Buildable Lands Report

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Pierce County

Planning and Land Services

A Monitoring and Evaluation Analysis of Urban Growth and Development Capacity for Pierce County and its Cities and Towns.

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Executive Summary

The Washington State Growth Management Act (RCW 36.70A), enacted in 1990, requires all counties with a population of 50,000 or more with a high rate of population growth to designate urban growth areas (UGAs). The Act requires that these UGAs be of sufficient size to accommodate the anticipated population growth during the 20-year period following the adoption of the UGA. In accordance with the Act, the Pierce County Council has adopted UGAs for Pierce County and its incorporated cities and towns.

In designating these UGAs, the Pierce County Council worked closely with the individual cities and towns to ensure that the UGAs were consistent with local comprehensive plans, urban population forecasts, and population capacity analyses. As a policy choice, each jurisdiction conducted its own independent residential capacity analysis through their GMA comprehensive plan. The County's analysis encompassed the unincorporated lands associated with the Comprehensive Urban Growth Area. The cities' and towns' analyses encompassed the lands within their respective municipal boundaries. Satellite cities' and towns' analyses also included the unincorporated lands within their respective urban growth areas. The methods, definitions, and assumptions incorporated in the analyses differed by jurisdiction and were not uniform or coordinated.

The jurisdictional variations in capacity analysis and the lack of specificity in the GMA led to state-wide debate. Much of this debate focused on determining whether or not there were errors in the assumptions used by local governments in sizing their UGAs. This debate resulted in the Washington State legislature amending the Growth Management Act in 1997 to require certain counties and their cities and towns develop local programs aimed at improving confidence and coordination in their capacity analyses. Pierce County was one of the counties required to develop such a program.

Since 1997, Pierce County and its 23 cities and towns have worked collaboratively in a program to collect annual development permitting data, inventory developable land, and enhance information relating to wetlands and steep slopes. Commonly referred to as the Buildable Lands Program, this collaborative program is aimed at satisfying the 1997 amendments to GMA and improving accuracy in the information used to determine the capacity of the County's UGAs. Pierce County published its first consolidated residential/employment capacity analysis in August 2002, and its second in September 2007. This 2014 Report represents the third published documentation of Pierce County and its Cities and Town's ability to accommodate future growth.

The results of 2014 residential and employment capacity analysis concludes that there continues to be an abundant amount of vacant and underutilized land to accommodate the adopted urban housing and employment targets for the County and its cities and towns. This report details the methodology, assumptions, and calculations that substantiate this assertion.

The Report is divided into five sections:

I. Overview of the Pierce County Buildable Land Program

- General description and historical perspective of state and county legislation addressing development of the program.
- Housing and employment benchmarks established for the County's UGAs that are monitored by the program.

II. Data Collection

- Information collected through the monitoring procedures and describes the inventory conducted for the capacity analyses.

III. Residential and Commercial Capacity Analysis

- Methodology applied to calculate a residential and employment capacity
  - Factors/assumptions incorporated in the calculations.
- Individual chapters for each of the 23 jurisdictions and urban unincorporated Pierce County participating in the program.
  - Background information about each City and Town's Comprehensive Plan.
  - Annual development data.
  - Capacity calculations.

IV. Conclusions

- Summary of the results of the monitoring and capacity for growth within the designated urban growth areas.

V. Consistency Evaluation

- Long-term capacity caparison.
- Identifying whether or not each jurisdiction has sufficient land to accommodate future growth.

Section I: Overview

Introduction

Pierce County and 23 of its cities and towns began developing the Buildable Lands Program in 1997 in response to amendments to the Washington State Growth Management Act enacted that same year. The program seeks to establish a coordinated system for collecting and monitoring data regarding growth and development occurring in Pierce County and its cities and towns.

The program primarily focuses on evaluating two aspects of growth management -- accommodation of projected population growth during the 20-year planning period and the availability of commercial and industrial land for employment purposes. The program is aimed at ensuring greater consistency between local planning efforts under GMA and the growth and development patterns actually occurring in the urban areas of the County and its cities and towns.

Why the Program Was Created

The Washington State Legislature enacted the Growth Management Act (GMA) in 1990. This Act required local governments to develop rational policies to manage growth in the state. All urban counties and their cities and towns were required to plan under the Act. This planning must address issues in land use, transportation, housing, capital facilities, utilities, and rural lands, and must ensure that the forecasted growth in population for the next 20 years can be accommodated in an efficient manner. An essential component of planning under the Act is the designation of urban growth areas (UGAs).

Each county required to plan under GMA must designate an urban growth area or areas within which urban growth shall be encouraged and outside of which urban growth shall not be allowed. These urban growth areas are to be based upon the projected 20-year population growth forecast for the County and its cities and towns as generated by the Washington State Office of Financial Management. In order to properly size these UGAs such that this population could be accommodated, each jurisdiction planning under the Act conducted a population capacity analysis. These capacity analyses sought to determine how much population could be accommodated in a given area based upon availability of developable land.

The jurisdictional variations in capacity analysis and the lack of specificity in GMA led to statewide debate on the subject, with much of the debate focused on determining whether or not there were errors in the assumptions used by local governments in sizing their UGAs. In 1997, this debate resulted in GMA being amended through Senate Bill 6094, commonly referred to as the "Buildable Lands" amendment. The amendment requires certain counties and their cities and towns to monitor development activities through five-year periods and conduct a coordinated housing unit and employment capacity analysis for each of the jurisdictions. Pierce County and its cities and towns are required by state law to participate in this "Buildable Lands" monitoring program.

In July of 2001, the Pierce County Regional Council responded to Senate Bill 6094 by recommending the adoption of proposed amendments to Pierce County's Countywide Planning Policies that incorporate monitoring and evaluation policies related to "Buildable Lands." These policies primarily require jurisdictions to abide by the guidelines specified in a report entitled, "Pierce County Buildable Lands, Procedures for Collecting and Monitoring Data, April 1999."

Local and Regional Framework

While the Growth Management Act was silent on the details of urban density, sizing and analyzing the sufficiency of urban growth areas, local planning policies and decisions by the Central Puget Sound Growth Management Hearings Board (GMHB) have established specific guidance on some of these issues. Additional guidance is provided through a document entitled "Buildable Lands Program Guidelines," published by the Washington State Department of Community, Trade and Economic Development.

Pierce County Countywide Planning Policies (CPPs)

The Pierce County Countywide Planning Policies are written statements that establish a countywide framework for the development of growth management guidelines adopted by the County and its cities and towns. The framework is intended to ensure consistency among all jurisdictions in addressing certain growth management issues. Pierce County adopted its County-wide Planning Policies on June 30, 1992 with additional amendments in 1996 and 2005.

The section of the CWPPs entitled "Countywide Planning Policy on Urban Growth Areas, Promotion of Contiguous and Orderly Development and Provision of Urban Services to Such Development," includes various policies associated with the Buildable Lands program. The related policies primarily address the sizing of the urban growth boundary, the allocation of the projected housing need, and appropriate average density within the urban growth area.

As stipulated in policy UGA 2.1.1, "Urban growth areas must be of sufficient size to accommodate the urban growth projected to occur over the succeeding 20-year planning period." In determining the appropriate size of the urban growth area, various components must be taken into account, such as critical areas, open space, and a market safety factor, i.e., maintaining a supply of developable land sufficient to allow market forces to operate.

Policy UGA 6 directs the County and cities and towns to plan for efficient land use patterns while conserving natural resources. Policy UG 6-1 further defines efficient land use as development with at least an average net density of four units per acre. Associated policies also support the need for in-fill and compact development in achieving an efficient land use pattern.

Policy UGA 8 directs the County and cities and towns to adopt plans that encourage concentrated development within the urban growth area which will accommodate the twenty year projected population and employment growth.

Pierce County Comprehensive Plan

The Pierce County Comprehensive Plan contains various policies that address the designated urban growth areas. Most noteworthy, the policies limit the safety factor (referenced as a market factor in policy) to no greater than 25 percent for urban Pierce County.

Housing and Employment Targets

Evaluating whether or not sufficient capacity exists in Pierce County's UGAs to accommodate the 20-year population target is one of the central components of the Buildable Lands Program. Adopted

housing and employment targets are used in evaluating the success of growth management efforts. Pierce County Council adopted the 2030 housing and employment targets through Ordinance No. 2011-36s. For this Report, the adopted 2008 housing and employment estimates were updated with the 2010 Census data. The total employment allocations are reduced by 12.1 percent during the commercial/industrial land needs analysis in order to account for mobile workers and work-at home employees, as directed by Ordinance No. 2011-36s. Figures 1 and 2 show the 2010 estimates and 2030 targets.

Figure 1: Pierce County 2030 Housing Targets

Municipality	2010 Housing Units[1]	2030 Housing Target[2]
Auburn	3,146	3,634
Bonney Lake	6,394	8,498
Buckley	1,669	2,930
Carbonado	218	298
DuPont	3,241	5,291
Eatonville	1,059	1,353
Edgewood	3,801	6,003
Fife	3,895	4,457
Fircrest	2,847	3,351
Gig Harbor	3,560	5,431
Lakewood	26,548	34,284
Milton	2,724	2,779
Orting	2,361	3,121
Pacific	45	0
Puyallup	16,171	22,611
Roy	326	487
Ruston	430	775
South Prairie	174	281
Steilacoom	2,793	3,385
Sumner	4,279	5,743
Tacoma	85,786	129,030
University Place	13,573	18,698
Wilkeson	175	238
Unincorporated Urban Pierce County[3]	72,091	99,563
Urban Total	**257,306**	**362,241**

[1]2010 Census.
[2]Pierce County Council Resolution No. 2011-36s.
[3]Does not include Joint Base Lewis McChord.

Figure 2: Pierce County 2030 Employment Targets		
Municipality	**2010 Employment[1]**	**2030 Employment Target[2]**
Auburn	590	834
Bonney Lake	4,505	5,448
Buckley	2,089	3,033
Carbonado	52	68
DuPont	2,937	9,078
Eatonville	905	2,335
Edgewood	1,352	3,094
Fife	12,504	19,300
Fircrest	1,369	1,544
Gig Harbor	9,155	9,954
Lakewood	25,259	38,336
Milton	1,855	2,337
Orting	1,134	2,370
Pacific	2,071	6,505
Puyallup	22,208	34,267
Roy	158	342
Ruston	141	494
South Prairie	66	307
Steilacoom	659	788
Sumner	9,825	20,135
Tacoma	104,399	176,930
University Place	6,074	9,593
Wilkeson	63	153
Unincorporated Urban Pierce County[3]	36,336	65,893
Urban Total	**241,376**	**404,958**

[1]PSRC Land Use Targets 2010 Estimates.
[2]Pierce County Council Resolution No. 2011-36s minus 12.1% to account for mobile and work-at-home employees.
[3]Does not include Joint Base Lewis McChord.

Section II: Data Collection

The development data provides information in three key areas. First, the data reveals if the urban growth area has been or is beginning to be developed at urban densities. Secondly, it assesses the integrity of assumptions incorporated in the past capacity analyses. Lastly, the development data can be used to guide/revise build-out assumptions incorporated into 2014 capacity analyses.

It should be noted that while in theory the use of development trend information in future capacity analyses is a prudent measure (required by the "Buildable Lands" legislation), there could be some potential problems with doing this. Many jurisdictions have not experienced a sufficient level of development to establish a statistically valid trend. Accordingly, use of such data may not truly represent how development will occur in future years. In addition, a certain amount of "new" development being tracked in each jurisdiction is vested under pre-GMA regulations. This vested development may be built to standards different than that occurring under post-GMA regulations and may skew the trend information. These two potential problems should be considered in reviewing the development trend information.

Annual Development Data Reporting

Jurisdictions are required to submit the identified data sets in Figure 3. They must submit permit data including the parcel number, plan designation, zoning district, parcel size, and site address. For residential development they must include the permitted units or lots, area used to calculate permitted number of units, and, if applicable to density calculations, the number of acres with environmental constraints, roads, other land uses. For commercial development they must include the total building size, and building use. The data that is required for Data on 100 percent of development activity occurring in each jurisdiction is sought. However, if a jurisdiction does not submit complete information for an individual project, that project is not incorporated in the reported information. It should be noted that the density information should not be compared among different jurisdictions. Density calculations from the developments reflect locally adopted regulations.

Figure 3: Data Sets

Residential Building Permits	Residential Platting Activity	Commercial Building Permits
• Calculate multi-family density by zoning district. • Single-family permit reporting is optional. • Limitations: none.	• Calculate the gross and net residential density by zoning district • Calculate the consumption of land for non-residential purposes, (critical areas, roads, and other uses) • Limitations: single parcel tracts accommodate more than one non-residential facility/activity.	• Calculate the amount of land consumed by commercial and industrial activity. • Track the amount of non-residential uses permitted in residential zoning districts. • Limitations: disconnect between commercial permits and available employment statistics.

Buildable Lands Inventory

Conducting an inventory of buildable lands is an integral component of the housing and employment capacity analyses. Accordingly, the Buildable Lands Program establishes a standard methodology to be used by all jurisdictions. Jurisdictions abided by standard definitions and procedures to ensure reasonable accuracy and consistency. The inventory represents the status of property as of, November 30, 2010.

Vacant and underutilized lands are identified by the inventory and reviewed by the local jurisdictions. This review was used to further improve the accuracy of the inventory by taking advantage of local knowledge, field visits, and the review of digital orthographic photography.

Vacant and Underutilized Land

The inventory of vacant and underutilized lands provides the underlying basis for the housing and employment capacity analyses. Queries of the Pierce County Assessor-Treasurer (ATR) parcel database generate a preliminary inventory.

The inventory identifies three categories of land as having additional employment or housing capacity, "Vacant", "Vacant (single-unit)", and "Underutilized."

All Included Parcels Must:

- Meet the minimum parcel size (3,000 SF)
- Not be adjacent to marine shorelines

Vacant

Vacant lands include parcels without an established structure or land use activity, including agricultural and resource lands, but excluding those enrolled in a current use tax program. Properties that are identified as being enrolled in a current use tax program are included in the underutilized inventory because of the extra difficulties that are associated with developing those lands.

Vacant parcels are categorized as either "Vacant" or "Vacant (single-unit)." Vacant parcels owned by a government entity are flagged for local review. Figure 32 in Appendix F shows the ATR land use descriptions that are considered as potentially vacant.

- "Vacant" represents those parcels that are assumed to be further subdivided and accommodate more than one housing unit. These parcels are included in the full capacity calculations
- "Vacant (single-unit)" represents an individual building lot that is assumed to accommodate only one housing unit. These parcels are separated from the "acreage" capacity calculations and added in as one unit per parcel to the final "acreage" capacity.

Underutilized

Underutilized lands include parcels that have an existing structure(s) or land use activity and have the ability to accommodate additional employment (jobs) or housing units. These lands include parcels in which excess space is available to build a new structure(s), or it is assumed that an existing structure(s) will be demolished and replaced with a larger structure or more structures. Not all parcels that can theoretically accommodate additional growth are categorized as "Underutilized." A specific ratio between the existing jobs or housing to the calculated assumed future build-out must be met. The ratio is different between housing units and jobs. Figure 33 in Appendix F shows the ATR land use descriptions that are considered as potentially underutilized.

Underutilized Existing Residential Use

Parcels with an existing residential use may be categorized as "underutilized" if it meets one of the following:

1) Residential or Mixed Use zoning classification:
   - The ATR use code is single family/mobile home, multi-family, or mobile home park.
     - For existing single-family housing units, the improvement value is less than $500,000.
     - For multi-family and mobile home parks, the improvement value is less than $1,000,000.
   - The ratio of assumed housing build-out to existing housing units is greater than or equal to 2.5.
2) Commercial/industrial zoning classifications that prohibits residential units:
   - An existing single family housing unit, excluding parcels that are within platted subdivisions.
3) Commercial or mixed use zoning classification:
   - An existing single family housing unit which has an ATR land value greater than its improvement value.

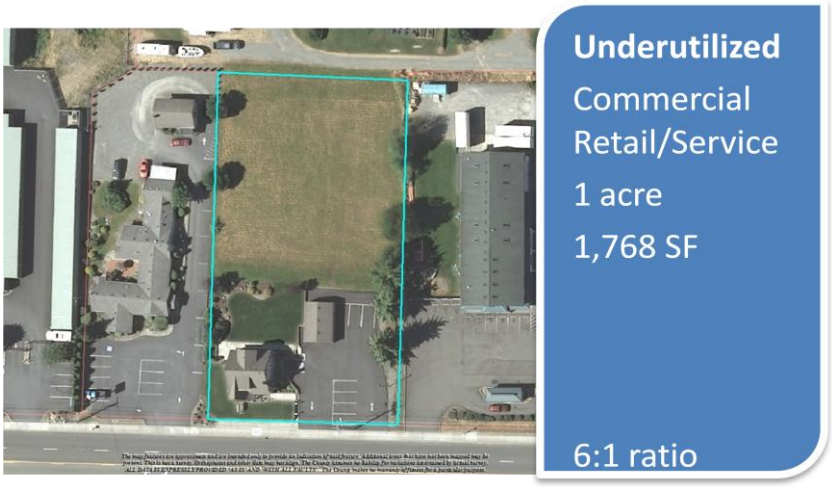
Calculation of Existing-to-Build-Out Housing Density Ratio

1. Determine the existing net housing units per acre for each parcel using ATR data for existing buildings/units.
2. Calculate the assumed housing units per acre using the established density assumptions (listed in Table 4 for each jurisdiction).
3. Divide the assumed build-out density by the existing density (this is the existing density to build-out ratio).
4. If the existing housing unit to build-out ratio is 2.5 or greater, the property is categorized as "underutilized." If the build-out ratio is less than 2.5, the property is assumed not to have additional housing capacity and is identified as "built out."

Underutilized Existing Commercial/Industrial Use

Parcels with an existing commercial or industrial use may be categorized as "Underutilized" if it meets the following:

1) Parcels within commercial, industrial, or mixed use zoning classifications:
   - The ATR use code is non-residential.
   - The parcel has an improvement value less than $1,000,000.
   - The ratio of assumed future job build-out to estimated existing jobs is greater than or equal to 5.



Calculation of Existing-to-Build-Out Employment Density Ratio

In order to determine underutilized commercial and industrial uses, the employment capacity of the parcel is compared to the employment capacity of the buildings on the parcel.

Calculation of assumed future job build-out and application of ratio:

1. Determine the existing employment density for each parcel by dividing the square footage of the existing building(s) by the industry standard square footage assumption to estimate the existing number of employees using ATR data for existing building square footage.
2. Calculate the assumed future employment build-out for the parcel by multiplying the gross acreage of the parcel by the assumed employment density.
3. The assumed future employment build-out figure is divided by the estimated existing number of jobs (this is the existing employment to build-out ratio).
4. If the existing employment to assumed build-out ratio is 5 or greater, the property is categorized as "underutilized." If the build-out ratio is less than 5, the property is assumed not to have additional employment capacity and is counted as "built out" in the inventory.

The employment estimate for existing commercial/industrial buildings is derived from industry standard:

- 500 ft^2 per employee within a commercial retail/service building(s).
- 900 ft^2 per employee within a warehouse/industrial building(s).

The employment capacity of a parcel is derived from previous surveys:

- 19.37 employees per gross acre for commercial and service zoned parcels
- 8.25 employees per gross acre for warehousing and industrial zoned parcels

Undevelopable/Built Out

Parcels with existing uses that are categorized as "undevelopable" or "built out" are removed from the inventory outright. It is assumed that certain uses, such as utilities, cemeteries, drain fields, religious services, and other protected uses will not develop further or contribute to housing or employment capacity. Figure 34 in Appendix F shows the ATR land use descriptions that are considered as "undevelopable" or "built out."

Pipeline Projects and Known Development

Pipeline and Major Projects

Projects that are currently in the "pipeline" may be counted separately from the vacant and underutilized land. Pipeline projects include those projects that have an active development application. For parcels that have pipeline projects, the number of units applied for are counted toward the capacity. "Major Projects" are large scale planned development projects. The project acreages and number of units are listed separately in Tables 6 and 9 and the full project information is listed in Appendix C.

Known Development

The capacity targets for the analysis take into account the 20 year period of 2010 to 2030. Recognizing that parcels were developed between 2010 and 2014, the analysis categorizes the parcels associated with these projects as "pipeline."

Section III: Residential and Commercial Capacity Analysis

Methodology

The methodology used to calculate the residential and commercial/industrial capacity in this Report is similar to the methodology that was utilized in the 2002 and 2007 analysis. The exception is the consolidation of "underdeveloped" and "redevelopable" categories into one "underutilized" category and the criteria utilized to identify parcels within this category. The modification is an effort to achieve inter-departmental consistency between the County's land use and transportation models.

The methodology employed for the analysis includes various factors and assumptions. Each component directly influences the estimated capacity and needs' statistics. The assumptions reflect a conservative approach; therefore the reported estimates are not maximum capacity or full build-out estimates. The analysis is based on the total gross acreage associated with each of the buildable land categories (vacant and underutilized) by zoning district. The estimated residential capacity is generated through acreage deductions to account for factors identified below and the application of an average residential density.

If a parcel is categorized vacant (single unit), the parcel acreage is deducted from the gross acreage and incorporated in the analysis as one dwelling unit. In addition, parcels within master planned communities, pipeline projects, or known development (referred to as pipeline projects in the inventory) are deducted from the buildable lands inventory and replaced in the analyses with the remaining housing unit or employment build-out number as documented in an approved developer agreement or other such approval. The number of units associated with "vacant (single unit)" parcels and "pipeline" projects are added in at the end of the analysis to the assumed capacity in Table 8 in order to determine the total capacity.

General Factors/Assumptions

Mixed Use Zoning

Mixed use zoning allows residential and commercial activity on the same parcel or on separate parcels within the same zoning classification. To account for this mixture of activity in both the residential and commercial/industrial capacity analyses, a percentage of zoning classification's acreage is split between the housing and employment capacity calculations. This assumption is referred to as the "residential split" in Table 6 and the "commercial split" in Table 9.

In some instances where a vertical mixed use is anticipated, 100 percent of the land area is assumed as both residential and commercial. This recognizes buildings where the first floor is commercial and the additional stories are residential. In other cases, it is assumed that a specific mixed use zone will produce 100 percent commercial on the first floor, but a only a percentage of the land in that zone will produce residential on the second and above floors. A 100 percent commercial and smaller percent residential assumption, depending on the jurisdiction and zone, is applied to accommodate this trend. If a jurisdiction uses this type of assumption it will be referenced in Table 4.

Land Unavailable for Development

Although individual properties met the criteria for vacant and underutilized lands, not all properties are assumed available for development during the 20 year planning period. Property owners may not

pursue development due to personal use, economic/investment, constraints associated with properties on private roads, or sentimental relationship with their surrounding environment. To account for the market availability and other factors, a specific percent of the net acreage is deducted from the inventory on Tables 6 and 9. A higher percentage is deducted for properties categorized as underutilized. This correlates with a higher uncertainty for the redevelopment of properties with existing improvements.

Future Capital Facilities

The acreage associated with anticipated/planned public capital facilities is deducted from the total gross residential and commercial/industrial acreage. If the documented needs specify a parcel(s), all identified parcels are considered "undevelopable" or "built out" in the inventory and are subsequently excluded from the capacity calculations. In some instances, local jurisdictions choose to incorporate a specific percentage of future land to deduct from the gross acreage in each zone or specific zones for future public capital facilities.

Residential Factors/Assumptions

Residential Density

The net buildable acreage calculated in Table 6 is converted to housing unit capacity in Table 8 through the application of assumed density. Table 8 identifies the density applied to each zoning district. Individual jurisdictions established the density assumptions with recognition of past trends and recent regulatory modifications.

Plat Deductions

Individual jurisdictions apply different methods to calculate the maximum number of housing units permitted within a project. While some calculate units with a project's gross acreage, others employ a net acreage. The plat deductions incorporated in Table 6 reflect the type of approach the respective jurisdiction implements. These deductions may include land reserved for roads, critical areas, parks and recreation, or storm water facilities.

Critical Areas:

- Percent deduction based on observed trends; or an
- Acreage deduction based on GIS layers of critical areas (only if used to calculate allowed density; varies by jurisdiction).
  - The mixed use assumption is also applied to the critical area acreages derived from GIS layers, when applicable, in order to prevent from over-deducting.

Non-Residential Uses

Zoning codes permit various types of non-residential development within residential districts, such as churches and day-care centers. To account for future non-residential development a percentage of the net residential acreage is deducted from the available buildable lands. The specific percentage differs between each jurisdiction.

Displaced Units

In the analysis, existing housing units located on underutilized parcels are categorized as displaced units. The existing number of units is derived from ATR data. For residential units on a property that is only considered in the commercial capacity calculations, the displaced unit calculation is performed at the bottom of both Tables 6 and 9. Not all of the gross acreage is considered to be developable; accordingly, the total number of displaced units per zone is adjusted down to reflect the same percent of deductions that was applied to the gross acreage. As a consequence, the existing units assumed to be displaced are accounted for by adding them to the total need in Table 7.

Commercial Factors/Assumptions

Commercial/Industrial Intensity and Planned Employment Densities

The buildable acreage calculated in Table 9 is converted to employee capacity in Table 11 through the application of assumed gross employees per acre. An assumption for employment density (employees per acre) is necessary to calculate the capacity of the commercial and industrial lands. Although the Buildable Lands legislation directs the County to utilize the average employment densities generated through the trending period, this approach is problematic because employment statistics are not readily available and many commercial/industrial buildings/complexes may not be 100 percent occupied within the first year of completion.

For the 2014 Report, partners in the Traffic Division of Pierce County Public Works and Utilities Department provided a survey review of employment trends for the entire County. It was determined that the previous assumption of 19.37 employees per acre for commercial and services was consistent with their findings, however the 11.15 employees per acre for industrial warehousing and manufacturing was closer to 8.25 employees per acre. This revised assumption is incorporated in the 2014 analysis to reflect best available information.

Displaced Employees

The underutilized land category may include existing businesses and employees that if redeveloped as another business is assumed to be displaced. Accordingly, the employment growth figure is increased to account for the assumed displaced employees. To calculate the displaced employees, the locally observed density of 500 ft^2 per employee for commercial and 900 ft^2 per employee for industrial/warehousing is applied to the existing building square footage. Since not all of the gross acreage is considered to be developable, the total number of displaced employees per zone is adjusted down to reflect the same percent of deductions that was applied to the gross acreage to derive the net developable acreage. For commercial or industrial buildings on a property that is considered only redevelopable as a residential use, the calculation is done in both the residential and commercial/industrial capacity tables. As a consequence, the existing employees assumed to be displaced are accounted for by adding them to the total need in Table 10.

City of Auburn

The City's GMA Comprehensive Plan was adopted in April, 1995. The first annexation by Auburn within Pierce County occurred in 1998. The maximum density allowed in a planning area is calculated on a net "usable" area basis. Non-buildable areas and land set aside for non-residential land uses are subtracted from the gross area of the site to determine net usable area. Non-buildable areas do not include public and private roads and driveways. The net usable area acreage within a planning area is then multiplied by the residential densities allowed by the Comprehensive Plan designation to produce the maximum number of dwelling units allowed in that planning area.

The majority of the area within the City limits in Pierce County is associated with the Lakeland Hills South Planned Unit Development (PUD). Remaining areas are zoned Light Commercial (C-1), Terrace View (TV), Public Use (P-1), and Residential 5 (R-5). The City's GMA Comprehensive Plan contains seven land use designations for properties within Pierce County.

Table 1 - City of Auburn: Summary of Building Permits for Multi-Family Development

Land Use Designation	Zoning District	Density[1]/ Units	2006	2007	2008	2009	2010	2011	2012
Heavy Commercial	Terrace View District	Gross	10.69	N/A	N/A	N/A	N/A	N/A	N/A
		Net	10.69						
		Units	430						
High Density Residential	Lakeland Hills South PUD	Gross	17.41	20.67	3.78	N/A	N/A	N/A	N/A
		Net	17.41	20.67	6.27				
		Units	132	236	70				
Moderate Density Residential	Lakeland Hills South PUD	Gross	11.54	15.34	N/A	N/A	N/A	N/A	15.10
		Net	11.54	15.34					27.96
		Units	234	12					210

[1]Dwelling units per acre.

Table 2 - City of Auburn: Summary of Parcel-Specific Residential Platting Activity

Land Use Designation	Zoning District	Density[1]/ Lots	2006	2007	2008	2009	2010	2011	2012
Heavy Commercial	Terrace View District	Gross	N/A	9.77	N/A	N/A	N/A	N/A	N/A
		Net		19.28					
		Lots		59					
Moderate Density Residential	Lakeland South PUD	Gross	N/A	N/A	2.97	N/A	N/A	N/A	N/A
		Net			11.23				
		Lots			199				
Single Family Residential	R-1 (Now R-5)	Gross	N/A	2.29	N/A	4.00	N/A	3.87	N/A
		Net		3.95		4.00		6.97	
		Lots		193		4		28	

[1]Dwelling units per acre.

Table 3 - City of Auburn: Summary of Parcel-Specific Commercial and Industrial Development Activity									
Land Use Designation	Zoning District		2006	2007	2008	2009	2010	2011	2012
Light Commercial	PUD	Gross Acres	N/A	N/A	N/A	1.52	N/A	0.84	N/A
		Bldg. SF				15,308		4,254	
		FAR[1]				0.23		0.12	
Public/ Quasi-Public	PUD	Gross Acres	N/A	N/A	N/A	34.16	N/A	N/A	N/A
		Bldg. SF				13,109			
		FAR[1]				0.01			

[1]Floor area ratio.

Table 4 - City of Auburn: Development Assumptions and Trends			
		2006-2012 Average	2030 Assumptions
Residential Density		Refer to Tables 1 and 2.	R-5: 5 du/na TV: 36.3 du/na
Residential/Commercial Split		N/A	N/A
Plat Deductions	**Roads**	14.2%	7%
	Critical Areas	19.5%	GIS data: Wetlands and steep slopes
	Recreation/Park	10.1%	2%
Public Facilities/ Institutions		10.85%	1%
Land in Residentially Zoned Districts for Non-Residential Uses		N/A	N/A
Land Unavailable for Development		N/A	1%
Employees per Gross Acre[1]		N/A	Manufacturing/Warehousing: 8.25 Commercial/Services: 19.37

[1]Pierce County Employment Survey. See Appendix E.

Table 5 - City of Auburn: Assumptions for Vacant, Vacant Single Unit Lots, and Underutilized Parcels			
Zoning District	Vacant	Vacant (Single Unit)	Underutilized
R-5	>= .46 acres	< .46 acres	>= .46 acres

Table 6 – City of Auburn: Supply of Land/Lots for Residential Development

Zoning District		R-5				TV		
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Pipeline[3]	Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		19.84	19.40	25.67	6.43	0.00	3.17	2.05
Public Facilities[1]		0.20	0.19				0.03	
Adjusted Gross Acreage		19.64	19.21				3.14	
Plat Deductions[1]	Roads	1.37	1.34				0.22	
	Critical Areas	4.03	0.64				1.15	
	Parks and Open Space	0.39	0.38				0.06	
Net Acres		13.84	16.84				1.35	
Non-Residential Uses[1]		-	-				-	
Adjusted Net Acres		13.84	16.84				1.35	
Land Unavailable for Development[1]		0.14	0.17				0.01	
Final Adjusted Net Acres		13.70	16.67			0.00	1.34	
Total Adjusted Net Acres		30.38		N/A		1.34		N/A
One Dwelling Unit per Vacant (Single) Lot				147	24			38
Displaced Units[2]		5				0		
Displaced Jobs[2]		0				0		

[1]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
[3]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – City of Auburn: Supply of Land/Lots for Residential Development			
Zoning District		**PUD**	
Land Type		Vacant (Single Unit)	Pipeline[3]
Gross Acres		28.17	24.77
Public Facilities[1]			
Adjusted Gross Acreage			
Plat Deductions[1]	**Roads**		
	Critical Areas		
	Parks and Open Space		
Net Acres			
Non-Residential Uses[1]			
Adjusted Net Acres			
Land Unavailable for Development[1]			
Final Adjusted Net Acres			
Total Adjusted Net Acres		N/A	
One Dwelling Unit per Vacant (Single) Lot		199	314
Displaced Units[2]			
Displaced Jobs[2]			

[1]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
[3]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 7 - City of Auburn: Housing Unit Needs				
2010 Total Housing Units[1]	2030 Total Housing Target[2]	Additional Housing Needed (2010-2030)	Displaced Units	Total Housing Units Needed
3,146	3,634	488	5	493

[1]2010 Census.
[2]Adopted by Pierce County Ordinance No. 2011-36s.

Table 8 - City of Auburn: Housing Unit Capacity						
Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	One Dwelling Unit per Vacant (Single Unit) Lot	Pipeline[1]	Housing Capacity
R-5	30.38	5	152	147	24	323
TV	1.34	36.3	48	38	0	86
PUD	N/A	N/A	N/A	199	314	513
					Total Housing Capacity	922

[1]Pipeline projects listed in Appendix C.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of Auburn: Supply of Land for Commercial/Industrial Employment					
Zoning District	C-1		PUD		
Land Type	Vacant	Underutilized	Vacant	Underutilized	Pipeline[2]
Gross Acres	8.62	6.57	3.76	0.00	13.62
Future Capital Facilities	0.09	0.07	0.04	0.00	
Adjusted Gross Acres	8.54	6.50	3.73	0.00	
Land Unavailable for Development	0.09	0.07	0.04	0.00	
Net Acreage	8.45	6.44	3.69	0.00	
Total Net Acres	14.89		3.69		N/A
Displaced Jobs[1]		0		0	
Displaced Units[1]		0		0	

[1]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
[2]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 10 - City of Auburn: Employment Needs					
2010 Total Employment Estimate[1]	Adopted 2030 Total Employment Target[2]	Total Employment Growth (2010-2030)	Adjusted Employment Growth[3]	Displaced Employees	Additional Employment Needs
590	834	244	214	0	214

[1]PSRC Land Use Targets 2010 Employment Estimate.
[2]Adopted by Ordinance No. 2011-36s.
[3]The total employment allocations are reduced by 12.1% to account for mobile workers and work-at-home employees for the commercial/industrial land needs analysis.

Table 11 - City of Auburn: Employment Capacity						
Type	Zoning District	Net Acres	Employees per Acre	Job Capacity	Pipeline[1]	Employment Capacity
Commercial	C-1	14.89	19.37	288	0	288
	PUD	3.69	19.37	71	235	306
					Total Employment Capacity	595

[1]Pipeline projects listed in Appendix C.

City of Bonney Lake

The City's GMA Comprehensive Plan was adopted in 1995. Implementing regulations were adopted in 1997. The Plan and development regulations were overhauled again in late 2004 at which time the City started to regulated development using net acreage. The City implements densities using a net calculation, deducting critical areas and buffers.

Table 1 - City of Bonney Lake: Summary of Building Permits for Multi-Family Development

Land Use Designation	Zoning District	Density[1]/ Units	2006	2007	2008	2009	2010	2011	2012
Medium Density Residential	R-1	Gross	N/A	N/A	6.22	N/A	N/A	N/A	N/A
		Net			6.22				
		Units			2				
	R-2	Gross	7.76	7.29	7.51	N/A	6.05	N/A	N/A
		Net	7.76	7.29	7.51		6.05		
		Units	16	16	6		2		
High Density Residential	R-3	Gross	N/A	N/A	N/A	N/A	16.72	N/A	N/A
		Net					16.72		
		Units					18		
Midtown Core	Midtown Core	Gross	N/A	20.00	N/A	N/A	N/A	N/A	N/A
		Net		20.00					
		Units		123					
Single Family Residential	R-1	Gross	N/A	N/A	6.22	8.11	N/A	N/A	N/A
		Net			6.22	8.11			
		Units			2	2			

[1]Dwelling units per acre.

Table 2 - City of Bonney Lake: Summary of Parcel-Specific Residential Platting Activity									
Land Use Designation	Zoning District	Density[1]/ Lots	2006	2007	2008	2009	2010	2011	2012
Conservancy/ Open Space & Single Family	R-1	Gross	1.75	N/A	N/A	N/A	N/A	N/A	N/A
		Net	2.89						
		Lots	224						
High-Density Residential	R-3	Gross	N/A	4.30	N/A	N/A	N/A	N/A	N/A
		Net		4.30					
		Lots		4					
Medium Density Single Family	R-1	Gross	2.89	3.11	N/A	N/A	N/A	N/A	N/A
		Net	3.63	3.11					
		Lots	18	6					
	R-2	Gross	N/A	3.23	3.03	3.85	N/A	N/A	N/A
		Net		3.94	3.03	3.85			
		Lots		16	3	2			
Single Family Residential	R-1	Gross	5.28	4.24	2.07	5.00	3.48	4.35	4.33
		Net	7.60	4.96	2.37	5.00	3.60	4.35	6.75
		Lots	140	20	122	6	4	2	56
	R-2	Gross	N/A	3.26	N/A	N/A	N/A	N/A	N/A
		Net		3.26					
		Lots		3					
Single Family Residential & Fennel Creek Corridor	R-1	Gross	3.99	N/A	N/A	N/A	N/A	N/A	N/A
		Net	6.20						
		Lots	25						

[1]Dwelling units per acre.

Table 3 - City of Bonney Lake: Summary of Parcel-Specific Commercial and Industrial Development Activity									
Land Use Designation	Zoning District		2006	2007	2008	2009	2010	2011	2012
Combined Retail Commercial, Warehousing and Light Manuf. District	Eastown	Gross Acres	15.92	25.26	1.01	N/A	N/A	N/A	N/A
		Bldg. SF	104,886	50,880	10,876				
		FAR[1]	0.15	0.05	0.25				
Midtown Core	Midtown Core	Gross Acres	N/A	N/A	19.89	0.68	1.11	4.75	0.75
		Bldg. SF			204,839	1,752	6,976	59,753	11,774
		FAR[1]			0.24	0.06	0.14	0.29	0.36

[1]Floor area ratio.

Table 4 - City of Bonney Lake: Development Assumptions and Trends			
		2006-2012 Average	2030 Assumptions
Residential Density		Refer to Tables 1 and 2.	R-1: 4 du/na R-2: 6 du/na R-3, DC, DM: 15 du/na RC-5: .15 du/na C-1: 6.4 du/na E: 20 du/na
Residential/Commercial Split		MC: 10%/90%	C-1, E, DM: 50%/50% DC: 20/80%
Plat Deductions	Roads	12.1%	15%
	Critical Areas	8.9%	Critical Area Enhancement Project. GIS data: Includes steep slopes, wetlands, 100' wetland buffers.
	Recreation/Park	1.9%	N/A
	Stormwater	5.4%	R-1, R-2, R-3: 5%
Public Facilities/Institutions		N/A	Parcel Specific
Land in Residentially Zoned Districts for Non-Residential Uses		N/A	5%
Land Unavailable for Development		N/A	Single-Family & Multi-Family Districts: vacant, 15%, underutilized, 30% Commercial: vacant, 15%, underutilized, 35%
Employees per Gross Acre[1]		N/A	Manufacturing/Warehousing: 8.25 Commercial/Services: 19.37

[1]Pierce County Employment Survey. See Appendix E.

Table 5 - City of Bonney Lake: Assumptions for Vacant, Vacant Single Unit Lots, and Underutilized Parcels			
Zoning District	Vacant	Vacant (Single Unit)	Underutilized
R-1	>= .5 acres	< .5 acres	>= .5 acres
R-2	>= .49 acres	< .49 acres	>= .49 acres
R-3	>= .30 acres	< .30 acres	>= .30 acres
RC5	>= 12.5 acres	< 12.5 acres	-

Table 6 – City of Bonney Lake: Supply of Land/Lots for Residential Development

Zoning District		R-1				R-2		
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Pipeline[5]	Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		408.47	124.49	128.15	85.44	62.90	7.63	4.24
Residential Split[1]		408.47	124.49			62.90	7.63	
Plat Deductions[3]	Roads	61.27	18.67			9.43	1.14	
	Critical Areas[2]	71.14	65.95			12.46	1.14	
	Stormwater	20.24	6.22			3.14	0.38	
Net Acres		255.64	33.65			37.86	4.96	
Non-Residential Uses[3]		12.78	1.68			1.89	0.25	
Adjusted Net Acres		242.85	31.96			35.97	4.71	
Land Unavailable for Development[3]		72.86	4.79			10.79	0.71	
Final Adjusted Net Acres		170.00	27.17			25.18	4.01	
Total Adjusted Net Acres		197.17		N/A		29.18		N/A
One Dwelling Unit per Vacant (Single) Lot				584	282			15
Displaced Units[4]		94				23		
Displaced Jobs[4]		0				0		

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
[5]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – City of Bonney Lake: Supply of Land/Lots for Residential Development

Zoning District		R-3				RC-5			
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Pipeline[5]	Underutilized	Vacant	Vacant (Single Unit)	Pipeline[5]
Gross Acres		24.92	23.95	0.28	85.42	0.00	40.49	0.00	3.70
Residential Split[1]		24.92	23.95				40.49		
Plat Deductions[3]	Roads	3.74	3.59				6.07		
	Critical Areas[2]	0.70	7.50				34.51		
	Stormwater	1.25	1.2				-		
Net Acres		19.23	11.67				-0.09		
Non-Residential Uses[3]		0.96	0.58				0.00		
Adjusted Net Acres		18.27	11.08				-0.09		
Land Unavailable for Development[3]		5.48	1.66				-0.01		
Final Adjusted Net Acres		12.79	9.42			0.00	-0.08		
Total Adjusted Net Acres		22.21		N/A		0.00		N/A	
One Dwelling Unit per Vacant (Single) Lot				1	724			0	11
Displaced Units[4]		27				0			
Displaced Jobs[4]		0				0			

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
[5]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – City of Bonney Lake: Supply of Land/Lots for Residential Development

Zoning District		DC			DM		
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		2.55	0.28	0.00	2.49	7.60	0.00
Residential Split[1]		0.51	0.06		1.24	3.80	
Plat Deductions[3]	Roads	0.08	0.01		0.19	0.57	
	Critical Areas[2]	0.01	0.00		0.04	1.62	
	Stormwater	-	-		-	-	
Net Acres		0.43	0.05		1.02	1.60	
Non-Residential Uses[3]		-	-		-	-	
Adjusted Net Acres		0.43	0.05		1.02	1.60	
Land Unavailable for Development[3]		0.15	0.01		0.36	0.24	
Final Adjusted Net Acres		0.28	0.04		0.66	1.36	
Total Adjusted Net Acres		0.32		N/A	2.02		N/A
One Dwelling Unit per Vacant (Single) Lot				0			0
Displaced Units[4]		0			0		
Displaced Jobs[4]		3			3		

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – City of Bonney Lake: Supply of Land/Lots for Residential Development

Zoning District		E				PF
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Pipeline[5]	Vacant Single Unit
Gross Acres		100.50	75.75	2.16	8.95	0.56
Residential Split[1]		50.25	37.88			
Plat Deductions[3]	Roads	7.54	5.68			
	Critical Areas[2]	4.42	4.32			
	Stormwater	-	-			
Net Acres		38.30	27.87			
Non-Residential Uses[3]		-	-			
Adjusted Net Acres		38.30	27.87			
Land Unavailable for Development[3]		13.40	3.82			
Final Adjusted Net Acres		24.89	21.65			
Total Adjusted Net Acres		46.54		N/A		N/A
One Dwelling Unit per Vacant (Single) Lot				129	186	2
Displaced Units[4]		9				
Displaced Jobs[4]		26				

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
[5]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 7 - City of Bonney Lake: Housing Unit Needs				
2010 Total Housing Units[1]	2030 Total Housing Units Needed[2]	Additional Housing Needed (2010-2030)	Displaced Units	Total Housing Units Needed
6,394	8,498	2,104	171	2,275

[1]2010 Census.
[2]Adopted by Pierce County Ordinance No. 2011-36s.

Table 8 - City of Bonney Lake: Housing Unit Capacity						
Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	One Dwelling Unit per Vacant (Single Unit) Lot	Pipeline[1]	Housing Capacity
R-1	197.17	4	789	584	282	1,655
R-2	29.18	6	175	15	0	190
R-3	22.21	15	333	1	724	1,058
RC-5	0.00	0.15	0	0	11	11
DC	0.32	15	5	0	0	5
DM	2.02	15	30	0	0	30
E	46.54	20	931	129	186	1,246
PF	0.00	N/A	0	2	0	2
					Total Housing Capacity	**4,197**

[1]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of Bonney Lake: Supply of Land for Commercial/Industrial Employment				
Zoning District	C-2		DC	
Land Type	Vacant	Underutilized	Vacant	Underutilized
Gross Acres	10.22	4.93	0.28	2.55
Commercial Split[1]	10.22	4.93	0.22	2.04
Land Unavailable for Development	1.53	1.48	0.03	0.61
Net Acres	8.69	3.45	0.19	1.43
Total Net Gross Acres	12.14		1.62	
Displaced Jobs[2]		16		14
Displaced Units[2]		1		0

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of Bonney Lake: Supply of Land for Commercial/Industrial Employment						
Zoning District	**DM**			**E**		
Land Type	Vacant	Underutilized	Pipeline	Vacant	Underutilized	Pipeline[3]
Gross Acres	7.60	2.49	3.18	75.75	100.50	2.46
Commercial Split[1]	3.80	1.24		37.88	50.25	
Land Unavailable for Development	0.57	0.37		5.68	15.08	
Net Acres	3.23	0.87		32.19	35.18	
Total Net Gross Acres	4.10		N/A	67.37		N/A
Displaced Jobs[2]		4			36	
Displaced Units[2]		0			13	

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
[3]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of Bonney Lake: Supply of Land for Commercial/Industrial Employment					
Zoning District	**MC**			**PF**	
Land Type	Vacant	Underutilized	Pipeline[3]	Vacant	Underutilized
Gross Acres	44.63	15.61	5.44	0.59	2.31
Commercial Split[1]	44.63	15.61		0.59	2.31
Land Unavailable for Development	6.69	4.68		0.09	0.69
Net Acres	37.93	10.93		0.50	1.62
Total Net Gross Acres	48.86		N/A	2.12	
Displaced Jobs[2]		100			2
Displaced Units[2]		1			3

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
[3]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 10 - City of Bonney Lake: Employment Needs					
2010 Total Employment Estimate[1]	**Adopted 2030 Total Employment Target[2]**	**Total Employment Growth (2010-2030)**	**Adjusted Employment Growth[3]**	**Displaced Employees**	**Additional Employment Needs**
4,505	5,448	943	829	204	1,033

[1]PSRC Land Use Targets 2010 Employment Estimate.
[2]Adopted by Ordinance No. 2011-36s.
[3]The total employment allocations are reduced by 12.1% to account for mobile workers and work-at-home employees for the commercial/industrial land needs analysis.

Table 11 - City of Bonney Lake: Employment Capacity					
Type	**Zoning District**	**Net Acres**	**Employees per Acre**	**Pipeline[1]**	**Employment Capacity**
Commercial	C-2	12.14	19.37	0	235
	DC	1.62	19.37	0	31
	DM	4.10	19.37	91	170
	E	67.37	19.37	294	1,600
	MC	48.86	19.37	132	1,078
	PF	1.62	19.37	0	31
				Total Employment Capacity	**3,147**

[1]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

City of Buckley

The City's GMA Comprehensive Plan was adopted on May 23, 1995 and implementing regulations were adopted in August that same year. The City of Buckley implements densities based on minimum lot size.

Table 1a - City of Buckley: Summary of Building Permits for Multi-Family Development

Zoning District	Density[1]/Units	2006	2007	2008	2009	2010	2011	2012
R-6,000	Gross	N/A	14.52	13.67	5.04	N/A	N/A	6.67
	Net		14.52	13.67	5.04			6.67
	Units		2	20	2			2

[1]Dwelling units per acre.

Table 1b - City of Buckley: Summary of Building Permits for Single-Family Development

Zoning District	Density[1]/Units	2006	2007	2008	2009	2010	2011	2012
R-6,000	Density	8.78	9.08	4.38	5.78	4.70	4.30	5.85
	Units	2	2	3	8	6	4	2
R-8,000	Density	1.90	1.52	N/A	N/A	N/A	0.09	N/A
	Units	5	3				1	
R-20,000	Density	N/A	N/A	N/A	0.70	2.42	1.98	N/A
	Units				5	1	1	

[1]Dwelling units per acre.

Table 2 - City of Buckley: Summary of Parcel-Specific Residential Platting Activity

Zoning District	Density[1]/Lots	2006	2007	2008	2009	2010	2011	2012
R-6,000	Gross	N/A	1.32	N/A	N/A	N/A	N/A	N/A
	Net		1.32					
	Lots		4					
R-8,000	Gross	2.00	N/A	N/A	N/A	N/A	N/A	N/A
	Net	2.00						
	Lots	4						
R-20,000	Gross	N/A	1.99	N/A	N/A	N/A	N/A	N/A
	Net		1.99					
	Lots		76					

[1]Dwelling units per acre.

Table 3 - City of Buckley: Summary of Parcel-Specific Commercial and Industrial Development Activity								
Zoning District		**2006**	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**
B2	Gross Acres	2.74	N/A	N/A	N/A	N/A	N/A	N/A
	Bldg. SF	24,212						
	FAR[1]	0.20						
CC	Gross Acres	N/A	N/A	N/A	N/A	N/A	3.65	N/A
	Bldg. SF						20,373	
	FAR[1]						0.13	
GC	Gross Acres	N/A	N/A	N/A	8.40	N/A	N/A	N/A
	Bldg. SF				27,727			
	FAR[1]				0.08			
P	Gross Acres	N/A	1.00	N/A	N/A	N/A	N/A	N/A
	Bldg. SF		2,560					
	FAR[1]		0.06					

[1]Floor area ratio.

Table 4 - City of Buckley: Development Assumptions and Trends			
		2006-2012 Average	**2030 Assumptions**
Residential Density		Refer to Tables 1 and 2.	R-6,000, HDR, HC, CC: 5 du/na R-8,000: 4 du/na R-20,000: 2 du/na NMU: 6 du/na
Residential/Commercial Split		N/A	NMU: 80%/20% HC, CC: 20%/100%[2]
Plat Deduct-ions	**Roads**	N/A	10%
	Critical Areas	N/A	GIS data: Wetlands, Steep Slopes
	Recreation/Park	N/A	3%
Public Facilities/Institutions		4.6%	P Zone
Land in Residentially Zoned Districts for Non-Residential Uses		N/A	10%
Land Unavailable for Development		N/A	50% R-6,000, R,8000, R-20,000: 30% Vacant, 50% Underutilized
Employees per Gross Acre[1]		N/A	Manufacturing/Warehousing: 8.25 Commercial/Services: 19.37

[1]Pierce County Employment Survey. See Appendix E.
[2]Residential is only allowed as an accessory use on the second floor or above, so it is assumed that all development in these zones will be 100% commercial with a portion of those commercial developments including residential.

Table 5 - City of Buckley: Assumptions for Vacant, Vacant Single Unit Lots, and Underutilized Parcels			
Zoning District	**Vacant**	**Vacant (Single Unit)**	**Underutilized**
R-6,000	>= .34 acres	< .34 acres	>= .34 acres
R-8,000	>= .46 acres	< .46 acres	>= .46 acres
R-20,000	>= 1.15 acres	< 1.15 acres	>= 1.15 acres
NMU	-	-	>= .29 acres

Table 6 – City of Buckley: Supply of Land/Lots for Residential Development

Zoning District		R-6,000				R-8,000			
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Pipeline[5]	Underutilized	Vacant	Vacant (Single Unit)	Pipeline[5]
Gross Acres		42.31	45.58	0.93	61.01	328.83	130.41	1.01	21.77
Residential Split[1]		42.31	45.58			328.83	130.41		
Plat Deductions[3]	Roads	4.23	4.56			13.04	13.04		
	Critical Areas[2]	2.25	7.45			38.47	38.47		
	Parks and Open Space	1.27	1.37			3.91	3.91		
Net Acres		34.56	32.20			233.17	74.98		
Non-Residential Uses[3]		3.46	3.22			23.32	7.50		
Adjusted Net Acres		31.11	28.98			209.85	67.49		
Land Unavailable for Development[3]		15.55	8.69			104.93	20.25		
Final Adjusted Net Acres		15.55	20.29			104.93	47.24		
Total Adjusted Net Acres		35.84		N/A		152.17		N/A	
One Dwelling Unit per Vacant (Single) Lot				4	171			2	65
Displaced Units[4]		10				27			
Displaced Jobs[4]		0				0			

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
[5]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – City of Buckley: Supply of Land/Lots for Residential Development

Zoning District		R-20,000			HDR		
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		56.19	57.25	31.15	8.16	7.96	0.00
Residential Split[1]		56.19	57.25		8.16	7.96	
Plat Deductions[3]	Roads	5.62	5.73		0.82	0.80	
	Critical Areas[2]	18.69	28.81		0.13	0.00	
	Parks and Open Space	1.69	1.72		0.24	0.24	
Net Acres		30.20	21.00		6.97	6.92	
Non-Residential Uses[3]		3.02	2.10		0.70	0.69	
Adjusted Net Acres		27.18	18.90		6.27	6.23	
Land Unavailable for Development[3]		13.59	5.67		3.14	3.12	
Final Adjusted Net Acres		13.59	13.23		3.14	3.12	
Total Adjusted Net Acres		26.82		N/A	6.25		N/A
One Dwelling Unit per Vacant (Single) Lot				69			0
Displaced Units[4]		3			3		
Displaced Jobs[4]		0			0		

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – City of Buckley: Supply of Land/Lots for Residential Development

Zoning District		NMU			HC		
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		83.66	5.97	0.00	0.13	0.10	0.00
Residential Split[1]		66.92	4.78		0.03	0.02	
Plat Deductions[3]	Roads	6.69	0.48		0.00	0.00	
	Critical Areas[2]	8.51	0.00		0.00	0.00	
	Parks and Open Space	2.01	0.14		0.00	0.00	
Net Acres		49.72	4.16		0.02	0.02	
Non-Residential Uses[3]		-	-		-	-	
Adjusted Net Acres		49.72	4.16		0.02	0.01	
Land Unavailable for Development[3]		24.86	2.08		0.01	0.01	
Final Adjusted Net Acres		24.86	2.08		0.01	0.01	
Total Adjusted Net Acres		26.94		N/A	0.02		N/A
One Dwelling Unit per Vacant (Single) Lot				0			0
Displaced Units[4]		11			0		
Displaced Jobs[4]		2			0		

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – City of Buckley: Supply of Land/Lots for Residential Development				
Zoning District		**CC**		
Land Type		Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		3.56	19.78	0.00
Residential Split[1]		0.71	3.96	
Plat Deductions[3]	**Roads**	0.07	0.40	
	Critical Areas[2]	0.00	1.28	
	Parks and Open Space	0.02	0.12	
Net Acres		0.62	2.16	
Non-Residential Uses[3]		-	-	
Adjusted Net Acres		0.62	2.16	
Land Unavailable for Development[3]		0.31	1.08	
Final Adjusted Net Acres		0.31	1.08	
Total Adjusted Net Acres		1.39		N/A
One Dwelling Unit per Vacant (Single) Lot				0
Displaced Units[4]		0		
Displaced Jobs[4]		1		

1Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
2The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
3See Table 4 "Development Assumptions and Trends" for deduction assumptions.
4Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 7 - City of Buckley: Housing Unit Needs				
2010 Total Housing Units[1]	2030 Total Housing Units Needed[2]	Additional Housing Needed (2010-2030)	Displaced Units	Total Housing Units Needed
1,669	2,930	1,261	60	1,321

[1]2010 Census.
[2]Adopted by Pierce County Ordinance No. 2011-36s.

Table 8 - City of Buckley: Housing Unit Capacity						
Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	One Dwelling Unit per Vacant (Single Unit) Lot	Pipeline[1]	Housing Capacity
R-6,000	35.84	5	179	4	171	354
R-8,000	152.17	4	609	2	65	676
R-20,000	26.82	2	54	69	0	123
HDR	6.25	5	31	0	0	31
NMU	26.94	6	162	0	0	162
HC	0.02	5	0	0	0	0
CC	1.39	5	7	0	0	7
P	N/A	N/A	N/A	0	2	2
					Total Housing Capacity	1,354

[1]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of Buckley: Supply of Land for Commercial/Industrial Employment						
Zoning District	NMU		GC		CC	
Land Type	Vacant	Underutilized	Vacant	Underutilized	Vacant	Underutilized
Gross Acres	5.97	83.66	26.87	49.30	19.78	8.16
Commercial Split[1]	1.19	16.73	26.87	49.30	19.78	8.16
Land Unavailable for Development	0.60	8.37	13.43	24.65	9.89	4.08
Net Acres	0.60	8.37	13.43	24.65	9.89	4.08
Total Net Acres	8.96		38.08		13.97	
Displaced Jobs[2]		1		86		9
Displaced Units[2]		4		2		0

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of Buckley: Supply of Land for Commercial/Industrial Employment				
Zoning District	**HC**		**LI**	
Land Type	Vacant	Underutilized	Vacant	Underutilized
Gross Acres	0.10	0.13	7.86	16.16
Commercial Split[1]	0.10	0.13	7.86	16.16
Land Unavailable for Development	0.05	0.07	3.93	8.08
Net Acres	0.05	0.07	3.93	8.08
Total Net Acres	0.12		12.01	
Displaced Jobs[2]		1		4
Displaced Units[2]		0		1

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 10 - City of Buckley: Employment Needs					
2010 Total Employment Estimate[1]	**Adopted 2030 Total Employment Target[2]**	**Total Employment Growth (2010-2030)**	**Adjusted Employment Growth[3]**	**Displaced Employees**	**Additional Employment Needs**
2,089	3,033	944	830	104	934

[1]PSRC Land Use Targets 2010 Employment Estimate.
[2]Adopted by Ordinance No. 2011-36s.
[3]The total employment allocations are reduced by 12.1% to account for mobile workers and work-at-home employees for the commercial/industrial land needs analysis.

Table 11 - City of Buckley: Employment Capacity				
Type	**Zoning District**	**Net Acres**	**Employees per Acre**	**Employment Capacity**
Commercial	NMU	8.96	19.37	174
	GC	38.08	19.37	738
	CC	13.97	19.37	271
	HC	0.12	19.37	2
Industrial	LI	12.01	8.25	99
			Total Employment Capacity	1,283

*Numbers are rounded and may not calculate correctly as shown.

Town of Carbonado

The Town adopted its GMA Comprehensive Plan on September 13, 1995 and implementing regulations on July 28, 1997. The Town of Carbonado's Comprehensive Plan contains four implementing zones. Carbonado implements densities using gross calculations.

Table 1 - Town of Carbonado: Summary of Building Permits for Multi-Family Development

Land Use Designation	Zoning District	Density[1]/ Units	2006	2007	2008	2009	2010	2011	2012
		Gross	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		Net							
		Units							

[1]Dwelling units per acre.

Table 2 - Town of Carbonado: Summary of Parcel-Specific Residential Platting Activity

Land Use Designation	Zoning District	Density[1]/ Lots	2006	2007	2008	2009	2010	2011	2012
Residential	Residential	Gross	N/A	N/A	N/A	N/A	N/A	N/A	0.61
		Net							0.61
		Lots							6

[1]Dwelling units per acre.

Table 3 - Town of Carbonado: Summary of Parcel-Specific Commercial and Industrial Development Activity

Land Use Designation	Zoning District		2006	2007	2008	2009	2010	2011	2012
		Gross Acres	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		Bldg. SF							
		FAR[1]							

[1]Floor area ratio.

Table 4 - Town of Carbonado: Development Assumptions and Trends			
		2006-2012 Average	2030 Assumptions
Residential Density		Refer to Tables 1 and 2.	R-1: 2 DU/AC R-2: 4 DU/AC
Residential/Commercial Split		N/A	N/A
Plat Deductions	Roads	4.00%	N/A
	Critical Areas	N/A	N/A
	Recreation/Park	N/A	N/A
Public Facilities/Institutions		N/A	Parcel Specific
Land in Residentially Zoned Districts for Non-Residential Uses		N/A	3%
Land Unavailable for Development		N/A	Residential: 25% Commercial: 10% Vacant, 50% Underutilized
Employees per Gross Acre[1]		N/A	Manufacturing/Warehousing: 8.25 Commercial/Services: 19.37

[1]Pierce County Employment Survey. See Appendix E.

Table 5 - Town of Carbonado: Assumptions for Vacant, Vacant Single Unit Lots, and Underutilized Parcels			
Zoning District	Vacant	Vacant (Single Unit)	Underutilized
R1	>= .48 acres	< .48 acres	>= .48 acres
R2	>= .48 acres	< .48 acres	>= .48 acres
C	-	-	>= .29 acres

Table 6 - Town of Carbonado: Supply of Land/Lots for Residential Development

Zoning District		R-1			R-2		
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		44.71	20.22	1.15	34.24	17.50	3.25
Plat Deductions[3]	Roads	-	-		-	-	
	Critical Areas[2]	-	-		-	-	
	Parks and Open Space	-	-		-	-	
Net Acres		44.71	20.22		34.24	17.50	
Non-Residential Uses[3]		1.34	0.61		1.03	0.53	
Adjusted Net Acres		43.37	19.61		33.21	16.98	
Land Unavailable for Development[3]		10.84	4.90		8.30	4.24	
Final Adjusted Net Acres		32.58	14.71		24.91	12.73	
Total Adjusted Net Acres		47.24		N/A	37.64		N/A
One Dwelling Unit per Vacant (Single) Lot				3			9
Displaced Units[4]		7			12		
Displaced Jobs[4]		0			0		

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 7 - Town of Carbonado: Housing Unit Needs				
2010 Total Housing Units[1]	2030 Total Housing Units Needed[2]	Additional Housing Needed (2010-2030)	Displaced Units	Total Housing Units Needed
218	298	80	19	99

[1]2010 Census.
[2]Adopted by Pierce County Ordinance No. 2011-36s.

Table 8 - Town of Carbonado: Housing Unit Capacity					
Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	One Dwelling Unit per Vacant (Single Unit) Lot	Housing Capacity
R-1	47.24	2	94	3	97
R-2	37.64	4	151	9	160
				Total Housing Capacity	257

*Numbers are rounded and may not calculate correctly as shown.

Table 9 - Town of Carbonado: Supply of Land for Commercial/Industrial Employment		
Zoning District	COM	
Land Type	Vacant	Underutilized
Gross Acres	0.37	0.00
Land Unavailable for Development	0.04	0.00
Net Acres	0.33	0.00
Total Net Acres	0.33	
Displaced Jobs[1]		0
Displaced Units[1]		0

[1]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 10 - Town of Carbonado: Employment Needs					
2010 Total Employment Estimate[1]	Adopted 2030 Total Employment Target[2]	Total Employment Growth (2010-2030)	Adjusted Employment Growth[3]	Displaced Employees	Additional Employment Needs
52	68	16	14	0	14

[1]PSRC Land Use Targets 2010 Employment Estimate.
[2]Adopted by Ordinance No. 2011-36s.
[3]The total employment allocations are reduced by 12.1% to account for mobile workers and work-at-home employees for the commercial/industrial land needs analysis.

Table 11 - Town of Carbonado: Employment Capacity				
Commercial/ Industrial Designation	Zoning District	Net Acres	Employees per Acre	Employment Capacity
Commercial	COM	0.33	19.37	6
			Total Employment Capacity	6

*Numbers are rounded and may not calculate correctly as shown.

City of DuPont

The City's GMA Comprehensive Plan was adopted on July 25, 1995 and implementing regulations were adopted two years later on August 12, 1997. Land use densities in the City of DuPont are implemented using net calculations.

Table 1 - City of DuPont: Summary of Building Permits for Multi-Family Development

Land Use Designation	Zoning District	Density[1]/ Units	2006	2007	2008	2009	2010	2011	2012
R-12	R-12	Gross	N/A	N/A	N/A	N/A	N/A	N/A	12.5
		Net							12.5
		Units							160
MXD	MXD	Gross	N/A	N/A	N/A	N/A	N/A	N/A	40.96
		Net							40.96
		Units							179

[1]Dwelling units per acre.

Table 2 - City of DuPont: Summary of Parcel-Specific Residential Platting Activity

Land Use Designation	Zoning District	Density[1]/ Lots	2006	2007	2008	2009	2010	2011	2012
R-4	R-4	Gross	3.50	3.11	2.89	N/A	N/A	N/A	N/A
		Net	3.50	3.11	2.89				
		Lots	180	160	231				
R-12	R-12	Gross	3.53	N/A	N/A	N/A	N/A	N/A	N/A
		Net	3.53						
		Lots	40						

[1]Dwelling units per acre.

Table 3 - City of DuPont: Summary of Parcel-Specific Commercial and Industrial Development Activity

Land Use Designation	Zoning District		2006	2007	2008	2009	2010	2011	2012
COM	COM	Gross Acres	2.52	N/A	N/A	N/A	N/A	2.10	N/A
		Bldg. SF	11,025					74,860	
		FAR[1]	0.10					0.81	
IND	IND	Gross Acres	2.40	N/A	N/A	N/A	52.00	N/A	13.70
		Bldg. SF	104,544				4,800		250,000
		FAR[1]	0.44				0.00		0.41
R- 5	R-5	Gross Acres	20.00	N/A	N/A	N/A	N/A	N/A	N/A
		Bldg. SF	104,400						
		FAR[1]	0.11						
MRP	MRP	Gross Acres	N/A	5.66	94.76	N/A	N/A	N/A	N/A
		Bldg. SF		68,000	1,720,400				
		FAR[1]		0.27	0.42				

Table 3 - City of DuPont: Summary of Parcel-Specific Commercial and Industrial Development Activity									
Land Use Designation	Zoning District		2006	2007	2008	2009	2010	2011	2012
MUD	MXD	Gross Acres	N/A	7.69	1.70	0.92	N/A	N/A	5.53
		Bldg. SF		42,110	16,806	3,534			146,570
		FAR[1]		0.12	0.22	0.09			0.61

[1]Floor area ratio.

Table 4 - City of DuPont: Development Assumptions and Trends			
		2006-2012 Average	2030 Assumptions
Residential Density		Refer to Tables 1 and 2.	RR: .2 du/na R-3: 3.5 du/na R-4: 4.5 du/na R-5: 5.5 du/na R-12: 12.5 du/na
Residential/Commercial Split		MXD: 75%/25%	MXD: 0%/100%
Plat Deductions	Roads	17.1%	N/A
	Critical Areas	25.1%	N/A
	Recreation/Park	10.6%	N/A
Public Facilities/Institutions		6.48%	6.36%
Land in Residentially Zoned Districts for Non-Residential Uses		N/A	N/A
Land Unavailable for Development		N/A	0%
Employees per Gross Acre[1]		N/A	Manufacturing/Warehousing: 8.25 Commercial/Services: 19.37

[1]Pierce County Employment Survey. See Appendix E.

Table 5 - City of DuPont: Assumptions for Vacant, Vacant Single Unit Lots, and Underutilized Parcels			
Zoning District	Vacant	Vacant (Single Unit)	Underutilized
R-3	>= .56	< .56	>= .48
R-4	>= .48	< .48	>= .48
R-5	>= .45	< .45	>= .48
R-12	>= .2	< .2	>= .29
RR	>= 10.5	< 10.5	-

Table 6 – City of DuPont: Supply of Land/Lots for Residential Development

Zoning District		RR			R-3		
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		19.94	89.21	0.00	4.21	0.00	0.55
Public Facilities[1]		1.27	5.67		0.27		
Adjusted Gross Acreage		18.67	83.54		3.95		
Plat Deductions[1]	Roads	-	-		-		
	Critical Areas	-	-		-		
	Parks and Open Space	-	-		-		
Net Acres		18.67	83.54		3.95		
Non-Residential Uses[1]		-	-		-		
Adjusted Net Acres		18.67	83.54		3.95		
Land Unavailable for Development[1]		-	-		-		
Final Adjusted Net Acres		18.67	83.54		3.95	0.00	
Total Adjusted Net Acres		102.21		N/A	3.95		N/A
One Dwelling Unit per Vacant (Single) Lot				0			1
Displaced Units[2]		0			3		
Displaced Jobs[2]		0			0		

[1]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – City of DuPont: Supply of Land/Lots for Residential Development

Zoning District		R-4			R-5		
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		180.61	56.89	0.00	10.01	24.53	0.13
Public Facilities[1]		11.49	3.62		0.64	1.56	
Adjusted Gross Acreage		169.12	53.27		9.37	22.97	
Plat Deductions[1]	Roads	-	-		-	-	
	Critical Areas	-	-		-	-	
	Parks and Open Space	-	-		-	-	
Net Acres		169.12	53.27		9.37	22.97	
Non-Residential Uses[1]		-	-		-	-	
Adjusted Net Acres		169.12	53.27		9.37	22.97	
Land Unavailable for Development[1]		-	-		-	-	
Final Adjusted Net Acres		169.12	53.27		9.37	22.97	
Total Adjusted Net Acres		222.39		N/A	32.34		N/A
One Dwelling Unit per Vacant (Single) Lot				0			1
Displaced Units[2]		0			11		
Displaced Jobs[2]		0			0		

[1]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – City of DuPont: Supply of Land/Lots for Residential Development				
Zoning District		**R-12**		
Land Type		Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		4.72	1.34	0.00
Public Facilities[1]		0.30	0.09	
Adjusted Gross Acreage		4.42	1.25	
Plat Deductions[1]	**Roads**	-	-	
	Critical Areas	-	-	
	Parks and Open Space	-	-	
Net Acres		4.42	1.25	
Non-Residential Uses[1]		-	-	
Adjusted Net Acres		4.42	1.25	
Land Unavailable for Development[1]		-	-	
Final Adjusted Net Acres		4.42	1.25	
Total Adjusted Net Acres		5.67		N/A
One Dwelling Unit per Vacant (Single) Lot				0
Displaced Units[2]		18		
Displaced Jobs[2]		0		

[1]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 7 - City of DuPont: Housing Unit Needs				
2010 Total Housing Units[1]	2030 Total Housing Units Needed[2]	Additional Housing Needed (2010-2030)	Displaced Units	Total Housing Units Needed
3,241	5,291	2,050	47	2,097

[1]2010 Census.
[2]Adopted by Pierce County Ordinance No. 2011-36s.

Table 8 - City of DuPont: Housing Unit Capacity					
Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	One Dwelling Unit per Vacant (Single Unit) Lot	Housing Capacity
RR	102.21	0.2	20	0	20
R-3	3.95	3.5	14	1	15
R-4	222.39	4.5	1,001	0	1,001
R-5	32.34	5.5	178	1	179
R-12	5.67	12.5	71	0	71
				Total Housing Capacity	1,286

*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of DuPont: Supply of Land for Commercial/Industrial Employment				
Zoning District	COM		OFF	
Land Type	Underutilized	Vacant	Underutilized	Vacant
Gross Acres	0.79	4.80	0.00	1.54
Future Capital Facilities	0.05	0.31	0.00	0.10
Adjusted Gross Acres	0.74	4.49	0.00	1.44
Land Unavailable for Development	-	-	-	-
Net Acres	0.74	4.49	0.00	1.44
Total Net Acres	5.23		1.44	
Displaced Jobs[1]	2		0	
Displaced Units[1]	0		0	

[1]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of DuPont: Supply of Land for Commercial/Industrial Employment				
Zoning District	MXD		BTP	
Land Type	Underutilized	Vacant	Underutilized	Vacant
Gross Acres	8.95	15.48	0.00	262.36
Future Capital Facilities	0.57	0.98	0.00	16.69
Adjusted Gross Acres	8.38	14.50	0.00	245.68
Land Unavailable for Development	-	-	-	-
Net Acres	8.38	14.50	0.00	245.68
Total Net Acres	22.88		245.68	
Displaced Jobs[1]	0		0	
Displaced Units[1]	15		0	

[1]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of DuPont: Supply of Land for Commercial/Industrial Employment				
Zoning District	**MRP**		**IND**	
Land Type	Underutilized	Vacant	Underutilized	Vacant
Gross Acres	87.09	199.06	14.60	39.80
Future Capital Facilities	5.54	12.66	0.93	2.53
Adjusted Gross Acres	81.55	186.40	13.67	37.27
Land Unavailable for Development	-	-	-	-
Net Acres	81.55	186.40	13.67	37.27
Total Net Acres	267.96		50.94	
Displaced Jobs[1]	0		0	
Displaced Units[1]	0		0	

[1]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 10 - City of DuPont: Employment Needs					
2010 Total Employment Estimate[1]	**Adopted 2030 Total Employment Target[2]**	**Total Employment Growth (2010-2030)**	**Adjusted Employment Growth[3]**	**Displaced Employees**	**Additional Employment Needs**
2,937	9,078	6,141	5,398	2	5,400

[1]PSRC Land Use Targets 2010 Employment Estimate.
[2]Adopted by Ordinance No. 2011-36s.
[3]The total employment allocations are reduced by 12.1% to account for mobile workers and work-at-home employees for the commercial/industrial land needs analysis.

Table 11 - City of DuPont: Employment Capacity				
Type	**Zoning District**	**Net Acres**	**Employees per Acre**	**Employment Capacity**
Commercial	COM	5.23	19.37	101
	OFF	1.44	19.37	28
	MXD	22.88	19.37	443
Industrial	BTP	245.68	8.25	2,027
	MRP	267.96	8.25	2,211
	IND	50.94	8.25	420
			Total Employment Capacity	**5,230**

*Numbers are rounded and may not calculate correctly as shown.

Town of Eatonville

The Town's GMA Comprehensive Plan was adopted on December 27, 1993. The Town's Comprehensive Plan was updated October 12, 2005. The Town of Eatonville's Comprehensive Plan contains five land use designations and the regulations create 10 implementing zones. Density in Eatonville is based on gross acreage netting out only roads. However, Planned Unit Developments (PUDs) are based on gross density.

Table 1a - Town of Eatonville: Summary of Building Permits for Multi-Family Development

Zoning District	Density[1]/Units	2006	2007	2008	2009	2010	2011	2012
C-1	Gross	N/A	N/A	32.25	N/A	N/A	N/A	N/A
	Net			32.25				
	Units			8				
SF-2	Gross	N/A	N/A	6.90	N/A	N/A	N/A	N/A
	Net			6.90				
	Units			2				

[1]Dwelling units per acre.

Table 1b - Town of Eatonville: Summary of Building Permits for Single-Family Development

Zoning District	Density[1]/Units	2006	2007	2008	2009	2010	2011	2012
AP	Density	N/A	N/A	1.94	1.90	2.02	N/A	N/A
	Units			1	1	1		
C-2	Density	N/A	N/A	N/A	N/A	3.30	N/A	N/A
	Units					1		
SF-1	Density	N/A	1.39	0.51	3.85	N/A	N/A	0.19
	Units		5	1	1			1
SF-2	Density	5.19	4.50	4.09	2.37	5.18	2.26	5.18
	Units	1	6	10	1	2	4	2
SF-3	Density	N/A	5.19	6.22	N/A	N/A	5.19	N/A
	Units		1	2			1	

[1]Dwelling units per acre.

Table 2 - Town of Eatonville: Summary of Parcel-Specific Residential Platting Activity

Zoning District	Density[1]/Lots	2006	2007	2008	2009	2010	2011	2012
AP	Gross	3.30	2.02	N/A	1.88	N/A	N/A	N/A
	Net	3.30	2.02		1.88			
	Lots	6	3		7			
SF-2	Gross	0.73	N/A	N/A	N/A	N/A	N/A	N/A
	Net	0.73						
	Lots	7						
SF-3	Gross	7.26	N/A	N/A	N/A	N/A	N/A	N/A
	Net	7.26						
	Lots	2						

[1]Dwelling units per acre.

Table 3 - Town of Eatonville: Summary of Parcel-Specific Commercial and Industrial Development Activity								
Zoning District		**2006**	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**
C-1	Gross Acres	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Bldg. SF							
	FAR[1]							

[1]Floor area ratio.

Table 4 - Town of Eatonville: Development Assumptions and Trends			
		2006-2012 Average	**2030 Assumptions**
Residential Density		Refer to Tables 1 and 2.	SF-1: 4.53 DU/AC SF-2: 5.18 DU/AC SF-3: 7.26 DU/AC MF-1: 16 DU/AC MF-2: 23 DU/AC C-1: 8.7 DU/AC MU: 9 DU/AC AP: 2 DU/AC
Residential/Commercial Split		N/A	C-1, AP: 25%/75% MU: 65%/35%
Plat Deductions	**Roads**	N/A	15%
	Critical Areas	N/A	GIS data: Wetlands (Adjusted)
	Recreation/Park	41.4%	N/A
Public Facilities/Institutions		2.1%	Parcel Specific
Land in Residentially Zoned Districts for Non-Residential Uses		N/A	5%
Land Unavailable for Development		N/A	Residential: 25% Commercial: 10% Vacant, 50% Underutilized
Employees per Gross Acre[1]		N/A	Manufacturing/Warehousing: 8.25 Commercial/Services: 19.37

[1]Pierce County Employment Survey. See Appendix E.

Table 5 - Town of Eatonville: Assumptions for Vacant, Vacant Single Unit Lots, and Underutilized Parcels			
Zoning District	**Vacant**	**Vacant (Single Unit)**	**Underutilized**
SF1	>= .55 acres	< .55 acres	>= .55 acres
SF2	>= .48 acres	< .48 acres	>= .48 acres
SF3	>= .34 acres	< .34 acres	>= .34 acres
MF1	-	-	>= .55 acres
MF2	-	-	>= .48 acres
C1	-	-	>= .39 acres
C2	-	-	>= .57 acres
AP	-	-	>= 1.2 acres

\Table 6 – Town of Eatonville: Supply of Land/Lots for Residential Development

Zoning District		SF-1			SF-2		
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		143.99	103.54	5.66	84.81	15.12	13.95
Residential Split[1]		143.99	103.54		84.81	15.12	
Plat Deductions[3]	Roads	21.60	15.53		12.72	2.27	
	Critical Areas[2]	12.67	6.49		6.85	4.04	
	Parks and Open Space	-	-		-	-	
Net Acres		109.73	81.52		65.24	8.81	
Non-Residential Uses[3]		5.49	4.08		3.26	0.44	
Adjusted Net Acres		104.24	77.44		61.98	8.37	
Land Unavailable for Development[3]		26.06	19.36		15.50	2.09	
Final Adjusted Net Acres		78.18	58.08		46.49	6.28	
Total Adjusted Net Acres		136.26		N/A	52.76		N/A
One Dwelling Unit per Vacant (Single) Lot				8			42
Displaced Units[4]		38			10		
Displaced Jobs[4]		0			0		

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – Town of Eatonville: Supply of Land/Lots for Residential Development

Zoning District		SF-3			MF-1		
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		14.14	0.65	0.14	15.74	4.67	0.00
Residential Split[1]		14.14	0.65		15.74	0.70	
Plat Deductions[3]	Roads	2.12	0.10		2.36	0.12	
	Critical Areas[2]	2.17	0.22		4.82	-	
	Parks and Open Space	-	-		-	-	
Net Acres		9.86	0.33		8.55	3.85	
Non-Residential Uses[3]		0.49	0.02		0.43	0.19	
Adjusted Net Acres		9.36	0.32		8.13	3.66	
Land Unavailable for Development[3]		2.34	0.08		2.03	0.92	
Final Adjusted Net Acres		7.02	0.24		6.09	2.75	
Total Adjusted Net Acres		7.26		N/A	8.84		N/A
One Dwelling Unit per Vacant (Single) Lot				1			0
Displaced Units[4]		9			2		
Displaced Jobs[4]		0			0		

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – Town of Eatonville: Supply of Land/Lots for Residential Development

Zoning District		MF-2			C-1		
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		0.52	9.27	0.07	4.90	6.22	0.00
Residential Split[1]		0.52	9.27		1.22	1.55	
Plat Deductions[3]	Roads	0.08	1.39		0.18	0.23	
	Critical Areas[2]	0.00	0.00		0.00	0.00	
	Parks and Open Space	-	-		-	-	
Net Acres		0.45	7.88		1.04	1.32	
Non-Residential Uses[3]		0.02	0.39		-	-	
Adjusted Net Acres		0.42	7.48		1.04	1.32	
Land Unavailable for Development[3]		0.11	1.87		0.26	0.33	
Final Adjusted Net Acres		0.32	5.61		0.78	0.99	
Total Adjusted Net Acres		5.93		N/A	1.77		N/A
One Dwelling Unit per Vacant (Single) Lot				1			0
Displaced Units[4]		1			2		
Displaced Jobs[4]		0			1		

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – Town of Eatonville: Supply of Land/Lots for Residential Development

Zoning District		MU			AP		
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		2.42	42.71	0.00	59.68	48.55	0.00
Residential Split[1]		1.57	27.76		14.92	12.43	
Plat Deductions[3]	Roads	0.24	4.16		2.24	1.86	
	Critical Areas[2]	0.36	6.23		2.30	0.00	
	Parks and Open Space	-	-		-	-	
Net Acres		0.98	17.36		10.38	10.56	
Non-Residential Uses[3]		-	-		-	-	
Adjusted Net Acres		0.98	17.36		10.38	10.56	
Land Unavailable for Development[3]		0.24	4.34		2.64	2.64	
Final Adjusted Net Acres		0.73	13.02		7.92	7.92	
Total Adjusted Net Acres		13.75		N/A	15.52		N/A
One Dwelling Unit per Vacant (Single) Lot				0			0
Displaced Units[4]		0			1		
Displaced Jobs[4]		0			0		

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 7 - Town of Eatonville: Housing Unit Needs				
2010 Total Housing Units[1]	2030 Total Housing Units Needed[2]	Additional Housing Needed (2010-2030)	Displaced Units	Total Housing Units Needed
1,059	1,353	294	130	424

[1]2010 Census.
[2]Adopted by Pierce County Ordinance No. 2011-36s.

Table 8 - Town of Eatonville: Housing Unit Capacity					
Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	One Dwelling Unit per Vacant (Single Unit) Lot	Housing Capacity
SF-1	136.26	4.53	617	8	625
SF-2	52.76	5.18	273	42	315
SF-3	7.26	7.26	53	1	54
MF-1	8.84	16	141	0	141
MF-2	5.93	23	136	1	137
C-1	1.77	8.7	15	0	15
MU	13.75	9	124	0	124
AP	15.52	2	31	0	31
				Total Housing Capacity	1,443

*Numbers are rounded and may not calculate correctly as shown.

Table 9 - Town of Eatonville: Supply of Land for Commercial/Industrial Employment				
Zoning District	C-1		C-2	
Land Type	Vacant	Underutilized	Vacant	Underutilized
Gross Acres	6.22	4.90	35.69	53.79
Commercial Split[1]	4.66	3.67	35.69	53.79
Land Unavailable for Development	0.47	1.84	3.57	26.89
Net Acres	4.20	1.84	32.12	26.89
Total Net Acres	6.03		59.01	
Displaced Jobs[2]		3		18
Displaced Units[2]		4		60

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - Town of Eatonville: Supply of Land for Commercial/Industrial Employment				
Zoning District	AP		MU	
Land Type	Vacant	Underutilized	Vacant	Underutilized
Gross Acres	48.55	59.68	42.71	2.42
Commercial Split[1]	36.41	44.76	14.95	0.85
Land Unavailable for Development	3.64	22.38	1.49	0.42
Net Acres	32.77	22.38	13.45	0.42
Total Net Acres	55.15		13.88	
Displaced Jobs[2]		0		0
Displaced Units[2]		3		0

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 10 - Town of Eatonville: Employment Needs					
2010 Total Employment Estimate[1]	Adopted 2030 Total Employment Target[2]	Total Employment Growth (2010-2030)	Adjusted Employment Growth[3]	Displaced Employees	Additional Employment Needs
905	2,335	1,430	1,257	22	1,279

[1]PSRC Land Use Targets 2010 Employment Estimate.
[2]Adopted by Ordinance No. 2011-36s.
[3]The total employment allocations are reduced by 12.1% to account for mobile workers and work-at-home employees for the commercial/industrial land needs analysis.

Table 11 - Town of Eatonville: Employment Capacity				
Type	Zoning District	Net Acres	Employees per Acre	Employment Capacity
Commercial	C-1	6.03	19.37	117
	C-2	59.01	19.37	1,143
	AP	55.15	19.37	1,068
	MU	13.88	19.37	269
			Total Employment Capacity	**2,597**

*Numbers are rounded and may not calculate correctly as shown.

City of Edgewood

The City's initial GMA Comprehensive Plan was adopted and became effective on July 24, 2002. Land use densities in the City of Edgewood are based on net land area that reflects many environmental constraints, subtracting critical areas and their associated buffers including wetlands, streams, landslide hazard areas, and flood areas within the City.

Table 1 - City of Edgewood: Summary of Building Permits for Multi-Family Development

Land Use Designation	Zoning District	Density[1]/ Units	2006	2007	2008	2009	2010	2011	2012
SF-L	SF-2	Gross	N/A	N/A	4.65	N/A	N/A	N/A	N/A
		Net			4.65				
		Units			2				

[1]Dwelling units per acre.

Table 2 - City of Edgewood: Summary of Parcel-Specific Residential Platting Activity

Land Use Designation	Zoning District	Density[1]/ Lots	2006	2007	2008	2009	2010	2011	2012
SF-L	SF-2	Gross	1.12	1.11	1.35	N/A	1.57	N/A	N/A
		Net	1.62	2.57	1.89		1.57		
		Lots	4	31	2		2		
SF-M	SF-3	Gross	0.64	0.68	1.67	1.44	1.05	0.80	0.77
		Net	1.48	1.15	1.90	1.50	1.05	0.80	0.77
		Lots	10	9	13	8	2	21	2

[1]Dwelling units per acre.

Table 3 - City of Edgewood: Summary of Parcel-Specific Commercial and Industrial Development Activity

Land Use Designation	Zoning District		2006	2007	2008	2009	2010	2011	2012
Commercial	Commercial	Gross Acres	0.80	N/A	N/A	N/A	N/A	1.67	0.43
		Bldg. SF	2,100					9,856	2,329
		FAR[1]	0.06					0.14	0.13
Town Center	Town Center	Gross Acres	N/A	0.71	N/A	N/A	N/A	N/A	N/A
		Bldg. SF		3,796					
		FAR[1]		0.12					
Business Park	Business Park	Gross Acres	N/A	0.91	N/A	N/A	N/A	N/A	N/A
		Bldg. SF		6,780					
		FAR[1]		0.17					
Public	Public	Gross Acres	N/A	N/A	7.64	N/A	N/A	N/A	N/A
		Bldg. SF			15,000				
		FAR[1]			0.05				
SF-M	SF-3	Gross Acres	N/A	N/A	2.34	N/A	N/A	N/A	N/A
		Bldg. SF			10,748				
		FAR[1]			0.11				

[1]Floor area ratio.

Table 4 - City of Edgewood: Development Assumptions and Trends			
		2006-2012 Average	2030 Assumptions
Residential Density		Refer to Tables 1 and 2.	SF-2: 2 du/ac SF-3: 3 du/ac SF-5: 5 du/ac MR-1: 4 du/ac MR-2: 8 du/ac MUR, C: 12 du/ac TC: 24 du/ac BP: 8 du/ac
Residential/Commercial Split		C, BP: 0%/100% TC: 77%/23%	C: 40%/60% TC: 70%/30% MUR: 60%/40% BP: 30%/70%
Plat Deductions	**Roads**	N/A	9.80%
	Critical Areas	0.77%	GIS data: Steep Slopes, 35 foot buffer Wetlands, 75 foot buffer Category III Wetlands, 50 foot buffer
	Recreation/Park	N/A	5%
Public Facilities/Institutions		6.32%	1.90%
Land in Residentially Zoned Districts for Non-Residential Uses		SF-3: 3.16%	5%
Land Unavailable for Development		N/A	25% BP, C, TC, MUR, SF-5, MR-2[2]: Vacant 0%, Underutilized 10%
Employees per Gross Acre[1]		N/A	Manufacturing/Warehousing: 8.25 Commercial/Services: 19.37

[1]Pierce County Employment Survey. See Appendix E.
[2]These zones are being connected to sewer and it is assumed by the City that all vacant parcels will develop within the next 20 years and underutilized parcels will be redeveloped at a higher rate than normal.

Table 5 - City of Edgewood: Assumptions for Vacant, Vacant Single Unit Lots, and Underutilized Parcels			
Zoning District	**Vacant**	**Vacant (Single Unit)**	**Underutilized**
SF2	>= 1.5 acres	< 1.25 acres	>= 1.25 acres
SF3	>= .83 acres	< .83 acres	>= .83 acres
SF5	>= .5 acres	< .5 acres	>= .5 acres
MR1	-	-	>= .625 acres
MR2	-	-	>= .31 acres
MUR	-	-	>= .42 acres
C	-	-	>= .31 acres
TC	-	-	>= .25 acres

Table 6 – City of Edgewood: Supply of Land/Lots for Residential Development

Zoning District		SF-2			SF-3			
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)	Pipeline[5]
Gross Acres		964.56	238.26	9.44	1,1071.53	230.04	13.20	21.58
Residential Split[1]		964.56	238.26		1,1071.53	230.04		
Public Facilities[3]		18.33	4.53		20.36	4.37		
Adjusted Gross Acres		946.23	233.74		1,051.17	225.67		
Plat Deductions[3]	Roads	92.73	22.91		103.01	22.12		
	Critical Areas[2]	142.18	97.21		109.14	35.42		
	Parks and Open Space	47.31	11.69		52.56	11.28		
Net Acres		664.01	101.93		780.29	156.85		
Non-Residential Uses[3]		33.20	5.10		39.01	7.84		
Adjusted Net Acres		630.81	96.83		741.28	149.01		
Land Unavailable for Development[3]		157.70	24.21		185.32	37.25		
Final Adjusted Net Acres		473.11	72.63		555.96	111.76		
Total Adjusted Net Acres		545.73		N/A	667.71		N/A	
One Dwelling Unit per Vacant (Single) Lot				16			21	27
Displaced Units[4]		135			225			
Displaced Jobs[4]		0			0			

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
[5]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – City of Edgewood: Supply of Land/Lots for Residential Development

Zoning District		SF-5				MR-1			
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Pipeline[5]	Underutilized	Vacant	Vacant (Single Unit)	Pipeline[5]
Gross Acres		29.51	3.56	0.00	8.71	46.18	37.15	2.60	0.81
Residential Split[1]		29.51	3.56			46.18	37.15		
Public Facilities[3]		0.56	0.07			0.88	0.71		
Adjusted Gross Acres		28.95	3.49			45.31	36.45		
Plat Deductions[3]	Roads	2.84	0.34			4.44	3.57		
	Critical Areas[2]	2.81	0.40			6.77	12.62		
	Parks and Open Space	1.45	0.17			2.27	1.82		
Net Acres		21.86	2.58			31.83	18.43		
Non-Residential Uses[3]		1.09	0.13			1.59	0.92		
Adjusted Net Acres		20.77	2.45			30.24	17.51		
Land Unavailable for Development[3]		2.08	-			7.56	4.38		
Final Adjusted Net Acres		18.69	2.45			22.68	13.13		
Total Adjusted Net Acres		21.14		N/A		35.82		N/A	
One Dwelling Unit per Vacant (Single) Lot				0	33			3	0
Displaced Units[4]		12				3			
Displaced Jobs[4]		0				0			

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
[5]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – City of Edgewood: Supply of Land/Lots for Residential Development

Zoning District		MR-2			MUR			
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)	Pipeline[5]
Gross Acres		28.02	28.50	0.23	13.73	15.43	0.00	82.73
Residential Split[1]		28.02	28.50		8.24	9.26		
Public Facilities[3]		0.53	0.54		0.16	0.18		
Adjusted Gross Acres		27.49	27.95		8.08	9.08		
Plat Deductions[3]	Roads	2.69	2.74		0.79	0.89		
	Critical Areas[2]	2.68	2.45		0.51	1.28		
	Parks and Open Space	1.37	1.40		0.40	0.45		
Net Acres		20.74	21.37		6.37	6.45		
Non-Residential Uses[3]		1.04	1.07		0.32	0.32		
Adjusted Net Acres		19.70	20.30		6.05	6.13		
Land Unavailable for Development[3]		1.97	-		0.61	-		
Final Adjusted Net Acres		17.73	20.30		5.45	6.13		
Total Adjusted Net Acres		38.03		N/A	11.58		N/A	
One Dwelling Unit per Vacant (Single) Lot				1			0	295
Displaced Units[4]					3			
Displaced Jobs[4]					5			

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
[5]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – City of Edgewood: Supply of Land/Lots for Residential Development

Zoning District		TC			C		
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		43.43	15.15	0.00	37.65	24.70	0.63
Residential Split[1]		30.40	10.60		15.06	9.88	
Public Facilities[3]		0.58	0.20		0.29	0.19	
Adjusted Gross Acres		29.83	10.40		14.77	9.69	
Plat Deductions[3]	Roads	2.92	1.02		1.45	0.95	
	Critical Areas[2]	0.44	0.00		2.13	2.85	
	Parks and Open Space	1.49	0.52		0.74	0.48	
Net Acres		24.97	8.86		10.46	5.40	
Non-Residential Uses[3]		1.25	0.44		0.52	0.27	
Adjusted Net Acres		23.73	8.42		9.94	5.13	
Land Unavailable for Development[3]		2.37	-		0.99	-	
Final Adjusted Net Acres		21.35	8.42		8.94	5.13	
Total Adjusted Net Acres		29.77		N/A	14.08		N/A
One Dwelling Unit per Vacant (Single) Lot				0			2
Displaced Units[4]		6			3		
Displaced Jobs[4]		21			21		

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.*Numbers are rounded and may not calculate correctly as shown.

Table 6 – City of Edgewood: Supply of Land/Lots for Residential Development				
Zoning District		**BP**		
Land Type		Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		15.36	19.38	0.00
Residential Split[1]		4.61	5.81	
Public Facilities[3]		0. 09	0.11	
Adjusted Gross Acres		4.52	5.70	
Plat Deductions[3]	**Roads**	0.44	0.56	
	Critical Areas[2]	0.43	0.10	
	Parks and Open Space	0.23	0.29	
Net Acres		3.42	4.76	
Non-Residential Uses[3]		0.17	0.24	
Adjusted Net Acres		3.25	4.52	
Land Unavailable for Development[3]		0.32	-	
Final Adjusted Net Acres		2.92	4.52	
Total Adjusted Net Acres		7.45		N/A
One Dwelling Unit per Vacant (Single) Lot				0
Displaced Units[4]		1		
Displaced Jobs[4]		2		

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 7 - City of Edgewood: Housing Unit Needs				
2010 Total Housing Units[1]	2030 Total Housing Units Needed[2]	Additional Housing Needed (2010-2030)	Displaced Units	Total Housing Units Needed
3,801	6,003	2,202	407	2,609

[1]2010 Census.
[2]Adopted by Pierce County Ordinance No. 2011-36s.

Table 8 - City of Edgewood: Housing Unit Capacity						
Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	One Dwelling Unit per Vacant (Single Unit) Lot	Pipeline[1]	Housing Capacity
SF-2	545.73	2	1,091	16	0	1,107
SF-3	667.71	3	2,003	21	27	2,051
SF-5	21.14	5	106	0	33	139
MR-1	35.82	4	143	3	0	146
MR-2	38.03	8	304	1	0	305
MUR	11.58	12	139	1	295	435
TC	29.77	24	715	1	0	716
C	14.08	12	169	2	0	171
BP	7.45	8	60	0	0	60
					Total Housing Capacity	**5,130**

[1]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of Edgewood: Supply of Land for Commercial/Industrial Employment				
Zoning District	MUR		C	
Land Type	Vacant	Underutilized	Vacant	Underutilized
Gross Acres	15.43	13.73	24.70	37.65
Commercial Split[1]	6.17	5.49	14.82	22.59
Future Capital Facilities	0.12	0.10	0.28	0.43
Adjusted Gross Acres	6.05	5.39	14.54	22.16
Land Unavailable for Development	0.00	0.54	0.00	2.22
Net Acres	6.05	4.85	14.54	19.94
Total Net Acres	10.90		34.48	
Displaced Jobs[2]		6		20
Displaced Units[2]		2		7

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of Edgewood: Supply of Land for Commercial/Industrial Employment				
Zoning District	**TC**		**BP**	
Land Type	Vacant	Underutilized	Vacant	Underutilized
Gross Acres	15.15	43.43	19.38	15.36
Commercial Split[1]	4.54	13.03	13.56	10.75
Future Capital Facilities	0.09	0.25	0.26	0.20
Adjusted Gross Acres	4.46	12.78	13.31	10.55
Land Unavailable for Development	0.00	1.28	0.00	1.06
Net Acres	4.46	11.50	13.31	9.50
Total Net Acres	15.96		22.80	
Displaced Jobs[2]		11		7
Displaced Units[2]		3		3

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of Edgewood: Supply of Land for Commercial/Industrial Employment				
Zoning District	**I**		**P**	
Land Type	Vacant	Underutilized	Vacant	Underutilized
Gross Acres	0.00	17.42	7.55	0.00
Commercial Split[1]	0.00	17.42	7.55	0.00
Future Capital Facilities	0.00	0.33	0.14	0.00
Adjusted Gross Acres	0.00	17.09	7.41	0.00
Land Unavailable for Development	0.00	4.27	1.85	0.00
Net Acres	0.00	12.82	5.56	0.00
Total Net Acres	12.82		5.56	
Displaced Jobs[2]		16		0
Displaced Units[2]		0		0

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 10 - City of Edgewood: Employment Needs					
2010 Total Employment Estimate[1]	**Adopted 2030 Total Employment Target[2]**	**Total Employment Growth (2010-2030)**	**Adjusted Employment Growth[3]**	**Displaced Employees**	**Additional Employment Needs**
1,352	3,094	1,742	1,531	98	1,630

[1]PSRC Land Use Targets 2010 Employment Estimate.
[2]Adopted by Ordinance No. 2011-36s.
[3]The total employment allocations are reduced by 12.1% to account for mobile workers and work-at-home employees for the commercial/industrial land needs analysis.

Table 11 - City of Edgewood: Employment Capacity				
Type	**Zoning District**	**Net Acres**	**Employees per Acre**	**Employment Capacity**
Commercial	MUR	10.90	19.37	211
	C	34.48	19.37	668
	TC	15.96	19.37	309
	BP	22.80	19.37	442
Industrial	I	12.82	8.25	106
Other	P	5.56	19.37	108
			Total Employment Capacity	**1,843**

*Numbers are rounded and may not calculate correctly as shown.

City of Fife

The City's GMA Comprehensive Plan was adopted on May 28, 1996 and implementing regulations were adopted two years later on July 28, 1998. The City implements densities using a net calculation, deducting critical areas and buffers, roads, and public use space. All State owned future right of way for SR-167 has also been deducted from the inventory; however, land held in Trust was included because of its potential for future development.

Table 1 - City of Fife: Summary of Building Permits for Multi-Family Development

Land Use Designation	Zoning District	Density[1]/Units	2006	2007	2008	2009	2010	2011	2012
High Density Residential	High Density Residential	Gross	N/A	N/A	13.13	N/A	N/A	3.20	N/A
		Net			13.13			3.20	
		Units			126			16	
	Community Commercial	Gross	13.02	N/A	N/A	N/A	N/A	N/A	N/A
		Net	13.21						
		Units	72						
Mixed Medium Residential/ Commercial	Regional Commercial	Gross	18.94	N/A	N/A	N/A	N/A	N/A	N/A
		Net	18.94						
		Units	50						

[1]Dwelling units per acre.

Table 2 - City of Fife: Summary of Parcel-Specific Residential Platting Activity

Land Use Designation	Zoning District	Density[1]/ Lots	2006	2007	2008	2009	2010	2011	2012
Low Density Single Family Residential	Single Family Residential	Gross	N/A	1.57	5.56	N/A	N/A	N/A	N/A
		Net		1.57	5.56				
		Lots		2	2				
Medium Density Residential	Medium Density Residential	Gross	5.73	N/A	N/A	N/A	N/A	N/A	N/A
		Net	5.86						
		Lots	230						
Mixed Medium Density Residential/ Commercial	Community Commercial	Gross	N/A	N/A	N/A	N/A	4.53	N/A	N/A
		Net					4.53		
		Lots					49		
	Neighborhood Residential	Gross	N/A	N/A	5.54	N/A	N/A	N/A	N/A
		Net			5.54				
		Lots			49				
High Density Residential	High Density Residential	Gross	N/A	N/A	13.13	N/A	N/A	N/A	N/A
		Net			13.13				
		Lots			126				

[1]Dwelling units per acre.

Table 3 - City of Fife: Summary of Parcel-Specific Commercial and Industrial Development Activity									
Land Use Designation	Zoning District		2006	2007	2008	2009	2010	2011	2012
Industrial	I	Gross Acres	55.27	21.30	8.19	17.98	6.21	0.65	N/A
		Bldg. SF	855,806	47,558	142,376	91,115	55,252	12,300	
		FAR[1]	0.36	0.05	0.40	0.12	0.20	0.44	
Mixed Com./High Density Residential	CMU	Gross Acres	N/A	N/A	N/A	N/A	1.02	1.08	2.98
		Bldg. SF					17,375	6,115	14,504
		FAR[1]					0.39	0.13	0.11
	RC	Gross Acres	2.84	3.08	N/A	N/A	N/A	15.53	0.48
		Bldg. SF	41,653	15,874				109,464	3,166
		FAR[1]	0.34	0.12				0.16	0.15

[1]Floor area ratio.

Table 4 - City of Fife: Development Assumptions and Trends			
		2006-2012 Average	2030 Assumptions
Residential Density		Refer to Tables 1 and 2.	SFR: 4 du/ac SLR: 7 du/ac HDR: 14 du/ac MDR, NR, RC, CC, CMU: 10 du/ac
Residential/Commercial Split		CMU: 0%/100% NR: 100%/0% RC: 43%/57%	CC, CMU: 15%/85% NR: 90%/10% RC: 80%/20%
Plat Deduc-tions	**Roads**	14.3%	20%
	Critical Areas	6.8%	16%
	Recreation/Park	6.5%	10%
Public Facilities/Institutions		0.8%	5%
Land in Residentially Zoned Districts for Non-Residential Uses		N/A	5%
Land Unavailable for Development		N/A	30%
Employees per Gross Acre[1]		N/A	Manufacturing/Warehousing: 8.25 Commercial/Services: 19.37

[1]Pierce County Employment Survey. See Appendix E.

Table 5 - City of Fife: Assumptions for Vacant, Vacant Single Unit Lots, and Underutilized Parcels			
Zoning District	Vacant	Vacant (Single Unit)	Underutilized
SFR	>= .625 acres	< .625 acres	>= .625 acres
SLR	>= .35 acres	< .35 acres	>= .35 acres
NR	>= .25 acres	< .25 acres	>= .25 acres
CC	-	-	>= 1.03 acres
NC	-	-	>= .52 acres
RC	-	-	>= 1.55 acres

Table 6 – City of Fife: Supply of Land/Lots for Residential Development

Zoning District		SFR			SLR		
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		74.38	2.91	0.00	1.34	2.41	0.00
Residential Split[1]		74.38	2.91		1.34	2.41	
Public Facilities[3]		3.72	0.15		0.07	0.12	
Adjusted Gross Acres		70.66	2.76		1.27	2.29	
Plat Deductions[3]	Roads	14.13	0.55		0.25	0.46	
	Critical Areas[2]	11.31	0.44		0.20	0.37	
	Parks and Open Space	7.07	0.28		0.13	0.23	
Net Acres		38.16	1.49		0.69	1.24	
Non-Residential Uses[3]		1.91	0.07		0.03	0.06	
Adjusted Net Acres		36.25	1.42		0.65	1.17	
Land Unavailable for Development[3]		10.87	0.43		0.20	0.35	
Final Adjusted Net Acres		25.37	0.99		0.46	0.82	
Total Adjusted Net Acres		26.37		N/A	1.28		N/A
One Dwelling Unit per Vacant (Single) Lot				0			0
Displaced Units[4]		9			0		
Displaced Jobs[4]		0			0		

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – City of Fife: Supply of Land/Lots for Residential Development

Zoning District		MDR			HDR			
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)	Pipeline[5]
Gross Acres		55.14	16.42	5.72	8.97	0.00	0.00	5.48
Residential Split[1]		55.14	16.42		8.97			
Public Facilities[3]		2.76	0.82		0.45			
Adjusted Gross Acres		52.38	15.60		8.52			
Plat Deductions[3]	Roads	10.48	3.12		1.70			
	Critical Areas[2]	8.38	2.50		1.36			
	Parks and Open Space	5.24	1.56		0.85			
Net Acres		28.29	8.42		4.60			
Non-Residential Uses[3]		1.41	0.42		0.23			
Adjusted Net Acres		26.87	8.00		4.37			
Land Unavailable for Development[3]		8.06	2.40		1.31			
Final Adjusted Net Acres		18.81	5.60		3.06	0.00		
Total Adjusted Net Acres		24.41		N/A	3.06		N/A	
One Dwelling Unit per Vacant (Single) Lot				56			0	36
Displaced Units[4]		19			0			
Displaced Jobs[4]		0			0			

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
[5]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – City of Fife: Supply of Land/Lots for Residential Development

Zoning District		NR			RC		
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		25.87	18.79	3.23	89.09	36.84	0.00
Residential Split[1]		23.28	16.92		71.27	29.47	
Public Facilities[3]		1.16	0.85		3.56	1.47	
Adjusted Gross Acres		22.12	16.07		67.71	28.00	
Plat Deductions[3]	Roads	4.42	3.21		13.54	5.60	
	Critical Areas[2]	3.54	2.57		10.83	4.48	
	Parks and Open Space	2.21	1.61		6.77	2.80	
Net Acres		11.94	8.68		36.56	15.12	
Non-Residential Uses[3]		0.60	0.43		1.83	0.76	
Adjusted Net Acres		11.35	8.24		34.74	14.36	
Land Unavailable for Development[3]		3.40	2.47		10.42	4.31	
Final Adjusted Net Acres		7.94	5.77		24.31	10.05	
Total Adjusted Net Acres		13.71		N/A	34.37		N/A
One Dwelling Unit per Vacant (Single) Lot				45			0
Displaced Units[4]		1			1		
Displaced Jobs[4]		0			184		

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – City of Fife: Supply of Land/Lots for Residential Development

Zoning District		CC			CMU		
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		85.22	50.97	5.23	38.27	46.45	0.00
Residential Split[1]		12.78	7.65		5.74	6.97	
Public Facilities[3]		0.64	0.38		0.29	0.35	
Adjusted Gross Acres		12.14	7.26		5.45	6.62	
Plat Deductions[3]	Roads	2.43	1.45		1.09	1.32	
	Critical Areas[2]	1.94	1.16		0.87	1.06	
	Parks and Open Space	1.21	0.73		0.55	0.66	
Net Acres		6.56	3.92		2.95	3.57	
Non-Residential Uses[3]		0.33	0.20		0.15	0.18	
Adjusted Net Acres		6.23	3.73		2.80	3.40	
Land Unavailable for Development[3]		1.87	1.12		0.84	1.02	
Final Adjusted Net Acres		4.36	2.61		1.96	2.38	
Total Adjusted Net Acres		6.97		N/A	4.34		N/A
One Dwelling Unit per Vacant (Single) Lot				49			0
Displaced Units[4]		0			1		
Displaced Jobs[4]		3			8		

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 7 - City of Fife: Housing Unit Needs				
2010 Total Housing Units[1]	2030 Total Housing Units Needed[2]	Additional Housing Needed (2010-2030)	Displaced Units	Total Housing Units Needed
3,895	4,457	562	78	640

[1]2010 Census.
[2]Adopted by Pierce County Ordinance No. 2011-36s.

Table 8 - City of Fife: Housing Unit Capacity						
Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	One Dwelling Unit per Vacant (Single Unit) Lot	Pipeline[1]	Housing Capacity
SFR	26.37	4	105	0	0	105
SLR	1.28	7	9	0	0	9
MDR	24.41	10	244	56	0	300
HDR	3.06	14	43	0	36	79
NR	13.71	10	137	45	0	182
RC	34.37	10	344	0	0	344
CC	6.97	10	70	49	0	119
CMU	4.34	10	43	0	0	43
					Total Housing Capacity	1,181

[1]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of Fife: Supply of Land for Commercial/Industrial Employment				
Zoning District	NC		NR	
Land Type	Vacant	Underutilized	Vacant	Underutilized
Gross Acres	5.92	30.49	18.79	25.87
Commercial Split[1]	5.92	30.49	1.88	2.59
Future Capital Facilities	0.30	1.52	0.09	0.13
Adjusted Gross Acres	5.63	28.97	1.79	2.46
Land Unavailable for Development	1.69	8.69	0.54	0.74
Net Acres	3.94	20.28	1.25	1.72
Total Net Acres	24.22		2.97	
Displaced Jobs[2]		8		0
Displaced Units[2]		17		0

[1]The percentage of land assumed for commercial uses. See Table 4 "Development Assumptions and Trends."
[2]Existing housing units and employees associated with underutilized parcels are adjusted down to reflect the mixed use and "unavailable to develop" assumptions.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of Fife: Supply of Land for Commercial/Industrial Employment				
Zoning District	**CC**		**RC**	
Land Type	Vacant	Underutilized	Vacant	Underutilized
Gross Acres	50.97	85.22	36.84	89.09
Commercial Split[1]	43.33	72.44	7.37	17.82
Future Capital Facilities	2.17	3.62	0.37	0.89
Adjusted Gross Acres	41.16	68.81	7.00	16.93
Land Unavailable for Development	12.35	20.64	2.10	5.08
Net Acres	28.81	48.17	4.90	11.85
Total Net Acres	76.98		16.75	
Displaced Jobs[2]		37		90
Displaced Units[2]		4		1

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of Fife: Supply of Land for Commercial/Industrial Employment				
Zoning District	**CMU**		**I**	
Land Type	Vacant	Underutilized	Vacant	Underutilized
Gross Acres	46.45	38.27	463.37	295.21
Commercial Split[1]	39.48	32.53	463.37	295.21
Future Capital Facilities	1.97	1.63	23.17	14.76
Adjusted Gross Acres	37.51	30.90	440.20	280.45
Land Unavailable for Development	11.25	9.27	132.06	84.13
Net Acres	26.25	21.63	308.14	196.31
Total Net Acres	47.89		504.46	
Displaced Jobs[2]		84		146
Displaced Units[2]		7		19

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of Fife: Supply of Land for Commercial/Industrial Employment		
Zoning District	**PI**	
Land Type	Vacant	Underutilized
Gross Acres	0.45	14.79
Commercial Split[1]	0.45	14.79
Future Capital Facilities	0.02	0.74
Adjusted Gross Acres	0.42	14.05
Land Unavailable for Development	0.13	4.22
Net Acres	0.30	9.84
Total Net Acres	10.13	
Displaced Jobs[2]		28
Displaced Units[2]		0

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.*Numbers are rounded and may not calculate correctly as shown.

Table 10 - City of Fife: Employment Needs					
2010 Total Employment Estimate[1]	Adopted 2030 Total Employment Target[2]	Total Employment Growth (2010-2030)	Adjusted Employment Growth[3]	Displaced Employees	Additional Employment Needs
12,504	19,300	6,796	5,974	587	6,561

[1]PSRC Land Use Targets 2010 Employment Estimate.
[2]Adopted by Ordinance No. 2011-36s.
[3]The total employment allocations are reduced by 12.1% to account for mobile workers and work-at-home employees for the commercial/industrial land needs analysis.

Table 11 - City of Fife: Employment Capacity				
Type	Zoning District	Net Acres	Employees per Acre	Employment Capacity
Commercial	NC	24.22	19.37	469
	NR	2.97	19.37	58
	CC	76.98	19.37	1,491
	RC	16.75	19.37	324
	CMU	47.89	19.37	928
	PI	10.13	19.37	196
Industrial	I	504.46	8.25	4,162
			Total Employment Capacity	**7,628**

*Numbers are rounded and may not calculate correctly as shown.

City of Fircrest

The City's GMA Comprehensive Plan was adopted on March 12, 1996 and implementing regulations on April 10, 1996. Amendments to the Comp Plan have been adopted over a number of years with the most recent adoption on October 10, 2006. Development regulations have been adopted over a number of years with the most recent adoption on March 28, 2006. The City of Fircrest's Comprehensive Plan contains ten land use designations and the regulations create 13 implementing zones. The City implements densities using gross calculations.

Table 1a - City of Fircrest: Summary of Building Permits for Multi-Family Development

Land Use Designation	Zoning District	Density[1]/Units	2006	2007	2008	2009	2010	2011	2012
Medium Density Residential	R-20	Gross	N/A	20.33	N/A	N/A	N/A	N/A	N/A
		Net		20.33					
		Units		73					

[1]Dwelling units per acre.

Table 1b - City of Fircrest: Summary of Building Permits for Single-Family Development

Land Use Designation	Zoning District	Density[1]/Units	2006	2007	2008	2009	2010	2011	2012
LDR	R-4	Density	6.60	N/A	3.51	2.90	N/A	N/A	4.00
		Units	2		1	1			1
	R-6	Density	N/A	6.48	N/A	7.20	5.28	6.86	7.19
		Units		4		1	1	5	2
MDR	R-10 TCD	Density	13.75	14.51	10.59	16.68	N/A	N/A	16.33
		Units	70	28	2	3			2

[1]Dwelling units per acre.

Table 2 - City of Fircrest: Summary of Parcel-Specific Residential Platting Activity

Land Use Designation	Zoning District	Density[1]/Lots	2006	2007	2008	2009	2010	2011	2012
Low Density Residential	R-6	Gross	7.09	6.84	N/A	7.55	N/A	N/A	N/A
		Net	7.09	6.84		7.55			
		Lots	2	8		5			

[1]Dwelling units per acre.

Table 3 - City of Fircrest: Summary of Parcel-Specific Commercial and Industrial Development Activity

Land Use Designation	Zoning District		2006	2007	2008	2009	2010	2011	2012
		Gross Acres	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		Bldg. SF							
		FAR[1]							

[1]Floor area ratio.

Table 4 - City of Fircrest: Development Assumptions and Trends			
		2006-2012 Average	2030 Assumptions
Residential Density		Refer to Tables 1 and 2.	CC, R10TCD: 10 du/ga R-8: 8 du/ga NC, NO, CO, R-6, GC: 6 du/ga R4, R4C: 4du/ga R20: 20 du/ac
Residential/Commercial Split		N/A	NO, CO, NC, CC: 10%/100%
Plat Deductions	Roads	N/A	N/A
	Critical Areas	N/A	N/A
	Recreation/Park	N/A	N/A
Public Facilities/Institutions		N/A	N/A
Land in Residentially Zoned Districts for Non-Residential Uses		N/A	1%
Land Unavailable for Development		N/A	Residential: 5% Commercial: Vacant 5%, Underutilized 20%
Employees per Gross Acre[1]		N/A	Manufacturing/Warehousing: 8.25 Commercial/Services: 19.37

[1]Pierce County Employment Survey. See Appendix E.

Table 5 - City of Fircrest: Assumptions for Vacant, Vacant Single Unit Lots, and Underutilized Parcels			
Zoning District	Vacant	Vacant (Single Unit)	Underutilized
R4	>= .46 acres	< .46 acres	>= .46 acres
R4C	>= .46 acres	< .46 acres	>= .46 acres
R6	>= .29 acres	< .29 acres	>= .29 acres
R8	-	-	>= .31 acres
R10TCD	-	-	>= 1.03 acres

Table 6 – City of Fircrest: Supply of Land/Lots for Residential Development

Zoning District		R-4			R4C		
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		5.55	0.00	3.58	0.00	30.06	0.00
Residential Split[1]		5.55				30.06	
Plat Deductions[3]	Roads	-				-	
	Critical Areas[2]	-				-	
	Parks and Open Space	-				-	
Net Acres		5.55				30.06	
Non-Residential Uses[3]		0.06				0.30	
Adjusted Net Acres		5.50				29.76	
Land Unavailable for Development[3]		0.27				1.49	
Final Adjusted Net Acres		5.22	0.00		0.00	28.27	
Total Adjusted Net Acres		5.22		N/A	28.27		N/A
One Dwelling Unit per Vacant (Single) Lot				12			0
Displaced Units[4]		5			0		
Displaced Jobs[4]		0			0		

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – City of Fircrest: Supply of Land/Lots for Residential Development

Zoning District		R-6			R10TCD		
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		11.96	0.00	2.76	0.00	0.00	0.12
Residential Split[1]		11.96					
Plat Deductions[3]	Roads	-					
	Critical Areas[2]	-					
	Parks and Open Space	-					
Net Acres		11.96					
Non-Residential Uses[3]		0.12					
Adjusted Net Acres		11.84					
Land Unavailable for Development[3]		0.59					
Final Adjusted Net Acres		11.25	0.00		0.00	0.00	
Total Adjusted Net Acres		11.25		N/A	0.00		N/A
One Dwelling Unit per Vacant (Single) Lot				19			2
Displaced Units[4]		35			0		
Displaced Jobs[4]		0			0		

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – City of Fircrest: Supply of Land/Lots for Residential Development

Zoning District		NC			CO		
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		0.00	2.25	0.00	0.74	0.00	0.00
Residential Split[1]			0.23		0.07		
Plat Deductions[3]	Roads		-		-		
	Critical Areas[2]		-		-		
	Parks and Open Space		-		-		
Net Acres			0.23		0.07		
Non-Residential Uses[3]			0.00		0.00		
Adjusted Net Acres			0.22		0.07		
Land Unavailable for Development[3]			0.01		0.01		
Final Adjusted Net Acres		0.00	0.21		0.06	0.00	
Total Adjusted Net Acres		0.21		N/A	0.06		N/A
One Dwelling Unit per Vacant (Single) Lot				0			0
Displaced Units[4]		0					
Displaced Jobs[4]		0					

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – City of Fircrest: Supply of Land/Lots for Residential Development

Zoning District		CC				GC		
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Pipeline[5]	Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		10.50	0.00	0.00	0.30	1.38	0.00	0.00
Residential Split[1]		1.05				1.38		
Plat Deductions[3]	Roads	-				-		
	Critical Areas[2]	-				-		
	Parks and Open Space	-				-		
Net Acres		1.05				1.38		
Non-Residential Uses[3]		-				0.01		
Adjusted Net Acres		1.05				1.31		
Land Unavailable for Development[3]		0.21				0.07		
Final Adjusted Net Acres		0.84	0.00			1.31	0.00	
Total Adjusted Net Acres		0.84		N/A		1.31		N/A
One Dwelling Unit per Vacant (Single) Lot				0	2			0
Displaced Units[4]		0				1		
Displaced Jobs[4]		5				0		

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
[5]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 7 - City of Fircrest: Housing Unit Needs				
2010 Total Housing Units[1]	2030 Total Housing Units Needed[2]	Additional Housing Needed (2010-2030)	Displaced Units	Total Housing Units Needed
2,847	3,351	504	40	544

[1]2010 Census.
[2]Adopted by Pierce County Ordinance No. 2011-36s.

Table 8 - City of Fircrest: Housing Unit Capacity						
Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	One Dwelling Unit per Vacant (Single Unit) Lot	Pipeline[1]	Housing Capacity
R-4	5.22	4	21	12	0	33
R4C	28.27	4	113	0	0	113
R-6	11.25	6	67	19	0	86
R10TCD	0.00	10	0	2	0	2
NC	0.21	6	1	0	0	1
CO	0.06	6	0	0	0	0
CC	0.84	10	8	0	2	10
GC	1.31	6	8	0	0	8
					Total Housing Capacity	254

[1]Pipeline projects listed in Appendix C.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of Fircrest: Supply of Land for Commercial/Industrial Employment				
Zoning District	CC		NC	
Land Type	Vacant	Underutilized	Vacant	Underutilized
Gross Acres	0.00	10.50	2.25	0.00
Land Unavailable for Development	0.00	2.10	0.11	0.00
Net Acres	0.00	8.40	2.14	0.00
Total Net Acres	8.40		2.14	
Displaced Jobs[1]		42		0
Displaced Units[1]		0		0

[1]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of Fircrest: Supply of Land for Commercial/Industrial Employment		
Zoning District	CO	
Land Type	Vacant	Underutilized
Gross Acres	0.00	0.74
Land Unavailable for Development	0.00	0.15
Net Acres	0.00	0.59
Total Net Acres	0.59	
Displaced Jobs[1]		6
Displaced Units[1]		0

[1]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 10 - City of Fircrest: Employment Needs					
2010 Total Employment Estimate[1]	Adopted 2030 Total Employment Target[2]	Total Employment Growth (2010-2030)	Adjusted Employment Growth[3]	Displaced Employees	Additional Employment Needs
1,369	1,544	175	154	52	206

[1]PSRC Land Use Targets 2010 Employment Estimate.
[2]Adopted by Ordinance No. 2011-36s.
[3]The total employment allocations are reduced by 12.1% to account for mobile workers and work-at-home employees for the commercial/industrial land needs analysis.

Table 11 - City of Fircrest: Employment Capacity					
Type	Zoning District	Net Acres	Employees per Acre	Pipeline[1]	Employment Capacity
Commercial	CC	8.40	19.37	6	169
	NC	2.14	19.37	0	41
	CO	0.59	19.37	0	12
				Total Employment Capacity	**222**

[1]Pipeline projects listed in Appendix C.
*Numbers are rounded and may not calculate correctly as shown.

City of Gig Harbor

The City's GMA Comprehensive Plan was adopted on November 28, 1994 and implementing regulations were adopted on January 22, 1996. The City of Gig Harbor's Comprehensive Plan contains eight land use designations and the regulations create 20 implementing zones. The City of Gig Harbor implements densities using net calculations, subtracting out streets, roads, access easements, wetlands, ravine sidewalls, bluffs and tideland except for the RLD zone which is calculated using gross acreage.

Table 1 - City of Gig Harbor: Summary of Building Permits for Multi-Family Development

Land Use Designation	Zoning District	Density[1]/ Units	2006	2007	2008	2009	2010	2011	2012
C/B	B-2	Gross	N/A	N/A	12.35	N/A	N/A	N/A	N/A
		Net			12.35				
		Units			60				
	RB-2	Gross	N/A	N/A	22.12	N/A	13.16	N/A	N/A
		Net			22.12		18.56		
		Units			115		124		
RM	RB-2	Gross	N/A	N/A	N/A	N/A	N/A	7.62	N/A
		Net						7.62	
		Units						8	
	R-2	Gross	N/A	N/A	N/A	N/A	N/A	N/A	11.21
		Net							11.99
		Units							204

[1]Dwelling units per acre.

Table 2 - City of Gig Harbor: Summary of Parcel-Specific Residential Platting Activity

Land Use Designation	Zoning District	Density[1]/ Lots	2006	2007	2008	2009	2010	2011	2012
RL	R-1	Gross	2.05	N/A	N/A	3.65	3.17	3.72	N/A
		Net	3.66			3.94	4.06	3.97	
		Lots	12			5	23	14	
RMD	RMD	Gross	N/A	6.21	6.21	N/A	N/A	N/A	N/A
		Net		8.25	7.56				
		Lots		182	120				
WF	WR	Gross	N/A	2.50	N/A	N/A	N/A	N/A	N/A
		Net		4.17					
		Lots		2					
RM	R-2	Gross	N/A	N/A	N/A	1.70	N/A	N/A	N/A
		Net				1.70			
		Lots				3			

[1]Dwelling units per acre.

Table 3 - City of Gig Harbor: Summary of Parcel-Specific Commercial and Industrial Development Activity

Land Use Designation	Zoning District		2006	2007	2008	2009	2010	2011	2012
C/B	B-2	Gross Acres	0.43	5.08	18.82	N/A	N/A	N/A	12.83
		Bldg. SF	6,599	97,654	142,652				140,048
		FAR[1]	0.35	0.44	0.17				0.25
	C-1	Gross Acres	N/A	N/A	N/A	N/A	1.65	N/A	4.08
		Bldg. SF					17,360		34,050
		FAR[1]					0.24		0.19
	RB-1	Gross Acres	N/A	0.31	N/A	N/A	N/A	N/A	N/A
		Bldg. SF		3,346					
		FAR[1]		0.24					
	RB-2	Gross Acres	N/A	N/A	0.29	1.49	N/A	7.83	N/A
		Bldg. SF			8,154	22,743		27,083	
		FAR[1]			0.65	0.35		0.08	
EC	ED	Gross Acres	0.52	N/A	N/A	N/A	N/A	1.94	N/A
		Bldg. SF	4,358					24,940	
		FAR[1]	0.19					0.30	
PCD-BP	PCD-BP	Gross Acres	N/A	11.17	N/A	40.72	N/A	N/A	N/A
		Bldg. SF		74,036		333,637			
		FAR[1]		0.15		0.19			
PCD-C	PCD-C	Gross Acres	N/A	17.22	N/A	5.95	3.46	N/A	N/A
		Bldg. SF		151,376		93,549	13,354		
		FAR[1]		0.20		0.36	0.09		
PI	PI	Gross Acres	N/A	N/A	N/A	15.56	N/A	5.68	N/A
		Bldg. SF				34,062		2,241	
		FAR[1]				0.05		0.01	
RL	RB-1	Gross Acres	N/A	N/A	N/A	N/A	N/A	1.29	N/A
		Bldg. SF						14,902	
		FAR[1]						0.27	
RM	RB-1	Gross Acres	N/A	N/A	0.62	N/A	N/A	N/A	N/A
		Bldg. SF			7,200				
		FAR[1]			0.27				
WF	WM	Gross Acres	N/A	N/A	N/A	N/A	N/A	N/A	0.80
		Bldg. SF							7,371
		FAR[1]							0.21

[1]Floor area ratio.

Table 4 - City of Gig Harbor: Development Assumptions and Trends			
		2006-2012 Average	2030 Assumptions
Residential Density		Refer to Tables 1 and 2.	R-1, RB-1, WR, WM, WC, MUD, PCD-RLD[2]: 4 du/na R-2: 6 du/na R-3, RB-2, PCD-RMD[2]: 8 du/na
Residential/Commercial Split		B-2: 12%/88% RB-1: 89%/11% RB-2: 39%/61% RMD: 100%/0% WM: 0%/100%	RB-1, RB-2: 30/70% MUD: 50/50% WM,WC: vacant 100% residential, not vacant 100% commercial DB, B-2, PCD-C: 0/100%
Plat Deductions	Roads	21.6%	15%
	Critical Areas	0.5%	GIS data: Wetlands, ravine sidewalls/bluffs and Tidelands
	Recreation/Park	0.2%	N/A
Public Facilities/Institutions		7.5%	Parcel Specific
Land in Residentially Zoned Districts for Non-Residential Uses		N/A	R-1: 2.5% R-2: 3.5% R-3: 16% RLD, RMD[2]: 0%
Land Unavailable for Development		N/A	Vacant 10%, Underutilized 50% RLD, RMD[2]: 0%
Employees per Gross Acre[1]		N/A	Manufacturing/Warehousing: 8.25 Commercial/Services: 19.37

[1]Pierce County Employment Survey. See Appendix E.
[2]PCD-RLD and PCD-RMD are under developer agreements that have specific acreages and number of units attributed to them. These numbers are reflected in Table 6.

Table 5 - City of Gig Harbor: Assumptions for Vacant, Vacant Single Unit Lots, and Underutilized Parcels			
Zoning District	Vacant	Vacant (Single Unit)	Underutilized
R1	>= .625 acres	< .625 acres	>= .625 acres
R2	>= .42 acres	< .42 acres	>= .42 acres
R3	-	-	>= .32 acres
RB1	-	-	>= .625 acres
RB2	-	-	>= .32 acres
WR	>= .625 acres	< .625 acres	>= .625 acres
WM	-	-	>= .625 acres
WC	-	-	>= .625 acres
RLD	>= .625 acres	< .625 acres	>= .625 acres
RMD	-	-	>= .32 acres

Table 6 – Gig Harbor: Supply of Land/Lots for Residential Development

Zoning District		R-1				R-2			
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Pipeline[5]	Underutilized	Vacant	Vacant (Single Unit)	Pipeline[5]
Gross Acres		198.33	165.98	0.52	65.37	48.54	133.97	1.32	12.37
Residential Split[1]		198.33	165.98			48.54	133.97		
Plat Deductions[3]	Roads	29.75	24.90			7.28	20.10		
	Critical Areas[2]	5.11	11.72			1.28	2.45		
	Parks and Open Space	-	-			-	-		
Net Acres		163.47	129.35			39.98	111.43		
Non-Residential Uses[3]		4.09	3.23			1.40	3.90		
Adjusted Net Acres		159.38	126.12			38.58	107.53		
Land Unavailable for Development[3]		79.69	12.61			19.29	10.75		
Final Adjusted Net Acres		79.69	113.51			19.29	96.78		
Total Adjusted Net Acres		193.20		N/A		116.07		N/A	
One Dwelling Unit per Vacant (Single) Lot				2	2.13			9	100
Displaced Units[4]		52				8			
Displaced Jobs[4]		0				0			

[1]The percentage of land assumed for residential uses. See Table 4 "Development Assumptions and Trends."
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted down to reflect the mixed use and "unavailable to develop" assumptions.
[5]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – Gig Harbor: Supply of Land/Lots for Residential Development

Zoning District		R-3				RB-1			
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Pipeline[5]	Underutilized	Vacant	Vacant (Single Unit)	Pipeline[5]
Gross Acres		0.80	0.00	0.00	2.15	6.57	8.25	0.00	3.25
Residential Split[1]		0.80				1.97	2.47		
Plat Deductions[3]	Roads	0.12				0.30	0.37		
	Critical Areas[2]	0.00				0.00	0.00		
	Parks and Open Space	-				-	-		
Net Acres		0.68				1.68	2.10		
Non-Residential Uses[3]		0.11				-	-		
Adjusted Net Acres		0.57				1.68	2.10		
Land Unavailable for Development[3]		0.28				0.84	0.21		
Final Adjusted Net Acres		0.28	0.00			0.84	1.89		
Total Adjusted Net Acres		0.28		N/A		2.73		N/A	
One Dwelling Unit per Vacant (Single) Lot		0		0	11			0	12
Displaced Units[4]		0				0			
Displaced Jobs[4]		0				0			

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
[5]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – Gig Harbor: Supply of Land/Lots for Residential Development

Zoning District		RB-2				MUD			
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Pipeline[5]	Underutilized	Vacant	Vacant (Single Unit)	Pipeline[5]
Gross Acres		20.99	33.35	0.00	35.21	31.89	46.14	0.00	38.14
Residential Split[1]		6.30	10.00			15.94	23.07		
Plat Deductions[3]	Roads	0.94	1.50			2.39	3.46		
	Critical Areas[2]	0.80	0.04			1.80	1.35		
	Parks and Open Space	-	-			-	-		
Net Acres		4.55	8.46			11.75	18.26		
Non-Residential Uses[3]		-	-			-	-		
Adjusted Net Acres		4.55	8.46			11.75	18.26		
Land Unavailable for Development[3]		2.27	0.85			5.87	1.83		
Final Adjusted Net Acres		2.27	7.61			5.87	16.43		
Total Adjusted Net Acres		9.89		N/A		22.31		N/A	
One Dwelling Unit per Vacant (Single) Lot				0	212			0	182
Displaced Units[4]		1				0			
Displaced Jobs[4]		5				0			

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
[5]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – Gig Harbor: Supply of Land/Lots for Residential Development				
Zoning District	**PCD-RLD**	**PCD-RMD**		**WR**
Land Type	**Pipeline[1]**	**Vacant (Single Unit)**	**Pipeline[1]**	**Vacant (Single Unit)**
Gross Acres	160.90	21.12	29.71	0.37
Residential Split				
Plat Deductions – **Roads**				
Plat Deductions – **Critical Areas**				
Plat Deductions – **Parks and Open Space**				
Net Acres				
Non-Residential Uses				
Adjusted Net Acres				
Land Unavailable for Development				
Final Adjusted Net Acres				
Total Adjusted Net Acres	N/A	N/A		N/A
One Dwelling Unit per Vacant (Single) Lot	644	238	466	1
Displaced Units				
Displaced Jobs				

[1]See Appendix C for list of pipeline projects.

Table 7 - City of Gig Harbor: Housing Unit Needs				
2010 Total Housing Units[1]	2030 Total Housing Units Needed[2]	Additional Housing Needed (2010-2030)	Displaced Units	Total Housing Units Needed
3,560	5,431	1,871	89	1,960

[1]2010 Census.
[2]Adopted by Pierce County Ordinance No. 2011-36s.

Table 8 - City of Gig Harbor: Housing Unit Capacity						
Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	One Dwelling Unit per Vacant (Single Unit) Lot	Pipeline[1]	Housing Capacity
R-1	193.20	4	773	2	213	988
R-2	116.07	6	696	9	100	805
R-3	0.28	8	2	0	11	13
RB-1	2.73	4	11	0	12	23
RB-2	9.89	8	79	0	212	291
MUD	22.31	4	89	0	182	271
PCD-RLD	0.00	4	0	0	644	644
PCD-RMD	0.00	8	0	238	466	704
WR	0.00	4	0	1	0	1
					Total Housing Capacity	3,741

[1]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of Gig Harbor: Supply of Land for Commercial/Industrial Employment					
Zoning District	RB-1			RB-2	
Land Type	Vacant	Underutilized	Pipeline[3]	Vacant	Underutilized
Gross Acres	8.25	6.57	1.30	33.35	20.99
Commercial Split[1]	5.77	4.60		23.34	14.69
Land Unavailable for Development	0.58	2.30		2.33	7.35
Adjusted Gross Acres	5.20	2.30		21.01	7.35
Total Adjusted Gross Acres	7.49		N/A	28.35	
Displaced Jobs[2]		10			18
Displaced Units[2]		1			3

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
[3]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of Gig Harbor: Supply of Land for Commercial/Industrial Employment					
Zoning District	**B-1**		**B-2**		
Land Type	Vacant	Underutilized	Vacant	Underutilized	Pipeline[3]
Gross Acres	0.64	0.00	23.32	39.52	19.50
Commercial Split[1]	0.64	0.00	23.32	39.52	
Land Unavailable for Development	0.06	0.00	2.33	19.76	
Adjusted Gross Acres	0.58	0.00	20.99	19.76	
Total Adjusted Gross Acres	0.58		40.75		N/A
Displaced Jobs[2]		0		120	
Displaced Units[2]		0		1	

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
[3]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of Gig Harbor: Supply of Land for Commercial/Industrial Employment				
Zoning District	**C-1**		**DB**	
Land Type	Vacant	Underutilized	Vacant	Underutilized
Gross Acres	12.66	16.68	2.99	10.49
Commercial Split[1]	12.66	16.68	2.99	10.49
Land Unavailable for Development	1.27	8.34	0.30	5.24
Adjusted Gross Acres	11.39	8.34	2.69	5.24
Total Adjusted Gross Acres	19.73		7.94	
Displaced Jobs[2]		12		18
Displaced Units[2]		5		14

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of Gig Harbor: Supply of Land for Commercial/Industrial Employment				
Zoning District	**ED**		**PCD-C**	
Land Type	Vacant	Underutilized	Vacant	Underutilized
Gross Acres	142.9	45.20	0.00	4.31
Commercial Split[1]	142.9	45.20	0.00	4.31
Land Unavailable for Development	14.3	22.60	0.00	2.15
Adjusted Gross Acres	128.6	22.60	0.00	2.15
Total Adjusted Gross Acres	151.19		2.15	
Displaced Jobs[2]		45		15
Displaced Units[2]		4		0

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of Gig Harbor: Supply of Land for Commercial/Industrial Employment					
Zoning District	**PCD-BP**			**MUD**	
Land Type	Vacant	Underutilized	Pipeline[3]	Vacant	Underutilized
Gross Acres	63.52	1.21	11.50	46.14	31.89
Commercial Split[1]	63.52	1.21		23.07	15.94
Land Unavailable for Development	6.35	0.60		2.31	7.97
Adjusted Gross Acres	57.17	0.60		20.76	7.97
Total Adjusted Gross Acres	57.77		N/A	28.74	
Displaced Jobs[2]		2			0
Displaced Units[2]		0			0

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
[3]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 10 - City of Gig Harbor: Employment Needs					
2010 Total Employment Estimate[1]	**Adopted 2030 Total Employment Target[2]**	**Total Employment Growth (2010-2030)**	**Adjusted Employment Growth[3]**	**Displaced Employees**	**Additional Employment Needs**
9,155	9,954	799	702	249	952

[1]PSRC Land Use Targets 2010 Employment Estimate.
[2]Adopted by Ordinance No. 2011-36s.
[3]The total employment allocations are reduced by 12.1% to account for mobile workers and work-at-home employees for the commercial/industrial land needs analysis.

Table 11 - City of Gig Harbor: Employment Capacity					
Type	**Zoning District**	**Net Acres**	**Employees per Acre**	**Pipeline[1]**	**Employment Capacity**
Commercial	RB-1	7.49	19.37	30	175
	RB-2	28.35	19.37	0	549
	B-1	0.58	19.37	0	11
	B-2	40.75	19.37	376	1,165
	C-1	19.73	19.37	382	0
	DB	7.94	19.37	0	154
	PCD-C	2.15	19.37	0	42
	PCD-BP	57.77	19.37	209	1,328
	MUD	28.74	19.37	0	557
Industrial	ED	151.19	8.25	0	1,247
				Total Employment Capacity	**5,611**

[1]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

City of Lakewood

The City's GMA comprehensive plan was adopted on July 10, 2000; the City adopted development regulations on August 20, 2001, which took effect on September 1, 2001. Both have been subject to intermediate amendments. Lakewood's comprehensive plan contains 14 land-use designations and the regulations create 26 implementing zones. Land-use densities in Lakewood are implemented using gross calculations.

Table 1a - City of Lakewood: Summary of Building Permits for Multi-Family Development

Land Use Designation	Zoning District	Density[1]/Units	2006	2007	2008	2009	2010	2011	2012
Arterial Corridor	ARC	Gross	N/A	N/A	N/A	N/A	N/A	N/A	9.15
		Net							9.15
		Units							2
High Density Multi-Family Residential	MF2	Gross	N/A	N/A	N/A	20.41	15.91	N/A	N/A
		Net				20.41	15.91		
		Units				52	244		
Multi-Family Residential	MF1	Gross	N/A	N/A	17.20	7.07	N/A	N/A	N/A
		Net			14.20	7.07			
		Units			16	20			
	MF2	Gross	N/A	14.72	N/A	N/A	N/A	N/A	N/A
		Net		14.72					
		Units		24					
	MF3	Gross	N/A	N/A	17.57	N/A	N/A	N/A	N/A
		Net			17.57				
		Units			3				
Mixed Residential	MR2	Gross	N/A	12.53	N/A	N/A	6.90	N/A	13.39
		Net		12.53			6.90		13.39
		Units		27			2		2
Neighborhood Business District	NC2	Gross	N/A	N/A	N/A	N/A	N/A	34.95	N/A
		Net						34.95	
		Units						24	

[1]Dwelling units per acre.

Table 1b - City of Lakewood: Summary of Building Permits for Single-Family Development									
Land Use Designation	Zoning District	Density[1]/Units	2006	2007	2008	2009	2010	2011	2012
Mixed Residential	MR2	Density	N/A	N/A	N/A	8.33	N/A	7.26	6.70
		Units				1		4	6
Multi-Family	MF1	Density	N/A	N/A	N/A	5.56	N/A	N/A	N/A
		Units				2			
Residential Estate	R1	Density	N/A	N/A	N/A	0.45	1.06	1.06	2.14
		Units				1	1	1	2
	R2	Density	N/A	N/A	N/A	2.23	N/A	N/A	N/A
		Units				4			
Single Family	R1	Density	N/A	1.54	0.97	N/A	N/A	N/A	N/A
		Units		2	1				
	R2	Density	1.06	N/A	3.63	N/A	N/A	N/A	N/A
		Units	1		1				
	R3	Density	3.73	1.96	3.15	4.25	4.03	4.22	5.31
		Units	5	9	7	11	14	12	11
	R4	Density	4.83	6.85	5.35	4.02	11.11	5.86	6.40
		Units	7	11	7	8	3	6	5
	MF1	Density	N/A	6.05	N/A	N/A	N/A	N/A	N/A
		Units		1					

[1]Dwelling units per acre.

Table 2 - City of Lakewood: Summary of Parcel-Specific Residential Platting Activity									
Land Use Designation	Zoning District	Density[1]/Lots	2006	2007	2008	2009	2010	2011	2012
High Density Multi-Family Residential	MF2	Gross	6.15	N/A	N/A	N/A	0.46	N/A	N/A
		Net	6.15				0.46		
		Lots	8				2		
Single Family	R3	Gross	5.33	3.38	4.34	N/A	0.75	2.76	3.13
		Net	5.33	3.38	4.34		0.75	2.76	3.13
		Lots	4	9	22		2	4	2
	R4	Gross	6.15	N/A	N/A	N/A	N/A	N/A	N/A
		Net	6.15						
		Lots	8						

[1]Dwelling units per acre.

Table 3 - City of Lakewood: Summary of Parcel-Specific Commercial and Industrial Development Activity

Land Use Designation	Zoning District		2006	2007	2008	2009	2010	2011	2012
Air Corridor One	AC1	Gross Acres	N/A	2.04	N/A	7.39	N/A	N/A	N/A
		Bldg. SF		27,450		28,994			
		FAR[1]		0.31		0.09			
Air Corridor Two	AC2	Gross Acres	N/A	5.13	N/A	N/A	N/A	N/A	N/A
		Bldg. SF		20,795					
		FAR[1]		0.09					
Central Business District	CBD	Gross Acres	N/A	N/A	2.79	N/A	N/A	N/A	N/A
		Bldg. SF			67,235				
		FAR[1]			0.55				
Corridor Commercial	C1	Gross Acres	N/A	N/A	N/A	N/A	1.66	0.30	0.34
		Bldg. SF					43,346	160	1,658
		FAR[1]					0.60	0.01	0.11
	C2	Gross Acres	3.45	13.61	1.62	N/A	N/A	N/A	N/A
		Bldg. SF	7,817	224,585	30,985				
		FAR[1]	0.05	0.38	0.44				
	TOC	Gross Acres	2.70	8.10	N/A	N/A	N/A	N/A	N/A
		Bldg. SF	1,632	133,024					
		FAR[1]	0.01	0.38					
Industrial	I1	Gross Acres	N/A	4.20	N/A	N/A	N/A	N/A	N/A
		Bldg. SF		80,530					
		FAR[1]		0.44					
	I2	Gross Acres	N/A	29.98	N/A	N/A	N/A	N/A	N/A
		Bldg. SF		150,098					
		FAR[1]		0.11					
	IBP	Gross Acres	N/A	5.42	N/A	N/A	N/A	N/A	N/A
		Bldg. SF		90,390					
		FAR[1]		0.38					
Mixed Residential	MR2	Gross Acres	N/A	0.72	N/A	N/A	N/A	N/A	N/A
		Bldg. SF		5,658					
		FAR[1]		0.18					
Neighbor-hood Business District	NC1	Gross Acres	N/A	0.15	N/A	N/A	N/A	N/A	N/A
		Bldg. SF		3,540					
		FAR[1]		0.54					
	NC2	Gross Acres	1.60	N/A	4.43	0.92	0.39	N/A	1.21
		Bldg. SF	2,364		57,559	15,453	1,702		3,934
		FAR[1]	0.03		0.30	0.39	0.10		0.07
Public & Semi-Public Institutional	PI	Gross Acres	N/A	N/A	9.53	1.60	N/A	N/A	N/A
		Bldg. SF			113,717	42,434			
		FAR[1]			0.27	0.61			

[1]Floor area ratio.

Table 4 - City of Lakewood: Development Assumptions and Trends			
		2006-2012 Average	2030 Assumptions
Residential Density		Refer to Tables 1 and 2.	R1: 1.45du/ac R2: 2.2 du/ac R3: 4.8 du/ac R4: 6.4 du/ac MR1: 8.7 du/ac MR2: 14.6 du/ac ARC: 15 du/ac MF1, NC1: 22 du/ac MF2, NC2: 35 du/ac MF3, TOC, CBD: 54 du/ac
Residential/Commercial Split		CDB, TOC, NC1, NC2: 0%/100%	CBD, TOC: 25%/75% NC1, NC2: 15%/85%
Plat Deduc-tions	**Roads**	N/A	N/A
	Critical Areas	N/A	N/A
	Recreation/Park	N/A	N/A
Public Facilities/Institutions		7.2%	Parcel Specific: WSH, colleges, hospital, schools, community centers, City Hall, and Pierce Transit.
Land in Residentially Zoned Districts for Non-Residential Uses		MR2: 19%	5%
Land Unavailable for Development		N/A	Residential: Vacant 10%, Underutilized 20% Commercial: Vacant 10%, Underutilized 50%
Employees per Gross Acre[1]		N/A	Manufacturing/Warehousing: 15 Commercial/Services: 28.34

[1]Lakewood Employment Survey.

Table 5 - City of Lakewood: Assumptions for Vacant, Vacant Single Unit Lots, and Underutilized Parcels			
Zoning District	**Vacant**	**Vacant (Single Unit)**	**Underutilized**
R1	>= 1.43 acres	< 1.44 acres	>= 1.45 acres
R2	>= .975 acres	< .975 acres	>= .975 acres
R3	>= .43 acres	< .43 acres	>= .43 acres
R4	>= .33 acres	< .33 acres	>= .33 acres
MF1	-	-	>= .33 acres
MF2	-	-	>= .07 acres
MF3	-	-	>= .05 acres
ARC	-	-	>= .11 acres
NC1	-	-	>= .11 acres
NC2	-	-	>= .07 acres
CBD	-	-	>= .05 acres
C1	-	-	>= .07 acres
C2	-	-	>= .07 acres

Table 6 – City of Lakewood: Supply of Land/Lots for Residential Development

Zoning District		R-1			R-2		
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		55.61	6.67	2.01	167.11	6.73	7.18
Residential Split[1]		55.61	6.67		167.11	6.73	
Plat Deductions[3]	Roads	-	-		-	-	
	Critical Areas[2]	-	-		-	-	
	Parks and Open Space	-	-		-	-	
Net Acres		55.61	0.33		167.11	6.73	
Non-Residential Uses[3]		2.78	6.33		8.36	0.34	
Adjusted Net Acres		52.83	0.63		158.75	6.4	
Land Unavailable for Development[3]		10.57	5.70		31.75	0.64	
Final Adjusted Net Acres		42.27			127.00	5.76	
Total Adjusted Net Acres		47.97		N/A	132.76		N/A
One Dwelling Unit per Vacant (Single) Lot				3			12
Displaced Units[4]		14			55		
Displaced Jobs[4]		0			0		

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – City of Lakewood: Supply of Land/Lots for Residential Development

Zoning District		R-3			R-4		
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		413.82	72.02	8.96	83.92	8.77	0.83
Residential Split[1]		413.82	72.02		83.92	8.77	
Plat Deductions[3]	Roads	-	-		-	-	
	Critical Areas[2]	-	-		-	-	
	Parks and Open Space	-	-		-	-	
Net Acres		413.82	72.02		83.92	8.77	
Non-Residential Uses[3]		20.69	3.60		4.20	0.44	
Adjusted Net Acres		393.13	68.42		79.73	8.33	
Land Unavailable for Development[3]		78.63	6.84		15.95	0.83	
Final Adjusted Net Acres		314.50	61.58		63.78	7.50	
Total Adjusted Net Acres		376.08		N/A	71.28		N/A
One Dwelling Unit per Vacant (Single) Lot				43			5
Displaced Units[4]		359			86		
Displaced Jobs[4]		0			0		

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – City of Lakewood: Supply of Land/Lots for Residential Development

Zoning District		MR-1			MR-2		
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		28.49	0.00	0.00	72.64	6.36	0.31
Residential Split[1]		28.49			72.64	6.36	
Plat Deductions[3]	Roads	-			-	-	
	Critical Areas[2]	-			-	-	
	Parks and Open Space	-			-	-	
Net Acres		28.49			72.64	6.36	
Non-Residential Uses[3]		1.42			3.63	0.32	
Adjusted Net Acres		27.06			69.01	6.04	
Land Unavailable for Development[3]		5.41			13.80	0.60	
Final Adjusted Net Acres		21.65	0.00		55.21	5.44	
Total Adjusted Net Acres		21.65		N/A	60.65		N/A
One Dwelling Unit per Vacant (Single) Lot				0			3
Displaced Units[4]		39			182		
Displaced Jobs[4]		0			0		

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – City of Lakewood: Supply of Land/Lots for Residential Development

Zoning District		MF-1			MF-2		
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		51.46	8.68	0.00	72.35	14.57	0.00
Residential Split[1]		51.46	8.68		72.35	14.57	
Plat Deductions[3]	Roads	-	-		-	-	
	Critical Areas[2]	-	-		-	-	
	Parks and Open Space	-	-		-	-	
Net Acres		51.46	8.68		72.35	14.57	
Non-Residential Uses[3]		2.57	0.43		3.62	0.73	
Adjusted Net Acres		48.89	8.25		68.73	13.84	
Land Unavailable for Development[3]		9.78	0.83		13.75	1.38	
Final Adjusted Net Acres		39.11	7.43		54.99	12.45	
Total Adjusted Net Acres		46.54		N/A	67.44		N/A
One Dwelling Unit per Vacant (Single) Lot				0			0
Displaced Units[4]		80			226		
Displaced Jobs[4]		0			0		

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – City of Lakewood: Supply of Land/Lots for Residential Development

Zoning District		MF-3			ARC		
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		37.83	3.15	0.00	16.68	0.64	0.00
Residential Split[1]		37.83	3.15		16.68	0.64	
Plat Deductions[3]	Roads	-	-		-	-	
	Critical Areas[2]	-	-		-	-	
	Parks and Open Space	-	-		-	-	
Net Acres		37.83	3.15		16.68	0.64	
Non-Residential Uses[3]		1.89	0.16		0.83	0.03	
Adjusted Net Acres		35.94	2.99		15.85	0.61	
Land Unavailable for Development[3]		7.19	0.30		3.17	0.06	
Final Adjusted Net Acres		28.75	2.69		12.68	0.55	
Total Adjusted Net Acres		31.44		N/A	13.23		N/A
One Dwelling Unit per Vacant (Single) Lot				0			0
Displaced Units[4]		239			46		
Displaced Jobs[4]		0			19		

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – City of Lakewood: Supply of Land/Lots for Residential Development

Zoning District		NC-1			NC-2		
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		10.79	2.98	0.00	113.44	12.37	0.00
Residential Split[1]		1.62	0.45		17.02	1.86	
Plat Deductions[3]	Roads	-	-		-	-	
	Critical Areas[2]	-	-		-	-	
	Parks and Open Space	-	-		-	-	
Net Acres		1.62	0.45		17.02	1.86	
Non-Residential Uses[3]		-	-		-	-	
Adjusted Net Acres		1.62	0.45		17.02	1.86	
Land Unavailable for Development[3]		0.32	0.04		3.40	0.19	
Final Adjusted Net Acres		1.30	0.40		13.61	1.67	
Total Adjusted Net Acres		1.70		N/A	15.28		N/A
One Dwelling Unit per Vacant (Single) Lot				0			0
Displaced Units[4]		2			18		
Displaced Jobs[4]		8			101		

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – City of Lakewood: Supply of Land/Lots for Residential Development

Zoning District		TOC			CBD		
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		40.57	20.75	0.00	52.65	3.63	0.00
Residential Split[1]		10.14	5.19		13.16	0.91	
Plat Deductions[3]	Roads	-	-		-	-	
	Critical Areas[2]	-	-		-	-	
	Parks and Open Space	-	-		-	-	
Net Acres		10.14	5.19		13.16	0.91	
Non-Residential Uses[3]		-	-		-	-	
Adjusted Net Acres		10.14	5.19		13.16	0.91	
Land Unavailable for Development[3]		2.03	0.52		2.63	0.09	
Final Adjusted Net Acres		8.11	4.67		10.53	0.82	
Total Adjusted Net Acres		12.78		N/A	11.35		N/A
One Dwelling Unit per Vacant (Single) Lot				0			0
Displaced Units[4]		44			12		
Displaced Jobs[4]		49			80		

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 7 - City of Lakewood: Housing Unit Needs				
2010 Total Housing Units[1]	2030 Total Housing Units Needed[2]	Additional Housing Needed (2010-2030)	Displaced Units	Total Housing Units Needed
26,548	34,284	7,736	1,829	9,565

[1]2010 Census.
[2]Adopted by Pierce County Ordinance No. 2011-36s.

Table 8 - City of Lakewood: Housing Unit Capacity					
Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	One Dwelling Unit per Vacant (Single Unit) Lot	Housing Capacity
R-1	47.97	1.45	70	3	73
R-2	132.76	2.2	292	12	304
R-3	376.08	4.8	1,805	43	1,848
R-4	71.28	6.4	456	5	461
MR-1	21.65	8.7	188	0	188
MR-2	60.65	14.6	885	3	888
MF-1	46.54	22	1,024	0	1,024
MF-2	67.44	35	2,360	0	2,360
MF-3	31.44	54	1,698	0	1,698
ARC	13.23	15	198	0	198
NC-1	1.70	22	37	0	37
NC-2	15.28	35	535	0	535
TOC	12.78	54	690	0	690
CBD	11.35	54	613	0	613
				Total Housing Capacity	**10,919**

*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of Lakewood: Supply of Land for Commercial/Industrial Employment				
Zoning District	NC-1		NC-2	
Land Type	Vacant	Underutilized	Vacant	Underutilized
Gross Acres	2.98	10.79	12.37	113.44
Commercial Split[1]	2.53	9.18	10.51	96.43
Land Unavailable for Development	0.25	4.59	1.05	48.21
Net Acres	2.28	4.59	9.46	48.21
Total Net Acres	6.87		57.68	
Displaced Jobs[2]		30		357
Displaced Units[2]		8		63

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of Lakewood: Supply of Land for Commercial/Industrial Employment				
Zoning District	**TOC**		**CBD**	
Land Type	Vacant	Underutilized	Vacant	Underutilized
Gross Acres	20.75	40.57	3.63	52.65
Commercial Split[1]	15.56	30.43	2.72	39.49
Land Unavailable for Development	1.56	15.21	0.27	19.74
Net Acres	14.00	15.21	2.45	19.74
Total Net Acres	29.22		22.19	
Displaced Jobs[2]		91		150
Displaced Units[2]		83		22

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of Lakewood: Supply of Land for Commercial/Industrial Employment				
Zoning District	**C-1**		**C-2**	
Land Type	Vacant	Underutilized	Vacant	Underutilized
Gross Acres	6.67	22.20	23.10	75.97
Commercial Split[1]	6.67	22.20	23.10	75.97
Land Unavailable for Development	0.67	11.10	2.31	37.98
Net Acres	6.00	11.10	20.79	37.98
Total Net Acres	17.10		58.78	
Displaced Jobs[2]		82		350
Displaced Units[2]		21		53

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of Lakewood: Supply of Land for Commercial/Industrial Employment				
Zoning District	**IBP**		**I-1**	
Land Type	Vacant	Underutilized	Vacant	Underutilized
Gross Acres	41.09	63.49	4.60	48.51
Commercial Split[1]	41.09	63.49	4.60	48.51
Land Unavailable for Development	4.11	31.75	0.46	24.25
Net Acres	36.98	31.75	4.14	24.25
Total Net Acres	68.73		28.39	
Displaced Jobs[2]		0		60
Displaced Units[2]		165		13

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of Lakewood: Supply of Land for Commercial/Industrial Employment				
Zoning District	**I-2**		**AC-1**	
Land Type	Vacant	Underutilized	Vacant	Underutilized
Gross Acres	0.00	3.98	14.07	0.00
Commercial Split[1]	0.00	3.98	14.07	0.00
Land Unavailable for Development	0.00	1.99	1.41	0.00
Net Acres	0.00	1.99	12.66	0.00
Total Net Acres	1.99		12.66	
Displaced Jobs[2]		0		0
Displaced Units[2]		0		0

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of Lakewood: Supply of Land for Commercial/Industrial Employment		
Zoning District	**PI**	
Land Type	Vacant	Underutilized
Gross Acres	28.98	12.52
Commercial Split[1]	28.98	12.52
Land Unavailable for Development	2.90	6.26
Net Acres	26.08	6.26
Total Net Acres	32.34	
Displaced Jobs[2]		35
Displaced Units[2]		1

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 10 - City of Lakewood: Employment Needs					
2010 Total Employment Estimate[1]	**Adopted 2030 Total Employment Target[2]**	**Total Employment Growth (2010-2030)**	**Adjusted Employment Growth[3]**	**Displaced Employees**	**Additional Employment Needs**
25,259	38,336	13,077	11,495	1,413	12,907

[1]PSRC Land Use Targets 2010 Employment Estimate.
[2]Adopted by Ordinance No. 2011-36s.
[3]The total employment allocations are reduced by 12.1% to account for mobile workers and work-at-home employees for the commercial/industrial land needs analysis.

Table 11 - City of Lakewood: Employment Capacity				
Type	**Zoning District**	**Net Acres**	**Employees per Acre**	**Employment Capacity**
Commercial	NC-1	6.87	28.34	195
	NC-2	57.68	28.34	1,635
	TOC	29.22	28.34	828
	CBD	22.19	28.34	629
	C-1	17.10	28.34	485
	C-2	58.78	28.34	1,666
	IBP	68.73	28.34	1,948
	AC-1	12.66	28.34	359
	PI	28.39	28.34	805
Industrial	I-1	1.99	15	30
	I-2	32.34	15	485
			Total Employment Capacity	**9,062**

*Numbers are rounded and may not calculate correctly as shown.

City of Milton

The City's GMA Comprehensive Plan was adopted on December 18, 1995, followed by the implementing regulations a year later on December 23, 1996. The City's Comprehensive Plan was updated in 2002, with adoption in 2003. The City of Milton's Comprehensive Plan contains 8 land use designations and the regulations create nine implementing zones. Densities in the City are based on net calculations.

Table 1a - City of Milton: Summary of Building Permits for Multi-Family Development

Land Use Designation	Zoning District	Density[1]/Units	2006	2007	2008	2009	2010	2011	2012
RM	RM	Gross	N/A	11.95	N/A	N/A	N/A	N/A	N/A
		Net		11.95					
		Units		3					

[1]Dwelling units per acre.

Table 1b - City of Milton: Summary of Building Permits for Single-Family Development

Land Use Designation	Zoning District	Density[1]/Units	2006	2007	2008	2009	2010	2011	2012
RMD	RMD	Density	7.53	N/A	N/A	N/A	N/A	N/A	6.95
		Units	7						1
RS	RS	Density	4.00	4.13	N/A	5.44	5.00	N/A	N/A
		Units	23	9		1	1		

[1]Dwelling units per acre.

Table 2 - City of Milton: Summary of Parcel-Specific Residential Platting Activity

Land Use Designation	Zoning District	Density[1]/Lots	2006	2007	2008	2009	2010	2011	2012
RMD	RMD	Gross	N/A	N/A	N/A	N/A	2.15	N/A	N/A
		Net					2.15		
		Lots					2		
RS	RS	Gross	1.89	N/A	2.88	N/A	2.76	0.57	4.32
		Net	1.89		2.89		2.76	0.61	4.32
		Lots	23		8		4	2	6

[1]Dwelling units per acre.

Table 3 - City of Milton: Summary of Parcel-Specific Commercial and Industrial Development Activity

Land Use Designation	Zoning District		2006	2007	2008	2009	2010	2011	2012
M-1	M-1	Gross Acres	N/A	N/A	N/A	1.47	N/A	N/A	N/A
		Bldg. SF				9,050			
		FAR[1]				0.14			
RS	RS	Gross Acres	N/A	N/A	5.10	N/A	N/A	N/A	N/A
		Bldg. SF			11,504				
		FAR[1]			0.05				

[1]Floor area ratio.

Table 4 - City of Milton: Development Assumptions and Trends			
		2006-2012 Average	2030 Assumptions
Residential Density		Refer to Tables 1 and 2.	RS: 3.25 du/ac RM, RMD, MX: 8 du/ac
Residential/Commercial Split		N/A	MX: 60%/40%
Plat Deductions	Critical Areas	1.9%	GIS data: Milton Critical Area Mapping
	Roads	8.2%	15%
	Recreation/Park	15.8%	
Public Facilities/Institutions		N/A	Parcel Specific
Land in Residentially Zoned Districts for Non-Residential Uses		23.9%	2%
Land Unavailable for Development		N/A	Vacant, 5%, Underutilized 35%
Employees per Gross Acre[1]		N/A	Manufacturing/Warehousing: 8.25 Commercial/Services: 19.37

[1]Pierce County Employment Survey. See Appendix E.

Table 5 - City of Milton: Assumptions for Vacant, Vacant Single Unit Lots, and Underutilized Parcels			
Zoning District	Vacant	Vacant (Single Unit)	Underutilized
RS	>= .39 acres	< .39 acres	>= .39 acres
RMD	>= .23 acres	< .23 acres	>= .23 acres
RM	>= .39 acres	< .39 acres	>= .39 acres
MX	-	-	>= .21 acres

Table 6 – City of Milton: Supply of Land/Lots for Residential Development

Zoning District		RS				RM		
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Pipeline[5]	Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		123.45	30.90	11.69	7.98	45.56	23.15	0.00
Residential Split[1]		123.45	30.90			45.56	23.15	
Plat Deductions[3]	Roads, Parks and Open Space	18.52	4.64			6.83	3.47	
	Critical Areas[2]	5.39	4.91			13.17	7.93	
Net Acres		99.55	21.36			25.56	11.75	
Non-Residential Uses[3]		1.99	0.43			0.51	0.23	
Adjusted Net Acres		97.55	20.93			25.05	11.51	
Land Unavailable for Development[3]		34.14	1.05			8.77	0.58	
Final Adjusted Net Acres		63.41	19.89			16.28	10.94	
Total Adjusted Net Acres		83.30		N/A		27.22		N/A
One Dwelling Unit per Vacant (Single) Lot				32	25			0
Displaced Units[4]		33				13		
Displaced Jobs[4]		0				0		

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
[5]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – City of Milton: Supply of Land/Lots for Residential Development

Zoning District		RMD			MX		
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		6.16	1.70	1.36	3.70	3.13	0.00
Residential Split[1]		6.16	1.70		2.22	1.88	
Plat Deductions[3]	Roads, Parks and Open Space	0.92	0.25		0.33	0.28	
	Critical Areas[2]	0.54	0.47		0.10	0.03	
Net Acres		1.70	0.97		1.79	1.56	
Non-Residential Uses[3]		0.09	0.02		-	-	
Adjusted Net Acres		4.60	0.96		1.79	1.56	
Land Unavailable for Development[3]		1.61	0.05		0.63	0.08	
Final Adjusted Net Acres		2.99	0.91		1.16	1.49	
Total Adjusted Net Acres		3.90		N/A	2.65		N/A
One Dwelling Unit per Vacant (Single) Lot				4			0
Displaced Units[4]		5			2		
Displaced Jobs[4]		0			0		

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 7 - City of Milton: Housing Unit Needs				
2010 Total Housing Units[1]	2030 Total Housing Units Needed[2]	Additional Housing Needed (2010-2030)	Displaced Units	Total Housing Units Needed
2,724	2,779	55	126	181

[1]2010 Census.
[2]Adopted by Pierce County Ordinance No. 2011-36s.

Table 8 - City of Milton: Housing Unit Capacity						
Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	One Dwelling Unit per Vacant (Single Unit) Lot	Pipeline[1]	Housing Capacity
RS	83.30	3.25	271	32	25	328
RM	27.22	8	218	0	0	218
RMD	3.90	8	31	4	0	35
MX	2.65	8	21	0	0	21
					Total Housing Capacity	602

[1]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of Milton: Supply of Land for Commercial/Industrial Employment				
Zoning District	MX		B	
Land Type	Vacant	Underutilized	Vacant	Underutilized
Gross Acres	3.13	3.70	39.58	71.17
Commercial Split[1]	1.25	1.48	39.58	71.17
Land Unavailable for Development	0.06	0.52	1.98	24.91
Net Acres	1.19	0.96	37.60	46.26
Total Net Acres	2.15		83.86	
Displaced Jobs[2]		0		115
Displaced Units[2]		2		59

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of Milton: Supply of Land for Commercial/Industrial Employment				
Zoning District	M-1		CF	
Land Type	Vacant	Underutilized	Vacant	Underutilized
Gross Acres	16.36	65.54	0.00	2.48
Commercial Split[1]	16.36	65.54		2.48
Land Unavailable for Development	0.82	22.94		0.87
Net Acres	15.54	42.60	0.00	1.61
Total Net Acres	58.15		1.61	
Displaced Jobs[2]		45		0
Displaced Units[2]		11		1

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 10 - City of Milton: Employment Needs					
2010 Total Employment Estimate[1]	Adopted 2030 Total Employment Target[2]	Total Employment Growth (2010-2030)	Adjusted Employment Growth[3]	Displaced Employees	Additional Employment Needs
1,855	2,337	482	424	161	584

[1]PSRC Land Use Targets 2010 Employment Estimate.
[2]Adopted by Ordinance No. 2011-36s.
[3]The total employment allocations are reduced by 12.1% to account for mobile workers and work-at-home employees for the commercial/industrial land needs analysis.

Table 11 - City of Milton: Employment Capacity				
Type	Zoning District	Net Acres	Employees per Acre	Employment Capacity
Commercial	MX	2.15	19.37	42
	B	83.86	19.37	1,624
	CF	1.61	19.37	31
Industrial	M-1	58.15	8.25	480
			Total Employment Capacity	2,177

*Numbers are rounded and may not calculate correctly as shown.

City of Orting

The City's GMA Comprehensive Plan was adopted on January 11, 1996 and implementing regulations were adopted on November 14, 1996. Orting implements densities using net calculations, subtracting out roads, critical areas and park areas.

Table 1 - City of Orting: Summary of Building Permits for Multi-Family Development

Land Use Designation	Zoning District	Density[1]/Units	2006	2007	2008	2009	2010	2011	2012
RU	RU	Gross	5.71	18.18	N/A	N/A	N/A	N/A	N/A
		Net	5.71	18.18					
		Units	2	2					

[1]Dwelling units per acre.

Table 2 - City of Orting: Summary of Parcel-Specific Residential Platting Activity

Land Use Designation	Zoning District	Density[1]/Lots	2006	2007	2008	2009	2010	2011	2012
Residential - Suburban	Residential - Suburban	Gross	3.76	5.29	N/A	2.58	N/A	N/A	N/A
		Net	5.46	8.21		2.58			
		Lots	132	71		2			
Residential - Conservation	Residential - Suburban	Gross	N/A	2.57	N/A	N/A	N/A	N/A	N/A
		Net		5.66					
		Lots		72					
Residential - Urban	Residential - Urban	Gross	N/A	2.90	N/A	3.13	N/A	N/A	N/A
		Net		5.72		3.13			
		Lots		38		2			
MUTC	MUTC	Gross	N/A	N/A	N/A	6.46	N/A	N/A	N/A
		Net				6.46			
		Lots				2			

[1]Dwelling units per acre.

Table 3 - City of Orting: Summary of Parcel-Specific Commercial and Industrial Development Activity

Land Use Designation	Zoning District		2006	2007	2008	2009	2010	2011	2012
RU	RU	Gross Acres	0.61	N/A	N/A	N/A	N/A	N/A	N/A
		Bldg. SF	5,764						
		FAR[1]	0.22						
OS	OS	Gross Acres	N/A	1.38	N/A	N/A	N/A	N/A	N/A
		Bldg. SF		1,500					
		FAR[1]		0.02					
Public	Public	Gross Acres	N/A	54.60	N/A	N/A	N/A	N/A	N/A
		Bldg. SF		83,650					
		FAR[1]		0.04					

[1]Floor area ratio.

Table 4 - City of Orting: Development Assumptions and Trends			
		2006-2012 Average	2030 Assumptions
Residential Density		Refer to Tables 1 and 2.	RC, RU: .5 du/ac RS: 4 du/ac RMF, MUTC: 6 du/ac MUTCN[2]: 10 DU/ac
Residential/Commercial Split		MUTC: 100%/0%	MUTC: 20%/80%
Plat Deductions	Roads	18.5%	10%
	Critical Areas	N/A	7.50%
	Recreation/Park	22.5%	6.20%
Public Facilities/Institutions		33.7%	25%
Land in Residentially Zoned Districts for Non-Residential Uses		RU: 3.62%	0%
Land Unavailable for Development		N/A	Residential: Vacant 1%, Underutilized 50% Commercial: Vacant 4%, Underutilized 50%
Employees per Gross Acre[1]		N/A	Manufacturing/Warehousing: 8.25 Commercial/Services: 19.37 MUTCN[2]: 900 jobs

[1]Pierce County Employment Survey. See Appendix E.
[2] The Mixed Use-Town Center North zone is under an approved binding site plan that provides for up to 600 units calculated at 10 units per gross acre and 900 jobs within 370,000 SF of retail, office, and light industrial uses.

Table 5 - City of Orting: Assumptions for Vacant, Vacant Single Unit Lots, and Underutilized Parcels			
Zoning District	Vacant	Vacant (Single Unit)	Underutilized
RC	>= 4.5 acres	< 4.5 acres	>= 4.5 acres
RS	>= .5 acres	< .5 acres	>= .5 acres
RU	>= .42 acres	< .42 acres	>= .42 acres
RMF	>= .31 acres	< .31 acres	>= .31 acres

Table 6 – City of Orting: Supply of Land/Lots for Residential Development

Zoning District		RC			RS		
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		59.52	0.00	8.19	15.34	67.46	23.76
Residential Split[1]		59.52			15.34	67.46	
Public Facilities[3]		14.88			3.83	16.87	
Adjusted Gross Acres		44.64			11.50	50.60	
Plat Deductions[3]	Roads	4.46			1.15	5.06	
	Critical Areas[2]	3.35			0.86	3.79	
	Parks and Open Space	2.77			0.71	3.14	
Net Acres		34.06			8.78	38.60	
Non-Residential Uses[3]		-			-	-	
Adjusted Net Acres		34.06			8.78	38.60	
Land Unavailable for Development[3]		17.03			4.39	0.39	
Final Adjusted Net Acres		17.03	0.00		4.39	38.22	
Total Adjusted Net Acres		17.03		N/A	42.61		N/A
One Dwelling Unit per Vacant (Single) Lot				46			157
Displaced Units[4]		1			3		
Displaced Jobs[4]		0			0		

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – City of Orting: Supply of Land/Lots for Residential Development

Zoning District		RU			RMF		
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		84.70	28.13	0.18	2.87	0.00	0.00
Residential Split[1]		84.70	28.13		2.87		
Public Facilities[3]		21.13	7.03		0.72		
Adjusted Gross Acres		63.53	21.09		2.16		
Plat Deductions[3]	Roads	6.35	2.11		0.16		
	Critical Areas[2]	4.76	1.58		0.13		
	Parks and Open Space	3.94	1.31		1.64		
Net Acres		48.47	16.09		1.64		
Non-Residential Uses[3]		-	-		-		
Adjusted Net Acres		48.47	16.09		1.64		
Land Unavailable for Development[3]		24.24	.016		0.82		
Final Adjusted Net Acres		24.24	15.93		0.82	0.00	
Total Adjusted Net Acres		40.17		N/A	0.82		N/A
One Dwelling Unit per Vacant (Single) Lot				1			0
Displaced Units[4]		9			1		
Displaced Jobs[4]		0			0		

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – City of Orting: Supply of Land/Lots for Residential Development					
Zoning District		**MUTC**			**MUTCN**
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Pipeline[5]
Gross Acres		17.89	7.05	0.00	67.72
Residential Split[1]		3.58	1.41		
Public Facilities[3]		0.89	0.35		
Adjusted Gross Acres		2.68	1.06		
Plat Deductions[3]	**Roads**	0.27	0.11		
	Critical Areas[2]	0.20	0.08		
	Parks and Open Space	0.17	0.07		
Net Acres		2.05	0.81		
Non-Residential Uses[3]		-	-		
Adjusted Net Acres		2.05	0.81		
Land Unavailable for Development[3]		1.02	0.01		
Final Adjusted Net Acres		1.02	0.80		
Total Adjusted Net Acres		1.82		N/A	N/A
One Dwelling Unit per Vacant (Single) Lot				0	600
Displaced Units[4]		3			
Displaced Jobs[4]		0			

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
[5]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 7 - City of Orting: Housing Unit Needs				
2010 Total Housing Units[1]	2030 Total Housing Units Needed[2]	Additional Housing Needed (2010-2030)	Displaced Units	Total Housing Units Needed
2,361	3,121	760	32	792

[1]2010 Census.
[2]Adopted by Pierce County Ordinance No. 2011-36s.

Table 8 - City of Orting: Housing Unit Capacity						
Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	One Dwelling Unit per Vacant (Single Unit) Lot	Pipeline[1]	Housing Capacity
RC	17.03	0.5	9	46	0	55
RS	42.61	4	170	157	0	327
RU	40.17	5	201	1	0	202
RMF	0.82	6	5	0	0	5
MUTC	1.82	6	11	0	0	11
MUTCN	0.00	10	0	0	600	600
					Total Housing Capacity	1,200

[1]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of Orting: Supply of Land for Commercial/Industrial Employment					
Zoning District	MUTC		MUTCN	P	
Land Type	Vacant	Underutilized	Pipeline[3]	Vacant	Underutilized
Gross Acres	7.05	17.89	45.00	0.00	6.37
Commercial Split[1]	5.64	14.31		0.00	6.37
Future Capital Facilities	1.41	3.58		0.00	1.59
Adjusted Gross Acres	4.23	10.74		0.00	4.78
Land Unavailable for Development	0.17	5.37		0.00	2.39
Net Acres	4.06	5.37		0.00	2.39
Total Net Acres	9.43		N/A	2.39	
Displaced Jobs[2]		3			1
Displaced Units[2]		16			0

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
[3]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 10 - City of Orting: Employment Needs					
2010 Total Employment Estimate[1]	Adopted 2030 Total Employment Target[2]	Total Employment Growth (2010-2030)	Adjusted Employment Growth[3]	Displaced Employees	Additional Employment Needs
1,134	2,370	1,236	1,086	4	1,090

[1]PSRC Land Use Targets 2010 Employment Estimate.
[2]Adopted by Ordinance No. 2011-36s.
[3]The total employment allocations are reduced by 12.1% to account for mobile workers and work-at-home employees for the commercial/industrial land needs analysis.

Table 11 - City of Orting: Employment Capacity					
Type	**Zoning District**	**Net Acres**	**Employees per Acre**	**Pipeline[1]**	**Employment Capacity**
Commercial	MUTC	9.43	19.37	0	183
	MUTCN	0.00	N/A	900	900
	P	2.39	19.37	0	46
				Total Employment Capacity	**1,129**

[1]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

City of Pacific

The City's GMA Comprehensive Plan was originally adopted on July 19, 1995 and subsequently amended on January 8, 2001, April 23, 2001, and completely updated in November, 2004. The original implementing regulations that put into action the Comprehensive Plan were in place at the time of annexation into Pierce County in July, 1995. These have been revised to reflect the subsequent comprehensive plan amendments. The City does not have any residential zoned land in Pierce County.

Table 3 - City of Pacific: Summary of Parcel-Specific Commercial and Industrial Development Activity

Land Use Designation	Zoning District		2006	2007	2008	2009	2010	2011	2012
Commercial	Commercial	Gross Acres	N/A	1.52	N/R[2]	N/R[2]	N/R[2]	N/R[2]	N/R[2]
		Bldg. SF		17,696					
		FAR[1]		0.27					
Light Industry	Light Industrial	Gross Acres	8.89	6.07					
		Bldg. SF	23,680	31,840					
		FAR[1]	0.06	0.12					
Office Park	Office Park	Gross Acres	6.52	2.86					
		Bldg. SF	66,618	46,309					
		FAR[1]	0.23	0.37					

[1]Floor area ratio.
[2]Not reported.

Table 4 - City of Pacific: Development Assumptions and Trends

	2006-2012 Average	2030 Assumptions
Public Facilities/Institutions	N/A	Parcel Specific
Land Unavailable for Development	N/A	Vacant: 0% Underutilized: 25%
Employees per Gross Acre[1]	N/A	Manufacturing/Warehousing: 8.25 Commercial/Services: 19.37

[1]Pierce County Employment Survey. See Appendix E.

Table 9 - City of Pacific: Supply of Land for Commercial/Industrial Employment

Zoning District	C		LI		OP	
Land Type	Vacant	Underutilized	Vacant	Underutilized	Vacant	Underutilized
Gross Acres	5.23	36.00	23.29	106.81	9.96	11.53
Land Unavailable for Development	0.00	9.00	0.00	26.70	0.00	2.88
Net Acres	5.23	27.00	23.29	80.10	9.96	8.65
Total Net Acres	32.23		103.40		18.61	
Displaced Jobs[1]		79		105		44

[1]Existing employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 10 - City of Pacific: Employment Needs					
2010 Total Employment Estimate[1]	Adopted 2030 Total Employment Target[2]	Total Employment Growth (2010-2030)	Adjusted Employment Growth[3]	Displaced Employees	Additional Employment Needs
2,071	6,505	4,434	3,897	227	4,124

[1]PSRC Land Use Targets 2010 Employment Estimate.
[2]Adopted by Ordinance No. 2011-36s.
[3]The total employment allocations are reduced by 12.1% to account for mobile workers and work-at-home employees for the commercial/industrial land needs analysis.

Table 11 - City of Pacific: Employment Capacity				
Type	Zoning District	Net Acres	Employees per Acre	Employment Capacity
Commercial	C	32.23	19.37	624
Industrial	LI	103.40	8.25	853
	OP	18.61	8.25	154
			Total Employment Capacity	1,631

*Numbers are rounded and may not calculate correctly as shown.

Pierce County

The County's GMA Comprehensive Plan was adopted on November 29, 1994 and implementing regulations on July 11, 1995. Since its initial adoption it has been amended various times through areas wide map amendments and the adoption of community plans. The Pierce County's Comprehensive Plan contains 23 land use designations and the regulations create 39 implementing zones.

- Urban densities in Pierce County's zoning regulations are implemented by net land area, subtracting roads and critical areas.
- Rural densities are implemented by gross land area.

Urban Zoning Classifications	
Activity Center	AC
Community Center	CC
Community Employment	CE
Commercial Mixed Use District	CMUD
Employment Based Planned Community	EBPC
Employment Center	EC
Employment Service	ES
High Density Residential District	HRD
High Density Single Family	HSF
Moderate-High Density Residential	MHR
Master Planned Community	MPC
Moderate Density Single Family	MSF
Major Urban Center	MUC
Mixed Use District	MUD
Neighborhood Center	NC
Office-Residential Mixed Use District	OMUD
Research Office	RO
Residential/Office-Civic	ROC
Residential Resource	RR
Single Family	SF
Urban Village	UV

Rural Zoning Classifications	
Agricultural Resource Land	ARL
Designated Forest Land	FL
Gateway Community	GC
Master Planned Resort	MPR
Rural Ten	R10
Rural Twenty	R20
Rural Forty	R40
Rural Activity Center	RAC
Rural Farm	RF
Rural Industrial Center	RIC
Rural Neighborhood Center	RNC
Rural Separator	RSep
Rural Sensitive Resource	RSR
Reserve 5	Rsv5
Tourist Commercial	TC
Village Center	VC
Village Residential	VR

Development Activity within the Urban Growth Area

Table 1 - Unincorporated Urban Pierce County: Summary of Building Permits for Multi-Family Development									
Land Use Designation	Zoning District	Density[1]/ Units	2006	2007	2008	2009	2010	2011	2012
CC	CC	Gross	14.47	12.19	18.00	18.47	8.70	N/A	N/A
		Net	14.47	12.19	18.00	18.47	8.70		
		Units	68	24	18	200	2		
	MHR	Gross	N/A	N/A	N/A	11.11	N/A	N/A	N/A
		Net				11.11			
		Units				2			
	ROC	Gross	N/A	N/A	N/A	7.14	N/A	N/A	N/A
		Net				7.14			
		Units				2			
EC	CE	Gross	N/A	N/A	9.16	11.89	N/A	N/A	N/A
		Net			9.16	11.89			
		Units			42	75			
HRD	HRD	Gross	N/A	N/A	5.13	N/A	N/A	N/A	N/A
		Net			5.13				
		Units			2				
	MHR	Gross	21.08	8.25	15.67	8.59	N/A	12.22	9.09
		Net	21.08	8.25	15.67	8.59		12.22	9.09
		Units	47	8	21	55		251	88
	ROC	Gross	15.79	15.38	N/A	N/A	N/A	N/A	N/A
		Net	15.79	15.38					
		Units	6	4					
HSF	HSF	Gross	N/A	5.41	6.63	6.13	N/A	N/A	N/A
		Net		5.41	6.63	6.13			
		Units		2	12	50			
MPC	MHR	Gross	N/A	6.19	13.61	8.49	N/A	N/A	25.71
		Net		6.19	13.61	8.49			25.71
		Units		68	32	148			9
MSF	MSF	Gross	5.49	5.31	4.85	7.31	4.64	7.59	N/A
		Net	5.49	5.31	4.85	7.31	4.64	7.59	
		Units	36	36	34	32	20	6	
	RR	Gross	5.23	4.77	16.38	9.84	N/A	N/A	N/A
		Net	5.23	4.77	16.38	9.84			
		Units	34	42	38	18			
	SF	Gross	3.33	5.00	2.90	6.25	4.49	9.16	N/A
		Net	3.33	5.00	2.90	6.25	4.49	9.16	
		Units	6	9	2	8	4	12	

Table 1 - Unincorporated Urban Pierce County: Summary of Building Permits for Multi-Family Development									
Land Use Designation	Zoning District	Density[1]/ Units	2006	2007	2008	2009	2010	2011	2012
MUD	MHR	Gross	13.46	21.05	17.57	N/A	N/A	N/A	N/A
		Net	13.46	21.05	17.57				
		Units	62	20	40				
	MUD	Gross	12.90	N/A	13.30	N/A	N/A	17.20	18.27
		Net	12.90		13.30			17.20	18.27
		Units	8		162			32	97
	OMUD	Gross	N/A	N/A	N/A	8.46	N/A	33.33	N/A
		Net				8.46		33.33	
		Units				46		12	
NC	ROC	Gross	N/A	N/A	12.50	N/A	N/A	N/A	N/A
		Net			12.50				
		Units			2				
UV	UV	Gross	N/A	N/A	16.78	28.78	35.29	21.62	30.00
		Net			16.78	28.78	35.29	21.62	30.00
		Units			72	80	24	8	24

[1]Dwelling units per acre.

Table 2 - Unincorporated Urban Pierce County: Summary of Parcel-Specific Residential Platting Activity									
Land Use Designation	Zoning District	Density[1]/ Lots	2006	2007	2008	2009	2010	2011	2012
EBPC	EBPC	Gross	N/A	N/A	3.14	N/A	N/A	N/A	N/A
		Net			3.90				
		Lots			390				
EC	CE	Gross	N/A	N/A	4.40	N/A	N/A	N/A	N/A
		Net			4.40				
		Lots			4				
HRD	MHR	Gross	4.99	11.11	5.00	N/A	N/A	N/A	N/A
		Net	6.05	11.14	5.00				
		Lots	100	220	24				
HSF	HSF	Gross	2.90	1.82	N/A	N/A	2.06	N/A	N/A
		Net	2.90	1.82			2.06		
		Lots	14	2			2		
MPC	CC	Gross	7.25	N/A	N/A	N/A	N/A	N/A	N/A
		Net	10.19						
		Lots	98						
	HSF	Gross	4.59	N/A	N/A	N/A	N/A	N/A	N/A
		Net	4.59						
		Lots	155						

Table 2 - Unincorporated Urban Pierce County: Summary of Parcel-Specific Residential Platting Activity									
Land Use Designation	Zoning District	Density[1]/ Lots	2006	2007	2008	2009	2010	2011	2012
MPC	MHR	Gross	N/A	N/A	N/A	N/A	N/A	N/A	1.78
		Net							2.42
		Lots							178
	MSF	Gross	2.49	N/A	N/A	N/A	N/A	N/A	N/A
		Net	3.09						
		Lots	98						
MSF	MSF	Gross	3.96	3.21	4.07	3.81	3.55	1.38	3.83
		Net	4.60	4.26	4.31	4.69	4.04	1.38	3.97
		Lots	1,162	1,043	622	234	71	93	28
	RR	Gross	1.99	3.89	1.21	1.35	0.49	1.67	1.99
		Net	2.04	3.94	1.21	1.42	0.73	4.58	1.99
		Lots	32	134	9	20	2	19	20
	SF	Gross	4.42	3.93	3.38	4.92	4.41	4.60	2.94
		Net	4.95	4.59	4.44	6.48	4.59	5.72	3.75
		Lots	381	383	282	494	216	238	16
MUD	MHR	Gross	N/A	6.69	N/A	N/A	N/A	N/A	N/A
		Net		6.69					
		Lots		216					
	MUD	Gross	N/A	4.47	N/A	4.96	N/A	N/A	N/A
		Net		19.15		5.00			
		Lots		45		2			
UV	UV	Gross	9.07	N/A	N/A	N/A	N/A	N/A	N/A
		Net	9.07						
		Lots	261						

[1]Dwelling units per acre.

Table 3 - Unincorporated Urban Pierce County: Summary of Parcel-Specific Commercial and Industrial Development Activity

Land Use Designation	Zoning District		2006	2007	2008	2009	2010	2011	2012
AC	AC	Gross Acres	N/A	14.88	1.05	N/A	1.33	0.91	0.66
		Bldg. SF		138,965	9,250		14,700	7,609	4,711
		FAR[1]		0.21	0.20		0.25	0.19	0.16
CC	CC	Gross Acres	3.06	1.43	5.50	0.66	0.84	N/A	N/A
		Bldg. SF	18,736	14,772	77,914	1,863	3,382		
		FAR[1]	0.14	0.24	0.33	0.06	0.84		
EBPC	EBPC	Gross Acres	N/A	N/A	N/A	14.05	N/A	N/A	3.70
		Bldg. SF				47,612			3,217
		FAR[1]				0.08			0.02
EC	CE	Gross Acres	6.67	13.39	25.32	12.12	5.72	N/A	0.52
		Bldg. SF	14,078	60,724	258,135	234,977	22,650		450
		FAR[1]	0.05	0.10	0.23	0.44	0.09		0.02
	EC	Gross Acres	46.96	20.31	120.85	62.84	2.43	1.90	N/A
		Bldg. SF	55,950	282,300	872,498	940,640	16,775	32,603	
		FAR[1]	0.03	0.32	0.17	0.34	0.16	0.39	
	ES	Gross Acres	N/A	N/A	13.72	N/A	N/A	N/A	N/A
		Bldg. SF			114,204				
		FAR[1]			0.19				
HRD	MHR	Gross Acres	N/A	N/A	N/A	N/A	20.25	N/A	N/A
		Bldg. SF					83,582		
		FAR[1]					0.09		
	ROC	Gross Acres	N/A	N/A	N/A	0.29	N/A	N/A	4.65
		Bldg. SF				488			52,336
		FAR[1]				0.04			0.26

Table 3 - Unincorporated Urban Pierce County: Summary of Parcel-Specific Commercial and Industrial Development Activity

Land Use Designation	Zoning District		2006	2007	2008	2009	2010	2011	2012
MPC	CC	Gross Acres	N/A	1.69	28.42	N/A	N/A	N/A	N/A
		Bldg. SF		17,321	138,336				
		FAR[1]		0.24	0.16				
	MPC	Gross Acres	N/A	1.79	N/A	N/A	N/A	N/A	N/A
		Bldg. SF		24,354					
		FAR[1]		0.31					
	MSF	Gross Acres					15.00		
		Bldg. SF					74,992		
		FAR[1]					0.11		
MSF	MSF	Gross Acres	9.77	N/A	N/A	44.57	20.88	N/A	0.23
		Bldg. SF	59,531			266,296	97,639		1,504
		FAR[1]	0.14			0.14	0.11		0.15
	RR	Gross Acres	N/A	4.21	N/A	N/A	N/A	N/A	N/A
		Bldg. SF		12,595					
		FAR[1]		0.07					
	SF	Gross Acres	N/A	N/A	7.52	1.03	9.55	N/A	N/A
		Bldg. SF			34,145	18,646	61,000		
		FAR[1]			0.10	0.41	0.15		
MUD	CMUD	Gross Acres	0.17	N/A	4.58	N/A	N/A	1.03	1.87
		Bldg. SF	240		44,641			8,569	18,594
		FAR[1]	0.03		0.22			0.19	0.23
	MHR	Gross Acres	5.88	N/A	4.00	N/A	N/A	N/A	N/A
		Bldg. SF	126,030		57,717				
		FAR[1]	0.49		0.33				

Table 3 - Unincorporated Urban Pierce County: Summary of Parcel-Specific Commercial and Industrial Development Activity									
Land Use Designation	**Zoning District**		**2006**	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**
MUD	MUD	Gross Acres	8.56	35.71	5.49	4.06	1.46	7.90	N/A
		Bldg. SF	73,459	292,963	35,646	43,198	10,944	97,934	
		FAR[1]	0.20	0.19	0.15	0.24	0.17	0.28	
NC	NC	Gross Acres	N/A	N/A	N/A	N/A	N/A	N/A	0.16
		Bldg. SF							1,920
		FAR[1]							0.28
UV	UV	Gross Acres	N/A	N/A	20.83	1.42	N/A	N/A	N/A
		Bldg. SF			377,197	13,879			
		FAR[1]			0.42	0.22			

[1]Floor area ratio.

Table 4 - Unincorporated Urban Pierce County: Development Assumptions and Trends			
		2006-2012 Average	**2030 Assumptions**
Residential Density		Refer to Tables 1 and 2.	AC, CMUD, MHR, MUC, OMUD: 8 du/na CC, MUD: 14 du/na HRD, HSF: 6 du/na MSF, NC, SF: 4 du/na ROC: 10 du/na RR: 2 du/na UV: 12 du/na
Residential/Commercial Split		AC, CC, CMUD, MUC, MUD, NC, OMUD, ROC, UV: 35%/65%	AC, CC, CMUD, MUC, MUD, NC, OMUD, ROC, UV: 35%/65%
Individual Plat Deductions	**Roads**	12.04%	15%
	Critical Areas	15.29%	GIS data: County Wetland Inventory, Supplemental Wetland Inventory, Rivers/Streams, Floodways, Channel Migration Zone, and Steep Slopes
	Recreation/Park	N/A	N/A
Public Facilities/Institutions		0.53%	Parcel Specific
Land in Residentially Zoned Districts for Non-Residential Uses		MSF: 1.49% RR: 3.95% SF: 0.09%	2%
Land Unavailable for Development		N/A	Single Family: Vacant 15%, Underutilized 40%[2] Mixed Use/Multi-Family: Vacant 20%, Underutilized 40% Commercial/Industrial: Vacant 20%, Underutilized 50%
Employees per Gross Acre[1]		N/A	Manufacturing/Warehousing: 8.25 Commercial/Services: 19.37

[1]Pierce County Employment Survey. See Appendix E.
[2]Percent deduction for underutilized single family land unavailable for development also takes into account the percent of lots with access on private roads.

Table 5 - Unincorporated Urban Pierce County: Assumptions for Vacant, Vacant Single Unit Lots, and Underutilized Parcels			
Zoning District	**Vacant**	**Vacant (Single Unit)**	**Underutilized**
MSF	>= 1 acre	< 1 acre	-
SF	>= 1 acre	< 1 acre	-
RR	>= 2.5 acres	< 2.5 acres	-
HSF	>= 1 acre	< 1 acre	-
HRD, MHR, MUD, EC, CE, MUC, CC, AC, NC, PI, MUD, ROC, CMUD, OMUD, ES, RO, UV	>= .5 acre	>.068 and < .5 acre	>= .5 acre

Table 6 – Unincorporated Urban Pierce County: Supply of Land/Lots for Residential Development

Zoning District		AC				CC		
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Pipeline[5]	Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		99.48	23.65	0.00	2.65	162.74	121.47	5.76
Residential Split[1]		34.82	8.28			56.96	42.52	
Plat Deductions[3]	Roads	5.22	1.24			8.54	6.38	
	Critical Areas[2]	1.14	0.05			2.43	3.21	
	Parks and Open Space	-	-			-	-	
Net Acres		28.46	6.99			45.99	32.92	
Non-Residential Uses[3]		-	-			-	-	
Adjusted Net Acres		28.46	6.99			45.99	32.92	
Land Unavailable for Development[3]		11.38	1.40			18.39	6.58	
Final Adjusted Net Acres		17.08	5.59			27.59	26.34	
Total Adjusted Net Acres		22.67		N/A		53.93		N/A
One Dwelling Unit per Vacant (Single) Lot				0	104			54
Displaced Units[4]		2				24		
Displaced Jobs[4]		26				42		

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
[5]See Appendix C for list of major projects and pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – Unincorporated Urban Pierce County: Supply of Land/Lots for Residential Development

Zoning District		CE		CMUD			EBPC	
Land Type		Vacant (Single Unit)	Pipeline[5]	Underutilized	Vacant	Vacant (Single Unit)	Vacant (Single Unit)	Major Projects[5]
Gross Acres		3.65	5.74	98.24	36.43	0.00	52.60	775.12
Residential Split[1]				34.39	12.75			
Plat Deductions[3]	Roads			5.16	1.91			
	Critical Areas[2]			0.44	0.98			
	Parks and Open Space			-	-			
Net Acres				28.78	9.86			
Non-Residential Uses[3]				-	-			
Adjusted Net Acres				28.78	9.86			
Land Unavailable for Development[3]				11.51	1.97			
Final Adjusted Net Acres				17.27	7.89			
Total Adjusted Net Acres		N/A		25.16		N/A	N/A	
One Dwelling Unit per Vacant (Single) Lot		73	27			0	391	4,000
Displaced Units[4]				10				
Displaced Jobs[4]				49				

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
[5]See Appendix C for list of major projects and pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – Unincorporated Urban Pierce County: Supply of Land/Lots for Residential Development

Zoning District		EC	HRD			HSF			
Land Type		Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)	Pipeline[5]
Gross Acres		1.06	27.40	4.23	0.95	82.42	94.43	22.52	26.48
Residential Split[1]			27.40	4.23		82.42	94.43		
Plat Deductions[3]	Roads		4.11	0.63		12.36	14.16		
	Critical Areas[2]		0.04	0.73		0.21	18.15		
	Parks and Open Space		-	-		-	-		
Net Acres			23.24	2.87		69.84	62.12		
Non-Residential Uses[3]			0.46	0.06		1.40	1.24		
Adjusted Net Acres			22.78	2.81		68.45	60.88		
Land Unavailable for Development[3]			9.11	0.56		27.38	9.13		
Final Adjusted Net Acres			13.67	2.25		41.07	51.75		
Total Adjusted Net Acres		N/A	15.91			92.81		N/A	
One Dwelling Unit per Vacant (Single) Lot		5			2			107	227
Displaced Units[4]			19			30			
Displaced Jobs[4]			0			0			

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
[5]See Appendix C for list of major projects and pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – Unincorporated Urban Pierce County: Supply of Land/Lots for Residential Development

Zoning District		MHR					MPC	
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Major Projects[5]	Pipeline[5]	Vacant	Vacant (Single Unit)
Gross Acres		139.67	35.33	26.59	16.55	70.38	477.56	32.30
Residential Split[1]		139.67	35.33				477.56	
Plat Deductions[3]	Roads	20.95	5.30				71.63	
	Critical Areas[2]	2.37	5.89				32.38	
	Parks and Open Space	-	-				-	
Net Acres		116.35	24.14				373.55	
Non-Residential Uses[3]		2.33	0.48				7.47	
Adjusted Net Acres		114.02	23.66				366.08	
Land Unavailable for Development[3]		45.61	4.73				54.91	
Final Adjusted Net Acres		68.41	18.92				311.17	
Total Adjusted Net Acres		87.34		N/A			311.17	N/A
One Dwelling Unit per Vacant (Single) Lot				289	2,897	625		68
Displaced Units[4]		50						
Displaced Jobs[4]		0						

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
[5]See Appendix C for list of major projects and pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – Unincorporated Urban Pierce County: Supply of Land/Lots for Residential Development

Zoning District		MSF					MUC		
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Major Projects[5]	Pipeline[5]	Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		4,708.02	968.36	614.13	18.80	409.99	0.91	2.34	0.00
Residential Split[1]		4,708.02	968.36				0.32	0.82	
Plat Deductions[3]	Roads	706.20	145.25				0.05	0.12	
	Critical Areas[2]	333.32	131.73				0.00	0.00	
	Parks and Open Space	-	-				-	-	
Net Acres		3,668.49	691.37				0.27	0.70	
Non-Residential Uses[3]		73.37	13.83				-	-	
Adjusted Net Acres		3,595.12	677.54				0.27	0.70	
Land Unavailable for Development[3]		1,438.05	101.63				0.11	0.14	
Final Adjusted Net Acres		2,157.07	575.91				0.16	0.56	
Total Adjusted Net Acres		2,732.98		N/A			0.72		N/A
One Dwelling Unit per Vacant (Single) Lot				2,623	706	1,116			0
Displaced Units[4]		1,009					0		
Displaced Jobs[4]		0					1		

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
[5]See Appendix C for list of major projects and pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – Unincorporated Urban Pierce County: Supply of Land/Lots for Residential Development

Zoning District		MUD				NC			
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Pipeline[5]	Underutilized	Vacant	Vacant (Single Unit)	Pipeline[5]
Gross Acres		176.00	157.90	0.05	1.86	104.07	67.12	0.00	13.70
Residential Split[1]		61.60	55.27			36.42	23.49		
Plat Deductions[3]	Roads	9.24	8.29			5.46	3.52		
	Critical Areas[2]	5.26	3.24			5.04	6.36		
	Parks and Open Space	-	-			-	-		
Net Acres		47.10	43.73			25.92	13.60		
Non-Residential Uses[3]		-	-			-	-		
Adjusted Net Acres		47.10	43.73			25.92	13.60		
Land Unavailable for Development[3]		18.84	8.75			10.37	2.72		
Final Adjusted Net Acres		28.26	34.99			15.55	10.88		
Total Adjusted Net Acres		63.25		N/A		26.44		N/A	
One Dwelling Unit per Vacant (Single) Lot				1	32			0	176
Displaced Units[4]		35				9			
Displaced Jobs[4]		38				13			

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
[5]See Appendix C for list of major projects and pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – Unincorporated Urban Pierce County: Supply of Land/Lots for Residential Development								
Zoning District		**OMUD**			**ROC**			
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)	Pipeline[5]
Gross Acres		17.48	16.13	0.00	67.46	80.26	0.00	11.80
Residential Split[1]		6.12	5.65		23.61	28.09		
Plat Deductions[3]	**Roads**	0.92	0.85		3.54	4.21		
	Critical Areas[2]	0.14	0.67		2.26	3.69		
	Parks and Open Space	-	-		-	-		
Net Acres		5.06	4.13		17.81	20.19		
Non-Residential Uses[3]		-	-		-	-		
Adjusted Net Acres		5.06	4.13		17.81	20.19		
Land Unavailable for Development[3]		2.02	0.83		7.12	4.04		
Final Adjusted Net Acres		3.03	3.30		10.68	16.15		
Total Adjusted Net Acres		6.34		N/A	26.83		N/A	
One Dwelling Unit per Vacant (Single) Lot				0			0	2
Displaced Units[4]		2			14			
Displaced Jobs[4]		0			9			

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
[5]See Appendix C for list of major projects and pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – Unincorporated Urban Pierce County: Supply of Land/Lots for Residential Development

Zoning District		RR				
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Major Projects[5]	Pipeline[5]
Gross Acres		751.92	306.07	261.60	212.82	587.89
Residential Split[1]		751.92	306.07			
Plat Deductions[3]	Roads	112.79	45.91			
	Critical Areas[2]	163.62	60.23			
	Parks and Open Space	-	-			
Net Acres		475.51	199.93			
Non-Residential Uses[3]		9.51	4.00			
Adjusted Net Acres		466.00	195.93			
Land Unavailable for Development[3]		186.40	29.39			
Final Adjusted Net Acres		279.60	166.54			
Total Adjusted Net Acres		446.14		N/A		
One Dwelling Unit per Vacant (Single) Lot				299	300	1,526
Displaced Units[4]		46				
Displaced Jobs[4]		0				

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
[5]See Appendix C for list of major projects and pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – Unincorporated Urban Pierce County: Supply of Land/Lots for Residential Development

Zoning District		SF				UV		
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Pipeline[5]	Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		1,862.72	419.36	286.09	401.58	56.76	44.50	4.16
Residential Split[1]		1,862.72	419.36			19.87	15.58	
Plat Deductions[3]	Roads	279.41	62.90			2.98	2.34	
	Critical Areas[2]	210.09	66.25			0.11	0.09	
	Parks and Open Space	-	-			-	-	
Net Acres		1,373.21	290.20			16.78	13.15	
Non-Residential Uses[3]		27.46	5.80			-	-	
Adjusted Net Acres		1,345.75	284.40			16.78	13.15	
Land Unavailable for Development[3]		538.30	42.66			6.71	2.63	
Final Adjusted Net Acres		807.45	241.74			10.07	10.52	
Total Adjusted Net Acres		1,049.19		N/A		20.59		N/A
One Dwelling Unit per Vacant (Single) Lot				1,443	1,584			64
Displaced Units[4]		333				14		
Displaced Jobs[4]		0				22		

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
[5]See Appendix C for list of major projects and pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 7 - Unincorporated Urban Pierce County: Housing Unit Needs				
2010 Total Housing Units[1]	2030 Total Housing Units Needed[2]	Additional Housing Needed (2010-2030)	Displaced Units	Total Housing Units Needed
72,091	99,563	27,472	2,242	29,714

[1]2010 Census.
[2]Adopted by Pierce County Ordinance No. 2011-36s.

Table 8 - Unincorporated Urban Pierce County: Housing Unit Capacity						
Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	One Dwelling Unit per Vacant (Single Unit) Lot	Major Projects and Pipeline[1]	Housing Capacity
AC	22.67	8	181	0	104	285
CC	53.93	14	755	54	0	809
CE	0.00	N/A	0	73	27	100
CMUD	25.16	8	201	0	0	201
EBPC	0.00	N/A	0	391	4,000	4,391
EC	0.00	N/A	0	5	0	5
HRD	15.91	6	95	2	0	97
HSF	92.81	6	557	107	227	891
MHR	87.34	8	699	289	3,522	4,510
MPC	311.17	4	1,245	68	0	1,313
MSF	2,732.98	4	10,932	2,623	1,822	15,377
MUC	0.72	8	6	0	0	6
MUD	63.25	14	885	1	32	918
NC	26.44	4	106	0	176	282
OMUD	6.34	8	51	0	0	51
ROC	26.83	10	268	0	2	270
RR	446.14	2	892	299	1,826	3,017
SF	1,049.19	4	4,197	1,443	1,584	7,224
UV	20.59	12	247	64	0	311
					Total Housing Capacity	40,058

[1]See Appendix C for a list of major projects and pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - Unincorporated Urban Pierce County: Supply of Land for Commercial/Industrial Employment				
Zoning District	AC		CC	
Land Type	Vacant	Underutilized	Vacant	Underutilized
Gross Acres	23.65	99.48	121.47	162.74
Commercial Split[1]	15.37	64.66	78.96	105.78
Land Unavailable for Development	3.07	25.86	15.79	42.31
Net Acres	12.30	38.80	63.17	63.47
Total Net Acres	51.09		126.63	
Displaced Jobs[2]		59		96
Displaced Units[2]		5		56

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - Unincorporated Urban Pierce County: Supply of Land for Commercial/Industrial Employment				
Zoning District	**CE**		**CMUD**	
Land Type	Vacant	Underutilized	Vacant	Underutilized
Gross Acres	323.80	616.56	36.43	98.24
Commercial Split[1]	323.80	616.56	23.68	63.86
Land Unavailable for Development	64.76	308.28	4.74	25.54
Net Acres	259.04	308.28	18.94	38.32
Total Net Acres	567.31		57.26	
Displaced Jobs[2]		225		110
Displaced Units[2]		286		23

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - Unincorporated Urban Pierce County: Supply of Land for Commercial/Industrial Employment				
Zoning District	**EC**		**ES**	
Land Type	Vacant	Underutilized	Vacant	Underutilized
Gross Acres	1,181.19	911.59	12.74	9.58
Commercial Split[1]	1,181.19	911.59	12.74	9.58
Land Unavailable for Development	236.24	455.79	2.55	4.79
Net Acres	944.95	455.79	10.19	4.79
Total Net Acres	1,400.74		14.99	
Displaced Jobs[2]		89		12
Displaced Units[2]		96		1

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - Unincorporated Urban Pierce County: Supply of Land for Commercial/Industrial Employment				
Zoning District	**MUC**		**MUD**	
Land Type	Vacant	Underutilized	Vacant	Underutilized
Gross Acres	2.34	0.91	157.90	176.00
Commercial Split[1]	1.52	0.59	102.64	114.40
Land Unavailable for Development	0.30	0.24	20.53	45.76
Net Acres	1.22	0.36	82.11	68.64
Total Net Acres	1.57		150.75	
Displaced Jobs[2]		2		91
Displaced Units[2]		0		86

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - Unincorporated Urban Pierce County: Supply of Land for Commercial/Industrial Employment				
Zoning District	**NC**		**OMUD**	
Land Type	Vacant	Underutilized	Vacant	Underutilized
Gross Acres	67.12	104.07	16.13	17.48
Commercial Split[1]	43.63	67.64	10.49	11.36
Land Unavailable for Development	8.73	27.06	2.10	4.54
Net Acres	34.90	40.59	8.39	6.82
Total Net Acres	75.49		15.21	
Displaced Jobs[2]		34		0
Displaced Units[2]		24		4

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - Unincorporated Urban Pierce County: Supply of Land for Commercial/Industrial Employment				
Zoning District	**ROC**		**UV**	
Land Type	Vacant	Underutilized	Vacant	Underutilized
Gross Acres	80.26	67.46	44.50	56.76
Commercial Split[1]	52.17	43.85	28.93	36.89
Land Unavailable for Development	10.43	17.54	5.79	14.76
Net Acres	41.74	26.31	23.14	22.14
Total Net Acres	68.04		45.28	
Displaced Jobs[2]		21		49
Displaced Units[2]		34		31

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 10 - Unincorporated Urban Pierce County: Employment Needs					
2010 Total Employment Estimate[1]	**Adopted 2030 Total Employment Target[2]**	**Total Employment Growth (2010-2030)**	**Adjusted Employment Growth[3]**	**Displaced Employees**	**Additional Employment Needs**
36,336	65,893	29,557	25,981	988	26,969

[1]PSRC Land Use Targets 2010 Employment Estimate.
[2]Adopted by Ordinance No. 2011-36s.
[3]The total employment allocations are reduced by 12.1% to account for mobile workers and work-at-home employees for the commercial/industrial land needs analysis.

Table 11 - Unincorporated Urban Pierce County: Employment Capacity						
Type	Zoning District	Net Acres	Employees per Acre	Job Capacity	Pipeline/Major Projects[1]	Employment Capacity
Commercial	AC	51.09	19.37	990	19	1,009
	CC	126.63	19.37	2,453	0	2,453
	CMUD	57.26	19.37	1,109	0	1,109
	MUC	1.57	19.37	30	0	30
	MUD	150.75	19.37	2,920	0	2,920
	NC	75.49	19.37	1,462	0	1,462
	OMUD	15.21	19.37	295	0	295
	ROC	68.04	19.37	1,318	0	1,318
	UV	45.28	19.37	877	0	877
Warehousing/ Industrial	CE	567.31	8.25	4,680	0	4,680
	EC	1,400.74	8.25	11,556	0	11,556
	ES	14.99	8.25	124	0	124
Other	RR	0.00	N/A	0	85	85
	EBPC	0.00	N/A	0	2,200	2,000
					Total Employment Capacity	**30,118**

[1]See Appendix C for list of major projects and pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Development Activity outside the Urban Growth Area (Rural and Resource Lands)

Table 12 - Pierce County: Summary of Rural Building Permits for Multi-Family Development									
Land Use Designation	Zoning District	Density/ Units	2006	2007	2008	2009	2010	2011	2012
R10	R10	Gross	N/A	N/A	N/A	4.55	4.49	3.60	N/A
		Units				2	4	16	
RSR	RSR	Gross	N/A	N/A	N/A	1.45	N/A	N/A	N/A
		Units				2			
Rsv5	Rsv5	Gross	N/A	2.67	N/A	N/A	2.60	N/A	N/A
		Units		2			16		

Table 13 - Pierce County: Summary of Rural Parcel-Specific Residential Platting Activity									
Land Use Designation	Zoning District	Density/ Units	2006	2007	2008	2009	2010	2011	2012
ARL	ARL	Gross	0.23	0.10	0.21	0.10	N/A	0.18	0.10
		Lots	8	11	2	2		20	2
R10	R10	Gross	0.47	0.37	0.21	0.46	0.15	0.26	0.21
		Lots	234	191	91	67	11	12	43
R20	R20	Gross	N/A	N/A	N/A	N/A	N/A	N/A	0.10
		Lots							2
RF	RF	Gross	N/A	N/A	0.21	N/A	N/A	N/A	N/A
		Lots			2				
Rsep	Rsep	Gross	0.41	0.38	0.44	0.41	N/A	N/A	N/A
		Lots	13	6	4	2			
RSR	RSR	Gross	0.64	0.87	1.06	0.15	0.12	0.17	N/A
		Lots	104	130	244	17	7	4	
Rsv5	Rsv5	Gross	4.14	N/A	N/A	N/A	N/A	N/A	N/A
		Lots	134						

Table 14 - Pierce County: Summary of Rural Parcel-Specific Commercial and Industrial Development Activity									
Land Use Designation	Zoning District	Density/ Units	2006	2007	2008	2009	2010	2011	2012
R10	R10	Gross Acres	6.81	4.55	N/A	N/A	7.62	N/A	N/A
		Bldg. SF	135,004	28,800			29,699		
		FAR	0.46	0.15			0.09		
RAC	RAC	Gross Acres	1.28	2.90	N/A	N/A	N/A	N/A	N/A
		Bldg. SF	4,072	18,120					
		FAR	0.07	0.14					
Rsv5	Rsv5	Gross Acres	N/A	N/A	2.19	N/A	N/A	N/A	N/A
		Bldg. SF			14,120				
		FAR			0.15				
RSep	RSep	Gross Acres	N/A	N/A	N/A	8.00	N/A	0.30	N/A
		Bldg. SF				15,180		2,267	
		FAR				0.04		0.17	

Table 15 - Unincorporated Pierce County: Rural/Urban Development Split

Net Housing Units (Permits)

	Average	2006	2007	2008	2009	2010	2011	2012	Total
Urban	1,335	2,466	1,626	1,379	1,082	805	911	1,079	9,348
Rural	711	1,461	1,144	839	578	319	297	340	4,978
Total	2,047	3,927	2,770	2,218	1,660	1,124	1,208	1,419	14,346
% Urban	65%	63%	59%	62%	65%	72%	75%	76%	65%
% Rural	35%	37%	41%	38%	35%	28%	25%	24%	35%

Recorded Lots

	Average	2006	2007	2008	2009	2010	2011	2012	Total
Urban	1,045	2,438	1,940	1,299	732	298	350	256	7,313
Rural	205	494	339	376	108	30	31	57	1,435
Total	1,250	2,932	2,279	1,675	840	328	381	313	8,748
% Urban	84%	83%	85%	78%	87%	91%	92%	82%	84%
% Rural	16%	17%	15%	22%	13%	9%	8%	18%	16%

City of Puyallup

The City's GMA Comprehensive Plan was adopted on September 19, 1994 with implementing regulations on November 20, 1995. The City implements densities using net calculations, subtracting out roads, critical areas and associated buffers.

Table 1 - City of Puyallup: Summary of Building Permits for Multi-Family Development

Land Use Designation	Zoning District	Density[1]/Units	2006	2007	2008	2009	2010	2011	2012
HDR	RM-20	Gross	N/A	N/A	N/A	12.34	N/A	19.52	N/A
		Net				16.20		20.42	
		Units				75		236	

[1]Dwelling units per acre.

Table 2 - City of Puyallup: Summary of Parcel-Specific Residential Platting Activity

Land Use Designation	Zoning District	Density[1]/Lots	2006	2007	2008	2009	2010	2011	2012
LDR	RS-08	Gross	N/A	N/A	4.09	N/A	N/A	2.31	4.00
		Net			4.09			1.30	4.00
		Lots			13			3	2
	RS-10	Gross	N/A	4.22	3.41	N/A	3.10	3.60	2.36
		Net		4.44	3.41		3.10	3.60	2.36
		Lots		79	55		8	100	54
RBR	RS-35	Gross	N/A	N/A	N/A	1.20	N/A	N/A	N/A
		Net				1.20			
		Lots				2			
WHNP	RS-10	Gross	N/A	N/A	N/A	N/A	3.26	N/A	N/A
		Net					3.26		
		Lots					7		

[1]Dwelling units per acre.

Table 3 - City of Puyallup: Summary of Parcel-Specific Commercial and Industrial Development Activity									
Land Use Designation	Zoning District		2006	2007	2008	2009	2010	2011	2012
AOC	CG	Gross Acres	N/A	1.36	N/A	2.43	N/A	13.58	3.21
		Bldg. SF		19,081		39,816		152,294	140,034
		FAR[1]		0.32		0.38		0.26	1.00
B/IP	MP	Gross Acres	N/A	N/A	N/A	N/A	N/A	N/A	5.72
		Bldg. SF							55,126
		FAR[1]							0.22
LC	CL	Gross Acres	N/A	N/A	0.32	N/A	N/A	N/A	N/A
		Bldg. SF			3,764				
		FAR[1]			0.27				
LM/W	ML	Gross Acres	N/A	23.48	N/A	N/A	N/A	9.00	N/A
		Bldg. SF		388,000				151,150	
		FAR[1]		0.38				0.39	
MED	MED	Gross Acres	N/A	1.00	N/A	N/A	N/A	12.80	N/A
		Bldg. SF		21,928				399,792	
		FAR[1]		0.50				0.72	
POC	CBD-CORE	Gross Acres	N/A	1.18	N/A	N/A	N/A	N/A	N/A
		Bldg. SF		48,697					
		FAR[1]		0.62					

[1]Floor area ratio.

Table 4 - City of Puyallup: Development Assumptions and Trends			
		2006-2012 Average	2030 Assumptions
Residential Density		Refer to Tables 1 and 2.	RS-04: 8 du/na RS-06, RM-10: 6 du/na RS-08: 5 du/na RS-10,PDC, CB: 4 du/na RS-35: 1 du/na RM-20: 15 du/na CBD, RM (Core): 30 du/na CBD (Core): 35 du/na CMX: 7 du/na RMX: 11 du/na CG, CL: 2 du/na
Residential/Commercial Split		CBD-CORE: 0%/100% CL: 0%/100%	CBD, CBD (Core): 100% /100% CB: 10%/90% CG, CL: 5%/95% RMX: 50%/50% CMX: 40%/60%
Plat Deductions	**Roads**	14.0%	20% CBD, CBD (Core), RM (Core): 0%
	Critical Areas	2.7%	GIS data: Wetland (2003), Steep Slopes, Category 1 Stream (150 ft. buffer) and Category 2 Stream (100 ft. buffer)
	Recreation/Park	26.6%	N/A
Public Facilities/Institutions		N/A	Parcel Specific
Land in Residentially Zoned Districts for Non-Residential Uses		N/A	2.5% RM (Core): 0%
Land Unavailable for Development		N/A	Single-Family Land: vacant 25%, underutilized 40% Multi-Family Land: vacant 0%, underutilized 70% Commercial: vacant 10%, underutilized 50% CBD, CBD (Core), RM (Core): 0%
Employees per Gross Acre[1]		N/A	Manufacturing/Warehousing: 8.25 Commercial/Services: 19.37

[1]Pierce County Employment Survey. See Appendix E.

Table 5 - City of Puyallup: Assumptions for Vacant, Vacant Single Unit Lots, and Underutilized Parcels			
Zoning District	**Vacant**	**Vacant (Single Unit)**	**Underutilized**
RS35	>= 2 acres	< 2 acres	>= 2 acres
RS10	>= .57 acres	< .57 acres	>= .57 acres
RS08	>= .46 acres	< .46 acres	>= .46 acres
RS06	>= .34 acres	< .34 acres	>= .34 acres
RS04	>= .23 acres	< .23 acres	>= .23 acres

Table 6 – City of Puyallup: Supply of Land/Lots for Residential Development

Zoning District		RS-04			RS-06			
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)	Pipeline[5]
Gross Acres		25.43	6.13	0.44	34.71	2.55	6.48	0.36
Residential Split[1]		25.43	6.13		34.71	2.55		
Plat Deductions[3]	Roads	5.09	1.23		6.94	0.51		
	Critical Areas[2]	1.55	1.56		1.62	0.12		
	Parks and Open Space	-	-		-	-		
Net Acres		18.80	3.35		26.14	1.91		
Non-Residential Uses[3]		0.47	0.08		0.65	0.05		
Adjusted Net Acres		18.33	3.26		25.49	1.87		
Land Unavailable for Development[3]		7.33	0.82		10.20	0.47		
Final Adjusted Net Acres		11.00	2.45		15.29	1.40		
Total Adjusted Net Acres		13.44		N/A	16.69		N/A	
One Dwelling Unit per Vacant (Single) Lot				4			42	1
Displaced Units[4]		12			19			
Displaced Jobs[4]		0			0			

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
[5]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – City of Puyallup: Supply of Land/Lots for Residential Development

Zoning District		RS-08				RS-10			
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Pipeline[5]	Underutilized	Vacant	Vacant (Single Unit)	Pipeline[5]
Gross Acres		154.90	43.08	42.16	16.28	729.59	213.08	51.45	51.93
Residential Split[1]		154.90	43.08			729.59	213.08		
Plat Deductions[3]	Roads	30.98	8.62			145.92	42.62		
	Critical Areas[2]	12.10	8.59			123.25	58.41		
	Parks and Open Space	-	-			-	-		
Net Acres		111.82	25.88			460.42	112.05		
Non-Residential Uses[3]		2.80	0.65			11.51	2.80		
Adjusted Net Acres		109.03	25.24			448.91	109.25		
Land Unavailable for Development[3]		43.61	6.31			179.56	27.31		
Final Adjusted Net Acres		65.42	18.93			269.35	81.94		
Total Adjusted Net Acres		84.34		N/A		351.28		N/A	
One Dwelling Unit per Vacant (Single) Lot				220	83			246	154
Displaced Units[4]		50				110			
Displaced Jobs[4]		0				0			

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
[5]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – City of Puyallup: Supply of Land/Lots for Residential Development

Zoning District		RS-35			RM-10			
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)	Pipeline[5]
Gross Acres		38.22	16.13	25.79	46.52	32.14	0.00	5.98
Residential Split[1]		38.22	16.13		46.52	32.14		
Plat Deductions[3]	Roads	7.64	3.23		9.30	6.43		
	Critical Areas[2]	1.87	0.00		0.92	6.77		
	Parks and Open Space	-	-		-	-		
Net Acres		28.71	12.91		36.30	18.94		
Non-Residential Uses[3]		0.72	0.32		0.91	0.47		
Adjusted Net Acres		27.99	12.58		35.39	18.46		
Land Unavailable for Development[3]		11.20	3.15		24.77	0.00		
Final Adjusted Net Acres		16.79	9.44		10.62	18.46		
Total Adjusted Net Acres		26.23		N/A	29.08		N/A	
One Dwelling Unit per Vacant (Single) Lot				25			0	33
Displaced Units[4]		3			47			
Displaced Jobs[4]		0			0			

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
[5]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – City of Puyallup: Supply of Land/Lots for Residential Development

Zoning District		RM-20				CBD		
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Pipeline[5]	Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		145.00	16.97	1.32	12.05	19.37	2.14	0.00
Residential Split[1]		145.00	16.97			19.37	2.14	
Plat Deductions[3]	Roads	29.00	3.39			-	-	
	Critical Areas[2]	10.05	3.21			0.17	0.00	
	Parks and Open Space	-	-			-	-	
Net Acres		105.95	10.37			19.19	2.14	
Non-Residential Uses[3]		2.65	0.26			-	-	
Adjusted Net Acres		103.31	10.11			19.19	2.14	
Land Unavailable for Development[3]		72.31	0.00			-	-	
Final Adjusted Net Acres		30.99	10.11			19.19	2.14	
Total Adjusted Net Acres		41.10		N/A		21.34		N/A
One Dwelling Unit per Vacant (Single) Lot				8	236			0
Displaced Units[4]		7				57		
Displaced Jobs[4]		0				119		

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
[5]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – City of Puyallup: Supply of Land/Lots for Residential Development						
Zoning District	**CBD (Core)**			**RM (Core)**		
Land Type	Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)
Gross Acres	11.91	0.37	0.00	2.16	0.49	0.09
Residential Split[1]	11.91	0.37		2.16	0.49	
Plat Deductions[3] – **Roads**	-	-		-	-	
Plat Deductions[3] – **Critical Areas[2]**	0.00	0.00		0.00	0.00	
Plat Deductions[3] – **Parks and Open Space**	-	-		-	-	
Net Acres	11.91	0.37		2.16	0.49	
Non-Residential Uses[3]	-	-		-	-	
Adjusted Net Acres	11.91	0.37		2.16	0.49	
Land Unavailable for Development[3]	-	-		1.51	0.00	
Final Adjusted Net Acres	11.91	0.37		0.65	0.49	
Total Adjusted Net Acres	12.28		N/A	1.14		N/A
One Dwelling Unit per Vacant (Single) Lot			0			1
Displaced Units[4]	0			2		
Displaced Jobs[4]	66			0		

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – City of Puyallup: Supply of Land/Lots for Residential Development

Zoning District		CMX			RMX		
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		15.51	15.85	0.00	8.81	0.52	0.00
Residential Split[1]		6.20	6.34		4.41	0.26	
Plat Deductions[3]	Roads	1.24	1.27		0.88	0.05	
	Critical Areas[2]	0.00	0.00		0.03	0.01	
	Parks and Open Space	-	-		-	-	
Net Acres		4.96	5.07		3.49	0.20	
Non-Residential Uses[3]		-	-		-	-	
Adjusted Net Acres		4.96	5.07		3.49	0.20	
Land Unavailable for Development[3]		2.48	0.51		1.75	0.02	
Final Adjusted Net Acres		2.48	4.57		1.75	0.18	
Total Adjusted Net Acres		7.05		N/A	1.93		N/A
One Dwelling Unit per Vacant (Single) Lot				0			0
Displaced Units[4]		0			0		
Displaced Jobs[4]		1			23		

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – City of Puyallup: Supply of Land/Lots for Residential Development

Zoning District		CB			CG		
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		14.67	35.95	0.00	147.54	67.07	0.00
Residential Split[1]		1.47	3.60		7.38	3.35	
Plat Deductions[3]	Roads	0.29	0.72		1.48	0.67	
	Critical Areas[2]	0.15	0.68		0.13	0.75	
	Parks and Open Space	-	-		-	-	
Net Acres		1.02	2.19		5.77	1.93	
Non-Residential Uses[3]		-	-		-	-	
Adjusted Net Acres		1.02	2.19		5.77	1.93	
Land Unavailable for Development[3]		0.51	0.22		2.88	0.19	
Final Adjusted Net Acres		0.51	1.97		2.88	1.74	
Total Adjusted Net Acres		2.48		N/A	4.62		N/A
One Dwelling Unit per Vacant (Single) Lot				0			0
Displaced Units[4]		0			1		
Displaced Jobs[4]		1			16		

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – City of Puyallup: Supply of Land/Lots for Residential Development

Zoning District		CL			PDC				PDR
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)	Pipeline[5]	Vacant (Single Unit)
Gross Acres		7.19	2.87	0.00	11.16	2.37	0.00	68.89	0.43
Residential Split[1]		0.36	0.14		11.16	2.37			
Plat Deductions[3]	Roads	0.07	0.03		2.23	0.47			
	Critical Areas[2]	0.03	0.01		0.00	0.00			
	Parks and Open Space	-	-		-	-			
Net Acres		0.25	0.11		8.93	1.89			
Non-Residential Uses[3]		-	0.01		0.22	0.05			
Adjusted Net Acres		0.25	0.10		8.70	1.85			
Land Unavailable for Development[3]		0.13			3.48	0.46			
Final Adjusted Net Acres		0.13			5.22	1.38			
Total Adjusted Net Acres		0.22		N/A	6.61		N/A		N/A
One Dwelling Unit per Vacant (single) Lot				0			0	368	2
Displaced Units[4]		0			4				
Displaced Jobs[4]		0			0				

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
[5]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 7 - City of Puyallup: Housing Unit Needs				
2010 Total Housing Units[1]	2030 Total Housing Units Needed[2]	Additional Housing Needed (2010-2030)	Displaced Units	Total Housing Units Needed
16,171	22,611	6,440	445	6,885

[1]2010 Census.
[2]Adopted by Pierce County Ordinance No. 2011-36s.

Table 8 - City of Puyallup: Housing Unit Capacity						
Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	One Dwelling Unit per Vacant (Single Unit) Lot	Pipeline[1]	Housing Capacity
RS-04	13.44	8	108	4	0	112
RS-06	16.69	6	100	42	1	143
RS-08	84.34	5	422	220	83	725
RS-10	351.28	4	1,405	246	154	1,805
RS-35	26.23	1	26	25	0	51
RM-10	29.08	6	174	0	33	207
RM-20	41.10	15	617	8	236	861
CBD	21.34	30	640	0	0	640
CBD (Core)	12.28	35	430	0	0	430
RM (Core)	1.14	30	34	1	0	35
CMX	7.05	7	49	0	0	49
RMX	1.93	11	21	0	0	21
CB	2.48	4	10	0	0	10
CG	4.62	2	9	0	0	9
CL	0.22	2	0	0	0	0
PDC	6.61	4	26	0	368	394
PDR	0.00	N/A	0	2	0	2
					Total Housing Capacity	5,495

[1]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of Puyallup: Supply of Land for Commercial/Industrial Employment				
Zoning District	OP		CB	
Land Type	Vacant	Underutilized	Vacant	Underutilized
Gross Acres	6.26	8.98	35.95	14.67
Commercial Split[1]	6.26	8.98	32.36	13.20
Land Unavailable for Development	0.63	4.49	3.24	6.60
Net Acres	5.63	4.49	29.12	6.60
Total Net Acres	10.12		35.72	
Displaced Jobs[2]		8		11
Displaced Units[2]		3		2

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of Puyallup: Supply of Land for Commercial/Industrial Employment				
Zoning District	**CBD**		**CBD (Core)**	
Land Type	Vacant	Underutilized	Vacant	Underutilized
Gross Acres	2.14	19.37	0.37	11.91
Commercial Split[1]	2.14	19.37	0.37	11.91
Land Unavailable for Development	-	-	-	-
Net Acres	2.14	19.37	0.37	11.91
Total Net Acres	21.51		12.28	
Displaced Jobs[2]		121		113
Displaced Units[2]		58		0

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of Puyallup: Supply of Land for Commercial/Industrial Employment					
Zoning District	**CL**		**CG**		
Land Type	Vacant	Underutilized	Vacant	Underutilized	Pipeline[3]
Gross Acres	2.87	7.19	67.07	147.54	15.98
Commercial Split[1]	2.72	6.83	63.72	140.16	
Land Unavailable for Development	0.27	3.41	6.37	70.08	
Net Acres	2.45	3.41	57.35	70.08	
Total Net Acres	5.87		127.43		N/A
Displaced Jobs[2]		4		380	
Displaced Units[2]		11		28	

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
[3]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of Puyallup: Supply of Land for Commercial/Industrial Employment						
Zoning District	**MED**			**ML**		
Land Type	Vacant	Underutilized	Pipeline[3]	Vacant	Underutilized	Pipeline[3]
Gross Acres	0.45	30.63	12.18	144.36	98.58	5.04
Commercial Split[1]	0.45	30.63		144.36	98.58	
Land Unavailable for Development	0.05	15.32		14.44	49.29	
Net Acres	0.41	15.32		129.93	49.29	
Total Net Acres	15.73		N/A	179.22		N/A
Displaced Jobs[2]		4			54	
Displaced Units[2]		20			7	

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
[3]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of Puyallup: Supply of Land for Commercial/Industrial Employment					
Zoning District	**MP**			**PF**	
Land Type	Vacant	Underutilized	Pipeline[3]	Vacant	Underutilized
Gross Acres	8.42	12.72	10.89	48.56	23.46
Commercial Split[1]	8.42	12.72		48.56	23.46
Land Unavailable for Development	0.84	6.36		4.86	11.73
Net Acres	7.58	6.36		43.70	11.73
Total Net Acres	13.94		N/A	55.43	
Displaced Jobs[2]		4			3
Displaced Units[2]		0			3

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
[3]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of Puyallup: Supply of Land for Commercial/Industrial Employment				
Zoning District	**RMX**		**CMX**	
Land Type	Vacant	Underutilized	Vacant	Underutilized
Gross Acres	0.52	8.81	15.85	15.51
Commercial Split[1]	0.26	4.41	9.51	9.31
Land Unavailable for Development	0.03	2.20	0.95	4.65
Net Acres	0.23	2.20	8.56	4.65
Total Net Acres	2.44		13.21	
Displaced Jobs[2]		30		1
Displaced Units[2]		0		0

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of Puyallup: Supply of Land for Commercial/Industrial Employment		
Zoning District	**FAIR**	
Land Type	Vacant	Underutilized
Gross Acres	6.55	39.40
Commercial Split[1]	6.55	39.40
Land Unavailable for Development	-	-
Net Acres	6.55	39.40
Total Net Acres	46.05	
Displaced Jobs[2]		41
Displaced Units[2]		0

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 10 - City of Puyallup: Employment Needs					
2010 Total Employment Estimate[1]	Adopted Total 2030 Employment Target[2]	Total Employment Growth (2010-2030)	Adjusted Employment Growth[3]	Displaced Employees	Additional Employment Needs
22,208	34,267	12,059	10,600	1,048	11,648

[1]PSRC Land Use Targets 2010 Employment Estimate.
[2]Adopted by Ordinance No. 2011-36s.
[3]The total employment allocations are reduced by 12.1% to account for mobile workers and work-at-home employees for the commercial/industrial land needs analysis.

Table 11 - City of Puyallup: Employment Capacity						
Type	Zoning District	Net Acres	Employees per Acre	Job Capacity	Pipeline[1]	Employment Capacity
Commercial	OP	10.12	19.37	196	0	196
	CB	21.51	19.37	417	0	417
	CBD	12.28	19.37	238	0	238
	CBD (Core)	35.72	19.37	692	0	692
	CL	5.87	19.37	114	0	114
	CG	127.43	19.37	2,468	407	2,875
	MED	15.73	19.37	305	783	1,088
	PF	55.43	19.37	1,074	0	1,074
	RMX	2.44	19.37	47	0	47
	CMX	13.21	19.37	256	0	256
Industrial	ML	179.22	8.25	1,479	168	1,647
	MP	13.94	8.25	115	110	225
Fair	FAIR	46.05	19.37	892	0	892
					Total Employment Capacity	**9,759**

[1]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

City of Roy

The City's GMA Comprehensive Plan was adopted on September 9, 1996 and implementing regulations were adopted on March 26, 2001. The Comprehensive Plan was overhauled in late 2004. Land use densities in the City of Roy are based on minimum lot size.

Table 1a - City of Roy: Summary of Building Permits for Multi-Family Development

Zoning District	Density[1]/Units	2006	2007	2008	2009	2010	2011	2012
	Gross	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Net							
	Units							

[1]Dwelling units per acre.

Table 1b - City of Roy: Summary of Building Permits for Single-Family Development

Zoning District	Density[1]/Units	2006	2007	2008	2009	2010	2011	2012
SFR	Density	2.98	3.93	5.26	N/A	N/A	N/A	N/A
	Units	3	4	3				

[1]Dwelling units per acre.

Table 2 - City of Roy: Summary of Parcel-Specific Residential Platting Activity

Zoning District	Density[1]/Lots	2006	2007	2008	2009	2010	2011	2012
SFR	Gross	0.07	N/A	N/A	N/A	N/A	N/A	N/A
	Net	0.07						
	Lots	3						

[1]Dwelling units per acre.

Table 3 - City of Roy: Summary of Parcel-Specific Commercial and Industrial Development Activity

Zoning District		2006	2007	2008	2009	2010	2011	2012
COM	Gross Acres	N/A	0.25	N/A	N/A	N/A	N/A	N/A
	Bldg. SF		5,220					
	FAR[1]		0.48					

[1]Floor area ratio.

Table 4 - City of Roy: Development Assumptions and Trends			
		2006-2012 Average	2030 Assumptions
Residential Density		Refer to Tables 1 and 2.	SFR, MFR, MU: 3.5 du/ac
Residential/Commercial Split		N/A	MU: 50%/50%
Plat Deductions	Roads	N/A	15%
	Critical Area	N/A	GIS data: Steep slopes, wetlands, 150' wetland buffers, and 100 yr. floodplains
	Recreation/Park	N/A	5%
Public Facilities/Institutions		N/A	Parcel Specific: 2 acres for future park
Land in Residentially Zoned Districts for Non-Residential Uses		N/A	N/A
Land Unavailable for Development		N/A	Vacant: 10%, Underutilized 50%
Employees per Gross Acre[1]		N/A	Manufacturing/Warehousing: 8.25 Commercial/Services: 19.37

[1]Pierce County Employment Survey. See Appendix E.

Table 5 - City of Roy: Assumptions for Vacant, Vacant Single Unit Lots, and Underutilized Parcels			
Zoning District	Vacant	Vacant (Single Unit)	Underdeveloped
SFR	>= .25 acres	< .25 acres	>= .25 acres
MFR	-	-	>= .14 acres
MU	-	-	>= .14 acres

Table 6 – City of Roy: Supply of Land/Lots for Residential Development

Zoning District		SFR			MFR		
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		66.41	8.38	2.81	15.84	0.00	0.00
Plat Deductions[3]	Roads	9.96	1.26		2.38		
	Critical Areas[2]	0.70	0.00		0.01		
	Parks and Open Space	3.32	0.42		0.79		
Net Acres		52.43	6.70		12.66		
Non-Residential Uses[3]		-	-		-		
Adjusted Net Acres		52.43	6.70		12.66		
Land Unavailable for Development[3]		26.22	0.67		6.33		
Final Adjusted Net Acres		26.22	6.03		6.33	0.00	
Total Adjusted Net Acres		32.25		N/A	6.33		N/A
One Dwelling Unit per Vacant (Single) Lot				7			0
Displaced Units[4]		6			2		
Displaced Jobs[4]		0			0		

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 7 - City of Roy: Housing Unit Needs				
2010 Total Housing Units[1]	2030 Total Housing Units Needed[2]	Additional Housing Needed (2010-2030)	Displaced Units	Total Housing Units Needed
326	487	161	8	169

[1]2010 Census.
[2]Adopted by Pierce County Ordinance No. 2011-36s.

Table 8 - City of Roy: Housing Unit Capacity					
Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	One Dwelling Unit per Vacant (Single Unit) Lot	Housing Capacity
SFR	32.25	3.5	113	7	120
MFR	6.33	3.5	22	0	22
				Total Housing Capacity	**142**

*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of Roy: Supply of Land for Commercial/Industrial Employment						
Zoning District	COM		PUD		I	
Land Type	Vacant	Underutilized	Vacant	Underutilized	Vacant	Underutilized
Gross Acres	0.23	2.74	29.77	0.00	0.32	0.00
Land Unavailable for Development	0.02	1.37	2.98	0.00	0.03	
Net Acres	0.21	1.37	26.79	0.00	0.29	0.00
Total Net Acres	1.58		26.79		0.29	
Displaced Jobs[1]		6		0		0
Displaced Units[1]		1		0		0

[1]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 10 - City of Roy: Employment Needs					
2010 Total Employment Estimate[1]	Adopted 2030 Total Employment Target[2]	Total Employment Growth (2010-2030)	Adjusted Employment Growth[3]	Displaced Employees	Additional Employment Needs
158	342	184	162	6	167

[1]PSRC Land Use Targets 2010 Employment Estimate.
[2]Adopted by Ordinance No. 2011-36s.
[3]The total employment allocations are reduced by 12.1% to account for mobile workers and work-at-home employees for the commercial/industrial land needs analysis.

Table 11 - City of Roy: Employment Capacity				
Commercial/ Industrial Designation	Zoning District	Net Acres	Employees per Acre	Employment Capacity
Commercial	COM	1.58	19.37	31
	PUD	26.79	19.37	519
Industrial	I	0.29	8.25	6
			Total Employment Capacity	**555**

*Numbers are rounded and may not calculate correctly as shown.

City of Ruston

The City's GMA Comprehensive Plan was adopted on June 27, 1994, followed by the implementing regulations three years later on July 28, 1997. Density in Ruston is based on net calculations, subtracting out roads, and critical areas.

Table 1 - City of Ruston: Summary of Building Permits for Multi-Family Development

Land Use Designation	Zoning District	Density[1]/ Units	2006	2007	2008	2009	2010	2011	2012
TRPD	MPD-RL	Gross	N/A	N/A	N/A	58	N/A	N/A	N/A
		Net				58			
		Units				62			

[1]Dwelling units per acre.

Table 2 - City of Ruston: Summary of Parcel-Specific Residential Platting Activity

Land Use Designation	Zoning District	Density[1]/ Lots	2006	2007	2008	2009	2010	2011	2012
RES	RES	Gross	9	N/A	N/A	N/A	6	N/A	N/A
		Net	9				6		
		Lots	2				2		

[1]Dwelling units per acre.

Table 3 - City of Ruston: Summary of Parcel-Specific Commercial and Industrial Development Activity

Land Use Designation	Zoning District		2006	2007	2008	2009	2010	2011	2012
		Gross Acres	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		Bldg. SF							
		FAR[1]							

[1]Floor area ratio.

Table 4 - City of Ruston: Development Assumptions and Trends			
		2006-2012 Average	2030 Assumptions
Residential Density		Refer to Tables 1 and 2.	RES: 6.29 du/ac MPD: 30 du/ac
Residential/Commercial Split		N/A	MPD: 100%/100%
Plat Deductions	Roads	N/A	MPD: 20%
	Critical Areas	N/A	GIS data: Wetlands (150ft buffers), landslide hazard areas (slope >15%), and fish and wildlife habitat area.
	Recreation/Park	N/A	N/A
Public Facilities/Institutions		N/A	Parcel Specific
Land in Residentially Zoned Districts for Non-Residential Uses		N/A	10%
Land Unavailable for Development		N/A	Residential: Vacant 10%, Underutilized 20% Commercial: Vacant 10%, Underutilized 50%
Employees per Gross Acre[1]		N/A	Manufacturing/Warehousing: 8.25 Commercial/Services: 19.37

[1]Pierce County Employment Survey. See Appendix E.

Table 5 - City of Ruston: Assumptions for Vacant, Vacant Single Unit Lots, and Underutilized Parcels			
Zoning District	Vacant	Vacant (Single Unit)	Underutilized
RES	>= .275 acres	< .275 acres	>= .41 acres

Table 6 – City of Ruston: Supply of Land/Lots for Residential Development

Zoning District		RES			MPD			
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)	Pipeline[5]
Gross Acres		0.33	0.45	0.15	0.00	27.90	5.62	1.07
Plat Deductions[3]	Roads	-	-			5.58		
	Critical Areas[2]	0.00	0.00			4.41		
	Parks and Open Space	-	-			-		
Net Acres		0.33	0.45			17.91		
Non-Residential Uses[3]		0.03	0.05			-		
Adjusted Net Acres		0.30	0.41			17.91		
Land Unavailable for Development[3]		0.06	0.04			1.79		
Final Adjusted Net Acres		0.24	0.37		0.00	16.12		
Total Adjusted Net Acres		0.61		N/A	16.12		N/A	
One Dwelling Unit per Vacant (Single) Lot				1			30	62
Displaced Units[4]		0			0			
Displaced Jobs[4]		0			0			

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
[5]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 7 - City of Ruston: Housing Unit Needs				
2010 Total Housing Units[1]	2030 Total Housing Units Needed[2]	Additional Housing Needed (2010-2030)	Displaced Units	Total Housing Units Needed
430	775	345	1	346

[1]2010 Census.
[2]Adopted by Pierce County Ordinance No. 2011-36s.

Table 8 - City of Ruston: Housing Unit Capacity						
Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	One Dwelling Unit per Vacant (Single Unit) Lot	Pipeline[1]	Housing Capacity
RES	0.67	6.29	4	1	0	5
MPD	16.12	30	484	30	62	576
					Total Housing Capacity	581

[1]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of Ruston: Supply of Land for Commercial/Industrial Employment				
Zoning District	COM		MPD	
Land Type	Vacant	Underutilized	Vacant	Underutilized
Gross Acres	0.68	2.70	27.90	0.00
Land Unavailable for Development	0.07	1.35	2.79	
Net Acres	0.61	1.35	25.11	0.00
Total Net Acres	1.96		25.11	
Displaced Jobs[1]		0		0
Displaced Units[1]		1		0

[1]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 10 - City of Ruston: Employment Needs					
2010 Total Employment Estimate[1]	Adopted 2030 Total Employment Target[2]	Total Employment Growth (2010-2030)	Adjusted Employment Growth[3]	Displaced Employees	Additional Employment Needs
141	494	353	310	0	310

[1]PSRC Land Use Targets 2010 Employment Estimate.
[2]Adopted by Ordinance No. 2011-36s.
[3]The total employment allocations are reduced by 12.1% to account for mobile workers and work-at-home employees for the commercial/industrial land needs analysis.

Table 11 - City of Ruston: Employment Capacity				
Type	Zoning District	Net Acres	Employees per Acre	Employment Capacity
Commercial	COM	1.96	19.37	38
	MPD	25.11	19.37	486
			Total Employment Capacity	524

*Numbers are rounded and may not calculate correctly as shown.

Town of South Prairie

The Town's GMA Comprehensive Plan was adopted on August 6, 1996 and its development ordinance on September 28, 1999. The Town of South Prairie's Comprehensive Plan contains six land use designations and the regulations create four implementing zones. South Prairie bases densities off net land area.

Table 1 - Town of South Prairie: Summary of Building Permits for Multi-Family Development

Land Use Designation	Zoning District	Density[1]/ Units	2006	2007	2008	2009	2010	2011	2012
		Gross	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		Net							
		Units							

[1]Dwelling units per acre.

Table 2 - Town of South Prairie: Summary of Parcel-Specific Residential Platting Activity

Land Use Designation	Zoning District	Density[1]/ Lots	2006	2007	2008	2009	2010	2011	2012
Residential Single Family	R	Gross	N/A	N/A	2.46	1.22	N/A	N/A	N/A
		Net			2.46	1.22			
		Lots			2	3			

[1]Dwelling units per acre.

Table 3 - Town of South Prairie: Summary of Parcel-Specific Commercial and Industrial Development Activity

Land Use Designation	Zoning District		2006	2007	2008	2009	2010	2011	2012
		Gross Acres	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		Bldg. SF							
		FAR[1]							

[1]Floor area ratio.

Table 4 - Town of South Prairie: Development Assumptions and Trends			
		2006-2012 Average	2030 Assumptions
Residential Density		Refer to Tables 1 and 2.	Residential: 4 du/ac
Residential/Commercial Split		N/A	N/A
Plat Deductions	Roads	N/A	30%
	Critical Areas	N/A	35%
	Recreation/Park	N/A	10%
Public Facilities/Institutions		N/A	3%
Land in Residentially Zoned Districts for Non-Residential Uses		N/A	3%
Land Unavailable for Development		N/A	Residential: 25% Commercial: Vacant 10%, Underutilized 50%
Employees per Gross Acre[1]		N/A	Manufacturing/Warehousing: 8.25 Commercial/Services: 19.37

[1]Pierce County Employment Survey. See Appendix E.

Table 5 - Town of South Prairie: Assumptions for Vacant, Vacant Single Unit Lots, and Underutilized Parcels			
Zoning District	Vacant	Vacant (Single Unit)	Underutilized
Residential	>= 1 acre	< 1 acre	>= 1 acre
Commercial	-	-	>= 1 acre

Table 6 - Town of South Prairie: Supply of Land/Lots for Residential Development				
Zoning District		**Residential**		
Land Type		Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		68.04	50.56	9.23
Future Capital Facilities		2.04	1.52	
Adjusted Gross Acres		65.99	49.04	
Individual Plat Deductions[1]	**Roads**	19.80	14.71	
	Critical Areas	23.10	17.16	
	Parks and Open Space	6.60	4.90	
Net Acres		16.50	12.26	
Non-Residential Uses[1]		0.49	0.37	
Adjusted Net Acres		16.00	11.89	
Land Unavailable for Development[1]		4.00	2.97	
Final Adjusted Net Acres		12.00	8.92	
Total Adjusted Net Acres		20.92		N/A
One Dwelling Unit per Vacant (Single) Lot				29
Displaced Units[2]		1		
Displaced Jobs[2]		0		

[1]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 7 - Town of South Prairie: Housing Unit Needs				
2010 Total Housing Units[1]	**2030 Total Housing Units Needed[2]**	**Additional Housing Needed (2010-2030)**	**Displaced Units**	**Total Housing Units Needed**
174	281	107	2	109

[1]2010 Census.
[2]Adopted by Pierce County Ordinance No. 2011-36s.

Table 8 - Town of South Prairie: Housing Unit Capacity					
Zoning District	**Adjusted Net Acres**	**Assumed Density**	**Unit Capacity**	**One Dwelling Unit per Vacant (Single Unit) Lot**	**Housing Capacity**
Residential	20.92	4	84	29	113
				Total Housing Capacity	**113**

*Numbers are rounded and may not calculate correctly as shown.

Table 9 - Town of South Prairie: Supply of Land for Commercial/Industrial Employment		
Zoning District	**Commercial**	
Land Type	Vacant	Underutilized
Gross Acres	4.21	3.28
Future Capital Facilities	0.13	0.10
Adjusted Gross Acres	4.09	3.18
Land Unavailable for Development	0.41	1.59
Net Acres	3.68	1.59
Total Net Acres	5.27	
Displaced Jobs[1]		0
Displaced Units[1]		0

[1]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 10 - Town of South Prairie: Employment Needs					
2010 Total Employment Estimate[1]	**Adopted 2030 Total Employment Target[2]**	**Total Employment Growth (2010-2030)**	**Adjusted Employment Growth[3]**	**Displaced Employees**	**Additional Employment Needs**
66	307	241	212	0	212

[1]PSRC Land Use Targets 2010 Employment Estimate.
[2]Adopted by Ordinance No. 2011-36s.
[3]The total employment allocations are reduced by 12.1% to account for mobile workers and work-at-home employees for the commercial/industrial land needs analysis.

Table 11 - Town of South Prairie: Employment Capacity				
Type	**Zoning District**	**Net Acres**	**Employees per Acre**	**Employment Capacity**
Commercial	Commercial	5.27	19.37	102
			Total Employment Capacity	**102**

*Numbers are rounded and may not calculate correctly as shown.

Town of Steilacoom

The Town's first GMA Comprehensive Plan was adopted on September 29, 1994; implementing regulations were adopted on September 24, 1994. Revisions to the Comprehensive Plan and implementing regulations pursuant to RCW 36.70A.130 were adopted November 16, 2004. The Town of Steilacoom's Comprehensive Plan contains six land use designations and the regulations create eight implementing zones, and one overlay zone for the historic district. Land use densities in the Town of Steilacoom are implemented using net calculations, subtracting out critical areas and their buffers, roads, and park areas.

Table 1 - Town of Steilacoom: Summary of Building Permits for Multi-Family Development

Land Use Designation	Zoning District	Density/Units	2006	2007	2008	2009	2010	2011	2012
Housing	R-7.2	Gross	N/A	N/A	N/A	N/A	N/A	11.30	N/A
		Net						11.30	
		Units						2	
	R-9.6	Gross	6.12	5.71	N/A	N/A	N/A	N/A	N/A
		Net	6.12	5.71					
		Units	2	2					

[1]Dwelling units per acre.

Table 2 - Town of Steilacoom: Summary of Parcel-Specific Residential Platting Activity

Land Use Designation	Zoning District	Density/Lots	2006	2007	2008	2009	2010	2011	2012
Housing	R-7.2	Gross	6.00	3.37	N/A	N/A	N/A	N/A	N/A
		Net	6.00	3.76					
		Lots	3	46					
	R-9.6	Gross	3.37	N/A	N/A	N/A	2.15	0.97	N/A
		Net	3.37				2.65	0.97	
		Lots	3				10	4	

[1]Dwelling units per acre.

Table 3 - Town of Steilacoom: Summary of Parcel-Specific Commercial and Industrial Development Activity

Land Use Designation	Zoning District		2006	2007	2008	2009	2010	2011	2012
Commercial	Commercial	Gross Acres	N/A	0.33	N/A	N/A	N/A	N/A	N/A
		Bldg. SF		18,973					
		FAR		1.32					

[1]Floor area ratio.

Table 4 - Town of Steilacoom: Development Assumptions and Trends			
		2006-2012 Average	2030 Assumptions
Residential Density		Refer to Tables 1 and 2.	R-7.2: 6 du/ac R-9.6: 4.5 du/ac MF, CG, CS: 12 du/ac
Residential/Commercial Split		N/A	CG, CS: 15%/85%
Plat Deductions	Roads	N/A	12%
	Critical Areas	1.4%	10%
	Recreation/Park	N/A	5%
Public Facilities/Institutions		N/A	Parcel Specific
Land in Residentially Zoned Districts for Non-Residential Uses		N/A	0%
Land Unavailable for Development		N/A	R-7.2, R-9.6: Vacant 10%, Underutilized 20% MF: Vacant 0%, Underutilized 50% Commercial: Vacant 10%, Underutilized 50%
Employees per Gross Acre[1]		N/A	Manufacturing/Warehousing: 8.25 Commercial/Services: 19.37

[1]Pierce County Employment Survey. See Appendix E.

Table 5 - Town of Steilacoom: Assumptions for Vacant, Vacant Single Unit Lots, and Underutilized Parcels			
Zoning District	Vacant	Vacant (Single Unit)	Underutilized
R-7.2	>= .41 acres	< .41 acres	>= .41 acres
R-9.6	>= .55 acres	< .55 acres	>= .55 acres
MF	-	-	>= .41 acres

Table 6 – Town of Steilacoom: Supply of Land/Lots for Residential Development

Zoning District		R-7.2			R-9.6			
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)	Pipeline[5]
Gross Acres		17.02	5.04	20.62	92.83	30.40	27.92	14.96
Residential Split[1]		17.02	5.04		92.83	30.40		
Plat Deductions[3]	Roads	2.04	0.61		11.14	3.65		
	Critical Areas[2]	1.70	0.50		9.28	3.04		
	Parks and Open Space	0.85	0.25		4.64	1.52		
Net Acres		12.42	3.68		67.77	22.19		
Non-Residential Uses[3]		-	-		-	-		
Adjusted Net Acres		12.42	3.68		67.77	22.19		
Land Unavailable for Development[3]		2.48	0.37		13.55	2.22		
Final Adjusted Net Acres		9.94	3.31		54.21	19.97		
Total Adjusted Net Acres		13.25		N/A	74.18		N/A	
One Dwelling Unit per Vacant (Single) Lot				93			95	54
Displaced Units[4]		17			44			
Displaced Jobs[4]		0			0			

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – Town of Steilacoom: Supply of Land/Lots for Residential Development

Zoning District		MF			CG		
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		2.92	0.24	0.00	4.50	0.91	0.00
Residential Split[1]		2.92	0.24		0.67	0.14	
Plat Deductions[3]	Roads	0.35	0.03		0.08	0.02	
	Critical Areas[2]	0.29	0.02		0.07	0.01	
	Parks and Open Space	0.15	0.01		0.03	0.01	
Net Acres		2.13	0.18		0.49	0.10	
Non-Residential Uses[3]		-	-		-	-	
Adjusted Net Acres		2.13	0.18		0.49	0.10	
Land Unavailable for Development[3]		1.06	0.00		0.25	0.01	
Final Adjusted Net Acres		1.06	0.18		0.25	0.09	
Total Adjusted Net Acres		1.24		N/A	0.34		N/A
One Dwelling Unit per Vacant (Single) Lot				0			0
Displaced Units[4]		0			0		
Displaced Jobs[4]		0			1		

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – Town of Steilacoom: Supply of Land/Lots for Residential Development				
Zoning District		**CS**		
Land Type		Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		1.74	0.25	0.00
Residential Split[1]		0.26	0.04	
Plat Deductions[3]	**Roads**	0.03	0.00	
	Critical Areas[2]	0.03	0.00	
	Parks and Open Space	0.01	0.00	
Net Acres		0.19	0.03	
Non-Residential Uses[3]		-	-	
Adjusted Net Acres		0.19	0.03	
Land Unavailable for Development[3]		0.10	0.00	
Final Adjusted Net Acres		0.10	0.02	
Total Adjusted Net Acres		0.12		N/A
One Dwelling Unit per Vacant (Single) Lot				0
Displaced Units[4]		0		
Displaced Jobs[4]		0		

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 7 - Town of Steilacoom: Housing Unit Needs				
2010 Total Housing Units[1]	2030 Total Housing Units Needed[2]	Additional Housing Needed (2010-2030)	Displaced Units	Total Housing Units Needed
2,793	3,385	592	63	655

[1]2010 Census.
[2]Adopted by Pierce County Ordinance No. 2011-36s.

Table 8 - Town of Steilacoom: Housing Unit Capacity						
Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	One Dwelling Unit per Vacant (Single Unit) Lot	Pipeline[1]	Housing Capacity
R-7.2	13.25	6	80	93	0	173
R-9.6	74.18	4.5	334	95	54	483
MF	1.24	12	15	0	0	15
CG	0.34	12	4	0	0	4
CS	0.12	12	1	0	0	1
					Total Housing Capacity	676

[1]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - Town of Steilacoom: Supply of Land for Commercial/Industrial Employment				
Zoning District	CG		CS	
Land Type	Vacant	Underutilized	Vacant	Underutilized
Gross Acres	0.91	4.50	0.25	1.74
Commercial Split[1]	0.77	3.82	0.21	1.48
Land Unavailable for Development	0.08	1.91	0.02	0.74
Net Acres	0.69	1.91	0.19	0.74
Total Net Acres	2.60		0.93	
Displaced Jobs[2]		10		3
Displaced Units[2]		1		0

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - Town of Steilacoom: Supply of Land for Commercial/Industrial Employment				
Zoning District	IND		P/QP	
Land Type	Vacant	Underutilized	Vacant	Underutilized
Gross Acres	0.00	59.72	2.79	2.52
Commercial Split[1]		59.72	2.79	2.52
Land Unavailable for Development		29.86	0.28	1.26
Adjusted Gross Acres	0.00	29.86	2.51	1.26
Total Adjusted Gross Acres	29.86		3.77	
Displaced Jobs[2]		0		7
Displaced Units[2]		0		1

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 10 - Town of Steilacoom: Employment Needs					
2010 Total Employment Estimate[1]	Adopted 2030 Total Employment Target[2]	Total Employment Growth (2010-2030)	Adjusted Employment Growth[3]	Displaced Employees	Additional Employment Needs
659	788	129	113	22	135

[1]PSRC Land Use Targets 2010 Employment Estimate.
[2]Adopted by Ordinance No. 2011-36s.
[3]The total employment allocations are reduced by 12.1% to account for mobile workers and work-at-home employees for the commercial/industrial land needs analysis.

Table 11 - Town of Steilacoom: Employment Capacity				
Type	Zoning District	Net Acres	Employees per Acre	Employment Capacity
Commercial	CG	2.60	19.37	50
	CS	0.93	19.37	18
Industrial	IND	29.86	8.25	246
Other	P/QP	3.77	19.37	73
			Total Employment Capacity	388

*Numbers are rounded and may not calculate correctly as shown.

City of Sumner

The City's GMA Comprehensive Plan was adopted on April 4, 1994 and implementing regulations on July 10, 1995. All densities in the City of Sumner's zoning are calculated by net area, subtracting out critical areas and buffers.

Table 1 - City of Sumner: Summary of Building Permits for Multi-Family Development

Land Use Designation	Zoning District	Density[1]/Units	2006	2007	2008	2009	2010	2011	2012
HDR	HDR	Gross	17.35	N/A	N/A	N/A	N/A	N/A	N/A
		Net	17.35						
		Units	13						

[1]Dwelling units per acre.

Table 2 - City of Sumner: Summary of Parcel-Specific Residential Platting Activity									
Land Use Designation	Zoning District	Density[1]/ Lots	2006	2007	2008	2009	2010	2011	2012
LDR-1	LDR-4	Gross	6.67	N/A	N/A	N/A	N/A	N/A	N/A
		Net	6.67						
		Lots	3						
	LDR-8.5	Gross	1.92	3.52	N/A	N/A	N/A	N/A	N/A
		Net	1.92	3.52					
		Lots	6	32					
	LDR-12	Gross	N/A	1.52	N/A	N/A	2.30	N/A	N/A
		Net		1.98			2.30		
		Lots		4			4		
LDR-2	LDR-6	Gross	N/A	N/A	4.31	N/A	N/A	N/A	N/A
		Net			4.31				
		Lots			5				
	LDR-8.5	Gross	N/A	2.05	N/A	N/A	N/A	N/A	N/A
		Net		2.05					
		Lots		21					
	MDR	Gross	N/A	10.26	N/A	N/A	N/A	N/A	N/A
		Net		10.26					
		Lots		4					
MDR	MDR	Gross	N/A	9.84	N/A	N/A	N/A	N/A	N/A
		Net		10.64					
		Lots		3					
HDR	HDR	Gross	N/A	3.26	N/A	N/A	N/A	N/A	N/A
		Net		3.36					
		Lots		3					
UV	LDR-6	Gross	N/A	4.58	N/A	N/A	N/A	N/A	N/A
		Net		6.62					
		Lots		4					
	LDR-8.5	Gross	1.37	N/A	N/A	N/A	N/A	N/A	N/A
		Net	1.37						
		Lots	10						

[1]Dwelling units per acre.

Table 3 - City of Sumner: Summary of Parcel-Specific Commercial and Industrial Development Activity									
Land Use Designation	Zoning District		2006	2007	2008	2009	2010	2011	2012
General Commercial	GC	Gross Acres	0.90	1.49	0.30	0.31	N/A	N/A	N/A
		Bldg. SF	9,392	4,844	1,080	2,842			
		FAR[1]	0.24	0.07	0.08	0.21			
	MUD	Gross Acres	N/A	N/A	N/A	N/A	N/A	3.27	N/A
		Bldg. SF						18,000	
		FAR[1]						0.13	
Interchange Commercial	IC	Gross Acres	8.14	N/A	1.83	11.88	N/A	N/A	N/A
		Bldg. SF	5,700		33,140	99,451			
		FAR[1]	0.02		0.42	0.19			
Low Density Residential 2	LDR-8.5	Gross Acres	5.00	N/A	N/A	N/A	N/A	N/A	N/A
		Bldg. SF	1,792						
		FAR[1]	0.01						
Light Industrial	M-1	Gross Acres	48.06	2.91	7.67	N/A	N/A	3.43	139.93
		Bldg. SF	898,139	215,604	261,251			7,200	1,523,501
		FAR[1]	0.43	1.70	0.78			0.05	0.25
Neighbor-hood Commercial	M-1	Gross Acres	1.16	N/A	N/A	N/A	N/A	N/A	N/A
		Bldg. SF	503,534						
		FAR[1]	9.97						
Central Business District	GC	Gross Acres	N/A	N/A	0.44	N/A	N/A	N/A	N/A
		Bldg. SF			3,826				
		FAR[1]			0.20				
Public-Private Utilities & Facilities	LDR-12	Gross Acres	N/A	N/A	N/A	N/A	28.55	N/A	N/A
		Bldg. SF					49,303		
		FAR[1]					0.04		

[1]Floor area ratio.

Table 4 - City of Sumner: Development Assumptions and Trends			
		2006-2012 Average	2030 Assumptions
Residential Density		Refer to Tables 1 and 2.	RP/AG .05 du/na LDR-4: 5.4 du/na LDR-6: 5.41 du/na LDR-7.2: 4.97 du/na LDR -8.5: 5.13 du/na LDR-12: 3.63 du/na MDR, HDR: 12 du/na MUD: 40 du/na CBD, NC, GC: 25 du/na
Residential/Commercial Split		CBD, MUD, GC, UV: 0%/100%	GC, NC: 10%/90% MUD[1], CBD[1]: 100%/100%
Plat Deductions	**Roads**	0.84%	N/A
	Critical Areas	1.62%	GIS data: Wetlands, slopes (>25%), floodways, rivers and streams (types 3,4,5), 1987 Flood Maps. Buffers: wetlands 75ft, rivers 50, 100, and 150ft, streams 25ft (type 5), 50ft (type 4), and 100ft (type 3).
	Recreation/Park	N/A	N/A
Public Facilities/ Institutions		9.38%	Parcel Specific
Land in Residentially Zoned Districts for Non-Residential Uses		LDR-8.5: 14.38% LDR-12: 86.71%	2%
Land Unavailable for Development		N/A	LDR: vacant 10%, underutilized 20% MF: vacant 20%, underutilized 40% Commercial: vacant 10%, underutilized 50%
Employees per Gross Acre		N/A	Manufacturing/Warehousing: 11.33[2] Commercial/Services: 19.37[3]

[1]Redevelopment will occur in mixed use buildings with retail below and residential above
[2]Sumner's 2010 FEIS used 0.26 floor area ratio and assumed 1 employee per 1000 s.f.
[3]Pierce County Employment Survey. See Appendix E.

Table 5 - City of Sumner: Assumptions for Vacant, Vacant Single Unit Lots, and Underutilized Parcels			
Zoning District	**Vacant**	**Vacant (Single Unit)**	**Underutilized**
LDR-4	>= .23 acres	< .23 acres	>= .23 acres
LDR-6	>= .34 acres	< .34 acres	>= .34 acres
LDR-7.2	>= .41 acres	< .41 acres	>= .41 acres
LDR-8.5	>= .49 acres	< .49 acres	>= .49 acres
LDR-12	>= .69 acres	< .69 acres	>= .69 acres
AG	-	-	>= 50 acres
RP	-	-	>= 50 acres

Table 6 – City of Sumner: Supply of Land/Lots for Residential Development

Zoning District		LDR-4			LDR-6		
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		17.02	11.42	0.00	32.14	3.29	1.33
Residential Split[1]		17.02	11.42		32.14	3.29	
Plat Deductions[3]	Roads	-	-		-	-	
	Critical Areas[2]	3.58	1.07		3.50	0.00	
	Parks and Open Space	-	-		-	-	
Net Acres		13.44	10.35		28.64	3.29	
Non-Residential Uses[3]		0.27	0.21		0.57	0.07	
Adjusted Net Acres		13.17	10.15		28.07	3.19	
Land Unavailable for Development[3]		2.63	0.01		5.61	0.32	
Final Adjusted Net Acres		10.54	9.13		22.46	2.87	
Total Adjusted Net Acres		19.67		N/A	25.33		N/A
One Dwelling Unit per Vacant (Single) Lot				0			6
Displaced Units[4]		7			16		
Displaced Jobs[4]		0			0		

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – City of Sumner: Supply of Land/Lots for Residential Development

Zoning District		LDR-7.2			LDR-8.5		
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		29.14	2.17	0.22	104.07	25.51	4.68
Residential Split[1]		29.14	2.17		104.07	25.51	
Plat Deductions[3]	Roads	-	-		-	-	
	Critical Areas[2]	2.52	0.00		37.60	2.05	
	Parks and Open Space	-	-		-	-	
Net Acres		26.62	2.17		66.47	23.46	
Non-Residential Uses[3]		0.53	0.04		1.33	0.47	
Adjusted Net Acres		26.09	2.13		65.14	22.99	
Land Unavailable for Development[3]		5.22	0.21		13.03	2.30	
Final Adjusted Net Acres		20.87	1.91		52.11	20.69	
Total Adjusted Net Acres		22.79		N/A	72.80		N/A
One Dwelling Unit per Vacant (Single) Lot				1			21
Displaced Units[4]		9			15		
Displaced Jobs[4]		0			0		

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – City of Sumner: Supply of Land/Lots for Residential Development

Zoning District		LDR-12			MDR		
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		122.38	37.67	11.95	28.28	21.86	1.19
Residential Split[1]		122.38	37.67		28.28	21.86	
Plat Deductions[3]	Roads	-	-		-	-	
	Critical Areas[2]	45.50	9.00		1.32	6.71	
	Parks and Open Space	-	-		-	-	
Net Acres		76.88	28.68		26.95	15.15	
Non-Residential Uses[3]		1.54	0.57		0.54	0.30	
Adjusted Net Acres		75.35	28.10		26.41	14.85	
Land Unavailable for Development[3]		15.07	2.81		10.57	2.97	
Final Adjusted Net Acres		60.28	25.29		15.85	11.88	
Total Adjusted Net Acres		85.57		N/A	27.72		N/A
One Dwelling Unit per Vacant (Single) Lot				3			11
Displaced Units[4]		5			36		
Displaced Jobs[4]		0			0		

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – City of Sumner: Supply of Land/Lots for Residential Development

Zoning District		HDR			AG		
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		7.19	21.70	0.79	0.00	74.68	2.70
Residential Split[1]		7.19	21.70			74.68	
Plat Deductions[3]	Roads	-	-			-	
	Critical Areas[2]	0.52	5.93			16.02	
	Parks and Open Space	-	-			-	
Net Acres		6.66	15.77			58.67	
Non-Residential Uses[3]		0.13	0.32			1.17	
Adjusted Net Acres		6.53	15.46			57.49	
Land Unavailable for Development[3]		2.61	3.09			5.75	
Final Adjusted Net Acres		3.92	12.37		0.00	51.74	
Total Adjusted Net Acres		16.29		N/A	51.74		N/A
One Dwelling Unit per Vacant (Single) Lot				4			1
Displaced Units[4]		10			0		
Displaced Jobs[4]		0			0		

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – City of Sumner: Supply of Land/Lots for Residential Development

Zoning District		MUD			CBD		
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		5.75	2.91	0.00	1.99	1.53	0.00
Residential Split[1]		5.75	2.91		1.99	1.53	
Plat Deductions[3]	Roads	-	-		-	-	
	Critical Areas[2]	0.17	0.46		0.00	0.00	
	Parks and Open Space	-	-		-	-	
Net Acres		5.58	2.44		1.99	1.53	
Non-Residential Uses[3]		-	-		-	-	
Adjusted Net Acres		5.58	2.44		1.99	1.53	
Land Unavailable for Development[3]		2.79	0.24		0.99	0.15	
Final Adjusted Net Acres		2.79	2.20		0.99	1.37	
Total Adjusted Net Acres		4.99		N/A	2.37		N/A
One Dwelling Unit per Vacant (Single) Lot				0			0
Displaced Units[4]		0			0		
Displaced Jobs[4]		19			20		

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – City of Sumner: Supply of Land/Lots for Residential Development

Zoning District		GC			NC		
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		31.07	42.97	0.00	10.68	18.09	0.00
Residential Split[1]		3.11	4.30		1.07	1.81	
Plat Deductions[3]	Roads	-	-		-	-	
	Critical Areas[2]	0.39	0.36		0.08	1.03	
	Parks and Open Space	-	-		-	-	
Net Acres		2.72	3.93		0.99	0.78	
Non-Residential Uses[3]		-	-		-	-	
Adjusted Net Acres		2.72	3.93		0.99	0.78	
Land Unavailable for Development[3]		1.36	0.39		0.50	0.08	
Final Adjusted Net Acres		1.36	3.54		0.50	0.70	
Total Adjusted Net Acres		4.90		N/A	1.20		
One Dwelling Unit per Vacant (Single) Lot				0			0
Displaced Units[4]		1			0		
Displaced Jobs[4]		7			1		

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 7 - City of Sumner: Housing Unit Needs				
2010 Total Housing Units[1]	2030 Total Housing Units Needed[2]	Additional Housing Needed (2010-2030)	Displaced Units	Total Housing Units Needed
4,279	5,743	1,464	127	1,591

[1]2010 Census.
[2]Adopted by Pierce County Ordinance No. 2011-36s.

Table 8 - City of Sumner: Housing Unit Capacity					
Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	One Dwelling Unit per Vacant (Single Unit) Lot	Housing Capacity
LDR-4	19.67	5.4	106	0	106
LDR-6	25.33	5.41	137	6	143
LDR-7.2	22.79	4.97	113	1	114
LDR-8.5	72.80	5.13	373	21	394
LDR-12	85.57	3.63	311	3	314
MDR	27.72	12	333	11	344
HDR	16.29	12	195	4	199
AG	51.74	0.05	3	1	4
MUD	4.99	40	200	0	200
CBD	2.37	25	59	0	59
GC	4.90	25	122	0	122
NC	1.20	25	30	0	30
				Total Housing Capacity	2,029

*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of Sumner: Supply of Land for Commercial/Industrial Employment				
Zoning District	CBD		GC	
Land Type	Vacant	Underutilized	Vacant	Underutilized
Gross Acres	1.53	1.99	40.49	31.07
Commercial Split[1]	1.53	1.99	36.44	27.97
Land Unavailable for Development	0.15	0.99	3.64	13.98
Net Acres	1.37	0.99	32.80	13.98
Total Net Acres	2.37		46.78	
Displaced Jobs[2]		20		68
Displaced Units[2]		0		6

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of Sumner: Supply of Land for Commercial/Industrial Employment				
Zoning District	**IC**		**NC**	
Land Type	Vacant	Underutilized	Vacant	Underutilized
Gross Acres	67.09	29.19	18.09	10.68
Commercial Split[1]	67.09	29.19	16.28	9.61
Land Unavailable for Development	6.71	14.59	1.63	4.80
Net Acres	60.38	14.59	14.65	4.80
Total Net Acres	74.97		19.46	
Displaced Jobs[2]		6		6
Displaced Units[2]		1		4

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of Sumner: Supply of Land for Commercial/Industrial Employment				
Zoning District	**MUD**		**M1**	
Land Type	Vacant	Underutilized	Vacant	Underutilized
Gross Acres	2.91	5.75	429.51	288.65
Commercial Split[1]	2.91	5.75	429.51	288.65
Land Unavailable for Development	0.29	2.87	42.95	144.33
Net Acres	2.62	2.87	386.56	144.33
Total Net Acres	5.49		530.88	
Displaced Jobs[2]		20		64
Displaced Units[2]		0		8

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of Sumner: Supply of Land for Commercial/Industrial Employment		
Zoning District	**M2**	
Land Type	Vacant	Underutilized
Gross Acres	4.03	34.99
Commercial Split[1]	4.03	34.99
Land Unavailable for Development	0.40	17.49
Net Acres	3.62	17.49
Total Net Acres	21.12	
Displaced Jobs[2]		15
Displaced Units[2]		10

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 10 - City of Sumner: Employment Needs					
2010 Total Employment Estimate[1]	Adopted 2030 Total Employment Target[2]	Total Employment Growth (2010-2030)	Adjusted Employment Growth[3]	Displaced Employees	Additional Employment Needs
9,825	20,135	10,310	9,062	246	9,309

[1]PSRC Land Use Targets 2010 Employment Estimate.
[2]Adopted by Ordinance No. 2011-36s.
[3]The total employment allocations are reduced by 12.1% to account for mobile workers and work-at-home employees for the commercial/industrial land needs analysis.

Table 11 - City of Sumner: Employment Capacity				
Type	Zoning District	Net Acres	Employees per Acre	Employment Capacity
Commercial	CBD	2.37	19.37	46
	GC	48.79	19.37	945
	IC	74.97	19.37	1,452
	NC	19.46	19.37	377
	MUD	5.49	19.37	106
Industrial	M1	530.88	11.33	6,015
	M2	21.12	11.33	239
			Total Employment Capacity	**9,180**

*Numbers are rounded and may not calculate correctly as shown.

City of Tacoma

The City's GMA Comprehensive Plan was adopted on June 8th, 1993 and implementing regulations were adopted on October 4th, 1994, which have since been updated. All densities in the City of Tacoma's zoning are implemented using net calculations.

Integrated Independent Analysis of Tacoma's Centers

Since the last Buildable Lands Report, the City of Tacoma has established Mixed Use Centers (MUC) and Manufacturing/Industrial Centers (MIC). Tacoma is providing for higher housing and employment densities to focus growth into these Centers. The City has provided an analysis that establishes "improved growth and employment forecasts that properly reflect the City's aspirations to concentrate growth in its downtown core and mixed-use centers." A full draft of the analysis is provided in Appendix D. The results of the MUC/MIC analysis are incorporated into this analysis in order maintain consistency with the City's capacity estimates.

Assumptions

The capacity analysis within Centers uses different assumptions than the land outside of Centers. The assumptions used in the MUC/MIC analysis are listed in Appendix D, Table 21, and the assumptions for land outside of the centers are listed in Table 4 of this analysis.

The Centers analysis assumes that land within designated Centers is more likely to develop and result in higher densities than land outside of Centers. Therefore, the analysis only uses a 25 percent market factor deduction at the end of the analysis to calculate capacity. This analysis incorporates larger deductions to land available for development outside of Centers and assumes that land will be built at lower densities than the land within Centers.

Capacity Analyses

In the Centers analysis, Tacoma provides results for a full build-out capacity estimate, a capacity estimate with 25 percent market factor deduction, a 2040 growth allocation, and a 2030 growth allocation, for both population and employment. The population estimates were calculated using a 2.32 person per household assumption, so when incorporating the results into this Report, those population estimates were reversed back to housing units using the same assumption.

Of the four approaches Tacoma analyzed, the 25 percent market factor approach is the most appropriate to be integrated in this report's analysis. The land within City limits that is outside of the Centers analysis has been applied to the Buildable Lands analysis and is provided below. The results of both analyses have been combined to estimate Tacoma's capacity.

The results of the non-center analysis are shown in Tables 8a and 11a, and the results of the MUC/MIC analysis are shown in Tables 8b and 11b, then the two are combined results in Tables 8c and 11c to show the full 20-year capacity.

Table 1 - City of Tacoma: Summary of Building Permits for Multi-Family Development								
Zoning District	Density[1]/ Units	2006	2007	2008	2009	2010	2011	2012
C1	Gross	N/A	51.15	17.67	15.05	N/A	58.73	N/A
	Net		51.15	17.67	15.05		58.73	
	Units		67	29	3		55	
C1 - STGPD	Gross	N/A	N/A	29.04	N/A	N/A	N/A	N/A
	Net			29.04				
	Units			4				
DCC	Gross	N/A	114.29	36.39	N/A	N/A	167.39	N/A
	Net		114.29	36.39			167.39	
	Units		48	26			46	
DMU	Gross	N/A	129.17	N/A	N/A	N/A	N/A	N/A
	Net		129.17					
	Units		93					
DMU-CONS	Gross	147.13	N/A	N/A	N/A	N/A	N/A	N/A
	Net	147.13						
	Units	128						
DR	Gross	140.47	157.54	197.69	110.88	N/A	143.71	N/A
	Net	140.47	157.54	197.69	110.88		143.71	
	Units	143	20	125	113		75	
HMR-SRD-HIST	Gross	26.81	N/A	N/A	N/A	N/A	N/A	N/A
	Net	26.81						
	Units	4						
NCX	Gross	N/A	N/A	N/A	N/A	104.56	N/A	N/A
	Net					104.56		
	Units					78		
R2 - PRD	Gross	N/A	N/A	55.90	N/A	N/A	N/A	N/A
	Net			55.90				
	Units			120				
R2-SRD-STGPD	Gross	N/A	N/A	14.55	N/A	N/A	N/A	N/A
	Net			14.55				
	Units			3				
R3	Gross	N/A	13.40	N/A	N/A	N/A	N/A	N/A
	Net		13.40					
	Units		3					
R3 - STGPD	Gross	15.79	13.48	13.93	N/A	7.08	N/A	N/A
	Net	15.79	13.48	13.93		7.08		
	Units	3	6	3		3		
R3-PRD-STGPD	Gross	N/A	N/A	13.88	N/A	N/A	N/A	N/A
	Net			13.88				
	Units			26				

Table 1 - City of Tacoma: Summary of Building Permits for Multi-Family Development								
Zoning District	Density[1]/ Units	2006	2007	2008	2009	2010	2011	2012
R4L	Gross	N/A	N/A	28.96	N/A	N/A	N/A	N/A
	Net			28.96				
	Units			4				
R4L-STGPD	Gross	N/A	N/A	16.63	N/A	N/A	N/A	N/A
	Net			16.63				
	Units			26				
R4-PRD	Gross	16.09	13.14	20.80	22.70	24.52	20.28	N/A
	Net	16.09	13.14	20.80	22.70	24.52	20.28	
	Units	68	9	35	11	36	17	
RCX	Gross	N/A	107.23	N/A	N/A	N/A	N/A	N/A
	Net		107.23					
	Units		16					
RCX - STGPD	Gross	25.44	37.53	30.30	115.86	N/A	N/A	N/A
	Net	25.44	37.53	30.30	115.86			
	Units	56	48	125	177			
UCX - STGPD	Gross	84.69	N/A	91.97	N/A	N/A	N/A	N/A
	Net	84.69		91.97				
	Units	75		160				
URX	Gross	N/A	37.07	37.15	23.17	N/A	N/A	45.52
	Net		37.07	37.15	23.17			45.52
	Units		8	8	5			36
WR	Gross	61.18	N/A	N/A	N/A	87.72	N/A	N/A
	Net	61.18				87.72		
	Units	13				176		

[1]Dwelling units per acre.

Table 2 - City of Tacoma: Summary of Parcel-Specific Residential Platting Activity								
Zoning District	Density[1]/Lots	2006	2007	2008	2009	2010	2011	2012
C1	Gross	15.52	N/A	8.24	N/A	N/A	N/A	N/A
	Net	15.52		8.24				
	Lots	123		94				
C1-VSD	Gross	N/A	N/A	N/A	N/A	17.00	N/A	N/A
	Net					17.00		
	Lots					3		
C2	Gross	N/A	17.32	N/A	N/A	N/A	N/A	N/A
	Net		17.32					
	Lots		2					
DR	Gross	N/A	N/A	40.35	39.39	48.78	N/A	N/A
	Net			40.35	39.39	48.78		
	Lots			46	26	20		

Table 2 - City of Tacoma: Summary of Parcel-Specific Residential Platting Activity								
Zoning District	Density[1]/Lots	2006	2007	2008	2009	2010	2011	2012
NCX	Gross	N/A	26.14	N/A	N/A	N/A	N/A	N/A
	Net		26.14					
	Lots		3					
R1	Gross	N/A	4.89	4.90	N/A	N/A	4.33	N/A
	Net		4.89	4.90			4.33	
	Lots		3	2			4	
R1-VSD	Gross	N/A	4.51	1.13	4.62	3.44	N/A	N/A
	Net		4.51	1.13	4.62	3.44		
	Lots		4	7	4	2		
R2	Gross	5.49	4.71	5.14	6.12	6.13	5.44	6.39
	Net	5.49	4.71	5.14	6.12	6.13	5.44	6.39
	Lots	120	83	203	65	8	16	11
R2-PRD	Gross	N/A	4.92	N/A	N/A	N/A	N/A	N/A
	Net		4.92					
	Lots		4					
R2-SRD	Gross	5.48	N/A	N/A	N/A	N/A	N/A	N/A
	Net	5						
	Lots	2						
R2-STGPD	Gross	6.59	6.52	6.14	5.80	6.51	5.83	4.73
	Net	6.59	6.52	6.14	5.80	6.51	5.83	4.73
	Lots	12	26	18	17	9	21	11
R2-VSD	Gross	4.01	4.62	8.08	0.98	N/A	1.30	N/A
	Net	4.01	4.62	8.08	0.98		1.30	
	Lots	3	7	2	12		8	
R3-PRD	Gross	5.92	N/A	N/A	N/A	N/A	N/A	N/A
	Net	5.92						
	Lots	125						
R3-STGPD	Gross	12.67	N/A	N/A	N/A	N/A	N/A	N/A
	Net	12.67						
	Lots	2						
R3-VSD	Gross	N/A	6.19	N/A	N/A	N/A	N/A	N/A
	Net		6.19					
	Lots		4					
R4-PRD	Gross	4.16	N/A	5.10	N/A	5.78	N/A	N/A
	Net	4.16		5.10		5.78		
	Lots	296		405		165		
RCX	Gross	23.91	N/A	43.75	33.33	46.67	N/A	N/A
	Net	23.91		43.75	33.33	46.67		
	Lots	44		7	29	7		

Table 2 - City of Tacoma: Summary of Parcel-Specific Residential Platting Activity								
Zoning District	Density[1]/Lots	2006	2007	2008	2009	2010	2011	2012
RCX-STGPD	Gross	N/A	20.26	22.71	22.79	N/A	N/A	N/A
	Net		20.26	22.71	22.79			
	Lots		14	11	14			
T	Gross	8.42	9.98	N/A	N/A	N/A	N/A	N/A
	Net	8.42	9.98					
	Lots	16	28					
URX	Gross	N/A	N/A	9.08	34.63	N/A	39.13	N/A
	Net			9.08	34.63		39.13	
	Lots			2	4		4	

[1]Dwelling units per acre.

Table 3 - City of Tacoma: Summary of Parcel-Specific Commercial and Industrial Development Activity								
Zoning District		2006	2007	2008	2009	2010	2011	2012
C1	Gross Acres	N/A	0.34	N/A	0.68	N/A	0.56	4.31
	Bldg. SF		9,407		40,432		7,381	9,724
	FAR[1]		0.64		1.37		0.30	0.05
C1-STGPD	Gross Acres	0.38	N/A	0.13	N/A	N/A	N/A	0.18
	Bldg. SF	8,983		2,291				2,960
	FAR[1]	0.54		0.41				0.37
C2	Gross Acres	7.27	1.71	0.83	N/A	0.87	N/A	N/A
	Bldg. SF	91,165	34,301	65,681		2,403		
	FAR[1]	0.29	0.46	1.81		0.06		
C2-STGPD	Gross Acres	1.27	14.05	2.65	N/A	1.62	N/A	1.53
	Bldg. SF	15,000	200,682	89,371		31,560		11,940
	FAR[1]	0.27	0.33	0.78		0.45		0.18
CCX	Gross Acres	2.46	1.91	3.24	N/A	N/A	N/A	N/A
	Bldg. SF	92,100	4,723	45,561				
	FAR[1]	0.86	0.06	0.32				
CCX-STGPD	Gross Acres	N/A	N/A	N/A	N/A	N/A	0.39	0.84
	Bldg. SF						21,399	3,512
	FAR[1]						1.25	0.10
CIX-STGPD	Gross Acres	0.10	N/A	N/A	N/A	N/A	N/A	N/A
	Bldg. SF	2,688						
	FAR[1]	0.64						
DCC	Gross Acres	0.42	N/A	N/A	0.87	N/A	N/A	N/A
	Bldg. SF	51,120			254,240			
	FAR[1]	2.79			6.68			
DMU-HIST	Gross Acres	N/A	N/A	1.14	N/A	N/A	N/A	N/A
	Bldg. SF			20,360				
	FAR[1]			0.41				

Table 3 - City of Tacoma: Summary of Parcel-Specific Commercial and Industrial Development Activity								
Zoning District		2006	2007	2008	2009	2010	2011	2012
DR	Gross Acres	N/A	N/A	N/A	1.62	N/A	N/A	N/A
	Bldg. SF				63,120			
	FAR[1]				0.89			
HMX	Gross Acres	N/A	3.52	N/A	0.48	N/A	N/A	N/A
	Bldg. SF		86,689		17,568			
	FAR[1]		0.61		0.84			
M1-STGPD	Gross Acres	0.49	1.05	N/A	N/A	1.59	1.11	N/A
	Bldg. SF	8,861	16,685			118,935	160	
	FAR[1]	0.41	0.37			1.72	0.00	
M1-STGPD-ST-M/IC	Gross Acres	1.06	N/A	N/A	N/A	N/A	N/A	N/A
	Bldg. SF	7,608						
	FAR[1]	0.17						
M2	Gross Acres	N/A	N/A	N/A	22.60	16.85	N/A	N/A
	Bldg. SF				598,400	197,000		
	FAR[1]				0.61	0.27		
M2-STGPD-ST-M/IC	Gross Acres	5.72	N/A	0.43	18.10	N/A	N/A	N/A
	Bldg. SF	169,078		6,400	319,225			
	FAR[1]	0.68		0.34	0.40			
NCX	Gross Acres	0.24	N/A	N/A	N/A	N/A	N/A	0.32
	Bldg. SF	7,438						7,417
	FAR[1]	0.72						0.53
NCX-STGPD	Gross Acres	1.01	N/A	N/A	N/A	N/A	N/A	N/A
	Bldg. SF	97						
	FAR[1]	0.00						
PDB-STGPD	Gross Acres	N/A	N/A	N/A	N/A	N/A	N/A	4.55
	Bldg. SF							52,141
	FAR[1]							0.26
PMI	Gross Acres	0.46	18.54	N/A	1.12	3.07	N/A	N/A
	Bldg. SF	4,400	423,490		4,381	5,000		
	FAR[1]	0.22	0.52		0.09	0.04		
R1-VSD	Gross Acres	N/A	N/A	N/A	N/A	N/A	N/A	0.16
	Bldg. SF							8,395
	FAR[1]							1.17
R2	Gross Acres	N/A	N/A	N/A	N/A	N/A	1.10	N/A
	Bldg. SF						10,169	
	FAR[1]						0.21	
R2-SRD /R2 /R3	Gross Acres	N/A	N/A	N/A	N/A	2.51	N/A	N/A
	Bldg. SF					6,940		
	FAR[1]					0.06		

Table 3 - City of Tacoma: Summary of Parcel-Specific Commercial and Industrial Development Activity								
Zoning District		2006	2007	2008	2009	2010	2011	2012
R2-STGPD	Gross Acres	N/A	N/A	N/A	N/A	N/A	N/A	8.53
	Bldg. SF							118,920
	FAR[1]							0.32
R3	Gross Acres	N/A	N/A	N/A	N/A	37.80	N/A	N/A
	Bldg. SF					124,488		
	FAR[1]					0.08		
R3-PRD	Gross Acres	N/A	N/A	N/A	9.24	N/A	N/A	N/A
	Bldg. SF				4,292			
	FAR[1]				0.01			
R3-STGPD	Gross Acres	N/A	N/A	N/A	15.09	N/A	N/A	19.81
	Bldg. SF				116,206			32,398
	FAR[1]				0.18			0.04
RCX	Gross Acres	N/A	0.69	N/A	N/A	N/A	N/A	7.22
	Bldg. SF		13,915					73,381
	FAR[1]		0.46					0.23
S8	Gross Acres	N/A	N/A	N/A	N/A	0.89	N/A	N/A
	Bldg. SF					51,205		
	FAR[1]					1.31		
S10	Gross Acres	N/A	N/A	N/A	11.17	N/A	N/A	N/A
	Bldg. SF				16,405			
	FAR[1]				0.03			
S11	Gross Acres	0.14	N/A	N/A	N/A	N/A	N/A	N/A
	Bldg. SF	1,500						
	FAR[1]	0.25						
T	Gross Acres	N/A	N/A	0.55	N/A	N/A	N/A	N/A
	Bldg. SF			10,816				
	FAR[1]			0.45				
T-STGPD	Gross Acres	N/A	2.48	N/A	N/A	N/A	N/A	N/A
	Bldg. SF		15,000					
	FAR[1]		0.14					
UCX-STGPD	Gross Acres	N/A	N/A	48.50	N/A	N/A	10.78	N/A
	Bldg. SF			178,852			76,000	
	FAR[1]			0.08			0.16	
UCX-STGPD / M1-STGPD	Gross Acres	N/A	N/A	N/A	N/A	N/A	5.07	N/A
	Bldg. SF						51,979	
	FAR[1]						0.24	
UCX-TD	Gross Acres	N/A	N/A	N/A	N/A	N/A	0.15	2.40
	Bldg. SF						8,514	141,900
	FAR[1]						1.31	1.36

[1]Floor area ratio.

Table 4 - City of Tacoma: Development Assumptions and Trends Outside of Centers			
		2006-2012 Average	2030 Assumptions[1]
Residential Density		Refer to Tables 1 and 2.	C1: 36 DU/AC C2, S1a, S15: 40 DU/AC HMR-SRD, R2-SRD: 8 DU/AC M1, R3: 13 DU/AC R1: 4.5 DU/AC R2: 5.8 DU/AC R4: 46 DU/AC R4L: 20 DU/AC R5: 50 DU/AC T:21 DU/AC
Residential/Commercial Split		DCC: 52%/48% DR: 77%/23% NCX: 61%/39% RCX: 47%/53% T: 90%/10%	C1: 20%/80% C2: 10%/90% HMR-SRD, R2, R2-SRD, R3, R4, R5: 97%/3% M1: 3%/97% S1a: 30%/70% S15: 70%/30% T: 25%/75%
Plat Deductions	**Roads**	9.88%	25% for parcels over 1 acre.
	Critical Areas	12.44%	R1, R2, R2-SRD, HMR-SRD: Vacant 15%, Underutilized 5% Mixed Use Zones: 0% All Other Zones: Vacant 5%, Underutilized 0%
	Recreation/ Park	7.18%	Parcel Specific: Federal, State, County, Metro Parks, School District, and City of Tacoma owned
Public Facilities/Institutions		9.40%	Parcel Specific: Federal, State, County, Metro Parks, School District, and City of Tacoma owned
Land in Residentially Zoned Districts for Non-Residential Uses		2%	3%
Land Unavailable for Development		N/A	R1, R2, R2-SRD, HMR-SRD: Vacant 5%, Underutilized 25% Mixed Use Zones: Vacant 5%, Underutilized 15% All Other Zones: Vacant 5%, Underutilized 25%
Employees per Gross Acre[2]		N/A	C1, C2: 45 HM: 600 M1, HMR-SRD, PDB, S15, T: 25 M2: 50 S1a: 8.25 R2, R2-SRD, R3, R4, R5, S6,: 19.37

[1]Assumptions are for the land outside of Mixed Use and Manfacturing/Industrial Centers. See Appendix D, Table 21 for MUC/MIC assumptions.
[2]Pierce County Employment Survey, see Appendix E. City of Tacoma Mixed Use and Manufacturing/Industrial Centers analysis, see Appendix D.

Table 5 - City of Tacoma: Assumptions for Vacant, Vacant Single Unit Lots, and Underutilized Parcels Outside of Centers				
Zoning District	**Min. Lot Size[1]**	**Vacant**	**Vacant (Single Unit)**	**Underutilized**
C1	2,500 SF	-	-	-
C2	2,500 SF	-	-	-
HM	2,500 SF	-	-	-
HMR-SRD	-	>= 0.21 acres	< 0.21 acres	>= 0.21 acres
R1	2,500 SF	>= 0.31 acres	< 0.31 acres	>= 0.31 acres
R2	2,500 SF	>= 0.21 acres	< 0.21 acres	>= 0.21 acres
R2-SRD	2,500 SF	>= 0.138 acres	< 0.138 acres	>= 0.138 acres
R3	2,500 SF	>= 0.138 acres	< 0.138 acres	>= 0.138 acres
R4	1,000 SF	>= 0.045 acres	< 0.045 acres	>= 0.045 acres
R4L	1,500 SF	>= 0.068 acres	< 0.068 acres	>= 0.068 acres
R5	2,500 SF	>= 0.21 acres	< 0.21 acres	>= 0.21 acres
S6	2,500 SF	-	-	-
T	1,500 SF	>= 0.068 acres	< 0.068 acres	>= 0.068 acres

[1]If lower than the standard 3,000 SF minimum lot size assumption.

Table 6 – City of Tacoma: Supply of Land/Lots for Residential Development Outside of Centers

Zoning District		C1				C2			
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Pipeline[5]	Underutilized	Vacant	Vacant (Single Unit)	Pipeline[5]
Gross Acres		78.82	8.05	0.00	0.94	170.10	27.36	0.00	1.47
Residential Split[1]		15.76	1.61			17.01	2.74		
Plat Deductions[3]	Roads	0.59	0.00			0.00	0.00		
	Critical Areas[2]	0.00	0.08			0.00	0.14		
	Parks and Open Space	-	-			-	-		
Net Acres		15.17	1.53			17.01	2.60		
Non-Residential Uses[3]		-	-			-	-		
Adjusted Net Acres		15.17	1.53			17.01	2.60		
Land Unavailable for Development[3]		3.79	0.08			4.25	0.13		
Final Adjusted Net Acres		11.38	1.45			12.76	2.47		
Total Adjusted Net Acres		12.83		N/A		15.23		N/A	
One Dwelling Unit per Vacant (Single) Lot				0	55			0	2
Displaced Units[4]		35				9			
Displaced Jobs[4]		85				139			

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
[5]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – City of Tacoma: Supply of Land/Lots for Residential Development Outside of Centers

Zoning District		HM			HMR-SRD		
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		1.30	0.00	0.00	0.00	0.00	0.26
Residential Split[1]		0.13					
Plat Deductions[3]	Roads	0.00					
	Critical Areas[2]	0.00					
	Parks and Open Space	-					
Net Acres		0.13					
Non-Residential Uses[3]		-					
Adjusted Net Acres		0.13					
Land Unavailable for Development[3]		0.03					
Final Adjusted Net Acres		0.10	0.00		0.00	0.00	
Total Adjusted Net Acres		0.10		N/A	0.00		N/A
One Dwelling Unit per Vacant (Single) Lot				0.00			2
Displaced Units[4]		1			0		
Displaced Jobs[4]		0			0		

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – City of Tacoma: Supply of Land/Lots for Residential Development Outside of Centers

Zoning District		M1			R1			
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)	Pipeline[5]
Gross Acres		22.49	5.28	0.00	211.96	99.12	15.53	1.71
Residential Split[1]		0.67	0.16		211.96	99.12		
Plat Deductions[3]	Roads	0.00	0.00		0.00	0.00		
	Critical Areas[2]	0.00	0.01		10.60	14.87		
	Parks and Open Space	-	-		-	-		
Net Acres		0.67	0.15		201.36	84.25		
Non-Residential Uses[3]		-	-		6.04	2.53		
Adjusted Net Acres		0.67	0.15		195.32	81.73		
Land Unavailable for Development[3]		0.17	0.01		48.83	4.09		
Final Adjusted Net Acres		0.51	0.14		146.49	77.64		
Total Adjusted Net Acres		0.65		N/A	224.13		N/A	
One Dwelling Unit per Vacant (Single) Lot				0			72	6
Displaced Units[4]		0			256			
Displaced Jobs[4]		2			0			

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
[5]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – City of Tacoma: Supply of Land/Lots for Residential Development Outside of Centers

Zoning District		R2				R2-SRD		
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Pipeline[5]	Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		218.81	520.98	123.12	46.38	0.00	8.89	4.17
Residential Split[1]		212.24	505.35				8.62	
Plat Deductions[3]	Roads	0.00	0.00				0.00	
	Critical Areas[2]	10.61	78.15				1.33	
	Parks and Open Space	-	-				-	
Net Acres		201.63	427.21				7.29	
Non-Residential Uses[3]		-	-				-	
Adjusted Net Acres		201.63	427.21				7.29	
Land Unavailable for Development[3]		50.41	21.36				0.36	
Final Adjusted Net Acres		151.22	405.85			0.00	6.92	
Total Adjusted Net Acres		557.07		N/A		6.92		N/A
One Dwelling Unit per Vacant (Single) Lot				908	167			40
Displaced Units[4]		74				0		
Displaced Jobs[4]		2				0		

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
[5]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – City of Tacoma: Supply of Land/Lots for Residential Development Outside of Centers

Zoning District		R3			R4			
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)	Pipeline[5]
Gross Acres		2.61	31.24	6.60	0.00	21.56	15.80	2.47
Residential Split[1]		2.53	30.30			20.91		
Plat Deductions[3]	Roads	0.00	0.00			0.00		
	Critical Areas[2]	0.00	1.52			1.05		
	Parks and Open Space	-	-			-		
Net Acres		2.53	28.79			19.87		
Non-Residential Uses[3]		-	-			-		
Adjusted Net Acres		2.53	28.79			19.87		
Land Unavailable for Development[3]		0.63	1.44			0.99		
Final Adjusted Net Acres		1.90	27.35		0.00	18.87		
Total Adjusted Net Acres		29.25		N/A	18.87		N/A	
One Dwelling Unit per Vacant (Single) Lot				66			178	48
Displaced Units[4]		11			0			
Displaced Jobs[4]		0			0			

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
[5]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – City of Tacoma: Supply of Land/Lots for Residential Development Outside of Centers

Zoning District		R4L			S15			
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)	Pipeline[5]
Gross Acres		3.60	18.31	0.00	0.00	0.00	0.00	35.30
Residential Split[1]		3.50	17.77					
Plat Deductions[3]	Roads	0.00	0.00					
	Critical Areas[2]	0.00	0.89					
	Parks and Open Space	-	-					
Net Acres		3.50	16.88					
Non-Residential Uses[3]		-	-					
Adjusted Net Acres		3.50	16.88					
Land Unavailable for Development[3]		0.87	0.84					
Final Adjusted Net Acres		2.62	16.03		0.00	0.00		
Total Adjusted Net Acres		18.66		N/A	0.00		N/A	
One Dwelling Unit per Vacant (Single) Lot				0			0	1,000
Displaced Units[4]		9			0			
Displaced Jobs[4]		0			0			

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
[5]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – City of Tacoma: Supply of Land/Lots for Residential Development Outside of Centers				
Zoning District		**T**		
Land Type		Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		25.70	29.39	2.11
Residential Split[1]		6.42	7.35	
Plat Deductions[3]	**Roads**	0.00	0.00	
	Critical Areas[2]	0.00	0.37	
	Parks and Open Space	-	-	
Net Acres		6.42	6.98	
Non-Residential Uses[3]		-	-	
Adjusted Net Acres		6.42	6.98	
Land Unavailable for Development[3]		0.96	0.35	
Final Adjusted Net Acres		5.46	6.63	
Total Adjusted Net Acres		12.09		N/A
One Dwelling Unit per Vacant (Single) Lot				32
Displaced Units[4]		18		
Displaced Jobs[4]		14		

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 7 - City of Tacoma: Housing Unit Needs				
2010 Total Housing Units[1]	2030 Total Housing Units Needed[2]	Additional Housing Needed (2010-2030)	Displaced Units[3]	Total Housing Units Needed
85,786	129,030	43,244	3,996	47,240

[1]2010 Census.
[2]Adopted by Pierce County Ordinance No. 2011-36s.
[3]Includes displaced units from Mixed Use and Manufacturing/Industrial Centers analysis.

Table 8a - City of Tacoma: Housing Unit Capacity Outside of Centers						
Zoning District[1]	Adjusted Net Acres	Assumed Density	Unit Capacity	One Dwelling Unit per Vacant (Single Unit) Lot	Pipeline[2]	Housing Capacity
C1	12.83	36	462	0	55	517
C2	15.23	40	609	0	2	611
HM	0.10	50	5	0	0	5
HMR-SRD	0.00	8	0	2	0	2
M1	0.65	13	8	0	0	8
R1	224.13	6.3	1,412	72	6	1,490
R2	557.07	8	4,457	908	167	5,532
R2-SRD	6.92	15	104	40	0	144
R3	29.25	15	439	66	0	505
R4	18.87	46	868	178	48	1,094
R4L	18.66	20	373	0	0	373
S15	0.00	40	0	0	1,000	1,000
T	12.09	21	254	32	0	286
					Total Housing Capacity	**11,567**

[1]Land reflects zone outside of Mixed Use and Manufacturing/Industrial Centers.
[2]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 8b - City of Tacoma: Housing Unit Capacity within Centers		
Mixed Use Center	**Gross Acres**	**Housing Capacity minus 25% Market Factor[1]**
34th & Pacific	57.92	2,318
38th & G	57.92	1,984
56th & South Tacoma Way	64.35	1,789
6th Ave & Pine St	55.18	2,744
72nd & Pacific	58.88	3,417
72nd & Portland	68.15	2,298
James Center	228.33	2,130
Lower Portland Ave	63.86	3,436
Martin Luther King	170.40	5,525
McKinley	31.10	1,170
Narrows	39.85	1,035
North Downtown	282.72	17,026
Proctor	26.19	799
South Downtown	364.66	18,682
Tacoma Central	174.55	3,496
Tacoma Mall	389.25	16,119
Westgate	76.97	2,157
Total Housing Capacity within Centers		**86,125**

[1]See Appendix D for full mixed use and manufacturing/industrial centers analysis. The housing capacity is calculated by dividing the population capacity by an assumption of 2.32 people per household.

Table 8c - City of Tacoma: Total Housing Unit Capacity	
Location	**Housing Capacity**
Outside of Centers	11,567
Mixed Use Centers	86,125
Manufacturing/Industrial Centers	0
Total Housing Capacity	**97,692**

Table 9 - City of Tacoma: Supply of Land for Commercial/Industrial Employment Outside of Centers				
Zoning District	**C1**		**C2**	
Land Type	Vacant	Underutilized	Vacant	Underutilized
Gross Acres	8.05	78.82	27.36	170.10
Commercial Split[1]	6.44	63.06	24.62	153.09
Land Unavailable for Development	0.32	15.76	1.23	38.27
Net Acres	6.12	47.29	23.39	114.82
Total Net Acres	53.41		138.21	
Displaced Jobs[2]		355		1,250
Displaced Units[2]		146		82

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of Tacoma: Supply of Land for Commercial/Industrial Employment Outside of Centers				
Zoning District	**HM**		**M1**	
Land Type	Vacant	Underutilized	Vacant	Underutilized
Gross Acres	0.00	1.30	5.28	22.49
Commercial Split[1]		1.17	5.12	21.81
Land Unavailable for Development		0.29	0.26	5.45
Net Acres	0.00	0.88	4.87	16.36
Total Net Acres	0.88		21.23	
Displaced Jobs[2]		0		59
Displaced Units[2]		7		8

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of Tacoma: Supply of Land for Commercial/Industrial Employment Outside of Centers				
Zoning District	**PDB**		**R2**	
Land Type	Vacant	Underutilized	Vacant	Underutilized
Gross Acres	4.94	0.92	520.98	218.81
Commercial Split[1]	4.94	0.92	15.63	6.56
Land Unavailable for Development	0.25	0.23	0.78	1.64
Net Acres	4.69	0.69	14.85	4.92
Total Net Acres	5.38		19.77	
Displaced Jobs[2]		4		0
Displaced Units[2]		0		2

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of Tacoma: Supply of Land for Commercial/Industrial Employment Outside of Centers				
Zoning District	**R2-SRD**		**R3**	
Land Type	Vacant	Underutilized	Vacant	Underutilized
Gross Acres	8.89	0.00	31.08	2.61
Commercial Split[1]	0.27		0.93	0.08
Land Unavailable for Development	0.01		0.05	0.02
Net Acres	0.25	0.00	0.89	0.06
Total Net Acres	0.25		0.94	
Displaced Jobs[2]		0		0
Displaced Units[2]		0		0

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of Tacoma: Supply of Land for Commercial/Industrial Employment Outside of Centers				
Zoning District	**R4**		**R4L**	
Land Type	Vacant	Underutilized	Vacant	Underutilized
Gross Acres	21.56	0.00	18.31	3.60
Commercial Split[1]	0.65		0.55	0.11
Land Unavailable for Development	0.03		0.03	0.03
Net Acres	0.61	0.00	0.52	0.08
Total Net Acres	0.61		0.60	
Displaced Jobs[2]		0		0
Displaced Units[2]		0		0

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of Tacoma: Supply of Land for Commercial/Industrial Employment Outside of Centers			
Zoning District	**S15**	**T**	
Land Type	Pipeline	Vacant	Underutilized
Gross Acres	35.30	28.90	25.70
Commercial Split[1]		21.68	19.27
Land Unavailable for Development		1.08	2.89
Net Acres		20.59	16.38
Total Net Acres	N/A	36.98	
Displaced Jobs[2]			43
Displaced Units[2]			54

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 10 - City of Tacoma: Employment Needs					
2010 Total Employment Estimate[1]	**Adopted 2030 Total Employment Target[2]**	**Total Employment Growth (2010-2030)**	**Adjusted Employment Growth[3]**	**Displaced Employees[4]**	**Additional Employment Needs**
104,399	176,930	72,531	63,755	8,064	71,819

[1]PSRC Land Use Targets 2010 Employment Estimate.
[2]Adopted by Ordinance No. 2011-36s.
[3]The total employment allocations are reduced by 12.1% to account for mobile workers and work-at-home employees for the commercial/industrial land needs analysis.
[4]Includes displaced employees from Mixed Use and Manufacturing/Industrial Centers analysis.

Table 11a - City of Tacoma: Employment Capacity Outside of Centers					
Type	**Zoning District[1]**	**Adjusted Net Acres**	**Employees per Acre**	**Pipeline[2]**	**Employment Capacity**
Commercial	C1	53.41	45	0	2,404
	C2	138.21	45	0	6,220
	HM	0.88	600	0	526
Industrial	M1	21.23	25	0	531
Commercial	PDB	5.38	25	0	135
	R2	19.77	19.37	0	383
	R2-SRD	0.25	19.37	0	5
	R3	0.94	19.37	0	18
	R4	0.61	19.37	0	12
	R4L	0.60	19.37	0	12
	S15	0.00	25	450	450
	T	36.98	25	0	924
Total Employment Capacity Outside of Centers					**11,619**

[1]Land reflects zone outside of Mixed Use and Manufacturing/Industrial Centers.
[2]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 11b - City of Tacoma: Employment Capacity within Centers			
Center Type	**Center**	**Gross Acres**	**Employment Capacity minus 25% Market Factor[1]**
Mixed Use Center	34th & Pacific	57.92	5,599
	38th & G	57.92	1,194
	56th & South Tacoma Way	64.35	6,488
	6th Ave & Pine St	55.18	997
	72nd & Pacific	58.88	5,252
	72nd & Portland	68.15	5,112
	James Center	228.33	3,559
	Lower Portland Ave	63.86	6,400
	Martin Luther King	170.40	11,473
	McKinley	31.10	356
	Narrows	39.85	529
	North Downtown	282.72	30,756
	Proctor	26.19	686
	South Downtown	364.66	26,029
	Tacoma Central	174.55	10,297
	Tacoma Mall	389.25	33,570
	Westgate	76.97	5,505
	Mixed Use Centers Total	**2,210.26**	**153,804**
Manufacturing/Industrial Center	Tideflats	3,912.05	43,321
	South Tacoma	689.89	16,727
	Manufacturing/Industrial Centers Total	**4,601.94**	**60,048**
Total Employment Capacity within Centers			**213,852**

[1]See Appendix D for full mixed use and manufacturing/industrial centers analysis.

Table 11c - City of Tacoma: Total Employment Capacity	
Location	**Employment Capacity**
Outside of Centers	11,318
Mixed Use Centers	153,804
Manufacturing/Industrial Centers	60,048
Total Employment Capacity	**225,471**

City of University Place

The City's GMA Comprehensive Plan was adopted on July 6th, 1998; on February 26th, 2001, the City adopted implementing regulations. Land use densities in the City of University Place are implemented using net calculations, subtracting roads and critical areas and buffers. The assumptions in this analysis were adapted to reflect similar assumptions made by the City in their 2008 capacity analysis for their Comprehensive Plan update.

Table 1a - City of University Place: Summary of Building Permits for Multi-Family Development

Land Use Designation	Zoning District	Density[1]/ Units	2006	2007	2008	2009	2010	2011	2012
Low Density Residential	R1	Gross	5.53	5.79	N/A	N/A	N/A	N/A	11.60
		Net	5.53	5.79					11.60
		Units	2	2					2
	R2	Gross	9.85	17.47	7.11	N/A	N/A	N/A	N/A
		Net	9.85	17.47	7.11				
		Units	27	4	4				
Mixed Use - Office	MU-O	Gross	N/A	N/A	N/A	12.22	N/A	N/A	N/A
		Net				24.37			
		Units				24			

[1]Dwelling units per acre.

Table 1b - City of University Place: Summary of Building Permits for Single-Family Development

Land Use Designation	Zoning District	Density[1]/ Units	2006	2007	2008	2009	2010	2011	2012
Low Density Residential	R1	Density	5.50	5.56	4.67	3.87	5.04	6.17	4.53
		Units	54	74	32	16	19	18	28
	R1-DI	Density	2.45	3.99	N/A	3.29	N/A	1.51	N/A
		Units	2	1		2		1	
	R1-SDI	Density	N/A	N/A	N/A	46.88	N/A	N/A	N/A
		Units				1			
	R2	Density	8.20	4.29	3.62	5.22	8.60	5.95	8.91
		Units	13	6	8	9	5	10	3

[1]Dwelling units per acre.

Table 2 - City of University Place: Summary of Parcel-Specific Residential Platting Activity									
Land Use Designation	Zoning District	Density[1]/ Lots	2006	2007	2008	2009	2010	2011	2012
Low Density Residential	R1	Gross	3.70	3.79	3.53	4.02	1.32	N/A	4.35
		Net	4.28	5.64	3.53	4.78	2.47		4.41
		Lots	56	27	20	63	4		3
	R2	Gross	N/A	1.44	N/A	5.58	N/A	N/A	N/A
		Net		3.85		6.44			
		Lots		21		52			
Moderate Density Residential	R2	Gross	2.60	N/A	N/A	N/A	N/A	N/A	N/A
		Net	2.60						
		Lots	2						

[1]Dwelling units per acre.

Table 3 - City of University Place: Summary of Parcel-Specific Commercial and Industrial Development Activity									
Land Use Designation	Zoning District		2006	2007	2008	2009	2010	2011	2012
Neighborhood Commercial	NC	Gross Acres	N/A	N/A	2.19	N/A	N/A	N/A	N/A
		Bldg. SF.			27,028				
		FAR[1]			0.28				
Town Center	TC	Gross Acres	N/A	N/A	N/A	0.53	N/A	N/A	N/A
		Bldg. SF.				23,724			
		FAR[1]				1.03			
Mixed Use - Office	MU-O	Gross Acres	N/A	N/A	N/A	1.96	N/A	N/A	N/A
		Bldg. SF.				10,281			
		FAR[1]				0.12			

[1]Floor area ratio.

Table 4 - City of University Place: Development Assumptions and Trends			
		2006-2012 Average	2030 Assumptions
Residential Density		Refer to Tables 1 and 2.	R1: 4 du/ac R2: 6 du/ac MF-L: 30 du/ac MF-H: 40 du/ac MU, MU-O: 35 du/ac TC: 12 du/ac TC-Overlay: 60 du/ac
Residential/Commercial Split		MU-O: 80%/20% NC, TC: 0%/100%	MU, MU-O: 50%/50% Vacant 25%/75% Underutilized TC: 100%/100%
Plat Deductions	Roads	16.5%	R-1: 15% for parcels over 1 acre R-2: 15% for parcels over .7 acre
	Critical Areas	9.4%	10% TC/TC-Overlay: 0%
	Recreation/Park	N/A	R-1: 7% for parcels over 1 acre R-2: 7% for parcels over .7 acre
Public Facilities/Institutions		N/A	Parcel Specific
Land in Residentially Zoned Districts for Non-Residential Uses		N/A	N/A
Land Unavailable for Development		N/A	R1, R2: 10% MF, MU, MU-O: Vacant 10%, Underutilized 20% Commercial: Vacant 10%, Underutilized 50% TC: 0%
Employees per Gross Acre[1]		N/A	Manufacturing/Warehousing: 8.25 Commercial/Services: 19.37

[1]Pierce County Employment Survey. See Appendix E.

Table 5 - City of University Place: Assumptions for Vacant, Vacant Single Unit Lots, and Underutilized Parcels			
Zoning District	Vacant	Vacant (Single Unit)	Underutilized
R1	>= .41 acres	< .41 acres	>= .41 acres
R2	>= .28 acres	< .28 acres	>= .28 acres
MF-L	-	-	>= .25 acres
MF-H	-	-	>= .167 acres
MU	-	-	>= .25 acres
MU-O	-	-	>= .167 acres
NC	-	-	>= .625 acres

Table 6 – City of University Place: Supply of Land/Lots for Residential Development

Zoning District		R-1				R-2			
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Pipeline[5]	Underutilized	Vacant	Vacant (Single Unit)	Pipeline[5]
Gross Acres		276.44	212.48	34.58	18.05	115.96	30.52	5.40	34.47
Residential Split[1]		276.44	212.48			115.96	30.52		
Plat Deductions[3]	Roads	21.14	26.50			12.96	3.34		
	Critical Areas[2]	27.64	21.25			11.60	3.05		
	Parks and Open Space	9.86	12.37			6.04	1.56		
Net Acres		217.79	152.36			85.37	22.57		
Non-Residential Uses[3]		-	-			-	-		
Adjusted Net Acres		217.79	152.36			85.37	22.57		
Land Unavailable for Development[3]		21.78	15.24			8.54	2.26		
Final Adjusted Net Acres		196.01	137.13			76.84	20.31		
Total Adjusted Net Acres		333.14		N/A		97.15		N/A	
One Dwelling Unit per Vacant (single) Lot				191	62			47	183
Displaced Units[4]		186				76			
Displaced Jobs[4]		0				65			

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
[5]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – City of University Place: Supply of Land/Lots for Residential Development

Zoning District		MF-L				MF-H		
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Pipeline	Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		26.86	17.85	0.00	1.68	4.85	8.75	0.00
Residential Split[1]		26.86	17.85			4.85	8.75	
Plat Deductions[3]	Roads	-	-			-	-	
	Critical Areas[2]	2.69	1.78			0.49	0.88	
	Parks and Open Space	-	-			-	-	
Net Acres		24.18	16.06			4.37	7.88	
Non-Residential Uses[3]		-	-			-	-	
Adjusted Net Acres		24.18	16.06			4.37	7.88	
Land Unavailable for Development[3]		4.84	1.61			0.87	0.79	
Final Adjusted Net Acres		19.34	14.46			3.50	7.09	
Total Adjusted Net Acres		33.80		N/A		10.58		N/A
One Dwelling Unit per Vacant (Single) Lot				0	26			0
Displaced Units[4]		152				20		
Displaced Jobs[4]		0				0		

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
[5]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – City of University Place: Supply of Land/Lots for Residential Development

Zoning District		MUO			MU			
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)	Pipeline
Gross Acres		11.58	5.15	0.00	18.51	3.10	0.00	1.21
Residential Split[1]		2.90	2.57		4.63	1.55		
Plat Deductions[3]	Roads	-	-		-	-		
	Critical Areas[2]	0.29	0.26		0.46	0.16		
	Parks and Open Space	-	-		-	-		
Net Acres		2.61	2.32		4.17	1.40		
Non-Residential Uses[3]		-	-		-	-		
Adjusted Net Acres		2.61	2.32		4.17	1.40		
Land Unavailable for Development[3]		0.52	0.23		0.83	0.14		
Final Adjusted Net Acres		2.08	2.08		3.33	1.26		
Total Adjusted Net Acres		4.17		N/A	4.58		N/A	N/A
One Dwelling Unit per Vacant (Single) Lot				0			0	142
Displaced Units[4]		7			11			
Displaced Jobs[4]		6			18			

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
[5]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – City of University Place: Supply of Land/Lots for Residential Development

Zoning District		TC			TC-Overlay			
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)	Pipeline
Gross Acres		15.24	0.60	0.00	6.25	8.06	0.00	1.75
Residential Split[1]		15.24	0.60		6.25	8.06		
Plat Deductions[3]	Roads	-	-		-	-		
	Critical Areas[2]	-	-		-	-		
	Parks and Open Space	-	-		-	-		
Net Acres		15.24	0.60		6.25	8.06		
Non-Residential Uses[3]		-	-		-	-		
Adjusted Net Acres		15.24	0.60		6.25	8.06		
Land Unavailable for Development[3]		-	-		-	-		
Final Adjusted Net Acres		15.24	15.24		6.25	8.06		
Total Adjusted Net Acres		15.84		N/A	14.30		N/A	
One Dwelling Unit per Vacant (Single) Lot				0			0	256
Displaced Units[4]		26			20			
Displaced Jobs[4]		15			0			

[1]Acreage represents the percentage of land assumed for residential uses in zones that allow for both residential and commercial. See Table 4.
[2]The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses.
[3]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[4]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
[5]See Appendix C for list of pipeline projects.
*Numbers are rounded and may not calculate correctly as shown.

Table 7 - City of University Place: Housing Unit Needs				
2010 Total Housing Units[1]	2030 Total Housing Units Needed[2]	Additional Housing Needed (2010-2030)	Displaced Units	Total Housing Units Needed
13,573	18,698	5,125	584	5,709

[1]2010 Census.
[2]Adopted by Pierce County Ordinance No. 2011-36s.

Table 8 - City of University Place: Housing Unit Capacity						
Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	One Dwelling Unit per Vacant (Single Unit) Lot	Pipeline[1]	Housing Capacity
R-1	333.14	4	1,333	191	62	1,586
R-2	97.15	6	583	47	183	813
MF-L	33.80	30	1,014	0	26	1,040
MF-H	10.58	40	423	0	0	423
MUO	4.17	35	146	0	0	146
MU	4.59	35	161	0	142	303
TC	15.84	12	190	0	0	190
TC-Overlay	14.30	60	858	0	256	1,114
					Total Housing Capacity	5,615

[1]See Appendix C for list of pipeline projects
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of University Place: Supply of Land for Commercial/Industrial Employment				
Zoning District	MUO		MU	
Land Type	Vacant	Underutilized	Vacant	Underutilized
Gross Acres	5.15	11.58	3.10	18.51
Commercial Split[1]	2.57	8.69	1.55	13.88
Land Unavailable for Development	0.26	4.34	0.16	6.94
Net Acres	2.32	4.34	1.40	6.94
Total Net Acres	6.66		8.79	
Displaced Jobs[2]		12		37
Displaced Units[2]		15		23

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of University Place: Supply of Land for Commercial/Industrial Employment				
Zoning District	TC		TC-Overlay	
Land Type	Vacant	Underutilized	Vacant	Underutilized
Gross Acres	0.60	15.24	8.06	6.25
Commercial Split[1]	0.60	15.24	8.06	6.25
Land Unavailable for Development	-	-	0.00	-
Net Acres	0.60	15.24	8.06	6.25
Total Net Acres	15.84		15.03	
Displaced Jobs[2]		15		0
Displaced Units[2]		26		20

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of University Place: Supply of Land for Commercial/Industrial Employment				
Zoning District	**NC**		**C**	
Land Type	Vacant	Underutilized	Vacant	Underutilized
Gross Acres	0.50	5.28	0.00	8.93
Commercial Split[1]	0.50	5.28		8.93
Land Unavailable for Development	0.05	2.64		4.46
Net Acres	0.45	2.64	0.00	4.46
Total Net Acres	3.09		4.46	
Displaced Jobs[2]		10		24
Displaced Units[2]		0		0

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 9 - City of University Place: Supply of Land for Commercial/Industrial Employment		
Zoning District	**IB**	
Land Type	Vacant	Underutilized
Gross Acres	2.57	14.69
Commercial Split[1]	2.57	14.69
Land Unavailable for Development	0.26	7.35
Net Acres	2.31	7.35
Total Net Acres	9.65	
Displaced Jobs[2]		15
Displaced Units[2]		2

[1]Acreage represents the percentage of land assumed for commercial uses in zones that allow for both residential and commercial. See Table 4.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 10 - City of University Place: Employment Needs					
2010 Total Employment Estimate[1]	**Adopted 2030 Total Employment Target[2]**	**Total Employment Growth (2010-2030)**	**Total Employment Growth[3]**	**Displaced Employees**	**Additional Employment Needs**
6,074	9,593	3,519	3,093	216	3,309

[1]PSRC Land Use Targets 2010 Employment Estimate.
[2]Adopted by Ordinance No. 2011-36s.
[3]The total employment allocations are reduced by 12.1% to account for mobile workers and work-at-home employees for the commercial/industrial land needs analysis.

Table 11 - City of University Place: Employment Capacity				
Type	**Zoning District**	**Net Acres**	**Employees per Acre**	**Employment Capacity**
Commercial	MUO	6.66	19.37	129
	MU	8.34	19.37	162
	TC	15.84	19.37	307
	TC-Overlay	14.30	19.37	277
	NC	3.09	19.37	60
	C	4.46	19.37	86
Industrial	IB	9.65	8.25	80
			Total Employment Capacity	1,100

*Numbers are rounded and may not calculate correctly as shown.

Town of Wilkeson

The Town adopted its GMA Comprehensive Plan on April 10th, 1996 and implementing regulations on July 21st, 1998. The Town of Wilkeson's Comprehensive Plan contains five implementing zones. The Town calculates density using gross acreage.

Table 1a - Town of Wilkeson: Summary of Building Permits for Multi-Family Development

Land Use Designation	Zoning District	Density/Units	2006	2007	2008	2009	2010	2011	2012
		Gross	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		Net							
		Units							

[1]Dwelling units per acre.

Table 1b - Town of Wilkeson: Summary of Building Permits for Single-Family Development

Land Use Designation	Zoning District	Density[1]/ Units	2006	2007	2008	2009	2010	2011	2012
Residential	Medium Density Residential	Density	6.67	1.47	9.09	N/A	N/A	11.17	N/A
		Units	1	5	1			1	

[1]Dwelling units per acre.

Table 2 - Town of Wilkeson: Summary of Parcel-Specific Residential Platting Activity

Land Use Designation	Zoning District	Density[1]/Lots	2006	2007	2008	2009	2010	2011	2012
		Gross	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		Net							
		Lots							

[1]Dwelling units per acre.

Table 3 - Town of Wilkeson: Summary of Parcel-Specific Commercial and Industrial Development Activity

Land Use Designation	Zoning District		2006	2007	2008	2009	2010	2011	2012
		Gross Acres	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		Bldg. SF.							
		FAR[1]							

[1]Floor area ratio.

Table 4 - Town of Wilkeson: Development Assumptions and Trends			
		2006-2012 Average	**2030 Assumptions**
Residential Density		Refer to Tables 1 and 2.	RES: 6 du/ac
Residential/Commercial Split		N/A	N/A
Plat Deductions	**Roads**	N/A	20%
	Critical Areas	N/A	35%
	Recreation/Park	N/A	20%
Public Facilities/Institutions		N/A	Parcel Specific
Land in Residentially Zoned Districts for Non-Residential Uses		N/A	3%
Land Unavailable for Development		N/A	Residential: 25% Commercial: 10% Vacant, 50% underutilized
Employees per Gross Acre[1]		N/A	Manufacturing/Warehousing: 8.25 Commercial/Services: 19.37

[1]Pierce County Employment Survey. See Appendix E.

Table 5 - Town of Wilkeson: Assumptions for Vacant, Vacant Single Unit Lots, and Underutilized Parcels			
Zoning District	**Vacant**	**Vacant (Single Unit)**	**Underutilized**
RES	>=1 acre	<1 acre	>=1 acre
COM	-	-	>=1 acre

Table 6 – Town of Wilkeson: Supply of Land/Lots for Residential Development

Zoning District		R-1			R-2		
Land Type		Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		14.57	7.82	0.86	8.27	9.66	4.84
Plat Deductions[1]	Roads	2.91	1.56		1.65	1.93	
	Critical Areas	5.10	2.74		2.90	3.38	
	Parks and Open Space	2.91	1.56		1.65	1.93	
Net Acres		3.64	1.96		2.07	2.42	
Non-Residential Uses[1]		0.11	0.06		0.06	0.07	
Adjusted Net Acres		3.53	1.90		2.01	2.34	
Land Unavailable for Development[1]		0.88	0.47		0.50	0.59	
Final Adjusted Net Acres		2.65	1.42		1.50	1.76	
Total Adjusted Net Acres		4.07		N/A	3.26		N/A
One Dwelling Unit per Vacant (Single) Lot				3			25
Displaced Units[2]		1			0		
Displaced Jobs[2]		0			0		

[1]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 6 – Town of Wilkeson: Supply of Land/Lots for Residential Development				
Zoning District		**R-3**		
Land Type		Underutilized	Vacant	Vacant (Single Unit)
Gross Acres		2.54	1.66	0.28
Plat Deductions[1]	**Roads**	0.51	0.33	
	Critical Areas	0.89	0.58	
	Parks and Open Space	0.51	0.33	
Net Acres		0.63	0.42	
Non-Residential Uses[1]		0.02	0.01	
Adjusted Net Acres		0.62	0.40	
Land Unavailable for Development[1]		0.15	0.10	
Final Adjusted Net Acres		0.46	0.30	
Total Adjusted Net Acres		0.76		N/A
One Dwelling Unit per Vacant (Single) Lot				1
Displaced Units[2]		0		
Displaced Jobs[2]		0		

[1]See Table 4 "Development Assumptions and Trends" for deduction assumptions.
[2]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 7 - Town of Wilkeson: Housing Unit Needs				
2010 Total Housing Units[1]	2030 Total Housing Units Needed[2]	Additional Housing Needed (2010-2030)	Displaced Units	Total Housing Units Needed
175	238	63	2	65

[1]2010 Census.
[2]Adopted by Pierce County Ordinance No. 2011-36s.

Table 8 - Town of Wilkeson: Housing Unit Capacity					
Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	One Dwelling Unit per Vacant (Single Unit) Lot	Housing Capacity
R-1	4.07	6	24	3	27
R-2	3.26	6	20	25	45
R-3	0.76	6	5	1	6
				Total Housing Capacity	78

*Numbers are rounded and may not calculate correctly as shown.

Table 9 - Town of Wilkeson: Supply of Land for Commercial/Industrial Employment				
Zoning District	COM		PUF	
Land Type	Vacant	Underutilized	Vacant	Underutilized
Gross Acres	0.83	0.75	0.22	0.26
Land Unavailable for Development	0.08	0.38	0.02	0.13
Net Acres	0.75	0.38	0.19	0.13
Total Net Acres	1.12		0.33	
Displaced Jobs[1]		0		0
Displaced Units[1]		1		0

[1]Existing housing units and employees associated with underutilized parcels are adjusted to reflect the percent of net acres compared to gross.
*Numbers are rounded and may not calculate correctly as shown.

Table 10 - Town of Wilkeson: Employment Needs					
2010 Total Employment Estimate[1]	Adopted 2030 Total Employment Target[2]	Total Employment Growth (2010-2030)	Adjusted Employment Growth[3]	Displaced Employees	Additional Employment Needs
63	153	90	79	0	79

[1]PSRC Land Use Targets 2010 Employment Estimate.
[2]Adopted by Ordinance No. 2011-36s.
[3]The total employment allocations are reduced by 12.1% to account for mobile workers and work-at-home employees for the commercial/industrial land needs analysis.

Table 11 - Town of Wilkeson: Employment Capacity				
Type	Zoning District	Net Acres	Employees per Acre	Employment Capacity
Commercial	COM	1.12	19.37	22
	PUF	0.33	19.37	6
			Total Employment Capacity	28

*Numbers are rounded and may not calculate correctly as shown.

Section IV: Conclusion

General Overview

The 2014 Pierce County Buildable Lands Report is a milestone project in an on-going monitoring and evaluation program. The development data collected and reviewed in this Report represents a changing urban environment in Pierce County and its cities and towns since the adoption of GMA comprehensive plans. The adopted 2030 housing and employment targets and assumptions applied in the housing and employment capacity analyses reflect a redirection of growth through redevelopment and achieving higher density residential projects in cities and towns. While some may be skeptical of the assumptions and the ability for local jurisdictions to meet their future population targets, it must be understood that the urban growth area(s) is sized for a 20-year planning horizon. This timeframe provides local jurisdictions the opportunity to influence a change in historical development patterns and characteristics through adopting "reasonable measures." The on-going monitoring program will reveal if these types of efforts are successful. If not, modification of assumptions will be warranted in future reports.

Countywide Capacity Results

Development Activity

The development activity generally indicates that urban density housing is being constructed within the urban growth area. For various zoning districts with the County and cities and towns, it is impossible to conclude whether or not there is a trend that indicates an increase or decrease in density due to a low number of projects in certain zones permitted since 2006.

As indicated in Figure 4, an average of 75 percent of the residential housing permits was issued in the urban area. The lots associated with formal plats and short plats recorded between 2006 and 2012 also indicate a decrease in housing activity in the designated rural and resource lands. The average split of recorded lots in the urban and rural areas is 91 percent and 9 percent, respectively. It should be noted that an unknown component of this data is the percentage of units and lots in the rural area that are intended for seasonal/vacation homes, as opposed to permanent year-round residence.

Figure 4: Countywide Rural/Urban Development Split									
Net Housing Units (Permits)[1]									
	Average	2006	2007	2008	2009	2010	2011	2012	Total
Urban	2,186	3,457	2,750	2,003	1,364	1,409	1,674	2,645	15,302
Rural	711	1,461	1,144	839	578	319	297	340	4,978
Total	2,897	4,918	3,894	2,842	1,942	1,728	1,971	2,985	20,280
% Urban	75%	70%	71%	70%	70%	82%	85%	89%	75%
% Rural	25%	30%	29%	30%	30%	18%	15%	11%	25%
Recorded Lots[2]									
	Average	2006	2007	2008	2009	2010	2011	2012	Total
Urban	1,991	4,478	3,647	2,890	1,319	613	600	392	13,939
Rural	205	494	339	376	108	30	31	57	1,435
Total	2,196	4,972	3,986	3,266	1,427	643	631	449	15,374
% Urban	91%	90%	91%	88%	92%	95%	95%	87%	91%
% Rural	9%	10%	9%	12%	8%	5%	5%	13%	9%

[1] Puget Sound Regional Council Annual Housing Building Permit Data.
[2] Recorded lots associated with short plats and formal plats. The total number of lots may not equal the total lots in Table 2 associated with each jurisdiction. Plats were excluded from Table 2 if not all necessary data was obtained associated with the development. Plats were identified via Pierce County Auditor files.

Housing Production

This report focuses on local jurisdictions' ability to accommodate adopted housing and employment targets. Various assumptions are made regarding densities, critical areas, and other characteristics of development. These types of assumptions can be more directly influenced through development regulations adopted by local jurisdictions. However, it should be recognized that despite a theoretical ability to accommodate the growth, housing construction may not be on pace to meet the future housing needs.

Figure 5 illustrates the housing production for the years 2000 and 2010 and the housing production necessary to accommodate the 2030 allocated population. Collectively, there has not been adequate housing built on an annual basis to indicate that the combined housing needs to accommodate the 2030 housing target can be met. Individually, the trend implies that 10 jurisdictions must experience a significant increase in annual housing production to have sufficient housing units to accommodate their individual allocations.

Figure 5: Annual Housing Production					
Jurisdiction	2000[1]	2010[2]	Average Annual Urban Housing Production (2000-2010)[3]	Total Urban Housing Units Needed[4]	Average Annual Urban Housing Production Needed to Accommodate 2010-2030 Housing Targets[5]
Auburn	70	3,146	308	493	25
Bonney Lake	3,404	6,394	299	2,275	114
Buckley	1,472	1,669	20	1,321	66
Carbonado	210	218	1	99	5
DuPont	977	3,241	226	2,097	105
Eatonville	805	1,059	25	424	21
Edgewood	3,562	3,801	24	2,609	130
Fife	2,232	3,895	166	640	32
Fircrest	2,573	2,847	27	544	27
Gig Harbor	3,085	3,560	48	1,960	98
Lakewood	25,449	26,548	110	9,565	478
Milton	2,173	2,724	55	181	9
Orting	1,382	2,361	98	792	40
Pacific	65	45	0	0	0
Puyallup	13,468	16,171	270	6,885	344
Roy	114	326	21	169	8
Ruston	355	430	8	346	17
South Prairie	138	174	4	109	5
Steilacoom	2,674	2,793	12	655	33
Sumner	3,689	4,279	59	1,591	80
Tacoma	81,102	85,786	468	47,240	2,362
University Place	12,684	13,573	89	5,709	285
Wilkeson	150	175	3	65	3
Unincorporated Urban Pierce County	115,227	140,160	2,493	29,714	1,486
Urban Total	**277,060**	**325,375**	**4,832**	**115,483**	**5,774**

[1]2000 Census Housing Data.
[2]2010 Census Housing Data.
[3]2000 Census Housing Data subtracted from 2010 Census Housing Data and divided by 10 (years).
[4]2030 Housing need in the Buildable Lands capacity analysis.
[5]2030 housing need divided by 20 (years).

Population Increase

In reading this report there may be a natural tendency to correlate population growth with housing unit growth. This correlation would lead one to believe that if a jurisdiction is meeting its adopted population targets it is also meeting its adopted housing unit targets. Assuming this direct correlation is not correct; a jurisdiction may obtain its population target while failing to meet its housing target. This situation may be attributed to various assumptions associated with the setting of the housing targets.

These assumptions include the person per household (pphh), home vacancy rates (at the base year and planning year), and growth in non-household populations. Figure 6 shows the observed average annual population growth from 2000-2010, the urban population growth targets, and the expected average annual population increase.

Figure 6: Annual Population Increase

Jurisdiction	2000[1]	2010[2]	Average Annual Population Change (2000-2010)[3]	Total 2030 Urban Population Growth Target[4]	Expected Average Annual Urban Population Change 2010-2030)[5]
Auburn	146	7,419	727	7,950	27
Bonney Lake	9,687	17,374	769	21,640	213
Buckley	4,145	4,354	21	7,500	157
Carbonado	621	610	-1	800	10
DuPont	2,452	8,199	575	11,900	185
Eatonville	2,012	2,758	75	3,120	18
Edgewood	9,089	9,387	30	13,700	216
Fife	4,784	9,173	439	9,425	13
Fircrest	5,868	6,497	63	6,950	23
Gig Harbor	6,465	7,126	66	10,500	169
Lakewood	58,293	58,163	-13	72,000	692
Milton	4,981	6,137	116	5,750	-19
Orting	3,931	6,746	282	8,000	63
Pacific	154	92	-6	0	-5
Puyallup	33,014	37,022	401	50,000	649
Roy	260	793	53	1,070	14
Ruston	738	749	1	1,450	35
South Prairie	382	434	5	750	16
Steilacoom	6,049	5,985	-6	6,830	42
Sumner	8,504	9,451	95	11,970	126
Tacoma	193,556	198,397	484	281,300	4,145
University Place	29,933	31,144	121	39,540	420
Wilkeson	395	477	8	570	5
Unincorporated Urban Pierce County	169,864	207,839	3,798	265,265	2,871
Urban Total	**555,323**	**636,326**	**8,100**	**837,980**	**10,083**

[1]2000 Census Population Data.
[2]2010 Census Population Data.
[3]2000 Census Housing Data subtracted from 2010 Census Housing Data and divided by 10 (years).
[4]2030 population target from Ord. No. 2011-36s.
[5]2010 population subtracted from the 2030 population target and divided by 20 (years).
[6]Includes Joint Base Lewis McChord.

Residential and Employment Capacity Analysis

The collective results of the analyses demonstrate that the adopted urban growth area encompasses more area than necessary to accommodate the 2030 urban housing and employment targets for the County and its cities and towns. While the individual residential analyses indicated a few jurisdictions fall short of accommodating their targeted growth, the excess capacity in many other jurisdictions more than compensate for the individual deficits. As illustrated in Figure 7, a countywide total of 115,483 additional housing units are needed to accommodate the 2030 urban housing target. The estimated housing capacity equals 184,962. This difference accounts for an excess of 69,479 dwelling units, or 60 percent more housing capacity than needed.

Figure 7: Summary of 2030 Housing Need Vs. Capacity

Municipality	2030 Total Housing Target[1]	2010-2030 Additional Housing Need[2]	2030 Estimated Housing Capacity	Difference
Auburn	3,634	493	922	429
Bonney Lake	8,498	2,275	4,195	1,920
Buckley	2,930	1,321	1,354	33
Carbonado	298	99	257	158
DuPont	5,291	2,097	1,286	-811
Eatonville	1,353	424	1,443	1,019
Edgewood	6,003	2,609	5,130	2,521
Fife	4,457	640	1,181	541
Fircrest	3,351	544	254	-290
Gig Harbor	5,431	1,960	3,741	1,781
Lakewood	34,284	9,565	10,919	1,354
Milton	2,779	181	602	421
Orting	3,121	792	1,200	408
Pacific	0	0	0	0
Puyallup	22,611	6,885	5,495	-1,390
Roy	487	169	142	-27
Ruston	775	346	580	234
South Prairie	281	109	113	4
Steilacoom	3,385	655	676	21
Sumner	5,743	1,591	2,029	438
Tacoma	129,030	47,240	97,692	50,452
University Place	18,698	5,709	5,615	-285
Wilkeson	238	65	78	13
Unincorporated Urban Pierce County	99,563	29,714	40,058	10,344
Urban Total	**362,241**	**115,483**	**184,962**	**69,479**

[1]Housing target adopted by Pierce County Ordinance No. 2011-36s.
[2]Includes displaced housing units associated with underutilized properties.

As illustrated in Figure 8, a countywide total of 160,885 additional jobs are needed to meet the 2030 total urban employment target. The estimated employment capacity equals 319,386, representing an excess of 158,501 jobs or approximately 98.5 percent of the total need.

Figure 8: Summary of 2030 Employment Need Vs. Capacity

Municipality	2030 Total Employment Target [1]	2030 Additional Employment Needs[2]	2030 Estimated Employment Capacity	Difference
Auburn	834	214	595	381
Bonney Lake	5,448	1,033	3,147	2,114
Buckley	3,033	934	1,283	349
Carbonado	68	14	6	-8
DuPont	9,078	5,400	5,230	-170
Eatonville	2,335	1,279	2,597	1,318
Edgewood	3,094	1,630	1,843	213
Fife	19,300	6,561	7,628	1,067
Fircrest	1,544	206	222	16
Gig Harbor	9,954	952	5,611	4,659
Lakewood	38,336	12,907	9,062	-3,845
Milton	2,337	584	2,177	1,593
Orting	2,370	1,090	1,129	39
Pacific	6,505	4,124	1,631	-2,493
Puyallup	34,267	11,648	9,759	-1,889
Roy	342	167	555	388
Ruston	494	310	524	214
South Prairie	307	212	102	-110
Steilacoom	788	135	388	253
Sumner	20,135	9,309	9,180	-129
Tacoma	176,930	71,819	225,471	153,652
University Place	9,593	3,309	1,100	-2,212
Wilkeson	153	79	28	-51
Unincorporated Urban Pierce County	65,893	26,969	30,118	3,149
Urban Total	**413,138**	**160,885**	**319,386**	**158,501**

[1]Employment target adopted by Pierce County Ordinance No. 2011-36s.
[2]Includes displaced employees associated with underutilized properties.

Section V: Consistency Analysis

Purpose

The purpose of this section is to identify jurisdictions that may need to adopt "reasonable measures" to rectify inconsistencies between housing/employment targets and estimated capacity to accommodate the growth.

Past analyses have included an evaluation of past development for trends and consistency, and a long-term capacity comparison. Due to the lack of development over the past seven years, this analysis focuses on the long-term residential and employment capacity comparisons. The long-term portion of the consistency analysis is aimed at determining if jurisdictions have sufficient land capacity to handle future growth based on assumed densities and deductions.

The analysis will provide information on all jurisdictions and identify which have sufficient land to accommodate growth, and which may need to make significant changes in order to accommodate future growth. Jurisdictions without sufficient land to accommodate the housing and/or employment targets may need to adopt reasonable measures. Determining the need for reasonable measures also factors in the past trends in meeting capacity needs. Reasonable measures vary depending on the severity of the deficiency in estimated capacity compared to total need.

Findings

The following jurisdictions are not meeting one or more of the 2030 targets:

Housing

- City of DuPont*
- City of Fircrest*
- City of Puyallup*
- City of Roy*
- City of University Place

Employment

- Town of Carbonado
- City of DuPont
- City of Lakewood*
- City of Pacific*
- City of Puyallup*
- Town of South Prairie*
- City of Sumner
- City of University Place*
- Town of Wilkeson*

*Jurisdictions which may need to adopt reasonable measures.

The 11 jurisdictions that are identified as having an estimated capacity deficiency may not necessarily need to adopt reasonable measures. There are jurisdictions with deficiencies that are only a small

percent of the total need, and since they are minor discrepancies, they do not warrant adopting reasonable measures.

Of the 11 jurisdictions, 9 are identified as having deficiencies that may warrant the need to adopt reasonable measures. The following analysis and tables go into further detail about the housing and employment capacity compared to the 2030 targets for each jurisdiction. It then reflects upon past capacity and need in order to compare the long-term results. These ten jurisdictions with insufficient capacity compared to the targets are identified and it is suggested that they consider adopting reasonable measures.

Individual Jurisdiction Consistency Analyses

City of Auburn

Figure 9: City of Auburn Comparison of Past Analyses

Type	Report	Need	Capacity	Difference
Housing	2002	1,079	1,067	-12
	2007	1,789	1,623	-166
	2014	493	922	429
Employment	2002	50	50	0
	2007	132	543	411
	2014	214	595	381

Housing

As shown in Figure 9, the City of Auburn has not had sufficient housing capacity in the past two reports. However, the 2014 Report capacity estimate of 922 units exceeds the 2030 target of 493 units by 429 units. The results suggest that City of Auburn currently has a suitable amount of residential land available to meet the 2030 housing target.

Employment

Figure 9 shows that the City of Auburn has been consistent in meeting the employment targets. The 2014 results show that the estimated capacity for Auburn is 595 jobs, which is 381 jobs more than the need of 214 jobs. The amount of commercial land available for development is adequate to meet the 2030 employment target.

City of Bonney Lake

Figure 10: City of Bonney Lake Comparison of Past Analyses

Type	Report	Need	Capacity	Difference
Housing	2002	1,744	2,961	1,217
	2007	2,216	2,061	-155
	2014	2,275	4,195	1,920
Employment	2002	1,494	5,458	3,964
	2007	1,390	2,472	1,082
	2014	1,033	3,147	2,114

Housing

The City of Bonney Lake has only experienced insufficient capacity for housing in the 2007 Report. Figure 10 shows that the estimated capacity was only 2,061 units, and was 155 short of meeting the need of 2,216 units. The deficiency has since been addressed through reasonable measures, and Bonney Lake has updated their land use designations and zoning to accommodate higher densities and mixed use areas. This change is reflected in the 2014 Report and the results show that Bonney Lake now has an estimated capacity of 4,195 units. The capacity is 1,920 units more than the need of 2,275 units. The results suggest that Bonney Lake has sufficient residential land available to meet the 2030 housing target.

Employment

According to Figure 10, the City's employment capacity has been consistently exceeding the employment targets. The 2014 results show that Bonney Lake has a capacity of 3,147 jobs, which is 2,114 more jobs than the need of 1,033 jobs. The results suggest that the City has sufficient commercial land to meet the 2030 employment target.

City of Buckley

Figure 11: City of Buckley Comparison of Past Analyses

Type	Report	Need	Capacity	Difference
Housing	2002	1,269	501	-768
	2007	392	350	-42
	2014	1,321	1,354	33
Employment	2002	1,956	4,573	2,617
	2007	199	2,244	2,045
	2014	934	1,283	349

Housing

The City of Buckley has had difficulty meeting the housing targets in both of the past Reports. Since the 2002 Report, Buckley has progressively become closer to meeting the estimated need, and the 2014 results show that the City is now able to accommodate its targeted growth. Figure 11 shows that the City of Buckley's housing need is 1,321 units and the estimated capacity is 1,354 units, with an excess of 33 units. The results suggest that Buckley has sufficient residential land available to meet the 2030 housing target.

Employment

As shown in Figure 11, Buckley has consistently had sufficient capacity for employment. The results of the 2014 Report show that the capacity of 1,283 jobs is 349 more than the need of 934 jobs. This suggests that there is sufficient commercial land available to meet the 2030 employment target.

Town of Carbonado

Figure 12: Town of Carbonado Comparison of Past Analyses				
Type	**Report**	**Need**	**Capacity**	**Difference**
Housing	**2002**	-1	261	262
	2007	62	113	51
	2014	99	257	158
Employment	**2002**	-5	404	409
	2007	4	4	0
	2014	14	6	-8

Housing

The Town of Carbonado's estimated capacity has exceeded the need for the current and all past Reports. According to Figure 12, the 2014 Report shows that Carbonado has capacity for 257 units, which is sufficient capacity for housing at an excess of 158 units. The estimated capacity is more than twice the need of 99 units. The results suggest that the Town has sufficient residential land available to meet the 2030 housing target.

Employment

Employment capacity for Carbonado has historically met or exceeded the need in previous Reports. However, Figure 12 shows the 2014 Report identifies a 57% deficiency in employment capacity, but while the gap between need and capacity is large, the actual number of jobs is low. The need is 14 jobs, and the capacity is 6 jobs. The results suggest that reasonable measures may be considered; however, since the deficiency is such a small number of jobs, and the past trend in capacity does not show reoccurring deficiency, reasonable measures may not be necessary.

City of DuPont

Figure 13: City of DuPont Comparison of Past Analyses				
Type	**Report**	**Need**	**Capacity**	**Difference**
Housing	**2002**	2,700	3,647	947
	2007	953	5,220	4,267
	2014	2,097	1,286	-811
Employment	**2002**	6,260	8,838	2,578
	2007	4,673	7,983	3,310
	2014	5,400	5,230	-170

Housing

Past Reports have shown DuPont with sufficient capacity, however, the 2014 Report shows that DuPont has insufficient capacity for housing compared to the 2030 targets. Figure 13 shows that the housing need is 2,097 units and the estimated capacity is 1,286 units, creating a deficiency of 811 units, 39% of the total need. Due to the deficiency in housing capacity, the City of DuPont may need to consider reasonable measures in order to accommodate future growth.

Employment

Figure 13 shows that DuPont has a need of 5,400 jobs, and capacity for 5,230, which is a difference of 170 employees and a 3% deficiency compared to the need. The results suggest that the City does not have enough commercial land available for development to accommodate future growth. The deficiency in employment is a small percent of the total need, so while reasonable measures may be considered, they may not be necessary.

City of Eatonville

Figure 14: City of Eatonville Comparison of Past Analyses

Type	Report	Need	Capacity	Difference
Housing	2002	509	330	-179
	2007	257	1,837	1,580
	2014	424	1,443	1,019
Employment	2002	777	976	199
	2007	1,112	1,147	35
	2014	1,279	2,597	1,318

Housing

Figure 14 shows that the Town of Eatonville currently has capacity for 1,443 additional housing units, which is 1,019 more units than the need of 424 units. This excess, similar to that of the 2007 Report, suggests that Eatonville has sufficient residential land available for development to meet the 2030 housing target.

Employment

The Town of Eatonville has consistently met employment targets, as shown in Figure 14. The 2014 results show that the Town has a need of 1,279 jobs and a capacity of 2,597 jobs. This excess of 1,318 jobs suggests that there is sufficient commercial land available for development in Eatonville to meet the 2030 employment target.

City of Edgewood

Figure 15: City of Edgewood Comparison of Past Analyses

Type	Report	Need	Capacity	Difference
Housing	2002	2,917	1,829	-1,088
	2007	1,918	2,763	845
	2014	2,609	5,130	2,521
Employment	2002	1,209	2,097	888
	2007	264	1,065	801
	2014	1,630	1,843	213

Housing

The 2002 Report showed there was a deficiency of 1,088 units between the need of 2,917 units and capacity of 1,829 units. Since then, Edgewood has adjusted the City's zoning to accommodate higher densities, and the capacity has met the need in subsequent years. Figure 15 shows that the capacity has almost doubled each year since the 2002 Report. The most recent increase in capacity is due to recent

sewer upgrades that will allow for even higher densities and influence a higher rate of redevelopment. The 2014 Report shows that the need of 2,609 units is met the capacity of 5,130 units and an excess of 2,521 units. These results suggest that the City of Edgewood has sufficient residential land available for development to meet the 2030 housing target.

Employment

Figure 15 shows that the City of Edgewood has a need of 1,630 jobs and capacity for 1,843 jobs, with an excess capacity of 213 jobs. The trend suggests that Edgewood has consistently been able to meet the employment targets with the commercial land available for development.

City of Fife

Figure 16: City of Fife Comparison of Past Analyses

Type	Report	Need	Capacity	Difference
Housing	2002	1,860	3,393	1,533
	2007	1,008	1,849	841
	2014	640	1,181	541
Employment	2002	5,294	12,595	7,301
	2007	5,005	3,974	-1,031
	2014	6,561	7,628	1,067

Housing

According to Figure 16, the City of Fife has consistently met housing targets. The 2014 Report shows that the City has a need of 640 additional units and a capacity for 1,181 units, resulting in an excess of 541 units. The results suggest that Fife has sufficient residential land to meet the 2030 housing target, and the trend in housing capacity is reflective of that.

Employment

As shown in Figure 16, the 2007 Report identified a deficiency in employment capacity. With a need of 5,005 additional jobs, Fife's capacity was estimated to accommodate 3,974 jobs, which created a deficiency of 1,031 jobs. Since the 2007 Report, Fife has adjusted zoning and land use designations to support more commercial growth. The 2014 Report capacity of 7,628 jobs exceeds the need of 6,561 jobs by 1,067. The results suggest that Fife has sufficient commercial land available for development to meet the 2030 employment target.

City of Fircrest

Figure 17: City of Fircrest Comparison of Past Analyses

Type	Report	Need	Capacity	Difference
Housing	2002	1,003	645	-358
	2007	357	418	61
	2014	544	254	-290
Employment	2002	279	332	53
	2007	250	256	6
	2014	206	222	16

Housing

Figure 17 shows that the City of Fircrest's housing need is 544 units and the estimated capacity is 254 units, creating a deficiency of 290 units, which is about 53% of the total need. Due to the deficiency in housing capacity, reasonable measures may need to be considered. Although this analysis shows that Fircrest does not have sufficient residential land available to meet the 2030 housing target, it should be noted that the City of Fircrest has additional housing capacity in the Golf Course (GC) zone.

The property was not included in the analysis because it is not completely clear if the golf course property will develop residential uses within the 20-year time frame. There is a suitable amount of residential development potential within the GC zone to accommodate growth that will enable Fircrest to meet the 2030 housing target. The GC zone covers approximately 164.8 acres of land and would build out at the same density of R-6. After applying the appropriate deductions and these density assumptions, the City of Fircrest would be able to accommodate up to 930 additional housing units on that land.

Employment

Fircrest has consistently shown sufficient capacity for employment. In Figure 17, the 2014 results show that the City has capacity for 222 jobs, 16 more jobs than their need of 206. These results suggest that the City of Fircrest has sufficient commercial land available for development to meet the 2030 employment target.

City of Gig Harbor

Figure 18: City of Gig Harbor Comparison of Past Analyses

Type	Report	Need	Capacity	Difference
Housing	2002	4,059	1,528	-2,531
	2007	2,503	2,787	284
	2014	1,960	3,741	1,781
Employment	2002	1,986	10,454	8,468
	2007	2,444	8,011	5,567
	2014	952	5,611	4,659

Housing

As shown in Figure 18, the City of Gig Harbor has been able to increase capacity and meet housing needs since the 2002 Report. The results of the 2014 Report show that Gig Harbor is able to accommodate 3,741 housing units, which is 1,781 more than the need of 1,960 units. The results suggest that Gig Harbor has sufficient residential land available for development to meet the 2030 housing target.

Employment

Figure 18 shows that the City of Gig Harbor has continually met employment targets. The results of the 2014 Report show that the City has a capacity of 5,611 additional jobs, which exceeds the target of 952 additional jobs by 4,659. The results suggest that Gig Harbor has sufficient commercial land to meet the 2030 employment target.

City of Lakewood

Figure 19: City of Lakewood Comparison of Past Analyses				
Type	**Report**	**Need**	**Capacity**	**Difference**
Housing	**2002**	8,866	8,261	-605
	2007	6,865	9,299	2,434
	2014	9,565	10,919	1,354
Employment	**2002**	9,380	10,692	1,312
	2007	8,538	5,057	-3,481
	2014	12,907	9,062	-3,845

Housing

As shown in Figure 19, the 2014 results demonstrate that the City of Lakewood has sufficient capacity for housing. The capacity of 10,919 units is 1,354 more than the need of 9,565 units. These results suggest that Lakewood has adequate residential land available for development to meet the 2030 housing target.

Employment

The 2014 results in Figure 19 show that the City has a need of 12,907 jobs and a capacity of 9,062 jobs, creating a deficiency of 3,845 jobs that is 30% of the total need. The previous 2007 Report also reported a similar deficiency of 3,481 jobs with a capacity of 5,057 jobs compared to the need of 8,538 jobs. This trend suggests that Lakewood may need to consider adopting reasonable measures to help accommodate future growth.

City of Milton

Figure 20: City of Milton Comparison of Past Analyses				
Type	**Report**	**Need**	**Capacity**	**Difference**
Housing	**2002**	450	929	479
	2007	790	398	-392
	2014	181	602	421
Employment	**2002**	18	2,533	2,515
	2007	529	454	-75
	2014	584	2,177	1,593

Housing

In Figure 20, the results of the 2014 Report show that Milton has a need of 181 units and capacity for 602 units, which exceeds the need by 421 units. The results suggest that Milton has sufficient residential land to meet the 2030 housing target.

Employment

The results of the 2014 Report in Figure 20 show that Milton's capacity of 2,177 jobs now exceeds the need of 584 jobs by 1,593 jobs. The results suggest that Milton also has sufficient commercial land to meet the 2030 employment target.

City of Orting

Figure 21: City of Orting Comparison of Past Analyses				
Type	**Report**	**Need**	**Capacity**	**Difference**
Housing	**2002**	1,526	2,534	1,008
	2007	1,215	2,280	1,065
	2014	792	1,200	408
Employment	**2002**	450	96	-354
	2007	1,023	983	-40
	2014	1,090	1,129	39

Housing

The City of Orting has consistently met housing targets in all past Reports. Figure 21 shows the 2014 results at a capacity of 1,200 housing units, which is an excess of 408 units from the need of 792 units. This trend suggests that Orting has sufficient residential land available for development to meet the 2030 housing target.

Employment

As shown in Figure 21, the previous two Reports show Orting with a deficiency in employment capacity. The gap has gradually reduced with each Report. The 2014 Report is the first to show Orting meeting its employment target with a capacity of 1,129 jobs compared to a need of 1,090 jobs. The excess of 39 jobs suggests that Orting has sufficient commercial land available for development to meet the 2030 employment target.

City of Pacific

Figure 22: City of Pacific Comparison of Past Analyses				
Type	**Report**	**Need**	**Capacity**	**Difference**
Employment	**2002**	2,053	3,309	1,256
	2007	1,908	1,866	-42
	2014	4,124	1,631	-2,493

Housing

The City of Pacific has no residential land in Pierce County, therefore there is no housing target or capacity analysis for housing units and their analysis focuses on employment.

Employment

Figure 22 shows that the City's land within Pierce County does not have sufficient employment capacity compared to the need, and this is the second consecutive Report where Pacific has not been able to meet employment targets. The need in the 2014 Report is 4,124 jobs and the estimated capacity is 1,631, resulting in a deficiency of 2,493 jobs, or 61% of the total need. Pacific may need to consider adopting reasonable measures in order to accommodate future growth.

Unincorporated Urban Pierce County

Figure 23: Pierce County Comparison of Past Analyses				
Type	**Report**	**Need**	**Capacity**	**Difference**
Housing	**2002**	31,068	63,114	32,046
	2007	11,061	46,755	35,694
	2014	29,714	40,058	10,344
Employment	**2002**	17,581	100,265	82,684
	2007	33,108	47,437	14,329
	2014	26,969	30,118	3,149

Housing

Urban Unincorporated Pierce County has continually met housing targets, and the 2014 results show that there is still sufficient capacity in the urban unincorporated area to accommodate growth. The 2014 Report results in Figure 23 show that the need of 29,714 additional housing units is exceeded by 10,344 with a capacity of 40,058 units. The results suggest that Urban Unincorporated Pierce County has sufficient residential land available for development to meet the 2030 housing target.

Employment

Figure 23 shows that Unincorporated Urban Pierce County has consistently met the employment targets and continues to have sufficient employment capacity. The capacity of 30,118 jobs exceeds the need of 26,969 jobs by 3,149 jobs. The results suggest that Unincorporated Urban Pierce County has sufficient commercial land available for development to meet the 2030 employment target.

City of Puyallup

Figure 24: City of Puyallup Comparison of Past Analyses				
Type	**Report**	**Need**	**Capacity**	**Difference**
Housing	**2002**	6,976	3,797	-3,179
	2007	1,744	2,807	1,063
	2014	6,885	5,495	-1,390
Employment	**2002**	5,460	9,549	4,089
	2007	5,352	6,790	1,438
	2014	11,648	9,759	-1,889

Housing

The City of Puyallup met their housing needs in the 2007 Report after having insufficient capacity in the 2002 Report; however, Puyallup is showing insufficient capacity for housing in the 2014 Report. Figure 24 shows that the housing need is 6,885 units and the estimated capacity is 5,495 units, creating a deficiency of 1,390 units, which is 20% of the total need. Due to the adoption of housing targets through the regional growth strategy, Puyallup as a “Core City” has been allocated more growth than it has traditionally been allocated in the past. This could explain some of the disparities in need versus capacity. With the current deficiency in housing capacity, reasonable measures may be warranted in order to accommodate the targeted growth.

Employment

In previous Reports, Puyallup has met employment targets; however the 2014 Report shows a deficiency in employment capacity. Figure 24 shows they have a need of 11,648 jobs and capacity for 9,759, which is a difference of 1,889 jobs and 16% of the total need. Similarly to the housing targets, Puyallup is also taking on more employment growth as a "Core City" designation. Due to the deficiency in employment capacity, the City may need to adopt reasonable measures.

City of Roy

Figure 25: City of Roy Comparison of Past Analyses

Type	Report	Need	Capacity	Difference
Housing	2002	96	89	-7
	2007	105	157	52
	2014	169	142	-27
Employment	2002	1	722	721
	2007	0	272	272
	2014	167	555	388

Housing

According to the 2014 results shown in Figure 25, the City of Roy has a housing need of 169 units and an estimated capacity of 142 units, creating a deficiency of 27 units, which is 16% of the total need. The deficiency is such a small number of units and a low percent of the need, so the gap is somewhat minor. It is still possible that the City may need to consider adopting reasonable measures.

Employment

The results of the 2014 Report in Figure 25 show that the City has capacity for 555 jobs, which is 388 more than the need of 167 jobs. The trend shows that Roy has continually met employment targets, and their current capacity results suggest that the City has sufficient commercial land available for development to meet the 2030 employment target.

City of Ruston

Figure 26: City of Ruston Comparison of Past Analyses

Type	Report	Need	Capacity	Difference
Housing	2002	56	353	297
	2007	479	1,078	599
	2014	346	580	234
Employment	2002	330	338	8
	2007	220	683	463
	2014	310	524	214

Housing

The City of Ruston has been successful in meeting housing targets in each Buildable Lands Report. The results of the 2014 Report in Figure 26 show that Ruston's estimated capacity of 580 units exceeds the need of 346 units by 234 units. The results suggest that Ruston has sufficient residential land available for development to meet the 2030 housing target.

Employment

Ruston has also been successful in meeting employment targets. According to Figure 26, the 2014 Report resulted in an estimated capacity of 524 jobs, which is 214 more jobs that the need for 310 jobs. These results also suggest that the City has sufficient commercial land available for development to meet the 2030 employment target.

Town of South Prairie

Figure 27: Town of South Prairie Comparison of Past Analyses

Type	Report	Need	Capacity	Difference
Housing	2002	160	72	-88
	2007	115	105	-10
	2014	109	113	4
Employment	2002	258	115	-143
	2007	163	98	-65
	2014	212	102	-110

Housing

The trend in Figure 27 shows that South Prairie has progressively lessened the gap between housing need and capacity. The results of the 2014 Report show the estimated capacity is 113 units, which is 4 more than the need of 109 units. This positive trend and results suggest that South Prairie has sufficient residential land available for development to meet the 2030 housing target.

Employment

South Prairie's employment capacity has been insufficient for all Reports. The 2014 results shown in Figure 27 show that the Town has a need of 212 jobs and only has capacity for 102 jobs, which is a difference of 110 jobs and a deficiency of 52% of the total need. The results suggest that South Prairie has not been successful in increasing employment capacity and may need to adopt reasonable measures to support future growth.

Town of Steilacoom

Figure 28: Town of Steilacoom Comparison of Past Analyses

Type	Report	Need	Capacity	Difference
Housing	2002	653	995	342
	2007	437	734	297
	2014	655	676	21
Employment	2002	272	948	676
	2007	0	515	515
	2014	135	388	253

Housing

According to Figure 28, the Town of Steilacoom has had sufficient housing capacity in past and current Reports. The 2014 results show that Steilacoom has a need of 655 units and an estimated capacity of 676 units, which is 21 more units than needed. These results suggest that the Town has sufficient residential land to accommodate future growth.

Employment

Steilacoom has consistently met employment targets and the 2014 results concur with this trend. Figure 28 shows that the Town has capacity for 388 jobs, which is 253 more jobs than their need of 135 jobs. The results suggest that Steilacoom has sufficient commercial land available for development to meet the 2030 employment target.

City of Sumner

Figure 29: City of Sumner Comparison of Past Analyses

Type	Report	Need	Capacity	Difference
Housing	2002	2,118	1,832	-286
	2007	1,604	2,327	723
	2014	1,591	2,029	438
Employment	2002	2,875	11,039	8,164
	2007	3,205	12,217	9,012
	2014	9,309	9,180	-129

Housing

The 2014 Report results in Figure 29 show that the City of Sumner currently has an estimated capacity of 2,029 units at an excess of 438 units compared to the need of 1,591 units. The results suggest that Sumner has sufficient residential land available for development to meet the 2030 employment target.

Employment

Historically, Sumner has had sufficient employment capacity; however the 2014 Report shows a much higher need and insufficient capacity to meet that need. The 2014 results in Figure 29 show that the City has a need of 9,309 additional jobs and only has capacity for 9,180. There is a deficiency of 129 jobs, which is 1% of the total need. The deficiency is minor since it is such a small percent of the total need. Reasonable measures could be considered but may not be necessary.

City of Tacoma

Figure 30: City of Tacoma Comparison of Past Analyses

Type	Report	Need	Capacity	Difference
Housing	2002	30,932	39,507	8,575
	2007	26,671	19,629	-7,042
	2014	47,240	97,692	50,452
Employment	2002	43,274	71,889	28,615
	2007	50,945	31,610	-19,335
	2014	71,819	225,471	153,652

The City of Tacoma has refocused its housing and employment capacity potential into Mixed Use Centers (MUC) and Manufacturing/Industrial Centers (MIC). Within these Centers, Tacoma has provided means for much higher densities and plans to focus more growth into these areas. The City provided an analysis of these Centers and the capacity based on the assumed build out; it is attached in Appendix D. This Buildable Lands Report has integrated that analysis with the Buildable Lands analysis (for the rest of

the land within City limits) in order to estimate the capacity for the whole City. The results of the 2014 Report reflect the efforts Tacoma has made to increase density and opportunities for infill.

Housing

Figure 30 shows that the City of Tacoma has a housing capacity of 97,693 units, which exceeds the need of 47,240 by 50,453 units. The 2014 results show that Tacoma has sufficient residential land available for development to meet the 2030 housing target.

Employment

The 2014 results in Figure 30 show that Tacoma has an employment capacity of 225,471 jobs, which is 153,652 more than the need of 71,819 jobs. The results suggest that Tacoma has sufficient commercial land available for development to meet the 2030 employment target.

City of University Place

Figure 31: City of University Place Comparison of Past Analyses

Type	Report	Need	Capacity	Difference
Housing	2002	1,562	2,610	1,048
	2007	1,609	3,199	1,590
	2014	5,709	5,615	-94
Employment	2002	2,563	2,590	27
	2007	1,062	946	-116
	2014	3,309	1,100	-2,209

Housing

The City of University Place had sufficient housing capacity in past reports, but the 2014 results show a deficiency. Figure 31 shows that the housing need is 5,709 units and the estimated capacity is 5,615 units, resulting in a deficiency of 94 units which is 2% of the total need. These results suggest that the City does not have a sufficient amount of residential land to accommodate future growth. Since the deficiency is a small percent of the total need, reasonable measures may be minor or unnecessary.

Employment

In Figure 31, the 2014 results show that University Place has a need of 3,335 jobs, and has capacity for 1,123 jobs, resulting in a difference of 2,212 jobs which is 67% of the total need. This suggests that the City does not have sufficient commercial land to accommodate future employment growth and may need to adopt reasonable measures.

Town of Wilkeson

Figure 32: Town of Wilkeson Comparison of Past Analyses				
Type	**Report**	**Need**	**Capacity**	**Difference**
Housing	**2002**	166	48	-118
	2007	26	83	57
	2014	65	78	13
Employment	**2002**	189	103	-86
	2007	57	131	74
	2014	79	28	-51

Housing

The 2014 results in Figure 32 show that Town of Wilkeson does not have sufficient capacity for housing. The estimated capacity of 78 units is 13 more units than the need of 65 units. The results suggest that Wilkeson has sufficient residential land to accommodate future growth.

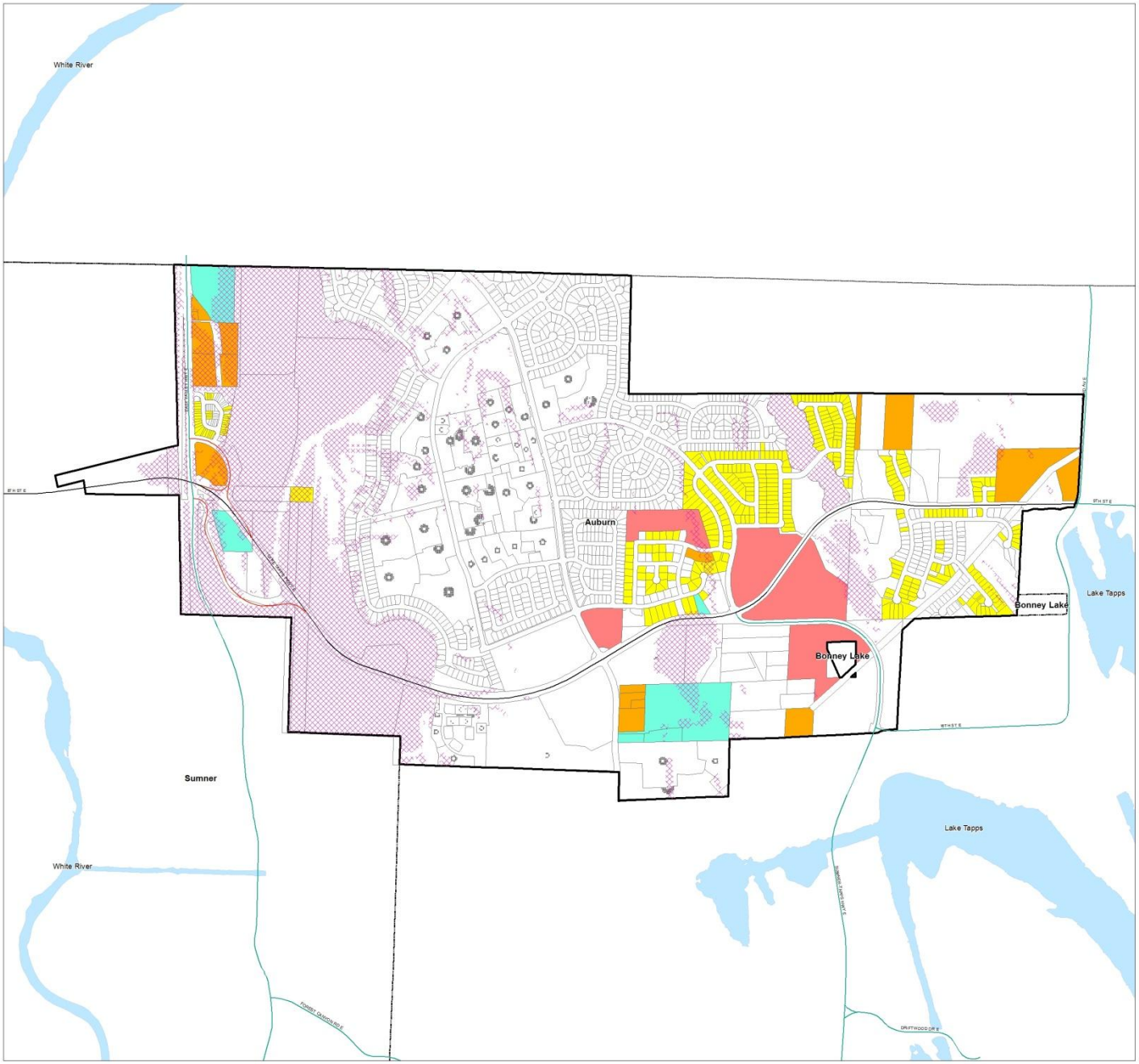
Employment

The results of the 2014 Report in Figure 32 show that the Town has an estimated need of 79 jobs and capacity for 28 jobs, resulting in a deficiency of 51 jobs, which is 65% of the total need. The results suggest that Wilkeson may also need to adopt reasonable measures for employment in order to meet the 2030 target.

Appendix A: Inventory Maps

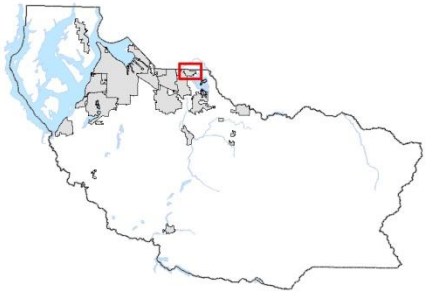
The following maps are a result of the vacant and underutilized land analysis, and provide an inventory of potentially developable land. These inventories are not meant to be a representation of all the land that will develop or redevelop, but they represent the parcels with qualities that make them more likely to. The acreages from these inventories are aggregated by zone and applied with deductions based on development trends in order to determine how much of the land has a reasonable likeliness to develop over the next 20 years.

The inventory maps have been edited by staff from each respective jurisdiction in order to more accurately reflect the current and future conditions of that jurisdiction. We rely on staff's inside knowledge of their jurisdiction to edit the inventories at the parcel level. After manually editing the inventory, each jurisdiction gives final approval for both the inventory maps and capacity calculations to make sure they are accurately represented in this Report.



City of Auburn Inventory of Vacant and Underutilized Land

- Underutilized
- Vacant
- Vacant Single Unit
- Pipeline
- Built Out/Undevelopable
- Critical Areas
- Municipal Boundary



Pierce County, Washington

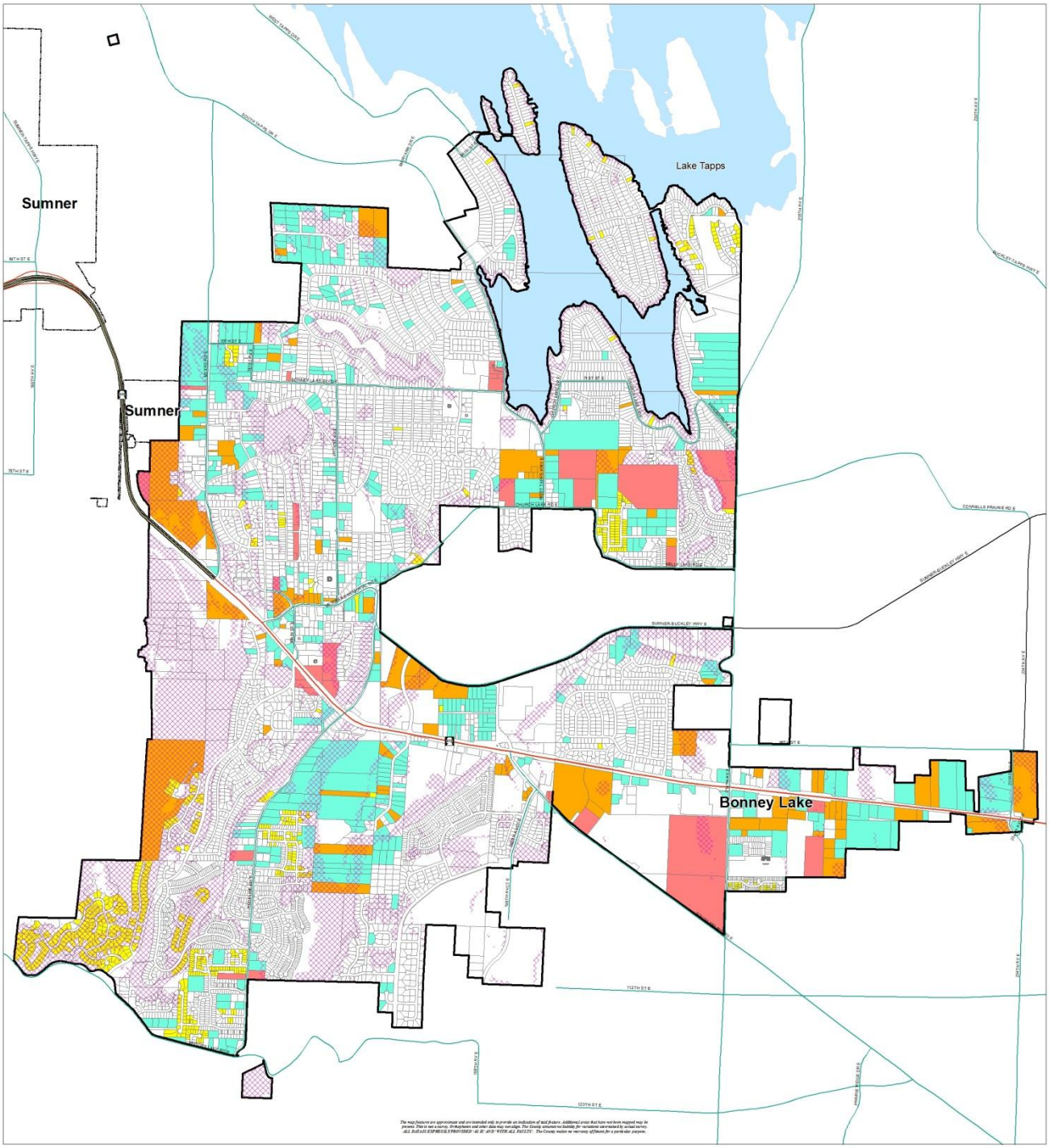
0 0.125 0.25 0.5 Miles

Pierce County

Buildable Lands Report

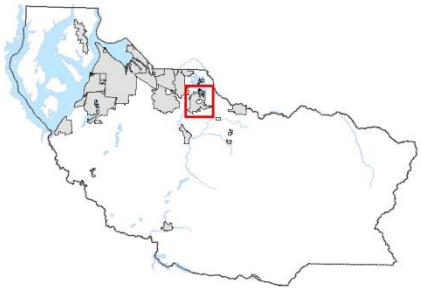
N W E S

Path: \\sclient\W2015 Comp Plan\Buildable Lands\Maps\MXD\Auburn_BLI_2014.mxd



City of Bonney Lake Inventory of Vacant and Underutilized Land

- Underutilized
- Vacant
- Vacant Single Unit
- Pipeline
- Built Out/Undevelopable
- Critical Areas
- Municipal Boundary



Pierce County, Washington

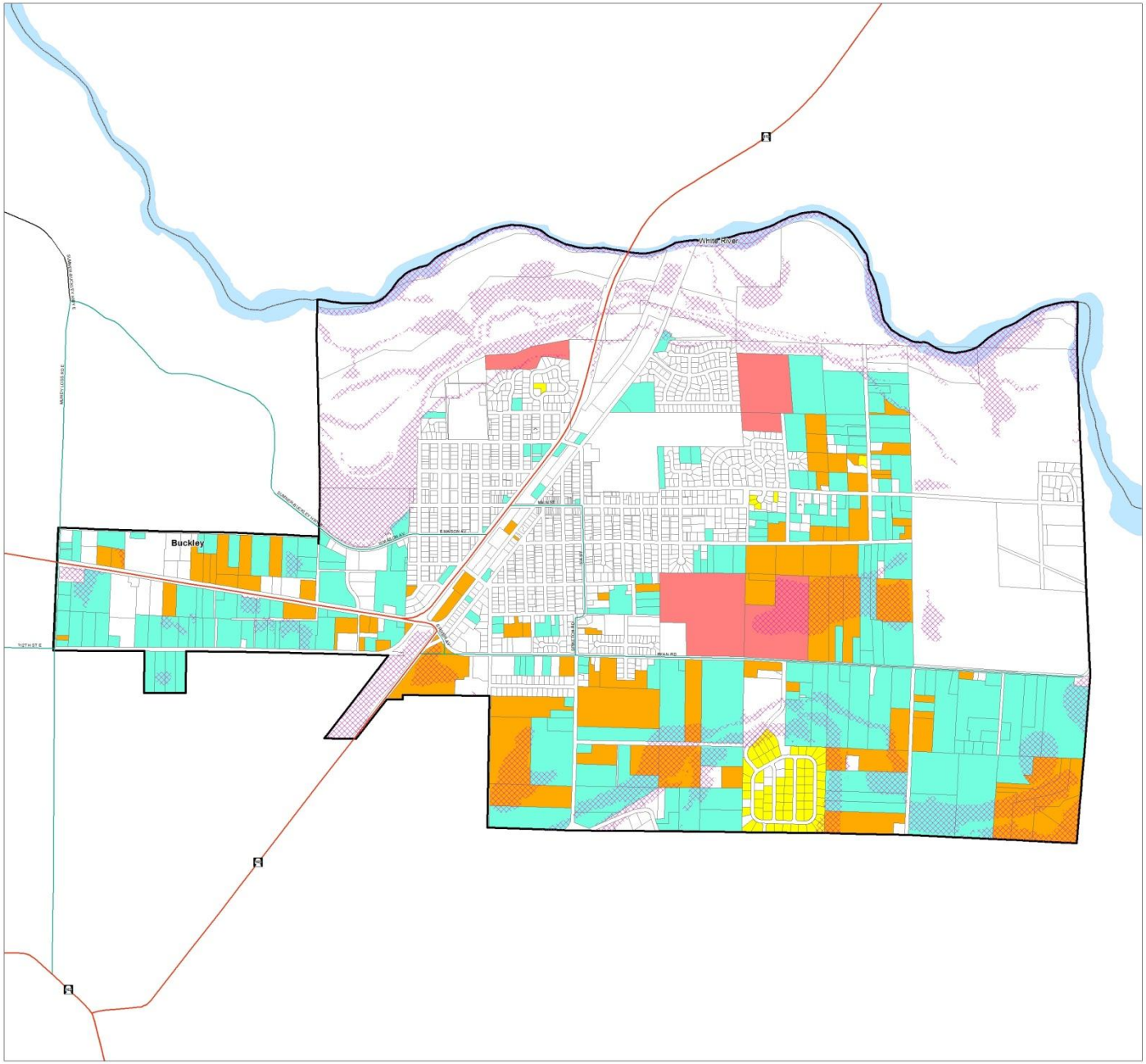
0 0.25 0.5 1 Miles

Pierce County

Buildable Lands Report

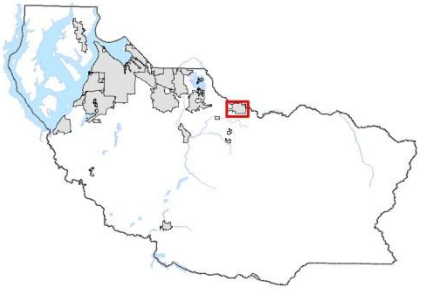
N W E S

Map Document: \\tsclient\N\2015 Comp Plan\Buildable Lands\Maps\MXD\FINAL\Bonney_Lake_BLI_2014.mxd



City of Buckley Inventory of Vacant and Underutilized Land

- Underutilized
- Vacant
- Vacant Single Unit
- Pipeline
- Built Out/Undevelopable
- Critical Areas
- Municipal Boundary



Pierce County, Washington

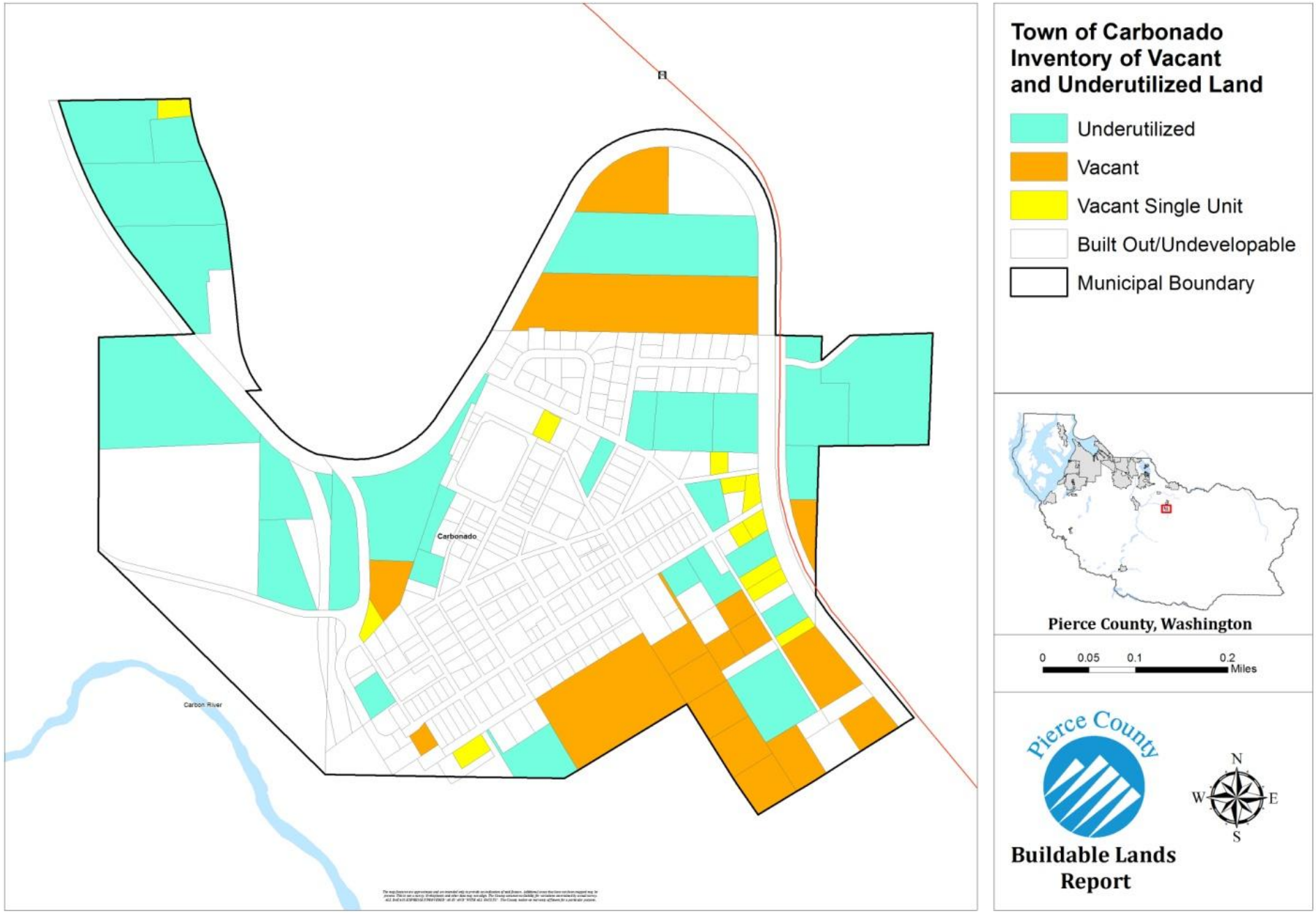
0 0.25 0.5 1 Miles

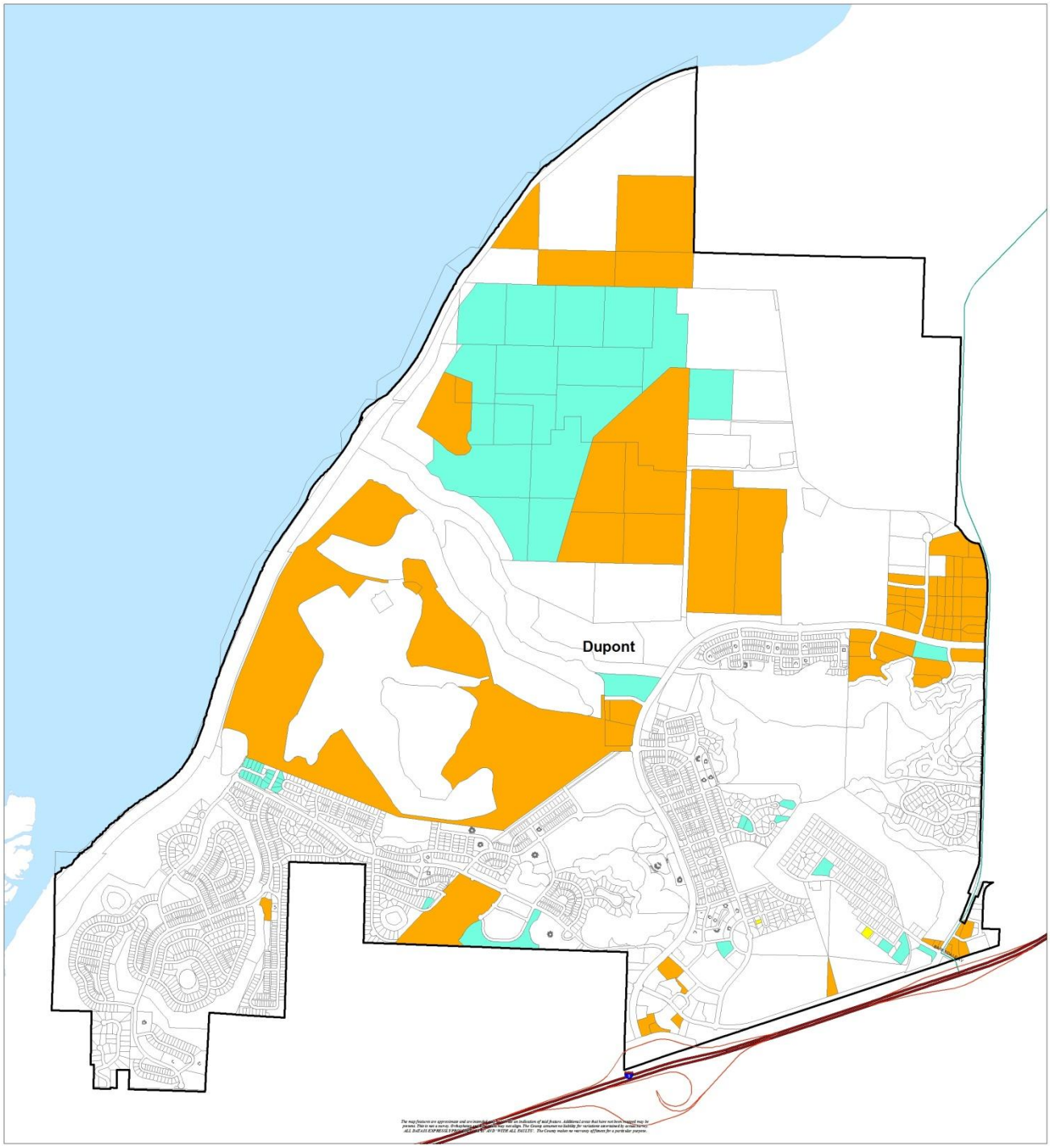
Pierce County

Buildable Lands Report

N W E S

Path: \\tacient\W2015 Comp Plan\Buildable Lands\Maps\MXD\FINAL\Buckley_BLI_2014.mxd


Town of Carbonado
Inventory of Vacant
and Underutilized Land
Underutilized
Vacant
Vacant Single Unit
Built Out/Undevelopable
Municipal Boundary
Carbonado
Carbon River
Pierce County, Washington
0
0.05
0.1
0.2
Miles
Pierce County
Buildable Lands
Report
N
W
E
S



City of DuPont
Inventory of Vacant and Underutilized Land

- Underutilized
- Vacant
- Vacant Single Unit
- Built Out/Undevelopable
- Municipal Boundary

Pierce County, Washington

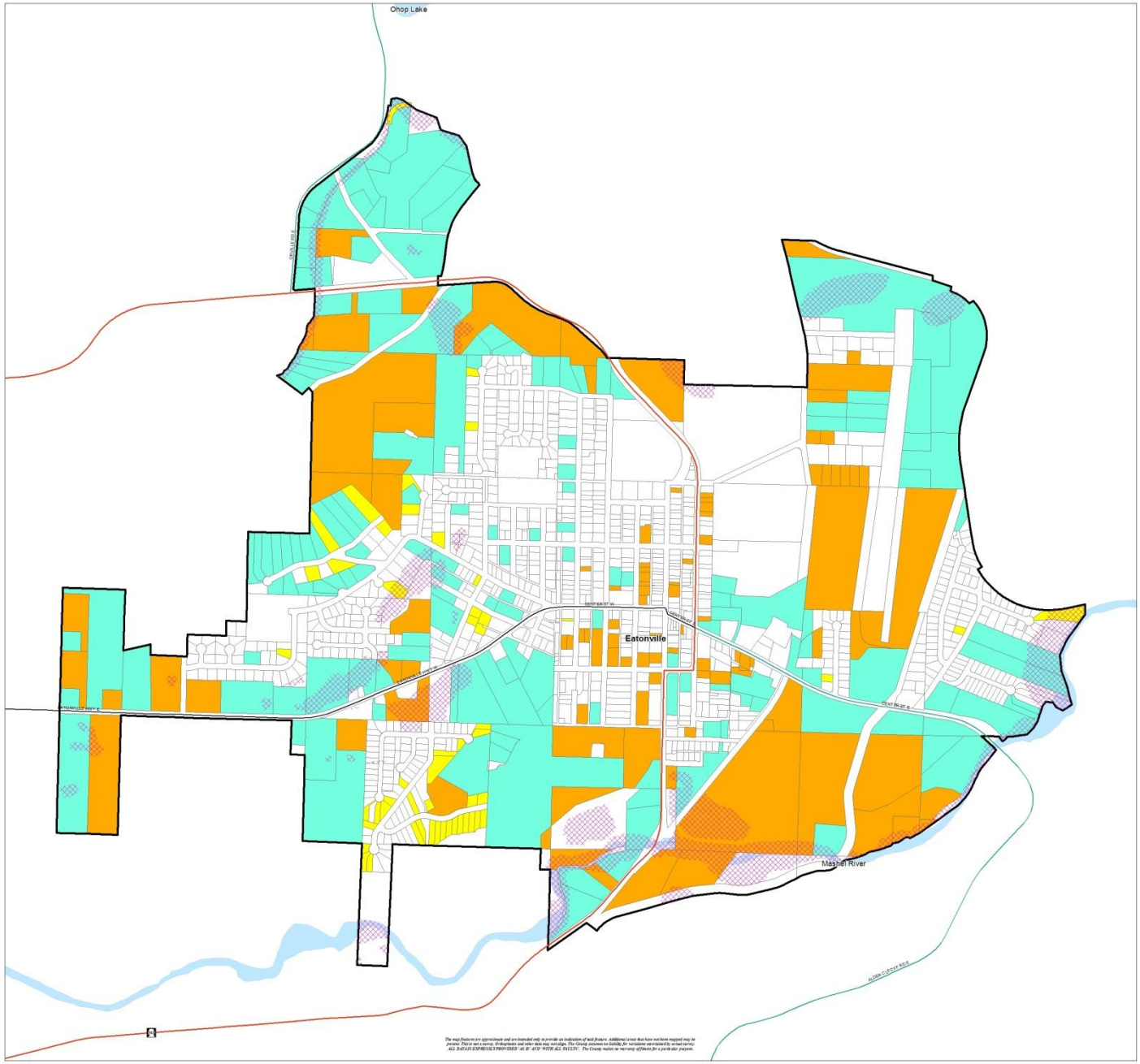
0 0.25 0.5 1 Miles

Pierce County

Buildable Lands Report

N W E S

Map Document: \\tsclient\N\2015 Comp Plan\Buildable Lands\Maps\MXD\FINAL\DuPont_BLI_2014.mxd



Town of Eatonville Inventory of Vacant and Underutilized Land

- Underutilized
- Vacant
- Vacant Single Unit
- Built Out/Undevelopable
- Critical Areas
- Municipal Boundary

Pierce County, Washington

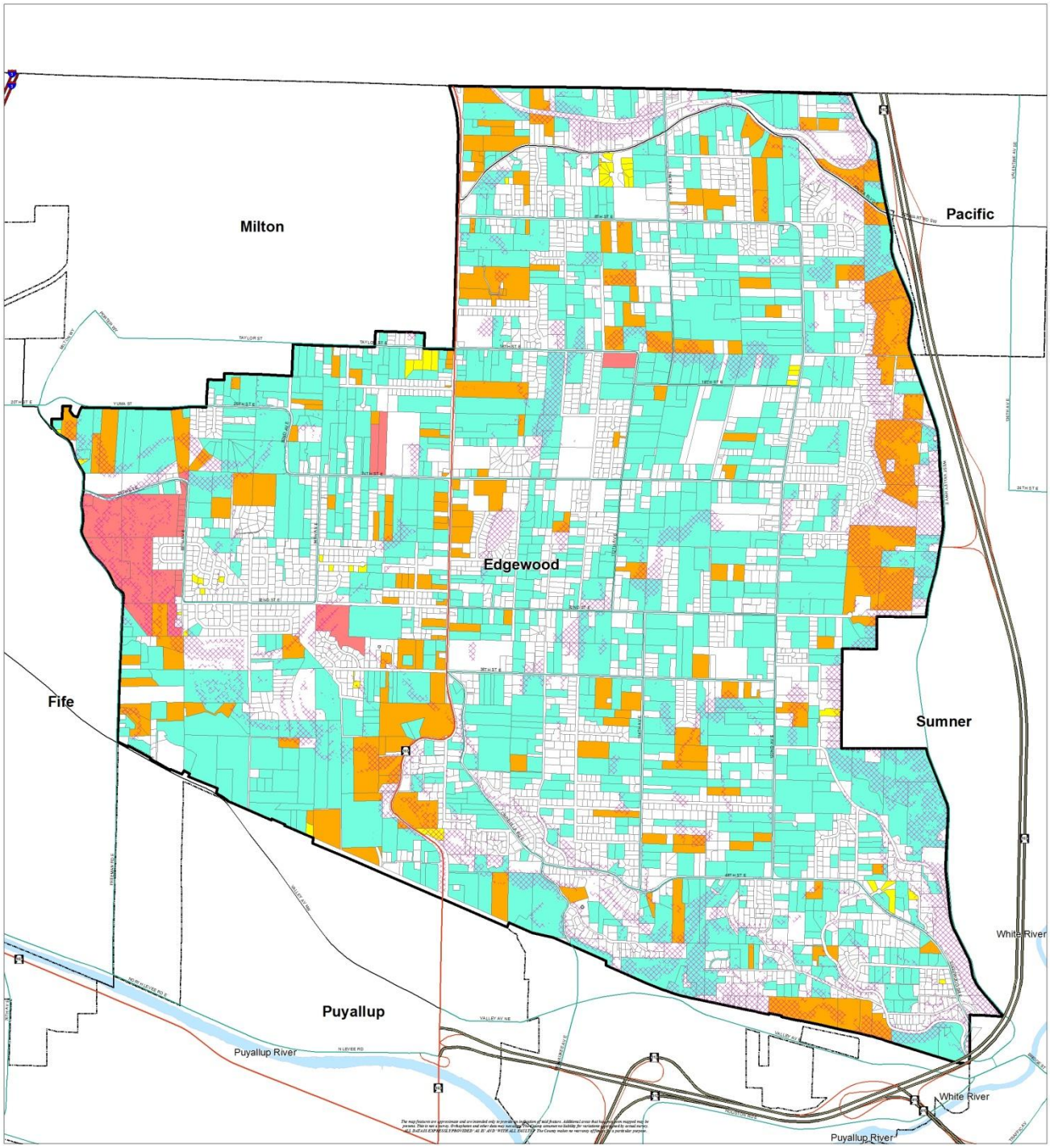
0 0.125 0.25 0.5 Miles

Pierce County

Buildable Lands Report

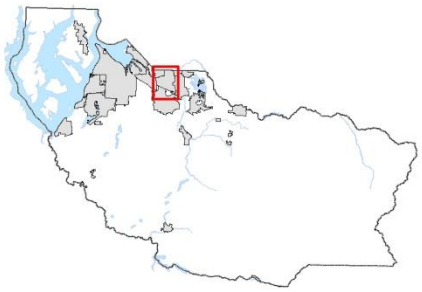
N W E S

Path: \\tacient\N\2015 Comp Plan\Buildable Lands\Maps\MXD\FINAL\Eatonville_BLI_2014.mxd



City of Edgewood Inventory of Vacant and Underutilized Land

- Underutilized
- Vacant
- Vacant Single Unit
- Pipeline
- Built Out/Undevelopable
- Critical Areas
- Municipal Boundary



Pierce County, Washington

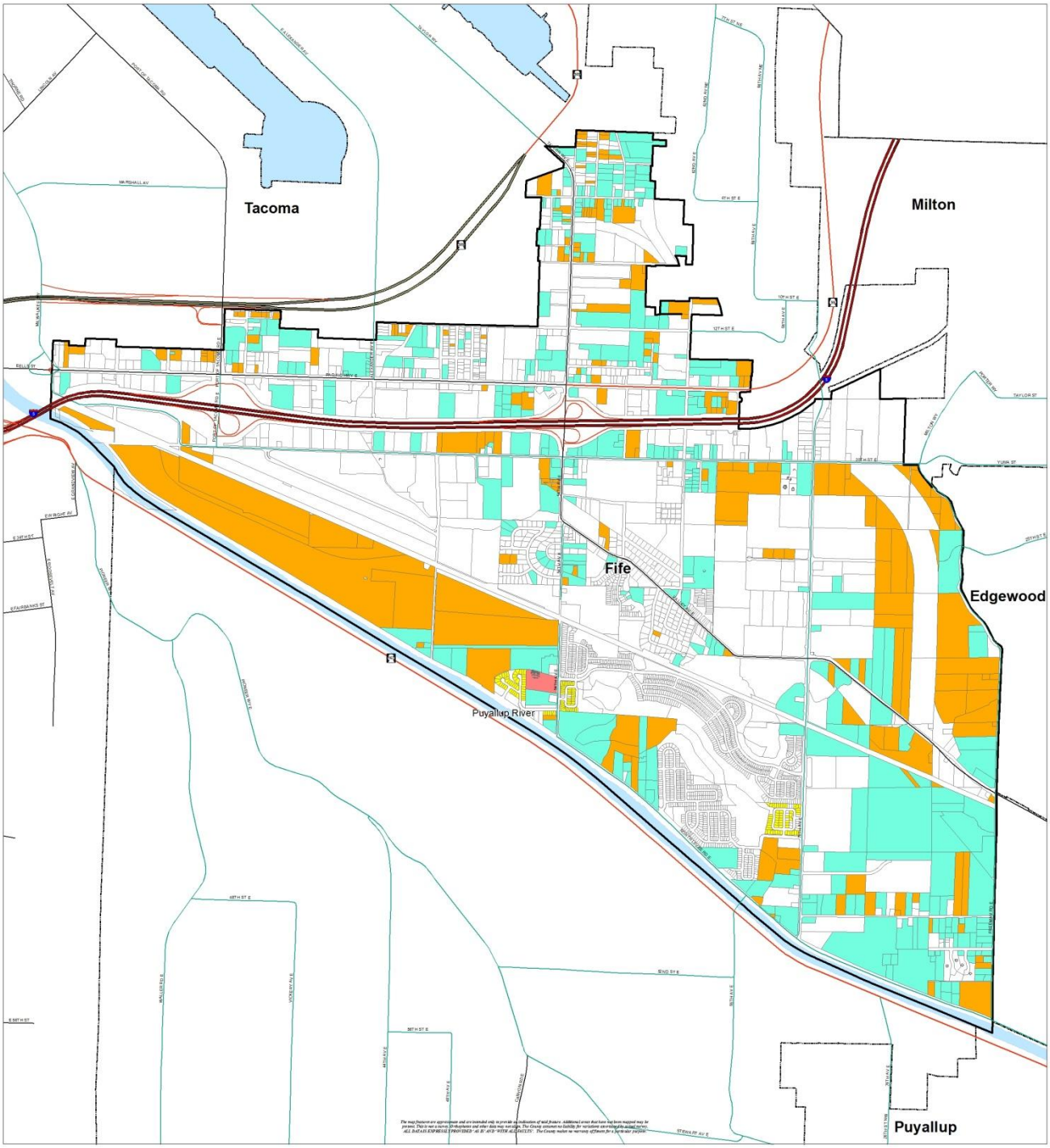
0 0.25 0.5 1 Miles

Pierce County

Buildable Lands Report

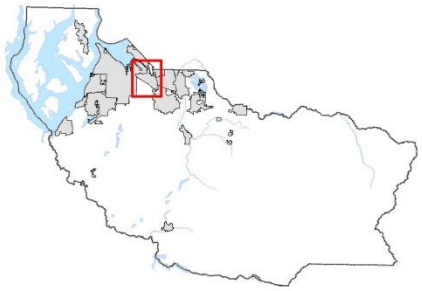
N W E S

Map Document: \\tsclient\N\2015 Comp Plan\Buildable Lands\Maps\MXD\FINAL\Edgewood_BLI_2014.mxd



City of Fife
Inventory of Vacant and Underutilized Land

- Underutilized
- Vacant
- Vacant Single Unit
- Pipeline
- Built Out/Undevelopable
- Municipal Boundary



Pierce County, Washington

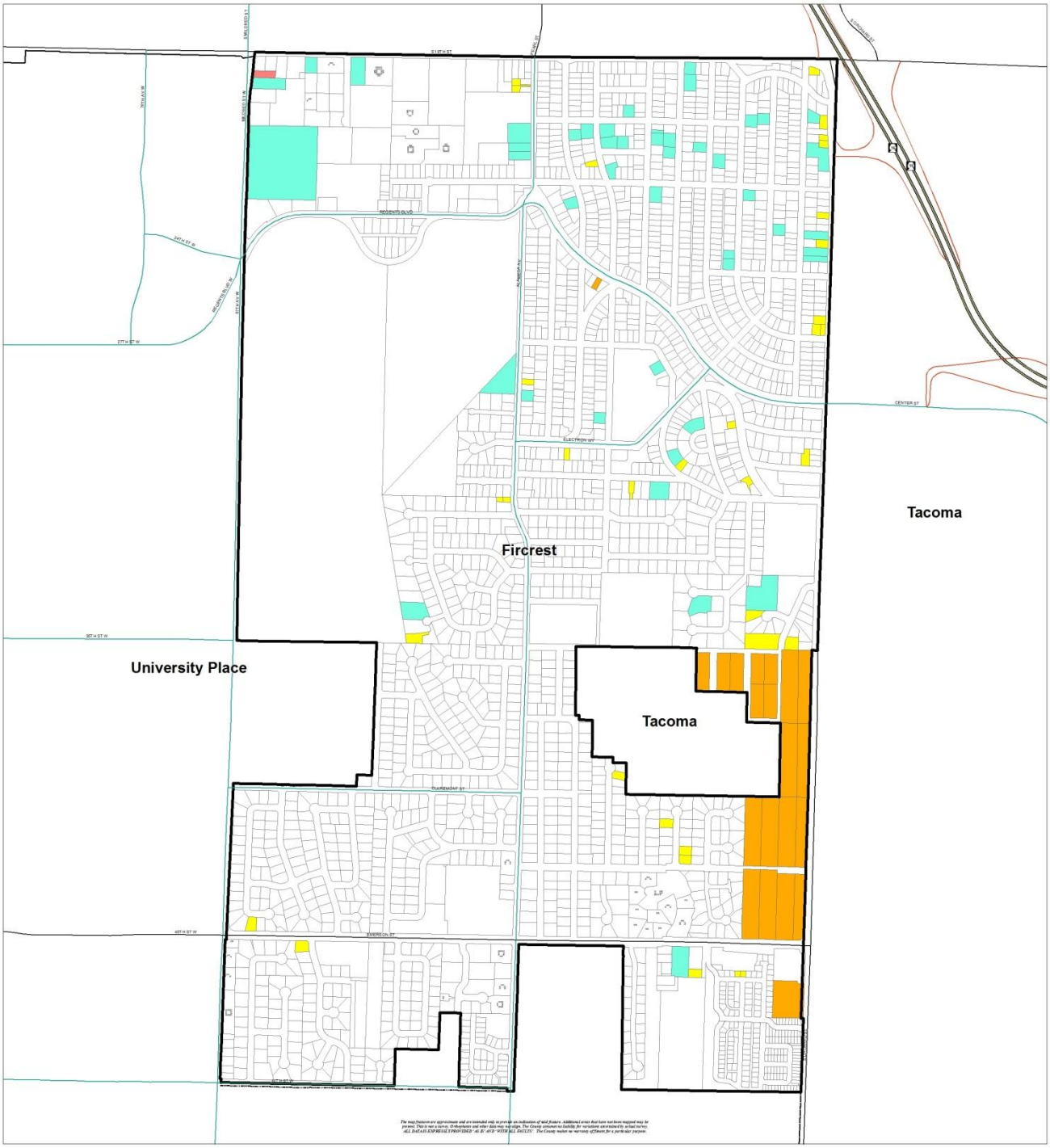
0 0.25 0.5 1 Miles

Pierce County

Buildable Lands Report

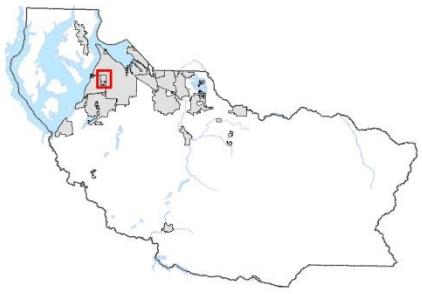
N W E S

Map Document: \\tacfiler\N\2015 Comp Plan\Buildable Lands\Maps\MXD\FINAL\Fife_BLI_2014.mxd



City of Fircrest
Inventory of Vacant and Underutilized Land

- Underutilized
- Vacant
- Vacant Single Unit
- Pipeline
- Built Out/Undevelopable
- Municipal Boundary



Pierce County, Washington

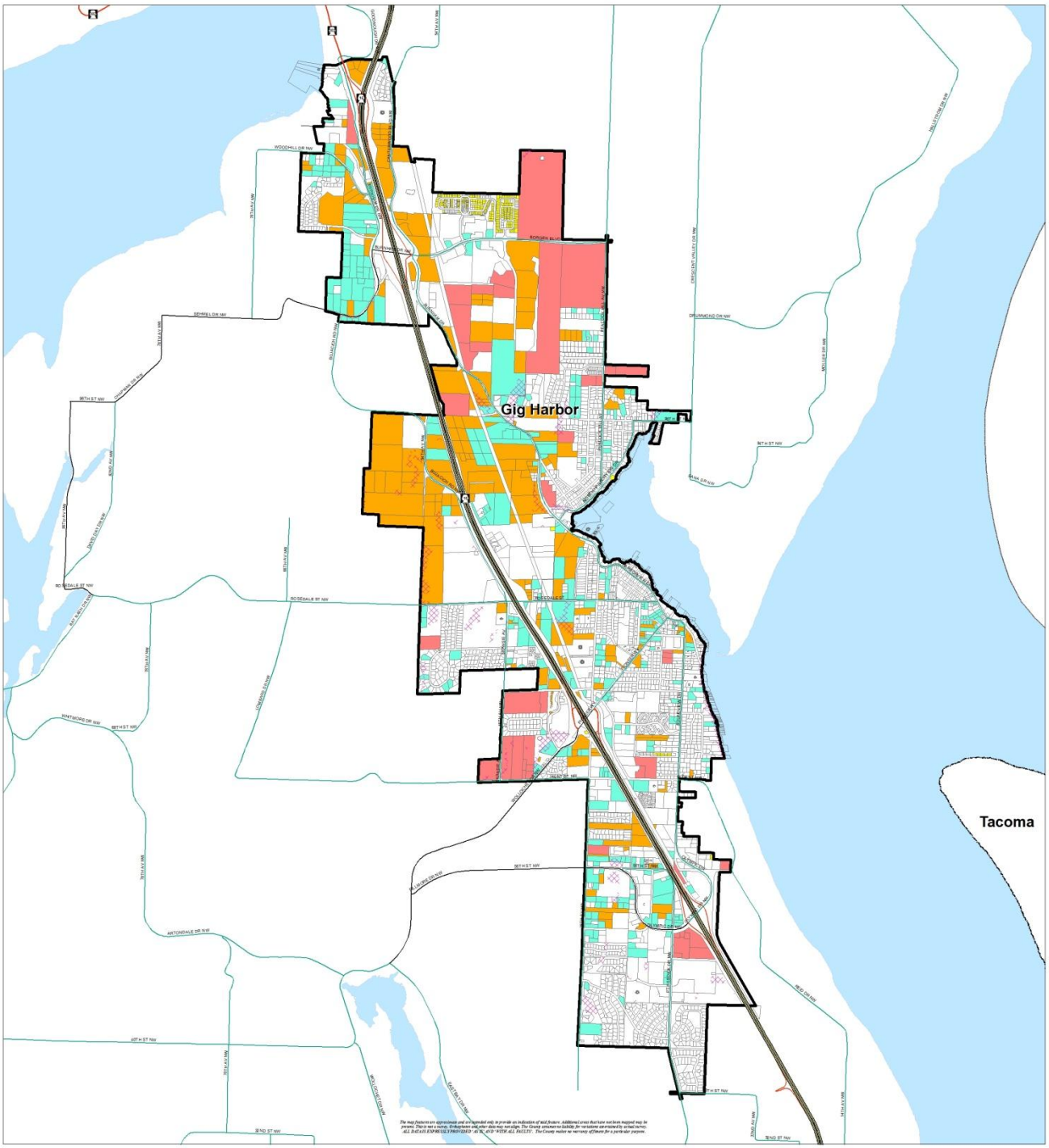
0 0.125 0.25 0.5 Miles

Pierce County

Buildable Lands Report

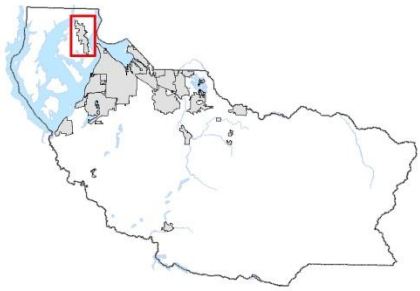
N W E S

Map Document: \\tsclient\N\2015 Comp Plan\Buildable Lands\Maps\MXD\FINAL\Fircrest_BLI_2014.mxd



City of Gig Harbor Inventory of Vacant and Underutilized Land

- Underutilized
- Vacant
- Vacant Single Unit
- Pipeline
- Built Out/Undevelopable
- Critical Areas
- Municipal Boundary



Pierce County, Washington

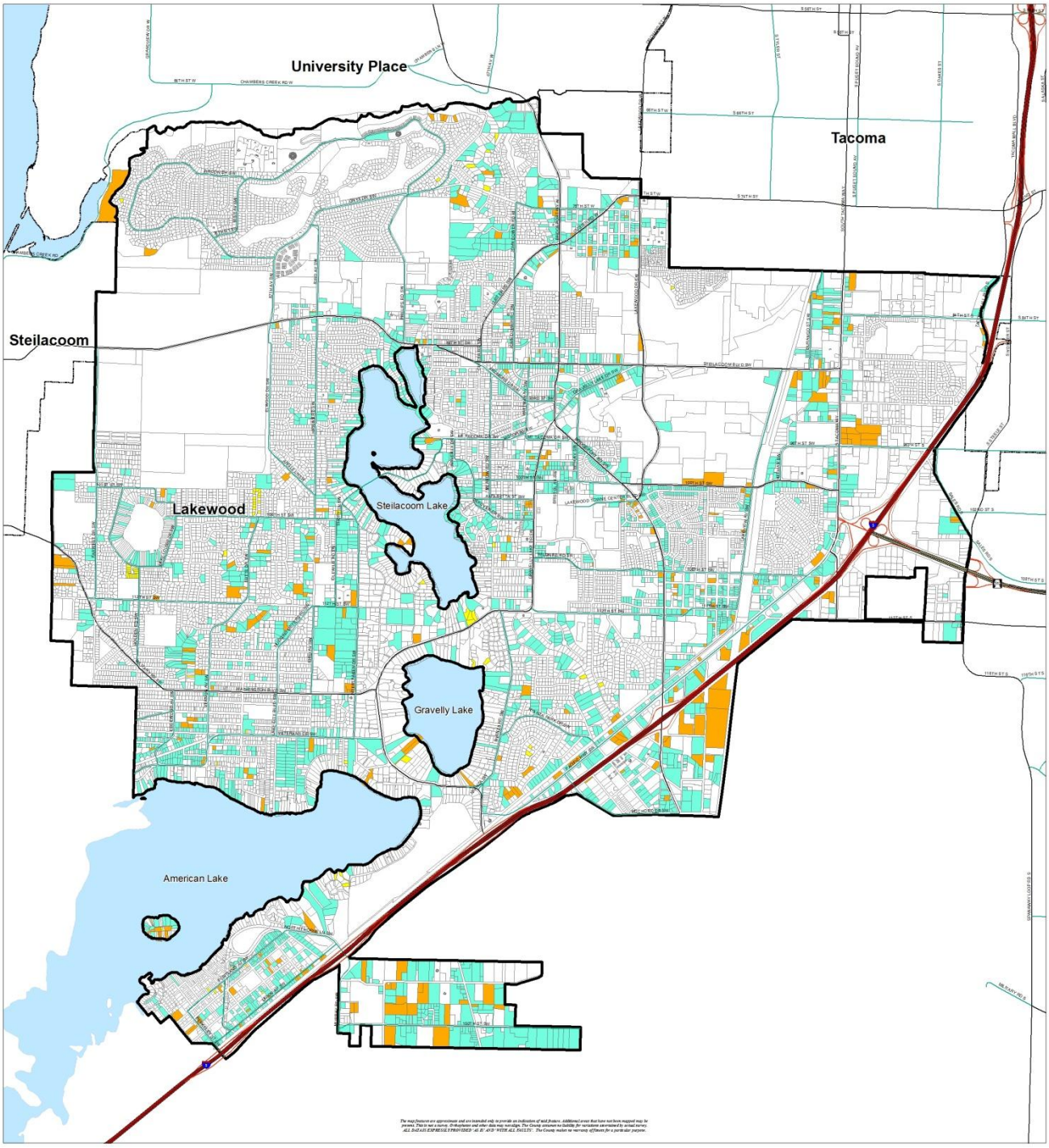
0 0.375 0.75 1.5 Miles

Pierce County

Buildable Lands Report

N W E S

Map Document: \\tsclient\N\2015 Comp Plan\Buildable Lands\Maps\MXD\FINAL\Gig_Harbor_BLI_2014.mxd



City of Lakewood Inventory of Vacant and Underutilized Land

- Underutilized
- Vacant
- Vacant Single Unit
- Built Out/Undevelopable
- Municipal Boundary

Pierce County, Washington

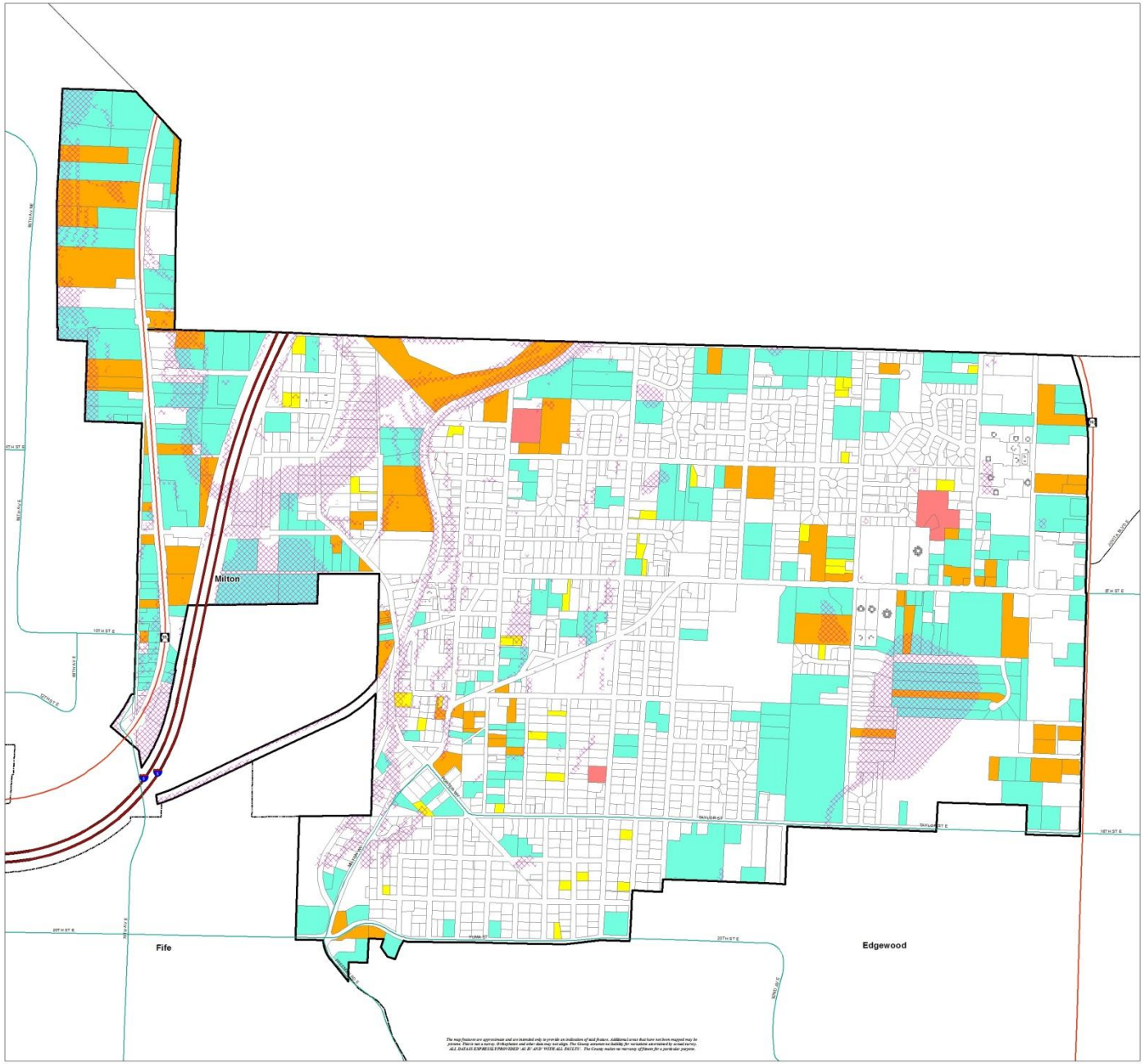
0 0.375 0.75 1.5 Miles

Pierce County

Buildable Lands Report

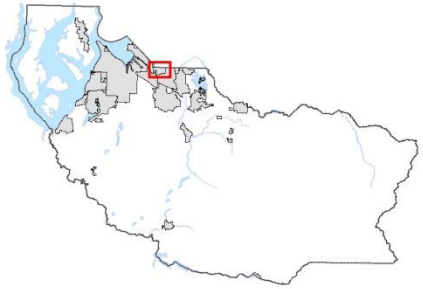
N W E S

Map Document: \\tsclient\N\2015 Comp Plan\Buildable Lands\Maps\MXD\FINAL\Lakewood_BLI_2014.mxd



City of Milton Inventory of Vacant and Underutilized Land

- Underutilized
- Vacant
- Vacant Single Unit
- Pipeline
- Built Out/Undevelopable
- Critical Areas
- Municipal Boundary



Pierce County, Washington

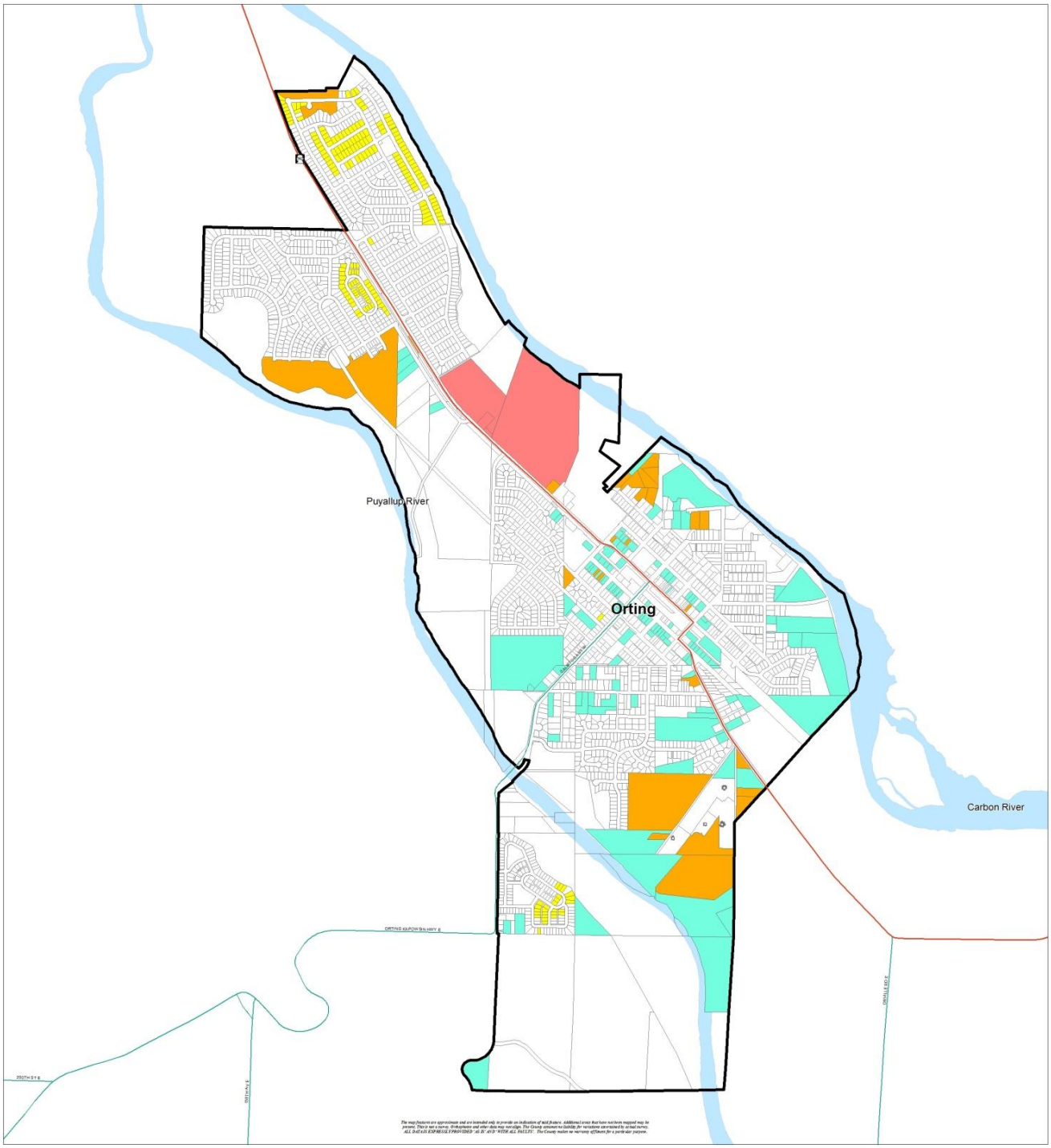
0 0.125 0.25 0.5 Miles

Pierce County

Buildable Lands Report

N W E S

Path: \\tsclient\N\2015 Comp Plan\Buildable Lands\Maps\MXD\FINAL\Milton_BLI_2014.mxd



City of Orting
Inventory of Vacant and Underutilized Land

- Underutilized
- Vacant
- Vacant Single Unit
- Pipeline
- Built Out/Undevelopable
- Municipal Boundary

Pierce County, Washington

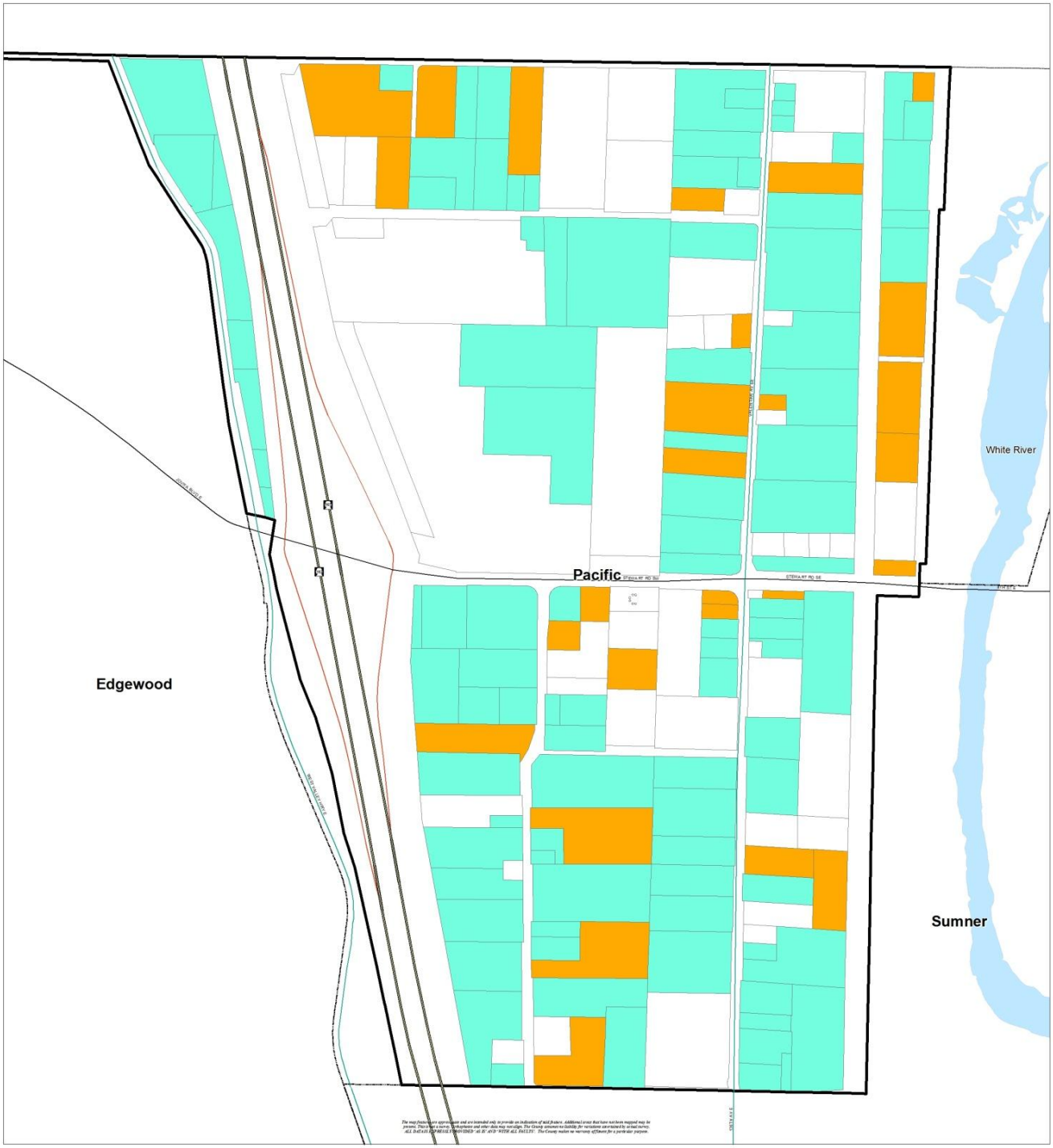
0 0.25 0.5 1 Miles

Pierce County

Buildable Lands Report

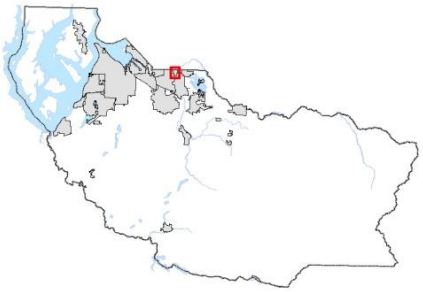
N W E S

Map Document: \\sclient\N\2015 Comp Plan\Buildable Lands\Maps\MXD\FINAL\Orting_BLI_2014.mxd



City of Pacific
Inventory of Vacant and Underutilized Land

- Underutilized
- Vacant
- Built Out/Undevelopable
- Municipal Boundary



Pierce County, Washington

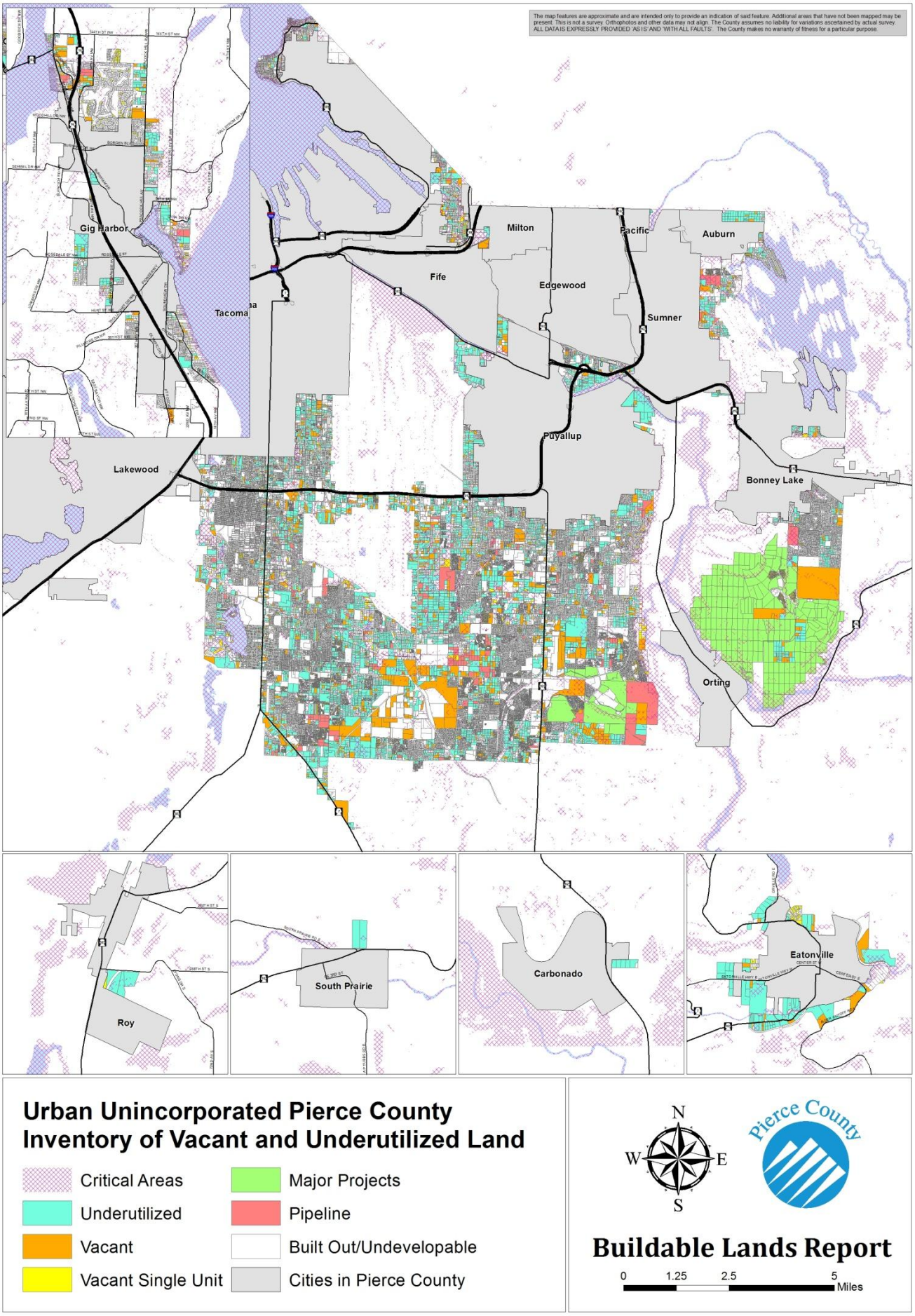
0 0.075 0.15 0.3 Miles

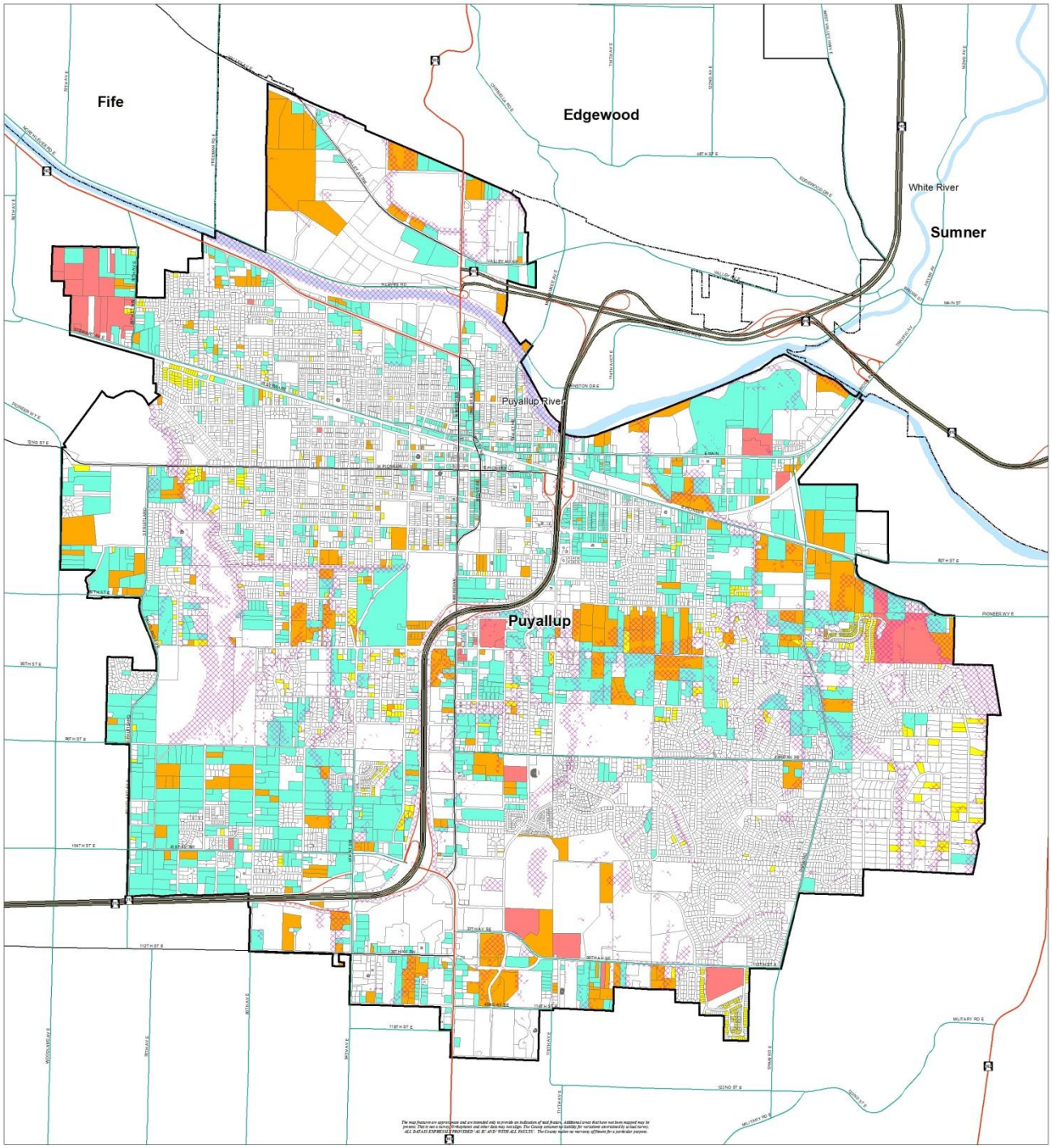
Pierce County

Buildable Lands Report

N W E S

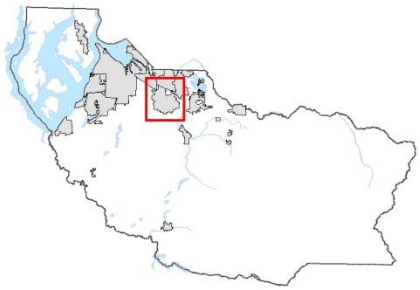
Map Document: \\sclient\N\2015 Comp Plan\Buildable Lands\Maps\MXD\FINAL\Pacific_BLI_2014.mxd


The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The County makes no warranty of fitness for a particular purpose.
Gig Harbor
Tacoma
Milton
Pacific
Auburn
Fife
Edgewood
Sumner
Puyallup
Lakewood
Bonney Lake
Orting
Roy
South Prairie
Carbonado
Eatonville
Urban Unincorporated Pierce County
Inventory of Vacant and Underutilized Land
Critical Areas
Underutilized
Vacant
Vacant Single Unit
Major Projects
Pipeline
Built Out/Undevelopable
Cities in Pierce County
N
W
E
S
Pierce County
Buildable Lands Report
0
1.25
2.5
5
Miles



City of Puyallup Inventory of Vacant and Underutilized Land

- Underutilized
- Vacant
- Vacant Single Unit
- Pipeline
- Built Out/Undevelopable
- Critical Areas
- Municipal Boundary



Pierce County, Washington

0 0.375 0.75 1.5 Miles

Pierce County

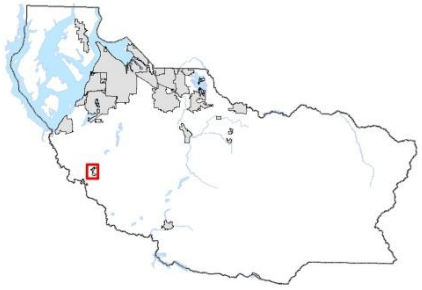
Buildable Lands Report

N W E S

Map Document: \\tacliente\N\2015 Comp Plan\Buildable Lands\Maps\MXD\FINAL\Puyallup_BLI_2014.mxd

City of Roy
Inventory of Vacant and Underutilized Land

- Underutilized
- Vacant
- Vacant Single Unit
- Built Out/Undevelopable
- Critical Areas
- Municipal Boundary



Pierce County, Washington

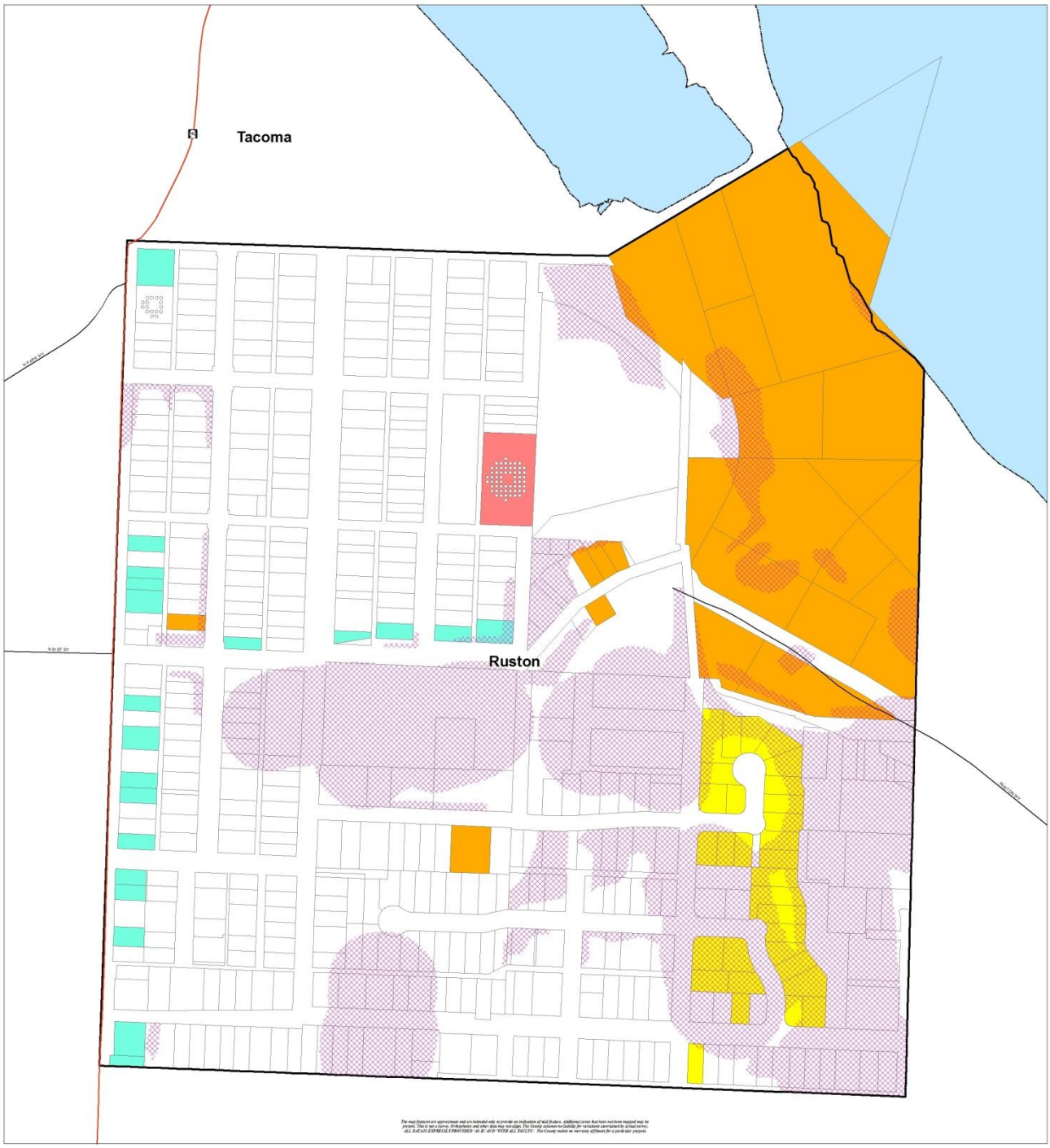
0 0.1 0.2 0.4 Miles

Pierce County

Buildable Lands Report

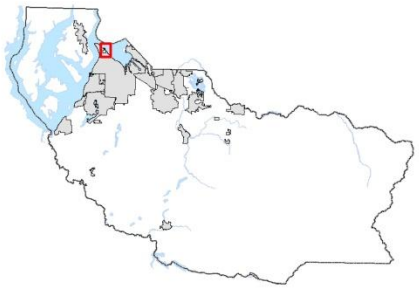
N W E S

Map Document: \\sclient\N\2015 Comp Plan\Buildable Lands\Maps\MXD\FINAL\Roy_BLI_2014.mxd



City of Ruston
Inventory of Vacant and Underutilized Land

- Underutilized
- Vacant
- Vacant Single Unit
- Pipeline
- Built Out/Undevelopable
- Critical Areas
- Municipal Boundary



Pierce County, Washington

0 0.05 0.1 0.2 Miles

Pierce County

Buildable Lands Report

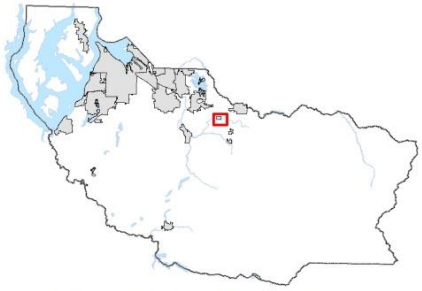
N W E S

Map Document: \\sclient\N\2015 Comp Plan\Buildable Lands\Maps\MXD\FINAL\Ruston_BLI_2014.mxd

The map features are approximate and are intended only to provide an indication of said feature. Additional error that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED "AS IS" AND "WITH ALL FAULTS". The County makes no warranty of fitness for a particular purpose.

Town of South Prairie Inventory of Vacant and Underutilized Land

- Underutilized
- Vacant
- Vacant Single Unit
- Built Out/Undevelopable
- Municipal Boundary



Pierce County, Washington

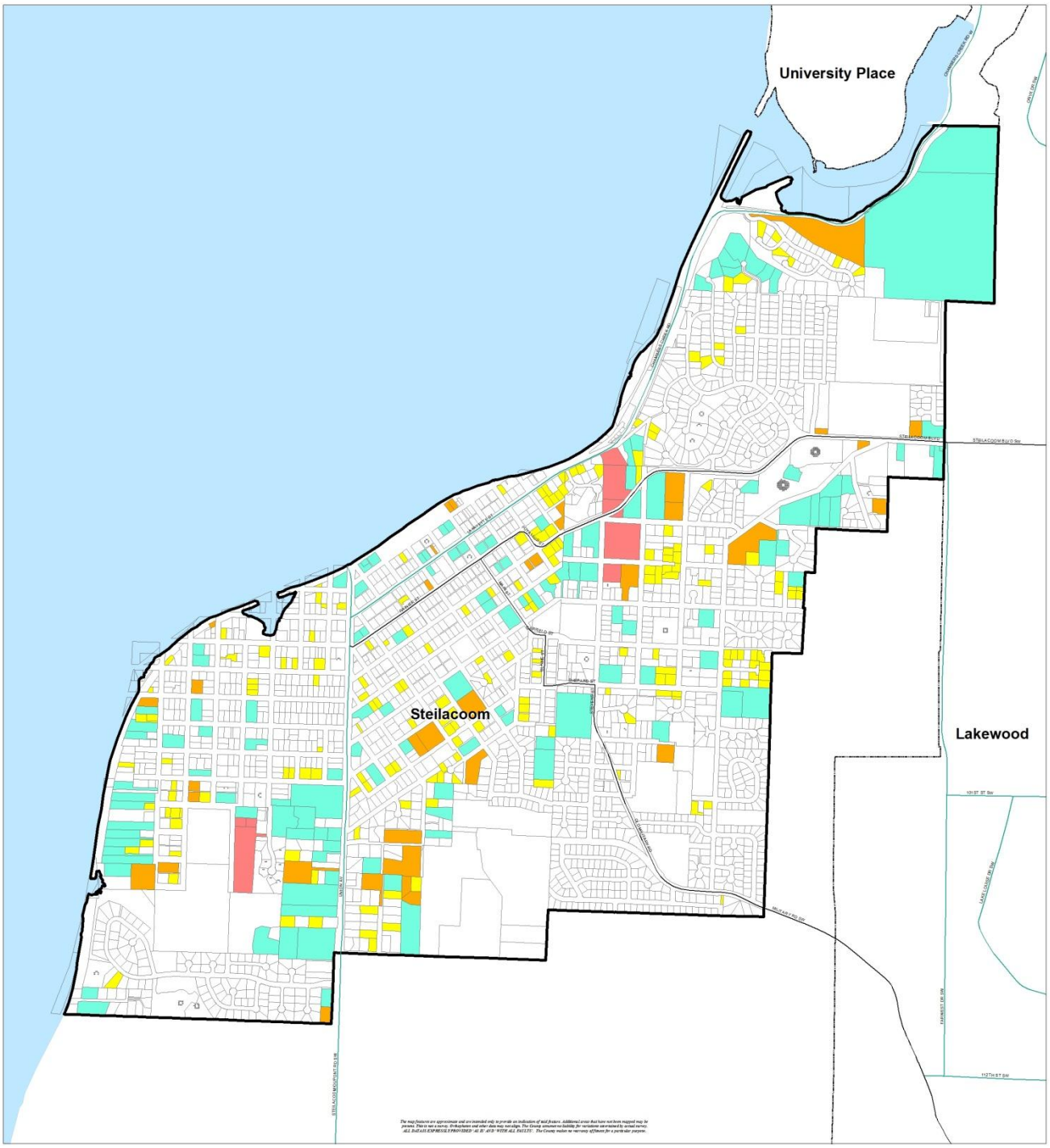
0 0.05 0.1 0.2 Miles

Pierce County

Buildable Lands Report

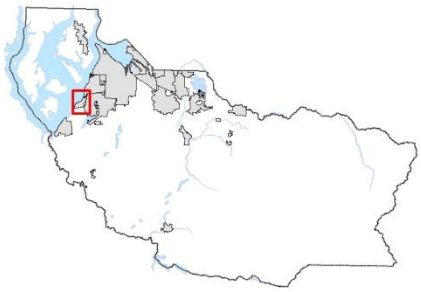
N W E S

Path: \\taclient\N\2015 Comp Plan\Buildable Lands\Maps\MXD\FINAL\South_Prairie_BLI_2014.mxd



Town of Steilacoom Inventory of Vacant and Underutilized Land

- Underutilized
- Vacant
- Vacant Single Unit
- Pipeline
- Built Out/Undevelopable
- Municipal Boundary



Pierce County, Washington

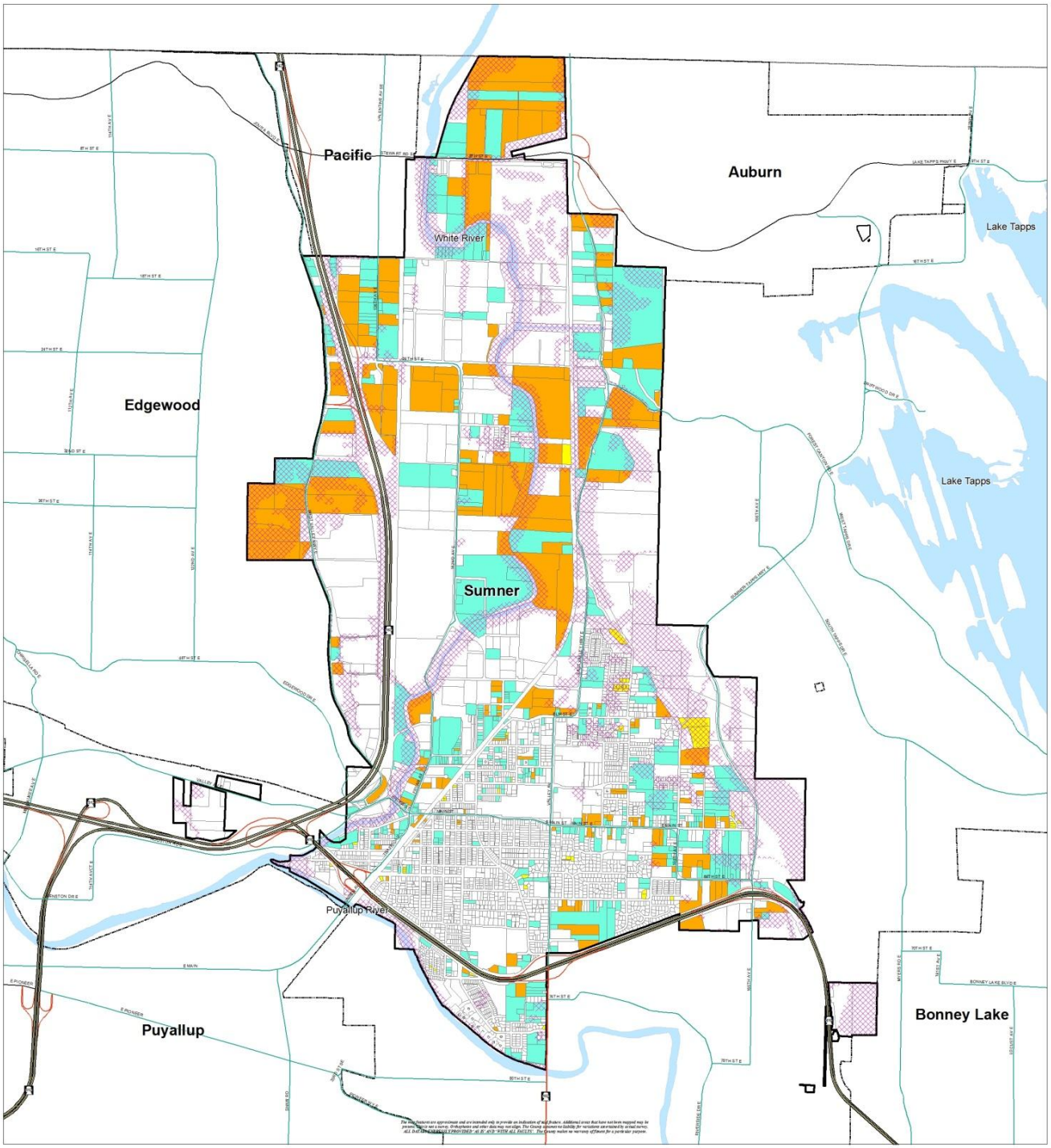
0 0.125 0.25 0.5 Miles

Pierce County

Buildable Lands Report

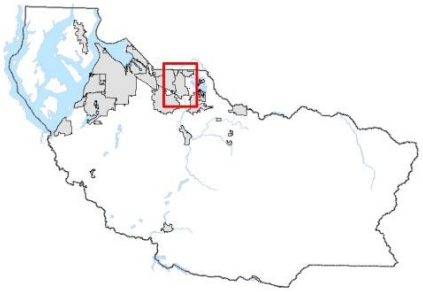
N W E S

Map Document: \\tacliennt\2015 Comp Plan\Buildable Lands\Maps\MXD\FINAL\Steilacoom_BLI_2014.mxd



City of Sumner Inventory of Vacant and Underutilized Land

- Underutilized
- Vacant
- Vacant Single Unit
- Built Out/Undevelopable
- Critical Areas
- Municipal Boundary



Pierce County, Washington

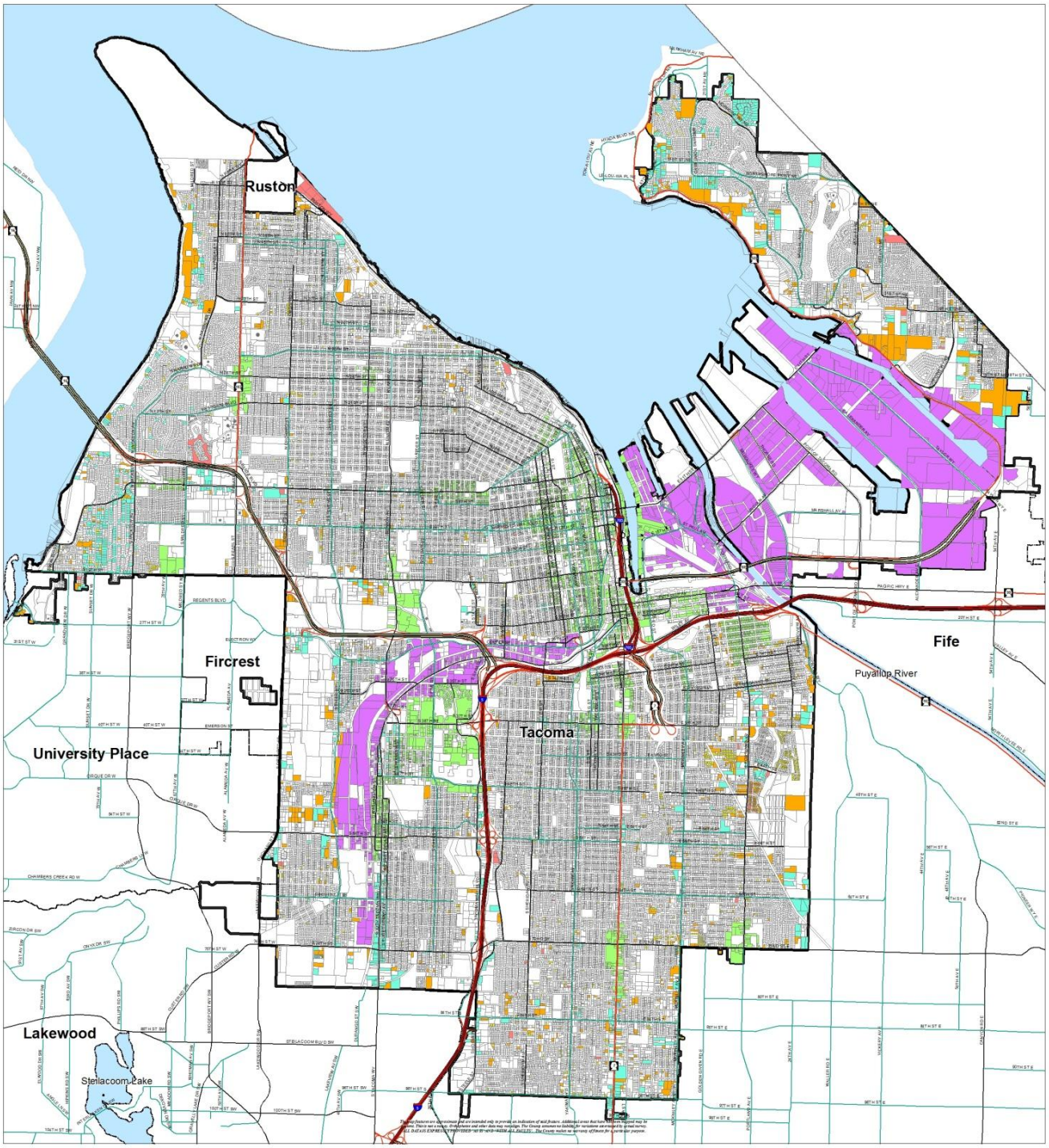
0 0.375 0.75 1.5 Miles

Pierce County

Buildable Lands Report

N W E S

Map Document: \\sclient\N\2015 Comp Plan\Buildable Lands\Maps\MUD\FINAL\Sumner_BLI_2014.mxd



City of Tacoma
Inventory of Vacant and Underutilized Land

- Underutilized
- Vacant
- Vacant Single Unit
- Pipeline
- Built Out/Undevelopable

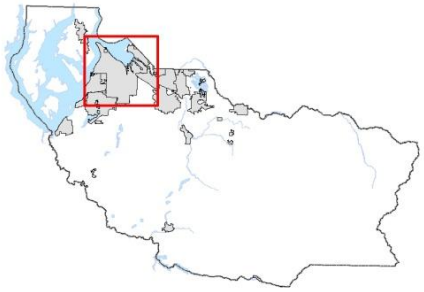
Mixed Use Centers

- Developable
- Undevelopable

Manufacturing/Industrial Centers

- Developable
- Undevelopable

- Municipal Boundary



Pierce County, Washington

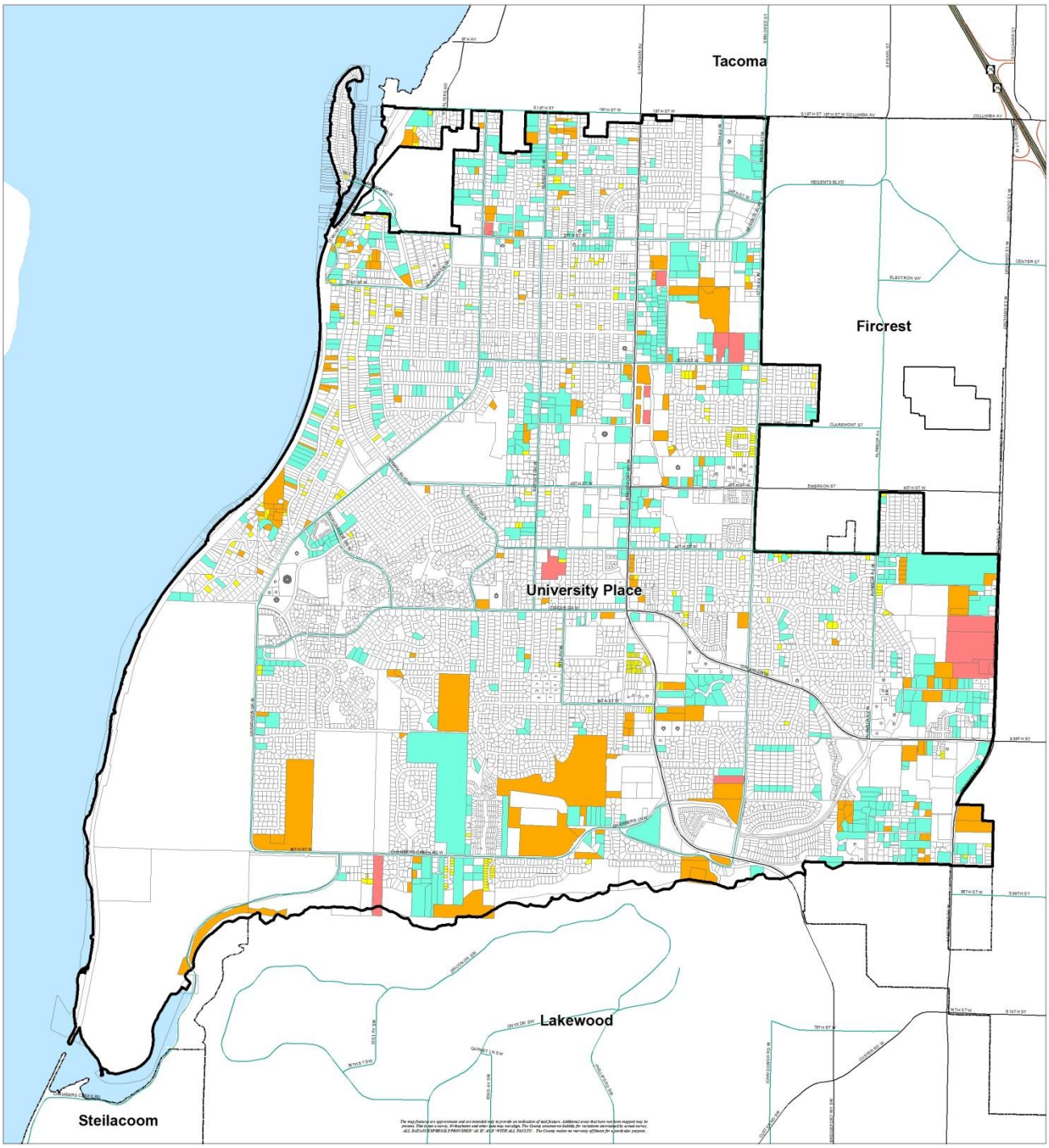
0 0.75 1.5 3 Miles

Pierce County

Buildable Lands Report

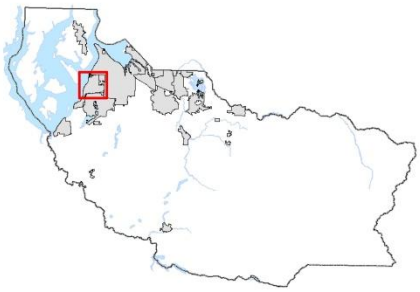
N W E S

Map Document: \\sclient\N\2015 Comp Plan\Buildable Lands\Maps\MXD\FINAL\Tacoma_BLI_2014.mxd



City of University Place Inventory of Vacant and Underutilized Land

- Underutilized
- Vacant
- Vacant Single Unit
- Pipeline
- Built Out/Undevelopable
- Municipal Boundary



Pierce County, Washington

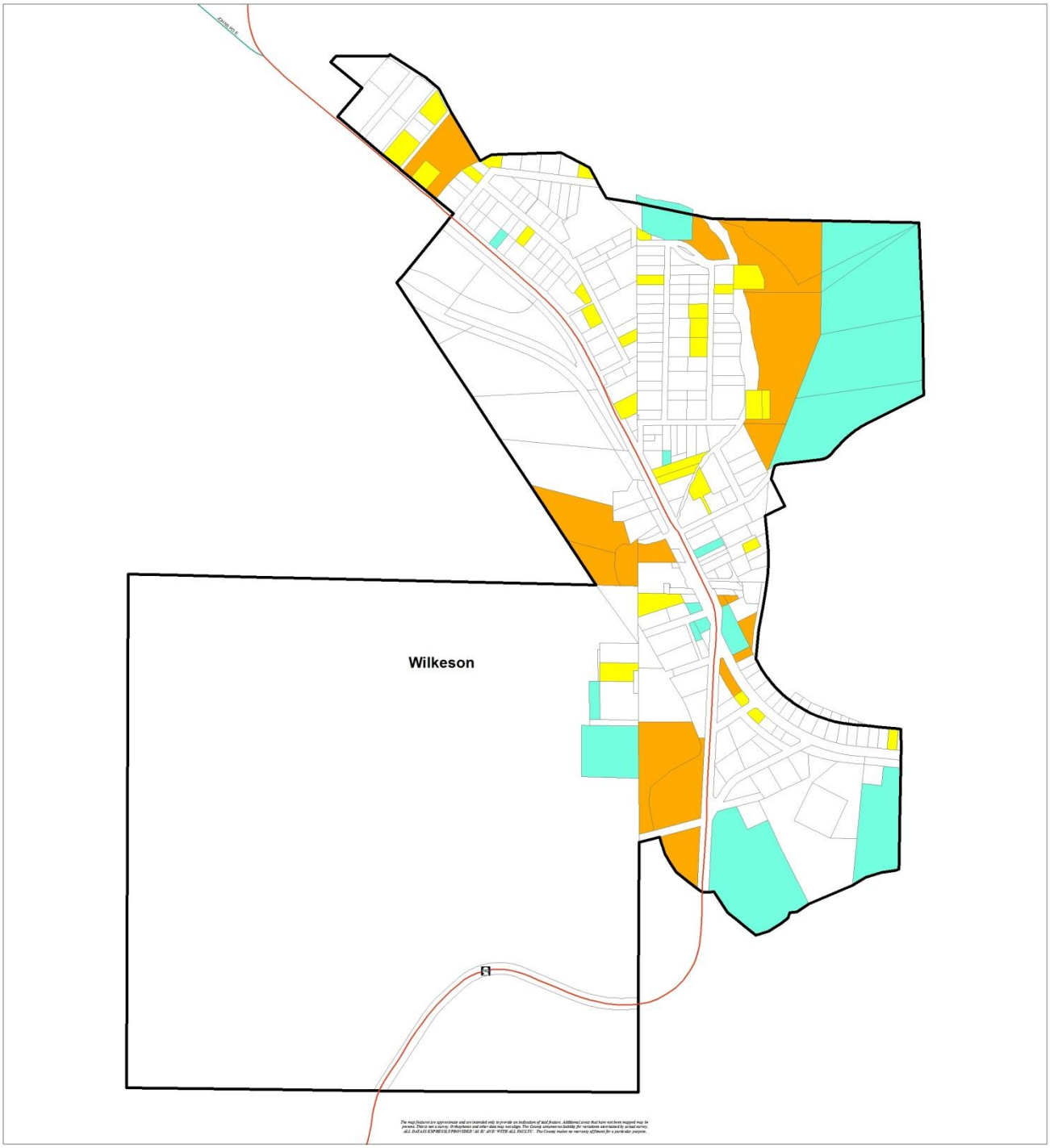
0 0.25 0.5 1 Miles

Pierce County

Buildable Lands Report

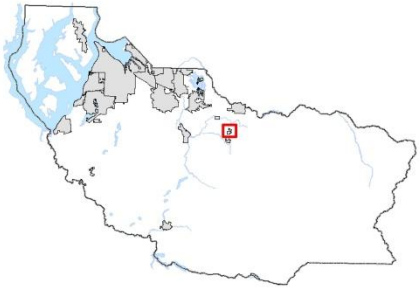
N W E S

Map Document: \\taclient\N\2015 Comp Plan\Buildable Lands\Maps\MXD\FINAL\University_Place_BLI_2014.mxd



Town of Wilkeson
Inventory of Vacant and Underutilized Land

- Underutilized
- Vacant
- Vacant Single Unit
- Built Out/Undevelopable
- Municipal Boundary



Pierce County, Washington

0 0.05 0.1 0.2 Miles

Pierce County

Buildable Lands Report

N W E S

Map Document: \\tacfiles\N\2015 Comp Plan\Buildable Lands\Maps\MXD\FINAL\Wilkeson_BLI_2014.mxd

Appendix B: Sample Calculation Tables

Table 6 Example Calculation: Supply of Land/Lots for Residential Development				
Zoning District		MSF (Unincorporated Pierce County)		
Land Type		Underutilized	Vacant (gross)	Vacant (single-unit)
Gross Acres		(A1) Total Acreage from Inventory	(B1) Total Acreage from Inventory	(C1) Total Acreage from Inventory
Residential Split[1]		(A2) = (A1)*(100%)	(B2) = (B1)*(100%)	
Individual Plat Deductions	**Roads**	(A3) = (.15)*(A2)	(B3) = (.15)*(B2)	
	Critical Areas	(A4) = [Documented Critical Areas from (A1)]*[(A2)/(A1)]	(B4) = [Documented Critical Areas from (B1)]*[(B2)/(B1)]	
	Parks and Open Space	-	-	
Net Acres		(A5) = (A2)-(A3)-(A4)	(B5) = (B2)-(B3)-(B4)	
Non-Residential Uses		(A6) = (.16)*(A5)	(B6) = (.02)*(B5)	
Adjusted Net Acres		(A7) = (A5)-(A6)	(B7) = (B5)-(B6)	
Land Unavailable for Development		(A8) = (.40)*(A7)	(B8) = (.15)*(B7)	
Final Adjusted Net Acres		(A9) = (A7)-(A8)	(B9) = (B7)-(B8)	
Total Adjusted Net Acres		(A9)+(B9)		
One dwelling unit per vacant (single unit) lot				(C2) Total Number of Units
Displaced Units[2]		(A10)*[(A9)/(A1)]		
Displaced Jobs[2]		(A11)*[(A9)/(A1)]		

[1]Percent of land allocated toward residential development, see Table 4
[2]Displaced housing units and employees associated with underutilized parcels are adjusted to reflect the mixed use and "unavailable to develop" assumption.

Table 9 Example Calculation: Supply of Land for Commercial/Industrial Employment		
Zoning District	**AC** (Unincorporated Pierce County)	
Land Type	Vacant	Underutilized
Gross Acres	(A1) Total Acreage from Inventory	(B1) Total Acreage from Inventory
Commercial Split[1]	(A2) = (A1)*(.35)	(B2) = (B1)*(.35)
Land Unavailable for Development	(A3) = (A2)*(.20)	(B3) = (B2)*(.40)
Net Acres	(A4) = (A2)-(A3)	(B4) = (B2)-(B3)
Total Net Acres	(A4)+(B4)	
Displaced Jobs[2]		(B5)*[(B4)/(B1)]
Displaced Units[2]		(B5)*[(B4)/(B1)]

[1] Percent of land allocated toward commercial development, see Table 4
[2]Displaced housing units and employees associated with underutilized parcels are adjusted to reflect the mixed use and "unavailable to develop" assumption.

Appendix C: Pipeline and Major Projects

City of Auburn

City of Auburn: Pipeline Projects				
Project Name	**Type**	**Acres**	**Units**	**Estimated Employees**
Lakeland East	Residential	31.20	338	0
	Commercial	4.09	0	155
	School	9.53	0	80
		Total	**338**	**235**

City of Bonney Lake

City of Bonney Lake: Pipeline Projects					
Project Name	**Type**	**Acres**	**Commercial SF**	**Units**	**Estimated Employees**
WSU	Multi-Family	66.97	0	425	0
Tracy Plat	Plat	3.70	0	11	0
Renwood	Multi-Family	10.90	0	186	0
Park Place	Multi-Family	4.49	0	92	0
Franciscan Health Care	Health Care	3.18	45,702	0	91
Kahne Multi-Family	Multi-Family	8.95	0	186	0
Berkshire Estates	Plat	2.87	0	12	0
Angeline Short Plat	Short Plat	1.86	0	7	0
Marzolf Short Plat	Short Plat	1.95	0	7	0
Stone Creek	Plat	17.42	0	45	0
Kelly Lake	Short Plat	2.44	0	9	0
Orchard Grove II	Plat	3.80	0	18	0
Greenwood Heights	Multi-Family	1.06	0	21	0
Henschell Chiropractic	Health Care	0.73	5,902	0	12
Bonney Lake Medical Center	Health Care	4.71	59,753	0	120
Ridge at Lake Tapps	Plat	12.78	0	54	0
Hemminger	Plat	7.06	0	31	0
Carroll Short Plat	Short Plat	0.51	0	2	0
Church Lake Plat	Plat	4.75	0	17	0
Moore Short Plat	Short Plat	1.22	0	3	0
Kahne Commercial	Retail	2.46	29,900	0	60
	Warehouse		235,362	0	235
Highland Ridge Division II	Plat	28.78	0	77	0
			Total	**1,203**	**518**

City of Buckley

City of Buckley: Pipeline Projects		
Project Name	**Acres**	**Units**
Elkhorn Plat	61.01	171
Nanevicz Plat	21.77	65
Buckley PWU Short Plat	8.02	2
	Total	**238**

City of Edgewood

City of Edgewood: Pipeline Projects		
Project Name	**Acres**	**Units**
Westridge	88.57	295
Northwood	8.72	33
Simon's Creek	12.11	18
Greenwood	4.43	9
	Total	**355**

City of Fife

City of Fife: Pipeline Projects		
Project Name	**Acres**	**Units**
Stonebrook at Fife	5.41	**36**

City of Fircrest

City of Fircrest: Pipeline Projects			
Project Name	**Acres**	**Units**	**Estimated Employees**
Gas Station with 2 Upstairs Apartments	0.30	**2**	**6**

City of Gig Harbor

City of Gig Harbor: Pipeline Projects				
Project Name	**Type**	**Acres**	**Units**	**Estimated Employees**
72nd Street Preliminary Plat	Residential	18.67	62	0
Bellesara	Residential	8.82	31	0
Business Park At Harbor Hill	Commercial	11.49	0	209
Carl's Jr.	Commercial	1.26	0	9
Commercial Development	Commercial	1.28	0	30
Courtyards at Skansie	Residential	28.52	179	0
Estates at Gig Harbor Phase II	Residential	5.89	18	0
Harbor Hill Development Agreement[1]	Residential	202.44	1,110	0
Haub Plat	Residential	3.87	12	0
Haub Pre-Plat	Residential	5.46	18	0
Highlands at the Harbor	Residential	9.09	14	0
Hunt Highlands Condominiums	Residential	8.67	33	0
Jasmine Court	Residential	2.87	10	0
Lydian Place	Residential	3.8	22	0
McCormick Creek	Residential	38.14	182	0
Morning Point	Residential	6.17	24	0
North Creek	Residential	12.37	100	0
Peacock Meadows	Residential	3.25	12	0
Point Fosdick Square	Commercial	18.24	0	367
Shore Acres	Residential	2.15	11	0
The Reserve	Residential	9.83	16	0
		Total	**1,854**	**615**

[1]PCD-RLD will be built out to 644 units at 4 units per acre on 160.9 gross acres under a developer's agreement. Total MF proposed units for the PCD-RMD zoning designation is 466. The City of Gig Harbor defines senior housing as 1/3 of a unit. In the PCD-RMD zone, there are currently 172 units being built in a MF apartment complex under this development agreement. There is availability for 294 MF units (senior housing) at this time in the pipeline.

City of Milton

City of Milton: Pipeline Projects		
Project Name	**Acres**	**Units**
Aerie Crest	4.37	18
Jones Short Plat	0.84	4
Vimont Short Plat	2.77	3
	Total	**25**

City of Orting

City of Orting: Pipeline Projects				
Project Name	**Gross Acres**	**Commercial SF**	**Units**	**Jobs**
Mixed Use Town Center North BSP	67.72	370,000	**600**	**900**

Unincorporated Urban Pierce County

Major Projects

Unincorporated Urban Pierce County: Major Projects				
Project Name	Gross Acres	Units[1]	20 Year Housing Estimate[2]	20 Year Employment Estimate
Tehaleh	4,614.45	6,437	4,000	2,200
Lipoma Firs	198.22	1,697	1,697	0
Sunrise	709.32	2,206	2,206	85
		Total	**7,903**	**2,285**

[1]Total number of units planned at full build-out. The Tehaleh land has the capacity for additional units and the project is vested to EBPC zoning that permits additional units. The number of units cited here is the number allowed under the current approval.
[2]Tehaleh is assumed to produce 200 housing units a year within the 20 year period. This assumption is based on absorption trends over recent years and the actual rate will be variable depending on local market conditions.

Employment Pipeline

Unincorporated Urban Pierce County: Employment Pipeline Projects		
Project Name	Gross Acres	Estimated Employees
Garfield Commons/ Parkland Townsite	**2.65**	**19**

Residential Pipeline

Unincorporated Urban Pierce County: Residential Pipeline Projects		
Project Name	Gross Acres	Units
Amber Rose	3.99	19
Aqueduct Estates PDD	2.52	7
Arsland	5.31	21
Ashburn	7.49	31
Bella on Canyon PDD	8.93	142
Boulder Creek PDD	9.13	27
Brantley's First Addition	1.13	12
Brighton Woods	3.14	15
Burrill Hollow	7.63	15
Burton Ray Estates	4.90	20
Cambridge Heights PDD	9.72	68
Candlewood Park	5.01	18
Canyon East	4.41	19
Canyon Village	4.83	20
Carson Court	4.71	10
Cassidy's Landing	3.52	16
Cherry Street	10.92	22
Clover Creek Highlands I	41.61	101
Clover Creek Highlands II	25.19	76
Clover Creek Highlands III	20.12	70
Cobble Field PDD	4.58	16
Darby Dawn Estates	18.28	44
Daybreak	110.27	529

Unincorporated Urban Pierce County: Residential Pipeline Projects		
Project Name	Gross Acres	Units
Dietrich Firs	4.70	19
Dreamscape	5.71	30
Dylan Addition	2.92	13
Eagle Quest	19.19	25
Edgewater at South Hill PDD Div 1	0.85	25
Emerald Glen II	16.35	50
Emerald Hollow	7.41	20
Emerald Woods PDD	10.53	93
Ethan & Jonathan Mayer Addition	5.69	11
Evergreen Ridge BSP/Hawthorne Lane Apartments	1.86	32
Falaschi Court	4.03	22
Forest Canyon Estates PDD	62.12	120
Forest Lawn PP	2.32	8
Garfield Commons/Parkland Townsite	2.65	104
Gem Heights PDD	2.31	35
Gig Harbor North Estates	12.23	12
Golden Willows Estates	2.43	8
Gwendolyn Hollow	8.59	19
Harmony Woods	4.79	22
Hawks Ridge Division I	9.19	47
Heritage Park at South Hill	4.36	45
Holland Gardens	6.22	13
Hudson Heights PDD	4.52	8
Ironwood Estates	4.96	15
Kapowsin Landing	2.51	9
Kilen Estates	4.61	16
Leone Addition	19.99	78
Liberty Park PDD	74.12	60
Lipoma Firs North Phase 4	35.01	374
Mikaela's Ridge	2.37	9
Mirabella	20.17	35
Miranda Rose	4.23	12
Molly's Court	9.59	18
Mountain Terrace Estates Phase 3	9.96	44
Mulberry Circle	5.92	28
Newberry	4.96	19
Nicolina Meadows	30.74	62
Oak Garden	3.38	22
Olympic Peak Estates	4.85	11
Orchard Mourning	6.30	19
Pacific Ridge PDD	3.30	13
Parkland Tall Firs	2.82	10

Unincorporated Urban Pierce County: Residential Pipeline Projects		
Project Name	**Gross Acres**	**Units**
Pheasant Run	4.39	14
Pineridge Estates	2.57	10
Portland Meadows	3.34	16
Red Hawk Addition	14.85	75
Red Hawk IV	10.10	70
Rexden Estates	4.86	16
Ridge at Crescent Pond, Div 2	9.28	47
Ridge at Southwood, Division II	18.49	67
Ridge at Southwood, Division III	15.23	65
Ridge View Estates	45.95	245
Ronda's Meadow	2.45	12
Royal Firs	9.95	63
Sara's Garden	3.50	12
Shawnee Ridge	38.84	87
Sheldon Grove	5.81	24
Sorrento's Landing	4.74	23
South Hill Estates	28.23	27
Starkel Poultry Farm PP	8.72	72
Summer Canyon PDD	5.74	27
Summerwood Park	106.82	358
Sunrise Corner PDD	9.76	47
Sword Addition II	2.72	6
Terra Woods	9.82	69
The Ivy	1.10	6
The Ranch at Frederickson	16.08	25
The Ridge at Crescent Pond	9.50	25
The Ridge at Woodland Heights	3.63	15
Thorpe	4.75	15
Tree Run Manor	5.59	11
Uplands PDD Rezone	319.93	850
Valerie Estates	7.15	19
Van Well Addition	11.80	2
Wohlford Addition	4.93	17
Zhuk	4.78	9
Zoe PDD	10.14	32
Zunno - Military Road	2.45	11
	Total	**5,442**

City of Puyallup

City of Puyallup: Pipeline Projects			
Project Name	**Acres**	**Units**	**Estimated Employees[2]**
Puyallup Highlands	51.01	152	0
Dr. Dahan Medical Building	0.51	30	0
Good Samaritan Hospital	11.67	0	753
Group Health Medical Building	10.88	0	110
Lowes	14.43	0	259
Nursing Home[1]	5.98	33	0
PDC Residential Development	68.89	368	0
Linden Lane Apartments	12.05	236	0
Hampton Inn	1.54	0	148
Safeland Storage	1.95	0	112
Preliminary Plat (Second Phase)	15.77	82	0
Short Plat	0.92	3 lots; 2 new units	0
Short Plat	0.51	2 lots; 1 new unit	0
Short Plat	0.36	2 lots; 1 new unit	0
Manufacturing Project	3.08	0	56
	Total	**905**	**1,438**

[1]100 beds at 1/3 of a unit each.
[2]All commercial is assumed 1 employee per square feet, and industrial/manufacturing at 1 employee per 900 square feet.

City of Ruston

City of Ruston: Pipeline Projects		
Project Name	**Gross Acres**	**Units**
The Commencement Condominiums	1.07	**62**

Town of Steilacoom

City of Steilacoom: Pipeline Projects		
Project Name	**Gross Acres**	**Units**
Joey Hollow	5.12	18
Top of the Bay	4.58	13
Norberg Estates	5.26	23
	Total	**54**

City of Tacoma

City of Tacoma: Pipeline Projects			
Project Name	Total Acres	Units	Estimated Employees
Cameron Estates	0.73	5	0
Founders Circle	1.46	6	0
Lindie Lane	1.62	6	0
Olympic View South	1.74	13	0
Wapato Ridge	2.29	14	0
La Terra At Northshore	9.30	51	0
Hawks Pointe	1.00	8	0
Highlands Golf & Racquet Club #2 Plat Alteration	10.19	2	0
Highlands Golf & Racquet Club #2 Plat Alteration	3.99	2	0
Short Plat 201011175005	0.24	2	0
Short Plat 201012145003	0.52	3	0
Short Plat 201102025009	0.30	2	0
Short Plat 201102095002	0.26	2	0
Short Plat 201103235003	2.06	4	0
Short Plat 201103315001	0.36	2	0
Short Plat 201104015003	0.91	4	0
Short Plat 201107265004	0.28	2	0
Short Plat 201108095009	1.47	2	0
Short Plat 201109225003	4.11	4	0
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Short Plat 201111105007	0.28	2	0
Short Plat 201112215002	0.24	2	0
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Short Plat 201211085001	0.17	2	0
Short Plat 201212115004	0.53	2	0
Short Plat 201303225001	0.27	2	0
Short Plat 201303275001	0.46	3	0
Short Plat 201304085003	0.28	2	0
Short Plat 201308275001	0.77	4	0
Short Plat 201310015004	0.26	2	0
Short Plat 201401225001	0.77	2	0
Short Plat 201402255002	0.92	4	0
Permit #5004691190	0.21	3	0
Permit #5004690610	0.31	3	0
Permit #5004690620	0.31	3	0
Permit #5004220420	0.94	55	0
Permit #5004690700	0.15	3	0
Permit #5004690660	0.18	3	0

City of Tacoma: Pipeline Projects			
Project Name	**Total Acres**	**Units**	**Estimated Employees**
Permit #5004690730	0.16	4	0
Permit #5004690070	0.18	3	0
Permit #5004690080	0.17	3	0
Permit #5004690090	0.17	3	0
Permit #5004690310	0.16	3	0
Permit #5004690160	0.16	3	0
Permit #5004690180	0.15	3	0
Permit #5004690110	0.16	4	0
Permit #5004690140	0.15	3	0
Permit #5004690210	0.16	4	0
Point Ruston	35.30	1,000	450
	Total	**1,281**	**450**

City of University Place

City of University Place: Pipeline Projects		
Project Name	**Acres**	**Units**
29th & Morrison (Duplex/Condo)	1.68	26
Cascade Pointe	2.43	16
Clearview	0.73	100
Creek Vista	5.96	9
Grandview Senior Living	1.21	142
Johnson Estates	4.83	16
Latititude 47	1.02	156
Orchard Ridge	7.67	42
Summer Lane	3.46	18
Sunset South	4.82	21
Woodside Creek	23.34	123
	Total	**669**

Appendix D: City of Tacoma Mixed Use Centers Capacity Analysis

A New Approach to Growth Allocations for Tacoma's Urban Centers

Report Prepared by VIA Architecture

DRAFT: September 27, 2013

1. Introduction

This report documents a project to establish improved growth and employment forecasts for the City of Tacoma that properly reflect the City's aspirations to concentrate growth in its downtown core and mixed-use centers. The results of this work will inform the City of Tacoma's Transportation Master Plan and transportation modeling efforts.

The project consists of the following components:

- Reconfigure the Traffic Analysis Zones (TAZ) to align with Tacoma's planning boundaries
- Perform development capacity estimates for Tacoma's Regional Growth Centers (RGC), Manufacturing/Industrial Centers (MIC), and Mixed Use Centers (MUC)
- Distribute Tacoma's total population and employment allocations for 2030 and 2040 to the RGCs, MICs, and MUCs

Methods and results are described below.

2. TAZ Reconfiguration

Pierce County and the Puget Sound Regional Council (PSRC) have each developed a set of traffic analysis zones (TAZs) that cover Tacoma's geography. However, both TAZ sets have numerous boundaries that do not align with the planning boundaries for Tacoma's Regional Growth Centers (RGC), Manufacturing/Industrial Centers (MIC), Mixed-use Centers (MUC), and are even misaligned with the city limits in some cases.

Pierce County's and PSRC's established TAZ sets are fairly similar in terms of granularity and orientation. After consulting with staff from both organizations, it was decided that the PSRC "3700" TAZ set would be the best choice to form the base for subsequent modifications to align the TAZ boundaries with Tacoma's planning area boundaries.

The first draft of TAZ reconfiguration involved aligning TAZs with planning boundaries at the expense of alignment with street networks. Although this approach minimized the need to create brand new TAZs, Pierce County and PSRC both advised that the TAZ set would be more defensible and meaningful if it also maintained TAZ boundary alignment with important street networks.

PSRC staff made modifications to the first draft TAZ set, reintroducing numerous new TAZs with boundaries aligned to street networks, while preserving the boundary alignments with Tacoma's planning areas. The final TAZ set has a total of 3868 TAZs, as mapped in **Figure 1**. The TAZ set is also available in GIS shapefile format.

3. Citywide Allocations

Allocations for population and employment were developed for the 2030 and 2040 planning horizons. For 2030, the allocations used for the City as a whole are those established by Pierce County in compliance with the Growth Management Act (GMA). For 2040, the allocations used were taken from

the PSRC's VISION 2040 report, and are based on data generated by the State of Washington's Office of Financial Management. These total allocations are shown in **Table 1**.

The assumptions made to distribute the total allocations between Tacoma's RGCs, MICs, and aggregated MUCs are also shown in **Table 1**. These assumptions reflect local and regional intentions to concentrate growth in urban centers, and are also informed by broad assessment of existing conditions and future potential, such as can be found in the South Downtown Subarea Plan.

4. MUC Allocations

Once allocations were determined for the aggregated MUCs as shown in **Table 1**, they had to be divided among the individual MUCs. Allocations to individual MUCs were determined according to development capacity, which was estimated at the parcel level as described in **Section 6** below. Each MUC was allocated population and employment proportional to its fraction of the total capacity found in all the MUCs, as shown in **Table 3**. For example, if a MUC comprised 10% of the population capacity found in all the MUCs, and 15% of the employment capacity found in all the MUCs, then that MUC received 10% of the total MUC population allocation, and 15% of the total MUC employment allocation.

5. TAZ Allocations

Allocations to individual TAZs within each RGC, MIC, and MUC were determined according to development capacity, similar to the method used to divide the total MUC allocation between the individual MUCs. Each center's total population and employment allocation was distributed among TAZs proportional to the fraction of the center's total population and employment capacity within each TAZ. The allocations by TAZ for each RGC, MUC, and MIC are given in **Tables 4 through 20**.

6. Development Capacity

In order for areas to absorb their allocations, there must be sufficient development capacity. Capacity estimates for population and employment were derived for each of the RGCs, MICs, and MUCs, as shown in **Tables 2 and 3**.

First of all, parcels with the following uses were designated as undevelopable:

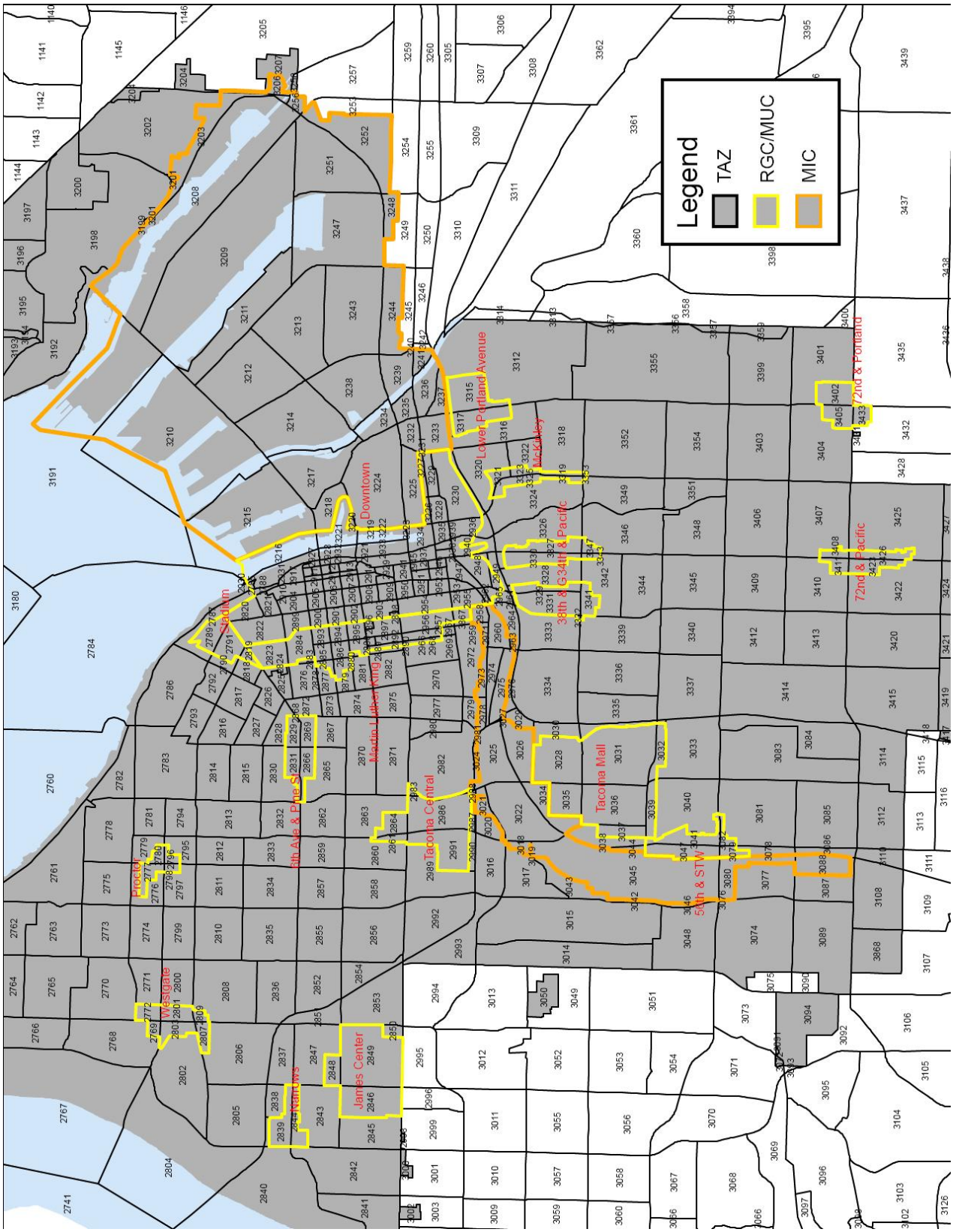
- schools
- historic structures
- parks and greenbelts
- religious services
- hospitals
- significant government offices
- utilities
- right-of-way (including rail)

To account for the dependence of future development potential on the value of existing improvements, parcels with an improvement-value-to-land-value ratio greater than 2 were designated as undevelopable. A map of developable and undevelopable parcels is provided in **Figure 2.**

For all parcels not identified as undevelopable, development capacity was calculated according to an assumed capacity of population and employment based on the zoning, as shown in **Table 21.** Capacities for zones in the RGCs and MUCs were based on 70% lot coverage, along with zone-specific assumptions for average number of floors, and for residential-commercial use mix. Residential floor area capacity

was converted to population using an average unit size of 1000 square feet, and an average household size of 2.32, which is Pierce County's projected year 2022 average household size for Tacoma. Commercial floor area capacity was converted to employment assuming an average of 375 square feet per employee.

Note that the estimated capacities for mixed-use zones shown in **Table 21** are significantly higher than those assumed in the 2007 Pierce County Buildable Lands report. We believe that these discrepancies are due to the County's higher weighting of past trends, and that the higher capacities are justified based on the kind of development that can be expected to occur in the future.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TAZ
RGC/MUC
MIC
Westgate
Proctor
Stadium
6th Ave & Pine St
Martin Luther King
Downtown
Tacoma Central
Lower Portland Avenue
McKinley
38th & 34th & Pacific
Tacoma Mall
54th & STW
72nd & Pacific
72nd & Portland
James Center
Hilltop

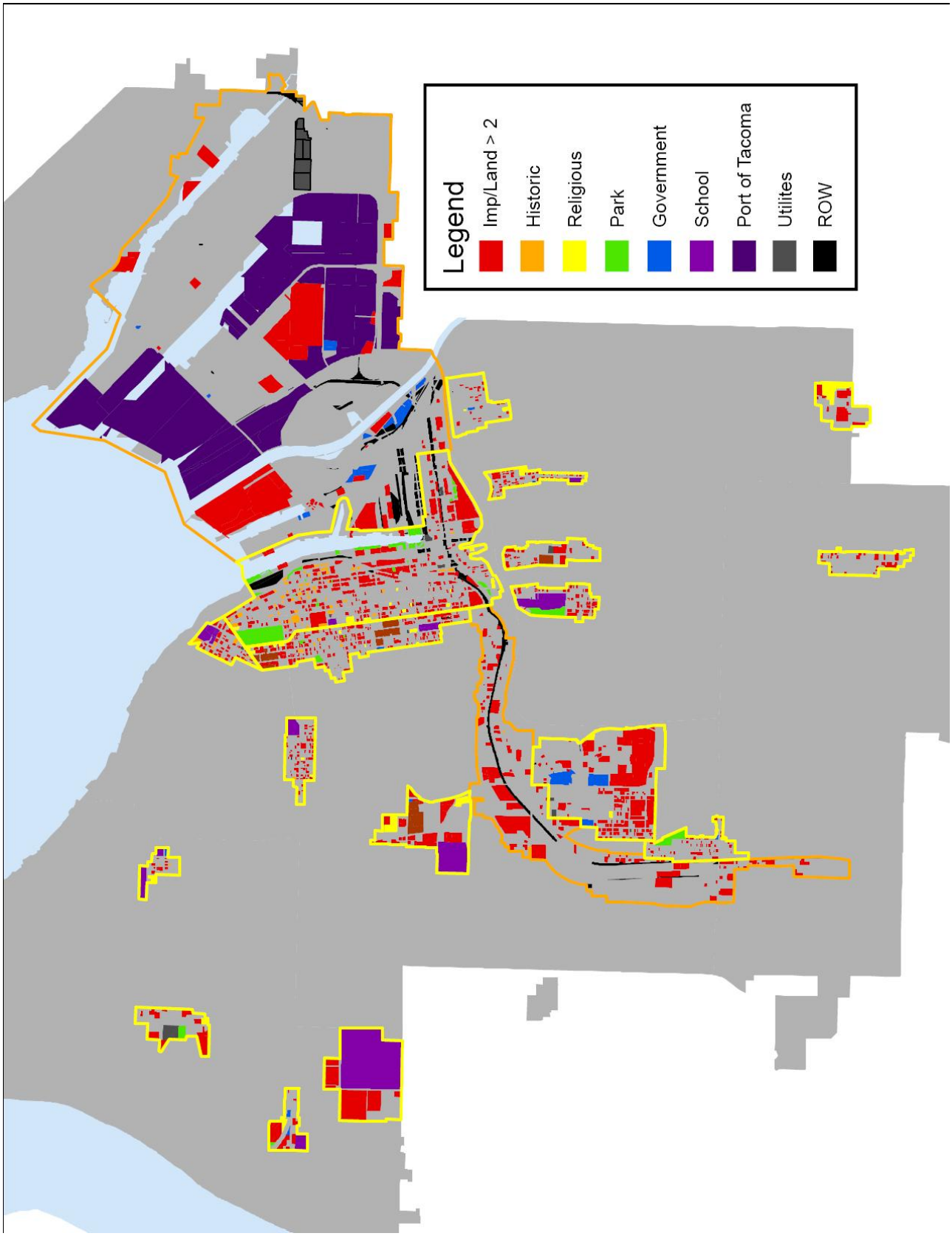

Legend
Imp/Land > 2
Historic
Religious
Park
Government
School
Port of Tacoma
Utilites
ROW

Table 1: Citywide allocations

	population allocations			employment allocations		
	percent	2030	2040	percent	2030	2040
Tacoma	100%	78,600	127,000	100%	64,200	97,000
Downtown Regional Growth Center	60%	47,160	76,200	70%	44,940	67,900
North Downtown	26%	20,080	32,445	30%	19,470	29,417
South Downtown	26%	20,080	32,445	30%	19,470	29,417
Martin Luther King	9%	7,000	11,310	9%	6,000	9,065
Tacoma Mall Regional Growth Center	6%	5,000	8,079	0	5,000	7,555
Tideflats Manufacturing/Industrial Center	0%	0	0	8%	5,000	7,555
South Tacoma Manufacturing/Industrial Center	0%	0	0	8%	5,000	7,555
remaining allocation	34%	26,440	42,721	7%	4,260	6,436
% of remaining allocation to MUCs	50%			80%		
MUCs	17%	13,220	21,361	5%	3,408	5,149
Outside all centers	17%	13,220	21,361	1%	852	1,287

Table 2: Citywide parcel area, development capacity, and allocations

	Parcel Area (acres)	Capacity		Capacity minus 25% market factor		Percent of total allocation		2030 allocation		2040 allocation	
		pop.	emp.	pop.	emp.	pop.	emp.	pop.	emp.	pop.	emp.
All Tacoma	24,053					100%	100%	78,600	64,200	127,000	97,000
Centers	6,812	266,419	285,136	199,814	213,852	83%	99%	65,380	63,348	105,639	95,713
Outside Centers	17,241					17%	1%	13,220	852	21,361	1,287
Downtown Regional Growth Center	818	127,547	91,011	95,660	68,258	60%	70%	47,160	44,940	76,200	67,900
North Downtown	283	52,666	41,008	39,499	30,756	26%	30%	20,080	19,470	32,445	29,417
South Downtown	365	57,789	34,706	43,342	26,029	26%	30%	20,080	19,470	32,445	29,417
Martin Luther King	170	17,092	15,297	12,819	11,473	9%	9%	7,000	6,000	11,310	9,065
Tacoma Mall Regional Growth Center	389	49,862	44,760	37,396	33,570	6%	8%	5,000	5,000	8,079	7,555
Tideflats Manufacturing /Industrial Center	3,912	0	57,762	0	43,321	0%	8%	0	5,000	0	7,555
South Tacoma Manufacturing /Industrial Center	690	0	22,303	0	16,727	0%	8%	0	5,000	0	7,555
Total for 13 Mixed Use Centers	1,003	89,009	69,300	66,757	51,975	17%	5%	13,220	3,408	21,361	5,149

25% market factor capacity reduction
2 maximum improvement-to-land-value ratio for redevelopable parcels
2.32 average household size

Table 3: MUC parcel area, development capacity, and allocations

	Parcel Area (acres)	Capacity		Capacity minus 25% market factor		Percent of MUC capacity		2030 allocation		2040 allocation	
		pop.	empl.	pop.	empl.	pop.	empl.	pop.	empl.	pop.	empl.
Total for 13 Mixed Use Centers	**1,003**	**89,009**	**69,300**	**66,757**	**51,975**	**100%**	**100%**	**13,220**	**3,408**	**21,361**	**5,149**
34th & Pacific	58	7,171	7,466	5,378	5,599	8%	11%	1,065	367	1,721	555
38th & G	58	6,139	1,592	4,604	1,194	7%	2%	912	78	1,473	118
56th & STW	64	5,534	8,651	4,151	6,488	6%	12%	822	425	1,328	643
6th Ave & Pine St	55	8,488	1,329	6,366	997	10%	2%	1,261	65	2,037	99
72nd & Pacific	59	10,571	7,002	7,928	5,252	12%	10%	1,570	344	2,537	520
72nd & Portland	68	7,110	6,815	5,332	5,112	8%	10%	1,056	335	1,706	506
James Center	228	6,589	4,746	4,942	3,559	7%	7%	979	233	1,581	353
Lower Portland Ave	64	10,629	8,533	7,972	6,400	12%	12%	1,579	420	2,551	634
McKinley	31	3,618	475	2,714	356	4%	1%	537	23	868	35
Narrows	40	3,200	706	2,400	529	4%	1%	475	35	768	52
Proctor	26	2,472	915	1,854	686	3%	1%	367	45	593	68
Tacoma Central	175	10,814	13,730	8,111	10,297	12%	20%	1,606	675	2,595	1,020
Westgate	77	6,674	7,340	5,005	5,505	7%	11%	991	361	1,602	545

25% market factor capacity reduction
2 maximum improvement-to-land-value ratio for redevelopable parcels
2.32 average household size

Table 4: North Downtown allocations by TAZ

North Downtown						
	Population			Employment		
TAZ	Capacity	2030 allocation	2040 allocation	Capacity	2030 allocation	2040 allocation
2,788	0	0	0	0	0	0
2,789	514	261	422	64	41	61
2,791	1,506	766	1,237	474	300	453
2,819	309	157	253	118	75	113
2,820	2,567	1,305	2,109	738	467	706
2,821	2,338	1,189	1,920	672	425	643
2,822	1,961	997	1,611	564	357	539
2,899	2,366	1,203	1,944	786	498	752
2,900	0	0	0	0	0	0
2,901	1,520	773	1,249	751	475	718
2,902	1,392	708	1,143	400	253	383
2,904	2,755	1,400	2,263	2,523	1,597	2,414
2,905	1,732	881	1,423	1,722	1,090	1,647
2,906	2,498	1,270	2,052	2,679	1,696	2,563
2,907	1,727	878	1,419	496	314	475
2,910	2,391	1,216	1,964	2,753	1,743	2,633
2,911	1,012	515	831	1,165	738	1,114
2,912	834	424	685	960	608	918
2,913	1,561	793	1,282	1,797	1,137	1,718
2,917	1,235	628	1,014	1,422	900	1,360
2,918	273	139	224	314	199	300
2,919	0	0	0	0	0	0
2,920	485	246	398	558	353	533
2,922	469	238	385	540	342	516

North Downtown						
	Population			Employment		
TAZ	Capacity	2030 allocation	2040 allocation	Capacity	2030 allocation	2040 allocation
2,923	63	32	51	72	46	69
2,924	0	0	0	0	0	0
2,925	384	195	316	442	280	423
2,926	1,152	586	946	1,326	840	1,269
2,927	0	0	0	0	0	0
2,928	403	205	331	464	294	443
3,216	1,799	915	1,478	2,068	1,309	1,978
3,221	4,253	2,162	3,493	4,889	3,095	4,676
TOTALS	**39,499**	**20,080**	**32,445**	**30,756**	**19,470**	**29,417**

Table 5: South Downtown allocations by TAZ

South Downtown						
	Population			Employment		
TAZ	Capacity	2030 allocation	2040 allocation	Capacity	2030 allocation	2040 allocation
2,898	303	141	227	87	65	99
2,903	2,228	1,032	1,668	640	479	724
2,908	2,680	1,241	2,006	2,400	1,795	2,712
2,909	2,362	1,094	1,768	1,167	873	1,319
2,914	137	63	102	153	115	173
2,915	584	270	437	288	216	326
2,916	42	19	31	21	15	23
2,921	281	130	211	139	104	157
2,929	307	142	230	152	113	171
2,931	1,355	628	1,014	1,557	1,165	1,760
2,932	770	357	577	885	662	1,001
2,933	482	223	361	554	414	626
2,934	493	228	369	569	425	643
2,935	1,018	471	762	957	716	1,082
2,936	1,382	640	1,035	1,598	1,195	1,806
2,937	1,083	502	811	535	400	605
2,938	704	326	527	348	260	393
2,939	437	203	327	216	162	244
2,940	2,245	1,040	1,681	1,109	829	1,253
2,941	963	446	721	475	356	537
2,942	698	323	522	345	258	389
2,943	391	181	292	193	144	218
2,944	276	128	206	136	102	154
2,945	1,235	572	924	610	456	689

South Downtown						
	Population			Employment		
TAZ	Capacity	2030 allocation	2040 allocation	Capacity	2030 allocation	2040 allocation
2,946	853	395	638	421	315	476
2,947	1,287	596	963	636	475	718
2,948	1,372	636	1,027	358	268	404
2,949	232	107	173	0	0	0
2,950	2,365	1,096	1,771	1,168	874	1,320
2,951	2,151	996	1,610	1,062	795	1,200
2,952	1,856	860	1,389	917	686	1,036
2,953	996	461	746	492	368	556
2,954	5,369	2,488	4,019	1,752	1,311	1,980
2,955	1,574	729	1,178	452	338	511
2,962	0	0	0	0	0	0
2,965	177	82	132	0	0	0
3,219	694	322	520	798	597	902
3,222	676	313	506	777	581	878
3,226	441	204	330	510	381	576
3,227	0	0	0	93	69	105
3,228	571	265	428	660	494	746
3,229	0	0	0	144	107	162
3,230	274	127	205	658	492	743
TOTALS	**43,342**	**20,080**	**32,445**	**26,029**	**19,470**	**29,417**

Table 6: Martin Luther King allocations by TAZ

Martin Luther King						
	Population			Employment		
TAZ	Capacity	2030 allocation	2040 allocation	Capacity	2030 allocation	2040 allocation
2,823	0	0	0	2,422	1,267	1,914
2,878	319	174	281	122	64	97
2,880	1,115	609	984	326	170	257
2,884	1,356	740	1,196	684	358	541
2,885	760	415	671	252	132	199
2,886	922	504	814	318	166	251
2,888	824	450	727	257	134	203
2,890	387	212	342	149	78	117
2,891	242	132	214	66	34	52
2,892	0	0	0	1,612	843	1,274
2,893	911	498	804	226	118	178
2,894	755	412	666	204	106	161
2,895	714	390	630	92	48	73
2,896	325	178	287	42	22	33
2,897	0	0	0	2,371	1,240	1,874
2,956	1,710	934	1,509	1,214	635	959
2,966	968	528	854	789	413	624
2,968	400	219	353	154	80	121
3,867	1,110	606	979	174	91	137
TOTALS	**12,819**	**7,000**	**11,310**	**11,473**	**6,000**	**9,065**

Table 7: Tacoma Mall allocations by TAZ

Tacoma Mall						
	Population			Employment		
TAZ	Capacity	2030 allocation	2040 allocation	Capacity	2030 allocation	2040 allocation
3,028	8,851	1,183	1,912	10,229	1,524	2,302
3,031	8,167	1,092	1,764	9,439	1,406	2,124
3,032	2,762	369	597	3,192	475	718
3,035	5,197	695	1,123	6,006	895	1,352
3,036	9,709	1,298	2,098	4,011	597	903
3,037	1,777	238	384	229	34	52
3,039	934	125	202	463	69	104
TOTALS	**37,396**	**5,000**	**8,079**	**33,570**	**5,000**	**7,555**

Table 8: 34th and Pacific allocations by TAZ

34th and Pacific						
TAZ	population			employment		
	Capacity	2030 allocation	2040 allocation	Capacity	2030 allocation	2040 allocation
3,327	2,479	491	793	2,452	161	243
3,330	1,642	325	526	2,239	147	222
3,343	325	64	104	374	25	37
3,346	0	0	0	0	0	0
3,347	932	185	298	534	35	53
TOTALS	5,378	1,065	1,721	5,599	367	555

Table 9: 38th and G allocations by TAZ

38th and G						
	population			employment		
TAZ	Capacity	2030 allocation	2040 allocation	Capacity	2030 allocation	2040 allocation
3,329	1,380	273	441	388	25	38
3,331	1,762	349	564	429	28	43
3,332	59	12	19	23	1	2
3,333	47	9	15	18	1	2
3,341	1,356	269	434	336	22	33
TOTALS	**4,604**	**912**	**1,473**	**1,194**	**78**	**118**

Table 10: 56th and STW allocations by TAZ

56th and STW						
	population			employment		
TAZ	Capacity	2030 allocation	2040 allocation	Capacity	2030 allocation	2040 allocation
2,829	1,967	390	629	570	37	56
2,831	1,179	233	377	4,096	269	406
2,866	324	64	104	1,625	107	161
2,869	680	135	218	198	13	20
TOTALS	**4,151**	**822**	**1,328**	**6,488**	**425**	**643**

Table 11: 6th Ave and Pine St allocations by TAZ

6th Ave and Pine St						
	population			employment		
TAZ	Capacity	2030 allocation	2040 allocation	Capacity	2030 allocation	2040 allocation
3,041	850	168	272	105	7	10
3,047	2,195	435	702	301	20	30
3,079	1,598	316	511	291	19	29
3,082	1,723	341	551	300	20	30
TOTALS	**6,366**	**1,261**	**2,037**	**997**	**65**	**99**

Table 12: 72nd and Pacific allocations by TAZ

72nd and Pacific						
	population			employment		
TAZ	Capacity	2030 allocation	2040 allocation	Capacity	2030 allocation	2040 allocation
3,408	876	173	280	659	43	65
3,411	1,293	256	414	1,224	80	121
3,423	2,767	548	885	2,410	158	239
3,425	0	0	0	0	0	0
3,426	2,993	593	958	958	63	95
TOTALS	**7,928**	**1,570**	**2,537**	**5,252**	**344**	**520**

Table 13: 72nd and Portland allocations by TAZ

72nd and Portland						
	population			employment		
TAZ	Capacity	2030 allocation	2040 allocation	Capacity	2030 allocation	2040 allocation
3,402	1,511	299	484	1,451	95	144
3,405	2,379	471	761	2,000	131	198
3,433	1,443	286	462	1,661	109	165
TOTALS	**5,332**	**1,056**	**1,706**	**5,112**	**335**	**506**

Table 14: James Center allocations by TAZ

James Center						
	population			employment		
TAZ	Capacity	2030 allocation	2040 allocation	Capacity	2030 allocation	2040 allocation
2,845	0	0	0	0	0	0
2,846	4,900	970	1,568	3,511	230	348
2,848	42	8	13	48	3	5
2,849	0	0	0	0	0	0
TOTALS	**4,942**	**979**	**1,581**	**3,559**	**233**	**353**

Table 15: Lower Portland Ave allocations by TAZ

Lower Portland Ave						
	population			employment		
TAZ	Capacity	2030 allocation	2040 allocation	Capacity	2030 allocation	2040 allocation
3,312	0	0	0	0	0	0
3,315	3,867	766	1,237	3,653	240	362
3,317	4,105	813	1,313	2,746	180	272
TOTALS	**7,972**	**1,579**	**2,551**	**6,400**	**420**	**634**

Table 16: McKinley allocations by TAZ

McKinley						
	population			employment		
TAZ	Capacity	2030 allocation	2040 allocation	Capacity	2030 allocation	2040 allocation
3,319	432	86	138	37	2	4
3,321	478	95	153	44	3	4
3,323	290	57	93	67	4	7
3,325	1,448	287	463	183	12	18
3,350	10	2	3	4	0	0
3,352	0	0	0	0	0	0
3,353	56	11	18	21	1	2
TOTALS	**2,714**	**537**	**868**	**356**	**23**	**35**

Table 17: Narrow allocations by TAZ

Narrows						
	population			employment		
TAZ	Capacity	2030 allocation	2040 allocation	Capacity	2030 allocation	2040 allocation
2,839	1,081	214	346	189	12	19
2,844	1,320	261	422	340	22	34
TOTALS	**2,400**	**475**	**768**	**529**	**35**	**52**

Table 18: Proctor allocations by TAZ

Proctor						
	population			employment		
TAZ	Capacity	2030 allocation	2040 allocation	Capacity	2030 allocation	2040 allocation
2,777	423	84	135	138	9	14
2,780	482	96	154	185	12	18
2,796	480	95	154	184	12	18
2,798	468	93	150	180	12	18
TOTALS	**1,854**	**367**	**593**	**686**	**45**	**68**

Table 19: Tacoma Central allocations by TAZ

Tacoma Central						
	population			employment		
TAZ	Capacity	2030 allocation	2040 allocation	Capacity	2030 allocation	2040 allocation
2,861	361	71	115	415	27	41
2,864	1,067	211	341	1,206	79	119
2,983	0	0	0	0	0	0
2,986	5,775	1,144	1,848	7,644	501	757
2,991	909	180	291	1,032	68	102
TOTALS	**8,111**	**1,606**	**2,595**	**10,297**	**675**	**1,020**

Table 20: Westgate allocations by TAZ

Westgate						
	population			employment		
TAZ	Capacity	2030 allocation	2040 allocation	Capacity	2030 allocation	2040 allocation
2,769	519	103	166	404	26	40
2,772	1,474	292	472	1,697	111	168
2,801	1,956	387	626	2,252	148	223
2,803	687	136	220	791	52	78
2,807	314	62	100	361	24	36
2,809	56	11	18	0	0	0
TOTALS	**5,005**	**991**	**1,602**	**5,505**	**361**	**545**

Table 21: Development Capacity by Zone

zone	height limit	average # of floors	FAR	average unit size	resid/ comm. split	household density	floor area per employee	empl. density
NCX	45	4	3	1,000	75%	91	375	81
CCX	65	5	4	1,000	50%	76	375	203
UCX	75	6	4	1,000	50%	91	375	244
RCX	60	5	4	1,000	90%	137	375	41
CIX	75	5	4	1,000	5%	8	375	386
NRX	35	3	2	1,000	95%	87	375	12
URX	45	4	3	1,000	95%	116	375	16
HMX	150	10	7	1,000	0%	0	375	813
DR	90	8	6	1,000	80%	195	375	130
DMU	100	9	6	1,000	70%	192	375	220
WR	100	9	6	1,000	70%	192	375	220
DCC	400		12	1,000	50%	261	375	697
UCX-TD	75	6	4	1,000	50%	91	375	244
S8	65 - 180		4	1,000	50%	90	375	240
S9	35				0%	0		19
S10	35				0%	0		19
S11	35				0%	0		19
M1	75				0%	0		25
M2	100				0%	0		50
PMI	100				0%	0		25
C2	45				0%	0		25
R2	35				100%	6		0
R3	35				100%	14		0
R4	60				100%	46		0
R4L	35				100%	17		0

Assumptions:

2.32	average household size (source: 2007 Pierce County Buildable Lands Report)
1000	square feet average multifamily unit size
375	square feet average floor space per employee
70%	average lot coverage of development
	capacities for R zones and C2 zone taken from the 2007 Pierce County Buildable Lands Report
	capacities for the S8 zone taken from the South Downtown Subarea Plan
	capacities for the S9, S10, S11, M1, M2, and PMI based on input from City of Tacoma staff

Appendix E: Employment Density Survey

An excerpt from the 2007 Buildable Lands Report:

2006 Employment Density Survey Conclusion

The average employment density for commercial uses is estimated at 21.92 employees per gross acre. The average employment density for industrial uses is estimated at 13.8 employees per gross acre. The average employment density in downtown Tacoma is estimated at 356.77 employees per gross acre.

The range within each category varies dramatically. As an example, various restaurants within the Retail/FIRES category generates an employment density between 90 and 100 employees per acre while various retail establishments generate a density between 10 and 20. This is observed through a lower median employment figure for Retail/FIRES of 19.37. While the Manufacturing/Warehousing median is slightly higher than its average, the downtown Tacoma area median density is significantly lower than its average.

Resulting Employment Density Per Employment Sector						
Employment Sector	**Jurisdictions Surveyed**	**# of Parcels**	**Total Employees**	**Total Acreage**	**Average Employees***	**Median Employees***
Manufacturing/ Warehousing	Tacoma Fife Puyallup Bonney Lake	21	2,364	171	13.8	21.32
Retail/FIRES	Pierce County Bonney Lake University Place Fife Orting Puyallup Tacoma	97	4,206	192	21.92	19.37
Downtown Retail/FIRES	Tacoma	7	2,162	6.06	356.77	235.59

Source: 2004 ESD Employment Data, Pierce County ATR Parcel Records.
*Per gross acre.

The estimated average employment density for public administrative buildings is 27.56. Fire stations are estimated at an average employment density of 12.01. The average employment density for a school is estimated at 5.48.

Resulting Employment Density for Publicly Owned Facilities				
Type of Facility	**# of Parcels**	**Total Employees**	**Total Acreage**	**Average Employees Per Gross Acre**
Administrative Buildings	11	2,926	106	27.56
Fire Stations	11	264	21.98	12.01
Schools	45	5,329	972.19	5.48

Comparison with Previous Employment Survey: Data on individual businesses in Pierce County was obtained from the Washington State Employment Security Department to identify an average employment statistic to incorporate into the analysis for the 2002 Report. However, businesses included within the survey were randomly chosen in disregard to the time period in which a building was constructed. In essence, many of the commercial/industrial sites may have been constructed prior to the adoption and implementation of GMA policies and regulations.

Similar to the new survey, the employment information was grouped into three categories: commercial, industrial, and government. The downtown Tacoma area was also segregated as in the present survey. As seen on the table below, the average employment density for commercial uses was determined to be 34.3 employees per gross acre; the average employment density for industrial uses was determined to be 11.2 employees per gross acre; the average employment density for governmental uses was determined to be 22.7 employees per gross acre; and, the average employment density in downtown Tacoma was 318 employees per gross acre.

The commercial employment average was generated from the review of 131 businesses located on 56 separate properties. The industrial average was generated from the review of 50 businesses located on 35 separate properties. The downtown Tacoma average was derived from the review of 56 businesses on 6 separate properties. The average employee per acre for each category was calculated by summing the employees for all the businesses and dividing by the total acreage.

Comparison of 1999 and 2004 Surveys			
Employment Sector	**1999 Survey**	**2004 Survey Average**	**2004 Survey Median**
Manufacturing/Warehousing	11.15	13.8	21.32
Retail/FIRES	34.3	21.92	19.37
Governmental	22.7	7.74	N/A
Downtown Tacoma	318	356.77	235.59

Source: 1999 ESD Employment Data, 2004 ESD Employment Data, Pierce County ATR Parcel Records.

Conclusion/Recommendation: UGAs associated with Pierce County and its cities and towns are required to include sufficient land to accommodate the housing and employment growth targets within a 20-year planning period. The publication of a Buildable Lands report every five years documents the UGAs housing/employment capacity analysis. This analysis incorporates various assumptions, such as, housing density, persons per household, market availability, and employees per acre. The assumptions are reviewed every five years to determine if modifications should be implemented for the subsequent analysis/report.

The methodology applied to calculate the employment capacity relies upon two primary inputs: an inventory of developable land (vacant and redevelopable) and assumed number of employees per gross acre. This simplified approach results from the intricacies associated with employment capacity. While household sizes associated with residential development may minimally increase/decrease during any given point, employment intensities may deviate substantially.

Given the various intricacies of employment capacity, a more conservative approach in determining an employment capacity may be warranted. This approach may be implemented through the application of the lower employees per acre statistics, from the two surveys as depicted in the table below, to

vacant and redevelopable lands within commercial and industrial zoning categories. If applicable, one of the three governmental employment statistics may be applied to documented capital facility projects that may be constructed within residentially zoned areas, such as new schools.

Employment Sector	Recommended Employment Density for Analysis Within 2007 Report
Manufacturing/Warehousing	11.15
Retail/FIRES	19.37
Downtown Tacoma	235.59

2010 Employment Density Survey Data

Provided by: Pierce County Public Works Department, Traffic Division.

OFFICE	Current Trend (2010 ESD & Parcel Data)					Calibrated Data	
Area	**Number of Records**	**Jobs/Per Acre**	**SF/Per Job**	**SF/Per Acre**	**FAR**	**Adjusted Factor**	**Adjusted Jobs/Acre**
Downtown Core	224	258.55	488	126,099	2.895	0.884	224.09
Downtown	139	78.38	629	49,275	1.131	1.555	116.66
Tacoma - Core	127	34.88	445	15,525	0.356	0.779	27.19
Tacoma - HMX	107	206.22	251	51,779	1.189	1.806	373.30
Urban - High	529	15.26	544	8,299	0.191	1.162	18.15
Urban - Medium	1,306	10.14	566	5,739	0.132	1.207	15.00
Urban - Low	1,071	16.61	546	6,343	0.146	1.298	15.00
Average		17.55	499	8,759	0.200		
Total	**3,503**						

RETAIL	Current Trend (2010 ESD & Parcel Data)					Calibrated Data	
Area	**Number of Records**	**Jobs/Per Acre**	**SF/Per Job**	**SF/Per Acre**	**FAR**	**Adjusted Factor**	**Adjusted Jobs/Acre**
Downtown Core	33	N/A	N/A	N/A	N/A	2.696	49.38
Downtown	41	N/A	N/A	N/A	N/A	1.103	49.38
Tacoma - Core	183	26.00	436	11,340	0.260	1.306	33.92
Tacoma - HMX	4	N/A	N/A	N/A	N/A	0.142	33.92
Urban - High	347	15.37	619	9,515	0.218	1.223	18.94
Urban - Medium	1,071	14.80	586	8,679	0.199	1.157	17.19
Urban - Low	506	14.21	599	8,520	0.196	1.045	14.81
Average		15.77	585	9,229	0.210		
Total	2,185						

MANU	Current Trend (2010 ESD & Parcel Data)					Calibrated Data	
Area	Number of Records	Jobs/Per Acre	SF/Per Job	SF/Per Acre	FAR	Adjusted Factor	Adjusted Jobs/Acre
Downtown Core	4	N/A	N/A	N/A	0.000	0.606	N/A
Downtown	14	N/A	N/A	N/A	0.000	0.820	N/A
Tacoma - Core	13	N/A	N/A	N/A	0.000	1.065	N/A
Tacoma - HMX	3	N/A	N/A	N/A	0.000	0.000	N/A
Urban - High	14	N/A	N/A	N/A	0.000	0.855	9.90
Urban - Medium	115	11.45	1,185	13,574	0.312	0.701	8.12
Urban - Low	147	7.44	1,007	8,520	0.172	0.991	7.50
Average		8.94	1,055	9,427	0.220		
Total	**310**						

WTCU	Current Trend (2010 ESD & Parcel Data)					Calibrated Data	
Area	Number of Records	Jobs/Per Acre	SF/Per Job	SF/Per Acre	FAR	Adjusted Factor	Adjusted Jobs/Acre
Downtown Core	5	N/A	N/A	N/A	N/A	N/A	
Downtown	10	N/A	N/A	N/A	N/A	N/A	
Tacoma - Core	15	N/A	N/A	N/A	N/A	N/A	
Tacoma - HMX	0	N/A	N/A	N/A	N/A	N/A	N/A
Urban - High	23	12.88	633	8,150	0.187	0.439	10.11
Urban - Medium	224	9.42	956	9,006	0.207	1.057	10.11
Urban - Low	325	6.86	878	6,020	0.138	1.242	8.63
Average		8.25	896	7,395	0.170		
Total	602						

Appendix F: Technical Description of the Inventory Model

Unincorporated Urban Pierce County Example Process.

Provided by: Pierce County Public Works Department, Traffic Division.

Data Inventory

The process of buildable lands begins with assigning designations to parcels based on land use description. Parcels will be coded as vacant, potentially underutilized, unbuildable, or a special code for specific circumstance based on land use description. Certain land use codes that could be vacant will be marked for review by digital orthophoto to determine if they are vacant or not. This process is known as Stage 1A.

While vacant, vacant – single unit, and unbuildable are easily recognizable, underutilized lands require some definition and context. Previously, the Buildable Lands used vacant, vacant single, underdeveloped, and redevelopable. Now underdeveloped and redevelopable are categorized as underutilized which encompasses all parcels that could be further developed given market conditions. Thus underutilized will capture parcels that have low densities for housing units or jobs that are assumed to have more capacity to accommodate population or employment growth. The following sections outline this process; text bodies contain the contextual information while the technical sequencing will be displayed underneath in bullets.

Estimated Net Units and Jobs

Net units and jobs are derived from the difference between the future estimated number of units and jobs respectively and the current baseline figures. These estimations are based on observed densities.

- For residential classifications future units equal the actual housing density observed within the zoning code for the last 10 years multiplied by the net acreage.
- For commercial and industrial classifications future jobs equal net acreage multiplied by the future job density assigned by PALS; in this case 19.37 for commercial and 8.25 for industrial.
- For mixed use commercial 35% of the acreage is applied to housing and 65% to commercial which is then multiplied by the observed unit density and job density.
- Residential net units equal the future residential units minus the 2010 inventoried units on the parcel.
- Commercial and industrial present jobs are calculated by parcel square feet divided by 500 for commercial and 900 for industrial.
- The net is then calculated by the present value subtracted from the future value. The new mixed use is a combination of the above methods to determine both net units and jobs.

Inclusions and Exclusions

Utilizing the classifications created in the first stage of this process, it was possible to manually search through selected fields and insert user overrides and special cases that need to be handled by the model separately. All of these classifications will be marked for inclusion or exclusion based on whether or not one could build upon them; hence those included are underutilized or vacant. So libraries are excluded while vacant parcels are included. Some parcels are locked at this stage so that the model ignores their land use type when calculating units and jobs. The model instead relies solely on the inventoried value

supplied with the parcel itself. As an example this occurs with Master Planned Communities which design their number of units.

- The first query locks all pipeline parcels within the master planned developments of Sunrise, Lipoma Firs, and Cascadia/Tehaleh.
- Exclude all lots less than 3,000 net square feet.
- Lock out right of ways, narrow polygons, playgrounds, condos, some forms of government owned lands, MPDs, and marine areas from being calculated according to the assumptions.
- Exclude shooting ranges.
- School sites are then identified [this includes universities and colleges] and those that are owned by schools but currently exist outside the school boundary or building structures and auxiliaries have been included in buildable lands.
- Unbuildable parcels identified in Stage 1A are excluded although those that were corrected to vacant were included.
- Government specified parcels such as fire stations and libraries are locked however vacant government parcels are included.
- Unknown designations from Stage 1A were included if upon visual inspection they were vacant and they were excluded if indicated as unbuildable.
- Port parcels were included.
- Residential Single Family Residences on commercial, industrial, or mixed use lands were included as underutilized.
- Include vacant parcels that were corrected and exclude unbuildable parcels that were corrected.
- Exclude JBLM parcels.
- Include corrected redevelopable parcels.
- Include Stage 1A agriculture land as vacant or redevelopable parcels. Urban agriculture land is considered exclusively vacant.

Redevelopable Exclusions

Redevelopable exclusions provide another parameter which would exclude otherwise included parcels. This has to do with valuations of structures, that once they reach a certain dollar amount it would be improbable from a profitability outlook to tear the structure down and input something new. The exception is Multi-Family parcels which depend on the ratio of current units to estimated future units.

- If an SFR does not meet the minimum lot size it is excluded.
- If an SFR has an improvement value that is greater than or equal to $500,000 it is excluded.
- If a MHP has a value greater than or equal to $1,000,000 it is excluded.
- If a MF has a future unit to base unit ratio less than 2.5 it is excluded; it is assumed that unless the units increase by at least 2.5 times it will be unappealing for redevelopment.
- The final exclusion is for commercial lots that are greater than or equal to $1,000,000.

Unit and Job Revisions

This section determines the final net units and jobs based on certain markets assumptions, presumably that for underutilized units and jobs there has to be sufficient additional units or jobs respectively in order for develop to likely occur.

- Housing units are first tested to determine if their acreage meets the minimum size. Those that do not meet this minimum are given a final unit of 1.
- School sites are marked at zero units and jobs while school parcels outside of the school boundary are treated as the parcel provided units and jobs indicate.
- PALS pipeline, MPDs, and other pipelines/projects are marked with recorded units and jobs for the final units and jobs; similar to the processes of the previous stages.
- Test redevelopable parcels for jobs and units and if they are below the minimum size they will result in zero jobs and zero units. For buildable lands the ratio between future and base must be at least 2.5 for units and 5.0 for jobs. While the ratio of units has been derived previously, jobs will be estimated and those that do not meet the 5.0 ratio will be excluded.
- The query then excludes the parcels from previous stages that were marked for exclusion.
- In terms of auxiliaries, 20% are coded for potential future development.
- Remove underutilized parcels from the Buildable Lands capacity if the mixed commercial jobs are less than five or units are less than two.

Categorizing Potentially Vacant, Underutilized, and Unbuildable Land

Figures 33, 34, and 35 show the Assessor-Treasurer's (ATR) land use descriptions used to categorize land within the Buildable Lands Model. Parcels with a data label under Figure 33 are analyzed assuming the land is vacant. Figure 34 shows the data labels for parcels that would be included in the underutilized analysis. The parcels with data labels in Figure 35 are considered undevelopable outright.

Figure 33: ATR Land Use Descriptions Considered to be Potentially Vacant

Description	Data Label
Commercial Vacant Land	COMM VAC LAND
Commercial Vacant Land Special Environmental Approval Filed	COMM VAC LND SP ENVIR APPR FILED
Farms Not Current Use	FARMS NOT CURRENT USE
Industrial Indian Reservation Land	IND INDIAN RESERV LND
Industrial Land With Improvement Land Value Only	IND LND WITH IMPROV LAND VAL ONLY
Industrial Vacant Land Special Environmental Approval Filed	IND VAC LND SP ENVIR APPR FILED
Noncommercial Forest	NON COMM FOREST
Other Undeveloped Land	OTHER UNDEVEL LAND
Residential No Perk Vacant Land Required Documentation	RES NO PERK VAC LND REQ DOC
Vacant Industrial Land	VAC INDUSTRIAL LAND
Vacant Land Building Restriction Documentation Required	VAC LND BLDG RESTRICT DOC REQ
Vacant Land Undeveloped	VACANT LAND UNDEVELOPED

Figure 34: ATR Land Use Descriptions Considered to be Potentially Underutilized	
Description	Data Label
Agricultural Related Activities	AG RELATED ACTIVITIES
Agriculture Not Current Use	AG NOT CURRENT USE
Amusements	AMUSEMENTS
Apparel & Finished Products Manufacturing	APPAREL & FINISH MFG
Apparel Accessories Retail	APPAREL ACCSSRS RETAIL
Apartment Condominium High Rise	APT CONDO HIGH RISE
Apartment/Condominium 3 Stories Or Less	APT/CONDO 3 STOR OR LESS
Automobile Accessories Retail	AUTO ACCESSORIES RETAIL
Automobile Dealer New And Used Retail	AUTO DLR NEW AND USED RETAIL
Automobile Parking	AUTO PARKING
Automobile Repair Services	AUTO REPAIR SERVICES
Automobile Wrecking Retail	AUTO WRECKING RETAIL
Banks	BANKS
Big Box Power Center	BIG BOX POWER CTR
Building Material Farm Equipment Retail	BLDG MTRL FARM EQUIP RETAIL
Business Services	BUSINESS SERVICES
Car Wash	CAR WASH
Chemical Manufacturing	CHEMICAL MFG
Commercial Land With Improvement Land Value Only	COMM LND WITH IMPROV LAND VAL ONLY
Commercial Land With Single Family Residence	COMM LND WITH SFR
Communication	COMMUNICATION
Contractor Services	CONTRACTOR SERVICES
Convenience Store May Have Gas	CONVEN STORE MAY HAVE GAS
Credit Unions	CREDIT UNIONS
Cultural Activities	CULTURAL ACTIVITIES
Current Use Farm & Agriculture RCW 84.34	CU FARM & AGRI RCW 84.34 CURRENT USE
Current Use Open Space RCW 84.34	CU OPEN SPACE RCW 84.34 CURRENT USE
Current Use Timberland RCW 84.34	CU TIMBERLAND RCW 84.34 CURRENT USE
Designated Forest Land RCW 84.33	DESIG FOREST LND RCW 84.33
Dental Services	DENTAL SERVICES
Detached Garage Condominium	DET GARAGE CONDO
Discount Stores	DISCOUNT STORES
Duplex 2 Units	DUPLEX 2 UNITS
Duplex Condominium	DUPLEX CONDO
Educational Services	EDUCATIONAL SERVICES
Entertainment Bars	ENTERTAINMENT BARS
Espresso Shop	ESPRESSO SHOP
Fabricated Metal Products	FAB METAL PRODUCTS
Fast Food	FAST FOOD
Fishing Activities And Services	FISHING ACTIVITIES AND SERVICES
Food Manufacturing	FOOD MFG
Food Retail Trade	FOOD RETAIL TRADE
Fourplex 4 Units	FOURPLEX 4 UNITS
Fourplex Or More Condominium	FOURPLEX OR MORE CONDO
Fueling Stations	FUELING STATIONS
Funeral Crematory Services	FUNERAL CREMATORY SERV

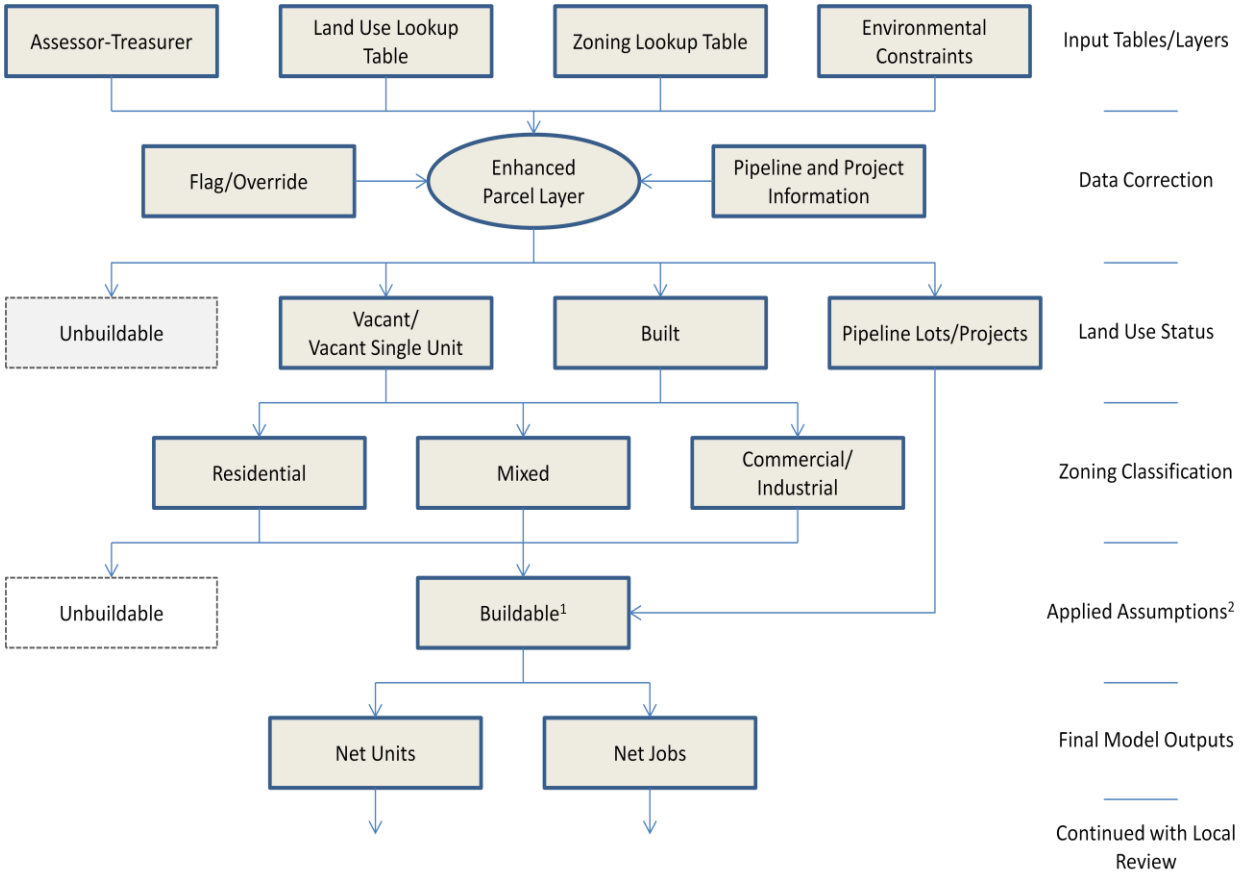
Figure 34: ATR Land Use Descriptions Considered to be Potentially Underutilized	
Description	Data Label
Furniture Manufacturing	FURNITURE MFG
Gas Station Cashier Booth	GAS STATION CASHIER BOOTH
Gas Station Mini Mart	GAS STATION MINI MART
Gas Station Service Garage	GAS STATION SERV GAR
Gas Station Vacant No Pumps	GAS STATION VAC NO PUMPS
General Merchandise Retail Trade	GEN MERCHANDISE RETAIL TRADE
General Warehousing Storage	GEN WAREHOUSING STORAGE
Governmental Services	GOVERNMENTAL SERVICES
Horticultural Specialties	HORTICULTURAL SPECIALTIES
Hospital	HOSPITAL
Hotels/Motels	HOTELS/MOTELS
Institutional Lodging	INSTITUTIONAL LODGING
Laundry & Dry Cleaning Services	LNDRY & DRY CLEANING SERV
Lumber & Wood Manufacturing	LUMBER & WOOD MFG
Medical Offices Services	MEDICAL OFFICES SERVICES
Mobile Home Park	MH PARK
Mobile Home Park Condominium	MH PARK CONDO
Mobile Home Sales Retail	MH SALES RETAIL
Mobile Home Senior/Disabled Exempt Administrative Combination	MH SR/DISABLED EXEMPT ADMIN COMBO
Mobile Home Title Eliminated	MH TITLE ELIM
Mini-Lube Service	MINI LUBE SERVICE
Mini-Warehousing	MINI WAREHOUSING
Misc Manufacturing	MISC MFG
Miscellaneous Office Space	MISC OFFICE SPACE
Miscellaneous Services	MISC SERVICES
Mobile/Manufactured Home	MOBILE/MFG HOME
Motion Picture Theaters	MOTION PICTURE THEATERS
Multi-Family Apartments 5 Units Or More	MULTI FAM APTS 5 UNITS OR MORE
Multi-Family High Rise 5 Units Or More	MULTI FAM HIGH RISE 5 UNITS OR MORE
Neighborhood Community Shopping Center	NGB COMMUNITY SC
Nursery Schools	NURSERY SCHOOLS
Nursing Convalescent Hospitals	NURSING CONVALESCENT HOSPITALS
Office, Insurance, Real Estate, Finance	OFF INSURANCE REAL ESTATE FINANCE
Office Condominium	OFFICE CONDO
Older Business District	OLDER BUSINESS DIST
Other Cultural Activities	OTHER CULTURAL ACTIVITIES
Other Group Quarters	OTHER GROUP QTRS
Other Public Assembly	OTHER PUB ASSEMBLY
Other Residential	OTHER RESIDENTIAL
Other Resource Production	OTHER RESOURCE PROD
Other Retail Trade	OTHER RETAIL TRADE
Paper Product Manufacturing	PAPER PROD MFG
Personal Services	PERSONAL SERVICES
Petroleum Industries	PETRO INDUSTRIES
Postal Services	POSTAL SERVICES
Primary Metal Industries	PRIM METAL INDUSTRIES

Figure 34: ATR Land Use Descriptions Considered to be Potentially Underutilized	
Description	Data Label
Printing and Publishing	PRINTING PUBLISHING
Professional Services	PROFESSIONAL SERVICES
Recreational Activities	REC ACTIVITIES
Refrigerated Warehouse	REFRIG WAREHOUSE
Regional Shopping Center	REGIONAL SC
Rental Equipment Auto Truck	RENTAL EQUIP AUTO TRUCK
Repair Services	REPAIR SERVICES
Residential Indian Reservation Land	RES INDIAN RESERV LND
Residential Land With Commercial Building	RES LND WITH COMM BUILDING
Residential Land With Improvement Land Value Only	RES LND WITH IMPROV LAND VAL ONLY
Resorts Camps	RESORTS CAMPS
Restaurant	RESTAURANT
Retail Home Furnishings	RETAIL HOME FURNISHINGS
Retail Stand Alone	RETAIL STAND ALONE
Retirement Home	RETIREMENT HOME
Room Boarding House	RM BOARDING HOUSE
Recreational Vehicle Sales Retail	RV SALES RETAIL
Salons, Spas, Barber Shops	SALONS SPAS BARBER SHOPS
Scientific Instruments, Photo, Optical, Watch Manufacturing	SCI INSTR PHOTO OPTICAL WATCH MFG
Single Family Residential Condominium	SFR CONDO
Single Family Dwelling	SINGLE FAMILY DWELLING
Special Training Schools	SPECIAL TRAINING SCHOOLS
Specialty Food Markets	SPECIALTY FOOD MKTS
Sports Bar, Restaurant, Larger Tavern	SPORTS BAR REST LARGER TAV
Stone, Clay, Glass Manufacturing	STONE/CLAY/GLASS MFG
Subsidized High Rise 5 Or More	SUBSIDIZED HIGH RISE 5 OR MORE
Subsidized Units 5 Or More	SUBSIDIZED UNITS 5 OR MORE
Taverns	TAVERNS
Textile Mill Manufacturing	TEXTILE MILL MFG
Triplex 3 Units	TRIPLEX 3 UNITS
Triplex Condominium	TRIPLEX CONDO
Used Car Lots Only Retail	USED CAR LOTS ONLY RETAIL
Vehicle Transportation	VEHICLE TRANSPORTATION
Veterinarian Services	VETERINARIAN SERVICES
Vocational Trade Schools	VOC TRADE SCHOOLS
Warehouse Condominium	WAREHOUSE CONDO
Wholesale Trade	WHOLESALE TRADE

Figure 35: ATR Land Use Descriptions Considered to be Undevelopable	
Description	**Data Label**
Bays Or Lagoons	BAYS OR LAGOONS
Cemeteries	CEMETERIES
Cultivated Tidelands	CULTIVATED TIDELANDS
Drain Fields and Catch Basins	DRAINFLDS CATCH BASINS
Flood Plain	FLOOD PLAIN
Floodway	FLOODWAY
Greenbelt Common Areas	GRNBELT COMMON AREAS
Marina Slip Condominiums	MARINA SLIP CONDOS
Marinas	MARINAS
Marine Craft Transportation	MARINE CRAFT TRANSPORTATION
Military Bases	MILITARY BASES
Mining Activities	MINING ACTIVITIES
Operating Property Railroad Right Of Way	OP PROP RR RIGHT OF WAY
Other Transportation Utilities	OTHER TRANS UTILITIES
Other Water Areas	OTHER WATER AREAS
Parks	PARKS
Quarry Sand Rock	QUARRY SAND ROCK
Religious Services	RELIGIOUS SERVICES
Railroad Equipment Maintenance	RR EQUIP MAINT
Railroad Passenger Terminals	RR PASSENGER TERMINALS
Saltwater Tidelands	SALTWATER TIDELANDS
Street Right Of Way	STREET RIGHT OF WAY
Transferred Development Rights	TRANSFERRED DEVELOPMENT RIGHTS
Transit Railroad Right Of Way	TRANSIT RR RIGHT OF WAY
Utilities	UTILITIES
Vacant Land Major Problem	VAC LND MAJOR PROBLEM
Water Areas	WATER AREAS
Well Sites	WELL SITES
Wetlands Recorded	WETLANDS RECORDED
Elementary Schools 1 To 6	ELEM SCHOOLS 1 TO 6
Junior Colleges	JR COLLEGES
Secondary Schools 7 To 12	SEC SCHOOLS 7 TO 12
University/Colleges	UNIVERSITY/COLLEGES
Fire Stations	FIRE STATIONS
Libraries	LIBRARIES
Prisons	PRISONS
Aircraft Transportation	AIRCRAFT TRANSPORTATION
Golf Courses	GOLF COURSES

2014 Buildable Lands – Model Process Flow

Highlights key script processes in the Buildable Lands model



Appendix G: Comment Letters

University Place
WASHINGTON

June 6, 2014

Dan Cardwell
Senior Planner
Pierce County Planning and Land Services
2401 So. 35th Street
Tacoma, WA 98409

PLANNING & LAND SERVICES
JUN 09 2014
PIERCE COUNTY

RE: 2014 Draft Buildable Land Report

Dear Mr. Cardwell:

Thank you for providing the City of University Place with an opportunity to review the 2014 Draft Buildable Lands Report. We understand that when creating a buildable lands report for the County and its 23 cities and towns general assumptions need to be made for consistency and ease of use. However, local knowledge of land use conditions and the development community allows for a more accurate assessment of the capacity for residential and employment growth. Following review of the 2014 Draft Buildable Lands Report the City has the following comments:

The draft report takes a general and conservative approach to demand for land which may be appropriate in unincorporated areas of Pierce County but less appropriate in a relatively built out community like University Place where quality of life and the School District put more pressure on vacant and underdeveloped land. Where the draft report assumes a residential lot must be 2.5 times the maximum density lot size to be considered underutilized, the City considers a lot underutilized if it is twice the minimum lot size.

Although the Zoning Code specifies maximum density, a lot can be divided if all resulting lots meet the minimum lot size of 9,000 square feet in the R1 zone and 6,000 square feet in the R2 zone (*UPMC 19.45.090 Compliance with density and minimum lot size standards*). Therefore, to divide a lot it needs to be at least 18,000 square feet in the R1 zone and at least 12,000 square feet in the R2 zone. The draft report requires lots to be at least 27,225 square feet in the R1 and at least 18,295 square feet in R2 zone to be considered underutilized. This results in undercounting the number of available building sites and potential lots from vacant and underutilized lands.

The draft report subtracts land for roads, critical areas and open space requirements. While these are valid assumptions for subdivisions of 5 or more lots they generally do not apply to dividing lots by short subdivision in University Place. Many of the underutilized lots in University Place can only be divided into two lots. In these cases none of the assumptions apply. In cases where land can be divided into three or four lots there is no open space requirement. It is also uncommon to have "plat deductions" in the multi-family, mixed use and the Town Center zones unless these deductions are intended to account for areas dedicated to parking and landscaping.

In subdivisions of 5 or more lots, the City requires only 7% open space as opposed to 10% assumed in the draft report.

There are some discrepancies between the draft report and our own residential capacity analysis. For example, the draft report indicates there is 229 acres of underutilized land in the R1 Zone. According to ATR data there is 471 acres of land in the R1 Zone with the following Land Use Codes and sizes:

- Land Use Code 1101 greater than 18,000 sq. ft. = 382 acres
- Land Use Code 1202 greater than 22,500 sq. ft. = 12 acres
- Land Use Code 1800 = 10.5 acres

University Place City Hall
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Recipient
June 6, 2014
Page 2

- Gun Club (Land Use Code 9400) = 67 acres

Table 6 does not include any pipeline projects which account for 348 building lots in preliminary and final plats created since the last Buildable Lands Inventory.

In the mixed use zones the City assumes 50% of the vacant land and 25% of the underutilized land will developed for residential use The draft report assumes only 20% if vacant and underutilized land will be developed for residential use. Local developers typically inquire about building residential rather than commercial projects on mixed use zoned lots.

In the Town Center Overlay, (a Planned Action area) all roads and open space have been provided by the City and no new roads or open space is required or planned. There are no critical areas in the TC Overlay and parking is provided on-street or in underbuilding structured parking. The Town Center Planned Action allows up to 750 dwelling units, with no maximum density, provided the overall density in the entire planned action area does not exceed 60 dwelling units per acre. The *Clearview,* a 100-unit mixed use apartment building, was recently completed and *Latitude 47,* a 150 unit mixed use apartment building, is currently under construction. The developers of a 25 unit luxury apartment building recently submitted a site development permit application.

In October 2013 the City adopted a new Comprehensive Plan designation and Zone known as Mixed Use Maritime. There is 13.19 acres of underutilized land in this Zone with a maximum density of 35 dwelling units / acre. Narrows Marina has shared plans with the City to construct residential condominium units on the underutilized land. With a 50% residential split the new zone should accommodate 230 housing units.

After accounting for displaced housing units, the City's residential capacity analysis indicates there is a gross capacity for 6,656 housing units. Deducting land for roads, critical areas, open space and market assumptions results in a net capacity of 5,120 housing units. The differences between the more general and conservative approach of the 2014 Draft Buildable Land Report and the City's capacity analysis which takes local knowledge of conditions into consideration is stark in this case. While the draft report indicates capacity for 2,316 additional units is needed, the City's capacity analysis indicates capacity for just five additional housing units is required!

The City is currently reviewing its Comprehensive Plan and development regulations pursuant to RCW 36.70B.130 and plans to add additional housing and employment capacity by increasing densities and re-designating some residential areas to mixed use.

Once again thank you for the opportunity to review the 2014 Draft Buildable Land Report. If possible, please include this letter as an appendix to the Final 2014 Buildable Land Report.

Sincerely,

David Swindale
Director, Planning and Development Services

Copy: Planning Commission
Jessica Gwilt, Assistant Planner

futurewise
Building communities
Protecting the land

June 16, 2014

Mr. Dan Cardwell
Pierce County Planning and Land Services
2401 S. 35th St. Suite #2
Tacoma, Washington 98409

Dear Mr. Cardwell:

Subject: Comments on the Draft Pierce County Buildable Lands Report (June 30 2014)
Sent via email to: dcardwe@co.pierce.wa.us

Thank you for the opportunity to comment on the Draft Pierce County Buildable Lands Report. Futurewise is working throughout Washington State to create livable communities, protect our working farmlands, forests, and waterways, and ensure a better quality of life for present and future generations. We work with communities to implement effective land use planning and policies that prevent waste and stop sprawl, provide efficient transportation choices, create affordable housing and strong local businesses, and ensure healthy natural systems. We are creating a better quality of life in Washington State together. We have members across Washington State including Pierce County.

We very much appreciate and support the updated Draft Pierce County Buildable Lands Report. We very much appreciate the hard work of Pierce County staff and the staff of the cities that complied data and helped with the analysis and the report. We believe that the methodology of the report is well thought out. We have also concluded that the data, overall, is of high quality. We believe the results accurately reflect the availability of vacant and re-developable land for housing and jobs in Pierce County although because it excludes certain lands, such as vacant lands adjacent to marine shorelines, it will tend to undercount capacity somewhat. We also appreciate including the Inventory Maps in Appendix A. By mapping the available lands, the public can review those lands and the maps should increase confidence in the report.

We also agree that jurisdictions with very small differences from their housing or employment targets and their capacities should not be required to undertake reasonable measures. As the Buildable Lands Report documents, capacity tends to vary over time as assumptions, building trends, and land use regulations change. However, if the jurisdiction does not undertake reasonable measures, those variances from their targets and capacities cannot be used to justify urban growth area expansions.

Thank you for considering our comments. If you require additional information please contact me at telephone 206-343-0681 and email tim@futurewise.org

816 Second Avenue, Suite 200 Seattle, WA 98104 www.futurewise.org phone 206 343 0681

Mr. Dan Cardwell, Pierce County Planning and Land Services
June 16, 2014
Page 2

Congratulations to you and the county and city staffs for a job well done!

Sincerely,

Tim Trohimovich, AICP
Director of Planning & Law

The following letter from Bonney Lake has been discussed and, since the Buildable Lands Report does not allocate targets and capacity of the unincorporated UGA affiliated with cities and towns to their respective affiliated jurisdictions, it has been determined that there will be no action taken pertaining to this request. The targets associated with the affiliated area will be transferred to the City's target after annexation takes place, not with the affiliation mentioned in the letter.

BONNEY Lake

P.O. Box 7380 • Bonney Lake, WA 98391
(253) 862-8602

June 16, 2014

Dan Cardwell
Senior Planner
Pierce County – Planning and Land Services
2401 South 35th Street
Tacoma, Washington 98409-7460

Re: Pierce County Draft Buildable Lands Report

Dear Mr. Cardwell:

This letter is to officially comment on the Bonney Lake section of Pierce County's *Draft Buildable Lands Report*. The City would first like to take this opportunity to thank you and your staff for all of the County's assistance throughout this process.

As you know, the Pierce County Council approved Ordinance 2013-59 on November 5, 2013 officially affiliating a portion of the Comprehensive Urban Growth Area (CUGA) with the City of Bonney Lake and adding the area to the Bonney Lake Urban Growth Area (BLUGA). Therefore, the City requests that both the 2030 housing and employment targets and remaining capacity be based on the expanded BLUGA, given that the County has approved the affiliation and both the City and County are in the process of updating their comprehensive plans. The City is aware that the affiliation will not become effective until October 2014; provided that the City and County ratify the Joint Planning Agreement. However, including the newly affiliated area will ensure consistency between the buildable lands report, the County's comprehensive plan, and the City's comprehensive plan as required by state law.

Again, thank you for the opportunity to comment. If you would like to discuss the City's comment in more detail, please contact the City's lead – Jason Sullivan, Senior Planner by phone at (253) 447-4355 or by email at sullivanj@ci.bonney-lake.wa.us.

Sincerely,

John P. Vodopich, AICP
Community Development Director
City of Bonney Lake

Justice & Municipal Center:
9002 Main Street East
Bonney Lake, WA 98391
Fax (253) 862-8538

Public Safety Building:
18421 Veterans Memorial Dr E
Bonney Lake, WA 98391
Fax (253) 863-2661

Public Works Center:
19306 Bonney Lake Blvd.
Bonney Lake, WA 98391
Fax (253) 826-1921

Senior Center:
19304 Bonney Lake Blvd.
Bonney Lake, WA 98391
Fax (253) 862-8538