SME Consulting

Mill Creek Annexation Population and Infrastructure

Mill Creek City Council

June 23, 2026

SME Consulting

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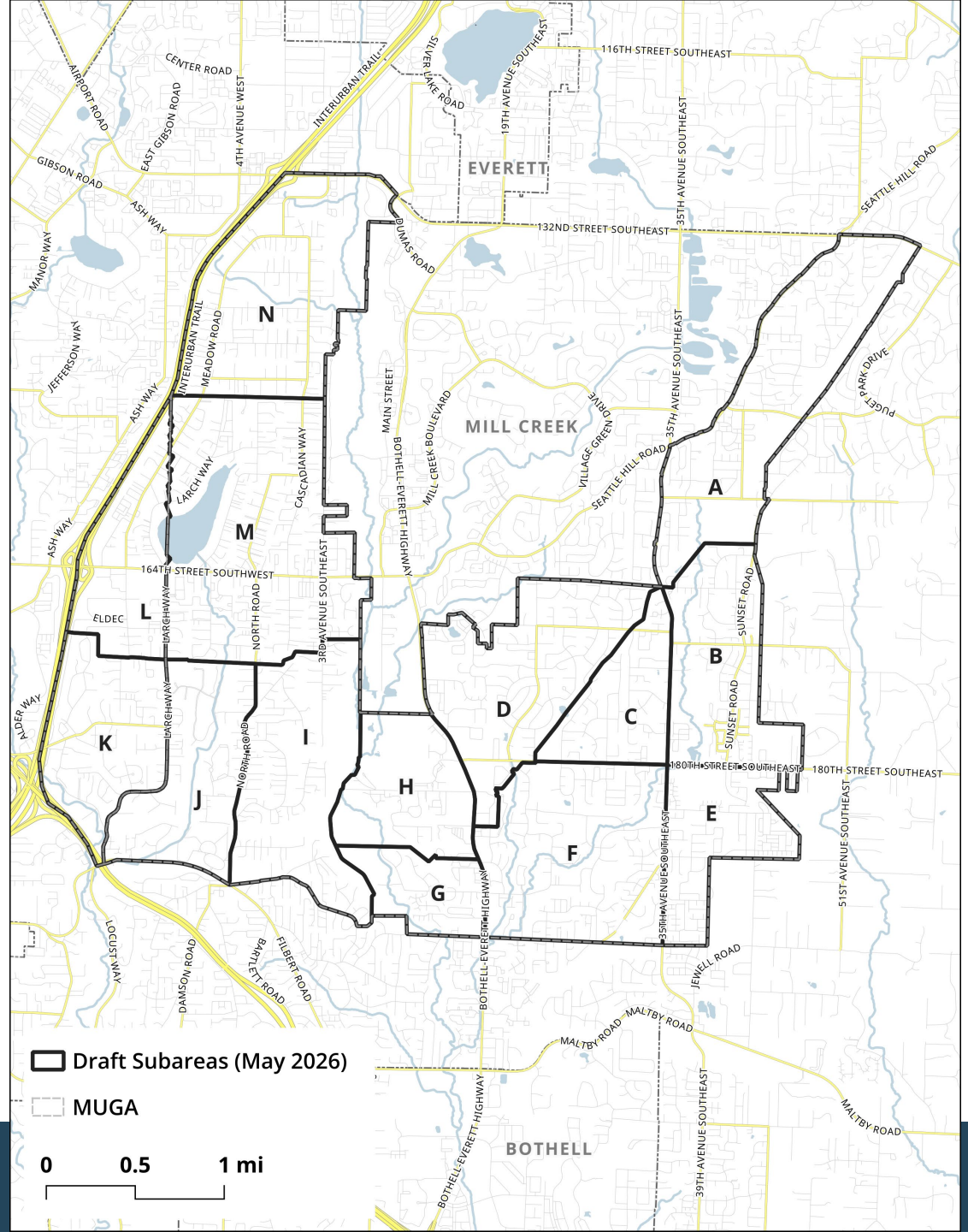
Population and Growth

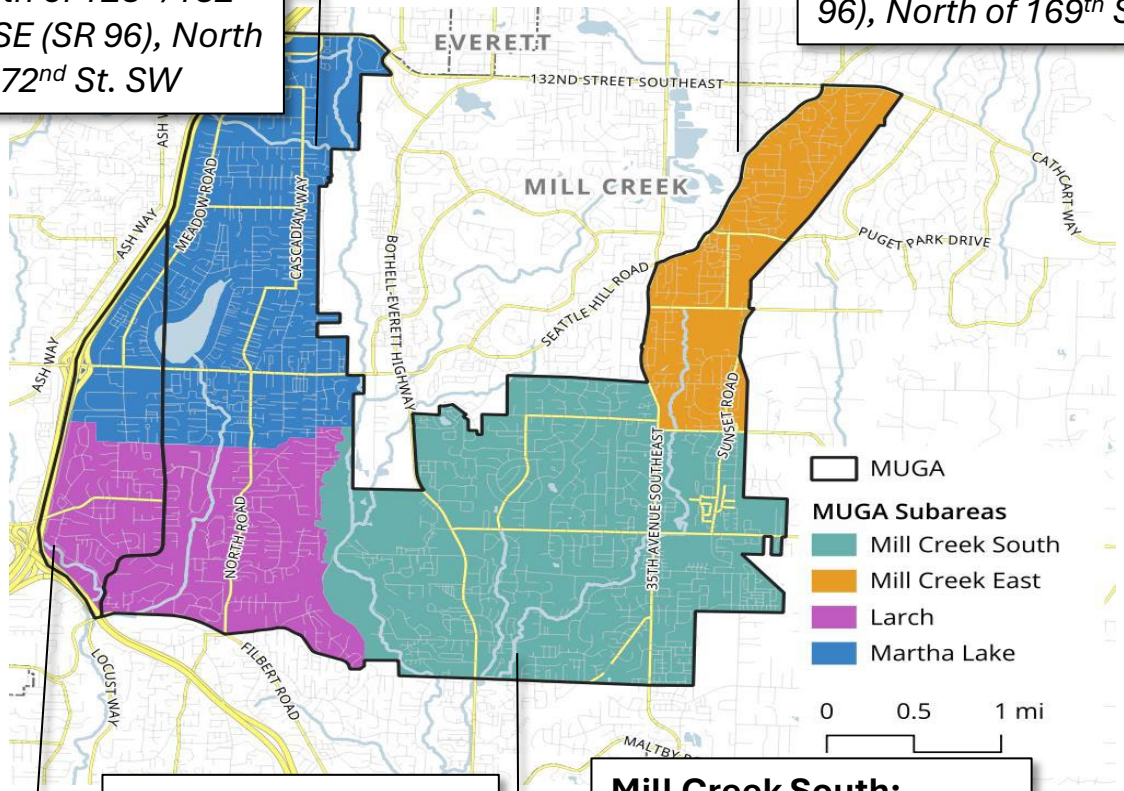


Source: Margaret Raimann June 2026

Population & Population Growth (Reminder from Feb 2026)

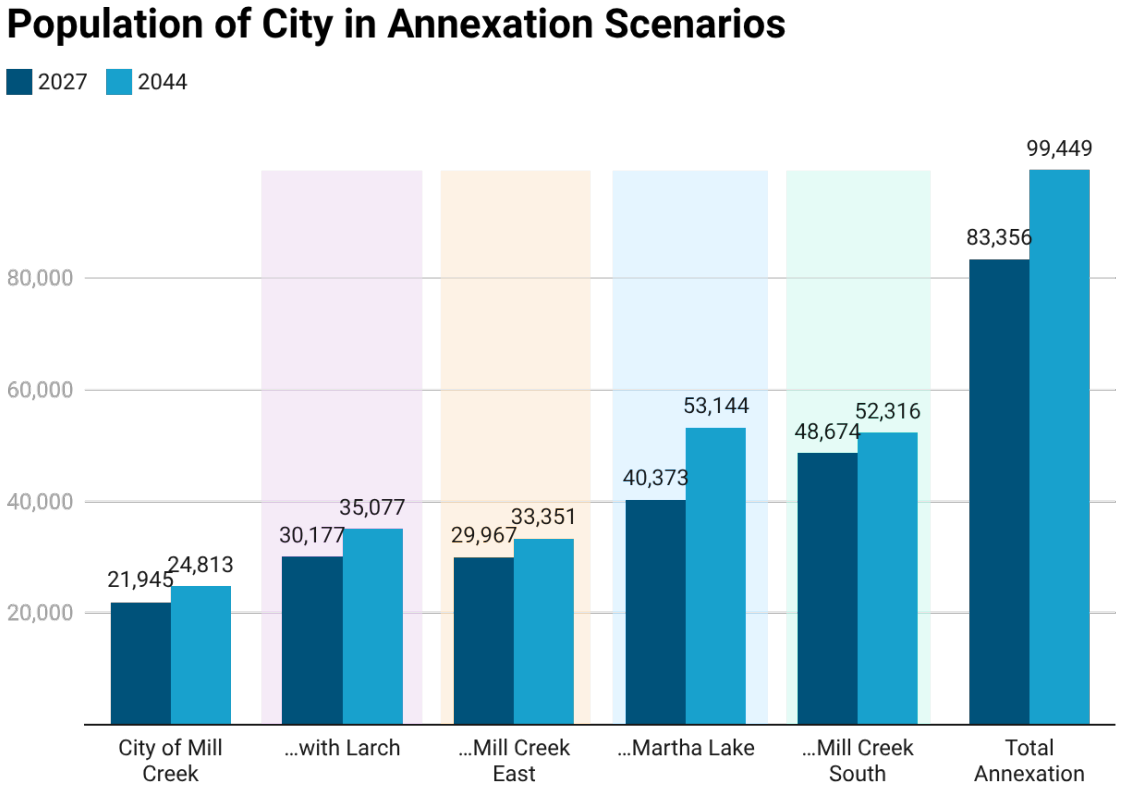
Martha Lake:
South of 128th/132nd St. SE (SR 96), North of 172nd St. SW

Mill Creek East:
South of 132nd St. SE (SR 96), North of 169th St. SE



Larch:
South of 172nd St. SW, North of Filbert Road (SR 524)

Mill Creek South:
South of Mill Creek City Limits, East of North Creek



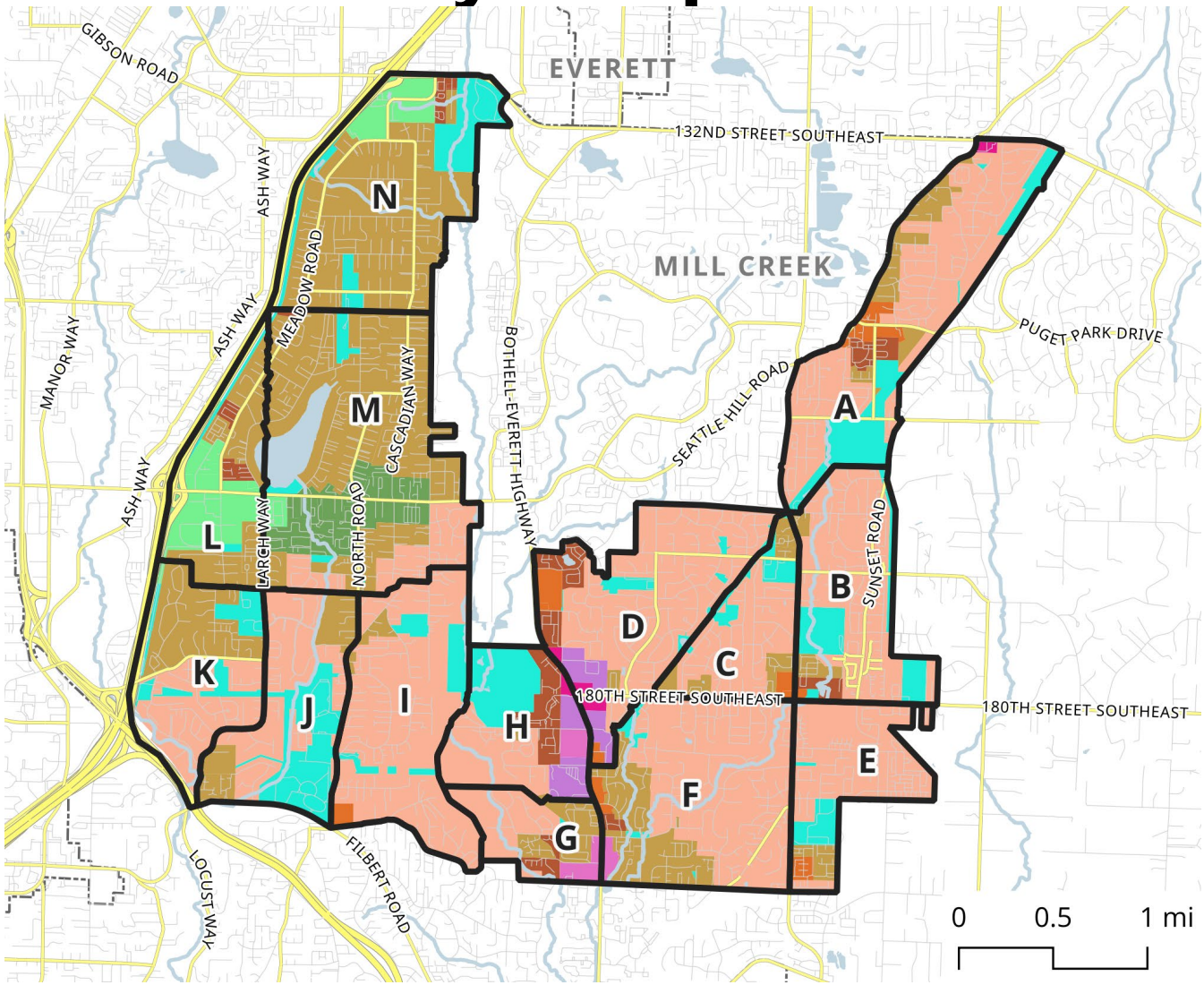
Source: Snohomish County Growth targets, 2024.

Future Land Use, Snohomish County Comprehensive Plan

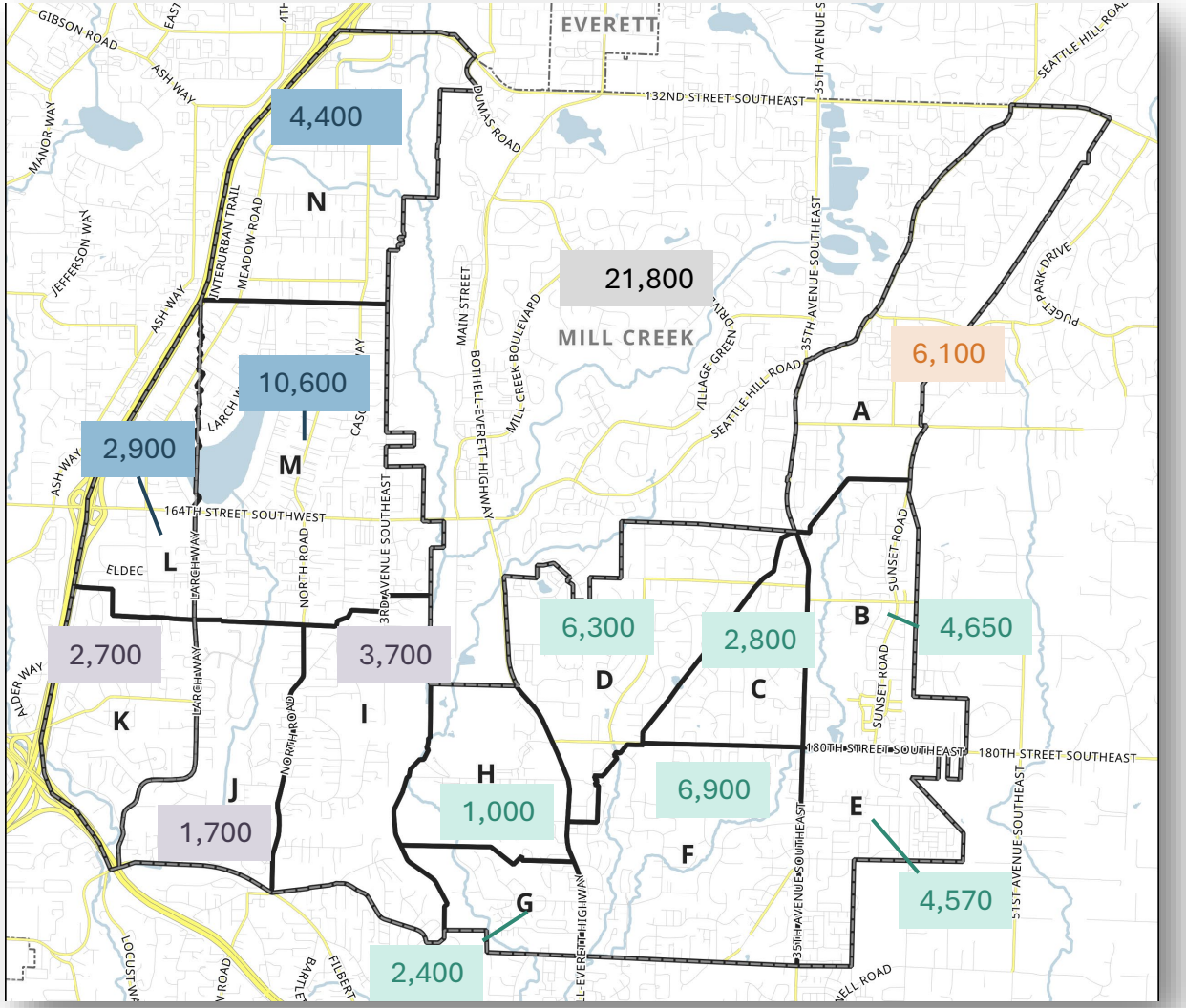
MUGA

Future LU

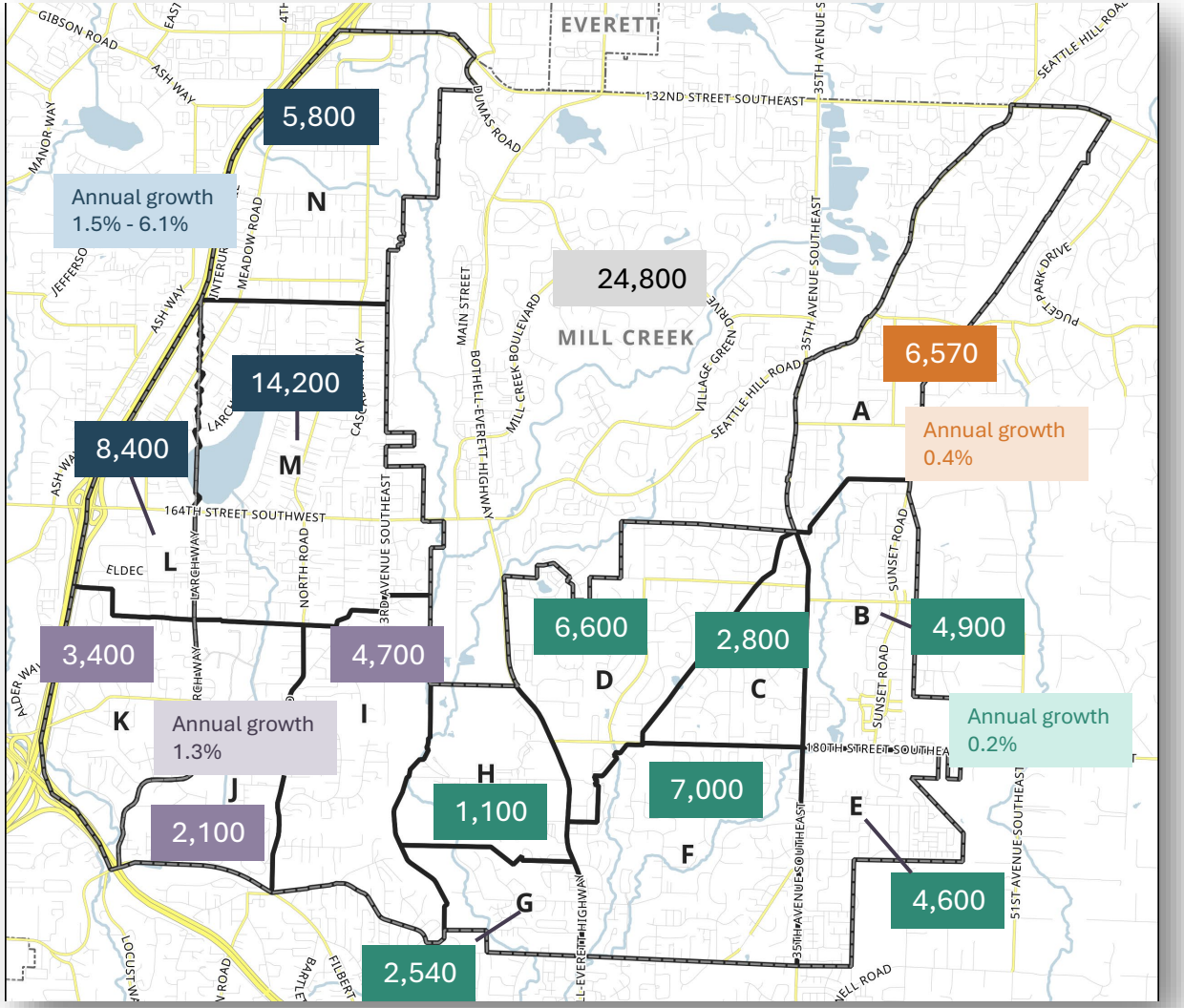
- Clearview Rural Commercial
- Light Rail Community
- Mixed Use Corridor
- Public Institutional Use
- Riverway Commercial Farmland
- Rural Residential (1 DU 5 Acres Basic)
- Urban Center
- Urban Commercial
- Urban High Density Residential
- Urban High Density Residential Urban Industrial (overlapping designations)
- Urban Industrial
- Urban Low Density Residential
- Urban Medium Density Residential
- Urban Village



2026 Estimates

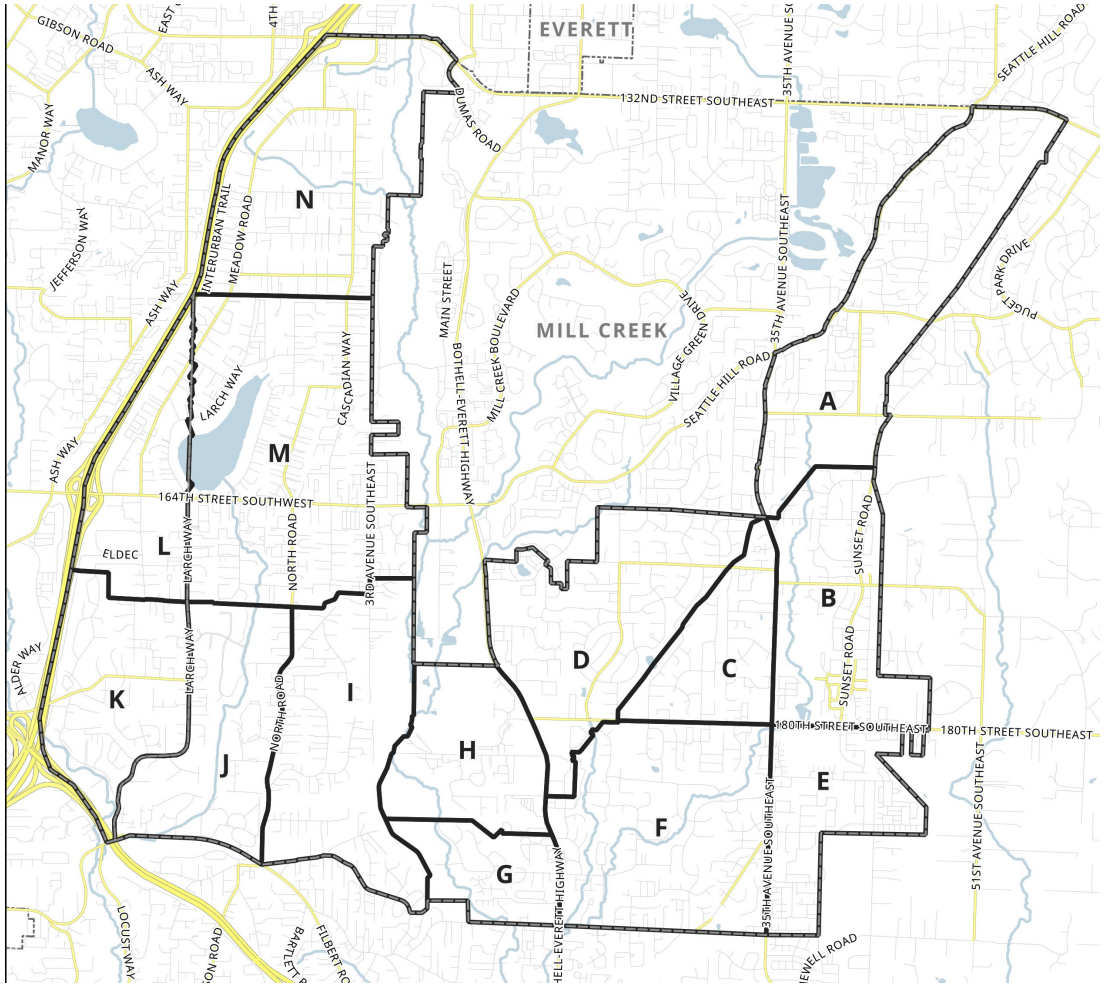


2044 Estimates



Sources: City: Office of Financial Management, SME based on County growth targets. Blocks L and K: Snohomish county. Other blocks: SME based on Snohomish County population and Margaret Raimann parcel analysis of Snohomish County Assessor. Detailed numbers with growth rates are in the appendix of this presentation.

Staging Scenario 1: Part of Mill Creek South



Population Estimates:

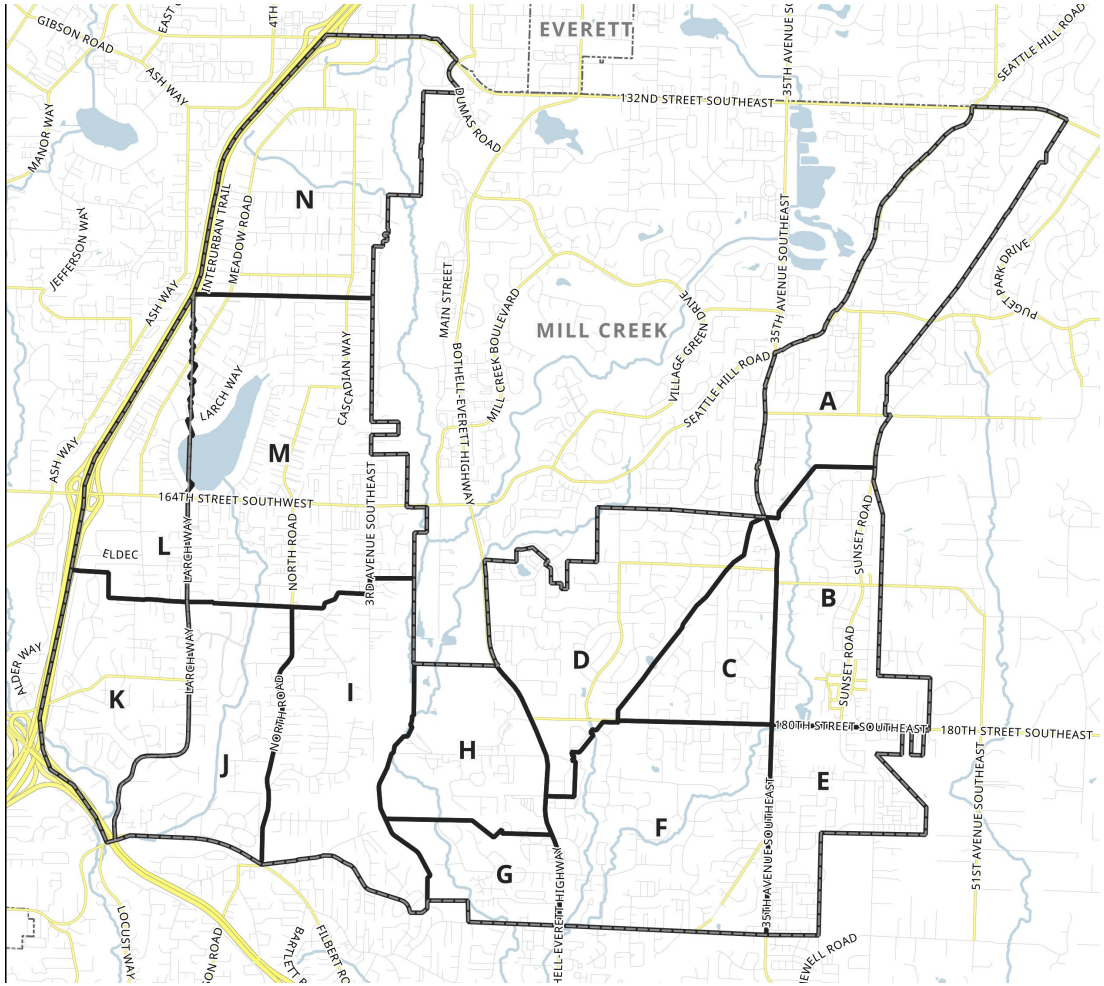
- 2026 population: 10,070, about a 46% increase over City
- 2044 population: 10,400

Land use: Urban center with significant concentration of retail and mixed-use property and high-density residential.

Transportation: Two segments of roads in D and H that are identified as “poor” pavement condition. One major transportation project on boundary (180th St. improvements).

Surface Water & Parks: Some unknown status fish passage barriers. North Creek Park is located in H.

Staging Scenario 2: Part of Mill Creek South + East



Population Estimates:

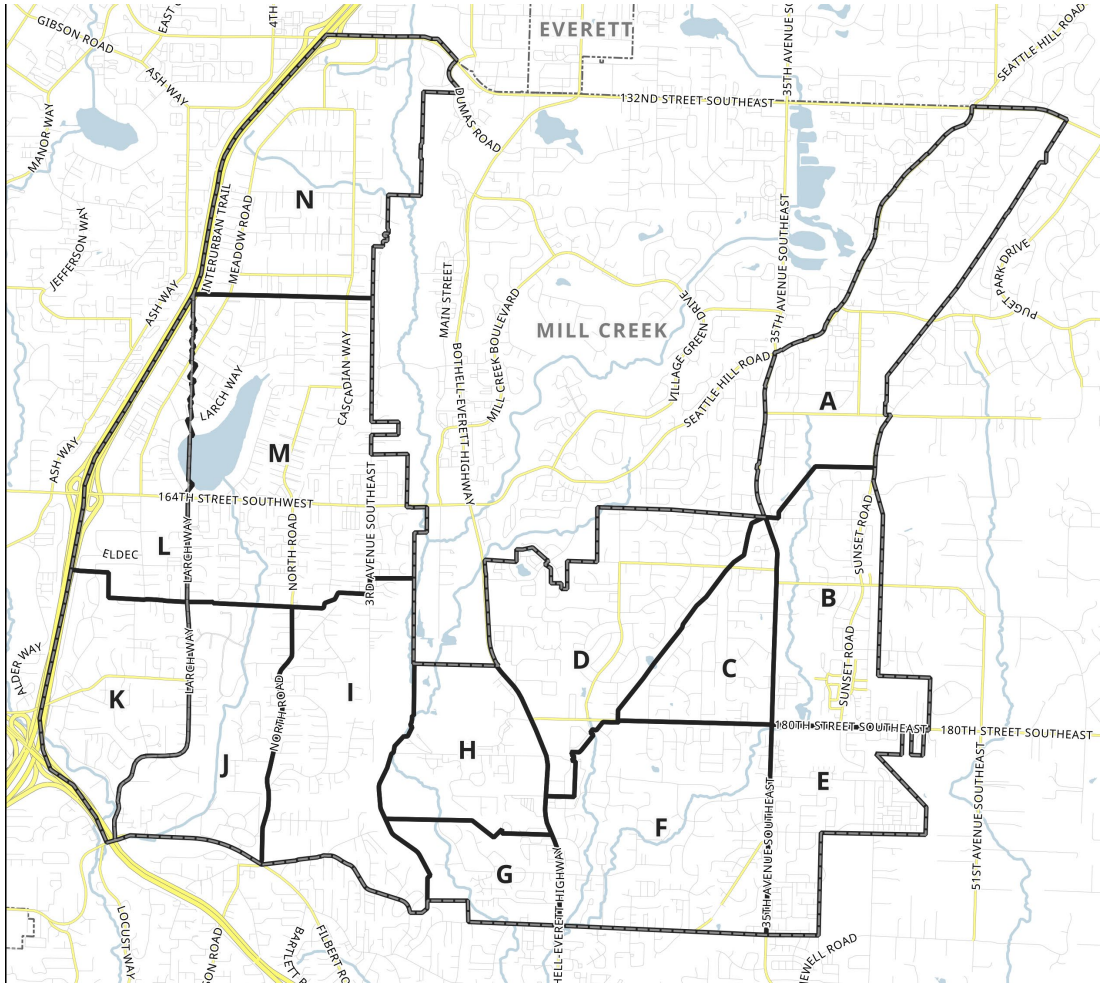
- 2026 population: 20,800, about a 95% increase over City
- 2044 population: 21,852

Land use: Mill Creek East is primarily single family residential.

Transportation: Two segments of roads in A that are identified as “poor” or “serious” pavement condition. No transportation or surface water projects identified.

Surface Water, Parks: North Creek and Tambark Parks. Some unknown status fish passage barriers.

Staging Scenario 3: Part of Mill Creek South + West



Population Estimates

- 2026 population: 23,576, about a 108% increase over City
- 2044 population: 32,975

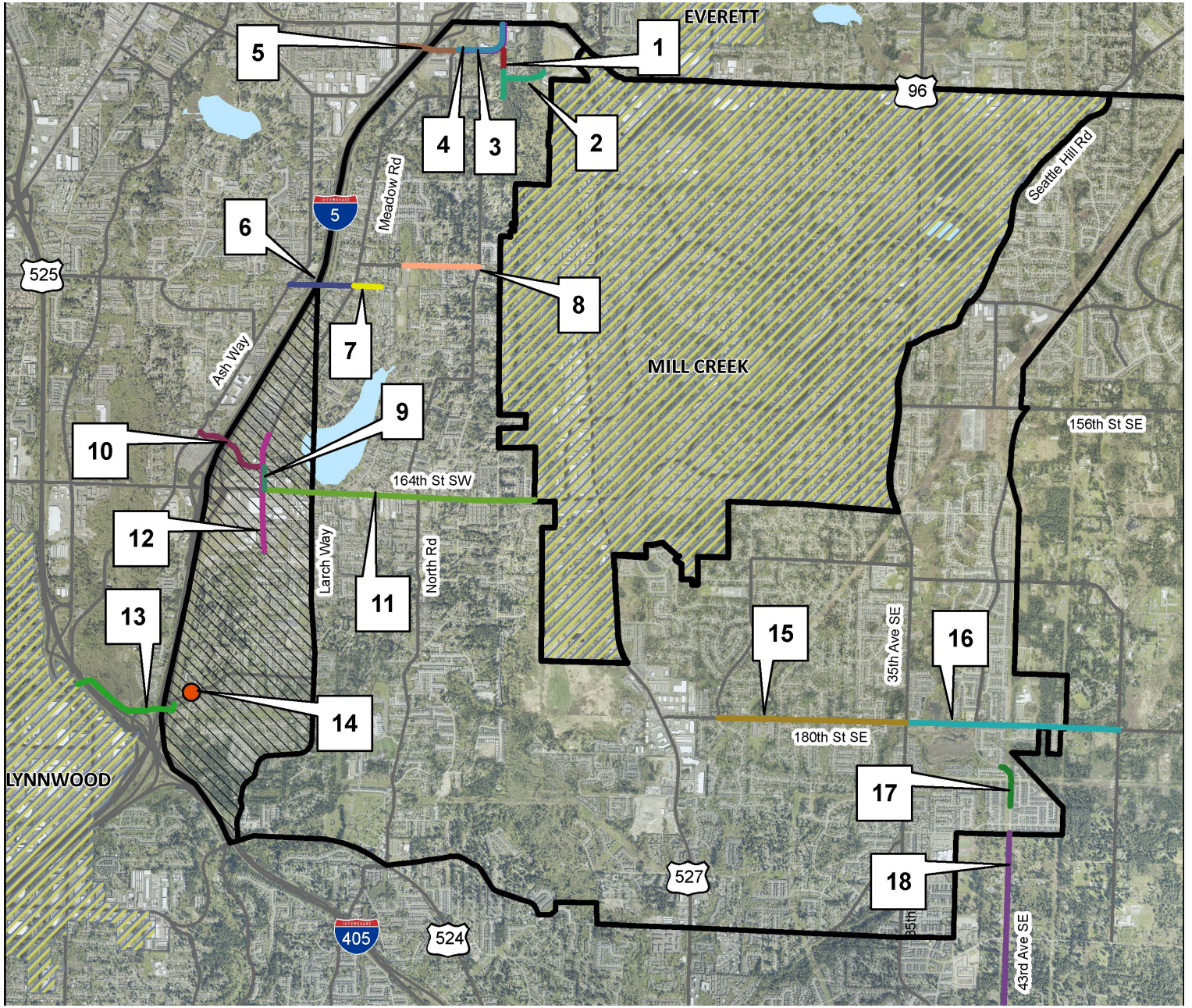
Land Use: High density residential and significant mixed-use and retail presence centered around light rail extension.

Block L -- the Martha Lake portion of the "Larch Way Overlap" -- is the highest growth portion of the MUGA, targeted by the County for growth of over 5,800 in population between 2024 and 2044 (about 6.1% growth per year).

Transportation: Multiple major transportation projects around 164th St. / Ash Way direct access.

Surface Water & Parks: Martha Lake, part of Martha Lake Airport. At least two surface water projects and many unknown status fish passage barriers.

Capital Infrastructure: Transportation



Source: Snohomish County Transportation Element

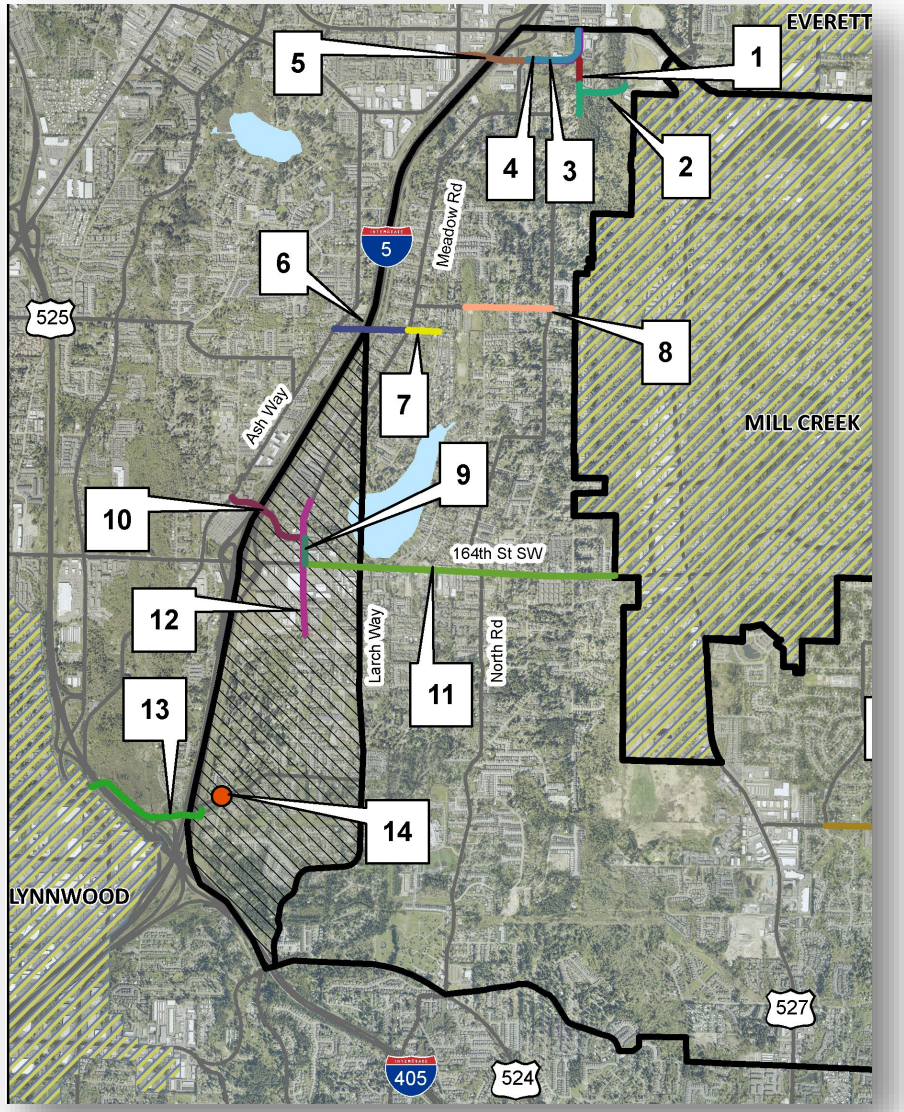
Capital Infrastructure Overview: Transportation Capital Projects WEST

Recommended projects from County's Comprehensive Plan Transportation Element, Martha Lake and Larch.

These costs do not represent potential costs to the City under annexation scenario.

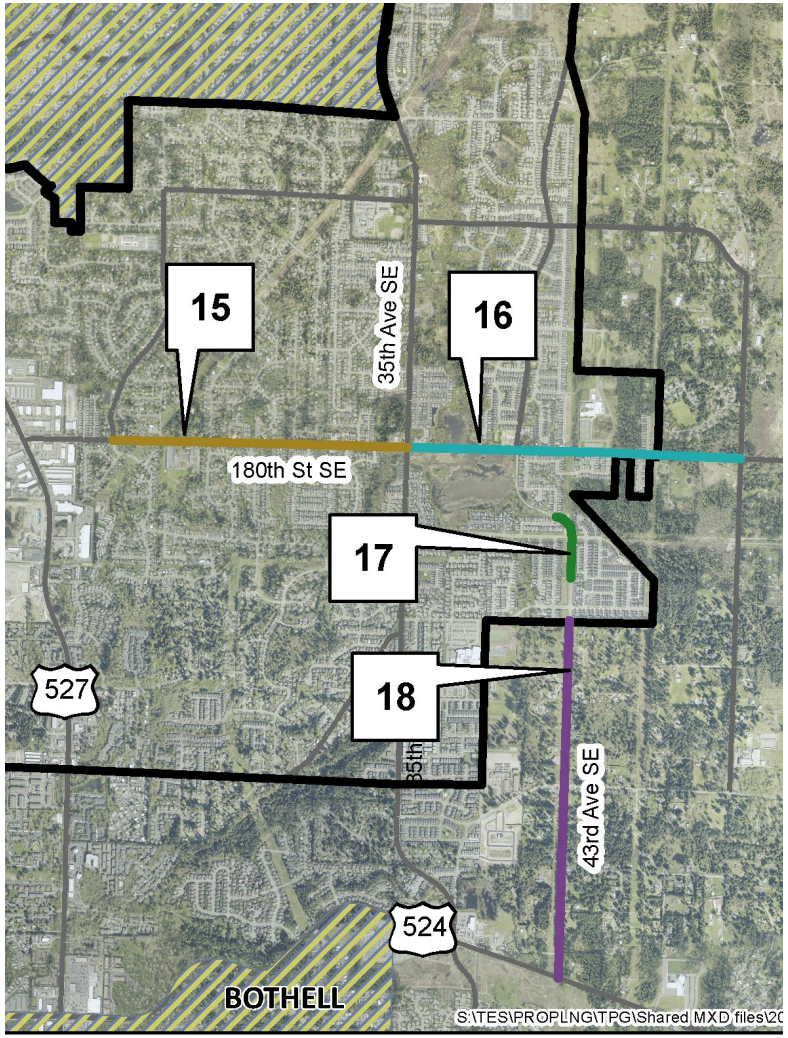
1. Large projects are funded by state, federal, or other grant funding
2. Some portion of costs are incurred outside of potential annexation area.
3. Projects are based on County planning efforts.

Transportation Element Projects in Mill Creek Annexation areas		
ID#	Project	Comprehensive Plan Level Cost Estimates (Year of expenditure)
	Martha Lake	
1	3rd Ave SE Greenway	minimal cost
2	McCollum Park Connector Trail	$1,510,000
3	130th & 3rd BAT Lanes	$500,000
4	Interurban Trail - 130th St/3rd Ave	$2,830,000
5*	130th St SW I-5 Overcrossing	$92,200,000
6*	148th St SW I-5 Overcrossing	$110,000,000
7	148th St SW Trail	$110,000
8	146th St SE Ped Improvements	$7,245,000
9	Meadow Rd BAT Lanes	$10,200,000
10*	Ash Way Direct Access I-5 Overcrossing**	$98,100,000
11	164th St BAT Lanes & Trail (Meadow Rd to Mill Creek C/L)	$40,600,000
	Larch	
12	Interurban Trail - 13th Ave W/Meadow Rd	$1,800,000
13	Interuban Trail - Maple Rd & Ped bridge over I-5	$9,110,000
14	Maple Rd / Butternut Rd Intersection	$3,150,000



Source: Snohomish County Transportation Element; project detail in appendix of this presentation.

Capital Infrastructure Overview: Transportation Capital Projects SOUTH



Recommended projects from County's Comprehensive Plan Transportation Element, Mill Creek South.

These costs do not represent potential costs to the City under annexation scenario.

1. Large projects are funded by state, federal, or other grant funding
2. Some portion of costs are incurred outside of potential annexation area.
3. Projects are based on County planning efforts.

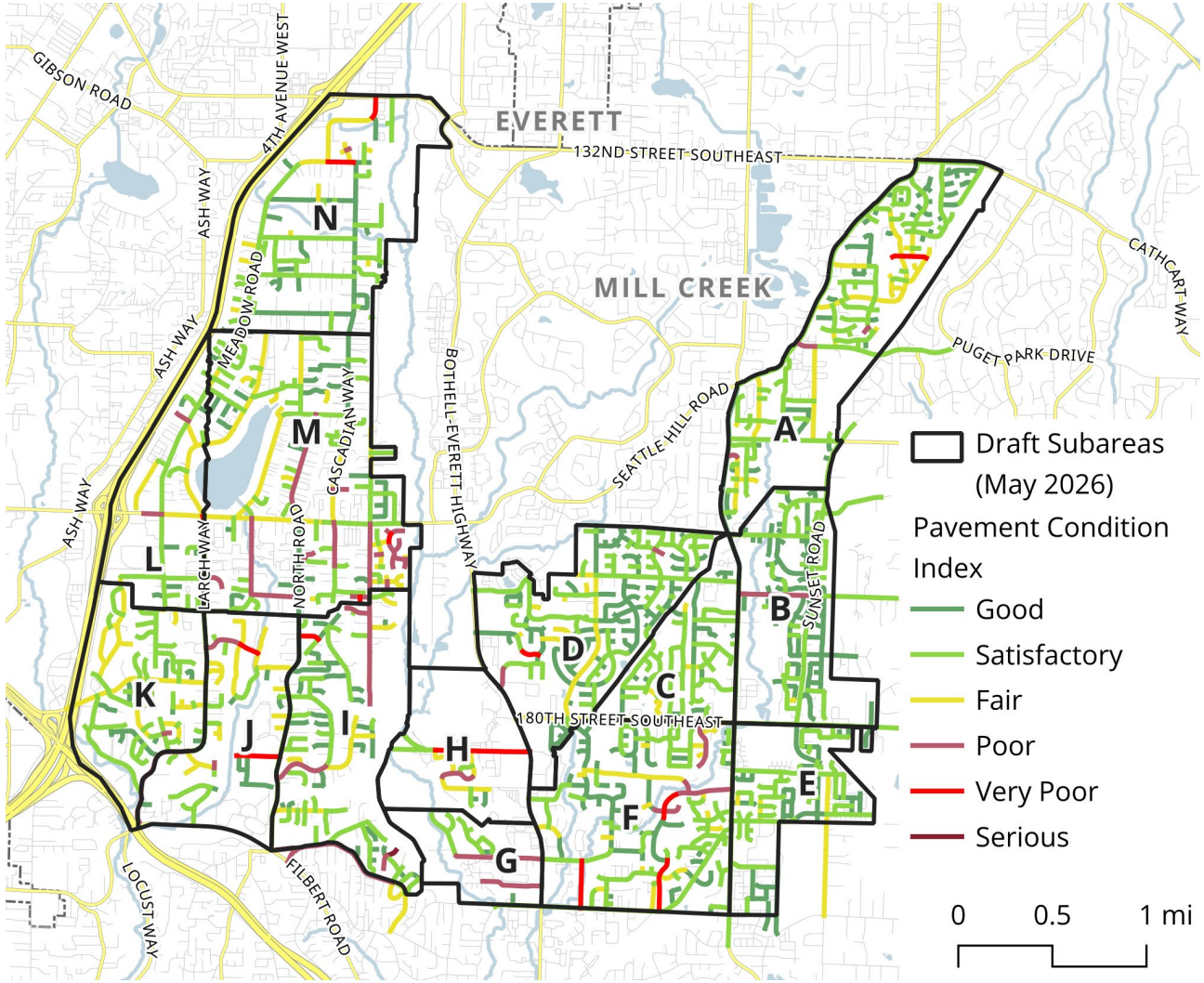
Mill Creek South		
15	180th St SE (Brook Blvd to 35th Ave SE)	$14,435,000
16	180th St SE (35th Ave SE to 51st Ave SE)	$15,010,000
17	43rd Ave SE (SR 524 to 188th Pl SE)	$15,510,000
18	43rd Ave SE (188th St SE to 180th St SE) & Intersection 180th St SE & Sunset Rd	$4,610,000

Source: Snohomish County Transportation Element; project detail in appendix of this presentation.

Capital Infrastructure: Pavement Conditions

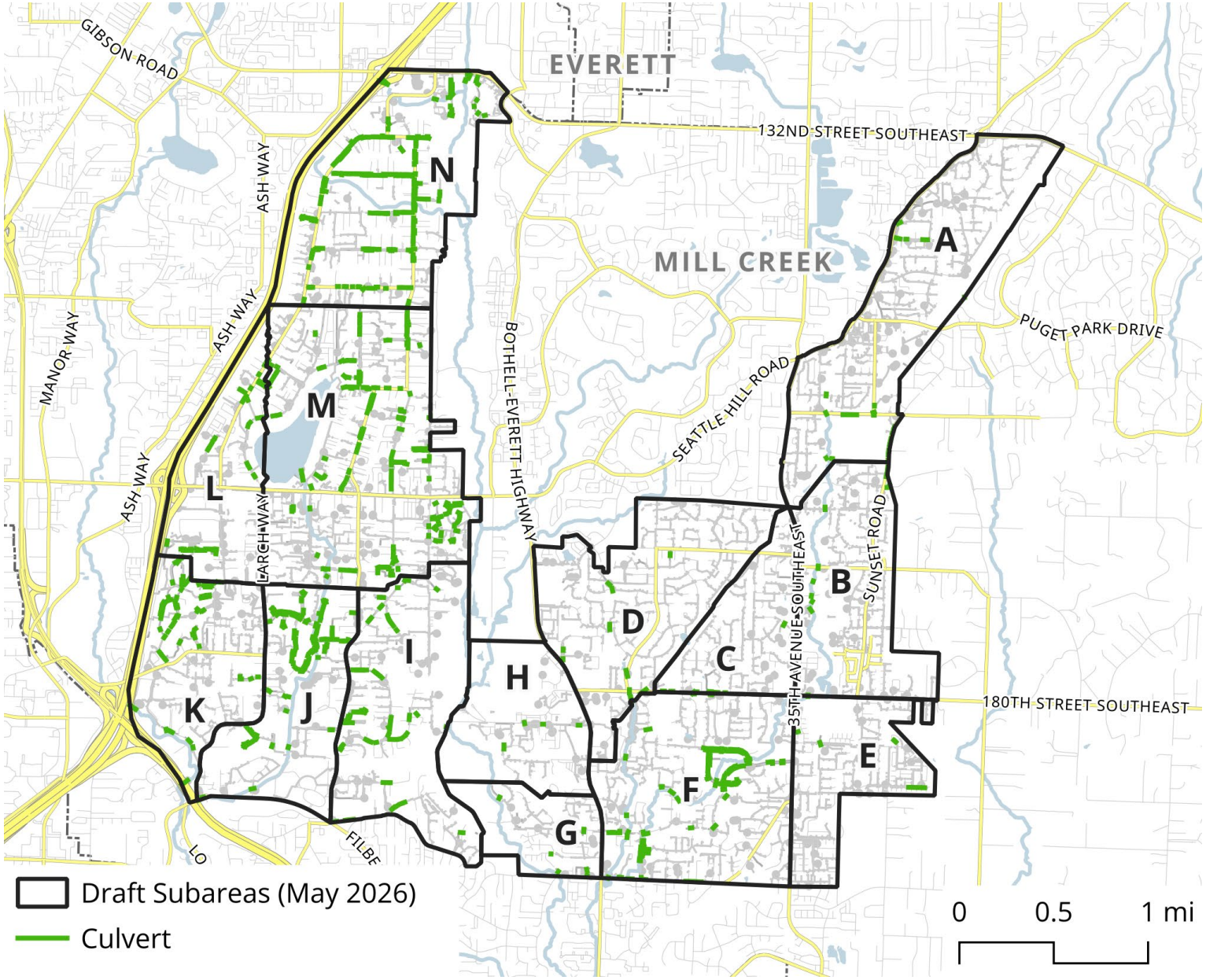
Pavement conditions are generally satisfactory or good.

PCI RANGE	Typical Repair Strategy
86-100	PREVENTIVE MAINTENANCE
71-85	
56-70	REHABILITATION
41-55	
26-40	RECONSTRUCTION
11-25	
0-10	



Source: PCI Range, MI DOT. Map, Margaret Raimann based on Snohomish County data. About $7 million/year in road repaving and sidewalk maintenance was identified in February 2026.

Capital Infrastructure: Surface Water Facilities



Source: Snohomish County, Margaret Raimann

Capital Infrastructure: Surface Water Infrastructure

County did not identify any areas of concern.

County is required to address infrastructure and facility complaints within one year under terms of its stormwater permit. Average of 20 complaints per year in the full MUGA.

Capital projects:

- Martha Lake West Inlet Facility Block L*
- 6th Ave West Drainage Improvement Block M
- Meadow Road culvert replacement in Block N (on hold)

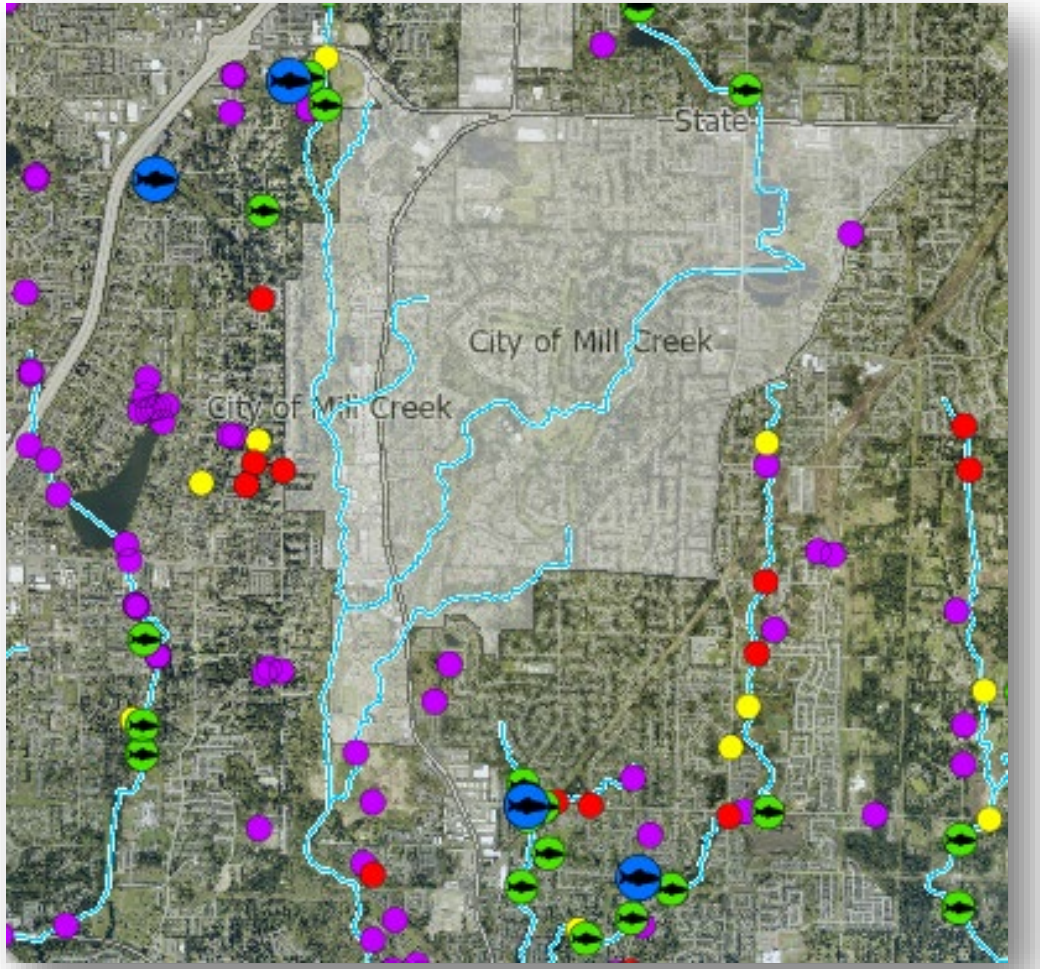
**Capital costs of $3.2M or about $0.6M/year were included in the surface water model presented in February 2026.*

Capital Infrastructure: Surface Water Culverts

Culvert Replacement

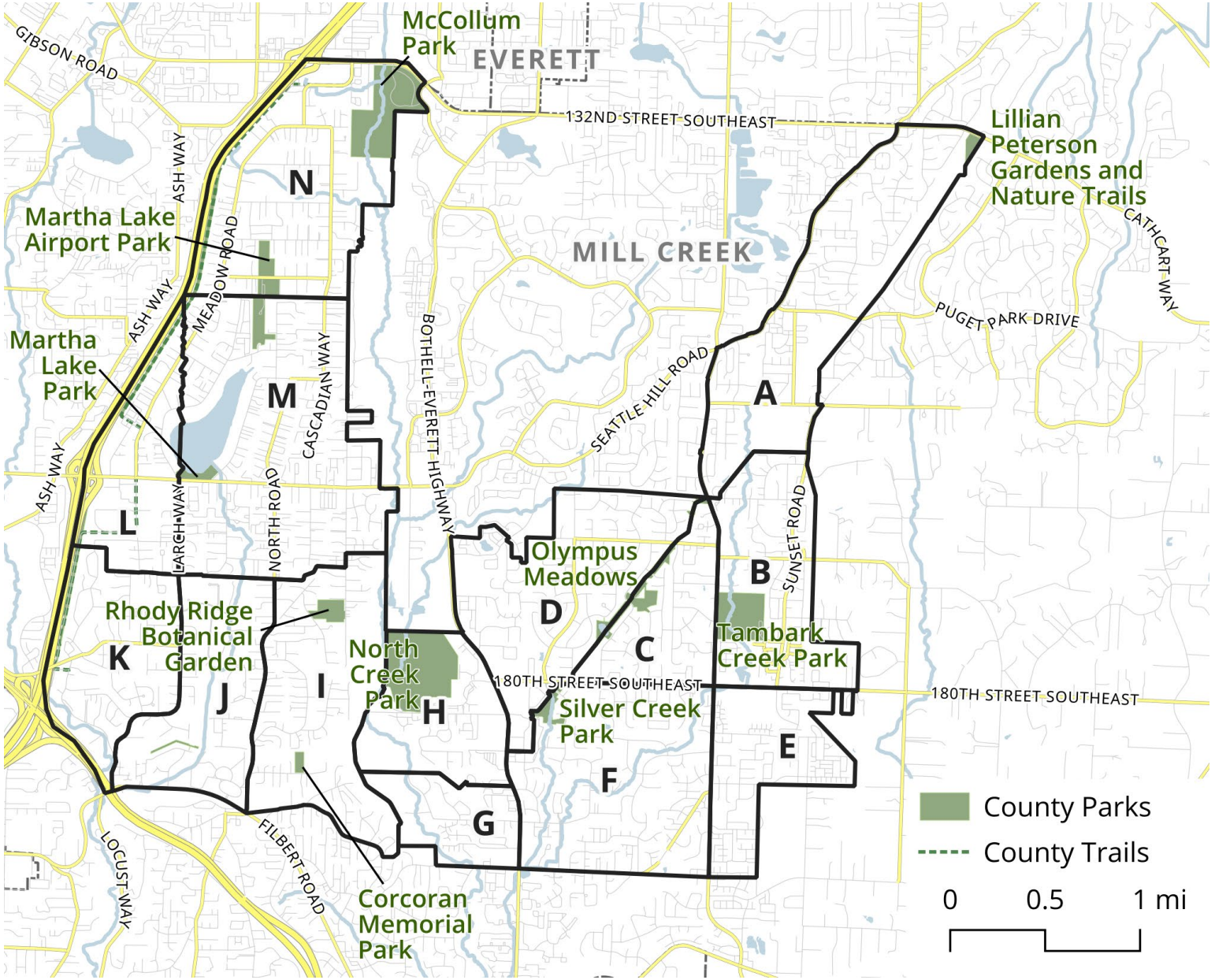
There are 14 known culverts with partial blockages and an additional 38 culverts of unknown status. Replacement costs ~$3M / culvert. Total estimated cost of all culverts in MUGA is $161.5M* **if all need to eventually be replaced.**

Interactive Map of County-Owned Fish Culverts



**Capital costs of $161.2M or about $9M/year were included in the surface water model presented in February 2026. Map: Snohomish County.*

Capital Infrastructure: County Parks



Source: Snohomish County, Margaret Raimann

Parks Improvements and Projects

County did not identify any future major capital projects in park facilities, other than the ongoing considerations related to McCollum Park (landfill; proposed Food and Farming Center). Parks are described as in fair or good condition. Detail on County parks are in the appendix.

There are many potential future potential improvements identified in the Parks Element of the County's 2024-2044 Comprehensive Plan, summarized below. Cost information is not available for most projects.

- **Martha Lake:** access, boardwalk, and park circulation improvements.
- **Tambark Creek:** boardwalk safety and accessibility improvements.
- **North Creek Park and Trail:** trail upgrades, boardwalk improvements, and regional connectivity enhancements.
- **Other Urban Trails:** wayfinding, placemaking, transit connections, and user amenities.

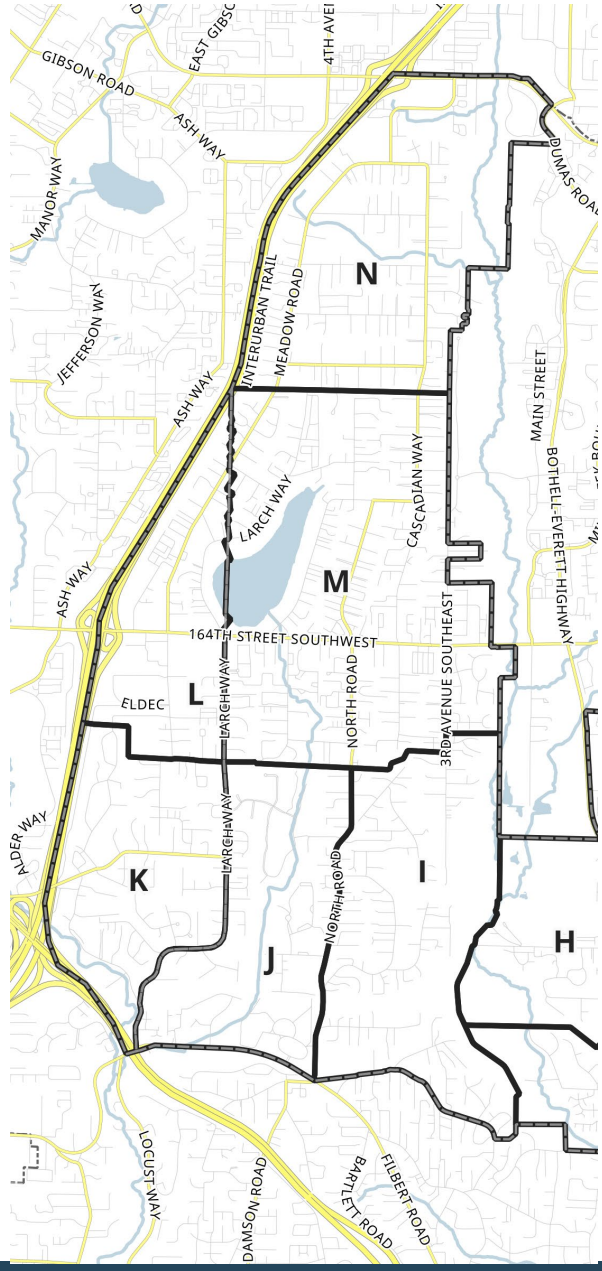
APPENDIX

Population: WEST

The 2026 population of the City of Mill Creek is **21,787** and in 2044, the population is projected to be **24,813.**

Area	Subarea	2026 Population	2044 Population	*Assumed annual % growth*
Martha Lake	L	2,881	8,406	*6.1%*
	M	10,621	14,162	*1.6%*
	N	4,369	5,764	*1.6%*
Larch	I	3,667	4,727	*1.2%*
	J	1,721	2,145	*1.4%*
	K	2,738	3,392	*1.2%*

Sources: City: Office of Financial Management, SME based on County growth targets. Blocks L and K: Snohomish County growth targets. Other blocks: SME based on Snohomish County growth targets; Margaret Raimann parcel analysis of Snohomish County Assessor and future land use analysis.

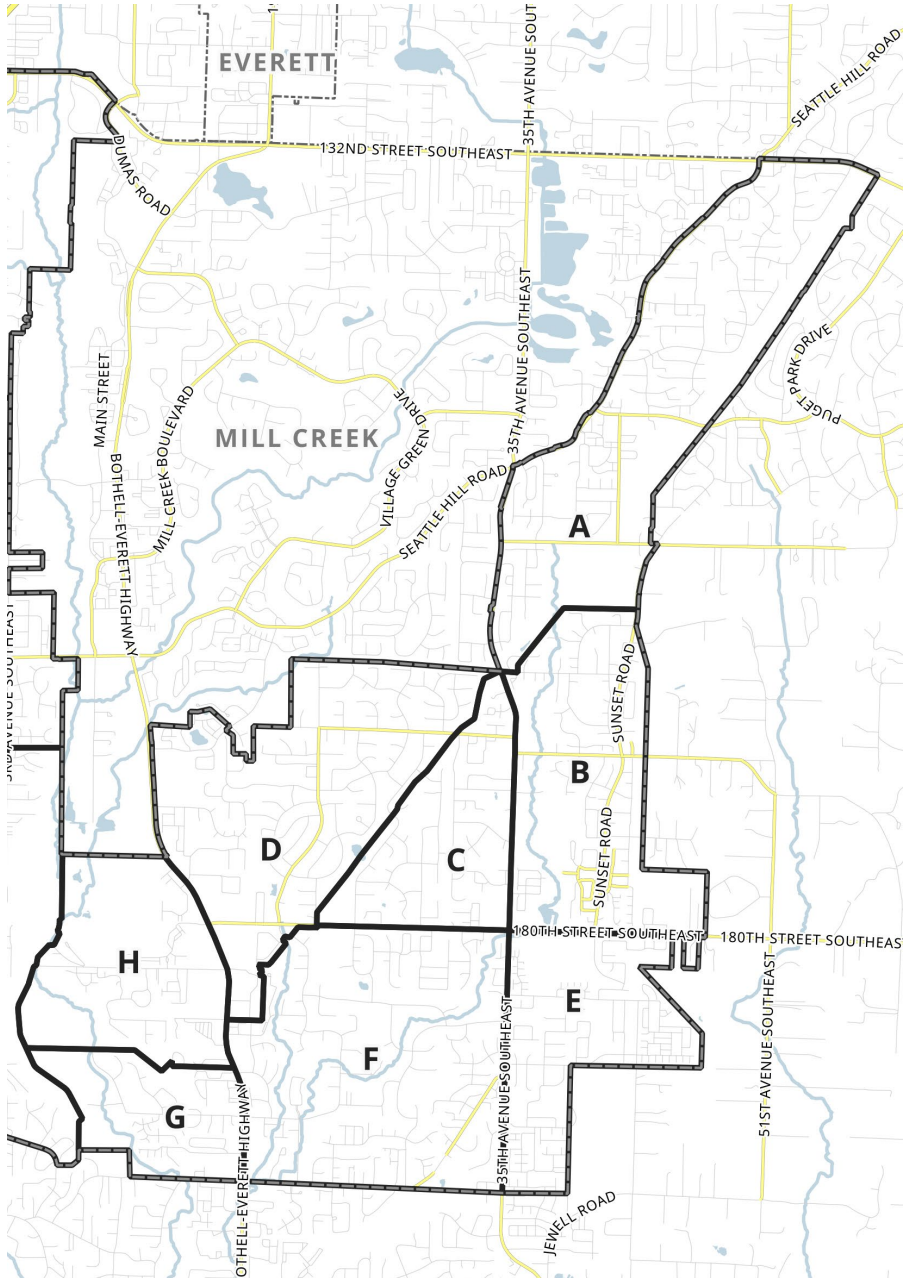


Population: SOUTH & EAST

The 2026 population of the City of Mill Creek is **21,787** and in 2044, the population is projected to be **24,813.**

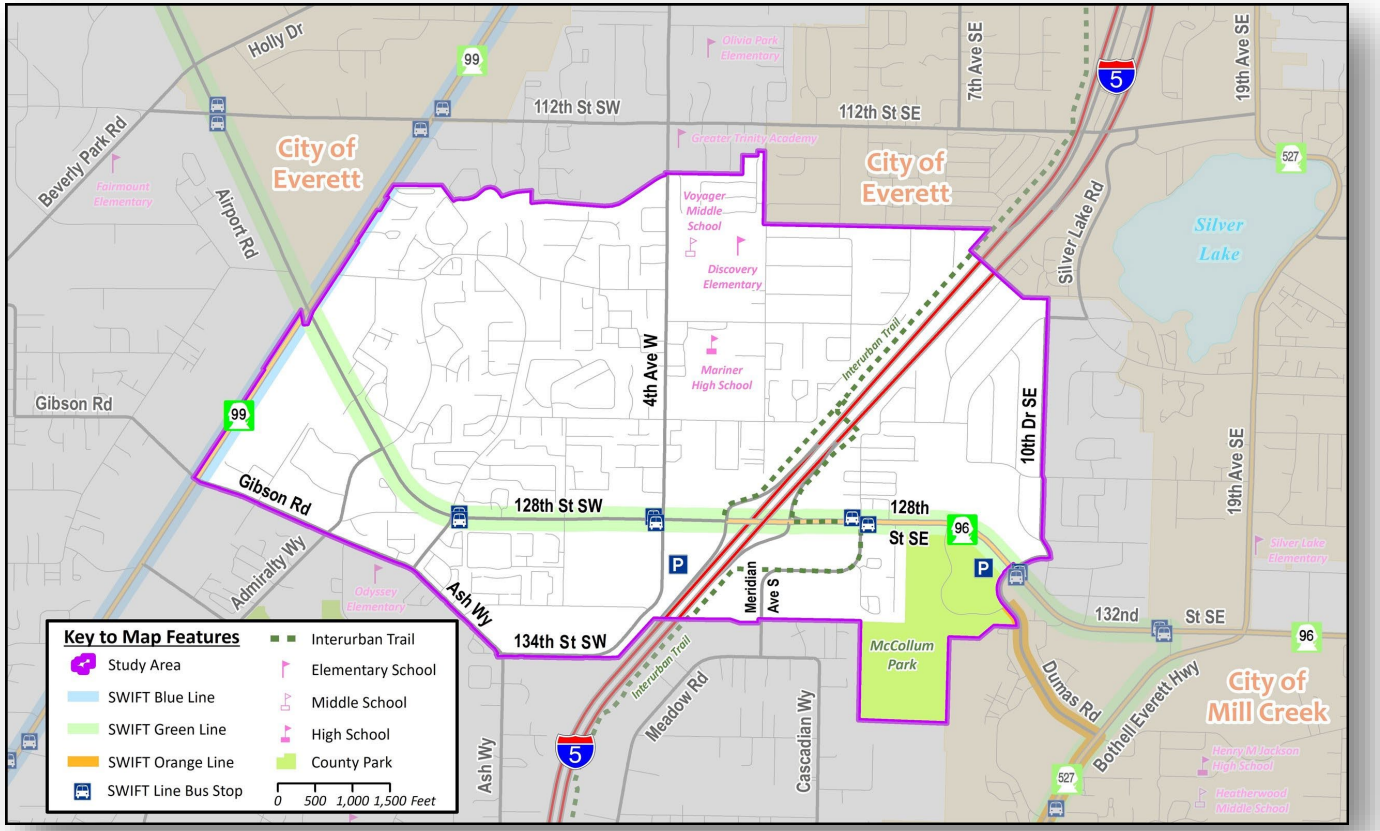
Area	Subarea	2026 Population	2044 Population	*Assumed annual % growth*
Mill Creek East	A	6,061	6,570	*0.4%*
	Part of B	1,886	1,969	*0.2%*
Mill Creek South	Part of B	2,763	2,906	*0.3%*
	C	2,753	2,778	*0.0%*
	D	6,325	6,560	*0.2%*
	E	4,571	4,612	*0.0%*
	F	6,897	7,022	*0.1%*
	G	2,376	2,553	*0.4%*
	H	996	1,070	*0.4%*

Sources: City: Office of Financial Management, SME based on County growth targets. MUGA blocks: SME based on Snohomish County population and Margaret Raimann parcel analysis of Snohomish County Assessor.



Transportation Capital Projects WEST (Block N)

128th St SW Area Multimodal Improvements (Project #s 1 – 5)



Mariner Area Active Transportation Study

- Funded by WSDOT thru pre-design phase.

Transportation Element Projects

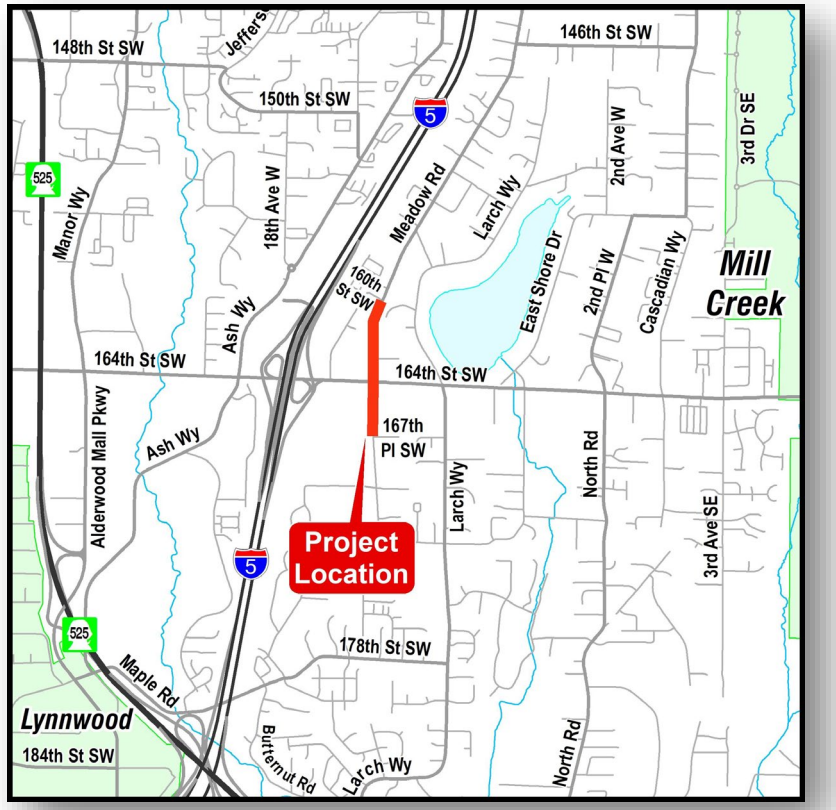
- 130th St. Overcrossing: $92.2M
- 130th & 3rd BAT lanes: $0.5M
- McCollum Park Connector Trail: $1.5M
- Interurban Trail – 130th St. / 3rd Ave: $2.8M

Transportation Capital Projects WEST (Block L)

I-5/164th St. SW Direct Access. Over-crossing (#10): $98M. BAT lanes (#9, not pictured): $40.6M. Both state-funded, County sponsoring.

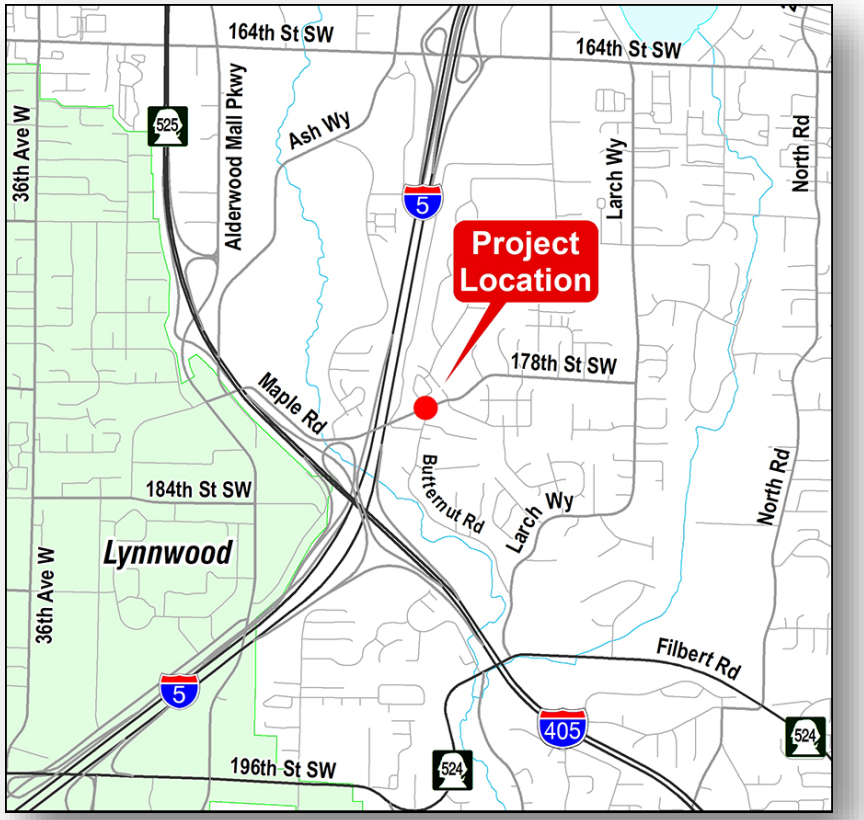


Interurban trail – 13th Ave W / Meadow Road. (#12): $1.8 M.

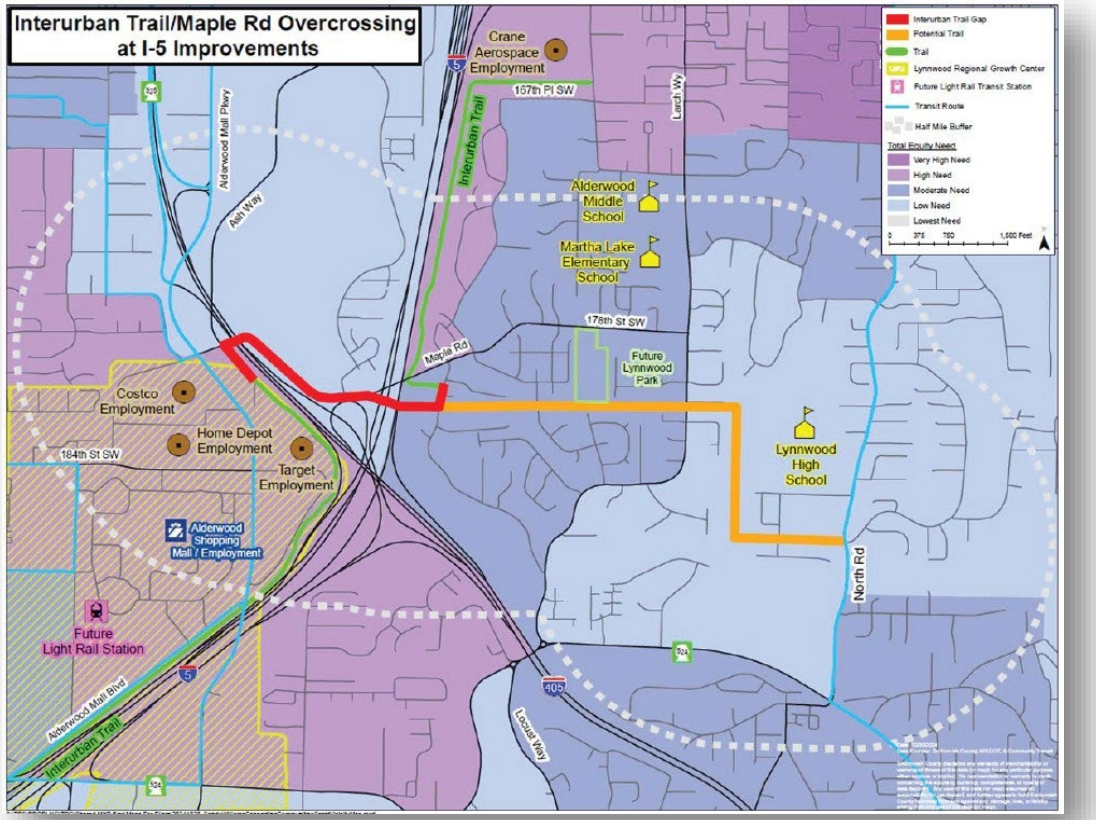


Transportation Capital Projects WEST (Blocks K and I)

Maple Road / Butternut Road Intersection (#14). $3.2M, County-funded. “On hold.”



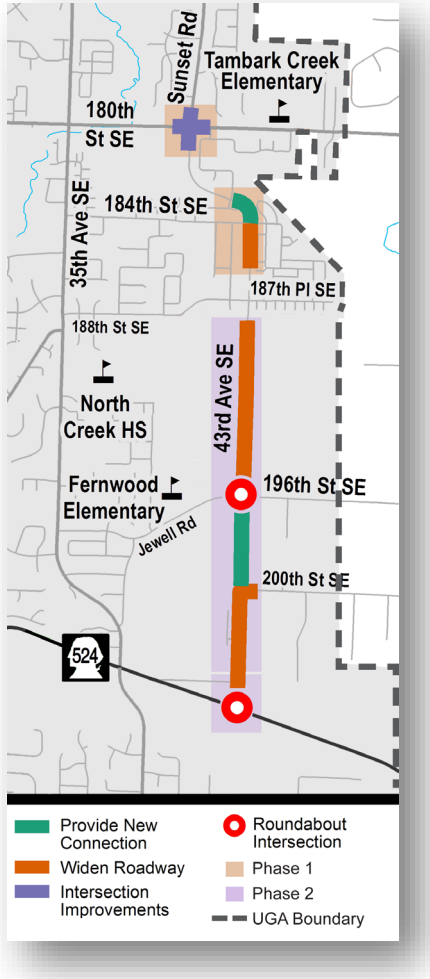
Maple Road Interurban Trail and Overcrossing (#13). $9.1M. Study is grant-funded. Feasibility study & community engagement in 2026.



Transportation Capital Projects SOUTH (Blocks B & E)

43rd Ave SE / Sunset Road Improvements (Project #s 15-18)

Phase 1 – 188th St SE to 180th St SE. This phase includes urban three-lane improvements from 188th St SE to 180th St SE/Sunset Road. Construction is scheduled to begin in 2027.
Phase 2 – SR 524 to 188th St SE (outside MUGA). This phase includes the roundabout at SR 524 (Maltby Rd) and urban three-lane improvements on 43rd Ave SE north to 188th St SE, and construct a second roundabout at 43rd Ave SE and 196th St SE. Phase 2 is currently on hold pending funding, permit approval and right-of-way acquisition.

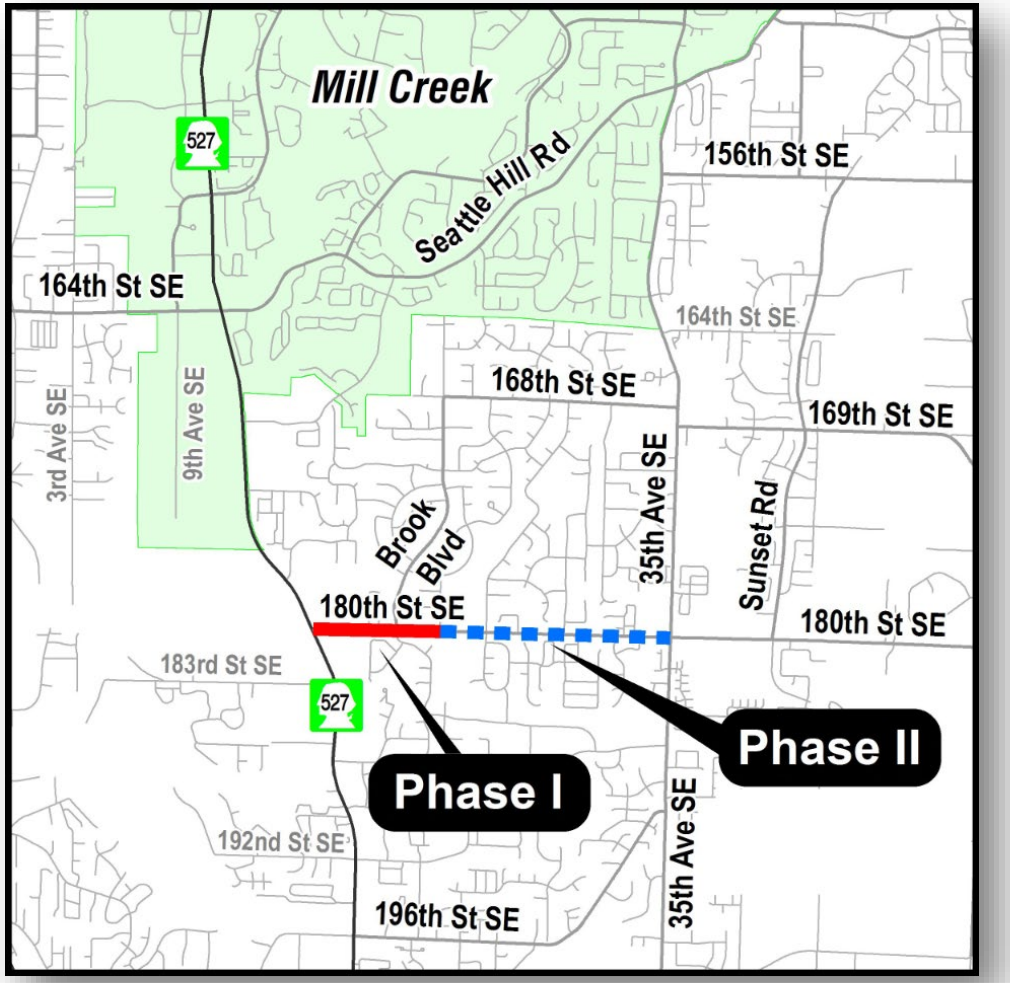


Transportation Capital Projects SOUTH (Blocks B & C)

180th St. SE Roadway Improvements

Brook Blvd to 35th Ave SE (Phase II at right – Block C): $14.4M. Urban 5-lane with bike and pedestrian facilities.

35th Ave SE to 51st Ave SE (not pictured at right – Block B): $15.0M. Urban 3-lane with bicycle and pedestrian standards from 35th Ave to UGA boundary; rural 2-lane standards from UGA boundary to 51st St. SE.

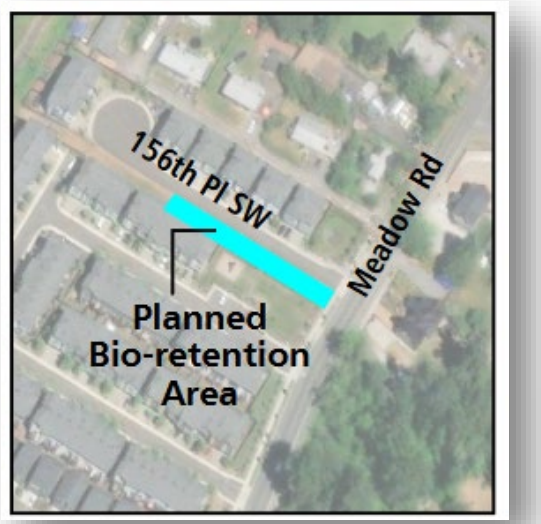


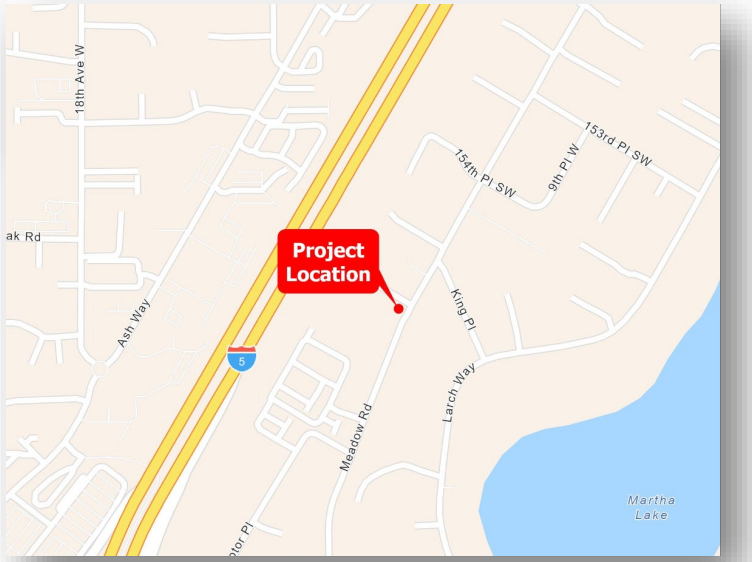
Surface Water Project: Martha Lake West Inlet Stormwater Facility (Block L)

County to construct a stormwater bio-retention facility within the grass strip owned by the Washington State Department of Transportation on the **south side of 156th Pl SE**. The bio-retention facility would benefit water quality for nearby natural habitats and people swimming, playing in, or using Martha Lake.

An existing stormwater pipe under the grass strip at 156th Pl SE carries runoff flows from portions of unincorporated Snohomish County and WSDOT's Interstate-5. The bio-retention facility would filter this stormwater through the soil and plants to remove pollutants. The clean stormwater would then drain into the existing storm system along Meadow Road to its current outfall at the west side of Martha Lake.

Construction planned for 2026. County has applied to state Department of Ecology for grant funding.

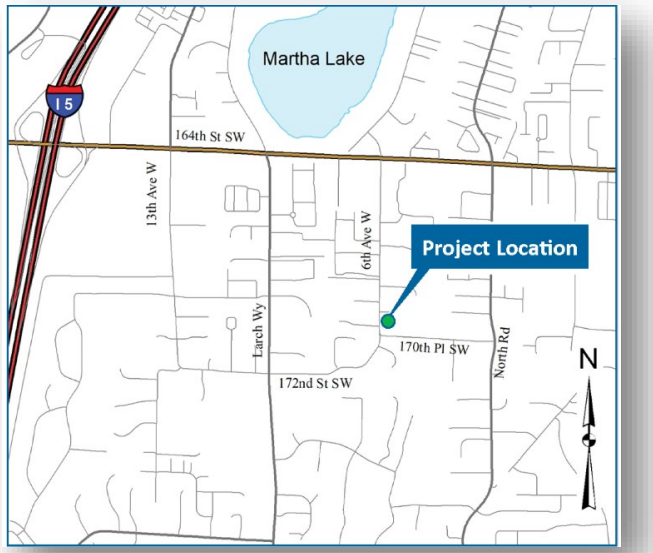




Surface Water Project: 6th Ave W Drainage Improvement (Block M)

County to replace a failed log weir within an existing stormwater facility, near 16925 6th Ave W, with a reinforced concrete weir equivalent. The new stormwater control structure will improve drainage through the area.

Construction planned for summer 2026 (delayed from 2025).





Surface Water Project: Meadow Road Culvert Replacement (Block N)

County to replace three culverts with a single fish-passable culvert in the 13600 block of Meadow Rd. The two 36-inch culverts and a 24-inch driveway culvert were deemed to be barriers to fish passage. A road closure and detour are possible during construction.

Construction is on-hold. Cost estimated at $500,000.



McCollum Park (Block N)

McCollum Location: 600 128th St. SE, Everett, 98206

Features: Cricket field, trails, BMX track, picnicking, playground, parking, portable restrooms, and AdoptA-Stream Foundation's NW Stream Center, which includes a nature trail with a trout stream exhibit and an elevated forest and wetland walk.

Description: McCollum Park is a 74.33-acre family-oriented Regional Park, providing ballfields, jogging/walking trails, and open lawn areas with picnic tables. Adopt-A-Stream Foundation facilities are located at this site.

History: In the early 1940's, the site served as the primary solid waste landfill facility for south Snohomish County. In 1968, the county passed a bond issue that in part funded the first phase improvements of McCollum Park, including closing of the landfill. The park property was acquired by the county between 1958 and 1986.

Future Plans: Future location of the Food and Farming Center, playground replacement, and updated preferred plan



Interurban Trail (Blocks K, L, N)

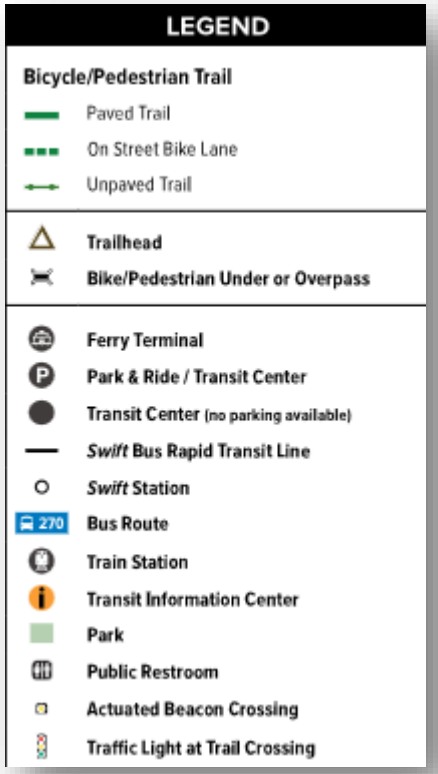
Location: Between South Everett and North Lynnwood, adjacent to I-5 corridor

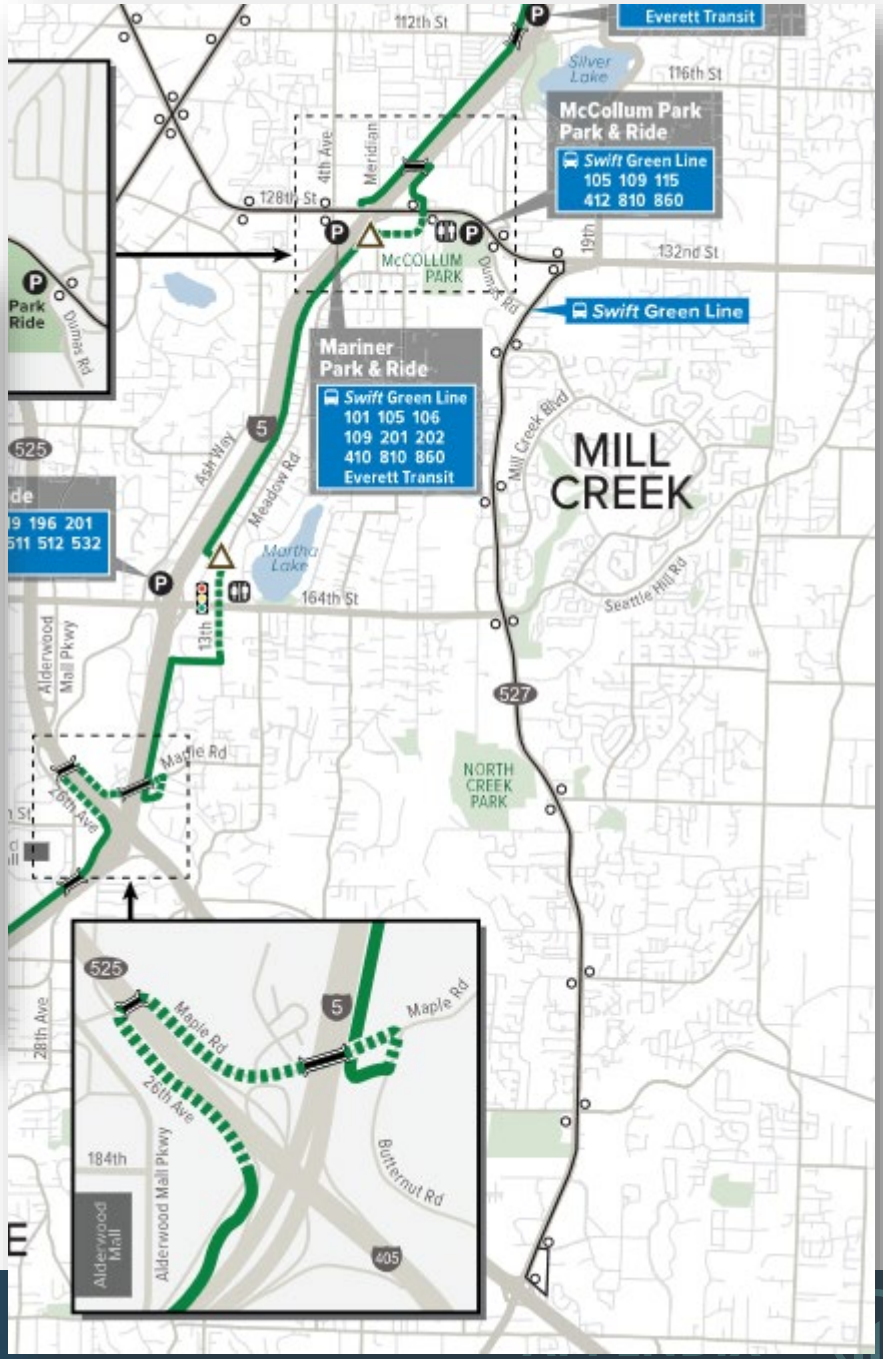
Features: 11.8 miles of paved multi-use path, regional trail

Description: Bike riders, walkers, joggers and others enjoy travelling the 18.8 miles of paved surface. This trail stretches between the Cities of Everett and Edmonds, with the portion south of Everett (approximately 116th St. SE) and north of Lynnwood (approximately Maple Rd.) maintained by Snohomish County. While most of the trail is separated from motorized traffic, there are several places where the trail consists of designated bike route on the road shoulder. The County maintains approximately 6 miles of the 11.8-mile trail.

History: The Interurban Trail follows the route once used by the Interurban Trolley that ran from Ballard to Bellingham in the early 20th Century. That portion of the trail maintained by Snohomish County is primarily located within PUD and WSDOT right of way, allowed by a 20' easement and lease. The total acreage owned by Snohomish County is 9.64-acres, acquired between 1994-2007 through easements and dedication.

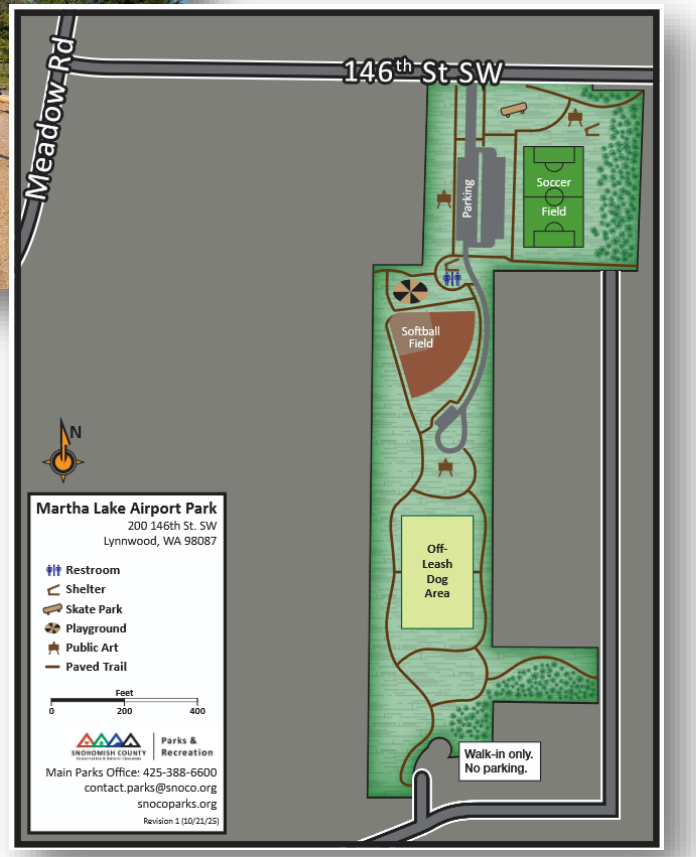
Future Plans: Pavement preservation and decommissioning section of rerouted trail north of 128th and east of I-5





Martha Lake Airport Park (Block L/M/N)





Location: 200 146th St. SW, Lynnwood, 98087

Features: Softball field, soccer fields, sculptures, playground, skatepark, walking trails, parking, restroom and off-leash dog area

Description: A 27.25-acre Community Park property is located north of Martha Lake and east of I-5, surrounded by residential development. This park was dedicated on October 11, 2010 and provides trails, soccer and softball fields, art pieces, playground, restroom and Parks' first skateboard park. The northern portion of this property includes a short trail section.

History: Acquired by Snohomish County in 2000-2002 from private owners. The property had previously been used as an airfield, and design components reflecting this history have been integrated into park development and art features. The county used funding from Neighborhood Improvement Program and Washington State RCO grants.

Future Plans: Playground expansion and improvements (2026). Drainage reengineering (tree replacement). Improve ADA access at dog park entrance. Potential future expansion and trail amenities at northern parcel. Potential future pedestrian crossing improvements at 146th St SW (listed as a Transportation Improvement Plan project at $7.2M).

Martha Lake Airport Park (Block L/M/N)

Playground renovation is scheduled to begin “mid-2026” at a cost of $550,000 funded by Snohomish County. This project will renovate the existing playground at Martha Lake Airport Park to replace outdated equipment with accessible playgrounds for 2–5 year olds and 5-12 year olds. It will also provide additional seating and conduct public outreach to determine the preferred features.





Martha Lake Park (L and M)

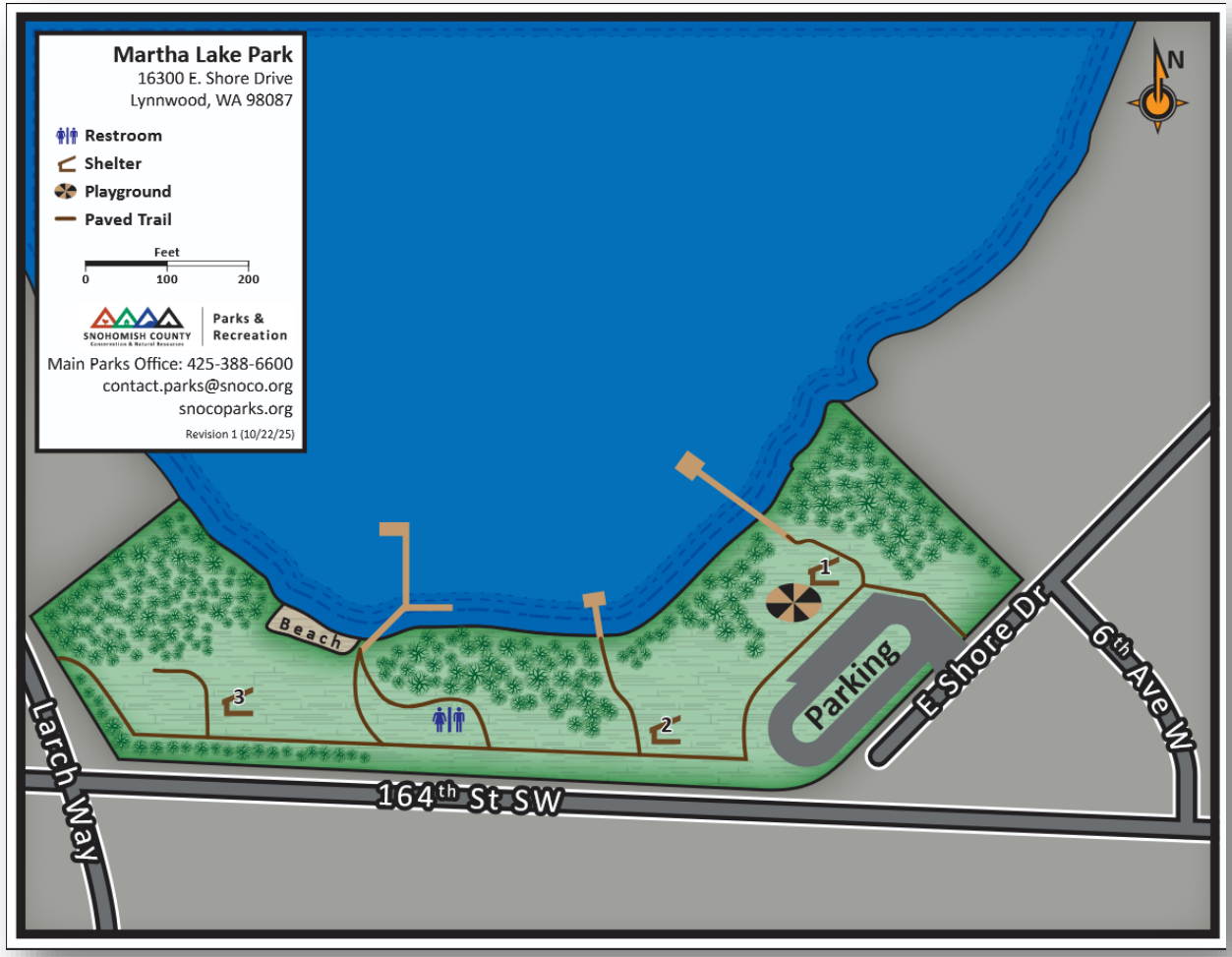
Location: 16300 E. Shore Dr., Lynnwood, 98087

Features: Lake access, wildlife viewing, swimming, accessible swim area, fishing docks, picnic shelters, picnicking, boardwalk, playgrounds, parking and restroom

Description: This popular 6.27-acre Community Park offers a natural setting within the heart of a fast-growing urban area. The park includes a fishing dock, boardwalk through wetlands, swim area and three reservable picnic shelters. A playground is located near the parking area and a second is located closer to the lake.

History: Before Martha Lake Park was developed, it was known as 'Martha Lake Tavern,' which offered the only public beach access to the lake. After the owner's development plans proved to be infeasible, the wish of the community that the property be developed into a public park was realized and Parks acquired the property in 1992 using Washington State RCO grant funds and Conservation Futures funding.

Future Plans: Playground improvements, pavement preservation, shoreline restoration and accessible stair reroute, potential park expansion



Corcoran Park (Block I)

Location: 21 E Jonathan Rd, Bothell, WA 98012

Features: Playground and mature fruit trees

Description: This 3.43-acre neighborhood park is partially forested with a steep slope toward the northeast corner and a playground in the center of the property.

History: Donated by James Corcoran to Snohomish County Parks in 2019, this property was gifted for development as a playground and dog park.

Future Plans: Phased development of additional park amenities, including parking and a dog park

Current or Future Projects:

1) Replacement of unitary surfacing on playground
2) Paving existing gravel driveway
3) Additional park amenities such as parking, dog park, sports court.



North Creek Park (Blocks H & I)

Location: 1011 183rd St. SE, Mill Creek, 98012

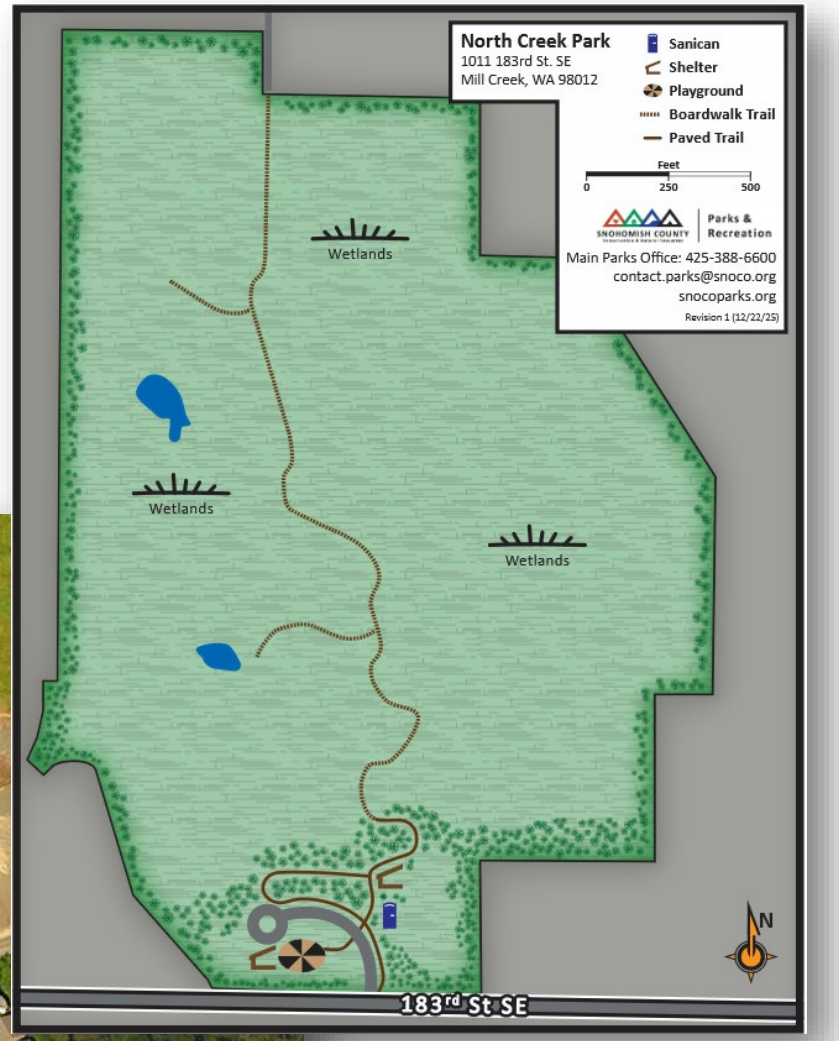
Features: Interpretive boardwalk and signage, wildlife viewing, picnicking, viewpoint, shelters, playground, parking and portable restroom

Description: North Creek Regional Park is located within, and south of, the City of Mill Creek. The property is approximately 81.3 acres and is predominantly wetland which provides habitat for a wide variety of wildlife. The site is a favorite with birdwatchers and others who enjoying the cross-site boardwalk system.

History: The property was originally owned by the Bailey family, historic homesteaders. Snohomish County Parks and Surface Water Management targeted the site as a regional stormwater detention facility and acquired it in 1992-1994 with Conservation Futures funding. The site was later developed with an interpretive boardwalk and playground at the trailhead.

Future Plans: Connection to North Creek Trail, construction of additional parking to support trailhead use and life-cycle playground replacement (2030), boardwalk replacement, potential wetland bank.





Silver Creek Park (Block F)





Location: 180th St. SE and 20th Dr. SE, Mill Creek, 98012

Features: Walking trails, playground, riparian corridor interpretation, wildlife viewing and picnicking

Description: A 10-acre Community Park property, accessed from 180th St. SE and 20th Dr. SE, just south of the City of Mill Creek. The park includes a rolling meadow and stream corridor, portions of which are under the Seattle City Light Transmission Line right-of-way.

History: Dedicated to Snohomish County for open space in 1979 and 1987.

Future Plans: Playground replacement with sport court and access improvements from 183rd

Tambark Creek (Block B)

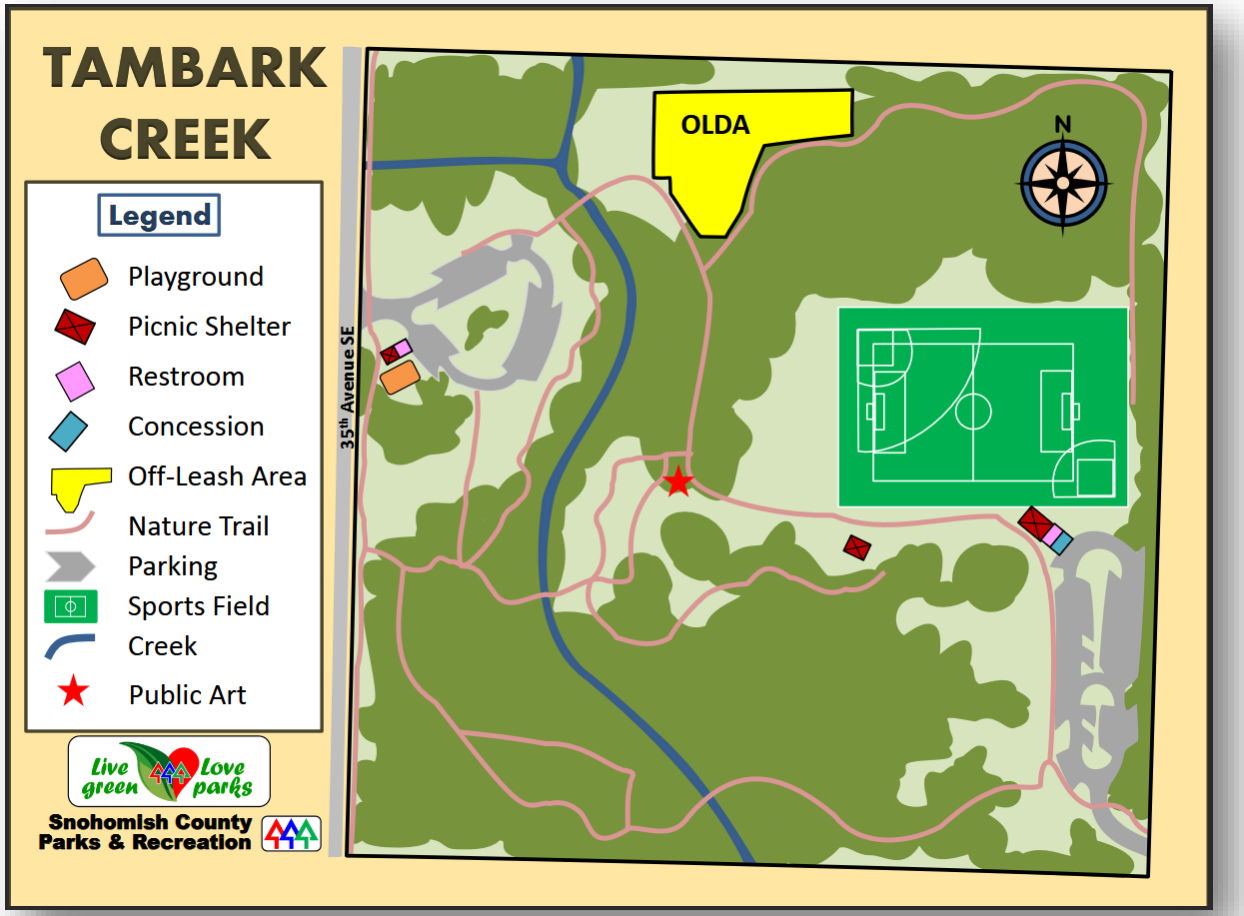
Location: 17217 35th Ave. SE, Mill Creek, 98012

Features: The park includes a playground, trails, wildlife viewing, lit artificial turf multipurpose field, off-leash dog area, concession stand, picnicking, parking and restrooms

Description: This Community Park site totals almost 38-acres and contains a mix of wetlands and upland forests/open areas. The park was opened in 2013 and contains a playground, artificial turf athletic field, off-leash dog area, trails and habitat areas.

History: Acquired in 1995/1996 to provide ballfields to the community. Purchase of the property was a joint effort between Snohomish County and the City of Mill Creek. Mill Creek retains 25% ownership, while the county has the remaining 75%. Funding for acquisition was supplied through Real Estate Excise Tax and mitigation funds.

Future Plans: Pavement preservation



Rhody Ridge Botanical Garden (Block I)

Location: 17427 Clover Rd., Bothell, 98012

Features: Arboretum with path system and limited parking.

Description: A 11-acre Regional Park property on Clover Road, just south of 164th St. SE and the City of Mill Creek. Approximately 60 percent of the site has been planted with a multitude of native and ornamental plant species, a great many of which are of the rhododendron family. These plantings offer a broad range of form and texture, as well as seasonal color. The remainder of the property is undeveloped forest. On-going management and maintenance of the property is handled by the non-profit Rhody Ridge Foundation.

History: The majority of this park was donated in 1970 and was followed by a later acquisition by the Parks Department in 1989. The property is maintained by the Rhody Ridge Foundation and the Friends of Rhody Ridge.

