GIG HARBOR

"THE MARITIME CITY"

COMMUNITY DEVELOPMENT

Agenda
Planning & Building Committee

Due to public health concerns, this meeting will be accessible to listen by using the information below:
Link: https://us06web.zoom.us/j/91881567826
Call-in: (253)215-8782
Meeting ID: 918 8156 7826

Tuesday, September 7, 2021
3:00 P.M. – 4:30 P.M.

3:00 p.m. - Call to order, roll call

Approval of Minutes: Monday, August 2, 2021

Agenda Items:

I. Short Term Rentals/VRBO – Committee Discussion
II. House Bill 1220 "Emergency Shelters and Housing- Local Planning and Development" – Director Katrina Knutson
III. Growth Discussion – Committee Discussion

Other Business

Next Meeting Monday, October 4, 2021

Adjournment

GIG HARBOR

"THE MARITIME CITY"

COMMUNITY DEVELOPMENT

DRAFT Minutes
Planning & Building Committee

Monday, August 2, 2021
3:00 P.M. – 4:30 P.M.

3:05 p.m. - Call to order, roll call Councilmember Markley& Chair Councilmember Himes Community Development Director, Katrina Knutson; Senior Planner, Carl deSimas; Planning Technician, Michelle Thomas & City Administrator, Tony Piasecki

Approval of Minutes: July 7, 2021 Motion Markley/Himes minutes approved as written

Agenda Items:

I. Buildable Lands Report Update & Discussion – Carl de Simas
II. Population and Employment Targets Discussion

Other Business

Next Meeting Monday, September 7, 2021

Adjournment Motion Markley/Himes all in favor meeting adjourned at 4:17 PM

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GIG HARBOR
THE MARITIME CITY

TO: Planning and Building Committee

CC: Mayor Kuhn

City Administrator Tony Piasecki

FROM: Community Development Director Katrina Knutson, AICP KNK

DATE: September 2, 2021

RE: ESSHB 1220 –

Earlier this year, the state legislature enacted Engrossed Second Substitute House Bill (ESSHB) 1220, which was signed by the Governor on May 12, 2021. The bill was passed, in part, to address the growing homeless crisis currently facing Washington State.

ESSHB 1220 is attached to this memorandum for reference purposes. Staff will discuss the bill and this memorandum with the Committee in more depth at your September 7, 2021 meeting.

Within the bill are requirements for all jurisdictions planning under the Growth Management Act (GMA) to amend their Comprehensive Plans and development regulations pertaining to transitional housing and permanent supportive housing. The requirements of the bill and City required actions are briefly described below:

Bill Section 1:

The bill amended the Growth Management Act (36.70A) by updating the housing goal definition. The language no longer "encourages" affordable housing but requires jurisdictions to plan for an accommodate affordable housing.

-City policy actions pertaining to this change can be addressed through the 2024 Comprehensive Plan Update.

Bill Section 2:

The bill amended the Growth Management Act (36.70A.070) to require jurisdictions to inventory, analyze, plan for and accommodate dwelling units for moderate, low, very low, and extremely low-income households. The bill also requires jurisdictions to

inventory, analyze, plan for and accommodate emergency housing, emergency shelters, and permanent supportive housing.

-City policy actions pertaining to this change can be addressed through the 2024 Comprehensive Plan Update.

Bill Section 3:

The bill added a new Section to chapter 35A.21 stating, "A code City shall not prohibit transitional housing or permanent supportive housing in any zones in which residential dwelling units or hotels are allowed." This requirement is effective as of September 30, 2021 and requires City action. The bill allows jurisdictions to place reasonable occupancy, spacing and intensity use requirements upon these uses.

-The City is required to implement this law by amending its Zoning Code. The amendments need to reflect that transitional housing and permanent supportive housing are permitted uses within zones that allow residential dwelling units or hotels. Since this action must be completed prior to the effective date of the bill, staff recommends adopting these changes via Interim Zoning Controls. The Interim Zoning Controls Ordinance will be presented to City Council at their September 27th meeting. If adopted, the interim regulations will be in place for a period of 6-months. During the effective period of the interim regulations, state law requires a public hearing be held within 60-days of adoption to consider public testimony. Staff recommends the Planning Commission conduct public hearings and make a recommendation to Council.

Bill Section 4:

(This section is redundant to section 3 for non-code cities).

Bill Section 5:

The bill amended the Growth Management Act (36.70A.390 – Moratoria, interim zoning controls), to prohibit jurisdictions from utilizing moratoria or interim zoning controls to prohibit building permit applications for the construction of transitional housing or permanent supportive housing as required by this bill.

-The City may utilize interim zoning controls to implement these regulations but may not use moratoria or interim zoning controls to prohibit the implementation of this bill.

Bill Section 6:

This section adds definitions of "emergency housing", "emergency shelter" and "moderate income household".

-The City could choose to incorporate these definitions into its zoning code.

CERTIFICATION OF ENROLLMENT

ENGROSSED SECOND SUBSTITUTE HOUSE BILL 1220

Chapter 254, Laws of 2021

(partial veto)

67th Legislature
2021 Regular Session

EMERGENCY SHELTERS AND HOUSING—LOCAL PLANNING AND DEVELOPMENT

EFFECTIVE DATE: July 25, 2021

Passed by the House April 14, 2021
Yeas 57 Nays 40

LAURIE JINKINS

Speaker of the House of Representatives

Passed by the Senate April 10, 2021
Yeas 25 Nays 24

DENNY HECK

President of the Senate

Approved May 12, 2021 2:35 PM with the exception of section 7, which is vetoed.

JAY INSLEE

Governor of the State of Washington

CERTIFICATE

I, Bernard Dean, Chief Clerk of the House of Representatives of the State of Washington, do hereby certify that the attached is **ENGROSSED SECOND SUBSTITUTE HOUSE BILL 1220** as passed by the House of Representatives and the Senate on the dates hereon set forth.

BERNARD DEAN

Chief Clerk

FILED

May 12, 2021

Secretary of State
State of Washington

ENGROSSED SECOND SUBSTITUTE HOUSE BILL 1220

AS AMENDED BY THE SENATE

Passed Legislature - 2021 Regular Session

State of Washington 67th Legislature 2021 Regular Session

By House Appropriations (originally sponsored by Representatives Peterson, Macri, Bateman, Ryu, Lekanoff, Fitzgibbon, Kloba, Davis, Lovick, Santos, Ortiz-Self, Simmons, Berg, Hackney, Chopp, Tharinger, and Frame)

READ FIRST TIME 02/22/21.

AN ACT Relating to supporting emergency shelters and housing through local planning and development regulations; amending RCW 36.70A.020, 36.70A.390, and 36.70A.030; reenacting and amending RCW 36.70A.070; adding a new section to chapter 35A.21 RCW; adding a new section to chapter 35.21 RCW; and adding a new section to chapter 36.70A RCW.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

Sec. 1. RCW 36.70A.020 and 2002 c 154 s 1 are each amended to read as follows:

The following goals are adopted to guide the development and adoption of comprehensive plans and development regulations of those counties and cities that are required or choose to plan under RCW 36.70A.040. The following goals are not listed in order of priority and shall be used exclusively for the purpose of guiding the development of comprehensive plans and development regulations:

(1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

(2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

(3) Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

(4) Housing. ((~~Encourage the availability of affordable~~)) Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

(5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

(6) Property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

(7) Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

(8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.

(9) Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

(10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

(11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

(12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

(13) Historic preservation. Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.

Sec. 2. RCW 36.70A.070 and 2017 3rd sp.s. c 18 s 4 and 2017 3rd sp.s. c 16 s 4 are each reenacted and amended to read as follows:

The comprehensive plan of a county or city that is required or chooses to plan under RCW 36.70A.040 shall consist of a map or maps, and descriptive text covering objectives, principles, and standards used to develop the comprehensive plan. The plan shall be an internally consistent document and all elements shall be consistent with the future land use map. A comprehensive plan shall be adopted and amended with public participation as provided in RCW 36.70A.140. Each comprehensive plan shall include a plan, scheme, or design for each of the following:

(1) A land use element designating the proposed general distribution and general location and extent of the uses of land, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces, general aviation airports, public utilities, public facilities, and other land uses. The land use element shall include population densities, building intensities, and estimates of future population growth. The land use element shall provide for protection of the quality and quantity of groundwater used for public water supplies. Wherever possible, the land use element should consider utilizing urban planning approaches that promote physical activity. Where applicable, the land use element shall review drainage, flooding, and stormwater runoff in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state, including Puget Sound or waters entering Puget Sound.

(2) A housing element ensuring the vitality and character of established residential neighborhoods that:

(a) Includes an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary

to manage projected growth, as provided by the department of commerce, including:

(i) Units for moderate, low, very low, and extremely low-income households; and

(ii) Emergency housing, emergency shelters, and permanent supportive housing;

(b) ((~~includes~~)) Includes a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences, and within an urban growth area boundary, moderate density housing options including but not limited to, duplexes, triplexes, and townhomes;

(c) ((~~identifies~~)) Identifies sufficient capacity of land for housing((~~,~~)) including, but not limited to, government-assisted housing, housing for ((~~low-income families~~)) moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, ((~~and~~)) group homes ((~~and~~)), foster care facilities, emergency housing, emergency shelters, permanent supportive housing, and within an urban growth area boundary, consideration of duplexes, triplexes, and townhomes; ((~~and~~))

(d) ((~~makes~~)) Makes adequate provisions for existing and projected needs of all economic segments of the community, including:

(i) Incorporating consideration for low, very low, extremely low, and moderate-income households;

(ii) Documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations;

(iii) Consideration of housing locations in relation to employment location; and

(iv) Consideration of the role of accessory dwelling units in meeting housing needs;

(e) Identifies local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including:

(i) Zoning that may have a discriminatory effect;

(ii) Disinvestment; and

(iii) Infrastructure availability;

(f) Identifies and implements policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions;

(g) Identifies areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments; and

(h) Establishes antidisplacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing.

In counties and cities subject to the review and evaluation requirements of RCW 36.70A.215, any revision to the housing element shall include consideration of prior review and evaluation reports and any reasonable measures identified. The housing element should link jurisdictional goals with overall county goals to ensure that the housing element goals are met.

(3) A capital facilities plan element consisting of: (a) An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities; (b) a forecast of the future needs for such capital facilities; (c) the proposed locations and capacities of expanded or new capital facilities; (d) at least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and (e) a requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent. Park and recreation facilities shall be included in the capital facilities plan element.

(4) A utilities element consisting of the general location, proposed location, and capacity of all existing and proposed utilities, including, but not limited to, electrical lines, telecommunication lines, and natural gas lines.

(5) Rural element. Counties shall include a rural element including lands that are not designated for urban growth, agriculture, forest, or mineral resources. The following provisions shall apply to the rural element:

(a) Growth management act goals and local circumstances. Because circumstances vary from county to county, in establishing patterns of

rural densities and uses, a county may consider local circumstances, but shall develop a written record explaining how the rural element harmonizes the planning goals in RCW 36.70A.020 and meets the requirements of this chapter.

(b) Rural development. The rural element shall permit rural development, forestry, and agriculture in rural areas. The rural element shall provide for a variety of rural densities, uses, essential public facilities, and rural governmental services needed to serve the permitted densities and uses. To achieve a variety of rural densities and uses, counties may provide for clustering, density transfer, design guidelines, conservation easements, and other innovative techniques that will accommodate appropriate rural economic advancement, densities, and uses that are not characterized by urban growth and that are consistent with rural character.

(c) Measures governing rural development. The rural element shall include measures that apply to rural development and protect the rural character of the area, as established by the county, by:

(i) Containing or otherwise controlling rural development;

(ii) Assuring visual compatibility of rural development with the surrounding rural area;

(iii) Reducing the inappropriate conversion of undeveloped land into sprawling, low-density development in the rural area;

(iv) Protecting critical areas, as provided in RCW 36.70A.060, and surface water and groundwater resources; and

(v) Protecting against conflicts with the use of agricultural, forest, and mineral resource lands designated under RCW 36.70A.170.

(d) Limited areas of more intensive rural development. Subject to the requirements of this subsection and except as otherwise specifically provided in this subsection (5)(d), the rural element may allow for limited areas of more intensive rural development, including necessary public facilities and public services to serve the limited area as follows:

(i) Rural development consisting of the infill, development, or redevelopment of existing commercial, industrial, residential, or mixed-use areas, whether characterized as shoreline development, villages, hamlets, rural activity centers, or crossroads developments.

(A) A commercial, industrial, residential, shoreline, or mixed-use area are subject to the requirements of (d)(iv) of this

subsection, but are not subject to the requirements of (c)(ii) and (iii) of this subsection.

(B) Any development or redevelopment other than an industrial area or an industrial use within a mixed-use area or an industrial area under this subsection (5)(d)(i) must be principally designed to serve the existing and projected rural population.

(C) Any development or redevelopment in terms of building size, scale, use, or intensity shall be consistent with the character of the existing areas. Development and redevelopment may include changes in use from vacant land or a previously existing use so long as the new use conforms to the requirements of this subsection (5);

(ii) The intensification of development on lots containing, or new development of, small-scale recreational or tourist uses, including commercial facilities to serve those recreational or tourist uses, that rely on a rural location and setting, but that do not include new residential development. A small-scale recreation or tourist use is not required to be principally designed to serve the existing and projected rural population. Public services and public facilities shall be limited to those necessary to serve the recreation or tourist use and shall be provided in a manner that does not permit low-density sprawl;

(iii) The intensification of development on lots containing isolated nonresidential uses or new development of isolated cottage industries and isolated small-scale businesses that are not principally designed to serve the existing and projected rural population and nonresidential uses, but do provide job opportunities for rural residents. Rural counties may allow the expansion of small-scale businesses as long as those small-scale businesses conform with the rural character of the area as defined by the local government according to RCW 36.70A.030((~~(16)~~)) (23). Rural counties may also allow new small-scale businesses to utilize a site previously occupied by an existing business as long as the new small-scale business conforms to the rural character of the area as defined by the local government according to RCW 36.70A.030((~~(16)~~)) (23). Public services and public facilities shall be limited to those necessary to serve the isolated nonresidential use and shall be provided in a manner that does not permit low-density sprawl;

(iv) A county shall adopt measures to minimize and contain the existing areas or uses of more intensive rural development, as appropriate, authorized under this subsection. Lands included in such

existing areas or uses shall not extend beyond the logical outer boundary of the existing area or use, thereby allowing a new pattern of low-density sprawl. Existing areas are those that are clearly identifiable and contained and where there is a logical boundary delineated predominately by the built environment, but that may also include undeveloped lands if limited as provided in this subsection. The county shall establish the logical outer boundary of an area of more intensive rural development. In establishing the logical outer boundary, the county shall address (A) the need to preserve the character of existing natural neighborhoods and communities, (B) physical boundaries, such as bodies of water, streets and highways, and land forms and contours, (C) the prevention of abnormally irregular boundaries, and (D) the ability to provide public facilities and public services in a manner that does not permit low-density sprawl;

(v) For purposes of (d) of this subsection, an existing area or existing use is one that was in existence:

(A) On July 1, 1990, in a county that was initially required to plan under all of the provisions of this chapter;

(B) On the date the county adopted a resolution under RCW 36.70A.040(2), in a county that is planning under all of the provisions of this chapter under RCW 36.70A.040(2); or

(C) On the date the office of financial management certifies the county's population as provided in RCW 36.70A.040(5), in a county that is planning under all of the provisions of this chapter pursuant to RCW 36.70A.040(5).

(e) Exception. This subsection shall not be interpreted to permit in the rural area a major industrial development or a master planned resort unless otherwise specifically permitted under RCW 36.70A.360 and 36.70A.365.

(6) A transportation element that implements, and is consistent with, the land use element.

(a) The transportation element shall include the following subelements:

(i) Land use assumptions used in estimating travel;

(ii) Estimated traffic impacts to state-owned transportation facilities resulting from land use assumptions to assist the department of transportation in monitoring the performance of state facilities, to plan improvements for the facilities, and to assess

the impact of land-use decisions on state-owned transportation facilities;

(iii) Facilities and services needs, including:

(A) An inventory of air, water, and ground transportation facilities and services, including transit alignments and general aviation airport facilities, to define existing capital facilities and travel levels as a basis for future planning. This inventory must include state-owned transportation facilities within the city or county's jurisdictional boundaries;

(B) Level of service standards for all locally owned arterials and transit routes to serve as a gauge to judge performance of the system. These standards should be regionally coordinated;

(C) For state-owned transportation facilities, level of service standards for highways, as prescribed in chapters 47.06 and 47.80 RCW, to gauge the performance of the system. The purposes of reflecting level of service standards for state highways in the local comprehensive plan are to monitor the performance of the system, to evaluate improvement strategies, and to facilitate coordination between the county's or city's six-year street, road, or transit program and the office of financial management's ten-year investment program. The concurrency requirements of (b) of this subsection do not apply to transportation facilities and services of statewide significance except for counties consisting of islands whose only connection to the mainland are state highways or ferry routes. In these island counties, state highways and ferry route capacity must be a factor in meeting the concurrency requirements in (b) of this subsection;

(D) Specific actions and requirements for bringing into compliance locally owned transportation facilities or services that are below an established level of service standard;

(E) Forecasts of traffic for at least ten years based on the adopted land use plan to provide information on the location, timing, and capacity needs of future growth;

(F) Identification of state and local system needs to meet current and future demands. Identified needs on state-owned transportation facilities must be consistent with the statewide multimodal transportation plan required under chapter 47.06 RCW;

(iv) Finance, including:

(A) An analysis of funding capability to judge needs against probable funding resources;

(B) A multiyear financing plan based on the needs identified in the comprehensive plan, the appropriate parts of which shall serve as the basis for the six-year street, road, or transit program required by RCW 35.77.010 for cities, RCW 36.81.121 for counties, and RCW 35.58.2795 for public transportation systems. The multiyear financing plan should be coordinated with the ten-year investment program developed by the office of financial management as required by RCW 47.05.030;

(C) If probable funding falls short of meeting identified needs, a discussion of how additional funding will be raised, or how land use assumptions will be reassessed to ensure that level of service standards will be met;

(v) Intergovernmental coordination efforts, including an assessment of the impacts of the transportation plan and land use assumptions on the transportation systems of adjacent jurisdictions;

(vi) Demand-management strategies;

(vii) Pedestrian and bicycle component to include collaborative efforts to identify and designate planned improvements for pedestrian and bicycle facilities and corridors that address and encourage enhanced community access and promote healthy lifestyles.

(b) After adoption of the comprehensive plan by jurisdictions required to plan or who choose to plan under RCW 36.70A.040, local jurisdictions must adopt and enforce ordinances which prohibit development approval if the development causes the level of service on a locally owned transportation facility to decline below the standards adopted in the transportation element of the comprehensive plan, unless transportation improvements or strategies to accommodate the impacts of development are made concurrent with the development. These strategies may include increased public transportation service, ride-sharing programs, demand management, and other transportation systems management strategies. For the purposes of this subsection (6), "concurrent with the development" means that improvements or strategies are in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six years. If the collection of impact fees is delayed under RCW 82.02.050(3), the six-year period required by this subsection (6)(b) must begin after full payment of all impact fees is due to the county or city.

(c) The transportation element described in this subsection (6), the six-year plans required by RCW 35.77.010 for cities, RCW

36.81.121 for counties, and RCW 35.58.2795 for public transportation systems, and the ten-year investment program required by RCW 47.05.030 for the state, must be consistent.

(7) An economic development element establishing local goals, policies, objectives, and provisions for economic growth and vitality and a high quality of life. A city that has chosen to be a residential community is exempt from the economic development element requirement of this subsection.

(8) A park and recreation element that implements, and is consistent with, the capital facilities plan element as it relates to park and recreation facilities. The element shall include: (a) Estimates of park and recreation demand for at least a ten-year period; (b) an evaluation of facilities and service needs; and (c) an evaluation of intergovernmental coordination opportunities to provide regional approaches for meeting park and recreational demand.

(9) It is the intent that new or amended elements required after January 1, 2002, be adopted concurrent with the scheduled update provided in RCW 36.70A.130. Requirements to incorporate any such new or amended elements shall be null and void until funds sufficient to cover applicable local government costs are appropriated and distributed by the state at least two years before local government must update comprehensive plans as required in RCW 36.70A.130.

NEW SECTION. **Sec. 3.** A new section is added to chapter 35A.21 RCW to read as follows:

A code city shall not prohibit transitional housing or permanent supportive housing in any zones in which residential dwelling units or hotels are allowed. Effective September 30, 2021, a code city shall not prohibit indoor emergency shelters and indoor emergency housing in any zones in which hotels are allowed, except in such cities that have adopted an ordinance authorizing indoor emergency shelters and indoor emergency housing in a majority of zones within a one-mile proximity to transit. Reasonable occupancy, spacing, and intensity of use requirements may be imposed by ordinance on permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters to protect public health and safety. Any such requirements on occupancy, spacing, and intensity of use may not prevent the siting of a sufficient number of permanent supportive housing, transitional housing, indoor emergency housing, or indoor emergency shelters necessary to accommodate each code

city's projected need for such housing and shelter under RCW 36.70A.070(2)(a)(ii).

NEW SECTION. **Sec. 4.** A new section is added to chapter 35.21 RCW to read as follows:

A city shall not prohibit transitional housing or permanent supportive housing in any zones in which residential dwelling units or hotels are allowed. Effective September 30, 2021, a city shall not prohibit indoor emergency shelters and indoor emergency housing in any zones in which hotels are allowed, except in such cities that have adopted an ordinance authorizing indoor emergency shelters and indoor emergency housing in a majority of zones within a one-mile proximity to transit. Reasonable occupancy, spacing, and intensity of use requirements may be imposed by ordinance on permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters to protect public health and safety. Any such requirements on occupancy, spacing, and intensity of use may not prevent the siting of a sufficient number of permanent supportive housing, transitional housing, indoor emergency housing, or indoor emergency shelters necessary to accommodate each city's projected need for such housing and shelter under RCW 36.70A.070(2)(a)(ii).

Sec. 5. RCW 36.70A.390 and 1992 c 207 s 6 are each amended to read as follows:

A county or city governing body that adopts a moratorium, interim zoning map, interim zoning ordinance, or interim official control without holding a public hearing on the proposed moratorium, interim zoning map, interim zoning ordinance, or interim official control, shall hold a public hearing on the adopted moratorium, interim zoning map, interim zoning ordinance, or interim official control within at least sixty days of its adoption, whether or not the governing body received a recommendation on the matter from the planning commission or department. If the governing body does not adopt findings of fact justifying its action before this hearing, then the governing body shall do so immediately after this public hearing. A moratorium, interim zoning map, interim zoning ordinance, or interim official control adopted under this section may be effective for not longer than six months, but may be effective for up to one year if a work plan is developed for related studies providing for such a longer period. A moratorium, interim zoning map, interim zoning ordinance,

or interim official control may be renewed for one or more six-month periods if a subsequent public hearing is held and findings of fact are made prior to each renewal.

This section does not apply to the designation of critical areas, agricultural lands, forestlands, and mineral resource lands, under RCW 36.70A.170, and the conservation of these lands and protection of these areas under RCW 36.70A.060, prior to such actions being taken in a comprehensive plan adopted under RCW 36.70A.070 and implementing development regulations adopted under RCW 36.70A.120, if a public hearing is held on such proposed actions. This section does not apply to ordinances or development regulations adopted by a city that prohibit building permit applications for or the construction of transitional housing or permanent supportive housing in any zones in which residential dwelling units or hotels are allowed or prohibit building permit applications for or the construction of indoor emergency shelters and indoor emergency housing in any zones in which hotels are allowed.

Sec. 6. RCW 36.70A.030 and 2020 c 173 s 4 are each amended to read as follows:

Unless the context clearly requires otherwise, the definitions in this section apply throughout this chapter.

(1) "Adopt a comprehensive land use plan" means to enact a new comprehensive land use plan or to update an existing comprehensive land use plan.

(2) "Affordable housing" means, unless the context clearly indicates otherwise, residential housing whose monthly costs, including utilities other than telephone, do not exceed thirty percent of the monthly income of a household whose income is:

(a) For rental housing, sixty percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development; or

(b) For owner-occupied housing, eighty percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development.

(3) "Agricultural land" means land primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products or of berries, grain,

hay, straw, turf, seed, Christmas trees not subject to the excise tax imposed by RCW 84.33.100 through 84.33.140, finfish in upland hatcheries, or livestock, and that has long-term commercial significance for agricultural production.

(4) "City" means any city or town, including a code city.

(5) "Comprehensive land use plan," "comprehensive plan," or "plan" means a generalized coordinated land use policy statement of the governing body of a county or city that is adopted pursuant to this chapter.

(6) "Critical areas" include the following areas and ecosystems: (a) Wetlands; (b) areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas. "Fish and wildlife habitat conservation areas" does not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of and are maintained by a port district or an irrigation district or company.

(7) "Department" means the department of commerce.

(8) "Development regulations" or "regulation" means the controls placed on development or land use activities by a county or city, including, but not limited to, zoning ordinances, critical areas ordinances, shoreline master programs, official controls, planned unit development ordinances, subdivision ordinances, and binding site plan ordinances together with any amendments thereto. A development regulation does not include a decision to approve a project permit application, as defined in RCW 36.70B.020, even though the decision may be expressed in a resolution or ordinance of the legislative body of the county or city.

(9) "Emergency housing" means temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.

(10) "Emergency shelter" means a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may

include day and warming centers that do not provide overnight accommodations.

(11) "Extremely low-income household" means a single person, family, or unrelated persons living together whose adjusted income is at or below thirty percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development.

((~~(10)~~)) (12) "Forestland" means land primarily devoted to growing trees for long-term commercial timber production on land that can be economically and practically managed for such production, including Christmas trees subject to the excise tax imposed under RCW 84.33.100 through 84.33.140, and that has long-term commercial significance. In determining whether forestland is primarily devoted to growing trees for long-term commercial timber production on land that can be economically and practically managed for such production, the following factors shall be considered: (a) The proximity of the land to urban, suburban, and rural settlements; (b) surrounding parcel size and the compatibility and intensity of adjacent and nearby land uses; (c) long-term local economic conditions that affect the ability to manage for timber production; and (d) the availability of public facilities and services conducive to conversion of forestland to other uses.

((~~(11)~~)) (13) "Freight rail dependent uses" means buildings and other infrastructure that are used in the fabrication, processing, storage, and transport of goods where the use is dependent on and makes use of an adjacent short line railroad. Such facilities are both urban and rural development for purposes of this chapter. "Freight rail dependent uses" does not include buildings and other infrastructure that are used in the fabrication, processing, storage, and transport of coal, liquefied natural gas, or "crude oil" as defined in RCW 90.56.010.

((~~(12)~~)) (14) "Geologically hazardous areas" means areas that because of their susceptibility to erosion, sliding, earthquake, or other geological events, are not suited to the siting of commercial, residential, or industrial development consistent with public health or safety concerns.

((~~(13)~~)) (15) "Long-term commercial significance" includes the growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land's

proximity to population areas, and the possibility of more intense uses of the land.

((~~(14)~~)) (16) "Low-income household" means a single person, family, or unrelated persons living together whose adjusted income is at or below eighty percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development.

((~~(15)~~)) (17) "Minerals" include gravel, sand, and valuable metallic substances.

((~~(16)~~)) (18) "Moderate-income household" means a single person, family, or unrelated persons living together whose adjusted income is at or below 120 percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development.

(19) "Permanent supportive housing" is subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW.

((~~(17)~~)) (20) "Public facilities" include streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, and schools.

((~~(18)~~)) (21) "Public services" include fire protection and suppression, law enforcement, public health, education, recreation, environmental protection, and other governmental services.

((~~(19)~~)) (22) "Recreational land" means land so designated under RCW 36.70A.1701 and that, immediately prior to this designation, was designated as agricultural land of long-term commercial significance under RCW 36.70A.170. Recreational land must have playing fields and supporting facilities existing before July 1, 2004, for sports played on grass playing fields.

((~~(20)~~)) (23) "Rural character" refers to the patterns of land use and development established by a county in the rural element of its comprehensive plan:

(a) In which open space, the natural landscape, and vegetation predominate over the built environment;

(b) That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas;

(c) That provide visual landscapes that are traditionally found in rural areas and communities;

(d) That are compatible with the use of the land by wildlife and for fish and wildlife habitat;

(e) That reduce the inappropriate conversion of undeveloped land into sprawling, low-density development;

(f) That generally do not require the extension of urban governmental services; and

(g) That are consistent with the protection of natural surface water flows and groundwater and surface water recharge and discharge areas.

((~~(21)~~)) (24) "Rural development" refers to development outside the urban growth area and outside agricultural, forest, and mineral resource lands designated pursuant to RCW 36.70A.170. Rural development can consist of a variety of uses and residential densities, including clustered residential development, at levels that are consistent with the preservation of rural character and the requirements of the rural element. Rural development does not refer to agriculture or forestry activities that may be conducted in rural areas.

((~~(22)~~)) (25) "Rural governmental services" or "rural services" include those public services and public facilities historically and typically delivered at an intensity usually found in rural areas, and may include domestic water systems, fire and police protection services, transportation and public transit services, and other public utilities associated with rural development and normally not

associated with urban areas. Rural services do not include storm or sanitary sewers, except as otherwise authorized by RCW 36.70A.110(4).

((~~(23)~~)) (26) "Short line railroad" means those railroad lines designated class II or class III by the United States surface transportation board.

((~~(24)~~)) (27) "Urban governmental services" or "urban services" include those public services and public facilities at an intensity historically and typically provided in cities, specifically including storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas and normally not associated with rural areas.

((~~(25)~~)) (28) "Urban growth" refers to growth that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources, rural uses, rural development, and natural resource lands designated pursuant to RCW 36.70A.170. A pattern of more intensive rural development, as provided in RCW 36.70A.070(5)(d), is not urban growth. When allowed to spread over wide areas, urban growth typically requires urban governmental services. "Characterized by urban growth" refers to land having urban growth located on it, or to land located in relationship to an area with urban growth on it as to be appropriate for urban growth.

((~~(26)~~)) (29) "Urban growth areas" means those areas designated by a county pursuant to RCW 36.70A.110.

((~~(27)~~)) (30) "Very low-income household" means a single person, family, or unrelated persons living together whose adjusted income is at or below fifty percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development.

((~~(28)~~)) (31) "Wetland" or "wetlands" means areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from

nonwetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from nonwetland areas created to mitigate conversion of wetlands.

***NEW SECTION.** Sec. 7. A new section is added to chapter 36.70A RCW to read as follows:*

In addition to ordinances, development regulations, and other official controls adopted or amended, a city or county should consider policies to encourage the construction of accessory dwelling units as a way to meet affordable housing goals. These policies could include, but are not limited to:

(1) The city or county may not require the owner of a lot on which there is an accessory dwelling unit to reside in or occupy the accessory dwelling unit or another housing unit on the same lot;

(2) The city or county may require the owner not to use the accessory dwelling unit for short-term rentals;

(3) The city or county may not count residents of accessory dwelling units against existing limits on the number of unrelated residents on a lot;

(4) The city or county may not establish a minimum gross floor area for accessory dwelling units that exceeds the state building code;

(5) The city or county must make the same allowances for accessory dwelling units' roof decks, balconies, and porches to encroach on setbacks as are allowed for the principal unit;

(6) The city or county must apply abutting lot setbacks to accessory dwelling units on lots abutting zones with lower setback requirements;

(7) The city or county must establish an amnesty program to help owners of unpermitted accessory dwelling units to obtain a permit;

(8) The city or county must permit accessory dwelling units in structures detached from the principal unit, must allow an accessory dwelling unit on any lot that meets the minimum lot size required for the principal unit, and must allow attached accessory dwelling units on any lot with a principal unit that is nonconforming solely because

the lot is smaller than the minimum size, as long as the accessory dwelling unit would not increase nonconformity of the residential use with respect to building height, bulk, or lot coverage;

(9) The city or county may not establish a maximum gross floor area requirement for accessory dwelling units that are less than 1,000 square feet or 60 percent of the principal unit, whichever is greater, or that exceeds 1,200 square feet;

(10) A city or county must allow accessory dwelling units to be converted from existing structures, including but not limited to detached garages, even if they violate current code requirements for setbacks or lot coverage;

(11) A city or county may not require public street improvements as a condition of permitting accessory dwelling units; and

(12) A city or county may require a new or separate utility connection between an accessory dwelling unit and a utility only when necessary to be consistent with water availability requirements, water system plans, small water system management plans, or established policies adopted by the water or sewer utility provider. If such a connection is necessary, the connection fees and capacity charges must:

(a) Be proportionate to the burden of the proposed accessory dwelling unit upon the water or sewer system; and

(b) Not exceed the reasonable cost of providing the service.

****Sec. 7 was vetoed. See message at end of chapter.***

Passed by the House April 14, 2021.
Passed by the Senate April 10, 2021.
Approved by the Governor May 12, 2021, with the exception of certain items that were vetoed.
Filed in Office of Secretary of State May 12, 2021.

Note: Governor's explanation of partial veto is as follows:

"I am returning herewith, without my approval as to Section 7, Engrossed Second Substitute House Bill No. 1220 entitled:

"AN ACT Relating to supporting emergency shelters and housing through local planning and development regulations."

Section 7 of this bill can be read to encourage the siting and development of accessory dwelling units in areas of the state outside of urban growth areas. This was a technical oversight that occurred during the legislative process. As passed, the bill inadvertently omitted a key reference limiting these policies to urban growth areas, which was not the intention of the bill's sponsor.

For these reasons I have vetoed Section 7 of Engrossed Second Substitute House Bill No. 1220.

With the exception of Section 7, Engrossed Second Substitute House Bill No. 1220 is approved."

--- **END** ---



Draft Pierce County Buildable Lands Report

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

Pierce County Planning & Public Works **Fourth Edition** June 30, 2021

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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 Growth Management Act (GMA), the Pierce County Council has adopted UGAs for Pierce County and its incorporated cities and towns.

In designating the UGA, the Pierce County Council worked closely with the individual cities and towns to ensure that the UGA was 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 UGA and the cities' and towns' analyses encompassed the lands within their respective municipal boundaries. At this time, 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 the capacity analyses and the lack of specificity in the GMA led to state-wide debate. Much of this debate focused on determining whether there were errors in the assumptions used by local governments in sizing their UGAs. This debate resulted in the Washington State legislature amending the GMA in 1997 to require that 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 GMA requirements and improving accuracy in the information used to determine the capacity of Pierce County's UGA. Pierce County published its first consolidated residential/employment capacity analysis in August 2002, second in September 2007, and third in June 2014. This 2021 Report represents the fourth published documentation of Pierce County and its cities' and towns' ability to accommodate future growth and is intended for use in the 2024 GMA Comprehensive Plan periodic update.

The Buildable Lands Report details the methodology, assumptions, and calculations for identifying the housing and employment capacity within the UGA. An important piece of the Buildable Lands Program is using the information in the Report to compare observed densities to the planned densities and growth assumptions, capacity to the growth targets, and housing production rates to the growth targets. This work is completed in a Consistency Evaluation, discussed in Section V of this Report. Due to the timing of the growth target allocation process, the Consistency Evaluation portion of the program will be completed within one year of publication of this Report, as permitted through the Pierce County Countywide Planning Policies.

I. Overview

- General description and historical perspective of State and County legislation addressing development of the program

II. Methodology

- Information and data collected through the monitoring procedures.
- Inventory categories and process
- Methodology applied to calculate a residential and employment capacity.
- Factors and assumptions used in the calculations

III. Summary of Observations

- Countywide data summaries and capacity results
- Individual chapters for each of the 23 cities and towns in Pierce County and urban unincorporated Pierce County
  - Summary of development trends
  - Summary of assumptions used in analysis
  - Capacity results

IV. Appendices

- Detailed development trend summaries by zone, capacity calculations by zone, and inventory maps for each jurisidiction
- Technical description of inventory model/process
- Employment density survey

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SECTION I: OVERVIEW

INTRODUCTION

Pierce County and its 23 cities and towns began developing the Buildable Lands Program in 1997 in response to amendments to the Washington State Growth Management Act (GMA) 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 population growth targets 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 growth area (UGA).

The Washington State Legislature enacted the GMA in 1990. The GMA required local governments to develop rational policies to manage growth in the State and all urban counties and their cities and towns were required to plan under the GMA. 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 GMA is the designation of UGAs.

Each county required to plan under the GMA must designate a UGA within which urban growth shall be encouraged and outside of which urban growth shall be prohibited. These UGAs 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. To properly size UGAs such that this population could be accommodated, each jurisdiction planning under the GMA conducted a population capacity analysis. These capacity analyses sought to determine how much population could be accommodated in each area based upon availability of developable land.

The jurisdictional variations in capacity analyses and the lack of specificity in the GMA led to statewide debate on the subject, with much of the debate focused on determining whether there were errors in the assumptions used by local governments in sizing their UGAs. In 1997, this debate resulted in the 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 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 (CPPs) that incorporated monitoring and evaluation policies related to Buildable Lands. The Buildable Lands legislation was most recently amended in 2017 to include an amended timeframe, a requirement to consider regulations affecting the achieved densities, and a requirement to monitor housing production rates in comparison to adopted growth targets or projections. Pierce County and its cities and towns are

currently in the process of updating the CPPs to align with the updated guidelines and 2017 Buildable Lands legislation.

LOCAL AND REGIONAL FRAMEWORK

While the Growth Management Act (GMA) 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 (2018)," published by the Washington State Department of Commerce. The Pierce County Comprehensive Plan also provides supporting policies specific to Buildable Lands.

Pierce County Countywide Planning Policies

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 create consistency among all jurisdictions in addressing certain growth management issues. Pierce County adopted its CPPs on June 30, 1992.

The CPPs are currently being updated and include a section on Buildable Lands based on the original policies currently located in the “Urban Growth Areas, Promotion of Contiguous and Orderly Development and Provision of Urban Services to Such Development” chapter. Other related policies in the draft updated Urban Growth Area and Growth Targets sections address the sizing of the urban growth area, the allocation of targets, and appropriate average density within the UGA.

Per the CPPs and consistent with GMA, 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 factor (i.e., maintaining a supply of developable land sufficient to allow market forces to operate).

The CPPs direct the County and cities and towns to plan for efficient land use patterns while conserving natural resources. The policies further define efficient land use as development with at least an average net density of four units per acre. Associated policies support the need for infill and compact development in achieving an efficient land use pattern. The CPPs direct the County and cities and towns to adopt plans that encourage concentrated development within the urban growth area which will accommodate the 20-year projected population and employment growth.

Housing and Employment Targets

Evaluating whether 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. It is anticipated that the Pierce County Council will adopt-the 2044 housing and employment targets by 2022 and a consistency evaluation will be completed within one year of this Report, per the Pierce County Countywide Planning Policies, once the targets are available. This report provides the 2030 targets as an initial comparison.

SECTION II: METHODOLOGY

DEVELOPMENT DATA

The development data provides information in three key areas:

1. Reveals if the urban growth area is developing at urban densities.
2. Assesses the integrity of assumptions incorporated in the capacity analysis.
3. Guides refinement of the build-out assumptions in the capacity analysis.

While in theory the use of development trend information in future capacity analyses is a valid measure and required by the "Buildable Lands" legislation, there could be some potential problems with doing this. Many jurisdictions have not experienced an amount or range of development necessary 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 or previous zoning that is no longer in effect. This vested development may be built to standards different than that occurring under the current regulations and may skew the trend information. These, among other potential problems, should be considered in reviewing the development trend information.

Annual Reporting

Jurisdictions are required to submit residential building permits, non-residential building permits, and platting activity. They must submit details of the permit data, including the parcel number, plan designation, zoning district, parcel size, and site address. For residential development they must also 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 also include the total building size. 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 since density calculations from the developments reflect locally adopted regulations.

Residential Building Permits	Residential Platting Activity	Commercial Building Permits
• Calculate multi-family density by zoning district. • Single-family permit reporting is optional.	• 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).	• 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, while not a complete representation of the "buildable land" in the county, is essential in the housing and employment capacity analyses and determining how much land is available and suitable for development. Accordingly, the Buildable Lands Program establishes a standard methodology to be used by all jurisdictions, including standard definitions and procedures to ensure reasonable accuracy and consistency. The inventory in this report represents the status of property as of January 2020 to align with Census data. There are six categories of land identified in the Buildable Lands inventory:

- Vacant
- Vacant (Single Unit)
- Underutilized
- Pipeline
- Built Out
- Undevelopable

Vacant and underutilized lands are identified through a Geographic Information System (GIS) model using the assumptions and existing conditions as inputs. The GIS model process is outlined in Appendix B: Buildable Lands Inventory Process and the initial categorization of Assessor-Treasurer (ATR) land use descriptions is shown in Appendix Table 1 in Appendix B: Buildable Lands Inventory Process.

While the model is used to initially sort and categorize the parcels, the results are reviewed and refined by the applicable local jurisdictions to further improve the accuracy of the inventory by taking advantage of local knowledge, field visits, and the review of digital orthographic photography. The inventory provides the underlying basis for the housing and employment capacity analyses but is not a representation of the "buildable land" with capacity for development at a parcel level.

Four of the six inventory categories are identified as having additional employment or housing capacity: Vacant, Vacant (Single Unit), Underutilized, and Pipeline.

Vacant Land

Vacant lands include parcels without an established structure or land use activity, excluding those enrolled in a current use tax program. Vacant 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 or special district are flagged for local review.

- Vacant represents parcels that are assumed can be further subdivided and can accommodate more than one housing unit. These parcels are included in the capacity calculations where further assumptions are applied.



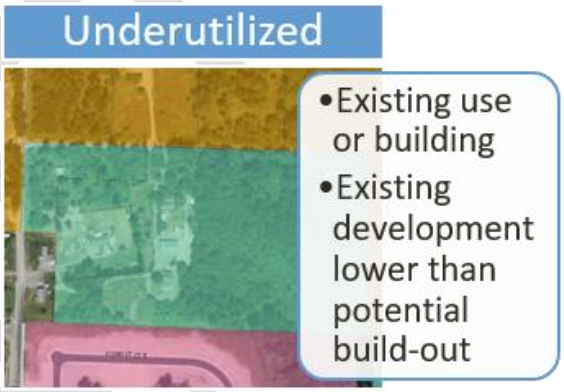
- Vacant Single Unit represents an individual building lot that is assumed to accommodate only one housing unit. These parcels are separated from the "acreage" capacity calculations and added in as one unit per parcel to the final capacity.



Underutilized Land

Underutilized lands include parcels that have an existing structure(s) or land use activity and can accommodate additional housing units or jobs. 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 housing units or estimated jobs to the calculated assumed future build-out must be met. The ratio is different between housing units and jobs.



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, multifamily, or mobile home park.
     - For existing single-family or mobile home units, the improvement value is less than $500,000.
     - For multifamily and mobile home parks, the improvement value is less than $1,500,000.
   - 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 prohibit residential units:**
   - An existing single-family housing unit, excluding parcels that are within platted subdivisions.

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 the assumptions section 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.

Existing Commercial or Industrial Use

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

Parcels within commercial, industrial, or mixed-use zoning classifications:

- The ATR use code is non-residential.
- The parcel has an improvement value less than $1,500,000.
- 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

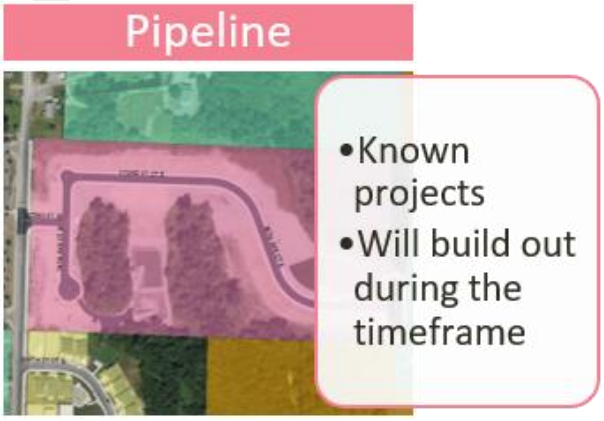
1. Determine the existing employment density for each parcel by dividing the square footage of the existing building(s) by the industry standard square footage assumption to estimate the existing number of employees using ATR data for existing building square footage.
2. Calculate the assumed future 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.

Pipeline

For ease of use, the inventory categorizes pipeline projects and known development as Pipeline.

Pipeline Projects

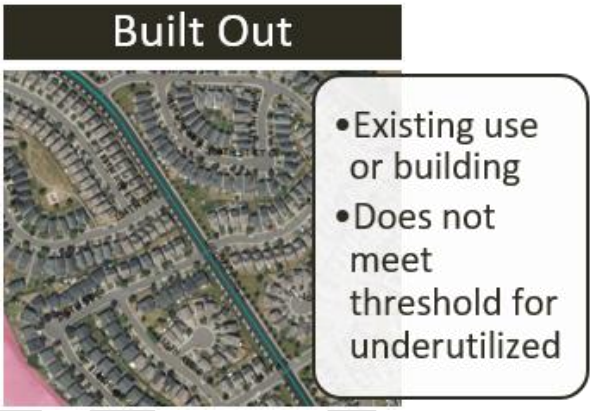
Projects that are currently in the “pipeline” may be counted separately from the vacant and underutilized land. Pipeline projects are those with an active development application and a known number of units or job estimate. The applicable parcels are identified as Pipeline in the inventory and the number of units applied for are counted toward the capacity to represent a more realistic representation of build-out and units or jobs available during the planning period.



Known Development

The next 20-year period for Growth Management Act periodic updates will span from 2024 to 2044. Since we do not have the ability to know the land available for development in 2024, 2020 is used as the initial baseline for both the Buildable Lands Report and the growth target setting for internal consistency. Using the same baseline data helps jurisdictions accurately track growth targets, and 2020 aligns with a U.S. Census data year, which helps with demographic data comparison in comprehensive planning.

Recognizing that parcels will be developed between 2020 and 2024, the analysis categorizes the parcels associated with these projects as Pipeline since it is known that they will be part of the housing inventory available during this timeframe.



Built Out

Parcels with existing uses that are categorized as Built Out are removed from the capacity calculations outright. Built Out parcels are those that did not meet the definition of Vacant or Underutilized but are not necessarily undevelopable.



Undevelopable

Parcels with existing uses that are categorized as Undevelopable are removed from the capacity calculations outright. It is assumed that certain uses (e.g., utilities, cemeteries, drain fields, landfills, and other protected uses) will not develop further or contribute to housing or employment capacity.

CAPACITY CALCULATION METHOD

The methodology used to calculate the residential and employment capacity in this report is similar to the methodology that was utilized in the 2014 analysis.

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.

An explanation of the calculation table process is found in Appendix A: Full Data, Calculation Tables, and Maps with the full capacity calculations.

General Factors and 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 housing and employment 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 acreage" and "non-residential acreage" in the calculation tables shown in Appendix A: Full Data, Calculation Tables, and Maps.

In some instances where a vertical mixed-use is anticipated, 100 percent of the land area is assumed as both residential and non-residential. 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 only a percentage of the land in that zone will produce residential on the second and above floors. A 100 percent non-residential and smaller percent residential assumption, depending on the jurisdiction and zone, is applied to accommodate this trend. Conversely, if it is assumed that a zone will develop as 100 percent residential uses, but only a portion will include commercial on the ground or other floor(s), a 100 percent residential and smaller percent non-residential assumption is used.

Future Capital Facilities

The employment capacity for Buildable Lands per RCW 36.70A.215 is limited to land available for commercial or industrial use. While some capital facilities generate jobs, the acreage associated with anticipated/planned public capital facilities is deducted from the total gross residential and commercial/industrial acreage. Any parcels documented as future capital facilities are considered Undevelopable or Built Out in the inventory and are 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 if the specific sites are not yet known.

Market Factor

Although individual properties may meet 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 percent of the net acreage is deducted from the inventory. A higher percentage is typically deducted for properties categorized as Underutilized to recognize the constraints of additional development or redevelopment of those properties. In previous reports, this market factor was identified as "land unavailable for development."

Pipeline

Parcels with associated pipeline projects or known development (referred to as Pipeline in the inventory) are not included in the gross acreage shown in the capacity calculations. The associated housing unit or employment build-out total is added to the total capacity at the end of the process.

Residential-Specific Factors and Assumptions

Residential Density

The net buildable acreage is converted to housing unit capacity through the application of assumed density in the form of dwelling units per acre. The assumptions section for each jurisdiction identifies the density for each zoning district. Individual jurisdictions established the density assumptions while considering past trends and recent regulation changes. The assumptions are based on previous reports and refined using the observed development trends.

Plat Deductions

Individual jurisdictions apply different methods to calculate the maximum number of residential lots permitted within a plat. While some calculate units with a project's gross acreage, others employ a net acreage. The plat deductions reflect the type of approach the respective jurisdiction implements. These deductions may include land reserved for roads, critical areas, parks, recreation, open space, or stormwater facilities.

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 residential capacity and moved to the non-residential capacity. The specific percentage differs between each jurisdiction and is only applied to residential-only zones. This process differs from the mixed-use zoning assumption to recognize that it is not truly a mixed-use zone.

Vacant Single Unit

If a parcel is categorized Vacant Single Unit, the parcel acreage is not included in the gross acreage and is incorporated in the analysis as one dwelling unit, which is added to the total capacity at the end of the process.

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. Not all 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. The adjusted displaced units are deducted from the total capacity to avoid double-counting. It is important to note that this calculation process differs from previous reports that added the displaced units back into the housing need, and instead reduces those units and jobs from the capacity itself.

Commercial and Industrial-Specific Factors and Assumptions

Employment Density

The net buildable acreage totals in the calculation tables are converted to employment capacity through the application of assumed employees per gross acre. An assumption for employment density (employees per acre) is necessary to calculate the capacity of the commercial and industrial lands.

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Although the Buildable Lands legislation directs the County to use 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.

The 2014 report set an assumption of 19.37 employees per acre for commercial and services and 8.25 employees per acre for industrial warehousing and manufacturing. The County contracted with ABHL and ECONorthwest using grant funding through the Washington State Department of Commerce to evaluate the employment density assumptions used in the Buildable Lands Report. The findings of their study confirmed that the assumptions were still valid for this report (see Appendix C: Employment Density Survey). The assumptions have been adjusted to whole numbers for this report and ease of use, updating them to 20 employees per acre for commercial/mixed use zones and 9 employees per acre for industrial zones. Jurisdictions with further analysis and applicable market studies have adjusted their employment assumptions on a case-by-case basis to reflect the market conditions in those areas.

Displaced Employees

The Underutilized land category may include existing businesses that, if redeveloped as another business, are assumed to be displaced. Accordingly, the employment capacity figure is increased to account for the assumed displaced employees. To calculate the displaced employees, the locally observed density of 500 square feet per employee for commercial and 900 square feet per employee for industrial/warehousing is applied to the existing building square footage. Since not all the gross acreage is considered 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. The adjusted displaced job estimates are deducted from the total capacity to avoid double-counting. It is important to note that this calculation process differs from previous reports that added the displaced jobs back into the employment need, and instead reduces those units and jobs from the capacity itself.

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SECTION III: SUMMARY OF OBSERVATIONS

DRAFT NOTE: SEE EXCEL CALCULATION TABLES FOR MOST UP-TO-DATE DATA. TABLES IN THE REPORT WILL BE FILLED OUT ONCE THE DATA IS FINALIZED.

GENERAL OVERVIEW

The Pierce County Buildable Lands Report is a milestone project in an on-going monitoring and evaluation program. This section represents a summary of the data and calculations shown in Appendix A: Full Data, Calculation Tables, and Maps, as well as supplemental data.

The development data represents urban development trends between 2013-2020. The development activity generally indicates that urban density housing is being constructed within the urban growth area. As with previous reports, it is impossible to conclude whether there is a trend that indicates an increase or decrease in observed density due to a low number of projects in various zoning districts within the cities, towns, and unincorporated urban areas. The Buildable Lands Report does not calculate capacity for the rural area, but development data is collected to compare to the rate of growth within the urban growth area.

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. When the upcoming 2044 growth targets are available, a supplemental report will be provided to reflect the full conditions for comprehensive plans undergoing the Growth Management Act periodic update due in 2024.

There are 3 factors that the Buildable Lands analysis must analyze for consistency:

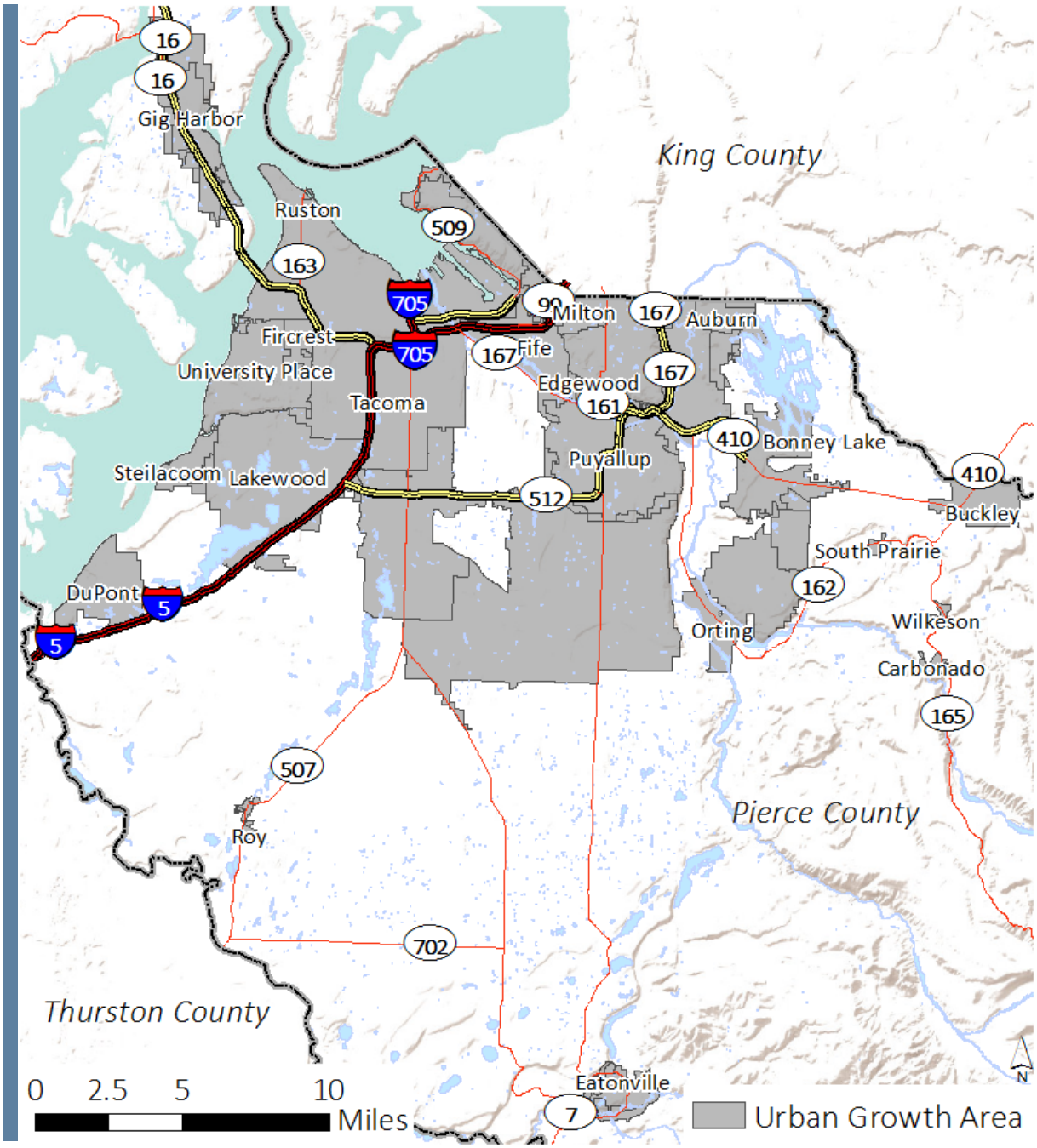
1. If the allowed and assumed densities are consistent with the observed densities.
2. If the housing and employment capacity is consistent with the adopted growth targets.
3. If the housing production rates are consistent with the adopted housing growth target (new requirement as of 2017).

The consistency analysis is important to confirm that the assumptions are valid, the allowed zoning is building out within the range allowed, and if there is enough capacity and development occurring to meet the growth targets. If there is an indication that there is an inconsistency between these datapoints, there should be further review into the extent and cause of the inconsistency. A full consistency analysis will be completed in a subsequent report per Countywide Planning Policies UGA-6.1 and UGA-6.2. This section of the report provides the data necessary to complete that analysis.

NEXT STEPS

Since the 2044 growth targets have not been formally adopted, this Report does not contain the full consistency evaluation and findings. Per the Countywide Planning Policies, the County has one year after the Buildable Lands Report is complete to complete and publish the consistency evaluation.

1 COUNTYWIDE



DEVELOPMENT TRENDS

The Buildable Lands Report also tracks the distribution of development between the urban and rural areas. Over time, the platting trend has been shifting toward creating the majority of new lots within the urban growth area, as shown in Table 1-4. However, there are still undeveloped lots within the rural area that can accommodate a housing unit, as shown in Table 1-1 below. The trends for platting and housing production in the rural area do not always match up due to the amount of existing lots of record in the rural area. As those lots develop, it is expected that they will more closely align.

Housing Production

The residential data collected for the Buildable Lands Program tracks the density and other assumptions related to the capacity analysis. The Buildable Lands requirements that were amended in 2017 now require the tracking of housing production to compare to the necessary growth rates to achieve the housing targets. Due to the limitations of the permit data and lack of demolition permit data, Pierce County relies upon the Washington State Office of Financial Management estimates to track the number of housing units built per year in each jurisdiction for the purposes of this Report.

While capacity is a large factor in determining the ability to accommodate growth in the urban growth area, housing production rates are integral to achieving the housing growth target. Some jurisdictions have already met or exceeded their 20-year growth. Growth targets for 2044 are expected to be set by 2022, and this information should be updated with the 2024 periodic update of comprehensive plans.

Table 1-1: Housing Production in Urban Growth Area vs. Rural and Resource Lands (Includes Incorporated)

		2013	2014	2015	2016	2017	2018	2019	2020	2013-2020
Urban	Units	2,479	3,016	2,801	2,681	3,697	3,233	3,255	4,105	**25,267**
	Percent	92%	91%	89%	86%	86%	86%	89%	91%	**89%**
Rural/ Resource	Units	224	285	342	419	580	510	415	404	**3,179**
	Percent	8%	9%	11%	14%	14%	14%	11%	9%	**11%**
Total Units		**2,703**	**3,301**	**3,143**	**3,100**	**4,277**	**3,743**	**3,661**	**4,499**	**28,427**

Source: Washington State Office of Financial Management Housing Unit Data (2020).

The following two tables compare the 2010 Census baseline and 2020 OFM estimate for housing units to the adopted 2030 housing unit growth targets for Pierce County in Ordinance Number 2017-84s. The most recent data is used, so it may not align with the data shown in the 2014 Buildable Lands Report.

Table 1-2 shows the number and percent of housing units developed between 2010-2020 in comparison to the 2030 targets, and the remainder of growth needed between 2020-2030 to achieve the target. Table 1-3 shows the observed housing production and average annual rate needed to achieve the target.

Table 1-2: Countywide Housing Units and Target/Need by Jurisdiction

Jurisdiction	2010-2030 Housing Unit Need[1]	2020 Housing Unit Estimate[2]	2020-2030 Housing Unit Need	Percent of 2010-2030 Housing Need Developed 2010-2020	Percent of Total Units Developed 2010-2020
Auburn (part)	488	3,954	-320	166%	2.8%
Bonney Lake	2,210	7,581	1,023	54%	4.1%
Buckley	1,261	1,974	956	24%	1.1%
Carbonado	80	244	54	33%	0.1%
DuPont	2,050	3,798	1,493	27%	1.9%
Eatonville	294	1,130	223	24%	0.2%
Edgewood	2,202	4,858	1,145	48%	3.7%
Fife	562	4,147	310	45%	0.9%
Fircrest	504	2,907	444	12%	0.2%
Gig Harbor	1,871	5,302	129	93%	6.1%
Lakewood	7,736	27,053	7,231	7%	1.8%
Milton (part)	55	2,942	-163	396%	0.8%
Orting	760	2,925	196	74%	2.0%
Pacific (part)	N/A	15	N/A	N/A	-0.1%
Puyallup	6,440	17,961	4,650	28%	6.3%
Roy	161	331	156	3%	0.0%
Ruston	345	477	298	14%	0.2%
South Prairie	41	198	17	59%	0.1%
Steilacoom	592	2,917	468	21%	0.4%
Sumner	1,464	4,560	1,183	19%	1.0%
Tacoma	43,244	91,359	37,671	13%	19.5%
University Place	5,125	14,264	4,434	13%	2.4%
Wilkeson	23	182	16	30%	0.0%
Unincorporated Urban Pierce County	28,621	83,710	15,853	45%	44.6%
Urban Total	**106,084**	**284,789**	**77,452**	**27%**	**100.0%**

[1]2030 housing target (Source: Ord. No. 2017-24s) minus 2010 Census housing unit baseline (Source: OFM April 1, 2021 Housing Unit Estimate).
[2]2020 OFM Estimate, Source: OFM April 1, 2021 Housing Unit Estimate.

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Table 1-3: Countywide Housing Unit Production and Target/Need by Jurisdiction

Jurisdiction	Total Housing Production 2010-2020[1]	Average Annual Housing Production Rate Observed 2010-2020[2]	Average Annual Housing Production Rate Needed 2010-2030[3]	Average Annual Housing Production Rate Needed 2020-2030[4]	Increase in Average Annual Housing Production Rate Needed to Achieve 2030 Target[5]	
Auburn (part)	808	81	24	-	-	-
Bonney Lake	1,187	119	111	102	-	-
Buckley	305	31	63	96	65	210%
Carbonado	26	3	4	5	2	67%
DuPont	557	56	103	149	93	166%
Eatonville	71	7	15	22	15	214%
Edgewood	1,057	106	110	115	9	8%
Fife	252	25	28	31	6	24%
Fircrest	60	6	25	44	38	633%
Gig Harbor	1,742	174	94	13	-	-
Lakewood	505	51	387	723	672	1,318%
Milton (part)	218	22	3	-	-	-
Orting	564	56	38	20	-	-
Pacific (part)	-30	-	-	-	-	-
Puyallup	1,790	179	322	465	286	160%
Roy	5	1	8	16	15	1,500%
Ruston	47	5	17	30	25	500%
South Prairie	24	2	2	2	0	0%
Steilacoom	124	12	30	47	35	292%
Sumner	281	28	73	118	90	321%
Tacoma	5,573	557	2,162	3,767	3,210	576%
University Place	691	69	256	443	374	542%
Wilkeson	7	1	1	2	1	100%
Unincorporated Urban Pierce County	12,768	1,277	1,431	1,585	308	24%
Urban Total	**28,632**	**2,863**	**5,304**	**7,745**	**4,882**	**171%**

[1]2020 OFM Estimate minus 2010 Census Baseline, Source: OFM April 1, 2021 Housing Unit Estimate.
[2]2010-2020 Housing Production divided by 10 (years).
[3]2030 Target minus 2010 Census Baseline, Sources: Ord. No. 2017-24s, OFM April 1, 2021 Housing Unit Estimate.
[4]2030 Target minus 2020 OFM Estimate, Sources: Ord. No. 2017-24s, OFM April 1, 2021 Housing Unit Estimate.
[5]2020-2030 needed production rate minus or divided by 2010-2020 observed production rate, Sources: Ord. No. 2017-24s, OFM April 1, 2021 Housing Unit Estimate.

Plat Activity

Table 1-4: Platted Lots in Urban Growth Area vs. Rural and Resource Lands (Includes Incorporated)

		2006-2012[1]	2013	2014	2015	2016	2017	2018	2019	2020	2013-2020
Urban	Lots	7,313	782	1,384	1,142	1,466	1,547	1,211	1,444	624	**9,600**
	Percent	84%	90%	97%	91%	97%	95%	93%	95%	88%	**94%**
Rural/ Resource	Lots	1,435	87	36	112	47	73	96	76	85	**612**
	Percent	16%	10%	3%	9%	3%	5%	7%	5%	12%	**6%**
Total Lots		**8,748**	**869**	**1,420**	**1,254**	**1,513**	**1,620**	**1,307**	**1,520**	**709**	**10,212**

[1]2014 Pierce County Buildable Lands Report

Sources: County/City/Town Permit Data, Pierce County Auditor Recorded Plats.

Table 1-5: Countywide Plat Activity by Jurisdiction

Jurisdiction	Gross Acres	Net Acres	Lots	Gross Density	Net Density	Percent of Total Lots
Auburn (part)	20.17	19.01	104	5.16	5.47	1.1%
Bonney Lake	149.50	53.91	275	1.84	5.10	2.9%
Buckley	108.66	65.37	321	2.95	4.91	3.3%
Carbonado	16.15	16.15	18	1.11	1.11	0.2%
DuPont	14.98	14.98	67	4.47	4.47	0.7%
Eatonville	14.84	14.84	23	1.55	1.55	0.2%
Edgewood	212.16	152.21	464	2.19	3.05	4.8%
Fife	7.65	4.64	38	4.96	8.18	0.4%
Fircrest	3.03	3.03	22	7.26	7.26	0.2%
Gig Harbor	325.35	214.35	1,047	3.22	4.88	10.9%
Lakewood	102.79	102.79	189	1.84	1.84	2.0%
Milton (part)	13.35	12.06	43	3.22	3.57	0.4%
Orting	106.10	106.10	417	3.93	3.93	4.3%
Pacific (part)	-	-	-	-	-	0.0%
Puyallup	170.64	159.03	639	3.74	4.02	6.7%
Roy	1.60	1.60	5	3.13	3.13	0.1%
Ruston	-	-	-	-	-	0.0%
South Prairie	-	-	-	-	-	0.0%
Steilacoom	31.10	31.10	85	2.73	2.73	0.9%
Sumner	47.74	31.78	157	3.29	4.94	1.6%
Tacoma	97.40	97.40	448	4.60	4.60	4.7%
University Place	76.78	59.63	299	3.89	5.01	3.1%
Wilkeson	-	-	-	-	-	0.0%
Unincorporated Urban Pierce County	1,796.63	1,457.74	4,933	2.75	3.38	51.4%
Urban Total	**3,316.60**	**2,617.70**	**9,594**	**2.89**	**3.67**	**100.0%**

Non-Residential Development

Non-residential building permits typically include commercial and industrial development; however, public use is often collected and summarized as well when the use type produces jobs. While the project acreage, building square footage, and floor-to-area ratio information is collected and summarized for the report in order to track non-residential development, the employment density is analyzed in a separate report using data other than building permits. The most recent employment density study to support the assumptions in this Report is provided in Appendix C: Employment Density Survey.

Table 1-6: Countywide Non-Residential Development by Jurisdiction

Jurisdiction	Gross Acres	Building Square Feet (SF)	Floor-to-Area Ratio	Percent of Total Non-Residential Building SF Developed
Auburn (part)	7.07	154,075	0.50	0.9%
Bonney Lake	41.85	546,742	0.30	3.0%
Buckley	7.22	39,577	0.13	0.2%
Carbonado	-	-	-	0.0%
DuPont	214.96	3,955,958	0.42	21.8%
Eatonville	10.10	2,100	0.00	0.0%
Edgewood	9.25	138,010	0.34	0.8%
Fife	200.18	2,369,015	0.27	13.1%
Fircrest	-	-	-	0.0%
Gig Harbor	37.27	317,602	0.20	1.8%
Lakewood	169.58	2,071,492	0.28	11.4%
Milton (part)	1.23	4,888	0.09	0.0%
Orting	-	-	-	0.0%
Pacific (part)	22.62	332,093	0.34	1.8%
Puyallup	77.08	1,142,862	0.34	6.3%
Roy	0.19	168	0.02	0.0%
Ruston	11.37	215,096	0.43	1.2%
South Prairie	1.67	5,640	0.08	0.0%
Steilacoom	-	-	-	0.0%
Sumner	352.26	5,068,779	0.33	28.0%
Tacoma	170.32	1,424,910	0.19	7.9%
University Place	7.97	321,233	0.93	1.8%
Wilkeson	-	-	-	0.0%
Unincorporated Urban Pierce County	*	*	*	*
Urban Total	**1,342.19**	**18,110,240**	**5.19**	**100.0%**

*Incomplete Data – Will be updated in subsequent draft/final version

Employment Estimates

Jurisdiction	2010-2019 Estimated Employment Growth	2019 Employment Estimate	2030 Employment Target	2019-2030 Employment Need	Percent of Total New Jobs 2010-2019
Auburn (part)	519	1,109	834	0	0.8%
Bonney Lake	1,497	6,002	5,448	0	2.4%
Buckley	510	2,599	3,033	434	0.8%
Carbonado	10	62	68	6	0.0%
DuPont	1,713	4,650	9,078	4,428	2.7%
Eatonville	-7	898	2,335	1,437	0.0%
Edgewood	636	1,988	3,094	1,106	1.0%
Fife	4,686	17,190	19,300	2,110	7.4%
Fircrest	60	1,429	1,544	115	0.1%
Gig Harbor	3,267	12,422	10,189	0	5.2%
Lakewood	5,723	30,982	38,336	7,354	9.1%
Milton (part)	342	2,197	2,337	140	0.5%
Orting	203	1,337	2,370	1,033	0.3%
Pacific (part)	-43	2,028	5,156	3,128	-0.1%
Puyallup	8,169	30,377	34,267	3,890	13.0%
Roy	90	248	342	94	0.1%
Ruston	281	422	494	72	0.4%
South Prairie	10	76	140	64	0.0%
Steilacoom	42	701	788	87	0.1%
Sumner	7,734	17,559	21,484	3,925	12.3%
Tacoma	17,900	122,299	176,930	54,631	28.4%
University Place	1,186	7,260	9,593	2,333	1.9%
Wilkeson	11	74	85	11	0.0%
Unincorporated Urban Pierce County	8,424	44,760	65,893	21,133	13.4%
Urban Total	**62,963**	**308,669**	**413,138**	**107,531**	**100.0%**

Sources: PSRC Employment Estimates (2019 Estimate), Ord. No. 2017-24s (2030 Targets), 2014 Buildable Lands Report (2010 Estimate).

CAPACITY ANALYSIS

Inventory and Capacity Calculation Characteristics

A portion of the inventory is deducted from the gross acreage based on the assumptions identified in each jurisdiction's sub-section. Table 1-7 shows the characteristics of the initial inventory and Table 1-8 shows the amount of land that was reduced from that initial inventory to be included in the capacity analysis, as documented in the tables and maps in Appendix A: Full Data, Calculation Tables, and Maps.

Table 1-7: Countywide Summary of Developable Land Characteristics

Characteristics/Category	Vacant	Underutilized	Vacant Single Unit	Pipeline
Total Acreage (Gross)	10,305.91	22,618.83	2,020.36	6,480.29
Average Lot Size (Gross)	1.00	1.12	0.31	9.22
Total Acreage (Net)	7,097.69	19,218.37	1,129.54	5,144.38
Average Lot Size (Net)	0.69	0.96	0.17	7.32
Percent Critical Areas	31%	15%	44%	21%

The parcel inventory is used to categorize land and the capacity calculations are intended to represent the land available for development; thus, the inventory maps alone do not represent the "buildable land" per the Buildable Lands requirements. Table 1-8 shows the overall percentage of land assumed available vs. not available as capacity in the 20-year planning period and the deductions made to account for constraints to the inventory and overall market conditions.

Table 1-8: Countywide Summary of Deductions

Deductions/Category	Vacant	Underutilized
Critical Areas	3,207.40	3,401.97
Infrastructure Gaps	2,022.71	5,495.69
Plat Deductions	672.39	1,629.40
Capital Facilities	30.88	44.86
Market Factor	1,049.37	5,268.74
Total Percent Reduction in Inventory Land	38%	45%
Percent of Vacant or Underutilized Land Available for Capacity	62%	55%

Housing and Employment Capacity

The housing and employment capacity totals in Table 1-9 and Table 1-10 are derived from the calculations shown in Appendix A: Full Data, Calculation Tables, and Maps. To meet the Buildable Lands requirements, the 2020-2044 housing and employment capacities have been compared to the 2030 housing and employment growth targets to determine if they are still within those growth expectations.

The data will be updated in a subsequent report to compare with and further analyze consistency with the 2044 growth targets currently under development. Table 1-11 provides preliminary estimate countywide, comparing the draft 2020-2044 housing and employment needs with the capacity results.

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Table 1-9: Countywide Housing Capacity and Need by Jurisdiction

Jurisdiction	2020-2044 Housing Capacity*	2020-2030 Housing Need	Difference
Auburn (part)	135	0	135
Bonney Lake	3,054	1,023	2,031
Buckley	1,609	956	653
Carbonado	251	54	197
DuPont	1,128	1,493	-365
Eatonville	1,282	223	1,059
Edgewood	4,126	1,145	2,981
Fife	1,182	310	872
Fircrest	242	444	-202
Gig Harbor	2,100	129	1,971
Lakewood	8,803	7,231	1,572
Milton (part)	617	0	617
Orting	374	196	178
Pacific (part)	0	0	0
Puyallup	7,189	4,650	2,539
Roy	172	156	16
Ruston	448	298	150
South Prairie	87	17	70
Steilacoom	649	468	181
Sumner	2,603	1,183	1,420
Tacoma	72,735	37,671	35,064
University Place	17,136	4,434	12,702
Wilkeson	62	16	46
Unincorporated Urban Pierce County	41,917	15,853	26,064
Urban Total	**167,901**	**77,452**	**90,449**

*Incomplete Data – Will be updated in subsequent draft/final version

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Table 1-10: Countywide Employment Capacity and Need by Jurisdiction

Jurisdiction	2020-2044 Employment Capacity*	2019-2030 Employment Need	Difference
Auburn (part)	656	0	656
Bonney Lake	3,922	0	3,922
Buckley	1,412	434	978
Carbonado	197	6	191
DuPont	3,960	4,428	-468
Eatonville	2,504	1,437	1,067
Edgewood	3,074	1,106	1,968
Fife	5,079	2,110	2,969
Fircrest	276	115	161
Gig Harbor	4,451	0	4,451
Lakewood	7,073	7,354	-281
Milton (part)	1,499	140	1,359
Orting	1,438	1,033	405
Pacific (part)	2,367	3,128	-761
Puyallup	6,554	3,890	2,664
Roy	169	94	75
Ruston	91	72	19
South Prairie	227	64	163
Steilacoom	677	87	590
Sumner	4,404	3,925	479
Tacoma	92,869	54,631	38,238
University Place	3,598	2,333	1,265
Wilkeson	86	11	75
Unincorporated Urban Pierce County	25,285	21,133	4,152
Urban Total	**171,868**	**107,531**	**64,337**

*Incomplete Data – Will be updated in subsequent draft/final version

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Table 1-11: Countywide Capacity and DRAFT 2020-2044 Need

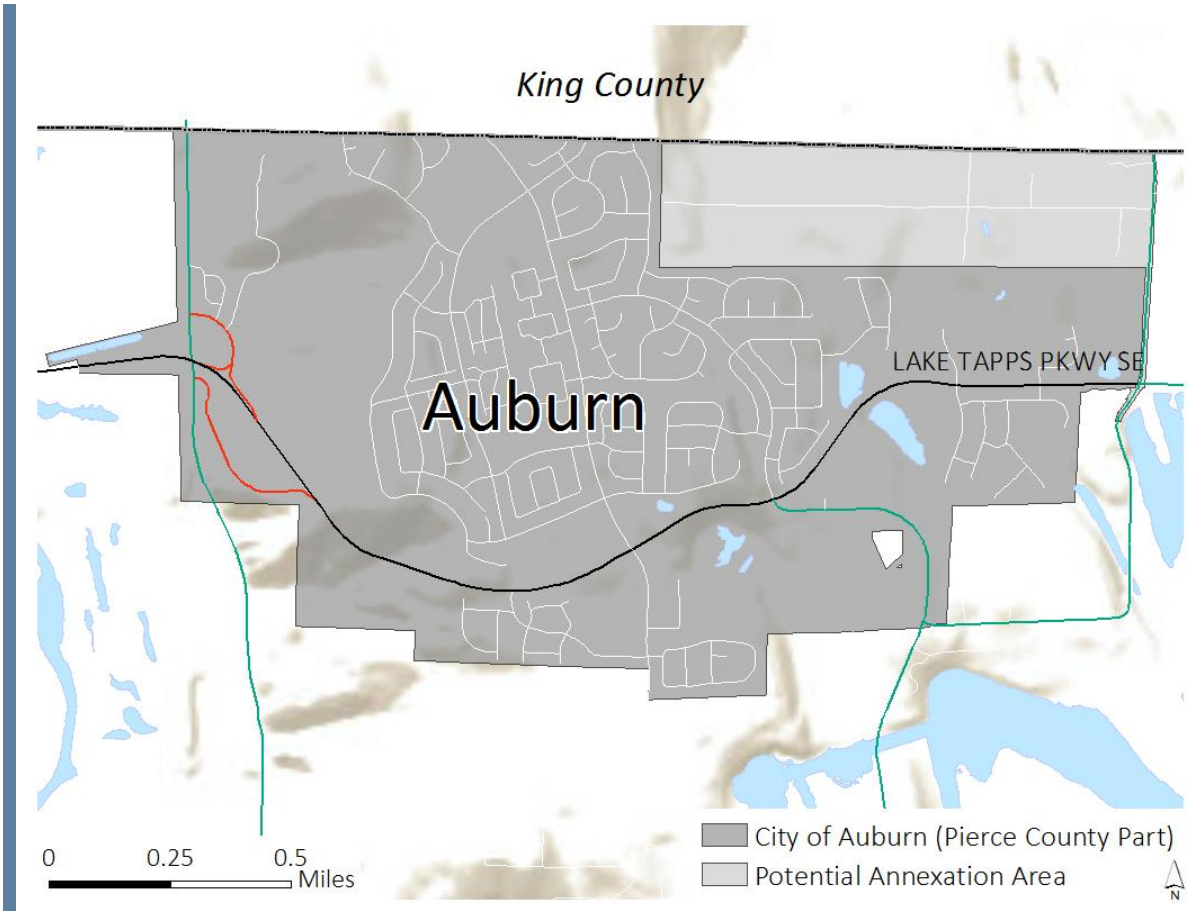
Jurisdiction	Housing Capacity	2020-2044 DRAFT Housing Need	Difference	Employment Capacity	2020-2044 DRAFT Employment Need	Difference
Auburn (part)	135	96	39	656	0	656
Bonney Lake	3,054	3,000	54	3,922	1,750	2,172
Buckley	1,609	1,374	235	1,412	1,101	311
Carbonado	251	17	234	197	6	191
DuPont	1,128	1,960	-832	3,960	1,200	2,760
Eatonville	1,282	*	*	2,504	*	*
Edgewood	4,126	2,432	1,694	3,074	2,000	1,074
Fife	1,182	840	342	5,079	2,110	2,969
Fircrest	242	788	-546	276	115	161
Gig Harbor	2,100	**	**	4,451	**	**
Lakewood	8,803	3,340	5,463	7,073	10,054	-2,981
Milton (part)	617	259	358	1,499	450	1,049
Orting	374	168	206	1,438	200	1,238
Pacific (part)	0	0	0	2,367	**	**
Puyallup	7,189	6,880	309	6,554	15,000	-8,446
Roy	172	*	*	169	*	*
Ruston	448	*	*	91	*	*
South Prairie	87	13	74	227	10	217
Steilacoom	649	176	473	677	10	667
Sumner	2,603	2,035	568	4,404	5,416	-1,012
Tacoma	72,735	40,317	32,418	92,869	72,171	20,698
University Place	17,136	3,294	13,842	3,598	3,000	598
Wilkeson	62	69	-7	86	11	75
Unincorporated Urban Pierce County	41,917	21,398	20,519	25,285	22,734	2,551
Urban Total	167,901	88,456	79,445	171,868	137,338	34,530

NOTE: Data still under review—subject to change

*Community has elected not to participate in the employment growth target setting process

**Community has participated in the employment growth target setting process however has not finalized a draft growth target at this time.

2 CITY OF AUBURN (PIERCE COUNTY PART)



The City of Auburn is primarily located within King County; however, a portion of the City is located within Pierce County. This section focuses solely on the Pierce County portion. In 2018, the City changed from a net density to gross density calculation. Most of the area within the City limits in Pierce County is associated with the Lakeland Hills South Planned Unit Development (PUD). Vested projects in the Lakeland Hills South PUD would continue to be based on the original regulations.

Table 2-1: City of Auburn Zone Classifications

Zone Classification		Zone Type[1]	Total Acres[2]
C1	Commercial	Commercial	20.8
I	Industrial	Industrial	11.9
PUD	Lakeland Hills Planned Unit District	Planned Development	665.8
OS	Open Space	N/A	20.4
R-5	Residential 5	Residential	111.2
R-7	Residential 7	Residential	0.0
TV	Terrace View District	Mixed Use	48.7

[1]For purposes of the Buildable Lands inventory and analysis; not a representation of the City zoning code.
[2]Represents parcel acreage, not zoning coverage.
Sources: City Zoning Code.

DEVELOPMENT TRENDS

This section summarizes permit data observed between January 1, 2013 and December 31, 2020 that is used to monitor observed densities and update the assumptions for future development. The summaries in this section are designed to show the average statistics used to inform the report. Only data pertinent to the Buildable Lands requirements are collected, and incomplete or not-applicable data is omitted; therefore, this Report does not provide a full summary of all development within the jurisdiction. For more detailed summaries by zone/year, see Appendix A: Full Data, Calculation Tables, and Maps.

Table 2-2 shows the average residential density per zone and jurisdiction-wide and is not intended to show the total units/lots created or overall acres consumed. The results reflect the density calculation used by the jurisdiction, and only include a summary of plats and multifamily (3+ attached units) projects. Table 2-3 shows the average floor-to-area (FAR) ratio by zone and the amount of non-residential building square footage developed. The non-residential projects summarized only include new development and omit additions to existing businesses and non-building type improvements.

Table 2-2: City of Auburn 2013-2020 Residential Trends by Zone[1]

Zone	Acres	Lots/Units	Density
PUD	11.01	88	7.99
R-5	8.00	16	2.00
Total/Avg.	**19.01**	**104**	**5.16**

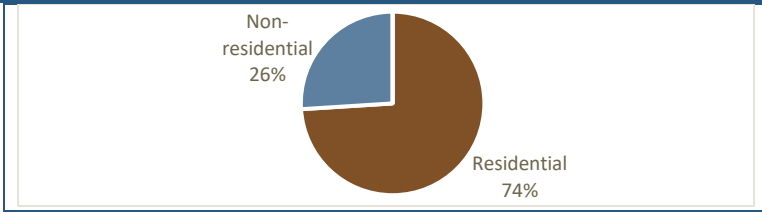
Table 2-3: City of Auburn 2013-2020 Non-residential Trends by Zone

Zone	Acres	Sq. Ft.	FAR
PUD	3.90	24,377	0.14
TV	3.17	129,698	0.94
Total/Avg.	**7.07**	**154,075**	**0.50**

[1]Includes multifamily and plat data to represent the overall observed density by zone. Does not include single-family permits in order to accurately represent permitted densities; therefore, does not represent the total number of units developed in the timeframe.
Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

While the non-residential development trends are informative to show the percent of land consumed for non-residential purposes (as shown in Figure 2-A), the employment densities used in the capacity assumptions are derived through employment density surveys, as documented in Appendix C: Employment Density Survey. Figure 2-A summarizes the split between residential and non-residential development by zone and the jurisdiction average. The percent split is based on the gross acres developed for each use type and is used to inform the percent split for mixed-use zones, as well as the percent of non-residential uses in residential-only zones.

Figure 2-A: City of Auburn Residential vs. Non-residential Development Split



Zone	Use Type Split (Percent)[1] Residential	Non-residential
PUD	76%	24%
R-5	100%	0%
TV	100%	0%
Avg.	**74%**	**26%**

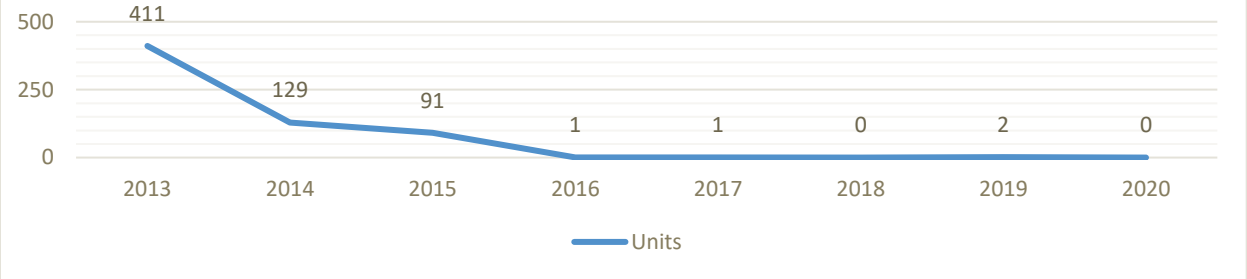
[1]Does not include single-family permits in order to avoid double-counting acreage.
Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Housing Production Rate

The residential data collected for the Buildable Lands Program tracks the density and other assumptions related to the capacity analysis. The Buildable Lands requirements that were amended in 2017 now

require the tracking of housing production to compare to the necessary growth rates to achieve the housing targets. Due to the limitations of the permit data and lack of demolition permit data, Pierce County relies upon the Washington State Office of Financial Management estimates to track the number of housing units built per year in each jurisdiction for the purposes of this Report. The comparison of housing production and housing needs is shown in Table 1-3 (Countywide).

Figure 2-B: City of Auburn Housing Production Rates (OFM)

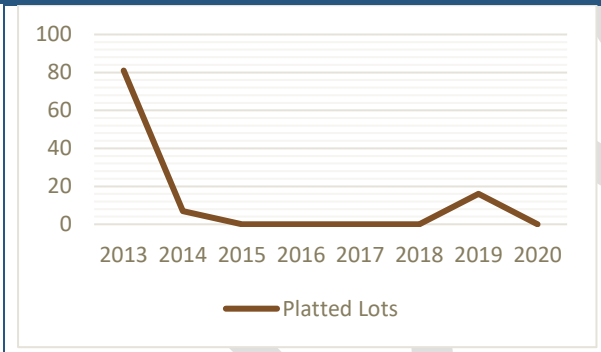


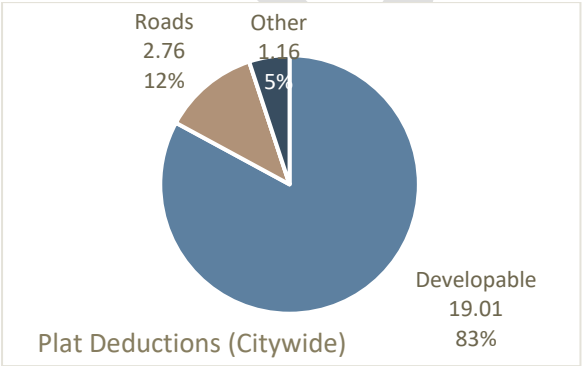
Source: Washington State Office of Financial Management Housing Unit Data (2020).

Platting Activity

Platting activity is used to determine the achieved density for single-family residential zones and to identify the amount of land used for other purposes (whether netted out for density or applied by a regulation and affecting the achieved density). Plat data is used in conjunction with multifamily permits to determine the overall achieved density (as shown in Table 2-2).

Figure 2-C: City of Auburn Platting Trends





Plat Activity by Year

Year	Lots	Acres	Density (Net)
2013	81	10.80	7.50
2014	7	1.37	5.11
2015	-	-	-
2016	-	-	-
2017	-	-	-
2018	-	-	-
2019	16	8.00	2.00
2020	-	-	-
Total	**104**	**20.17**	**5.16**

Plat Deductions by Zone (Percent)

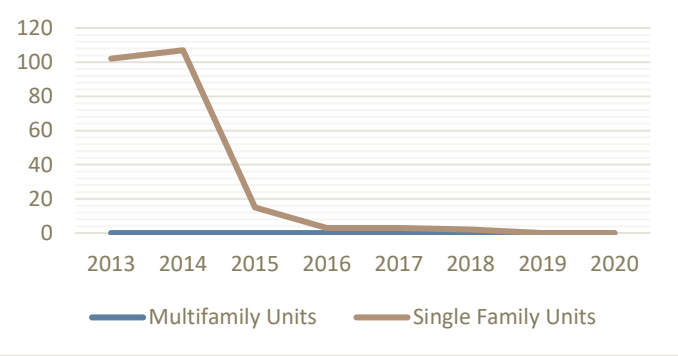
Zone	Roads	Critical Areas	Parks/Open Space	Storm -water
PUD	22.7%	0.0%	9.5%	0.0%
R-5	0.0%	0.0%	0.0%	0.0%
Avg.	**13.7%**	**0.0%**	**5.8%**	**0.0%**

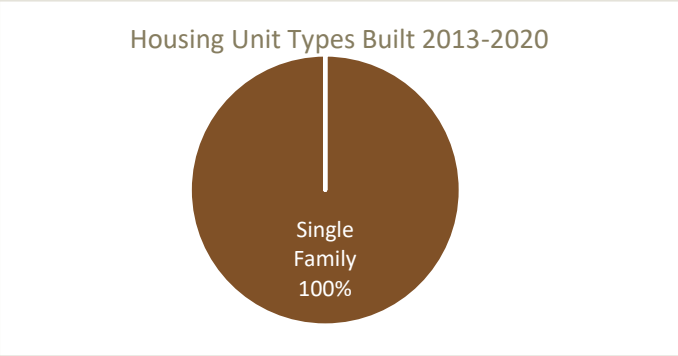
Sources: City Permit Data, Pierce County Auditor Recorded Plats.

Residential Building Trends

Both multifamily and single-family building permits are collected and summarized; however, single-family permit reporting is optional per the Pierce County Countywide Planning Policies and are limited in use for tracking factors affecting development. The single-family permit data is useful for identifying the total number of units built and the average lot size per zone and is provided as supplemental information. The multifamily permit data is used to identify the observed density and amount of land used for residential purposes. Please note that this data differs from the data provided in Figure 2-B due to collection limitations and should not be used to represent housing production in the jurisdiction.

Figure 2-D: City of Auburn Residential Building Permit Trends





Multifamily Permits by Year

No multifamily permits were observed in the timeframe.

Single Family Permits by Year (Optional)

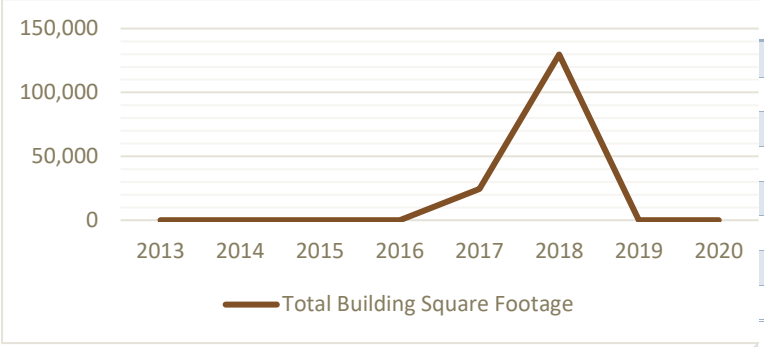
Year	Units	Acres	Avg. Lot Size
2013	102	12.47	0.12
2014	107	13.30	0.12
2015	15	2.93	0.20
2016	3	0.65	0.22
2017	3	0.55	0.55
2018	2	0.74	0.37
2019	-	-	-
2020	-	-	-
Total	**232**	**30.63**	**0.13**

Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Non-residential Building Trends

Non-residential building permits typically include commercial and industrial development; however, public use is often collected and summarized as well when the use type produces jobs. While the project acreage, building square footage, and floor-to-area ratio information is collected and summarized for the report in order to track non-residential development, the employment density is analyzed in a separate report using data other than building permits. The most recent employment density study to support the assumptions in this Report is provided in Appendix C: Employment Density Survey.

Figure 2-E: City of Auburn Non-residential Permit Trends



Year	Acres	Bldg. SF	FAR
2013	-	-	-
2014	-	-	-
2015	-	-	-
2016	-	-	-
2017	3.90	24,377	0.25
2018	3.17	129,698	0.94
2019	-	-	-
2020	-	-	-
Total	**7.07**	**154,075**	**0.50**

Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

ASSUMPTIONS

Assumptions vary by jurisdiction and zone. Table 2-4 and Table 2-5 provide a snapshot of the densities, mixed-use split, and deductions used in the inventory development and capacity calculation tables. The assumptions for each zone are shown in the assumptions column of the capacity calculation tables shown in Appendix A: Full Data, Calculation Tables, and Maps.

Table 2-4: City of Auburn Assumptions Summary

Zone	Residential		Employment		Other	
	Percent	Density	Percent	Density	Market Factor	Land for Capital Facilities
C1	0%	N/A	100%	20	1%	1%
I	0%	N/A	100%	20	1%	1%
PUD	0%	N/A	100%	20	1%	1%
R-5	100%	5	0%	N/A	1%	1%
R-7	100%	7	0%	N/A	1%	1%
TV	Fully Developed					

The Vacant Single Unit size threshold listed below represents the parcel size used to determine if a vacant property is subdividable or only able to accommodate one unit. Parcels smaller than the size listed are considered Vacant Single Units unless otherwise determined by the jurisdiction during the parcel-specific review.

Table 2-5: City of Auburn Plat Deductions for Single-Family Residential Zones

Zone	Roads	Critical Areas	Parks/Open Space	Stormwater	Non-residential	Vacant Single Unit
R-5	7%	GIS	2%	0%	0%	<0.46 acres
R-7	7%	GIS	2%	0%	0%	<0.23 acres

HOUSING AND EMPLOYMENT CAPACITY

Inventory and Capacity Calculation Characteristics

A portion of the inventory is deducted from the gross acreage based on the assumptions identified in the previous section. Table 2-6 shows the characteristics of the initial inventory and Table 2-7 shows the amount of land that was reduced from that initial inventory to be included in the capacity analysis, as documented in the tables and maps in Appendix A: Full Data, Calculation Tables, and Maps.

Table 2-6: City of Auburn Summary of Inventory Characteristics

Characteristics/Category	Vacant	Underutilized	Vacant Single Unit	Pipeline
Total Acreage (Gross	31.75	28.36	4.08	0.00
Average Lot Size (Gross)	1.09	3.55	0.26	0.00
Total Acreage (Net)	25.29	17.22	3.35	0.00
Average Lot Size (Net)	0.87	2.15	0.21	0.00
Percent Critical Areas	20%	39%	18%	0%

The parcel inventory is used to categorize land and the capacity calculations are intended to represent the land available for development; thus, the inventory maps alone do not represent the "buildable land" per the Buildable Lands requirements. Table 2-7 shows the overall percentage of land assumed available as capacity in the 20-year planning period and the deductions made to account for constraints to the inventory and overall market conditions.

Table 2-7: City of Auburn Summary of Deductions

Deductions/Category	Vacant	Underutilized
Critical Areas	6.45	11.15
Plat Deductions	0.63	1.77
Capital Facilities	0.31	0.27
Market Factor	0.31	0.27
Total Percent Reduction in Inventory Land	4%	8%
Percent of Vacant or Underutilized Land Available for Capacity	96%	92%

Capacity Results

The housing and employment capacity totals in Table 2-8 and Table 2-9 are derived from the calculations shown in Appendix A: Full Data, Calculation Tables, and Maps. A summary of the countywide capacity results compared to need is shown in Table 1-9 (2030 Housing Target), Table 1-10 (2030 Employment Target), and Table 1-11 (DRAFT 2044 Targets).

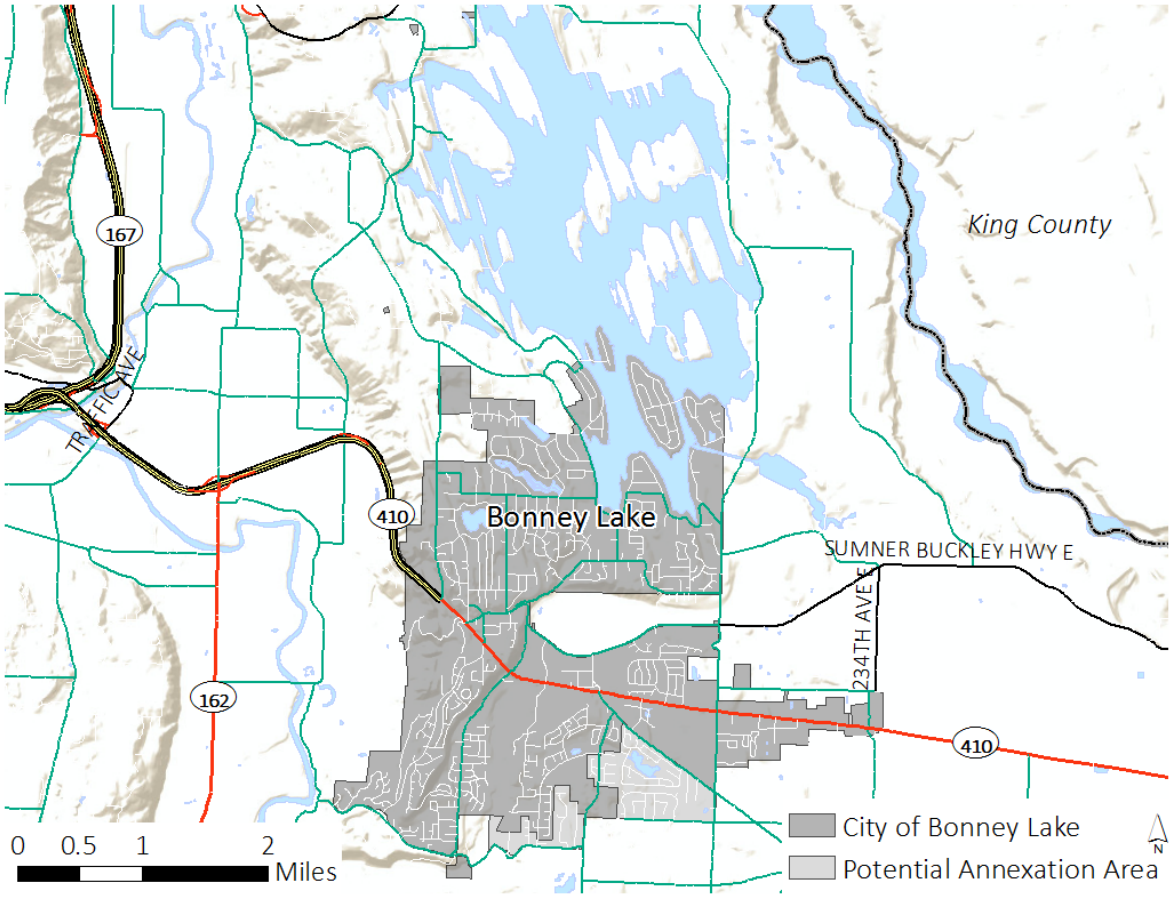
Table 2-8: City of Auburn 2020-2044 Housing Capacity

Zone	Vacant	Underutilized	Vacant Single Unit	Pipeline	Total
C1	0	0	0	0	**0**
I	0	0	0	0	**0**
PUD	0	0	0	0	**0**
R-5	31	88	16	0	**135**
R-7	0	0	0	0	**0**
TV	0	0	0	0	**0**
Total	**31**	**88**	**16**	**0**	**135**

Table 2-9: City of Auburn 2020-2044 Employment Capacity

Zone	Vacant	Underutilized	Pipeline	Total
C1	200	170	0	**370**
I	177	0	0	**177**
PUD	109	0	0	**109**
R-5	0	0	0	**0**
R-7	0	0	0	**0**
TV	0	0	0	**0**
Total	**377**	**170**	**108**	**656**

3 CITY OF BONNEY LAKE



The City implements densities using a net acreage, deducting critical areas and buffers.

Table 3-1: City of Bonney Lake Zone Classifications

Zone Classification		Zone Type[1]	Total Acres[2]
C1	Neighborhood Commercial District	Mixed Use	0.3
C2	Commercial District	Commercial	51.8
DC	Downtown Core District	Mixed Use	8.8
DM	Downtown Mixed Use District	Mixed Use	22.5
E	Eastown District	Mixed Use	247.2
MC	Midtown Core District	Commercial	265.6
PF	Public Facility District	Public Use	477.7
R1	Low Density Residential	Residential	2,460.2
R2	Medium Density Residential	Residential	283.4
R3	High Density Residential	Residential	157.0
RC5	Residential/Conservation District	Residential	301.8

[1]For purposes of the Buildable Lands inventory and analysis; not a representation of the City zoning code.

[2]Represents parcel acreage, not zoning coverage.

Sources: City Zoning Code.

DEVELOPMENT TRENDS

This section summarizes permit data observed between January 1, 2013 and December 31, 2020 that is used to monitor observed densities and update the assumptions for future development. The summaries in this section are designed to show the average statistics used to inform the report. Only data pertinent to the Buildable Lands requirements are collected, and incomplete or not-applicable data is omitted; therefore, this Report does not provide a full summary of all development within the jurisdiction. For more detailed summaries by zone/year, see Appendix A: Full Data, Calculation Tables, and Maps.

Table 3-2 shows the average residential density per zone and jurisdiction-wide and is not intended to show the total units/lots created or overall acres consumed. The results reflect the density calculation used by the jurisdiction, and only include a summary of plats and multifamily (3+ attached units) projects. Table 3-3 shows the average floor-to-area ratio (FAR) by zone and the amount of non-residential building square footage developed. The non-residential projects summarized only include new development and omit additions to existing businesses and non-building type improvements.

Table 3-2: City of Bonney Lake 2013-2020 Residential Trends by Zone[1]

Zone	Net Acres[2]	Lots/Units	Density
C2	18.05	408	22.61
R1	53.91	275	5.10
R3	9.76	207	21.21
Total/Avg.	**81.71**	**890**	**10.89**

Table 3-3: City of Bonney Lake 2013-2020 Non-residential Trends by Zone

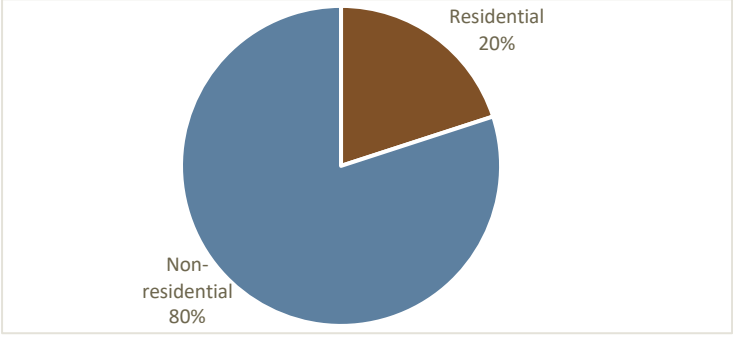
Zone	Acres	Sq. Ft.	FAR
C2	3.67	34,776	0.22
DC	0.77	20,915	0.62
DM	3.12	73,455	0.54
E	13.53	227,290	0.39
MC	20.76	190,306	0.21
Total/Avg.	**41.85**	**546,742**	**0.30**

[1]Includes multifamily and plat data to represent the overall observed density by zone. Does not include single-family permits in order to accurately represent permitted densities; therefore, does not represent the total number of units developed in the timeframe.
Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

While the non-residential development trends are informative to show the percent of land consumed for non-residential purposes (as shown in Figure 3-A), the employment densities used in the capacity assumptions are derived through employment density surveys, as documented in Appendix C: Employment Density Survey. Figure 3-A summarizes the split between residential and non-residential development by zone and the jurisdiction average. The percent split is based on the gross acres developed for each use type and is used to inform the percent split for mixed-use zones, as well as the percent of non-residential uses in residential-only zones.

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Figure 3-A: City of Bonney Lake Residential vs. Non-residential Development Split



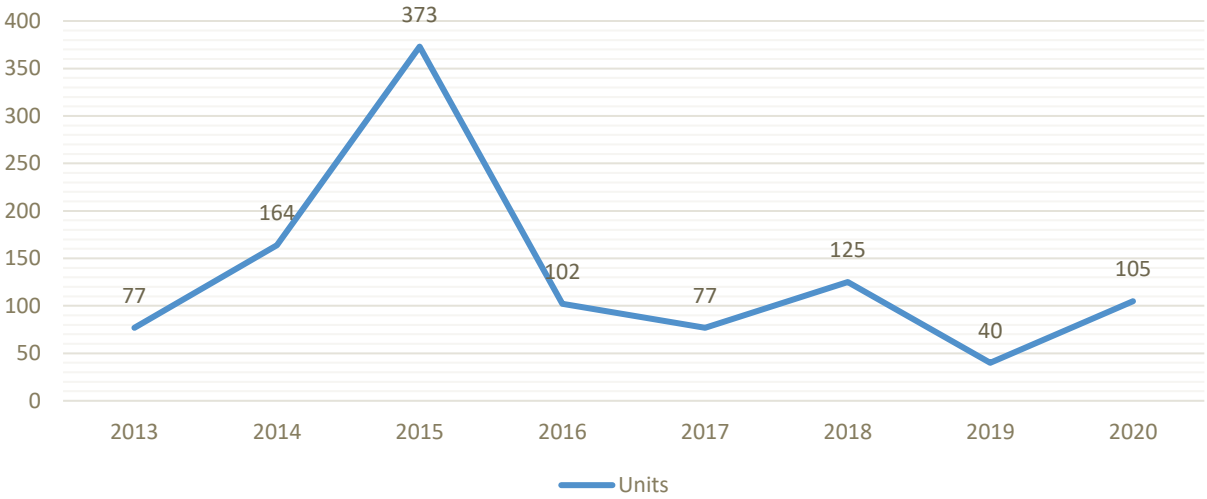
Zone	Use Type Split (Percent)[1] Residential	Non-residential
C2	86%	14%
DC	0%	100%
DM	0%	100%
E	0%	100%
MC	0%	100%
R1	100%	0%
R3	100%	0%
Avg.	**81%**	**19%**

[1]Does not include single-family permits in order to avoid double-counting acreage.
Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Housing Production Rate

The residential data collected for the Buildable Lands Program tracks the density and other assumptions related to the capacity analysis. The Buildable Lands requirements that were amended in 2017 now require the tracking of housing production to compare to the necessary growth rates to achieve the housing targets. Due to the limitations of the permit data and lack of demolition permit data, Pierce County relies upon the Washington State Office of Financial Management estimates to track the number of housing units built per year in each jurisdiction for the purposes of this Report. The comparison of housing production and housing needs is shown in Table 1-3 (Countywide).

Figure 3-B: City of Bonney Lake Housing Production Rates (OFM)

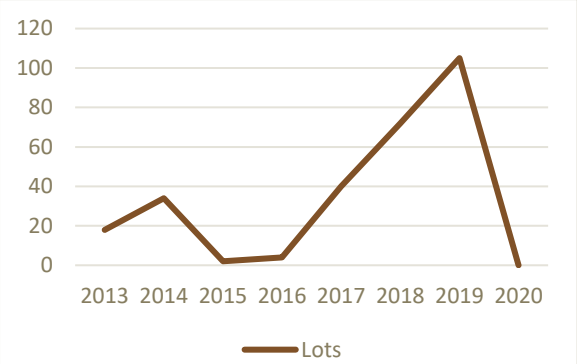


Source: Washington State Office of Financial Management Housing Unit Data (2020).

Platting Activity

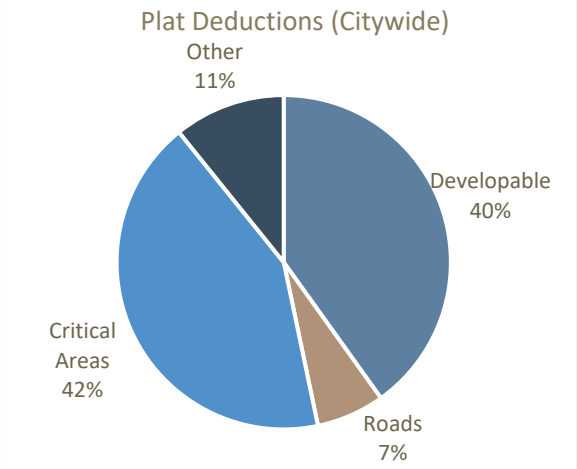
Platting activity is used to determine the achieved density for single-family residential zones and to identify the amount of land used for other purposes (whether netted out for density or applied by a regulation and affecting the achieved density). Plat data is used in conjunction with multifamily permits to determine the overall achieved density (as shown in Table 3-2).

Figure 3-C: City of Bonney Lake Platting Trends



Plat Activity by Year

Year	Lots	Acres	Density
2013	18	3.18	5.67
2014	34	4.37	7.79
2015	2	0.40	5.03
2016	4	0.91	4.41
2017	40	10.83	3.69
2018	72	14.86	4.85
2019	105	19.37	5.42
2020	-	-	-
Total	**275**	**53.91**	**5.10**



Plat Deductions by Zone (Percent)

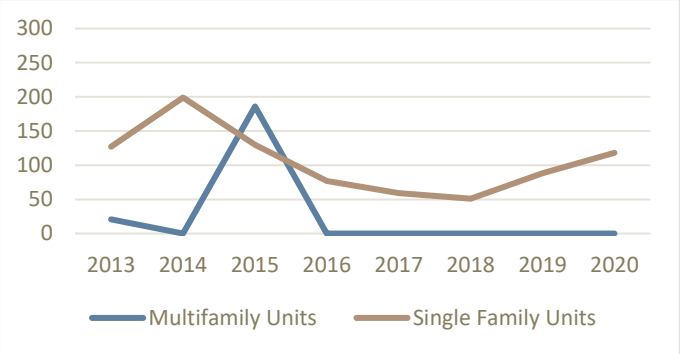
Zone	Roads	Critical Areas	Parks/Open Space	Storm -water
R1	5.9%	38.2%	16.3%	3.1%

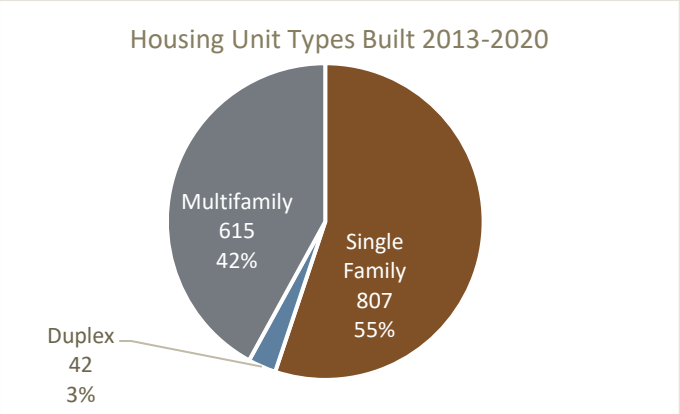
Sources: City Permit Data, Pierce County Auditor Recorded Plats.

Residential Building Trends

Both multifamily and single-family building permits are collected and summarized; however, single-family permit reporting is optional per the Pierce County Countywide Planning Policies and are limited in use for tracking factors affecting development. The single-family permit data is useful for identifying the total number of units built and the average lot size per zone and is provided as supplemental information. The multifamily permit data is used to identify the observed density and amount of land used for residential purposes. Please note that this data differs from the data provided in Figure 3-B due to collection limitations and should not be used to represent housing production in the jurisdiction.

Figure 3-D: City of Bonney Lake Residential Building Permit Trends





Multifamily Permits by Year

Year	Units	Net Acres	Net Density
2013	21	1.08	19.44
2014	-	-	-
2015	186	8.68	21.43
2016	-	-	-
2017	-	-	-
2018	-	-	-
2019	-		-
2020	408	18.05	22.61
Total	**615**	**27.81**	**22.12**

Single Family Permits by Year (Optional)

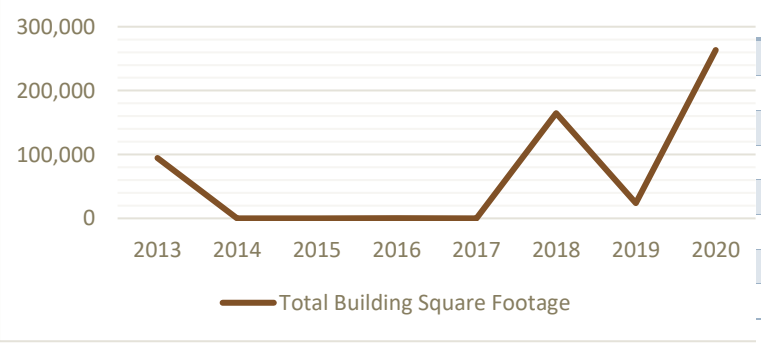
Year	Units	Acres	Avg. Lot Size
2013	127	27.69	0.28
2014	199	51.99	0.24
2015	130	25.29	0.20
2016	77	22.11	0.29
2017	59	15.17	0.26
2018	51	11.35	0.22
2019	88	24.33	0.29
2020	118	30.13	0.26
Total	**849**	**208.06**	**0.25**

Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Non-residential Building Trends

Non-residential building permits typically include commercial and industrial development; however, public use is often collected and summarized as well when the use type produces jobs. While the project acreage, building square footage, and floor-to-area ratio information is collected and summarized for the report in order to track non-residential development, the employment density is analyzed in a separate report using data other than building permits. The most recent employment density study to support the assumptions in this Report is provided in Appendix C: Employment Density Survey.

Figure 3-E: City of Non-residential Permit Trends



Year	Acres	Bldg. SF	FAR
2013	3.89	94,370	1.16
2014	-	-	-
2015	-	-	-
2016	0.66	260	0.01
2017	-	-	-
2018	15.40	164,534	0.38
2019	2.54	24,113	0.22
2020	19.36	263,465	0.31
Total	**41.85**	**546,742**	**0.30**

Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

ASSUMPTIONS

Assumptions vary by jurisdiction and zone. Table 3-4 and Table 3-5 provide a snapshot of the densities, mixed-use split, and deductions used in the inventory development and capacity calculation tables. The assumptions for each zone are shown in the assumptions column of the capacity calculation tables shown in Appendix A: Full Data, Calculation Tables, and Maps.

Table 3-4: City of Bonney Lake Assumptions Summary

Zone	Residential		Employment		Market Factor		Land for Capital Facilities
	Percent	Density	Percent	Density	Vacant	Underutilized	
C-1	50%	6	50%	20	15%	35%	Parcel Specific
C-2	0%	N/A	100%	20	15%	35%	Parcel Specific
DC	20%	15	80%	20	15%	35%	Parcel Specific
DM	50%	15	50%	20	15%	35%	Parcel Specific
E	50%	20	50%	20	15%	35%	Parcel Specific
MC	0%	N/A	100%	20	15%	35%	Parcel Specific
PF	0%	N/A	100%	20	15%	35%	Parcel Specific
R-1	100%	4	0%	20	15%	30%	Parcel Specific
R-2	100%	6	0%	20	15%	30%	Parcel Specific
R-3	100%	15	0%	20	15%	30%	Parcel Specific
RC-5	100%	0.15	0%	20	15%	30%	Parcel Specific

The Vacant Single Unit size threshold listed below represents the parcel size used to determine if a vacant property is subdividable or only able to accommodate one unit. Parcels smaller than the size listed are considered Vacant Single Units unless otherwise determined by the jurisdiction during the parcel-specific review.

Table 3-5: City of Bonney Lake Plat Deductions for Single-Family Residential Zones

Zone	Roads	Critical Areas	Parks/Open Space	Stormwater	Non-residential	Vacant Single Unit
R-1	15%	GIS	N/A	5%	5%	<0.50 acres
R-2	15%	GIS	N/A	5%	5%	<0.49 acres
R-3	15%	GIS	N/A	5%	5%	<0.30 acres
RC-5	15%	GIS	N/A	5%	5%	<12.50 acres

HOUSING AND EMPLOYMENT CAPACITY

Inventory and Capacity Calculation Characteristics

A portion of the inventory is deducted from the gross acreage based on the assumptions identified in the previous section. Table 3-6 shows the characteristics of the initial inventory and Table 3-7 shows the amount of land that was reduced from that initial inventory to be included in the capacity analysis, as documented in the tables and maps in Appendix A: Full Data, Calculation Tables, and Maps.

Table 3-6: City of Bonney Lake Summary of Inventory Characteristics

Characteristics/Category	Vacant	Underutilized	Vacant Single Unit	Pipeline
Total Acreage (Gross	392.78	619.66	209.95	181.83
Average Lot Size (Gross)	0.97	1.46	0.66	4.23
Total Acreage (Net)	191.83	493.97	63.90	153.03
Average Lot Size (Net)	0.47	1.17	0.20	3.56
Percent Critical Areas	51%	20%	70%	16%

The parcel inventory is used to categorize land and the capacity calculations are intended to represent the land available for development; thus, the inventory maps alone do not represent the "buildable land" per the Buildable Lands requirements. Table 3-7 shows the overall percentage of land assumed available as capacity in the 20-year planning period and the deductions made to account for constraints to the inventory and overall market conditions.

Table 3-7: City of Bonney Lake Summary of Deductions

Deductions/Category	Vacant	Underutilized
Critical Areas	200.95	125.69
Infrastructure Gaps	18.72	40.84
Plat Deductions	26.09	76.54
Capital Facilities	0.00	0.00
Market Factor	29.56	137.31
Total Percent Reduction in Inventory Land	57%	52%
Percent of Vacant or Underutilized Land Available for Capacity	43%	48%

Capacity Results

The housing and employment capacity totals in Table 3-8 and Table 3-9 are derived from the calculations shown in Appendix A: Full Data, Calculation Tables, and Maps. A summary of the countywide capacity results compared to need is shown in Table 1-9 (2030 Housing Target), Table 1-10 (2030 Employment Target), and Table 1-11 (DRAFT 2044 Targets).

Table 3-8: City of Bonney Lake 2020-2044 Housing Capacity

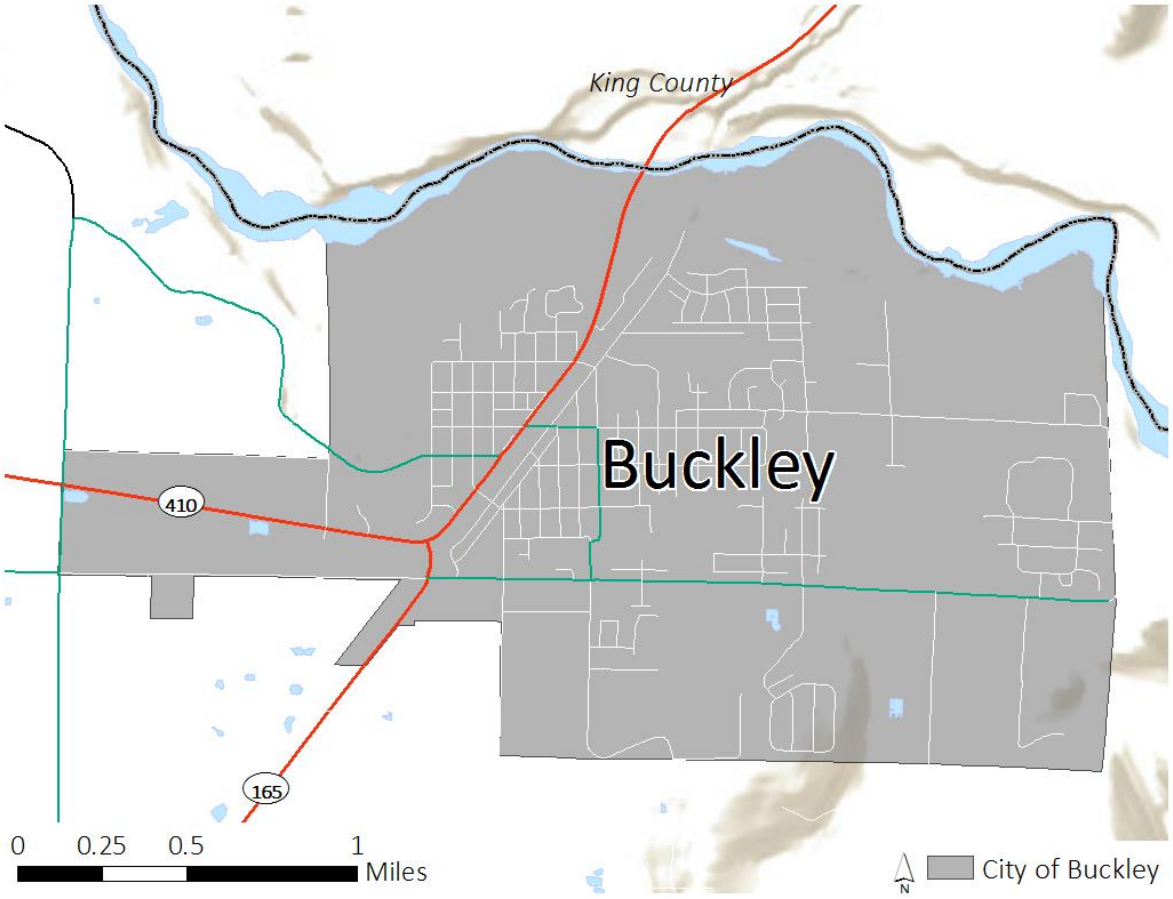
Zone	Vacant	Underutilized	Vacant Single Unit	Pipeline	Total
C1	0	0	0	0	**0**
C2	0	0	0	408	**408**
DC	1	7	0	0	**8**
DM	16	14	0	0	**30**
E	0	0	0	52	**52**
MC	0	0	0	165	**165**
PF	0	0	1	0	**1**
R1	231	625	270	47	**1,173**
R2	39	164	32	8	**243**
R3	147	217	0	594	**958**
RC5	1	0	15	0	**16**
Total	**435**	**1,027**	**318**	**1,274**	**3,054**

Table 3-9: City of Bonney Lake 2020-2044 Employment Capacity

Zone	Vacant	Underutilized	Pipeline	Total
C1	0	0	0	0
C2	174	61	70	305
DC	4	36	0	40
DM	40	19	79	138
E	822	1,229	194	2,245
MC	338	236	74	648
PF	0	240	0	240
R1	0	240	0	240
R2	0	42	0	42
R3	0	22	0	22
RC5	0	2	0	2
Total	1,378	2,127	417	3,922

DRAFT

4 CITY OF BUCKLEY



The City of Buckley's Comprehensive Plan and regulations implement densities based on minimum lot size.

Table 4-1: City of Buckley Zone Classifications

Zone Classification		Zone Type[1]	Total Acres[2]
CC	Central Commercial	Mixed Use	61.0
GC	General Commercial	Commercial	100.7
HC	Historical Commercial	Mixed Use	2.7
HDR	High Density Residential	Residential	63.0
LI	Light Industrial	Industrial	44.1
NMU	Neighborhood Mixed-Use	Mixed Use	128.8
P	Public	Public Use	438.7
R-20,000	R-20,000 Residential	Residential	185.9
R-6,000	R-6,000 Residential	Residential	276.1
R-8,000	R-8,000 Residential	Residential	521.6
S	Environmentally Sensitive	N/A	413.7

[1]For purposes of the Buildable Lands inventory and analysis; not a representation of the City zoning code.

[2]Represents parcel acreage, not zoning coverage.

Sources: City Zoning Code.

DEVELOPMENT TRENDS

This section summarizes permit data observed between January 1, 2013 and December 31, 2020 that is used to monitor observed densities and update the assumptions for future development. The summaries in this section are designed to show the average statistics used to inform the report. Only data pertinent to the Buildable Lands requirements are collected, and incomplete or not-applicable data is omitted; therefore, this Report does not provide a full summary of all development within the jurisdiction. For more detailed summaries by zone/year, see Appendix A: Full Data, Calculation Tables, and Maps.

Table 4-2 shows the average residential density per zone and jurisdiction-wide and is not intended to show the total units/lots created or overall acres consumed. The results reflect the density calculation used by the jurisdiction, and only include a summary of plats and multifamily (3+ attached units) projects. Table 4-3 shows the average floor-to-area ratio (FAR) by zone and the amount of non-residential building square footage developed. The non-residential projects summarized only include new development and omit additions to existing businesses and non-building type improvements.

Table 4-2: City of Buckley 2013-2020 Residential Trends by Zone[1]

Zone	Net Acres[2]	Lots/Units	Density
HDR	0.68	4	5.88
R-6,000	45.64	243	5.32
R-8,000	7.87	72	9.15
Total/Avg.	**54.19**	**319**	**5.89**

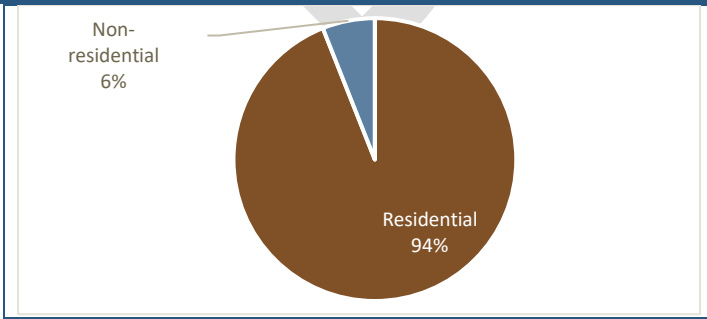
Table 4-3: City of Buckley 2013-2020 Non-residential Trends by Zone

Zone	Acres	Sq. Ft.	FAR
CC	0.84	4,388	0.12
GC	4.17	32,012	0.18
LI	2.21	3,177	0.03
Total/Avg.	**7.22**	**39,577**	**0.13**

[1]Includes multifamily and plat data to represent the overall observed density by zone. Does not include single-family permits in order to accurately represent permitted densities; therefore, does not represent the total number of units developed in the timeframe.
Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

While the non-residential development trends are informative to show the percent of land consumed for non-residential purposes (as shown in Figure 4-A), the employment densities used in the capacity assumptions are derived through employment density surveys, as documented in Appendix C: Employment Density Survey. Figure 4-A summarizes the split between residential and non-residential development by zone and the jurisdiction average. The percent split is based on the gross acres developed for each use type and is used to inform the percent split for mixed-use zones, as well as the percent of non-residential uses in residential-only zones.

Figure 4-A: City of Buckley Residential vs. Non-residential Development Split



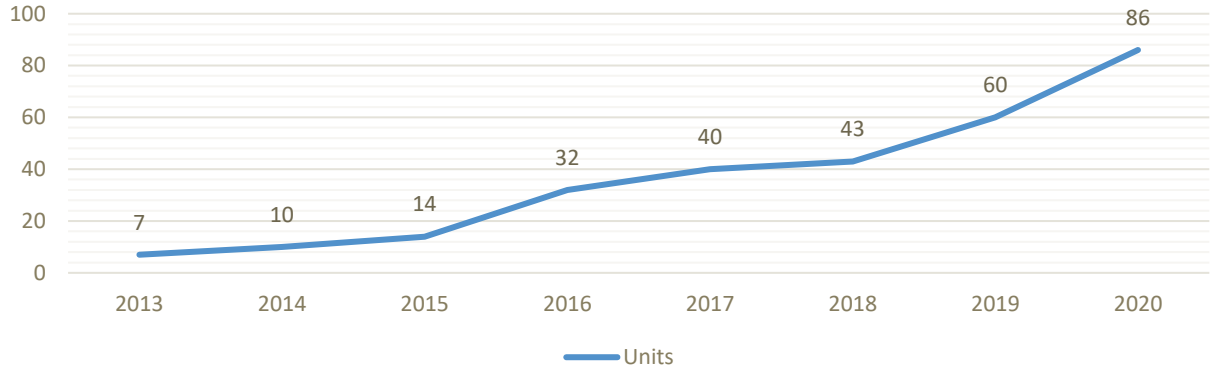
Zone	Use Type Split (Percent)[1] Residential	Non-residential
CC	0%	100%
GC	0%	100%
HDR	100%	0%
LI	0%	100%
R-6,000	100%	0%
R-8,000	100%	0%
Total	**94%**	**6%**

[1]Does not include single-family permits in order to avoid double-counting acreage.
Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Housing Production Rate

The residential data collected for the Buildable Lands Program tracks the density and other assumptions related to the capacity analysis. The Buildable Lands requirements that were amended in 2017 now require the tracking of housing production to compare to the necessary growth rates to achieve the housing targets. Due to the limitations of the permit data and lack of demolition permit data, Pierce County relies upon the Washington State Office of Financial Management estimates to track the number of housing units built per year in each jurisdiction for the purposes of this Report. The comparison of housing production and housing needs is shown in Table 1-3 (Countywide).

Figure 4-B: City of Buckley Housing Production Rates (OFM)

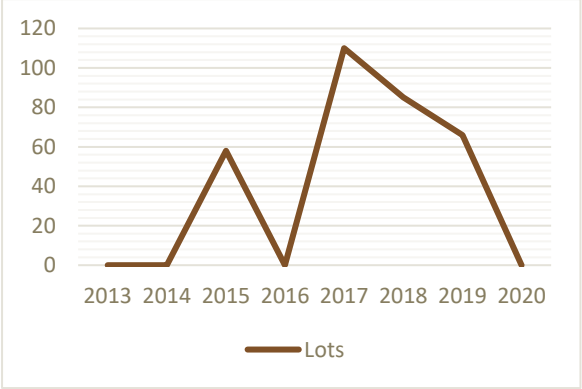


Source: Washington State Office of Financial Management Housing Unit Data (2020).

Platting Activity

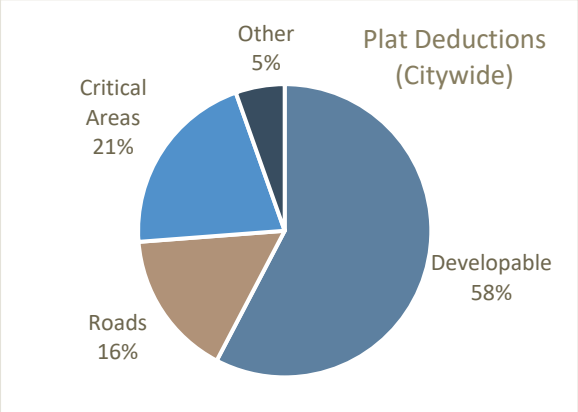
Platting activity is used to determine the achieved density for single-family residential zones and to identify the amount of land used for other purposes (whether netted out for density or applied by a regulation and affecting the achieved density). Plat data is used in conjunction with multifamily permits to determine the overall achieved density (as shown in Table 4-2).

Figure 4-C: City of Buckley Platting Trends



Plat Activity by Year

Year	Lots	Acres	Density
2013	-	-	-
2014	-	-	-
2015	58	20.69	5.95
2016	-	-	-
2017	110	39.25	5.95
2018	85	26.66	10.84
2019	66	21.66	3.64
2020	-	-	-
Total	**319**	**108.26**	**5.89**



Plat Deductions by Zone (Percent)

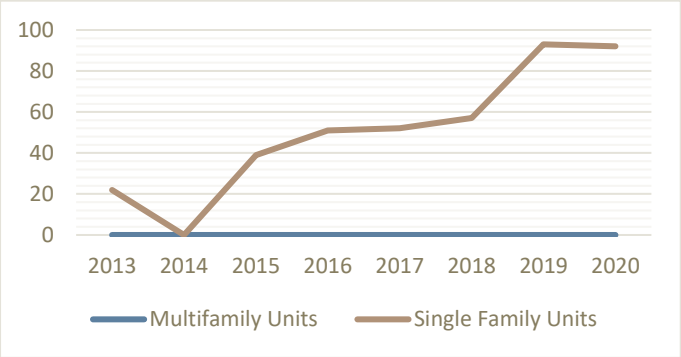
Zone	Roads	Critical Areas	Parks/Open Space	Storm -water
HDR	19.6%	0.0%	8.7%	0.0%
R-6,000	11.7%	23.9%	0.4%	3.6%
R-8,000	20.9%	0.0%	0.6%	6.2%
Average	**14.0%**	**18.0%**	**0.5%**	**4.2%**

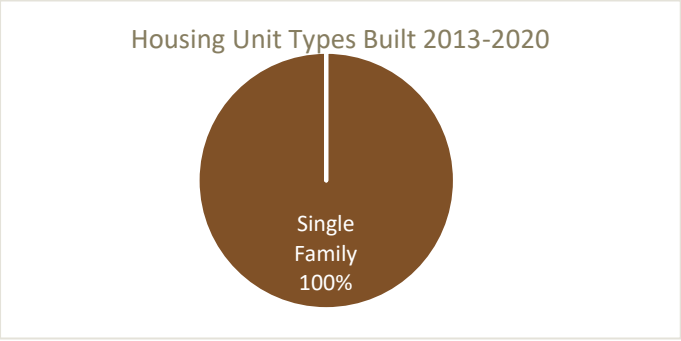
Sources: City Permit Data, Pierce County Auditor Recorded Plats.

Residential Building Trends

Both multifamily and single-family building permits are collected and summarized; however, single-family permit reporting is optional per the Pierce County Countywide Planning Policies and are limited in use for tracking factors affecting development. The single-family permit data is useful for identifying the total number of units built and the average lot size per zone and is provided as supplemental information. The multifamily permit data is used to identify the observed density and amount of land used for residential purposes. Please note that this data differs from the data provided in Figure 4-B due to collection limitations and should not be used to represent housing production in the jurisdiction.

Figure 4-D: City of Buckley Residential Building Permit Trends





Multifamily Permits by Year

No multifamily permits were observed in the timeframe.

Single Family Permits by Year (Optional)

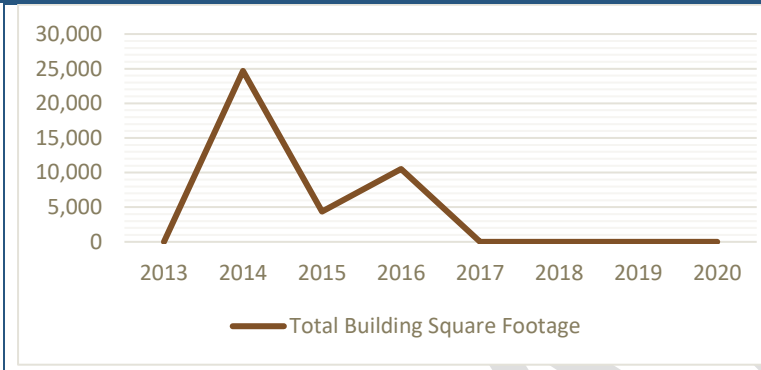
Year	Units	Acres	Avg. Lot Size
2013	22	7.89	0.36
2014	-	-	-
2015	39	14.08	0.36
2016	51	16.23	0.32
2017	52	14.33	0.28
2018	57	11.18	0.20
2019	93	26.30	0.28
2020	92	26.34	0.29
Total	**406**	**116.35**	**0.29**

Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Non-residential Building Trends

Non-residential building permits typically include commercial and industrial development; however, public use is often collected and summarized as well when the use type produces jobs. While the project acreage, building square footage, and floor-to-area ratio information is collected and summarized for the report in order to track non-residential development, the employment density is analyzed in a separate report using data other than building permits. The most recent employment density study to support the assumptions in this Report is provided in Appendix C: Employment Density Survey.

Figure 4-E: City of Buckley Non-residential Permit Trends



Year	Acres	Bldg. SF	FAR
2013	-	-	-
2014	4.09	24,677	0.14
2015	0.84	4,388	0.12
2016	2.29	10,512	0.11
2017	-	-	-
2018	-	-	-
2019	-	-	-
2020	-	-	-
Total	**7.22**	**39,577**	**0.13**

Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

ASSUMPTIONS

Assumptions vary by jurisdiction and zone. Table 4-4 and Table 4-5 provide a snapshot of the densities, mixed-use split, and deductions used in the inventory development and capacity calculation tables. The assumptions for each zone are shown in the assumptions column of the capacity calculation tables shown in Appendix A: Full Data, Calculation Tables, and Maps.

Table 4-4: City of Buckley Assumptions Summary

Zone	Residential		Employment		Market Factor		Land for Capital Facilities
	Percent	Density	Percent	Density	Vacant	Underutilized	
CC	0%	5	100%	20	50%	50%	N/A
GC	0%	N/A	100%	20	50%	50%	N/A
HC	0%	5	100%	20	50%	50%	N/A
HDR	100%	5	0%	20	50%	50%	N/A
LI	0%	N/A	100%	9	50%	50%	N/A
NMU	80%	6	20%	20	50%	50%	N/A
P	0%	N/A	100%	20	50%	50%	Parcel Specific
R-20,000	100%	2	0%	20	30%	50%	N/A
R-6,000	100%	5	0%	20	30%	50%	N/A
R-8,000	100%	4	0%	20	30%	50%	N/A
S	0%	N/A	0%	N/A	N/A	N/A	N/A

The Vacant Single Unit size threshold listed below represents the parcel size used to determine if a vacant property is subdividable or only able to accommodate one unit. Parcels smaller than the size

listed are considered Vacant Single Units unless otherwise determined by the jurisdiction during the parcel-specific review.

Table 4-5: City of Buckley Plat Deductions for Single-Family Residential Zones

Zone	Roads	Critical Areas	Parks/Open Space	Stormwater	Non-residential	Vacant Single Unit
R-20,000	10%	GIS	3%	0%	10%	<1.15 acres
R-6,000	10%	GIS	3%	0%	10%	<0.34 acres
R-8,000	10%	GIS	3%	0%	10%	<0.46 acres

HOUSING AND EMPLOYMENT CAPACITY

Inventory and Capacity Calculation Characteristics

A portion of the inventory is deducted from the gross acreage based on the assumptions identified in the previous section. Table 4-6 shows the characteristics of the initial inventory and Table 4-7 shows the amount of land that was reduced from that initial inventory to be included in the capacity analysis, as documented in the tables and maps in Appendix A: Full Data, Calculation Tables, and Maps.

Table 4-6: City of Buckley Summary of Vacant and Underutilized Land Characteristics

Characteristics/Category	Vacant	Underutilized	Vacant Single Unit	Pipeline
Total Acreage (Gross	264.91	560.73	53.07	120.72
Average Lot Size (Gross)	1.16	2.28	0.33	4.31
Total Acreage (Net)	200.94	462.64	33.95	71.62
Average Lot Size (Net)	0.88	1.88	0.21	2.56
Percent Critical Areas	24%	17%	36%	41%

The parcel inventory is used to categorize land and the capacity calculations are intended to represent the land available for development; thus, the inventory maps alone do not represent the "buildable land" per the Buildable Lands requirements. Table 4-7 shows the overall percentage of land assumed available as capacity in the 20-year planning period and the deductions made to account for constraints to the inventory and overall market conditions.

Table 4-7: City of Buckley Summary of Deductions

Deductions/Category	Vacant	Underutilized
Critical Areas	63.97	98.10
Plat Deductions	16.94	39.23
Capital Facilities	0.00	0.00
Market Factor	71.85	208.97
Total Percent Reduction in Inventory Land	53%	61%
Percent of Vacant or Underutilized Land Available for Capacity	47%	39%

Capacity Results

The housing and employment capacity totals in Table 4-8 and Table 4-9 are derived from the calculations shown in Appendix A: Full Data, Calculation Tables, and Maps. A summary of the countywide capacity results compared to need is shown in Table 1-9 (2030 Housing Target), Table 1-10 (2030 Employment Target), and Table 1-11 (DRAFT 2044 Targets).

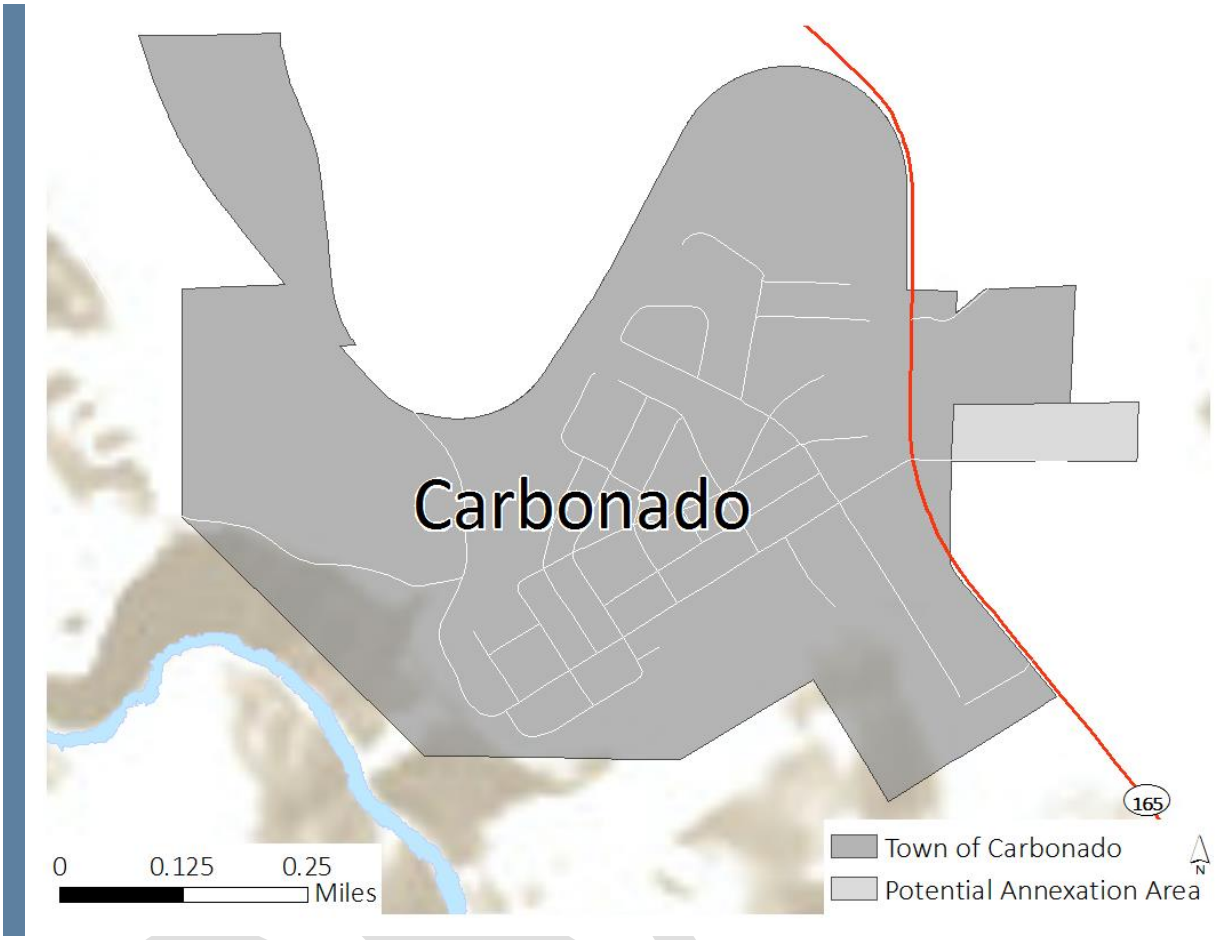
Table 4-8: City of Buckley 2020-2044 Housing Capacity

one	Vacant	Underutilized	Vacant Single Unit	Pipeline	Total
CC	0	0	0	0	0
GC	0	0	0	0	0
HC	0	0	0	0	0
HDR	32	39	0	20	91
LI	0	0	0	0	0
NMU	39	198	0	40	277
P	0	0	0	0	0
R-20,000	38	52	31	1	122
R-6,000	40	69	84	232	425
R-8,000	205	356	44	89	694
Total	354	714	159	382	1,609

Table 4-9: City of Buckley 2020-2044 Employment Capacity

Zone	Vacant	Underutilized	Pipeline	Total
CC	190	72	13	275
GC	204	485	80	769
HC	0	1	0	1
HDR	0	0	0	0
LI	12	74	18	104
NMU	32	167	0	199
P	0	11	0	11
R-20,000	0	11	0	11
R-6,000	0	6	0	6
R-8,000	0	36	0	36
Total	438	863	111	1,412

5 TOWN OF CARBONADO



The Town of Carbonado's Comprehensive Plan and regulations implement densities using gross acreage.

Table 5-1: Town of Carbonado Zone Classifications

Zone Classification		Zone Type[1]	Total Acres[2]
CF	Community Facilities District	Public Use	39.5
CMU	Commercial/Mixed-Use District	Mixed Use	4.5
POS	Parks & Open Space District	N/A	2.8
RLD	Residential Low Density District	Residential	173.2
RMD	Residential Moderate Density District	Residential	37.4

[1]For purposes of the Buildable Lands inventory and analysis; not a representation of the Town zoning code.
[2]Represents parcel acreage, not zoning coverage.
Sources: Town Zoning Code.

DEVELOPMENT TRENDS

This section summarizes permit data observed between January 1, 2013 and December 31, 2020 that is used to monitor observed densities and update the assumptions for future development. The summaries in this section are designed to show the average statistics used to inform the report. Only

data pertinent to the Buildable Lands requirements are collected, and incomplete or not-applicable data is omitted; therefore, this Report does not provide a full summary of all development within the jurisdiction. For more detailed summaries by zone/year, see Appendix A: Full Data, Calculation Tables, and Maps.

Table 5-2 shows the average residential density per zone and jurisdiction-wide and is not intended to show the total units/lots created or overall acres consumed. The results reflect the density calculation used by the jurisdiction, and only include a summary of plats and multifamily (3+ attached units) projects. Table 5-3 shows the average floor-to-area ratio (FAR) by zone and the amount of non-residential building square footage developed. The non-residential projects summarized only include new development and omit additions to existing businesses and non-building type improvements.

Table 5-2: Town of Carbonado 2013-2020 Residential Trends by Zone[1]

Zone	Net Acres[2]	Lots/Units	Density
RLD	7.06	16	2.27
RMD	9.09	2	0.22
Total/Avg.	**16.15**	**18**	**1.11**

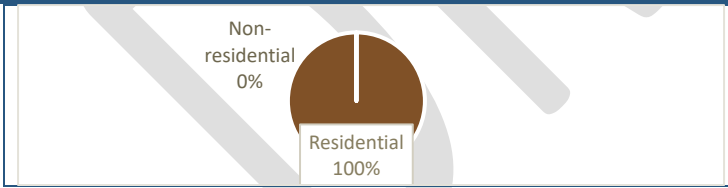
[1]Includes multifamily and plat data to represent the overall observed density by zone. Does not include single-family permits in order to accurately represent permitted densities; therefore, does not represent the total number of units developed in the timeframe.
Sources: Town Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Table 5-3: Town of Carbonado 2013-2020 Non-residential Trends by Zone

No non-residential permits were observed in the timeframe.

While the non-residential development trends are informative to show the percent of land consumed for non-residential purposes (as shown in Figure 5-A), the employment densities used in the capacity assumptions are derived through employment density surveys, as documented in Appendix C: Employment Density Survey. Figure 5-A summarizes the split between residential and non-residential development by zone and the jurisdiction average. The percent split is based on the gross acres developed for each use type and is used to inform the percent split for mixed-use zones, as well as the percent of non-residential uses in residential-only zones.

Figure 5-A: Town of Carbonado Residential vs. Non-residential Development Split



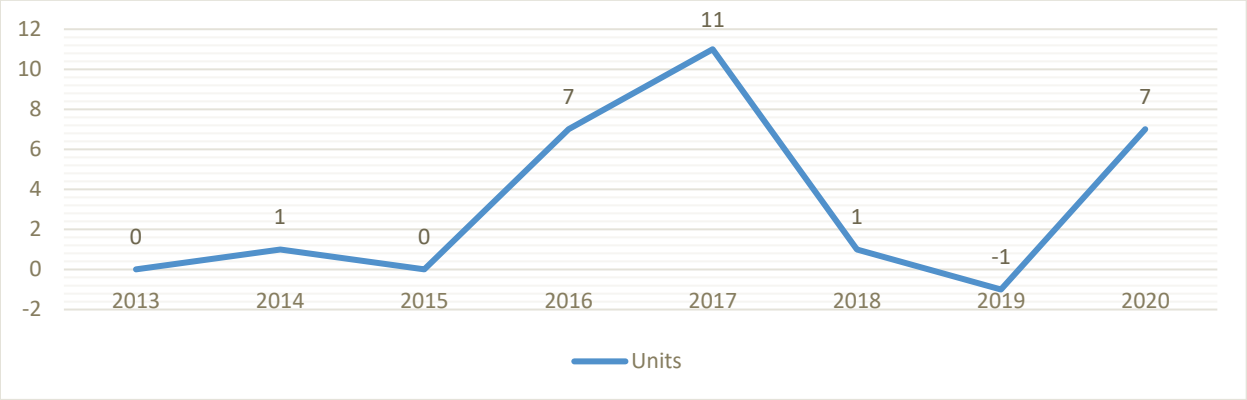
Zone	Use Type Split (Percent)[1] Residential	Non-residential
RLD	100%	0%
RMD	100%	0%
Average	**100%**	**0%**

[1]Does not include single-family permits in order to avoid double-counting acreage.
Sources: Town Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Housing Production Rate

The residential data collected for the Buildable Lands Program tracks the density and other assumptions related to the capacity analysis. The Buildable Lands requirements that were amended in 2017 now require the tracking of housing production to compare to the necessary growth rates to achieve the housing targets. Due to the limitations of the permit data and lack of demolition permit data, Pierce County relies upon the Washington State Office of Financial Management estimates to track the number of housing units built per year in each jurisdiction for the purposes of this Report. The comparison of housing production and housing needs is shown in Table 1-3 (Countywide).

Figure 5-B: Town of Carbonado Housing Production Rates (OFM)

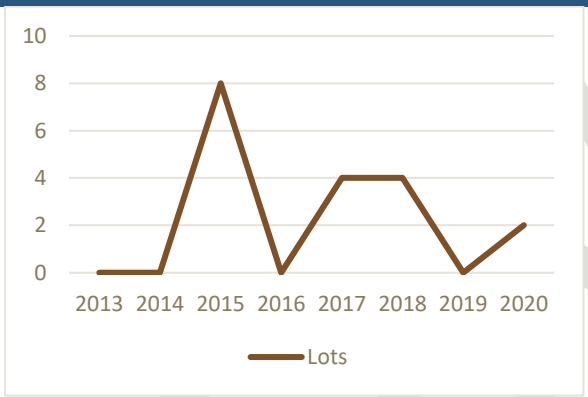


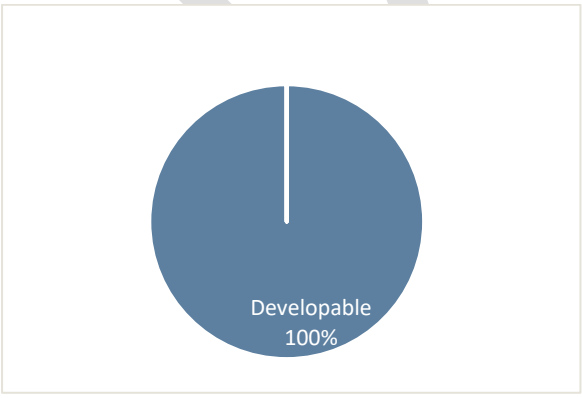
Source: Washington State Office of Financial Management Housing Unit Data (2020).

Platting Activity

Platting activity is used to determine the achieved density for single-family residential zones and to identify the amount of land used for other purposes (whether netted out for density or applied by a regulation and affecting the achieved density). Plat data is used in conjunction with multifamily permits to determine the overall achieved density (as shown in Table 5-2).

Figure 5-C: Town of Carbonado Platting Trends





Plat Activity by Year

Year	Lots	Acres	Density
2013	-	-	-
2014	-	-	-
2015	8	12.66	0.63
2016	-	-	-
2017	4	1.01	3.97
2018	4	0.97	4.14
2019	-	-	-
2020	2	1.51	1.32
Total	**18**	**16.15**	**1.11**

Plat Deductions by Zone (Percent)

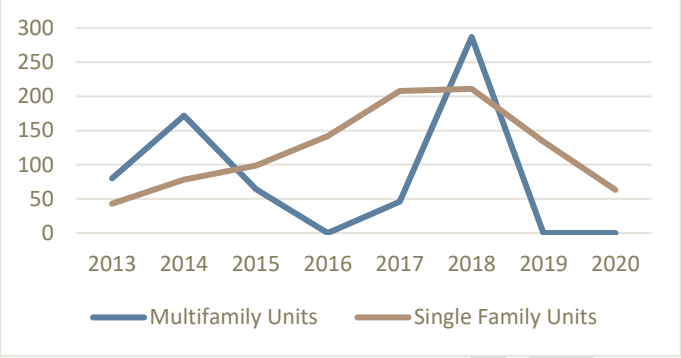
Zone	Roads	Critical Areas	Parks/Open Space	Storm -water
RLD	0.0%	0.0%	0.0%	0.0%
RMD	0.0%	0.0%	0.0%	0.0%
Average	**0.0%**	**0.0%**	**0.0%**	**0.0%**

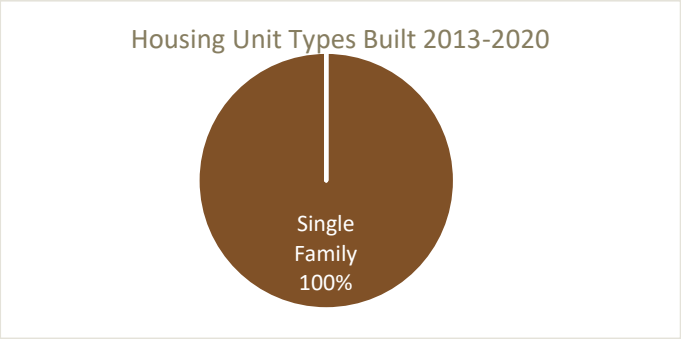
Sources: Town Permit Data, Pierce County Auditor Recorded Plats.

Residential Building Trends

Both multifamily and single-family building permits are collected and summarized; however, single-family permit reporting is optional per the Pierce County Countywide Planning Policies and are limited in use for tracking factors affecting development. The single-family permit data is useful for identifying the total number of units built and the average lot size per zone and is provided as supplemental information. The multifamily permit data is used to identify the observed density and amount of land used for residential purposes. Please note that this data differs from the data provided in Figure 5-B due to collection limitations and should not be used to represent housing production in the jurisdiction.

Figure 5-D: Town of Carbonado Residential Building Permit Trends





Multifamily Permits by Year

No multifamily permits were observed in the timeframe.

Single Family Permits by Year (Optional)

Year	Units	Acres	Avg. Lot Size
2013	2	1.30	0.65
2014	1	0.44	0.44
2015	9	7.04	0.78
2016	9	8.22	0.91
2017	7	3.35	0.48
2018	2	1.27	0.64
2019	2	0.71	0.36
2020	1	0.23	0.23
Total	**33**	**22.56**	**0.68**

Sources: Town Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Non-residential Building Trends

Non-residential building permits typically include commercial and industrial development; however, public use is often collected and summarized as well when the use type produces jobs. While the project acreage, building square footage, and floor-to-area ratio information is collected and summarized for the report in order to track non-residential development, the employment density is analyzed in a separate report using data other than building permits. The most recent employment density study to support the assumptions in this Report is provided in Appendix C: Employment Density Survey.

Figure 5-E: Town of Carbonado Non-residential Permit Trends

No non-residential permits were observed in the timeframe.

ASSUMPTIONS

Assumptions vary by jurisdiction and zone. Table 5-4 and Table 5-5 provide a snapshot of the densities, mixed-use split, and deductions used in the inventory development and capacity calculation tables. The assumptions for each zone are shown in the assumptions column of the capacity calculation tables shown in Appendix A: Full Data, Calculation Tables, and Maps.

Table 5-4: Town of Carbonado Assumptions Summary

Zone	Residential		Employment		Market Factor		Land for Capital Facilities
	Percent	Density	Percent	Density	Vacant	Underutilized	
CF	0%	N/A	100%	20	10%	50%	Parcel Specific
CMU	80%	3	20%	20	25%R/10%C	25%R/50%C	Parcel Specific
RLD	100%	3	0%	20	25%	25%	Parcel Specific
RMD	100%	2	0%	20	25%	25%	Parcel Specific
PROS	N/A	N/A	N/A	N/A	N/A	N/A	N/A

The Vacant Single Unit size threshold listed below represents the parcel size used to determine if a vacant property is subdividable or only able to accommodate one unit. Parcels smaller than the size listed are considered Vacant Single Units unless otherwise determined by the jurisdiction during the parcel-specific review.

Table 5-5: Town of Carbonado Plat Deductions for Single-Family Residential Zones

Zone	Roads	Critical Areas	Parks/Open Space	Stormwater	Non-residential	Vacant Single Unit
RLD	N/A	N/A	N/A	N/A	3%	<0.48 acres
RMD	N/A	N/A	N/A	N/A	3%	<0.48 acres

HOUSING AND EMPLOYMENT CAPACITY

Inventory and Capacity Calculation Characteristics

A portion of the inventory is deducted from the gross acreage based on the assumptions identified in the previous section. Table 5-6 shows the characteristics of the initial inventory and Table 5-7 shows the amount of land that was reduced from that initial inventory to be included in the capacity analysis, as documented in the tables and maps in Appendix A: Full Data, Calculation Tables, and Maps.

Table 5-6: Town of Carbonado Summary of Vacant and Underutilized Land Characteristics

Characteristics/Category	Vacant	Underutilized	Vacant Single Unit	Pipeline
Total Acreage (Gross	41.93	107.34	12.70	1.51
Average Lot Size (Gross)	1.45	1.88	0.55	1.51
Total Acreage (Net)	24.46	90.69	4.88	1.23
Average Lot Size (Net)	0.84	1.59	0.21	1.23
Percent Critical Areas	42%	16%	62%	19%

The parcel inventory is used to categorize land and the capacity calculations are intended to represent the land available for development; thus, the inventory maps alone do not represent the "buildable land" per the Buildable Lands requirements. Table 5-7 shows the overall percentage of land assumed available as capacity in the 20-year planning period and the deductions made to account for constraints to the inventory and overall market conditions.

Table 5-7: Town of Carbonado Summary of Deductions

Deductions/Category	Vacant	Underutilized
Critical Areas	17.47	16.65
Plat Deductions	0.00	0.00
Capital Facilities	0.00	0.00
Market Factor	6.07	28.37
Total Percent Reduction in Inventory Land	56%	32%
Percent of Vacant or Underutilized Land Available for Capacity	44%	68%

Capacity Results

The housing and employment capacity totals in Table 5-8 and Table 5-9 are derived from the calculations shown in Appendix A: Full Data, Calculation Tables, and Maps. A summary of the countywide capacity results compared to need is shown in Table 1-9 (2030 Housing Target), Table 1-10 (2030 Employment Target), and Table 1-11 (DRAFT 2044 Targets).

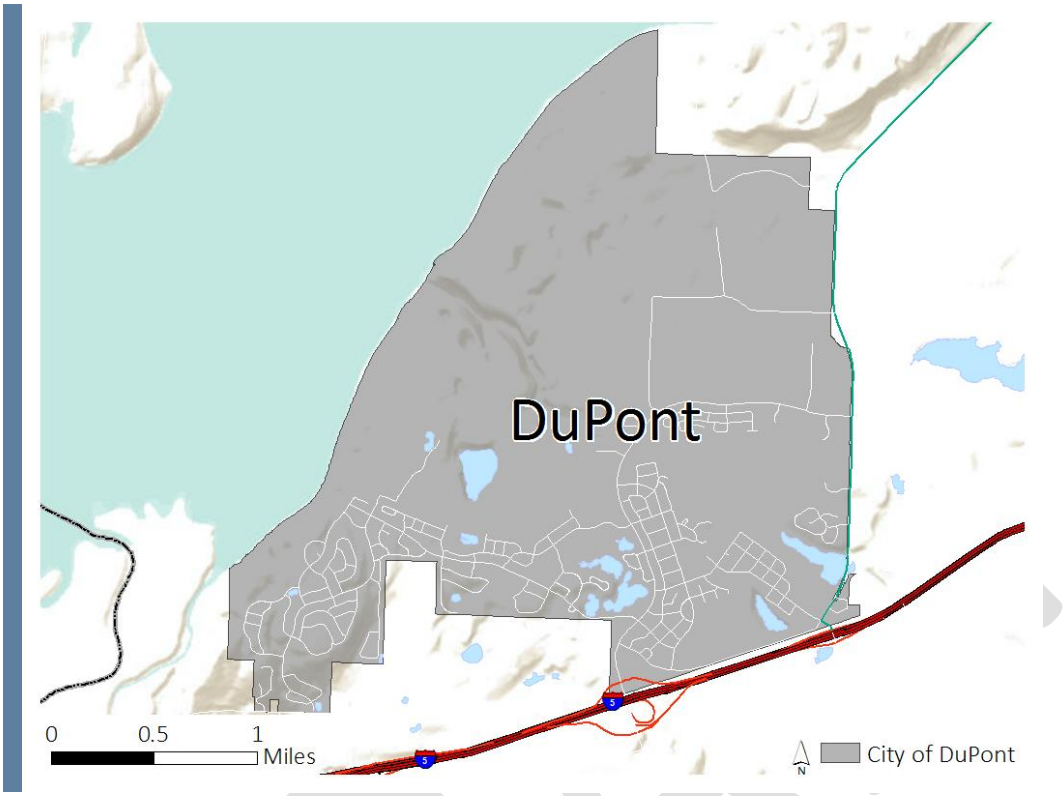
Table 5-8: Town of Carbonado 2020-2044 Housing Capacity

Zone	Vacant	Underutilized	Vacant Single Unit	Pipeline	Total
CF	0	0	0	0	**0**
CMU	1	6	2	0	**9**
RLD	44	139	19	2	**204**
RMD	5	31	2	0	**38**
Total	**50**	**176**	**23**	**2**	**251**

Table 5-9: Town of Carbonado 2020-2044 Employment Capacity

Zone	Vacant	Underutilized	Pipeline	Total
CF	4	118	0	**122**
CMU	3	6	0	**9**
RLD	12	39	0	**51**
RMD	2	13	0	**15**
Total	**21**	**176**	**0**	**197**

6 CITY OF DUPONT



The City of DuPont's Comprehensive Plan and regulations implement densities using gross acreage.

Table 6-1: City of DuPont Zone Classifications

Zone Classification		Zone Type[1]	Total Acres[2]
CB		Commercial	58.1
COM	Commercial	Commercial	18.2
CP		N/A	59.1
IND	Industrial	Industrial	138.1
MRP	Manufacturing Research Park	Industrial	478.1
MUV	Mixed Use Village	Mixed Use	519.7
MXD	Mixed Use	Commercial	58.8
NP		N/A	26.1
OFF	Office	Commercial	52.1
OS	Open Space	N/A	705.7
R-12	Residential-12	Residential	72.2
R-3	Residential-3	Residential	54.5
R-4	Residential-4	Residential	463.6
R-5	Residential-5	Residential	284.8
RR	Residential Reserve	Residential	207.2

[1]For purposes of the Buildable Lands inventory and analysis; not a representation of the City zoning code.

[2]Represents parcel acreage, not zoning coverage.

Sources: City Zoning Code.

DEVELOPMENT TRENDS

This section summarizes permit data observed between January 1, 2013 and December 31, 2020 that is used to monitor observed densities and update the assumptions for future development. The summaries in this section are designed to show the average statistics used to inform the report. Only data pertinent to the Buildable Lands requirements are collected, and incomplete or not-applicable data is omitted; therefore, this Report does not provide a full summary of all development within the jurisdiction. For more detailed summaries by zone/year, see Appendix A: Full Data, Calculation Tables, and Maps.

Table 6-2 shows the average residential density per zone and jurisdiction-wide and is not intended to show the total units/lots created or overall acres consumed. The results reflect the density calculation used by the jurisdiction, and only include a summary of plats and multifamily (3+ attached units) projects. Table 6-3 shows the average floor-to-area ratio (FAR) by zone and the amount of non-residential building square footage developed. The non-residential projects summarized only include new development and omit additions to existing businesses and non-building type improvements.

Table 6-2: City of DuPont 2013-2020 Residential Trends by Zone[1]

Zone	Acres	Lots/Units	Density
R-12	10.04	240	11.95
R-5	7.18	2	0.28
Total/Avg.	**27.27**	**242**	**8.87**

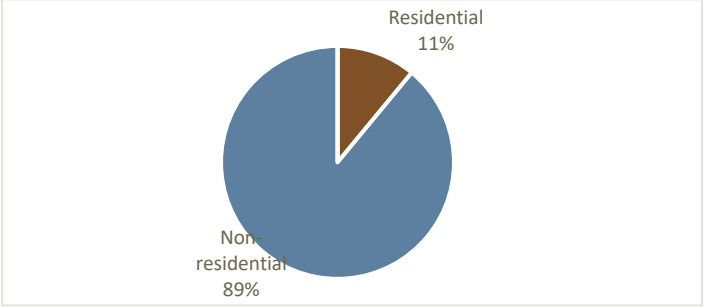
Table 6-3: City of DuPont 2013-2020 Non-residential Trends by Zone

Zone	Acres	Sq. Ft.	FAR
CB	40.91	735,839	0.41
COM	3.33	93,611	0.64
MRP	165.92	2,979,789	0.41
MXD	4.80	146,719	0.70
Total/Avg.	**214.96**	**3,955,958**	**0.42**

[1]Includes multifamily and plat data to represent the overall observed density by zone. Does not include single-family permits in order to accurately represent permitted densities; therefore, does not represent the total number of units developed in the timeframe.
Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

While the non-residential development trends are informative to show the percent of land consumed for non-residential purposes (as shown in Figure 6-A), the employment densities used in the capacity assumptions are derived through employment density surveys, as documented in Appendix C: Employment Density Survey. Figure 6-A summarizes the split between residential and non-residential development by zone and the jurisdiction average. The percent split is based on the gross acres developed for each use type and is used to inform the percent split for mixed-use zones, as well as the percent of non-residential uses in residential-only zones.

Figure 6-A: City of DuPont Residential vs. Non-residential Development Split



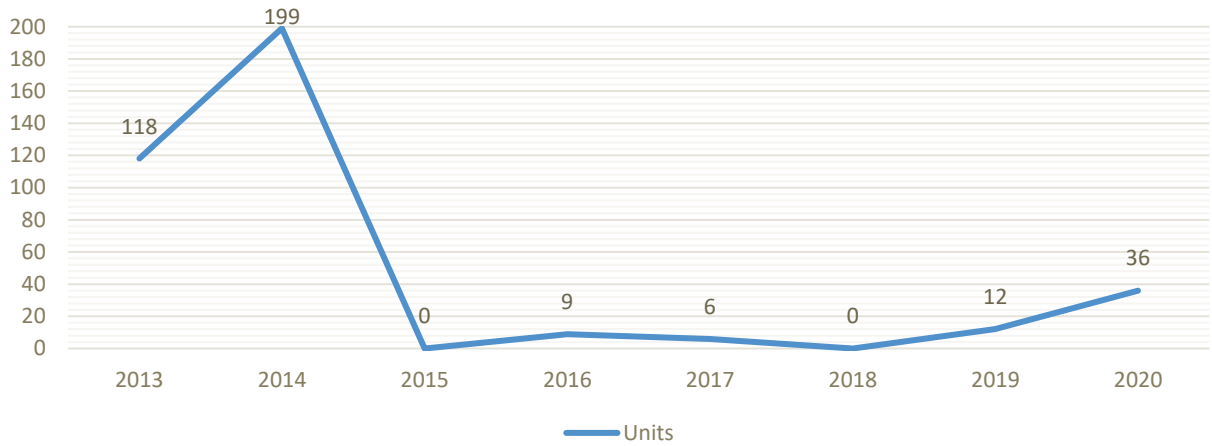
Zone	Use Type Split (Percent)[1] Residential	Non-residential
CB	0%	100%
COM	0%	100%
MRP	0%	100%
MXD	0%	100%
R-12	100%	0%
R-5	100%	0%
Average	**11%**	**88%**

[1]Does not include single-family permits in order to avoid double-counting acreage.
Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Housing Production Rate

The residential data collected for the Buildable Lands Program tracks the density and other assumptions related to the capacity analysis. The Buildable Lands requirements that were amended in 2017 now require the tracking of housing production to compare to the necessary growth rates to achieve the housing targets. Due to the limitations of the permit data and lack of demolition permit data, Pierce County relies upon the Washington State Office of Financial Management estimates to track the number of housing units built per year in each jurisdiction for the purposes of this Report. The comparison of housing production and housing needs is shown in Table 1-3 (Countywide).

Figure 6-B: City of DuPont Housing Production Rates (OFM)

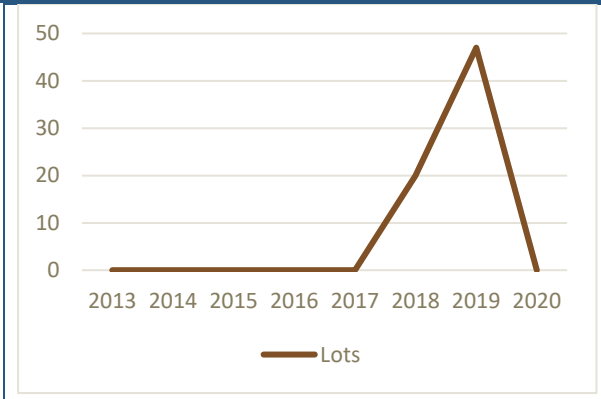


Source: Washington State Office of Financial Management Housing Unit Data (2020).

Platting Activity

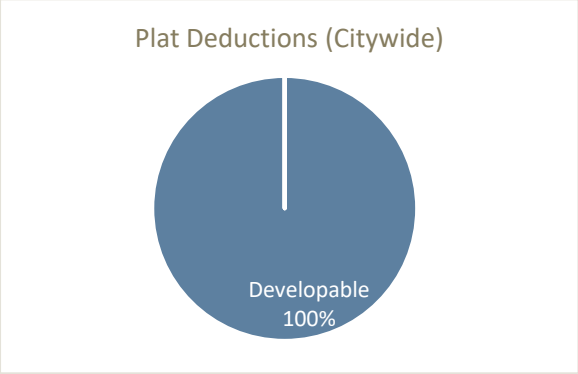
Platting activity is used to determine the achieved density for single-family residential zones and to identify the amount of land used for other purposes (whether netted out for density or applied by a regulation and affecting the achieved density). Plat data is used in conjunction with multifamily to determine the overall achieved density (as shown in Table 6-2).

Figure 6-C: City of DuPont Platting Trends



Plat Activity by Year

Year	Lots	Acres	Density
2013	-	-	-
2014	-	-	-
2015	-	-	-
2016	-	-	-
2017	-	-	-
2018	20	9.30	2.15
2019	47	5.68	8.28
2020	-	-	-
Total	**67**	**14.98**	**4.47**



Plat Deductions by Zone (Percent)

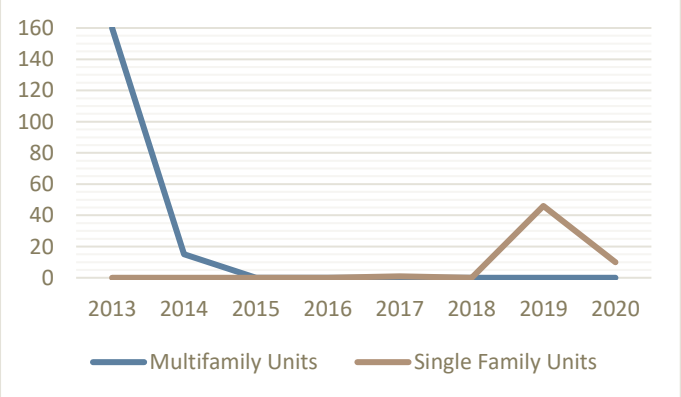
Zone	Roads	Critical Areas	Parks/Open Space	Storm -water
R-12	0.0%	0.0%	0.0%	0.0%
R-5	0.0%	0.0%	0.0%	0.0%
Average	**0.0%**	**0.0%**	**0.0%**	**0.0%**

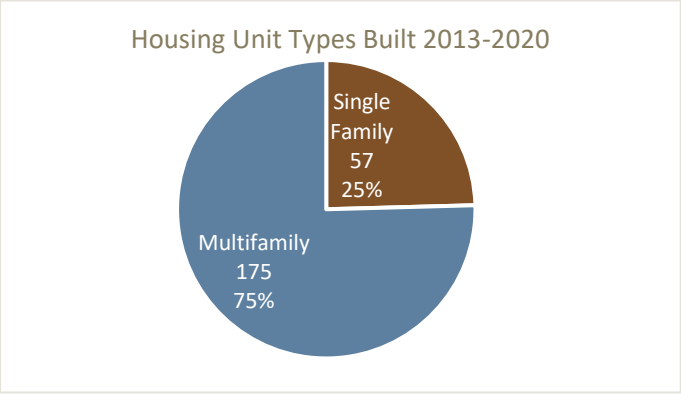
Sources: City Permit Data, Pierce County Auditor Recorded Plats.

Residential Building Trends

Both multifamily and single-family building permits are collected and summarized; however, single-family permit reporting is optional per the Pierce County Countywide Planning Policies and are limited in use for tracking factors affecting development. The single-family permit data is useful for identifying the total number of units built and the average lot size per zone and is provided as supplemental information. The multifamily permit data is used to identify the observed density and amount of land used for residential purposes. Please note that this data differs from the data provided in Figure 6-B due to collection limitations and should not be used to represent housing production in the jurisdiction.

Figure 6-D: City of DuPont Residential Building Permit Trends





Multifamily Permits by Year

Year	Units	Net Acres	Net Density
2013	160	10.95	14.61
2014	15	1.34	11.21
2015	-	-	-
2016	-	-	-
2017	-	-	-
2018	-	-	-
2019	-	-	-
2020	-	-	-
Total	**175**	**12.29**	**14.24**

Single Family Permits by Year (Optional)

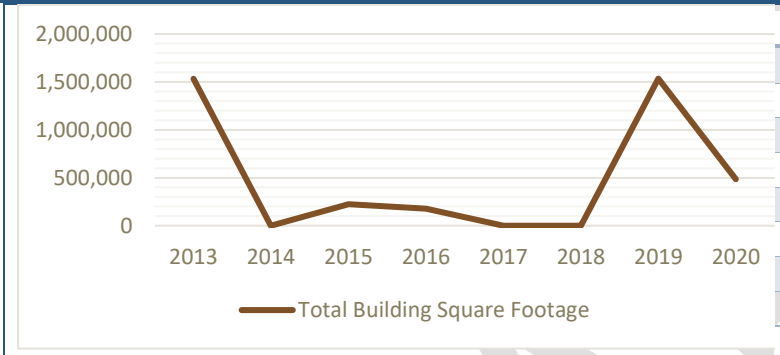
Year	Units	Acres	Avg. Lot Size
2013	-	-	-
2014	-	-	-
2015	-	-	-
2016	-	-	-
2017	1	0.10	0.10
2018	-	-	-
2019	46	3.62	0.08
2020	10	1.15	0.11
Total	**57**	**11.71**	**0.09**

Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Non-residential Building Trends

Non-residential building permits typically include commercial and industrial development; however, public use is often collected and summarized as well when the use type produces jobs. While the project acreage, building square footage, and floor-to-area ratio information is collected and summarized for the report in order to track non-residential development, the employment density is analyzed in a separate report using data other than building permits. The most recent employment density study to support the assumptions in this Report is provided in Appendix C: Employment Density Survey.

Figure 6-E: City of DuPont Non-residential Permit Trends



Year	Acres	Bldg. SF	FAR
2013	85.39	1,532,855	0.41
2014	-	-	-
2015	13.51	225,300	0.38
2016	7.79	176,210	0.52
2017	-	-	-
2018	-	-	-
2019	81.35	1,535,173	0.43
2020	26.91	486,420	0.41
Total	**214.96**	**3,955,958**	**0.42**

Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

ASSUMPTIONS

Assumptions vary by jurisdiction and zone. Table 6-4 and Table 6-5 provide a snapshot of the densities, mixed-use split, and deductions used in the inventory development and capacity calculation tables. The assumptions for each zone are shown in the assumptions column of the capacity calculation tables shown in Appendix A: Full Data, Calculation Tables, and Maps.

Table 6-4: City of DuPont Assumptions Summary

Zone	Residential		Employment		Market Factor		Land for Capital Facilities
	Percent	Density	Percent	Density	Vacant	Underutilized	
CB	0%	N/A	100%	20	0%	0%	1%
COM	0%	N/A	100%	20	0%	0%	
CP	0%	N/A	0%	N/A	0%	0%	
IND	0%	N/A	100%	9	0%	0%	
MRP	0%	N/A	100%	9	0%	0%	
MUV 1-8	30%	14	70%	9	0%	0%	
MUV 9	0%	N/A	100%	20	0%	0%	
MXD	0%	0	100%	20	0%	0%	
NP	0%	N/A	0%	N/A	0%	0%	
OFF	0%	0	100%	20	0%	0%	
OS	0%	0	0%	N/A	0%	0%	
R-12	100%	12	0%	N/A	0%	0%	
R-3	100%	3	0%	N/A	0%	0%	
R-4	100%	4	0%	N/A	0%	0%	
R-5	100%	5	0%	N/A	0%	0%	

Zone	Residential		Employment		Market Factor		Land for Capital Facilities
	Percent	Density	Percent	Density	Vacant	Underutilized	
RR	100%	0.2	0%	N/A	0%	0%	

The Vacant Single Unit size threshold listed below represents the parcel size used to determine if a vacant property is subdividable or only able to accommodate one unit. Parcels smaller than the size listed are considered Vacant Single Units unless otherwise determined by the jurisdiction during the parcel-specific review.

Table 6-5: City of DuPont Plat Deductions for Single-Family Residential Zones

Zone	Roads	Critical Areas	Parks/Open Space	Stormwater	Non-residential	Vacant Single Unit
R-12	N/A	N/A	N/A	N/A	N/A	<0.20 acres
R-3	N/A	N/A	N/A	N/A	N/A	<0.56 acres
R-4	N/A	N/A	N/A	N/A	N/A	<0.48 acres
R-5	N/A	N/A	N/A	N/A	N/A	<0.45 acres
RR	N/A	N/A	N/A	N/A	N/A	<10.50 acres

HOUSING AND EMPLOYMENT CAPACITY

Inventory and Capacity Calculation Characteristics

A portion of the inventory is deducted from the gross acreage based on the assumptions identified in the previous section. Table 6-6 shows the characteristics of the initial inventory and Table 6-7 shows the amount of land that was reduced from that initial inventory to be included in the capacity analysis, as documented in the tables and maps in Appendix A: Full Data, Calculation Tables, and Maps.

Table 6-6: City of DuPont Summary of Vacant and Underutilized Land Characteristics

Characteristics/Category	Vacant	Underutilized	Vacant Single Unit	Pipeline
Total Acreage (Gross	84.20	490.91	3.15	28.92
Average Lot Size (Gross)	2.28	12.27	0.17	9.64
Total Acreage (Net)	78.76	472.58	2.79	28.79
Average Lot Size (Net)	2.13	11.81	0.15	9.60
Percent Critical Areas	6%	4%	11%	0%

The parcel inventory is used to categorize land and the capacity calculations are intended to represent the land available for development; thus, the inventory maps alone do not represent the "buildable land" per the Buildable Lands requirements. Table 6-7 shows the overall percentage of land assumed available as capacity in the 20-year planning period and the deductions made to account for constraints to the inventory and overall market conditions.

Table 6-7: City of DuPont Summary of Deductions

Deductions/Category	Vacant	Underutilized
Critical Areas	5.44	18.32
Plat Deductions	0.00	0.00
Capital Facilities	0.83	4.91
Market Factor	6.81	215.62
Total Percent Reduction in Inventory Land	9%	45%
Percent of Vacant or Underutilized Land Available for Capacity	91%	55%

Capacity Results

The housing and employment capacity totals in Table 6-8 and Table 6-9 are derived from the calculations shown in Appendix A: Full Data, Calculation Tables, and Maps. A summary of the countywide capacity results compared to need is shown in Table 1-9 (2030 Housing Target), Table 1-10 (2030 Employment Target), and Table 1-11 (DRAFT 2044 Targets).

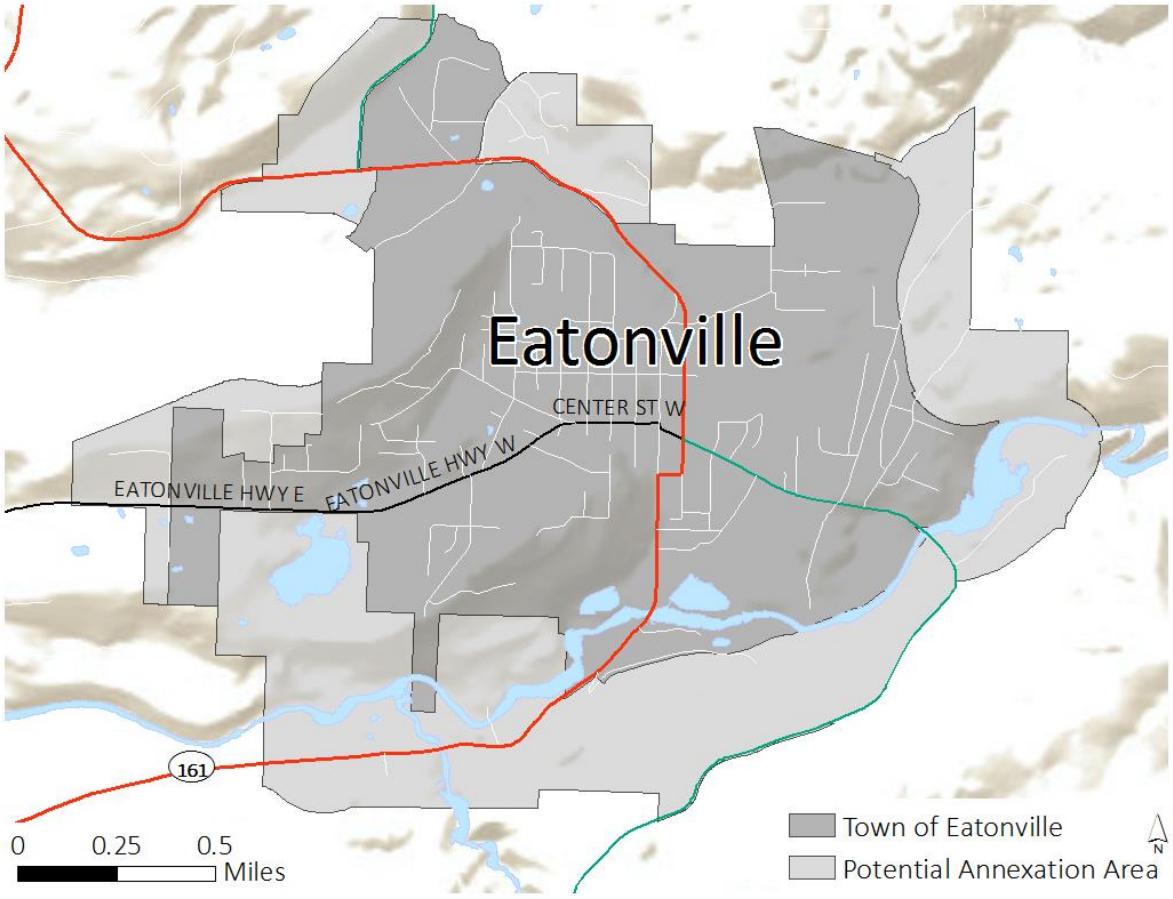
Table 6-8: City of DuPont 2020-2044 Housing Capacity

Zone	Vacant	Underutilized	Vacant Single Unit	Pipeline	Total
CB	0	0	0	0	0
COM	0	0	0	0	0
IND	0	0	0	0	0
MRP	0	0	0	0	0
MUV 1-8	0	868	0	0	868
MUV 9	0	0	0	0	0
MXD	0	0	0	0	0
OFF	0	0	0	0	0
R-12	12	44	12	19	87
R-3	6	10	7	0	23
R-4	5	2	0	0	7
R-5	131	12	0	0	143
RR	0	0	0	0	0
Total	154	936	19	19	1,128

Table 6-9: City of DuPont 2020-2044 Employment Capacity

Zone	Vacant	Underutilized	Pipeline	Total
CB	95	0	0	95
COM	40	58	4	102
IND	0	0	0	0
MRP	308	0	538	846
MUV 1-8	0	807	0	807
MUV 9	0	2,062	0	2,062
MXD	0	8	0	8
OFF	0	8	0	8
R-12	1	0	0	1
R-3	2	0	0	2
R-4	1	0	0	1
R-5	28	0	0	28
RR	0	0	0	0
Total	475	2,943	542	3,960

7 TOWN OF EATONVILLE



The Town of Eatonville's Comprehensive Plan and regulations implement density based on gross acreage netting out only roads. However, Planned Unit Developments (PUDs) are based on gross acreage.

Table 7-1: Town of Eatonville Zone Classifications

Zone Classification		Zone Type[1]	Total Acres[2]
AP	Aerospace District	Mixed Use	139.8
C-1	Downtown Commercial District	Mixed Use	35.9
C-2	General Commercia District	Commercial	102.7
MF-1	Multifamily Residential District – Medium Density	Residential	64.7
MF-2	Multifamily Residential District – High Density	Residential	13.8
MU	Mixed Use District	Mixed Use	45.7
SF-1	Single-Family Residential District – Low Density	Residential	317.6
SF-2	Single-Family Residential District – Medium Density	Residential	239.4
SF-3	Single-Family Residential District – High Density	Residential	76.5

[1]For purposes of the Buildable Lands inventory and analysis; not a representation of the Town zoning code.
[2]Represents parcel acreage, not zoning coverage.
Sources: Town Zoning Code.

DEVELOPMENT TRENDS

This section summarizes permit data observed between January 1, 2013 and December 31, 2020 that is used to monitor observed densities and update the assumptions for future development. The summaries in this section are designed to show the average statistics used to inform the report. Only data pertinent to the Buildable Lands requirements are collected, and incomplete or not-applicable data is omitted; therefore, this Report does not provide a full summary of all development within the jurisdiction. For more detailed summaries by zone/year, see Appendix A: Full Data, Calculation Tables, and Maps.

Table 7-2 shows the average residential density per zone and jurisdiction-wide and is not intended to show the total units/lots created or overall acres consumed. The results reflect the density calculation used by the jurisdiction, and only include a summary of plats and multifamily (3+ attached units) projects. Table 7-3 shows the average floor-to-area ratio (FAR) by zone and the amount of non-residential building square footage developed. The non-residential projects summarized only include new development and omit additions to existing businesses and non-building type improvements.

Table 7-2: Town of Eatonville 2013-2020 Residential Trends by Zone[1]

Zone	Net Acres[2]	Lots/Units	Density
AP	14.54	21	1.44
MF-2	0.28	4	14.37
SF-3	0.30	2	6.75
Total/Avg.	**15.11**	**27**	**1.79**

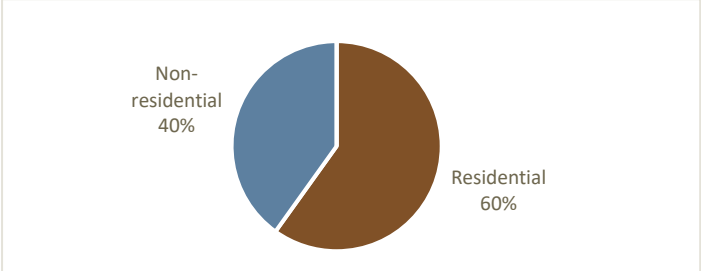
[1]Includes multifamily and plat data to represent the overall observed density by zone. Does not include single-family permits in order to accurately represent permitted densities; therefore, does not represent the total number of units developed in the timeframe.
Sources: Town Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Table 7-3: Town of Eatonville 2013-2020 Non-residential Trends by Zone

Zone	Acres	Sq. Ft.	FAR
MU	10.10	2,100	0

While the non-residential development trends are informative to show the percent of land consumed for non-residential purposes (as shown in Figure 7-A), the employment densities used in the capacity assumptions are derived through employment density surveys, as documented in Appendix C: Employment Density Survey. Figure 7-A summarizes the split between residential and non-residential development by zone and the jurisdiction average. The percent split is based on the gross acres developed for each use type and is used to inform the percent split for mixed-use zones, as well as the percent of non-residential uses in residential-only zones.

Figure 7-A: Town of Eatonville Residential vs. Non-residential Development Split



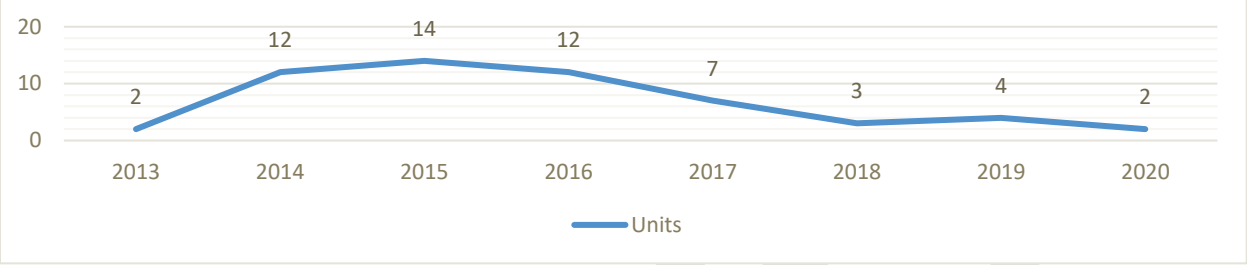
Zone	Use Type Split (Percent)[1] Residential	Non-residential
AP	100%	0%
MF-2	100%	0%
MU	0	100%
SF-3	100%	0%
Average	**59.9%**	**40.1%**

[1]Does not include single-family permits in order to avoid double-counting acreage.
Sources: Town Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Housing Production Rate

The residential data collected for the Buildable Lands Program tracks the density and other assumptions related to the capacity analysis. The Buildable Lands requirements that were amended in 2017 now require the tracking of housing production to compare to the necessary growth rates to achieve the housing targets. Due to the limitations of the permit data and lack of demolition permit data, Pierce County relies upon the Washington State Office of Financial Management estimates to track the number of housing units built per year in each jurisdiction for the purposes of this Report. The comparison of housing production and housing needs is shown in Table 1-3 (Countywide).

Figure 7-B: Town of Eatonville Housing Production Rates (OFM)

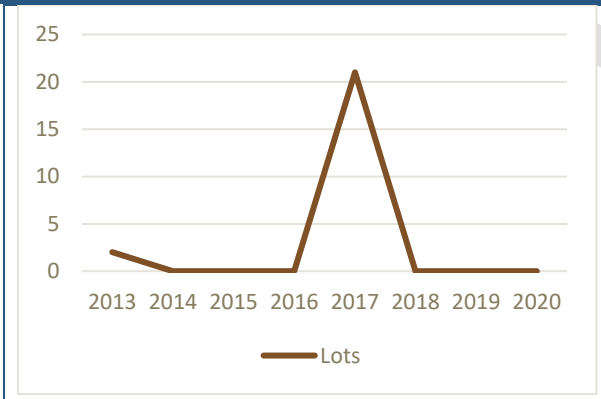


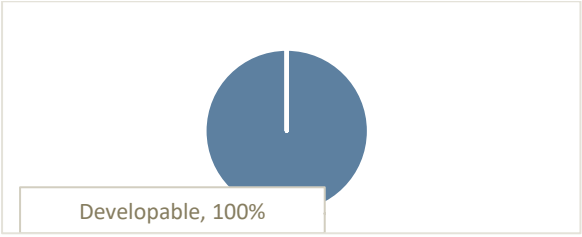
Source: Washington State Office of Financial Management Housing Unit Data (2020).

Platting Activity

Platting activity is used to determine the achieved density for single-family residential zones and to identify the amount of land used for other purposes (whether netted out for density or applied by a regulation and affecting the achieved density). Plat data is used in conjunction with multifamily permits to determine the overall achieved density (as shown in Table 7-2).

Figure 7-C: Town of Eatonville Platting Trends





Plat Activity by Year

Year	Lots	Acres	Density
2013	2	0.30	6.75
2014	-	-	-
2015	-	-	-
2016	-	-	-
2017	21	14.54	1.44
2018	-	-	-
2019	-	-	-
2020	-	-	-
Total	**23**	**14.84**	**1.55**

Plat Deductions by Zone (Percent)

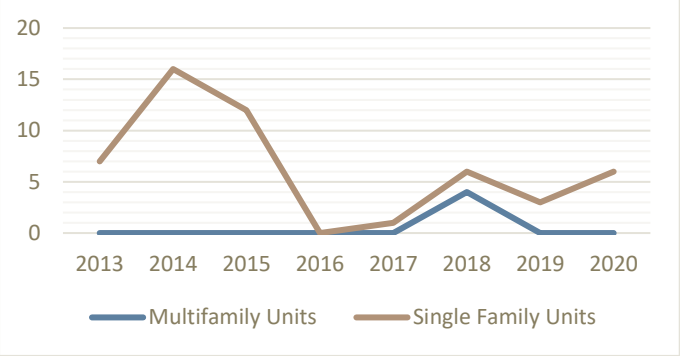
Zone	Roads	Critical Areas	Parks/Open Space	Storm -water
AP	0.0%	0.0%	0.0%	0.0%
SF-3	0.0%	0.0%	0.0%	0.0%
Average	**0.0%**	**0.0%**	**0.0%**	**0.0%**

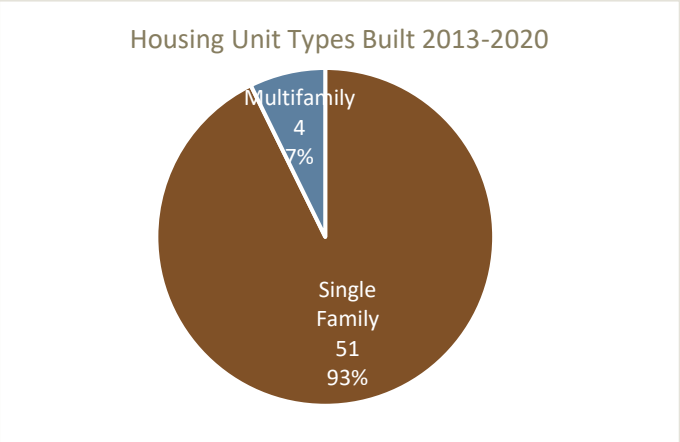
Sources: Town Permit Data, Pierce County Auditor Recorded Plats.

Residential Building Trends

Both multifamily and single-family building permits are collected and summarized; however, single-family permit reporting is optional per the Pierce County Countywide Planning Policies and are limited in use for tracking factors affecting development. The single-family permit data is useful for identifying the total number of units built and the average lot size per zone and is provided as supplemental information. The multifamily permit data is used to identify the observed density and amount of land used for residential purposes. Please note that this data differs from the data provided in Figure 7-B due to collection limitations and should not be used to represent housing production in the jurisdiction.

Figure 7-D: Town of Eatonville Residential Building Permit Trends





Multifamily Permits by Year

Year	Units	Net Acres	Net Density
2013	-	-	-
2014	-	-	-
2015	-	-	-
2016	-	-	-
2017	-	-	-
2018	4	0.28	14.37
2019	-	-	-
2020	-	-	-
Total	**4**	**0.28**	**14.37**

Single Family Permits by Year (Optional)

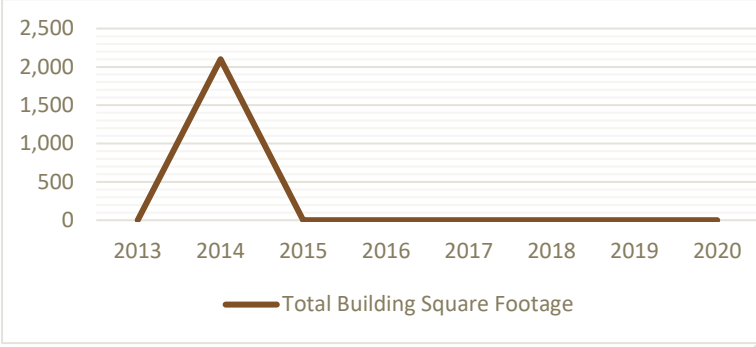
Year	Lots	Acres	Avg. Lot Size
2013	7	1.94	0.28
2014	16	3.90	0.24
2015	12	4.12	0.34
2016	-	-	-
2017	1	0.49	0.49
2018	6	2.45	0.41
2019	3	1.22	0.41
2020	6	3.86	0.64
Total	**51**	**17.99**	**0.3**

Sources: Town Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Non-residential Building Trends

Non-residential building permits typically include commercial and industrial development; however, public use is often collected and summarized as well when the use type produces jobs. While the project acreage, building square footage, and floor-to-area ratio information is collected and summarized for the report in order to track non-residential development, the employment density is analyzed in a separate report using data other than building permits. The most recent employment density study to support the assumptions in this Report is provided in Appendix C: Employment Density Survey.

Figure 7-E: City of Non-residential Permit Trends



Year	Acres	Bldg. SF	FAR
2013	-	-	-
2014	10.10	2,100	0.00
2015	-	-	
2016	-	-	
2017	-	-	
2018	-	-	
2019	-	-	
2020	-	-	
Total	**10.10**	**2,100**	**0.00**

Sources: Town Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

ASSUMPTIONS

Assumptions vary by jurisdiction and zone. Table 7-4 and Table 7-5 provide a snapshot of the densities, mixed-use split, and deductions used in the inventory development and capacity calculation tables. The assumptions for each zone are shown in the assumptions column of the capacity calculation tables shown in Appendix A: Full Data, Calculation Tables, and Maps.

Table 7-4: Town of Eatonville Assumptions Summary

Zone	Residential		Employment		Market Factor		Land for Capital Facilities
	Percent	Density	Percent	Density	Vacant	Underutilized	
AP	25%	2	75%	20	10%	50%	Parcel Specific
C-1	25%	8	75%	20	10%	50%	Parcel Specific
C-2	0%	N/A	100%	20	10%	50%	Parcel Specific
MF-1	100%	16	0%	20	25%	25%	Parcel Specific
MF-2	100%	23	0%	20	25%	25%	Parcel Specific
MU	65%	9	35%	20	10%	50%	Parcel Specific
SF-1	100%	4	0%	20	25%	25%	Parcel Specific
SF-2	100%	5	0%	20	25%	25%	Parcel Specific
SF-3	100%	7	0%	20	25%	25%	Parcel Specific

The Vacant Single Unit size threshold listed below represents the parcel size used to determine if a vacant property is subdividable or only able to accommodate one unit. Parcels smaller than the size listed are considered Vacant Single Units unless otherwise determined by the jurisdiction during the parcel-specific review.

Table 7-5: Town of Eatonville Plat Deductions for Single-Family Residential Zones

Zone	Roads	Critical Areas	Parks/Open Space	Stormwater	Non-residential	Vacant Single Unit
MF-1	N/A	N/A	N/A	N/A	5%	N/A
MF-2	N/A	N/A	N/A	N/A	5%	N/A
SF-1	15%	GIS	N/A	N/A	5%	<0.55 acres
SF-2	15%	GIS	N/A	N/A	5%	<0.48 acres
SF-3	15%	GIS	N/A	N/A	5%	<0.34 acres

HOUSING AND EMPLOYMENT CAPACITY

Inventory and Capacity Calculation Characteristics

A portion of the inventory is deducted from the gross acreage based on the assumptions identified in the previous section. Table 7-6 shows the characteristics of the initial inventory and Table 7-7 shows the amount of land that was reduced from that initial inventory to be included in the capacity analysis, as documented in the tables and maps in Appendix A: Full Data, Calculation Tables, and Maps.

Table 7-6: Town of Eatonville Summary of Vacant and Underutilized Land Characteristics

Characteristics/Category	Vacant	Underutilized	Vacant Single Unit	Pipeline
Total Acreage (Gross	232.70	392.51	42.68	0.65
Average Lot Size (Gross)	1.40	1.95	0.52	0.33
Total Acreage (Net)	139.46	300.95	16.01	0.65
Average Lot Size (Net)	0.84	1.50	0.20	0.33
Percent Critical Areas	40%	23%	62%	0%

The parcel inventory is used to categorize land and the capacity calculations are intended to represent the land available for development; thus, the inventory maps alone do not represent the "buildable land" per the Buildable Lands requirements. Table 7-7 shows the overall percentage of land assumed available as capacity in the 20-year planning period and the deductions made to account for constraints to the inventory and overall market conditions.

Table 7-7: Town of Eatonville Summary of Deductions

Deductions/Category	Vacant	Underutilized
Critical Areas	93.24	91.56
Plat Deductions	8.62	20.66
Capital Facilities	0.00	0.00
Market Factor	24.00	97.75
Total Percent Reduction in Inventory Land	50%	51%
Percent of Vacant or Underutilized Land Available for Capacity	50%	49%

Capacity Results

The housing and employment capacity totals in Table 7-8 and Table 7-9 are derived from the calculations shown in Appendix A: Full Data, Calculation Tables, and Maps. A summary of the countywide capacity results compared to need is shown in Table 1-9 (2030 Housing Target), Table 1-10 (2030 Employment Target), and Table 1-11 (DRAFT 2044 Targets).

Table 7-8: Town of Eatonville 2020-2044 Housing Capacity

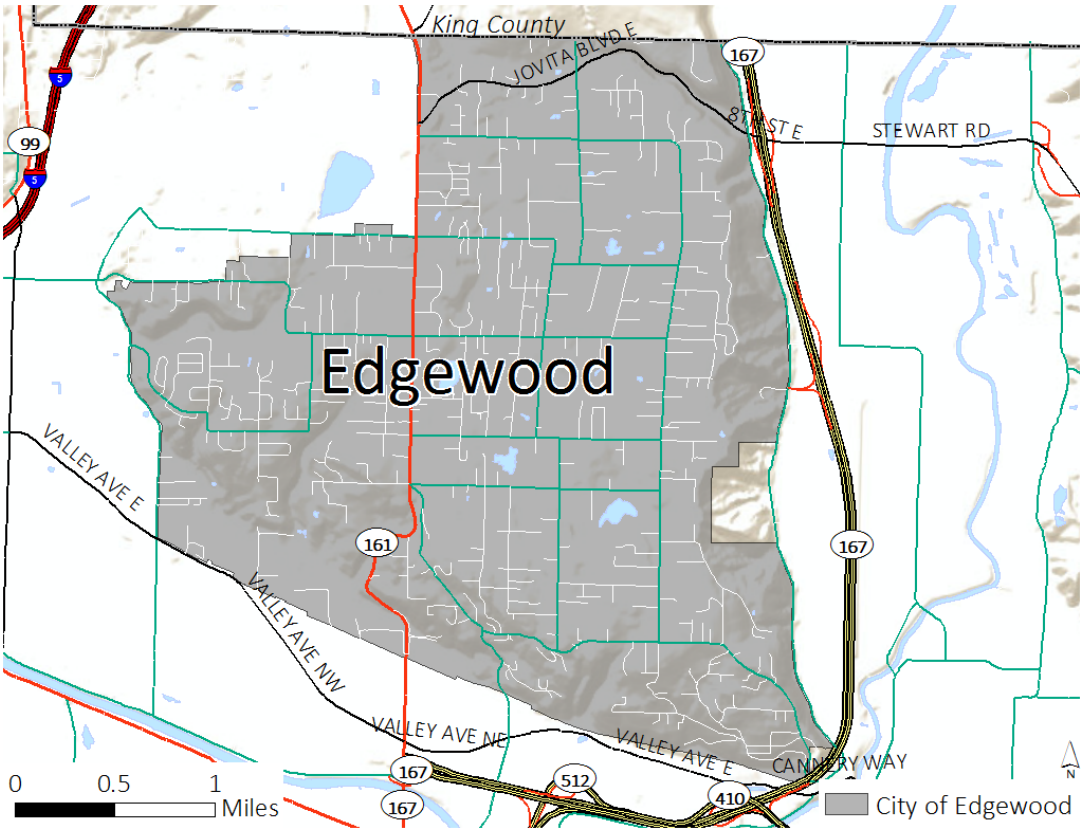
Zone	Vacant	Underutilized	Vacant Single Unit	Pipeline	Total
AP	13	23	6	0	42
C-1	9	16	0	0	25
C-2	0	0	0	0	0
MF-1	48	406	2	0	456
MF-2	39	50	2	0	91
MU	3	89	0	0	92
SF-1	113	208	26	0	347
SF-2	23	132	28	0	183
SF-3	8	20	18	0	46
Total	256	944	82	0	1,282

Table 7-9: Town of Eatonville 2020-2044 Employment Capacity

Zone	Vacant	Underutilized	Pipeline	Total
AP	531	587	0	1,118
C-1	82	81	0	163
C-2	727	343	3	1,073
MF-1	4	36	0	40
MF-2	2	3	0	5
MU	1	14	0	15
SF-1	7	38	0	45
SF-2	1	38	0	39
SF-3	0	5	0	5
Total	1,356	1,145	3	2,504

DRAFT

8 CITY OF EDGEWOOD



The City of Edgewood's Comprehensive Plan and regulations implement densities based on acreage, subtracting critical areas and their associated buffers, including wetlands, streams, landslide hazard areas, and flood areas.

Table 8-1: City of Edgewood Zone Classifications

Zone Classification		Zone Type[1]	Total Acres[2]
BP	Business Park	Mixed Use	34.1
C	Commercial	Mixed Use	87.2
I	Industrial	Industrial	18.0
MR-1	Mixed Residential – Low	Residential	90.0
MR-2	Mixed Residential – Moderate	Residential	45.7
MUR	Mixed Use Residential	Mixed Use	110.6
P	Public	Public Use	186.7
SF-2	Single-Family – Low	Residential	1,938.7
SF-3	Single-Family – Moderate	Residential	2,241.8
SF-5	Single-Family – High	Residential	61.3
TC	Town Center	Mixed Use	76.9

[1]For purposes of the Buildable Lands inventory and analysis; not a representation of the City zoning code.

[2]Represents parcel acreage, not zoning coverage.

Sources: City Zoning Code.

DEVELOPMENT TRENDS

This section summarizes permit data observed between January 1, 2013 and December 31, 2020 that is used to monitor observed densities and update the assumptions for future development. The summaries in this section are designed to show the average statistics used to inform the report. Only data pertinent to the Buildable Lands requirements are collected, and incomplete or not-applicable data is omitted; therefore, this Report does not provide a full summary of all development within the jurisdiction. For more detailed summaries by zone/year, see Appendix A: Full Data, Calculation Tables, and Maps.

Table 8-2 shows the average residential density per zone and jurisdiction-wide and is not intended to show the total units/lots created or overall acres consumed. The results reflect the density calculation used by the jurisdiction, and only include a summary of plats and multifamily (3+ attached units) projects. Table 8-3 shows the average floor-to-area ratio (FAR) by zone and the amount of non-residential building square footage developed. The non-residential projects summarized only include new development and omit additions to existing businesses and non-building type improvements.

Table 8-2: City of Edgewood 2013-2020 Residential Trends by Zone[1]

Zone	Net Acres[2]	Lots/Units	Density
MR-1	19.75	90	4.56
MR-2	14.41	205	14.22
SF-2	47.62	77	1.62
SF-3	59.01	118	2.00
SF-5	17.13	80	4.67
TC	15.26	345	22.60
C	1.23	24	19.57
Total/Avg.	**174.42**	**939**	**5.38**

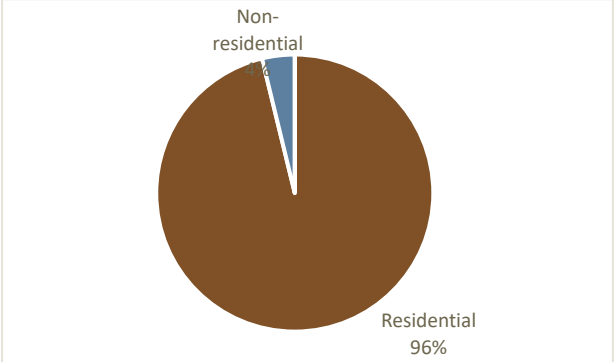
[1]Includes multifamily and plat data to represent the overall observed density by zone. Does not include single-family permits in order to accurately represent permitted densities; therefore, does not represent the total number of units developed in the timeframe.
Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Table 8-3: City of Edgewood 2013-2020 Non-residential Trends by Zone

Zone	Acres	Sq. Ft.	FAR
C	7.36	97,090	0.30
TC	1.89	40,920	0.50
Total/Avg.	**9.25**	**138,010**	**0.34**

While the non-residential development trends are informative to show the percent of land consumed for non-residential purposes (as shown in Figure 8-A), the employment densities used in the capacity assumptions are derived through employment density surveys, as documented in Appendix C: Employment Density Survey. Figure 8-A summarizes the split between residential and non-residential development by zone and the jurisdiction average. The percent split is based on the gross acres developed for each use type and is used to inform the percent split for mixed-use zones, as well as the percent of non-residential uses in residential-only zones.

Figure 8-A: City of Edgewood Residential vs. Non-residential Development Split



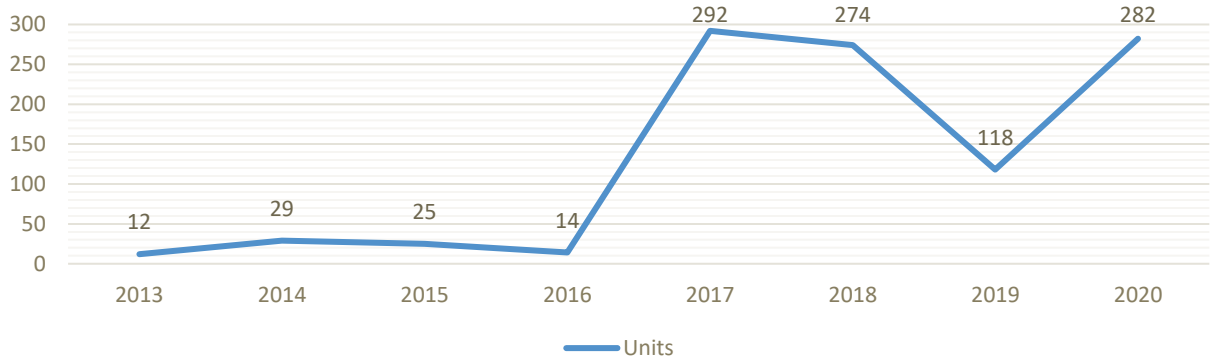
Zone	Use Type Split (Percent)[1]	
	Residential	Non-residential
C	0.0%	100.0%
MR-1	100.0%	0.0%
MR-2	100.0%	0.0%
SF-2	100.0%	0.0%
SF-3	100.0%	0.0%
SF-5	100.0%	0.0%
TC	90.2%	9.8%
Average	**96.2%**	**3.8%**

[1]Does not include single-family permits in order to avoid double-counting acreage.
Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Housing Production Rate

The residential data collected for the Buildable Lands Program tracks the density and other assumptions related to the capacity analysis. The Buildable Lands requirements that were amended in 2017 now require the tracking of housing production to compare to the necessary growth rates to achieve the housing targets. Due to the limitations of the permit data and lack of demolition permit data, Pierce County relies upon the Washington State Office of Financial Management estimates to track the number of housing units built per year in each jurisdiction for the purposes of this Report. The comparison of housing production and housing needs is shown in Table 1-3 (Countywide).

Figure 8-B: City of Edgewood Housing Production Rates (OFM)

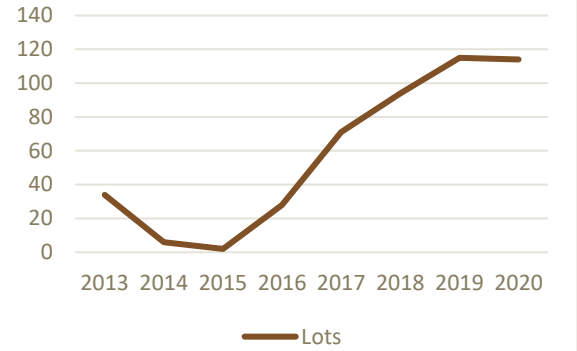


Source: Washington State Office of Financial Management Housing Unit Data (2020).

Platting Activity

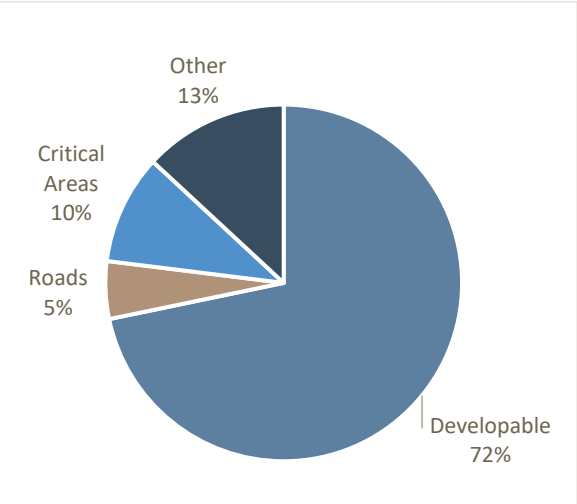
Platting activity is used to determine the achieved density for single-family residential zones and to identify the amount of land used for other purposes (whether netted out for density or applied by a regulation and affecting the achieved density). Plat data is used in conjunction with multifamily permits to determine the overall achieved density (as shown in Table 8-2).

Figure 8-C: City of Edgewood Platting Trends



Plat Activity by Year

Year	Lots	Acres	Density
2013	34	26.08	1.30
2014	6	7.23	0.83
2015	2	1.01	1.98
2016	28	8.03	3.48
2017	71	17.67	4.02
2018	94	18.92	4.97
2019	115	35.98	3.20
2020	114	37.29	3.06
Total	**464**	**152.21**	**3.05**



Plat Deductions by Zone (Percent)

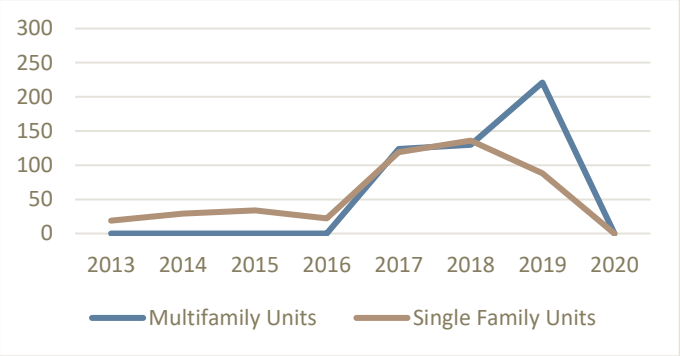
Zone	Roads	Critical Areas	Parks/Open Space	Storm -water
C	21.5%	6.7%	17.1%	0.0%
MR-1	1.8%	29.8%	1.3%	2.8%
MR-2	18.5%	19.5%	8.1%	7.1%
SF-2	4.8%	0.2%	1.7%	4.5%
SF-3	2.5%	2.1%	1.3%	1.6%
SF-5	11.0%	0.0%	0.0%	5.2%
Average	**5.2%**	**9.9%**	**2.0%**	**3.4%**

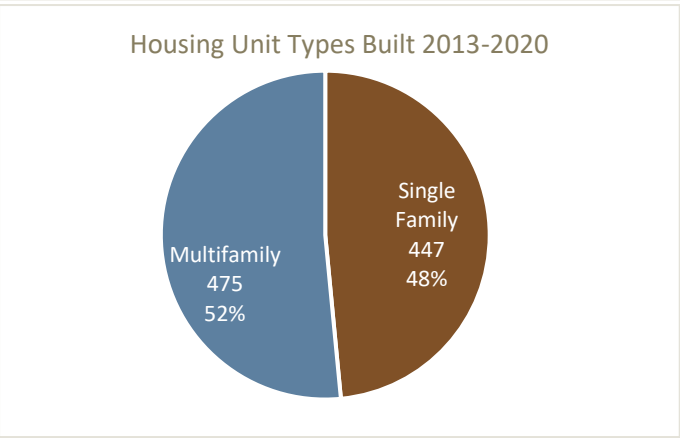
*Includes "other category" not shown in the plat deductions summary. See development data summaries for full data.
Sources: City Permit Data, Pierce County Auditor Recorded Plats.

Residential Building Trends

Both multifamily and single-family building permits are collected and summarized; however, single-family permit reporting is optional per the Pierce County Countywide Planning Policies and are limited in use for tracking factors affecting development. The single-family permit data is useful for identifying the total number of units built and the average lot size per zone and is provided as supplemental information. The multifamily permit data is used to identify the observed density and amount of land used for residential purposes. Please note that this data differs from the data provided in Figure 8-B due to collection limitations and should not be used to represent housing production in the jurisdiction.

Figure 8-D: City of Edgewood Residential Building Permit Trends





Multifamily Permits by Year

Year	Units	Net Acres	Net Density
2013	-	-	-
2014	-	-	-
2015	-	-	-
2016	-	-	-
2017	124	6.63	18.70
2018	130	6.95	18.70
2019	221	8.63	25.59
2020	-	-	-
Total	**475**	**22.21**	**21.38**

Single Family Permits by Year (Optional)

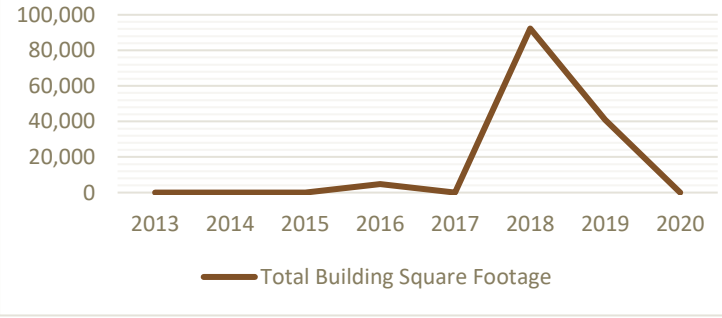
Year	Lots	Acres	Avg. Lot Size
2013	19	10.43	0.55
2014	29	16.57	0.57
2015	34	34.86	1.03
2016	22	26.73	1.21
2017	119	24.46	0.21
2018	136	38.88	0.30
2019	88	30.29	0.49
2020	-	-	-
Total	**447**	**182.21**	**0.40**

Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Non-residential Building Trends

Non-residential building permits typically include commercial and industrial development; however, public use is often collected and summarized as well when the use type produces jobs. While the project acreage, building square footage, and floor-to-area ratio information is collected and summarized for the report in order to track non-residential development, the employment density is analyzed in a separate report using data other than building permits. The most recent employment density study to support the assumptions in this Report is provided in Appendix C: Employment Density Survey.

Figure 8-E: City of Edgewood Non-residential Permit Trends



Year	Acres	Bldg. SF	FAR
2013	-	-	-
2014	-	-	-
2015	-	-	-
2016	1.29	4,823	0.09
2017	-	-	-
2018	6.07	92,267	0.35
2019	1.89	40,920	0.50
2020	-	-	-
Total	**9.25**	**138,010**	**0.34**

Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

ASSUMPTIONS

Assumptions vary by jurisdiction and zone. Table 8-4 and Table 8-5 provide a snapshot of the densities, mixed-use split, and deductions used in the inventory development and capacity calculation tables. The assumptions for each zone are shown in the assumptions column of the capacity calculation tables shown in Appendix A: Full Data, Calculation Tables, and Maps.

Table 8-4: City of Edgewood Assumptions Summary

Zone	Residential		Employment		Market Factor		Land for Capital Facilities
	Percent	Density	Percent	Density	Vacant	Underutilized	
BP	30%	8	70%	20	0%	10%	1.90%
C	40%	12	60%	20	0%	10%	
I	0%	N/A	100%	9	25%	25%	
MR-1	100%	4	0%	20	25%	25%	
MR-2	100%	8	0%	20	0%	10%	
MUR	60%	12	40%	20	0%	10%	
P	0%	N/A	100%	20	25%	25%	
SF-2	100%	2	0%	20	25%	25%	
SF-3	100%	3	0%	20	25%	25%	
SF-5	100%	5	0%	20	0%	10%	
TC	70%	24	30%	20	0%	10%	

The Vacant Single Unit size threshold listed below represents the parcel size used to determine if a vacant property is subdividable or only able to accommodate one unit. Parcels smaller than the size listed are considered Vacant Single Units unless otherwise determined by the jurisdiction during the parcel-specific review.

Table 8-5: City of Edgewood Plat Deductions for Single-Family Residential Zones

Zone	Roads	Critical Areas	Parks/Open Space	Stormwater	Non-residential	Vacant Single Unit
MR-1	N/A	N/A	N/A	N/A	5%	N/A
MR-2	N/A	N/A	N/A	N/A	5%	N/A
SF-2	9.8%	GIS	5%	N/A	5%	<1.50 acres
SF-3	9.8%	GIS	5%	N/A	5%	<0.83 acres
SF-5	9.8%	GIS	5%	N/A	5%	<0.50 acres

HOUSING AND EMPLOYMENT CAPACITY

Inventory and Capacity Calculation Characteristics

A portion of the inventory is deducted from the gross acreage based on the assumptions identified in the previous section. Table 8-6 shows the characteristics of the initial inventory and Table 8-7 shows the amount of land that was reduced from that initial inventory to be included in the capacity analysis, as documented in the tables and maps in Appendix A: Full Data, Calculation Tables, and Maps.

Table 8-6: City of Edgewood Summary of Vacant and Underutilized Land Characteristics				
Characteristics/Category	**Vacant**	**Underutilized**	**Vacant Single Unit**	**Pipeline**
Total Acreage (Gross	620.64	1,643.28	242.23	67.97
Average Lot Size (Gross)	1.06	2.51	0.51	3.78
Total Acreage (Net)	333.81	1,257.77	100.65	62.08
Average Lot Size (Net)	0.57	1.92	0.21	3.45
Percent Critical Areas	46%	23%	58%	9%

The parcel inventory is used to categorize land and the capacity calculations are intended to represent the land available for development; thus, the inventory maps alone do not represent the "buildable land" per the Buildable Lands requirements. Table 8-7 shows the overall percentage of land assumed available as capacity in the 20-year planning period and the deductions made to account for constraints to the inventory and overall market conditions.

Table 8-7: City of Edgewood Summary of Deductions		
Deductions/Category	**Vacant**	**Underutilized**
Critical Areas	286.01	385.50
Infrastructure Gaps	263.54	1,036.19
Plat Deductions	39.92	167.97
Capital Facilities	6.08	21.23
Market Factor	52.35	244.01
Total Percent Reduction in Inventory Land	58%	48%
Percent of Vacant or Underutilized Land Available for Capacity	42%	52%

Capacity Results

The housing and employment capacity totals in Table 8-8 and Table 8-9 are derived from the calculations shown in Appendix A: Full Data, Calculation Tables, and Maps. A summary of the countywide capacity results compared to need is shown in Table 1-9 (2030 Housing Target), Table 1-10 (2030 Employment Target), and Table 1-11 (DRAFT 2044 Targets).

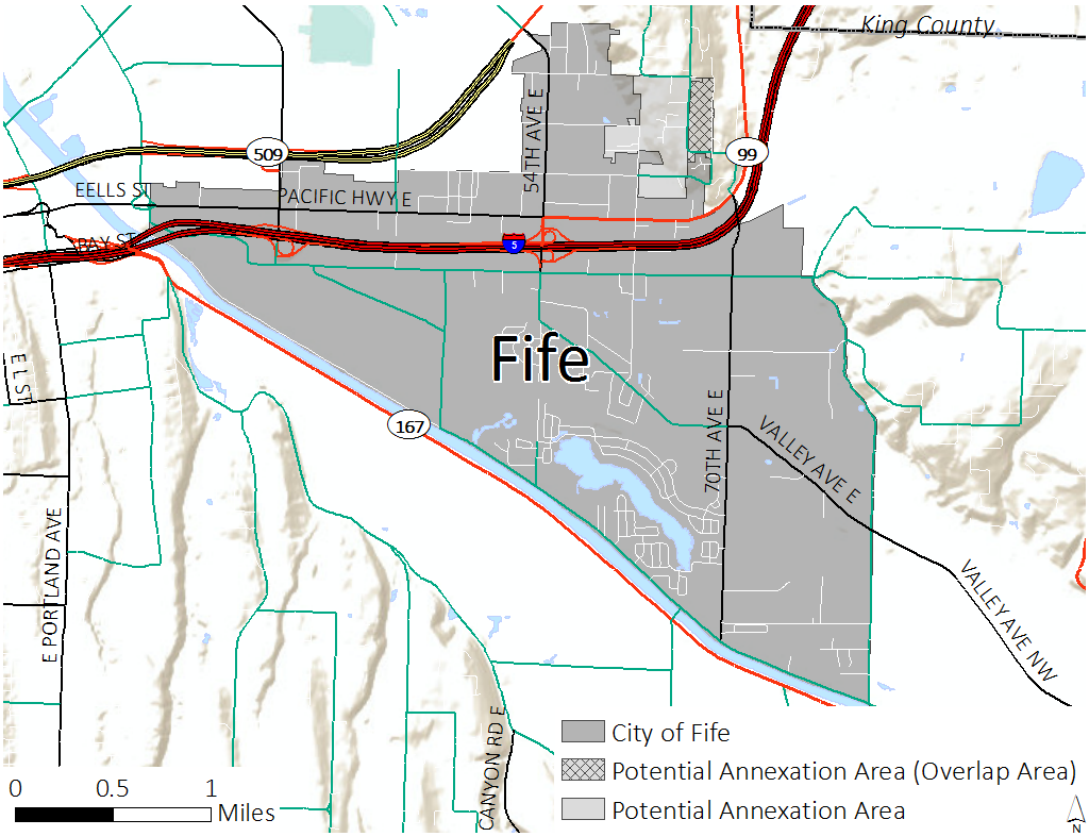
Table 8-8: City of Edgewood 2020-2044 Housing Capacity					
Zone	**Vacant**	**Underutilized**	**Vacant Single Unit**	**Pipeline**	**Total**
BP	11	17	0	288	**316**
C	42	130	14	0	**186**
I	0	0	0	0	**0**
MR-1	24	21	23	66	**134**
MR-2	93	13	33	0	**139**
MUR	123	209	90	0	**422**
P	0	0	0	0	**0**
SF-2	140	707	108	39	**994**
SF-3	200	854	173	20	**1,247**
SF-5	37	84	34	3	**158**
TC	65	464	1	0	**530**
Total	**735**	**2,499**	**476**	**416**	**4,126**

Table 8-9: City of Edgewood 2020-2044 Employment Capacity

Zone	Vacant	Underutilized	Pipeline	Total
BP	86	152	0	238
C	110	469	0	579
I	3	120	0	123
MR-1	9	8	0	17
MR-2	12	2	0	14
MUR	145	277	0	422
P	0	519	0	519
SF-2	6	519	0	525
SF-3	6	418	0	424
SF-5	0	20	0	20
TC	0	193	0	193
Total	377	2,697	0	3,074

DRAFT

9 CITY OF FIFE



The City of Fife's Comprehensive Plan and regulations implement densities using net acreage, deducting critical areas and buffers, roads, and public use space.

Table 9-1: City of Fife Zone Classifications

Zone Classification		Zone Type[1]	Total Acres[2]
BP	Business Park	Commercial	23.1
CC	Community Commercial	Mixed Use	194.1
CMU	Community Mixed Use	Mixed Use	193.6
HDR	High Density Residential	Residential	76.5
I	Industrial	Industrial	1,485.4
MDR	Medium Density Residential	Residential	154.4
NC	Neighborhood Commercial	Mixed Use	57.1
NR	Neighborhood Residential	Mixed Use	144.0
POS	Public Use/Open Space	N/A	153.6
RC	Regional Commercial	Mixed Use	379.3
SFR	Single Family Residential	Residential	173.3
SLR	Small Lot Residential	Residential	11.3

[1]For purposes of the Buildable Lands inventory and analysis; not a representation of the City zoning code.

[2]Represents parcel acreage, not zoning coverage.

Sources: City Zoning Code.

DEVELOPMENT TRENDS

This section summarizes permit data observed between January 1, 2013 and December 31, 2020 that is used to monitor observed densities and update the assumptions for future development. The summaries in this section are designed to show the average statistics used to inform the report. Only data pertinent to the Buildable Lands requirements are collected, and incomplete or not-applicable data is omitted; therefore, this Report does not provide a full summary of all development within the jurisdiction. For more detailed summaries by zone/year, see Appendix A: Full Data, Calculation Tables, and Maps.

Table 9-2 shows the average residential density per zone and jurisdiction-wide and is not intended to show the total units/lots created or overall acres consumed. The results reflect the density calculation used by the jurisdiction, and only include a summary of plats and multifamily (3+ attached units) projects. Table 9-3 shows the average floor-to-area ratio (FAR) by zone and the amount of non-residential building square footage developed. The non-residential projects summarized only include new development and omit additions to existing businesses and non-building type improvements.

Table 9-2: City of Fife 2013-2020 Residential Trends by Zone[1]

Zone	Net Acres[2]	Lots/Units	Density
HDR	9.91	150	15.14
MDR	3.03	34	5.62
SFR	1.61	4	2.49
Total/Avg.	**14.55**	**188**	**12.92**

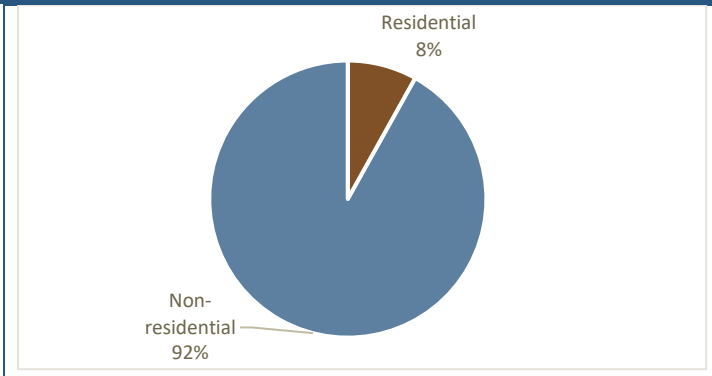
Table 9-3: City of Fife 2013-2020 Non-residential Trends by Zone

Zone	Acres	Sq. Ft.	FAR
CC	0.80	2,142	0.06
CMU	14.25	234,100	0.38
I	163.33	2,127,873	0.30
POS	15.67	3,480	0.01
RC	6.14	1,420	0.01
Total/Avg.	**200.18**	**2,369,015**	**0.27**

[1]Includes multifamily and plat data to represent the overall observed density by zone. Does not include single-family permits in order to accurately represent permitted densities; therefore, does not represent the total number of units developed in the timeframe.
Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

While the non-residential development trends are informative to show the percent of land consumed for non-residential purposes (as shown in Figure 9-A), the employment densities used in the capacity assumptions are derived through employment density surveys, as documented in Appendix C: Employment Density Survey. Figure 9-A summarizes the split between residential and non-residential development by zone and the jurisdiction average. The percent split is based on the gross acres developed for each use type and is used to inform the percent split for mixed-use zones, as well as the percent of non-residential uses in residential-only zones.

Figure 9-A: City of Fife Residential vs. Non-residential Development Split



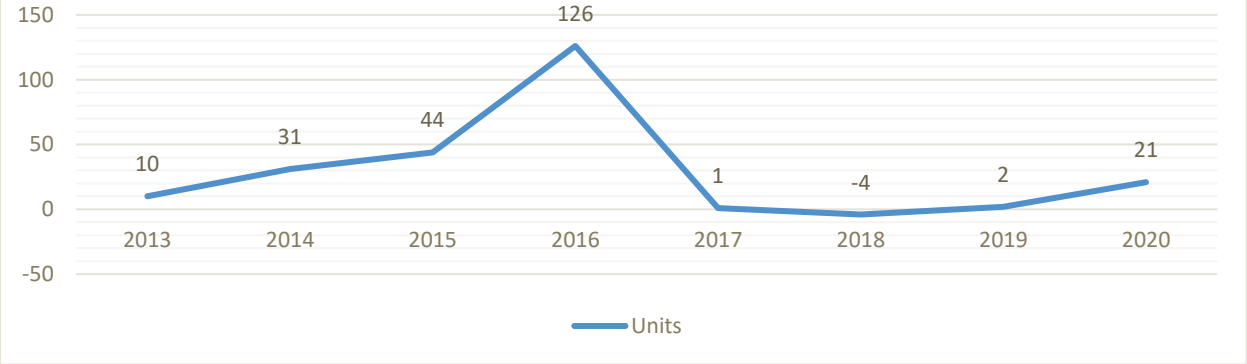
Zone	Use Type Split (Percent)[1] Residential	Non-residential
CC	0.0%	100.0%
CMU	0.0%	100.0%
HDR	100.0%	0.0%
I	0.0%	100.0%
MDR	0.0%	100.0%
POS	0.0%	100.0%
RC	0.0%	100.0%
SFR	100.0%	0.0%
Average	**8.1%**	**91.9%**

[1]Does not include single-family permits in order to avoid double-counting acreage.
Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Housing Production Rate

The residential data collected for the Buildable Lands Program tracks the density and other assumptions related to the capacity analysis. The Buildable Lands requirements that were amended in 2017 now require the tracking of housing production to compare to the necessary growth rates to achieve the housing targets. Due to the limitations of the permit data and lack of demolition permit data, Pierce County relies upon the Washington State Office of Financial Management estimates to track the number of housing units built per year in each jurisdiction for the purposes of this Report. The comparison of housing production and housing needs is shown in Table 1-3 (Countywide).

Figure 9-B: City of Fife Housing Production Rates (OFM)



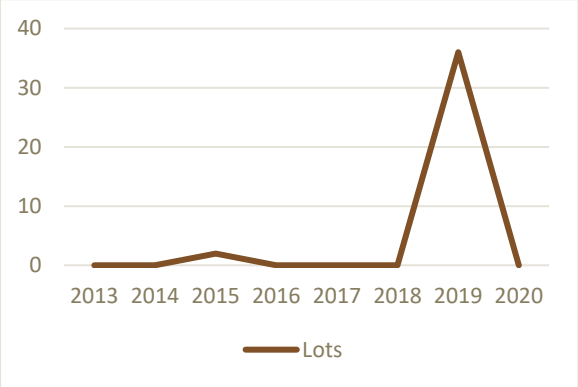
Source: Washington State Office of Financial Management Housing Unit Data (2020).

Platting Activity

Platting activity is used to determine the achieved density for single-family residential zones and to identify the amount of land used for other purposes (whether netted out for density or applied by a regulation and affecting the achieved density). Plat data is used in conjunction with multifamily permits to determine the overall achieved density (as shown in Table 9-2).

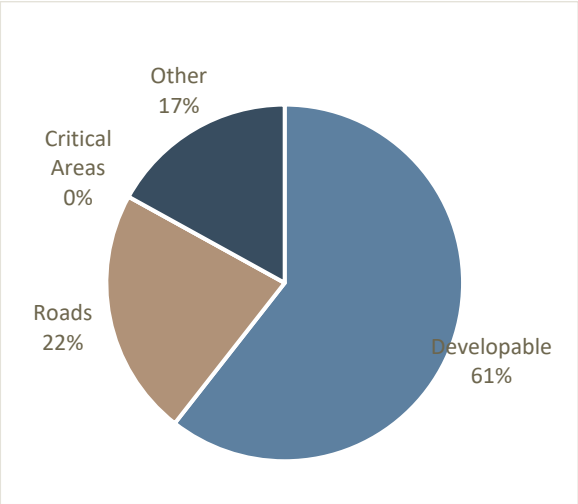
The permit data shown in Figure 9-C for Plat Deductions by Zone for the MDR zone represents an anomaly and should not be used to establish the assumptions. The percentage represents a dedication of Levee Road which also included space for the levee and is not a typical occurrence.

Figure 9-C: City of Fife Platting Trends



Plat Activity by Year

Year	Lots	Acres	Density
2013	-	-	-
2014	-	-	-
2015	2	0.68	2.93
2016	-	-	-
2017	-	-	-
2018	-	-	-
2019	36	6.97	5.16
2020	-	-	-
Total	**38**	**7.65**	**4.96**



Plat Deductions by Zone (Percent)

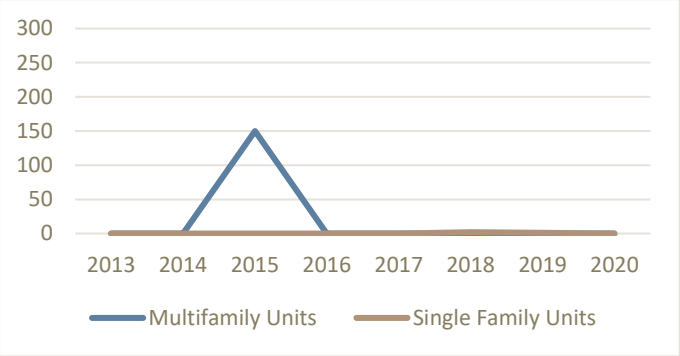
Zone	Roads	Critical Areas	Parks/Open Space	Storm -water
MDR	28.4%	0.0%	13.8%	7.6%
SFR	0.0%	0.0%	0.0%	0.0%
Average	**22.4%**	**0.0%**	**10.9%**	**6.0%**

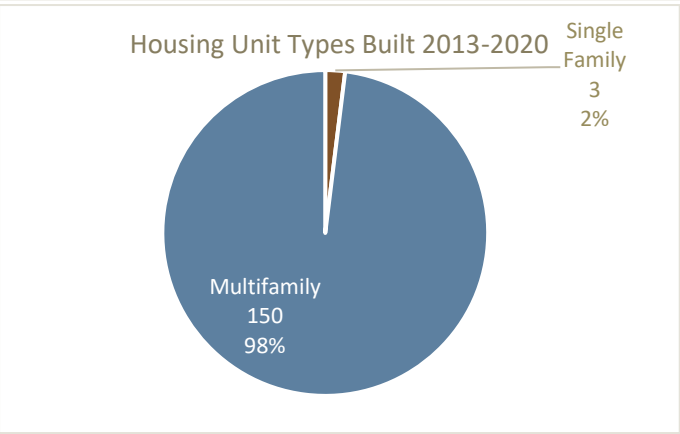
Sources: City Permit Data, Pierce County Auditor Recorded Plats.

Residential Building Trends

Both multifamily and single-family building permits are collected and summarized; however, single-family permit reporting is optional per the Pierce County Countywide Planning Policies and are limited in use for tracking factors affecting development. The single-family permit data is useful for identifying the total number of units built and the average lot size per zone and is provided as supplemental information. The multifamily permit data is used to identify the observed density and amount of land used for residential purposes. Please note that this data differs from the data provided in Figure 9-B due to collection limitations and should not be used to represent housing production in the jurisdiction.

Figure 9-D: City of Fife Residential Building Permit Trends





Multifamily Permits by Year

Year	Units	Net Acres	Net Density
2013	-	-	-
2014	-	-	-
2015	150	9.91	15.14
2016	-	-	-
2017	-	-	-
2018	-	-	-
2019	-	-	-
2020	-	-	-
Total	**150**	**9.91**	**15.14**

Single Family Permits by Year (Optional)

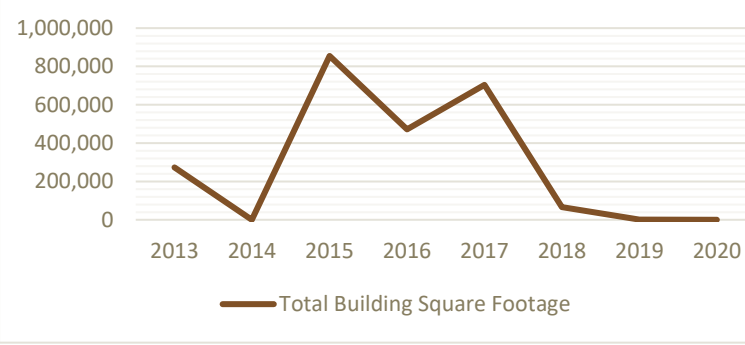
Year	Lots	Acres	Avg. Lot Size
2013	-	-	-
2014	-	-	-
2015	-	-	-
2016	-	-	-
2017	-	-	-
2018	2	0.30	0.30
2019	1	0.09	0.09
2020	-	-	-
Total	**3**	**0.38**	**0.19**

Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Non-residential Building Trends

Non-residential building permits typically include commercial and industrial development; however, public use is often collected and summarized as well when the use type produces jobs. While the project acreage, building square footage, and floor-to-area ratio information is collected and summarized for the report in order to track non-residential development, the employment density is analyzed in a separate report using data other than building permits. The most recent employment density study to support the assumptions in this Report is provided in Appendix C: Employment Density Survey.

Figure 9-E: City of Fife Non-residential Permit Trends



Year	Acres	Bldg. SF	FAR
2013	19.73	272,914	0.32
2014	-	-	-
2015	68.45	854,774	0.29
2016	33.83	471,417	0.32
2017	47.48	703,802	0.34
2018	26.13	65,628	0.06
2019	4.56	480	0.00
2020	-	-	-
Total	**200.18**	**2,369,015**	**0.27**

Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

ASSUMPTIONS

Assumptions vary by jurisdiction and zone. Table 9-4 and Table 9-5 provide a snapshot of the densities, mixed-use split, and deductions used in the inventory development and capacity calculation tables. The assumptions for each zone are shown in the assumptions column of the capacity calculation tables shown in Appendix A: Full Data, Calculation Tables, and Maps.

Table 9-4: City of Fife Assumptions Summary

Zone	Residential		Employment		Market Factor		Land for Capital Facilities
	Percent	Density	Percent	Density	Vacant	Underutilized	
BP	0%	N/A	100%	20	30%	30%	5%
CC	15%	10	85%	20	30%	30%	5%
CMU	15%	10	85%	20	30%	30%	5%
HDR	100%	14	0%	20	30%	30%	5%
I	0%	N/A	100%	9	30%	30%	5%
MDR	100%	10	0%	20	30%	30%	5%
NC	0%	N/A	100%	20	30%	30%	5%
NR	90%	10	10%	20	30%	30%	5%
POS	0%	N/A	0%	N/A	N/A	N/A	N/A
RC	80%	10	20%	20	30%	30%	5%
SFR	100%	4	0%	20	30%	30%	5%
SLR	100%	7	0%	20	30%	30%	5%

The Vacant Single Unit size threshold listed below represents the parcel size used to determine if a vacant property is subdividable or only able to accommodate one unit. Parcels smaller than the size listed are considered Vacant Single Units unless otherwise determined by the jurisdiction during the parcel-specific review.

Table 9-5: City of Fife Plat Deductions for Single-Family Residential Zones

Zone	Roads	Critical Areas	Parks/Open Space	Stormwater	Non-residential	Vacant Single Unit
HDR	N/A	N/A	N/A	N/A	5%	N/A
MDR	N/A	N/A	N/A	N/A	5%	N/A
SFR	20%	16%	10%	5%	5%	<0.625 acres
SLR	20%	16%	10%	5%	5%	<0.350 acres

HOUSING AND EMPLOYMENT CAPACITY

Inventory and Capacity Calculation Characteristics

A portion of the inventory is deducted from the gross acreage based on the assumptions identified in the previous section. Table 9-6 shows the characteristics of the initial inventory and Table 9-7 shows the amount of land that was reduced from that initial inventory to be included in the capacity analysis, as documented in the tables and maps in Appendix A: Full Data, Calculation Tables, and Maps.

Table 9-6: City of Fife Summary of Vacant and Underutilized Land Characteristics

Characteristics/Category	Vacant	Underutilized	Vacant Single Unit	Pipeline
Total Acreage (Gross	518.72	424.48	4.07	7.63
Average Lot Size (Gross)	3.30	1.24	0.11	1.27
Total Acreage (Net)	483.14	367.10	3.84	7.63
Average Lot Size (Net)	3.08	1.08	0.10	1.27
Percent Critical Areas	7%	14%	6%	0%

The parcel inventory is used to categorize land and the capacity calculations are intended to represent the land available for development; thus, the inventory maps alone do not represent the "buildable land" per the Buildable Lands requirements. Table 9-7 shows the overall percentage of land assumed available as capacity in the 20-year planning period and the deductions made to account for constraints to the inventory and overall market conditions.

Table 9-7: City of Fife Summary of Deductions

Deductions/Category	Vacant	Underutilized
Critical Areas	35.58	57.38
Infrastructure Gaps	473.56	316.85
Plat Deductions	20.97	35.78
Capital Facilities	24.55	18.65
Market Factor	147.23	111.90
Total Percent Reduction in Inventory Land	39%	43%
Percent of Vacant or Underutilized Land Available for Capacity	61%	57%

Capacity Results

The housing and employment capacity totals in Table 9-8 and Table 9-9 are derived from the calculations shown in Appendix A: Full Data, Calculation Tables, and Maps. A summary of the countywide capacity results compared to need is shown in Table 1-9 (2030 Housing Target), Table 1-10 (2030 Employment Target), and Table 1-11 (DRAFT 2044 Targets).

Table 9-8: City of Fife 2020-2044 Housing Capacity

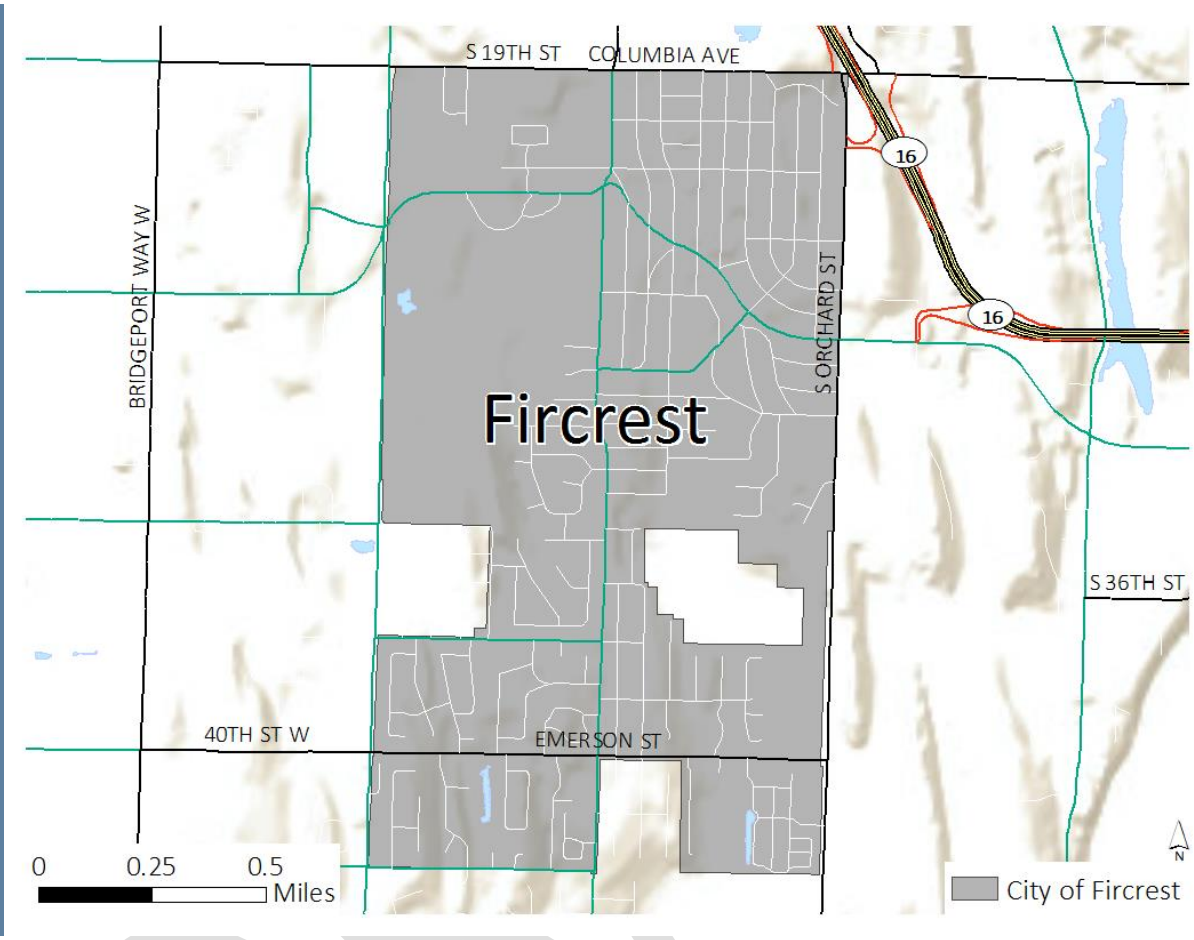
Zone	Vacant	Underutilized	Vacant Single Unit	Pipeline	Total
BP	0	0	0	0	**0**
CC	27	81	0	0	**108**
CMU	11	20	0	34	**65**
HDR	0	0	0	0	**0**
I	0	0	0	0	**0**
MDR	51	160	34	0	**245**
NC	18	138	0	0	**156**
NR	165	60	0	0	**225**
RC	91	240	0	0	**331**
SFR	27	17	4	0	**48**
SLR	1	3	0	0	**4**
Total	**391**	**719**	**38**	**34**	**1,182**

Table 9-9: City of Fife 2020-2044 Employment Capacity

Zone	Vacant	Underutilized	Pipeline	Total
BP	0	0	0	0
CC	378	1,069	0	1,447
CMU	128	230	92	450
HDR	0	0	0	0
I	2,196	768	0	2,964
MDR	9	27	0	36
NC	0	13	0	13
NR	0	13	0	13
RC	0	122	24	146
SFR	2	7	0	9
SLR	0	1	0	1
Total	2,713	2,250	116	5,079

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10 CITY OF FIRCREST



The City of Fircrest's Comprehensive Plan and regulations implement densities using gross acreage.

Table 10-1: City of Fircrest Zone Classifications

Zone Classification		Zone Type[1]	Total Acres[2]
CMU	Commercial Mixed Use	Mixed Use	33.4
GC	Golf Course District	N/A	152.0
NC	Neighborhood Commercial District	Commercial	6.1
NO	Neighborhood Office District	Commercial	1.3
PROS	Park, Recreation and Open Space District	N/A	26.7
R10TCD	Residential-10 – Traditional Community Design District	Residential	30.2
R20	Residential-20 District	Residential	38.3
R4	Residential-4 District	Residential	261.8
R4C	Residential-4 – Conservation District	Residential	32.1
R6	Residential-6 District	Residential	186.1
R8	Residential-8 District	Residential	25.2

[1]For purposes of the Buildable Lands inventory and analysis; not a representation of the City zoning code.
[2]Represents parcel acreage, not zoning coverage.
Sources: City Zoning Code.

DEVELOPMENT TRENDS

This section summarizes permit data observed between January 1, 2013 and December 31, 2020 that is used to monitor observed densities and update the assumptions for future development. The summaries in this section are designed to show the average statistics used to inform the report. Only data pertinent to the Buildable Lands requirements are collected, and incomplete or not-applicable data is omitted; therefore, this Report does not provide a full summary of all development within the jurisdiction. For more detailed summaries by zone/year, see Appendix A: Full Data, Calculation Tables, and Maps.

Table 10-2 shows the average residential density per zone and jurisdiction-wide and is not intended to show the total units/lots created or overall acres consumed. The results reflect the density calculation used by the jurisdiction, and only include a summary of plats and multifamily (3+ attached units) projects. Table 10-3 shows the average floor-to-area ratio (FAR) by zone and the amount of non-residential building square footage developed. The non-residential projects summarized only include new development and omit additions to existing businesses and non-building type improvements.

Table 10-2: City of Fircrest 2013-2020 Residential Trends by Zone[1]

Zone	Net Acres[2]	Lots/Units	Density
CMU	0.30	2	6.67
GC	3.03	22	7.26
Total/Avg.	**3.33**	**24**	**7.20**

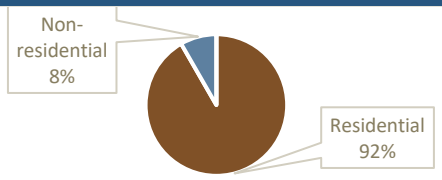
[1]Includes multifamily and plat data to represent the overall observed density by zone. Does not include single-family permits in order to accurately represent permitted densities; therefore, does not represent the total number of units developed in the timeframe.
Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Table 10-3: City of Fircrest 2013-2020 Non-residential Trends by Zone

Zone	Acres	Sq. Ft.	FAR
CMU	0.30	3,628	0.28

While the non-residential development trends are informative to show the percent of land consumed for non-residential purposes (as shown in Figure 10-A), the employment densities used in the capacity assumptions are derived through employment density surveys, as documented in Appendix C: Employment Density Survey. Figure 10-A summarizes the split between residential and non-residential development by zone and the jurisdiction average. The percent split is based on the gross acres developed for each use type and is used to inform the percent split for mixed-use zones, as well as the percent of non-residential uses in residential-only zones.

Figure 10-A: City of Fircrest Residential vs. Non-residential Development Split



Zone	Use Type Split (Percent)1	
	Residential	Non-residential
CMU	50.0%	50.0%
GC	100.0%	0.0%
Average	**91.7%**	**8.3%**

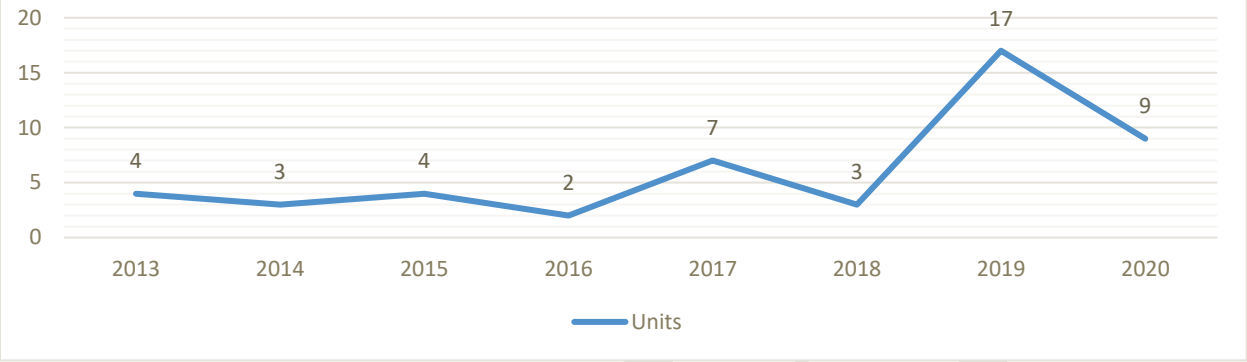
[1]Does not include single-family permits in order to avoid double-counting acreage.
Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Housing Production Rate

The residential data collected for the Buildable Lands Program tracks the density and other assumptions related to the capacity analysis. The Buildable Lands requirements that were amended in 2017 now

require the tracking of housing production to compare to the necessary growth rates to achieve the housing targets. Due to the limitations of the permit data and lack of demolition permit data, Pierce County relies upon the Washington State Office of Financial Management estimates to track the number of housing units built per year in each jurisdiction for the purposes of this Report. The comparison of housing production and housing needs is shown in Table 1-3 (Countywide).

Figure 10-B: City of Fircrest Housing Production Rates (OFM)

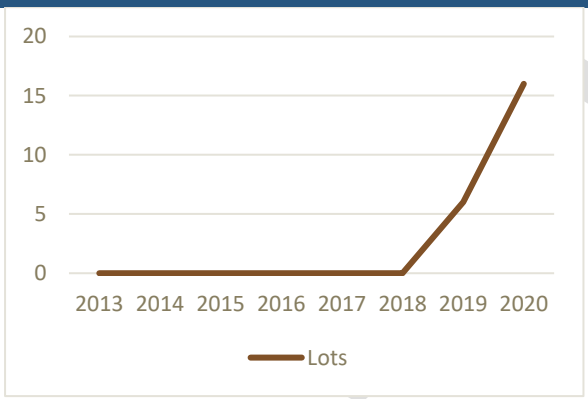


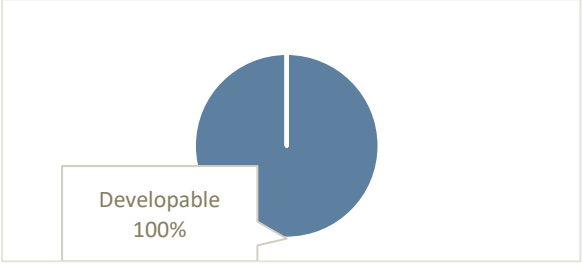
Source: Washington State Office of Financial Management Housing Unit Data (2020).

Platting Activity

Platting activity is used to determine the achieved density for single-family residential zones and to identify the amount of land used for other purposes (whether netted out for density or applied by a regulation and affecting the achieved density). Plat data is used in conjunction with multifamily permits to determine the overall achieved density (as shown in Table 10-2).

Figure 10-C: City of Fircrest Platting Trends





Plat Activity by Year

Year	Lots	Acres	Density
2013	-	-	-
2014	-	-	-
2015	-	-	-
2016	-	-	-
2017	-	-	-
2018	-	-	-
2019	6	0.83	7.26
2020	16	2.20	7.26
Total	**22**	**3.03**	**7.26**

Plat Deductions by Zone (Percent)

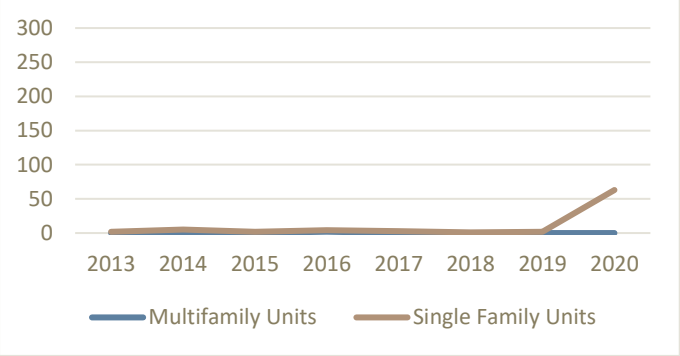
Zone	Roads	Critical Areas	Parks/Open Space	Storm -water
GC	0.0%	0.0%	0.0%	0.0%

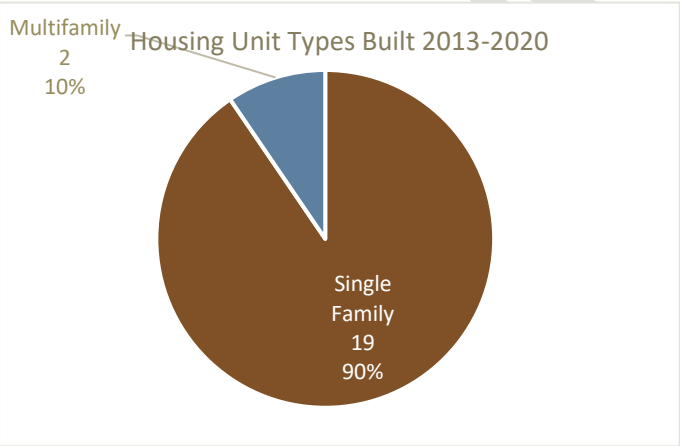
Sources: City Permit Data, Pierce County Auditor Recorded Plats.

Residential Building Trends

Both multifamily and single-family building permits are collected and summarized; however, single-family permit reporting is optional per the Pierce County Countywide Planning Policies and are limited in use for tracking factors affecting development. The single-family permit data is useful for identifying the total number of units built and the average lot size per zone and is provided as supplemental information. The multifamily permit data is used to identify the observed density and amount of land used for residential purposes. Please note that this data differs from the data provided in Figure 10-B due to collection limitations and should not be used to represent housing production in the jurisdiction.

Figure 10-D: City of Fircrest Residential Building Permit Trends





Multifamily Permits by Year

Year	Units	Net Acres	Net Density
2013	-	-	-
2014	-	-	-
2015	-	-	-
2016	2	0.30	6.67
2017	-	-	-
2018	-	-	-
2019	-	-	-
2020	-	-	-
Total	**2**	**0.30**	**6.67**

Single Family Permits by Year (Optional)

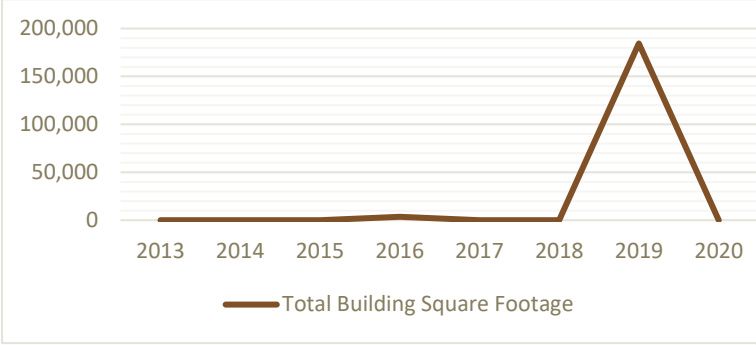
Year	Lots	Acres	Avg. Lot Size
2013	2	0.40	0.20
2014	5	0.72	0.14
2015	2	0.40	0.20
2016	4	0.55	0.14
2017	3	0.53	0.18
2018	1	0.12	0.12
2019	2	0.35	0.18
2020	-	-	-
Total	**19**	**3.07**	**0.16**

Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Non-residential Building Trends

Non-residential building permits typically include commercial and industrial development; however, public use is often collected and summarized as well when the use type produces jobs. While the project acreage, building square footage, and floor-to-area ratio information is collected and summarized for the report in order to track non-residential development, the employment density is analyzed in a separate report using data other than building permits. The most recent employment density study to support the assumptions in this Report is provided in Appendix C: Employment Density Survey.

Figure 10-E: City of Fircrest Non-residential Permit Trends



Year	Acres	Bldg. SF	FAR
2013	-	-	-
2014	-	-	-
2015	-	-	-
2016	0.30	3,628	0.28
2017	-	-	-
2018	-	-	-
2019	-	-	-
2020	-	-	-
Total	**0.30**	**3,628**	**0.28**

Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

ASSUMPTIONS

Assumptions vary by jurisdiction and zone. Table 10-4 and Table 10-5 provide a snapshot of the densities, mixed-use split, and deductions used in the inventory development and capacity calculation tables. The assumptions for each zone are shown in the assumptions column of the capacity calculation tables shown in Appendix A: Full Data, Calculation Tables, and Maps.

Table 10-4: City of Fircrest Assumptions Summary

Zone	Residential		Employment		Market Factor		Land for Capital Facilities
	Percent	Density	Percent	Density	Vacant	Underutilized	
CMU	0%	0%	100%	20	5%	20%	N/A
GC	0%	0%	0%	N/A	N/A	N/A	N/A
NC	0%	0%	100%	20	5%	20%	N/A
NO	0%	0%	100%	20	5%	20%	N/A
PROS	0%	0%	0%	N/A	N/A	N/A	N/A
R10TCD	100%	10	0%	20	5%	5%	N/A
R20	100%	20	0%	20	5%	5%	N/A
R4	100%	4	0%	20	5%	5%	N/A
R4C	100%	4	0%	20	5%	5%	N/A
R6	100%	6	0%	20	5%	5%	N/A
R8	100%	8	0%	20	5%	5%	N/A

The Vacant Single Unit size threshold listed below represents the parcel size used to determine if a vacant property is subdividable or only able to accommodate one unit. Parcels smaller than the size listed are considered Vacant Single Units unless otherwise determined by the jurisdiction during the parcel-specific review.

Table 10-5: City of Fircrest Plat Deductions for Single-Family Residential Zones

Zone	Roads	Critical Areas	Parks/Open Space	Stormwater	Non-residential	Vacant Single Unit
R10TCD	N/A	N/A	N/A	N/A	1%	N/A
R20	N/A	N/A	N/A	N/A	1%	N/A
R4	N/A	N/A	N/A	N/A	1%	<0.46 acres
R4C	N/A	GIS	N/A	N/A	1%	<0.46 acres
R6	N/A	N/A	N/A	N/A	1%	<0.29 acres
R8	N/A	N/A	N/A	N/A	1%	N/A

Inventory and Capacity Calculation Characteristics

A portion of the inventory is deducted from the gross acreage based on the assumptions identified in the previous section. Table 10-6 shows the characteristics of the initial inventory and Table 10-7 shows the amount of land that was reduced from that initial inventory to be included in the capacity analysis, as documented in the tables and maps in Appendix A: Full Data, Calculation Tables, and Maps.

Table 10-6: City of Fircrest Summary of Vacant and Underutilized Land Characteristics

Characteristics/Category	Vacant	Underutilized	Vacant Single Unit	Pipeline
Total Acreage (Gross	34.92	22.80	2.75	5.27
Average Lot Size (Gross)	0.94	1.14	0.16	1.76
Total Acreage (Net)	21.31	20.25	1.76	5.27
Average Lot Size (Net)	0.58	1.01	0.10	1.76
Percent Critical Areas	39%	11%	36%	0%

The parcel inventory is used to categorize land and the capacity calculations are intended to represent the land available for development; thus, the inventory maps alone do not represent the "buildable land" per the Buildable Lands requirements. Table 10-7 shows the overall percentage of land assumed available as capacity in the 20-year planning period and the deductions made to account for constraints to the inventory and overall market conditions.

Table 10-7: City of Fircrest Summary of Deductions

Deductions/Category	Vacant	Underutilized
Critical Areas	13.61	2.55
Infrastructure Gaps	0.00	0.00
Plat Deductions	0.00	0.00
Capital Facilities	0.00	0.00
Market Factor	2.57	3.19
Total Percent Reduction in Inventory Land	23%	15%
Percent of Vacant or Underutilized Land Available for Capacity	77%	85%

HOUSING AND EMPLOYMENT CAPACITY

Capacity Results

The housing and employment capacity totals in Table 10-8 and Table 10-9 are derived from the calculations shown in Appendix A: Full Data, Calculation Tables, and Maps. A summary of the countywide capacity results compared to need is shown in Table 1-9 (2030 Housing Target), Table 1-10 (2030 Employment Target), and Table 1-11 (DRAFT 2044 Targets).

Table 10-8: City of Fircrest 2020-2044 Housing Capacity

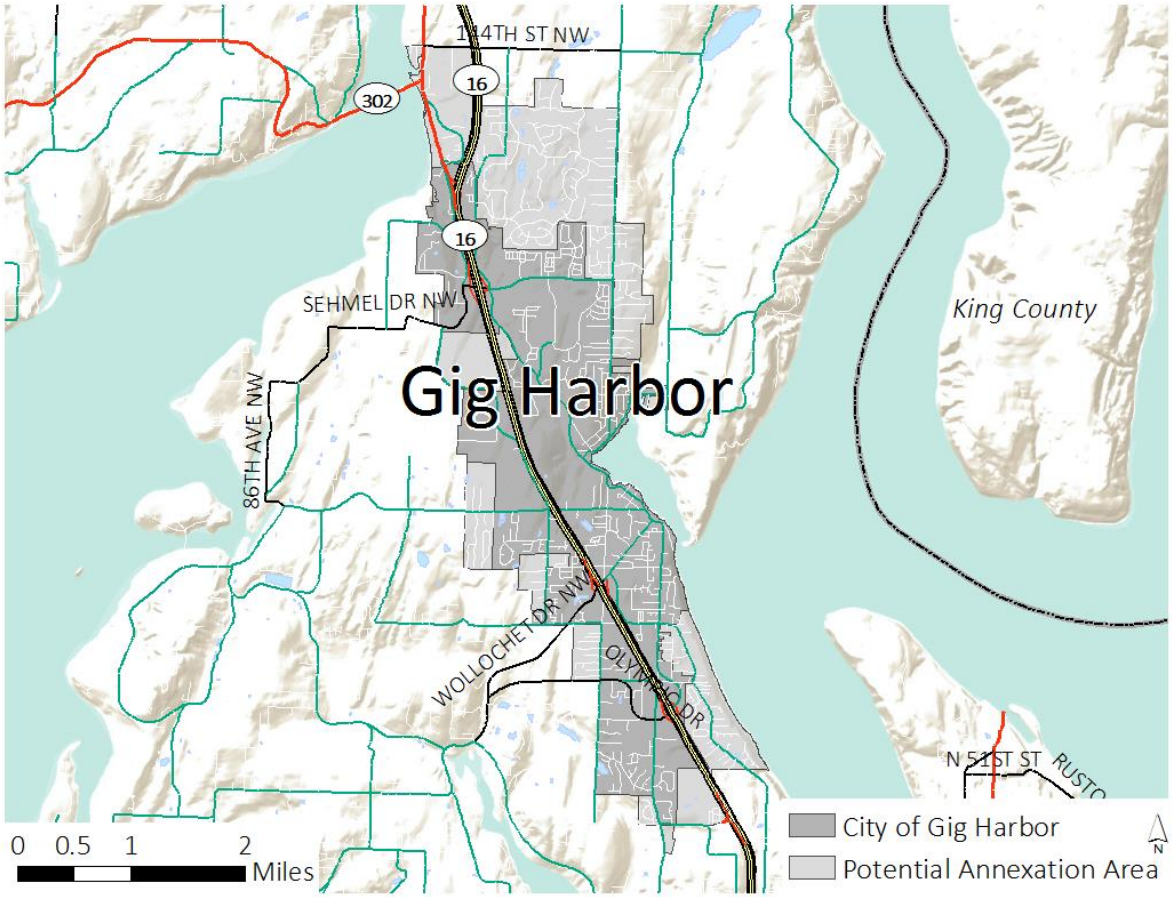
Zone	Vacant	Underutilized	Vacant Single Unit	Pipeline	Total
CMU	0	0	0	2	2
NC	0	0	0	0	0
NO	0	0	0	0	0
R10TCD	0	0	0	0	0
R20	0	0	0	0	0
R4	117	12	8	1	138
R4C	61	0	0	0	61
R6	9	23	9	0	41
R8	0	0	0	0	0
Total	187	35	17	3	242

Table 10-9: City of Fircrest 2020-2044 Employment Capacity

Zone	Vacant	Underutilized	Pipeline	Total
CMU	40	227	0	267
NC	0	0	0	0
NO	0	0	0	0
R10TCD	0	0	0	0
R20	0	0	0	0
R4	6	1	0	7
R4C	0	1	0	1
R6	0	1	0	1
R8	0	0	0	0
Total	46	230	0	276

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11 CITY OF GIG HARBOR



The City of Gig Harbor's Comprehensive Plan and regulations implement densities using net acreage, subtracting out streets, roads, access easements, wetlands, ravine sidewalls, bluffs, and tideland.

Table 11-1: City of Gig Harbor Zone Classifications

Zone Classification		Zone Type[1]	Total Acres[2]
B-1	Neighborhood Commercial District	Commercial	0.6
B-2	General Business District	Commercial	223.6
C-1	Commercial District	Commercial	52.3
DB	Downtown Business District	Commercial	30.2
ED	Employment District	Industrial	241.0
PCD-BP	Planned Community Development Business Park District	Planned	152.0
PCD-C	Planned Community Development Commercial	Planned	75.1
PCD-NB	Planned Community Development Neighborhood Business District	Planned	
PCD-RLD	Planned Community Development Low Density Residential	Planned	
PCD-RMD	Planned Community Development Medium Density Residential	Planned	39.3
PI	Public-Institutional District	Commercial	142.9
PRD	Planned Residential Development	Planned	205.3

Zone Classification		Zone Type[1]	Total Acres[2]
R-1	Single-Family Residential	Residential	1,173.0
R-2	Medium-Density Residential	Residential	372.8
R-3	Multiple-Family Residential	Residential	53.7
RB-1	Residential and Business District	Mixed Use	39.1
RB-2	Residential and Business District	Mixed Use	201.3
WC	Waterfront Commercial	Mixed Use	22.5
WM	Waterfront Millville	Mixed Use	12.2
WR	Waterfront Residential	Residential	16.4

[1]For purposes of the Buildable Lands inventory and analysis; not a representation of the City zoning code.
[2]Represents parcel acreage, not zoning coverage.
Sources: City Zoning Code.

DEVELOPMENT TRENDS

This section summarizes permit data observed between January 1, 2013 and December 31, 2020 that is used to monitor observed densities and update the assumptions for future development. The summaries in this section are designed to show the average statistics used to inform the report. Only data pertinent to the Buildable Lands requirements are collected, and incomplete or not-applicable data is omitted; therefore, this Report does not provide a full summary of all development within the jurisdiction. For more detailed summaries by zone/year, see Appendix A: Full Data, Calculation Tables, and Maps.

Table 11-2 shows the average residential density per zone and jurisdiction-wide and is not intended to show the total units/lots created or overall acres consumed. The results reflect the density calculation used by the jurisdiction, and only include a summary of plats and multifamily (3+ attached units) projects. Table 11-3 shows the average floor-to-area ratio (FAR) by zone and the amount of non-residential building square footage developed. The non-residential projects summarized only include new development and omit additions to existing businesses and non-building type improvements.

Table 11-2: City of Gig Harbor 2013-2020 Residential Trends by Zone[1]

Zone	Net Acres[2]	Lots/Units	Density
B-2	2.13	66	31
C-1	0.63	2	3.17
PCD	8.90	37	4.16
PCD-RMD	10.98	63	5.74
PRD	142.98	970	6.78
R-1	34.33	141	4.11
R-2	42.56	174	4.09
R-3	2.00	10	5.00
RB-1	2.76	11	3.99
RB-2	18.55	220	11.86
WM	0.20	2	10.00
Total/Avg.	**266.03**	**1,696**	**6.38**

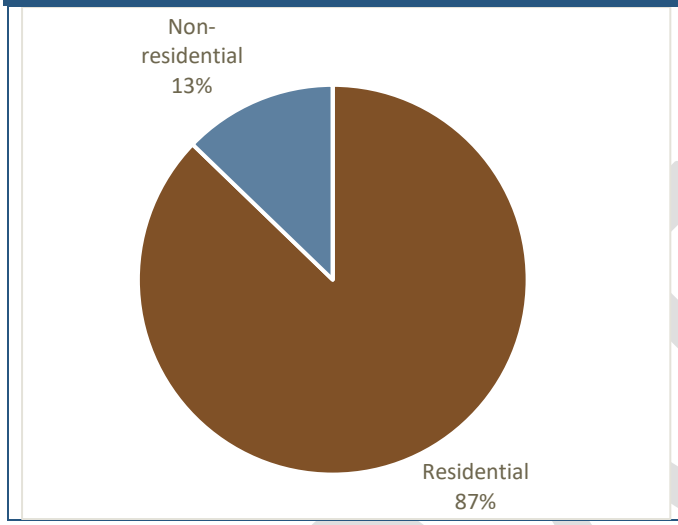
Table 11-3: City of Gig Harbor 2013-2020 Non-residential Trends by Zone

Zone	Acres	Sq. Ft.	FAR
B-2	9.38	94,413	0.23
C-1	14.00	175,497	0.29
PCD-BP	11.00	10,679	0.02
PRD	17.97	409,491	0.52
R-1	0.09	1,155	0.29
RB-1	1.00	8,952	0.21
RB-2	1.14	20,532	0.41
WM	0.66	5,600	0.19
Total/Avg.	**55.24**	**726,319**	**0.30**

[1]Includes multifamily and plat data to represent the overall observed density by zone. Does not include single-family permits in order to accurately represent permitted densities; therefore, does not represent the total number of units developed in the timeframe.
Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

While the non-residential development trends are informative to show the percent of land consumed for non-residential purposes (as shown in Figure 11-A), the employment densities used in the capacity assumptions are derived through employment density surveys, as documented in Appendix C: Employment Density Survey. Figure 11-A summarizes the split between residential and non-residential development by zone and the jurisdiction average. The percent split is based on the gross acres developed for each use type and is used to inform the percent split for mixed-use zones, as well as the percent of non-residential uses in residential-only zones.

Figure 11-A: City of Gig Harbor Residential vs. Non-residential Development Split



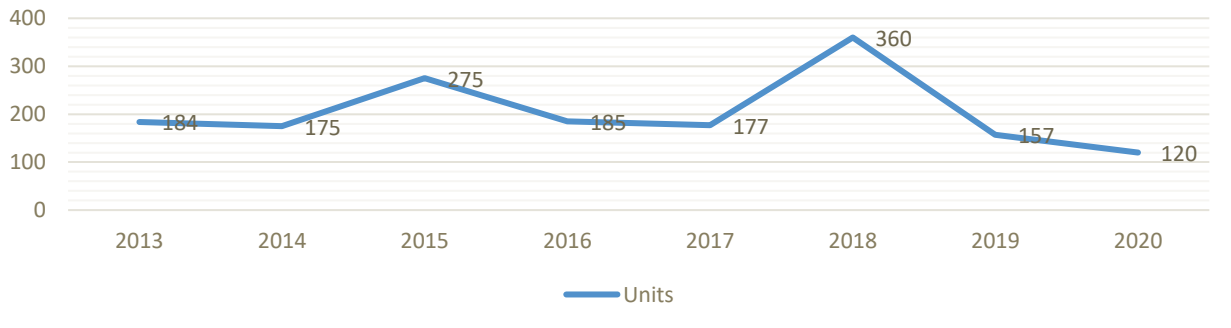
Zone	Use Type Split (Percent)[1] Residential	Non-residential
B-2	21.1%	78.9%
C-1	95.7%	4.3%
PCD	100.0%	0.0%
PCD-BP	0.0%	100.0%
PCD-RMD	100.0%	0.0%
PRD	92.6%	7.4%
R-1	99.8%	0.2%
R-2	100.0%	0.0%
R-3	100.0%	0.0%
RB-1	76.5%	23.5%
RB-2	95.4%	4.6%
WM	61.2%	38.8%
Average	**87.2%**	**12.8%**

[1]Does not include single-family permits in order to avoid double-counting acreage.
Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Housing Production Rate

The residential data collected for the Buildable Lands Program tracks the density and other assumptions related to the capacity analysis. The Buildable Lands requirements that were amended in 2017 now require the tracking of housing production to compare to the necessary growth rates to achieve the housing targets. Due to the limitations of the permit data and lack of demolition permit data, Pierce County relies upon the Washington State Office of Financial Management estimates to track the number of housing units built per year in each jurisdiction for the purposes of this Report. The comparison of housing production and housing needs is shown in Table 1-3 (Countywide).

Figure 11-B: City of Gig Harbor Housing Production Rates (OFM)

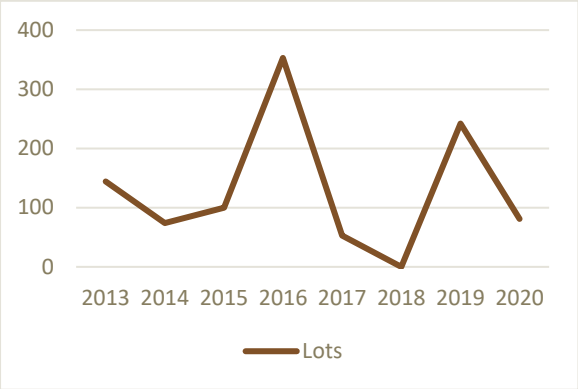


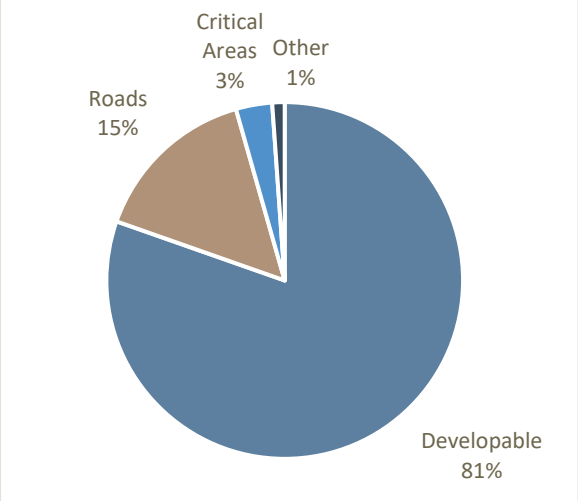
Source: Washington State Office of Financial Management Housing Unit Data (2020).

Platting Activity

Platting activity is used to determine the achieved density for single-family residential zones and to identify the amount of land used for other purposes (whether netted out for density or applied by a regulation and affecting the achieved density). Plat data is used in conjunction with multifamily permits to determine the overall achieved density (as shown in Table 11-2).

Figure 11-C: City of Gig Harbor Platting Trends





Plat Activity by Year

Year	Lots	Net Acres	Net Density
2013	144	28.33	5.08
2014	74	15.86	4.66
2015	100	33.07	3.02
2016	353	72.32	4.88
2017	53	13.37	3.96
2018	-	0.00	-
2019	242	27.40	8.83
2020	81	23.99	3.38
Total	**1,047**	**214.35**	**4.88**

Plat Deductions by Zone (Percent)

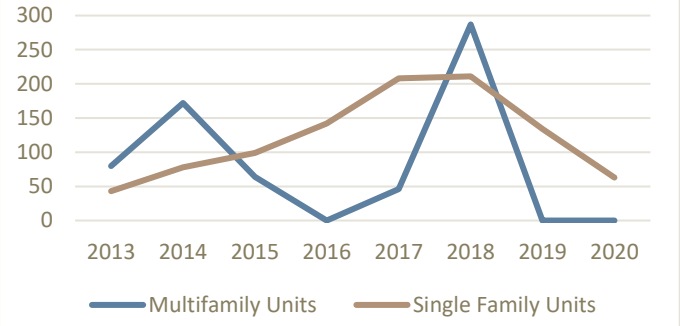
Zone	Roads	Critical Areas	Parks/Open Space	Storm -water
B-2	0.0%	0.0%	0.0%	0.0%
PCD	0.0%	0.0%	0.0%	0.0%
PCD-RMD	0.0%	0.0%	0.0%	0.0%
PRD	17.8%	1.9%	0.0%	0.0%
R-1	10.2%	1.1%	5.8%	0.6%
R-2	0.0%	0.0%	0.7%	0.0%
R-3	0.0%	0.0%	0.0%	0.0%
RB-1	0.0%	0.0%	0.0%	0.0%
RB-2	8.0%	24.1%	0.0%	0.0%
WM	0.0%	0.0%	0.0%	0.0%
Average	**12.5%**	**2.7%**	**0.8%**	**0.1%**

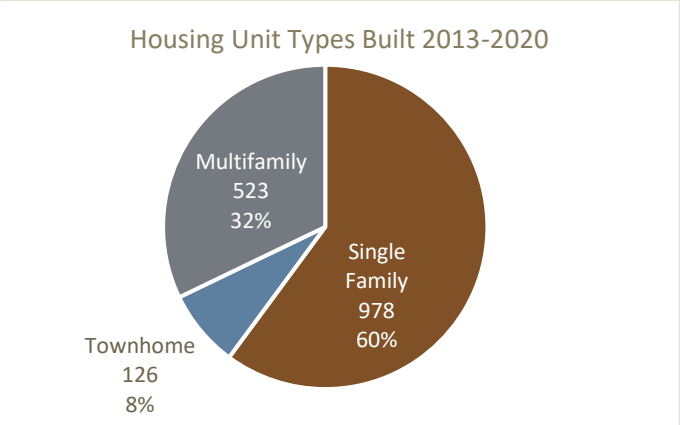
Sources: City Permit Data, Pierce County Auditor Recorded Plats.

Residential Building Trends

Both multifamily and single-family building permits are collected and summarized; however, single-family permit reporting is optional per the Pierce County Countywide Planning Policies and are limited in use for tracking factors affecting development. The single-family permit data is useful for identifying the total number of units built and the average lot size per zone and is provided as supplemental information. The multifamily permit data is used to identify the observed density and amount of land used for residential purposes. Please note that this data differs from the data provided in Figure 11-B due to collection limitations and should not be used to represent housing production in the jurisdiction.

Figure 11-D: City of Gig Harbor Residential Building Permit Trends





Multifamily Permits by Year

Year	Units	Net Acres	Net Density
2013	80	15.50	5.16
2014	172	11.52	14.93
2015	64	1.92	33.33
2016	0	0.00	-
2017	46	9.64	9.64
2018	287	17.97	15.97
2019	0	0.00	-
2020	0	0.00	-
Total	**649**	**51.68**	**12.56**

Single Family Permits by Year (Optional)

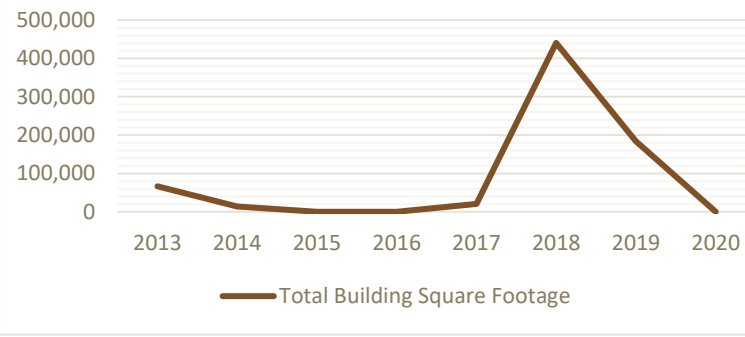
Year	Lots	Acres	Avg. Lot Size
2013	43	4.82	0.11
2014	78	9.13	0.12
2015	99	13.88	0.14
2016	142	19.79	0.14
2017	208	29.36	0.14
2018	211	29.11	0.14
2019	134	20.80	0.16
2020	63	11.62	0.18
Total	**978**	**138.51**	**0.14**

Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Non-residential Building Trends

Non-residential building permits typically include commercial and industrial development; however, public use is often collected and summarized as well when the use type produces jobs. While the project acreage, building square footage, and floor-to-area ratio information is collected and summarized for the report in order to track non-residential development, the employment density is analyzed in a separate report using data other than building permits. The most recent employment density study to support the assumptions in this Report is provided in Appendix C: Employment Density Survey.

Figure 11-E: City of Gig Harbor Non-residential Permit Trends



Year	Acres	Bldg. SF	FAR
2013	6.95	66,811	0.22
2014	11.37	14,240	0.03
2015	0.00	0	0.00
2016	0.00	0	0.00
2017	1.76	20,319	0.27
2018	20.16	440,500	0.50
2019	15.00	184,449	0.28
2020	0.00	0	0.00
Total	**55.24**	**726,319**	**0.30**

Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

ASSUMPTIONS

Assumptions vary by jurisdiction and zone. Table 11-4 and Table 11-5 provide a snapshot of the densities, mixed-use split, and deductions used in the inventory development and capacity calculation tables. The assumptions for each zone are shown in the assumptions column of the capacity calculation tables shown in Appendix A: Full Data, Calculation Tables, and Maps.

The PCD and PRD zones have planned development assumptions represented as pipeline development in the capacity calculations, so they are not shown here.

Table 11-4: City of Gig Harbor Assumptions Summary

Zone	Residential		Employment		Market Factor		Land for Capital Facilities
	Percent	Density	Percent	Density	Vacant	Underutilized	
B-1	0%	N/A	100%	20	10%	50%	Parcel Specific
B-2	0%	N/A	100%	20	10%	50%	Parcel Specific
C-1	0%	N/A	100%	20	10%	50%	Parcel Specific
DB	0%	N/A	100%	20	10%	50%	Parcel Specific
ED	0%	N/A	100%	9	10%	50%	Parcel Specific
PI	0%	N/A	100%	20	10%	50%	Parcel Specific
R-1	100%	4	0%	20	10%	50%	Parcel Specific
R-2	100%	6	0%	20	10%	50%	Parcel Specific
R-3	100%	8	0%	20	10%	50%	Parcel Specific
RB-1	30%	4	70%	20	10%	50%	Parcel Specific
RB-2	30%	8	70%	20	10%	50%	Parcel Specific
WC	0%	N/A	100%	20	10%	50%	Parcel Specific
WM	0%	N/A	100%	20	10%	50%	Parcel Specific
WR	100%	4	0%	N/A	10%	50%	Parcel Specific

The Vacant Single Unit size threshold listed below represents the parcel size used to determine if a vacant property is subdividable or only able to accommodate one unit. Parcels smaller than the size listed are considered Vacant Single Units unless otherwise determined by the jurisdiction during the parcel-specific review.

Table 11-5: City of Gig Harbor Plat Deductions for Single-Family Residential Zones

Zone	Roads	Critical Areas	Parks/Open Space	Stormwater	Non-residential	Vacant Single Unit
R-1	15%	GIS	0%	0%	2%	<0.625 acres
R-2	15%	GIS	0%	0%	2%	<0.420 acres
R-3	15%	GIS	0%	0%	2%	N/A

HOUSING AND EMPLOYMENT CAPACITY

Inventory and Capacity Calculation Characteristics

A portion of the inventory is deducted from the gross acreage based on the assumptions identified in the previous section. Table 11-6 shows the characteristics of the initial inventory and Table 11-7 shows the amount of land that was reduced from that initial inventory to be included in the capacity analysis, as documented in the tables and maps in Appendix A: Full Data, Calculation Tables, and Maps.

Table 11-6: City of Gig Harbor Summary of Vacant and Underutilized Land Characteristics				
Characteristics/Category	**Vacant**	**Underutilized**	**Vacant Single Unit**	**Pipeline**
Total Acreage (Gross	463.26	372.08	51.34	173.72
Average Lot Size (Gross)	0.86	1.42	0.14	7.55
Total Acreage (Net)	446.48	364.59	48.66	170.80
Average Lot Size (Net)	0.83	1.39	0.13	7.43
Percent Critical Areas	4%	2%	5%	2%

The parcel inventory is used to categorize land and the capacity calculations are intended to represent the land available for development; thus, the inventory maps alone do not represent the "buildable land" per the Buildable Lands requirements. Table 11-7 shows the overall percentage of land assumed available as capacity in the 20-year planning period and the deductions made to account for constraints to the inventory and overall market conditions.

Table 11-7: City of Gig Harbor Summary of Deductions		
Deductions/Category	**Vacant**	**Underutilized**
Critical Areas	16.78	7.49
Plat Deductions	38.94	35.98
Capital Facilities	0.00	0.00
Market Factor	36.00	149.86
Total Percent Reduction in Inventory Land	22%	52%
Percent of Vacant or Underutilized Land Available for Capacity	78%	48%

Capacity Results

The housing and employment capacity totals in Table 11-8 and Table 11-9 are derived from the calculations shown in Appendix A: Full Data, Calculation Tables, and Maps. A summary of the countywide capacity results compared to need is shown in Table 1-9 (2030 Housing Target), Table 1-10 (2030 Employment Target), and Table 1-11 (DRAFT 2044 Targets).

DRAFT

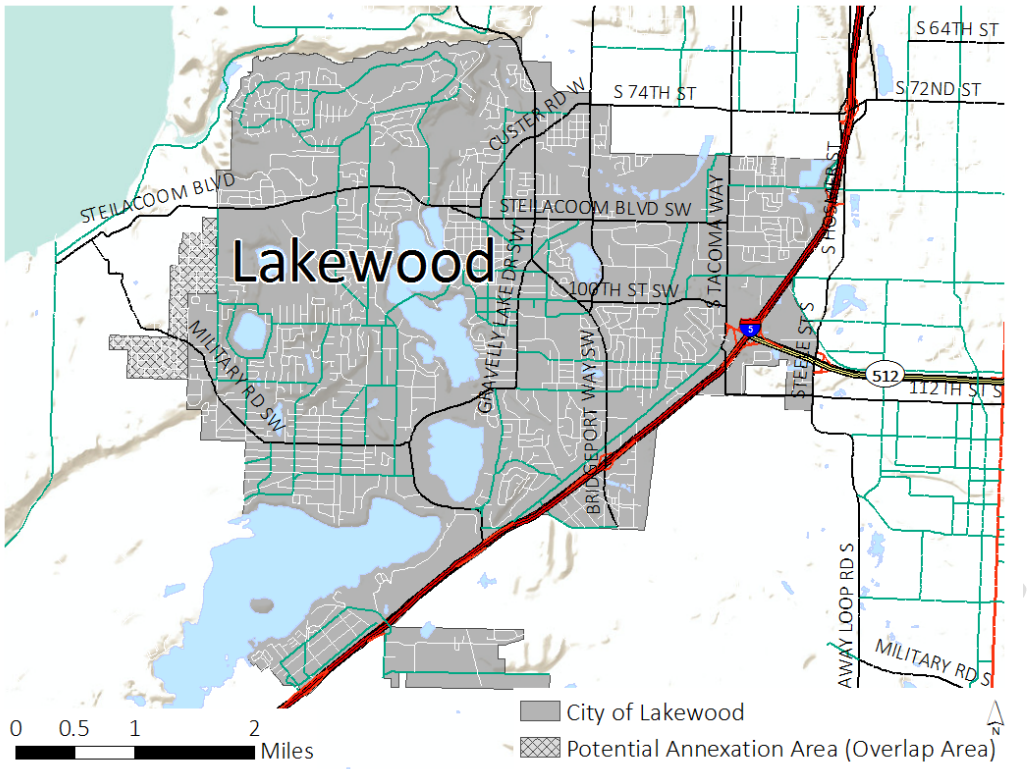
Table 11-8: City of Gig Harbor 2020-2044 Housing Capacity

Zone	Vacant	Underutilized	Vacant Single Unit	Pipeline	Total
B-1	0	0	0	0	0
B-2	0	0	0	0	0
C-1	0	0	0	0	0
DB	0	0	0	0	0
ED	0	0	0	0	0
PCD-BP	0	0	0	20	20
PCD-C	0	0	0	0	0
PCD-RMD	0	0	0	0	0
PI	0	0	0	0	0
PRD	0	0	94	6	100
R-1	444	324	94	89	951
R-2	499	99	16	81	695
R-3	0	3	0	0	3
RB-1	3	6	0	8	17
RB-2	95	38	174	0	307
WC	4	0	0	0	4
WM	0	0	0	0	0
WR	1	0	2	0	3
Total	1,046	470	380	204	2,100

Table 11-9: City of Gig Harbor 2020-2044 Employment Capacity

Zone	Vacant	Underutilized	Pipeline	Total
B-1	12	0	0	12
B-2	416	330	0	746
C-1	171	62	7	240
DB	17	119	0	136
ED	727	142	206	1,075
PCD-BP	121	0	371	492
PCD-C	0	0	0	0
PCD-RMD	0	0	0	0
PI	0	0	0	0
PRD	0	0	0	0
R-1	444	68	0	512
R-2	499	14	0	513
R-3	0	0	0	0
RB-1	3	146	0	149
RB-2	95	462	10	567
WC	4	4	0	8
WM	0	0	0	0
WR	1	0	0	1
Total	2,510	1,347	594	4,451

12 CITY OF LAKEWOOD



The City of Lakewood's Comprehensive Plan and regulations implement densities using gross acreage.

Table 12-1: City of Lakewood Zone Classifications

Zone Classification		Zone Type[1]	Total Acres[2]
AC1	Air Corridor 1	Commercial	243.8
AC2	Air Corridor 2	N/A	196.6
ARC	Arterial Residential/Commercial	Residential	17.8
C1	Commercial One	Commercial	58.7
C2	Commercial Two	Commercial	236.4
C3	Commercial Three	Commercial	25.0
CBD	Central Business District	Mixed Use	267.6
CZ	Clear Zone	N/A	28.6
I1	Industrial One	Industrial	238.6
I2	Industrial Two	Industrial	37.6
IBP	Industrial Business Park	Industrial	335.2
MF1	Multi Family One	Residential	239.2
MF2	Multi Family Two	Residential	218.2
MF3	Multi Family Three	Residential	146.0
MR1	Mixed Residential One	Residential	108.5
MR2	Mixed Residential Two	Residential	151.6

Zone Classification		Zone Type[1]	Total Acres[2]
NC1	Neighborhood Commercial One	Mixed Use	13.9
NC2	Neighborhood Commercial Two	Mixed Use	216.1
OSR1	Open Space & Recreation One	N/A	923.4
OSR2	Open Space & Recreation Two	N/A	474.2
PI	Public/Institutional	Public Use	729.6
R1	Residential One	Residential	366.5
R2	Residential Two	Residential	514.6
R3	Residential Three	Residential	2,326.3
R4	Residential Four	Residential	878.1
TOC	Transit Oriented Commercial	Mixed Use	117.1

[1]For purposes of the Buildable Lands inventory and analysis; not a representation of the City zoning code.
[2]Represents parcel acreage, not zoning coverage.
Sources: City Zoning Code.

DEVELOPMENT TRENDS

This section summarizes permit data observed between January 1, 2013 and December 31, 2020 that is used to monitor observed densities and update the assumptions for future development. The summaries in this section are designed to show the average statistics used to inform the report. Only data pertinent to the Buildable Lands requirements are collected, and incomplete or not-applicable data is omitted; therefore, this Report does not provide a full summary of all development within the jurisdiction. For more detailed summaries by zone/year, see Appendix A: Full Data, Calculation Tables, and Maps.

Table 12-2 shows the average residential density per zone and jurisdiction-wide and is not intended to show the total units/lots created or overall acres consumed. The results reflect the density calculation used by the jurisdiction, and only include a summary of plats and multifamily (3+ attached units) projects. Table 12-3 shows the average floor-to-area ratio (FAR) by zone and the amount of non-residential building square footage developed. The non-residential projects summarized only include new development and omit additions to existing businesses and non-building type improvements.

Table 12-2: City of Lakewood 2013-2020 Residential Trends by Zone[1]

Zone	Net Acres[2]	Lots/Units	Density
ARC	0.78	15	19.23
MF1	2.29	20	8.75
MR1	0.33	2	6.02
MR2	10.06	34	3.38
NC2	3.19	34	10.65
OSR2	41.29	6	0.15
R1	5.83	8	1.37
R2	3.66	6	1.64
R3	32.05	95	2.96
R4	7.95	36	4.53
Total/Avg.	**107.43**	**256**	**2.38**

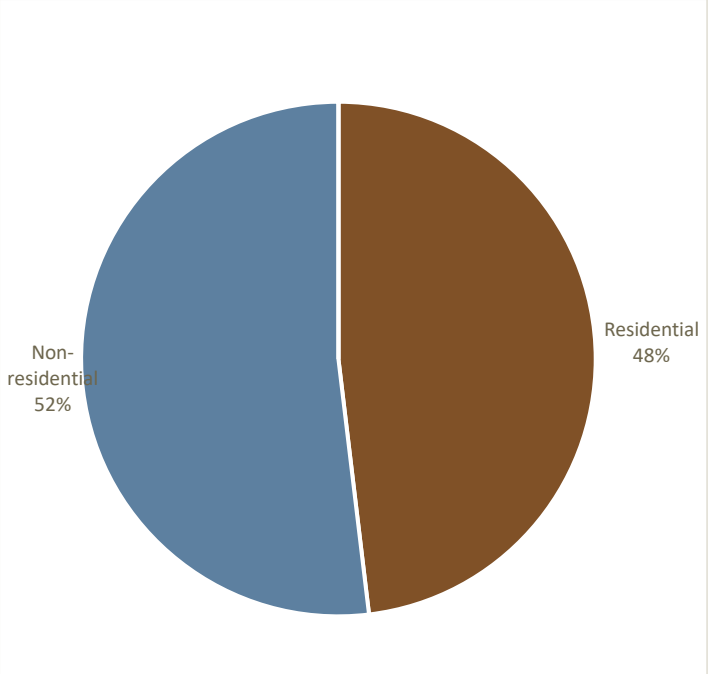
Table 12-3: City of Lakewood 2013-2020 Non-residential Trends by Zone

Zone	Acres	Sq. Ft.	FAR
AC1	16.46	239,208	0.33
C1	3.16	26,464	0.19
C2	7.64	59,764	0.18
CBD	21.35	30,271	0.03
IBP	44.02	909,852	0.47
NC2	6.65	25,829	0.09
PI	9.93	162,000	0.37
TOC	6.55	89,058	0.31
Total/Avg.	**115.76**	**1,542,446**	**0.31**

[1]Includes multifamily and plat data to represent the overall observed density by zone. Does not include single-family permits in order to accurately represent permitted densities; therefore, does not represent the total number of units developed in the timeframe.
Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

While the non-residential development trends are informative to show the percent of land consumed for non-residential purposes (as shown in Figure 12-A), the employment densities used in the capacity assumptions are derived through employment density surveys, as documented in Appendix C: Employment Density Survey. Figure 12-A summarizes the split between residential and non-residential development by zone and the jurisdiction average. The percent split is based on the gross acres developed for each use type and is used to inform the percent split for mixed-use zones, as well as the percent of non-residential uses in residential-only zones.

Figure 12-A: City of Lakewood Residential vs. Non-residential Development Split



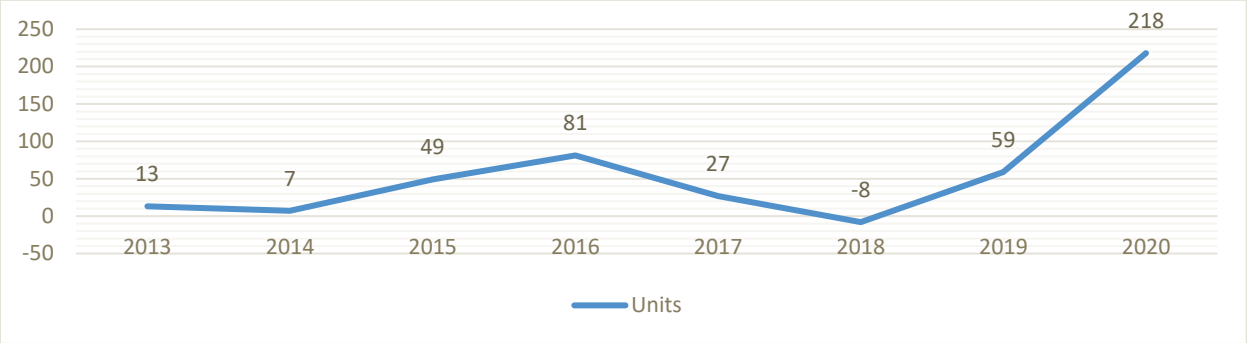
Zone	Use Type Split (Percent)[1]	
	Residential	Non-residential
AC1	0.0%	100.0%
ARC	100.0%	0.0%
C1	0.0%	100.0%
C2	0.0%	100.0%
CBD	0.0%	100.0%
IBP	0.0%	100.0%
MF1	100.0%	0.0%
MR1	100.0%	0.0%
MR2	100.0%	0.0%
NC2	32.4%	67.6%
OSR2	100.0%	0.0%
PI	0.0%	100.0%
R1	100.0%	0.0%
R2	100.0%	0.0%
R3	100.0%	0.0%
R4	100.0%	0.0%
TOC	0.0%	100.0%
Average	**48.1%**	**51.9%**

[1]Does not include single-family permits in order to avoid double-counting acreage.
Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Housing Production Rate

The residential data collected for the Buildable Lands Program tracks the density and other assumptions related to the capacity analysis. The Buildable Lands requirements that were amended in 2017 now require the tracking of housing production to compare to the necessary growth rates to achieve the housing targets. Due to the limitations of the permit data and lack of demolition permit data, Pierce County relies upon the Washington State Office of Financial Management estimates to track the number of housing units built per year in each jurisdiction for the purposes of this Report. The comparison of housing production and housing needs is shown in Table 1-3 (Countywide).

Figure 12-B: City of Lakewood Housing Production Rates (OFM)

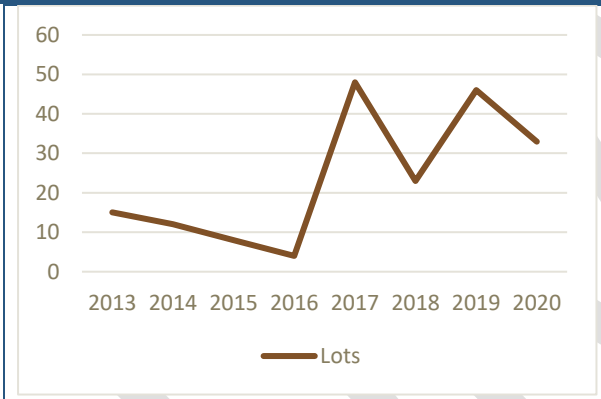


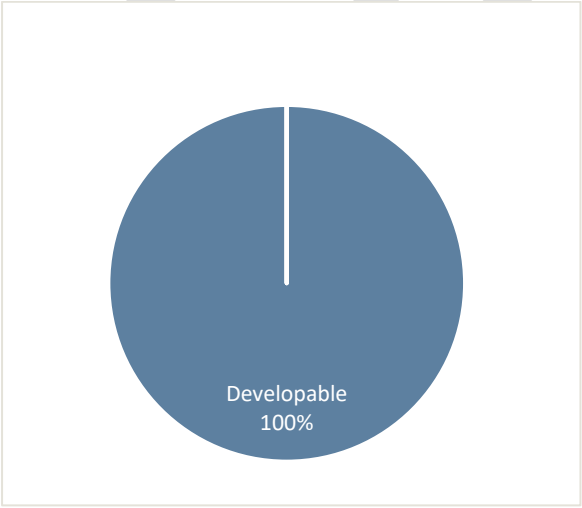
Source: Washington State Office of Financial Management Housing Unit Data (2020).

Platting Activity

Platting activity is used to determine the achieved density for single-family residential zones and to identify the amount of land used for other purposes (whether netted out for density or applied by a regulation and affecting the achieved density). Plat data is used in conjunction with multifamily permits to determine the overall achieved density (as shown in Table 12-2).

Figure 12-C: City of Lakewood Platting Trends





Plat Activity by Year

Year	Lots	Acres	Density
2013	15	43.01	0.35
2014	12	10.71	1.12
2015	8	2.57	3.11
2016	4	0.94	4.26
2017	48	12.25	3.92
2018	23	9.28	2.48
2019	46	17.51	2.63
2020	33	6.52	5.06
Total	**189**	**102.79**	**1.84**

Plat Deductions by Zone (Percent)

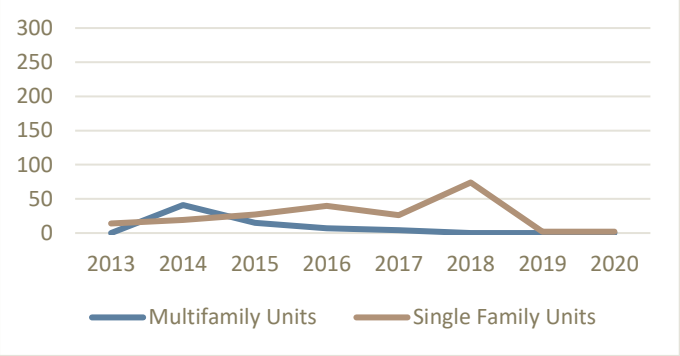
Zone	Roads	Critical Areas	Parks/Open Space	Storm -water
MF1	0.0%	0.0%	0.0%	0.0%
MR1	0.0%	0.0%	0.0%	0.0%
MR2	0.0%	0.0%	0.0%	0.0%
NC2	0.0%	0.0%	0.0%	0.0%
OSR2	0.0%	0.0%	0.0%	0.0%
R1	0.0%	0.0%	0.0%	0.0%
R2	0.0%	0.0%	0.0%	0.0%
R3	0.0%	0.0%	0.0%	0.0%
R4	0.0%	0.0%	0.0%	0.0%
Average	**0.0%**	**0.0%**	**0.0%**	**0.0%**

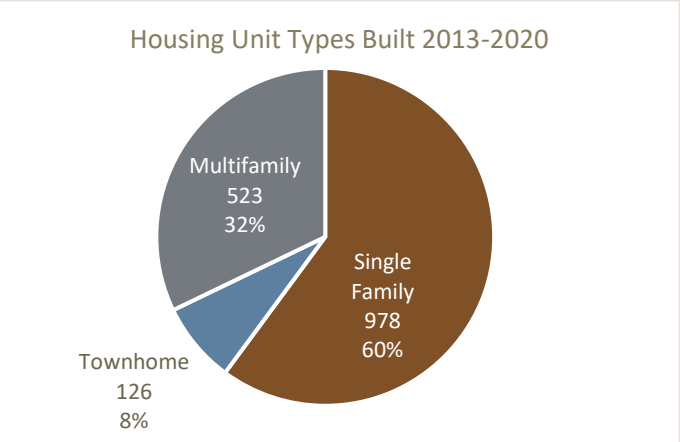
Sources: City Permit Data, Pierce County Auditor Recorded Plats.

Residential Building Trends

Both multifamily and single-family building permits are collected and summarized; however, single-family permit reporting is optional per the Pierce County Countywide Planning Policies and are limited in use for tracking factors affecting development. The single-family permit data is useful for identifying the total number of units built and the average lot size per zone and is provided as supplemental information. The multifamily permit data is used to identify the observed density and amount of land used for residential purposes. Please note that this data differs from the data provided in Figure 12-B due to collection limitations and should not be used to represent housing production in the jurisdiction.

Figure 12-D: City of Lakewood Residential Building Permit Trends





Multifamily Permits by Year

Year	Units	Net Acres	Net Density
2013	-	-	-
2014	41	3.13	13.1
2015	15	0.78	19.23
2016	7	0.52	13.46
2017	4	0.21	19.05
2018	-	-	-
2019	-	-	-
2020	-	-	-
Total	**67**	**4.64**	**14.44**

Single Family Permits by Year (Optional)

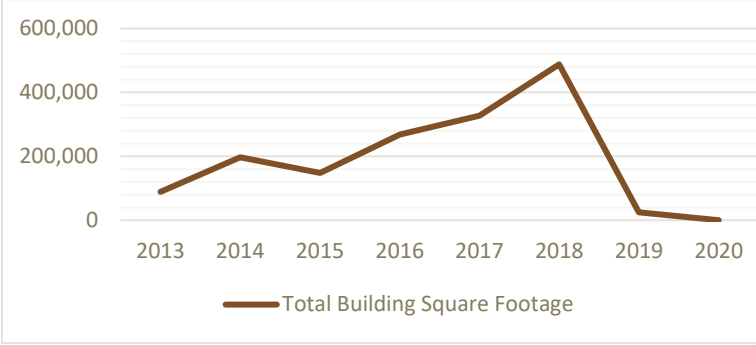
Year	Lots	Acres	Avg. Lot Size
2013	14	3.60	0.26
2014	19	6.43	0.34
2015	27	6.14	0.25
2016	40	9.73	0.28
2017	26	5.29	0.21
2018	74	13.80	0.23
2019	2	0.79	0.4
2020	2	0.17	0.1
Total	**204**	**45.94**	**0.25**

Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Non-residential Building Trends

Non-residential building permits typically include commercial and industrial development; however, public use is often collected and summarized as well when the use type produces jobs. While the project acreage, building square footage, and floor-to-area ratio information is collected and summarized for the report in order to track non-residential development, the employment density is analyzed in a separate report using data other than building permits. The most recent employment density study to support the assumptions in this Report is provided in Appendix C: Employment Density Survey.

Figure 12-E: City of Lakewood Non-residential Permit Trends



Year	Acres	Bldg. SF	FAR
2013	15.67	89,132	0.13
2014	15.17	196,952	0.30
2015	7.61	148,248	0.45
2016	12.72	268,014	0.48
2017	23.05	326,990	0.33
2018	38.84	487,898	0.29
2019	2.70	25,212	0.21
2020	-	-	-
Total	**115.76**	**1,542,446**	**0.31**

Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

ASSUMPTIONS

Assumptions vary by jurisdiction and zone. Table 12-4 and Table 12-5 provide a snapshot of the densities, mixed-use split, and deductions used in the inventory development and capacity calculation tables. The assumptions for each zone are shown in the assumptions column of the capacity calculation tables shown in Appendix A: Full Data, Calculation Tables, and Maps.

Table 12-4: City of Lakewood Assumptions Summary

Zone	Residential		Employment		Market Factor		Land for Capital Facilities
	Percent	Density	Percent	Density	Vacant	Underutilized	
AC1	0%	N/A	100%	8	10%	50%	Parcel Specific
AC2	0%	N/A	0%	N/A	10%	50%	Parcel Specific
ARC	100%	15	0%	28.34	10%	20%	Parcel Specific
C1	0%	N/A	100%	28.34	10%	50%	Parcel Specific
C2	0%	N/A	100%	28.34	10%	50%	Parcel Specific
C3	0%	N/A	100%	28.34	10%	50%	Parcel Specific
CBD	25%	54	75%	28.34	10%	50%	Parcel Specific
CZ	0%	N/A	0%	N/A	N/A	N/A	Parcel Specific
I1	0%	N/A	100%	15	10%	50%	Parcel Specific
I2	0%	N/A	100%	15	10%	50%	Parcel Specific
IBP	0%	N/A	100%	15	10%	50%	Parcel Specific
MF1	100%	22	0%	28.34	10%	20%	Parcel Specific
MF2	100%	35	0%	28.34	10%	20%	Parcel Specific
MF3	100%	54	0%	28.34	10%	20%	Parcel Specific
MR1	100%	8	0%	28.34	10%	20%	Parcel Specific
MR2	100%	14	0%	28.34	10%	20%	Parcel Specific
NC1	15%	22	85%	28.34	10%	50%	Parcel Specific
NC2	15%	35	85%	28.34	10%	50%	Parcel Specific
OSR1	0%	N/A	0%	N/A	N/A	N/A	Parcel Specific
OSR2	0%	N/A	0%	N/A	N/A	N/A	Parcel Specific
PI	0%	N/A	100%	28.34	10%	50%	Parcel Specific
R1	100%	2	0%	28.34	10%	20%	Parcel Specific
R2	100%	2	0%	28.34	10%	20%	Parcel Specific
R3	100%	5	0%	28.34	10%	20%	Parcel Specific
R4	100%	6	0%	28.34	10%	20%	Parcel Specific
TOC	25%	54	75%	28.34	10%	50%	Parcel Specific

The Vacant Single Unit size threshold listed below represents the parcel size used to determine if a vacant property is subdividable or only able to accommodate one unit. Parcels smaller than the size listed are considered Vacant Single Units unless otherwise determined by the jurisdiction during the parcel-specific review.

Table 12-5: City of Lakewood Plat Deductions for Single-Family Residential Zones

Zone	Roads	Critical Areas	Parks/Open Space	Stormwater	Non-residential	Vacant Single Unit
MF1	N/A	N/A	N/A	N/A	5%	N/A
MF2	N/A	N/A	N/A	N/A	5%	N/A
MF3	N/A	N/A	N/A	N/A	5%	N/A
MR1	N/A	N/A	N/A	N/A	5%	N/A
MR2	N/A	N/A	N/A	N/A	5%	N/A
R1	N/A	N/A	N/A	N/A	5%	<1.440 acres
R2	N/A	N/A	N/A	N/A	5%	<0.975 acres
R3	N/A	N/A	N/A	N/A	5%	<0.430 acres
R4	N/A	N/A	N/A	N/A	5%	<0.330 acres

HOUSING AND EMPLOYMENT CAPACITY

Inventory and Capacity Calculation Characteristics

A portion of the inventory is deducted from the gross acreage based on the assumptions identified in the previous section. Table 12-6 shows the characteristics of the initial inventory and Table 12-7 shows the amount of land that was reduced from that initial inventory to be included in the capacity analysis, as documented in the tables and maps in Appendix A: Full Data, Calculation Tables, and Maps.

Table 12-6: City of Lakewood Summary of Vacant and Underutilized Land Characteristics

Characteristics/Category	Vacant	Underutilized	Vacant Single Unit	Pipeline
Total Acreage (Gross	240.26	970.71	61.86	87.85
Average Lot Size (Gross)	0.55	0.57	0.27	1.83
Total Acreage (Net)	184.70	913.56	50.69	81.78
Average Lot Size (Net)	0.42	0.53	0.22	1.70
Percent Critical Areas	23%	6%	18%	7%

The parcel inventory is used to categorize land and the capacity calculations are intended to represent the land available for development; thus, the inventory maps alone do not represent the "buildable land" per the Buildable Lands requirements. Table 12-7 shows the overall percentage of land assumed available as capacity in the 20-year planning period and the deductions made to account for constraints to the inventory and overall market conditions.

Table 12-7: City of Lakewood Summary of Deductions

Deductions/Category	Vacant	Underutilized
Critical Areas	55.56	57.15
Plat Deductions	0.00	0.00
Capital Facilities	0.00	0.00
Market Factor	24.03	301.19
Total Percent Reduction in Inventory Land	10%	31%
Percent of Vacant or Underutilized Land Available for Capacity	90%	69%

Capacity Results

The housing and employment capacity totals in Table 12-8 and Table 12-9 are derived from the calculations shown in Appendix A: Full Data, Calculation Tables, and Maps. A summary of the countywide capacity results compared to need is shown in Table 1-9 (2030 Housing Target), Table 1-10 (2030 Employment Target), and Table 1-11 (DRAFT 2044 Targets).

Table 12-8: City of Lakewood 2020-2044 Housing Capacity

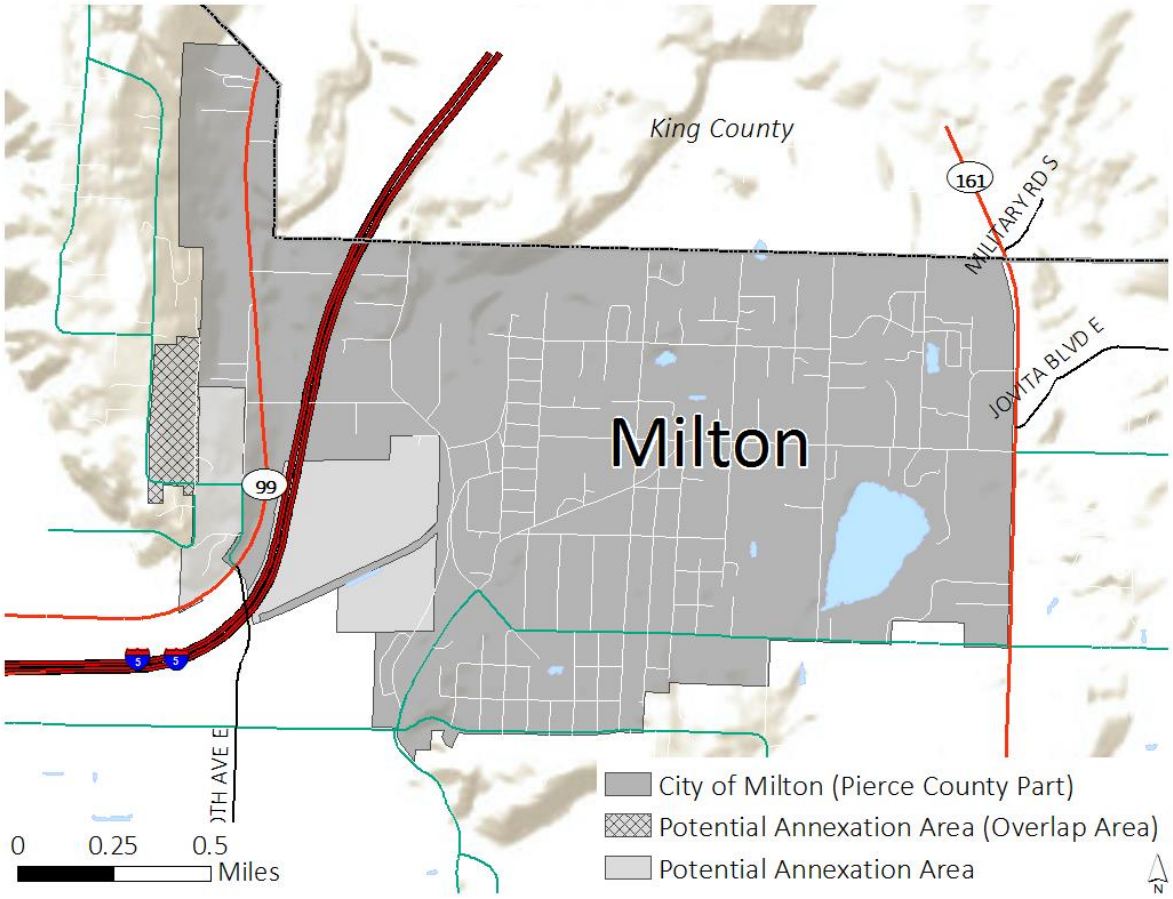
Zone	Vacant	Underutilized	Vacant Single Unit	Pipeline	Total
AC1	0	0	1	0	1
ARC	0	0	0	0	0
C1	0	0	0	0	0
C2	0	0	0	0	0
C3	0	0	0	0	0
CBD	54	788	0	67	909
I1	0	0	0	0	0
I2	0	0	0	0	0
IBP	0	0	0	0	0
MF1	149	1,251	16	5	1,421
MF2	304	1,240	0	80	1,624
MF3	152	1,164	0	1	1,317
MR1	0	147	0	1	148
MR2	48	636	5	5	694
NC1	2	17	0	42	61
NC2	49	458	0	2	509
PI	0	0	0	0	0
R1	22	26	17	1	66
R2	55	97	43	20	215
R3	272	754	90	18	1,134
R4	65	237	58	24	384
TOC	64	245	0	11	320
Total	1,236	7,060	230	277	8,803

Table 12-9: City of Lakewood 2020-2044 Employment Capacity

Zone	Vacant	Underutilized	Pipeline	Total
AC1	17	27	50	94
ARC	0	0	0	0
C1	7	184	0	191
C2	67	305	11	383
C3	378	1,159	282	1,819
CBD	85	775	0	860
I1	0	0	0	0
I2	0	0	0	0
IBP	0	117	822	939
MF1	0	107	72	179
MF2	0	67	0	67
MF3	0	41	0	41
MR1	0	35	0	35
MR2	0	86	0	86
NC1	0	78	2	80
NC2	0	1,313	0	1,313
PI	0	132	0	132
R1	0	25	0	25
R2	0	92	0	92
R3	0	285	0	285
R4	0	75	0	75
TOC	0	241	136	377
Total	554	5,144	1,375	7,073

DRAFT

13 CITY OF MILTON (PIERCE COUNTY PART)



A portion of the City of Milton is in King County; this section represents only the portion within Pierce County. The City of Milton's Comprehensive Plan and regulations implement densities using net acreage.

Table 13-1: City of Milton Zone Classifications

Zone Classification		Zone Type[1]	Total Acres[2]
B	Business District	Commercial	150.7
CF	Community Facilities District	Public Use	38.8
M-1	Light Manufacturing District	Industrial	114.7
MX	Mixed-Use Town Center District	Mixed Use	10.8
OS	Open Space District	N/A	36.2
RM	Residential Multi-Family District	Residential	171.1
RMD	Residential Moderate-Density District	Residential	40.3
RS	Residential Single Family District	Residential	607.2

[1]For purposes of the Buildable Lands inventory and analysis; not a representation of the City zoning code.
[2]Represents parcel acreage, not zoning coverage.
Sources: City Zoning Code.

DEVELOPMENT TRENDS

This section summarizes permit data observed between January 1, 2013 and December 31, 2020 that is used to monitor observed densities and update the assumptions for future development. The summaries in this section are designed to show the average statistics used to inform the report. Only data pertinent to the Buildable Lands requirements are collected, and incomplete or not-applicable data is omitted; therefore, this Report does not provide a full summary of all development within the jurisdiction. For more detailed summaries by zone/year, see Appendix A: Full Data, Calculation Tables, and Maps.

Table 13-2 shows the average residential density per zone and jurisdiction-wide and is not intended to show the total units/lots created or overall acres consumed. The results reflect the density calculation used by the jurisdiction, and only include a summary of plats and multifamily (3+ attached units) projects. Table 13-3 shows the average floor-to-area ratio (FAR) by zone and the amount of non-residential building square footage developed. The non-residential projects summarized only include new development and omit additions to existing businesses and non-building type improvements.

Table 13-2: City of Milton 2013-2020 Residential Trends by Zone[1]

Zone	Net Acres[2]	Lots/Units	Density
RM	0.37	4	10.81
RS	11.69	39	3.34
Total/Avg.	**12.06**	**43**	**3.57**

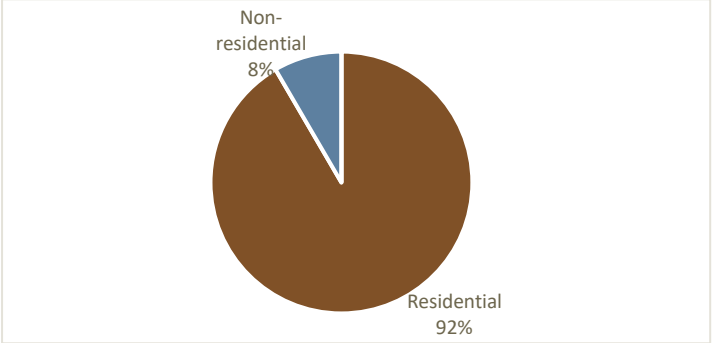
Table 13-3: City of Milton 2013-2020 Non-residential Trends by Zone

Zone	Acres	Sq. Ft.	FAR
B	1.01	4,483	0.10
TC	0.22	405	0.04
Total/Avg.	**1.23**	**4,888**	**0.09**

[1]Includes multifamily and plat data to represent the overall observed density by zone. Does not include single-family permits in order to accurately represent permitted densities; therefore, does not represent the total number of units developed in the timeframe.
Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

While the non-residential development trends are informative to show the percent of land consumed for non-residential purposes (as shown in Figure 13-A), the employment densities used in the capacity assumptions are derived through employment density surveys, as documented in Appendix C: Employment Density Survey. Figure 13-A summarizes the split between residential and non-residential development by zone and the jurisdiction average. The percent split is based on the gross acres developed for each use type and is used to inform the percent split for mixed-use zones, as well as the percent of non-residential uses in residential-only zones.

Figure 13-A: City of Milton Residential vs. Non-residential Development Split



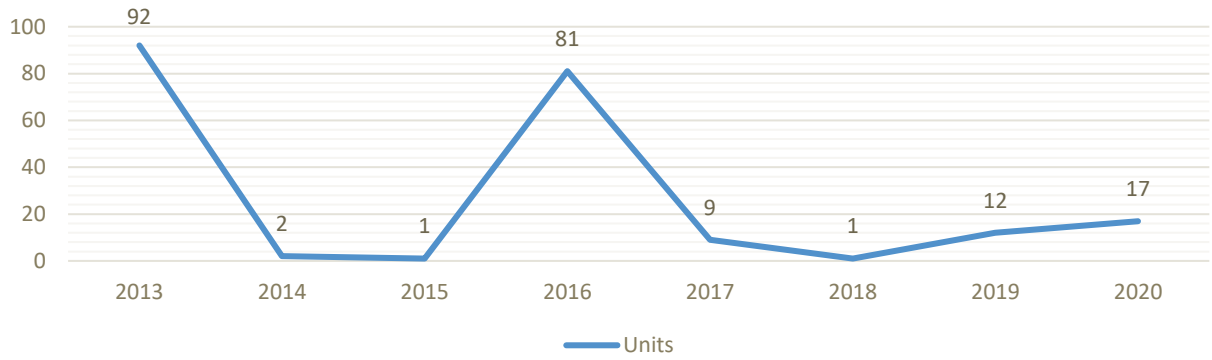
Zone	Use Type Split (Percent)[1]	
	Residential	Non-residential
B	0.0%	100.0%
RM	100.0%	0.0%
RS	100.0%	0.0%
TC	0.0%	100.0%
Average	**91.6%**	**8.4%**

[1]Does not include single-family permits in order to avoid double-counting acreage.
Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Housing Production Rate

The residential data collected for the Buildable Lands Program tracks the density and other assumptions related to the capacity analysis. The Buildable Lands requirements that were amended in 2017 now require the tracking of housing production to compare to the necessary growth rates to achieve the housing targets. Due to the limitations of the permit data and lack of demolition permit data, Pierce County relies upon the Washington State Office of Financial Management estimates to track the number of housing units built per year in each jurisdiction for the purposes of this Report. The comparison of housing production and housing needs is shown in Table 1-3 (Countywide).

Figure 13-B: City of Milton Housing Production Rates (OFM)

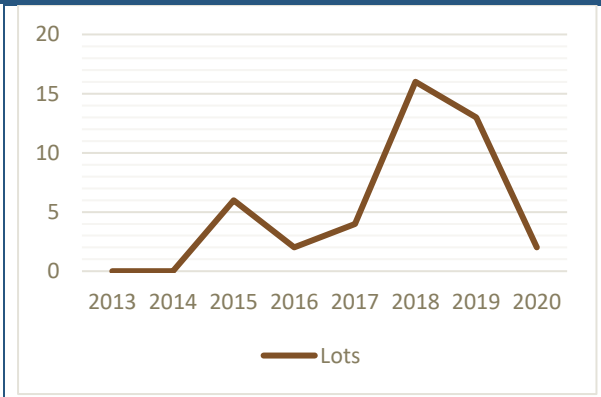


Source: Washington State Office of Financial Management Housing Unit Data (2020).

Platting Activity

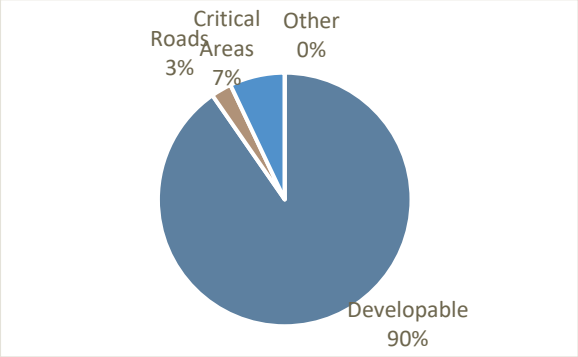
Platting activity is used to determine the achieved density for single-family residential zones and to identify the amount of land used for other purposes (whether netted out for density or applied by a regulation and affecting the achieved density). Plat data is used in conjunction with multifamily permits to determine the overall achieved density (as shown in Table 13-2).

Figure 13-C: City of Milton Platting Trends



Plat Activity by Year

Year	Lots	Acres	Density
2013	-	-	-
2014	-	-	-
2015	6	1.25	4.80
2016	2	0.54	3.68
2017	4	0.80	5.01
2018	16	3.42	4.68
2019	13	3.70	3.51
2020	2	2.35	0.85
Total	**43**	**12.06**	**3.57**



Plat Deductions by Zone (Percent)

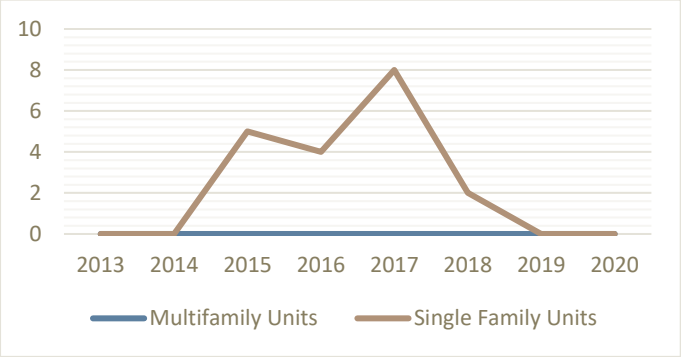
Zone	Roads	Critical Areas	Parks/Open Space	Storm -water
RM	35.1%	0.0%	0.0%	0.0%
RS	1.2%	7.3%	0.0%	0.0%
Average	**2.6%**	**7.0%**	**0.0%**	**0.0%**

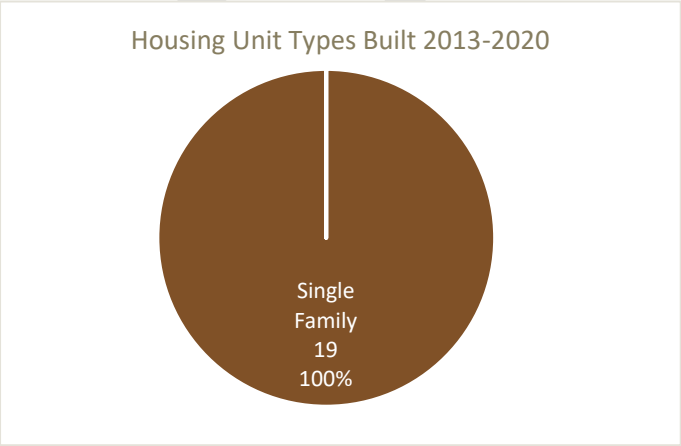
Sources: City Permit Data, Pierce County Auditor Recorded Plats.

Residential Building Trends

Both multifamily and single-family building permits are collected and summarized; however, single-family permit reporting is optional per the Pierce County Countywide Planning Policies and are limited in use for tracking factors affecting development. The single-family permit data is useful for identifying the total number of units built and the average lot size per zone and is provided as supplemental information. The multifamily permit data is used to identify the observed density and amount of land used for residential purposes. Please note that this data differs from the data provided in Figure 13-B due to collection limitations and should not be used to represent housing production in the jurisdiction.

Figure 13-D: City of Milton Residential Building Permit Trends





Multifamily Permits by Year

No multifamily residential development was observed in the timeframe

Single Family Permits by Year (Optional)

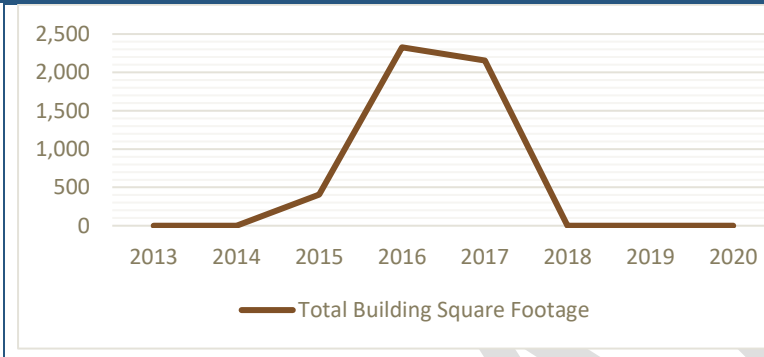
Year	Lots	Acres	Avg. Lot Size
2013	-	-	-
2014	-	-	-
2015	5	1.32	0.26
2016	4	0.96	0.32
2017	8	1.79	0.22
2018	2	0.61	0.31
2019	-	-	-
2020	-	-	-
Total	**19**	**4.68**	**0.26**

Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Non-residential Building Trends

Non-residential building permits typically include commercial and industrial development; however, public use is often collected and summarized as well when the use type produces jobs. While the project acreage, building square footage, and floor-to-area ratio information is collected and summarized for the report in order to track non-residential development, the employment density is analyzed in a separate report using data other than building permits. The most recent employment density study to support the assumptions in this Report is provided in Appendix C: Employment Density Survey.

Figure 13-E: City of Milton Non-residential Permit Trends



Year	Acres	Bldg. SF	FAR
2013	-	-	-
2014	-	-	-
2015	0.22	405	0.04
2016	0.31	2,327	0.17
2017	0.70	2,156	0.07
2018	-	-	-
2019	-	-	-
2020	-	-	-
Total	**1.23**	**4,888**	**0.09**

Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

ASSUMPTIONS

Assumptions vary by jurisdiction and zone. Table 13-4 and Table 13-5 provide a snapshot of the densities, mixed-use split, and deductions used in the inventory development and capacity calculation tables. The assumptions for each zone are shown in the assumptions column of the capacity calculation tables shown in Appendix A: Full Data, Calculation Tables, and Maps.

Table 13-4: City of Milton Assumptions Summary

Zone	Residential		Employment		Market Factor		Land for Capital Facilities
	Percent	Density	Percent	Density	Vacant	Underutilized	
B	0%	N/A	100%	20	5%	35%	Parcel Specific
CF	0%	N/A	100%	20	5%	35%	Parcel Specific
M-1	0%	N/A	100%	9	5%	35%	Parcel Specific
MX	60%	8	40%	20	5%	35%	Parcel Specific
OS	0%	N/A	0%	N/A	5%	35%	Parcel Specific
RM	100%	8	0%	20	5%	35%	Parcel Specific
RMD	100%	8	0%	20	5%	35%	Parcel Specific
RS	100%	3	0%	20	5%	35%	Parcel Specific

The Vacant Single Unit size threshold listed below represents the parcel size used to determine if a vacant property is subdividable or only able to accommodate one unit. Parcels smaller than the size listed are considered Vacant Single Units unless otherwise determined by the jurisdiction during the parcel-specific review.

Table 13-5: City of Milton Plat Deductions for Single-Family Residential Zones						
Zone	Roads	Critical Areas	Parks/Open Space	Stormwater	Non-residential	Vacant Single Unit
RM	15%	GIS	N/A	N/A	2%	<0.39 acres
RMD	15%	GIS	N/A	N/A	2%	<0.23 acres
RS	15%	GIS	N/A	N/A	2%	<0.39 acres

HOUSING AND EMPLOYMENT CAPACITY

Inventory and Capacity Calculation Characteristics

A portion of the inventory is deducted from the gross acreage based on the assumptions identified in the previous section. Table 13-6 shows the characteristics of the initial inventory and Table 13-7 shows the amount of land that was reduced from that initial inventory to be included in the capacity analysis, as documented in the tables and maps in Appendix A: Full Data, Calculation Tables, and Maps.

Table 13-6: City of Milton Summary of Vacant and Underutilized Land Characteristics				
Characteristics/Category	Vacant	Underutilized	Vacant Single Unit	Pipeline
Total Acreage (Gross	240.26	970.71	61.86	87.85
Average Lot Size (Gross)	0.55	0.57	0.27	1.83
Total Acreage (Net)	184.70	913.56	50.69	81.78
Average Lot Size (Net)	0.42	0.53	0.22	1.70
Percent Critical Areas	23%	6%	18%	7%

The parcel inventory is used to categorize land and the capacity calculations are intended to represent the land available for development; thus, the inventory maps alone do not represent the "buildable land" per the Buildable Lands requirements. Table 13-7 shows the overall percentage of land assumed available as capacity in the 20-year planning period and the deductions made to account for constraints to the inventory and overall market conditions.

Table 13-7: City of Milton Summary of Deductions		
Deductions/Category	Vacant	Underutilized
Critical Areas	55.56	57.15
Plat Deductions	8.11	18.88
Capital Facilities	0.00	0.00
Market Factor	4.48	69.19
Total Percent Reduction in Inventory Land	29%	45%
Percent of Vacant or Underutilized Land Available for Capacity	71%	55%

Capacity Results

The housing and employment capacity totals in Table 13-8 and Table 13-9 are derived from the calculations shown in Appendix A: Full Data, Calculation Tables, and Maps. A summary of the countywide capacity results compared to need is shown in Table 1-9 (2030 Housing Target), Table 1-10 (2030 Employment Target), and Table 1-11 (DRAFT 2044 Targets).

Table 13-8: City of Milton 2020-2044 Housing Capacity

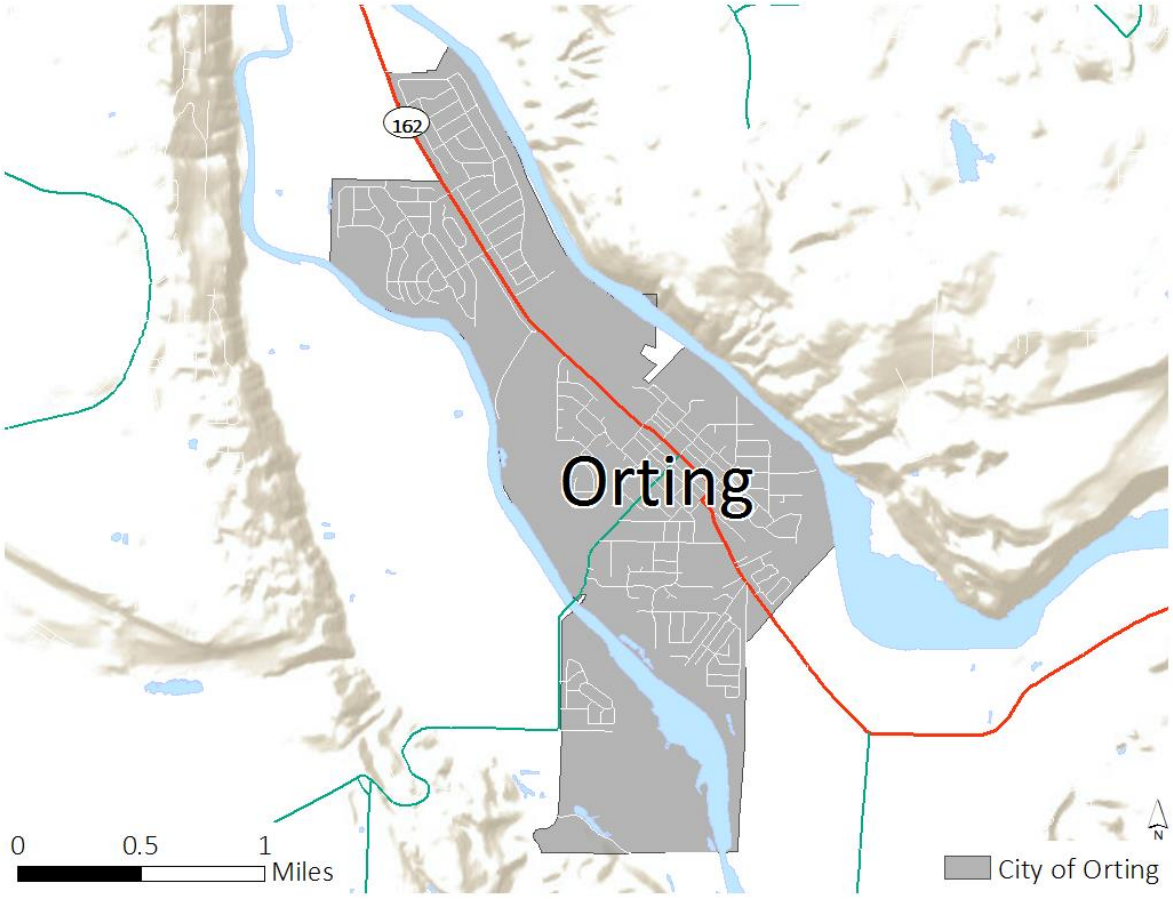
Zone	Vacant	Underutilized	Vacant Single Unit	Pipeline	Total
B	0	0	0	0	0
CF	0	0	0	0	0
M-1	0	0	0	0	0
MX	13	15	0	0	28
RM	53	170	8	0	231
RMD	12	32	5	0	49
RS	104	126	77	2	309
Total	182	343	90	2	617

Table 13-9: City of Milton 2020-2044 Employment Capacity

Zone	Vacant	Underutilized	Pipeline	Total
B	484	499	20	1,003
CF	0	36	0	36
M-1	130	261	0	391
MX	22	26	0	48
RM	3	14	0	17
RMD	1	3	0	4
RS	0	0	0	0
Total	640	839	20	1,499

DRAFT

14 CITY OF ORTING



The City of Orting's Comprehensive Plan and regulations implement densities using net acreage, subtracting out roads, critical areas, and parks.

Table 14-1: City of Orting Zone Classifications

Zone Classification		Zone Type[1]	Total Acres[2]
LM	Light Manufacturing	Industrial	0.9
MUTC	Mixed Use – Town Center	Mixed Use	48.7
MUTCN	Mixed Use – Town Center North	Mixed Use	65.3
OS	Open Space & Recreation	N/A	87.3
PF	Public Facilities	Public Use	381.5
RC	Residential – Conservation	Residential	166.3
RMF	Residential – Multi-family	Residential	38.0
RU	Residential – Urban	Residential	729.0

[1]For purposes of the Buildable Lands inventory and analysis; not a representation of the City zoning code.
[2]Represents parcel acreage, not zoning coverage.
Sources: City Zoning Code.

DEVELOPMENT TRENDS

This section summarizes permit data observed between January 1, 2013 and December 31, 2020 that is used to monitor observed densities and update the assumptions for future development. The summaries in this section are designed to show the average statistics used to inform the report. Only data pertinent to the Buildable Lands requirements are collected, and incomplete or not-applicable data is omitted; therefore, this Report does not provide a full summary of all development within the jurisdiction. For more detailed summaries by zone/year, see Appendix A: Full Data, Calculation Tables, and Maps.

Table 14-2 shows the average residential density per zone and jurisdiction-wide and is not intended to show the total units/lots created or overall acres consumed. The results reflect the density calculation used by the jurisdiction, and only include a summary of plats and multifamily (3+ attached units) projects. Table 14-3 shows the average floor-to-area ratio (FAR) by zone and the amount of non-residential building square footage developed. The non-residential projects summarized only include new development and omit additions to existing businesses and non-building type improvements.

Table 14-2: City of Orting 2013-2020 Residential Trends by Zone[1]

Zone	Net Acres[2]	Lots/Units	Density
MUTC	0.23	2	8.70
RU	106.34	418	3.93
Total/Avg.	**106.57**	**420**	**3.94**

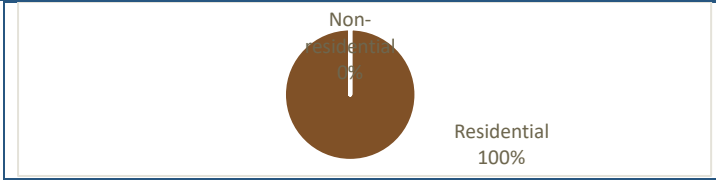
[1]Includes multifamily and plat data to represent the overall observed density by zone. Does not include single-family permits in order to accurately represent permitted densities; therefore, does not represent the total number of units developed in the timeframe.
Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Table 14-3: City of Orting 2013-2020 Non-residential Trends by Zone

No non-residential development has been observed in the timeframe.

While the non-residential development trends are informative to show the percent of land consumed for non-residential purposes (as shown in Figure 14-A), the employment densities used in the capacity assumptions are derived through employment density surveys, as documented in Appendix C: Employment Density Survey. Figure 14-A summarizes the split between residential and non-residential development by zone and the jurisdiction average. The percent split is based on the gross acres developed for each use type and is used to inform the percent split for mixed-use zones, as well as the percent of non-residential uses in residential-only zones.

Figure 14-A: City of Orting Residential vs. Non-residential Development Split



Zone	Use Type Split (Percent)[1]	
	Residential	Non-residential
MUTC	100%	0%
RU	100%	0%
Average	**100%**	**0%**

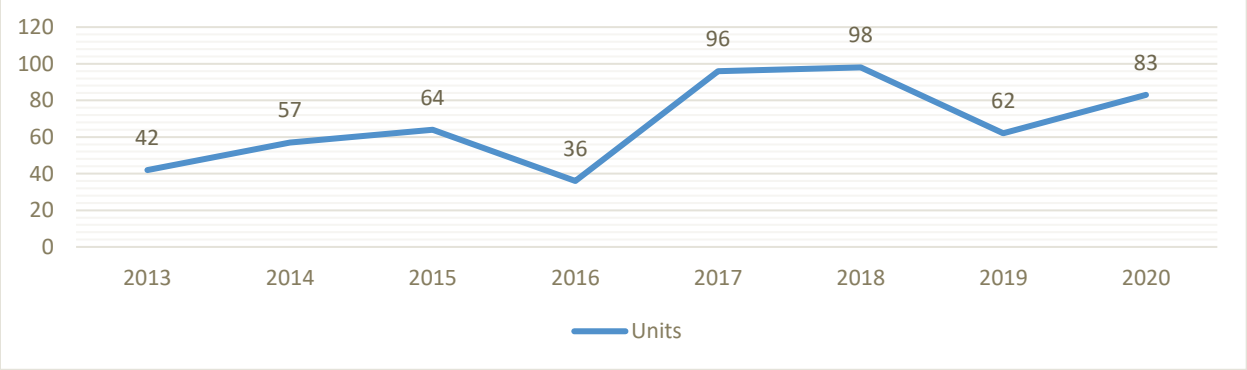
[1]Does not include single-family permits in order to avoid double-counting acreage.
Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Housing Production Rate

The residential data collected for the Buildable Lands Program tracks the density and other assumptions related to the capacity analysis. The Buildable Lands requirements that were amended in 2017 now require the tracking of housing production to compare to the necessary growth rates to achieve the

housing targets. Due to the limitations of the permit data and lack of demolition permit data, Pierce County relies upon the Washington State Office of Financial Management estimates to track the number of housing units built per year in each jurisdiction for the purposes of this Report. The comparison of housing production and housing needs is shown in Table 1-3 (Countywide).

Figure 14-B: City of Orting Housing Production Rates (OFM)

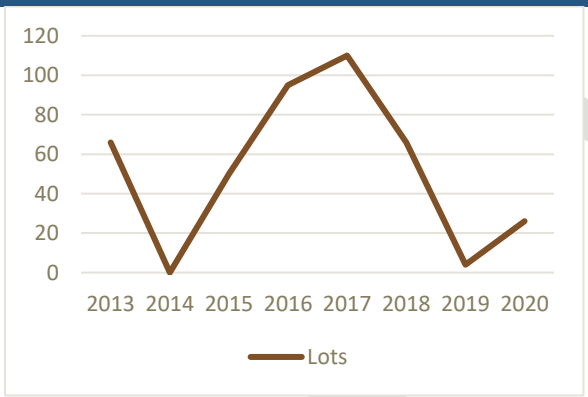


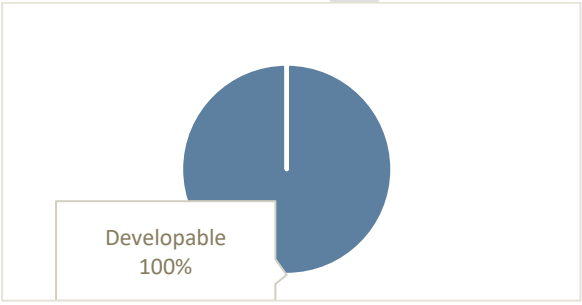
Source: Washington State Office of Financial Management Housing Unit Data (2020).

Platting Activity

Platting activity is used to determine the achieved density for single-family residential zones and to identify the amount of land used for other purposes (whether netted out for density or applied by a regulation and affecting the achieved density). Plat data is used in conjunction with multifamily permits to determine the overall achieved density (as shown in Table 14-2).

Figure 14-C: City of Orting Platting Trends





Plat Activity by Year

Year	Lots	Acres	Density
2013	66	15.37	4.29
2014	-	-	-
2015	50	11.30	4.42
2016	95	19.56	4.86
2017	110	30.52	3.60
2018	66	16.40	4.02
2019	4	1.20	3.33
2020	26	11.75	2.21
Total	**417**	**106.10**	**3.93**

Plat Deductions by Zone (Percent)

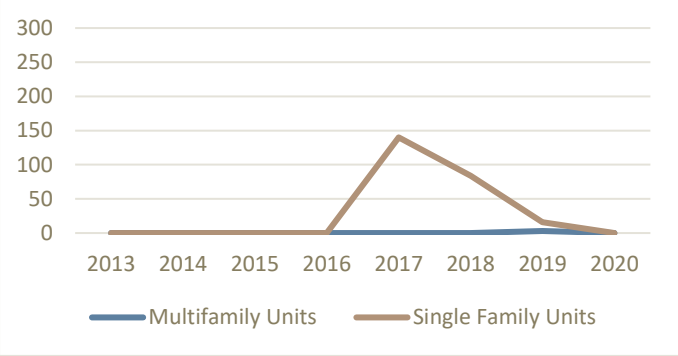
Zone	Roads	Critical Areas	Parks/Open Space	Storm -water
MUTC	0.0%	0.0%	0.0%	0.0%
RU	0.0%	0.0%	0.0%	0.0%
Average	**0.0%**	**0.0%**	**0.0%**	**0.0%**

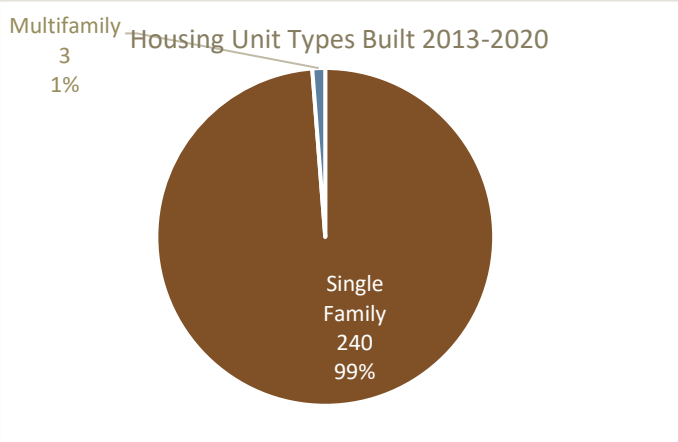
Sources: City Permit Data, Pierce County Auditor Recorded Plats.

Residential Building Trends

Both multifamily and single-family building permits are collected and summarized; however, single-family permit reporting is optional per the Pierce County Countywide Planning Policies and are limited in use for tracking factors affecting development. The single-family permit data is useful for identifying the total number of units built and the average lot size per zone and is provided as supplemental information. The multifamily permit data is used to identify the observed density and amount of land used for residential purposes. Please note that this data differs from the data provided in Figure 14-B due to collection limitations and should not be used to represent housing production in the jurisdiction.

Figure 14-D: City of Orting Residential Building Permit Trends





Multifamily Permits by Year

Year	Units	Net Acres	Net Density
2013	-	-	-
2014	-	-	-
2015	-	-	-
2016	-	-	-
2017	-	-	-
2018	-	-	-
2019	3	0.47	6.38
2020	-	-	-
Total	**3**	**0.47**	**6.38**

Single Family Permits by Year (Optional)

Year	Lots	Acres	Avg. Lot Size
2013	-	-	-
2014	-	-	-
2015	-	-	-
2016	-	-	-
2017	140	23.58	0.17
2018	84	20.22	0.24
2019	16	3.77	0.23
2020	-	-	-
Total/Avg.	**240**	**47.58**	**0.20**

Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Non-residential Building Trends

Non-residential building permits typically include commercial and industrial development; however, public use is often collected and summarized as well when the use type produces jobs. While the project acreage, building square footage, and floor-to-area ratio information is collected and summarized for the report in order to track non-residential development, the employment density is analyzed in a separate report using data other than building permits. The most recent employment density study to support the assumptions in this Report is provided in Appendix C: Employment Density Survey.

Figure 14-E: City of Orting Non-residential Permit Trends

No non-residential development has been observed in the timeframe.

ASSUMPTIONS

Assumptions vary by jurisdiction and zone. Table 14-4 and Table 14-5 provide a snapshot of the densities, mixed-use split, and deductions used in the inventory development and capacity calculation tables. The assumptions for each zone are shown in the assumptions column of the capacity calculation tables shown in Appendix A: Full Data, Calculation Tables, and Maps

Table 14-4: City of Orting Assumptions Summary

Zone	Residential		Employment		Market Factor		Land for Capital Facilities
	Percent	Density	Percent	Density	Vacant	Underutilized	
LM	0%	N/A	100%	9	4%	50%	
MUTC	50%	6	50%	20	1%R/4%C	50%	
MUTCN	50%	10	50%	20	1%R/4%C	50%	
OS	0%	N/A	0%	N/A	N/A	N/A	N/A
PF	0%	N/A	100%	20	4%	50%	
RC	100%	0.5	0%	N/A	1%	50%	
RMF	100%	6	0%	N/A	1%	50%	
RU	100%	4	0%	N/A	1%	50%	

The Vacant Single Unit size threshold listed below represents the parcel size used to determine if a vacant property is subdividable or only able to accommodate one unit. Parcels smaller than the size listed are considered Vacant Single Units unless otherwise determined by the jurisdiction during the parcel-specific review.

Table 14-5: City of Orting Plat Deductions for Single-Family Residential Zones

Zone	Roads	Critical Areas	Parks/Open Space	Stormwater	Non-residential	Vacant Single Unit
RC	10%	7.5%	6.2%	0%	0%	<4.50 acres
RMF	10%	7.5%	6.2%	0%	0%	<0.31 acres
RU	10%	7.5%	6.2%	0%	0%	<0.42 acres

HOUSING AND EMPLOYMENT CAPACITY

Inventory and Capacity Calculation Characteristics

A portion of the inventory is deducted from the gross acreage based on the assumptions identified in the previous section. Table 14-6 shows the characteristics of the initial inventory and Table 14-7 shows the amount of land that was reduced from that initial inventory to be included in the capacity analysis, as documented in the tables and maps in Appendix A: Full Data, Calculation Tables, and Maps.

Table 14-6: City of Orting Summary of Vacant and Underutilized Land Characteristics				
Characteristics/Category	Vacant	Underutilized	Vacant Single Unit	Pipeline
Total Acreage (Gross	181.85	70.78	11.97	20.92
Average Lot Size (Gross)	3.37	1.14	0.33	4.18
Total Acreage (Net)	110.12	31.49	2.26	4.96
Average Lot Size (Net)	2.04	0.51	0.06	0.99
Percent Critical Areas	39%	56%	81%	76%

The parcel inventory is used to categorize land and the capacity calculations are intended to represent the land available for development; thus, the inventory maps alone do not represent the "buildable land" per the Buildable Lands requirements. Table 14-7 shows the overall percentage of land assumed available as capacity in the 20-year planning period and the deductions made to account for constraints to the inventory and overall market conditions.

Table 14-7: City of Orting Summary of Deductions		
Deductions/Category	Vacant	Underutilized
Critical Areas	71.73	39.29
Infrastructure Gaps	3.45	3.74
Plat Deductions	0.00	0.00
Capital Facilities	3.32	13.92
Market Factor	36%	80%
Total Percent Reduction in Inventory Land	64%	20%
Percent of Vacant or Underutilized Land Available for Capacity	71.73	39.29

Capacity Results

The housing and employment capacity totals in Table 14-8 and Table 14-9 are derived from the calculations shown in Appendix A: Full Data, Calculation Tables, and Maps. A summary of the countywide capacity results compared to need is shown in Table 1-9 (2030 Housing Target), Table 1-10 (2030 Employment Target), and Table 1-11 (DRAFT 2044 Targets).

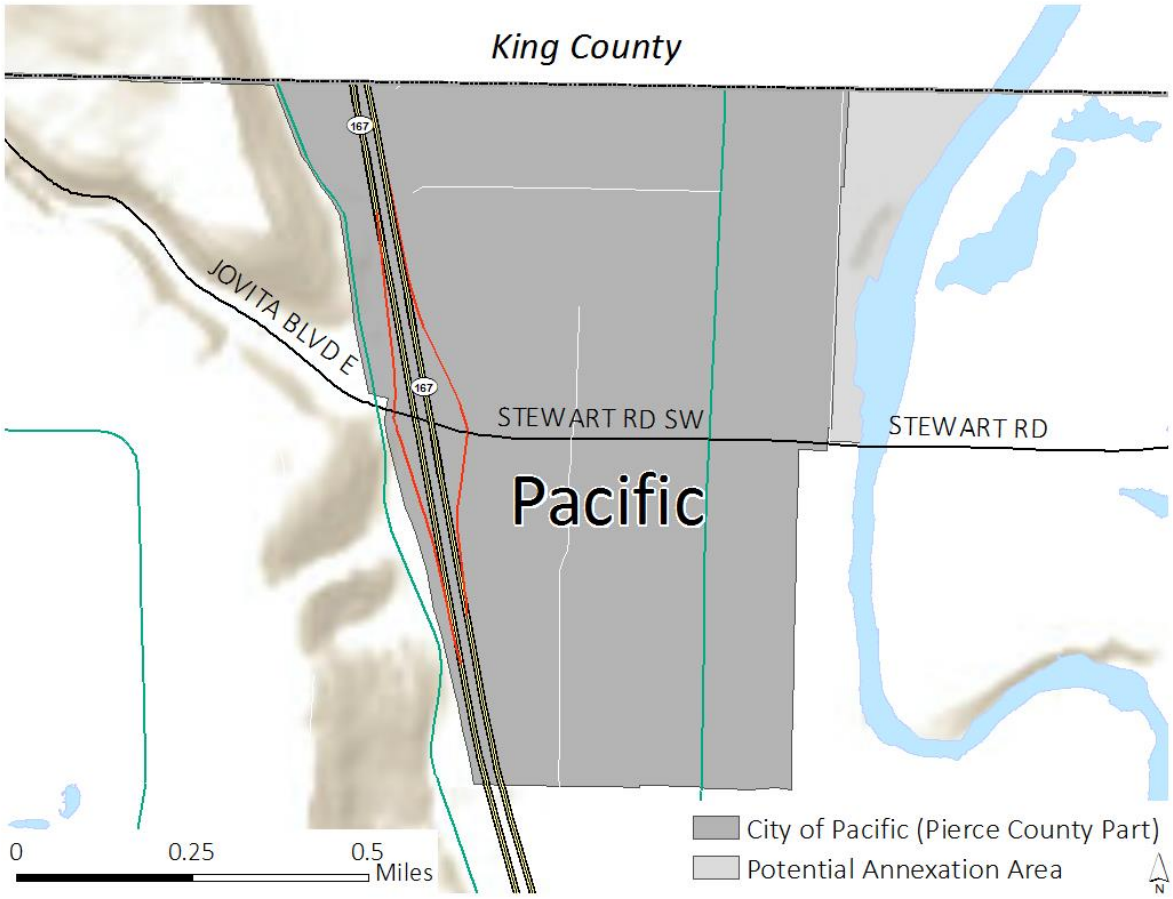
Table 14-8: City of Orting 2020-2044 Housing Capacity					
Zone	Vacant	Underutilized	Vacant Single Unit	Pipeline	Total
LM	0	0	0	0	**0**
MUTC	120	24	0	0	**144**
MUTCN	166	0	0	0	**166**
PF	0	0	0	0	**0**
RC	0	1	0	0	**1**
RMF	10	6	0	0	**16**
RU	35	12	0	0	**47**
Total	**331**	**43**	**0**	**0**	**374**

Table 14-9: City of Orting 2020-2044 Employment Capacity

Zone	Vacant	Underutilized	Pipeline	Total
LM	0	0	0	0
MUTC	713	79	0	792
MUTCN	646	0	0	646
PF	0	0	0	0
RC	0	0	0	0
RMF	0	0	0	0
RU	0	0	0	0
Total	1,359	79	0	1,438

DRAFT

15 CITY OF PACIFIC (PIERCE COUNTY PART)



A portion of the City of Pacific is in King County; this section represents only the portion within Pierce County. The City does not have any residential-zoned land in Pierce County.

Table 15-1: City of Pacific Zone Classifications

Zone Classification		Zone Type[1]	Total Acres[2]
C	Commercial	Commercial	73.5
LI	Light Industrial	Industrial	191.0
OP	Office Park	Commercial	24.0
PL	Public Land	Public Use	1.6

[1]For purposes of the Buildable Lands inventory and analysis; not a representation of the City zoning code.
[2]Represents parcel acreage, not zoning coverage.
Sources: City Zoning Code.

DEVELOPMENT TRENDS

This section summarizes permit data observed between January 1, 2013 and December 31, 2020 that is used to monitor observed densities and update the assumptions for future development. The summaries in this section are designed to show the average statistics used to inform the report. Only

data pertinent to the Buildable Lands requirements are collected, and incomplete or not-applicable data is omitted; therefore, this Report does not provide a full summary of all development within the jurisdiction. For more detailed summaries by zone/year, see Appendix A: Full Data, Calculation Tables, and Maps.

Table 15-2 shows the average residential density per zone and jurisdiction-wide and is not intended to show the total units/lots created or overall acres consumed. The results reflect the density calculation used by the jurisdiction, and only include a summary of plats and multifamily (3+ attached units) projects. Table 15-3 shows the average floor-to-area ratio (FAR) by zone and the amount of non-residential building square footage developed. The non-residential projects summarized only include new development and omit additions to existing businesses and non-building type improvements.

Table 15-2: City of Pacific 2013-2020 Residential Trends by Zone[1]

The portion of City of Pacific within Pierce County does not contain residential land, and no residential development has been observed in the timeframe.

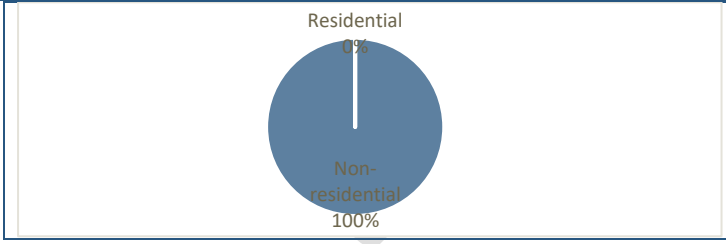
Table 15-3: City of Pacific 2013-2020 Non-residential Trends by Zone

Zone	Acres	Sq. Ft.	FAR
C	4.24	21,313	0.12
LI	16.11	293,492	0.42
OP	1.68	7,500	0.10
Total/Avg.	**22.03**	**322,305**	**0.34**

[1]Includes multifamily and plat data to represent the overall observed density by zone. Does not include single-family permits in order to accurately represent permitted densities; therefore, does not represent the total number of units developed in the timeframe.
Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

While the non-residential development trends are informative to show the percent of land consumed for non-residential purposes (as shown in Figure 15-A), the employment densities used in the capacity assumptions are derived through employment density surveys, as documented in Appendix C: Employment Density Survey. Figure 15-A summarizes the split between residential and non-residential development by zone and the jurisdiction average. The percent split is based on the gross acres developed for each use type and is used to inform the percent split for mixed-use zones, as well as the percent of non-residential uses in residential-only zones.

Figure 15-A: City of Pacific Residential vs. Non-residential Development Split



Zone	Use Type Split (Percent)[1]	
	Residential	Non-residential
OP	0%	100%
LI	0%	100%
C	0%	100%
Average	**0%**	**100%**

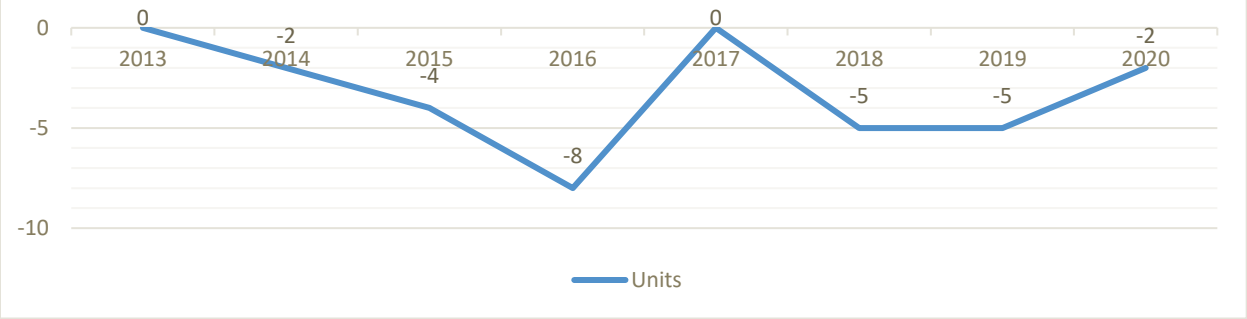
[1]Does not include single-family permits in order to avoid double-counting acreage.
Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Housing Production Rate

The residential data collected for the Buildable Lands Program tracks the density and other assumptions related to the capacity analysis. The Buildable Lands requirements that were amended in 2017 now require the tracking of housing production to compare to the necessary growth rates to achieve the housing targets. Due to the limitations of the permit data and lack of demolition permit data, Pierce County relies upon the Washington State Office of Financial Management estimates to track the number

of housing units built per year in each jurisdiction for the purposes of this Report. The comparison of housing production and housing needs is shown in Table 1-3 (Countywide).

Figure 15-B: City of Pacific Housing Production Rates (OFM)



Source: Washington State Office of Financial Management Housing Unit Data (2020).

Platting Activity

Platting activity is used to determine the achieved density for single-family residential zones and to identify the amount of land used for other purposes (whether netted out for density or applied by a regulation and affecting the achieved density). Plat data is used in conjunction with multifamily permits to determine the overall achieved density (as shown in Table 15-2).

Figure 15-C: City of Pacific County Platting Trends

The portion of City of Pacific within Pierce County does not contain residential land, and no residential platting activity has been observed in the timeframe.

Residential Building Trends

Both multifamily and single-family building permits are collected and summarized; however, single-family permit reporting is optional per the Pierce County Countywide Planning Policies and are limited in use for tracking factors affecting development. The single-family permit data is useful for identifying the total number of units built and the average lot size per zone and is provided as supplemental information. The multifamily permit data is used to identify the observed density and amount of land used for residential purposes. Please note that this data differs from the data provided in Figure 15-B due to collection limitations and should not be used to represent housing production in the jurisdiction.

Figure 15-D: City of Pacific Residential Building Permit Trends

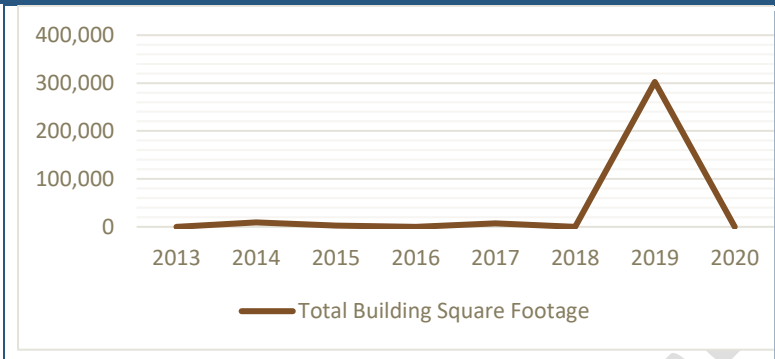
The portion of City of Pacific within Pierce County does not contain residential land, and no residential development has been observed in the timeframe.

Non-residential Building Trends

Non-residential building permits typically include commercial and industrial development; however, public use is often collected and summarized as well when the use type produces jobs. While the project acreage, building square footage, and floor-to-area ratio information is collected and summarized for the report in order to track non-residential development, the employment density is analyzed in a separate report using data other than building permits. The most recent employment

density study to support the assumptions in this Report is provided in Appendix C: Employment Density Survey.

Figure 15-E: City of Pacific Non-residential Permit Trends



Year	Acres	Bldg. SF	FAR
2013	-	-	-
2014	2.45	9,540	0.09
2015	2.58	2,880	0.03
2016	-	-	-
2017	1.68	7,500	0.10
2018	-	-	-
2019	15.31	302,385	0.45
2020	-	-	-
Total	**22.03**	**322,305**	**0.34**

Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

ASSUMPTIONS

Assumptions vary by jurisdiction and zone. Table 15-4 and Table 15-5 provide a snapshot of the densities, mixed-use split, and deductions used in the inventory development and capacity calculation tables. The assumptions for each zone are shown in the assumptions column of the capacity calculation tables shown in Appendix A: Full Data, Calculation Tables, and Maps.

Table 15-4: City of Pacific Assumptions Summary

Zone	Residential		Employment		Market Factor		Land for Capital Facilities
	Percent	Density	Percent	Density	Vacant	Underutilized	
C	0%	N/A	100%	20	0%	25%	Parcel Specific
LI	0%	N/A	100%	16.00	0%	25%	Parcel Specific
OP	0%	N/A	100%	20	0%	25%	Parcel Specific
PL	0%	N/A	100%	20	0%	25%	Parcel Specific

The Vacant Single Unit size threshold listed below represents the parcel size used to determine if a vacant property is subdividable or only able to accommodate one unit. Parcels smaller than the size listed are considered Vacant Single Units unless otherwise determined by the jurisdiction during the parcel-specific review.

Table 15-5: City of Pacific Plat Deductions for Single-Family Residential Zones

The portion of City of Pacific within Pierce County does not contain any residential-zoned land.

HOUSING AND EMPLOYMENT CAPACITY

Inventory and Capacity Calculation Characteristics

A portion of the inventory is deducted from the gross acreage based on the assumptions identified in the previous section. Table 15-6 shows the characteristics of the initial inventory and Table 15-7 shows the amount of land that was reduced from that initial inventory to be included in the capacity analysis, as documented in the tables and maps in Appendix A: Full Data, Calculation Tables, and Maps.

Table 15-6: City of Pacific Summary of Vacant and Underutilized Land Characteristics

Characteristics/Category	Vacant	Underutilized	Vacant Single Unit	Pipeline
Total Acreage (Gross	6.96	172.14	0.00	3.46
Average Lot Size (Gross)	0.70	1.62	0.00	1.73
Total Acreage (Net)	6.96	162.42	0.00	3.46
Average Lot Size (Net)	0.70	1.53	0.00	1.73
Percent Critical Areas	0%	6%	0.00	0%

The parcel inventory is used to categorize land and the capacity calculations are intended to represent the land available for development; thus, the inventory maps alone do not represent the "buildable land" per the Buildable Lands requirements. Table 15-7 shows the overall percentage of land assumed available as capacity in the 20-year planning period and the deductions made to account for constraints to the inventory and overall market conditions.

Table 15-7: City of Pacific Summary of Deductions

Deductions/Category	Vacant	Underutilized
Critical Areas	0	9.72
Plat Deductions	0.00	0.00
Capital Facilities	0.00	0.00
Market Factor	0.00	43.04
Total Percent Reduction in Inventory Land	0%	25%
Percent of Vacant or Underutilized Land Available for Capacity	100%	75%

Capacity Results

The housing and employment capacity totals in Table 15-8 and Table 15-9 are derived from the calculations shown in Appendix A: Full Data, Calculation Tables, and Maps. A summary of the countywide capacity results compared to need is shown in Table 1-9 (2030 Housing Target), Table 1-10 (2030 Employment Target), and Table 1-11 (DRAFT 2044 Targets).

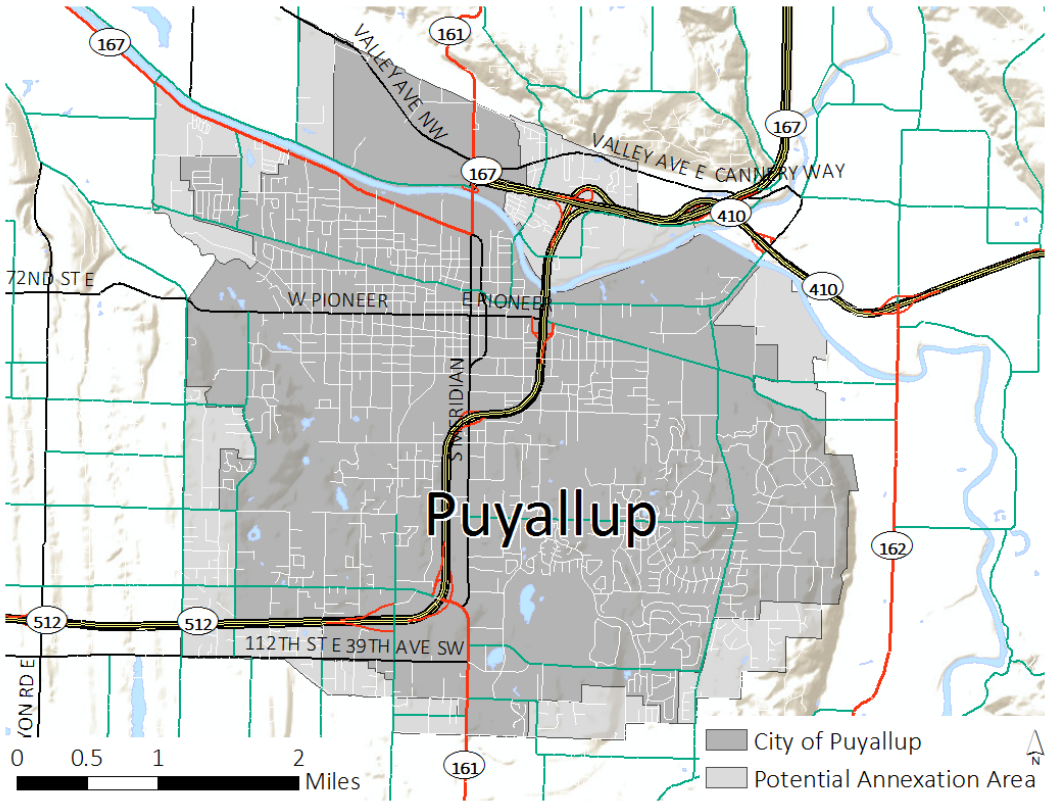
Table 15-8: City of Pacific 2020-2044 Housing Capacity

The portion of City of Pacific within Pierce County does not contain any residential-zoned land.

Table 15-9: City of Pacific 2020-2044 Employment Capacity

Zone	Vacant	Underutilized	Pipeline	Total
C	44	442	0	**486**
LI	67	1,519	42	**1,628**
OP	12	241	0	**253**
PL	0	0	0	**0**
Total	**123**	**2,202**	**42**	**2,367**

16 CITY OF PUYALLUP



The City of Puyallup's Comprehensive Plan and regulations implement densities using net calculations for plats only, subtracting out roads, critical areas, and associated buffers.

Table 16-1: City of Puyallup Zone Classifications

Zone Classification		Zone Type[1]	Total Acres[2]
ARO	Agriculture, Recreation and Open Space	N/A	18.5
CB	Community Business	Mixed Use	83.3
CBD	Central Business District	Mixed Use	43.1
CBD-CORE	Central Business District Core	Mixed Use	32.4
CCX	Community Commercial Mixed Use	Mixed Use	86.8
CG	General Commercial	Mixed Use	289.3
CL	Limited Commercial	Mixed Use	12.1
CMX	Shaw-Pioneer Community Mixed Use	Mixed Use	31.6
FAIR	Fair	Commercial	97.9
LMX	Limited Mixed Use	Mixed Use	31.2
MED	Medical	Commercial	56.5
ML	Limited Manufacturing	Industrial	585.0
MP	Business Park	Industrial	95.1
OP	Professional Office	Commercial	17.6
PF	Public Facilities	Public Use	1,094.9

Zone Classification		Zone Type[1]	Total Acres[2]
RM-10	Medium Density Multiple-Family Residential	Residential	68.4
RM-20	High Density Multiple-Family Residential	Residential	504.2
RM-CORE	Regional Growth Center Oriented Multi-Family Residential	Residential	163.6
RMX	River Road Mixed Use	Mixed Use	54.3
RS-04	High Urban Density Single-Family Residential	Residential	77.3
RS-06	Urban Density Single-Family	Residential	397.6
RS-08	Medium Density Single-Family	Residential	870.2
RS-10	Low Urban Density Single-Family Residential	Residential	2,283.6
RS-35	Very Low Density Single-Family Residential	Residential	386.3
UCX	Urban Center Mixed Use	Mixed Use	206.2

[1]For purposes of the Buildable Lands inventory and analysis; not a representation of the City zoning code.
[2]Represents parcel acreage, not zoning coverage.
Sources: City Zoning Code.

DEVELOPMENT TRENDS

This section summarizes permit data observed between January 1, 2013 and December 31, 2020 that is used to monitor observed densities and update the assumptions for future development. The summaries in this section are designed to show the average statistics used to inform the report. Only data pertinent to the Buildable Lands requirements are collected, and incomplete or not-applicable data is omitted; therefore, this Report does not provide a full summary of all development within the jurisdiction. For more detailed summaries by zone/year, see Appendix A: Full Data, Calculation Tables, and Maps.

Table 16-2 shows the average residential density per zone and jurisdiction-wide and is not intended to show the total units/lots created or overall acres consumed. The results reflect the density calculation used by the jurisdiction, and only include a summary of plats and multifamily (3+ attached units) projects. Table 16-3 shows the average floor-to-area ratio (FAR) by zone and the amount of non-residential building square footage developed. The non-residential projects summarized only include new development and omit additions to existing businesses and non-building type improvements.

Table 16-2: City of Puyallup 2013-2020 Residential Trends by Zone[1]

Zone	Net Acres[2]	Lots/Units	Density
PDC	32.94	239	6.39
RM-10	9.82	85	8.66
RM-20	5.15	52	10.10
RS-04	8.18	7	0.86
RS-06	3.38	19	5.61
RS-08	34.74	163	4.69
RS-10	83.70	210	2.51
RS-35	1.48	2	1.36
UCX*	15.24	238	15.62
Total/Avg.	**194.63**	**1,015**	**5.22**

Table 16-3: City of Puyallup 2013-2020 Non-residential Trends by Zone

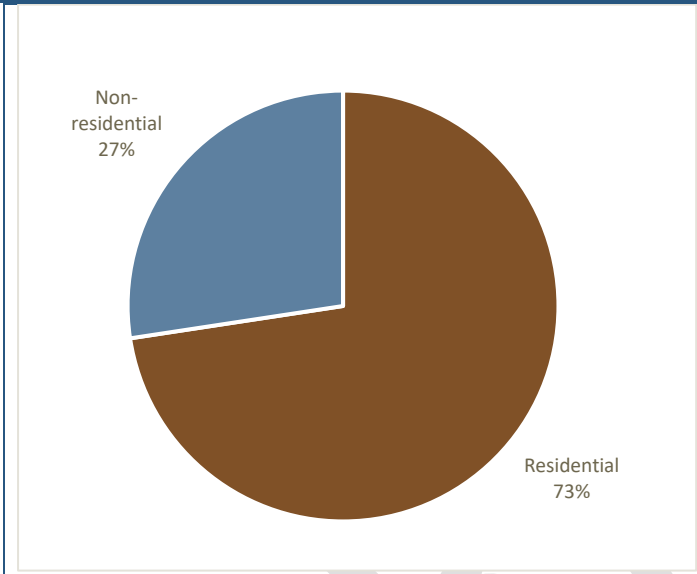
Zone	Acres	Sq. Ft.	FAR
CB	10.9	85,499	0.18
CCX*	0.5	810	0.04
CG	16.4	190,904	0.27
LMX*	1.99	16,449	0.19
ML	31.46	653,116	0.48
RM-20	0.92	45,093	1.13
UCX*	14.9	150,991	0.23
Total/Avg.	**77.08**	**1,142,862**	**0.34**

[1]Includes multifamily and plat data to represent the overall observed density by zone. Does not include single-family permits in order to accurately represent permitted densities; therefore, does not represent the total number of units developed in the timeframe.
Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

*The data shown may contain development in this zone prior to the establishment of the zone. The data presented will be reviewed and updated in a subsequent draft to represent the accurate zone at time of approval.

While the non-residential development trends are informative to show the percent of land consumed for non-residential purposes (as shown in Figure 16-A), the employment densities used in the capacity assumptions are derived through employment density surveys, as documented in Appendix C: Employment Density Survey. Figure 16-A summarizes the split between residential and non-residential development by zone and the jurisdiction average. The percent split is based on the gross acres developed for each use type and is used to inform the percent split for mixed-use zones, as well as the percent of non-residential uses in residential-only zones.

Figure 16-A: City of Puyallup Residential vs. Non-residential Development Split



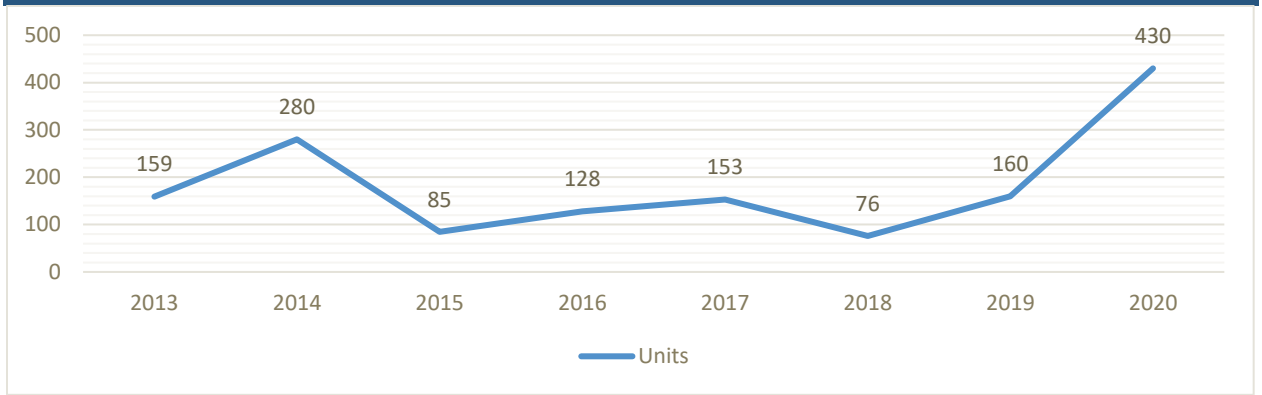
Zone	Use Type Split (Percent)[1] Residential	Non-residential
CB	0.0%	100.0%
CCX*	0.0%	100.0%
CG	0.0%	100.0%
LMX*	0.0%	100.0%
ML	0.0%	100.0%
PDC	100.0%	0.0%
RM-10	100.0%	0.0%
RM-20	80.4%	19.6%
RS-04	100.0%	0.0%
RS-06	100.0%	0.0%
RS-08	100.0%	0.0%
RS-10	100.0%	0.0%
RS-35	100.0%	0.0%
UCX*	50.6%	49.4%
Average	**72.6%**	**27.4%**

[1]Does not include single-family permits in order to avoid double-counting acreage.
Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.
*The data shown may contain development in this zone prior to the establishment of the zone. The data presented will be reviewed and updated in a subsequent draft to represent the accurate zone at time of approval.

Housing Production Rate

The residential data collected for the Buildable Lands Program tracks the density and other assumptions related to the capacity analysis. The Buildable Lands requirements that were amended in 2017 now require the tracking of housing production to compare to the necessary growth rates to achieve the housing targets. Due to the limitations of the permit data and lack of demolition permit data, Pierce County relies upon the Washington State Office of Financial Management estimates to track the number of housing units built per year in each jurisdiction for the purposes of this Report. The comparison of housing production and housing needs is shown in Table 1-3 (Countywide).

Figure 16-B: City of Puyallup Housing Production Rates (OFM)

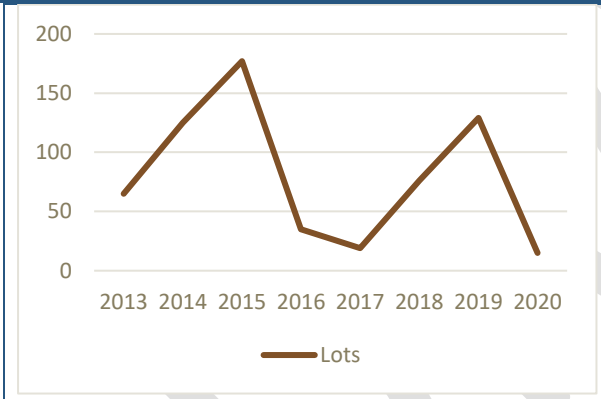


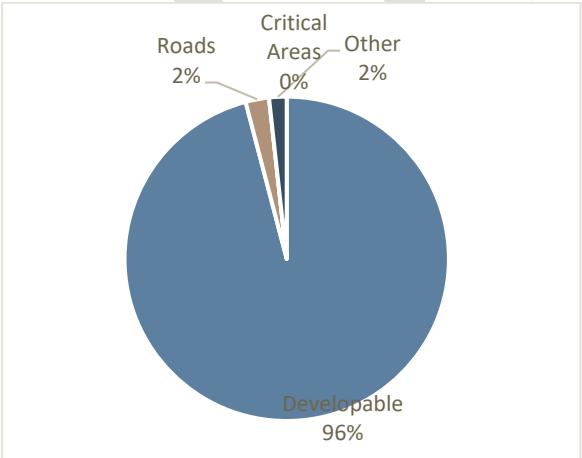
Source: Washington State Office of Financial Management Housing Unit Data (2020).

Platting Activity

Platting activity is used to determine the achieved density for single-family residential zones and to identify the amount of land used for other purposes (whether netted out for density or applied by a regulation and affecting the achieved density). Plat data is used in conjunction with multifamily permits to determine the overall achieved density (as shown in Table 16-2).

Figure 16-C: City of Puyallup Platting Trends





Plat Activity by Year

Year	Lots	Net Acres	Density
2013	65	26.70	2.43
2014	125	16.72	7.48
2015	177	34.89	5.07
2016	35	15.50	2.26
2017	19	9.30	2.04
2018	76	28.37	2.68
2019	129	27.85	4.63
2020	15	5.47	2.74
Total	**641**	**164.80**	**3.89**

Plat Deductions by Zone (Percent)

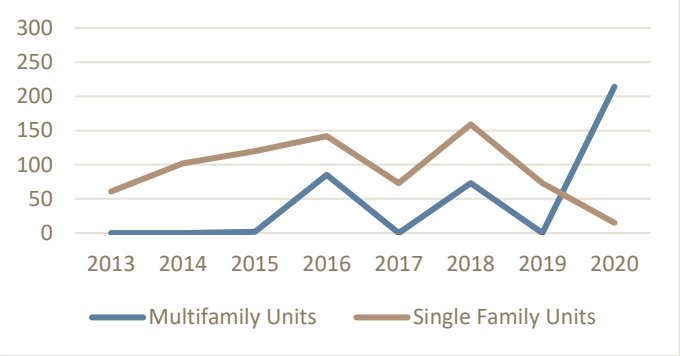
Zone	Roads	Critical Areas	Parks/Open Space	Storm -water
PDC	3.7%	0.0%	8.1%	0.0%
RM-20	0.0%	0.0%	0.0%	0.0%
RS-04	0.0%	0.0%	0.0%	0.0%
RS-06	0.0%	0.0%	0.0%	0.0%
RS-08	7.0%	0.0%	7.9%	2.3%
RS-10	0.1%	0.0%	1.1%	0.0%
RS-35	0.0%	0.0%	0.0%	0.0%
Average	**2.3%**	**0.0%**	**3.9%**	**0.5%**

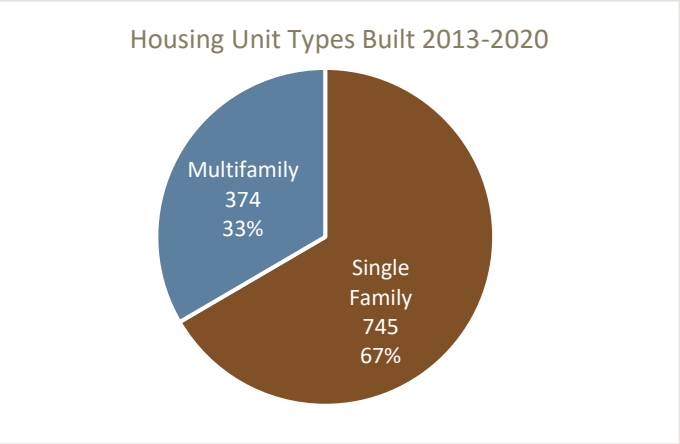
Sources: City Permit Data, Pierce County Auditor Recorded Plats.

Residential Building Trends

Both multifamily and single-family building permits are collected and summarized; however, single-family permit reporting is optional per the Pierce County Countywide Planning Policies and are limited in use for tracking factors affecting development. The single-family permit data is useful for identifying the total number of units built and the average lot size per zone and is provided as supplemental information. The multifamily permit data is used to identify the observed density and amount of land used for residential purposes. Please note that this data differs from the data provided in Figure 16-B due to collection limitations and should not be used to represent housing production in the jurisdiction.

Figure 16-D: City of Puyallup Residential Building Permit Trends





Multifamily Permits by Year

Year	Units	Net Acres	Net Density
2013	-	-	-
2014	-	-	-
2015	2	0.09	21.51
2016	85	9.82	8.66
2017	-	-	-
2018	73	7.46	9.79
2019	-	-	-
2020	214	12.46	17.17
Total	**374**	**29.83**	**12.54**

Single Family Permits by Year (Optional)

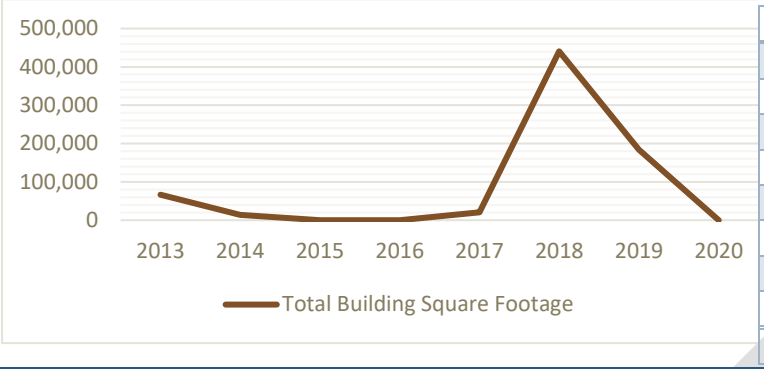
Year	Lots	Acres	Avg. Lot Size
2013	61	7.85	0.13
2014	102	17.90	0.18
2015	120	16.50	0.14
2016	142	25.82	0.18
2017	73	15.50	0.21
2018	159	29.25	0.18
2019	73	21.23	0.29
2020	15	4.46	0.32
Total	**745**	**138.52**	**0.19**

Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Non-residential Building Trends

Non-residential building permits typically include commercial and industrial development; however, public use is often collected and summarized as well when the use type produces jobs. While the project acreage, building square footage, and floor-to-area ratio information is collected and summarized for the report in order to track non-residential development, the employment density is analyzed in a separate report using data other than building permits. The most recent employment density study to support the assumptions in this Report is provided in Appendix C: Employment Density Survey.

Figure 16-E: City of Puyallup Non-residential Permit Trends



Year	Acres	Bldg. SF	FAR
2013	0.69	3,410	0.11
2014	14.63	261,046	0.41
2015	1.01	4,480	0.10
2016	20.99	429,845	0.47
2017	8.62	68,541	0.18
2018	-	-	-
2019	28.22	313,998	0.26
2020	2.91	61,542	0.49
Total	**77.08**	**1,142,862**	**0.34**

Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

ASSUMPTIONS

Assumptions vary by jurisdiction and zone. Table 16-4 and Table 16-5 provide a snapshot of the densities, mixed-use split, and deductions used in the inventory development and capacity calculation tables. The assumptions for each zone are shown in the assumptions column of the capacity calculation tables shown in Appendix A: Full Data, Calculation Tables, and Maps.

The CCX, LMX, and UCX zones were established in 2017 as part of adoption of the South Hill Neighborhood Plan. They primarily replaced existing commercial zones (usually CG or CL zoning) and resulted in increased building heights, reduced parking requirements, and allowances for mixed-use development. In the previous zones, residential was allowed on a very limited basis and the City generally assumed only 5% of future development would include residential. The new zones allow for horizontal or vertical mixed-use development. It is assumed that an increased percentage of each zone will result in residential development.

DRAFT

Table 16-4: City of Puyallup Assumptions Summary

Zone	Residential		Employment		Market Factor		Land for Capital Facilities
	Percent	Density	Percent	Density	Vacant	Underutilized	
ARO	0%	N/A	0%	N/A	N/A	N/A	N/A
CB	10%	4	90%	20	10%	50%	Parcel Specific
CBD	100%	30	100%	20	0%	0%	Parcel Specific
CBD-CORE	100%	35	100%	20	0%	0%	Parcel Specific
CCX	50%	60	100%	25	10%	50%	Parcel Specific
CG	5%	2	95%	20	10%	50%	Parcel Specific
CL	5%	2	95%	20	10%	50%	Parcel Specific
CMX	40%	7	60%	20	10%	50%	Parcel Specific
FAIR	0%	N/A	100%	20	10%	50%	Parcel Specific
LMX	15%	12	100%	20	10%	50%	Parcel Specific
MED	0%	N/A	100%	20	10%	50%	Parcel Specific
ML	0%	N/A	100%	9	10%	50%	Parcel Specific
MP	0%	N/A	100%	9	10%	50%	Parcel Specific
OP	0%	N/A	100%	20	10%	50%	Parcel Specific
PF	0%	N/A	100%	20	10%	50%	Parcel Specific
RM-10	100%	8	0%	20	0%	70%	Parcel Specific
RM-20	100%	20	0%	20	0%	70%	Parcel Specific
RM-CORE	100%	30	0%	N/A	0%	0%	Parcel Specific
RMX	50%	11	100%	20	10%	50%	Parcel Specific
RS-04	100%	8	0%	20	25%	40%	Parcel Specific
RS-06	100%	6	0%	20	25%	40%	Parcel Specific
RS-08	100%	5	0%	20	25%	40%	Parcel Specific
RS-10	100%	4	0%	20	25%	40%	Parcel Specific
RS-35	100%	1	0%	20	25%	40%	Parcel Specific
UCX	75%	22	100%	25	10%	50%	Parcel Specific

The Vacant Single Unit size threshold listed below represents the parcel size used to determine if a vacant property is subdividable or only able to accommodate one unit. Parcels smaller than the size listed are considered Vacant Single Units unless otherwise determined by the jurisdiction during the parcel-specific review.

Table 16-5: City of Puyallup Plat Deductions for Single-Family Residential Zones

Zone	Roads	Critical Areas	Parks/Open Space	Stormwater	Non-residential	Vacant Single Unit
RM-10	N/A	N/A	N/A	N/A	2.5%	N/A
RM-20	N/A	N/A	N/A	N/A	2.5%	N/A
RS-04	20%	GIS	N/A	N/A	2.5%	<0.23 acres
RS-06	20%	GIS	N/A	N/A	2.5%	<0.34 acres
RS-08	20%	GIS	N/A	N/A	2.5%	<0.46 acres
RS-10	20%	GIS	N/A	N/A	2.5%	<0.57 acres
RS-35	20%	GIS	N/A	N/A	2.5%	<2.00 acres

HOUSING AND EMPLOYMENT CAPACITY

Inventory and Capacity Calculation Characteristics

A portion of the inventory is deducted from the gross acreage based on the assumptions identified in the previous section. Table 16-6 shows the characteristics of the initial inventory and Table 16-7 shows the amount of land that was reduced from that initial inventory to be included in the capacity analysis, as documented in the tables and maps in Appendix A: Full Data, Calculation Tables, and Maps.

Table 16-6: City of Puyallup Summary of Vacant and Underutilized Land Characteristics

Characteristics/Category	Vacant	Underutilized	Vacant Single Unit	Pipeline
Total Acreage (Gross	541.24	1,495.39	140.65	18.90
Average Lot Size (Gross)	0.92	1.10	0.36	1.35
Total Acreage (Net)	368.79	1,108.43	85.60	15.28
Average Lot Size (Net)	0.63	0.82	0.22	1.09
Percent Critical Areas	32%	26%	39%	19%

The parcel inventory is used to categorize land and the capacity calculations are intended to represent the land available for development; thus, the inventory maps alone do not represent the "buildable land" per the Buildable Lands requirements. Table 16-7 shows the overall percentage of land assumed available as capacity in the 20-year planning period and the deductions made to account for constraints to the inventory and overall market conditions.

Table 16-7: City of Puyallup Summary of Deductions

Deductions/Category	Vacant	Underutilized
Critical Areas	172.45	386.96
Infrastructure Gaps	33.80	114.32
Plat Deductions	18.20	52.79
Capital Facilities	0.00	0.00
Market Factor	59.53	563.12
Total Percent Reduction in Inventory Land	39%	54%
Percent of Vacant or Underutilized Land Available for Capacity	61%	46%

Capacity Results

The housing and employment capacity totals in Table 16-8 and Table 16-9 are derived from the calculations shown in Appendix A: Full Data, Calculation Tables, and Maps. A summary of the countywide capacity results compared to need is shown in Table 1-9 (2030 Housing Target), Table 1-10 (2030 Employment Target), and Table 1-11 (DRAFT 2044 Targets).

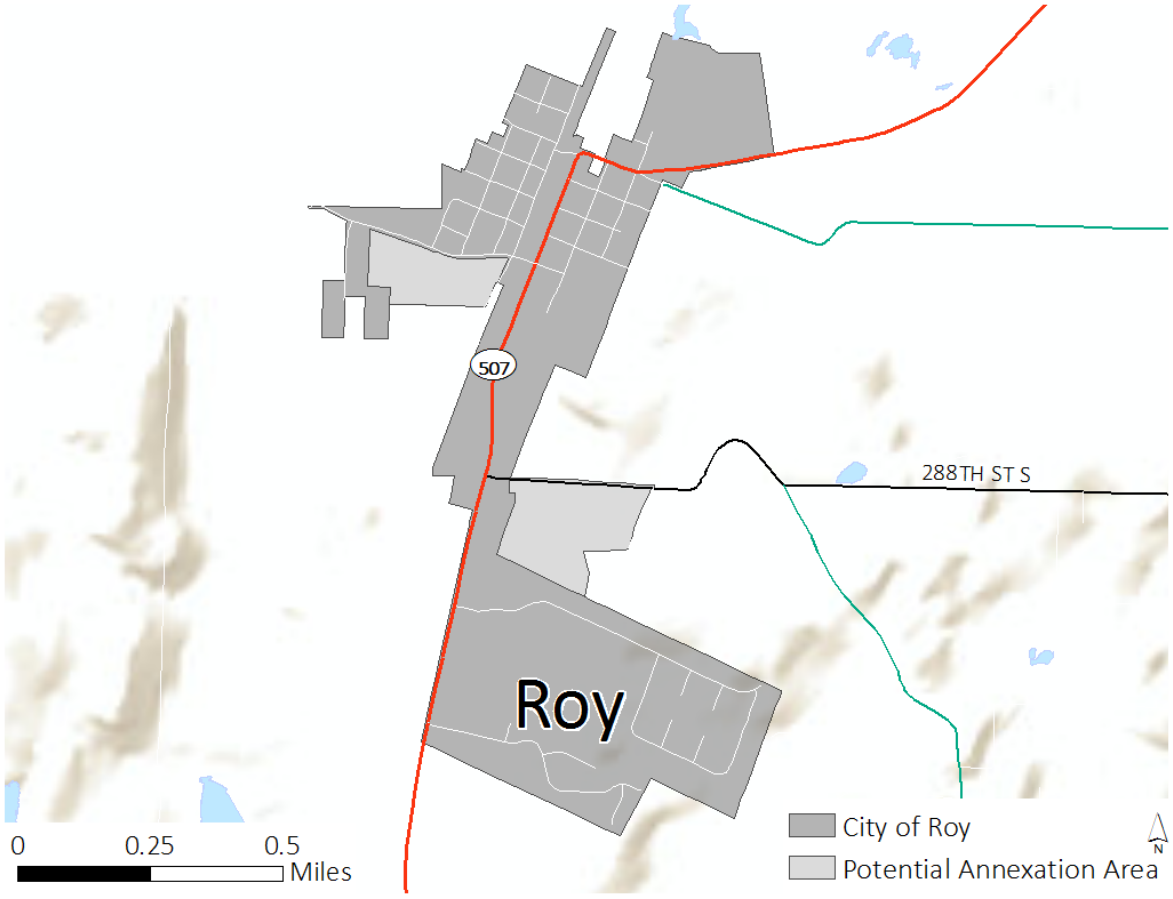
Table 16-8: City of Puyallup 2020-2044 Housing Capacity

Zone	Vacant	Underutilized	Vacant Single Unit	Pipeline	Total
CB	5	4	0	0	9
CBD	69	911	0	0	980
CBD-CORE	0	501	0	0	501
CCX	0	683	0	0	683
CG	1	3	0	0	4
CL	0	0	0	0	0
CMX	44	13	0	0	57
FAIR	0	0	0	0	0
LMX	4	5	0	0	9
MED	0	0	0	0	0
ML	0	0	0	2	2
MP	0	0	0	0	0
OP	0	0	0	0	0
PF	0	0	0	0	0
RM-10	37	31	0	0	68
RM-20	227	618	1	62	908
RM-CORE	297	1,130	1	0	1,428
RMX	0	6	0	0	6
RS-04	13	67	7	0	87
RS-06	20	72	26	0	118
RS-08	213	247	179	11	650
RS-10	246	795	148	12	1,201
RS-35	10	4	24	1	39
UCX	78	193	0	168	439
Total	1,264	5,283	386	256	7,189

Table 16-9: City of Puyallup 2020-2044 Employment Capacity

Zone	Vacant	Underutilized	Pipeline	Total
CB	242	306	2	550
CBD	47	609	0	656
CBD-CORE	0	286	0	286
CCX	0	996	0	996
CG	211	1,056	5	1,272
CL	0	51	0	51
CMX	10	0	0	10
FAIR	0	0	0	0
LMX	3	108	0	111
MED	2	295	0	297
ML	93	290	0	383
MP	0	0	0	0
OP	5	31	0	36
PF	35	491	0	526
RM-10	0	7	0	7
RM-20	0	56	90	146
RM-CORE	0	0	0	0
RMX	0	116	0	116
RS-04	0	7	0	7
RS-06	0	10	0	10
RS-08	0	43	0	43
RS-10	0	173	0	173
RS-35	0	4	0	4
UCX	13	778	83	874
Total	661	5,713	180	6,554

17 CITY OF ROY



The City of Roy's Comprehensive Plan and regulations implement densities based on minimum lot size.

Table 17-1: City of Roy Zone Classifications

Zone Classification		Zone Type[1]	Total Acres[2]
C	Commercial	Commercial	9.3
LI	Light Industrial	Industrial	5.2
MFR	Multi-Family Residential	Residential	28.4
MU	Mixed Use	Mixed Use	30.3
SFR	Single-Family Residential	Residential	180.7

[1]For purposes of the Buildable Lands inventory and analysis; not a representation of the City zoning code.
[2]Represents parcel acreage, not zoning coverage.
Sources: City Zoning Code.

DEVELOPMENT TRENDS

This section summarizes permit data observed between January 1, 2013 and December 31, 2020 that is used to monitor observed densities and update the assumptions for future development. The summaries in this section are designed to show the average statistics used to inform the report. Only

data pertinent to the Buildable Lands requirements are collected, and incomplete or not-applicable data is omitted; therefore, this Report does not provide a full summary of all development within the jurisdiction. For more detailed summaries by zone/year, see Appendix A: Full Data, Calculation Tables, and Maps.

Table 17-2 shows the average residential density per zone and jurisdiction-wide and is not intended to show the total units/lots created or overall acres consumed. The results reflect the density calculation used by the jurisdiction, and only include a summary of plats and multifamily (3+ attached units) projects. Table 17-3 shows the average floor-to-area ratio (FAR) by zone and the amount of non-residential building square footage developed. The non-residential projects summarized only include new development and omit additions to existing businesses and non-building type improvements.

Table 17-2: City of Roy 2013-2020 Residential Trends by Zone[1]

Zone	Net Acres[2]	Lots/Units	Density
SFR	1.60	4	2.51

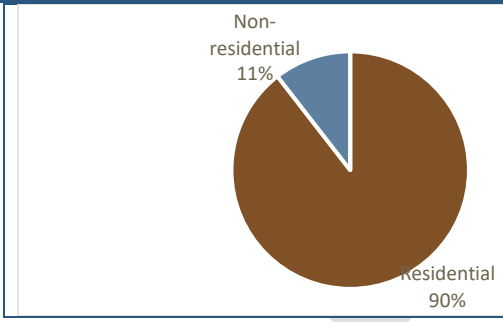
Table 17-3: City of Roy 2013-2020 Non-residential Trends by Zone

Zone	Acres	Sq. Ft.	FAR
C	0.19	168	0.02

[1]Includes multifamily and plat data to represent the overall observed density by zone. Does not include single-family permits in order to accurately represent permitted densities; therefore, does not represent the total number of units developed in the timeframe.
Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

While the non-residential development trends are informative to show the percent of land consumed for non-residential purposes (as shown in Figure 17-A), the employment densities used in the capacity assumptions are derived through employment density surveys, as documented in Appendix C: Employment Density Survey. Figure 17-A summarizes the split between residential and non-residential development by zone and the jurisdiction average. The percent split is based on the gross acres developed for each use type and is used to inform the percent split for mixed-use zones, as well as the percent of non-residential uses in residential-only zones.

Figure 17-A: City of Roy Residential vs. Non-residential Development Split



Zone	Use Type Split (Percent)[1]	
	Residential	Non-residential
C	0%	100%
SFR	100%	0%
Average	**89.5%**	**10.5%**

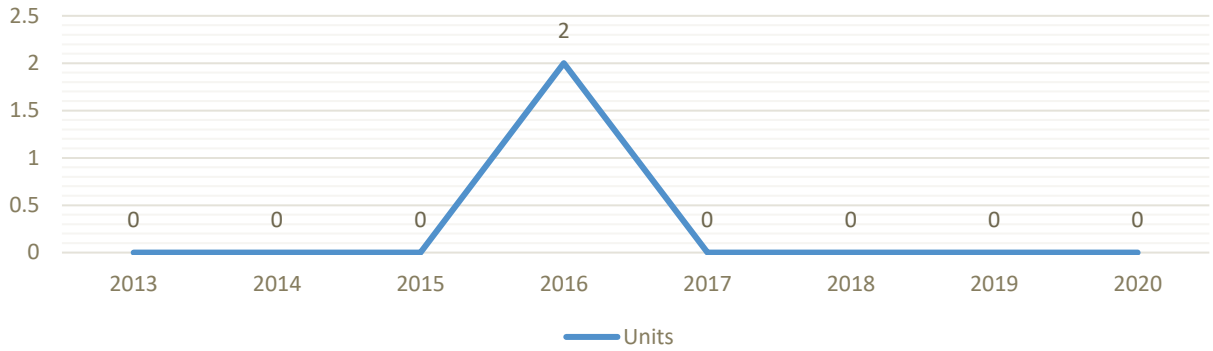
[1]Does not include single-family permits in order to avoid double-counting acreage.
Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Housing Production Rate

The residential data collected for the Buildable Lands Program tracks the density and other assumptions related to the capacity analysis. The Buildable Lands requirements that were amended in 2017 now require the tracking of housing production to compare to the necessary growth rates to achieve the housing targets. Due to the limitations of the permit data and lack of demolition permit data, Pierce County relies upon the Washington State Office of Financial Management estimates to track the number

of housing units built per year in each jurisdiction for the purposes of this Report. The comparison of housing production and housing needs is shown in Table 1-3 (Countywide).

Figure 17-B: City of Roy Housing Production Rates (OFM)

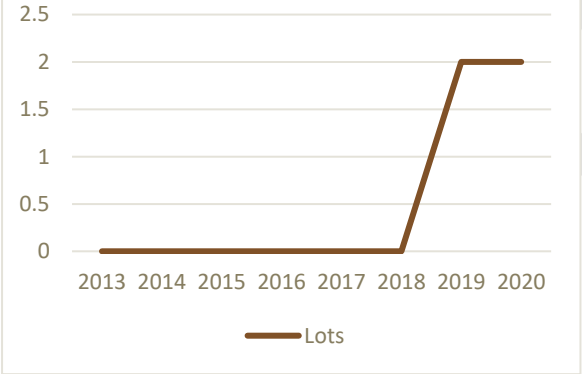


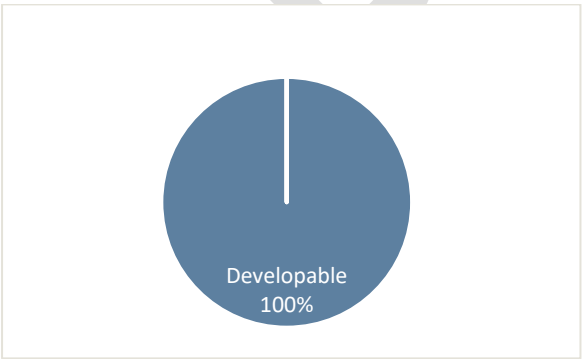
Source: Washington State Office of Financial Management Housing Unit Data (2020).

Platting Activity

Platting activity is used to determine the achieved density for single-family residential zones and to identify the amount of land used for other purposes (whether netted out for density or applied by a regulation and affecting the achieved density). Plat data is used in conjunction with multifamily permits to determine the overall achieved density (as shown in Table 17-2).

Figure 17-C: City of Roy Platting Trends





Plat Activity by Year

Year	Lots	Acres	Density
2013	-	-	-
2014	-	-	-
2015	-	-	-
2016	-	-	-
2017	-	-	-
2018	-	-	-
2019	2	0.63	3.15
2020	2	0.96	2.08
Total	**4**	**1.60**	**2.51**

Plat Deductions by Zone (Percent)

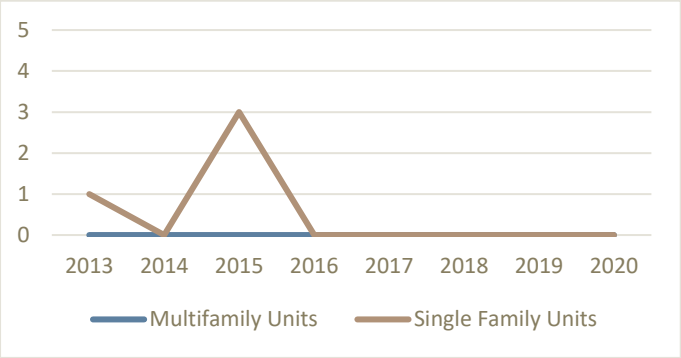
Zone	Roads	Critical Areas	Parks/Open Space	Storm -water
SFR	0.0%	0.0%	0.0%	0.0%

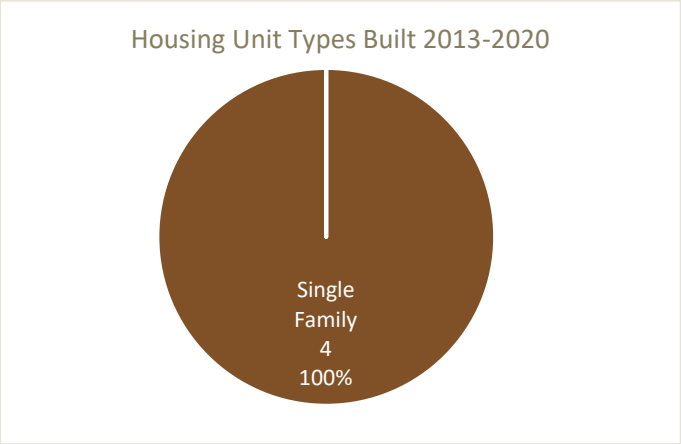
Sources: City Permit Data, Pierce County Auditor Recorded Plats.

Residential Building Trends

Both multifamily and single-family building permits are collected and summarized; however, single-family permit reporting is optional per the Pierce County Countywide Planning Policies and are limited in use for tracking factors affecting development. The single-family permit data is useful for identifying the total number of units built and the average lot size per zone and is provided as supplemental information. The multifamily permit data is used to identify the observed density and amount of land used for residential purposes. Please note that this data differs from the data provided in Figure 17-B due to collection limitations and should not be used to represent housing production in the jurisdiction.

Figure 17-D: City of Roy Residential Building Permit Trends





Multifamily Permits by Year

No multifamily residential development has been observed in the timeframe.

Single Family Permits by Year (Optional)

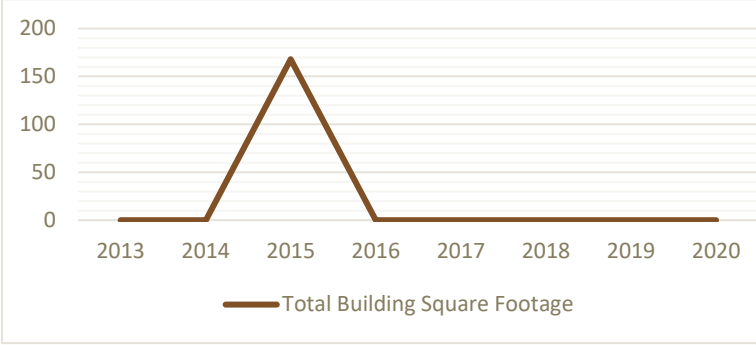
Year	Lots	Acres	Avg. Lot Size
2013	1	0.53	0.53
2014	-	-	-
2015	3	3.77	1.26
2016	-	-	-
2017	-	-	-
2018	-	-	-
2019	-	-	-
2020	-	-	-
Total	**4**	**4.30**	**1.08**

Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Non-residential Building Trends

Non-residential building permits typically include commercial and industrial development; however, public use is often collected and summarized as well when the use type produces jobs. While the project acreage, building square footage, and floor-to-area ratio information is collected and summarized for the report in order to track non-residential development, the employment density is analyzed in a separate report using data other than building permits. The most recent employment density study to support the assumptions in this Report is provided in Appendix C: Employment Density Survey.

Figure 17-E: City of Roy Non-residential Permit Trends



Year	Acres	Bldg. SF	FAR
2013	-	-	-
2014	-	-	-
2015	0.19	168	0.02
2016	-	-	-
2017	-	-	-
2018	-	-	-
2019	-	-	-
2020	-	-	-
Total	**0.19**	**168**	**0.02**

Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

ASSUMPTIONS

Assumptions vary by jurisdiction and zone. Table 17-4 and Table 17-5 provide a snapshot of the densities, mixed-use split, and deductions used in the inventory development and capacity calculation tables. The assumptions for each zone are shown in the assumptions column of the capacity calculation tables shown in Appendix A: Full Data, Calculation Tables, and Maps.

Table 17-4: City of Roy Assumptions Summary

Zone	Residential		Employment		Market Factor		Land for Capital Facilities
	Percent	Density	Percent	Density	Vacant	Underutilized	
C	0%	N/A	100%	20	10%	50%	Parcel Specific
LI	0%	N/A	100%	9	10%	50%	Parcel Specific
MFR	100%	3.5	0%	N/A	10%	50%	Parcel Specific
MU	75%	3.5	25%	20	10%	50%	Parcel Specific
SFR	100%	3.5	0%	N/A	10%	50%	Parcel Specific

The Vacant Single Unit size threshold listed below represents the parcel size used to determine if a vacant property is subdividable or only able to accommodate one unit. Parcels smaller than the size listed are considered Vacant Single Units unless otherwise determined by the jurisdiction during the parcel-specific review.

Table 17-5: City of Roy Plat Deductions for Single-Family Residential Zones

Zone	Roads	Critical Areas	Parks/Open Space	Stormwater	Non-residential	Vacant Single Unit
SFR	15%	GIS	5%	N/A	N/A	<0.25 acres

HOUSING AND EMPLOYMENT CAPACITY

Inventory and Capacity Calculation Characteristics

A portion of the inventory is deducted from the gross acreage based on the assumptions identified in the previous section. Table 17-6 shows the characteristics of the initial inventory and Table 17-7 shows the amount of land that was reduced from that initial inventory to be included in the capacity analysis, as documented in the tables and maps in Appendix A: Full Data, Calculation Tables, and Maps.

Table 17-6: City of Roy Summary of Vacant and Underutilized Land Characteristics

Characteristics/Category	Vacant	Underutilized	Vacant Single Unit	Pipeline
Total Acreage (Gross	39.70	76.98	3.28	0.96
Average Lot Size (Gross)	1.80	2.75	0.25	0.96
Total Acreage (Net)	27.96	67.02	3.28	0.96
Average Lot Size (Net)	1.27	2.39	0.25	0.96
Percent Critical Areas	30%	13%	0%	0%

The parcel inventory is used to categorize land and the capacity calculations are intended to represent the land available for development; thus, the inventory maps alone do not represent the "buildable land" per the Buildable Lands requirements. Table 17-7 shows the overall percentage of land assumed available as capacity in the 20-year planning period and the deductions made to account for constraints to the inventory and overall market conditions.

Table 17-7: City of Roy Summary of Deductions

Deductions/Category	Vacant	Underutilized
Critical Areas	11.74	9.96
Plat Deductions	1.97	11.64
Capital Facilities	0.00	0.00
Market Factor	2.89	27.79
Total Percent Reduction in Inventory Land	34%	64%
Percent of Vacant or Underutilized Land Available for Capacity	66%	36%

Capacity Results

The housing and employment capacity totals in Table 17-8 and Table 17-9 are derived from the calculations shown in Appendix A: Full Data, Calculation Tables, and Maps. A summary of the countywide capacity results compared to need is shown in Table 1-9 (2030 Housing Target), Table 1-10 (2030 Employment Target), and Table 1-11 (DRAFT 2044 Targets).

Table 17-8: City of Roy 2020-2044 Housing Capacity

Zone	Vacant	Underutilized	Vacant Single Unit	Pipeline	Total
C	0	0	0	0	**0**
LI	0	0	0	0	**0**
MFR	0	7	0	0	**7**
MU	43	0	0	0	**43**
SFR	25	82	13	2	**122**
Total	**68**	**89**	**13**	**2**	**172**

Table 17-9: City of Roy 2020-2044 Employment Capacity

Zone	Vacant	Underutilized	Pipeline	Total
C	2	19	0	**21**
LI	0	14	0	**14**
MFR	0	0	0	**0**
MU	134	0	0	**134**
SFR	0	0	0	**0**
Total	**136**	**33**	**0**	**169**

18 CITY OF RUSTON



The City of Ruston's Comprehensive Plan and regulations implement densities based on net calculations, subtracting out roads, and critical areas.

Table 18-1: City of Ruston Zone Classifications

Zone Classification		Zone Type[1]	Total Acres[2]
COM	Commercial	Commercial	2.9
COM-P	Commercial – Pearl	Commercial	4.5
MPD	Master Planned Development	Planned Development	1.0
MPD-PR	Master Planned Development-Point Ruston	Planned Development	41.2
MPD-RL	Master Planned Development	Planned Development	1.2
MPD-SH	Master Planned Development-Stack Hill	Planned Development	6.8
RES	Residential	Residential	64.1

[1]For purposes of the Buildable Lands inventory and analysis; not a representation of the City zoning code.
[2]Represents parcel acreage, not zoning coverage.
Sources: City Zoning Code.

DEVELOPMENT TRENDS

This section summarizes permit data observed between January 1, 2013 and December 31, 2020 that is used to monitor observed densities and update the assumptions for future development. The summaries in this section are designed to show the average statistics used to inform the report. Only

data pertinent to the Buildable Lands requirements are collected, and incomplete or not-applicable data is omitted; therefore, this Report does not provide a full summary of all development within the jurisdiction. For more detailed summaries by zone/year, see Appendix A: Full Data, Calculation Tables, and Maps.

Table 18-2 shows the average residential density per zone and jurisdiction-wide and is not intended to show the total units/lots created or overall acres consumed. The results reflect the density calculation used by the jurisdiction, and only include a summary of plats and multifamily (3+ attached units) projects. Table 18-3 shows the average floor-to-area ratio (FAR) by zone and the amount of non-residential building square footage developed. The non-residential projects summarized only include new development and omit additions to existing businesses and non-building type improvements.

Table 18-2: City of Ruston 2013-2020 Residential Trends by Zone[1]

Zone	Net Acres[2]	Lots/Units	Density
RES	0.49	4	8.24

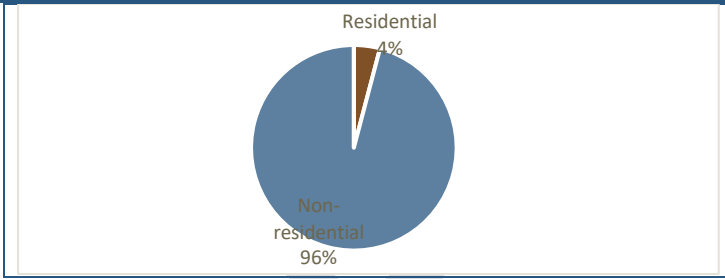
Table 18-3: City of Ruston 2013-2020 Non-residential Trends by Zone

Zone	Acres	Sq. Ft.	FAR
MPD-PR	11.37	215,096	0.43

[1]Includes multifamily and plat data to represent the overall observed density by zone. Does not include single-family permits in order to accurately represent permitted densities; therefore, does not represent the total number of units developed in the timeframe.
Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

While the non-residential development trends are informative to show the percent of land consumed for non-residential purposes (as shown in Figure 18-A), the employment densities used in the capacity assumptions are derived through employment density surveys, as documented in Appendix C: Employment Density Survey. Figure 18-A summarizes the split between residential and non-residential development by zone and the jurisdiction average. The percent split is based on the gross acres developed for each use type and is used to inform the percent split for mixed-use zones, as well as the percent of non-residential uses in residential-only zones.

Figure 18-A: City of Ruston Residential vs. Non-residential Development Split



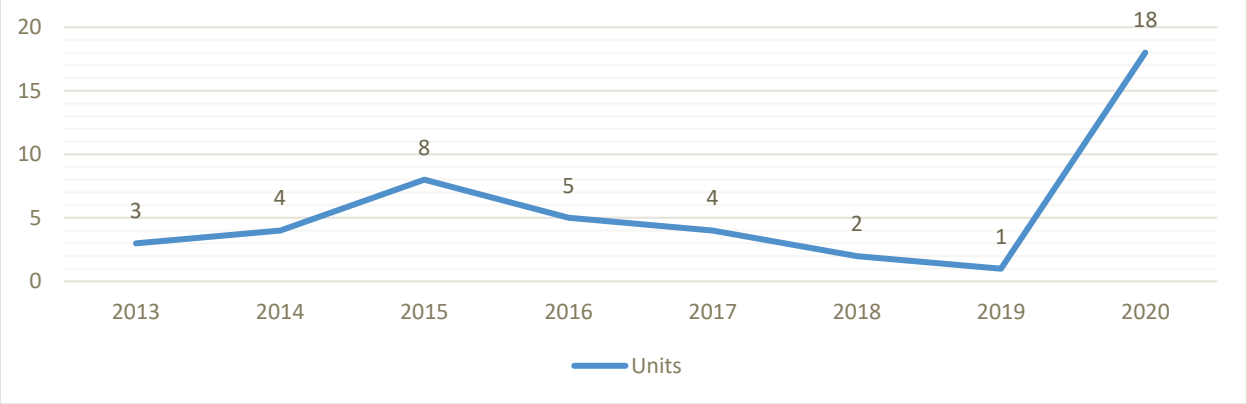
Zone	Use Type Split (Percent)[1]	
	Residential	Non-residential
MPD-PR	0.0%	100.0%
RES	100.0%	0.0%
Average	**4.1%**	**95.9%**

[1]Does not include single-family permits in order to avoid double-counting acreage.
Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Housing Production Rate

The residential data collected for the Buildable Lands Program tracks the density and other assumptions related to the capacity analysis. The Buildable Lands requirements that were amended in 2017 now require the tracking of housing production to compare to the necessary growth rates to achieve the housing targets. Due to the limitations of the permit data and lack of demolition permit data, Pierce County relies upon the Washington State Office of Financial Management estimates to track the number of housing units built per year in each jurisdiction for the purposes of this Report. The comparison of housing production and housing needs is shown in Table 1-3 (Countywide).

Figure 18-B: City of Ruston Housing Production Rates (OFM)

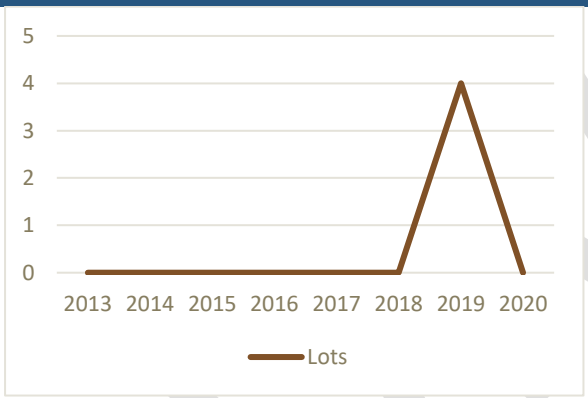


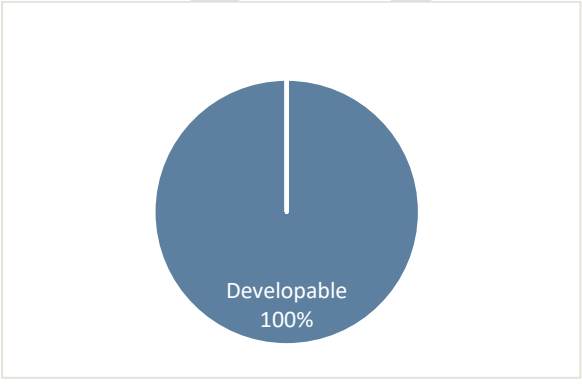
Source: Washington State Office of Financial Management Housing Unit Data (2020).

Platting Activity

Platting activity is used to determine the achieved density for single-family residential zones and to identify the amount of land used for other purposes (whether netted out for density or applied by a regulation and affecting the achieved density). Plat data is used in conjunction with multifamily permits to determine the overall achieved density (as shown in Table 18-2).

Figure 18-C: City of Ruston Platting Trends





Plat Activity by Year

Year	Lots	Acres	Density
2013	-	-	-
2014	-	-	-
2015	-	-	-
2016	-	-	-
2017	-	-	-
2018	-	-	-
2019	4	0.49	8.24
2020	-	-	-
Total	**4**	**0.49**	**8.24**

Plat Deductions by Zone (Percent)

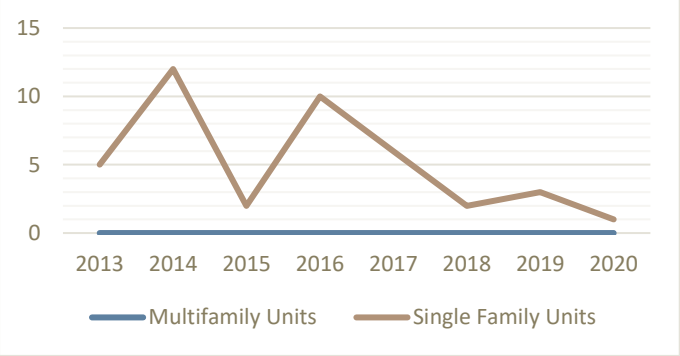
Zone	Roads	Critical Areas	Parks/Open Space	Storm -water
RES	0.0%	0.0%	0.0%	0.0%

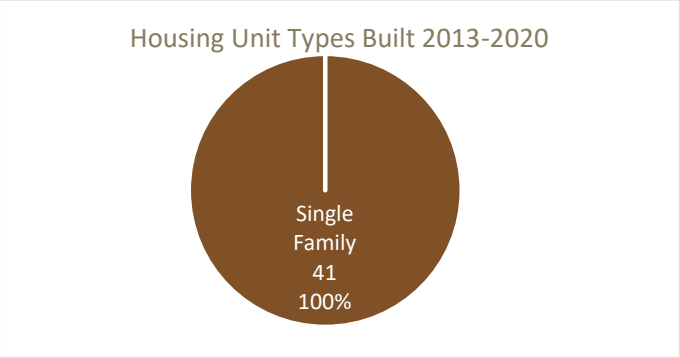
Sources: City Permit Data, Pierce County Auditor Recorded Plats.

Residential Building Trends

Both multifamily and single-family building permits are collected and summarized; however, single-family permit reporting is optional per the Pierce County Countywide Planning Policies and are limited in use for tracking factors affecting development. The single-family permit data is useful for identifying the total number of units built and the average lot size per zone and is provided as supplemental information. The multifamily permit data is used to identify the observed density and amount of land used for residential purposes. Please note that this data differs from the data provided in Figure 18-B due to collection limitations and should not be used to represent housing production in the jurisdiction.

Figure 18-D: City of Ruston Residential Building Permit Trends





Multifamily Permits by Year

No multifamily residential development has been observed in the timeframe.

Single Family Permits by Year (Optional)

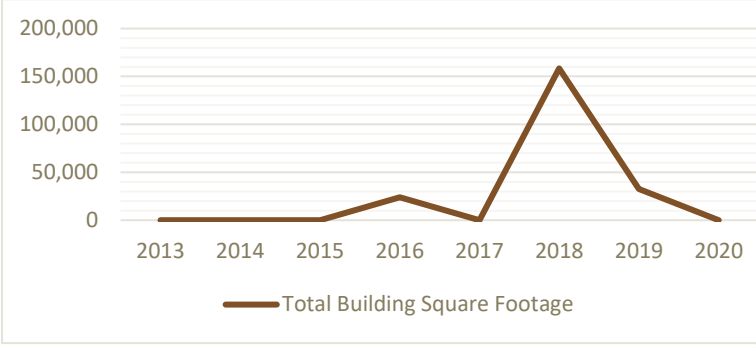
Year	Lots	Acres	Avg. Lot Size
2013	5	1.32	0.26
2014	12	2.19	0.18
2015	2	0.34	0.17
2016	10	1.96	0.20
2017	6	1.06	0.18
2018	2	0.32	0.16
2019	3	1.25	0.42
2020	1	0.14	0.14
Total	**41**	**8.59**	**0.21**

Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Non-residential Building Trends

Non-residential building permits typically include commercial and industrial development; however, public use is often collected and summarized as well when the use type produces jobs. While the project acreage, building square footage, and floor-to-area ratio information is collected and summarized for the report in order to track non-residential development, the employment density is analyzed in a separate report using data other than building permits. The most recent employment density study to support the assumptions in this Report is provided in Appendix C: Employment Density Survey.

Figure 18-E: City of Ruston Non-residential Permit Trends



Year	Acres	Bldg. SF	FAR
2013	-	-	-
2014	-	-	-
2015	-	-	-
2016	1.73	23,962	0.32
2017	-	-	-
2018	2.14	158,408	1.70
2019	7.50	32,726	0.10
2020	-	-	-
Total	**11.37**	**215,096**	**0.43**

Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

ASSUMPTIONS

Assumptions vary by jurisdiction and zone. Table 18-4 and Table 18-5 provide a snapshot of the densities, mixed-use split, and deductions used in the inventory development and capacity calculation tables. The assumptions for each zone are shown in the assumptions column of the capacity calculation tables shown in Appendix A: Full Data, Calculation Tables, and Maps.

Table 18-4: City of Ruston Assumptions Summary

Zone	Residential		Employment		Market Factor		Land for Capital Facilities
	Percent	Density	Percent	Density	Vacant	Underutilized	
COM	0%	N/A	100%	20	10%	50%	Parcel Specific
COM-P	0%	N/A	100%	20	10%	50%	Parcel Specific
MPD	Planned Development – Included in Pipeline						
MPD-PR							
MPD-RL							
MPD-SH							
RES	100%	6	0%	20	10%	20%	Parcel Specific

The Vacant Single Unit size threshold listed below represents the parcel size used to determine if a vacant property is subdividable or only able to accommodate one unit. Parcels smaller than the size listed are considered Vacant Single Units unless otherwise determined by the jurisdiction during the parcel-specific review.

Table 18-5: City of Ruston Plat Deductions for Single-Family Residential Zones

Zone	Roads	Critical Areas	Parks/Open Space	Stormwater	Non-residential	Vacant Single Unit
RES	N/A	GIS	N/A	N/A	10%	<0.275 acres

HOUSING AND EMPLOYMENT CAPACITY

Inventory and Capacity Calculation Characteristics

A portion of the inventory is deducted from the gross acreage based on the assumptions identified in the previous section. Table 18-6 shows the characteristics of the initial inventory and Table 18-7 shows the amount of land that was reduced from that initial inventory to be included in the capacity analysis, as documented in the tables and maps in Appendix A: Full Data, Calculation Tables, and Maps.

Table 18-6: City of Roy Summary of Vacant and Underutilized Land Characteristics				
Characteristics/Category	**Vacant**	**Underutilized**	**Vacant Single Unit**	**Pipeline**
Total Acreage (Gross	6.38	2.38	3.10	13.14
Average Lot Size (Gross)	0.22	0.30	0.15	4.38
Total Acreage (Net)	3.95	2.22	2.64	13.02
Average Lot Size (Net)	0.14	0.28	0.13	4.34
Percent Critical Areas	38%	7%	15%	1%

The parcel inventory is used to categorize land and the capacity calculations are intended to represent the land available for development; thus, the inventory maps alone do not represent the "buildable land" per the Buildable Lands requirements. Table 18-7 shows the overall percentage of land assumed available as capacity in the 20-year planning period and the deductions made to account for constraints to the inventory and overall market conditions.

Table 18-7: City of Ruston Summary of Deductions		
Deductions/Category	**Vacant**	**Underutilized**
Critical Areas	2.43	0.16
Plat Deductions	0.00	0.00
Capital Facilities	0.00	0.00
Market Factor	0.09	0.81
Total Percent Reduction in Inventory Land	44%	29%
Percent of Vacant or Underutilized Land Available for Capacity	56%	71%

Capacity Results

The housing and employment capacity totals in Table 18-8 and Table 18-9 are derived from the calculations shown in Appendix A: Full Data, Calculation Tables, and Maps. A summary of the countywide capacity results compared to need is shown in Table 1-9 (2030 Housing Target), Table 1-10 (2030 Employment Target), and Table 1-11 (DRAFT 2044 Targets).

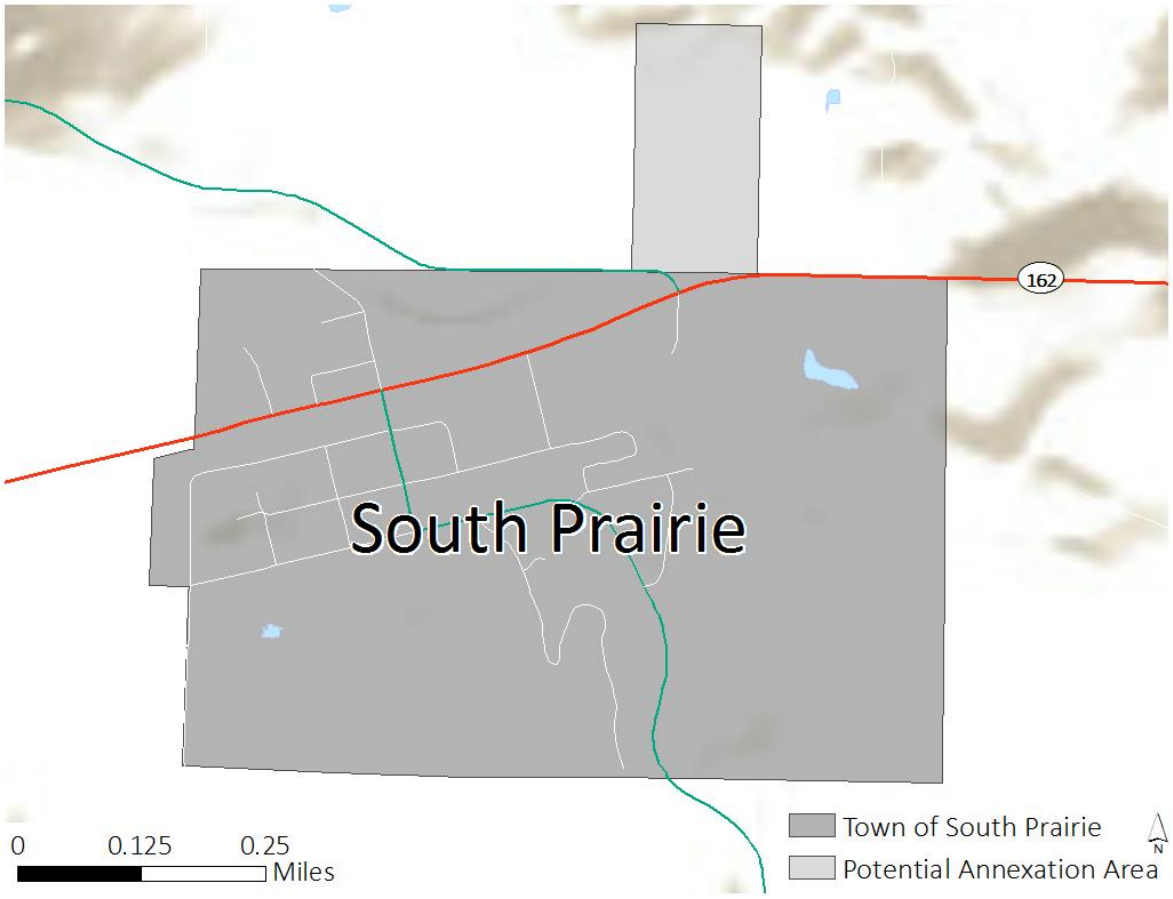
Table 18-8: City of Ruston 2020-2044 Housing Capacity					
Zone	**Vacant**	**Underutilized**	**Vacant Single Unit**	**Pipeline**	**Total**
COM	0	0	0	0	**0**
COM-P	0	0	0	0	**0**
MPD	0	0	0	0	**0**
MPD-PR	0	0	0	400	**400**
MPD-RL	0	0	0	0	**0**
MPD-SH	0	0	2	0	**2**
RES	19	8	19	0	**46**
Total	**19**	**8**	**21**	**400**	**448**

Table 18-9: City of Ruston 2020-2044 Employment Capacity

Zone	Vacant	Underutilized	Pipeline	Total
COM	10	9	0	19
COM-P	5	7	0	12
MPD	0	0	0	0
MPD-PR	0	0	60	60
MPD-RL	0	0	0	0
MPD-SH	0	0	0	0
RES	0	0	0	0
Total	15	16	60	91

DRAFT

19 TOWN OF SOUTH PRAIRIE



The Town of South Prairie's Comprehensive Plan and regulations implement densities based on net acreage.

Table 19-1: Town of South Prairie Zone Classifications

Zone Classification		Zone Type[1]	Total Acres[2]
AGB	Agricultural Business	Commercial	10.0
C	Commercial	Commercial	12.0
GOV	Government/Utilities	Public Use	7.1
IND	Industrial	Industrial	0.6
PTOS	Parks/Trails/Open Space	N/A	19.4
R	Residential	Residential	138.9
R/CUP	Residential CUP	Residential	34.2

[1]For purposes of the Buildable Lands inventory and analysis; not a representation of the Town zoning code.
[2]Represents parcel acreage, not zoning coverage.
Sources: Town Zoning Code.

DEVELOPMENT TRENDS

This section summarizes permit data observed between January 1, 2013 and December 31, 2020 that is used to monitor observed densities and update the assumptions for future development. The summaries in this section are designed to show the average statistics used to inform the report. Only data pertinent to the Buildable Lands requirements are collected, and incomplete or not-applicable data is omitted; therefore, this Report does not provide a full summary of all development within the jurisdiction. For more detailed summaries by zone/year, see Appendix A: Full Data, Calculation Tables, and Maps.

Table 19-2 shows the average residential density per zone and jurisdiction-wide and is not intended to show the total units/lots created or overall acres consumed. The results reflect the density calculation used by the jurisdiction, and only include a summary of plats and multifamily (3+ attached units) projects. Table 19-3 shows the average floor-to-area ratio (FAR) by zone and the amount of non-residential building square footage developed. The non-residential projects summarized only include new development and omit additions to existing businesses and non-building type improvements.

Table 19-2: Town of South Prairie 2013-2020 Residential Trends by Zone[1]

No multifamily residential development or plat activity has been observed in the timeframe.

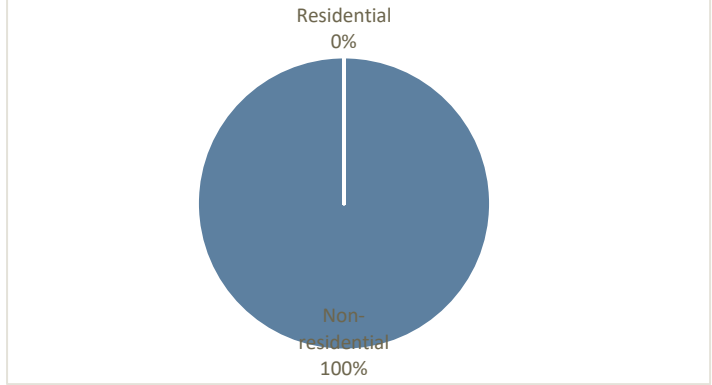
Table 19-3: Town of South Prairie 2013-2020 Non-residential Trends by Zone

Zone	Acres	Sq. Ft.	FAR
C	1.67	5,640	0.08

[1]Includes multifamily and plat data to represent the overall observed density by zone. Does not include single-family permits in order to accurately represent permitted densities; therefore, does not represent the total number of units developed in the timeframe.
Sources: Town Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

While the non-residential development trends are informative to show the percent of land consumed for non-residential purposes (as shown in Figure 19-A), the employment densities used in the capacity assumptions are derived through employment density surveys, as documented in Appendix C: Employment Density Survey. Figure 19-A summarizes the split between residential and non-residential development by zone and the jurisdiction average. The percent split is based on the gross acres developed for each use type and is used to inform the percent split for mixed use zones, as well as the percent of non-residential uses in residential-only zones.

Figure 19-A: Town of South Prairie Residential vs. Non-residential Development Split



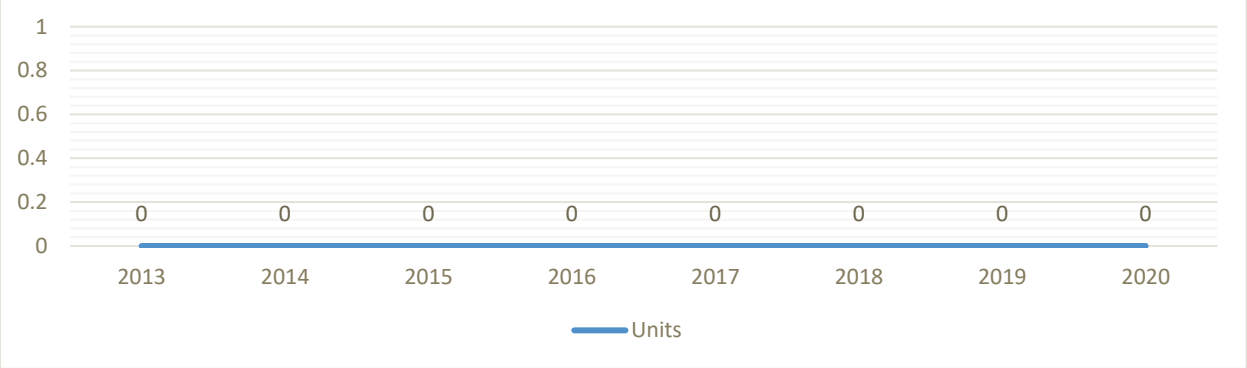
Zone	Use Type Split (Percent)[1]	
	Residential	Non-residential
C	0.0%	100.0%

[1]Does not include single-family permits in order to avoid double-counting acreage.
Sources: Town Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Housing Production Rate

The residential data collected for the Buildable Lands Program tracks the density and other assumptions related to the capacity analysis. The Buildable Lands requirements that were amended in 2017 now require the tracking of housing production to compare to the necessary growth rates to achieve the housing targets. Due to the limitations of the permit data and lack of demolition permit data, Pierce County relies upon the Washington State Office of Financial Management estimates to track the number of housing units built per year in each jurisdiction for the purposes of this Report. The comparison of housing production and housing needs is shown in Table 1-3 (Countywide).

Figure 19-B: Town of South Prairie Housing Production Rates (OFM)



Source: Washington State Office of Financial Management Housing Unit Data (2020).

Platting Activity

Platting activity is used to determine the achieved density for single-family residential zones and to identify the amount of land used for other purposes (whether netted out for density or applied by a regulation and affecting the achieved density). Plat data is used in conjunction with multifamily permits to determine the overall achieved density (as shown in Table 19-2).

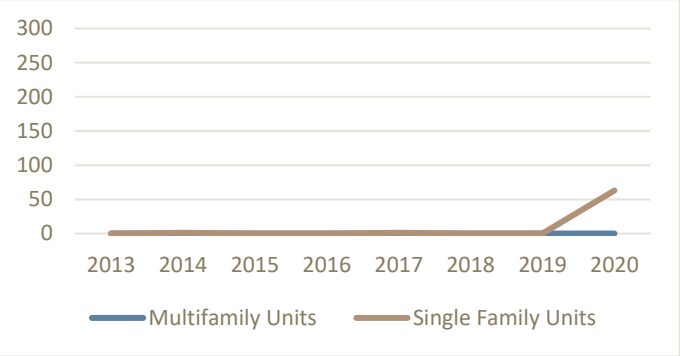
Figure 19-C: Town of South Prairie Platting Trends

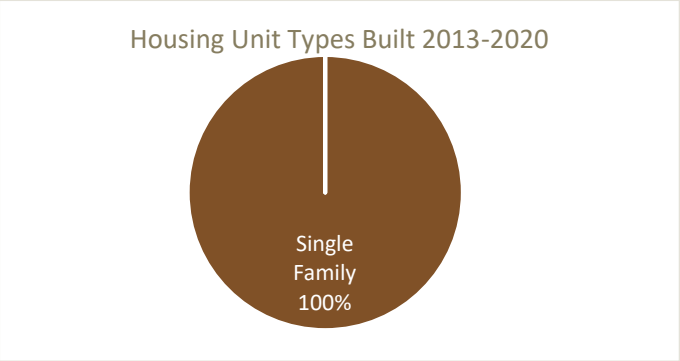
No plat activity has been observed in the timeframe.

Residential Building Trends

Both multifamily and single-family building permits are collected and summarized; however, single-family permit reporting is optional per the Pierce County Countywide Planning Policies and are limited in use for tracking factors affecting development. The single-family permit data is useful for identifying the total number of units built and the average lot size per zone and is provided as supplemental information. The multifamily permit data is used to identify the observed density and amount of land used for residential purposes. Please note that this data differs from the data provided in Figure 19-B due to collection limitations and should not be used to represent housing production in the jurisdiction.

Figure 19-D: Town of South Prairie Residential Building Permit Trends





Multifamily Permits by Year

No multifamily residential development has been observed in the timeframe.

Single Family Permits by Year (Optional)

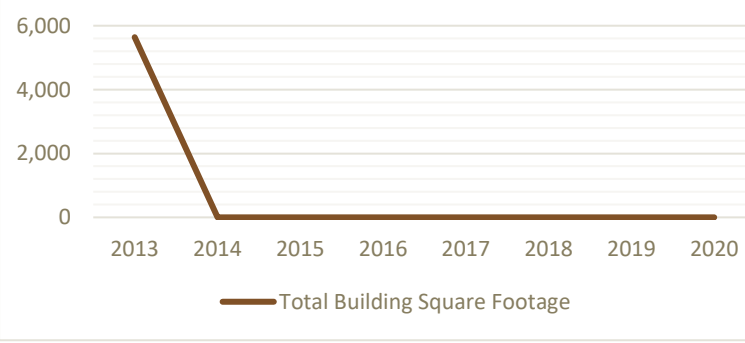
Year	Lots	Acres	Avg. Lot Size
2013	-		-
2014	1	0.66	0.66
2015	0	0.11	
2016	-	-	-
2017	1	0.18	0.18
2018	-	-	-
2019	-	-	-
2020	-	-	-
Total	**2**	**0.96**	

Sources: Town Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Non-residential Building Trends

Non-residential building permits typically include commercial and industrial development; however, public use is often collected and summarized as well when the use type produces jobs. While the project acreage, building square footage, and floor-to-area ratio information is collected and summarized for the report in order to track non-residential development, the employment density is analyzed in a separate report using data other than building permits. The most recent employment density study to support the assumptions in this Report is provided in Appendix C: Employment Density Survey.

Figure 19-E: Town of South Prairie Non-residential Permit Trends



Year	Acres	Bldg. SF	FAR
2013	1.67	5,640	0.08
2014	-	-	-
2015	-	-	-
2016	-	-	-
2017	-	-	-
2018	-	-	-
2019	-	-	-
2020	-	-	-
Total	**1.67**	**5,640**	**0.08**

Sources: Town Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

ASSUMPTIONS

Assumptions vary by jurisdiction and zone. Table 19-4 and Table 19-5 provide a snapshot of the densities, mixed-use split, and deductions used in the inventory development and capacity calculation tables. The assumptions for each zone are shown in the assumptions column of the capacity calculation tables shown in Appendix A: Full Data, Calculation Tables, and Maps.

Table 19-4: Town of South Prairie Assumptions Summary

Zone	Residential		Employment		Market Factor		Land for Capital Facilities
	Percent	Density	Percent	Density	Vacant	Underutilized	
AGB	0%	N/A	100%	20	10%	50%	3%
C	0%	N/A	100%	20	10%	50%	
GOV	0%	N/A	100%	20	10%	50%	
IND	0%	N/A	100%	9	10%	50%	
PTOS	0%	N/A	100%	20	10%	50%	
R	100%	4	0%	20	25%	25%	
R/CUP	100%	4	0%	20	25%	25%	

The Vacant Single Unit size threshold listed below represents the parcel size used to determine if a vacant property is subdividable or only able to accommodate one unit. Parcels smaller than the size listed are considered Vacant Single Units unless otherwise determined by the jurisdiction during the parcel-specific review.

Table 19-5: Town of South Prairie Plat Deductions for Single-Family Residential Zones

Zone	Roads	Critical Areas	Parks/Open Space	Stormwater	Non-residential	Vacant Single Unit
R	30%	35%	10%	N/A	3%	<1 acre
R/CUP	30%	35%	10%	N/A	3%	<1 acre

HOUSING AND EMPLOYMENT CAPACITY

Inventory and Capacity Calculation Characteristics

A portion of the inventory is deducted from the gross acreage based on the assumptions identified in the previous section. Table 19-6 shows the characteristics of the initial inventory and Table 19-7 shows the amount of land that was reduced from that initial inventory to be included in the capacity analysis, as documented in the tables and maps in Appendix A: Full Data, Calculation Tables, and Maps.

Table 19-6: Town of South Prairie Summary of Vacant and Underutilized Land Characteristics

Characteristics/Category	Vacant	Underutilized	Vacant Single Unit	Pipeline
Total Acreage (Gross	40.13	111.95	4.74	0.00
Average Lot Size (Gross)	0.96	3.11	0.23	#DIV/0!
Total Acreage (Net)	29.90	71.55	3.71	0.00
Average Lot Size (Net)	0.71	1.99	0.18	#DIV/0!
Percent Critical Areas	25%	36%	22%	#DIV/0!

The parcel inventory is used to categorize land and the capacity calculations are intended to represent the land available for development; thus, the inventory maps alone do not represent the "buildable land" per the Buildable Lands requirements. Table 19-7 shows the overall percentage of land assumed

available as capacity in the 20-year planning period and the deductions made to account for constraints to the inventory and overall market conditions.

Table 19-7: Town of South Prairie Summary of Deductions

Deductions/Category	Vacant	Underutilized
Critical Areas	10.22	40.40
Infrastructure Gaps	0.00	0.00
Plat Deductions	20.75	48.28
Capital Facilities	0.00	0.00
Market Factor	1.96	12.59
Total Percent Reduction in Inventory Land	82%	85%
Percent of Vacant or Underutilized Land Available for Capacity	18%	15%

Capacity Results

The housing and employment capacity totals in Table 19-8 and Table 19-9 are derived from the calculations shown in Appendix A: Full Data, Calculation Tables, and Maps. A summary of the countywide capacity results compared to need is shown in Table 1-9 (2030 Housing Target), Table 1-10 (2030 Employment Target), and Table 1-11 (DRAFT 2044 Targets).

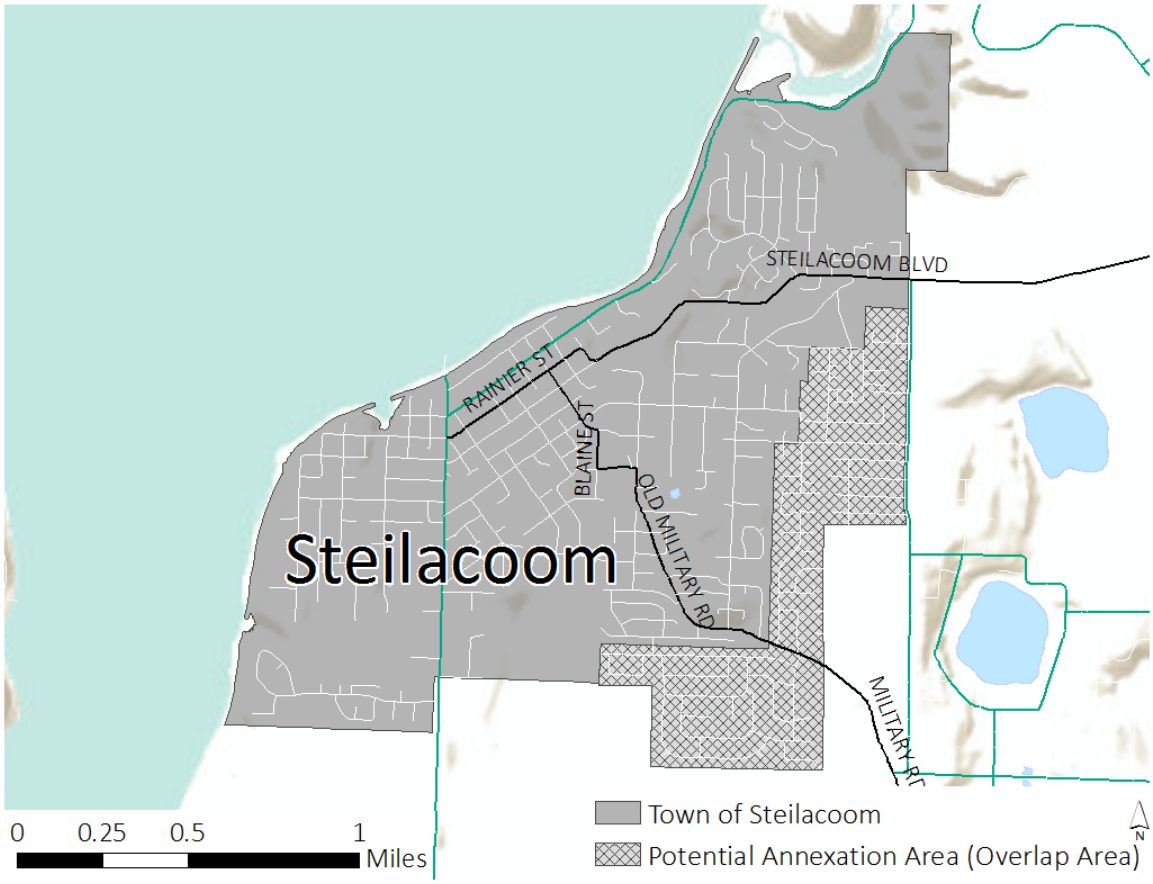
Table 19-8: Town of South Prairie 2020-2044 Housing Capacity

Zone	Vacant	Underutilized	Vacant Single Unit	Pipeline	Total
AGB	0	0	0	0	**0**
C	0	0	0	0	**0**
GOV	0	0	0	0	**0**
IND	0	0	0	0	**0**
R	20	42	21	0	**83**
R/CUP	0	4	0	0	**4**
Total	**20**	**46**	**21**	**0**	**87**

Table 19-9: Town of South Prairie 2020-2044 Employment Capacity

Zone	Vacant	Underutilized	Pipeline	Total
AGB	0	100	0	**100**
C	40	71	0	**111**
GOV	2	0	0	**2**
IND	0	0	0	**0**
R	4	9	0	**13**
R/CUP	0	1	0	**1**
Total	**46**	**181**	**0**	**227**

20 TOWN OF STEILACOOM



The Town of Steilacoom's Comprehensive Plan and regulations implement densities using net acreage, subtracting out critical areas and their buffers, roads, and parks.

Table 20-1: Town of Steilacoom Zone Classifications

Zone Classification		Zone Type[1]	Total Acres[2]
CG	Commercial – General	Mixed Use	8.7
CS	Commercial – Shoreline	Mixed Use	28.0
IND	Industrial	Industrial	71.8
MF	Multi-Family	Residential	48.9
P/QP	Public/Quasi-Public	Public Use	72.1
POS	Parks & Open Space	N/A	100.5
R-7.2	Residential – 7.2	Residential	178.7
R-9.6	Residential – 9.6	Residential	520.2

[1]For purposes of the Buildable Lands inventory and analysis; not a representation of the Town zoning code.
[2]Represents parcel acreage, not zoning coverage.
Sources: Town Zoning Code.

DEVELOPMENT TRENDS

This section summarizes permit data observed between January 1, 2013 and December 31, 2020 that is used to monitor observed densities and update the assumptions for future development. The summaries in this section are designed to show the average statistics used to inform the report. Only data pertinent to the Buildable Lands requirements are collected, and incomplete or not-applicable data is omitted; therefore, this Report does not provide a full summary of all development within the jurisdiction. For more detailed summaries by zone/year, see Appendix A: Full Data, Calculation Tables, and Maps.

Table 20-2 shows the average residential density per zone and jurisdiction-wide and is not intended to show the total units/lots created or overall acres consumed. The results reflect the density calculation used by the jurisdiction, and only include a summary of plats and multifamily (3+ attached units) projects. Table 20-3 shows the average floor-to-area ratio (FAR) by zone and the amount of non-residential building square footage developed. The non-residential projects summarized only include new development and omit additions to existing businesses and non-building type improvements.

Table 20-2: Town of Steilacoom 2013-2020 Residential Trends by Zone[1]

Zone	Net Acres[2]	Lots/Units	Density
R-9.6	31.10	85	2.73

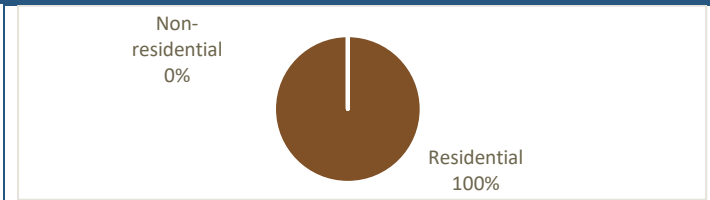
Table 20-3: Town of Steilacoom 2013-2020 Non-residential Trends by Zone

No non-residential development has been observed in the timeframe.

[1]Includes multifamily and plat data to represent the overall observed density by zone. Does not include single-family permits in order to accurately represent permitted densities; therefore, does not represent the total number of units developed in the timeframe.
Sources: Town Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

While the non-residential development trends are informative to show the percent of land consumed for non-residential purposes (as shown in Figure 20-A), the employment densities used in the capacity assumptions are derived through employment density surveys, as documented in Appendix C: Employment Density Survey. Figure 20-A summarizes the split between residential and non-residential development by zone and the jurisdiction average. The percent split is based on the gross acres developed for each use type and is used to inform the percent split for mixed-use zones, as well as the percent of non-residential uses in residential-only zones.

Figure 20-A: Town of Steilacoom Residential vs. Non-residential Development Split



Zone	Use Type Split (Percent)[1]	
	Residential	Non-residential
R-9.6	100%	0%

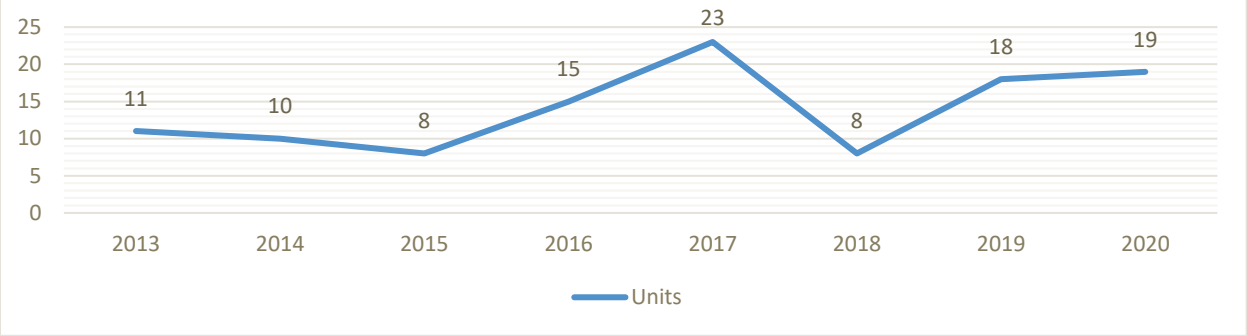
[1]Does not include single-family permits in order to avoid double-counting acreage.
Sources: Town Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Housing Production Rate

The residential data collected for the Buildable Lands Program tracks the density and other assumptions related to the capacity analysis. The Buildable Lands requirements that were amended in 2017 now require the tracking of housing production to compare to the necessary growth rates to achieve the

housing targets. Due to the limitations of the permit data and lack of demolition permit data, Pierce County relies upon the Washington State Office of Financial Management estimates to track the number of housing units built per year in each jurisdiction for the purposes of this Report. The comparison of housing production and housing needs is shown in Table 1-3 (Countywide).

Figure 20-B: Town of Steilacoom Housing Production Rates (OFM)

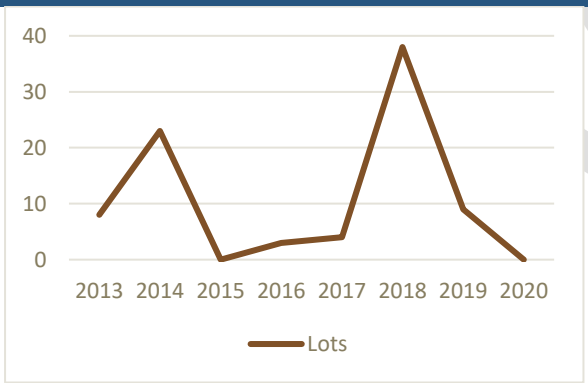


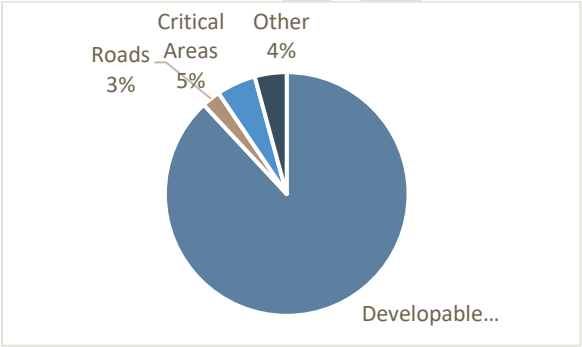
Source: Washington State Office of Financial Management Housing Unit Data (2020).

Platting Activity

Platting activity is used to determine the achieved density for single-family residential zones and to identify the amount of land used for other purposes (whether netted out for density or applied by a regulation and affecting the achieved density). Plat data is used in conjunction with multifamily permits to determine the overall achieved density (as shown in Table 20-2).

Figure 20-C: Town of Steilacoom Platting Trends





Plat Activity by Year

Year	Lots	Acres	Density
2013	8	2.14	3.74
2014	23	8.61	2.67
2015	-	-	-
2016	3	0.71	4.23
2017	4	1.30	3.08
2018	38	13.65	2.78
2019	9	4.69	1.92
2020	-	-	-
Total	**85**	**31.10**	**2.73**

Plat Deductions by Zone (Percent)

Zone	Roads	Critical Areas	Parks/Open Space	Storm -water
R-9.6	2.5%	5.2%	0.3%	3.9%

Sources: Town Permit Data, Pierce County Auditor Recorded Plats.

Residential Building Trends

Both multifamily and single-family building permits are collected and summarized; however, single-family permit reporting is optional per the Pierce County Countywide Planning Policies and are limited in use for tracking factors affecting development. The single-family permit data is useful for identifying the total number of units built and the average lot size per zone and is provided as supplemental information. The multifamily permit data is used to identify the observed density and amount of land used for residential purposes. Please note that this data differs from the data provided in Figure 20-B due to collection limitations and should not be used to represent housing production in the jurisdiction.

Figure 20-D: Town of Steilacoom Residential Building Permit Trends

Multifamily Permits by Year
No multifamily residential development has been observed in the timeframe.

Single Family Permits by Year (Optional)
No single-family residential permits were provided for the timeframe.

Sources: Town Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Non-residential Building Trends

Non-residential building permits typically include commercial and industrial development; however, public use is often collected and summarized as well when the use type produces jobs. While the project acreage, building square footage, and floor-to-area ratio information is collected and summarized for the report in order to track non-residential development, the employment density is analyzed in a separate report using data other than building permits. The most recent employment density study to support the assumptions in this Report is provided in Appendix C: Employment Density Survey.

Figure 20-E: Town of Steilacoom Non-residential Permit Trends

No non-residential development has been observed in the timeframe.

ASSUMPTIONS

Assumptions vary by jurisdiction and zone. Table 20-4 and Table 20-5 provide a snapshot of the densities, mixed-use split, and deductions used in the inventory development and capacity calculation tables. The assumptions for each zone are shown in the assumptions column of the capacity calculation tables shown in Appendix A: Full Data, Calculation Tables, and Maps.

Table 20-4: Town of Steilacoom Assumptions Summary

Zone	Residential		Employment		Market Factor		Land for Capital Facilities
	Percent	Density	Percent	Density	Vacant	Underutilized	
CG	15%	12	85%	20	10%	50%	Parcel Specific
CS	15%	12	85%	20	10%	50%	Parcel Specific
IND	0%	N/A	100%	9	10%	50%	Parcel Specific
MF	100%	12	0%	N/A	0%	50%	Parcel Specific
P/QP	0%	N/A	100%	20	10%	50%	Parcel Specific
POS	0%	N/A	0%	N/A	10%	50%	Parcel Specific
R-7.2	100%	6	0%	N/A	10%	20%	Parcel Specific
R-9.6	100%	4	0%	N/A	10%	20%	Parcel Specific

The Vacant Single Unit size threshold listed below represents the parcel size used to determine if a vacant property is subdividable or only able to accommodate one unit. Parcels smaller than the size listed are considered Vacant Single Units unless otherwise determined by the jurisdiction during the parcel-specific review.

Table 20-5: Town of Steilacoom Plat Deductions for Single-Family Residential Zones

Zone	Roads	Critical Areas	Parks/Open Space	Stormwater	Non-residential	Vacant Single Unit
R-7.2	12%	10%	5%	N/A	N/A	<0.41 acres
R-9.6	12%	10%	5%	N/A	N/A	<0.55 acres

HOUSING AND EMPLOYMENT CAPACITY

Inventory and Capacity Calculation Characteristics

A portion of the inventory is deducted from the gross acreage based on the assumptions identified in the previous section. Table 20-6 shows the characteristics of the initial inventory and Table 20-7 shows the amount of land that was reduced from that initial inventory to be included in the capacity analysis, as documented in the tables and maps in Appendix A: Full Data, Calculation Tables, and Maps.

Table 20-6: Town of Steilacoom Summary of Vacant and Underutilized Land Characteristics

Characteristics/Category	Vacant	Underutilized	Vacant Single Unit	Pipeline
Total Acreage (Gross	104.66	161.01	37.83	4.64
Average Lot Size (Gross)	0.55	1.58	0.25	1.55
Total Acreage (Net)	78.53	111.18	30.93	3.00
Average Lot Size (Net)	0.41	1.09	0.21	1.00
Percent Critical Areas	25%	31%	18%	35%

The parcel inventory is used to categorize land and the capacity calculations are intended to represent the land available for development; thus, the inventory maps alone do not represent the "buildable land" per the Buildable Lands requirements. Table 20-7 shows the overall percentage of land assumed available as capacity in the 20-year planning period and the deductions made to account for constraints to the inventory and overall market conditions.

Table 20-7: Town of Steilacoom Summary of Deductions

Deductions/Category	Vacant	Underutilized
Critical Areas	26.13	49.84
Plat Deductions	21.85	24.01
Capital Facilities	0.00	0.00
Market Factor	8.27	49.05
Total Percent Reduction in Inventory Land	29%	45%
Percent of Vacant or Underutilized Land Available for Capacity	71%	55%

Capacity Results

The housing and employment capacity totals in Table 20-8 and Table 20-9 are derived from the calculations shown in Appendix A: Full Data, Calculation Tables, and Maps. A summary of the countywide capacity results compared to need is shown in Table 1-9 (2030 Housing Target), Table 1-10 (2030 Employment Target), and Table 1-11 (DRAFT 2044 Targets).

Table 20-8: Town of Steilacoom 2020-2044 Housing Capacity

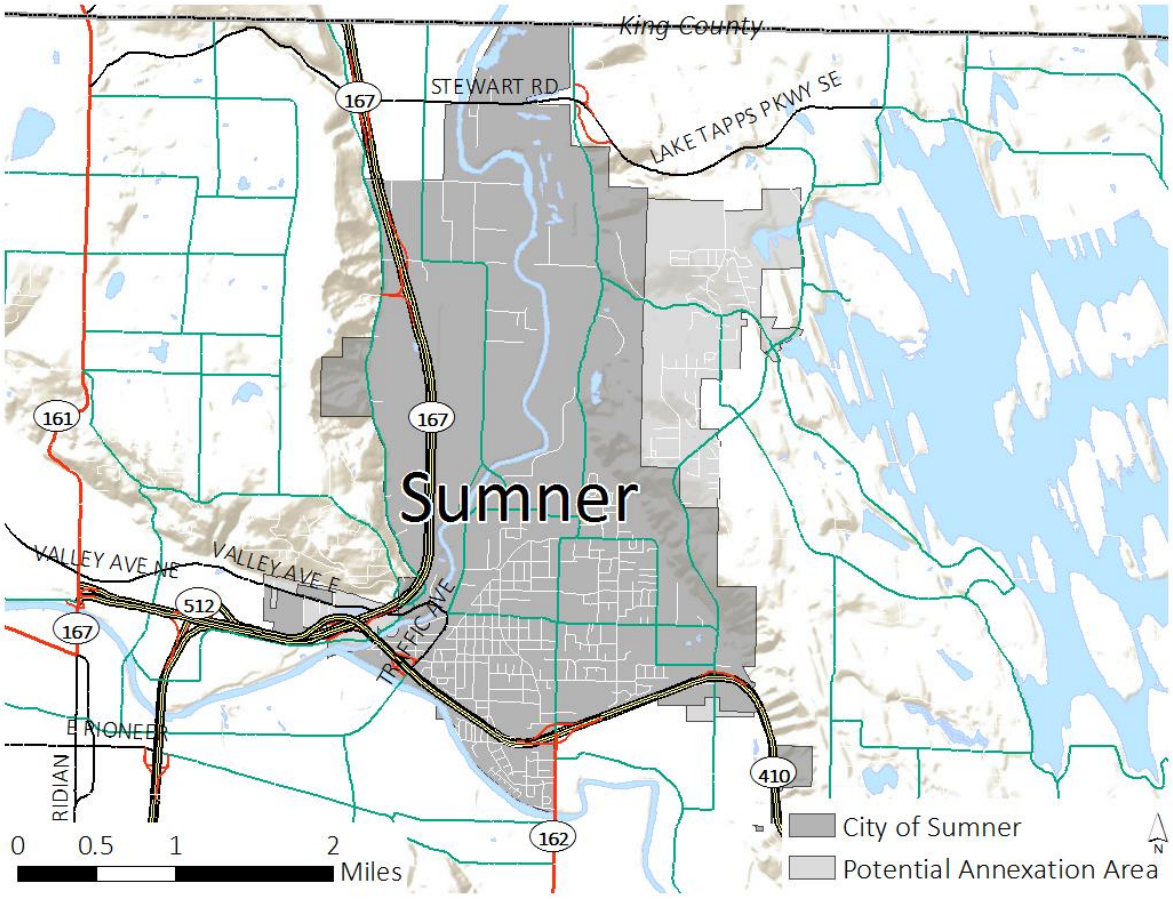
Zone	Vacant	Underutilized	Vacant Single Unit	Pipeline	Total
CG	2	4	0	0	6
CS	0	5	0	0	5
IND	0	0	0	0	0
MF	0	7	0	0	7
P/QP	0	0	0	0	0
R-7.2	82	59	71	0	212
R-9.6	158	168	79	14	419
Total	242	243	150	14	649

Table 20-9: Town of Steilacoom 2020-2044 Employment Capacity

Zone	Vacant	Underutilized	Pipeline	Total
CG	17	39	0	56
CS	0	44	0	44
IND	107	256	0	363
MF	0	0	0	0
P/QP	171	43	0	214
R-7.2	0	0	0	0
R-9.6	0	0	0	0
Total	295	382	0	677

DRAFT

21 CITY OF SUMNER



The City of Sumner's Comprehensive Plan and regulations implement densities based on net acreage, subtracting out critical areas and buffers.

Table 21-1: City of Sumner Zone Classifications

Zone Classification		Zone Type[1]	Total Acres[2]
CBD	Central Business District	Mixed Use	1.8
GC	General Commercial	Mixed Use	128.8
HDR	High Density Multi-Family Residential	Residential	100.9
IC	Interchange Commercial	Commercial	139.7
LDR-12	Low Density Residential 12,000	Residential	705.6
LDR-4	Low Density Residential 4,000	Residential	4.4
LDR-6	Low Density Residential 6,000	Residential	250.7
LDR-7.2	Low Density Residential 7,200	Residential	60.1
LDR-8.5	Low Density Residential 8,500	Residential	388.9
M1	Light Manufacturing	Industrial	1,808.1
M2	Heavy Manufacturing	Industrial	140.9
MDR	Medium Density Residential	Residential	114.1

Zone Classification		Zone Type[1]	Total Acres[2]
NC	Neighborhood Commercial	Mixed Use	28.8
RES	Resource Protection	N/A	96.2
TC-3	Town Center	Mixed Use	1.7
TC-4	Town Center	Mixed Use	34.3
TC-5	Town Center	Mixed Use	12.8
TC-6	Town Center	Mixed Use	89.2

[1]For purposes of the Buildable Lands inventory and analysis; not a representation of the City zoning code.
[2]Represents parcel acreage, not zoning coverage.
Sources: City Zoning Code.

DEVELOPMENT TRENDS

This section summarizes permit data observed between January 1, 2013 and December 31, 2020 that is used to monitor observed densities and update the assumptions for future development. The summaries in this section are designed to show the average statistics used to inform the report. Only data pertinent to the Buildable Lands requirements are collected, and incomplete or not-applicable data is omitted; therefore, this Report does not provide a full summary of all development within the jurisdiction. For more detailed summaries by zone/year, see Appendix A: Full Data, Calculation Tables, and Maps.

Table 21-2 shows the average residential density per zone and jurisdiction-wide and is not intended to show the total units/lots created or overall acres consumed. The results reflect the density calculation used by the jurisdiction, and only include a summary of plats and multifamily (3+ attached units) projects. Table 21-3 shows the average floor-to-area ratio (FAR) by zone and the amount of non-residential building square footage developed. The non-residential projects summarized only include new development and omit additions to existing businesses and non-building type improvements.

Table 21-2: City of Sumner 2013-2020 Residential Trends by Zone[1]

Zone	Net Acres[2]	Lots/Units	Net Density
GC	4.41	120	27.21
HDR	0.92	4	4.35
LDR-12	0.79	2	2.53
LDR-6	12.90	62	4.81
LDR-7.2	13.82	79	5.72
LDR-8.5	2.30	5	2.17
MDR	6.31	73	11.57
Total/Avg.	**41.45**	**354**	**9.83**

Table 21-3: City of Sumner 2013-2020 Non-residential Trends by Zone

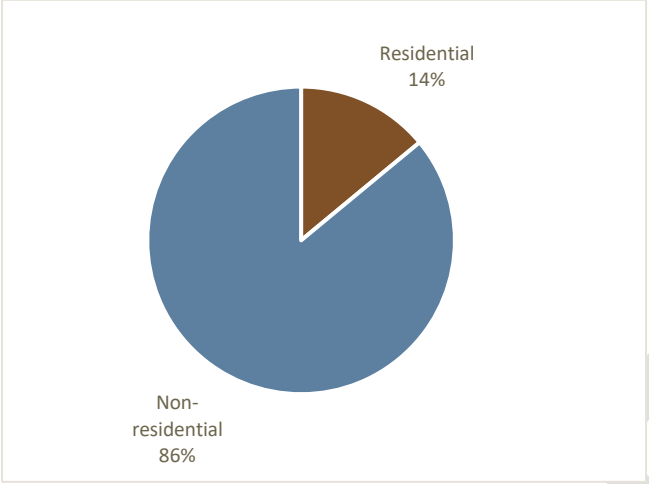
Zone	Acres	Sq. Ft.	FAR
GC	15.55	127,458	0.19
HDR	1.23	21,210	0.40
IC	22.83	219,408	0.22
M-1	305.91	4,483,426	0.34
M-2	9.96	212,628	0.49
TCP	0.12	4,649	0.91
Total/Avg.	**355.6**	**5,068,779**	**0.43**

[1]Includes multifamily and plat data to represent the overall observed density by zone. Does not include single-family permits in order to accurately represent permitted densities; therefore, does not represent the total number of units developed in the timeframe.
Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

While the non-residential development trends are informative to show the percent of land consumed for non-residential purposes (as shown in Figure 21-A), the employment densities used in the capacity assumptions are derived through employment density surveys, as documented in Appendix C: Employment Density Survey. Figure 21-A summarizes the split between residential and non-residential development by zone and the jurisdiction average. The percent split is based on the gross acres

developed for each use type and is used to inform the percent split for mixed-use zones, as well as the percent of non-residential uses in residential-only zones.

Figure 21-A: City of Sumner Residential vs. Non-residential Development Split



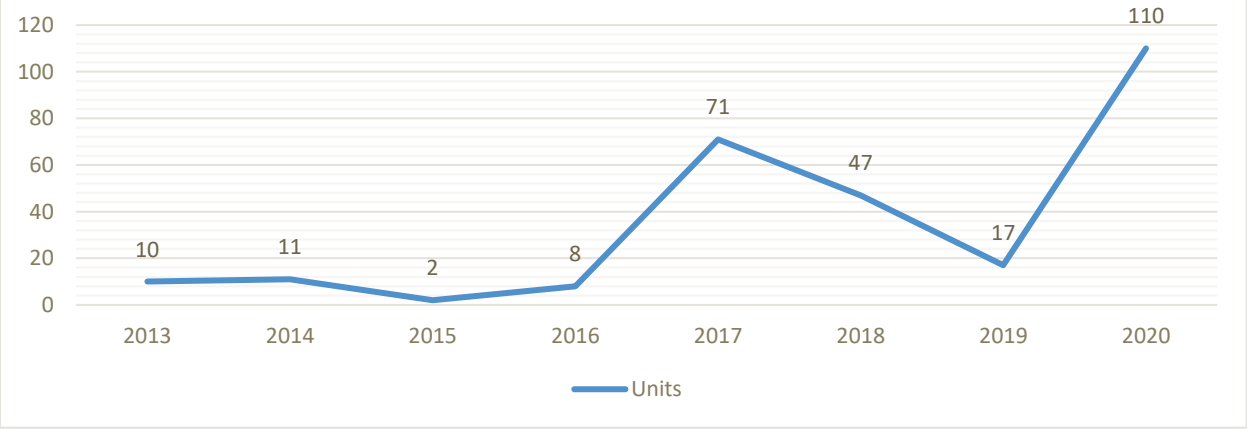
Zone	Use Type Split (Percent)[1] Residential	Non-residential
GC	22%	78%
HDR	43%	57%
IC	0%	100%
LDR-12	100%	0%
LDR-6	100%	0%
LDR-7.2	100%	0%
LDR-8.5	100%	0%
M-1	0%	100%
M-2	0%	100%
MDR	100%	0%
TCP	0%	100%
Average	**14%**	**86%**

[1]Does not include single-family permits in order to avoid double-counting acreage.
Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Housing Production Rate

The residential data collected for the Buildable Lands Program tracks the density and other assumptions related to the capacity analysis. The Buildable Lands requirements that were amended in 2017 now require the tracking of housing production to compare to the necessary growth rates to achieve the housing targets. Due to the limitations of the permit data and lack of demolition permit data, Pierce County relies upon the Washington State Office of Financial Management estimates to track the number of housing units built per year in each jurisdiction for the purposes of this Report. The comparison of housing production and housing needs is shown in Table 1-3 (Countywide).

Figure 21-B: City of Sumner Housing Production Rates (OFM)

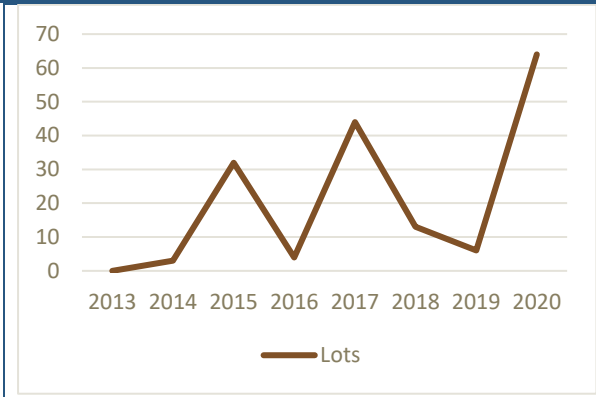


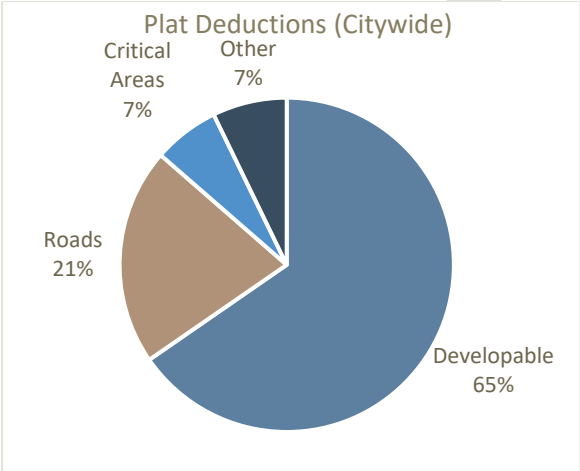
Source: Washington State Office of Financial Management Housing Unit Data (2020).

Platting Activity

Platting activity is used to determine the achieved density for single-family residential zones and to identify the amount of land used for other purposes (whether netted out for density or applied by a regulation and affecting the achieved density). Plat data is used in conjunction with multifamily permits to determine the overall achieved density (as shown in Table 21-2).

Figure 21-C: City of Sumner Platting Trends





Plat Activity by Year

Year	Lots	Net Acres	Net Density
2013	-	-	-
2014	3	0.74	4.05
2015	32	5.71	5.60
2016	4	0.92	4.35
2017	44	7.80	5.64
2018	4	0.59	6.78
2019	6	1.17	5.13
2020	64	14.85	4.31
Total	**166**	**31.78**	**5.22**

Plat Deductions by Zone (Percent)

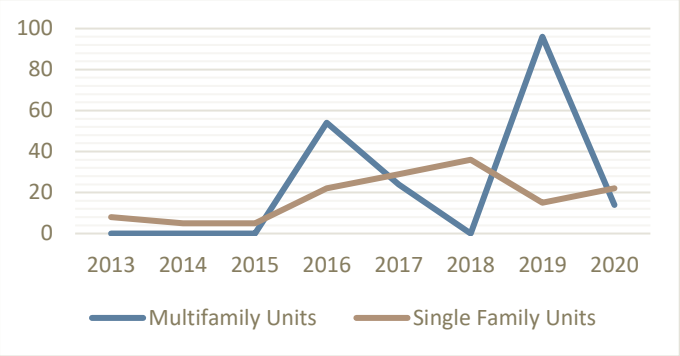
Zone	Roads	Critical Areas	Storm-water	Other
LDR-6	22.9%	5.3%	7.6%	7.6%
LDR-7.2	27.4%	0.0%	6.1%	6.1%
LDR-8.5	0.0%	46.9%	0.0%	0.0%
Average	**21.4%**	**6.5%**	**5.9**	**1.5%**

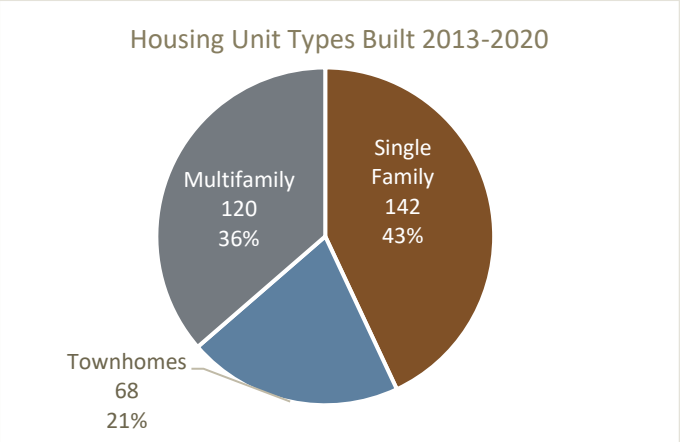
Sources: City Permit Data, Pierce County Auditor Recorded Plats.

Residential Building Trends

Both multifamily and single-family building permits are collected and summarized; however, single-family permit reporting is optional per the Pierce County Countywide Planning Policies and are limited in use for tracking factors affecting development. The single-family permit data is useful for identifying the total number of units built and the average lot size per zone and is provided as supplemental information. The multifamily permit data is used to identify the observed density and amount of land used for residential purposes. Please note that this data differs from the data provided in Figure 21-B due to collection limitations and should not be used to represent housing production in the jurisdiction.

Figure 21-D: City of Sumner Residential Building Permit Trends





Multifamily Permits by Year

Year	Units	Acres	Density
2013	-	-	-
2014	-	-	-
2015	-	-	-
2016	54	4.26	12.68
2017	24	1.08	22.22
2018	-	-	-
2019	96	3.33	28.83
2020	14	1.00	14.00
Total	**188**	**9.67**	**19.44**

Single Family Permits by Year (Optional)

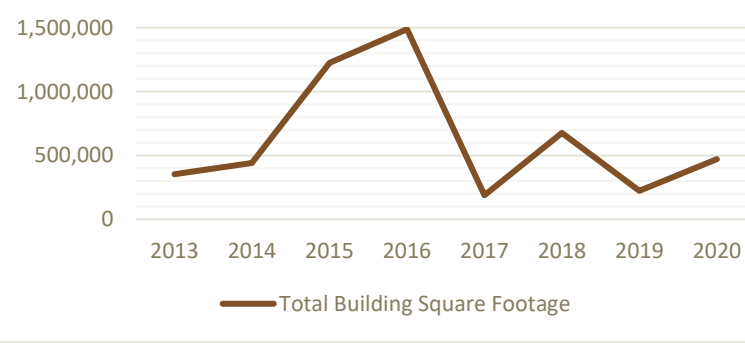
Year	Units	Acres	Avg. Lot Size
2013	8	1.88	0.23
2014	5	1.27	0.25
2015	5	0.90	0.18
2016	22	8.02	0.36
2017	29	5.54	0.19
2018	36	6.70	0.19
2019	15	6.48	0.43
2020	22	4.55	0.21
Total	**142**	**35.35**	**0.25**

Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Non-residential Building Trends

Non-residential building permits typically include commercial and industrial development; however, public use is often collected and summarized as well when the use type produces jobs. While the project acreage, building square footage, and floor-to-area ratio information is collected and summarized for the report in order to track non-residential development, the employment density is analyzed in a separate report using data other than building permits. The most recent employment density study to support the assumptions in this Report is provided in Appendix C: Employment Density Survey.

Figure 21-E: City of Sumner Non-residential Permit Trends



Year	Acres	Bldg. SF	FAR
2013	17.88	354,838	0.46
2014	21.89	441,326	0.46
2015	57.48	1,225,785	0.49
2016	88.54	1,487,971	0.39
2017	18.47	188,741	0.23
2018	107.69	675,411	0.14
2019	16.30	223,741	0.32
2020	27.34	470,966	0.40
Total	**355.59**	**5,068,779**	**0.33**

Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

ASSUMPTIONS

Assumptions vary by jurisdiction and zone. Table 21-4 and Table 21-5 provide a snapshot of the densities, mixed-use split, and deductions used in the inventory development and capacity calculation tables. The assumptions for each zone are shown in the assumptions column of the capacity calculation tables shown in Appendix A: Full Data, Calculation Tables, and Maps.

Table 21-4: City of Sumner Assumptions Summary

z	Residential		Employment		Market Factor		Land for Capital Facilities
	Percent	Density	Percent	Density	Vacant	Underutilized	
CBD	100%	25	100%	20	10%	50%	Parcel Specific
GC	10%	25	90%	20	10%	50%	Parcel Specific
HDR	100%	12	0%	20	20%	40%	Parcel Specific
IC	0%	N/A	100%	20	10%	50%	Parcel Specific
LDR-12	100%	4	0%	20	10%	20%	Parcel Specific
LDR-4	100%	5	0%	20	10%	20%	Parcel Specific
LDR-6	100%	5	0%	20	10%	20%	Parcel Specific
LDR-72	100%	5	0%	20	10%	20%	Parcel Specific
LDR-85	100%	5	0%	20	10%	20%	Parcel Specific
M1	0%	N/A	100%	16	10%	50%	Parcel Specific
M2	0%	N/A	100%	16	10%	50%	Parcel Specific
MDR	100%	12	0%	20	20%	40%	Parcel Specific
NC	10%	25	90%	20	10%	50%	Parcel Specific
RES	0%	N/A	0%	N/A	N/A	N/A	N/A
TC-3	100%	76	0%	20	10%	50%	Parcel Specific
TC-4	20%	76	80%	20	10%	50%	Parcel Specific
TC-5	100%	76	0%	20	10%	50%	Parcel Specific
TC-6	60%	76	40%	20	10%	50%	Parcel Specific

The Vacant Single Unit size threshold listed below represents the parcel size used to determine if a vacant property is subdividable or only able to accommodate one unit. Parcels smaller than the size listed are considered Vacant Single Units unless otherwise determined by the jurisdiction during the parcel-specific review.

Table 21-5: City of Sumner Plat Deductions for Single-Family Residential Zones

Zone	Roads	Critical Areas	Parks/Open Space	Stormwater	Non-residential	Vacant Single Unit
HDR	N/A	GIS	N/A	N/A	2%	N/A
LDR-12	N/A	GIS	N/A	N/A	2%	<0.69 acres
LDR-4	N/A	GIS	N/A	N/A	2%	<0.23 acres
LDR-6	N/A	GIS	N/A	N/A	2%	<0.34 acres
LDR-72	N/A	GIS	N/A	N/A	2%	<0.41 acres
LDR-85	N/A	GIS	N/A	N/A	2%	<0.49 acres
MDR	N/A	GIS	N/A	N/A	2%	N/A

HOUSING AND EMPLOYMENT CAPACITY

Inventory and Capacity Calculation Characteristics

A portion of the inventory is deducted from the gross acreage based on the assumptions identified in the previous section. Table 21-6 shows the characteristics of the initial inventory and Table 21-7 shows the amount of land that was reduced from that initial inventory to be included in the capacity analysis, as documented in the tables and maps in Appendix A: Full Data, Calculation Tables, and Maps.

Table 21-6: City of Sumner Summary of Vacant and Underutilized Land Characteristics

Characteristics/Category	Vacant	Underutilized	Vacant Single Unit	Pipeline
Total Acreage (Gross	350.17	606.54	53.37	66.72
Average Lot Size (Gross)	2.10	1.07	1.07	3.71
Total Acreage (Net)	150.96	429.59	7.41	36.89
Average Lot Size (Net)	0.90	0.76	0.15	2.05
Percent Critical Areas	57%	29%	86%	45%

The parcel inventory is used to categorize land and the capacity calculations are intended to represent the land available for development; thus, the inventory maps alone do not represent the "buildable land" per the Buildable Lands requirements. Table 21-7 shows the overall percentage of land assumed available as capacity in the 20-year planning period and the deductions made to account for constraints to the inventory and overall market conditions.

Table 21-7: City of Sumner Summary of Deductions

Deductions/Category	Vacant	Underutilized
Critical Areas	199.21	176.95
Plat Deductions	0.00	0.00
Capital Facilities	0.00	0.00
Market Factor	28.40	211.68
Total Percent Reduction in Inventory Land	31%	51%
Percent of Vacant or Underutilized Land Available for Capacity	69%	49%

Capacity Results

The housing and employment capacity totals in Table 21-8 and Table 21-9 are derived from the calculations shown in Appendix A: Full Data, Calculation Tables, and Maps. A summary of the countywide capacity results compared to need is shown in Table 1-9 (2030 Housing Target), Table 1-10 (2030 Employment Target), and Table 1-11 (DRAFT 2044 Targets).

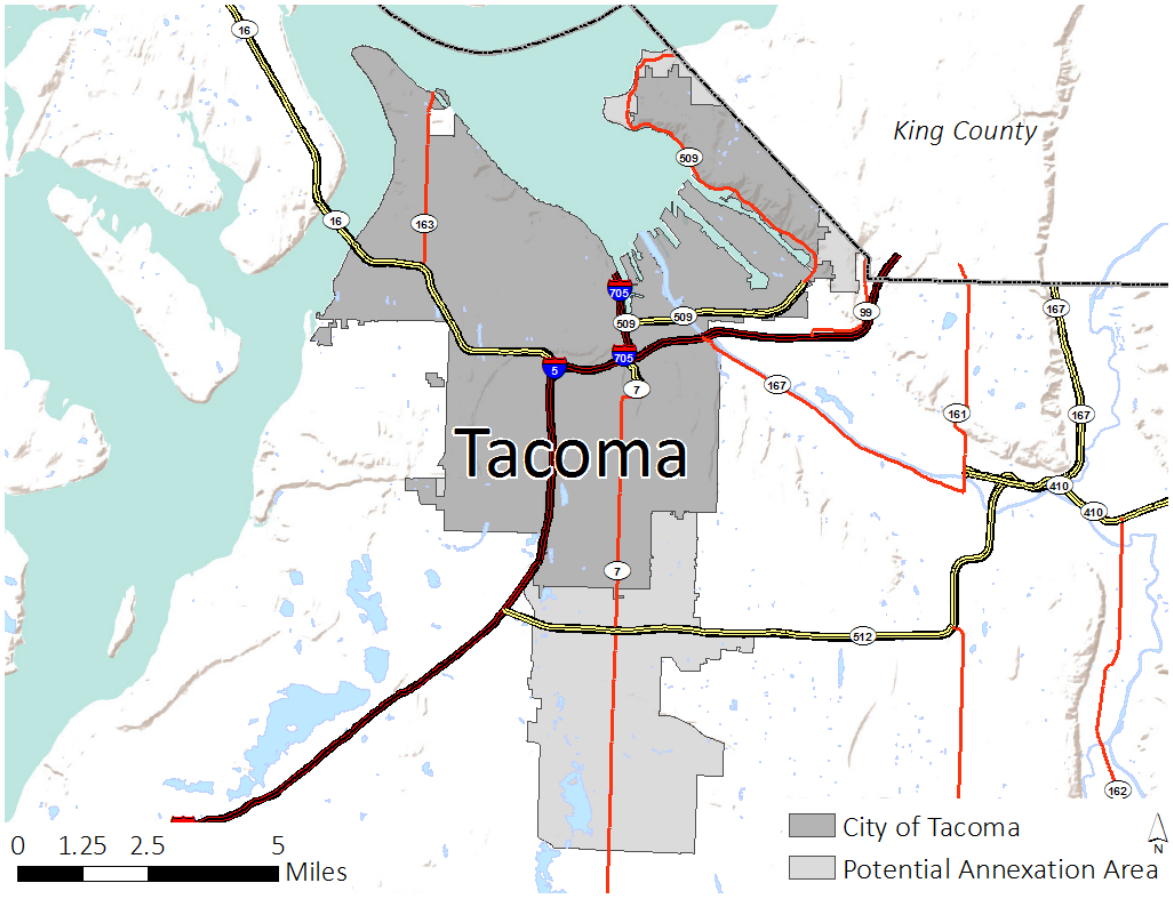
Table 21-8: City of Sumner 2020-2044 Housing Capacity

Zone	Vacant	Underutilized	Vacant Single Unit	Pipeline	Total
CBD	0	9	0	0	9
GC	21	59	0	0	80
HDR	30	57	2	0	89
IC	0	0	0	0	0
LDR-12	91	153	10	2	256
LDR-4	0	0	0	0	0
LDR-6	17	87	23	69	196
LDR-7.2	3	47	5	3	58
LDR-8.5	27	205	5	2	239
M1	0	0	0	0	0
M2	0	0	0	0	0
MDR	101	155	4	49	309
NC	16	10	0	0	26
TC-3	0	42	0	0	42
TC-4	14	111	0	0	125
TC-5	30	242	1	0	273
TC-6	230	671	0	0	901
Total	580	1,848	50	125	2,603

Table 21-9: City of Sumner 2020-2044 Employment Capacity

Zone	Vacant	Underutilized	Pipeline	Total
CBD	0	7	0	7
GC	176	448	0	624
HDR	1	3	0	4
IC	598	245	474	1,317
LDR-12	10	20	0	30
LDR-4	0	0	0	0
LDR-6	3	5	0	8
LDR-7.2	1	5	0	6
LDR-8.5	5	21	0	26
M1	0	1,439	361	1,800
M2	0	202	0	202
MDR	8	9	0	17
NC	1	71	0	72
TC-3	0	0	0	0
TC-4	0	117	0	117
TC-5	0	0	9	9
TC-6	3	161	0	164
Total	807	2,753	844	4,404

22 CITY OF TACOMA



The City of Tacoma's Comprehensive Plan and regulations implement densities using gross acreage.

Table 22-1: City of Tacoma Zone Classifications

Zone Classification		Zone Type[1]	Total Acres[2]
C1	Commercial	Mixed Use	141.8
C2	Commercial	Mixed Use	535.5
CCX	Community Commercial Mixed-Use	Mixed Use	505.0
CIX	Commercial Industrial Mixed-Use	Mixed Use	61.5
DCC	Downtown Commercial Core	Mixed Use	96.8
DMU	Downtown Mixed-Use	Mixed Use	144.2
DR	Downtown Residential	Mixed Use	128.0
HMR-SRD	Historic Mixed Residential – Special Review	Mixed Use	122.0
HMX	Hospital-Medical Mixed-Use	Mixed Use	83.7
M1	Light Industrial	Industrial	384.7
M2	Heavy Industrial	Industrial	1,000.3
NCX	Neighborhood Commercial Mixed-Use	Mixed Use	161.7
NRX	Neighborhood Residential Mixed-Use	Mixed Use	6.4

Zone Classification		Zone Type[1]	Total Acres[2]
PDB	Planned Business Development	Commercial	25.2
PMI	Port Maritime and Industrial	Industrial	2,636.4
R1	One Family Dwelling	Residential	2,050.6
R2	One Family Dwelling	Residential	11,202.2
R2-SRD	One Family Dwelling – Special Review	Residential	560.8
R3	Two Family Dwelling	Residential	1,105.7
R4	Multiple Family Dwelling	Residential	274.7
R4L	Low Density Multiple Family Dwelling	Residential	541.3
R5	Multiple Family Dwelling	Residential	5.3
RCX	Residential Commercial Mixed-Use	Mixed Use	318.1
S10	Shoreline	N/A	440.2
S11	Shoreline	N/A	39.7
S12	Shoreline	N/A	6.3
S13	Shoreline	N/A	488.9
S14	Shoreline	N/A	95.8
S15	Shoreline	Mixed Use	62.7
S1a	Shoreline	Mixed Use	6.8
S1b	Shoreline	N/A	3.2
S2	Shoreline	N/A	8.2
S3	Shoreline	N/A	38.7
S6	Shoreline	N/A	34.4
S6/7	Shoreline	N/A	1.1
S7	Shoreline	N/A	21.5
S8	Shoreline	Industrial	391.8
S9	Shoreline	Commercial	89.3
T	Transitional	Mixed Use	119.2
UCX	Urban Center Mixed-Use	Mixed Use	385.1
URX	Urban Residential Mixed-Use	Mixed Use	177.3
WR	Warehouse/Residential	Mixed Use	72.0

[1]For purposes of the Buildable Lands inventory and analysis; not a representation of the City zoning code.
[2]Represents parcel acreage, not zoning coverage.
Sources: City Zoning Code.

DEVELOPMENT TRENDS

This section summarizes permit data observed between January 1, 2013 and December 31, 2020 that is used to monitor observed densities and update the assumptions for future development. The summaries in this section are designed to show the average statistics used to inform the report. Only data pertinent to the Buildable Lands requirements are collected, and incomplete or not-applicable data is omitted; therefore, this Report does not provide a full summary of all development within the jurisdiction. For more detailed summaries by zone/year, see Appendix A: Full Data, Calculation Tables, and Maps.

Table 22-2 shows the average residential density per zone and jurisdiction-wide and is not intended to show the total units/lots created or overall acres consumed. The results reflect the density calculation used by the jurisdiction, and only include a summary of plats and multifamily (3+ attached units) projects. Table 22-3 shows the average floor-to-area ratio (FAR) by zone and the amount of non-residential building square footage developed. The non-residential projects summarized only include new development and omit additions to existing businesses and non-building type improvements.

Table 22-2: City of Tacoma 2013-2020 Residential Trends by Zone[1]

Zone	Acres	Lots/Units	Density
C1	2.69	77	28.67
C2	1.30	48	36.87
CCX	1.91	60	31.41
DCC	0.18	104	581.01
DMU	0.87	287	331.18
DR	2.07	229	110.7
HMR-SRD	0.06	4	67.02
NCX	2.58	509	197.51
R1	13.63	24	1.76
R2	77.64	375	4.83
R2-SRD	0.38	4	10.45
R3	2.74	39	14.24
R4	2.66	70	26.32
RCX	3.45	141	40.90
S15	10.90	766	70.25
S8	1.19	161	135.78
T	5.35	130	24.29
UCX	5.00	305	60.98
URX	6.69	213	31.82
Total/Avg.	**160.26**	**4,000**	**24.96**

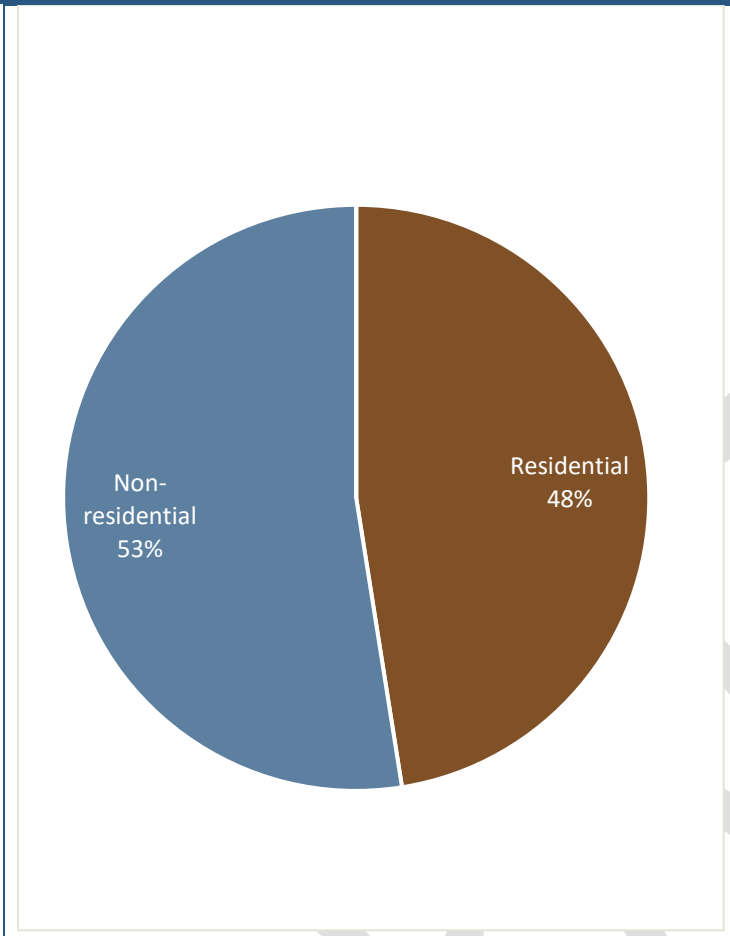
Table 22-3: City of Tacoma 2013-2020 Non-residential Trends by Zone

Zone	Acres	Sq. Ft.	FAR
C2	5.78	152,961	0.61
CCX	0.88	8,548	0.22
HMX	2.93	67,612	0.53
M1	0.16	1,480	0.21
M2	33.79	309,156	0.21
NCX	2.92	32,477	0.26
PMI	59.50	533,368	0.21
R2	1.90	3,834	0.05
R2-SRD	3.38	50,401	0.34
R3	8.27	99,100	0.28
S15	6.73	93,241	0.32
S8	1.19	4,979	0.10
UCX	49.60	17,352	0.01
Total/Avg.	**177.02**	**1,374,509**	**0.18**

[1]Includes multifamily and plat data to represent the overall observed density by zone. Does not include single-family permits in order to accurately represent permitted densities; therefore, does not represent the total number of units developed in the timeframe.
Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

While the non-residential development trends are informative to show the percent of land consumed for non-residential purposes (as shown in Figure 22-A), the employment densities used in the capacity assumptions are derived through employment density surveys, as documented in Appendix C: Employment Density Survey. Figure 22-A summarizes the split between residential and non-residential development by zone and the jurisdiction average. The percent split is based on the gross acres developed for each use type and is used to inform the percent split for mixed-use zones, as well as the percent of non-residential uses in residential-only zones.

Figure 22-A: City of Tacoma Residential vs. Non-residential Development Split



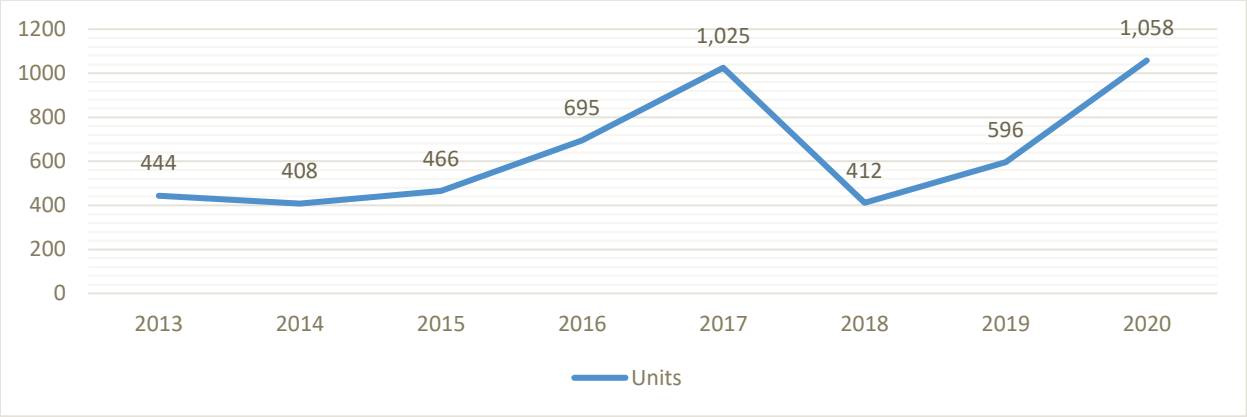
Zone	Use Type Split (Percent)[1] Residential	Non-residential
C1	100.0%	0.0%
C2	18.4%	81.6%
CCX	68.6%	31.4%
DCC	100.0%	0.0%
DMU	100.0%	0.0%
DR	100.0%	0.0%
HMR-SRD	100.0%	0.0%
HMX	0.0%	100.0%
M1	0.0%	100.0%
M2	0.0%	100.0%
NCX	46.9%	53.1%
PMI	0.0%	100.0%
R1	100.0%	0.0%
R2	97.6%	2.4%
R2-SRD	10.2%	89.8%
R3	24.9%	75.1%
R4	100.0%	0.0%
R4L	100.0%	0.0%
RCX	100.0%	0.0%
S15	61.8%	38.2%
S8	50.0%	50.0%
T	100.0%	0.0%
UCX	9.2%	90.8%
URX	100.0%	0.0%
Total	**47.5%**	**52.5%**

[1]Does not include single-family permits in order to avoid double-counting acreage.
Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Housing Production Rate

The residential data collected for the Buildable Lands Program tracks the density and other assumptions related to the capacity analysis. The Buildable Lands requirements that were amended in 2017 now require the tracking of housing production to compare to the necessary growth rates to achieve the housing targets. Due to the limitations of the permit data and lack of demolition permit data, Pierce County relies upon the Washington State Office of Financial Management estimates to track the number of housing units built per year in each jurisdiction for the purposes of this Report. The comparison of housing production and housing needs is shown in Table 1-3 (Countywide).

Figure 22-B: City of Tacoma Housing Production Rates (OFM)

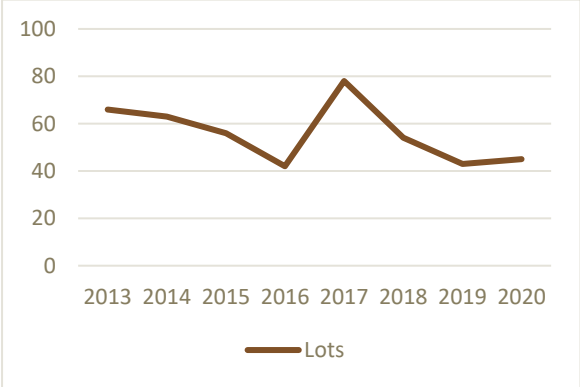


Source: Washington State Office of Financial Management Housing Unit Data (2020).

Platting Activity

Platting activity is used to determine the achieved density for single-family residential zones, and to identify the amount of land used for other purposes (whether netted out for density or applied by a regulation and affecting the achieved density). Plat data is used in conjunction with multifamily permits for zones that permit both, to determine the overall achieved density (as shown in Table 22-2).

Figure 22-C: City of Tacoma Platting Trends



Plat Activity by Year

Year	Lots	Acres	Density
2013	66	12.07	5.47
2014	63	11.59	5.43
2015	56	8.49	6.60
2016	42	6.89	6.09
2017	78	27.87	2.80
2018	54	16.99	3.18
2019	43	6.59	6.53
2020	45	6.52	6.91
Total	**447**	**97.01**	**4.61**

Plat Deductions by Zone (Percent)

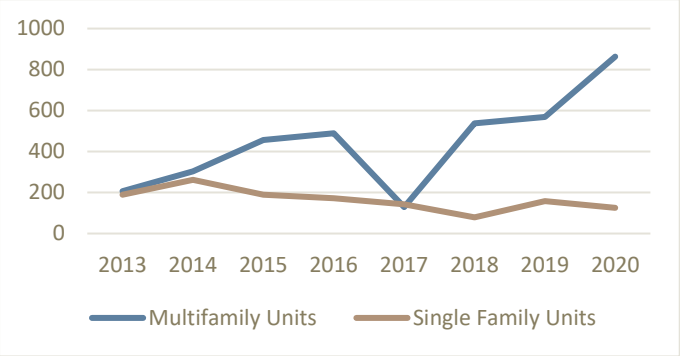
Not provided – Tacoma uses a gross calculation.

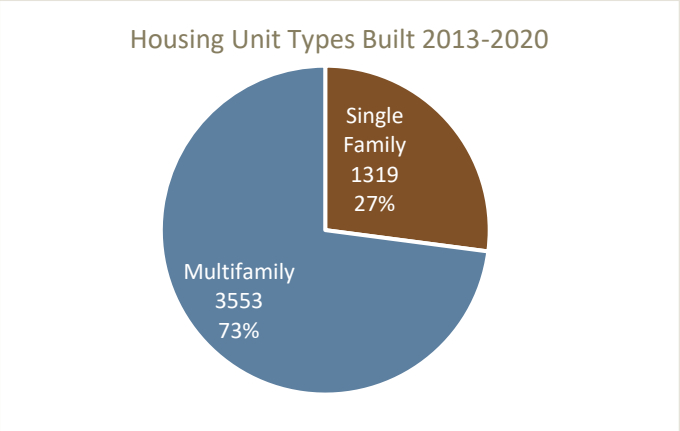
Sources: City Permit Data, Pierce County Auditor Recorded Plats.

Residential Building Trends

Both multifamily and single-family building permits are collected and summarized; however, single-family permit reporting is optional per the Pierce County Countywide Planning Policies and are limited in use for tracking factors affecting development. The single-family permit data is useful for identifying the total number of units built and the average lot size per zone and is provided as supplemental information. The multifamily permit data is used to identify the observed density and amount of land used for residential purposes. Please note that this data differs from the data provided in Figure 22-B due to collection limitations and should not be used to represent housing production in the jurisdiction.

Figure 22-D: City of Tacoma Residential Building Permit Trends





Multifamily Permits by Year

Year	Units	Acres	Net Density
2013	207	4.32	47.88
2014	303	5.42	55.89
2015	456	13.07	34.89
2016	489	6.78	72.15
2017	129	4.11	31.37
2018	538	5.74	93.79
2019	568	9.04	62.87
2020	863	14.77	58.44
Total	**3,553**	**63.25**	**56.18**

Single Family Permits by Year (Optional)

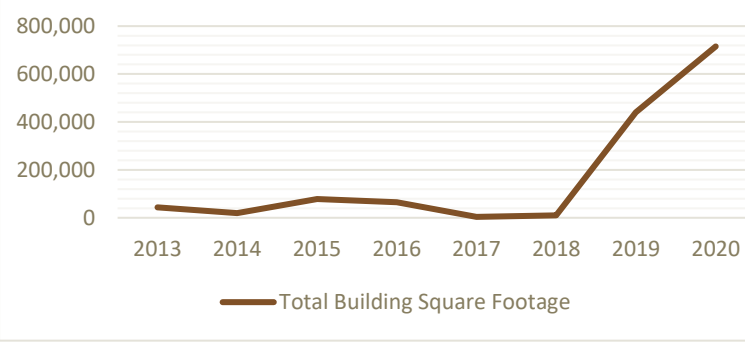
Year	Lots	Acres	Avg. Lot Size
2013	190	24.70	0.13
2014	262	29.62	0.11
2015	190	25.04	0.13
2016	172	23.42	0.14
2017	143	22.57	0.16
2018	79	12.17	0.15
2019	158	21.49	0.14
2020	125	16.45	0.14
Total	**1,319**	**175.47**	**0.13**

Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Non-residential Building Trends

Non-residential building permits typically include commercial and industrial development; however, public use is often collected and summarized as well when the use type produces jobs. While the project acreage, building square footage, and floor-to-area ratio information is collected and summarized for the report in order to track non-residential development, the employment density is analyzed in a separate report using data other than building permits. The most recent employment density study to support the assumptions in this Report is provided in Appendix C: Employment Density Survey.

Figure 22-E: City of Tacoma Non-residential Permit Trends



Year	Acres	Bldg. SF	FAR
2013	53.21	42,911	0.02
2014	2.05	19,402	0.22
2015	7.60	78,454	0.24
2016	2.69	65,007	0.55
2017	1.90	3,834	0.05
2018	1.41	9,601	0.16
2019	28.81	440,128	0.35
2020	79.25	715,172	0.21
Total	**177.02**	**1,374,509**	**0.18**

Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

ASSUMPTIONS

Assumptions vary by jurisdiction and zone. Table 22-4 and Table 22-5 provide a snapshot of the densities, mixed-use split, and deductions used in the inventory development and capacity calculation tables. The assumptions for each zone are shown in the assumptions column of the capacity calculation tables shown in Appendix A: Full Data, Calculation Tables, and Maps.

Table 22-4: City of Tacoma Assumptions Summary

Zone	Residential		Employment		Market Factor		Land for Capital Facilities
	Percent	Density	Percent	Density	Vacant	Underutilized	
C1	0%	36	100%	25	5%	25%	Parcel Specific
C2	10%	40	90%	25	5%	25%	Parcel Specific
CCX	50%	76	50%	203	5%	15%	Parcel Specific
CIX	5%	8	95%	386	5%	15%	Parcel Specific
DCC	50%	261	50%	697	5%	15%	Parcel Specific
DMU	70%	192	30%	220	5%	15%	Parcel Specific
DR	80%	194	20%	129	5%	15%	Parcel Specific
HMR-SRD	100%	8	0%	20	5%	25%	Parcel Specific
HMX	0%	0	100%	813	5%	25%	Parcel Specific
M1	0%	0	100%	25	5%	25%	Parcel Specific
M2	0%	0	100%	50	5%	25%	Parcel Specific
NCX	75%	91	25%	81	5%	15%	Parcel Specific
NRX	95%	87	5%	12	5%	15%	Parcel Specific
PDB	0%	0	100%	20	5%	25%	Parcel Specific
PMI	0%	0	100%	25	5%	25%	Parcel Specific
R1	100%	6	0%	20	5%	25%	Parcel Specific
R2	100%	6	0%	20	5%	25%	Parcel Specific
R2-SRD	100%	15	0%	20	5%	25%	Parcel Specific
R3	100%	14	0%	20	5%	25%	Parcel Specific
R4	100%	46	0%	20	5%	25%	Parcel Specific
R4L	100%	17	0%	20	5%	25%	Parcel Specific
R5	100%	55	0%	20	5%	25%	Parcel Specific
RCX	90%	137	10%	41	5%	15%	Parcel Specific
S10	0%	0	100%	19	5%	25%	Parcel Specific
S11	0%	0	100%	19	5%	25%	Parcel Specific
S12	0%	0	0%	0	5%	25%	Parcel Specific
S13	0%	0	0%	0	5%	25%	Parcel Specific
S14	0%	0	0%	0	5%	25%	Parcel Specific
S15	70%	40	30%	25	5%	15%	Parcel Specific
S1a	30%	40	70%	9	5%	15%	Parcel Specific
S1b	0%	0	0%	0	5%	25%	Parcel Specific
S2	0%	0	0%	0	5%	25%	Parcel Specific
S3	0%	0	0%	0	5%	25%	Parcel Specific
S6	0%	0	100%		5%	25%	Parcel Specific
S6/7	0%	0	0%	0	5%	25%	Parcel Specific
S7	0%	0	0%	0	5%	25%	Parcel Specific
S8	50%	90	50%	240	5%	15%	Parcel Specific
S9	0%	0	100%	19	5%	25%	Parcel Specific
T	25%	36	75%	25	5%	15%	Parcel Specific
UCX	50%	91	50%	244	5%	15%	Parcel Specific

Zone	Residential		Employment		Market Factor		Land for Capital Facilities
	Percent	Density	Percent	Density	Vacant	Underutilized	
URX	90%	116	10%	16	5%	15%	Parcel Specific
WR	70%	192	30%	220	5%	15%	Parcel Specific

The Vacant Single Unit size threshold listed below represents the parcel size used to determine if a vacant property is subdividable or only able to accommodate one unit. Parcels smaller than the size listed are considered Vacant Single Units unless otherwise determined by the jurisdiction during the parcel-specific review.

Table 22-5: City of Tacoma Plat Deductions for Single-Family Residential Zones

Zone	Roads	Critical Areas	Parks/Open Space	Stormwater	Non-residential	Vacant Single Unit
R1	0%	5%	N/A	N/A	3%	<0.310 acres
R2	0%	5%	N/A	N/A	3%	<0.210 acres
R2-SRD	0%	5%	N/A	N/A	3%	<0.138 acres
R3	0%	5%	N/A	N/A	3%	<0.138 acres
R4	0%	5%	N/A	N/A	3%	<0.045 acres
R4L	0%	5%	N/A	N/A	3%	<0.068 acres
R5	0%	5%	N/A	N/A	3%	<0.210 acres

HOUSING AND EMPLOYMENT CAPACITY

Inventory and Capacity Calculation Characteristics

A portion of the inventory is deducted from the gross acreage based on the assumptions identified in the previous section. Table 22-6 shows the characteristics of the initial inventory and Table 22-7 shows the amount of land that was reduced from that initial inventory to be included in the capacity analysis, as documented in the tables and maps in Appendix A: Full Data, Calculation Tables, and Maps.

Table 22-6: City of Tacoma Summary of Vacant and Underutilized Land Characteristics

Characteristics/Category	Vacant	Underutilized	Vacant Single Unit	Pipeline
Total Acreage (Gross	1,190.04	3,081.03	190.03	94.28
Average Lot Size (Gross)	0.49	0.46	0.15	1.60
Total Acreage (Net)	650.71	2,778.37	144.20	74.69
Average Lot Size (Net)	0.27	0.41	0.12	1.27
Percent Critical Areas	45%	10%	24%	21%

The parcel inventory is used to categorize land and the capacity calculations are intended to represent the land available for development; thus, the inventory maps alone do not represent the "buildable land" per the Buildable Lands requirements. Table 22-7 shows the overall percentage of land assumed available as capacity in the 20-year planning period and the deductions made to account for constraints to the inventory and overall market conditions.

Table 22-7: City of Tacoma Summary of Deductions

Deductions/Category	Vacant	Underutilized
Critical Areas	539.32	304.92
Infrastructure Gaps	16.89	18.72
Plat Deductions	133.24	63.09
Capital Facilities	0.00	0.00
Market Factor	54.19	723.20
Total Percent Reduction in Inventory Land	15%	24%
Percent of Vacant or Underutilized Land Available for Capacity	85%	76%

Capacity Results

The housing and employment capacity totals in Table 22-8 and Table 22-9 are derived from the calculations shown in Appendix A: Full Data, Calculation Tables, and Maps. A summary of the countywide capacity results compared to need is shown in Table 1-9 (2030 Housing Target), Table 1-10 (2030 Employment Target), and Table 1-11 (DRAFT 2044 Targets).

DRAFT

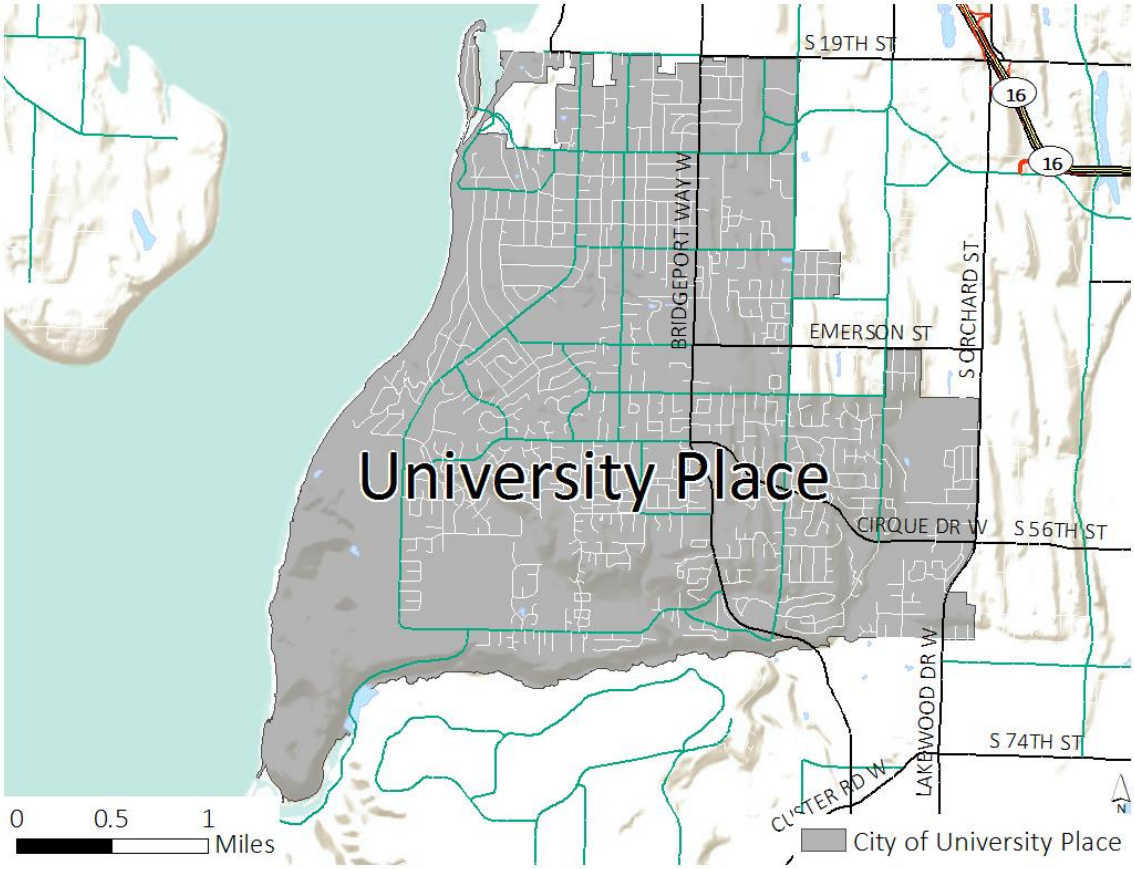
Table 22-8: City of Tacoma 2020-2044 Housing Capacity

Zone	Vacant	Underutilized	Vacant Single Unit	Pipeline	Total
C1	0	0	0	0	0
C2	68	468	0	17	553
CCX	733	2,984	0	0	3,717
CIX	0	11	1	0	12
DCC	164	2,936	0	0	3,100
DMU	1,782	3,247	0	0	5,029
DR	2,668	7,481	0	78	10,227
HMR-SRD	5	0	7	0	12
HMX	0	0	0	0	0
M1	0	0	0	0	0
M2	0	0	0	0	0
NCX	470	5,727	0	0	6,197
NRX	8	214	0	0	222
PDB	0	0	0	0	0
PMI	0	0	0	0	0
R1	485	654	85	0	1,224
R2	3,321	3,289	1,077	68	7,755
R2-SRD	123	763	40	0	926
R3	257	639	26	16	938
R4	916	3,011	13	58	3,998
R4L	233	745	13	0	991
R5	0	6	0	0	6
RCX	1,226	6,686	0	15	7,927
S15	38	0	0	0	38
S1a	0	0	0	0	0
S8	145	648	0	0	793
S9	0	0	0	0	0
T	85	226	29	4	344
UCX	302	2,100	0	0	2,402
URX	500	10,580	0	10	11,090
WR	1,409	3,825	0	0	5,234
Total	**14,938**	**56,240**	**1,291**	**266**	**72,735**

Table 22-9: City of Tacoma 2020-2044 Employment Capacity

Zone	Vacant	Underutilized	Pipeline	Total
C1	219	757	16	992
C2	384	2,634	367	3,385
CCX	1,957	7,970	27	9,954
CIX	355	9,932	0	10,287
DCC	439	7,841	0	8,280
DMU	876	1,593	0	2,469
DR	444	0	5	449
HMR-SRD	0	0	0	0
HMX	57	9,837	149	10,043
M1	461	2,066	11	2,538
M2	5,393	6,286	503	12,182
NCX	139	1,699	0	1,838
NRX	0	2	0	2
PDB	13	14	0	27
PMI	1,321	15,120	306	16,747
R1	53	91	0	144
R2	361	457	176	994
R2-SRD	5	42	0	47
R3	12	38	0	50
R4	13	55	8	76
R4L	9	37	0	46
R5	0	0	0	0
RCX	41	222	0	263
S15	10	0	0	10
S1a	0	0	0	0
S8	386	1,728	0	2,114
S9	22	49	0	71
T	178	471	15	664
UCX	810	5,632	5	6,447
URX	8	162	0	170
WR	691	1,879	10	2,580
Total	14,657	76,614	1,598	92,869

23 CITY OF UNIVERSITY PLACE



The City's Comprehensive Plan and regulations implement densities using net acreage, subtracting roads and critical areas and buffers.

Table 23-1: City of University Place Zone Classifications

Zone Classification		Zone Type[1]	Total Acres[2]
MF-L	Multifamily Low	Residential	97.43
MF-H	Multifamily High	Residential	54.94
MU	Mixed Use	Mixed Use	8.29
MU-C	Mixed Use Center	Mixed Use	37.57
MU-M	Mixed Use Maritime	Mixed Use	122.99
MU-N45	Mixed Use Neighborhood	Mixed Use	205.12
MU-O	Mixed Use Office	Mixed Use	2.50
MU-U/I	Mixed Use Urban/Industrial	Mixed Use	205.12
MU-U75	Mixed Use Urban	Mixed Use	122.99
NC	Neighborhood Commercial	Commercial	17.72
POS	Parks and Open Space	N/A	127.51
R1	Residential 1	Residential	3,649.14
R2	Residential 2	Residential	374.00

[1]For purposes of the Buildable Lands inventory and analysis; not a representation of the City zoning code.

[2]Represents parcel acreage, not zoning coverage.

Sources: City Zoning Code.

DEVELOPMENT TRENDS

This section summarizes permit data observed between January 1, 2013 and December 31, 2020 that is used to monitor observed densities and update the assumptions for future development. The summaries in this section are designed to show the average statistics used to inform the report. Only data pertinent to the Buildable Lands requirements are collected, and incomplete or not-applicable data is omitted; therefore, this Report does not provide a full summary of all development within the jurisdiction. For more detailed summaries by zone/year, see Appendix A: Full Data, Calculation Tables, and Maps.

Table 23-2 shows the average residential density per zone and jurisdiction-wide and is not intended to show the total units/lots created or overall acres consumed. The results reflect the density calculation used by the jurisdiction, and only include a summary of plats and multifamily (3+ attached units) projects. Table 23-3 shows the average floor-to-area ratio (FAR) by zone and the amount of non-residential building square footage developed. The non-residential projects summarized only include new development and omit additions to existing businesses and non-building type improvements.

Table 23-2: City of University Place 2013-2020 Residential Trends by Zone[1]

Zone	Net Acres[1]	Lots/Units	Net Density
MF-L	1.26	9	7.16
R1	29.27	102	3.48
R2	29.10	188	6.46
TC	1.39	270	193.83
Total/Avg.	**61.02**	**569**	**9.32**

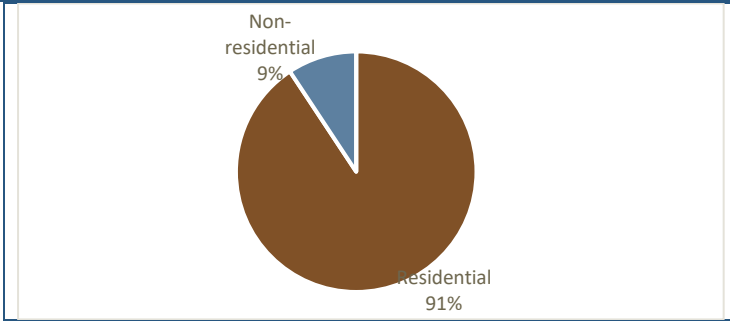
Table 23-3: City of University Place 2013-2020 Non-residential Trends by Zone

Zone	Acres	Sq. Ft.	FAR
MU	0.92	596	0.01
R2	1.50	18,222	0.28
TC	5.55	302,415	1.25
Total/Avg.	**7.97**	**321,233**	**0.93**

[1]Includes multifamily and plat data to represent the overall observed density by zone. Does not include single-family permits in order to accurately represent permitted densities; therefore, does not represent the total number of units developed in the timeframe.
Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

While the non-residential development trends are informative to show the percent of land consumed for non-residential purposes (as shown in Figure 23-A), the employment densities used in the capacity assumptions are derived through employment density surveys, as documented in Appendix C: Employment Density Survey. Figure 23-A summarizes the split between residential and non-residential development by zone and the jurisdiction average. The percent split is based on the gross acres developed for each use type and is used to inform the percent split for mixed-use zones, as well as the percent of non-residential uses in residential-only zones.

Figure 23-A: City of University Place Residential vs. Non-residential Development Split



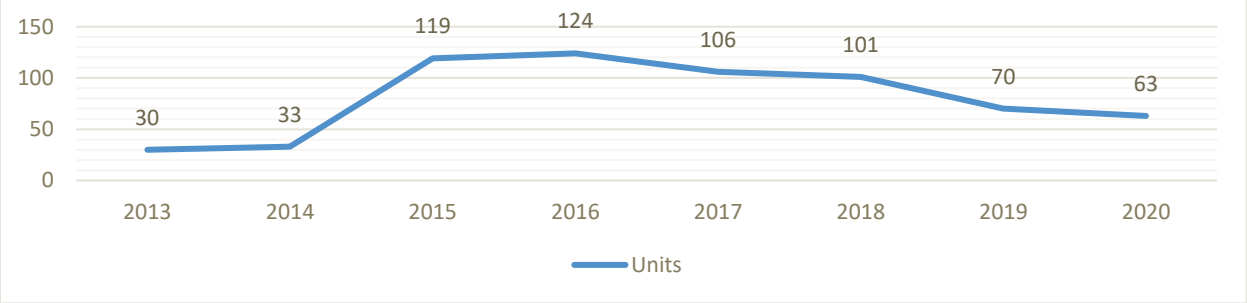
Zone	Use Type Split (Percent)[1] Residential	Non-residential
MF-L	100.0%	0.0%
MU	0.0%	100.0%
R1	100.0%	0.0%
R2	96.2%	3.8%
TC	20.1%	79.9%
Average	**90.7%**	**9.3%**

[1]Does not include single-family permits in order to avoid double-counting acreage.
Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Housing Production Rate

The residential data collected for the Buildable Lands Program tracks the density and other assumptions related to the capacity analysis. The Buildable Lands requirements that were amended in 2017 now require the tracking of housing production to compare to the necessary growth rates to achieve the housing targets. Due to the limitations of the permit data and lack of demolition permit data, Pierce County relies upon the Washington State Office of Financial Management estimates to track the number of housing units built per year in each jurisdiction for the purposes of this Report. The comparison of housing production and housing needs is shown in Table 1-3 (Countywide).

Figure 23-B: City of University Place Housing Production Rates (OFM)

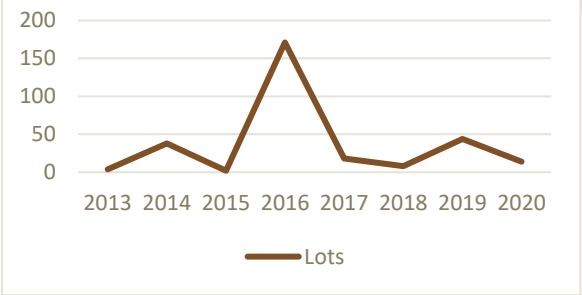


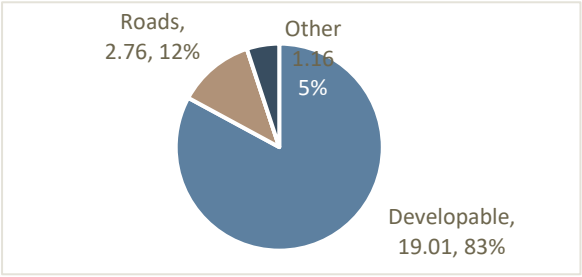
Source: Washington State Office of Financial Management Housing Unit Data (2020).

Platting Activity

Platting activity is used to determine the achieved density for single-family residential zones and to identify the amount of land used for other purposes (whether netted out for density or applied by a regulation and affecting the achieved density). Plat data is used in conjunction with multifamily permits to determine the overall achieved density (as shown in Table 23-2).

Figure 23-C: City of University Place Platting Trends





Plat Activity by Year

Year	Lots	Acres	Density (Net)
2013	4	0.98	4.09
2014	38	8.88	4.28
2015	2	0.70	2.86
2016	171	27.03	6.33
2017	18	8.06	2.23
2018	8	3.07	2.60
2019	44	6.15	7.15
2020	14	4.75	2.95
Total	**299**	**59.63**	**5.01**

Plat Deductions by Zone (Percent)

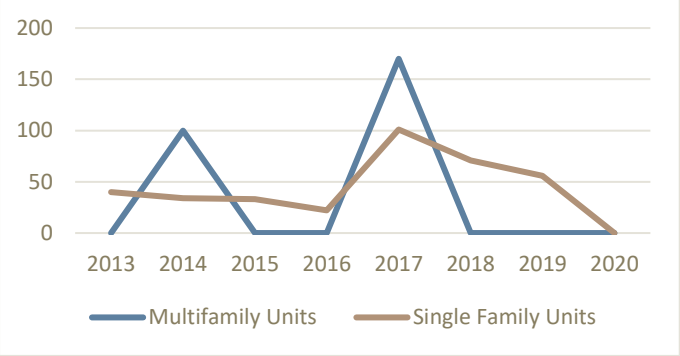
Zone	Roads	Critical Areas	Parks/Open Space	Storm -water
MF-L	20.9%	0.0%	6.1%	17.0%
R1	9.6%	8.3%	3.5%	1.8%
R2	20.6%	0.0%	13.1%	1.7%
Average	**15.3%**	**4.0%**	**8.3%**	**2.2%**

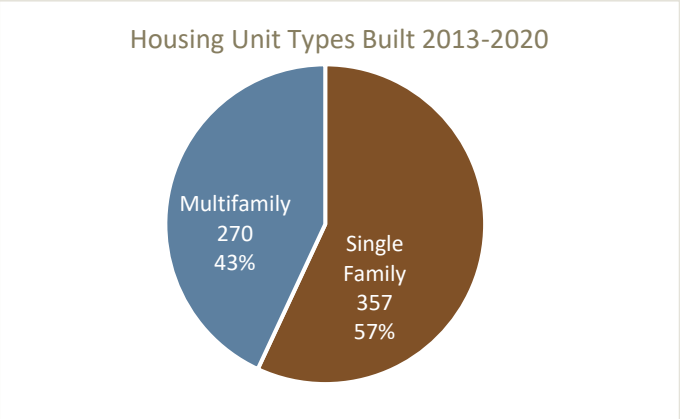
Sources: City Permit Data, Pierce County Auditor Recorded Plats.

Residential Building Trends

Both multifamily and single-family building permits are collected and summarized; however, single-family permit reporting is optional per the Pierce County Countywide Planning Policies and are limited in use for tracking factors affecting development. The single-family permit data is useful for identifying the total number of units built and the average lot size per zone and is provided as supplemental information. The multifamily permit data is used to identify the observed density and amount of land used for residential purposes. Please note that this data differs from the data provided in Figure 23-B due to collection limitations and should not be used to represent housing production in the jurisdiction.

Figure 23-D: City of University Place Residential Building Permit Trends





Multifamily Permits by Year

Year	Units	Acres	Density
2013	-	-	-
2014	100	0.36	274.88
2015	-	-	-
2016	-	-	-
2017	170	1.03	165.18
2018	-	-	-
2019	-	-	-
2020	-	-	-
Total	**270**	**1.39**	**193.83**

Single Family Permits by Year (Optional)

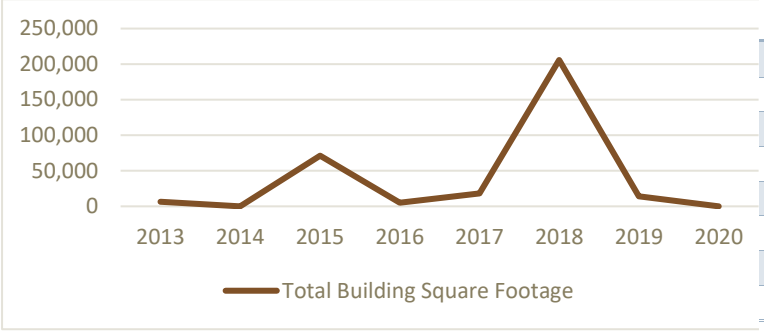
Year	Lots	Acres	Avg Lot Size
2013	40	9.42	0.24
2014	34	7.29	0.22
2015	33	7.78	0.24
2016	22	3.48	0.17
2017	101	13.40	0.13
2018	71	10.84	0.15
2019	56	10.57	0.19
2020	-	-	-
Total	**357**	**62.79**	**0.18**

Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Non-residential Building Trends

Non-residential building permits typically include commercial and industrial development; however, public use is often collected and summarized as well when the use type produces jobs. While the project acreage, building square footage, and floor-to-area ratio information is collected and summarized for the report in order to track non-residential development, the employment density is analyzed in a separate report using data other than building permits. The most recent employment density study to support the assumptions in this Report is provided in Appendix C: Employment Density Survey.

Figure 23-E: City of University Place Non-residential Permit Trends



Year	Acres	Bldg. SF	FAR
2013	0.65	6,599	0.23
2014	-	-	-
2015	3.36	71,049	0.49
2016	0.34	5,301	0.35
2017	1.50	18,222	0.28
2018	1.62	205,734	2.92
2019	0.50	14,328	0.66
2020	-	-	-
Total	**7.97**	**321,233**	**0.93**

Sources: City Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

ASSUMPTIONS

Assumptions vary by jurisdiction and zone. Table 23-4 and Table 23-5 provide a snapshot of the densities, mixed-use split, and deductions used in the inventory development and capacity calculation tables. The assumptions for each zone are shown in the assumptions column of the capacity calculation tables shown in Appendix A: Full Data, Calculation Tables, and Maps.

Table 23-4: City of University Place Assumptions Summary

Zone	Residential		Employment		Market Factor		Land for Capital Facilities
	Percent	Density	Percent	Density	Vacant	Underutilized	
MF-L	100%	40	0%	N/A	10%	20%	Parcel Specific
MF-H	100%	30	0%	N/A	10%	20%	Parcel Specific
MU	50%	35	50%	20	10%	20%	Parcel Specific
MU-C	70%	100	30%	20	0%	0%	Parcel Specific
MU-C-S[1]	100%	100	50%	20	0%	0%	Parcel Specific
MU-M	25%	30	75%	20	10%	50%	Parcel Specific
MU-N45	70%	40	30%	20	0%	0%	Parcel Specific
MU-O	50%	35	50%	20	10%	20%	Parcel Specific
MU-U/I	50%	80	50%	20	0%	0%	Parcel Specific
MU-U75	50%	80	50%	20	0%	0%	Parcel Specific
MU-U75-S[1]	100%	80	50%	20	0%	0%	Parcel Specific
NC	0%	N/A	100%	20	10%	50%	Parcel Specific
POS	0%	N/A	0%	N/A	N/A	N/A	Parcel Specific
R1	100%	4	0%	N/A	10%	10%	Parcel Specific
R2	100%	6	0%	N/A	10%	10%	Parcel Specific

[1]Streetfront Overlay for these zones has separate assumptions due to requirements for ground-floor retail compatibility and the expectation that a portion of future development will incorporate a commercial use.

The Vacant Single Unit size threshold listed below represents the parcel size used to determine if a vacant property is subdividable or only able to accommodate one unit. Parcels smaller than the size listed are considered Vacant Single Units unless otherwise determined by the jurisdiction during the parcel-specific review.

Table 23-5: City of University Place Plat Deductions for Single-Family Residential Zones

Zone	Roads	Critical Areas	Parks/Open Space	Stormwater	Non-residential	Vacant Single Unit
R1	15% over 1 acre	10%	7% over 1 acre	N/A	N/A	<0.41 acres
R2	15% over .7 acre	10%	7% over .7 acre	N/A	N/A	<0.28 acres

HOUSING AND EMPLOYMENT CAPACITY

Inventory and Capacity Calculation Characteristics

A portion of the inventory is deducted from the gross acreage based on the assumptions identified in the previous section. Table 23-6 shows the characteristics of the initial inventory and Table 23-7 shows the amount of land that was reduced from that initial inventory to be included in the capacity analysis, as documented in the tables and maps in Appendix A: Full Data, Calculation Tables, and Maps.

Table 23-6: City of University Place Summary of Vacant and Underutilized Land Characteristics

Characteristics/Category	Vacant	Underutilized	Vacant Single Unit	Pipeline
Total Acreage (Gross	157.38	360.33	55.71	16.94
Average Lot Size (Gross)	0.56	0.73	0.26	1.30
Total Acreage (Net)	98.70	303.72	33.38	15.95
Average Lot Size (Net)	0.35	0.61	0.16	1.23
Percent Critical Areas	37%	16%	40%	6%

The parcel inventory is used to categorize land and the capacity calculations are intended to represent the land available for development; thus, the inventory maps alone do not represent the "buildable land" per the Buildable Lands requirements. Table 23-7 shows the overall percentage of land assumed available as capacity in the 20-year planning period and the deductions made to account for constraints to the inventory and overall market conditions.

Table 23-7: City of University Place Summary of Deductions

Deductions/Category	Vacant	Underutilized
Critical Areas	58.68	56.61
Plat Deductions	16.15	30.59
Capital Facilities	0.00	0.00
Market Factor	10.73	90.52
Total Percent Reduction in Inventory Land	46%	26%
Percent of Vacant or Underutilized Land Available for Capacity	54%	74%

Capacity Results

The housing and employment capacity totals in Table 23-8 and Table 23-9 are derived from the calculations shown in Appendix A: Full Data, Calculation Tables, and Maps. A summary of the countywide capacity results compared to need is shown in Table 1-9 (2030 Housing Target), Table 1-10 (2030 Employment Target), and Table 1-11 (DRAFT 2044 Targets).

Table 23-8: City of University Place 2020-2044 Housing Capacity

Zone	Vacant	Underutilized	Vacant Single Unit	Pipeline	Total
MF-H	315	20	0	0	335
MF-L	122	267	7	0	396
MU	268	2,251	0	1,171	3,690
MU-C	0	1,346	0	272	1,618
MU-C (Storefront Overlay)	0	1,674	0	272	1,946
MU-M	0	0	0	0	0
MU-N45	185	1,528	0	26	1,739
MU-O	8	0	0	0	8
MU-U/I	45	656	0	0	701
MU-U75	288	1,462	0	873	2,623
MU-U75 (Storefront Overlay)	320	2,217	0	689	3,226
NC	0	0	0	0	0
R1	138	189	154	14	495
R2	70	239	50	0	359
Total	1,759	11,849	211	3,317	17,136

Table 23-9: City of University Place 2020-2044 Employment Capacity

Zone	Vacant	Underutilized	Pipeline	Total
MF-H	0	0	0	0
MF-L	0	0	0	0
MU	231	1,687	0	1,918
MU-C	0	144	0	144
MU-C (Storefront Overlay)	0	262	0	262
MU-M	0	0	0	0
MU-N45	0	0	0	0
MU-O	0	0	0	0
MU-U/I	0	260	0	260
MU-U75	0	516	0	516
MU-U75 (Storefront Overlay)	0	458	0	458
NC	0	40	0	40
R1	0	0	0	0
R2	0	0	0	0
Total	231	3,367	0	3,598

24 TOWN OF WILKESON



The Town of Wilkeson's Comprehensive Plan and regulations implement densities using gross acreage.

Table 24-1: Town of Wilkeson Zone Classifications

Zone Classification		Zone Type[1]	Total Acres[2]
C	Commercial	Commercial	5.2
P	Public Use	Public Use	170.2
R-1	Residential Single Family	Residential	21.6
R-2	Residential Single Family	Residential	75.8
R-3	Residential Multifamily	Residential	4.5

[1]For purposes of the Buildable Lands inventory and analysis; not a representation of the Town zoning code.
[2]Represents parcel acreage, not zoning coverage.
Sources: Town Zoning Code.

DEVELOPMENT TRENDS

This section summarizes permit data observed between January 1, 2013 and December 31, 2020 that is used to monitor observed densities and update the assumptions for future development. The summaries in this section are designed to show the average statistics used to inform the report. Only data pertinent to the Buildable Lands requirements are collected, and incomplete or not-applicable data is omitted; therefore, this Report does not provide a full summary of all development within the jurisdiction. For more detailed summaries by zone/year, see Appendix A: Full Data, Calculation Tables, and Maps.

Table 24-2 shows the average residential density per zone and jurisdiction-wide and is not intended to show the total units/lots created or overall acres consumed. The results reflect the density calculation used by the jurisdiction, and only include a summary of plats and multifamily (3+ attached units) projects. Table 24-3 shows the average floor-to-area ratio (FAR) by zone and the amount of non-residential building square footage developed. The non-residential projects summarized only include new development and omit additions to existing businesses and non-building type improvements.

Table 24-2: Town of Wilkeson 2013-2020 Residential Trends by Zone[1]

No multifamily residential development or platting activity has been observed in the timeframe.

Table 24-3: City of 2013-2020 Non-residential Trends by Zone

No non-residential development has been observed in the timeframe.

[1]Includes multifamily and plat data to represent the overall observed density by zone. Does not include single-family permits in order to accurately represent permitted densities; therefore, does not represent the total number of units developed in the timeframe.
Sources: Town Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

While the non-residential development trends are informative to show the percent of land consumed for non-residential purposes (as shown in Figure 24-A), the employment densities used in the capacity assumptions are derived through employment density surveys, as documented in Appendix C: Employment Density Survey. Figure 24-A summarizes the split between residential and non-residential development by zone and the jurisdiction average. The percent split is based on the gross acres developed for each use type and is used to inform the percent split for mixed-use zones, as well as the percent of non-residential uses in residential-only zones.

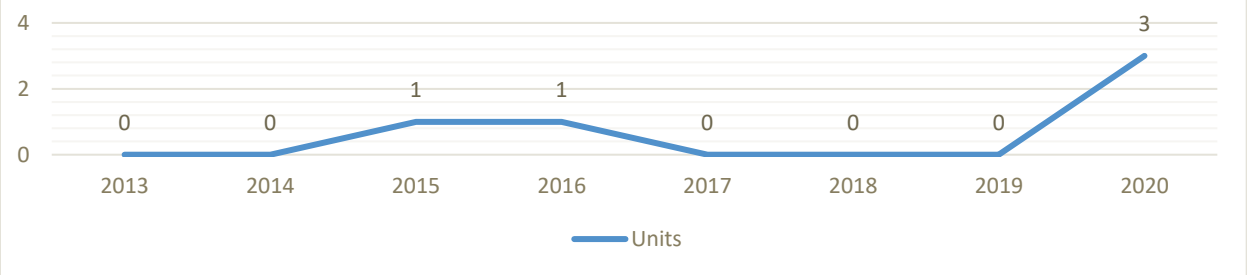
Figure 24-A: Town of Wilkeson Residential vs. Non-residential Development Split

No multifamily residential development, platting activity, or non-residential development has been observed in the timeframe.

Housing Production Rate

The residential data collected for the Buildable Lands Program tracks the density and other assumptions related to the capacity analysis. The Buildable Lands requirements that were amended in 2017 now require the tracking of housing production to compare to the necessary growth rates to achieve the housing targets. Due to the limitations of the permit data and lack of demolition permit data, Pierce County relies upon the Washington State Office of Financial Management estimates to track the number of housing units built per year in each jurisdiction for the purposes of this Report. The comparison of housing production and housing needs is shown in Table 1-3 (Countywide).

Figure 24-B: Town of Wilkeson Housing Production Rates (OFM)



Source: Washington State Office of Financial Management Housing Unit Data (2020).

Platting Activity

Platting activity is used to determine the achieved density for single-family residential zones and to identify the amount of land used for other purposes (whether netted out for density or applied by a regulation and affecting the achieved density). Plat data is used in conjunction with multifamily permits to determine the overall achieved density (as shown in Table 24-2).

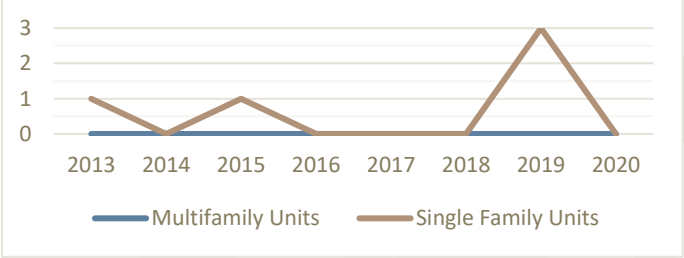
Figure 24-C: Town of Wilkeson Platting Trends

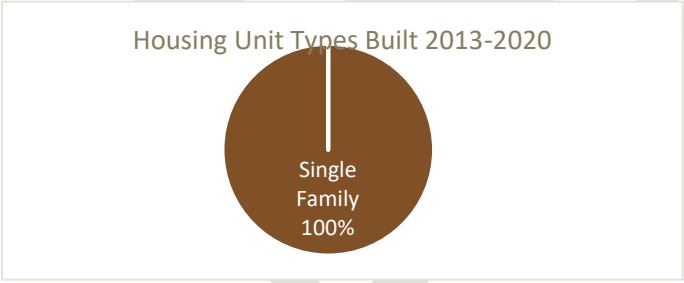
No platting activity has been observed in the timeframe.

Residential Building Trends

Both multifamily and single-family building permits are collected and summarized; however, single-family permit reporting is optional per the Pierce County Countywide Planning Policies and are limited in use for tracking factors affecting development. The single-family permit data is useful for identifying the total number of units built and the average lot size per zone and is provided as supplemental information. The multifamily permit data is used to identify the observed density and amount of land used for residential purposes. Please note that this data differs from the data provided in Figure 24-B due to collection limitations and should not be used to represent housing production in the jurisdiction.

Figure 24-D: Town of Wilkeson Residential Building Permit Trends





Multifamily Permits by Year

No multifamily residential development or has been observed in the timeframe.

Single Family Permits by Year (Optional)

Year	Lots	Acres	Avg. Lot Size
2013	1	0.27	0.27
2014	-	-	-
2015	1	0.17	0.17
2016	-	-	-
2017	-	-	-
2018	-	-	-
2019	3	0.90	0.30
2020	-	-	-
Total	**5**	**1.34**	**0.27**

Sources: Town Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Non-residential Building Trends

Non-residential building permits typically include commercial and industrial development; however, public use is often collected and summarized as well when the use type produces jobs. While the project acreage, building square footage, and floor-to-area ratio information is collected and summarized for the report in order to track non-residential development, the employment density is analyzed in a separate report using data other than building permits. The most recent employment density study to support the assumptions in this Report is provided in Appendix C: Employment Density Survey.

Figure 24-E: Town of Wilkeson Non-residential Permit Trends

No non-residential development has been observed in the timeframe.

ASSUMPTIONS

Assumptions vary by jurisdiction and zone. Table 24-4 and Table 24-5 provide a snapshot of the densities, mixed-use split, and deductions used in the inventory development and capacity calculation tables. The assumptions for each zone are shown in the assumptions column of the capacity calculation tables shown in Appendix A: Full Data, Calculation Tables, and Maps.

Table 24-4: Town of Wilkeson Assumptions Summary

Zone	Residential		Employment		Market Factor		Land for Capital Facilities
	Percent	Density	Percent	Density	Vacant	Underutilized	
C	0%	N/A	100%	20	10%	50%	Parcel Specific
P	0%	N/A	100%	20	10%	50%	Parcel Specific
R-1	100%	5	0%	20	25%	25%	Parcel Specific
R-2	100%	6	0%	20	25%	25%	Parcel Specific
R-3	100%	6	0%	20	25%	25%	Parcel Specific

The Vacant Single Unit size threshold listed below represents the parcel size used to determine if a vacant property is subdividable or only able to accommodate one unit. Parcels smaller than the size listed are considered Vacant Single Units unless otherwise determined by the jurisdiction during the parcel-specific review.

Table 24-5: Town of Wilkeson Plat Deductions for Single-Family Residential Zones

Zone	Roads	Critical Areas	Parks/Open Space	Stormwater	Non-residential	Vacant Single Unit
R-1	20%	35%	20%	N/A	3%	<1 acre
R-2	20%	35%	20%	N/A	3%	<1 acre
R-3	20%	35%	20%	N/A	3%	<1 acre

HOUSING AND EMPLOYMENT CAPACITY

Inventory and Capacity Calculation Characteristics

A portion of the inventory is deducted from the gross acreage based on the assumptions identified in the previous section. Table 24-6 shows the characteristics of the initial inventory and Table 24-7 shows the amount of land that was reduced from that initial inventory to be included in the capacity analysis, as documented in the tables and maps in Appendix A: Full Data, Calculation Tables, and Maps.

Table 24-6: Town of Wilkeson Summary of Vacant and Underutilized Land Characteristics

Characteristics/Category	Vacant	Underutilized	Vacant Single Unit	Pipeline
Total Acreage (Gross	27.40	41.55	3.87	0.00
Average Lot Size (Gross)	0.74	1.09	0.15	0.00
Total Acreage (Net)	10.91	31.60	3.05	0.00
Average Lot Size (Net)	0.29	0.83	0.12	0.00
Percent Critical Areas	60%	24%	21%	0.00

The parcel inventory is used to categorize land and the capacity calculations are intended to represent the land available for development; thus, the inventory maps alone do not represent the "buildable

land" per the Buildable Lands requirements. Table 24-7 shows the overall percentage of land assumed available as capacity in the 20-year planning period and the deductions made to account for constraints to the inventory and overall market conditions.

Table 24-7: Town of Wilkeson Place Summary of Deductions

Deductions/Category	Vacant	Underutilized
Critical Areas	16.49	9.95
Plat Deductions	8.03	19.31
Capital Facilities	0.00	0.00
Market Factor	0.69	5.44
Total Percent Reduction in Inventory Land	92%	79%
Percent of Vacant or Underutilized Land Available for Capacity	8%	21%

Capacity Results

The housing and employment capacity totals in Table 24-8 and Table 24-9 are derived from the calculations shown in Appendix A: Full Data, Calculation Tables, and Maps. A summary of the countywide capacity results compared to need is shown in Table 1-9 (2030 Housing Target), Table 1-10 (2030 Employment Target), and Table 1-11 (DRAFT 2044 Targets).

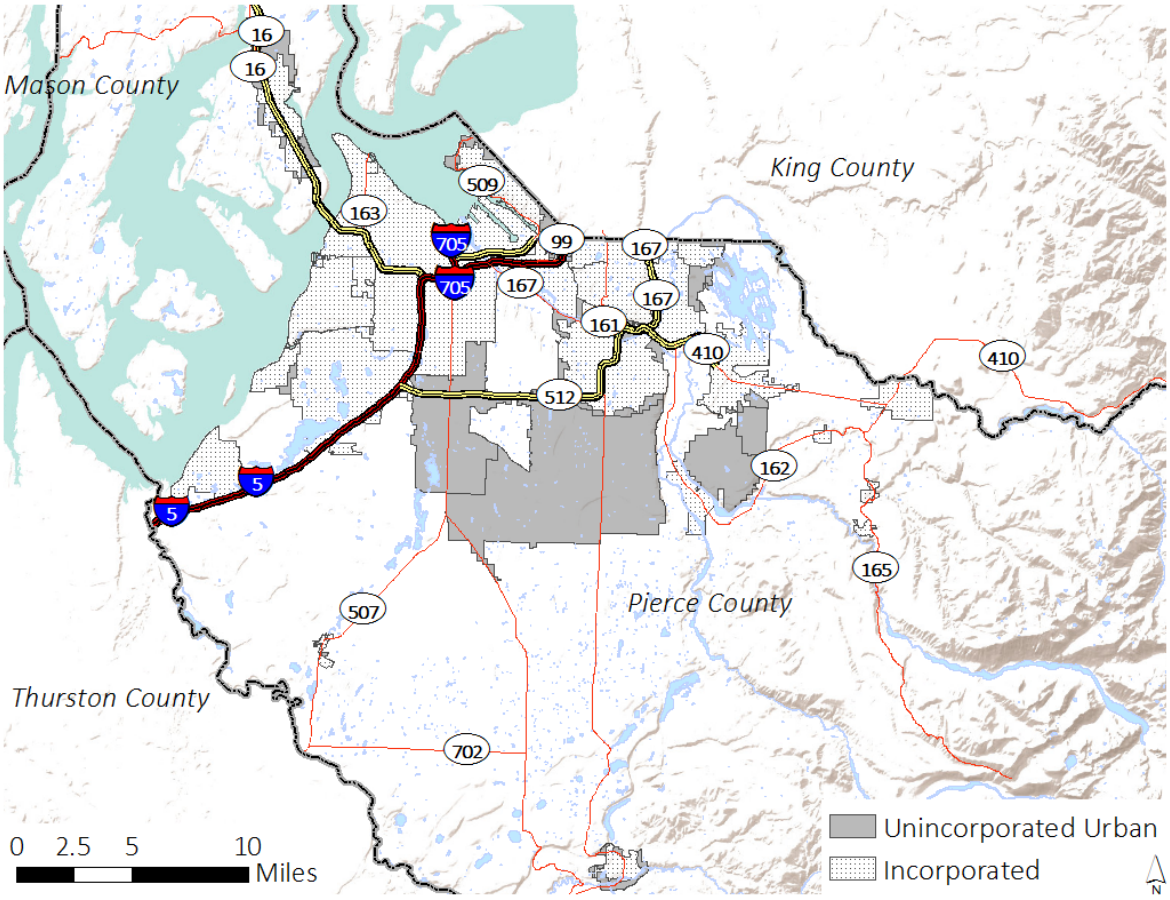
Table 24-8: Town of Wilkeson 2020-2044 Housing Capacity

Zone	Vacant	Underutilized	Vacant Single Unit	Pipeline	Total
C	0	0	0	0	**0**
P	0	0	0	0	**0**
R-1	4	11	2	0	**17**
R-2	6	13	21	0	**40**
R-3	1	2	2	0	**5**
Total	**11**	**26**	**25**	**0**	**62**

Table 24-9: Town of Wilkeson 2020-2044 Employment Capacity

Zone	Vacant	Underutilized	Pipeline	Total
C	4	24	0	**28**
P	0	52	0	**52**
R-1	1	2	0	**3**
R-2	1	2	0	**3**
R-3	0	0	0	**0**
Total	**6**	**80**	**0**	**86**

25 UNINCORPORATED PIERCE COUNTY



Pierce County's Comprehensive Plan and regulations implement densities using net acreage, subtracting out critical areas and roads.

Table 25-1: Unincorporated Pierce County Zone Classifications

Zone Classification		Zone Type[1]	Total Acres[2]
Urban Zones			
AC	Activity Center	Mixed Use	267.9
CC	Community Center	Mixed Use	731.3
CE	Community Employment	Industrial	1,432.5
CMUD	Commercial Mixed Use District	Mixed Use	312.5
EBPC	Employment Based Planned Communities	Planned Development	4,459.7
EC	Employment Center	Industrial	3,580.9
ES	Employment Service	Commercial	86.1
HRD	High Density Residential Districts	Residential	40.7
HSF	High Density Single-Family	Residential	667.3
MHR	Moderate-High Density Residential	Residential	1,391.5

Zone Classification		Zone Type[1]	Total Acres[2]
MPC	Master Planned Communities	Planned Development	1,052.7
MSF	Moderate Density Single-Family	Residential	18,440.2
MUC	Major Urban Center	Mixed Use	14.3
MUD	Mixed Use District	Mixed Use	749.2
NC	Neighborhood Center	Mixed Use	333.0
OMUD	Office-Residential Mixed Use District	Mixed Use	78.4
PI	Public Institution	Public Use	230.5
RO	Research-Office	Industrial	7.7
ROC	Residential/Office-Civic	Mixed Use	288.1
RR	Residential Resource	Residential	4,911.7
SF	Single-Family	Residential	6,733.1
UV	Urban Village	Mixed Use	335.2
Rural/Resource Zones			
ARL	Agricultural Resource Lands	Resource	22,077.2
EFRAN	Rural Airport North	Essential Public Facility	209.2
EFRAS	Rural Airport South	Essential Public Facility	359.1
FL	Forest Lands	Resource	272,153.3
GC	Gateway Communities	LAMIRD	34.6
MPR	Master Planned Resorts	Planned Development	21.6
PR	Park and Recreation	N/A	8,160.8
R10	Rural 10	Residential	157,917.1
R20	Rural 20	Residential	17,681.2
R40	Rural 40	Residential	2,256.1
R5	Rural 5	Residential	9,127.8
RAC	Rural Activity Center	LAMIRD	367.1
RF	Rural Farm	Residential	9,678.7
RIC	Rural Industrial Center	LAMIRD	97.1
RNC	Rural Neighborhood Center	LAMIRD	268.7
RSep	Rural Separator	Residential	9,679.9
RSR	Rural Sensitive Resource	Residential	34,529.3
TC	Tourist Commercial	LAMIRD	125.9
VC	Village Center	LAMIRD	217.8
VR	Village Residential	Residential	139.1

[1]For purposes of the Buildable Lands inventory and analysis; not a representation of the County zoning code.

[2]Represents parcel acreage, not zoning coverage.

Sources: County Zoning Code.

URBAN DEVELOPMENT TRENDS

This section summarizes permit data observed between January 1, 2013 and December 31, 2020 that is used to monitor observed densities and update the assumptions for future development. The summaries in this section are designed to show the average statistics used to inform the report. Only data pertinent to the Buildable Lands requirements are collected, and incomplete or not-applicable data is omitted; therefore, this Report does not provide a full summary of all development within the

jurisdiction. For more detailed summaries by zone/year, see Appendix A: Full Data, Calculation Tables, and Maps.

Table 25-2 shows the average residential density per zone and jurisdiction-wide and is not intended to show the total units/lots created or overall acres consumed. The results reflect the density calculation used by the jurisdiction, and only include a summary of plats and multifamily (3+ attached units) projects. Table 25-3 shows the average floor-to-area ratio (FAR) by zone and the amount of non-residential building square footage developed. The non-residential projects summarized only include new development and omit additions to existing businesses and non-building type improvements.

Table 25-2: Unincorporated Urban Pierce County 2013-2020 Residential Trends by Zone[1]

Zone	Net Acres[2]	Lots/Units	Density
AC	9.19	278	30.25
CC	42.61	949	22.27
HRD	6.24	69	11.06
HSF	23.93	163	6.81
MHR	83.14	679	8.17
MSF	342.54	1,480	4.32
MPD	4.59	13	2.83
MUC	1.10	3	2.73
MUD	29.73	476	16.01
NC	11.63	182	15.65
ROC	26.55	396	14.91
RR	23.97	104	4.34
SF	86.57	255	2.95
UV	0.71	22	31.17
Tehaleh EBPC	797.42	1,941	2.43
Sunrise MPD	114.13	537	4.71
Total/Avg.	**1,605.93**	**7,574**	**4.70**

Table 25-3: Unincorporated Urban Pierce County 2013-2020 Non-residential Trends by Zone

Zone	Acres	Sq. Ft.	FAR
Total/Avg.			

[1]Includes multifamily and plat data to represent the overall observed density by zone. Does not include single-family permits in order to accurately represent permitted densities; therefore, does not represent the total number of units developed in the timeframe.
Sources: County Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

While the non-residential development trends are informative to show the percent of land consumed for non-residential purposes (as shown in Figure 25-A), the employment densities used in the capacity assumptions are derived through employment density surveys, as documented in Appendix C: Employment Density Survey. Figure 25-A summarizes the split between residential and non-residential development by zone and the jurisdiction average. The percent split is based on the gross acres developed for each use type and is used to inform the percent split for mixed-use zones, as well as the percent of non-residential uses in residential-only zones.

Figure 25-A: Unincorporated Urban Pierce County Residential vs. Non-residential Development Split

Zone	Use Type Split (Percent)[1]		
	Residential	Non-residential	Vertical Mixed Use

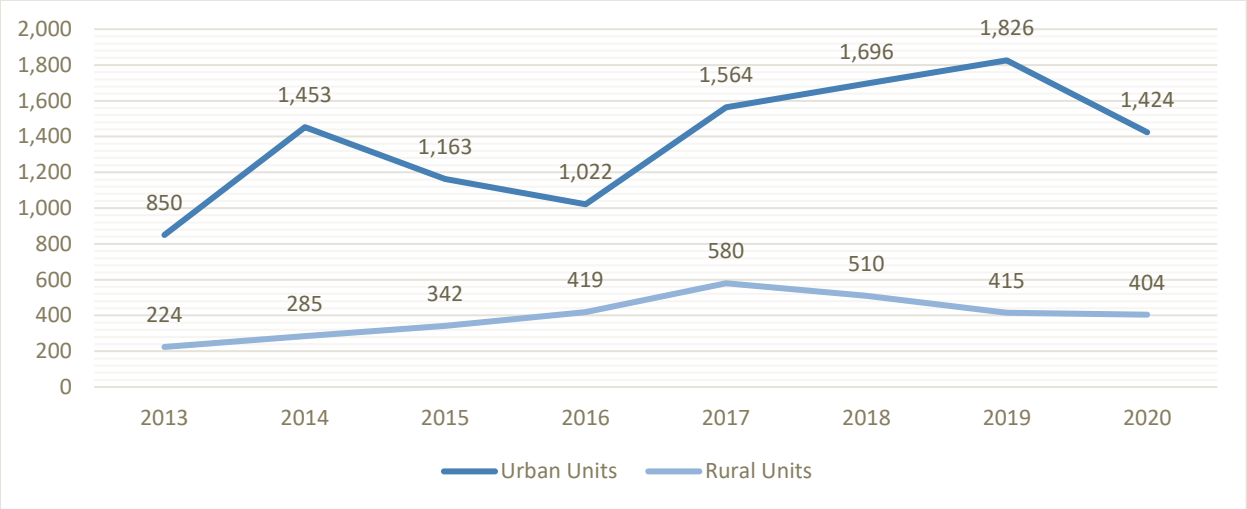
[1]Does not include single-family permits in order to avoid double-counting acreage.

Sources: County Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Housing Production Rate

The residential data collected for the Buildable Lands Program tracks the density and other assumptions related to the capacity analysis. The Buildable Lands requirements that were amended in 2017 now require the tracking of housing production to compare to the necessary growth rates to achieve the housing targets. Due to the limitations of the permit data and lack of demolition permit data, Pierce County relies upon the Washington State Office of Financial Management estimates to track the number of housing units built per year in each jurisdiction for the purposes of this Report. The comparison of housing production and housing needs is shown in Table 1-3 (Countywide).

Figure 25-B: Unincorporated Urban Pierce County Housing Production Rates (OFM)

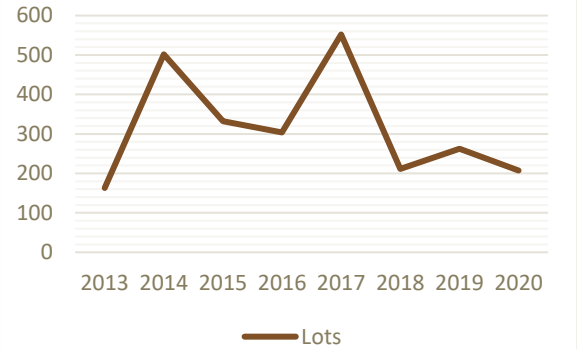


Source: Washington State Office of Financial Management Housing Unit Data (2020).

Platting Activity

Platting activity is used to determine the achieved density for single-family residential zones and to identify the amount of land used for other purposes (whether netted out for density or applied by a regulation and affecting the achieved density). Plat data is used in conjunction with multifamily permits to determine the overall achieved density (as shown in Table 25-2).

Figure 25-C: Unincorporated Urban Pierce County Platting Trends



Plat Activity by Year

Year	Lots	Acres	Density
2013	277	76.82	3.61
2014	1002	235.59	4.25
2015	637	165.23	3.86
2016	723	254.92	2.84
2017	923	296.5	3.11
2018	651	186.89	3.48
2019	513	205.62	2.49
2020	207	36.16	5.72
Total	**4,933**	**1,457.73**	**3.38**

Plat Deductions by Zone (Percent)[1]

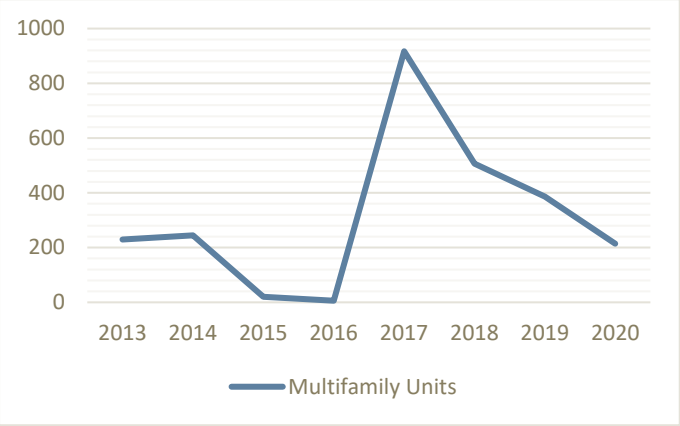
Zone	Roads	Critical Areas	Parks/Open Space	Storm -water
Average				

[1]Does not include master planned developments that have development agreements that may differ from traditional zoning.
Sources: County Permit Data, Pierce County Auditor Recorded Plats.

Residential Building Trends

Both multifamily and single-family building permits are collected and summarized; however, single-family permit reporting is optional per the Pierce County Countywide Planning Policies and are limited in use for tracking factors affecting development. The single-family permit data is provided as supplemental information but is not used for establishing assumptions. The multifamily permit data is used to identify the observed density and amount of land used for residential purposes. Please note that this data differs from the data provided in Figure 25-B due to collection limitations and should not be used to represent housing production in the jurisdiction.

Figure 25-D: Unincorporated Urban Pierce County Residential Building Permit Trends



Multifamily Permits by Year

Year	Units	Net Acres	Net Density
2013	229	15.65	14.63
2014	245	9.50	25.79
2015	20	1.15	17.44
2016	6	0.44	13.72
2017	917	47.55	19.28
2018	506	29.96	16.89
2019	386	24.09	16.02
2020	214	9.82	21.79
Total	**2,523**	**138.16**	**18.26**

Single Family Permits by Year (Optional)

Year	Lots	Acres	Avg. Lot Size
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
Total/Avg.			

Sources: County Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Non-residential Building Trends

Non-residential building permits typically include commercial and industrial development; however, public use is often collected and summarized as well when the use type produces jobs. While the project acreage, building square footage, and floor-to-area ratio information is collected and summarized for the report in order to track non-residential development, the employment density is analyzed in a separate report using data other than building permits. The most recent employment density study to support the assumptions in this Report is provided in Appendix C: Employment Density Survey.

Figure 25-E: Unincorporated Urban Pierce County Non-residential Permit Trends

Year	Acres	Bldg. SF	FAR
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
Total			

Sources: County Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

ASSUMPTIONS

Assumptions vary by jurisdiction and zone. Table 25-4 and Table 25-5 provide a snapshot of the densities, mixed-use split, and deductions used in the inventory development and capacity calculation tables. The assumptions for each zone are shown in the assumptions column of the capacity calculation tables shown in Appendix A: Full Data, Calculation Tables, and Maps.

Table 25-4: Unincorporated Urban Pierce County Assumptions Summary

Zone	Residential		Employment		Market Factor		Land for Capital Facilities
	Percent	Density	Percent	Density	Vacant	Underutilized	
AC	35%	15	65%	20	20%	40%	Parcel Specific
CC	35%	20	65%	20	20%	40%	Parcel Specific
CE	0%	N/A	100%	9	20%	50%	Parcel Specific
CMUD	35%	8	65%	20	20%	40%	Parcel Specific
EBPC	Planned Development – Included in Pipeline						
EC	0%	N/A	100%	9	20%	50%	Parcel Specific
ES	0%	N/A	100%	20	20%	50%	Parcel Specific
HRD	100%	6	0%	20	20%	40%	Parcel Specific
HSF	100%	6	0%	20	15%	20%	Parcel Specific
MHR	100%	8	0%	20	20%	40%	Parcel Specific
MPC	Planned Development – Included in Pipeline						
MSF	100%	4	0%	20	15%	20%	Parcel Specific
MUC	35%	8	65%	20	20%	40%	Parcel Specific
MUD	35%	16	65%	20	20%	40%	Parcel Specific
NC	35%	10	65%	20	20%	40%	Parcel Specific
OMUD	35%	8	65%	20	20%	40%	Parcel Specific
PI	0%	N/A	100%	20	20%	50%	Parcel Specific
RO	0%	N/A	100%	9	20%	50%	Parcel Specific
ROC	35%	10	65%	20	20%	40%	Parcel Specific
RR	100%	2	0%	20	15%	20%	Parcel Specific
SF	100%	4	0%	20	15%	20%	Parcel Specific
UV	35%	16	65%	20	20%	40%	Parcel Specific

The Vacant Single Unit size threshold listed below represents the parcel size used to determine if a vacant property is subdividable or only able to accommodate one unit. Parcels smaller than the size listed are considered Vacant Single Units unless otherwise determined by the jurisdiction during the parcel-specific review.

Table 25-5: Unincorporated Urban Pierce County Plat Deductions for Single-Family Residential Zones

Zone	Roads	Critical Areas	Parks/Open Space	Stormwater	Non-residential	Vacant Single Unit
HRD	N/A	GIS	N/A	N/A	2%	<0.500 acres
HSF	15%	GIS	N/A	N/A	2%	<0.625 acres
MHR	N/A	GIS	N/A	N/A	2%	<0.500 acres
MSF	15%	GIS	N/A	N/A	2%	<0.625 acres
RR	15%	GIS	N/A	N/A	2%	<2.500 acres
SF	15%	GIS	N/A	N/A	2%	<1.000 acres

URBAN HOUSING AND EMPLOYMENT CAPACITY

Inventory and Capacity Calculation Characteristics

A portion of the inventory is deducted from the gross acreage based on the assumptions identified in the previous section. Table 25-6 shows the characteristics of the initial inventory and Table 25-7 shows the amount of land that was reduced from that initial inventory to be included in the capacity analysis, as documented in the tables and maps in Appendix A: Full Data, Calculation Tables, and Maps.

Table 25-6: Unincorporated Urban Pierce County Summary of Vacant and Underutilized Land Characteristics

Characteristics/Category	Vacant	Underutilized	Vacant Single Unit	Pipeline
Total Acreage (Gross	4,622.85	10,582.26	797.76	5,568.64
Average Lot Size (Gross)	1.25	1.64	0.31	13.72
Total Acreage (Net)	3,354.66	9,172.89	460.36	4,398.18
Average Lot Size (Net)	0.91	1.42	0.18	10.83
Percent Critical Areas	27%	13%	42%	21%

The parcel inventory is used to categorize land, and the capacity calculations are intended to represent the land available for development; thus, the inventory maps alone do not represent the "buildable land" per the Buildable Lands requirements. Table 25-7 shows the overall percentage of land assumed available as capacity in the 20-year planning period and deductions made to account for constraints to the inventory and overall market conditions.

Table 25-7: Unincorporated Urban Pierce County Place Summary of Deductions

Deductions/Category	Vacant	Underutilized
Critical Areas	1,268.19	1,408.62
Infrastructure Gaps	1,216.21	3,968.77
Plat Deductions	288.53	979.14
Capital Facilities	0.00	0.00
Market Factor	472.67	1,960.22
Total Percent Reduction in Inventory Land	41%	48%
Percent of Vacant or Underutilized Land Available for Capacity	59%	52%

Capacity Results

The housing and employment capacity totals in Table 25-8 and Table 25-9 are derived from the calculations shown in Appendix A: Full Data, Calculation Tables, and Maps. A summary of the countywide capacity results compared to need is shown in Table 1-9 (2030 Housing Target), Table 1-10 (2030 Employment Target), and Table 1-11 (DRAFT 2044 Targets).

Table 25-8: Unincorporated Urban Pierce County 2020-2044 Housing Capacity

Zone	Vacant	Underutilized	Vacant Single Unit	Pipeline	Total
AC	63	98	0	0	161
CC	237	501	0	0	738
CE	0	0	0	3	3
CMUD	75	118	0	0	193
EBPC	0	0	560	6,688	7,248
EC	0	0	0	6	6
ES	0	0	0	0	0
HRD	9	65	0	0	74
HSF	391	496	172	6	1,065
MHR	482	666	137	1,930	3,215
MPC	0	0	2	0	2
MSF	3,059	10,979	881	1,283	16,202
MUC	4	7	2	0	13
MUD	432	477	1	4	914
NC	95	232	0	2	329
OMUD	19	18	0	0	37
PI	0	0	0	0	0
RO	0	0	0	0	0
ROC	146	129	0	128	403
RR	655	818	233	2,406	4,112
SF	1,125	4,366	557	797	6,845
UV	55	278	2	22	357
Total	6,847	19,248	2,547	13,275	41,917

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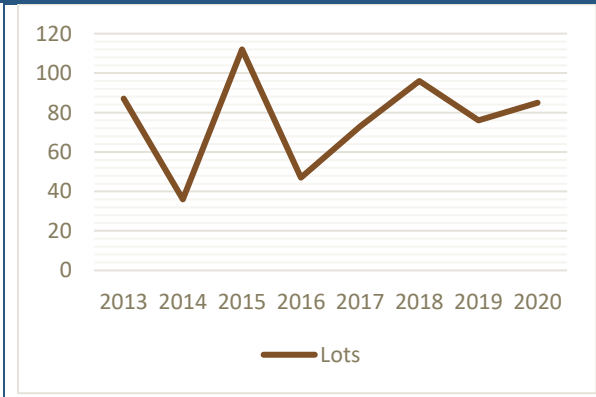
Table 25-9: Unincorporated Urban Pierce County 2020-2044 Employment Capacity

Zone	Vacant	Underutilized	Pipeline	Total
AC	158	248	0	406
CC	521	1,064	0	1,585
CE	1,640	2,288	129	4,057
CMUD	417	600	0	1,017
EBPC	0	0	2,347	2,347
EC	5,912	2,239	1,176	9,327
ES	0	8	0	8
HRD	0	8	0	8
HSF	0	42	0	42
MHR	0	57	33	90
MPC	0	0	0	0
MSF	0	1,408	1	1,409
MUC	0	55	0	55
MUD	0	1,440	340	1,780
NC	0	1,047	0	1,047
OMUD	0	101	0	101
PI	0	0	0	0
RO	0	0	0	0
ROC	0	513	7	520
RR	0	210	0	210
SF	0	560	0	560
UV	0	657	59	716
Total	8,648	12,545	4,092	25,285

DEVELOPMENT TRENDS OUTSIDE THE URBAN GROWTH AREA

Platting Activity

Figure 25-F: Unincorporated Rural/Resource Lands Platting Trends



Plat Activity by Year

Year	Lots	Acres	Density
2013	87	226.95	0.38
2014	36	78.68	0.46
2015	112	29.66	3.78
2016	47	227.79	0.21
2017	73	322.34	0.23
2018	96	323.82	0.30
2019	76	392.19	0.19
2020	85	100.04	0.85
Total	**612**	**1,701.47**	**0.36**

Sources: County Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Residential Building Trends

Figure 25-G: Unincorporated Rural/Resource Lands Residential Building Permit Trends

Single Family Permits by Year (Optional)

Year	Lots	Acres	Avg. Lot Size
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
Total			

Sources: County Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

Non-residential Building Trends

Figure 25-H: Unincorporated Rural/Resource Lands Non-residential Permit Trends

Year	Acres	Bldg. SF	FAR
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
Total			

Sources: County Permit Data, Pierce County Assessor-Treasurer Tax Parcels, Puget Sound Regional Council Housing Unit Permit Database.

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SECTION IV: APPENDICES

Appendix A: Full Data, Calculation Tables, and Maps

Appendix B: Buildable Lands Inventory Process

Appendix C: Employment Density Survey

DRAFT

Appendix A: Full Data, Calculation Tables, and Maps

The following sections document the base inventory for the capacity calculations and the calculation tables used to determine the capacity of land suitable for development. The calculations are performed within an excel spreadsheet using the formula base shown in Appendix Figure 1 on the following page. Each zone's assumptions are documented in the "Assumption" columns on the table. The resulting acreage or unit/job deductions/additions based on the assumptions are documented in the "Calculation" columns on the table.

It is important to note that this calculation process differs from previous reports that added the displaced units and jobs back into the housing and employment needs, and instead reduces those units and jobs from the capacity itself. The calculation tables were also provided separately in previous reports and have been combined in this report to consolidate the information.

An interactive version of the hard-copy maps displayed in this section is available at https://piercecowa.maps.arcgis.com/apps/webappviewer/index.html?id=f662a8103cd3441bb169e013c03c4fef.

DRAFT

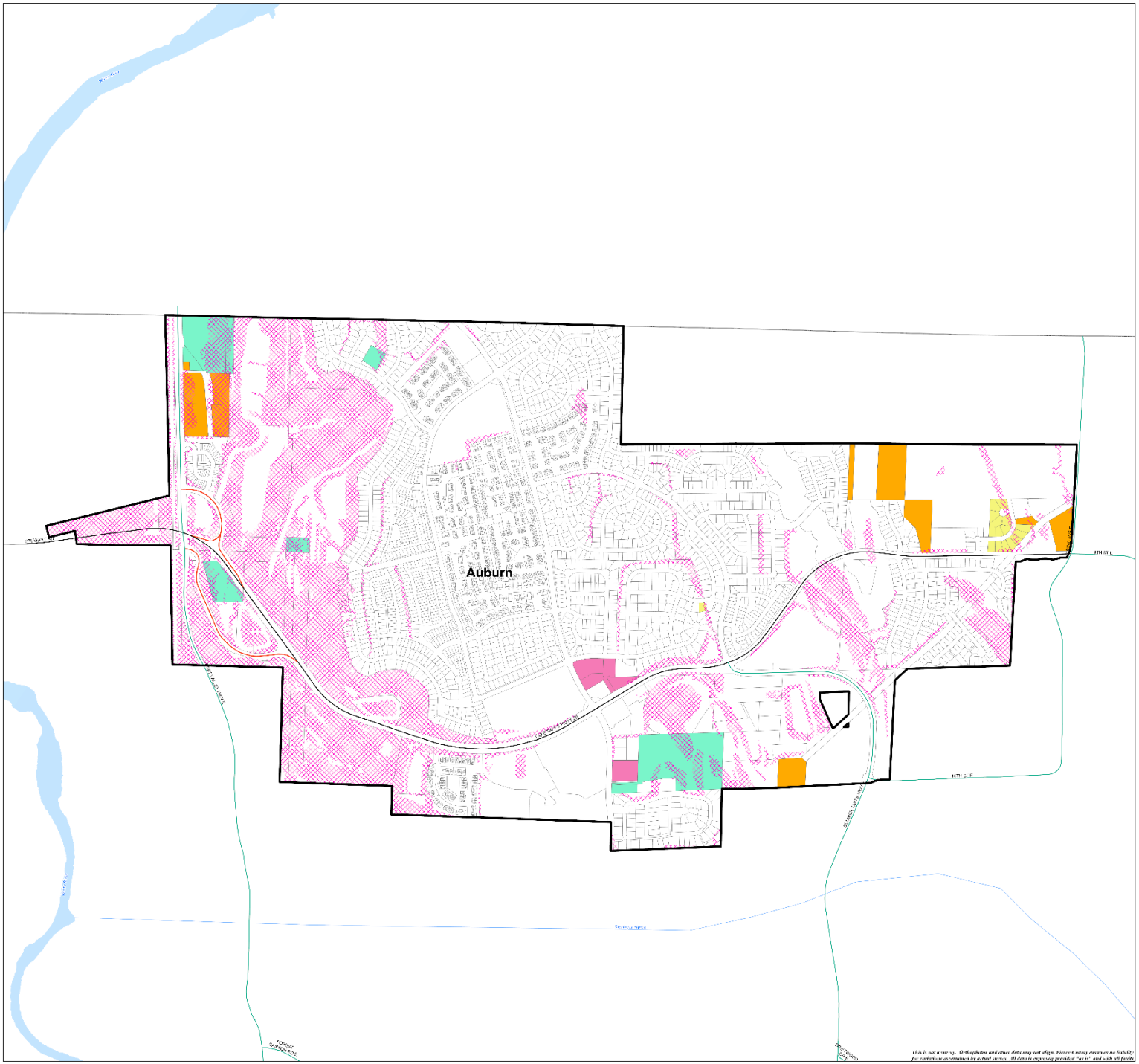
Appendix Figure 1: Capacity Calculation Spreadsheet Formulas

	A	B	C	D	E
1	Assumptions and Capacity Calculations		Zone (ZN)		
2			Vacant		Underutilized
3	Gross Acres		INPUT ACRES FROM INVENTORY		INPUT ACRES FROM INVENTORY
4	Net Acres (minus critical areas)		INPUT ACRES FROM INVENTORY		INPUT ACRES FROM INVENTORY
5	Net Acres with Infrastructure Gaps		INPUT ACRES FROM INVENTORY		INPUT ACRES FROM INVENTORY
6	Displaced Housing Units				INPUT EXISTING UNITS FROM INVENTORY
7	Displaced Estimated Jobs				INPUT EXISTING JOBS FROM INVENTORY
8	Housing Capacity Calculations	Assumption	Calculation	Assumption	Calculation
9	Residential Acreage	INPUT % ASSUMPTION	=ROUND(C4*B9,2)	INPUT % ASSUMPTION	=ROUND(E4*D9,2)
10	Infrastructure Gap Residential Deduction	INPUT % ASSUMPTION	=ROUND(C5*B10,2)	INPUT % ASSUMPTION	=ROUND(E5*D10,2)
11	Adjusted Residential Acreage		=C9-C10		=E9-E10
12	Roads Deduction	INPUT % ASSUMPTION	=ROUND(C$11*B12,2)	INPUT % ASSUMPTION	=ROUND(E$11*D12,2)
13	Critical Area Deduction (only if %)	INPUT % ASSUMPTION	=ROUND(C$11*B13,2)	INPUT % ASSUMPTION	=ROUND(E$11*D13,2)
14	Parks/Open Space Deduction	INPUT % ASSUMPTION	=ROUND(C$11*B14,2)	INPUT % ASSUMPTION	=ROUND(E$11*D14,2)
15	Stormwater Deduction	INPUT % ASSUMPTION	=ROUND(C$11*B15,2)	INPUT % ASSUMPTION	=ROUND(E$11*D15,2)
16	Adjusted Residential Net Acres		=C11-C12-C14-C15-C13		=E11-E12-E14-E15-E13
17	Non-Residential Deduction	INPUT % ASSUMPTION	=ROUND(C$16*B17,2)	INPUT % ASSUMPTION	=ROUND(E$16*D17,2)
18	Public Facilities Deduction	INPUT % ASSUMPTION	=ROUND(C$16*B18,2)	INPUT % ASSUMPTION	=ROUND(E$16*D18,2)
19	Residential Market Factor Deduction	INPUT % ASSUMPTION	=ROUND(C$16*B19,2)	INPUT % ASSUMPTION	=ROUND(E$16*D19,2)
20	Final Residential Net Acres		=C16-C17-C18-C19		=E16-E17-E18-E19
21	Vacant/Underutilized Housing Unit Capacity	INPUT UNIT/ACRE ASSUMPTION	=ROUND(C20*B21,0)	INPUT UNIT/ACRE ASSUMPTION	=ROUND(E20*D21,0)
22	Vacant Single Unit Addition		0		
23	Pipeline Unit Addition		0		0
24	Adjusted Displaced Unit Deduction	=ROUND(SUM(C33,C20)/C3,2)		=ROUND(SUM(E33,E20)/E3,2)	=ROUND(E6*D24,0)
25	Total Housing Capacity	=C21+C22+C23		=E21+E23-E24	
26	Employment Capacity Calcuations				
27	Non-residential Acreage	INPUT % ASSUMPTION	=ROUND(C3*B27,2)	INPUT % ASSUMPTION	=ROUND(E3*D27,2)
28	Infrastructure Gap Non-residential Deduction	INPUT % ASSUMPTION	=ROUND(C5*B28,2)	INPUT % ASSUMPTION	=ROUND(E5*D28,2)
29	Adjusted Non-residential Acreage		=C27-C28		=E27-E28
30	Public Facilities Deduction	INPUT % ASSUMPTION	=ROUND(C$29*B30,2)	INPUT % ASSUMPTION	=ROUND(E$29*D30,2)
31	Non-residential Market Factor Deduction	INPUT % ASSUMPTION	=ROUND(C$29*B31,2)	INPUT % ASSUMPTION	=ROUND(E$29*D31,2)
32	Non-Residential in Residential Addition		=C17		=E17
33	Final Non-residential Net Acres		=C29-C30-C31+C32		=E29-E30-E31+E32
34	Vacant/Underutilized Job Capacity	INPUT JOB/ACRE ASSUMPTION	=ROUND(C33*B34,0)	INPUT JOB/ACRE ASSUMPTION	=ROUND(E33*D34,0)
35	Pipeline Job Addition				0
36	Adjusted Displaced Jobs Deduction	=ROUND(SUM(C33,C20)/C3,2)		=ROUND(SUM(E33,E20)/E3,2)	=ROUND(E7*D36,0)
37	Total Employment Capacity	=C34+C35		=E34+E35-E36	

Note: If a jurisdiction uses a gross calculation for density, the gross and net acres will show as equal.

DRAFT NOTE: SEE EXCEL CALCULATION TABLES FOR MOST UP-TO-DATE DATA. TABLES IN THE REPORT WILL BE FILLED OUT ONCE THE DATA IS FINALIZED.

DRAFT



Buildable Lands Inventory - 2020 Parcels

- Built Out/Undevelopable
- Pipeline
- Underutilized
- Vacant
- Vacant Single Unit
- Critical Areas
- Municipal Boundary



Pierce County, Washington

0 0.15 0.3 0.45 0.6 Miles

CITY OF AUBURN (PIERCE COUNTY AREA)

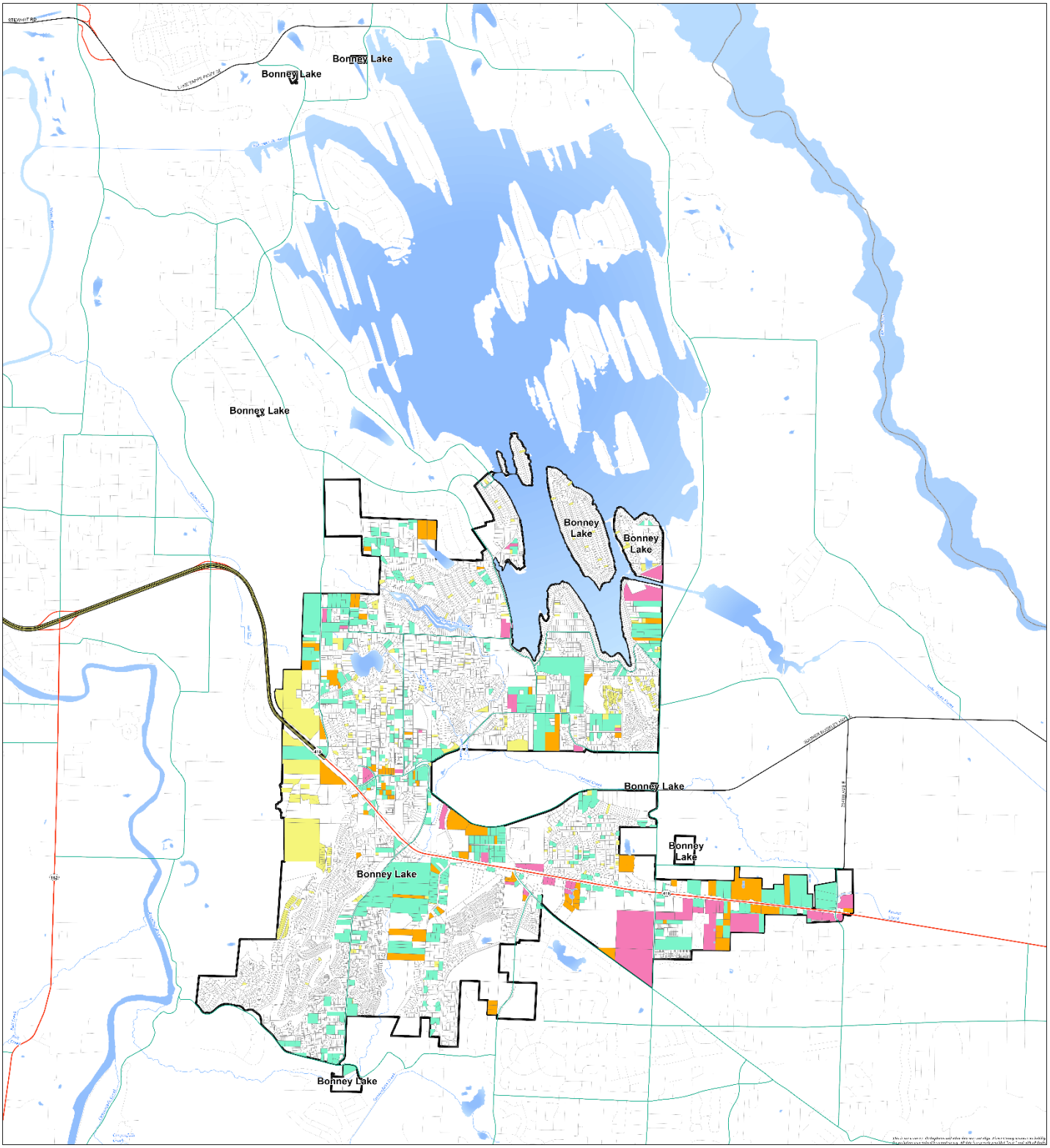
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Buildable Lands Inventory - 2020 Parcels

- Built Out/Undevelopable
- Pipeline
- Underutilized
- Vacant
- Vacant Single Unit
- Critical Areas
- Municipal Boundary



Pierce County, Washington

0 0.55 1.1 1.65 2.2 Miles

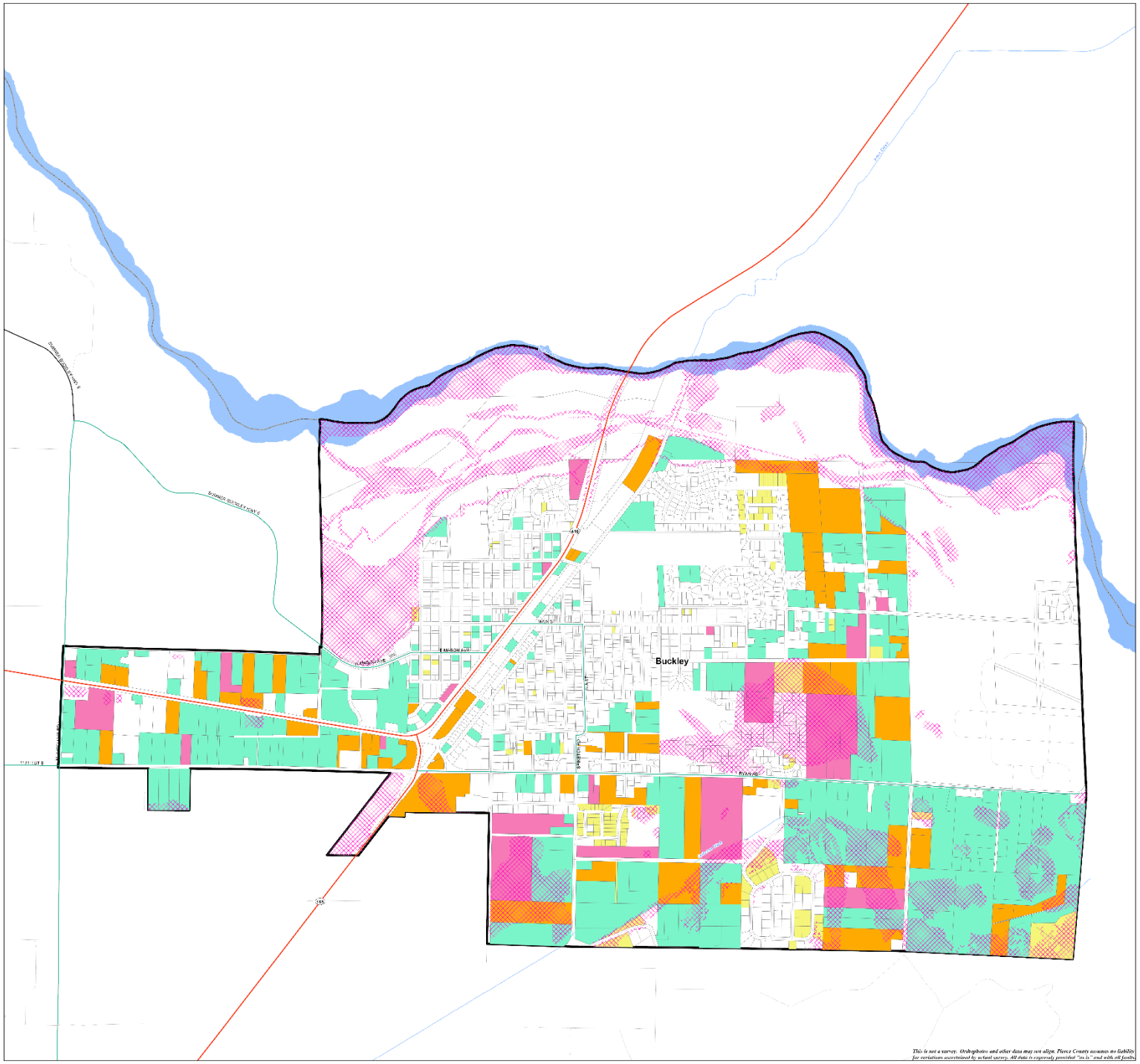
CITY OF BONNEY LAKE

Pierce County

Buildable Lands Report

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Buildable Lands Inventory - 2020 Parcels

- Built Out/Undevelopable
- Pipeline
- Underutilized
- Vacant
- Vacant Single Unit
- Critical Areas
- Municipal Boundary



Pierce County, Washington

0 0.2 0.4 0.6 0.8 Miles

CITY OF BUCKLEY

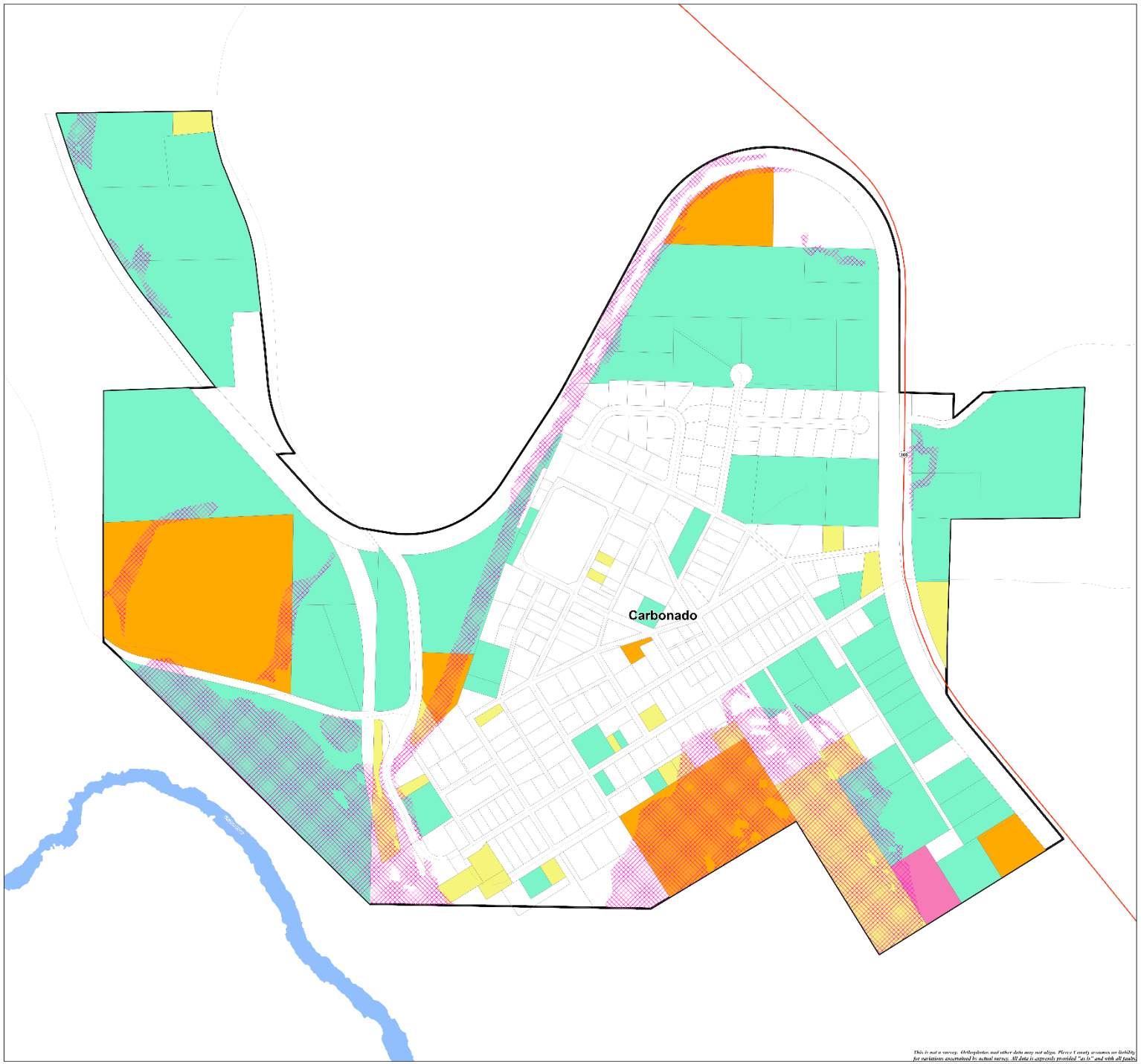
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Buildable Lands Inventory - 2020 Parcels

- Built Out/Undevelopable
- Pipeline
- Underutilized
- Vacant
- Vacant Single Unit
- Critical Areas
- Municipal Boundary



Pierce County, Washington

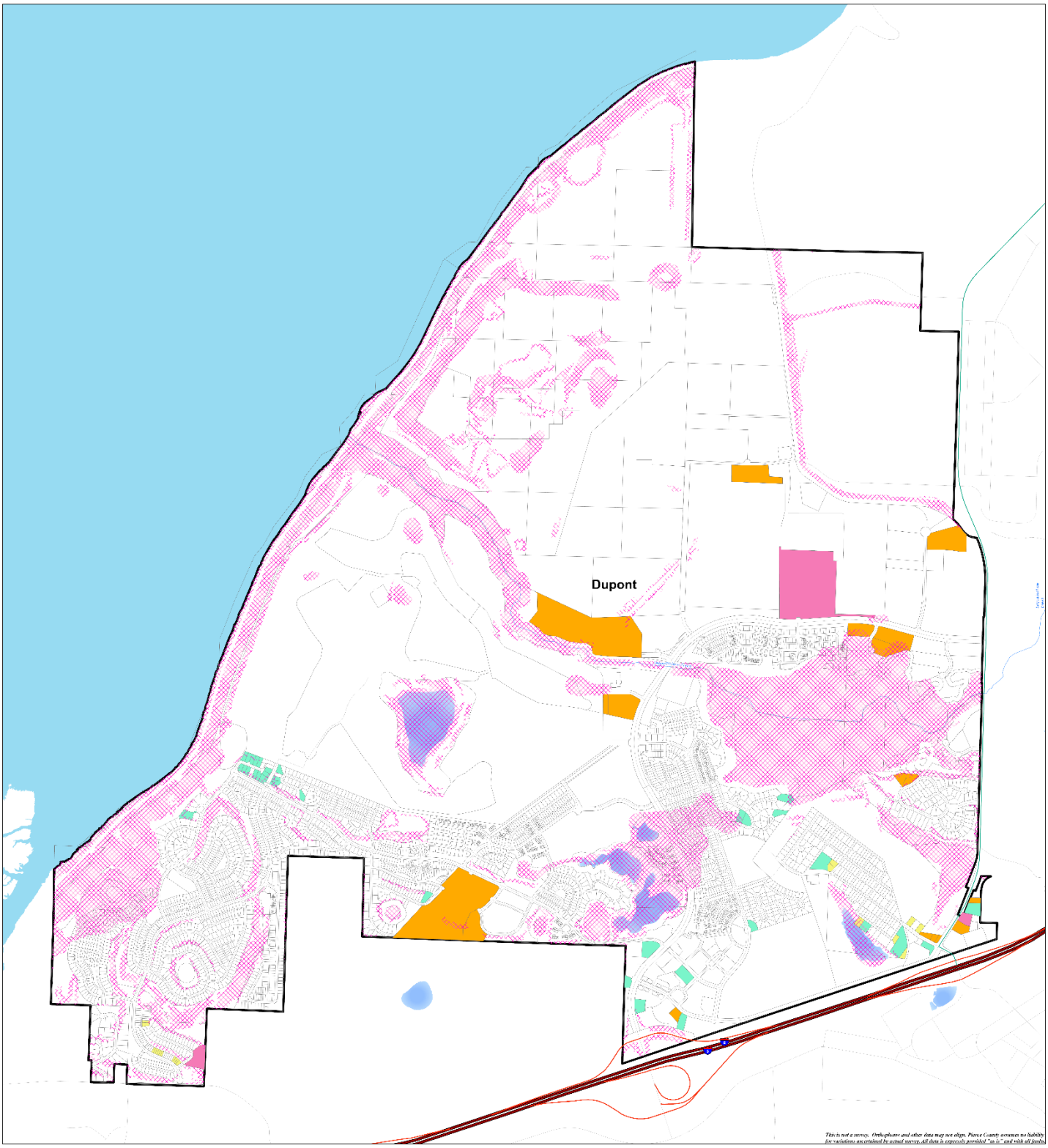
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TOWN OF CARBONADO

Pierce County

N W E S

Buildable Lands Report



Buildable Lands Inventory - 2020 Parcels

- Built Out/Undevelopable
- Pipeline
- Underutilized
- Vacant
- Vacant Single Unit
- Critical Areas
- Municipal Boundary



Pierce County, Washington

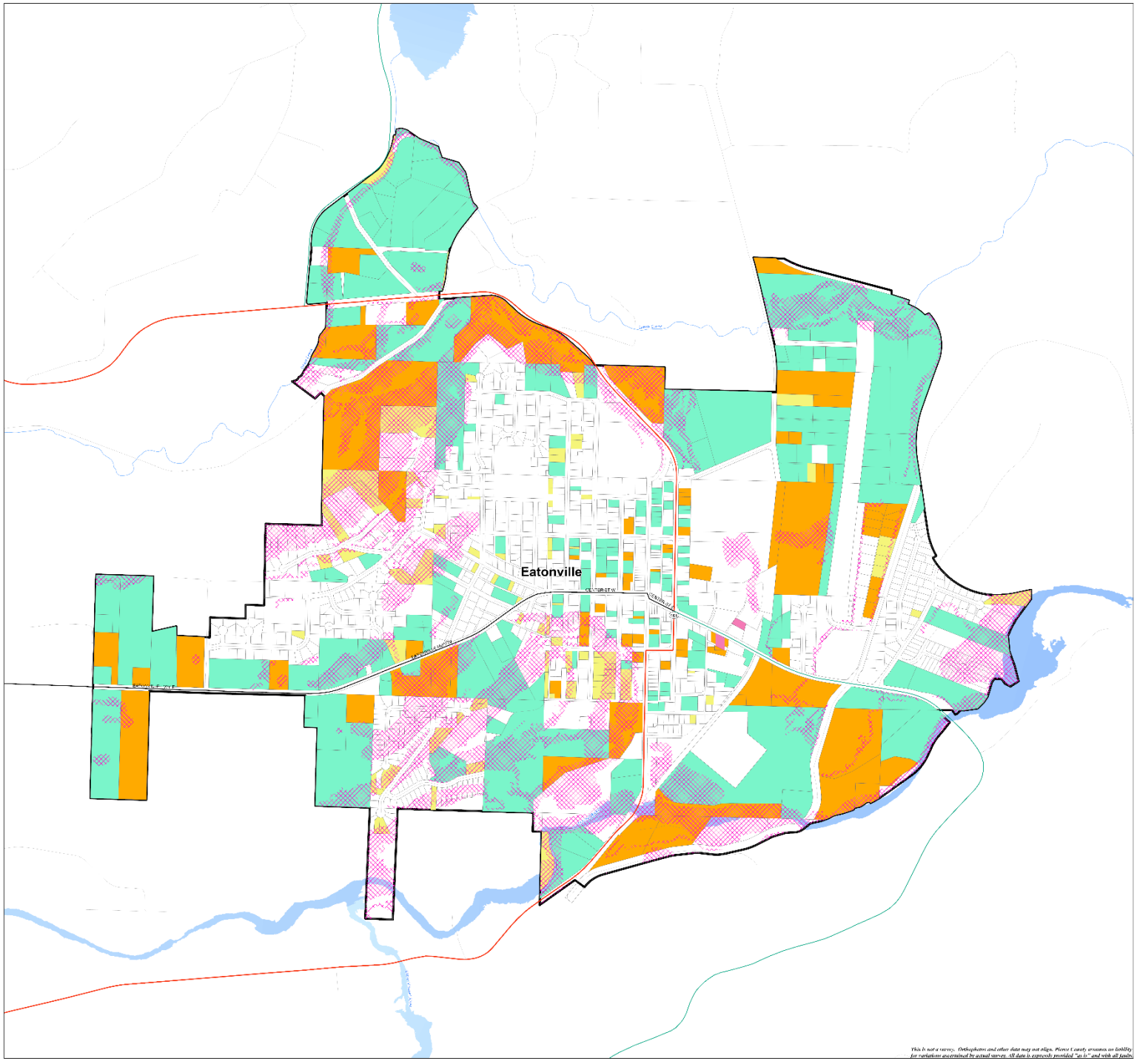
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CITY OF DUPONT

Pierce County

Buildable Lands Report

N W E S



Buildable Lands Inventory - Parcels 2020

- Built Out/Undevelopable
- Pipeline
- Underutilized
- Vacant
- Vacant Single Unit
- Critical Areas
- Municipal Boundary



Pierce County, Washington

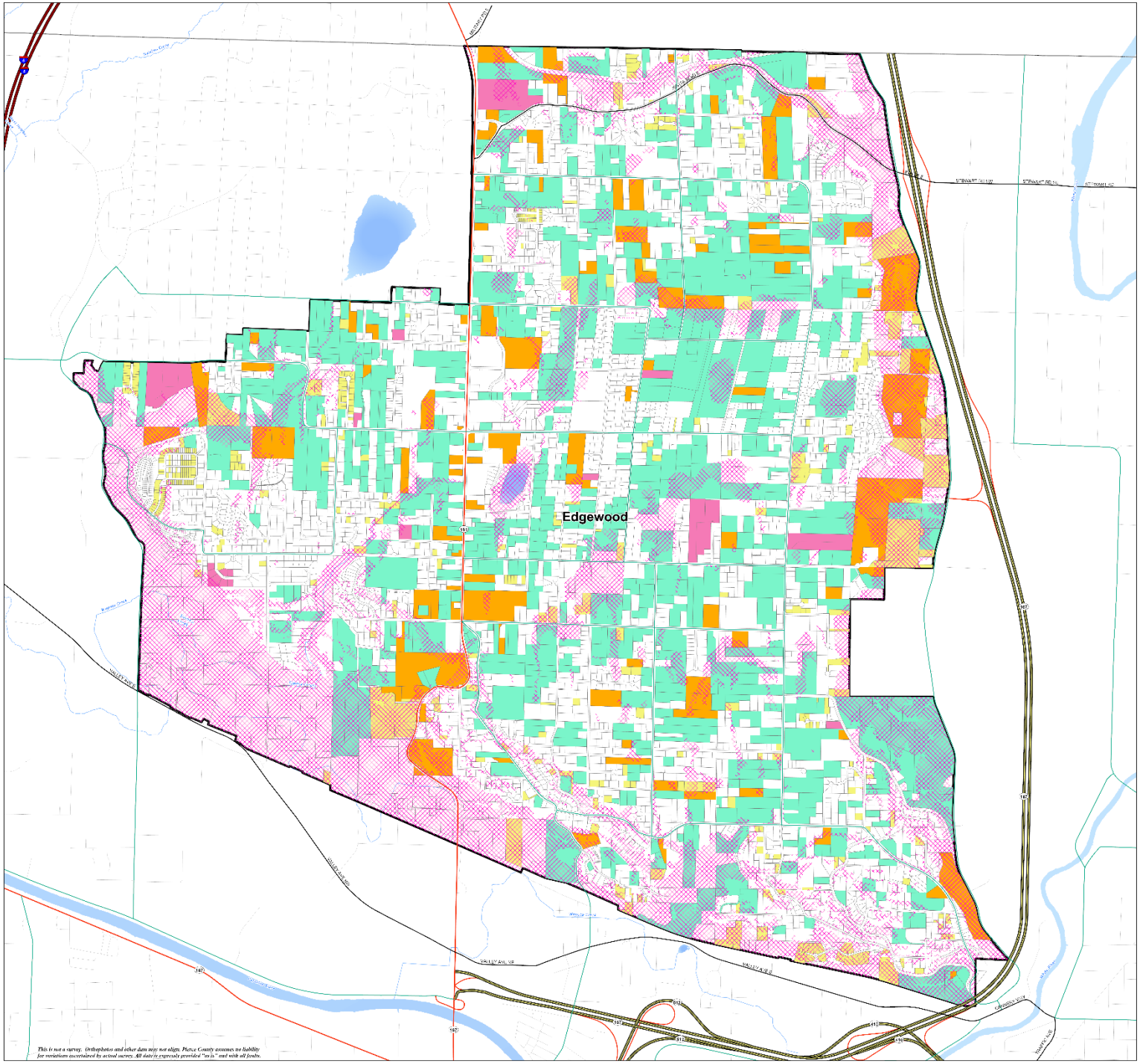
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TOWN OF EATONVILLE

Pierce County

N W E S

Buildable Lands Report



Buildable Lands Inventory - 2020 Parcels

- Built Out/Undevelopable
- Pipeline
- Underutilized
- Vacant
- Vacant Single Unit
- Critical Areas
- Municipal Boundary



Pierce County, Washington

0 0.25 0.5 0.75 1 Miles

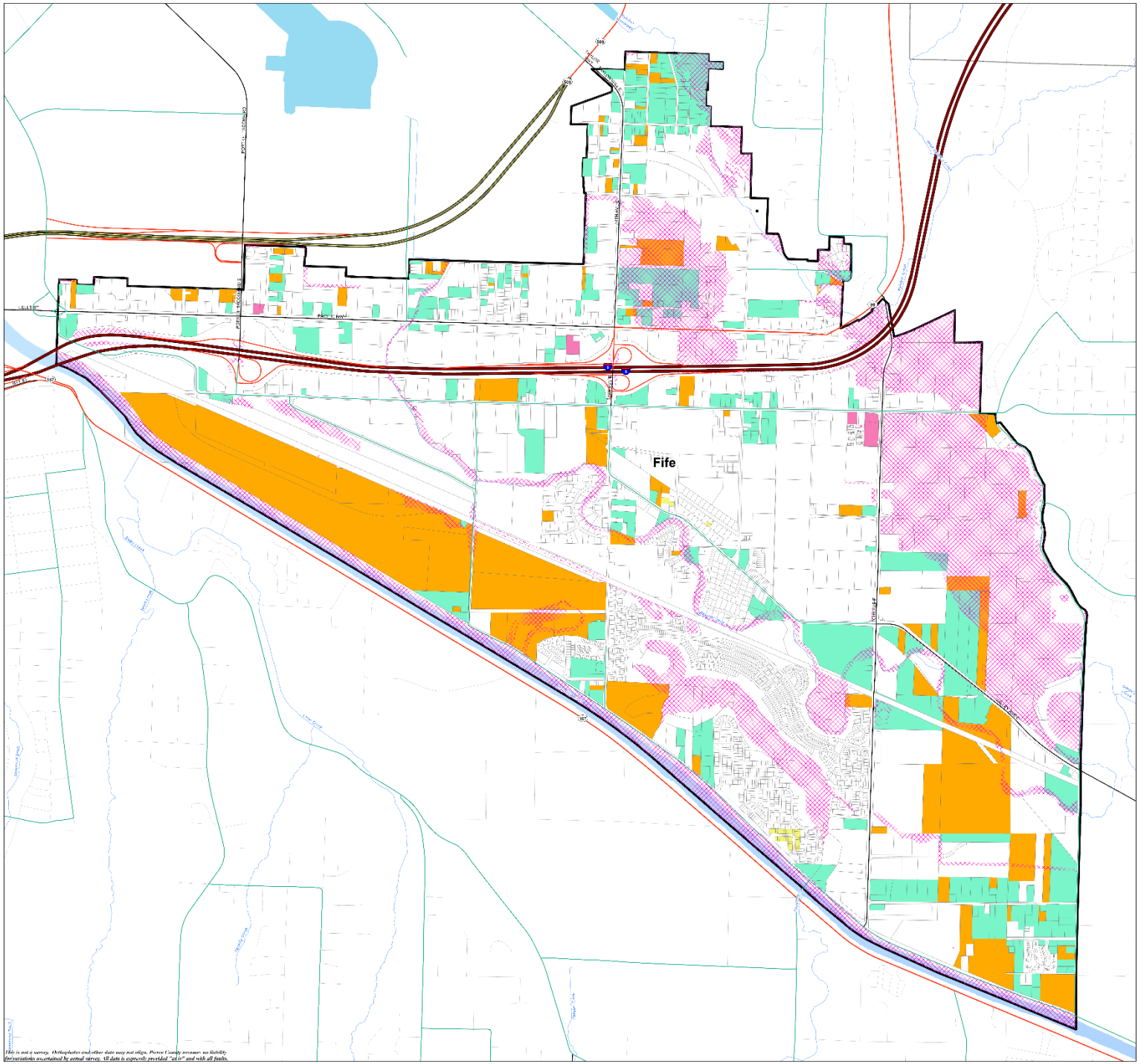
CITY OF EDGEWOOD

Pierce County

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Buildable Lands Report

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Buildable Lands Inventory - 2020 Parcels

- Built Out/Undevelopable
- Pipeline
- Underutilized
- Vacant
- Vacant Single Unit
- Critical Areas
- Municipal Boundary



Pierce County, Washington

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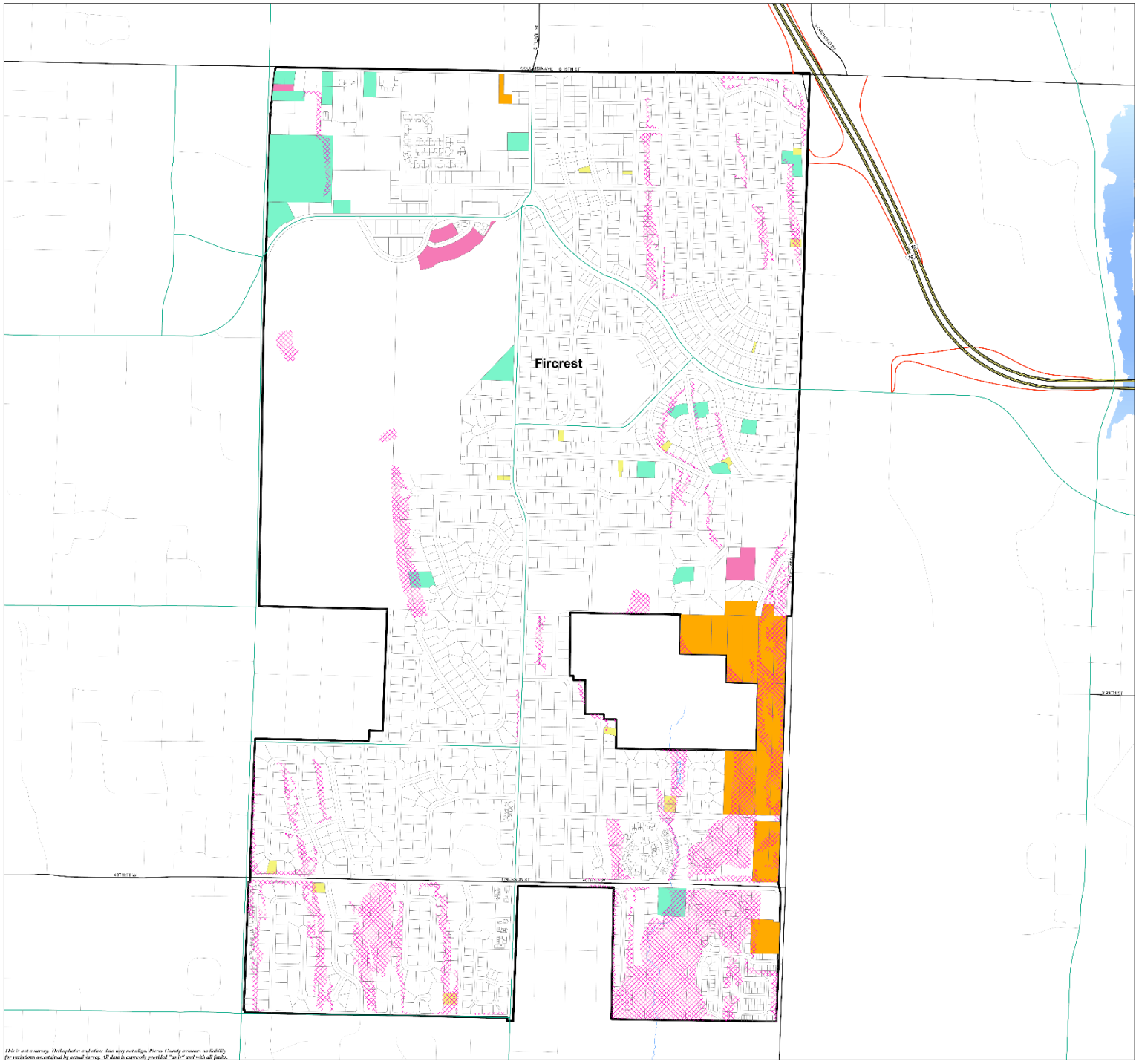
CITY OF FIFE

Pierce County

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Buildable Lands Inventory - 2020 Parcels

- Built Out/Undevelopable
- Pipeline
- Underutilized
- Vacant
- Vacant Single Unit
- Critical Areas
- Municipal Boundary



Pierce County, Washington

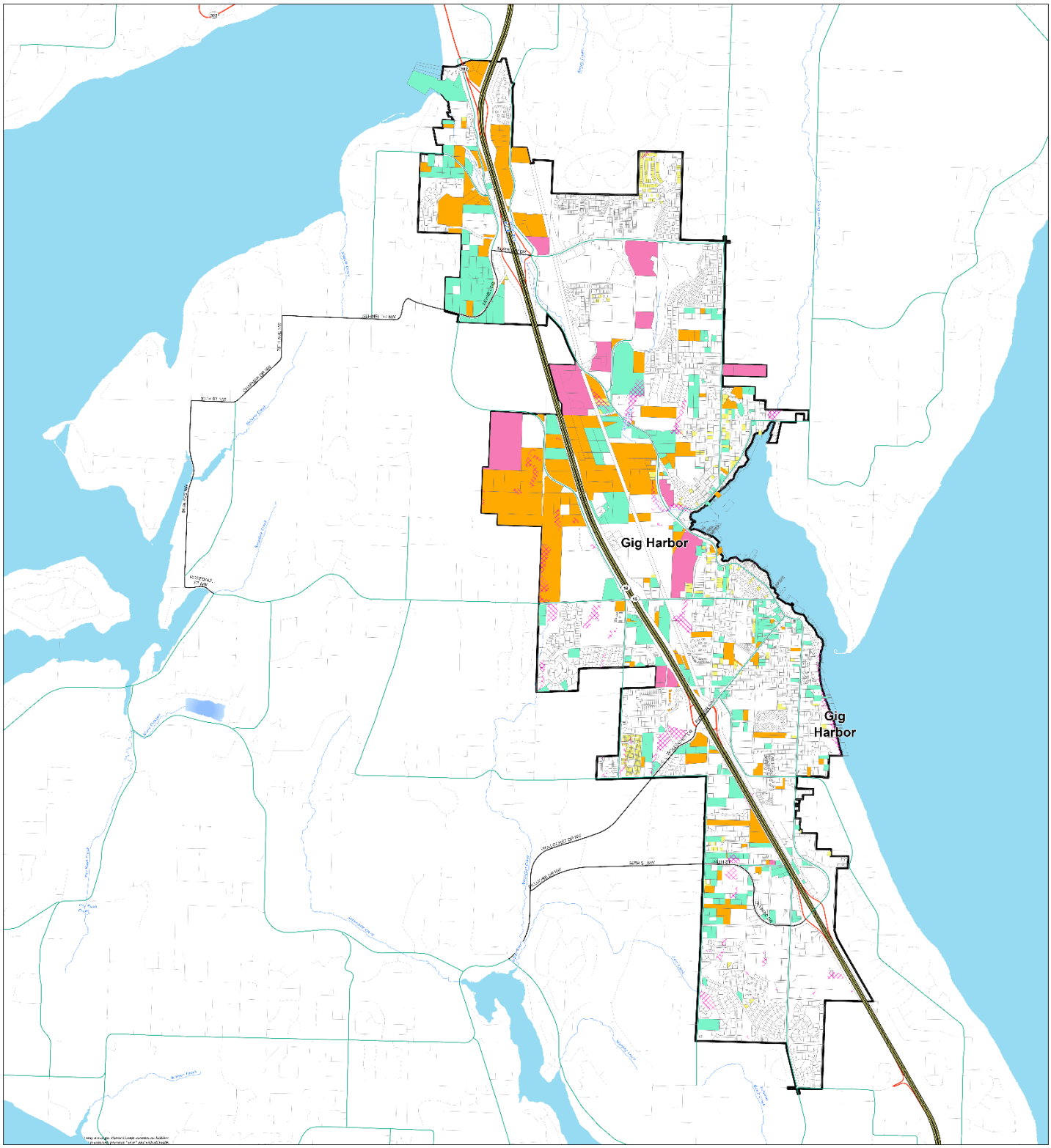
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CITY OF FIRCREST

Pierce County

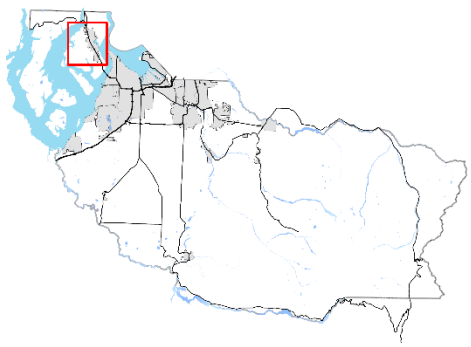
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Buildable Lands Report



Buildable Lands Inventory - 2020 Parcels

- Built Out/Undevelopable
- Pipeline
- Underutilized
- Vacant
- Vacant Single Unit
- Critical Areas
- Municipal Boundary



Pierce County, Washington

0 0.5 1 1.5 2 Miles

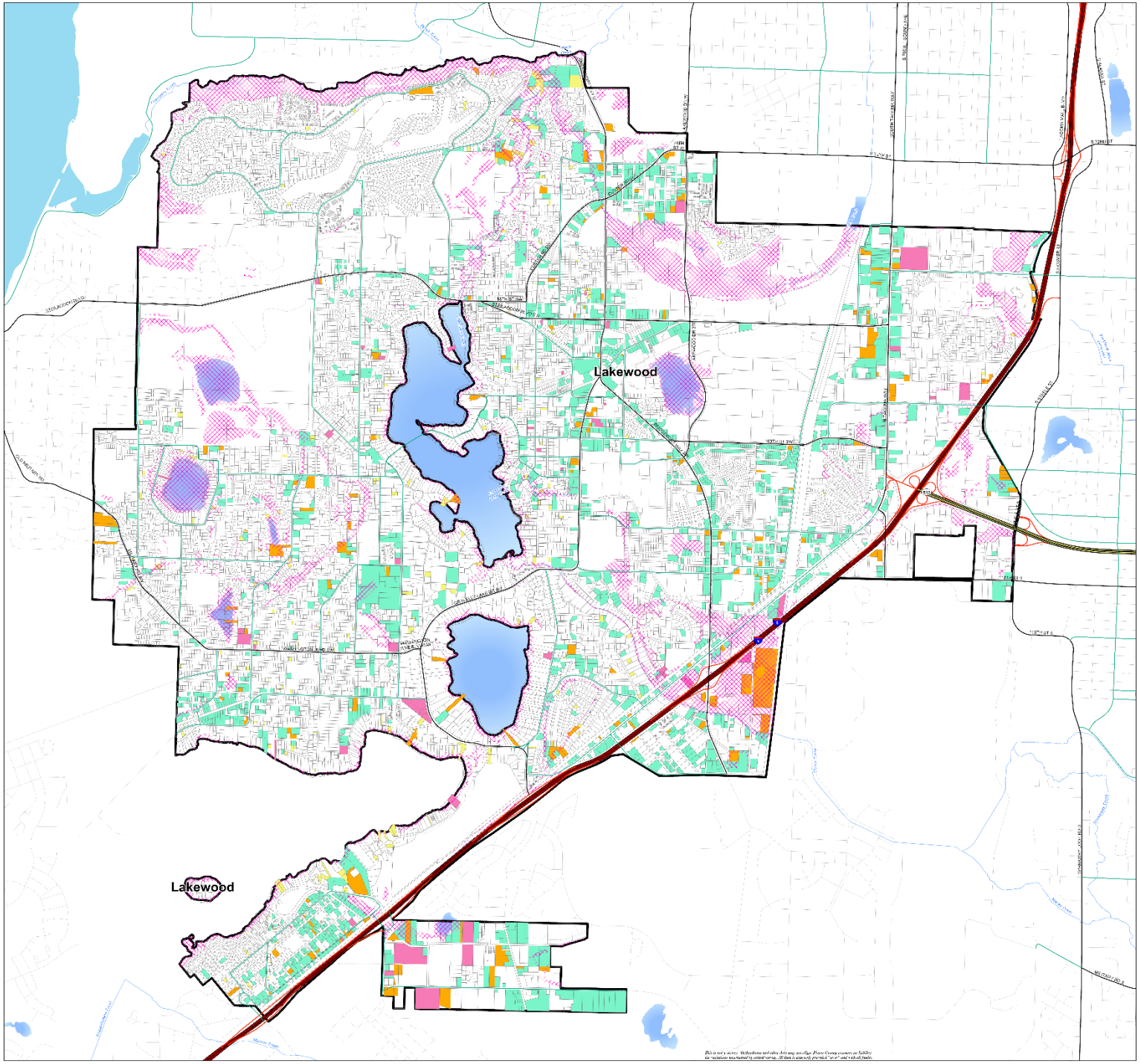
CITY OF GIG HARBOR

Pierce County

Buildable Lands Report

N W E S

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Buildable Lands Inventory - 2020 Parcels

- Built Out/Undevelopable
- Pipeline
- Underutilized
- Vacant
- Vacant Single Unit
- Critical Areas
- Municipal Boundary



Pierce County, Washington

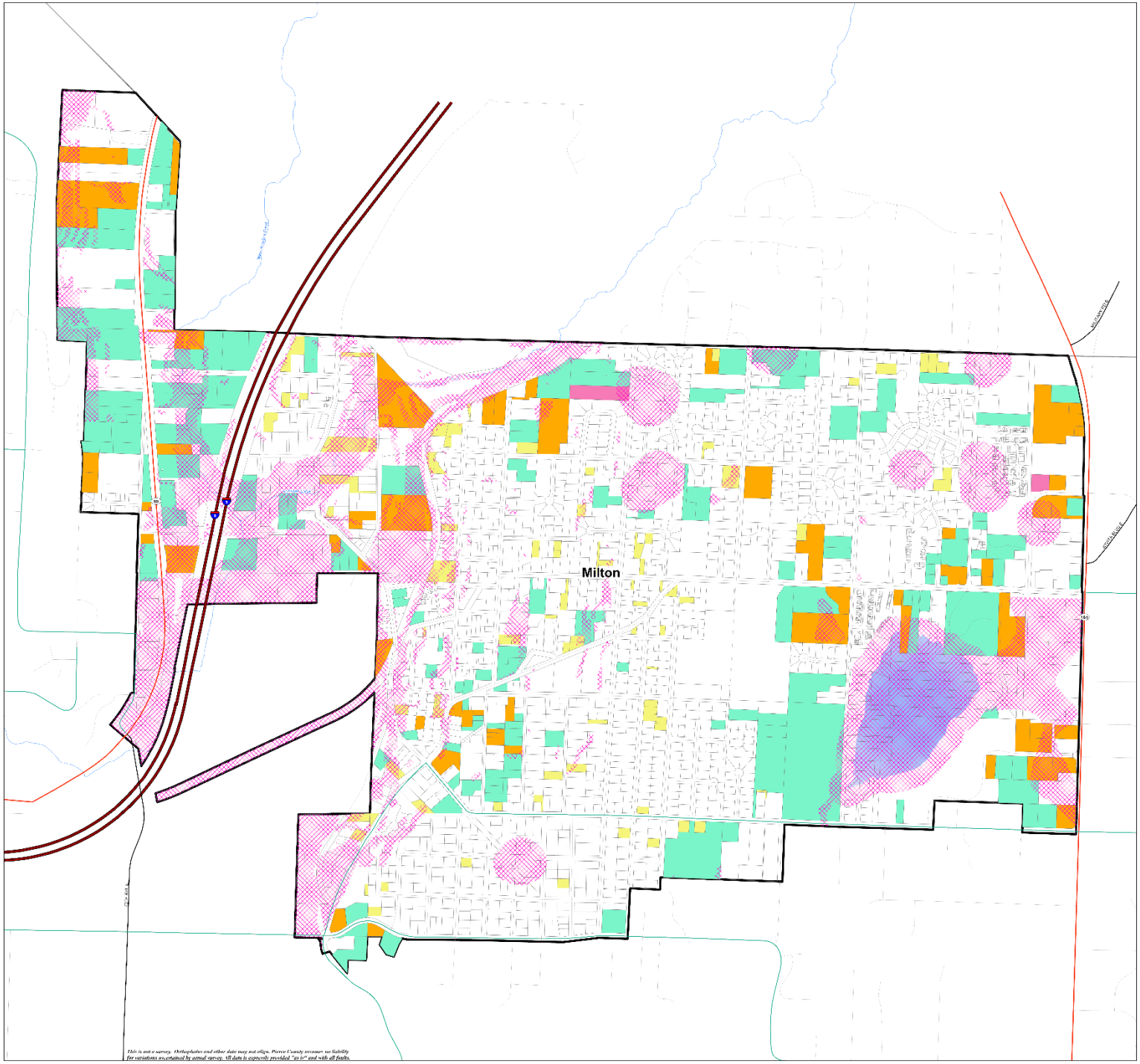
0 0.2 0.4 0.8 1.2 1.6 Miles

CITY OF LAKEWOOD

Pierce County

N W E S

Buildable Lands Report



Buildable Lands Inventory - 2020 Parcels

- Built Out/Undevelopable
- Pipeline
- Underutilized
- Vacant
- Vacant Single Unit
- Critical Areas
- Municipal Boundary



Pierce County, Washington

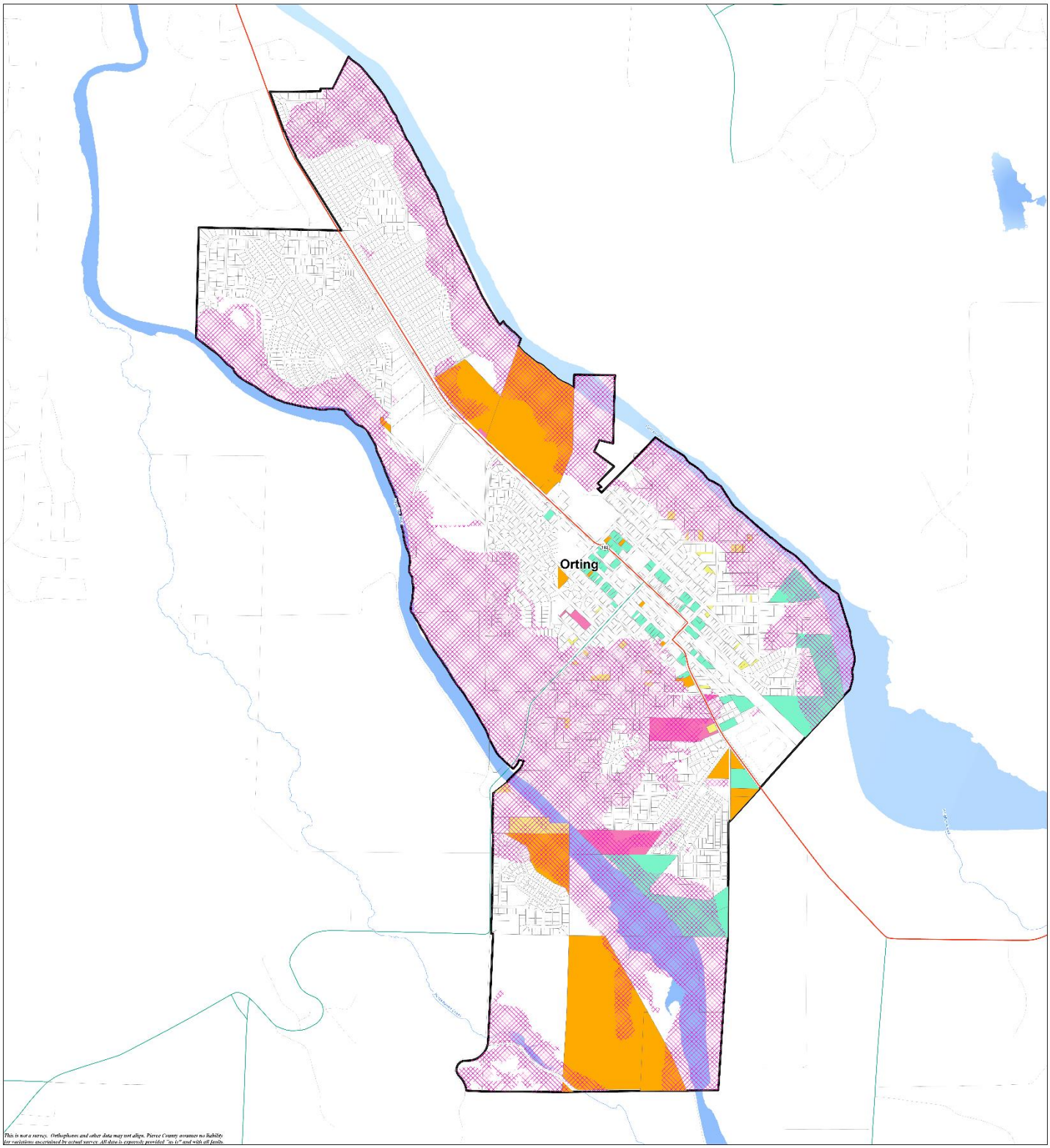
0 0.15 0.3 0.45 0.6 Miles

CITY OF MILTON (PIERCE COUNTY AREA)

Pierce County

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Buildable Lands Report



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Buildable Lands Inventory - 2020 Parcels

- Built Out/Undevelopable
- Pipeline
- Underutilized
- Vacant
- Vacant Single Unit
- Critical Areas
- Municipal Boundary



Pierce County, Washington

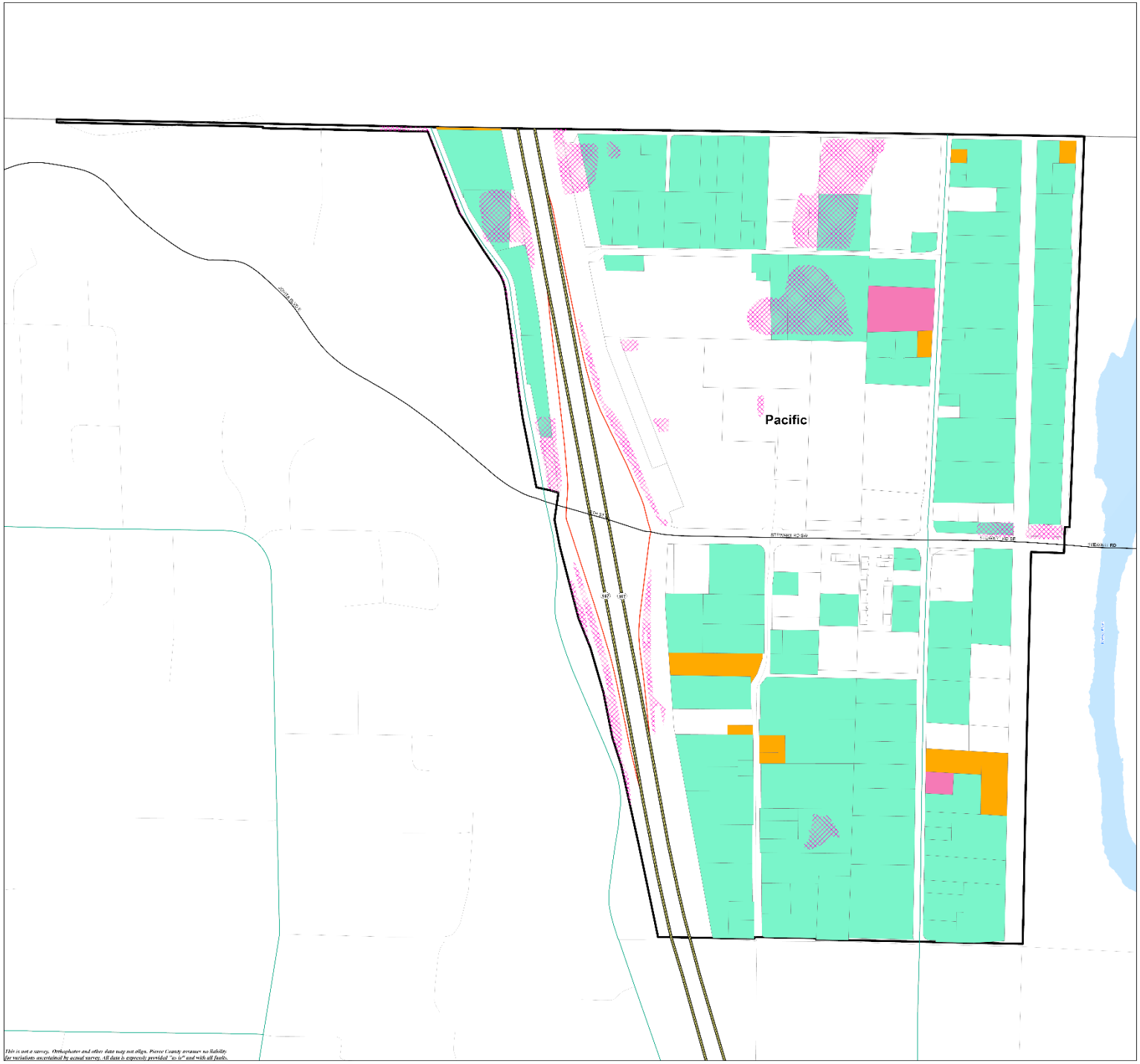
0 0.25 0.5 0.75 1 Miles

CITY OF ORTING

Pierce County

Buildable Lands Report

N W E S



Buildable Lands Inventory - 2020 Parcels

- Built Out/Undevelopable
- Pipeline
- Underutilized
- Vacant
- Vacant Single Unit
- Critical Areas
- Municipal Boundary



Pierce County, Washington

0 0.1 0.19 0.29 0.38 Miles

CITY OF PACIFIC (PIERCE COUNTY AREA)

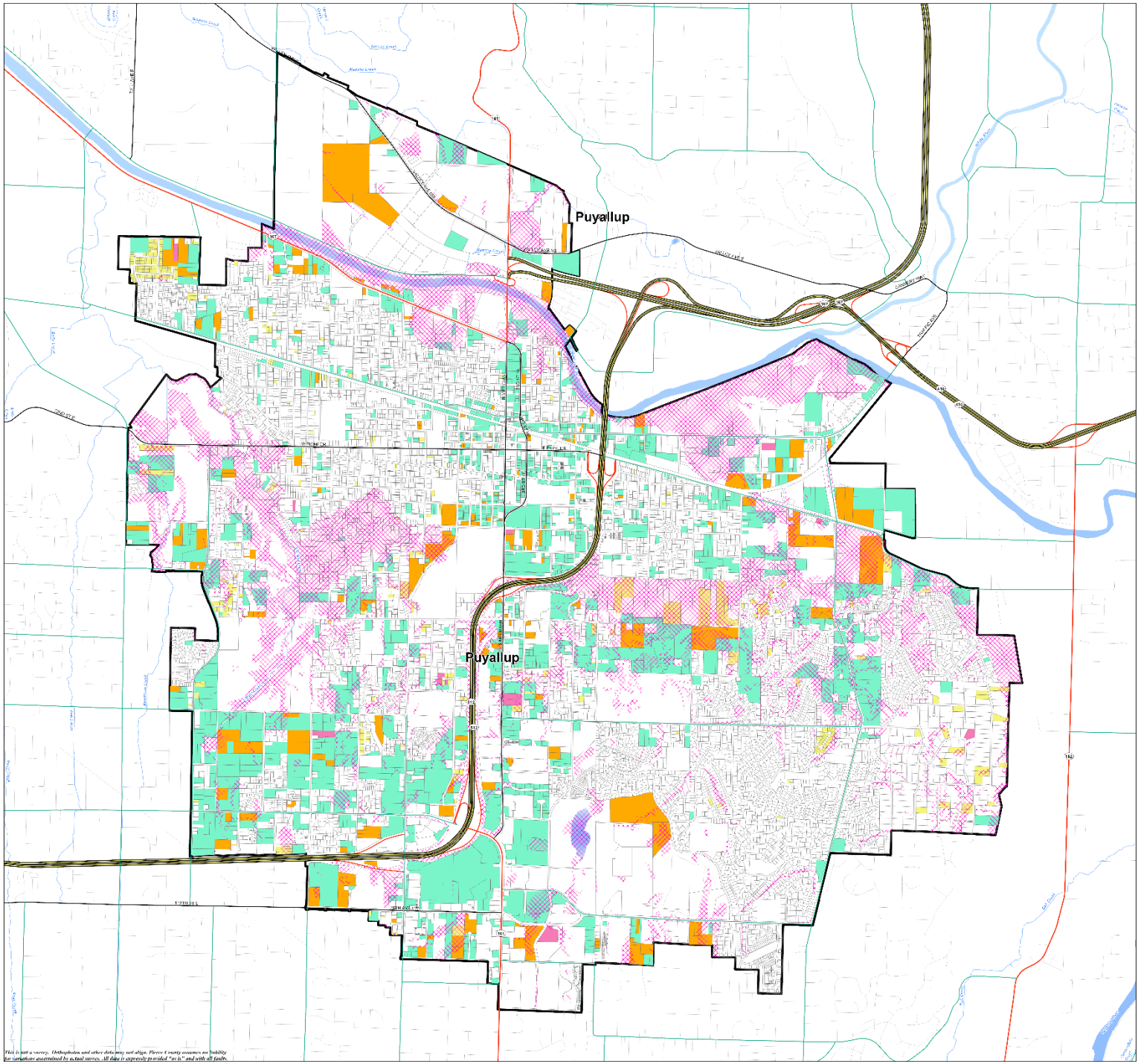
Pierce County

N W E S

Buildable Lands Report

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Buildable Lands Inventory - 2020 Parcels

- Built Out/Undevelopable
- Pipeline
- Underutilized
- Vacant
- Vacant Single Unit
- Critical Areas
- Municipal Boundary



Pierce County, Washington

0 0.4 0.8 1.2 1.6 Miles

CITY OF PUYALLUP

Pierce County

N W E S

Buildable Lands Report



Buildable Lands Inventory - 2020 Parcels

- Built Out/Undevelopable
- Pipeline
- Underutilized
- Vacant
- Vacant Single Unit
- Critical Areas
- Municipal Boundary



Pierce County, Washington

0 0.1 0.2 0.3 0.4 Miles

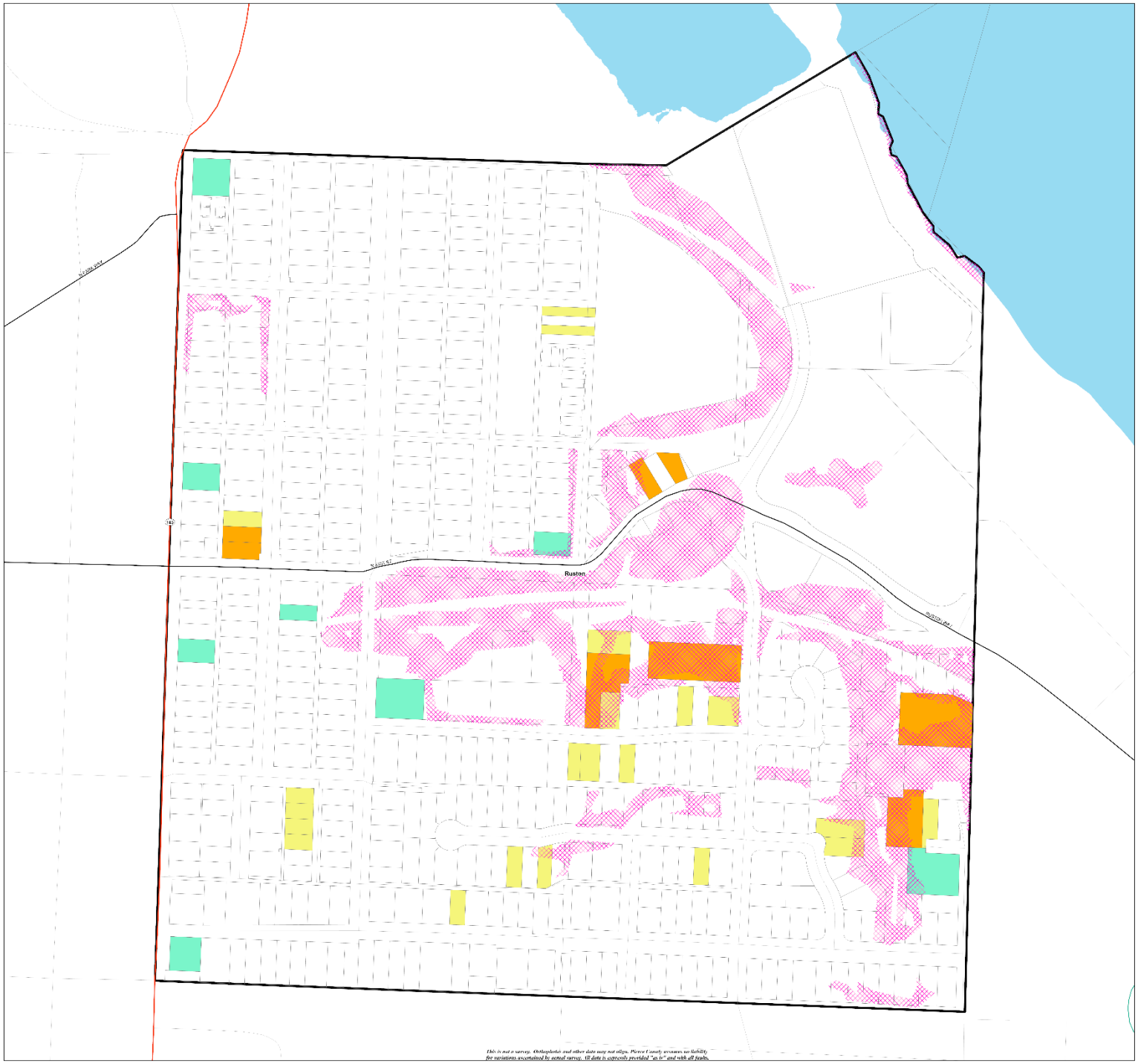
CITY OF ROY

Pierce County

N W E S

Buildable Lands Report

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Buildable Lands Inventory - 2020 Parcels

- Built Out/Undevelopable
- Pipeline
- Underutilized
- Vacant
- Vacant Single Unit
- Critical Areas
- Cities in Pierce County



Pierce County, Washington

0 0.04 0.08 0.12 0.16 Miles

CITY OF RUSTON

Pierce County

N W E S

Buildable Lands Report

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Buildable Lands Inventory - 2020 Parcels

- Built Out/Undevelopable
- Pipeline
- Underutilized
- Vacant
- Vacant Single Unit
- Critical Areas
- Municipal Boundary



Pierce County, Washington

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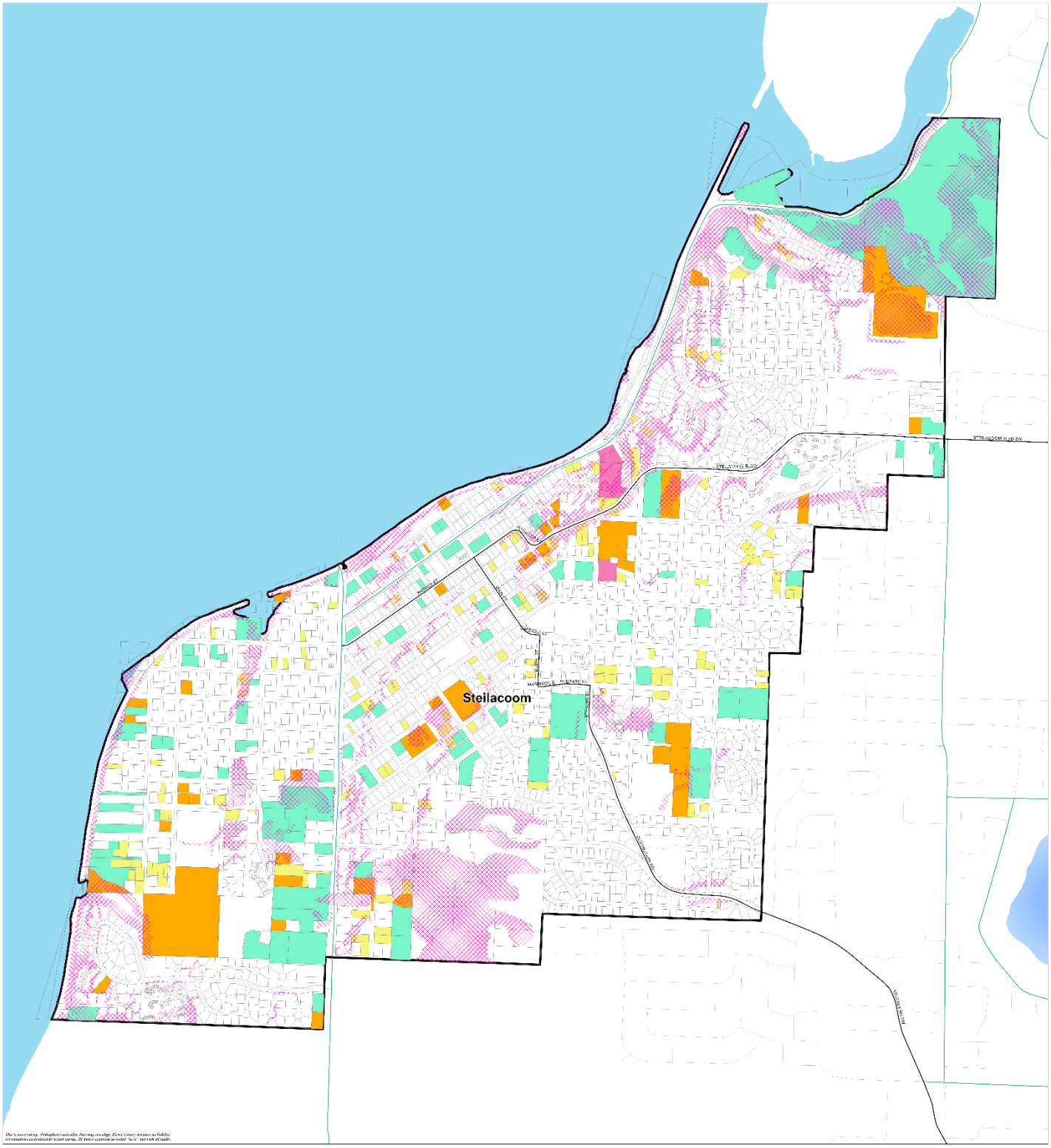
TOWN OF SOUTH PRAIRIE

Pierce County

N W E S

Buildable Lands Report

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Buildable Lands Inventory - 2020 Parcels

- Built Out/Undevelopable
- Pipeline
- Underutilized
- Vacant
- Vacant Single Unit
- Critical Areas
- Municipal Boundary



Pierce County, Washington

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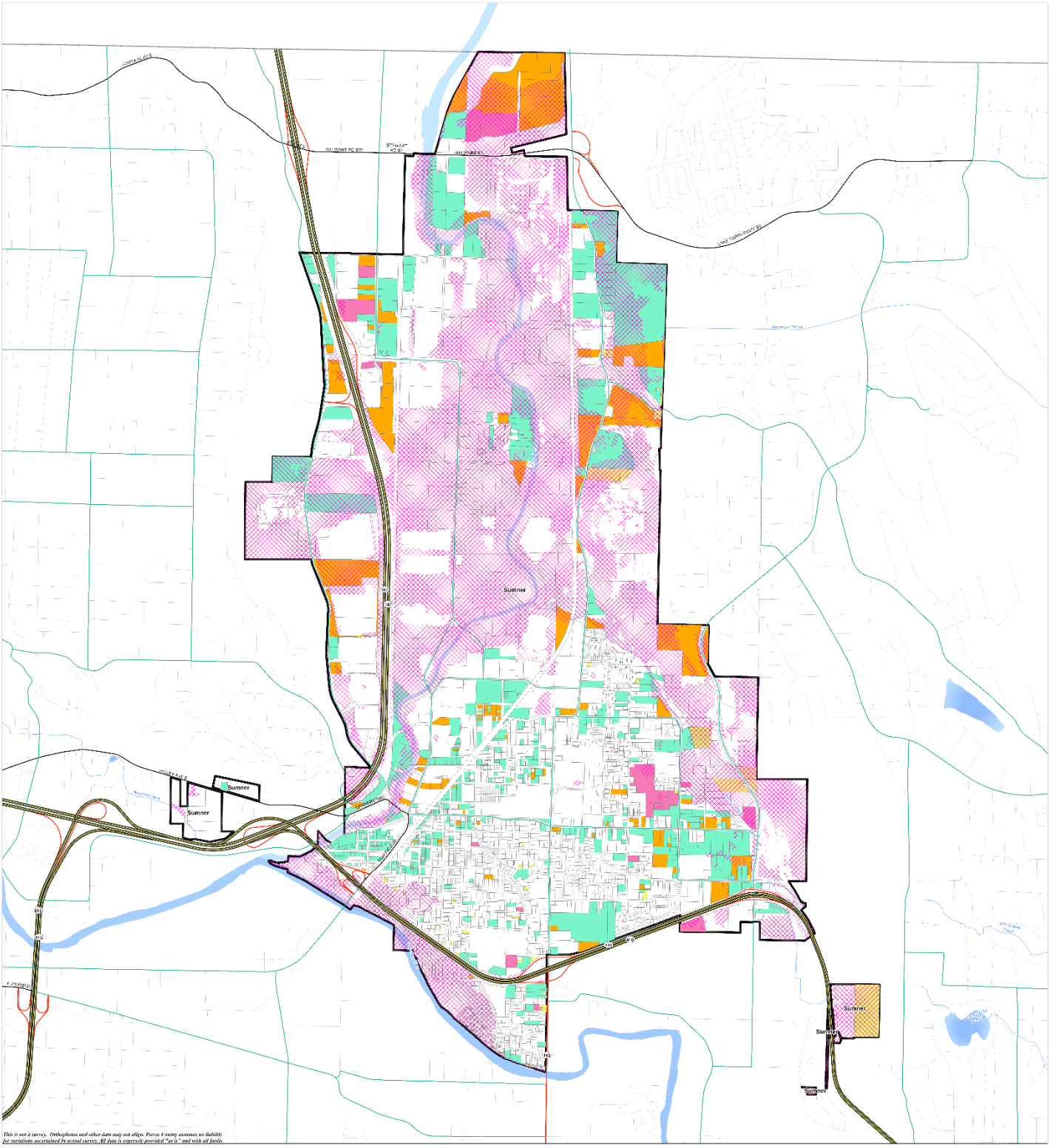
CITY OF STEILACOOM

Pierce County

N W E S

Buildable Lands Report

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Buildable Lands Inventory - 2020 Parcels

- Built Out/Undevelopable
- Pipeline
- Underutilized
- Vacant
- Vacant Single Unit
- Critical Areas
- Municipal Boundary



Pierce County, Washington

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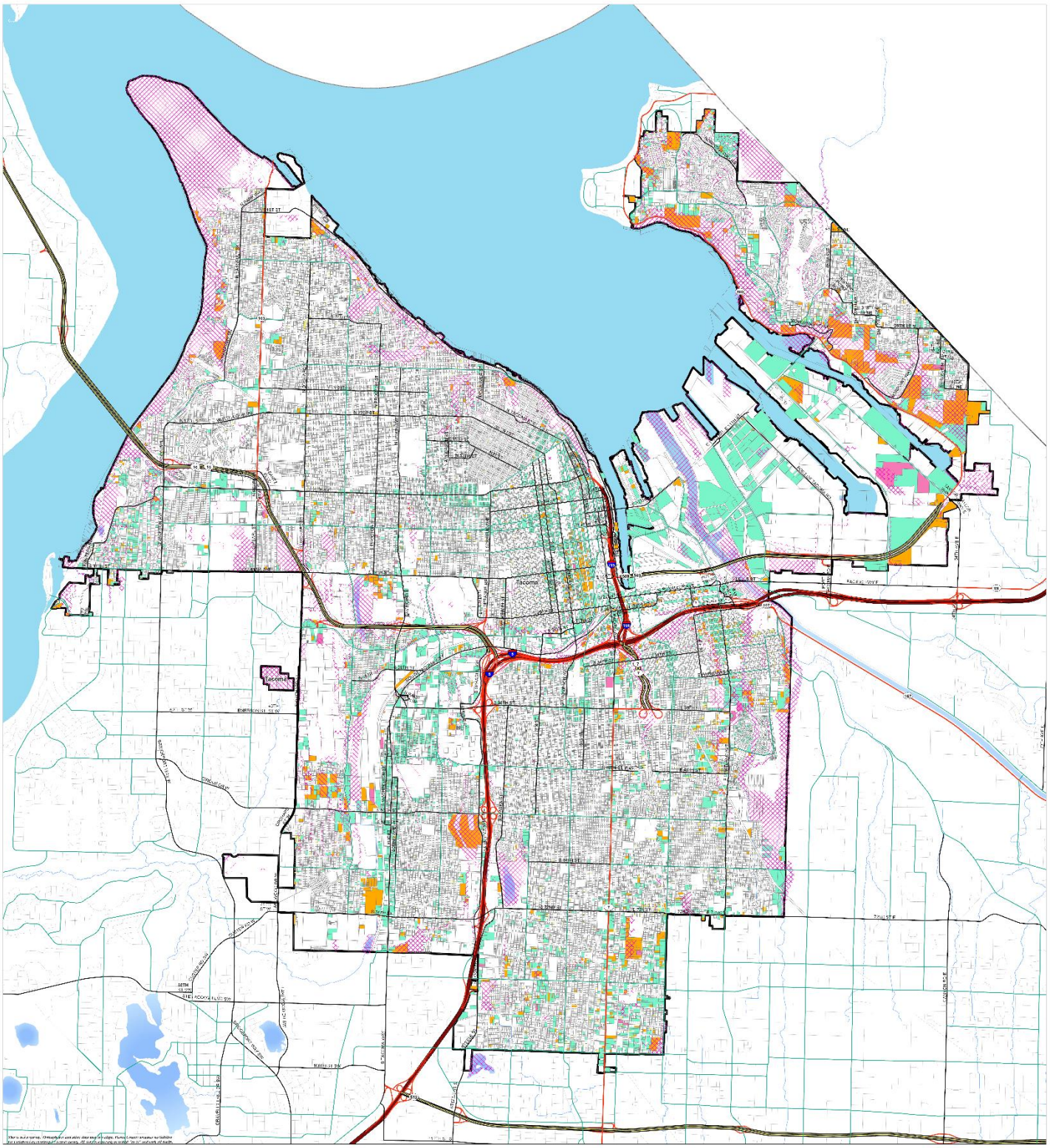
CITY OF SUMNER

Pierce County

Buildable Lands Report

N W E S

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Buildable Lands Inventory - 2020 Parcels

Built Out/Undevelopable

- Pipeline
- Underutilized
- Vacant
- Vacant Single Unit
- Critical Areas
- Municipal Boundary



Pierce County, Washington

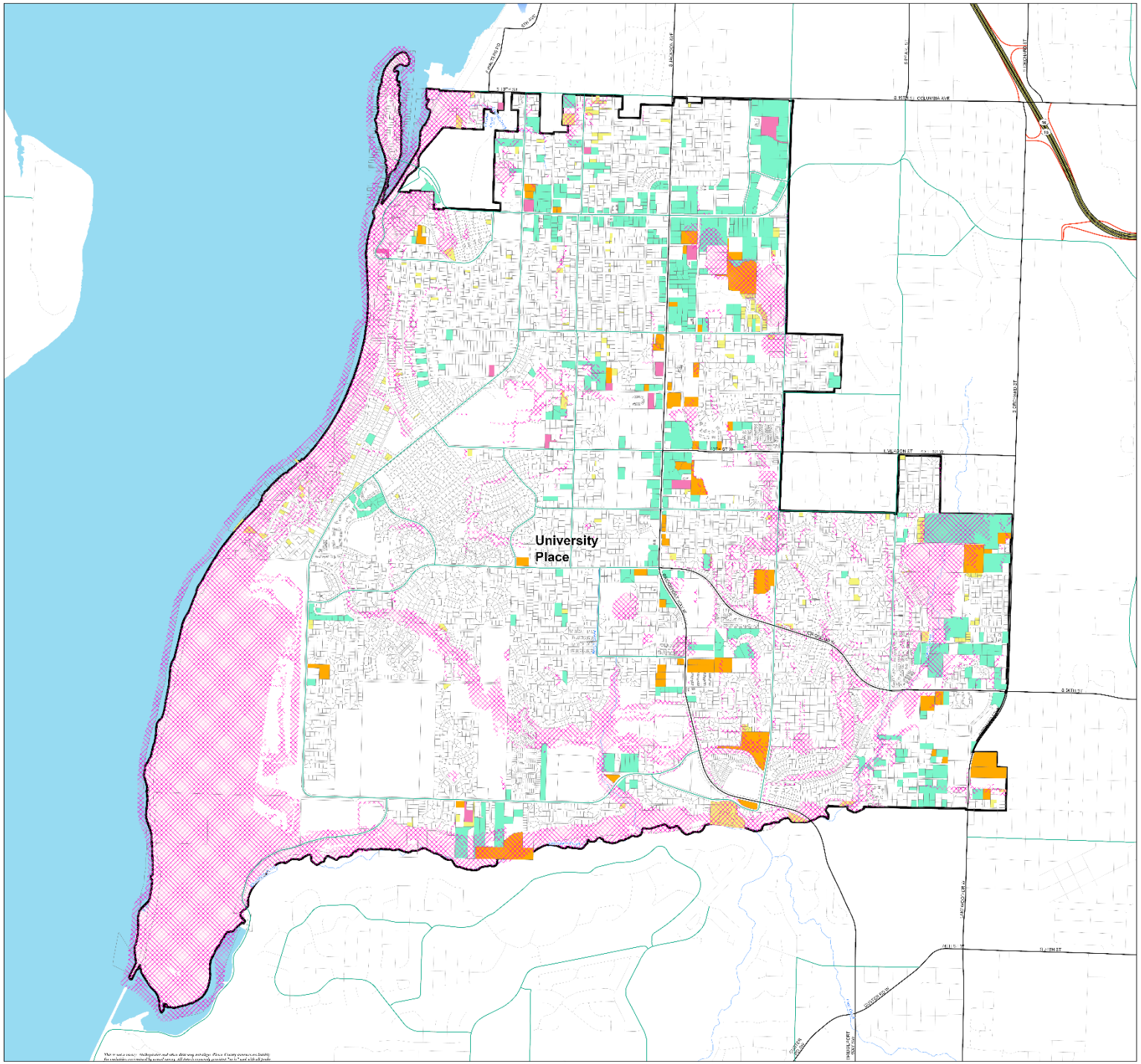
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CITY OF TACOMA

Pierce County

Buildable Lands Report

N W E S



Buildable Lands Inventory - 2020 Parcels

- Built Out/Undevelopable
- Pipeline
- Underutilized
- Vacant
- Vacant Single Unit
- Critical Areas
- Municipal Boundary



Pierce County, Washington

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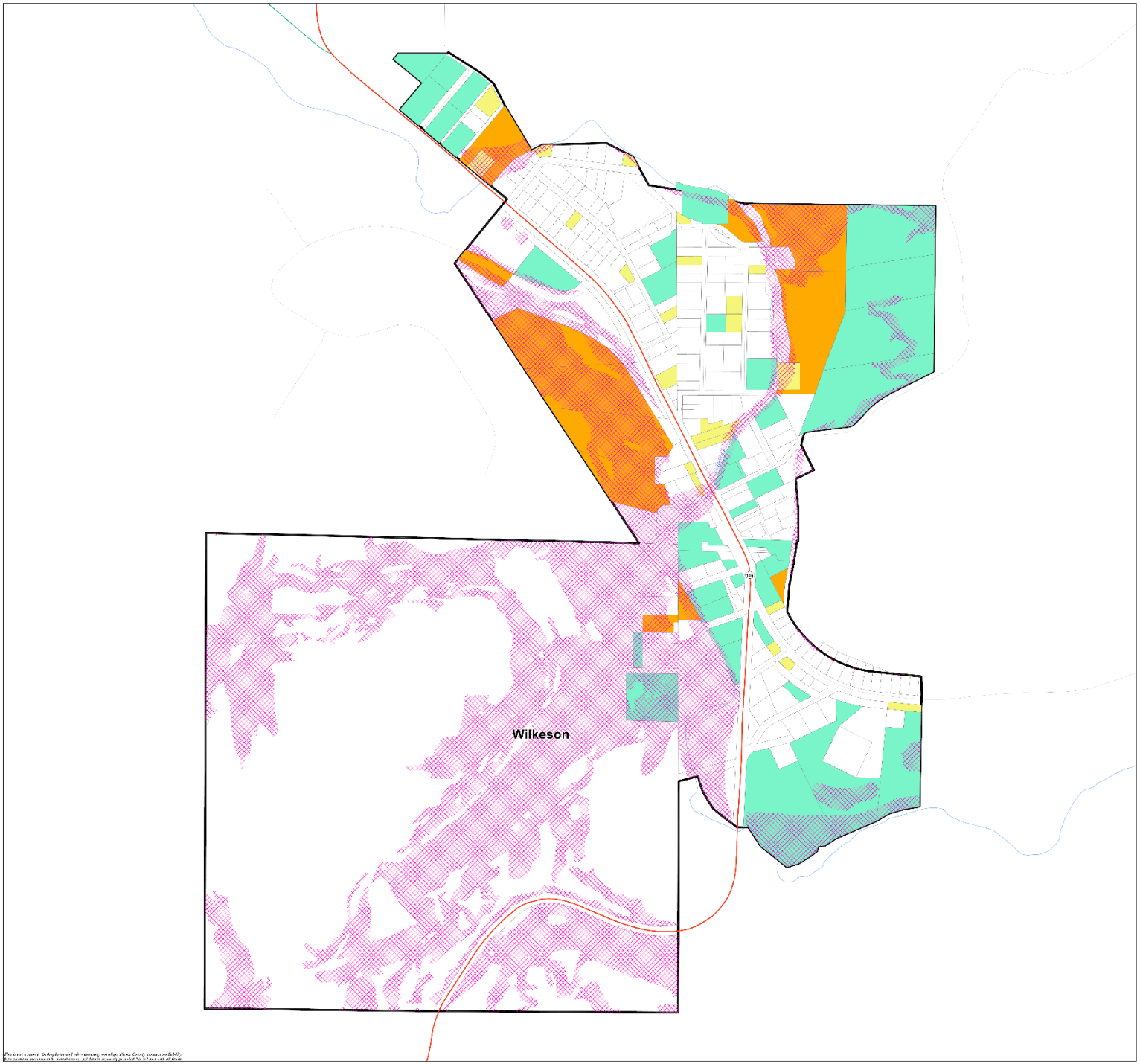
CITY OF UNIVERSITY PLACE

Pierce County

N W E S

Buildable Lands Report

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Buildable Lands Inventory - 2020 Parcels

- Built Out/Undevelopable
- Pipeline
- Underutilized
- Vacant
- Vacant Single Unit
- Critical Areas
- Municipal Boundary



Pierce County, Washington

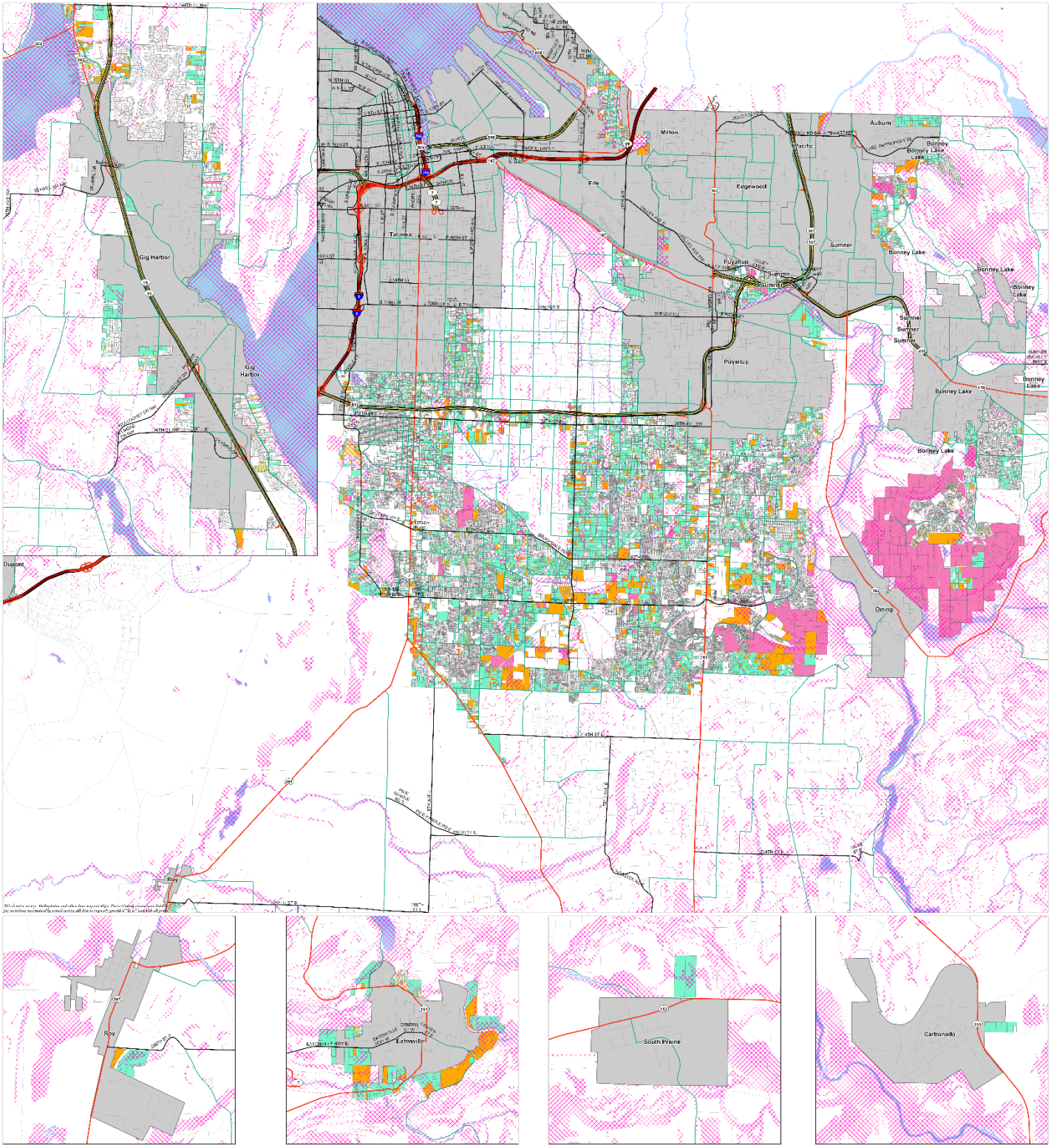
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TOWN OF WILKESON

Pierce County

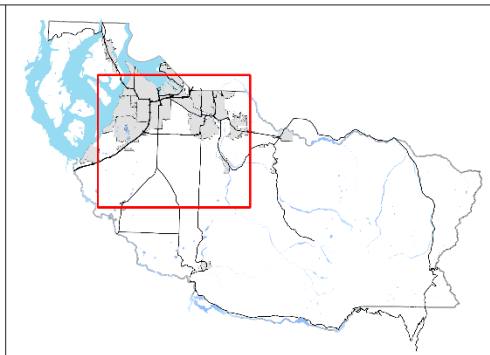
N W E S

Buildable Lands Report



Buildable Lands Inventory - 2020 Parcels

- Built Out/Undevelopable
- Pipeline
- Underutilized
- Vacant
- Vacant Single Unit
- Critical Areas
- Cities in Pierce County



Pierce County, Washington

0 1.5 3 4.5 6 Miles

UNINCORPORATED PIERCE COUNTY

Pierce County

Buildable Lands Report

N W E S

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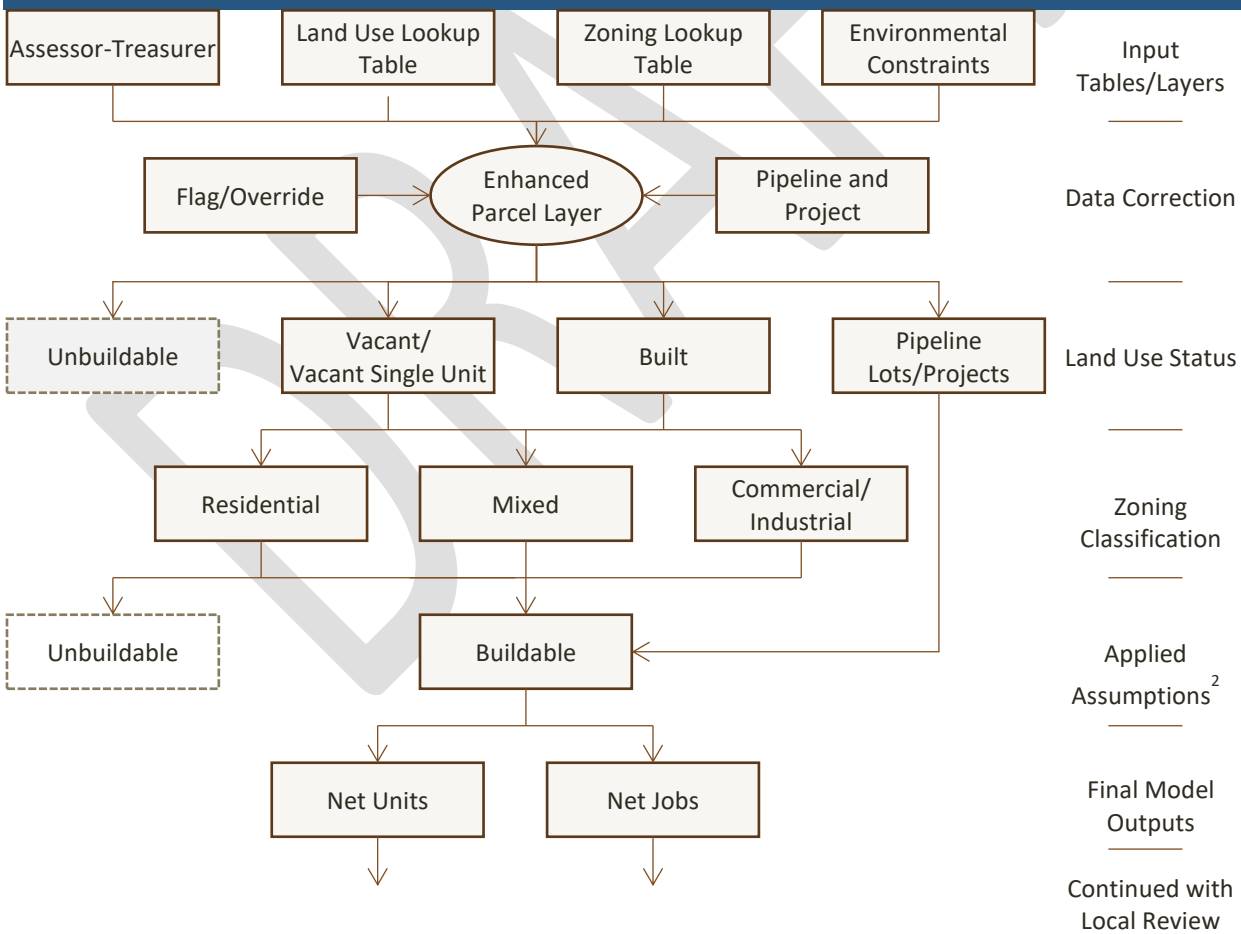
Appendix B: Buildable Lands Inventory Process

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. The underutilized category 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 is displayed in bullets.

Appendix Figure 2: Buildable Lands Inventory Script Process



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 housing unit per acre assumption multiplied by the net acreage.
- For commercial and industrial classifications future jobs equal net acreage multiplied by the employees per acre density assumption.
- Residential net units equal the future residential units minus the 2020 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.

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. 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 pipeline projects which have a set number of future units.

- Query locks all pipeline parcels.
- Exclude all lots less than 3,000 net square feet, unless otherwise indicated by the jurisdiction.
- Exclude right of ways, narrow polygons, playgrounds, condos, some forms of government-owned lands, and marine areas.
- School sites are identified [this includes universities and colleges] and excluded.
- Vacant government parcels are included.
- Single-family residences on commercial, industrial, or mixed-use lands are included as underutilized.
- Exclude Joint Base Lewis-McChord parcels.
- Include/exclude manually corrected parcels.

REDEVELOPABLE EXCLUSIONS

Redevelopable exclusions provide another parameter which would exclude otherwise included parcels.

- If a single-family residence has an improvement value that is greater than or equal to $500,000 it is excluded.
- If a mobile home park, multifamily development, or commercial development has a value greater than or equal to $1,500,000 it is excluded.
- If a residential use has a future unit to base unit ratio less than 2.5 it is excluded.
- If a commercial use has a future job to existing estimated jobs ratio less than 5 it is excluded.

UNIT AND JOB REVISIONS

This section determines the final net units and jobs based on certain market assumptions, presumably that for underutilized units and jobs there must be sufficient additional units or jobs respectively, in order for development to likely occur.

- Housing units are first tested to determine if their acreage meets the minimum size for single-family zones. 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.
- Pipeline projects are marked with recorded units and jobs.
- Pipeline single-family residences are marked as vacant single units.
- Test redevelopable parcels for jobs and units and if they are below the minimum size. The ratio between future and base must be at least 2.5 for units and 5.0 for jobs.

CATEGORIZING POTENTIALLY VACANT, UNDERUTILIZED, AND UNBUILDABLE LAND

Appendix Table 1 shows the Assessor-Treasurer's (ATR) land use descriptions used to categorize land within the Buildable Lands Model.

Appendix Table 1: Inventory Categories for Assessor-Treasurer Tax Parcel Use Codes

	Landuse Description	Use Type	Category	Use Code
1	AG NOT CURRENT USE	OTHERS	REDEVELOPABLE	8100
2	AG RELATED ACTIVITIES	FIRES	REDEVELOPABLE	8200
3	AIRCRAFT TRANSPORTATION	WTCU	AIRCRAFT LAND	4300
4	AMUSEMENTS	FIRES	REDEVELOPABLE	7300
5	APPAREL & FINISH MFG	MANU	REDEVELOPABLE	2300
6	APPAREL ACCSSRS RETAIL	RETAIL	REDEVELOPABLE	5600
7	APT CONDO HIGH RISE	RES CON	REDEVELOPABLE	1410
8	APT/CONDO 3 STOR OR LESS	RES CON	REDEVELOPABLE	1405
9	AUTO ACCESSORIES RETAIL	RETAIL	REDEVELOPABLE	5525
10	AUTO DLR NEW AND USED RETAIL	RETAIL	REDEVELOPABLE	5515
11	AUTO PARKING	OTHERS	REDEVELOPABLE	4600
12	AUTO REPAIR SERVICES	FIRES	REDEVELOPABLE	6410
13	AUTO WRECKING RETAIL	RETAIL	REDEVELOPABLE	5500
14	BANKS	FIRES	REDEVELOPABLE	6110
15	BAYS OR LAGOONS	NA	UNBUILDABLE	9330
16	BIG BOX POWER CTR	WTCU	REDEVELOPABLE	5350
17	BLDG MTRL FARM EQUIP RETAIL	RETAIL	REDEVELOPABLE	5200
18	BUSINESS SERVICES	FIRES	REDEVELOPABLE	6300
19	CAR WASH	FIRES	REDEVELOPABLE	6412
20	CEMETERIES	FIRES	UNBUILDABLE	6242

	Landuse Description	Use Type	Category	Use Code
21	CHEMICAL MFG	MANU	REDEVELOPABLE	2800
22	COMM LND WITH IMPROV LAND VAL ONLY	OTHERS	REDEVELOPABLE	9178
23	COMM LND WITH SFR	MIXED USE	REDEVELOPABLE	1197
24	COMM VAC LAND	VACANT COM	VACANT	9170
25	COMM VAC LND SP ENVIR APPR FILED	VACANT COM	VACANT	9174
26	COMMUNICATION	WTCU	REDEVELOPABLE	4700
27	CONTRACTOR SERVICES	FIRES	REDEVELOPABLE	6600
28	CONVEN STORE MAY HAVE GAS	RETAIL	REDEVELOPABLE	5410
29	CREDIT UNIONS	FIRES	REDEVELOPABLE	6120
30	CU FARM & AGRI RCW 84.34 CURRENT USE	RCW LANDS	UNBUILDABLE	8300
31	CU OPEN SPACE RCW 84.34 CURRENT USE	RCW LANDS	REDEVELOPABLE	9400
32	CU TIMBERLAND RCW 84.34 CURRENT USE	RCW LANDS	REDEVELOPABLE	9500
33	CULTIVATED TIDELANDS	NA	UNBUILDABLE	8491
34	CULTURAL ACTIVITIES	FIRES	REDEVELOPABLE	7100
35	DENTAL SERVICES	FIRES	REDEVELOPABLE	6512
36	DESIG FOREST LND RCW 84.33	RCW LANDS	REDEVELOPABLE	8800
37	DET GARAGE CONDO	RES CON	REDEVELOPABLE	5030
38	DISCOUNT STORES	RETAIL	REDEVELOPABLE	5320
39	DRAINFLDS CATCH BASINS	NA	UNBUILDABLE	4830
40	DUPLEX 2 UNITS	RES MF	REDEVELOPABLE	1202
41	DUPLEX CONDO	RES CON	REDEVELOPABLE	1402
42	EDUCATIONAL SERVICES	EDUC	REDEVELOPABLE	6800
43	ELEM SCHOOLS 1 TO 6	EDUC	SCHOOL LAND	6810
44	ENTERTAINMENT BARS	FIRES	REDEVELOPABLE	5822
45	ESPRESSO SHOP	RETAIL	REDEVELOPABLE	5815
46	FAB METAL PRODUCTS	MANU	REDEVELOPABLE	3400
47	FARMS NOT CURRENT USE	OTHERS	REDEVELOPABLE	8140
48	FAST FOOD	RETAIL	REDEVELOPABLE	5805
49	FIRE STATIONS	GOV	GOV LAND	6720
50	FISHING ACTIVITIES AND SERVICES	FIRES	REDEVELOPABLE	8400
51	FLOOD PLAIN	NA	UNBUILDABLE	9108
52	FLOODWAY	NA	UNBUILDABLE	9109
53	FOOD MFG	MANU	REDEVELOPABLE	2100
54	FOOD RETAIL TRADE	RETAIL	REDEVELOPABLE	5400
55	FOURPLEX 4 UNITS	RES MF	REDEVELOPABLE	1204
56	FOURPLEX OR MORE CONDO	RES CON	REDEVELOPABLE	1404
57	FUELING STATIONS	RETAIL	REDEVELOPABLE	5550
58	FUNERAL CREMATORY SERV	FIRES	REDEVELOPABLE	6241
59	FURNITURE MFG	MANU	REDEVELOPABLE	2500

	Landuse Description	Use Type	Category	Use Code
60	GAS STATION CASHIER BOOTH	RETAIL	REDEVELOPABLE	5560
61	GAS STATION MINI MART	RETAIL	REDEVELOPABLE	5540
62	GAS STATION SERV GAR	RETAIL	REDEVELOPABLE	5530
63	GAS STATION VAC NO PUMPS	RETAIL	REDEVELOPABLE	5570
64	GEN MERCHANDISE RETAIL TRADE	RETAIL	REDEVELOPABLE	5300
65	GEN WAREHOUSING STORAGE	WTCU	REDEVELOPABLE	6310
66	GOLF COURSES	FIRES	GOLF COURSE	7410
67	GOVERNMENTAL SERVICES	GOV	GOV LAND	6700
68	GRNBELT COMMON AREAS	NA	UNBUILDABLE	7630
69	HORTICULTURAL SPECIALTIES	FIRES	REDEVELOPABLE	8150
70	HOSPITAL	FIRES	REDEVELOPABLE	6510
71	HOTELS/MOTELS	FIRES	REDEVELOPABLE	1600
72	IND INDIAN RESERV LND	VACANT IND	VACANT	9186
73	IND LND WITH IMPROV LAND VAL ONLY	VACANT IND	VACANT	9188
74	IND VAC LND SP ENVIR APPR FILED	VACANT IND	VACANT	9184
75	INSTITUTIONAL LODGING	FIRES	REDEVELOPABLE	1700
76	JR COLLEGES	EDUC	SCHOOL LAND	6840
77	LIBRARIES	FIRES	GOV LAND	7110
78	LNDRY & DRY CLEANING SERV	FIRES	REDEVELOPABLE	6210
79	LUMBER & WOOD MFG	MANU	REDEVELOPABLE	2400
80	MARINA SLIP CONDOS	NA	UNBUILDABLE	5050
81	MARINAS	WTCU	UNBUILDABLE	7420
82	MARINE CRAFT TRANSPORTATION	WTCU	REDEVELOPABLE	4400
83	MEDICAL OFFICES SERVICES	FIRES	REDEVELOPABLE	6511
84	MH PARK	RES MH	UNBUILDABLE	1500
85	MH PARK CONDO	RES CON	UNBUILDABLE	1440
86	MH SALES RETAIL	RETAIL	REDEVELOPABLE	5505
87	MH SR/DISABLED EXEMPT ADMIN COMBO	RES MH	REDEVELOPABLE	1154
88	MH TITLE ELIM	RES SFR	REDEVELOPABLE	1155
89	MILITARY BASES	GOV	GOV LAND	6750
90	MINI LUBE SERVICE	RETAIL	REDEVELOPABLE	6420
91	MINI WAREHOUSING	WTCU	REDEVELOPABLE	6380
92	MINING ACTIVITIES	MANU	UNBUILDABLE	8500
93	MISC MFG	MANU	REDEVELOPABLE	3900
94	MISC OFFICE SPACE	FIRES	REDEVELOPABLE	6199
95	MISC SERVICES	FIRES	REDEVELOPABLE	6900
96	MOBILE/MFG HOME	RES MH	REDEVELOPABLE	1152
97	MOTION PICTURE THEATERS	FIRES	REDEVELOPABLE	7210
98	MULTI FAM APTS 5 UNITS OR MORE	RES APT	REDEVELOPABLE	1305
99	MULTI FAM HIGH RISE 5 UNITS OR MORE	RES APT	REDEVELOPABLE	1306

	Landuse Description	Use Type	Category	Use Code
100	NGB COMMUNITY SC	RETAIL	REDEVELOPABLE	5360
101	NON COMM FOREST	VACANT	VACANT	9200
102	NURSERY SCHOOLS	EDUC	REDEVELOPABLE	6860
103	NURSING CONVALESCENT HOSPITALS	FIRES	REDEVELOPABLE	6516
104	OFF INSURANCE REAL ESTATE FINANCE	FIRES	REDEVELOPABLE	6100
105	OFFICE CONDO	FIRES	REDEVELOPABLE	5020
106	OLDER BUSINESS DIST	FIRES	REDEVELOPABLE	5390
107	OP PROP RR RIGHT OF WAY	NA	UNBUILDABLE	4111
108	OTHER CULTURAL ACTIVITIES	FIRES	REDEVELOPABLE	7900
109	OTHER GROUP QTRS	RES GQ	REDEVELOPABLE	1860
110	OTHER PUB ASSEMBLY	FIRES	REDEVELOPABLE	7200
111	OTHER RESIDENTIAL	RES OTHER	REDEVELOPABLE	1800
112	OTHER RESOURCE PROD	FIRES	REDEVELOPABLE	8900
113	OTHER RETAIL TRADE	RETAIL	REDEVELOPABLE	5900
114	OTHER TRANS UTILITIES	WTCU	UNBUILDABLE	4900
115	OTHER UNDEVEL LAND	VACANT	VACANT	9900
116	OTHER WATER AREAS	NA	UNBUILDABLE	9390
117	PAPER PROD MFG	MANU	REDEVELOPABLE	2600
118	PARKS	NA	UNBUILDABLE	7600
119	PERSONAL SERVICES	FIRES	REDEVELOPABLE	6200
120	PETRO INDUSTRIES	MANU	REDEVELOPABLE	2900
121	POSTAL SERVICES	GOV	GOV LAND	6730
122	PRIM METAL INDUSTRIES	MANU	REDEVELOPABLE	3300
123	PRINTING PUBLISHING	FIRES	REDEVELOPABLE	2700
124	PRISONS	GOV	GOV LAND	6740
125	PROFESSIONAL SERVICES	FIRES	REDEVELOPABLE	6500
126	QUARRY SAND ROCK	MANU	UNBUILDABLE	8505
127	REC ACTIVITIES	FIRES	UNBUILDABLE	7400
128	REFRIG WAREHOUSE	WTCU	REDEVELOPABLE	6373
129	REGIONAL SC	RETAIL	REDEVELOPABLE	5380
130	RELIGIOUS SERVICES	FIRES	UNBUILDABLE	6910
131	RENTAL EQUIP AUTO TRUCK	FIRES	REDEVELOPABLE	6390
132	REPAIR SERVICES	FIRES	REDEVELOPABLE	6400
133	RES INDIAN RESERV LND	OTHERS	REDEVELOPABLE	9160
134	RES LND WITH COMM BUILDING	MIXED USE	REDEVELOPABLE	9145
135	RES LND WITH IMPROV LAND VAL ONLY	RES OTHER	REDEVELOPABLE	9140
136	RES NO PERK VAC LND REQ DOC	VACANT	VACANT	9101
137	RESORTS CAMPS	FIRES	UNBUILDABLE	7500
138	RESTAURANT	RETAIL	REDEVELOPABLE	5800
139	RETAIL HOME FURNISHINGS	RETAIL	REDEVELOPABLE	5700

	Landuse Description	Use Type	Category	Use Code
140	RETAIL STAND ALONE	RETAIL	REDEVELOPABLE	5999
141	RETIREMENT HOME	RES GQ	REDEVELOPABLE	1840
142	RM BOARDING HOUSE	RES GQ	REDEVELOPABLE	1300
143	RR EQUIP MAINT	WTCU	UNBUILDABLE	4112
144	RR PASSENGER TERMINALS	WTCU	UNBUILDABLE	4113
145	RV SALES RETAIL	RETAIL	REDEVELOPABLE	5510
146	SALONS SPAS BARBER SHOPS	FIRES	REDEVELOPABLE	6231
147	SALTWATER TIDELANDS	NA	UNBUILDABLE	9391
148	SCI INSTR PHOTO OPTICAL WATCH MFG	MANU	REDEVELOPABLE	3500
149	SEC SCHOOLS 7 TO 12	EDUC	SCHOOL LAND	6820
150	SFR CONDO	RES CON	REDEVELOPABLE	1401
151	SINGLE FAMILY DWELLING	RES SFR	REDEVELOPABLE	1101
152	SPECIAL TRAINING SCHOOLS	EDUC	REDEVELOPABLE	6870
153	SPECIALTY FOOD MKTS	RETAIL	REDEVELOPABLE	5430
154	SPORTS BAR REST LARGER TAV	RETAIL	REDEVELOPABLE	5825
155	STONE/CLAY/GLASS MFG	MANU	REDEVELOPABLE	3200
156	STREET RIGHT OF WAY	NA	UNBUILDABLE	4500
157	SUBSIDIZED HIGH RISE 5 OR MORE	RES APT	REDEVELOPABLE	1308
158	SUBSIDIZED UNITS 5 OR MORE	RES APT	REDEVELOPABLE	1307
159	TAVERNS	RETAIL	REDEVELOPABLE	5820
160	TEXTILE MILL MFG	MANU	REDEVELOPABLE	2200
161	TRANSFERRED DEVELOPMENT RIGHTS	NA	UNBUILDABLE	9190
162	TRANSIT RR RIGHT OF WAY	NA	UNBUILDABLE	4100
163	TRIPLEX 3 UNITS	RES MF	REDEVELOPABLE	1203
164	TRIPLEX CONDO	RES CON	REDEVELOPABLE	1403
165	UNIVERSITY/COLLEGES	EDUC	SCHOOL LAND	6830
166	UNKNOWN	NA	UNBUILDABLE	0
167	USED CAR LOTS ONLY RETAIL	RETAIL	REDEVELOPABLE	5520
168	UTILITIES	WTCU	UNBUILDABLE	4800
169	VAC INDUSTRIAL LAND	VACANT IND	VACANT	9180
170	VAC LND BLDG RESTRICT DOC REQ	VACANT	VACANT	9110
171	VAC LND MAJOR PROBLEM	NA	UNBUILDABLE	9166
172	VACANT LAND UNDEVELOPED	VACANT	VACANT	9100
173	VEHICLE TRANSPORTATION	WTCU	REDEVELOPABLE	4200
174	VETERINARIAN SERVICES	FIRES	REDEVELOPABLE	6520
175	VOC TRADE SCHOOLS	EDUC	REDEVELOPABLE	6850
176	WAREHOUSE CONDO	WTCU	REDEVELOPABLE	5060
177	WATER AREAS	NA	UNBUILDABLE	9300
178	WELL SITES	NA	UNBUILDABLE	4836
179	WETLANDS RECORDED	NA	UNBUILDABLE	9112

	Landuse Description	Use Type	Category	Use Code
180	WHOLESALE TRADE	WTCU	REDEVELOPABLE	5100
181	RV PARK	RES MH	REDEVELOPABLE	1501
182	MARIJUANA GROW OPERATIONS	WTCU	REDEVELOPABLE	
183	VAC LND NOT A BLDG SITE	NA	UNBUILDABLE	

DRAFT

Appendix C: Employment Density Survey

Pierce County contracted with AHBL and ECONorthwest to analyze available employment data and determine if an update to the employment assumptions used in the Buildable Lands analysis is necessary. ECONorthwest provided the following memorandum with findings on the employment density assumptions.

DRAFT

MEMORANDUM

TO: PLANNING & BUILDING COMMITTEE
FROM: COUNCILMEMBER HIMES
DATE: AUGUST 11, 2021
CC: STAFF

Gig Harbor Vision 2050 Dwelling Unit Growth Target

(revised 9-6-21)

Pierce County is currently developing dwelling unit growth targets for cities and the urban portions of unincorporated Pierce County for the 2020 – 2044 period consistent with the requirements of Vision 2050 of the Puget Sound Regional Council. (PSRC) These targets are being developed with input from the effected jurisdictions. It is instructive to consider Gig Harbor's performance to the dwelling unit targets for the 2010 – 2030 period of Vision 2040 when developing targets for 2020 - 2044. (Reference Pierce County Buildable Lands Report draft of 6/30/21 Table 1-2 (page 19) and Table 1-3 (page 20) included with this paper)

Vision 2040 (2010 – 2030) Dwelling Unit Growth

For the PSRC Vision 2040 period 2010 – 2030 Gig Harbor has a target of building 1,871 dwelling units. Over the 2010 – 2030 period this requires that the average dwelling construction rate is 94 dwelling units per year. In the 2010 – 2020 period Gig Harbor actually has built 1,742 dwelling units, maintaining an average construction rate of 174 dwelling units per year and achieving 94% of its 2010 – 2030 20-year target in only 10 years. (For reference note that in total Pierce County achieved only 27% of its 2010 – 2030 20-year target in 10 years.)

Gig Harbor needs to build only 129 dwelling units in the 2020 – 2030 10-year period to achieve its 2010 – 2030 period target of 1, 871 dwelling units. Gig Harbor maintained an average excess construction rate of 174 – 94 = 80 units per year during 2010 – 2020. This has resulted in 80 dwelling units/year X 10 years = 800 excess dwelling units.

U.S. Census data indicates Gig Harbor population grew from 7,126 in 2010 to 11,343 in 2020 (59%) with resulting strain on roads, traffic, utilities, parks, city services, and schools struggling to keep up with demand. Based upon the 2010 – 2020 experience Gig Harbor needs to "catch its breath" going forward on infrastructure and services with less aggressive residential dwelling unit growth supported by the future updated Comprehensive Plan.

Vision 2050 (2020 – 2044) Dwelling Unit Growth Targets

The upcoming Vision 2050 (2020 – 2044) dwelling unit growth targets will replace the current Vision 2040 (2010 – 2030) dwelling unit growth targets going forward. Current "guesstimates" for Gig Harbor's dwelling unit 2020 – 2044 growth targets from Pierce County suggest an average annual growth rate of approximately 1% - 1.30% per year or 24% - 31% cumulatively over the 24 years from 2020 – 2044. Starting with the 2020 dwelling unit estimate of 5,302 units, this would result in Gig Harbor having to build 0.24 X 5,302 = 1,272 to .31 X 5,302 = 1,644 dwelling units from 2020 to 2044.

Vision 2050 (2020 – 2044) Dwelling Unit Growth Targets - continued

At this time there is no indication that Gig Harbor's 800 excess dwelling units constructed in 2010 – 2020 will "count" toward the upcoming 2020 – 2044 growth target from Pierce County. Further, there is no indication that jurisdictions which failed to meet 50% of 2010 – 2030 growth targets by 2020 will be required to "catch up" via the 2020 – 2044 target setting process. Recognition of Gig Harbor's 800 dwelling unit over-achievement from 2010 – 2020 will have a significant effect .on Gig Harbor's possible 2020 – 2044 dwelling unit growth target ➔ 1,272 – 800 = 472 to 1,644 – 800 = 844 dwelling units..

Assuming Gig Harbor's population percent growth target 2020 – 2044 is the same as overall Pierce County's = 264,784 / 900,700 x 100 = 29.4% then Gig Harbor's population growth target 2020 – 2044 = 11,343 x .294 = 3,335 people. At 2.3 occupants per dwelling unit (per 2020 Census) this would indicate 3,335 occupants / 2.3 occupants per dwelling = 1,450 dwelling units growth 2020 -2044 are required. With the 800 dwelling unit credit for 2010 – 2020 achievement over target this yields a 2020 – 2044 growth target for Gig Harbor of 1,450 – 800 = 650 dwelling units. This 650 dwelling units is the fairest and most logical 2020 – 2044 growth target for Gig Harbor and will provide Gig Harbor with the earned opportunity to "catch its breath" on supporting infrastructure and services while retaining its small city character

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