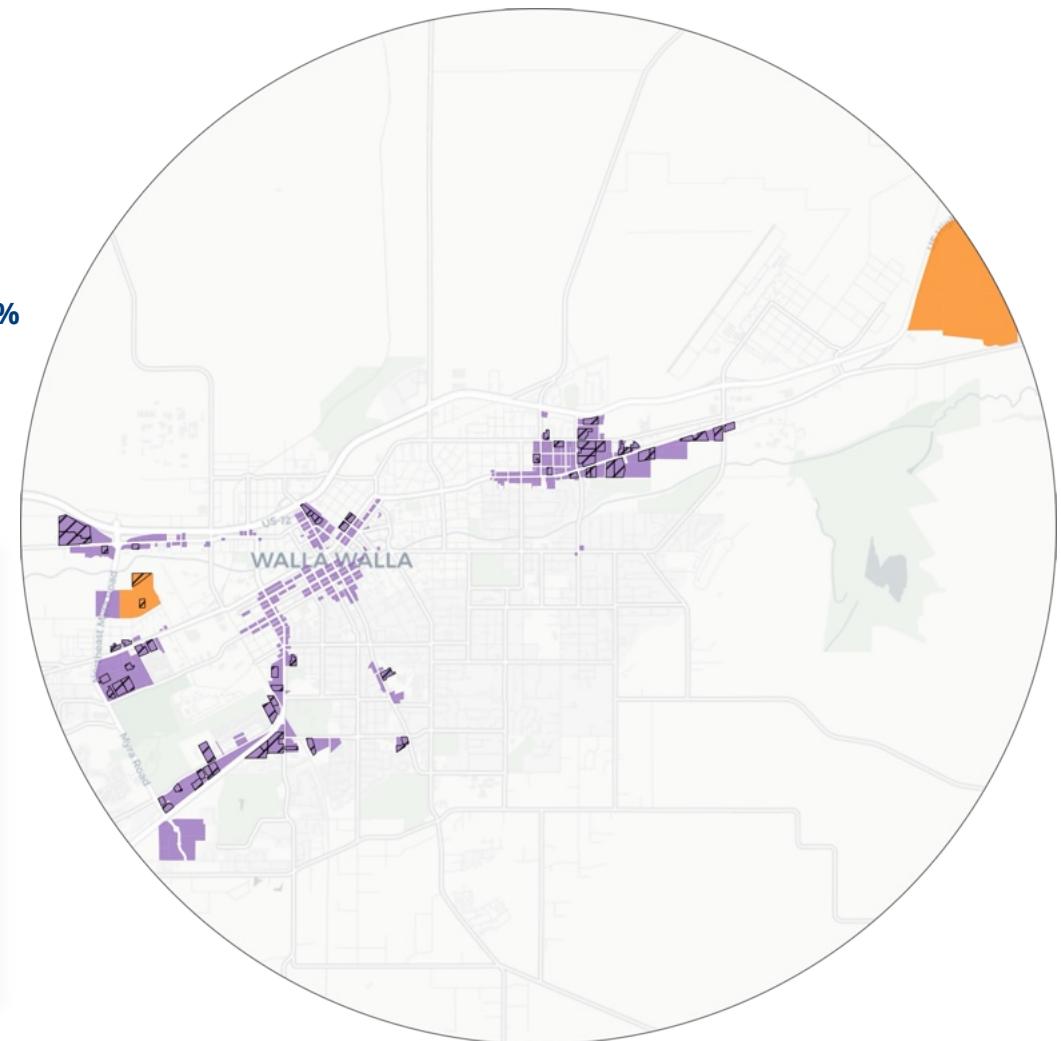


Figure 3: Walla Walla Map of Parcels by Zoning Type

| 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<br>0%     | 0<br>0%         | 0<br>0%        |
| MX-RC       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| MX-RX       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RA        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%     | 0<br>0%         | 173<br>100%    |
| C-RX        | 0<br>0%     | 0<br>0%         | 389<br>100%    |

## Key

**MX** Mixed Use

**C** Commercial

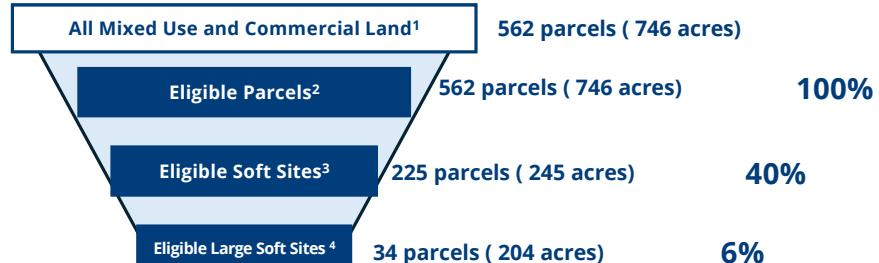
**RA** Residential Allowed

**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”.

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.

JURISDICTION

# PULLMAN

Figure 2: Parcel “Funnel” based on Development Feasibility

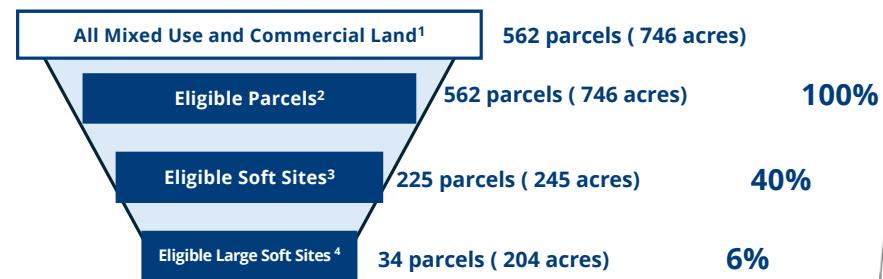
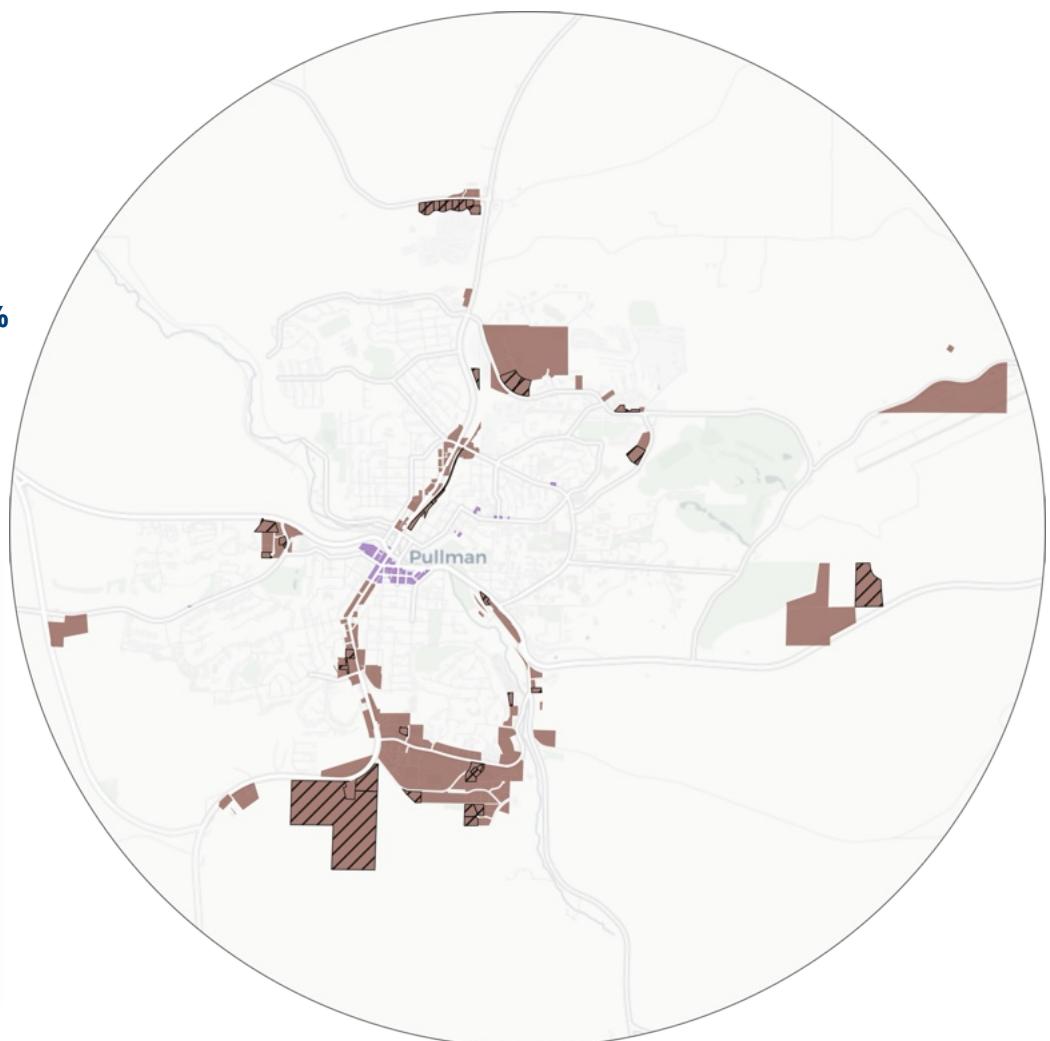


Figure 3: Pullman Map of Parcels by Zoning Type

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



## JURISDICTION

# DES MOINES

## POPULATION

**33,207**

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

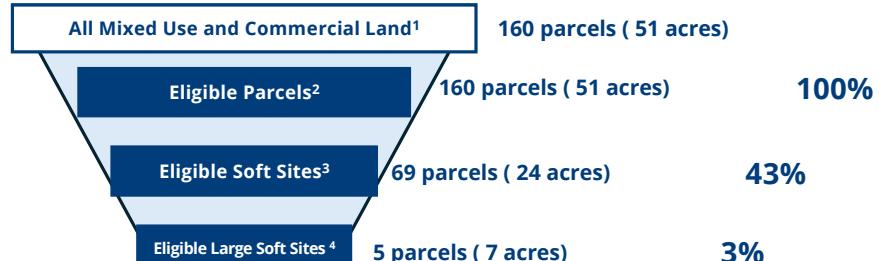
| Zoning Type | GFR Allowed | GFR Conditional | GFR Prohibited |
|-------------|-------------|-----------------|----------------|
| MX-RA       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| MX-RC       | 0<br>0%     | 12<br>8%        | 142<br>92%     |
| MX-RX       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RA        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RX        | 0<br>0%     | 0<br>0%         | 6<br>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”.

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.

JURISDICTION

## DES MOINES

Figure 2: Parcel “Funnel” based on Development Feasibility

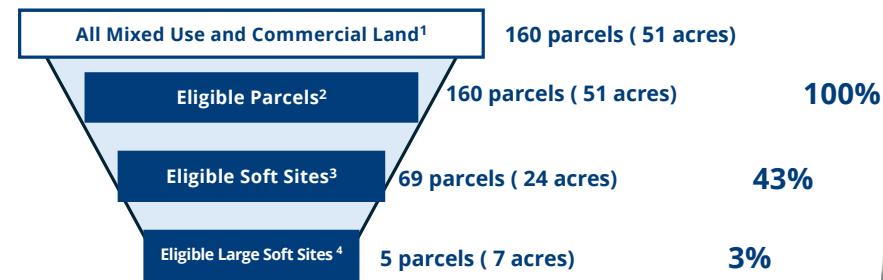


Figure 3: Des Moines Map of Parcels by Zoning Type

| Zoning Type | Parcels (share)                        |
|-------------|--|
| MX-RA       | Mixed Use – Residential Allowed        |
| MX-RC       | Mixed-Use- Residential Conditional     |
| MX-RX       | Mixed Use- Residential Prohibited      |
| C-RA        | Commercial – Residential Allowed       |
| C-RC        | Commercial – Residential Conditional   |
| C-RX        | Commercial – Residential Prohibited    |
| TOD         | <i>TOD Parcels Impacted by HB 1491</i> |
|             | 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.

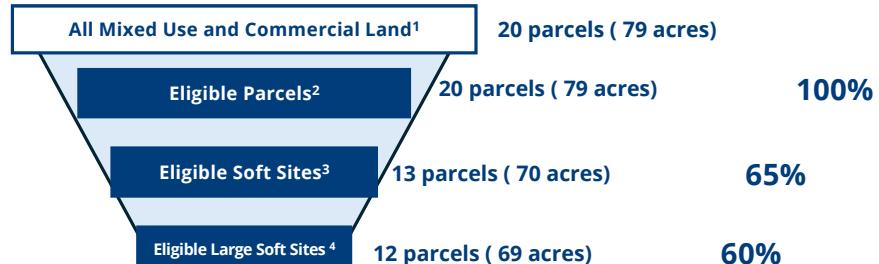
| Zoning Type | GFR Allowed | GFR Conditional | GFR Prohibited |
|-------------|-------------|-----------------|----------------|
| MX-RA       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| MX-RC       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| MX-RX       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RA        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%     | 0<br>0%         | 20<br>100%     |
| C-RX        | 0<br>0%     | 0<br>0%         | 0<br>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”.

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.

## JURISDICTION

# 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         | TOD Parcels Impacted by HB 1491      | 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.

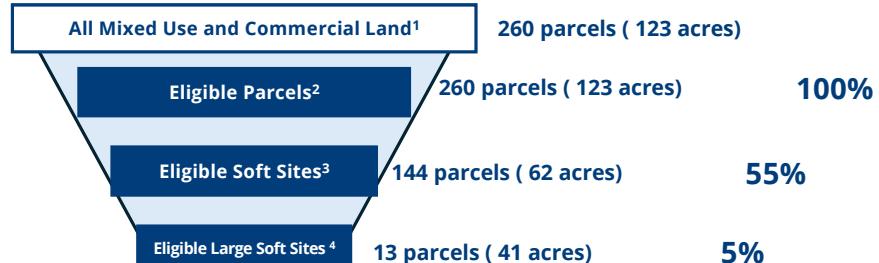
| Zoning Type | GFR Allowed | GFR Conditional | GFR Prohibited |
|-------------|-------------|-----------------|----------------|
| MX-RA       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| MX-RC       | 0<br>0%     | 25<br>10%       | 235<br>90%     |
| MX-RX       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RA        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RX        | 0<br>0%     | 0<br>0%         | 0<br>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”.

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.

## JURISDICTION

# UNINCORPORATED CHELAN COUNTY

Figure 2: Parcel “Funnel” based on Development Feasibility

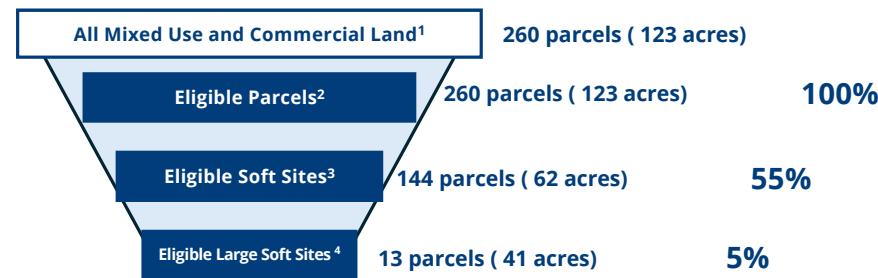


Figure 3: Unincorporated Chelan County Map of Parcels by Zoning Type

| 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.

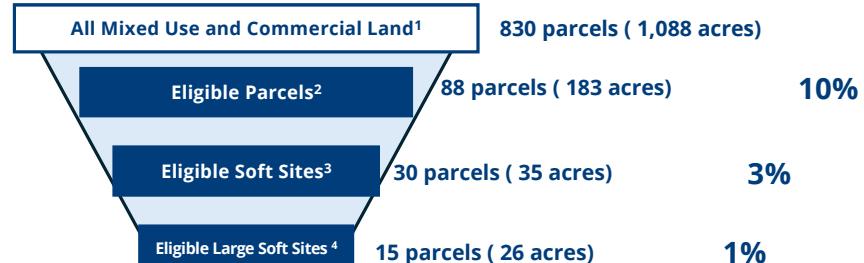
| Zoning Type | GFR Allowed | GFR Conditional | GFR Prohibited |
|-------------|-------------|-----------------|----------------|
| MX-RA       | 742<br>100% | 0<br>0%         | 0<br>0%        |
| MX-RC       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| MX-RX       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RA        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%     | 33<br>38%       | 55<br>62%      |
| C-RX        | 0<br>0%     | 0<br>0%         | 0<br>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”.

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.

JURISDICTION

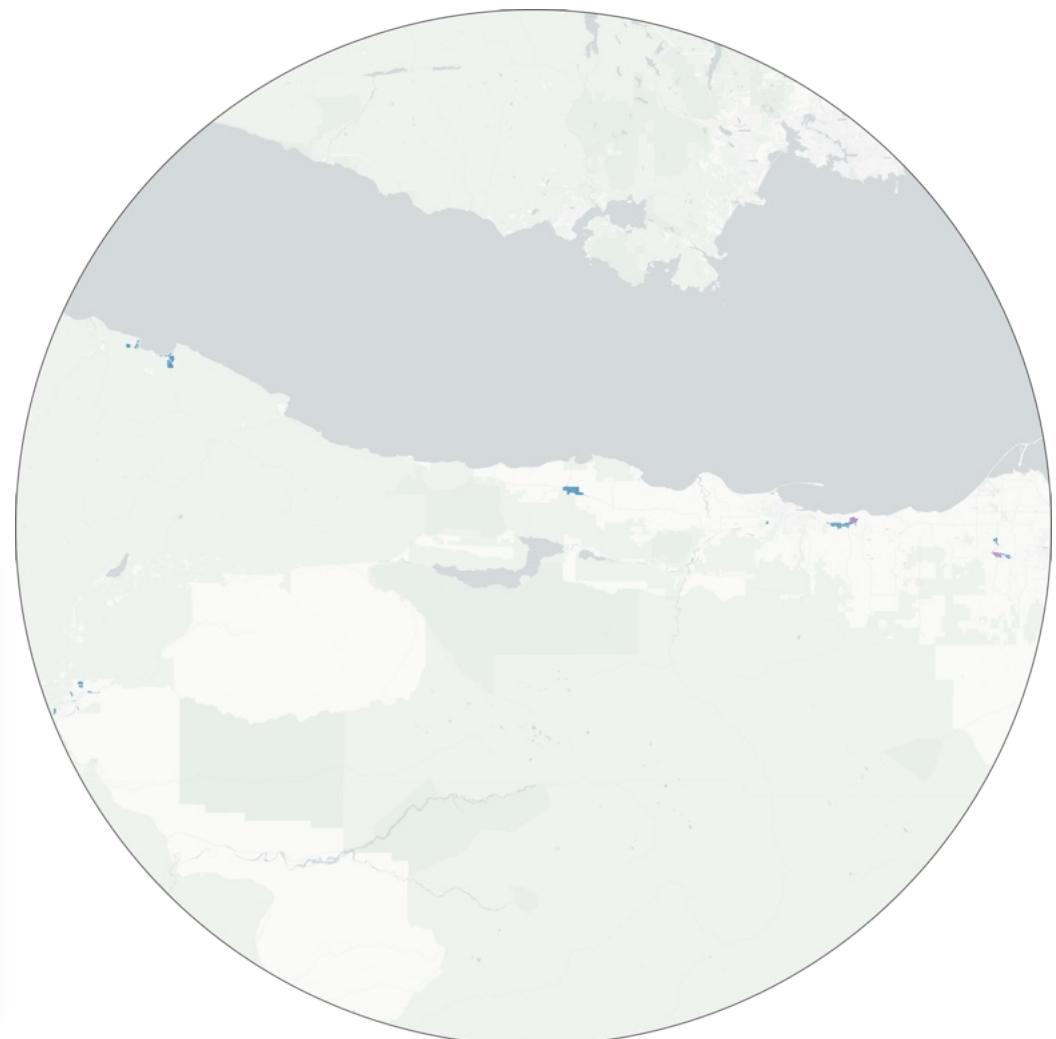
## UNINCORPORATED CLALLAM COUNTY

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                       | TOD Parcels Impacted by HB 1491      | 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.

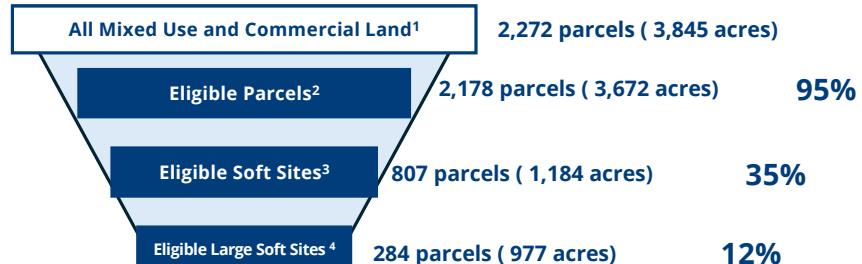
| Zoning Type | GFR Allowed | GFR Conditional | GFR Prohibited |
|-------------|-------------|-----------------|----------------|
| MX-RA       | 94<br>100%  | 0<br>0%         | 0<br>0%        |
| MX-RC       | 0<br>0%     | 694<br>100%     | 0<br>0%        |
| MX-RX       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RA        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%     | 500<br>34%      | 984<br>66%     |
| C-RX        | 0<br>0%     | 0<br>0%         | 0<br>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”.

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.

JURISDICTION

## UNINCORPORATED CLARK COUNTY

Figure 2: Parcel “Funnel” based on Development Feasibility

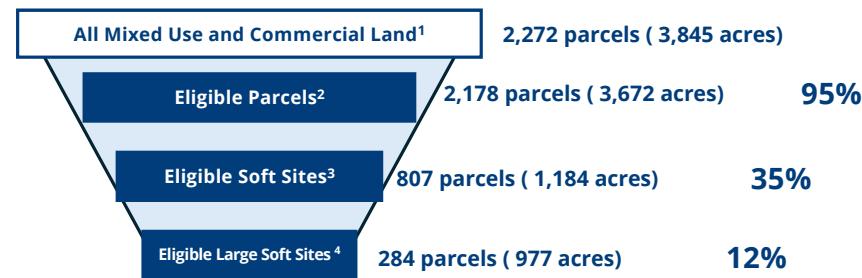
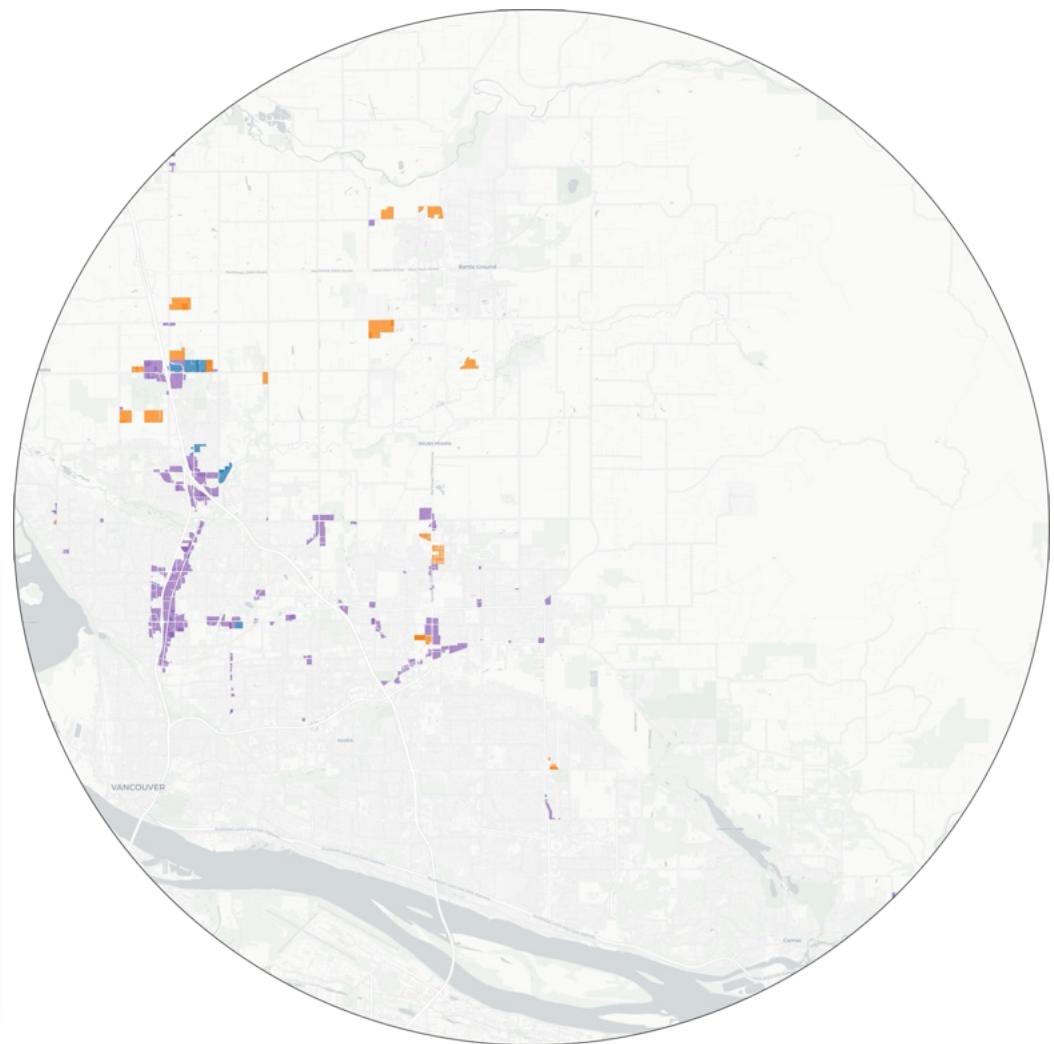


Figure 3: Unincorporated Clark County Map of Parcels by Zoning Type

| 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.

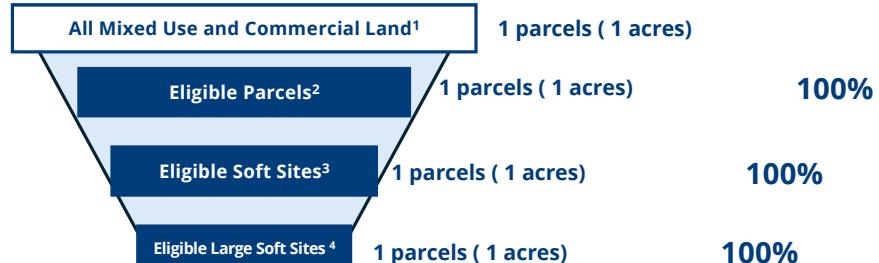
| Zoning Type | GFR Allowed | GFR Conditional | GFR Prohibited |
|-------------|-------------|-----------------|----------------|
| MX-RA       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| MX-RC       | 0<br>0%     | 1<br>100%       | 0<br>0%        |
| MX-RX       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RA        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RX        | 0<br>0%     | 0<br>0%         | 0<br>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”.

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.

## JURISDICTION

# UNINCORPORATED COWLITZ COUNTY

Figure 2: Parcel “Funnel” based on Development Feasibility

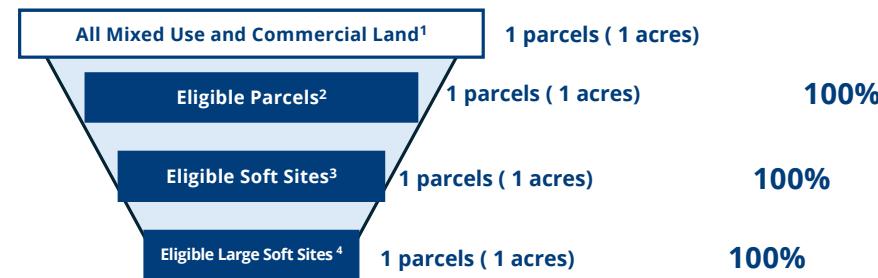


Figure 3: Unincorporated Cowlitz County Map of Parcels by Zoning Type

| 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.

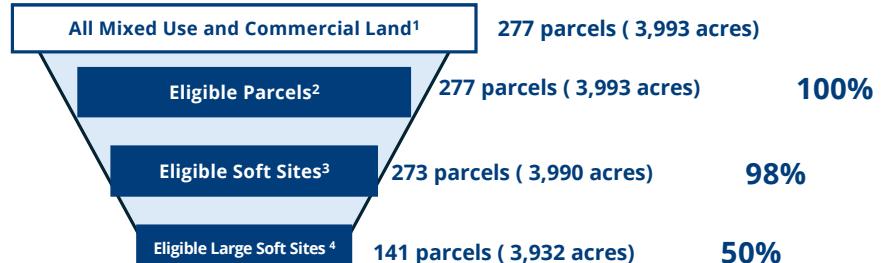
| Zoning Type | GFR Allowed | GFR Conditional | GFR Prohibited |
|-------------|-------------|-----------------|----------------|
| MX-RA       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| MX-RC       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| MX-RX       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RA        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%     | 153<br>100%     | 0<br>0%        |
| C-RX        | 0<br>0%     | 0<br>0%         | 124<br>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”.

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.

JURISDICTION

## UNINCORPORATED GRANT COUNTY

Figure 2: Parcel "Funnel" based on Development Feasibility

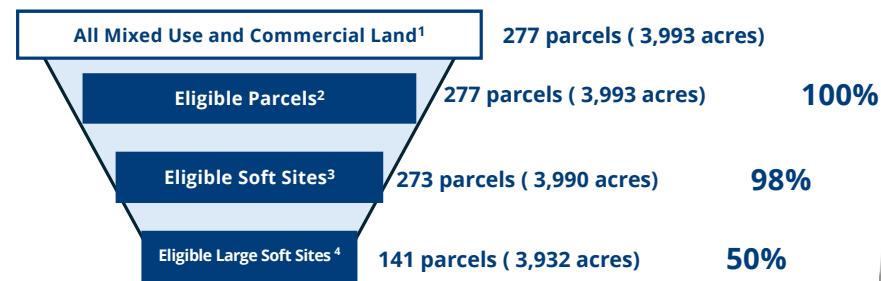
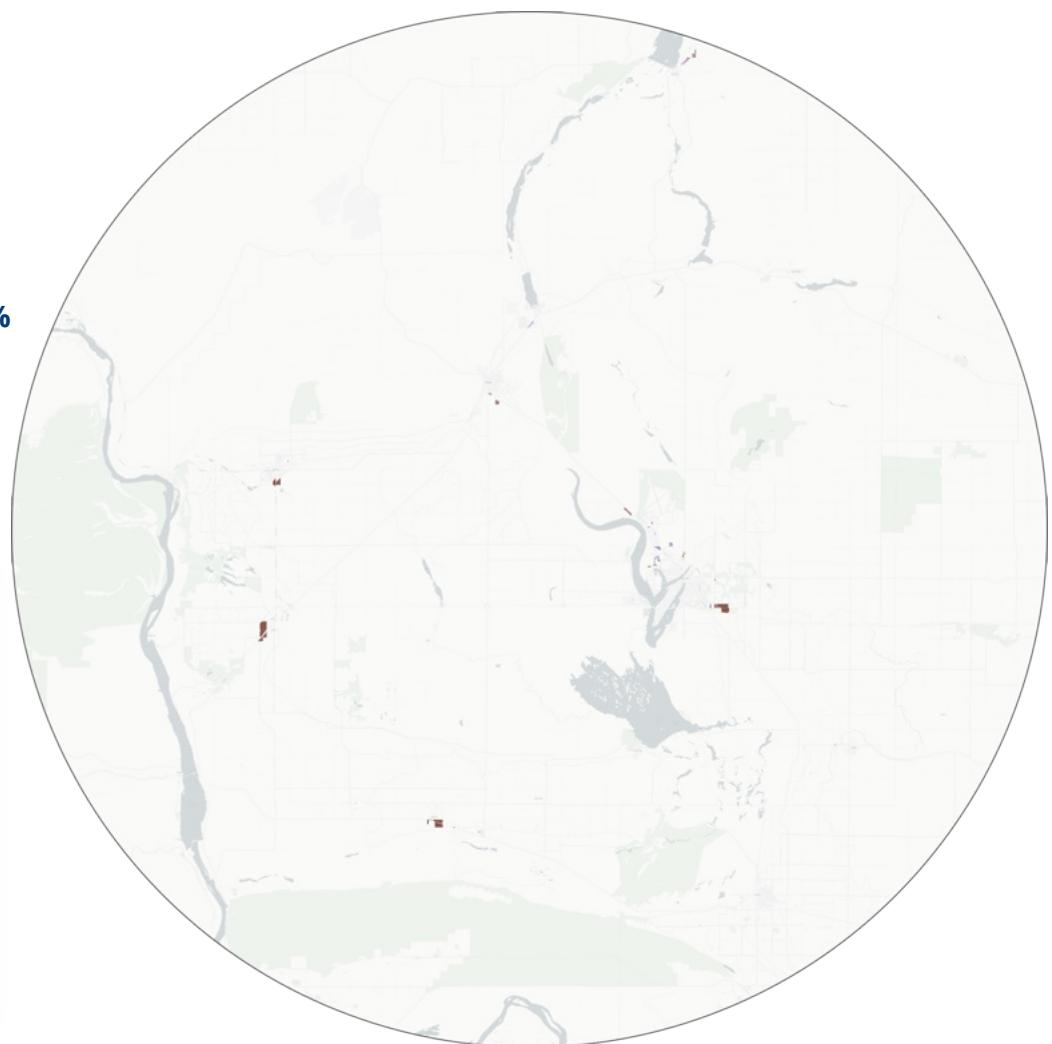


Figure 3: Unincorporated Grant County Map of Parcels by Zoning Type

| 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.

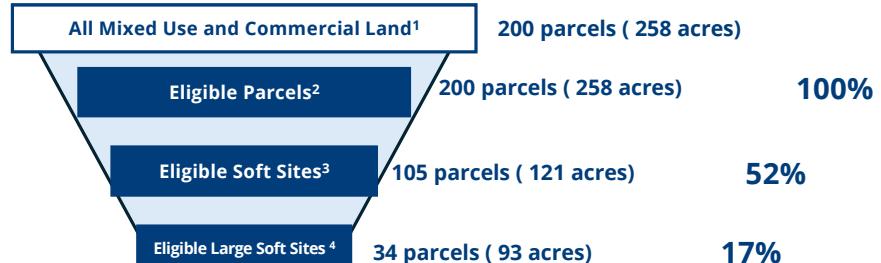
| Zoning Type | GFR Allowed | GFR Conditional | GFR Prohibited |
|-------------|-------------|-----------------|----------------|
| MX-RA       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| MX-RC       | 0<br>0%     | 178<br>100%     | 0<br>0%        |
| MX-RX       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RA        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%     | 0<br>0%         | 22<br>100%     |
| C-RX        | 0<br>0%     | 0<br>0%         | 0<br>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”.

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.

## JURISDICTION

# UNINCORPORATED ISLAND COUNTY

Figure 2: Parcel “Funnel” based on Development Feasibility

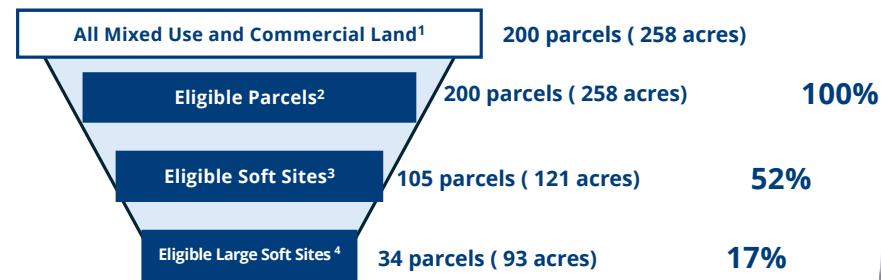


Figure 3: Unincorporated Island County Map of Parcels by Zoning Type

| 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.

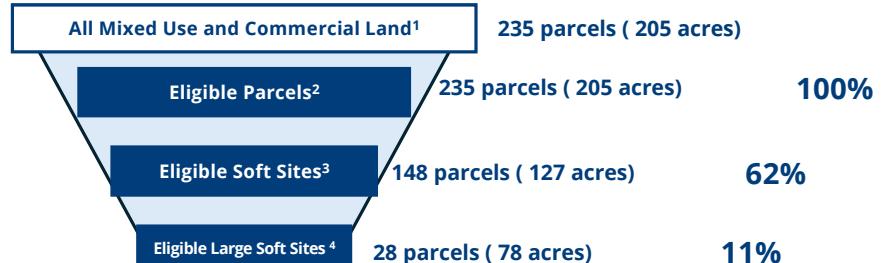
| Zoning Type | GFR Allowed | GFR Conditional | GFR Prohibited |
|-------------|-------------|-----------------|----------------|
| MX-RA       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| MX-RC       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| MX-RX       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RA        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%     | 226<br>100%     | 0<br>0%        |
| C-RX        | 0<br>0%     | 0<br>0%         | 9<br>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”.

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.

JURISDICTION

## UNINCORPORATED JEFFERSON COUNTY

Figure 2: Parcel "Funnel" based on Development Feasibility

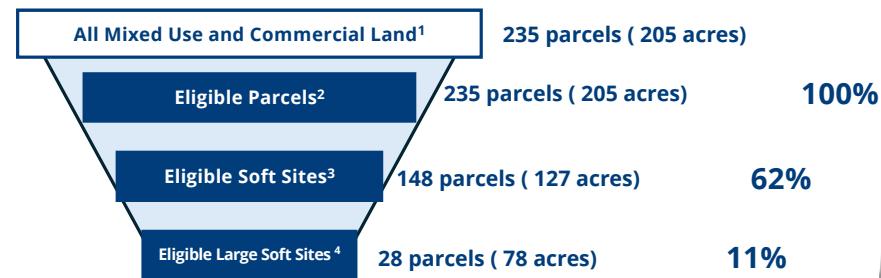
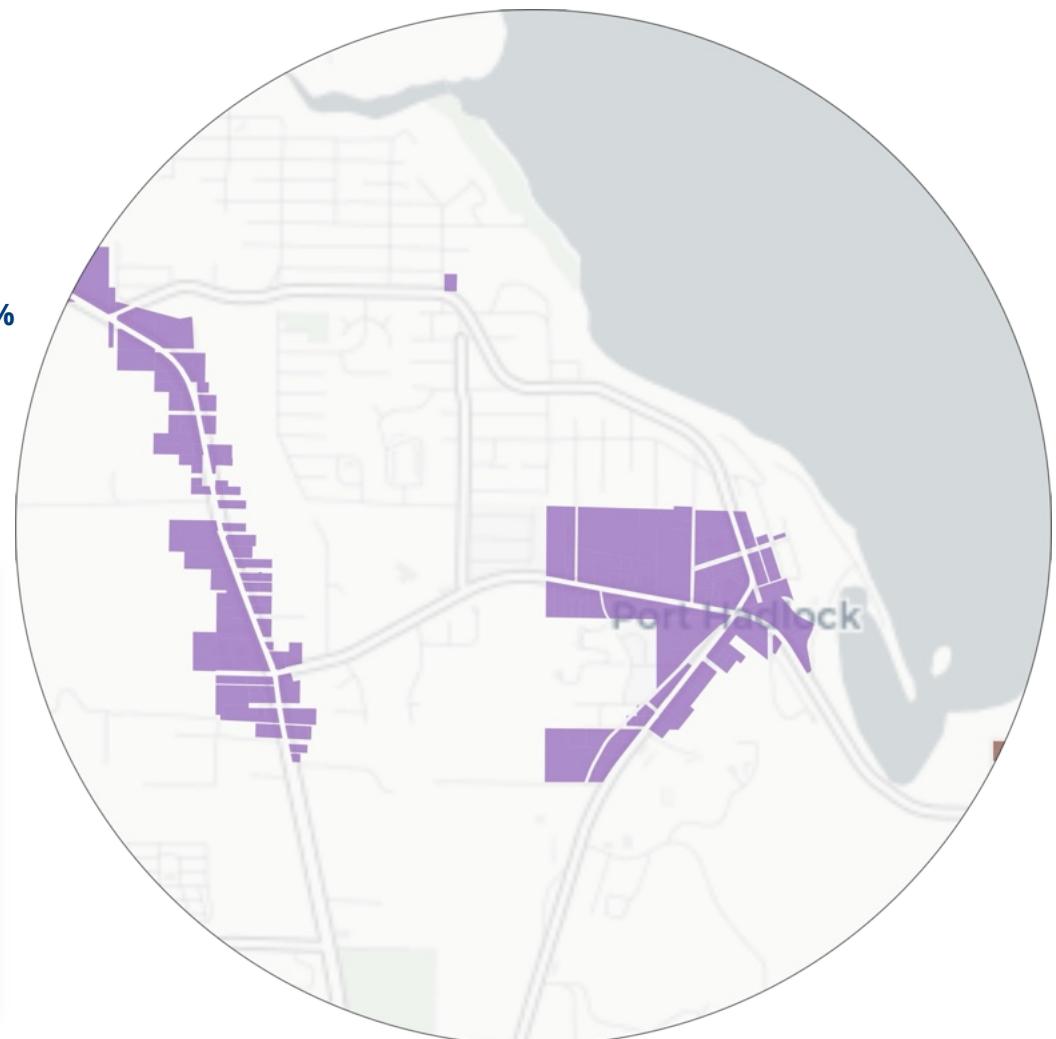


Figure 3: Unincorporated Jefferson County Map of Parcels by Zoning Type

| 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.

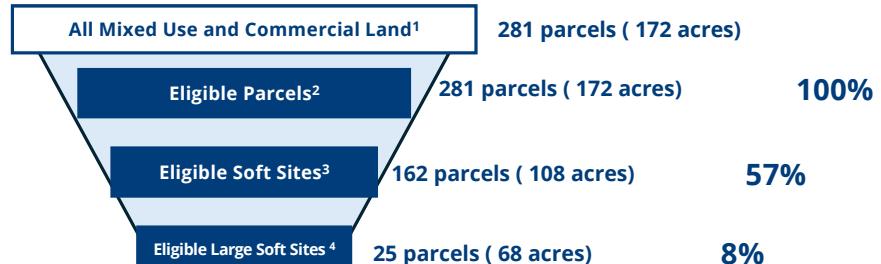
| Zoning Type | GFR Allowed | GFR Conditional | GFR Prohibited |
|-------------|-------------|-----------------|----------------|
| MX-RA       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| MX-RC       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| MX-RX       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RA        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%     | 16<br>6%        | 265<br>94%     |
| C-RX        | 0<br>0%     | 0<br>0%         | 0<br>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”.

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.

## JURISDICTION

# UNINCORPORATED KING COUNTY

Figure 2: Parcel "Funnel" based on Development Feasibility

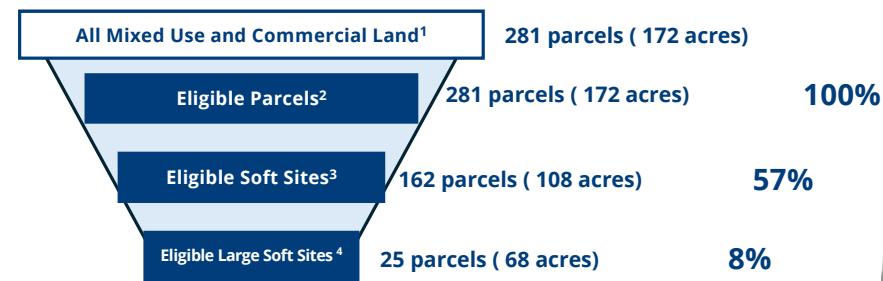


Figure 3: Unincorporated King County Map of Parcels by Zoning Type

| 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.

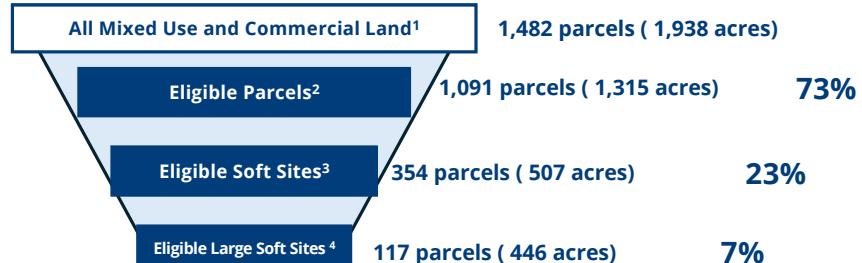
| Zoning Type | GFR Allowed | GFR Conditional | GFR Prohibited |
|-------------|-------------|-----------------|----------------|
| MX-RA       | 391<br>100% | 0<br>0%         | 0<br>0%        |
| MX-RC       | 0<br>0%     | 807<br>74%      | 284<br>26%     |
| MX-RX       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RA        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RX        | 0<br>0%     | 0<br>0%         | 0<br>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”.

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.

JURISDICTION

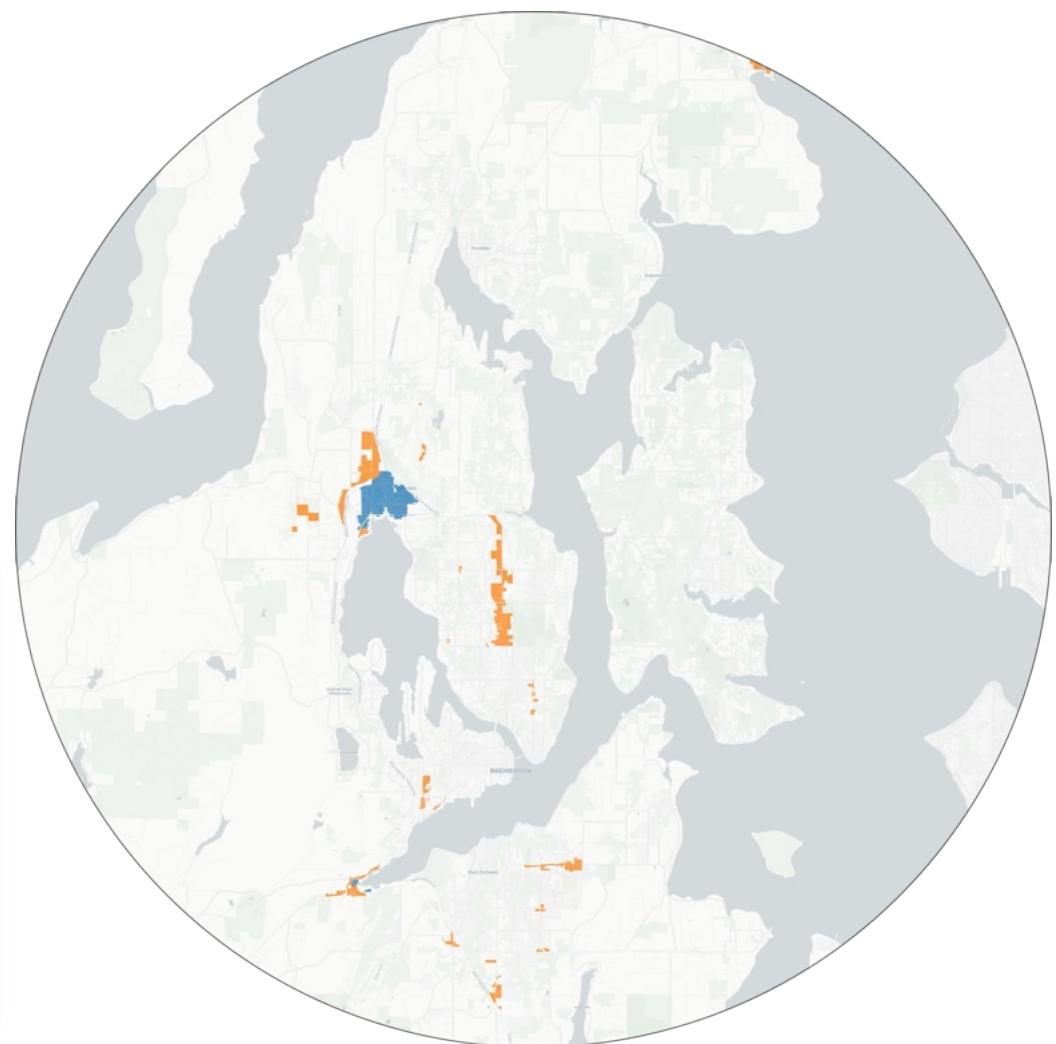
## UNINCORPORATED KITSAP COUNTY

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         | TOD Parcels Impacted by HB 1491      | 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.

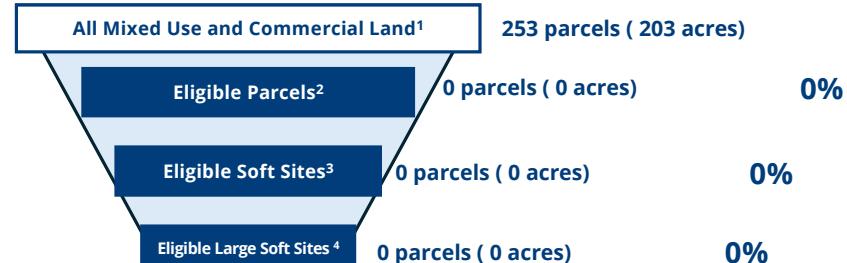
| Zoning Type | GFR Allowed | GFR Conditional | GFR Prohibited |
|-------------|-------------|-----------------|----------------|
| MX-RA       | 253<br>100% | 0<br>0%         | 0<br>0%        |
| MX-RC       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| MX-RX       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RA        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RX        | 0<br>0%     | 0<br>0%         | 0<br>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.

JURISDICTION

## UNINCORPORATED LEWIS COUNTY

Figure 2: Parcel “Funnel” based on Development Feasibility

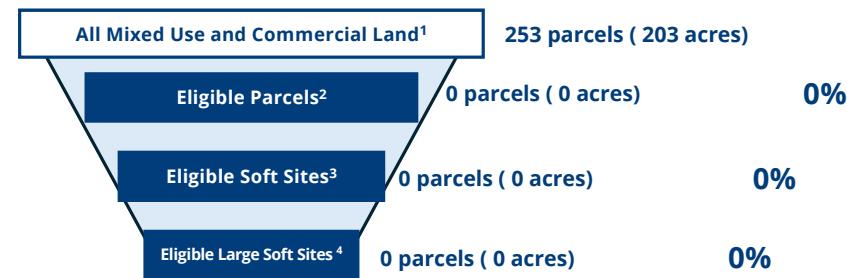


Figure 3: Unincorporated Lewis County Map of Parcels by Zoning Type

| 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                       | TOD Parcels Impacted by HB 1491      | 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.

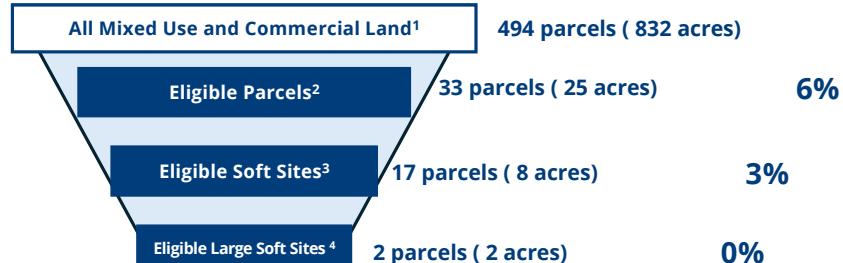
| Zoning Type | GFR Allowed | GFR Conditional | GFR Prohibited |
|-------------|-------------|-----------------|----------------|
| MX-RA       | 420<br>100% | 0<br>0%         | 0<br>0%        |
| MX-RC       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| MX-RX       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RA        | 41<br>100%  | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RX        | 0<br>0%     | 0<br>0%         | 33<br>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”.

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.

## JURISDICTION

# UNINCORPORATED MASON COUNTY

Figure 2: Parcel "Funnel" based on Development Feasibility

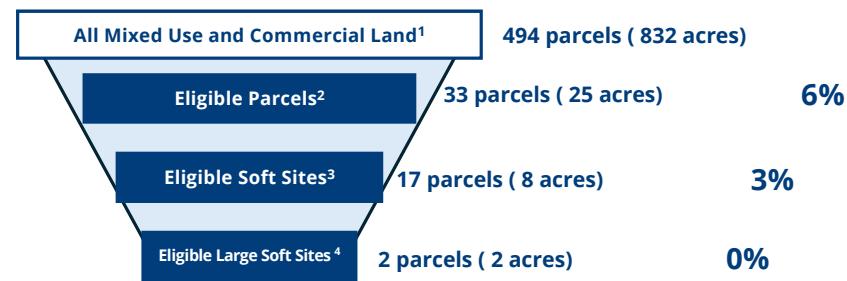
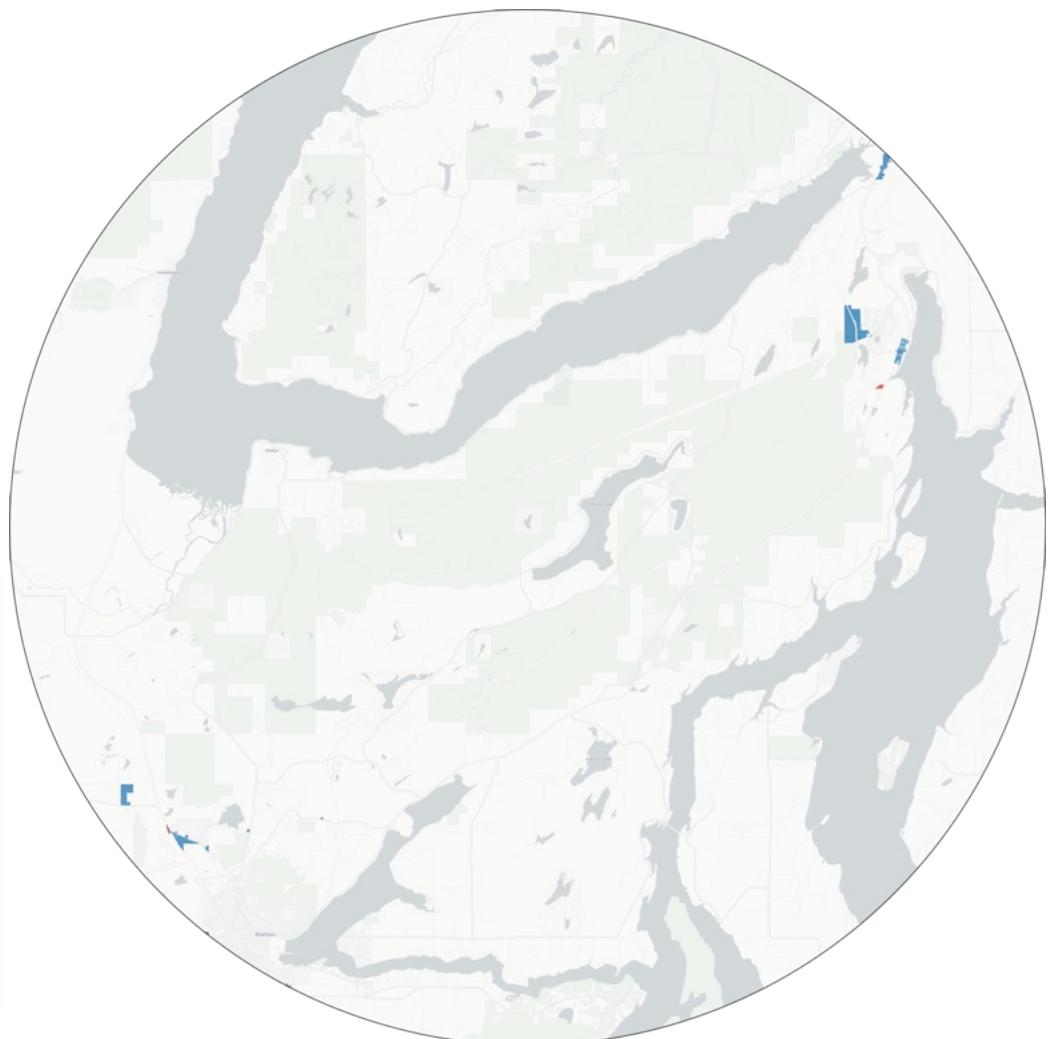


Figure 3: Unincorporated Mason County Map of Parcels by Zoning Type

| 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.

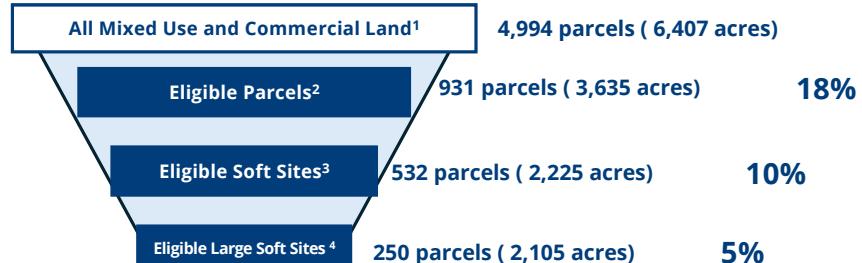
| Zoning Type | GFR Allowed  | GFR Conditional | GFR Prohibited |
|-------------|--------------|-----------------|----------------|
| MX-RA       | 4,063<br>95% | 211<br>5%       | 0<br>0%        |
| MX-RC       | 0<br>0%      | 0<br>0%         | 0<br>0%        |
| MX-RX       | 0<br>0%      | 0<br>0%         | 0<br>0%        |
| C-RA        | 0<br>0%      | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%      | 461<br>100%     | 0<br>0%        |
| C-RX        | 0<br>0%      | 0<br>0%         | 259<br>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”.

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.

## JURISDICTION

# UNINCORPORATED PIERCE COUNTY

Figure 2: Parcel “Funnel” based on Development Feasibility

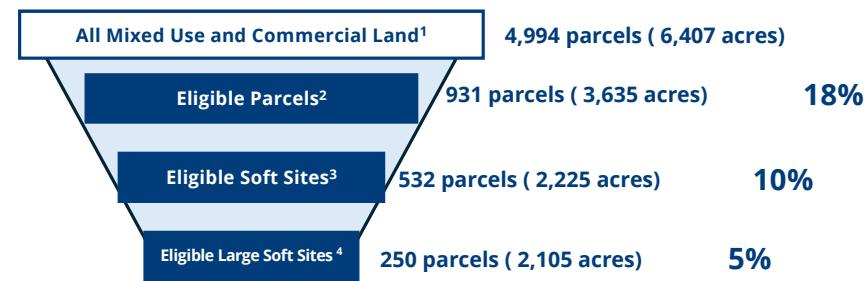
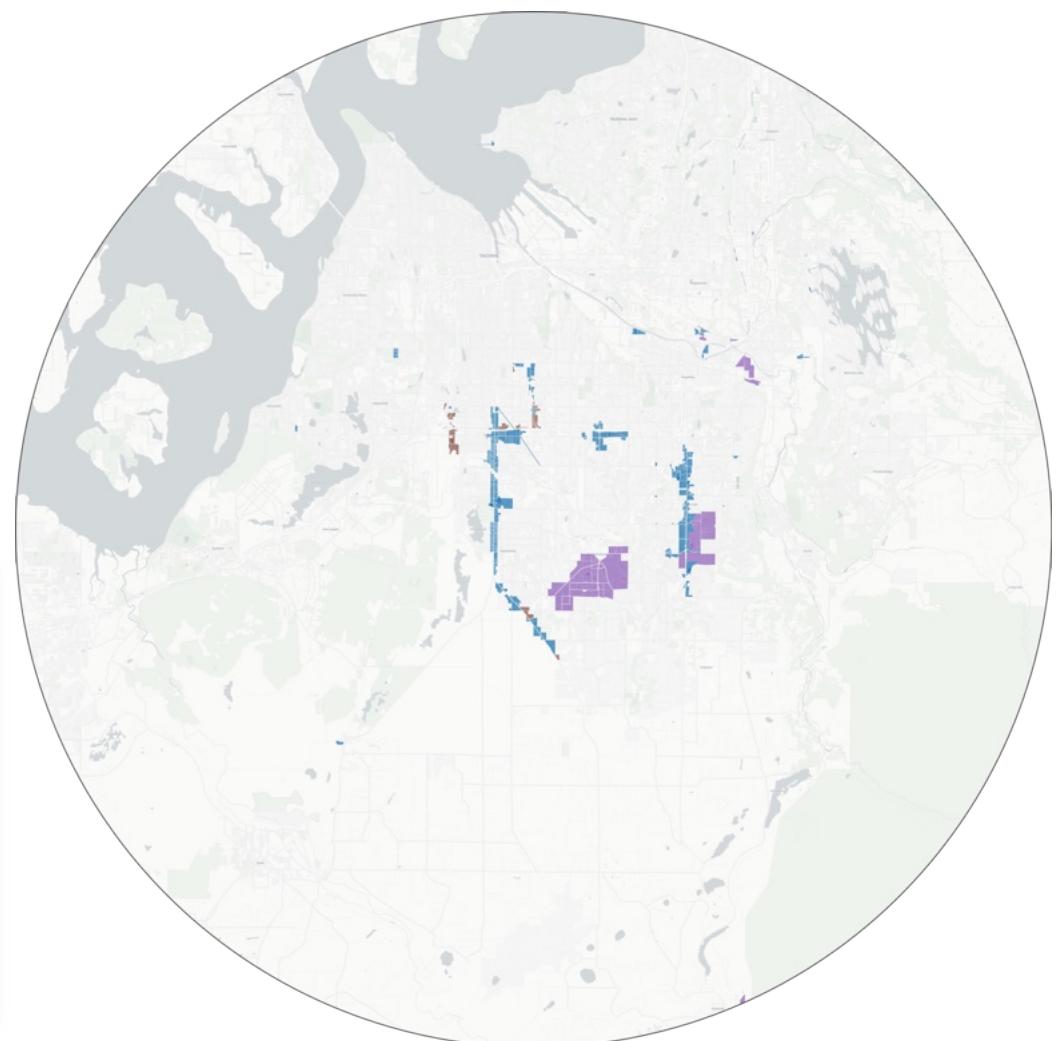


Figure 3: Unincorporated Pierce County Map of Parcels by Zoning Type

| 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         | TOD Parcels Impacted by HB 1491      | 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.

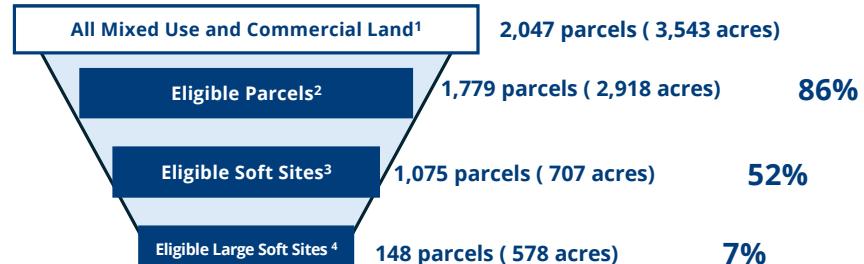
| Zoning Type | GFR Allowed | GFR Conditional | GFR Prohibited |
|-------------|-------------|-----------------|----------------|
| MX-RA       | 268<br>43%  | 353<br>57%      | 0<br>0%        |
| MX-RC       | 0<br>0%     | 1,266<br>100%   | 0<br>0%        |
| MX-RX       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RA        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%     | 160<br>100%     | 0<br>0%        |
| C-RX        | 0<br>0%     | 0<br>0%         | 0<br>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”.

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.

JURISDICTION

## UNINCORPORATED SNOHOMISH COUNTY

Figure 2: Parcel “Funnel” based on Development Feasibility

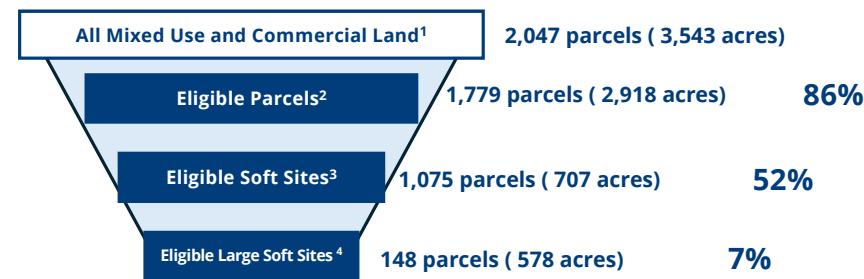
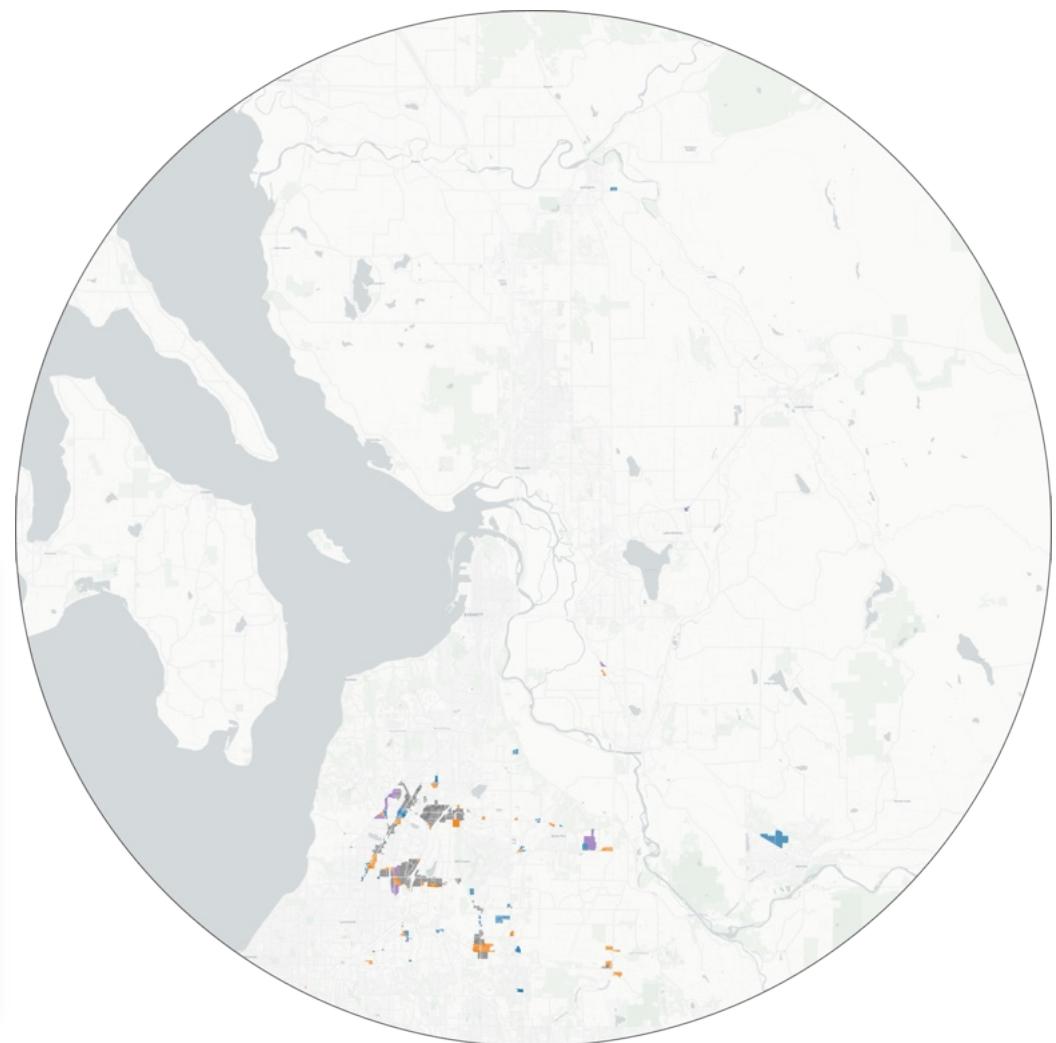


Figure 3: Unincorporated Snohomish County Map of Parcels by Zoning Type

| 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.

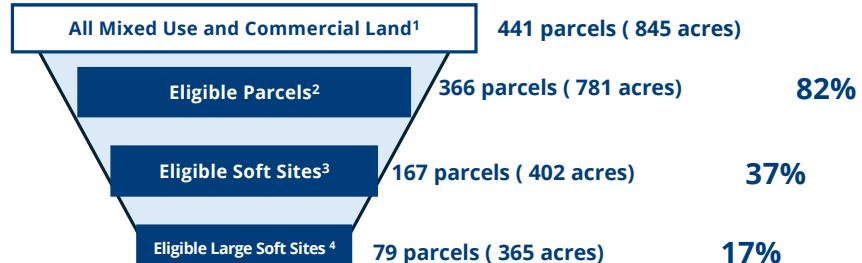
| Zoning Type | GFR Allowed | GFR Conditional | GFR Prohibited |
|-------------|-------------|-----------------|----------------|
| MX-RA       | 75<br>100%  | 0<br>0%         | 0<br>0%        |
| MX-RC       | 0<br>0%     | 366<br>100%     | 0<br>0%        |
| MX-RX       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RA        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RX        | 0<br>0%     | 0<br>0%         | 0<br>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”.

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.

JURISDICTION

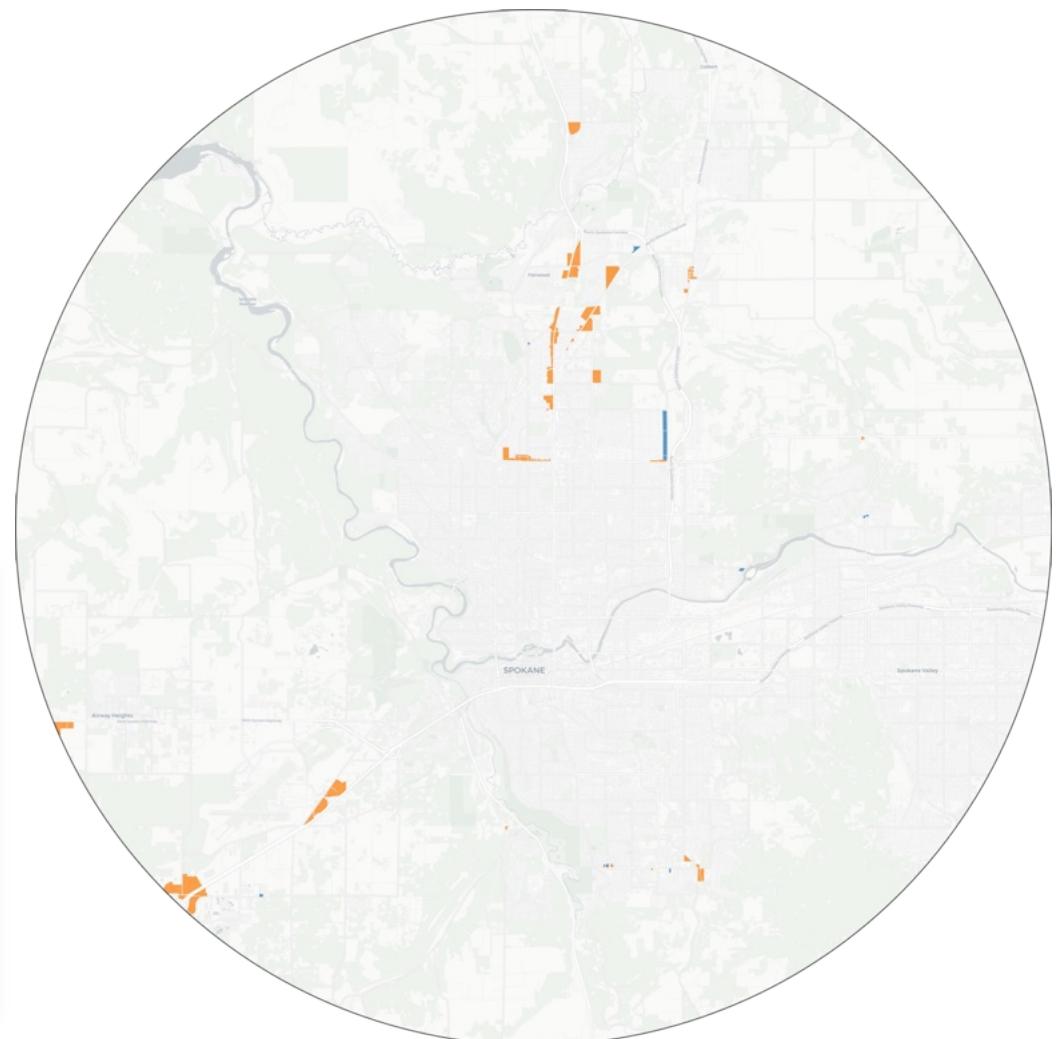
## UNINCORPORATED SPOKANE COUNTY

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<br>100%  | 0<br>0%         | 0<br>0%        |
| MX-RC       | 0<br>0%     | 182<br>100%     | 0<br>0%        |
| MX-RX       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RA        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RX        | 0<br>0%     | 0<br>0%         | 0<br>0%        |

## Key

**MX** Mixed Use

**C** Commercial

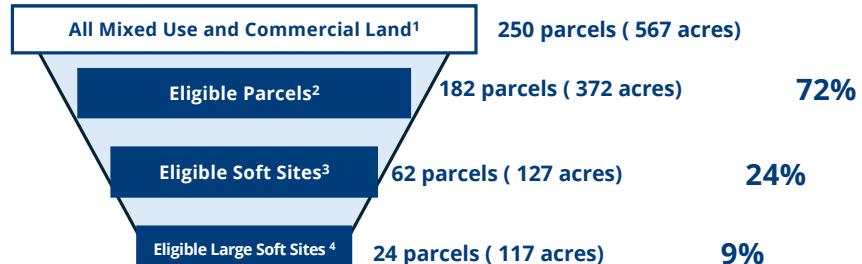
**RA** Residential Allowed

**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”.

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.

## JURISDICTION

# 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.

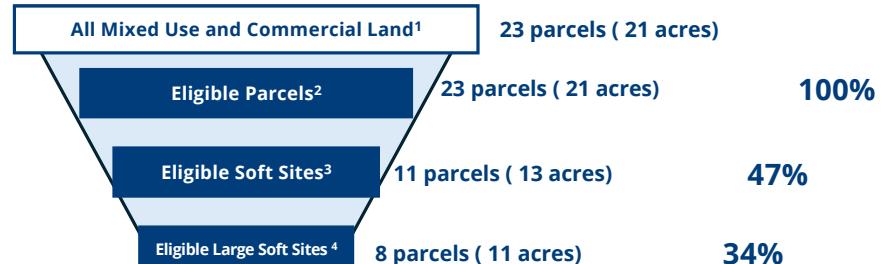
| Zoning Type | GFR Allowed | GFR Conditional | GFR Prohibited |
|-------------|-------------|-----------------|----------------|
| MX-RA       | 0<br>0%     | 23<br>100%      | 0<br>0%        |
| MX-RC       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| MX-RX       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RA        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RX        | 0<br>0%     | 0<br>0%         | 0<br>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”.

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.

## JURISDICTION

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

## JURISDICTION

# UNINCORPORATED WHATCOM COUNTY

## POPULATION

**94,810**

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

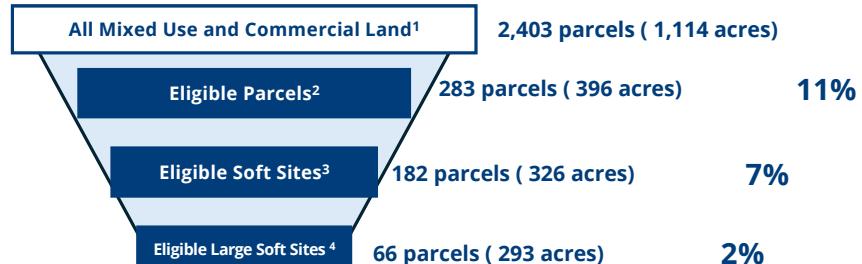
| Zoning Type | GFR Allowed   | GFR Conditional | GFR Prohibited |
|-------------|---------------|-----------------|----------------|
| MX-RA       | 2,120<br>100% | 0<br>0%         | 0<br>0%        |
| MX-RC       | 261<br>100%   | 0<br>0%         | 0<br>0%        |
| MX-RX       | 0<br>0%       | 0<br>0%         | 0<br>0%        |
| C-RA        | 0<br>0%       | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%       | 22<br>100%      | 0<br>0%        |
| C-RX        | 0<br>0%       | 0<br>0%         | 0<br>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”.

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.

## JURISDICTION

# UNINCORPORATED WHATCOM COUNTY

Figure 2: Parcel “Funnel” based on Development Feasibility

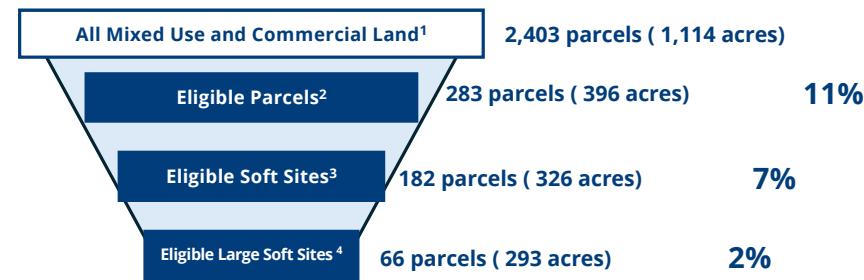


Figure 3: Unincorporated Whatcom County Map of Parcels by Zoning Type

| 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.

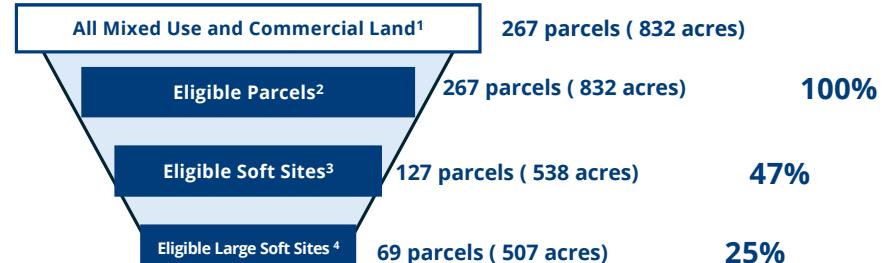
| Zoning Type | GFR Allowed | GFR Conditional | GFR Prohibited |
|-------------|-------------|-----------------|----------------|
| MX-RA       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| MX-RC       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| MX-RX       | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RA        | 0<br>0%     | 0<br>0%         | 0<br>0%        |
| C-RC        | 0<br>0%     | 249<br>93%      | 18<br>7%       |
| C-RX        | 0<br>0%     | 0<br>0%         | 0<br>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”.

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.

JURISDICTION

## UNINCORPORATED YAKIMA COUNTY

Figure 2: Parcel “Funnel” based on Development Feasibility

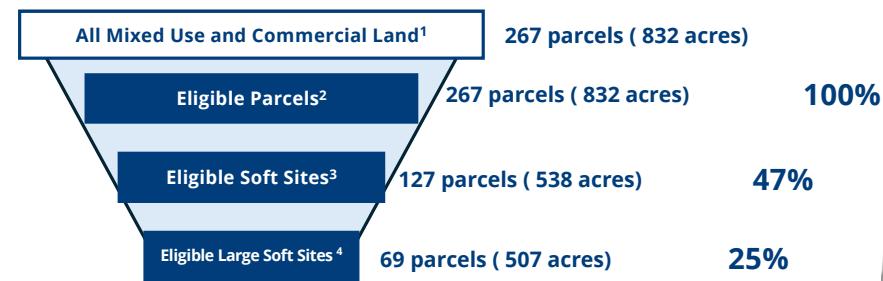


Figure 3: Unincorporated Yakima County Map of Parcels by Zoning Type

| 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            |                 |

