



Buildable Lands Report

A Monitoring and Evaluation Analysis

of

Urban Growth and Development Capacity

For

Pierce County and its Cities and Towns

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TABLE OF CONTENTS

Executive Summary	1
Section I – Overview	3
Section II – Data Collection	12
Section III – Residential and Commercial Capacity Analysis	17
City of Auburn	21
City of Bonney Lake	30
City of Buckley	42
Town of Carbonado	52
City of DuPont	59
Town of Eatonville	69
City of Edgewood	82
City of Fife	95
City of Fircrest	107
City of Gig Harbor	118
City of Lakewood	138
City of Milton	159
City of Orting	169
City of Pacific	180
Pierce County	186
City of Puyallup	220
City of Roy	238
Town of Ruston	244
Town of South Prairie	251
Town of Steilacoom	257
City of Sumner	266
City of Tacoma	284
City of University Place	317
Town of Wilkeson	330
Section IV – Conclusion	335
 Appendix A – Inventory Maps	
Appendix B – Sample Calculation Table 6	
Appendix C – Comment Letters/Responses	
Appendix D – Comparison of Assumptions	
Appendix E – Employment Density Survey	

LIST OF TABLES

Figure 1 - 2017 and 2022 Population Allocation Comparison	5
Figure 2 - 2022 Population Projections for Urban Areas in Pierce County	6
Figure 3 - Pierce County 2022 Employment Targets	7
Table 1 - Summary of Residential Density – Building Permits.....	per jurisdiction
Table 2 - Summary of Residential Density – Approved Final Plats.....	per jurisdiction
Table 3 - Summary of Commercial Permits	per jurisdiction
Table 4 - Development Assumptions and Trends.....	per jurisdiction
Table 5 - Assumptions for Vacant (net) Lots and Underdeveloped Parcels.....	per jurisdiction
Table 6 - Supply of Land/Lots for Residential Development.....	per jurisdiction
Table 7 - Housing Unit Needs	per jurisdiction
Table 8 - Housing Unit Capacity	per jurisdiction
Table 9 - Supply of Land For Commercial/Industrial Employment.....	per jurisdiction
Table 10 - Employment Needs	per jurisdiction
Table 11 - Employment Capacity	per jurisdiction
Table 12 - Summary of Rural Residential Density – Building Permits.....	216
Table 13 - Summary of Rural Residential Density – Approved Final Plats.....	216
Table 14 - Summary of Rural Commercial Permits	217
Table 15 - Average Unincorporated Pierce County Urban/Rural Development Split.....	219
Table 16 - Average Pierce County Urban/Rural Development Split.....	336
Table 17 - Summary of 2022 Residential Housing Need Vs. Capacity	336
Table 18 - Summary of 2022 Employment Need Vs. Capacity	338
Table 19 - Annual Housing Production.....	340

EXECUTIVE SUMMARY

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

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

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

Since 1997, Pierce County and its 23 cities and towns have worked collaboratively in a program to collect annual development permitting data, inventory developable land, and enhance information relating to wetlands and steep slopes. Commonly referred to as the Buildable Lands Program, this collaborative program is aimed at satisfying the 1997 amendments to GMA and improving accuracy in the information used to determine the capacity of the County's UGAs. Pierce County published its first consolidated residential/employment capacity analysis in August 2002. The 2002 report consolidated, for the first time, incorporated and unincorporated land development data for **all urban areas** within Pierce County and met the initial reporting requirements of the Buildable Lands legislation. The conclusion of the 2002 Report was that while some jurisdictions did not have sufficient housing capacity to meet their individual needs, collectively, the countywide urban housing and employment need could be met.

After the submission of the 2002 Report, Pierce County and its cities and towns took actions to evaluate the need for individual jurisdictions to adopt "reasonable measures" to rectify inconsistencies between the planned assumptions and observed trends. The resulting report, *Pierce County Buildable Lands Program Consistency Evaluation*, also identifies potential effective measures suitable for the various sizes of jurisdictions. Subsequent efforts focused on

providing education to local elected officials and planning commissions through the presentation of *A Community for a Lifetime*, depicting the need for a variety of densities within individual jurisdictions. This effort assisted in the acceptance of higher density zoning and modifications to local development regulations in various jurisdictions.

Recognizing the substantial staff resources the data collection necessitated, the County's data collection procedures were reviewed and, after careful consideration, revised. While jurisdictions were encouraged to report appropriate development activity on an annual basis, most chose to submit information in the later part of the five-year reporting period. Local jurisdictions reviewed the summarized information to assist in identifying various assumptions incorporated in the residential and employment capacity analysis.

The results of the 2007 residential and employment capacity analysis concludes that collectively among all the jurisdictions there continues to be an abundant amount of vacant, underdeveloped and redevelopable land to accommodate the adopted urban housing and employment needs for the County and its cities and towns. This report details the methodology, assumptions, and calculations that substantiate this assertion.

The report is divided into four sections: Overview of the Pierce County Buildable Land Program; Data Collection; Residential and Commercial Capacity Analysis; and Conclusions. Section I provides an overview of the Buildable Land Program, a general description and historical perspective of state and county legislation addressing development of the program, and discusses the population and employment benchmarks established for the County's UGAs which are monitored by the program, and stakeholder participation opportunities. This section also provides a brief summary of the *Pierce County Buildable Lands Program Consistency Evaluation* and progress achieved by local jurisdictions in adopting "reasonable measures." Section II of the report details the information collected through the monitoring procedures and describes the inventory conducted for the capacity analyses. Section III explains the methodology applied to calculate a residential and employment capacity including the factors/assumptions incorporated in the calculations. This section also includes individual chapters for each of the 23 jurisdictions and urban unincorporated Pierce County participating in the program. These chapters provide detailed descriptions of zoning districts, annual development data, and capacity calculations. Section IV of the report summarizes the results of the monitoring and capacity for growth within the designated urban growth areas.

A subsequent report will again address the consequences of this monitoring and evaluation exercise. Reasonable measures to achieve adopted density goals will be recommended to the appropriate jurisdictions if discrepancies are evident between the permitted densities and residential policies.

SECTION I

OVERVIEW OF THE PIERCE COUNTY BUILDABLE LANDS PROGRAM

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 enacted that same year. The program seeks to establish a coordinated system for collecting and monitoring data regarding growth and development occurring in Pierce County and its cities and towns.

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

Why the Program Was Created

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

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

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

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

Population and Employment Projections

Evaluating whether or not sufficient capacity exists in Pierce County's UGAs to accommodate the 20-year population projection is one of the central components of the Buildable Lands Program. This population projection provides an essential target used in evaluating the success of growth management efforts. Pursuant to GMA, this population projection is developed by the Washington State Office of Financial Management (OFM). OFM projections are aggregated at the county level; population is not assigned at the city or town level.

The first 20-year population projections for Pierce County were released by OFM in 1992. At that time, the Department of Community, Trade, and Economic Development indicated that the projections represented the minimum amount of population for which each county must plan under the Growth Management Act (1992 Growth Management Population Projections, Status and Variances; January 1995; Forecasting Division, Office of Financial Management). This initial interpretation provided local jurisdictions with a considerable amount of flexibility identifying their 20-year growth projections.

OFM originally projected a total population of 812,104 people by the year 2012 for Pierce County. This projection included the population expected in the County's cities and towns. Pierce County and its cities and towns worked collaboratively to determine how this population should be allocated by jurisdiction. This collaboration resulted in the passage of Pierce County Resolution R94-153 in 1994. This resolution allocated a projected population growth of 156,104 through the year 2012 as follows: existing municipal boundaries - 78,304; unincorporated UGAs of satellite cities and towns - 7,993; and Pierce County's Comprehensive Urban Growth Area (CUGA) - 69,807.

After Pierce County adopted its 20-year projection, the Central Puget Sound Growth Management Hearings Board (CPSGMHB) ruled the projection prepared by OFM for a county is the minimum and maximum population for which the county should be planning for, unless an alternative has been approved by the CPSGMHB. This interpretation requires the allocation for each city, town, and the county to add up to the specific population provided by OFM.

After this rigid interpretation by the Hearings Board, the Washington State Legislature amended RCW 43.62.035 in 1995. The new language provided clarification about the flexibility of the OFM projections. OFM was directed to provide a projection with a range of populations to each county. The projections provide a low, middle, and high estimate. The middle range estimate represents the most likely population projection for the County. The County's projections can be anywhere between the OFM low and high range estimates.

On December 29, 1995, OFM officially transmitted the Growth Management Act Population Projections in accordance with RCW 43.62.035. The projections entail five-year intervals from

1995 through 2010, and annual projections from 2010 through 2020. The range for the 2017 projection was from a low 826,498 to a high of 952,981, with 884,597 as the mid-range estimate.

In 1997, in response to the release of the OFM range and the incorporation of three cities, the County began a process to update its 20-year (1997-2017) urban population projections. Through Resolution R97-59, Pierce County allocated the total 2017 population of 914,240, an urban population of 720,040 and a rural population of 194,200. An allocation for Edgewood was not included.

Through Pierce County Resolution R2000-173, the 20-year urban population allocation was revised to 729,471, resulting in a total County allocation of 923,671. This revision incorporated a population projection for the City of Edgewood and an adjustment to the allocation associated with the cities of Lakewood and Gig Harbor.

After the release of the 2002 Pierce County Buildable Lands Report, Pierce County, in consultation with its cities and towns, revised and extended its 20-year population allocation to the year 2022. Through Pierce County Ordinance No. 2003-104s, the OFM 2022 mid-range estimate, totaling 912,700, was adopted as the County's total population allocation. Of this total, 522,920 is allocated to within the municipal limits (as of 2002), 230,380 is allocated within Pierce County's unincorporated urban growth area, and 159,400 is allocated within Pierce County's designated rural and resource areas.

A comparison of the 2017 and 2022 population allocations highlights an intriguing point; the 2017 population allocation is approximately 10,000 people higher than the 2022 allocation despite the five year extension. A primary reason for this situation is that the 2000 census information reported a lower 2000 population figure than the 2000 population projection in the OFM 1995 GMA population series. Consequently, the notion was that because the 2017 total population allocation was at the high end of the OFM 1995 population projection series, and the 2000 estimate for the same series was lower than the 2000 census count, the 2017 population allocation was too high. A closer comparison of the 2017 and 2022 allocations reveals the dramatic allocation decrease occurred within the designated rural and resource areas.

Figure 1. 2017 and 2022 Population Allocation Comparison			
	2017	2022	Difference
Municipal Allocation	515,087	522,920	+7,833
Unincorporated UGA Allocation	214,384	230,380	+15,996
Rural Area Allocation	194,200	159,400	-34,800
County Total	923,671	912,700	-10,971

The detailed 2022 urban population allocation for Pierce County and each of its cities and towns are provided in Figure 2:

Figure 2. 2022 Population Projections for Urban Areas in Pierce County¹		
Municipality	Municipal UGA (Within 2002 Municipal Limits)	Unincorporated UGA
Auburn	7,950	3,550
Bonney Lake	18,830	3,180
Buckley	5,200	N/A
Carbonado	830	50
DuPont	9,100	N/A
Eatonville	2,780	1,340
Edgewood	13,700	N/A
Fife	8,900	680
Fircrest	6,800	40
Gig Harbor	10,800	9,950
Lakewood	72,000	24,900
Milton	7,000	670
Orting	7,900	N/A
Pacific	0	10
Puyallup	38,600	11,500
Roy	1,000	20
Ruston	1,760	N/A
South Prairie	830	50
Steilacoom	6,900	N/A
Sumner	12,250	2,100
Tacoma	255,240	67,100
University Place	34,000	N/A
Wilkeson	550	N/A
Fife/Milton Overlap	N/A	200
Lakewood/Steilacoom Overlap	N/A	2,600
Unincorp. Urban Pierce County	N/A	102,440
Urban Total	522,920	230,380

¹Pierce County Council Resolution No. 2003-104s

Employment Targets

In addition to evaluating population capacity, the Buildable Lands legislation also requires an evaluation of commercial and industrial land needs for the 20-year planning period. In order to evaluate these needs, it was essential that an employment projection for the 20-year planning period be developed. Such employment projections were not originally required by GMA, and consequently were not developed by local governments.

Figure 3. Pierce County 2022 Employment Targets	
Municipality	Employment Target¹
Auburn	403
Bonney Lake	4,420
Buckley	2,066
Carbonado	64
DuPont	7,370
Eatonville	2,400
Edgewood	1,431
Fife	15,271
Fircrest	1,349
Gig Harbor	8,638
Lakewood	31,210
Milton	1,774
Orting	2,000
Pacific	3,355
Puyallup	25,035
Roy	139
Ruston	392
South Prairie	262
Steilacoom	500
Sumner	9,275
Tacoma	147,092
U.P.	6,699
Wilkeson	146
Unincorporated Urban	54,448
Total	316,033

¹Total Jobs covered by ESD minus construction/resource sector. Jobs within Fort Lewis, McChord AFB, and Camp Murray are not included in the Unincorporated Pierce County estimate. "Unincorporated Urban" encompasses all the adopted unincorporated Pierce County UGAs. The estimates/targets are based on the municipal boundaries at the end of 2005.

For the 2002 Buildable Land Report, the Pierce County Regional Council (PCRC) formally accepted 2017 employment targets for sole purpose of the buildable lands analysis. A similar process was followed in the identification of 2022 employment targets. It should be noted that the 2022 employment targets encompass employment covered by the Washington State Employment Security Department, excluding the construction and resource sector employment.

Uncovered employment would include, but not limited to, self-employed workers, proprietors, and CEOs. The 2022 employment target was accepted by PCRC on January 18, 2007.

Local and Regional Framework

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

Central Puget Sound Growth Management Hearing Board (CPSGMHB)

The Washington State Legislature created the three independent boards in 1991 to “hear and determine” allegations that a city, county, or state agency has not complied with the goals and requirements of the Growth Management Act, and related provisions of the Shoreline Management Act and the State Environmental Policy Act. Because disputes often center on conflicting views of the meaning of various GMA provisions, a board may need to interpret the Act, clarifying ambiguities and reconciling apparent internal conflicts. The CPSGMHB oversees Pierce County and its 23 cities and towns.

The CPSGMHB has decided various cases which involve appropriate urban densities and the sizing of urban growth areas. The following summarizes a few of their decisions.

The CPSGMHB has concluded that counties must “show their work” when designating UGAs. The CPSGMHB presumes actions of the local jurisdiction are valid. However, when challenged, documentation must be provided that supports the actions taken by the jurisdiction, otherwise the action may be determined to have been taken in error.

The CPSGMHB has concluded that an oversupply (safety factor) of developable land within an urban growth area is reasonable. A safety factor helps maintain real estate sales competition and is intended to assure continued affordability of land. If a safety factor exceeds 25 percent of the needed capacity and is brought before the CPSGMHB, the CPSGMHB will scrutinize the justification in its decision.

Buildable Lands Program Guidelines

The Growth Management Division of the Washington State Department of Community, Trade and Economic Development published a document entitled “Buildable Lands Program Guidelines” in June 2000. The purpose of the guidebook is to assist local governments in developing a Buildable Lands Program that meet the requirements of GMA. The guidelines describe types of data to collect, methods in collecting the data, and how to analyze the data.

Pierce County Countywide Planning Policies (CPPs)

The Pierce County Countywide Planning Policies are written statements that establish a countywide framework for the development of growth management guidelines adopted by the County and its cities and towns. The framework is intended to ensure consistency among all

jurisdictions in addressing certain growth management issues. Pierce County adopted its Countywide Planning Policies on June 30, 1992 with additional amendments in 1996 and 2005.

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

As stipulated in policy 2.1.1, “Urban growth areas must be of sufficient size to accommodate *only* the urban growth projected to occur over the succeeding 20-year planning period.” This infers that the urban growth area should not be over-sized. However, 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 safety factor, i.e., maintaining a supply of developable land sufficient to allow market forces to operate.

Policy 6.1 directs the County and cities and towns to plan for efficient land use patterns while conserving natural resources. The policy further defines efficient land use as development with at least an average net density of four units per acre. Associated policies also support the need for in-fill and compact development in achieving an efficient land use pattern.

Pierce County Comprehensive Plan

The Pierce County Comprehensive Plan contains various policies that address the designated urban growth areas. Most noteworthy, the policies limit the safety factor (referenced as a market factor in policy) to no greater than 25 percent for urban Pierce County. They further state that the methodology for its calculation shall be evaluated and adjusted over time, taking into consideration changes in population projections and land supply in both unincorporated Pierce County as well as municipal jurisdictions in the County. Through the County’s 10-year GMA comprehensive plan update process, an additional policy was incorporated to clarify that the expansion of the urban growth area should be evaluated against the collective countywide need, not the need of an individual city or town.

Annual Data Collection and Monitoring Under the Program

Much of the emphasis in the Buildable Lands Program focuses on the collection and monitoring of annual development data in order to evaluate whether or not population and employment targets are being met. Pierce County and its cities and towns provide data regarding new development that has occurred including information such as the number of dwelling units, acreage, building square footage, and zone classification. A detailed discussion of data collection is provided in Section II of this document. The results of the data monitoring between 2001 and 2005 is provided in Section III.

Residential and Commercial Land Capacity Analysis

The methodology used to conduct the Residential and Commercial Land Capacity Analysis is provided in Section III of this document. A discussion of the results of the capacity analysis is provided in Section IV - Conclusion. A future report is planned that will provide

recommendations based upon this analysis. It is anticipated that such capacity analyses will be completed every five years throughout the life of the UGAs.

Reasonable Measures

Although much attention is focused on the residential and employment capacity of the adopted urban growth areas, the Buildable Lands legislation also directs local governments to evaluate whether assumed densities incorporated in the analysis are consistent with the observed densities realized for in-the-ground projects during the appropriate five-year period. Where local governments find that assumed and observed densities differ, measures must be adopted and implemented that are reasonably likely to increase consistency during the subsequent five-year period.

In April 2004, Pierce County released a report entitled “*Pierce County Buildable Lands Program Consistency Evaluation*.” The report, prepared by EcoNorthwest, is intended to assist Pierce County and its cities and towns in meeting the requirements of RCW 36.70A.215 - Buildable Lands. More specifically, through the conclusions of the report, 13 jurisdictions were identified which **may** be required to adopt “reasonable measures” to rectify inconsistencies between observed densities and density assumptions incorporated in the September 2002 Pierce County Buildable Lands Report. The study also identified a menu of measures that would be reasonably likely to encourage densification and classified the effectiveness of various strategies by the size of the jurisdiction. It should also be noted that of the remaining 10 cities and towns that were classified as not needing to adopt reasonable measures, four did not have sufficient development data post GMA adopted plans to make a conclusion.

In an effort to assist planners in cities and towns identified as needing to adopt reasonable measures, Pierce County, using CTED grant funds, contracted with EcoNorthwest and AHBL to provide technical assistance in implementing reasonable measures. This effort involved various meetings with local planning staff and public presentations before elected officials and planning commissions. As a means to defuse local resistance to higher density development the focus of the strategy and presentations revolved around the context of *A Community for a Lifetime*. These efforts were received with a positive reception and resulted in some jurisdictions proposing increased density.

In an effort to identify each of the 13 jurisdictions’ progress in adopting reasonable measures, a survey was distributed in the fall of 2006. Jurisdictions provided a favorable response. The majority of responses indicated that development regulation amendments and rezones may be categorized as reasonable measures. However, in the majority of instances, jurisdictions did not indicate the actions were reasonable measures in response to the “*Buildable Lands Program Consistency Evaluation*.” It should also be noted that the timeframe in which the reasonable measures were adopted/effective spanned from 2001 to 2006, with the majority occurring in the later years. There is not evidence to indicate that any individual jurisdiction established a monitoring system to annually evaluate the effectiveness of the adopted reasonable measure. Given the timeframe in which most measures were adopted, it is relatively unlikely that the density associated with development built between 2001 and the end of 2005 was a result of any adopted measures.

Jurisdictional and Other Stakeholder Participation

Cities and Towns

Representatives from Pierce County and its cities and towns have had various opportunities to actively participate in all components of the project. Through a subcommittee of the Growth Management Coordinating Committee (GMCC), representatives completed a detailed review of the 2002 capacity methodology, data collection procedures, and land use inventory guidelines. After three meetings in early 2006, the subcommittee forwarded its recommendations to the GMCC for consideration and approval.

The majority of representatives were involved in the Buildable Lands discussion through participation at the monthly GMCC meetings. Throughout the project, the GMCC's monthly agenda included one or more topics related to the Buildable Lands project. Through a few action items the GMCC forwarded recommendations to the Pierce County Regional Council (PCRC), such as the 2022 employment targets. Other action items included modifying the data collection procedures and establishing countywide land inventory guidelines.

Elected officials have been briefed on the progress of the project through several presentations at the PCRC. As an action item, they accepted the recommended 2022 employment targets for the purpose of the Buildable Lands Program and accepted the update to the "*Pierce County Buildable Lands, Procedures for Collecting and Monitoring Data*" report.

Local staff was instrumental in identifying jurisdictional assumptions and criteria to be incorporated in the residential and employment capacity calculations. After initial text and calculations were completed local staff had the opportunity to review their individual jurisdiction's section of the draft 2007 Pierce County Buildable Lands Report. In addition, as a stakeholder of the project, individual jurisdictions had an opportunity to review and comment on the entire draft report prior to its submittal a final to the Washington State Department of Community, Trade, and Economic Development on September 1, 2007.

Other Stakeholders

Other stakeholders associated with the Buildable Lands project include representatives of the residential building industry, residential/commercial developers, environmental organizations, and real estate industry. A core group of individuals representing these interest groups were identified and invited to participate in three meetings. Invited organizations included, but were not limited to, the Pierce County Master Builders Association (MBA), Tacoma/Pierce County Realtors Association, Friends of Pierce County, and Futurewise. During the scheduled meetings participants were briefed on the overall project as well as specific components. In addition to follow-up discussions with individual organizations, the stakeholder group had an opportunity to review and comment on a draft report prior to the submittal of the final Report to the Washington State Department of Community, Trade, and Economic Development on September 1, 2007.

SECTION II

DATA COLLECTION

Data Reporting and Monitoring Guidelines

In April 1999, the Pierce County Regional Council approved a document entitled, “*Pierce County Buildable Lands, Procedures for Collecting and Monitoring Data*,” commonly referred to as The Procedures Report. The Procedures Report provides the guidelines to be used by the County and its cities and towns in implementing the Buildable Lands Program. The guidelines provide detailed definitions, procedures, and data submittal formats. The guidelines also provide cities and towns with flexibility to incorporate the geographic, economic, and regulatory differences between these communities. Adherence to the guidelines ensures that a coordinated and consistent approach to data collection and land capacity analysis is achieved.

The initial 1999 procedures required jurisdictions to collect and submit development data associated with residential and commercial building permits, residential platting activity, demolition permits, and public facilities development data. Through the data collection and analysis associated with the September 2002 Pierce County Buildable Lands Report, it became apparent the collection requirements could be simplified and continue to fulfill the initial purpose - monitoring the success of achieving comprehensive plan density goals.

With assistance from a subcommittee of the Growth Management Coordinating Committee (GMCC), a revised Procedures Report was drafted and forwarded to the full GMCC for their review and recommendation. The most substantial modification relates to the collection of single-family building permits. The document entitled “*Pierce County Buildable Lands, Procedures for Collecting and Monitoring Data, April 1999, Updated July 2004*” (Procedures Report) was accepted by the Pierce County Regional Council at their July 2004 meeting.

The updated guidelines establish a process for data collection under the Buildable Lands Program and address the development of a buildable lands inventory. These guidelines ensure a consistent approach to defining the three types of developable lands used in the capacity analysis - vacant, underdeveloped, and redevelopable. The database developed for the inventory includes information regarding type of buildable land, comprehensive plan designation/zoning district, parcel acreage, potential for future subdivision, and building constraints.

Development Data

The development data provides information in three key areas. First, the data reveals if the urban growth area has been or is beginning to be developed at urban densities. Secondly, it assesses the integrity of assumptions incorporated in the 2002 capacity analyses. Lastly, the development data can be used to guide/revise build-out assumptions incorporated into 2007 capacity analyses.

It should be noted that while in theory the use of development trend information in future capacity analyses is a prudent measure (such is required by the Buildable Lands legislation), there could be some potential problems with doing this. First of all, many jurisdictions have not experienced a sufficient level of development to establish a statistically valid trend.

Accordingly, use of such data may not truly represent how development will occur in future years. Secondly, a certain amount of “new” development being tracked in each jurisdiction is vested under pre-GMA regulations. This vested development may be built to standards different than that occurring under post-GMA regulations and may skew the trend information. These two potential problems should be considered in reviewing the development trend information.

Annual Development Data Reporting - Data Sets

Jurisdictions were required to submit the identified data sets below to report annual development activity. The attributes associated with, and the rationale for, collecting the data are also provided. The rationale equates to assumptions integrated in the analyses. Data on 100 percent of development activity occurring in each jurisdiction was sought. However, if a jurisdiction did not submit complete information for an individual project, that project was not incorporated in the reported information. It should be noted that the density information is used to determine if jurisdictions are meeting their density goals, not comparing achieved density among different jurisdictions. Jurisdictions document their density goals in different scales (net or gross). In addition, the resulting density calculations from the developments should reflect locally adopted regulations. As a result, the generated net density calculation cannot be compared from one jurisdiction to another for density comparisons. A summary of collected information is reported in Tables 1, 2, 3, and 4.

Residential Building Permits (Multi-family Required/Single-family optional)

Rationale: Calculate multi-family density by zoning district; Single-family permit reporting is optional.

Data Set Attributes: Parcel Number, Plan Designation, Zoning District, Parcel Size (sq. ft.), Permitted Units, Area (sq. ft.) used to calculate permitted # of units, Site Address.

Limitations: None.

Residential Platting Activity

Rationale: Calculate the gross and net residential density by zoning district; Consumption of land for non-residential purposes, i.e., critical areas, roads, and stormwater facilities.

Data Set Attributes: Parent Parcel Number, Plan Designation, Zoning District, Acres (land), Platted Lots, Environmental Constraints (acres)*, Roads (acres)*, Other Land Uses (acres)*, Site Address. *Provide acreage only if the jurisdiction subtracts relevant acreage to determine permitted number of lots.

Limitations: Single parcel tracts accommodate more than one non-residential facility/activity.

Commercial Building Permits

Rationale: Calculate the amount of land consumed by commercial and industrial activity. The permit activity can also be used to track the amount of non-residential uses permitted in residential zoning districts.

Data Set Attributes: Parcel Number, Plan Designation, Zoning District, Parcel Size (sq. ft.), Total Building Size (sq. ft.), Building Use (civic/commercial/indust.), Site Address.

Limitations: Disconnect between commercial permits and available employment statistics.

Buildable Lands Inventory

Conducting an inventory of buildable lands is an integral component of the population and employment capacity analyses. Accordingly, the Buildable Lands Program establishes a standard methodology to be used by all jurisdictions. Jurisdictions abided by standard definitions and procedures to ensure reasonable accuracy and consistency. The inventory is intended to represent the end of the five-year monitoring period, December 31, 2005.

Vacant, underdeveloped, and redevelopable lands are identified by the inventory. Vacant lands encompass parcels without an established structure or land use, including agricultural and resource lands. For the inventory, vacant parcels are categorized as either vacant or vacant (single-unit). Vacant represents those parcels that would be further subdivided, while vacant (single-unit) represents individual building lots. The parcel size associated with net vacant depends upon density/lot limitations which vary for each jurisdiction. Underdeveloped land includes large parcels within residential districts that have with an existing single-family residence that may be further subdivided and existing single-family residences that are located within commercial districts. Similar to vacant (single-unit), the associated parcel size varies for each jurisdiction. The redevelopable land category applies to multi-family development and commercially zoned properties containing buildings of questionable economic viability. This category of land was initially identified using assessed value information from the Pierce County Assessor-Treasurer Department. Developed properties which had a land value greater than the value of improvements were placed into the appropriate redevelopable lands category.

Queries of the Pierce County Assessor-Treasurer parcel database generated a preliminary buildable lands inventory. The parcel attributes integrated in the inventory include parcel number, category of buildable land, zoning district, acreage, and gross/net parcel. This inventory was then reviewed by the local jurisdictions participating in the Buildable Lands Program. This review was used to further improve the accuracy of the inventory by taking advantage of local knowledge, field visits, and the review of digital orthographic photography.

The gross acreage identified under each mixed use zoning classification represents the acreage assumed as either residential or commercial, not the total gross acreage categorized as vacant, vacant (single-unit), underdeveloped, or redevelopable. Unless sufficient vacant land is not identified, 100% of the acreage under the commercial/industrial redevelopable category is incorporated in the employment capacity calculation. Zoning districts within a jurisdiction which do not contain one of the four buildable land inventory categories are not represented in capacity tables

Planned Capital Facilities

Accounting for future public capital facilities in the capacity analyses recognizes the competition between the public and private sectors in the acquisition and development of buildable lands. Deductions from the inventory for designated or required land needs for future public facilities ensure an adequate supply of buildable land for residential and commercial activity.

Local jurisdictions differed in the accounting for capacity facilities; some entities relied upon percentage deductions while others incorporated specific known projects. For those incorporating specific projects, the projects were compiled through a survey of various governmental entities. Primarily derived from adopted plans, the identified facilities include schools, transit facilities, administrative offices, regional stormwater facilities, parks, etc. General land requirements substitute for parcel information if an agency has yet to identify or acquire a specific property for the facility(ies).

Planned Employment Densities

An assumption for employment intensity (employees per acre) is necessary to calculate the capacity of the commercial and industrial lands. Although the Buildable Lands legislation directs the County to utilize the average employment densities generated through the five-year trending period, it is an unrealistic expectation given available employment statistics and the fact that many commercial/industrial buildings/complexes may not be 100 percent occupied within the first year of completion. For the 2002 Report a more generalized review of existing commercial/industrial properties against employment data from the Washington State Employment Security Department (ESD) was conducted. A potential weakness of this approach is that various commercial/industrial sites may have been developed pre-GMA; the post GMA regulations may require additional site improvements and may result in a lower employee intensity statistic. This effect is dependent on other code modifications; if the maximum building height was increased, the impact may not be as significant.

A research project materialized in early 2006 to corroborate the earlier employment review. In this second review, commercial building permit data collected between 1999 and 2000 for seven of the 23 jurisdictions were reviewed in conjunction with 2004 ESD covered employment data and Pierce County Assessor-Treasurer (ATR) parcel records. This review identified an average employment intensity of 21.92 employees per gross acre; the average employment intensity for industrial uses of 13.8 employees per gross acre; and, the average employment intensity in downtown Tacoma of 356.77 employees per gross acre.

Despite the modified review, the various intricacies associated with employment characteristics continue to undermine the ability to generate a statistical valid estimate. The ESD employment records/points only represent individuals covered by the Washington Unemployment Insurance Act. Covered employment excludes self-employed workers, proprietors, CEOs, and other non-insured workers. The Puget Sound Regional Council estimates that between 85 to 90 percent of total employees are included in the ESD data. While the ESD records provide a total covered employee statistic, other variables are not known. These include the number of shifts and total number of hours worked per week.

Recognizing these shortcomings, the GMCC recommended the lower of the two employment surveys as the Countywide employment intensity standard to be incorporated into the employment capacity calculations; manufacturing/warehousing – 11.15 employees per acre, commercial retail/services – 19.37 employees per acre, and Downtown Tacoma – 235.59 employees per acre. Consistent with other guidelines, local jurisdictions may vary from recommended countywide assumptions. A detailed description of the survey approach and data

sources is documented in “*Pierce County Buildable Lands Program, Employment Density Survey, November 2006.*”

SECTION III

RESIDENTIAL AND COMMERCIAL CAPACITY ANALYSIS

Methodology

The methodology used to calculate the residential and commercial/industrial capacity is the same as utilized in the 2002 analysis. Although the same methodology is utilized, the assumptions incorporated for each jurisdiction may have been modified to reflect observed trends in addition to unique circumstances or geographical limitations for individual jurisdictions.

The methodology employed for the analysis includes various factors and assumptions. Each component directly influences the estimated capacity and needs' statistics. This reflects a conservative approach; therefore the reported estimates are not maximum capacity figures.

The analysis is based on the total gross acreage associated with each of the four buildable land categories (vacant, underdeveloped, redevelopable multi-family, and redevelopable commercial/industrial) by zoning district. In addition, parcels within master planned communities are deducted from the buildable lands inventory and replaced in the analyses with the remaining housing unit or employment build-out number as documented in an approved developer agreement or other such approval.

The estimated residential capacity is generated through acreage deductions to account for factors identified below and the application of an average residential density. As mentioned previously, the parcels associated with vacant lands have been categorized as either vacant or vacant (single unit). If the parcel is a vacant (single unit) parcel, the parcel acreage is deducted from the gross acreage and incorporated in the analysis as one dwelling unit.

Residential housing units represent the estimated residential needs. The total needed units are a derivative of the 2022 population allocation and an estimate of persons per household (pphh). In most instances the pphh assumptions for each city and town are a smaller average size as reported through the 2000 census information to reflect the historical trend of decreasing household sizes. The 2006 housing counts referenced in Table 7 represents OFM's April 1, 2006 estimate.

The estimated commercial/industrial capacity is generated through the application of an average employee per gross acre. This simplified approach results from the intricacies associated with the employment capacity. As an example, an existing vacant parcel may be initially developed as a warehouse with a single shift. As land value or demand increases, the same warehouse may add a second shift or be converted to a higher intensity employment center. In either instance, additional employment is accommodated without the consumption of vacant or redevelopable lands.

General Factors/Assumptions

The assumptions incorporated into each jurisdiction's residential and employment capacity analysis is detailed in Table 4 and Table 5. In addition, Table 4 provides a summary of development characteristics derived from the data collected by each jurisdiction. Table 5 details the criteria applied in inventorying vacant, vacant (single-unit), underdeveloped, and redevelopable commercial/industrial properties. The assumptions were determined by staff representing each jurisdiction.

Mixed Use Zoning

Mixed use zoning permits residential and commercial activity on the same parcel or on separate parcels within the same zoning classification. To account for this mixture of activity in both the residential and commercial/industrial capacity analyses, a ratio is incorporated to reflect future residential/commercial land consumption. As a consequence, the gross acreage identified under each mixed use zoning classification represents the acreage assumed as either residential or commercial, not the total gross acreage categorized as vacant, vacant (single-unit), underdeveloped, or redevelopable. In some instances where a vertical mixed use is anticipated, 100 percent of the land area is assumed as both residential and commercial. This recognizes buildings where the first floor is commercial and the additional stories are residential.

Master Planned Communities

Master Planned Communities (MPC) are unique development proposals. Through local development regulations MPCs may deviate from prescribed bulk/dimension provisions and, in some instances, construct a mixture of residential and non-residential developments. The total number of dwelling units and commercial square footage is documented in local development agreements. To acknowledge these agreements, the detailed deductions/calculations are not applied to generate a capacity statistic. Instead, the total approved units/square footage not constructed by the end of December 2005 is identified as the total capacity for the associated properties on Table 8 and Table 9.

Displaced Units

The buildable lands analysis incorporates a category of buildable lands that displaces existing residential homes. In the analysis, existing housing units located on underdeveloped parcels and redevelopable multi-family parcels are identified as displaced units at the bottom of Table 6 and added to the housing unit needs on Table 7. In this approach, all underdeveloped and redevelopable multi-family land is calculated as vacant land. As a consequence, the existing units that will be displaced need to be accounted for.

Market Availability (unavailable for development)

Although individual properties met the criteria for vacant, underdeveloped, and redevelopable lands, property owners may not want to sell or further develop the land in the next twenty years. There are various reasons for this to occur, including personal use, economic investment, and sentimental relationship with their surrounding environment. To account for the market availability, a specific percent of the net acreage is deducted from the inventory on Table 8 and Table 11. A higher percentage is deducted for properties categorized as either underdeveloped or redevelopable. This correlates with a higher uncertainty for the redevelopment of existing developed properties.

Future Capital Facilities

The acreage associated with anticipated/planned public capital facilities is deducted from the total gross residential and commercial/industrial acreage. Various governmental districts/agencies were contacted to identify future public capital facilities. If a specific facility was associated with a specific parcel(s), the associated acreage is deducted from a specific zoning category. If the identified capital facility specifies only acreage, an equivalent deduction that totals the specified need is applied to each residential zoning category. In some instances, a local jurisdiction chooses to incorporate a certain percentage of future land disregarding the documented needs as inventoried.

Residential Factors/Assumptions***Plat Deductions***

Individual jurisdictions apply different methods to calculate the maximum number of housing units permitted within a project. The various methods can be categorized into two approaches; minimum lot size and density. The plat deductions incorporated in Table 6 reflect the type of approach the respective jurisdiction implements. Plat deductions are from the total adjusted net acreage. In some instances there may not be adequate acreage to meet the assumption figures. In such cases, the capacity will be identified as zero.

Minimum lot size approach - the acreage associated with non-residential activity, i.e., roads, stormwater, environmental constraints, parks, are not included in calculation of the maximum number of residential units and as a consequence, are deducted.

Density approach - jurisdictions contrast in the implementation of the density approach. While some calculate units with a project's gross acreage, others employ a net acreage. Furthermore, the components that are subtracted from the gross acreage to calculate the net acreage fluctuate between jurisdictions.

Vacant (single-unit)

The vacant (single-unit) acreage represents existing vacant properties that will not be further subdivided in the next twenty years, i.e., individual building lots. The parcel size associated with net vacant parcel depends upon density/lot limitations, which varies for each jurisdiction. The transformation from acreage to dwelling unit occurs at the bottom of Table 6. The number of dwelling units listed represents the number of parcels associated with the net vacant acreage.

Person per Household

A person per household (pphh) figure is assumed in Table 7 to correlate the population growth associated with the 2022 population allocations to needed housing units. The pphh figure was derived from the 2000 U.S. Census, and in most cases, reduced by 5.5 percent reflect the historic decrease in household sizes. Data availability limited the statistic to an average for both single-family and multi-family units.

Residential Density

The net buildable acreage calculated in Table 6 is converted to housing unit capacity in Table 10 through the application of assumed density. Table 8 identifies the density applied to each zoning district. Individual jurisdictions established the density assumptions with recognition of past trends and recent regulatory modifications.

Non-Residential Uses

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

Commercial Factors/Assumptions***Commercial/Industrial Intensity***

The buildable acreage calculated in Table 9 is converted to employee capacity in Table 11 through the application of assumed gross employees per acre.

Displaced Employees

The redevelopable land category may include existing businesses and employees that if redeveloped as another business would be displaced. As a consequence, the employment growth figure is increased to account for the eliminated jobs. To calculate the displaced employees, ESD employment data was overlaid on properties inventoried as redevelopable commercial/industrial land.

City of Auburn

The City's 2006 population and employment estimates and 2022 population allocation and employment targets are provided below:

	Population in Pierce County	Employment in Pierce County
2006	5,135 ¹	271 ⁴
2022	7,950 ²	403 ⁵
Adjusted 2022³	10,500	

¹ April 1, 2006 OFM Population Estimate

² Pierce County Ordinance No. 2003-104s.

³ Adjusted to incorporate property annexed since 2001.

⁴ Covered Employment estimate from Washington EDS, minus resource/construction jobs.

⁵ Employment Target accepted by PCRC on January 18, 2007. Represents ESD covered employment, minus resource/construction jobs.

The City's GMA Comprehensive Plan was adopted in April 1995. The first annexation by Auburn within Pierce County occurred in 1998. Auburn contains area in both King and Pierce counties, with the majority of the city's area and population located in King County. The City of Auburn recently completed the 2007 Buildable Lands analysis for the King County portion of the city, which demonstrated adequate residential capacity including a surplus of 784 households.

The majority of the area within the City limits in Pierce County is associated with the Lakeland Hills South Planned Unit Development (PUD). The maximum density allowed in a planning area is calculated on a net "usable" area basis. Non-buildable areas and land set aside for non-residential land uses are subtracted from the gross area of the site to determine net usable area. Non-buildable areas do not include public and private roads and driveways. The net usable area acreage within a planning area is then multiplied by the residential densities allowed by the Comprehensive Plan designation to produce the maximum number of dwelling units allowed in that planning area. Remaining areas are zoned Light Commercial (C-1), Terrace View (TV), Public Use (P-1), and Single Family Residential (R-1). The City's GMA Comprehensive Plan contains seven land use designations for properties within Pierce County. These designations are as follows:

Auburn Land Use Designations Specific to Pierce County	
Auburn Land Use Designations	Implementing Zones
<u>Single Family Residential</u> Designates and protects areas for single-family dwellings.	<u>R-1</u> This zone creates a living environment of optimum standards for single-family dwellings and limits development to relatively low degrees of density. This district provides for the development of single-family detached dwellings, not more than one such dwelling on each lot, and for related accessory uses. In accordance with Auburn City Code Section 18.02.050, property that is not zoned by the City of Auburn prior to annexation shall assume the R-1 designation upon annexation.

Auburn Land Use Designations Specific to Pierce County	
Auburn Land Use Designations	Implementing Zones
<u>Single Family Residential</u> Designates and protects areas for single-family dwellings.	<u>PUD</u> The Lakeland Hills South PUD is zoned “Planned Unit Development (PUD) District - Lakeland Hills South Special Plan Area” (Auburn City Code Chapter 18.76). The PUD is divided into planning areas with varying densities and development standards. Allowable residential densities include 6 units per acre for single family. The Lakeland Hills South Development Agreement, as amended, allows the developer flexibility to choose densities in planning areas within the PUD, so long as the overall density limitations provided for by the Comprehensive Plan are adhered to and the maximum number of dwelling units for the entire PUD is not exceeded. The maximum allowable number of residential units within the PUD development is 3,408.
<u>Moderate Density Residential</u> Provides a transition between single-family residential areas and other more intensive designations.	<u>PUD</u> The Lakeland Hills South PUD is zoned “Planned Unit Development (PUD) District - Lakeland Hills South Special Plan Area” (Auburn City Code Chapter 18.76). The PUD is divided into planning areas with varying densities and development standards. Allowable residential densities include 14 units per acre for moderate density. The Lakeland Hills South Development Agreement, as amended, allows the developer flexibility to choose densities in planning areas within the PUD, so long as the overall density limitations provided for by the Comprehensive Plan are adhered to and the maximum number of dwelling units for the entire PUD is not exceeded. The maximum allowable number of residential units within the PUD development is 3,408.
<u>High Density Residential</u> Provides for the most economical forms of housing.	<u>PUD</u> The Lakeland Hills South PUD is zoned “Planned Unit Development (PUD) District - Lakeland Hills South Special Plan Area” (Auburn City Code Chapter 18.76). The PUD is divided into planning areas with varying densities and development standards. Allowable residential densities include 19 units per acre for high density. The Lakeland Hills South Development Agreement, as amended, allows the developer flexibility to choose densities in planning areas within the PUD, so long as the overall density limitations provided for by the Comprehensive Plan are adhered to and the maximum number of dwelling units for the entire PUD is not exceeded. The maximum allowable number of residential units within the PUD development is 3,408.

Auburn Land Use Designations Specific to Pierce County	
Auburn Land Use Designations	Implementing Zones
<u>Light Commercial</u> Provides pedestrian oriented commercial areas with a wide range of services.	<u>C-1</u> This zone represents the primary commercial designation for small to moderate scale commercial activities developed in a consistent manner which attracts pedestrian-oriented activities. This zone encourages leisure shopping and provides amenities conducive to attracting shoppers. Several properties located at the western end of the city limits off of East Valley Highway are zoned Light Commercial (C-1). <u>PUD</u> The Lakeland Hills South PUD is zoned “Planned Unit Development (PUD) District - Lakeland Hills South Special Plan Area” (Auburn City Code Chapter 18.76). The PUD is divided into planning areas with varying densities and development standards and certain areas planned for commercial uses.
<u>Heavy Commercial</u> Provides automobile oriented commercial areas, areas designated for the most intensive commercial uses.	<u>TV</u> This zone establishes zoning requirements for the property commonly known as “Terrace View”, which reflect zoning provisions allowed by Pierce County and project submittals made to Pierce County. The zoning district is a modified version of the City of Auburn C-3 (Heavy Commercial) zoning district, with the major modification being that the zone allows multi-family units as a permitted use. Several properties located at the western end of the city limits off of East Valley Highway are zoned Terrace View (TV).
<u>Open Space</u> Provides for undevelopable land due to environmental constraints and protects resources and land for public purposes.	<u>PUD</u> The Lakeland Hills South PUD is zoned “Planned Unit Development (PUD) District - Lakeland Hills South Special Plan Area” (Auburn City Code Chapter 18.76). The PUD is divided into planning areas with varying densities and development standards. <u>R-1</u> This zone creates a living environment of optimum standards for single-family dwellings and limits development to relatively low degrees of density. This district provides for the development of single-family detached dwellings, not more than one such dwelling on each lot, and for related accessory uses. In accordance with Auburn City Code Section 18.02.050, property that is not zoned by the City of Auburn prior to annexation shall assume the R-1 designation upon annexation.

Auburn Land Use Designations Specific to Pierce County	
Auburn Land Use Designations	Implementing Zones
<u>Public and Quasi-Public</u> Provides areas needed for public and quasi-public community services such as parks.	<u>P-1</u> This zone provides for the appropriate location and development of public uses that serve the cultural, educational, recreational, and public service needs of the community. Several properties located at the western end of the city limits west of East Valley Highway are zoned Public Use (P-1).

Table 1 - City of Auburn: Summary of Building Permits for Multi-Family Development							
Land Use Designation	Zoning District	Density/Units	2001	2002	2003	2004	2005
High Density Residential	PUD	Gross	N/A	N/A	N/A	N/A	17.20
		Net					17.20
		Units					16
Moderate Density Residential	PUD	Gross	10.46	9.88	9.04	32.90	13.53
		Net	10.46	9.88	9.04	32.90	13.53
		Units	95	124	35	81	195
Heavy Commercial	TV	Gross	N/A	N/A	N/A	N/A	19.94
		Net					19.94
		Units					430

Table 2 - City of Auburn: Summary of Parcel-Specific Residential Platting Activity							
Land Use Designation	Zoning District	Density/Lots	2001	2002	2003	2004	2005
Heavy Commercial	TV	Gross	N/A	0.05	N/A	N/A	N/A
		Net		0.05			
		Lots		2			
Moderate Density Residential	PUD	Gross	N/A	.81	N/A	N/A	4.89
		Net		1.22			6.12
		Lots		187			64
Single Family Residential	R-1	Gross	N/A	N/A	N/A	N/A	2.40
		Net					4.89
		Lots					74

Table 3 - City of Auburn: Summary of Parcel-Specific Commercial and Industrial Development Activity							
Land Use Designation	Zoning District		2001	2002	2003	2004	2005
Light Commercial	PUD	Gross Acres	N/A	12.48	N/A	1.57	N/A
		Bldg. Sq. Ft.		125,602		14,560	
		FAR		0.23		0.21	

Table 4 - City of Auburn: Development Assumptions and Trends		
	2001-2005 Average	2022 Assumptions¹
People per Household	2.37 ²	2.6
Residential Density	Refer to tables 1 and 2.	R-1: 5.4 du/na TV: 36.3 du/na
Mixed Use Designations: Percent of Residential and Commercial development	100% / 0%	N/A
Plat Deductions	Percent of Land Used for: Roads	1.73% 7%
	Percent of Land Designated: Critical Areas (Constrained)	27.53% 5%
	Percent of Land Used for: Recreation / Park	N/A 2%
Percent of Land Used for: Public Facilities / Institutions	N/A	1%
Percent of Land in Residentially Zoned Districts for non- residential uses (i.e. churches)	N/A	N/A
Percent of Land Unavailable for Development	N/A	1%
Employees per Gross Acre	³ Manufacturing/Warehousing: 11.15 Commercial/Services: 19.37	Commercial/Services: 19.37

¹ The assumptions are not applied to projects with the Lakeland Hills South PUD.² 2000 Census³ Pierce County Employment Intensity Survey

Table 5 - City of Auburn: Assumptions for Vacant, Vacant Single Unit Lots, Underdeveloped and Redevelopable Commercial/Industrial Parcels¹				
Zoning District	Vacant	Vacant (Single Unit)	Underdeveloped²	Redevelopable Commercial/ Industrial³
R-1	Greater than or equal to .46 acres	Less than .46 acres	Greater than or equal to .46 acres	
TV	No Acreage Threshold			
C-1	No Acreage Threshold			Land value greater than or equal to improvement value

¹The assumptions are not applied to projects with the Lakeland Hills South PUD.

²Exception: Improvement value greater than \$500,000.

³Exception: Condominium ownership.

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

Zoning District		R1				PUD ¹							
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF
Gross Acres ²		87.44	0	20.01	0	211.81	0	0	0				
Future Capital Facilities		.87		.20									
Adjusted Gross Acres		86.57		19.81									
Individual Plat Deductions	Roads	6.06		1.39									
	Critical Areas	4.33		.99									
	Parks and Open Space	1.73		.39									
Net Acres		74.45		17.04									
Non-Residential Uses		0		0									
Adjusted Net Acres		74.45		17.04									
Land Unavailable for Development		.74		.17									
Final Adjusted Net Acres		73.71		16.87									
Total Adjusted Net Acres		90.58				N/A							
One Dwelling Unit per Vacant (single) Lot													
Displaced Unit				1									

¹The assumptions are not applied to projects with the Lakeland Hills South PUD. The total number of remaining units permitted is the residential capacity within the Lakeland Hills South PUD. The City of Auburn has identified 1,134 units as the remaining built-out between the beginning of 2006 and end of 2022.

²For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 “Development Assumptions and Trends.”

Table 7 - City of Auburn: Housing Unit Needs						
2006 Housing Units	Adjusted 2022 Population	Assumed 2022 Household Size	2022 Housing Units Needed	Additional Housing Needed ('06 – '22)	Plus Displaced Units ²	Total Housing Units Needed ³
2,250	10,500	2.60	4,038	1,788	1	1,789

¹ Source OFM April 1, 2006 estimate

² Existing housing units associated with underdeveloped and multi-family redevelopable parcels adjusted down to reflect “unavailable to develop” assumption.

³ Total housing needs associated with allocated population assuming 100% occupancy.

Table 8 - City of Auburn: Housing Unit Capacity					
Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	Plus 1 Dwelling Unit per Vacant (net) Lot	Housing Capacity
R-1	90.58	5.4	489	0	489
Lakeland Hills South PUD	N/A	N/A	1,134	0	1,134
				Total Housing Capacity	1,623

Table 9 - City of Auburn: Supply of Land for Commercial/Industrial Employment						
Zoning District	C1			PUD ¹		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Redev. Com'l/ Industrial	Redev. MF
Gross Acres ²	11.92	0	0	211.81	0	0
Future Capital Facilities	0					
Gross Acres with Facilities Deduction	11.92					
Land Unavailable for Development	.11					
Adjusted Gross Acres	11.81					
Total Adjusted Gross Acres	11.81			N/A		
Displaced Unit						

¹ The assumptions are not applied to projects with the Lakeland Hills South PUD. The total number of jobs related to the remaining commercial lands within the Lakeland Hills PUD is estimated at 145.

² For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 9 - City of Auburn: Supply of Land for Commercial/Industrial Employment						
Zoning District	TV					
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	8.84	0	0			
Future Capital Facilities	0					
Gross Acres with Facilities Deduction	8.84					
Land Unavailable for Development	.09					
Adjusted Gross Acres	8.75					
Total Adjusted Gross Acres	8.75					
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 10 - City of Auburn: Employment Needs				
2006 Employment Estimate¹	2022 Employment Target	Employment Growth (2006-2022)	Plus Displaced Employees from Redevelopable Commercial²	Additional Employment Needs
271	403	132	0	132

¹ Source ESD April 1, 2006 covered jobs estimate minus resource/construction jobs.

² Displaced employees associated with redevelopable lands are adjusted down to reflect “unavailable to develop” assumption.

Table 11 - City of Auburn: Employment Capacity				
Commercial / Industrial Designation	Zoning District	Adjusted Net Acres	Employees per Acre	Employment Capacity
Commercial	C-1	11.81	19.37	229
	TV	8.75	19.37	169
	Lakeland Hills South PUD	N/A	N/A	145
			Total Employment Capacity	543

City of Bonney Lake

The City's 2006 population and employment estimates and 2022 population allocation and employment targets are provided below.

	Population	Employment
2006	15,230 ¹	3,186 ⁴
2022	18,830 ²	4,420 ⁵
Adjusted 2022³	20,510	

¹ April 1, 2006 OFM Population Estimate

² Pierce County Ordinance No. 2003-104s.

³ Adjusted to incorporate property annexed since 2001.

⁴ Covered Employment estimate from Washington EDS, minus resource/construction jobs.

⁵ Employment Target accepted by PCRC on January 18, 2007. Represents ESD covered employment, minus resource/construction jobs.

The City's GMA Comprehensive Plan was adopted in 1995. Implementing regulations were adopted in 1997. The Plan and development regulations were overhauled again in late 2004 at which time the City started to regulated development using net acreage. The City implements densities using a net calculation, deducting critical areas and buffers. The City of Bonney Lake's Comprehensive Plan contains 10 land use designations and the regulations create 10 implementing zones, as follow:

Comprehensive Plan Land Use Designations	Intent and Density at Build-Out	Implementing Zones
Single-family Residential	Single-family neighborhoods. Undeveloped lands will be platted at 4-5 units per net acre (critical areas, streets, stormwater ponds, etc. netted out).	R-1, 4-5 units per net acre.
Medium-Density Residential	Neighborhoods of various housing types, with overall single-family character, five to nine units per acre.	R-2, 8,600 sq. ft min. lot size for single-family residences, 10,000 for duplexes.
High-Density Residential	Apartments or condominiums, up to 20 units per acre.	R-3. Residences at up to 20 units per acre.
Neighborhood Commercial	Commercial uses that are compatible with and principally serve adjacent neighborhoods.	C-1, Neighborhood Commercial, minimum lots sizes same as the R-2 zone.
Commercial	Sales and services, serving a large market area, with optional residential units. Pedestrian-oriented Downtown.	C-2, Commercial. Allows residences at up to 20 units per acre.

Comprehensive Plan Land Use Designations	Intent and Density at Build-Out	Implementing Zones
Commercial & Light Industrial	Highway-oriented commerce, warehousing, and light industry serving a large market area.	C-2/ C-3, Combined retail commercial, warehousing and light manufacturing. Also allows residences at up to 20 units per acre.
Mixed Use	Mixed commercial, multi-family residential, and office. Pedestrian-oriented.	DC, Downtown Core District – no residential density restriction. DM, Downtown Mixed Use – no residential density restriction.
Conservation/ Open Space	Open space, natural resource production lands, and environmentally sensitive areas.	RC-5, residential/ conservation, one unit per 5 acres.
Fennel Creek Corridor	Preservation of this environmentally sensitive corridor in its natural state.	RC-5, residential/ conservation and other zones
Public Facilities	Public and quasi-public facilities that provide educational, governmental, and cultural services.	PF Public Facilities

Table 1 - City of Bonney Lake: Summary of Building Permits for Multi-Family Development							
Land Use Designation	Zoning District	Density/Units	2001	2002	2003	2004	2005
MDR	R-2	Gross	N/A	2.70	N/A	N/A	N/A
		Net		2.70			
		Units		2			
HDR	R-3	Gross	N/A	0.76	N/A	N/A	10.72
		Net		0.76			10.72
		Units		4			63

Table 2 - City of Bonney Lake: Summary of Parcel-Specific Residential Platting Activity							
Land Use Designation	Zoning District	Density/Lots	2001	2002	2003	2004	2005
LDR	R-1	Gross	3.18	2.65	N/A	N/A	N/A
		Net	5.22	4.53			
		Lots	249	364			
LDR	R-2	Gross	N/A	2.60	N/A	N/A	N/A
		Net		3.45			
		Lots		2			
SF-RES	R-1	Gross	N/A	N/A	3.10	3.35	3.22
		Net			5.51	4.55	5.70
		Lots			134	51	197
SF-RES	R-1 (R-3) ¹	Gross	N/A	N/A	N/A	2.77	2.32
		Net				7.32	9.53
		Lots				117	36
SF-RES	R-2	Gross	N/A	N/A	N/A	3.91	N/A
		Net				4.43	
		Lots				2	
F-RES	MSF (R-1) ¹	Gross	N/A	N/A	N/A	4.90	4.19
		Net				6.34	4.87
		Lots				212	20
MDR	R-1	Gross	N/A	4.44	N/A	N/A	N/A
		Net		4.71			
		Lots		4			
MDR	R-2	Gross	N/A	N/A	N/A	3.32	N/A
		Net				3.46	
		Lots				4	
COM- LT IND	C-2/C-3	Gross	N/A	N/A	N/A	N/A	10.10
		Net					14.33
		Lots					102

¹ Zoning changed during the time permits were being processed.

Table 3 - City of Bonney Lake: Summary of Parcel-Specific Commercial and Industrial Development Activity							
Land Use Designation	Zoning District		2001	2002	2003	2004	2005
Commercial	C-2	Gross Acres	N/A	N/A	N/A	0.76	42.74
		Bldg. Sq. Ft.				6,402	176,943
		FAR				0.19	0.10
Commercial	M-1	Gross Acres	N/A	N/A	N/A	0.61	N/A
		Bldg. Sq. Ft.				20,478	
		FAR				0.77	
Commercial and Light Industrial	C-2/C-3	Gross Acres	N/A	N/A	0.59	N/A	5.82
		Bldg. Sq. Ft.			6,128		6,380
		FAR			0.24		0.03

Table 4 - City of Bonney Lake: Development Assumptions and Trends		
	2001-2006 Average	2022 Assumptions
People per Household	2.97 ¹	2.81 ²
Residential Density	Refer to tables 1 and 2.	R-1: 4.5 du/na R-2: 6.4 du/na R-3: 15 du/na RC-5: .15 du/na C-1: 6.4 du/na C-2 : 15 du/na C-2/C-3: 15 du/na DC: 20 du/na DM: 20 du/na
Mixed Use Designations: Percent of Residential and Commercial development	C-2/C-3: 62% residential, 38% Commercial C-2: 100% Commercial	C-1, C-2: 0/100% C-2/C-3: 50/50% DC: 20/80% DM: 50/50%

Table 4 - City of Bonney Lake: Development Assumptions and Trends			
		2001-2006 Average	2022 Assumptions
Plat Deductions	Percent of Land Used for: Roads	16.13%	15%
	Percent of Land Designated: Critical Areas (Constrained)	15.71	Critical Area Enhancement Project. Includes steep slopes, wetlands, 100' wetland buffers.
	Percent of Land Used for: Recreation / Park	5%	5%
	Percent of Land Used for: Stormwater Facilities	13.5% (from a sample of approved developments)	R-1, R-2, R-3: 10%
Percent of Land Used for: Public Facilities / Institutions			Library: .46 acres
Percent of Land in Residentially Zoned Districts for non-residential uses		0%	3%
Percent of Land Unavailable for Development			Single-Family & Multi-Family Districts: vacant, 15% underdeveloped, 30% Redevelopable Multi-Family, 30% Commercial: vacant, 15% redevelopable, 30% underdeveloped, 35%
Employees per Gross Acre		³ Manufacturing/Warehousing – 11.15 employees Commercial/Services – 19.37 employees	Mfg/Warehousing – 11.15 Commercial/Services – 19.37

¹ 2000 Census² 2000 Census pphh reduced by 5.5 percent.³ Pierce County Employment Intensity Survey, 2006.

Table 5 - City of Bonney Lake: Assumptions for Vacant, Vacant Single Unit Lots, Underdeveloped and Redevelopable Multifamily Parcels				
Zoning District	Vacant	Vacant (Single Unit)	Underdeveloped^{1,2}	Redevelopable Commercial/ Industrial³
R-1	Greater than or equal to .5 acres	Less than .5 acres	Greater than or equal to .5 acres	
R-2	Greater than or equal to .49 acres	Less than .49 acres	Greater than or equal to .49 acres	
R-3			Greater than or equal to .125 acres	
RC5		Less than 12.5 acres	Greater than or equal to 12.5 acres	
C-1	No Acreage Threshold		Greater than or equal to .49	Land value greater than or equal to improvement value
C-2	No Acreage Threshold		Greater than or equal to .125	Land value greater than or equal to improvement value
C-3	No Acreage Threshold			Land value greater than or equal to improvement value
C-2/C-3	No Acreage Threshold			Land value greater than or equal to improvement value
M1	No Acreage Threshold			Land value greater than or equal to improvement value
DC	No Acreage Threshold			Land value greater than or equal to improvement value
DM	No Acreage Threshold			Land value greater than or equal to improvement value

¹ City of Bonney Lake Underdeveloped Multifamily buildable lands criteria based on net parcel size or after critical areas, critical area buffers, streets, stormwater facilities, utility tracts, and public parks that will exist upon completion of the development are deducted from the lot or parcel.

² Exception: Parcels with an improvement value greater than \$500,000.

³ Exception: Condominium ownership.

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

Zoning District		R-1				R-2				R-3			
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF
Gross Acres¹		349.00	114.41	433.20	0	8.53	18.75	0	0.56	21.34			.80
Future Capital Facilities		0		0		0			0	0			0
Adjusted Gross Acres		349.00		433.20		8.53			.56	21.34			.80
Individual Plat Deductions	Roads	52.35		64.98		1.27			.08	3.20			.12
	Critical Areas	215.43		106.53		3.58			.22	10.68			.02
	Parks and Open Space	17.45		21.66		.43			.03	1.07			.04
	Stormwater Facilities	34.90		43.32		.85			.05	2.13			.08
Net Acres		28.87		196.71		2.40			.18	4.27			.54
Non-Residential Uses		.86		5.90		.07			0	.12			.01
Adjusted Net Acres		28.01		190.81		2.33			.18	4.15			.53
Land Unavailable for Development		4.20		57.24		.34			.05	.62			.15
Final Adjusted Net Acres		23.81		133.57		1.99			.13	3.53			.38
Total Adjusted Net Acres		157.38				2.12				3.91			
One Dwelling Unit per Vacant (single) Lot			641				62						
Displaced Unit				457					5				7

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 "Development Assumptions and Trends."

Table 6 - City of Bonney Lake: Supply of Land/Lots for Residential Development				
Zoning District		RC-5		
Land Type	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF
Gross Acres¹	105.15	30.62	0	0
Future Capital Facilities	0			
Adjusted Gross Acres	105.15			
Individual Plat Deductions	Roads	1.61 ²		
	Critical Areas	94.36		
	Parks and Open Space	.53 ²		
Net Acres	8.65			
Non-Residential Uses	.26			
Adjusted Net Acres	8.39			
Land Unavailable for Development	1.26			
Final Adjusted Net Acres	7.13			
Total Adjusted Net Acres	7.13			
One Dwelling Unit per Vacant (single) Lot		4		

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 “Development Assumptions and Trends.”

² Calculated by multiplying after critical areas are subtracted from gross acreage.

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

Zoning District		C-2/C-3				DC				DM			
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant Single Unit	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF
Gross Acres ¹		62.53	0		0	0.28			0	4.72	0	0	0
Future Capital Facilities		.46				0				0			
Adjusted Gross Acres		62.07				.28				4.72			
Individual Plat Deductions	Roads	9.31				.04				.70			
	Critical Areas	8.31				0				1.27			
	Parks and Open Space	3.10				.01				.24			
Net Acres		41.35				.23				2.51			
Non-Residential Uses		N/A				N/A				N/A			
Adjusted Net Acres		41.35				.23				2.51			
Land Unavailable for Development		6.20				.03				.38			
Final Adjusted Net Acres		35.15				.20				2.13			
Total Adjusted Net Acres		35.15				.20				2.13			
One Dwelling Unit per Vacant (single) Lot													
Displaced Unit													

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 "Development Assumptions and Trends."

Table 7 - City of Bonney Lake: Housing Unit Needs						
2006 Housing Units¹	Adjusted 2022 Population²	Assumed 2022 Household Size	2022 Housing Units Needed	Additional Housing Needed ('06 – '22)	Plus Displaced Units³	Total Housing Units Needed⁴
5,411	20,510	2.81	7,299	1,888	328	2,216

¹ Source OFM April 1, 2006 estimate

² The Bonney Lake Comprehensive Plan forecasts a 2022 population of 27,284 in whatever are the City Limits at that time. Much of the expected increase is anticipated to come from annexing existing CUGA land south of Bonney Lake. In contrast, the Adjusted 2022 Population was derived in 2003 from the Year 2000 Buildable Lands Report's capacity of the land then in the City Limits, adjusted for annexations that had occurred between 2000 and 2003. Since the City's population forecast could not fit inside the 2003 City Limits at the expected GMA-compliant density, and the allocation reporting structure could not reflect increased UGAs or City takeover of existing CUGA, the population allocation (Adjusted 2022 Population) was simply set to equal that which could fit inside the 2003 City Limits." "Population forecast" and "population allocation" should not be confused because they are based on different geographic areas.

³ Existing housing units associated with underdeveloped and multi-family redevelopable parcels adjusted down to reflect "unavailable to develop" assumption.

⁴ Total housing needs associated with allocated population assuming 100% occupancy.

Table 8 - City of Bonney Lake: Housing Unit Capacity					
Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	Plus 1 Dwelling Unit per Vacant (net) Lot	Housing Capacity
R-1	157.38	4.5	708	641	1,349
R-2	2.12	6.4	13	62	75
R-3	3.91	15	58	0	58
RC-5	7.13	.15	1	4	5
C-2/C-3	35.15	15	527	0	527
DC	.20	20	4	0	4
DM	2.13	20	43	0	43
				Total Housing Capacity	2,061

Table 9 - City of Bonney Lake: Supply of Land for Commercial/Industrial Employment						
Zoning District	C-2/C-3			DC		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	24.60	0	37.93	0	0	1.05
Future Capital Facilities	0		0			0
Gross Acres with Facilities Deduction	24.60		37.93			1.05
Land Unavailable for Development	3.69		11.38			.32
Adjusted Gross Acres	20.91		26.55			.73
Total Adjusted Gross Acres	47.46			.73		
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 9 - City of Bonney Lake: Supply of Land for Commercial/Industrial Employment						
Zoning District	DM					
Land Type	Vacant	Under-developed	Redev. Com'l/ Industrial	Vacant	Under-developed	Redev. Com'l/ Industrial
Gross Acres¹	2.98	0	1.73			
Future Capital Facilities	0		0			
Gross Acres with Facilities Deduction	2.98		1.73			
Land Unavailable for Development	.45		.51			
Adjusted Gross Acres	2.53		1.22			
Total Adjusted Gross Acres	3.75					
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 9 - City of Bonney Lake: Supply of Land for Commercial/Industrial Employment						
Zoning District	C-1			C-2		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	0	0	.25	70.80	0	21.91
Future Capital Facilities			0	0		0
Gross Acres with Facilities Deduction			.25	70.80		21.91
Land Unavailable for Development			.08	10.62		6.57
Adjusted Gross Acres			.17	60.18		15.34
Total Adjusted Gross Acres	.17			75.52		
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 10 - City of Bonney Lake: Employment Needs				
2006 Employment Estimate¹	Adjusted 2022 Employment Target	Employment Growth (2006-2022)	Plus Displaced Employees from Redevelopable Commercial²	Additional Employment Needs
3,186	4,420	1,234	156	1,390

¹ Source ESD April 1, 2006 covered jobs estimate minus resource/construction jobs.

² Displaced employees associated with redevelopable lands are adjusted down to reflect “unavailable to develop” assumption.

Table 11 - City of Bonney Lake: Employment Capacity				
Commercial / Industrial Designation	Zoning District	Adjusted Net Acres	Employees per Acre	Employment Capacity
Commercial	C-2/C-3	47.46	19.37	919
	DC	.73	19.37	14
	DM	3.75	19.37	73
	C-1	.17	19.37	3
	C-2	75.52	19.37	1,463
			Total Employment Capacity	2,472

City of Buckley

The City's 2006 population and employment estimates and 2022 population allocation and employment targets are provided below:

	Population	Employment
2006	4,535 ¹	1,899 ⁴
2022	5,200 ²	2,066 ⁵
Adjusted 2022³	5,200	

¹ April 1, 2006 OFM Population Estimate

² Pierce County Ordinance No. 2003-104s.

³ Adjusted to incorporate property annexed since 2001.

⁴ Covered Employment estimate from Washington EDS, minus resource/construction jobs.

⁵ Employment Target accepted by PCRC on January 18, 2007. Represents ESD covered employment, minus resource/construction jobs.

The City's GMA Comprehensive Plan was adopted on May 23, 1995 and implementing regulations were adopted in August that same year. The City of Buckley's Comprehensive Plan contains seven land use designations and their regulations create 12 implementing zones. The City of Buckley implements densities based on minimum lot size. The following table describes the City's land use designations and zoning:

Buckley Land Use Designations	Implementing Zones
<u>Rural Residential</u> Protects Buckley's rural character and promotes a continued growth that is sensitive to the area. Allows a density of 2 dwelling unit per acre.	<u>R-20,000 Residential Agriculture</u> Provides for single-family housing mixed with agriculture, nursery and recreational uses. Allows a maximum residential density of 2.18 dwelling units per acre.
<u>Medium Density</u> Provides land to meet population forecasts. Allows a density of up to 7.3 dwelling units per acre for single-family and 14.36 for duplexes.	<u>R-6000 Residential</u> Allows single-family and duplex housing at a maximum density of 7.3 dwelling units per acre for single-family dwellings and 14.36 for duplexes, but limited by lot area coverage and floor area ratio. <u>R-8000 Residential</u> Allows single-family and duplex housing at a maximum density of 5.44 dwelling units per acre and 10.88 for duplexes, but limited by lot area coverage and floor area ratio.
<u>High Density</u> Provides infill opportunities and density for future growth. Allows a density of 8.7 dwelling units per acre.	<u>HDR Residential</u> Allows single-family, duplex and multi-family housing at a maximum density of 8.7 dwelling units per acre and senior units at 21.8 units per acre.

Buckley Land Use Designations	Implementing Zones
<p><u>Mixed Use</u> Provides a flexible land use designation to respond to changing circumstances in growth in Buckley. Allows a range of land use to accommodate changing development interests and public priorities. Uses may include retail commercial, professional office and services, light industrial development and residential. Residential densities may occur up to 8.7 dwelling units per acre for single-family and 14.52 units per acre for multi-family.</p>	<p><u>NMU Residential Mixed-Use</u> Allows single-family, duplex housing and multi-family housing at a maximum density of 8.7 dwelling units per acre, senior units at 21.8 units per acre and commercial units at 14.52 units per acre</p> <p><u>HC Business</u> Allows for a variety of uses including retail and wholesales stores, professional businesses, restaurants, government facilities, medical clinics, banks, and multi-family units at a density of 14.52 for multi-family housing.</p> <p><u>CC Business</u> Allows for a variety of uses including business and professional offices, government facilities, medical clinics, restaurant and retail sales and owner/operator residences at densities of 14.52 units per acre.</p> <p><u>GC Business</u> Allows for general commercial retail, professional offices, service uses and owner/operator residences at densities of 14.52 units per acre.</p> <p><u>IP Industrial Park</u> Allows for a variety of uses including heavy machinery sales, storage or repair; lumberyards; service stations; food packing; self-service storage; and boat manufacturing at densities of 7.3 units per acre.</p>
<p><u>Critical Lands</u> Provides for all lands defined as environmentally sensitive by the City’s adopted Environmentally Sensitive Areas ordinance.</p>	<p><u>S Environmentally Sensitive Areas</u> Protects, conserves, and manages existing natural resources and insures recreational benefits for the public.</p>
<p><u>Public Use/Open Space</u> Provides for areas or properties under public ownership.</p>	<p><u>P Public</u> Allows for public recreation uses, government buildings, schools and educational facilities and sewer and water treatment facilities.</p>

Table 1 - City of Buckley: Summary of Building Permits for Multi-Family Development							
Land Use Designation	Zoning District	Density/Units	2001	2002	2003	2004	2005
	RB	Gross	9.57	N/A	6.67	N/A	5.06
		Net	9.57		6.67		5.06
		Units	3		2		1

Table 2 - City of Buckley: Summary of Parcel-Specific Residential Platting Activity							
Land Use Designation	Zoning District	Density/Lots	2001	2002	2003	2004	2005
	R5	Gross	4.41	3.98	4.80	1.79	4.17
		Net	4.41	3.98	4.80	1.79	4.17
		Lots	24	9	8	5	3
	RA	Gross	2.24	2.15	2.18	0.10	1.46
		Net	2.24	2.15	2.18	0.10	1.46
		Lots	6	9	3	1	1
	RB	Gross	4.85	N/A	N/A	N/A	N/A
		Net	4.85				
		Lots	1				

Table 3 - City of Buckley: Summary of Parcel-Specific Commercial and Industrial Development Activity							
Land Use Designation	Zoning District		2001	2002	2003	2004	2005
	B1	Gross Acres	2.06	N/A	N/A	N/A	N/A
		Bldg. Sq. Ft.	7,500				
		FAR	0.08				

Table 4 - City of Buckley: Development Assumptions and Trends			
		2001-2005 Average	2022 Assumptions
People per Household		2.66 ¹	2.65
Residential Density		Refer to tables 1 and 2.	Low R – 20,000: 2 du/net acre R-8,000: 4/net acre Med R-6,000: 5/net acre HDR: 5/net acre Mixed NMU: 16/net acre
Mixed Use Designations: Percent of Residential and Commercial development		B1: 0%/100%	HDR: 70%/30% NMU: 35%/65%
Plat Deductions	Percent of Land Used for: Roads	N/A ²	10%
	Percent of Land Designated: Critical Areas (Constrained)	N/A ²	Parcel specific; steep slopes, wetlands
	Percent of Land Used for: Recreation / Park	N/A ²	3%
Percent of Land Used for: Public Facilities / Institutions			Documented Needs
Percent of Land in Residentially Zoned Districts for non- residential uses		0%	10%
Percent of Land Unavailable for Development			Vacant: 50% Underdeveloped: 50% Redevelopable: 50%
Employees per Gross Acre		³ Manufacturing/Warehousing – 11.15 Commercial/Services – 19.37	Manufacturing/Warehousing: 11.15 Commercial/Services: 19.37 Government: 8.2

¹ 2000 Census² City of Buckley amended the method in which the number of allowed housing units is calculated from gross acreage to net acreage.³ Pierce County Employment Intensity Survey, 2006.

Table 5 - City of Buckley: Assumptions for Vacant, Vacant Single Unit Lots, Underdeveloped and Redevelopable Commercial/Industrial Parcels				
Zoning District	Vacant	Vacant (Single Unit)	Underdeveloped¹	Redevelopable Commercial/Industrial²
R6,000	Greater than or equal to .34 acres	Less than .34 acres	Greater than or equal to .34	
R8,000	Greater than or equal to .46 acres	Less than .46 acres	Greater than or equal to .46	
R20,000	Greater than or equal to 1.15 acres	Less than 1.15 acre	Greater than or equal to 1.15	
CC	No Acreage Threshold			Land value greater than or equal to improvement value
GC	No Acreage Threshold			Land value greater than or equal to improvement value
HC	No Acreage Threshold			Land value greater than or equal to improvement value
HDR	No Acreage Threshold			Land value greater than or equal to improvement value
IP	No Acreage Threshold			
LI	No Acreage Threshold			Land value greater than or equal to improvement value
NMU	No Acreage Threshold		Greater than or equal to .29	Land value greater than or equal to improvement value
RM	No Acreage Threshold			

¹ Exception: Parcels with an improvement value greater than \$500,000.

² Exception: Condominium ownership.

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

Zoning District		R-6,000				R-8,000				R-20,000			
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF
Gross Acres¹		80.69	3.23	88.36	0	216.35	2.32	255.17	0	96.43	2.55	75.83	0
Future Capital Facilities		0		0		0		0		0		0	
Adjusted Gross Acres		80.69		88.36		216.35		255.17		96.43		75.83	
Individual Plat Deductions	Roads	.23		1.0		.43		2.46		2.87		1.51	
	Critical Areas	7.45		15.02		42.53		42.52		30.32		28.18	
	Parks and Open Space	.07		.30		.13		.74		.86		.45	
Net Acres		72.94		72.04		173.26		209.45		62.38		45.69	
Non-Residential Uses		7.29		7.20		17.32		20.94		6.23		4.56	
Adjusted Net Acres		65.65		64.84		155.94		188.51		56.15		41.13	
Land Unavailable for Development		32.82		32.42		77.97		94.25		28.07		20.56	
Final Adjusted Net Acres		32.82		32.42		77.97		94.26		28.08		20.57	
Total Adjusted Net Acres		65.24				172.23				48.65			
One Dwelling Unit per Vacant (single) Lot			24				15				4		
Displaced Unit				61				89				14	

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 “Development Assumptions and Trends.”

Table 6 - City of Buckley: Supply of Land/Lots for Residential Development								
Zoning District	NMU				HDR			
Land Type	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF
Gross Acres¹	23.26		19.90		6.18			
Future Capital Facilities	0		0		0			
Adjusted Gross Acres	23.26		19.90		6.18			
Individual Plat Deductions	Roads	.97	.78		.27			
	Critical Areas	1.84	3.34		0			
	Parks and Open Space	.29	.23		.08			
Net Acres	20.16		15.55		5.83			
Non-Residential Uses	N/A		N/A		N/A			
Adjusted Net Acres	20.16		15.55		5.83			
Land Unavailable for Development	10.08		7.77		2.91			
Final Adjusted Net Acres	10.08		7.78		2.92			
Total Adjusted Net Acres	17.86				2.92			
One Dwelling Unit per Vacant (single) Lot								
Displaced Unit			45					

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 “Development Assumptions and Trends.”

Table 7 - City of Buckley: Housing Unit Needs

2006 Housing Units¹	Adjusted 2022 Population	Assumed 2022 Household Size	2022 Housing Units Needed	Additional Housing Needed ('06 – '22)	Plus Displaced Units²	Total Housing Units Needed³
1,675	5,200	2.65	1,962	287	105	392

¹ Source OFM April 1, 2006 estimate² Existing housing units associated with underdeveloped and multi-family redevelopable parcels adjusted down to reflect “unavailable to develop” assumption.³ Total housing needs associated with allocated population assuming 100% occupancy.**Table 8 - City of Buckley: Housing Unit Supply**

Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	Plus 1 Dwelling Unit per Vacant (net) Lot	Housing Supply
R-6,000	65.24	5	326	24	350
R-8,000	172.23	4	688	15	703
R-20,000	48.65	2	97	4	101
NMU	17.86	16	285	0	285
HDR	2.92	5	14	0	14
				Total Housing Supply	1,453

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

Zoning District	NMU			GC		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	0	51.97	28.20	40.51	0	21.63
Future Capital Facilities		0	0	0		0
Gross Acres with Facilities Deduction		51.97	28.20	40.51		21.63
Land Unavailable for Development		25.98	14.10	20.26		10.81
Adjusted Gross Acres		25.99	14.10	20.25		10.82
Total Adjusted Gross Acres	40.09			31.07		
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 9 - City of Buckley: Supply of Land for Commercial/Industrial Employment						
Zoning District	CC			HC		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	46.96	0	6.70	0	0	0.52
Future Capital Facilities	0		0			0
Gross Acres with Facilities Deduction	46.96		6.70			.52
Land Unavailable for Development	23.48		3.35			.26
Adjusted Gross Acres	23.48		3.35			.26
Total Adjusted Gross Acres	26.83			.26		
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 9 - City of Buckley: Supply of Land for Commercial/Industrial Employment						
Zoning District	LI			HDR		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	0	0	57.00	2.22	0	0.43
Future Capital Facilities			0	0		0
Gross Acres with Facilities Deduction			57.00	2.22		.43
Land Unavailable for Development			28.50	1.11		.22
Adjusted Gross Acres			28.50	1.11		.21
Total Adjusted Gross Acres	28.50			1.32		
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 10 - City of Buckley: Employment Needs				
2006 Employment Estimate¹	Adjusted 2022 Employment Target	Employment Growth (2006-2022)	Plus Displaced Employees from Redevelopable Commercial²	Additional Employment Needs
1,899	2,066	167	32	199

¹ Source ESD April 1, 2006 covered jobs estimate minus resource/construction jobs.

² Displaced employees associated with redevelopable lands are adjusted down to reflect “unavailable to develop” assumption.

Table 11 - City of Buckley: Employment Supply				
Commercial / Industrial Designation	Zoning District	Adjusted Net Acres	Employees per Acre	Employment Capacity
Commercial	NMU	40.09	19.37	776
	GC	31.07	19.37	602
	CC	26.83	19.37	519
	HC	.26	19.37	5
	HDR	1.32	19.37	25
Industrial	LI	28.50	11.15	317
			Total Employment Capacity	2,244

Town of Carbonado

The Town's 2006 population and employment estimates and 2022 population allocation and employment targets are provided below:

	Population	Employment
2006	655 ¹	60 ⁴
2022	830 ²	64 ⁵
Adjusted 2022³	830	

¹ April 1, 2006 OFM Population Estimate

² Pierce County Ordinance No. 2003-104s.

³ Adjusted to incorporate property annexed since 2001.

⁴ Covered Employment estimate from Washington EDS, minus resource/construction jobs.

⁵ Employment Target accepted by PCRC on January 18, 2007. Represents ESD covered employment, minus resource/construction jobs.

Carbonado adopted its GMA Comprehensive Plan on September 13, 1995 and implementing regulations on July 28, 1997. The Town of Carbonado's Comprehensive Plan contains four implementing zones. Carbonado implements densities using gross calculations. The following table describes the City's land use designations and zoning:

Carbonado Land Use Designations	Implementing Zones
	<u>One Family Residential District (R-1)</u> The purpose of this district is to stabilize and preserve single family neighborhoods, to create a stable and satisfying environment for family life and to prevent intrusions of incompatible land uses. The minimum lot size is 8,400 square feet.
	<u>Two Family Residential District (R-2)</u> The purpose of this district is to stabilize and preserve one and two family neighborhoods, to create a stable and satisfying environment for family life and to prevent intrusions of incompatible land uses. The minimum lot size is 8,400 square feet for single family home and 10,000 square feet for two family unit.
	<u>Commercial District (C)</u> The purpose of this district is to provide appropriately located areas for office uses, retail stores, service establishments and wholesale businesses, offering commodities and services required by the residents and visitors to the Town.

Table 1 - Town of Carbonado: Summary of Building Permits for Multi-Family Development							
Land Use Designation	Zoning District	Density/Units	2001	2002	2003	2004	2005
		Gross	N/A	N/A	N/A	N/A	N/A
		Net					
		Units					

Table 2 - Town of Carbonado: Summary of Parcel-Specific Residential Platting Activity							
Land Use Designation	Zoning District	Density/Lots	2001	2002	2003	2004	2005
		Gross	N/A	N/A	N/A	N/A	N/A
		Net					
		Lots					

Table 3 - Town of Carbonado: Summary of Parcel-Specific Commercial and Industrial Development Activity							
Land Use Designation	Zoning District		2001	2002	2003	2004	2005
		Gross Acres	N/A	N/A	N/A	N/A	N/A
		Bldg. Sq. Ft.					
		FAR					

Table 4 - Town of Carbonado: Development Assumptions and Trends			
		2001-2005 Average	2022 Assumptions
People per Household		3.11 ¹	3.11 ¹
Residential Density		No Development Activity	R-1: 2du/ga R-2: 4du/ga
Mixed Use Designations: Percent of Residential and Commercial development		No Development Activity	N/A
Plat Deductions	Percent of Land Used for: Roads	No Development Activity	N/A
	Percent of Land Designated: Critical Areas (Constrained)	No Development Activity	N/A
	Percent of Land Used for: Recreation / Park	No Development Activity	N/A
Percent of Land Used for: Public Facilities / Institutions		No Development Activity	No planned capital facilities
Percent of Land in Residentially Zoned Districts for non- residential uses		No Development Activity	3%
Percent of Land Unavailable for Development			Residential: 25% Commercial: vacant, 10%; redevelopable, 50%, underdeveloped, 25%
Employees per Gross Acre		² Manufacturing/ Warehousing – 11.15 Commercial/ Services – 19.37	Mfg./Warehousing – 11.15 Commercial/Services – 19.37

¹ 2000 Census² Pierce County Employment Intensity Survey, 2006.

Table 5 - City of Carbonado: Assumptions for Vacant, Vacant Single Unit Lots, Underdeveloped and Redevelopable Commercial/Industrial Parcels				
Zoning District	Vacant	Vacant (Single Unit)	Underdeveloped ¹	Redevelopable Commercial/ Industrial²
R1	Greater than or equal to .48 acres	Less than .48 acres	Greater than or equal to .48 acres	
R2	Greater than or equal to .48 acres	Less than .48 acres	Greater than or equal to .48 acres	
C	No Acreage Threshold		Greater than or equal to .29 acres	Land value greater than or equal to improvement value

¹ Exception: Improvement value greater than or equal to \$500,000.

² Exception Condominium ownership.

Table 6 - City of Carbonado: Supply of Land/Lots for Residential Development													
Zoning District		R-1				R-2							
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF
Gross Acres		16.11	0.83	39.39		25.61	6.94	28.85	0				
Future Capital Facilities		0		0		0		0					
Adjusted Gross Acres		16.11		39.39		25.61		28.85					
Individual Plat Deductions	Roads	N/A		N/A		N/A		N/A					
	Critical Areas	N/A		N/A		N/A		N/A					
	Parks and Open Space	N/A		N/A		N/A		N/A					
Net Acres		16.11		39.39		25.61		28.85					
Non-Residential Uses		.48		1.18		.76		.86					
Adjusted Net Acres		15.62		38.21		24.85		27.99					
Land Unavailable for Development		3.90		9.55		6.21		6.99					
Final Adjusted Net Acres		13.45				13.20							
Total Adjusted Net Acres													
One Dwelling Unit per Vacant (single) Lot			3				31						
Displaced Unit				12				1					

Table 7 - Town of Carbonado: Housing Unit Needs						
2006 Housing Units¹	Adjusted 2022 Population	Assumed 2022 Household Size	2022 Housing Units Needed	Additional Housing Needed ('06 – '22)	Plus Displaced Units	Total Housing Units Needed²
217	830	3.11	266	49	13	62

¹ Source OFM April 1, 2006 estimate

² Total housing needs associated with allocated population assuming 100% occupancy.

Table 8 - Town of Carbonado: Housing Unit Capacity					
Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	Plus 1 Dwelling Unit per Vacant (single-unit) Lot	Housing Capacity
R-1	13.45	2	27	3	30
R-2	13.20	4	52	31	83
				Total Housing Capacity	113

Table 9 - Town of Carbonado: Supply of Land for Commercial/Industrial Employment						
Zoning District	COM					
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	0.21	0	0			
Future Capital Facilities	0					
Gross Acres with Facilities Deduction	.21					
Land Unavailable for Development	N/A					
Adjusted Gross Acres	.21					
Total Adjusted Gross Acres	.21					
Displaced Unit						

Table 10 - Town of Carbonado: Employment Needs				
2006 Employment Estimate¹	Adjusted 2022 Employment Target	Employment Growth (2006-2022)	Plus Displaced Employees from Redevelopable Commercial¹	Additional Employment Needs
60	64	4	0	4

¹ Source ESD April 1, 2006 covered jobs estimate minus resource/construction jobs.

Table 11 – Town of Carbonado: Employment Capacity			
Zoning District	Adjusted Net Acres	Employees per Acre	Employment Capacity
COM	.21	19.37	4
		Total Employment Capacity	4

City of DuPont

The Town's 2006 population and employment estimates and 2022 population allocation and employment targets are provided below:

	Population	Employment
2006	6,610 ¹	2,697 ⁴
2022	9,100 ²	7,370 ⁵
Adjusted 2022³	9,100	

¹ April 1, 2006 OFM Population Estimate

² Pierce County Ordinance No. 2003-104s.

³ Adjusted to incorporate property annexed since 2001.

⁴ Covered Employment estimate from Washington EDS, minus resource/construction jobs.

⁵ Employment Target accepted by PCRC on January 18, 2007. Represents ESD covered employment, minus resource/construction jobs.

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

DuPont Land Use Designations	Implementing Zones
<u>Single-Family (SF)</u> Allows residential development at an average density of 1 dwelling unit per 5 acre.	<u>RR zone</u> Provides for single-family land uses with an average density of 0.2 dwelling units per gross acre.
<u>Single-Family (SF)</u> Allows residential development at an average density of 3.5 dwelling units per acre.	<u>R-3 zone</u> Provides for single-family land uses with an average density of 3.5 dwelling units per gross acre.
<u>Single-Family (SF)</u> Allows residential development at an average density of 4.5 dwelling units per acre.	<u>R-4 zone</u> Provides for single-family land uses with an average density of 4.5 dwelling units per gross acre.
<u>Single-Family (SF)</u> Allows residential development at an average density of 5.5 dwelling units per acre.	<u>R-5 zone</u> Provides for single-family land uses with an average density of 5.5 dwelling units per gross acre.
<u>Multi-Family-Medium</u> Allows residential development at an average density of 12 dwelling units per acre.	<u>R-12 zone</u> Provides for multi-family land uses with an average density of 12.5 dwelling units per gross acre.

DuPont Land Use Designations	Implementing Zones
<u>Mixed Use</u> Allows residential development at an average density of 12 to 18 dwelling units per acre and non-residential building FAR. of 200 percent.	<u>Mixed use zone</u> Provides areas for office space, goods and services serving the entire community or larger market areas. Encourages mixed use development in the Town Center area occurring near the Mile 118 Interchange of Interstate 5.
<u>Commercial</u> Allows residential development at an unspecified density and non-residential building with no maximum Floor Area Ratio (F.A.R).	<u>Commercial Zone</u> Provides for goods and services in two separate areas serving the entire community or larger market areas. Encourages commercial development near the Town Center and Mile 119 Interchange of I-5.
<u>Office</u> Allows development at a F.A.R of 200 percent.	<u>Office zone</u> Implements the comprehensive plan’s concept of office employment in portions of Village I and the Town Center. <u>Business Technology Park zone</u> Intended to provide for a range of business park uses including office, commercial, light manufacturing and research in a prestige location in which environmental amenities are protected through a high level of development standards. Light manufacturing uses with significant adverse impacts such as excessive noise or emission of dirt, dust, odor, radiation, glare or other pollutants are prohibited.
<u>Manufacturing</u> Allows development at a maximum F.A.R of 50 percent.	<u>Manufacturing/Research Park zone</u> Provides for low impact manufacturers, advanced technology researchers, and non-retail businesses operating in a campus-like setting. Implements the comprehensive plan’s concept of a manufacturing/ research park area north of Sequelitchew Creek.
<u>Industrial</u> Allows development at a maximum F.A.R of 75 percent.	<u>Industry zone</u> Provides for an industrial area north and east of the manufacturing/research park zone. Serves regional or larger markets, and accommodates heavier industrial processes than the manufacturing/research park zone, but not those industries that might adversely affect the environment or other land uses.

DuPont Land Use Designations	Implementing Zones
<u>Open Space</u> Not intended for residential, commercial or industrial development.	<u>Open space zone</u> Provides for sensitive areas and buffers that preserve fragile elements or the natural environment. Provides for parks that offer active recreation. Helps achieve environmental goals while also facilitating passive recreation and preserving historic and native American cultural sites.

Table 1 - City of DuPont: Summary of Building Permits for Multi-Family Development							
Land Use Designation	Zoning District	Density/Units	2001	2002	2003	2004	2005
R-5	R-5	Gross	N/A	N/A	58.37	N/A	N/A
		Net			58.37		
		Units			150		
R-12	R-12	Gross	4.02	9.17	N/A	14.74	13.92
		Net	4.02	9.17		14.74	13.92
		Units	32	20		158	27

Table 2 - City of DuPont: Summary of Parcel-Specific Residential Platting Activity							
Land Use Designation	Zoning District	Density/Lots	2001	2002	2003	2004	2005
R-4	R-4	Gross	N/A	3.51	2.66	1.45	3.86
		Net		7.60	6.99	6.81	6.42
		Lots		116	84	120	80
R-5	R-5	Gross	4.44	4.29	1.71	2.12	1.02
		Net	6.33	7.56	10.24	6.68	7.04
		Lots	51	86	191	29	76

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

Land Use Designation	Zoning District		2001	2002	2003	2004	2005
Commercial	Commercial	Gross Acres	1.55	N/A	N/A	N/A	2.10
		Bldg. Sq. Ft.	20,600				15,098
		FAR	0.31				0.17
Industrial	Industrial	Gross Acres	N/A	N/A	N/A	3.50	N/A
		Bldg. Sq. Ft.				53,134	
		FAR				0.35	
Manufacturing/Research	Manufacturing/R esearch	Gross Acres	N/A	N/A	5.19	N/A	N/A
		Bldg. Sq. Ft.			21,500		
		FAR			0.09		
Mixed Use	Mixed Use	Gross Acres	N/A	4.11	3.35	N/A	0.60
		Bldg. Sq. Ft.		250	79,100		8,000
		FAR		0.0014	0.54		0.31
R-5	R-5	Gross Acres	N/A	N/A	6.23	N/A	N/A
		Bldg. Sq. Ft.			60,786		
		FAR			0.22		

Development Assumptions:

The remaining developable areas within the City of DuPont are associated with Northwest Landing, a master plan community, and will use the build-out numbers for the residential development. Due to the complexities of this development, applying average build-out assumptions may not reflect the potential residential development capacity. Although acreage is identified for the buildable land inventory under each zoning district, a total of 5,220 homes will be recognized as the residential housing unit capacity, reflecting the City's comprehensive plan and the landowner's approved development plans. The 2007 employment capacity is calculated utilizing the documented methodology and assumptions provided below.

Table 4 - City of DuPont: Development Assumptions and Trends			
		2001-2005 Average	2022 Assumptions
People per Household		2.63 ¹	2.49 ²
Residential Density		Refer to tables 1 and 2.	N/A
Mixed Use Designations: Percent of Residential and Commercial Development		MU:0% res. / 100% com.	MU:0% res. / 100% com.
Plat Deduction	Percent of Land Used for: Roads	13.5%	N/A
	Percent of Land Designated: Critical Areas (Constrained)	20.13%	N/A
	Percent of Land Used for: Recreation / Park	36.81%	N/A
Percent of Land Used for: Public Facilities / Institutions		6.36%	6.36%
Percent of Land in Residentially Zoned Districts for non- residential uses		0%	N/A
Percent of Land Unavailable for Development		4.48%	0%
Employees per Gross Acre		³ Manufacturing/Warehousing: 11.15 Commercial/Services: 19.37	Mfg./Warehousing: 11.15 Commercial/Services: 19.37

¹ 2000 Census² 2000 Census pphh reduced by 5.5 percent.³ Pierce County Employment Intensity Survey, 2006.

Table 5 - City of DuPont: Assumptions for Vacant, Vacant Single Unit Lots, Underdeveloped and Redevelopable Commercial/Industrial Parcels				
Zoning District	Vacant	Vacant (Single Unit)	Underdeveloped ¹	Redevelopable Commercial/ Industrial²
R3	Greater than or equal to .56 acres	Less than .56 acres	Greater than or equal to .48 acres	
R5	Greater than or equal to .45 acres	Less than .45 acres	Greater than or equal to .48 acres	
R12	Greater than or equal to .2 acres	Less than .2 acres	Greater than or equal to .29 acres	
RR	Greater than or equal to 10.5 acres	Less than .10.5 acres		Land value greater than or equal to improvement value
COMBTP	No Threshold			Land value greater than or equal to improvement value
COM	No Threshold			Land value greater than or equal to improvement value
IND	No Threshold			Land value greater than or equal to improvement value
MXD	No Threshold			Land value greater than or equal to improvement value
OFF	No Threshold			Land value greater than or equal to improvement value

¹ Exception: Improvement value greater than \$500,000

² Exception: Condominium ownership.

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

Zoning District		R4				R5				RR			
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF
Gross Acres		637.42	11.05	0	0	54.26	13.89	0	0	149.22			
Future Capital Facilities													
Adjusted Gross Acres													
Individual Plat Deductions	Roads												
	Critical Areas												
	Parks and Open Space												
Net Acres													
Non-Residential Uses													
Adjusted Net Acres													
Land Unavailable for Development													
Final Adjusted Net Acres													
Total Adjusted Net Acres													
One Dwelling Unit per Vacant (single) Lot			69				114						
Displaced Unit													

Table 7 - City of DuPont: Housing Unit Needs

2006 Housing Units¹	Adjusted 2022 Population	Assumed 2022 Household Size	2022 Housing Units Needed	Additional Housing Needed ('06 – '22)	Plus Displaced Units	Total Housing Units Needed²
2,702	9,100	2.49	3,655	953	0	953

¹ Source OFM April 1, 2006 estimate² Total housing needs associated with allocated population assuming 100% occupancy.**Table 8 - City of DuPont: Housing Unit Capacity**

Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	Plus 1 Dwelling Unit per Vacant (single-unit) Lot	Housing Capacity
Northwest Landing MPC					5,220
Total Additional Housing Capacity (2006-2022)					5,220

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

Zoning District	COM			OFF		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial.	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	11.53	0	.15	0	0	0
Future Capital Facilities	.18		0			
Gross Acres with Facilities Deduction	11.35		.15			
Land Unavailable for Development	0		0			
Adjusted Gross Acres	11.35		.15			
Total Adjusted Gross Acres	11.5					
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 9 - City of DuPont: Supply of Land for Commercial/Industrial Employment						
Zoning District	MXD			BTP		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	35.34	0	0	300	0	0
Future Capital Facilities	10			0		
Gross Acres with Facilities Deduction	25.34			300		
Land Unavailable for Development	0			0		
Adjusted Gross Acres	25.34			300		
Total Adjusted Gross Acres	25.34			300		
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 9 - City of DuPont: Supply of Land for Commercial/Industrial Employment						
Zoning District	MRP			IND		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	192.09	0	0	160.7		
Future Capital Facilities	0					
Gross Acres with Facilities Deduction	192.09					
Land Unavailable for Development	0					
Adjusted Gross Acres	192.09					
Total Adjusted Gross Acres	192.09			160.7		
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 10 - City of DuPont: Employment Needs				
2006 Employment Estimate¹	Adjusted 2022 Employment Target	Employment Growth (2006-2022)	Plus Displaced Employees from Redevelopable Commercial²	Additional Employment Needs
2,697	7,370	4,673	N/A	4,673

¹ Source ESD April 1, 2006 covered jobs estimate minus resource/construction jobs.

² Due to ESD reporting stipulations, displaced employments can not be specified. The estimate in not significant and excluding the figure from the employment needs does results in a very small variance.

Table 11 - City of DuPont: Employment Capacity				
Commercial / Industrial Designation	Zoning District	Adjusted Net Acres	Employees per Acre	Employment Capacity
Commercial	COM	11.5	19.37	223
Commercial	MXD	25.34	19.37	491
Industrial	BTP	300	11.15	3,345
Industrial	MRP	192	11.15	2,140
Industrial	IND	160.7	11.15	1,784
			Total Employment Capacity	7,983

Town of Eatonville

The Town's 2006 population and employment estimates and 2022 population allocation and employment targets are provided below.

	Population	Employment
2006	2,385 ¹	1,350 ⁴
2022	2,780 ²	2,400 ⁵
Adjusted 2022³	2,780	

¹ April 1, 2006 OFM Population Estimate

² Pierce County Ordinance No. 2003-104s.

³ Adjusted to incorporate property annexed since 2001.

⁴ City of Eatonville provided a local 2005 employment estimate.

⁵ Employment Target accepted by PCRC on January 18, 2007. Represents ESD covered employment, minus resource/construction jobs.

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

Eatonville Land Use Designations	Implementing Zones
<u>Single Family Residential</u> Provides for residential development at a density not less than 2 dwelling units per acre.	<u>SF-1 – Single-family residential district, low density.</u> Preserves low-density, single-family residential neighborhoods at a maximum density of 4.54 dwelling units per acre. <u>SF-2 – Single-family residential district, medium density.</u> Preserves medium-density residential neighborhoods at a maximum density of 5.19 dwelling units per acre. <u>SF-3 – Single-family residential district, high density.</u> Preserves older established residential neighborhoods at a maximum density of 7.26 dwelling units per acre.

Eatonville Land Use Designations	Implementing Zones
<p><u>Multi Family Residential</u> Provides for residential development at an average density of 10 dwellings per gross acre or 12 dwellings per net acre.</p>	<p><u>MF-1 – Multi-family residential district, medium density</u> Provides for a moderate increase in population density and allows a greater variety of housing types at a maximum density of 16 dwelling units per acre</p> <p><u>MF-2 – Multi-family residential district, high density</u> Provides for substantial increases in population density and allows a greater variety of housing types at a maximum density of 23 dwelling units per acre.</p>
<p><u>M.U.</u> This zone district is intended to provide a high level of diversity in housing types including townhouses and flats ranging from two to three stories. In addition, ground floor neighborhood scale commercial and/or office uses are encouraged to create a cohesive pedestrian-oriented community. These uses are designed to complement and support the downtown commercial development.</p>	<p><u>Mixed Use – MU</u> Multi-family dwellings (i.e. apartments, townhouses, condominiums, and duplexes); 2. Single-family detached and attached dwellings; The minimum density is six (6) housing units per net acre with a maximum density of fifteen (15) housing units per net acre. Up to twenty-three (23) housing units per net acre are permitted within developments that incorporate commercial and/or office uses on the ground floor.</p>
<p><u>P.U.D.</u> Creates a process to promote diversity and creativity in site design, and protect and enhance natural and community features. Encourages unique developments that may combine a mixture of residential, commercial, and industrial uses. Promotes developments that will benefit citizens that live and work in the Town.</p>	<p><u>Planned unit development – PUD</u> Promotes diversity and creativity in site design, and protects and enhances natural and community features. Encourages unique developments that may combine a mixture of residential, commercial and industrial uses. Allows densities no more than 20 percent greater than permitted by the underlying zone.</p>

Eatonville Land Use Designations	Implementing Zones
<u>Commercial</u> Provides a place and creates environmental conditions which will encourage the location of dense and varied retail, office, residential, civic and recreational activities which will benefit and contribute to the vitality of a central downtown location. Recognizes and preserves the historic pattern of development in the area, permitted uses should be primarily pedestrian oriented and able to take advantage of on-street and structured off-street parking lots.	<u>C-1 – Downtown commercial district</u> Encourages dense and varied retail, residential office, civic and recreational uses that benefit and contribute to the vitality of a central downtown, as well as recognize and preserve the historic pattern of development. Single-family residential uses are permitted at a maximum density of 8.71 dwelling units per acre <u>C-2 – General commercial district</u> Recognizes commercial areas developed in strips along certain major thoroughfares and encourages the redevelopment and upgrading of such areas. Provides for a range of automobile-oriented trade, service, entertainment and recreation land uses that occur adjacent to major traffic arterials and residential uses. Allows a maximum density of 4.36 units per acre.
<u>Industrial</u> Provides areas suitable for a broad range of industrial activities whose characteristics are of a light industrial nature. Development standards are aimed at maintaining an efficient and desirable industrial area.	<u>I – Industrial district</u> Provides areas suitable for a broad range of industrial activities whose characteristics are of a light industrial nature. <u>AP – Aerospace district</u> Allows airport-related activities such as runway, flight operation, aircraft storage, repair and maintenance, modification, commercial and residential uses. No lot shall be less than 21,500 square feet. Allows a maximum density of 2.03 dwelling units per acre.

Table 1a - Town of Eatonville: Summary of Building Permits for Multi-Family Development							
Land Use Designation	Zoning District	Density/Units	2001	2002	2003	2004	2005
Commercial	C1	Density	N/A	N/A	N/A	N/A	9.68
		Units					2
Commercial	C2	Density	N/A	N/A	N/A	N/A	24.20
		Units					2

Table 1b - Town of Eatonville: Summary of Building Permits for Single-Family Development							
Land Use Designation	Zoning District	Density/Units	2001	2002	2003	2004	2005
SFR	SF1	Density	1.16	N/A	0.92	3.24	4.29
		Units	5		3	14	22
SFR	SF2	Density	3.75	5.18	N/A	4.55	4.67
		Units	4	2		11	27
SFR	SF3	Density	2.13	1.66	2.63	7.26	N/A
		Units	1	18	13	1	
Industrial	AP	Density	N/A	0.95	N/A	N/A	1.11
		Units		2			1
Commercial	C2	Density	N/A	N/A	N/A	N/A	0.92
		Units					2

Table 2 - Town of Eatonville: Summary of Parcel-Specific Residential Platting Activity							
Land Use Designation	Zoning District	Density/Lots	2001	2002	2003	2004	2005
Single Family Residential	SF1	Gross	N/A	N/A	N/A	2.92	0.22
		Net				N/A	N/A
		Lots				40	3
Single Family Residential	SF2	Gross	3.45	N/A	N/A	9.66	0.39
		Net	3.45			N/A	N/A
		Lots	4			99	3
Single Family Residential	SF3	Gross	3.34	4.17	N/A	N/A	N/A
		Net	N/A	N/A			
		Lots	33	3	N/A	N/A	N/A
Industrial	AP	Gross	N/A	N/A	N/A	1.11	N/A
		Net				N/A	
		Lots				2	
Commercial	C2	Gross	N/A	N/A	N/A	0.95	N/A
		Net				N/A	
		Lots				3	

Table 3 - Town of Eatonville: Summary of Parcel-Specific Commercial and Industrial Development Activity							
Land Use Designation	Zoning District		2001	2002	2003	2004	2005
Commercial	C2	Gross Acres	N/A	N/A	N/A	N/A	0.083
		Bldg. Sq. Ft.					3,600
		FAR					1

Table 4 - Town of Eatonville: Development Assumptions and Trends			
		2001-2005 Average	2022 Assumptions
People per Household		2.58 ¹	2.44 ²
Residential Density		Refer to tables 1 and 2.	SF-1: 4.53 du/acre SF-2: 5.18 du/acre SF-3: 7.26 du/acre MF-1: 16 du/acre MF-2: 23 du/acre C-1: 8.7 du/acre MU: 9 du/acre AP: 2 du/acre
Mixed Use Designations: Percent of Residential and Commercial development		C1: 100%/0%	C-1: 25%/75% MU: 65%/35%
Plat Deduction	Percent of Land Used for: Roads	0%	15%
	Percent of Land Designated: Critical Areas (Constrained)	N/A	N/A
	Percent of Land Used for: Recreation / Park	N/A	N/A
Percent of Land Used for: Public Facilities / Institutions			49 acres of open space along the Mashell River, subtract 18 acres from MU and 24 acres from SF-1 3 acres from MU zone for public safety building.

Table 4 - Town of Eatonville: Development Assumptions and Trends		
	2001-2005 Average	2022 Assumptions
Percent of Land in Residentially Zoned Districts for non-residential uses (i.e. churches)	0%	5%
Percent of Land Unavailable for Development		Residential:25% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%
Employees per Gross Acre	³ Manufacturing/Warehousing – 11.15 employees Commercial/Services – 19.37 employees	Mfg./Warehousing – 11.15 Commercial/Services – 19.37

¹ 2000 Census² 2000 Census pphh reduced by 5.5 percent.³ Pierce County Employment Intensity Survey, 2006.

Table 5 - Town of Eatonville: Assumptions for Vacant, Vacant Single Unit Lots, Underdeveloped and Redevelopable Commercial/Industrial Parcels				
Zoning District	Vacant	Vacant (Single Unit)	Underdeveloped ¹	Redevelopable Commercial/ Industrial²
SF1	Greater than or equal to .55 acres	Less than .55 acres	Greater than or equal to .55 acres	
SF2	Greater than or equal to .48 acres	Less than .48 acres	Greater than or equal to .48 acres	
SF3	Greater than or equal to .34 acres	Less than .34 acres	Greater than or equal to .34 acres	
MF1	No Acreage Threshold		Greater than or equal to .55 acres	Land value greater than or equal to improvement value
MF2	No Acreage Threshold		Greater than or equal to .48 acres	Land value greater than or equal to improvement value
C1	No Acreage Threshold		Greater than or equal to .39 acres	Land value greater than or equal to improvement value
C2	No Acreage Threshold		Greater than or equal to .57 acres	Land value greater than or equal to improvement value

Table 5 - Town of Eatonville: Assumptions for Vacant, Vacant Single Unit Lots, Underdeveloped and Redevelopable Commercial/Industrial Parcels				
Zoning District	Vacant	Vacant (Single Unit)	Underdeveloped ¹	Redevelopable Commercial/ Industrial²
AP	No Acreage Threshold		Greater than or equal to 1.2 acres	Land value greater than or equal to improvement value
I	No Acreage Threshold			Land value greater than or equal to improvement value

¹ Exception: Improvement value greater than \$500,000

² Exception: Condominium ownership.

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

Zoning District		SF-1				SF-2				SF-3			
Land Type		Vacant	Vacant (Single Family)	Underdev.	Redev. MF	Vacant	Vacant (Single Family)	Underdev.	Redev. MF	Vacant	Vacant (Single Family)	Underdev.	Redev. MF
Gross Acres¹		73.10	13.24	80.01	0	62.02	24.59	67.43	0	1.89	4.35	8.27	0
Future Capital Facilities		24		0		0		0	0	0		0	
Adjusted Gross Acres		49.1		80.1		62.02		67.43		1.89		8.27	
Individual Plat Deductions	Roads	7.3		12.0		9.3		10.11		.28		1.24	
	Critical Areas	N/A		N/A		N/A		N/A		N/A		N/A	
	Parks and Open Space	N/A		N/A		N/A		N/A		N/A		N/A	
Net Acres		41.8		68.1		52.72		57.32		1.61		7.03	
Non-Residential Uses		2.09		3.4		2.63		2.86		.08		.35	
Adjusted Net Acres		39.71		64.7		50.09		54.45		1.53		6.68	
Land Unavailable for Development		9.9		16.17		12.52		13.61		.38		1.67	
Final Adjusted Net Acres		29.81		48.53		37.57		40.84		1.15		5.01	
Total Adjusted Net Acres		78.34				78.41				6.16			
One Dwelling Unit per Vacant (single) Lot			32				98				30		
Displaced Unit				30				26				15	

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 "Development Assumptions and Trends."

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

Zoning District		MF1				MF2							
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF
Gross Acres¹		33.96	0	13.30	0	6.64	0	0.96	0				
Future Capital Facilities		0		0		0		0					
Adjusted Gross Acres		33.96		13.30		6.64		.96					
Individual Plat Deductions	Roads	5.09		2.0		1.0		0.14					
	Critical Areas	N/A		N/A		N/A		N/A					
	Parks and Open Space	N/A		N/A		N/A		N/A					
Net Acres		28.87		11.30		5.64		.82					
Non-Residential Uses		1.44		.57		.28		.04					
Adjusted Net Acres		27.43		10.73		5.36		.78					
Land Unavailable for Development		6.85		2.68		1.34		.19					
Final Adjusted Net Acres		20.58		8.05		4.02		.59					
Total Adjusted Net Acres		28.63				4.61							
One Dwelling Unit per Vacant (single) Lot													
Displaced Unit				3				2					

¹For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 “Development Assumptions and Trends.”

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

Zoning District		C1				AP							
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF
Gross Acres¹		1.5	0	.9	0.21	57.63	0	55.95	0				
Future Capital Facilities		0		0		0		0					
Adjusted Gross Acres		1.5		.9	.21	57.63		55.95					
Individual Plat Deductions	Roads	.225		.14	.03	8.64		8.39					
	Critical Areas	N/A		N/A	N/A	N/A		N/A					
	Parks and Open Space	N/A		N/A	N/A	N/A		N/A					
	Stormwater Facilities	N/A		N/A	N/A	N/A		N/A					
Net Acres		1.275		.76	.18	48.99		47.56					
Non-Residential Uses		N/A		N/A	N/A	2.45		2.38					
Adjusted Net Acres		1.275		.76	.18	46.54		45.18					
Land Unavailable for Development		.126		.19	.09	11.63		11.29					
Final Adjusted Net Acres		1.149		.57	.09	34.91		33.89					
Total Adjusted Net Acres		1.81				68.80							
One Dwelling Unit per Vacant (single) Lot													
Displaced Unit				6	1			9					

¹For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 "Development Assumptions and Trends."

Table 7 - Town of Eatonville: Housing Unit Needs						
2006 Housing Units¹	Adjusted 2022 Population	Assumed 2022 Household Size	2022 Housing Units Needed	Additional Housing Needed ('06 – '22)	Plus Displaced Units²	Total Housing Units Needed³
958	2,780	2.44	1,139	181	76	257

¹ Source OFM April 1, 2006 estimate

² Existing housing units associated with underdeveloped and multi-family redevelopable parcels adjusted down to reflect “unavailable to develop” assumption.

³ Total housing needs associated with allocated population assuming 100% occupancy.

Table 8 - Town of Eatonville: Housing Unit Capacity					
Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	Plus 1 Dwelling Unit per Vacant (single-unit) Lot	Housing Capacity
SF-1	78.34	4.53	355	32	387
SF-2	78.41	5.18	406	98	504
SF-3	6.16	7.26	45	30	75
MF1	28.63	16	458	0	458
MF2	4.61	23	106	0	106
C1	1.81	8.7	16	0	169
AP	68.80	2	138	0	138
				Total Housing Capacity	1,837

Table 9 - Town of Eatonville: Supply of Land for Commercial/Industrial Employment						
Zoning District	C1			C2		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	2.59	1.38	3.9	20.63	18.55	22.93
Future Capital Facilities	0	0	0	0	0	0
Gross Acres with Facilities Deduction	2.59	1.38	3.9	20.63	18.55	22.93
Land Unavailable for Development	.25	.345	1.95	2.06	4.63	11.46
Adjusted Gross Acres	2.34	1.04	1.95	18.57	13.92	11.46
Total Adjusted Gross Acres	5.33			43.95		
Displaced Unit					7	

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 9 - Town of Eatonville: Supply of Land for Commercial/Industrial Employment						
Zoning District	I					
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	19.26	0	0			
Future Capital Facilities	0					
Gross Acres with Facilities Deduction	19.26					
Land Unavailable for Development	1.93					
Adjusted Gross Acres	17.33					
Total Adjusted Gross Acres	17.33					
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 10 - Town of Eatonville: Employment Needs				
2006 Employment Estimate¹	2022 Employment Target	Employment Growth (2006-2022)	Plus Displaced Employees from Redevelopable Commercial²	Additional Employment Needs
1,350	2,400	1,050	62	1,112

¹ Town of Eatonville provided local 2005 estimates.

² Displaced employees associated with redevelopable lands are adjusted down to reflect “unavailable to develop” assumption.

Table 11 - Town of Eatonville: Employment Capacity				
Commercial / Industrial Designation	Zoning District	Adjusted Net Acres	Employees per Acre	Employment Capacity
Commercial	C1	5.33	19.37	103
Commercial	C2	43.95	19.37	851
Industrial	I	17.33	11.15	193
			Total Employment Capacity	1,147

City of Edgewood

The City's 2006 population and employment estimates and 2022 population allocation and employment targets are provided below:

	Population	Employment
2006	9,510 ¹	1,191 ⁴
2022	13,700 ²	1,431 ⁵
Adjusted 2022³	13,700	

¹ April 1, 2006 OFM Population Estimate

² Pierce County Ordinance No. 2003-104s.

³ Adjusted to incorporate property annexed since 2001.

⁴ Covered Employment estimate from Washington EDS, minus resource/construction jobs.

⁵ Employment Target accepted by PCRC on January 18, 2007. Represents ESD covered employment, minus resource/construction jobs.

The City's initial GMA Comprehensive Plan was adopted and became effective on July 24, 2002. Land use densities in the City of Edgewood are based on net land area that reflects many environmental constraints, subtracting critical areas and their associated buffers including wetlands, streams, landslide hazard areas, and flood areas within the City. The following table describes the City's 11 land use designations and the implementing zones:

Edgewood Land Use Designations	Implementing Zones
<u>Single-Family – Low Density</u> Provides for single-family lots in areas constrained by physical limitations. These areas are also the historic areas where patterns of agriculture, horticulture, hobby farms, open space and suburban residential lots have existed in the past. Allows densities up to 2 dwelling units per acre.	<u>Single Family Low Zoning District (SF-2)</u> Provides for a continuation of large residential lots in specific areas where a pattern of large lots and extensive tree coverage exists. Preserves the identity of these residential areas; preserves significant tree stands; and reduces traffic volumes in the east-west arterial corridors. Allows densities ranging from 1 to 2 dwelling units per acre.
<u>Single-Family – Moderate Density</u> Provides for single-family homes that support established residential neighborhoods. Encourages infill development up to 3 dwelling units per acre depending on site conditions.	<u>Single-Family Moderate Zoning District (SF-3)</u> Provides for single-family dwellings in established residential neighborhoods at densities ranging from 1 to 3 dwelling units per acre.
<u>Single-Family – High Density</u> Provides for single-family and duplex homes in support of a new Town Center at a density of up to 5 dwelling units per acre plus up to 50 percent bonus densities for affordable housing.	<u>Single-Family High Zoning District (SF-5)</u> Provides for single-family dwellings in established residential neighborhoods at densities ranging from 2.5 to 5 dwelling units per acre.

Edgewood Land Use Designations	Implementing Zones
<p><u>Mixed Residential – Low Density</u> Provides for low-density residential uses with a variety of urban housing types and designs at a density of up to 4 dwelling units per acre plus up to 50 percent bonus densities for affordable housing.</p>	<p><u>Mixed Residential 1 Zoning District (MR-1)</u> Promotes residential renewal to small-lot detached dwellings, duplexes, and townhouses. Provides for moderate residential density using a variety of urban housing types and designs. Allows a variety of housing forms, either mixed within a single site or mixed within a general area, with varied dwelling types. Allows densities up to 4 dwelling units per acre.</p>
<p><u>Mixed Residential – Moderate Density</u> Provides for moderate-density residential uses with a variety of urban housing types and designs at a density up to 8 dwelling units per acre plus up to 50 percent bonus densities for affordable housing.</p>	<p><u>Mixed Residential 2 Zoning District (MR-2)</u> Promotes residential renewal to small-lot detached dwellings, duplexes, and townhouses. Provides for moderate residential density using a variety of urban housing types and designs. Allows a variety of housing forms, either mixed within a single site or mixed within a general area, with varied dwelling types. Allows densities up to 8 dwelling units per acre.</p>
<p><u>Mixed Use Residential</u> Allows for the mixing of commercial, professional offices, and some limited light industrial uses as well as the multiple-family and single-family residential at a density up to 6 dwelling units per acre plus up to 50 percent bonus densities for affordable housing.</p>	<p><u>Mixed Use Residential Zoning District (MUR)</u> Allows a mix of multiple-family residential, single-family, commercial, professional offices, and some light industrial uses. Includes areas with concentrations of commercial, office and multi-unit developments located along major arterials. Allows densities up to 6 dwelling units per acre.</p>
<p><u>Commercial</u> Provides for a wide range of commercial uses that provide easy access for automobiles, but also provide pedestrian and bicycle access. Encourages residential uses at a density up to 8 dwelling units per acre plus up to 50 percent bonus densities for affordable housing. Creates a focus of service and retail jobs that are dependent upon automobiles at an estimated 20 jobs per acre.</p>	<p><u>Commercial Zoning District (C)</u> Promotes employment, services, retail, and business uses serving and linking neighborhoods to Edgewood’s major transportation networks, including pedestrian and bicycle access. Allows densities 4 up to 8 dwelling units per acre.</p>

Edgewood Land Use Designations	Implementing Zones
<u>Town Center</u> Provides for a small town center and regional destination by creating a special commercial focus that is based on Edgewood's unique local character. Intends to attract significant numbers of additional specialty retail/commercial jobs at 30 jobs per acre. Encourages planned multiple family and senior housing that support the surrounding commercial uses in the town center. Allows densities up to 10 dwelling units per acre plus up to 50 percent bonus densities for affordable housing.	<u>Town Center Zoning District (TC)</u> Provides a small town center and regional destination by creating a special commercial focus based on Edgewood's unique local character. Encourages planned multiple family and senior housing that supports the surrounding commercial activities. Allows densities up to 10 dwelling units per acre. <u>Town Center Density Overlay Zone</u> Properties within the overlay boundaries are allowed densities up to 16 dwelling units per acre.
<u>Business Park</u> Allows a mix of light industrial, professional offices, supporting commercial and supporting residential. Encourages supporting residential uses. Provides an estimated 15 jobs per acre.	<u>Business Park Zoning District (BP)</u> Provides for a coordination of uses and design that encourage a mix of light industrial and professional offices. Encourages small to moderate sized incubator businesses in research, manufacturing, warehousing, contracting, and supporting services.
<u>Industrial</u> Provides for regional research, manufacturing, warehousing, and other regional employment. Provides an average of 12 jobs per acre.	<u>Industrial Zoning District (I)</u> Provides for regional research, light manufacturing, warehousing, and other major regional employment uses. Limited to areas where regional transportation access is available.
<u>Public</u> Provides for all uses associated with public services whether they are provided by public or private entities. Allows municipal buildings, community centers, services, libraries, and public and private schools, publicly owned parks, open spaces, and recreational areas.	<u>Public Zoning District (P)</u> Provides for moderate- and large-scale activities relating to the purpose of state and local governmental entities and semi-public institutions providing necessary public services. Allows for the specialized needs of providing public services to all areas of Edgewood.

Table 1a - City of Edgewood: Summary of Building Permits for Multi-Family Development							
Land Use Designation	Zoning District	Density/ Units	2001	2002	2003	2004	2005
		Density	N/A	N/A	N/A	N/A	N/A
		Units					

Table 1b - City of Edgewood: Summary of Building Permits for Single-Family Development							
Land Use Designation	Zoning District	Density/Units	2001	2002	2003	2004	2005
SF-Low	SF-2	Density	1.01	1.62	0.72	0.22	0.70
		Units	22	10	8	2	11
SF-Mod	SF-3	Density	1.02	1.15	1.01	1.78	1.01
		Units	42	8	19	4	8
SF-High	SF-5	Density	0.30	N/A	N/A	N/A	N/A
		Units	1				
MR-Mod	MR-2	Density	N/A	N/A	2.34	N/A	N/A
		Units			1		

Table 2 - City of Edgewood: Summary of Parcel-Specific Residential Platting Activity							
Land Use Designation	Zoning District	Density /Lots	2001	2002	2003	2004	2005
Commercial	Commercial	Gross	N/A	N/A	0.99		N/A
		Net			1.29		
		Lots			2		
SF-Low	SF-2	Gross	0.77	0.38	0.79	0.39	N/A
		Net	0.82	.61	0.10	0.45	
		Lots	6	17	25	14	
SF-Mod	SF-3	Gross	N/A	0.49	0.74	1.12	N/A
		Net		1.42	0.74	1.24	
		Lots		4	2	15	
MR-Mod	MR-2	Gross	N/A	N/A	N/A	N/A	N/A
		Net					
		Lots					

Table 3 - City of Edgewood: Summary of Parcel-Specific Commercial and Industrial Development Activity							
Land Use Designation	Zoning District		2001	2002	2003	2004	2005
Commercial	Commercial	Gross Acres	N/A	2.49	N/A	N/A	N/A
		Bldg. Sq. Ft.		8,130			
		FAR		0.08			
Public	Public	Gross Acres	12.31	N/A	N/A	N/A	N/A
		Bldg. Sq. Ft.	51,673				
		FAR	0.10	N/A	N/A	N/A	N/A

Table 3 - City of Edgewood: Summary of Parcel-Specific Commercial and Industrial Development Activity							
Land Use Designation	Zoning District		2001	2002	2003	2004	2005
SF-Mod	SF-3	Gross Acres	N/A	8.27	N/A	N/A	N/A
		Bldg. Sq. Ft.		34,000			
		FAR		0.09			

Table 4 - City of Edgewood: Development Assumptions and Trends			
		2001-2005 Average	2022 Assumptions
People per Household		2.67 ¹	2.52 ²
Residential Density		Refer to tables 1 and 2.	SF-2: 2 du/na SF-3: 3 du/na SF-5: 5 du/na MR-1: 4 du/na MR-2: 8 du/na MUR: 6 du/na TC: 10 du/na TC Density Overlay: 16 du/na C: 8 du/na
Mixed Use Designations: Percent of Residential and Commercial development		C: 100%/0% SF3: 67%/33%	C: 40/60% TC: 70/30% MUR: 60/40%
Plat Deductions	Percent of Land Used for: Roads	9.8%	9.8%
	Percent of Land Designated: Critical Areas (Constrained)	18.43%	Parcel Specific – wetlands, wetland buffers and steep slopes. Steep slopes have a 75 foot buffer, buffers for moderate slopes are 25 feet, buffers for wetlands are shown at 100 feet, flood hazards are shown at 100 feet, and streams are shown varying from 35 to 150 feet.
	Percent of Land Used for: Recreation / Park	2%	11%

Table 4 - City of Edgewood: Development Assumptions and Trends		
	2001-2005 Average	2022 Assumptions
Percent of Land Used for: Public Facilities / Institutions	1.8%	1.9%
Percent of Land in Residentially Zoned Districts for non- residential uses	4.8%	5%
Percent of Land Unavailable for Development		Residential: vacant, 25% underdeveloped, 25% Redevelopable MF, 75% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%
Employees per Gross Acre	³ Manufacturing/Warehousing – 11.15 employees Commercial/Services – 19.37 employees	Mfg./Warehousing – 11.15 Commercial/Services – 19.37

¹ 2000 Census² 2000 Census pphh reduced by 5.5 percent.³ Pierce County Employment Intensity Survey, 2006.

Table 5 - City of Edgewood: Assumptions for Vacant, Vacant Single Unit Lots, Underdeveloped and Redevelopable Commercial/Industrial Parcels				
Zoning District	Vacant	Vacant (Single Unit)	Underdeveloped¹	Redevelopable Commercial/ Industrial²
SF2	Greater than or equal to 1.25 acres	Less than 1.25 acres	Greater than or equal to 1.25 acres	
SF3	Greater than or equal to .83 acres	Less than .83 acres	Greater than or equal to .83 acres	
SF5	Greater than or equal to .5 acres	Less than .5 acres	Greater than or equal to .5 acres	
MR1	No Acreage Threshold		Greater than or equal to .625 acres	Land value greater than or equal to improvement value
MR2	No Acreage Threshold		Greater than or equal to .31 acres	Land value greater than or equal to improvement value
MUR	No Acreage Threshold		Greater than or equal to .42 acres	Land value greater than or equal to improvement value

Table 5 - City of Edgewood: Assumptions for Vacant, Vacant Single Unit Lots, Underdeveloped and Redevelopable Commercial/Industrial Parcels				
Zoning District	Vacant	Vacant (Single Unit)	Underdeveloped¹	Redevelopable Commercial/ Industrial²
BP	No Acreage Threshold			Land value greater than or equal to improvement value
C	No Acreage Threshold		Greater than or equal to .31 acres	Land value greater than or equal to improvement value
I	No Acreage Threshold			Land value greater than or equal to improvement value
TC	No Acreage Threshold		Greater than or equal to .25 acres	Land value greater than or equal to improvement value

¹ Exception: Improvement value greater than \$500,000. Net developable acreage” means the gross site acreage minus any environmentally constrained lands and roads.

² Exception: Condominium ownership.

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

Table 6 - City of Edgewood: Supply of Land/ Lots for Residential Development													
Zoning District		SF2				SF3				SF5			
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF
Gross Acres ¹		449.38	61.69	362.55	0	450.45	84.23	396.31	1.02	3.54	0	22.05	0
Future Capital Facilities		0		0		0		0	0	0		0	
Adjusted Gross Acres		449.38		362.55		450.45		396.31	1.02	3.54		22.05	
Individual Plat Deductions	Roads	44.03		35.53		44.14		37.65	.09	.33		2.09	
	Critical Areas	210.90		20.04		111.97		15.38	.86	.90		.86	
	Parks and Open Space	49.43		39.88		49.55		43.59	.11	.38		2.42	
Net Acres		145.02		267.10		244.79		299.69	0	1.93		16.68	
Non-Residential Uses		7.25		13.35		12.23		14.98		.09		.83	
Adjusted Net Acres		137.77		253.75		232.56		284.71		1.84		15.85	
Land Unavailable for Development		34.44		63.43		58.14		71.17		.46		3.96	
Final Adjusted Net Acres		103.33		190.32		174.42		213.54		1.38		11.89	
Total Adjusted Net Acres		293.65				387.96				13.27			
One Dwelling Unit per Vacant (single) Lot			121				213						
Displaced Unit				120				160	8			9	

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 “Development Assumptions and Trends.”

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

Table 6 - City of Edgewood: Supply of Land/Lots for Residential Development												
Zoning District		MR1				MR2						
Land Type	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF
Gross Acres ¹	51.02		11.00		68.07		19.16					
Future Capital Facilities	0		0		0		0					
Adjusted Gross Acres	51.02		11.00		68.07		19.16					
Individual Plat Deductions	Roads	4.99		1.07		6.67		1.87				
	Critical Areas	13.87		.80		20.77		1.80				
	Parks and Open Space	5.61		1.21		7.48		2.10				
Net Acres	26.55		7.92		33.15		13.39					
Non-Residential Uses	1.32		.39		1.65		.67					
Adjusted Net Acres	25.23		7.53		31.50		12.72					
Land Unavailable for Development	6.30		1.88		7.87		3.18					
Final Adjusted Net Acres	18.93		5.65		23.63		9.54					
Total Adjusted Net Acres	24.58				33.17							
One Dwelling Unit per Vacant (single) Lot												
Displaced Unit			2				5					

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 “Development Assumptions and Trends.”

**Table 6 - Town of Edgewood:
Supply of Land/Lots for Commercial Development**

Zoning District		MUR				C				TC			
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF
Gross Acres		8.47	0	0	0	20.10	0	0	0	14.43	0	12.45	0
Future Capital Facilities		0				0				0		0	
Adjusted Gross Acres		8.47				20.10				14.43		12.45	
Individual Plat Deductions	Roads	.83				1.96				1.41		1.22	
	Critical Areas	.07				7.07				0		.44	
	Parks and Open Space	.93				.77				1.58		1.37	
Net Acres		6.64				10.30				11.44		9.42	
Non-Residential Uses		N/A				N/A				N/A		N/A	
Adjusted Net Acres		6.64				10.30				11.44		9.42	
Land Unavailable for Development		1.66				2.57				2.86		2.35	
Final Adjusted Net Acres		4.98				7.73				8.58		7.07	
Total Adjusted Net Acres		4.98				7.73				15.65			
One Dwelling Unit per Vacant (single) Lot													
Displaced Unit													

¹For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 “Development Assumptions and Trends.”

Table 7 - City of Edgewood: Housing Unit Needs

2006 Housing Units¹	Adjusted 2022 Population	Assumed 2022 Household Size	2022 Housing Units Needed	Additional Housing Needed ('06 – '22)	Plus Displaced Units²	Total Housing Units Needed³
3,759	13,700	2.52	5,437	1,678	240	1,918

¹ Source OFM April 1, 2006 estimate² Existing housing units associated with underdeveloped and multi-family redevelopable parcels adjusted down to reflect “unavailable to develop” assumption.³ Total housing needs associated with allocated population assuming 100% occupancy.**Table 8 - City of Edgewood: Housing Unit Capacity**

Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	Plus 1 Dwelling Unit per Vacant (single-unit)	Housing Capacity
SF2	293.65	2	587	121	708
SF3	387.96	3	1,164	213	1,377
SF5	13.27	5	66	0	66
MR1	24.58	4	98	0	98
MR2	33.17	8	265	0	265
MUR	4.98	6	30	0	30
C	7.73	8	62	0	62
TC	15.65	10	157	0	157
				Total Housing Capacity	2,763

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

Zoning District	MUR			C		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	1.71	2.81	1.13	8.57	3.58	18.01
Future Capital Facilities	0	0	0	2.5	0	0
Gross Acres with Facilities Deduction	1.71	2.81	1.13	6.07	3.58	18.01
Land Unavailable for Development	.17	.70	.56	.60	.89	9.00

Table 9 - City of Edgewood: Supply of Land for Commercial/Industrial Employment						
Zoning District	MUR			C		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Adjusted Gross Acres	1.43	2.11	.57	5.47	2.69	9.01
Total Adjusted Gross Acres	4.11			17.17		
Displaced Unit		3			5	

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 9 - City of Edgewood: Supply of Land for Commercial/Industrial Employment						
Zoning District	TC			BP		
Land Type	Vacant	Underdev.	Redev Com'l/ Industrial	Vacant	Underdev.	Redev Com'l/ Industrial
Gross Acres¹	0	5.59	5.94	20.70	0	8.14
Future Capital Facilities		0	0	0		0
Gross Acres with Facilities Deduction		5.59	5.94	20.70		8.14
Land Unavailable for Development		1.39	2.97	2.07		4.07
Adjusted Gross Acres		4.20	2.97	18.63		4.07
Total Adjusted Gross Acres	7.17			22.70		
Displaced Unit		8				

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 9 - City of Edgewood: Supply of Land for Commercial/Industrial Employment						
Zoning District	I					
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	0	0	13.94			
Future Capital Facilities			0			

Table 9 - City of Edgewood: Supply of Land for Commercial/Industrial Employment						
Zoning District	I					
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres with Facilities Deduction			13.94			
Land Unavailable for Development			6.97			
Adjusted Gross Acres			6.97			
Total Adjusted Gross Acres	6.97					
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 10 - City of Edgewood: Employment Needs				
2006 Employment Estimate¹	Adjusted 2022 Employment Target	Employment Growth (2006-2022)	Plus Displaced Employees from Redevelopable Commercial²	Additional Employment Needs
1,191	1,431	240	24	264

¹ Source ESD April 1, 2006 covered jobs estimate minus resource/construction jobs.

² Displaced employees associated with redevelopable lands are adjusted down to reflect “unavailable to develop” assumption.

Table 11 - City of Edgewood: Employment Capacity				
Commercial / Industrial Designation	Zoning District	Adjusted Net Acres	Employees per Acre	Employment Capacity
Commercial	MUR	4.11	19.37	80
	C	17.17	19.37	332
	TC	7.17	19.37	139
	BP	22.70	19.37	440
Industrial	I	6.97	11.15	74
			Total Employment Capacity	1,065

City of Fife

The City's 2006 population and employment estimates and 2022 population allocation and employment targets are provided below.

	Population	Employment
2006	6,135 ¹	11,571 ⁴
2022	8,900 ²	15,271 ⁵
Adjusted 2022³	8,900	

¹ April 1, 2006 OFM Population Estimate

² Pierce County Ordinance No. 2003-104s.

³ Adjusted to incorporate property annexed since 2001.

⁴ Covered Employment estimate from Washington EDS, minus resource/construction jobs.

⁵ Employment Target accepted by PCRC on January 18, 2007. Represents ESD covered employment, minus resource/construction jobs.

The City's GMA Comprehensive Plan was adopted on May 28, 1996 and implementing regulations were adopted two years later on July 28, 1998. The City of Fife's Comprehensive Plan contains seven land use designations and the regulations create 10 implementing zones. The City implements densities using a net calculation, deducting critical areas and buffers, roads, and public use space. The following table describes the City's land use designations and zoning:

Fife Land Use Designations	Implementing Zones
<u>Low Density Single Family Residential</u> Provides for low-density neighborhoods of single-family homes at a density of 4 to 5 dwelling units per acre.	<u>Single-Family Residential (SFR) District</u> Provides for a restful, single-family residential neighborhood at a density of 4 to 5 dwelling units per acre.
<u>Small-Lot Single Family Residential</u> Encourages single-family neighborhoods with reduced lots sizes. Allows more dwellings per acre than in traditional single-family residential areas with densities at about 8 units per acre.	<u>Small Lot Residential (SLR) District</u> Allows for small residential lots while maintaining an overall district housing density suitable for a single-family atmosphere. Provides for a restful, predominantly single-family residential neighborhood at a density of 7 to 9 dwelling units per acre.
<u>Medium Density Residential</u> Encourages a fairly wide variety of both densities and housing types. Allows densities ranging from 10 to 15 dwelling units per acre.	<u>Medium Density Residential (MDR) District</u> Provides for a mixture of residential dwelling units, including single-family, duplex and multi-family dwelling units. Allows densities ranging from 10 to 15 dwelling units per acre.

Fife Land Use Designations	Implementing Zones
<p><u>High Density Residential</u> Encourages the development of apartment buildings. Allows densities ranging from 14 to 25 dwelling units per acre.</p>	<p><u>High Density Residential (HDR) District</u> Provides for predominantly multi-family residences, with the inclusion of single-family residences and duplexes. Allows densities ranging from 14 to 25 dwellings per acre.</p>
<p><u>Mixed Uses Areas (Commercial/Medium Density Residential)</u> Encourage residential uses within all existing and new commercial areas. This can include commercial or office uses on the first floor with residences on the second. Allows densities ranging from 10 to 14 dwelling units per acre.</p>	<p><u>Neighborhood Residential (NR) District</u> Provides for primarily single-family residences and limited duplex and multifamily dwelling units. Limited supportive commercial, service and professional uses are encouraged. Allows densities ranging from 10 to 15 dwelling units per acre.</p> <p><u>Neighborhood Commercial (NC) District</u> Provides areas for commercial and residential uses. Uses include professional offices, low intensity retail establishments, mixed use developments and a variety of housing densities and types. Allows commercial uses with a relatively small customer base. Allows densities ranging from 10 to 11 dwelling units per acre.</p>
<p><u>Mixed Commercial/High Density Residential</u> Provides for fairly intense land uses and creates residential development mixed with offices, small stores and service buildings. Allows densities ranging from 14 to 25 dwelling units per acre.</p>	<p><u>Community Commercial (CC) District</u> Provides areas for community-oriented retail, service, professional, recreational and entertainment uses. Encourages pedestrian-oriented storefronts and plaza-based intersections. Allows residential uses, including single-family, duplex, multi-family and mixed use developments at a density of 10 to 17 dwelling units per acre.</p> <p><u>Regional Commercial (RC) District</u> Provides for retail, service and office uses that primarily serve the businesses, tourists and general Puget Sound population. Encourages street-based store frontages and plazas that provide for a pedestrian atmosphere. Provides for a variety of housing densities and types at a density of 7 to 17 dwelling units per acre.</p> <p><u>Business Park (BP) District</u> Provides for a mix of relatively small, limited light manufacturing uses, product assembly and wholesale trade; business and professional services; research, business and corporate offices; and limited retail and commercial uses.</p>

Fife Land Use Designations	Implementing Zones
<u>Light Industrial Development</u> Provides lands for industrial development.	<u>Industrial (I) District</u> Provides appropriate areas for industrial activities that are complementary and not detrimental to neighboring commercial and residential districts. Uses include assembling, distributing, manufacturing, packaging, warehousing, research and related administrative and commercial activities

Table 1 - City of Fife: Summary of Building Permits for Multi-Family Development							
Land Use Designation	Zoning District	Density/ Units	2001	2002	2003	2004	2005
Ptarmigan	CC	Gross	N/A	N/A	N/A	6.77	N/A
		Net				6.77	
		Units				70	
Ptarmigan	CC	Gross	N/A	N/A	N/A	13.87	N/A
		Net				13.87	
		Units				82	
The Meadows	High Density Residential	Gross	N/A	N/A	N/A	13.80	13.40
		Net				13.80	13.40
		Units				140	134

Table 2 - City of Fife: Summary of Parcel-Specific Residential Platting Activity							
Land Use Designation	Zoning District	Density/ Lots	2001	2002	2003	2004	2005
Radiance Phase 1, 2, 3	NR	Gross				4.40	4.50
		Net				4.50	4.70
		Lots				172	517
Saddle Creek 1, 2	MDR	Gross				4.25	4.25
		Net				7.60	7.60
		Lots				115	115

T2 Fife split development by year and percent completed

Table 3 - City of Fife: Summary of Parcel-Specific Commercial and Industrial Development Activity							
Land Use Designation	Zoning District		2001	2002	2003	2004	2005
Mixed Commercial/ HDR	Regional Commercial	Gross Acres	10.18		5.33	19.13	2.21
		Bldg. Sq. Ft.	61,593		14,690	50,923	29,344
		FAR	0.14		0.06	0.06	0.30
Industrial	Industrial	Gross Acres	2.94	22.41	70.88	11.06	70.45
		Bldg. Sq. Ft.	39,220	362,923	18,940	346,350	775,420
		FAR	0.31	0.37	0.01	0.72	0.25
HDR	Community/ Commercial	Gross Acres		2.36			
		Bldg. Sq. Ft.		1,344			
		FAR		0.01			
MDR	SFR	Gross Acres		0.84			
		Bldg. Sq. Ft.		14,400			
		FAR		0.39			
Mixed Commercial/ HDR	Community/ Commercial	Gross Acres					
		Bldg. Sq. Ft.					
		FAR					
Mixed Commercial/ HDR	MDR	Gross Acres		5.19			
		Bldg. Sq. Ft.		43,948			
		FAR		0.19			
Mixed Commercial/ HDR	Neighborhood	Gross Acres				0.41	5.00
		Bldg. Sq. Ft.				1,680	1,200
		FAR				0.09	0.006

Table 4 - City of Fife: Development Assumptions and Trends			
		2001-2005 Average	2022 Assumptions
People per Household		2.22 ¹	2.3
Residential Density		Refer to tables 1 and 2.	SFR: 4du/a SLR 7: du/a MDR: 10 du/a HDR: 14 du/a NR, RC, CC: 10 du/a
Mixed Use Designations: Percent of Residential and Commercial development		CC:85%/15% NR:90%/10%	CC:15%/85% NR:90%/10% RC:80%/20%
Plat Deductions	Percent of Land Used for: Roads	0.48%	20%
	Percent of Land Designated: Critical Areas (Constrained)	12.81%	16%
	Percent of Land Used for: Recreation / Park	N/A	10%
Percent of Land Used for: Public Facilities / Institutions			5%
Percent of Land in Residentially Zoned Districts for non- residential uses		MDR: 9%	5%
Percent of Land Unavailable for Development			30%
Employees per Gross Acre		² Manufacturing/Warehousing – 11.15 employees Commercial/Services – 19.37 employees	Mfg/ Warehousing – 11.15 Commercial/Services – 19.37

¹ 2000 Census² Pierce County Employment Intensity Survey, 2006.

Table 5 - Town of Fife: Assumptions for Vacant, Vacant Single Unit Lots, Underdeveloped and Redevelopable Commercial/ Industrial Parcels				
Zoning District	Vacant	Vacant (Single Unit)	Underdeveloped¹	Redevelopable Commercial/ Industrial²
SFR	Greater than or equal to .625 acres	Less than .625 acres	Greater than or equal to .625 acres	
SLR	Greater than or equal to .35 acres	Less than .35 acres	Greater than or equal to .35 acres	
NR	Greater than or equal to .25 acres	Less than .25 acres	Greater than or equal to .25 acres	
BP	No acreage threshold			Land value greater than or equal to improvement value
CC	No acreage threshold		Greater than or equal to 1.03 acres	Land value greater than or equal to improvement value
HDR	No acreage threshold			Land value greater than or equal to improvement value
I	No acreage threshold			Land value greater than or equal to improvement value
MDR	No acreage threshold			Land value greater than or equal to improvement value
NC	No acreage threshold		Greater than or equal to .52 acres	Land value greater than or equal to improvement value
RC	No acreage threshold		Greater than or equal to 1.55 acres	Land value greater than or equal to improvement value

¹Exception: Improvement value greater than \$500,000. Net acreage after critical areas subtracted.

²Exception: Condominium ownership.

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

Zoning District		SFR				SLR				MDR			
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF
Gross Acres¹		19.04	3.54	21.88	0	0	0	1.37	0	81.08	0	0	0
Future Capital Facilities		2.75		0				0		0			
Adjusted Gross Acres		16.29		21.88				1.37		81.08			
Individual Plat Deductions	Roads	3.2		4.38				.27		16.21			
	Critical Areas	2.6		3.5				.22		12.97			
	Parks and Open Space	1.62		2.18				.14		8.1			
Net Acres		8.87		11.82				.74		43.8			
Non-Residential Uses		.44		.59				.07		2.19			
Adjusted Net Acres		8.43		11.23				.67		41.61			
Land Unavailable for Development		2.3		3.37				.20		12.48			
Final Adjusted Net Acres		6.13		7.86				.47		29.13			
Total Adjusted Net Acres		13.99				.47				29.13			
One Dwelling Unit per Vacant (single) Lot			8										
Displaced Unit								1					

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 "Development Assumptions and Trends."

Table 6 – City of Fife: Supply of Land/Lots for Residential Development													
Zoning District		HDR				NR							
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF
Gross Acres ¹		20.06	0	0	0	57.81	27.54	10.30	0				
Future Capital Facilities		0				0		0					
Adjusted Gross Acres		20.06				57.81		10.3					
Individual Plat Deductions	Roads	4.01				11.56		2.06					
	Critical Areas	3.20				9.25		1.64					
	Parks and Open Space	2.0				5.78		1.03					
Net Acres		10.85				31.22		5.57					
Non-Residential Uses		.54				1.56		N/A					
Adjusted Net Acres		10.31				29.66		5.57					
Land Unavailable for Development		3.09				8.89		1.67					
Final Adjusted Net Acres		7.22				20.77		3.90					
Total Adjusted Net Acres		7.22				24.67							
One Dwelling Unit per Vacant (single) Lot							351						
Displaced Unit								5					

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 “Development Assumptions and Trends.”

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

Zoning District		CC				RC							
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF
Gross Acres ¹		22.4	0	0	0	56.18	0	0	176.5				
Future Capital Facilities		0				13.5			32.61				
Adjusted Gross Acres		22.4				42.68			143.89				
Individual Plat Deductions	Roads	4.48				8.5			28.78				
	Critical Areas	3.58				6.82			23.02				
	Parks and Open Space	2.24				4.27			14.38				
Net Acres		12.1				23.09			77.71				
Non-Residential Uses		N/A				N/A			N/A				
Adjusted Net Acres		12.1				23.09			77.71				
Land Unavailable for Development		3.63				6.93			23.31				
Final Adjusted Net Acres		8.47				16.16			54.4				
Total Adjusted Net Acres		8.47				70.56							
One Dwelling Unit per Vacant (single) Lot													
Displaced Unit				15									

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 “Development Assumptions and Trends.”

Table 7 - City of Fife: Housing Unit Needs						
2006 Housing Units¹	Adjusted 2022 Population	Assumed 2022 Household Size	2022 Housing Units Needed	Additional Housing Needed ('06 – '22)	Plus Displaced Units²	Total Housing Units Needed³
2,879	8,900	2.3	3,869	990	18	1,008

¹ Source OFM April 1, 2006 estimate

² Existing housing units associated with underdeveloped and multi-family redevelopable parcels adjusted down to reflect “unavailable to develop” assumption.

³ Total housing needs associated with allocated population assuming 100% occupancy.

Table 8 - City of Fife: Housing Unit Capacity					
Residential Designation Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	Plus 1 Dwelling Unit per Vacant (net) Lot	Housing Capacity
SFR	13.99	4	56	8	64
SLR	.47	7	3	0	3
MDR	29.13	10	291	0	291
HDR	7.22	14	102	0	102
NR	24.67	10	247	351	598
CC	8.47	10	85	0	85
RC	70.56	10	706	0	706
				Total Housing Capacity	1,849

Table 9 - City of Fife: Supply of Land for Commercial/Industrial Employment						
Zoning District	NC			CC		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres ¹	2.20	6.46	0	63.65	33.36	29.93
Future Capital Facilities	0	0		0	0	0
Gross Acres with Facilities Deduction	2.2	6.46		63.65	33.36	29.93
Land Unavailable for Development	.66	1.94		19.10	10.00	2.90
Adjusted Gross Acres	1.54	4.52		44.55	23.36	27.03
Total Adjusted Gross Acres	6.06			94.94		
Displaced Unit		4			15	

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 9 - City of Fife: Supply of Land for Commercial/Industrial Employment						
Zoning District	RC			BP		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres ¹	0	0	58.17	0	0	14.20
Future Capital Facilities			0			0
Gross Acres with Facilities Deduction			58.17			14.2
Land Unavailable for Development			17.45			4.26
Adjusted Gross Acres			40.72			9.94
Total Adjusted Gross Acres	40.72			9.94		
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 9 - City of Fife: Supply of Land for Commercial/Industrial Employment						
Zoning District	I					
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	433.67		160.58			
Future Capital Facilities	14.00		1.75			
Gross Acres with Facilities Deduction	419.67		158.83			
Land Unavailable for Development	125.90		47.64			
Adjusted Gross Acres	293.77		111.19			
Total Adjusted Gross Acres	404.96					
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 10 - City of Fife: Employment Needs				
2006 Employment Estimate¹	Adjusted 2022 Employment Target	Employment Growth (2006-2022)	Plus Displaced Employees from Redevelopable Commercial²	Additional Employment Needs
11,571	15,271	3,700	1,305	5,005

¹ Source ESD April 1, 2006 covered jobs estimate minus resource/construction jobs.

² Displaced employees associated with redevelopable lands are adjusted down to reflect “unavailable to develop” assumption.

Table 11 - City of Fife: Employment Capacity				
Commercial / Industrial Designation	Zoning District	Adjusted Net Acres	Employees per Acre	Employment Capacity
Commercial	NC	6.06	19.15	116
	CC	94.94	19.15	1,818
	RC	40.72	19.15	780
	BP	9.94	19.15	190
Industrial	I	404.96	11.15	1,070
			Total Employment Capacity	3,974

City of Fircrest

The City's 2006 population and employment estimates and 2022 population allocation and employment targets are provided below.

	Population	Employment
2006	6,260 ¹	1,123 ⁴
2022	6,800 ²	1,349 ⁵
Adjusted 2022³	6,800	

¹ April 1, 2006 OFM Population Estimate

² Pierce County Ordinance No. 2003-104s.

³ Adjusted to incorporate property annexed since 2001.

⁴ Covered Employment estimate from Washington EDS, minus resource/construction jobs.

⁵ Employment Target accepted by PCRC on January 18, 2007. Represents ESD covered employment, minus resource/construction jobs.

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

Fircrest Land Use Designations	Implementing Zones (March 28, 2006)
<u>Low Density Residential</u> Provides for low-density residential areas that include single-family dwellings, accessory dwelling units, small group homes, senior living and residential treatment facilities, and existing duplex or multi-family dwelling units. Allows a building intensity of 4 to 8 dwelling units per acre.	<u>Residential-4 (R-4)</u> Provides for single-family dwellings, accessory dwelling units, and assisted living facilities (including congregate care facilities, convalescent homes, hospice care centers, residential care facilities, and residential treatment facilities). Allows a maximum building intensity of 4 dwelling units per acre. <u>Residential-6 (R-6)</u> Provides for single-family dwellings, accessory dwelling units, and assisted living facilities (including congregate care facilities, convalescent homes, hospice care centers, residential care facilities, and residential treatment facilities). Allows a maximum building intensity of 6 dwelling units per acre.

Fircrest Land Use Designations	Implementing Zones (March 28, 2006)
<p><u>Low Density Residential – Conservation Overlay</u> Provides for low-density residential areas that include single-family dwellings, accessory dwelling units, duplexes, small group homes, senior living and residential treatment facilities, and multi-family dwellings up to four dwelling units per building. All development must comply with low impact development standards. Allows a maximum building intensity of 4 dwelling units per acre.</p>	<p><u>Residential-4-Conservation (R-4-C)</u> Provides for single-family dwellings, duplexes, accessory dwelling units, and assisted living facilities (including congregate care facilities, convalescent homes, hospice care centers, residential care facilities, and residential treatment facilities), and multi-family dwellings up to 4 dwelling units per building, when clustered to avoid critical areas or to retain significant open space. Allows a maximum building intensity of 4 dwelling units per acre.</p>
<p><u>Medium Density Residential</u> Provides for medium-density residential areas that include single-family dwellings, accessory dwelling units, duplexes, small group homes, senior living and residential treatment facilities, existing multi-family and new multi-family units up to four units per building. Allows a building intensity of 6 to 10 dwelling units per acre.</p>	<p><u>Residential-8 (R-8)</u> Provides for single-family dwellings, duplexes, accessory dwelling units, and assisted living facilities (including congregate care facilities, convalescent homes, hospice care centers, residential care facilities, and residential treatment facilities), and multi-family dwellings up to 4 dwelling units per building, when clustered to avoid critical areas or to retain significant open space. Allows a maximum building intensity of 8 dwelling units per acre.</p>
<p><u>Medium Density Residential – Traditional Community Design Overlay</u> Provides for medium-density residential areas that include single-family dwellings, accessory dwelling units, duplexes, small group homes, senior living and residential treatment facilities, and multi-family dwellings up to eight dwelling units per building. All development must comply with neo-traditional design standards, and no more than 50% of units may be multi-family. Allows a maximum building intensity of 10 dwelling units per acre.</p>	<p><u>Residential-10-Traditional Community Design (R-10-TCD)</u> Allows a maximum building intensity of 10 dwelling units per acre. Provides for single family dwellings, duplexes, accessory dwelling units, and assisted living facilities (including congregate care facilities, convalescent homes, hospice care centers, residential care facilities, and residential treatment facilities), and multi-family dwellings up to 8 dwelling units per building, when clustered to avoid critical areas or to retain significant open space. All development must comply with neo-traditional design standards.</p>
<p><u>High Density Residential</u> Provides high-density residential neighborhoods that include duplex and multi-family dwelling units and group homes, senior living and residential care facilities. Allows a building intensity of 9 to 20 dwelling units per acre.</p>	<p><u>Residential-20 (R-20)</u> Provides for duplexes, assisted living facilities (including congregate care facilities, convalescent homes, hospice care centers, residential care facilities, and residential treatment facilities), and multi-family dwellings. Allows a maximum building intensity of 20 dwelling units per acre.</p>

Fircrest Land Use Designations	Implementing Zones (March 28, 2006)
<p><u>Neighborhood Commercial</u> Provides for retail businesses and whose primary clientele will be Fircrest residents and local employees. Allows businesses and organizations that are culturally enriching.</p>	<p><u>Neighborhood Office (NO)</u> Provides for offices serving primarily a local clientele, including medical, dental, optometry, business, and professional offices. In addition, the NO District provides for upper floor residential dwelling units not to exceed a maximum density of six units per acre. A pedestrian orientation is required for new development and new automobile-oriented uses are prohibited.</p> <p><u>Neighborhood Commercial (NC)</u> Provides for small-scale shopping areas that offer retail convenience goods and personal services primarily for the daily needs of nearby neighborhoods. In addition, offices serving primarily a local clientele, including medical, dental, optometry, business, and professional offices are permitted. The NC District also permits upper floor residential dwelling units not to exceed a maximum density of six units per acre. A pedestrian orientation is required for new development and new automobile-oriented uses are prohibited.</p>
<p><u>Community Commercial</u> Allows the same type of retail business, offices and organizations that are allowed in neighborhood commercial areas. In addition, community commercial areas may include business that serve clientele drawn equally from the Fircrest community and the surrounding University Place and Tacoma areas.</p>	<p><u>Community Office (CO)</u> Provides for offices, institutions, and other facilities that provide services for the needs of nearby residents and businesses and larger community, including those office uses allowed in NO areas. In addition, the CO District provides for upper floor residential dwelling units not to exceed a maximum density of six units per acre.</p> <p><u>Community Commercial (CC)</u> Provides for a broad mix of retail establishments, personal, professional and business services, institutions, recreational and cultural uses, and other facilities that provide services for the needs of nearby residents and business and the larger community. Includes those uses allowed in the NC areas. In addition, the NC District permits upper floor residential dwelling units not to exceed a maximum density of six units per acre.</p>

Fircrest Land Use Designations	Implementing Zones (March 28, 2006)
<p><u>Industrial</u> Allows light industrial uses and public facilities that support developments.</p>	<p><u>Light Industrial (LI)</u> Provides for a broad range of light industrial activities that provide employment for residents in the area. The LI District also allows those commercial uses (retail, office, and services) permitted in the NC and CC Districts. Light industrial activities are permitted only on parcels in the Community Commercial District previously developed for industrial use.</p>
<p><u>Parks, Recreation, and Open Space</u> Provides lands for parks, recreation and open space tracts that are publicly and privately owned.</p>	<p><u>Park, Recreation and Open Space (PROS)</u> Provides for the protection and preservation of lands that are currently used, suited or planned for public and/or private park, recreation and open spaces. The PROS District allows a mix of active and passive recreational facilities.</p> <p><u>Golf Course (GC)</u> Provides for protection and preservation of lands that are currently developed or planned for golf course facilities. Single-family dwellings, duplexes and multi-family dwellings associated with golf course facilities are permitted subject to master plan approval.</p>
<p><u>Public and Quasi-Public Facilities</u> Allow public and quasi-public facilities such as schools, libraries, parks, major utilities, other government-owned facilities, churches and private recreation facilities etc.</p>	<p><u>Residential-4 (R-4)</u> Provides for single-family dwellings, accessory dwelling units, and assisted living facilities (including congregate care facilities, convalescent homes, hospice care centers, residential care facilities, and residential treatment facilities). Allows a maximum building intensity of 4 dwelling units per acre.</p> <p><u>Residential-6 (R-6)</u> Provides for single-family dwellings, accessory dwelling units, and assisted living facilities (including congregate care facilities, convalescent homes, hospice care centers, residential care facilities, and residential treatment facilities). Allows a maximum building intensity of 6 dwelling units per acre.</p> <p><u>Park, Recreation and Open Space (PROS)</u> Provides for the protection and preservation of lands that are currently used, suited or planned for public and/or private park, recreation and open spaces. The PROS District allows a mix of active and passive recreational facilities.</p>

Table 1 - City of Fircrest: Summary of Building Permits for Multi-Family Development							
Land Use Designation	Zoning District	Density/Units	2001	2002	2003	2004	2005
LDR	R-4	Gross	3.94	N/A	N/A	N/A	N/A
		Net	3.94				
		Units	1				
LDR	R-6	Gross	7.04	N/A	N/A	N/A	N/A
		Net	7.04				
		Units	2				
MDR	R-8	Gross	8.80	N/A	N/A	N/A	N/A
		Net	8.80				
		Units	8				
MDR	R-10	Gross	9.26	N/A	N/A	N/A	N/A
		Net	9.26				
		Units	6				

Table 2 - City of Fircrest: Summary of Parcel-Specific Residential Platting Activity							
Land Use Designation	Zoning District	Density/Lots	2001	2002	2003	2004	2005
MDR/TCDO	R-10/TCD	Gross	5.90	N/A	N/A	N/A	N/A
		Net	6.00				
		Lots	219				

Table 3 - City of Fircrest: Summary of Parcel-Specific Commercial and Industrial Development Activity							
Land Use Designation	Zoning District		2001	2002	2003	2004	2005
Neighborhood	Neighborhood	Gross Acres	N/A	N/A	N/A	1.84	N/A
		Bldg. Sq. Ft.				26,500	
		FAR				0.33	

Table 4 - City of Fircrest: Development Assumptions and Trends			
		2001-2005 Average	2022 Assumptions
People per Household		2.35 ¹	2.22 ²
Residential Density		Refer to tables 1 and 2.	CC: 10 du/ga NC: 6 du/ga R6: 6 du/ga R4: 4 du/ga R4C: 4 du/ga R20: 20 du/ga R10TCD: 10 du/ga PROS: determined through master planning process
Mixed Use Designations: Percent of Residential and Commercial development		NC: 0%/100%	NC: 0%/100%
Plat Deductions	Percent of Land Used for: Roads	N/A	N/A
	Percent of Land Designated: Critical Areas (Constrained)	N/A	N/A
	Percent of Land Used for: Recreation / Park	N/A	N/A
Percent of Land Used for: Public Facilities / Institutions			0%
Percent of Land in Residentially Zoned Districts for non-residential uses		0%	1%
Percent of Land Unavailable for Development		N/A	Residential: 5% Commercial: Vacant, 5% Redevelopable, 20% Underdeveloped, 15%

Table 4 - City of Fircrest: Development Assumptions and Trends		
	2001-2005 Average	2022 Assumptions
Employees per Gross Acre	³ Manufacturing/Warehousing – 11.15 employees Commercial/Services – 19.37 employees	Mfg./Warehousing – 11.15 Commercial/Services – 19.37

¹ 2000 Census² 2000 Census pphh reduced by 5.5 percent.³ Pierce County Employment Intensity Survey, 2006.

Table 5 - Town of Fircrest: Assumptions for Vacant, Vacant Single Unit Lots, Underdeveloped and Redevelopable Commercial/Industrial Parcels				
Zoning District	Vacant	Vacant (Single Unit)	Underdeveloped ¹	Redevelopable Commercial/ Industrial²
R4	Greater than or equal to .46 acres	Less than .46 acres	Greater than or equal to .46 acres	
R6	Greater than or equal to .29 acres	Less than .29 acres	Greater than or equal to .29 acres	
R4C	No Acreage Threshold		Greater than or equal to .625 acres	
R8	No Acreage Threshold		Greater than or equal to .31 acres	
R10TCD	No Acreage Threshold		Greater than or equal to 1.03 acres	
R20	No Acreage Threshold			
CC	No Acreage Threshold			Land value greater than or equal to improvement value
CO	No Acreage Threshold			Land value greater than or equal to improvement value
NC	No Acreage Threshold			Land value greater than or equal to improvement value
NO	No Acreage Threshold			Land value greater than or equal to improvement value

¹ Exception: Improvement value greater than \$500,000. Net acreage after critical areas subtracted.² Exception: Condominium ownership.

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

Zoning District		R4				R6				R4C			
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF
Gross Acres¹		0.58	5.24	16.72	0	.5	3.87	18.35	0	28.43	0	0	0
Future Capital Facilities		0		0		0				0			
Adjusted Gross Acres		.58		16.72		.5							
Individual Plat Deductions	Roads	N/A		N/A		N/A		N/A		N/A			
	Critical Areas	N/A		N/A		N/A		N/A		N/A			
	Parks and Open Space	N/A		N/A		N/A		N/A		N/A			
Net Acres		.58		16.72		.5		18.35		28.43			
Non-Residential Uses		.03		.836		0		.92		1.42			
Adjusted Net Acres		.55		15.88		.5		17.43		27.01			
Land Unavailable for Development		.03		.79		.02		.87		1.35			
Final Adjusted Net Acres		.52		15.09		.48		16.56		25.66			
Total Adjusted Net Acres		15.61				17.04				25.66			
One Dwelling Unit per Vacant (single) Lot			21				33						
Displaced Unit				27				53					

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 "Development Assumptions and Trends."

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

Table 6 - City of Fircrest: Supply of Land/Lots for Residential Development												
Zoning District	R10-TCD											
Land Type	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF
Gross Acres ¹	0	6.65	0	0								
Future Capital Facilities												
Adjusted Gross Acres												
Individual Plat Deductions	Roads											
	Critical Areas											
	Parks and Open Space											
Net Acres												
Non-Residential Uses												
Adjusted Net Acres												
Land Unavailable for Development												
Final Adjusted Net Acres												
Total Adjusted Net Acres	0											
One Dwelling Unit per Vacant (single) Lot			97									
Displaced Unit												

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 “Development Assumptions and Trends.”

Table 7 - City of Fircrest: Housing Unit Needs						
2006 Housing Units¹	Adjusted 2022 Population	Assumed 2022 Household Size	2022 Housing Units Needed	Additional Housing Needed ('06 – '22)	Plus Displaced Units²	Total Housing Units Needed³
2,774	6,800	2.22	3,063	289	68	357

¹ Source OFM April 1, 2006 estimate

² Existing housing units associated with underdeveloped and multi-family redevelopable parcels adjusted down to reflect “unavailable to develop” assumption.

³ Total housing needs associated with allocated population assuming 100% occupancy.

Table 8 - City of Fircrest: Housing Unit Capacity					
Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	Plus 1 Dwelling Unit per Vacant (net) Lot	Housing Capacity
R4	15.61	4	62	21	83
R6	17.04	6	102	33	135
R4C	25.66	4	103	0	103
R10-TCD	0	0	0	97	97
				Total Housing Capacity	418

Table 9 - City of Fircrest: Supply of Land for Commercial/Industrial Employment						
Zoning District	CC			NC		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	0	0	10.49	2.11	0	3.46
Future Capital Facilities			0	0		0
Gross Acres with Facilities Deduction			10.49	2.11		3.46
Land Unavailable for Development			2.10	.10		.69
Adjusted Gross Acres			8.39	2.01		2.77
Total Adjusted Gross Acres	8.39			4.78		
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 10 - City of Fircrest: Employment Needs				
2006 Employment Estimate¹	2022 Employment Target	Employment Growth (2006-2022)	Plus Displaced Employees from Redevelopable Commercial²	Additional Employment Needs
1,123	1,349	226	24	250

¹ Source ESD April 1, 2006 covered jobs estimate minus resource/construction jobs.

² Displaced employees associated with redevelopable lands are adjusted down to reflect “unavailable to develop” assumption.

Table 11 - City of Fircrest: Employment Capacity				
Commercial / Industrial Designation	Zoning District	Adjusted Net Acres	Employees per Acre	Employment Capacity
Commercial	CC	8.39	19.37	163
	NC	4.78	19.37	93
			Total Employment Capacity	256

City of Gig Harbor

The City's 2006 population and employment estimates and 2022 population allocation and employment targets are provided below.

	Population	Employment
2006	6,765 ¹	6,635 ⁴
2022	10,800 ²	8,638 ⁵
Adjusted 2022³	11,675	

¹ April 1, 2006 OFM Population Estimate

² Pierce County Ordinance No. 2003-104s.

³ Adjusted to incorporate property annexed since 2001.

⁴ Covered Employment estimate from Washington EDS, minus resource/construction jobs.

⁵ Employment Target accepted by PCRC on January 18, 2007. Represents ESD covered employment, minus resource/construction jobs.

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

Gig Harbor Land Use Designations	Implementing Zones
<p><u>Residential</u> Provides for residential uses and facilities associated with or closely linked to residential uses and neighborhoods. Two density ranges are defined for Residential: RL (urban residential low density, 4.0 dwelling units per acre) and RM (urban residential moderate density, 4.0 – 12.0 dwelling units per acre). In RM designation, conditional allowance may be provided for professional offices or businesses which would not significantly impact the character of residential neighborhoods.</p>	<p><u>Single-Family Residential (R-1)</u> Provides for low-density, single-family residential development and certain community services and facilities while preserving the character of existing single-family residential areas. Allows 4 dwelling units per acres.</p> <p><u>Medium-Density Residential (R-2)</u> Allows moderate-density land uses and provides a transition between residential districts with incompatible densities and single-family residential to preserve the residential character of existing lower-density neighborhood. Allows a maximum density range from 6 to 7.8 dwelling units per acre.</p> <p><u>Multiple-Family Residential (R-3)</u> Provides areas suitable for multiple-family dwellings and serves as a buffer and transition between more intensively developed areas and residential properties of a lower density. Allows a maximum density range from 8 to 10.4 dwelling units per acre.</p> <p><u>Residential and Business District (RB-1)</u> Provides for a mix of residential uses with specific business, personal and professional services. Serves as a buffer between high-intensity commercial and lower-density residential uses. Permits business uses characterized by professional and consultative services or executive and administrative offices, compatible with single-family residential development. Allows 4 dwelling units per acre.</p>
<p><u>Mixed Use</u> Provides areas for commercial, employment, office and multi-family uses located along principal collector routes that link the downtown area with SR-16. Caters to a customer base beyond immediate neighborhoods due to location along a collector route. Land use allocation within Mixed Use should be 45% commercial/employment, 30% professional office, and 25% multi-family.</p>	<p><u>Mixed Use District Overlay (MUD)</u> Provides flexibility in promoting the development of an integrated multi-use district which permits a variety of residential types and compatible business in close proximity to each other. Allows densities ranging from 4 to 5.2 dwelling units per acre.</p>

Gig Harbor Land Use Designations	Implementing Zones
<p><u>Commercial/Business</u> Provides primarily retail and wholesale facilities, including services and sales. Where appropriate, mixed use may be permitted through a planned unit development process.</p>	<p><u>Residential and Business District (RB-2)</u> Provides for a mix of medium-density residential uses with specific business, personal and professional services. Serves as a transitional buffer between high-intensity commercial areas and lower-intensity residential areas. Allows densities ranging from 8 to 12 dwelling units per acre.</p> <p><u>Downtown Business (DB)</u> Provides for an area that offers a broad range of goods and services for the citizens of Gig Harbor. Promotes and enhances services and activities which cater to visitors to the city and maintains the traditional scale and character of downtown Gig Harbor</p> <p><u>Neighborhood Commercial District (B-1)</u> Provides shopping facilities close to residential areas for the convenience of nearby residences in satisfaction of only daily or frequent shopping needs. Allows residential uses, subordinate to the principal commercial use, at 4 dwelling units per acre.</p> <p><u>General Business District (B-2)</u> Provides areas that offer a wide range of consumer goods and services. Encourages grouping buildings and business establishments in a manner that creates convenient, attractive and safe development.</p> <p><u>Commercial District (C-1)</u> Provides for uses that are different from direct sales and services to customers or residential developments. These uses include light manufacturing, sales, storage, maintenance and processing.</p>

Gig Harbor Land Use Designations	Implementing Zones
<p><u>Employment Centers</u> Provide for areas to meet long-term employment needs of the community. Allows a variety of wholesale distribution, manufacturing, assembly, warehousing, businesses, offices, medical, telecommunication and transportation services and facilities.</p>	<p><u>Employment District (ED)</u> Provides for high quality design development and operational standards. Allows technology research and development facilities, light assembly and warehousing, associated support service and retail uses, business and professional office uses, corporate headquarters and other supporting enterprises. Does not encourage retail uses in order to preserve these districts for major employment opportunities and to reduce the demand for vehicular access.</p>
<p><u>Waterfront</u> Provides for a variety of mixed uses along the waterfront which are allowed in Gig Harbor's SMP. Lower-intensity waterfront areas would favor residential uses and marinas while the more intense use waterfront areas would provide for high-density residential and commercial/retail uses.</p>	<p><u>Waterfront Residential (WR)</u> Preserves those areas of the shoreline that are characterized by single-family residences. Intends for development to be respectful of the shoreline and surrounding properties while permitting a limited mix of residential structure types. Allows 4 dwelling units per acre.</p> <p><u>Waterfront Millville (WM)</u> Provides for uses and activities on the shoreline of Gig Harbor located within the area between Rosedale Street and Stinson Avenue. Serves primarily as a medium intensity, mixed use waterfront district with an emphasis on medium-density residential, marine-dependent and marine-related uses. Encourages uses that enhance the historic fishing village atmosphere and are harmonious with surrounding residential areas. Allows 4 dwelling units per acre.</p> <p><u>Waterfront Commercial (WC)</u> Provides for of uses and activities on the shorelines of Gig Harbor located within the area proximate to the downtown business district. Encourages water-oriented development that maintains the scale of existing structures. Encourages water-dependent uses and allows uses that provide a high degree of physical access to the waterfront. Allows 4 dwelling units per acre.</p>

Gig Harbor Land Use Designations	Implementing Zones
<p><u>Public Institutional</u> Provides primarily for a variety of large-scale (10+ acres) public facilities that serve a region or several communities. These can include schools, government facilities, correction centers and essential public facilities.</p>	<p><u>Public Institutional District</u> Provides for the siting and maintenance of publicly owned facilities and institutions that could not be reasonably sited in any other district.</p>
<p><u>Planned Community Development</u> Promotes optimum site development options. Minimum area allocated must be 100 acres with a maximum of 60% residential, 18% commercial and 22% employment uses. The Planned Community Development designation is further divided into 4 sub-designation: Planned Community Development Residential Low (PCD-RLD, 4.0 – 7.0 dwelling units per acre), Planned Community Development Residential Medium (PCD-RMD, 8.0 – 16.0 dwelling units per acre), Planned Community Development Commercial (PCD-C) and Planned Community Development Business Park (PCD-BP).</p>	<p><u>Planned Community Development Low Density Residential (RLD)</u> Provides for well designed residential developments that are located to minimize effects on natural areas. Provides clustering of dwelling units to protect important natural features and amenities. Allows unique and innovative residential development concepts that provide unconventional neighborhoods, affordable housing, maintains or enhances community linkages and associations with other neighborhoods, and allows village and traditional neighborhood forms. Provides for single-family homes at a density of 4 to 5.2 dwelling units per acre.</p> <p><u>Planned Community Development Medium Density Residential (RMD)</u> Provides for greater population densities to facilitate high quality affordable housing, a greater range of lifestyles and income levels. Increases residents' accessibility to employment, transportation and shopping. Serves as a buffer and transition area between more intensively developed areas and lower density residential areas. Allows 5 to 10.4 dwelling units per acre.</p> <p><u>Planned Community Development Commercial (PCD-C)</u> Provides for businesses serving shoppers and patrons from larger areas than the neighborhood. Encourages urban development. Promotes a quality visual environment by establishing standards for the design, size and shape of buildings that create an attractive business climate. Where appropriate, residential uses should be located above commercial uses. No minimum lot area.</p>

Gig Harbor Land Use Designations	Implementing Zones
	<p><u>Planned Community Development Business Park (PCD-BP)</u> Provides for high quality design development and operational standards. Allows technology research and development facilities, light assembly and warehousing, associated support service and retail uses, business and professional office uses, corporate headquarters and other supporting enterprises. Does not encourage retail uses in order to preserve these districts for major employment opportunities and to reduce the demand for vehicular access. No minimum lot area.</p> <p><u>Planned Community Development Neighborhood Business (PCD-NB)</u> Provides for businesses serving the everyday needs of neighboring residents. Limits overall site area and availability of uses and is not intended to provide regional retail facilities. Provides retail and service uses that are easily accessible to local residents.</p>

Table 1 - City of Gig Harbor: Summary of Building Permits for Multi-Family Development							
Land Use Designation	Zoning District	Density/Units	2001	2002	2003	2004	2005
Residential Low	R-1	Density	N/A	N/A	N/A	6.25	N/A
		Units				5.00	
Residential Low	R-2	Density	4.75	N/A	N/A	4.65	N/A
		Units	14			4	
Residential Medium	R-2	Density	N/A	6.00	N/A		N/A
		Units		6			

Table 2 - City of Gig Harbor: Summary of Parcel-Specific Residential Platting Activity^{1, 2}							
Land Use Designation	Zoning District	Density/Lots	2001	2002	2003	2004	2005
Residential Low	R-1	Gross	N/A	5.66	1.44	1.69	3.27
		Net		7.07 ¹	1.83 ²	1.74	3.27
		Lots		28	51	8	2
Residential Medium	R-2	Gross	N/A	N/A	N/A	4.28	N/A
		Net				5.93	
		Lots				21	

¹ By policy, in 2002 the City calculated permitted number of units by gross density. In 2004, the code changed and the City now calculates units by net density (removing roads and critical areas). If platted today (8/04), the area used to calculate permitted units would be 3.96

² By policy, in 2003 the City calculated permitted number of units by gross density. In 2004, the code changed and the City now calculates units by net density. If platted today (8/04), the area used to calculate permitted units would be 27.84

Table 3 - City of Gig Harbor: Summary of Parcel-Specific Commercial and Industrial Development Activity							
Land Use Designation	Zoning District		2001	2002	2003	2004	2005
C/B	B-2	Gross Acres	2.80	0.49	N/A	N/A	4.71
		Bldg. Sq. Ft.	15,946	6,975			15,034
		FAR	0.13	0.33			0.07
C/B	DB	Gross Acres	N/A	N/A	N/A	1.04	0.72
		Bldg. Sq. Ft.				17,804	1,030
		FAR				0.39	0.03
C/B	RB-2	Gross Acres	3.00	N/A	2.98	2.39	N/A
		Bldg. Sq. Ft.	5,976		17,804	65,689	
		FAR	0.05		0.39	0.63	
EC	RB-2	Gross Acres	1.10	N/A	N/A	1.17	N/A
		Bldg. Sq. Ft.	15,480			19,909	
		FAR	0.32			0.31	

Table 3 - City of Gig Harbor: Summary of Parcel-Specific Commercial and Industrial Development Activity							
Land Use Designation	Zoning District		2001	2002	2003	2004	2005
ED	ED	Gross Acres	N/A	N/A	N/A	N/A	1.77
		Bldg. Sq. Ft.					23,696
		FAR					0.31
PCD-C	PCD-C	Gross Acres	16.38	25.70	2.61	N/A	N/A
		Bldg. Sq. Ft.	187,560	233,850	7,970		
		FAR	0.26	0.21	0.07		
P/I	R-1	Gross Acres	N/A	10.47	44.26	N/A	N/A
		Bldg. Sq. Ft.		35,030	28,700		
		FAR		0.08	0.01		
RL	DB	Gross Acres	N/A	N/A	N/A	0.98	N/A
		Bldg. Sq. Ft.				22,676	
		FAR				0.53	
RM	RB-2	Gross Acres	1.16	N/A	2.32	N/A	N/A
		Bldg. Sq. Ft.	9,668		17,000		
		FAR	0.19		0.17		
W	WC	Gross Acres	N/A	2.78	N/A	N/A	N/A
		Bldg. Sq. Ft.		59,450			
		FAR		0.49			

Table 4 - City of Gig Harbor: Development Assumptions and Trends			
		2001-2005 Average	2022 Assumptions
People per Household		2.20 ¹	2.08 ²
Residential Density		Refer to tables 1 and 2.	R-1: 4 du/na R-2: 6 du/na R-3: 8 du/na RB-1: 4 du/na RB-2: 8 du/na WR: 4 du/na WM: 4 du/na WC: 4 du/na PCD-RLD: 4 du/gross acres PCD-RMD: 8 du/na MUD: 4 du/na
Mixed Use Designations: Percent of Residential and Commercial Development		RB-2, DB, RB2, WC, PCDC-C: 0%/100%	RB-1, RB-2: 30/70% MUD: 50/50% WM,WC: vacant – 100% residential, not vacant = 100% commercial DB, B-2, PCD-C: 0/100%
Plat Deductions	Percent of Land Used for: Roads	14.4%	15%
	Percent of Land Designated: Critical Areas (Constrained)		Parcel Specific: Wetlands, ravine sidewalls/bluffs and Tidelands.
	Percent of Land Used for: Recreation / Park		N/A
Percent of Land Used for: Public Facilities / Institutions			WC: 2.8 acres, RCI (park) RB-2: .25 acres, Vacant (sewer lift station) R-1: .25 acres, Underdeveloped (sewer lift station) B-2: 6.2 acres, RCI (park & ride)
Percent of Land in Residentially Zoned Districts for non- residential uses (i.e. churches)		14.9%	R-1: 2.5% R-2: 3.5% R-3: 16% RLD, RMD: 0%

Table 4 - City of Gig Harbor: Development Assumptions and Trends		
	2001-2005 Average	2022 Assumptions
Percent of Land Unavailable for Development		Residential: vacant, 10% underdeveloped, 20% Redevelopable MF, 50% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25% RMD/RLD, 0%
Employees per Gross Acre	³ Manufacturing/Warehousing – 11.15 employees Commercial/Services – 19.37 employees	Mfg./Warehousing – 11.15 Commercial/Services – 19.37

¹ 2000 Census² 2000 Census pphh reduced by 5.5 percent.³ Pierce County Employment Intensity Survey, 2006.

Table 5 -City of Gig Harbor: Assumptions for Vacant, Vacant Single Unit Lots, Underdeveloped and Redevelopable Commercial/Industrial Parcels				
Zoning District	Vacant	Vacant (Single Unit)	Underdeveloped^{1,2}	Redevelopable Commercial/ Industrial³
R1	Greater than or equal to .625 acres	Less than .625 acres	Greater than or equal to .625 acres	
R2	Greater than or equal to .42 acres	Less than .42 acres	Greater than or equal to .42 acres	
WR	Greater than or equal to .625 acres	Less than .625 acres	Greater than or equal to .625 acres	
RLD	Greater than or equal to .625 acres	Less than .625 acres	Greater than or equal to .625 acres	
R3	No Acreage Threshold		Greater than or equal to .32 acres	
C1	No Acreage Threshold			Land value greater than or equal to improvement value
RB1	No Acreage Threshold		Greater than or equal to .625 acres	Land value greater than or equal to improvement value
RB2	No Acreage Threshold		Greater than or equal to .32 acres	Land value greater than or equal to improvement value
WM	No Acreage Threshold		Greater than or equal to .625 acres	Land value greater than or equal to improvement value

Table 5 -City of Gig Harbor: Assumptions for Vacant, Vacant Single Unit Lots, Underdeveloped and Redevelopable Commercial/Industrial Parcels				
Zoning District	Vacant	Vacant (Single Unit)	Underdeveloped^{1,2}	Redevelopable Commercial/ Industrial³
WC	No Acreage Threshold		Greater than or equal to .625 acres	Land value greater than or equal to improvement value
RMD	No Acreage Threshold		Greater than or equal to .32 acres	
MUD	No Acreage Threshold		Greater than or equal to .625 acres	Land value greater than or equal to improvement value
B1	No Acreage Threshold			Land value greater than or equal to improvement value
B2	No Acreage Threshold			Land value greater than or equal to improvement value
DB	No Acreage Threshold			Land value greater than or equal to improvement value
ED	No Acreage Threshold			Land value greater than or equal to improvement value
PCD-BP	No Acreage Threshold			Land value greater than or equal to improvement value
PCD-C	No Acreage Threshold			Land value greater than or equal to improvement value
PCD-NB	No Acreage Threshold			Land value greater than or equal to improvement value
P1	No Acreage Threshold			

¹ Exception: Improvement value greater than \$500,000

² The following shall be deducted from the gross lot area to determine net buildable land area:

- A. Sensitive areas including: Type I, II, III and IV wetlands (Due to a recent change in our critical areas, this section should be applied as Category I through IV wetlands), ravine sidewalls, and bluffs.
- B. Public rights-of-way, private streets and access corridors; except as excluded under GHMC 17.05.040.
- C. Tidelands. The area of waterfront lots is considered to be the area landward of the line of the ordinary high water mark, regardless of the extent of ownership, or the area landward of the ordinary high water mark along streams. (Ord. 951 § 3, 2004).

³ Exception: Condominium ownership.

**Table 6 - City of Gig Harbor:
Supply of Land/Lots for Residential Development**

Zoning District		R1				R2				R3			
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF
Gross Acres¹		158.18	33.15	159.97	3.28	7.71	4.12	12.29	0.23	2.15	0	0	0
Future Capital Facilities		0		.25	0	0		0	0	0			
Adjusted Gross Acres		158.18		159.72	3.28	7.71		12.29	.23	2.15			
Individual Plat Deductions	Roads	23.72		23.96	.49	1.15		1.84	.03	.32			
	Critical Areas	12.89		3.53	0	0		.18	0	0			
	Parks and Open Space	N/A		N/A	N/A	N/A		N/A	N/A	N/A			
Net Acres		121.57		132.23	2.79	6.56		10.27	.20	1.83			
Non-Residential Uses		3.04		3.31	.06	.22		.35	0	.06			
Adjusted Net Acres		118.53		128.92	2.73	6.34		9.92	.20	1.77			
Land Unavailable for Development		11.85		25.78	1.36	.63		1.98	.10	.17			
Final Adjusted Net Acres		106.68		103.14	1.37	5.71		7.94	.10	1.59			
Total Adjusted Net Acres		211.19				13.75				1.59			
One Dwelling Unit per Vacant (single) Lot			118				25						
Displaced Unit				100	8			13	2				

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 “Development Assumptions and Trends.”

**Table 6 - City of Gig Harbor:
Supply of Land/Lots for Residential Development**

Table 6 - City of Gig Harbor: Supply of Land/Lots for Residential Development													
Zoning District		WR				WM							
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF
Gross Acres ¹		0	1.02	0	0.69	0.86	0	0	0				
Future Capital Facilities			0		0	0							
Adjusted Gross Acres			1.02		.69	.86							
Individual Plat Deductions	Roads		.15		.10	.12							
	Critical Areas		0		0	0							
	Parks and Open Space		N/A		N/A	N/A							
Net Acres			.87		.59	.74							
Non-Residential Uses			0		0	N/A							
Adjusted Net Acres			.87		.59	.74							
Land Unavailable for Development			.08		.29	.07							
Final Adjusted Net Acres			.75		.30	.67							
Total Adjusted Net Acres		1.05				.67							
One Dwelling Unit per Vacant (single) Lot			8										
Displaced Unit					4								

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 "Development Assumptions and Trends."

**Table 6 - City of Gig Harbor:
Supply of Land/Lots for Residential Development**

Table 6 - City of Gig Harbor: Supply of Land/Lots for Residential Development													
Zoning District		RB1				RB2				MUD			
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF
Gross Acres		6.10	0	0	0	26.58	0	0	0	57.42	0	9.06	0
Future Capital Facilities		0				.25							
Adjusted Gross Acres		6.10				26.33				57.42		9.06	
Individual Plat Deductions	Roads	.91				3.95				8.61		1.35	
	Critical Areas	.20				2.04				2.46		0	
	Parks and Open Space	N/A				N/A				N/A		N/A	
Net Acres		4.99				20.34				46.35		7.71	
Non-Residential Uses		N/A				N/A				N/A		N/A	
Adjusted Net Acres		4.99				20.34				46.35		7.71	
Land Unavailable for Development		.49				2.03				4.63		1.54	
Final Adjusted Net Acres		4.50				18.31				41.72		6.17	
Total Adjusted Net Acres		4.50				18.31				47.89			
One Dwelling Unit per Vacant (single) Lot													
Displaced Unit												2	

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 “Development Assumptions and Trends.”

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

Zoning District		WC				PCD-RMD				PCD-RLD			
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF
Gross Acres ¹		1.79	0	0	0	67.01	0	0	0	218.89	0	0	0
Future Capital Facilities		0				0				0			
Adjusted Gross Acres		1.79				67.01				218.89			
Individual Plat Deductions	Roads	.26				10.05				N/A			
	Critical Areas	0				0				N/A			
	Parks and Open Space	N/A				N/A				N/A			
						56.96							
Net Acres		1.53				0				218.89			
Non-Residential Uses		N/A				56.96				0			
Adjusted Net Acres		1.53				0				218.89			
Land Unavailable for Development		.15				56.96				0			
Final Adjusted Net Acres		1.38								218.89			
Total Adjusted Net Acres		1.38				56.96				218.89			
One Dwelling Unit per Vacant (single) Lot													
Displaced Unit													

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 “Development Assumptions and Trends.”

Table 7 - City of Gig Harbor: Housing Unit Needs

2006 Housing Units¹	Adjusted 2022 Population	Assumed 2022 Household Size	2022 Housing Units Needed	Additional Housing Needed ('06 – '22)	Plus Displaced Units²	Total Housing Units Needed³
3,210	11,675	2.08	5,613	2,403	100	2,503

¹ Source OFM April 1, 2006 estimate² Existing housing units associated with underdeveloped and multi-family redevelopable parcels adjusted down to reflect “unavailable to develop” assumption.³ Total housing needs associated with allocated population assuming 100% occupancy.**Table 8 - City of Gig Harbor: Housing Unit Capacity**

Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	Plus 1 Dwelling Unit per Vacant (single-unit) Lot	Housing Capacity
R1	211.19	4	845	118	963
R2	13.75	6	82	25	107
R3	1.59	8	12	0	12
WR	1.05	4	4	8	12
WM	.67	4	3	0	3
RB1	4.50	4	18	0	18
RB2	18.31	8	146	0	146
WC	1.38	4	5	0	5
PCD-RMD	56.96	8	455	0	455
PCD-RLD	218.89	4	875	0	875
MUD	47.89	4	191	0	191
				Total Housing Capacity	2,787

Table 9 - City of Gig Harbor: Supply of Land for Commercial/Industrial Employment						
Zoning District	PI			MUD		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	21.24	0	0	21.68		44.80
Future Capital Facilities	0			0		0
Gross Acres with Facilities Deduction	21.24			21.68		44.80
Land Unavailable for Development	2.12			2.16		22.40
Adjusted Gross Acres				19.52		22.40
Total Adjusted Gross Acres	19.12			41.92		
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 9 - City of Gig Harbor: Supply of Land for Commercial/Industrial Employment						
Zoning District	B-1			DB		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	.62	0	0	2.19	0	8.87
Future Capital Facilities	0			0		0
Gross Acres with Facilities Deduction	.62			2.19		8.87
Land Unavailable for Development	.06			.22		4.43
Adjusted Gross Acres	.56			1.97		4.44
Total Adjusted Gross Acres	.56			6.41		
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends”

Table 9 - City of Gig Harbor: Supply of Land for Commercial/Industrial Employment						
Zoning District	ED			WC		
Land Type	Vacant	Underdev.	Redev. MF	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	136.54	0	5.01	0	0	8.23
Future Capital Facilities	0		0			2.8
Gross Acres with Facilities Deduction	136.54		5.01			5.43
Land Unavailable for Development	13.65		2.50			2.71
Adjusted Gross Acres	122.89		2.51			2.71
Total Adjusted Gross Acres	125.40			2.71		
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends

Table 9 - City of Gig Harbor: Supply of Land for Commercial/Industrial Employment						
Zoning District	RB1			RB2		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	9.67	0	4.58	52.47	4.05	5.51
Future Capital Facilities	0		0	7	0	0
Gross Acres with Facilities Deduction	9.67		4.58	52.47	4.05	5.51
Land Unavailable for Development	.97		2.29	5.25	1.01	2.76
Adjusted Gross Acres	8.7		2.29	47.22	3.04	2.75
Total Adjusted Gross Acres	10.99			53.01		
Displaced Unit					3	

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends

Table 9 - City of Gig Harbor: Supply of Land for Commercial/Industrial Employment						
Zoning District	PCDBP			C1		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	133.24	0	0	9.03	0	20.93
Future Capital Facilities	0			0		0
Gross Acres with Facilities Deduction	133.24			9.03		20.93
Land Unavailable for Development	13.32			.90		10.46
Adjusted Gross Acres	119.92			8.13		10.47
Total Adjusted Gross Acres	119.92			18.60		
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends

Table 9 - City of Gig Harbor: Supply of Land for Commercial/Industrial Employment						
Zoning District	B2					
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	60.19	0	48.95			
Future Capital Facilities	0		6.2			
Gross Acres with Facilities Deduction	60.19		42.75			
Land Unavailable for Development	6.01		21.37			
Adjusted Gross Acres	54.18		21.37			
Total Adjusted Gross Acres	75.55					
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends

Table 10 - City of Gig Harbor: Employment Needs				
2006 Employment Estimate¹	Adjusted 2022 Employment Target	Employment Growth (2006-2022)	Plus Displaced Employees from Redevelopable Commercial²	Additional Employment Needs
6,635	8,638	2,003	441	2,444

¹ Source ESD April 1, 2006 covered jobs estimate minus resource/construction jobs.

² Displaced employees associated with redevelopable lands are adjusted down to reflect “unavailable to develop” assumption.

Table 11 - City of Gig Harbor: Employment Capacity				
Commercial / Industrial Designation	Zoning District	Adjusted Net Acres	Employees per Acre	Employment Capacity
Commercial	B-1	.56	19.37	10
	DB	6.41	19.37	124
	WC	2.71	19.37	52
	RB1	10.99	19.37	213
	RB2	53.01	19.37	1,027
	PCDBP	119.92	19.37	2,322
	C1	18.60	19.37	360
	B2	75.55	19.37	1,463
	MUD	41.92	19.37	811
Industrial	ED	125.40	11.15	1,398
	PI	19.12	11.15	231
			Total Employment Capacity	8,011

City of Lakewood

The City's 2006 population and employment estimates and 2022 population allocation and employment targets are provided below:

	Population	Employment
2006	59,000 ¹	23,794 ⁴
2022	72,000 ²	31,210 ⁵
Adjusted 2022³	72,000	

¹ April 1, 2006 OFM Population Estimate

² Pierce County Ordinance No. 2003-104s.

³ Adjusted to incorporate property annexed since 2001.

⁴ Covered Employment estimate from Washington EDS, minus resource/construction jobs.

⁵ Employment Target accepted by PCRC on January 18, 2007. Represents ESD covered employment, minus resource/construction jobs.

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

Lakewood Land Use Designations	Implementing Zones
<u>Residential Estate</u> Provides for large single-family lots in specific areas where a historic pattern of large residential lots and extensive tree coverage exists. Allows densities ranging from 1 to 2 dwelling units per acre.	<u>Residential 1 (R1)</u> Provides for large residential lots in specific areas where patterns of large lots and extensive tree coverage exist. Allows a maximum density of 1.45 dwelling units per gross acre. <u>Residential 2 (R2)</u> Provides for large residential lots in specific areas where patterns of large lots and extensive tree coverage exist. Allow a maximum density of 2.2 dwelling units per gross acre.
<u>Single-Family Residential</u> Provides for single-family homes in support of established residential neighborhoods. Allows densities ranging from 4 to 6 dwelling units per acre.	<u>Residential 3 (R3)</u> Provides single-family dwellings in established residential neighborhoods at a maximum density of 4.8 dwelling units <u>per gross acre</u> . <u>Residential 4 (R4)</u> Provides single-family dwellings in established residential neighborhoods at a maximum density of 6.2 dwelling units per gross acre.

Lakewood Land Use Designations	Implementing Zones
<p><u>Mixed Residential</u> Provides for a moderate increase in density using a variety of urban housing types and designs. Promotes residential renewal to small-lot single-family homes, townhouses, duplexes, and small apartment buildings. Allows a mix of housing and varied dwelling types at a density of 8 to 14 dwelling units per acre.</p>	<p><u>Mixed Residential 1 (MR1)</u> Promotes residential renewal to small-lot detached dwellings, duplexes and townhouses. Provides for a variety of urban housing types and designs at a maximum density of 8.7 dwelling units per gross acre.</p> <p><u>Mixed Residential 2 (MR2)</u> Promotes residential renewal to small-lot detached dwellings, duplexes and townhouses. Provides for a variety of urban housing types and designs at a maximum density of 14 dwelling units per gross acre.</p>
<p><u>Multi-Family Residential</u> Provides for a variety of medium-density housing types and designs. Incorporates urban design elements that enhance the living environment while integrating the housing into a neighborhood or neighborhood business district. Allows densities ranging from 12 to 22 dwelling units per acre.</p>	<p><u>Multi-family 1 (MF1)</u> Provides for a variety of medium-density housing types and designs offering a wide choice of living accommodations for families of diverse composition and lifestyles. Allows a maximum density of 22 dwelling units per gross acre.</p>
<p><u>High-Density Multi-Family</u> Provides for high-density housing types and designs that combine urban design elements to enhance the living environment while integrating into specific larger business districts and neighborhoods. Allows densities ranging from 22 to 40 dwelling units per acre.</p>	<p><u>Multi-family 2 (MF2)</u> Provides for high-density housing types and designs, especially multiple story design, that combines urban design elements to enhance the living environment. Allows a maximum density of 35 dwelling units per gross acre.</p> <p><u>Multi-family 3 (MF3)</u> Integrates urban, high-density, multi-story housing in close proximity to an arterial with commercial/residential districts. Allows a maximum density of 54 dwelling units per gross acre.</p>
<p><u>Arterial Corridor</u> Recognizes single-family neighborhoods adjoining principal and minor arterial streets. Provides an environment for residential neighborhoods while permitting development of low-intensity, non-nuisance business uses. Allows densities of up to 6 dwelling units and 6 jobs per acre.</p>	<p><u>Arterial Residential/Commercial (ARC)</u> Provides for continuance of residential uses, many which exist along busy city streets while permitting the incorporation of low-intensity and low-impact commercial uses into these compact areas. Allows a maximum density of 15 dwelling units per gross acre.</p>

Lakewood Land Use Designations	Implementing Zones
<p><u>Neighborhood Business District</u> Intends to foster a sense of urban community in neighborhoods. Provides for a concentrated mix of activities, including retail, local services, residential and some office use. Allows commercial services with residential uses in the upper floors of some buildings. Allows densities ranging from 12 to 40 dwelling units and 15 jobs per acre.</p>	<p><u>Neighborhood Commercial 1 (NC1)</u> Fosters a sense of neighborhood identity and provides limited services within a neighborhood. Provides for small-scale mix of activities, including residential, retail, office, and local services, which serve the surrounding neighborhood. Allows a maximum density of 22 dwelling units per gross acre.</p> <p><u>Neighborhood Commercial 2 (NC2)</u> Fosters a sense of urban community. Provides for a concentrated mix of activities, including residential, retail, office, and local services, which serve the surrounding neighborhood or may serve more than one neighborhood and attract people from other areas. Allows a maximum density of 35 dwelling units per gross acre.</p>
<p><u>Central Business District</u> The CBD is the primary retail, office, social, urban residential and government center of the city. Mixes complementary and interactive uses and urban design to provide regional intensity and viability along with a local character. Attracts significant numbers of office and retail jobs as well as new high-density housing. Anticipates that development allocation will be 75% commercial and 25% residential. Allows densities ranging from 30 to 54 dwelling units per acre and 45 jobs per acre.</p>	<p><u>Central Business District (CBD)</u> The CBD is the primary retail, office, social, urban residential and government center of the city. Mixes complementary and interactive uses and urban design to provide regional intensity and viability along with a local character. Allows a maximum density of 54 dwelling units per gross acre.</p>
<p><u>Corridor Commercial</u> Recognizes Lakewood’s dominant pattern of strip commercial development. Promotes employment, services, retail and business/light industrial uses linked to access to major transportation networks. Provides for 25 jobs per acre.</p>	<p><u>Transit-Oriented Commercial (TOC)</u> Allows a mixture of uses that provide regional transportation networks and urban design, people orientation and connectivity between uses and transportation routes. This district is only applicable to Corridor Commercial lands in that are also within the Lakewood Station District. Allows a maximum density of 54 dwelling units per gross acre.</p> <p><u>Commercial 1 (C1) & Commercial 2 (C2)</u> Promote employment services, retail and business uses serving and linking neighborhoods to major transportation networks. Both allow a maximum density of 35 dwelling units per gross acre.</p>

Lakewood Land Use Designations	Implementing Zones
<p><u>Industrial</u> Provide family wage jobs to residents and tax revenues to the City. Provides for regional research, manufacturing warehousing, concentrated business/employment parks and other major regional employment uses. Provides up to 15 jobs per acre.</p>	<p><u>Industrial Business Park (IBP)</u> Provides for coordination of uses and design to facilitate an active integration of employment, services and business/light industrial uses.</p> <p><u>Industrial 1(I1)</u> Provides for regional research, light manufacturing, warehousing, concentrated business/employment parks and other major regional employment uses. These industrial lands are the primary working areas integrated into the community economically and environmentally while maximizing a regional economic presence.</p> <p><u>Industrial 2(I2)</u> Provides for high-intensity or high-impact uses and major regional employers.</p>
<p><u>Air Corridor 1 and 2</u> Applies specific provisions to land within the air corridor associated with McChord AFB's air operations to minimize risks to life and property. Commercial and industrial zones within this designation minimize land use and occupancy intensity, structural height, air emissions and other aspects of land use that might interfere with air operations above. Both designations provide up to 12 jobs per acre, and Air Corridor 2 provides 2 dwelling units per acre.</p>	<p><u>Clear Zone (CZ)</u> Promotes land use and development that is compatible with the aircraft noise and accident potential associated with proximity to McChord Air Force Base aircraft flight operations. Population intensity should not exceed 10 people per acre per hour.</p> <p><u>Air Corridor 1 (AC1)</u> Promotes land use and development that is compatible with the aircraft noise and accident potential associated with proximity to McChord Air Force Base aircraft flight operations. Population intensity should not exceed 25 people per acre per hour.</p> <p><u>Air Corridor 2 (AC2)</u> Promotes land use and development that is compatible with the aircraft noise and accident potential associated with proximity to McChord Air Force Base aircraft flight operations. Population intensity should not exceed 50 people per acre per hour.</p>

Lakewood Land Use Designations	Implementing Zones
<u>Open Space and Recreation</u> Provides for public open spaces and recreational uses such as state and municipal parks, preserves, and trails as well as privately owned facilities such as golf courses, gardens and cemeteries.	<u>Open Space and Recreation 1 (OSR1)</u> Provides for open space and public or semi-public recreational activities. Allows for outdoor recreation and residential and civic accessory uses. <u>Open Space and Recreation 2 (OSR2)</u> Provides for open space and public or semi-public recreational activities. Allows for community and cultural services, outdoor recreation, public services facilities and residential and civic accessory uses.
<u>Public and Semi-Public Institutional</u> Provides for large- and moderate-scale governmental uses, special districts and semi-institutional uses. Provides for the specialized needs of public services.	<u>Public/Institutional (PI)</u> Provides for moderate- and large-scale activities relating to state and local governmental entities, special districts, and semi-public institutions providing necessary public services.
<u>Military Lands</u> Applies to the portions of the federal and state military installations located within Lakewood.	<u>Military Lands (ML)</u> Formally recognizes the autonomy associated with federal and state ownership of the military installations and the unique character of their operation and support structures, which are typical of civilian land uses and require special consideration as a host community.

Table 1 - City of Lakewood: Summary of Building Permits for Multi-Family Development							
Land Use Designation	Zoning District	Density/Units	2001	2002	2003	2004	2005
MF	MF1	Gross	N/A	16.67	N/A	N/A	N/A
		Net		16.67			
		Units		3			
MF	MF2	Gross	N/A	12.99	N/A	N/A	N/A
		Net		12.99			
		Units		3			
MR	MR1	Gross	N/A	3.82	1.74	N/A	N/A
		Net		3.82	1.74		
		Units		33	15		
MR	MR2	Gross	N/A	N/A	12.99	N/A	N/A
		Net			12.99		

Table 1 - City of Lakewood: Summary of Building Permits for Multi-Family Development							
Land Use Designation	Zoning District	Density/Units	2001	2002	2003	2004	2005
		Units			10		
HD	MF2	Gross	N/A	N/A	N/A	6.28	N/A
		Net				6.28	
		Units				12	

Table 2 - City of Lakewood: Summary of Parcel-Specific Residential Platting Activity							
Land Use Designation	Zoning District	Density/Lots	2001	2002	2003	2004	2005
CC	C2	Gross	0.54	N/A	N/A	N/A	N/A
		Net	0.54				
		Lots	2				
MF	MF1	Gross	7.14	N/A	2.99	N/A	N/A
		Net	7.14		2.99		
		Lots	2		2		
SF	R4	Gross	4.55	3.73	N/A	5.59	N/A
		Net	4.55	3.73		5.59	
		Lots	2	5		10	
CC	C2	Gross	N/A	1.18	N/A	N/A	N/A
		Net		1.18			
		Lots		2			
CC	TOC	Gross	N/A	2.99	N/A	N/A	N/A
		Net		2.99			
		Lots		2			
I	IBP	Gross	N/A	2.33	N/A	N/A	N/A
		Net		2.33			
		Lots		2			
OVER	R2	Gross	N/A	2.39	0.99	N/A	N/A
		Net		2.39	0.99		
		Lots		6	1		
SF	R3	Gross	N/A	4.17	3.41	3.55	3.57
		Net		4.17	3.41	3.55	3.57

Table 2 - City of Lakewood: Summary of Parcel-Specific Residential Platting Activity							
Land Use Designation	Zoning District	Density/Lots	2001	2002	2003	2004	2005
		Lots		5	11	6	2
CBD	CBD	Gross	N/A	N/A	3.31	N/A	N/A
		Net			3.13		
		Lots			3		
CC/AIR1	C2/AC1	Gross	N/A	N/A	N/A	1.31	N/A
		Net				1.31	
		Lots				3	

Table 3 - City of Lakewood: Summary of Parcel-Specific Commercial and Industrial Development Activity							
Land Use Designation	Zoning District		2001	2002	2003	2004	2005
CBD	CBD	Gross Acres	7.03	43.89	88.4	93.53	25.48
		Bldg. Sq. Ft.	26809	146416	128657	58341	6404
		FAR	0.09	0.08	0.03	0.01	0.01
HD	MF3	Gross Acres	1.58	N/A	N/A	N/A	N/A
		Bldg. Sq. Ft.	3800				
		FAR	0.06				
INST	PI	Gross Acres	1.56	N/A	N/A	N/A	103.47
		Bldg. Sq. Ft.	1975				67221
		FAR	0.03				0.01
NBD	NC2	Gross Acres	3.38	2.94	1.34	4.07	N/A
		Bldg. Sq. Ft.	17956	560	14441	41865	
		FAR	0.12	0.001	0.25	0.24	

Table 3 - City of Lakewood: Summary of Parcel-Specific Commercial and Industrial Development Activity							
Land Use Designation	Zoning District		2001	2002	2003	2004	2005
AIR1	AC1	Gross Acres	N/A	0.77	4.05	N/A	N/A
		Bldg. Sq. Ft.		9133	65357		
		FAR		0.27	0.37		
CC	C2	Gross Acres	N/A	1.01	1.26	N/A	N/A
		Bldg. Sq. Ft.		11907	290		
		FAR		0.27	0.01		
CC/AIR2	C1/AC2	Gross Acres	N/A	3.1	N/A	14.82	N/A
		Bldg. Sq. Ft.		4400		29200	
		FAR		0.03		0.05	
INST	PI	Gross Acres	N/A	270.15	N/A	N/A	N/A
		Bldg. Sq. Ft.		192711			
		FAR		0.02			
SF	R4	Gross Acres	N/A	N/A	N/A	N/A	0.0018
		Bldg. Sq. Ft.					39308
		FAR					494.22
INST	I1	Gross Acres	N/A	N/A	2.15	N/A	N/A
		Bldg. Sq. Ft.			4996		
		FAR			0.05		
NBD	NC1	Gross Acres	N/A	N/A	N/A	2.01	N/A

Table 3 - City of Lakewood: Summary of Parcel-Specific Commercial and Industrial Development Activity							
Land Use Designation	Zoning District		2001	2002	2003	2004	2005
		Bldg. Sq. Ft.				128	
		FAR				0.002	

Table 4 - City of Lakewood: Development Assumptions and Trends			
		2001-2005 Average	2022 Assumptions
People per Household		2.38 ¹	2.25 ²
Residential Density		Refer to tables 1 and 2.	R1: 1.45 du/ga R2: 2.2 du/ga R3: 4.8 du/ga R4: 6.2 du/ga MR1: 8.7 du/ga MR2: 14 du/ga ARC: 15 du/ga MF1/NC1: 22 du/ga MF2/NC2: 35 du/ga MF3/TOC/CBD: 54 du/ga
Mixed Use Designations: Percent of Residential and Commercial development		CBD: 4% /99.6% TOC: 100%/0% NC1, NC2: 0%/100%	CBD, TOC: 25/75% NC1, NC2: 15/85%
Plat Deductions	Percent of Land Used for: Roads	N/A	N/A
	Percent of Land Designated: Critical Areas (Constrained)	N/A	N/A
	Percent of Land Used for: Recreation / Park	N/A	N/A
Percent of Land Used for: Public Facilities/ Institutions			14.70 acres for park and ride; divided between the R1, R2, R3, R4, MR1, MR2, MF1, MF2, CBD, NBD, AC2, and ML zoning districts.

Table 4 - City of Lakewood: Development Assumptions and Trends		
	2001-2005 Average	2022 Assumptions
Percent of Land in Residentially Zoned Districts for non-residential uses	6%	10%
Percent of Land Unavailable for Development		Residential: vacant, 10% underdeveloped, 20% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%
Employees per Gross Acre	³ Manufacturing/Warehousing – 11.15 employees Commercial/Services – 19.37 employees	Mfg./Warehousing – 11.15 Commercial/Services – 19.37

¹ 2000 Census² 2000 Census pphh reduced by 5.5 percent.³ Pierce County Employment Intensity Survey, 2006.

Table 5 - City of Lakewood: Assumptions for Vacant, Vacant Single Unit Lots, Underdeveloped and Redevelopable Commercial/Industrial Parcels				
Zoning District	Vacant	Vacant (Single Unit)	Underdeveloped¹	Redevelopable Commercial/ Industrial²
R1	Greater than or equal to 1.43 acres	Less than 1.43 acres	Greater than or equal to 1.43 acres	
R2	Greater than or equal to .975 acres	Less than .975 acres	Greater than or equal to .975 acres	
R3	Greater than or equal to .43 acres	Less than .43 acres	Greater than or equal to .43 acres	
R4	Greater than or equal to .33 acres	Less than .33 acres	Greater than or equal to .33 acres	
MR1	No Acreage threshold			
MR2	No Acreage threshold			
MF1	No Acreage threshold		Greater than or equal to .33 acres	
MF2	No Acreage threshold		Greater than or equal to .07 acres	
MF3	No Acreage threshold		Greater than or equal to .05 acres	
ARC	No Acreage threshold		Greater than or equal to 166 acres	Land value greater than or equal to improvement value

Table 5 - City of Lakewood: Assumptions for Vacant, Vacant Single Unit Lots, Underdeveloped and Redevelopable Commercial/Industrial Parcels				
Zoning District	Vacant	Vacant (Single Unit)	Underdeveloped¹	Redevelopable Commercial/ Industrial²
NC1	No Acreage threshold		Greater than or equal to .11 acres	Land value greater than or equal to improvement value
NC2	No Acreage threshold		Greater than or equal to .07 acres	Land value greater than or equal to improvement value
TOC	No Acreage threshold			Land value greater than or equal to improvement value
CBD	No Acreage threshold		Greater than or equal to .05 acres	Land value greater than or equal to improvement value
C1	No Acreage threshold		Greater than or equal to .07 acres	Land value greater than or equal to improvement value
C2	No Acreage threshold		Greater than or equal to .07 acres	Land value greater than or equal to improvement value
I1	No Acreage threshold			Land value greater than or equal to improvement value
I2	No Acreage threshold			Land value greater than or equal to improvement value
IBP	No Acreage threshold			Land value greater than or equal to improvement value
IBD	No Acreage threshold			Land value greater than or equal to improvement value

¹Exception: Improvement value greater than \$500,000.

²Exception: Condominium ownership.

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

Zoning District		R1				R2				R3			
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF
Gross Acres¹		5.49	12.44	47.89	0	39.68	24.98	0	1.24	70.60	29.60	484.00	2.91
Future Capital Facilities		1.23		0		1.23			0	1.23		0	0
Adjusted Gross Acres		4.26		47.89		38.45			1.24	69.37		484.00	2.91
Individual Plat Deductions	Roads	N/A		N/A		N/A			N/A	N/A		N/A	N/A
	Critical Areas	N/A		N/A		N/A			N/A	N/A		N/A	N/A
	Parks and Open Space	N/A		N/A		N/A			N/A	N/A		N/A	N/A
Net Acres		4.26		47.89		38.43			1.24	69.37		484.00	2.91
Non-Residential Uses		.43		4.79		3.85			.12	6.94		48.4	.29
Adjusted Net Acres		3.83		43.1		34.60			1.12	62.43		435.60	2.62
Land Unavailable for Development		.38		8.62		3.46			.56	6.24		87.12	1.31
Final Adjusted Net Acres		3.45		34.48		31.14			.56	56.19		348.48	1.31
Total Adjusted Net Acres		37.93				31.70				405.98			
One Dwelling Unit per Vacant (single) Lot			21				51				135		
Displaced Unit				19					18			702	12

¹For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 “Development Assumptions and Trends.”

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

Zoning District		R4				MR1				MR2			
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF
Gross Acres ¹		12.19	9.91	148.08	0	1.73	0	0	0	8.94	0	0	0
Future Capital Facilities		1.23		0		1.23				1.23			
Adjusted Gross Acres		10.96		148.08		.50				7.71			
Individual Plat Deductions	Roads	N/A		N/A		N/A				N/A			
	Critical Areas	N/A		N/A		N/A				N/A			
	Parks and Open Space	N/A		N/A		N/A				N/A			
Net Acres		10.96		148.08		.50				7.71			
Non-Residential Uses		1.10		14.81		.05				.77			
Adjusted Net Acres		9.86		133.27		.45				6.94			
Land Unavailable for Development		.98		26.65		.05				.69			
Final Adjusted Net Acres		8.88		106.62		.40				6.25			
Total Adjusted Net Acres		115.50				.40				6.25			
One Dwelling Unit per Vacant (single) Lot			74										
Displaced Unit				312									

¹For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 “Development Assumptions and Trends.”

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

Zoning District		MF1				MF2				MF3			
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF
Gross Acres ¹		9.19	0	73.48	1.7	26.89	0	46.05	2.28	2.73	0	14.82	4.93
Future Capital Facilities		1.23		0	0	1.23		0	0	0		0	0
Adjusted Gross Acres		7.96		73.48	1.7	25.66		46.05	2.28	2.73		14.82	4.93
Individual Plat Deductions	Roads	N/A		N/A	N/A	N/A		N/A	N/A	N/A		N/A	N/A
	Critical Areas	N/A		N/A	N/A	N/A		N/A	N/A	N/A		N/A	N/A
	Parks and Open Space	N/A		N/A	N/A	N/A		N/A	N/A	N/A		N/A	N/A
Net Acres		7.96		73.48	1.7	25.66			2.28	2.73		14.82	4.93
Non-Residential Uses		.80		7.35	.17	2.56			.23	.27		1.48	.49
Adjusted Net Acres		7.16		66.13	1.53	23.10			2.05	2.46		13.34	4.44
Land Unavailable for Development		.72		13.23	.77	2.31			1.03	.25		2.67	2.22
Final Adjusted Net Acres		6.44		52.90	.77	23.10			1.02	2.21		10.67	2.22
Total Adjusted Net Acres		68.14				57.26				15.10			
One Dwelling Unit per Vacant (single) Lot													
Displaced Unit				263	19			114	2			64	38

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 “Development Assumptions and Trends.”

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

Zoning District		ARC				NC1				NC2			
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF
Gross Acres¹		.46	0	14.28	0	1.50	0	0	0	11.15	0	0	0
Future Capital Facilities		0		0		0				0			
Adjusted Gross Acres		.46		14.28		1.50				11.15			
Individual Plat Deductions	Roads	N/A		N/A		N/A				N/A			
	Critical Areas	N/A		N/A		N/A				N/A			
	Parks and Open Space	N/A		N/A		N/A				N/A			
Net Acres		.46		14.28		1.50				11.15			
Non-Residential Uses		.05		1.43		N/A				N/A			
Adjusted Net Acres		.41		12.85		1.50				11.15			
Land Unavailable for Development		.04		2.57		.15				1.12			
Final Adjusted Net Acres		.37		10.28		1.35				10.03			
Total Adjusted Net Acres		10.65				1.35				10.03			
One Dwelling Unit per Vacant (single) Lot													
Displaced Unit				57									

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 “Development Assumptions and Trends.”

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

Zoning District		TOC				CBD							
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev Comm'l/ Industrial*	Vacant	Vacant (Single Unit)	Underdev.	Redev Comm'l/ Industrial*
Gross Acres¹		13.9	0	0	0	3.42	0	10.28	1.90				
Future Capital Facilities		0				1.23		0	0				
Adjusted Gross Acres		13.9				2.19		10.28	1.90				
Individual Plat Deductions	Roads	N/A				N/A		N/A	N/A				
	Critical Areas	N/A				N/A		N/A	N/A				
	Parks and Open Space	N/A				N/A		N/A	N/A				
Net Acres		13.9				2.19		10.28	1.90				
Non-Residential Uses		N/A				N/A		N/A	N/A				
Adjusted Net Acres		13.90				2.19		10.28	1.90				
Land Unavailable for Development		1.39				.22		2.06	.95				
Final Adjusted Net Acres		12.51				1.97		8.22	.95				
Total Adjusted Net Acres		12.51				11.14							
One Dwelling Unit per Vacant (single) Lot													
Displaced Unit								45					

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 "Development Assumptions and Trends."

Table 7 - City of Lakewood: Housing Unit Needs						
2006 Housing Units¹	Adjusted 2022 Population	Assumed 2022 Household Size	2022 Housing Units Needed	Additional Housing Needed ('06 – '22)	Plus Displaced Units²	Total Housing Units Needed³
26,001	72,000	2.25	32,000	5,999	866	6,865

¹ Source OFM April 1, 2006 estimate

² Existing housing units associated with underdeveloped and multi-family redevelopable parcels adjusted down to reflect “unavailable to develop” assumption.

³ Total housing needs associated with allocated population assuming 100% occupancy.

Table 8 - City of Lakewood: Housing Unit Capacity					
Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	Plus 1 Dwelling Unit per Vacant (single-unit) Lot	Housing Capacity
R1	37.93	1.45	55	21	76
R2	31.70	2.2	70	51	121
R3	405.98	4.8	1,949	135	2,084
R4	115.50	6.2	716	74	790
MR1	.40	8.7	3	0	3
MR2	6.25	14	88	0	88
ARC	10.65	15	160	0	160
MF1	68.14	22	1,499	0	1,499
MF2	57.26	35	2,004	0	2,004
MF3	15.10	54	815	0	815
NC1	1.35	22	30	0	30
NC2	10.03	35	351	0	351
TOC	12.51	54	676	0	676
CBD	11.14	54	602	0	602
				Total Housing Capacity	9,299

Table 9 - City of Lakewood: Supply of Land for Commercial/Industrial Employment						
Zoning District	NC1			NC2		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	.36	2.24	5.95	1.62	28.21	61.39
Future Capital Facilities	0	0	0	0	0	0
Gross Acres with Facilities Deduction	.36	2.24	5.95	1.62	28.21	61.39
Land Unavailable for Development	.04	.56	2.96	.16	7.05	30.70
Adjusted Gross Acres	.32	1.68	2.99	1.46	21.16	30.69
Total Adjusted Gross Acres	4.99			53.31		
Displaced Unit		11			111	

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 9 - City of Lakewood: Supply of Land for Commercial/Industrial Employment						
Zoning District	TOC			CBD		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	.24	0	41.71	0	0	47.14
Future Capital Facilities	0		0			0
Gross Acres with Facilities Deduction	.24		41.71			47.14
Land Unavailable for Development	.02		20.86			23.57
Adjusted Gross Acres	.22		20.85			23.57
Total Adjusted Gross Acres	21.07			23.57		
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 9 - City of Lakewood: Supply of Land for Commercial/Industrial Employment						
Zoning District	C1			C2		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	4.87	1.12	16.99	21.61	.22	104.41
Future Capital Facilities	0	0	0	0	0	0
Gross Acres with Facilities Deduction	4.87	1.12	16.99	21.61	.22	104.41
Land Unavailable for Development	.49	.28	8.50	2.16	.06	52.21
Adjusted Gross Acres	4.28	.84	8.49	19.45	.16	52.20
Total Adjusted Gross Acres	13.61			71.81		
Displaced Unit		2			1	

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 9 - City of Lakewood: Supply of Land for Commercial/Industrial Employment						
Zoning District	IBP			I1		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	34.90	0	30.59	0	0	59.95
Future Capital Facilities	0		0			0
Gross Acres with Facilities Deduction	34.90		30.59			59.95
Land Unavailable for Development	3.49		15.30			29.98
Adjusted Gross Acres	31.41		15.29			29.97
Total Adjusted Gross Acres	46.70			29.97		
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 9 - City of Lakewood: Supply of Land for Commercial/Industrial Employment						
Zoning District	I2			AC1		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Redev. MF	Redev. Com'l/ Industrial
Gross Acres¹	0	0	3.89	0	4.90	1.62
Future Capital Facilities			0		0	0
Gross Acres with Facilities Deduction			3.89		4.90	1.62
Land Unavailable for Development			1.95		2.45	.81
Adjusted Gross Acres			1.94		2.45	.81
Total Adjusted Gross Acres	1.94			3.26		
Displaced Unit					14	

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 9 - City of Lakewood: Supply of Land for Commercial/Industrial Employment						
Zoning District	AC2					
Land Type	Vacant	Redev. MF	Redev. Com'l/ Industrial	Vacant	Redev. MF	Redev. Com'l/ Industrial
Gross Acres¹	0	9.88	0			
Future Capital Facilities		1.23				
Gross Acres with Facilities Deduction		8.65				
Land Unavailable for Development		4.33				
Adjusted Gross Acres		4.32				
Total Adjusted Gross Acres	4.32					
Displaced Unit		30				

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 10 - City of Lakewood: Employment Needs				
2006 Employment Estimate¹	2022 Employment Target	Employment Growth (2006-2022)	Plus Displaced Employees from Redevelopable Commercial²	Additional Employment Needs
23,794	31,210	7,416	1,122	8,538

¹ Source ESD April 1, 2006 covered jobs estimate minus resource/construction jobs.

² Displaced employees associated with redevelopable lands are adjusted down to reflect “unavailable to develop” assumption.

Table 11 - City of Lakewood: Employment Capacity				
Commercial / Industrial Designation	Zoning District	Adjusted Net Acres	Employees per Acre	Employment Capacity
Commercial	NC1	4.99	19.37	97
	NC2	53.31	19.37	1,033
	TOC	21.07	19.37	407
	CBD	23.57	19.37	457
	C1	13.61	19.37	264
	C2	71.81	19.37	1,391
	IBP	46.70	19.37	905
	AC1	3.26	19.37	63
	AC2	4.32	19.37	84
Industrial	I1	29.97	11.15	334
	I2	1.94	11.15	22
			Total Employment Capacity	5,057¹

¹ Most of Lakewood’s current major employers (Pierce College, Clover Park Technical College, Western State Hospital, St. Clare Hospital, Pierce Transit, and Clover Park School District facilities) are located in the PI zoning district. Although job growth is to be expected in conjunction with these employers, potential employment increases are not reflect in this employment capacity figure.

City of Milton

The City's 2006 population and employment estimates and 2022 population allocation and employment targets are provided below.

	Population in Pierce County	Employment in Pierce County
2006	5,665 ¹	1,288 ⁴
2022	7,000 ²	1,774 ⁵
Adjusted 2022³	7,250 ⁶	

¹ April 1, 2006 OFM Population Estimate

² Pierce County Ordinance No. 2003-104s.

³ Adjusted to incorporate property annexed since 2001.

⁴ Covered Employment estimate from Washington EDS, minus resource/construction jobs.

⁵ Employment Target accepted by PCRC on January 18, 2007. Represents ESD covered employment, minus resource/construction jobs.

⁶ Comments from City of Milton: Population allocated without benefit of information on Milton's revised and far more stringent Critical Areas. The City of Milton buildable lands analysis as of August 2007, predicts a maximum capacity of 480-670 dwelling units at present zoning. This represents a build-out analysis. A straight line projection of development based on average permits from 2001 to 2005 would total 240 new dwelling units from 2007 to 2022. The Pierce County allocation of 730 new dwelling units by 2022 to accommodate the adjusted population of 7,250 represents 60 - 250 new dwelling units beyond Milton's build-out capacity and 490 beyond our historical development rate. Milton has only a net 22.7 acres remaining of buildable lands in Pierce County scattered in over 200 parcels throughout the City.

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

Milton Land Use Designations	Implementing Zones
<u>Single Family</u> Provides areas suitable for a variety of residential development, including accessory apartments and mobile homes. Allows a maximum residential density of 4 dwelling units per acre. A density of 5 dwelling units per acre can be achieved with the addition of duplex housing at a rate of 1 duplex for every 4 lot subdivision.	<u>Residential (RS) District</u> Provides safe, attractive and stable environments for predominantly single-family residential development. Allows uses that support low-density residential development. Allows a base density of 4 dwelling units per acre and a maximum density of 5 dwelling units per acre.

Milton Land Use Designations	Implementing Zones
<p><u>Multi-Family</u> Provides for urban area housing types, including duplexes, garden apartments and small-scale apartment units. Allows a maximum residential density of 12 dwelling units per acre.</p>	<p><u>Residential Multi-family (RM) District</u> Provides adequate area for the development of a range of housing types at a moderate-density, consistent with the carrying capacity of the city's resources. Allows uses that promote and support moderate-density residential development. Allows a base density of 12 dwelling units per acre and a maximum density of 18 dwelling units per acre for senior facilities.</p>
<p><u>Multi-Family-2</u> Provides for moderate-density residential development near transit, employment, commercial centers and recreation facilities. Characterized by single-family homes, duplexes and small-scale apartment buildings at densities approaching 8 dwelling units per acre.</p>	<p><u>Residential Moderate Density (RMD) District</u> Provides safe, attractive and stable environments for predominantly single-family residential development. Allows uses that promote and support moderate-density residential development. Allows a base density of 12 dwelling units per acre and a maximum density of 18 dwelling units per acre.</p>
<p><u>Future Planned Development</u> Allows for the development of mixed residential and business uses on a site through the use of innovative development techniques. Allows for 12 dwelling units per acre up to a maximum density of 18 dwelling units per acre.</p>	<p><u>Planned Development (PD) District</u> Acknowledges that land in the northwest section of the city have development potential that may be constrained by environmental conditions. Allows for development of that land in a manner consistent with the goals of the comprehensive plan, without immediately performing costly studies that may be outdated by the time the land is proposed for development.</p>
<p><u>Mixed Use-Town Center</u> Intends to foster a vibrant, pedestrian-oriented center for commercial activity. Provides for diversity in types of housing, shopping, civic facilities, recreation and employment. Allows a maximum residential density of 8 dwelling units per acre.</p>	<p><u>Mixed Use Town Center (MX) District</u> Encourages the development of a compact town center. Encourages a mixture of land uses that will promote pedestrian access and small-scale shops and services within walking distance of residential areas. Allows a base density of 12 dwelling units per acre and a maximum density of 18 dwelling units per acre.</p>

Milton Land Use Designations	Implementing Zones
<u>Business</u> Provides for business uses that serve the community and the traveling public through the development of integrated commercial centers. Allows low impact industrial activities can be concentrated and where traffic congestion, visual and other impacts on the surrounding neighborhood can be minimized.	<u>Business (B) District</u> Provides areas where office, retail and other commercial uses can be developed. Provides goods and services in support of the city's residential population. Due to the relative scarcity of appropriate areas for business development residential uses are not permitted. <u>Light Manufacturing (M-1) District</u> Provides for the location and grouping of light manufacturing activities and uses involving the processing, handling, and creating of products and technological processes.
<u>Recreation</u> Acknowledges and protects the city's public parks and open spaces. Devotes areas to public recreational facilities such as parks, trails and areas that have been preserved as open spaces through a variety of open space programs.	<u>Open Space (OS) District</u> Preserves for quiet public enjoyment those unique areas within the city which, due to their size, configuration or visual appeal, present special opportunities to assist in meeting the city's need for passive recreation.
<u>Public Facility</u> Provides area for public facilities such as schools, water and wastewater facilities, city buildings, city-owned parking lots and acknowledges and reserves sites that have been planned for public purposes.	<u>Community Facilities (CF) District</u> Preserves sufficient land in the community to provide necessary services that are usually provided by government or utilities.

Table 1 - City of Milton: Summary of Building Permits for Multi-Family Development							
Land Use Designation	Zoning District	Density/Units	2001	2002	2003	2004	2005
		Gross	N/A	N/A	N/A	N/A	N/A
		Net					
		Units					

Table 2 - City of Milton: Summary of Parcel-Specific Residential Platting Activity¹							
Land Use Designation	Zoning District	Density/Lots	2001	2002	2003	2004	2005
B, RMF	B, RMF	Gross	N/A	1.33	N/A	N/A	N/A
		Net					
		Lots		2			
RMD	RMD	Gross	N/A	N/A	5.08	7.14	N/A
		Net					
		Lots			6	3	
RS	RSF	Gross	3.57	2.15	2.57	3.66	N/A
		Net					
		Lots	5	18	20	20	
RSF/RMD	RSF/RMD	Gross	N/A	N/A	4.76	N/A	N/A
		Net					
		Lots			3		

¹ City of Milton has modified its regulations in calculating the permitted number of units (gross to net), as a result net density statistics have not been submitted for the years between '01 and '05.

Table 3 - City of Milton: Summary of Parcel-Specific Commercial and Industrial Development Activity							
Land Use Designation	Zoning District		2001	2002	2003	2004	2005
		Gross Acres	N/A	N/A	N/A	N/A	N/A
		Bldg. Sq. Ft.					
		FAR					

Table 4 - City of Milton: Development Assumptions and Trends			
		2001-2005 Average	2022 Assumptions
People per Household		2.36 ¹	2.23 ²
Residential Density		Refer to tables 1 and 2.	RS: 4 du/na RM: 8 du/na RMD: 8du/na MX: 12 du/na
Mixed Use Designations: Percent of Residential and Commercial development		0%	MX: 60/40%
Plat Deductions	Percent of Land Designated: Critical Areas (Constrained)	N/A	Milton Critical Area Mapping
	Percent of Land Used for: Roads	N/A	20%
	Percent of Land Used for: Recreation / Park		
Percent of Land Used for: Public Facilities / Institutions			.34 acres in the Milton area for a new library facility.
Percent of Land in Residentially Zoned Districts for non- residential uses		0%	10%
Percent of Land Unavailable for Development			Single-Family Districts: vacant, 5% underdeveloped, 50% Multi-Family Districts: vacant, 15% redevelopable, 20% underdeveloped, 50% Commercial: vacant, 5% redevelopable, 10% underdeveloped, 50%

Table 4 - City of Milton: Development Assumptions and Trends		
	2001-2005 Average	2022 Assumptions
Employees per Gross Acre	³ Manufacturing/Warehousing – 11.15 employees Commercial/Services – 19.37 employees	Mfg./Warehousing – 11.15 Commercial/Services – 19.37

¹ 2000 Census² 2000 Census pphh reduced by 5.5 percent.³ Pierce County Employment Intensity Survey, 2006.

Table 5 - City of Milton: Assumptions for Vacant, Vacant Single Unit Lots, Underdeveloped and Redevelopable Commercial/ Industrial Parcels				
Zoning District	Vacant	Vacant (Single Unit)	Underdeveloped¹	Redevelopable Commercial/ Industrial²
RS	Greater than or equal to .46 acres	Less than .46 acres	Greater than or equal to 1.43 acres	
RMD			Greater than or equal to .23 acres	
RM			Greater than or equal to .46 acres	
MX	No Acreage Threshold		Greater than or equal to .21 acres	Land value greater than or equal to improvement value
B	No Acreage Threshold			Land value greater than or equal to improvement value
CF	No Acreage Threshold			Land value greater than or equal to improvement value
M1	No Acreage Threshold			Land value greater than or equal to improvement value

¹ Exception: Improvement value greater than \$500,000. Net acreage after critical areas subtracted.² Exception: Condominium ownership.

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

Zoning District		RS				RMD				RM			
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF
Gross Acres¹		73.67	10.03	104.51	.54	.67	0	3.67	0	8.48	0	9.81	9.55
Future Capital Facilities		0		0	0	0		0		0		0	0
Adjusted Gross Acres		73.67		104.51	.54	0		3.67		8.48		9.81	9.55
Individual Plat Deductions	Roads²												
	Critical Areas	19.40		17.84	.06	.67		.48		1.59		.14	1.50
	Parks and Open Space	14.73		20.90	.10	.13		.73		1.69		1.96	1.91
Net Acres		39.54		65.77	.38	.54		2.46		5.20		7.71	6.14
Non-Residential Uses		3.95		6.57	.03	.05		.24		.52		.77	.61
Adjusted Net Acres		35.59		59.20	.35	.49		2.22		4.68		6.94	5.53
Land Unavailable for Development		1.77		29.60	.07	.07		1.11		.70		3.47	1.10
Final Adjusted Net Acres		33.82		29.60	.28	.42		1.11		3.98		3.47	4.43
Total Adjusted Net Acres		63.70				1.53				11.88			
One Dwelling Unit per Vacant (single) Lot			31										
Displaced Unit				99	1			5				20	4

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 “Development Assumptions and Trends.”² This acreage represents the road and parks/open space plat deductions.

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

Zoning District		MX											
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF
Gross Acres ¹		1.26	0	0	0								
Future Capital Facilities		.34											
Adjusted Gross Acres		.92											
Individual Plat Deductions	Roads ²												
	Critical Areas	.07											
	Parks and Open Space	.18											
Net Acres		.67											
Non-Residential Uses		N/A											
Adjusted Net Acres		.67											
Land Unavailable for Development		.10											
Final Adjusted Net Acres		.57											
Total Adjusted Net Acres		.57											
One Dwelling Unit per Vacant (single) Lot													
Displaced Unit													

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 “Development Assumptions and Trends.”² This acreage represents the road and parks/open space plat deductions.

Table 7 - City of Milton: Housing Unit Needs						
2006 Housing Units ¹	Adjusted 2022 Population	Assumed 2022 Household Size	2022 Housing Units Needed	Additional Housing Needed ('06 – '22)	Plus Displaced Units ²	Total Housing Units Needed ³
2,519	7,250	2.23	3,251	732	58	790

¹ Source OFM April 1, 2006 estimate

² Existing housing units associated with underdeveloped and multi-family redevelopable parcels adjusted down to reflect “unavailable to develop” assumption.

³ Total housing needs associated with allocated population assuming 100% occupancy.

Table 8 – City of Milton: Housing Unit Capacity					
Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	Plus 1 Dwelling Unit per Vacant (single unit) Lot	Housing Capacity
RS	63.70	4	254	31	285
RMD	1.53	8	12	0	12
RM	11.88	8	95	0	95
MX	.57	12	6	0	6
				Total Housing Capacity	398

Table 9 - City of Milton: Supply of Land for Commercial/Industrial Employment						
Zoning District	MX			B		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres ¹	.66	0	.18	3.19	0	6.24
Future Capital Facilities	0		0	0		0
Gross Acres with Facilities Deduction	.66		.18	3.19		6.24
Land Unavailable for Development	.03		.01	.15		.62
Adjusted Gross Acres	.63		.17	3.04		5.62
Total Adjusted Gross Acres	.80			8.66		
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 9 - City of Milton: Supply of Land for Commercial/Industrial Employment						
Zoning District	M-1					
Land Type	Vacant	Underdev.	Red. Com'l/ Industrial	Vacant	Underdev.	Red. Com'l/ Industrial
Gross Acres^{1,2}	0	0	27.14			
Future Capital Facilities			0			
Gross Acres with Facilities Deduction			27.14			
Land Unavailable for Development			2.71			
Adjusted Gross Acres			24.43			
Total Adjusted Gross Acres	24.43					
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

² These gross acreage numbers must be adjusted down to account for Puyallup Tribal lands

Table 10 - City of Milton: Employment Needs¹				
2006 Employment Estimate²	Adjusted 2022 Employment Target	Employment Growth (2006-2022)	Plus Displaced Employees from Redevelopable Commercial³	Additional Employment Needs
1,288	1,774	486	43	529

¹ WSDOT intends to construct the SR 167 to 509 extension project with the analysis years. This project will result in the loss of up to 20% of Milton’s non-residentially zoned land.

² Source ESD April 1, 2006 covered jobs estimate minus resource/construction jobs. Employment from within Puyallup Tribal land must be deducted from these figures.

³ Displaced employees associated with redevelopable lands are adjusted down to reflect “unavailable to develop” assumption.

Table 11 - City of Milton: Employment Capacity¹				
Commercial / Industrial Designation	Zoning District	Adjusted Net Acres	Employees per Acre	Employment Capacity
Commercial	MX	.80	19.37	15
	B	8.66	19.37	167
Industrial	M-1	24.43	11.15	272
			Total Employment Capacity	454

¹ Employment from within Puyallup Tribal land must be deducted from these figures.

City of Orting

The City's 2006 population and employment estimates and 2022 population allocation and employment targets are provided below:

	Population	Employment
2006	5,560 ¹	977 ⁴
2022	7,900 ²	886 ⁵
Adjusted 2022³	7,900	

¹ April 1, 2006 OFM Population Estimate

² Pierce County Ordinance No. 2003-104s.

³ Adjusted to incorporate property annexed since 2001.

⁴ Covered Employment estimate from Washington EDS, minus resource/construction jobs.

⁵ Employment Target accepted by PCRC on January 18, 2007. Represents ESD covered employment, minus resource/construction jobs.

The City's GMA Comprehensive Plan was adopted on January 11, 1996 and implementing regulations were adopted on November 14 that same year. The City of Orting's Comprehensive Plan contains nine land use designations and their regulations create nine implementing zones. Orting implements densities using net calculations, subtracting out roads, critical areas and park areas. The following table describes the City's land use designations and zoning:

Orting Land Use Designations	Implementing Zones
<u>Residential Multi-Family (RMF)</u> Provides for moderate- to high-density residential development that may include a mix of office and governmental uses. Allows a residential density of 8 dwelling units per acre.	<u>Residential Multi-Family (RMF)</u> Principal uses include single family detached, duplex, multi-family dwellings and cottage housing developments; professional and medical offices; government services; and noncommercial gardens. Allows a maximum single family density of 8 dwelling units per acre and a maximum duplex density of 12 dwelling units per acre. Multi-family density is a function of project size.
<u>Residential-Urban (RU)</u> Provides for vital residential neighborhoods in a moderate- to low-density single-family setting. Allows a maximum density of 6 dwelling units per acre.	<u>Residential-Urban (RU)</u> Principal uses include single-family detached and duplex dwellings, cottage housing developments, and noncommercial gardens. Allows a maximum single-family density of 6 dwelling units per acre and a maximum duplex density of 8 dwelling units per acre.

Orting Land Use Designations	Implementing Zones
<u>Residential-Suburban (RS)</u> Provides for vital residential neighborhoods in a moderate to low-density single-family setting. Provides a transition from urban uses to less intensely developed areas. Allows a base density of 4 dwelling units per acre with a maximum of 5 dwelling units per acre.	<u>Residential-Suburban (RS)</u> Principal uses include single-family detached dwellings, golf courses, and noncommercial gardens. Allows a maximum density of 4 dwelling units per acre with 5 dwelling units per acre permitted in planned developments.
<u>Residential-Conservation(RC)</u> Provides areas for low-density residential development, compatible with agricultural activity. Areas are within the 200-year floodplain of the Carbon and Puyallup Rivers. Encourages cluster development outside the floodway and the 100-year floodplain. Allows a maximum gross density of 1 dwelling unit per 2 acres.	<u>Residential-Conservation(RC)</u> Principal uses include single-family dwellings; orchards, gardens and greenhouses; general agriculture; and limited livestock. Allows a maximum density of 1 dwelling unit per two acres.
<u>Mixed Use-Town Center (MUTC)</u> Intends to foster a vibrant, pedestrian-oriented center of commercial activity. Encourages diversity in types of housing, shopping, civic facilities, recreation and employment. Limits new commercial and office development to mixed use districts. Allows a maximum residential density of 8 dwelling units per acre.	<u>Mixed Use-Town Center (MUTC)</u> Principal uses include multi-family residential; offices; retail and food sales; personal, professional, and business services; restaurants and bars; bed and breakfasts; cultural and entertainment facilities; churches; and schools. Allows a maximum density based on lot size, height limit, architectural design review and building code provisions.
<u>Mixed Use-Town Center North (MUTCN)</u> Provides increased opportunities for the development of mixed uses that support sustainable community and take advantage the of large land area. Pedestrian amenities, public transportation, and architectural design review will be considerations throughout master planning and project approvals.	<u>Mixed Use-Town Center North (MUTCN)</u> Principal uses include high density residential, and most commercial, and institutional uses allowed in the MUTC zone, but all development is subject to location, access, and design subject to master plans and approval through either planned development or binding site plan procedures. Residential density of up to 10 du per acre is allowed and may be sited in a variety of forms.
<u>Light Manufacturing (LM)</u> Provides areas for light industrial development, including non-objectionable manufacturing, processing or storage of products not involving the use of materials, processes or machinery likely to cause undesirable effects upon nearby residential or commercial property.	<u>Light Manufacturing (LM)</u> Principal uses include light manufacturing; processing; storage; animal hospitals; wholesale businesses; service stations; construction businesses; lumber mills; and public utilities. Allows a maximum floor area ratio of 1 to 5 (building to site).

Orting Land Use Designations	Implementing Zones
<u>Recreation/Open Space (OS)</u> Acknowledges and protects the city's public parks and open spaces. Devotes areas to public recreational facilities such as parks and trails and areas that have been preserved as open spaces.	<u>Open Space and Recreation (OS)</u> Principal uses include public parks; public open spaces; public trails; public swimming pools; playfields; and other recreation facilities.
<u>Public Facilities (PF)</u> Provide areas for public facilities such as schools, water and wastewater facilities, city buildings, city-owned parking lots and acknowledges and reserves sites that have been planned for public purposes.	<u>Public Facilities (PF)</u> Principal uses include public schools; water system facilities; sanitary sewer system facilities; police and fire department facilities; city offices; city-owned parking lots; private utilities serving the public; and other public facilities including county, state, or federal facilities.

Table 1 - City of Orting: Summary of Building Permits for Multi-Family Development							
Land Use Designation	Zoning District	Density/Units	2001	2002	2003	2004	2005
MUTC	MUTC	Gross	N/A	N/A	28.57	N/A	N/A
		Net			28.57		
		Units			6		
RMF	RMF	Gross	N/A	N/A	13.33	N/A	N/A
		Net			13.33		
		Units			4		
RU	RU	Gross	N/A	1.28	N/A	N/A	N/A
		Net		1.28			
		Units		2			

Table 2 - City of Orting: Summary of Parcel-Specific Residential Platting Activity							
Land Use Designation	Zoning District	Density/Lots	2001	2002	2003	2004	2005
RS	RS	Gross	N/A	1.87	2.07	1.50	N/A
		Net		2.75	3.05	5.32	
		Lots		83	92	84	
RU	RU	Gross	N/A	N/A	N/A	1.47	N/A
		Net				1.47	
		Lots				2	

Table 3 - City of Orting Summary of Parcel-Specific Commercial and Industrial Development Activity							
Land Use Designation	Zoning District		2001	2002	2003	2004	2005
MUTC	MUTC	Gross Acres	N/A	0.39	0.14	N/A	N/A
		Bldg. Sq. Ft.		3,705	4,428		
		FAR		0.22	0.74		

Table 4 - City of Orting: Development Assumptions and Trends		
	2001-2005 Average	2022 Assumptions
People per Household	2.79 ¹	2.55 ²
Residential Density	Refer to tables 1 and 2.	RC: .5 du/a RS: 5 du/a RU: 6 du/a RMF: 8 du/a MUTCN: 10 du/a
Mixed Use Designations: Percent of Residential and Commercial development	MUTC: 33%/67%	MUTC: 20% Res/80% Commercial MUTCN: 40% Res/60% Commercial

Table 4 - City of Orting: Development Assumptions and Trends			
		2001-2005 Average	2022 Assumptions
Plat Deductions	Percent of Land Used for: Roads	10%	10%
	Percent of Land Designated: Critical Areas (Constrained)	7 %	7.5%
	Percent of Land Used for: Recreation / Park	6%	6.2%
Percent of Land Used for: Public Facilities / Institutions		25%	25%
Percent of Land in Residentially Zoned Districts for non-residential uses		0%	0%
Percent of Land Unavailable for Development			Residential: vacant, 1% underdeveloped, 1% multi-family redevelopable, 50% Commercial: vacant, 4% redevelopable, 50% underdeveloped, 0%
Employees per Gross Acre		³ Manufacturing/Warehousing – 11.15 employees Commercial/Services – 19.37 employees Education: 4.2 employees	Commercial – 25 employees per acre

¹ 2006 OFM² 2006 OFM pphh reduced by 5.5 percent.³ Pierce County Employment Intensity Survey, 2006.

Table 5 - City of Orting: Assumptions for Vacant, Vacant Single Unit Lots, Underdeveloped and Redevelopable Commercial/ Industrial Parcels				
Zoning District	Vacant	Vacant (Single Unit)	Underdeveloped¹	Redevelopable Commercial/ Industrial²
RC	Greater than or equal to 4.5 acres	Less than 4.5 acres	Greater than or equal to 4.5 acres	
RS	Greater than or equal to .5 acres	Less than .5 acres	Greater than or equal to .5 acres	
RU10	Greater than or equal to .42 acres	Less than .42 acres	Greater than or equal to .42 acres	

Table 5 - City of Orting: Assumptions for Vacant, Vacant Single Unit Lots, Underdeveloped and Redevelopable Commercial/ Industrial Parcels				
Zoning District	Vacant	Vacant (Single Unit)	Underdeveloped¹	Redevelopable Commercial/ Industrial²
RMF	Greater than or equal to .31 acres	Less than .31 acres	Greater than or equal to .31 acres	
MUTC	No Acreage Threshold			Land value greater than or equal to improvement value
MUTCN	No Acreage Threshold			
LM	No Acreage Threshold			Land value greater than or equal to improvement value

¹ Exception: Improvement value greater than \$500,000. Net acreage after critical areas subtracted.

² Exception: Condominium ownership.

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

Zoning District		RC				RS				RU			
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF
Gross Acres¹		45.58	15.97	31.22	0	114.19	58.34	40.41	0	58.14	6.52	100.38	11.32
Future Capital Facilities		0		0		28.54		0		0		0	0
Adjusted Gross Acres		45.58		31.22		85.65		40.41		58.14		100.38	11.32
Individual Plat Deductions	Roads	4.56		3.12		8.56		4.41		5.81		10.03	1.132
	Critical Areas	3.41		2.34		6.42		3.03		4.36		7.53	.85
	Parks and Open Space	2.83		1.94		5.31		2.51		3.60		6.22	.70
Net Acres		34.78		23.82		65.36		30.46		44.37		76.60	8.64
Non-Residential Uses		0		0		0		0		0		0	0
Adjusted Net Acres		34.78		23.82		65.36		30.46		44.37		76.60	8.64
Land Unavailable for Development		.34		.24		.65		.30		.44		.77	4.32
Final Adjusted Net Acres		34.44		23.58		64.71		30.16		43.93		75.83	4.32
Total Adjusted Net Acres		58.02				94.87				119.76			
One Dwelling Unit per Vacant (single) Lot			29				364				41		
Displaced Unit				4				12				57	65

¹For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 “Development Assumptions and Trends.”

Table 6 – City of Orting: Supply of Land/Lots for Residential Development													
Zoning District		RMF				MUTC				MUTCN ¹			
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev. Multifamily	Redev. MF
Gross Acres ²		0	0	1.91	0.30	.87	0	0	.68		66		
Future Capital Facilities				0	0	0			0				
Adjusted Gross Acres				1.91		.87			.68				
Individual Plat Deductions	Roads			.19		.08			.06				
	Critical Areas			.14		.06			.05				
	Parks and Open Space			.11		.05			.04				
	Surface Water Facilities			N/A		N/A			N/A				
Net Acres				1.47		.68			.53				
Non-Residential Uses				0		0			0				
Adjusted Net Acres				1.47		.68			.53				
Land Unavailable for Development				.01		.01			.01				
Final Adjusted Net Acres				1.46		.67			.52				
Total Adjusted Net Acres		1.46				1.19							
One Dwelling Unit per Vacant (single) Lot											600		
Displaced Unit				2					8				

¹ Residential may either be mixed with commercial or separate. Preliminary plans indicate approximately 600 housing units.

² For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 “Development Assumptions and Trends.”

Table 7 - City of Orting: Housing Unit Needs						
2006 Housing Units ¹	Adjusted 2022 Population	Assumed 2022 Household Size	2022 Housing Units Needed	Additional Housing Needed ('06 – '22)	Plus Displaced Units ²	Total Housing Units Needed ³
1,998	7,900	2.55	3,098	1,100	115	1,215

¹ Source OFM April 1, 2006 estimate

² Existing housing units associated with underdeveloped and multi-family redevelopable parcels adjusted down to reflect “unavailable to develop” assumption.

³ Total housing needs associated with allocated population assuming 100% occupancy.

Table 8 - City of Orting: Housing Unit Capacity					
Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	Plus 1 Dwelling Unit per Vacant (net) Lot	Housing Capacity
RC	58.02	.5	29	29	58
RS	94.87	5	474	364	838
RU	119.76	6	719	41	760
RMF	1.46	8	12	0	12
MUTC	1.19	10	12	0	12
MUTCN	0	0	0	600	600
				Total Housing Capacity	2,280

Table 9 - City of Orting: Supply of Land for Commercial/Industrial Employment						
Zoning District	MUTC			LM		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Redev. MF	Redev. Com'l/ Industrial
Gross Acres ¹	2.75	0	3.47	3.41	0	3.40
Future Capital Facilities	0		0	0		0
Gross Acres with Facilities Deduction	2.75		3.47	3.41		3.40
Land Unavailable for Development	.11		1.74	.14		1.7
Adjusted Gross Acres	2.64		1.73	3.27		1.7

Table 9 - City of Orting: Supply of Land for Commercial/Industrial Employment						
Zoning District	MUTC			LM		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Redev. MF	Redev. Com'l/ Industrial
Total Adjusted Gross Acres	4.37			4.97		
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 9 - City of Orting: Supply of Land for Commercial/Industrial Employment						
Zoning District	MUTCN					
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	66	0	0			
Future Capital Facilities	36					
Gross Acres with Facilities Deduction	30					
Land Unavailable for Development	0					
Adjusted Gross Acres	30					
Total Adjusted Gross Acres	30					
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 10 - City of Orting: Employment Needs				
2006 Employment Estimate¹	2022 Employment Target	Employment Growth (2006-2022)	Plus Displaced Employees from Redevelopable Commercial²	Additional Employment Needs
997	2,000	1,003	20	1,023

¹ Source ESD April 1, 2006 covered jobs estimate minus resource/construction jobs.

² Displaced employees associated with redevelopable lands are adjusted down to reflect “unavailable to develop” assumption.

Table 11 - City of Orting: Employment Capacity				
Commercial / Industrial Designation	Zoning District	Adjusted Net Acres	Employees per Acre	Employment Capacity
Commercial	MUTC	4.37	25	109
	MUTCN	30	25	750
Industrial	LM	4.97	25	124
			Total Employment Capacity	983

City of Pacific

The City's 2006 population and employment estimates and 2022 population allocation and employment targets are provided below.

	Population in Pierce County	Employment in Pierce County
2006	125 ¹	1,720 ⁴
2022	0 ²	3,355 ⁵
Adjusted 2022³	0	

¹ April 1, 2006 OFM Population Estimate

² Pierce County Ordinance No. 2003-104s.

³ Adjusted to incorporate property annexed since 2001.

⁴ Covered Employment estimate from Washington EDS, minus resource/construction jobs.

⁵ Employment Target accepted by PCRC on January 18, 2007. Represents ESD covered employment, minus resource/construction jobs.

The City's GMA Comprehensive Plan was originally adopted on July 19, 1995 and subsequently amended on January 8, 2001, April 23, 2001 with the update completed in November 2004. The original implementing regulations that put into action the Comprehensive Plan were in place at the time of annexation into Pierce County in July 1995. These have been revised to reflect the subsequent comprehensive plan amendments. The City of Pacific's Comprehensive Plan contains 12 land use designations and the regulations create 11 implementing zones. The following table describes all of the commercial, business and industrial designations and zones for the City. The City does not have any residential zoned land in Pierce County.

Pacific Land Use Designations	Implementing Zones
<u>Neighborhood Commercial (NC)</u> Provides for commercial and office uses that generally serve the immediate neighborhood. Includes neighborhood grocery, convenience store, or similar retail establishment selling goods or service the immediate neighborhood.	<u>NB - Neighborhood Business District</u> Provides for commercial or office uses that generally serve the immediate neighborhood. Customers can generally get to businesses in this district by walking. Appropriate for small shopping clusters or integrated shopping centers located within residential neighborhoods.
<u>Commercial (C)</u> Provides for uses that serve a larger public than the immediate neighborhood, including both retail and office uses. Includes retail establishments such as supermarkets, department stores, hairdressers, as well as professional offices, banks, restaurants, hotels/motels, and similar uses.	<u>C - Commercial District</u> Provides for uses which serve the larger community than the immediate neighborhood, including manufacturing, light industrial, retail and office uses. Intended to have access to major arterials and SR-167. Includes a wide range of retail sales, service and light industrial establishments.

Pacific Land Use Designations	Implementing Zones
<u>Highway Commercial (HC)</u> Provides uses that serve the traveling public. Includes retail establishments and offices principally catering to auto-traveling public, including shopping centers, motels, drive-in restaurants, gas stations etc.	<u>HC - Highway Commercial District</u> Preserves and enhances areas containing commercial establishments and providing services and sale, distribution or rental of goods for the general public. Provides a variety of sites with highway access.
<u>Office Park (OP)</u> Provides for office uses, fabrication, and light distribution. Examples include offices, warehouses, greenhouses, small manufacturing plants, and retail and restaurants catering to employees of the office park.	<u>OP - Office Park District</u> Provides for business uses of a professional office, wholesale, fabrication, and distribution nature which are capable of being constructed, maintained and operated in a manner uniquely designed to be compatible with adjoining residential, commercial or other less intensive land uses. Allows retail businesses and restaurants primarily servicing employees of the office park.
<u>Light Industrial (LI)</u> Provides for uses that can be completely performed on a site with minimum impact to the surrounding neighborhood. Allows moderate level warehousing and fabrication, associated offices, and resource-based uses with adequate controls from environmental impact off site.	<u>LI - Light Industrial District</u> Provides for industrial uses that can be completely performed on the site with minimum impact to the surrounding neighborhood. Allows for a wide range of light manufacturing and related uses, and is typically appropriate to sites with good rail or highway access.
<u>Heavy Industrial (HI)</u> Provides for industrial uses involving intensive on and/or off-site manufacturing and large footprint structural improvements for manufacturing and/or storage.	<u>HI - Heavy Industrial District</u> Provides areas for manufacturing or related uses which are potentially incompatible with most other establishments. Appropriate to areas which are most distant from residential areas and which have extensive rail or shipping facilities.

Tables 1 and 2 are not applicable.

Table 3 - City of Pacific: Summary of Parcel-Specific Commercial and Industrial Development Activity							
Land Use Designation	Zoning District		2001	2002	2003	2004	2005
	C	Gross Acres	1.10	N/A	1.10	2.20	N/A
		Bldg. Sq. Ft.	4,250		3,315	18,000	
		FAR	0.09		0.07	0.19	
	LI	Gross Acres	N/A	10.95	N/A	9.69	27.53
		Bldg. Sq. Ft.		6,480		24,726	34,106
		FAR		0.01		0.06	0.03

Table 4 - City of Pacific: Commercial Development Assumptions and Trends		
	2001-2005 Average	2022 Assumptions
Percent of Land Used for: Public Facilities/ Institutions		None
Percent of Land Unavailable for Development		Commercial: vacant, 0% redevelopable, 25%
Employees per Gross Acre	¹ Manufacturing/Warehousing – 11.15 employees Commercial/Services – 19.37 employees	Mfg./Warehousing – 11.15 Commercial/Services – 19.37

¹ Pierce County Employment Intensity Survey, 2006.

Table 5 - City of Pacific: Assumptions for Vacant, Vacant Single Unit Lots, Underdeveloped and Redevelopable Commercial/Industrial Parcels				
Zoning District	Vacant	Vacant (Single Unit)	Underdeveloped¹	Redevelopable Commercial/ Industrial²
RO	Greater than or equal to 2.5 acres	Less than 2.5 acres	Greater than or equal to 2.5 acres	
RS6	Greater than or equal to .46 acres	Less than .46 acres	Greater than or equal to .46 acres	
RS11	Greater than or equal to .63 acres	Less than .63 acres	Greater than or equal to .63 acres	
RML	No acreage Threshold		Greater than or equal to .46 acres	
RMH	No acreage Threshold		Greater than or equal to .46 acres	Land value greater than or equal to improvement value
MF1	No acreage Threshold			Land value greater than or equal to improvement value
MF2	No acreage Threshold			Land value greater than or equal to improvement value
MF3	No acreage Threshold			Land value greater than or equal to improvement value
ARC	No acreage Threshold			Land value greater than or equal to improvement value
NC1	No acreage Threshold			Land value greater than or equal to improvement value
NC2	No acreage Threshold			Land value greater than or equal to improvement value
TOC	No acreage Threshold			Land value greater than or equal to improvement value
CBD	No acreage Threshold			Land value greater than or equal to improvement value
C	No acreage Threshold			Land value greater than or equal to improvement value
IBD	No acreage Threshold			Land value greater than or equal to improvement value
C2	No acreage Threshold			Land value greater than or equal to improvement value

¹Exception: Improvement value greater than \$500,000. Net acreage after critical areas subtracted.

²Exception: Condominium ownership.

Tables 6 – 8 are not applicable

Table 9 - City of Pacific: Supply of Land for Commercial/Industrial Employment						
Zoning District	C			LI		
Land Type	Vacant	Redev. Com'l/ Industrial	Underdev.	Vacant	Redev. Com'l/ Industrial	Underdev.
Gross Acres	3.43	39.99	0	11.53	97.86	0
Future Capital Facilities	1	0		1	0	
Gross Acres with Facilities Deduction	2.43	39.99		10.53	97.86	
Land Unavailable for Development	0	9.99		0	24.47	
Adjusted Gross Acres	2.43	30		10.53	73.39	
Total Adjusted Gross Acres	32.43			83.92		
Displaced Unit						

Table 9 - City of Pacific: Supply of Land for Commercial/Industrial Employment			
Zoning District	OP		
Land Type	Vacant	Redev. Com'l/ Industrial	Underdev.
Gross Acres	21.1	9.35	0
Future Capital Facilities	1	0	
Gross Acres with Facilities Deduction	20.1	9.35	
Land Unavailable for Development	0	2.34	
Adjusted Gross Acres	20.1	7.01	
Total Adjusted Gross Acres	27.11		
Displaced Unit			

Table 10 - City of Pacific: Employment Needs				
2006 Employment Estimate¹	Adjusted 2022 Employment Target	Employment Growth (2006-2022)	Plus Displaced Employees from Redevelopable Commercial²	Additional Employment Needs
1,720	3,355	1,536	372	1,908

¹ Source ESD April 1, 2006 covered jobs estimate minus resource/construction jobs.

² Displaced employees associated with redevelopable lands are adjusted down to reflect “unavailable to develop” assumption.

Table 11 - City of Pacific: Employment Capacity				
Commercial / Industrial Designation	Zoning District	Adjusted Net Acres	Employees per Acre	Employment Capacity
Commercial	C	32.43	19.37	628
Industrial	LI	83.92	11.15	936
	OP	27.11	11.15	302
			Total Employment Capacity	1,866

Pierce County

The 2006 population and employment estimates and 2022 population allocation and employment targets for unincorporated urban Pierce County are provided below:

	Population	Employment
2006	173,224 ¹	28,823 ⁴
2022	205,480 ²	54,448 ⁵
Adjusted 2022³	199,125	

¹ April 1, 2006 OFM Population Estimate, excluding military bases. OFM provides an estimate for unincorporated P.C., staff estimated the April '06 urban/rural split using assumptions incorporated into PSRC '06 census tract estimates.

² Pierce County Ordinance No. 2003-104s.

³ Adjusted to incorporate property annexed since 2001.

⁴ Covered Employment estimate from Washington EDS, minus resource/construction jobs.

⁵ Employment Target accepted by PCRC on January 18, 2007. Represents ESD covered employment, minus resource/construction jobs.

The County's GMA Comprehensive Plan was adopted on November 29, 1994 and implementing regulations on July 11, 1995. Since its initial adoption it has been amended various times through area-wide map amendments and the adoption of community plans. The Pierce County's Comprehensive Plan contains 23 land use designations and the regulations create 39 implementing zones. Urban densities in Pierce County's zoning regulations are implemented by net land area, subtracting roads and critical areas. Rural densities are implemented by gross land area. The following table describes the County's land use designations and zoning:

Pierce County Land Use Designations	Implementing Zones
<p><u>Moderate Density Single Family</u> Provides areas for single-family and two-family residential developments. Allows a maximum density of 4 to 6 dwelling units per acre.</p>	<p><u>Moderate Density Single-Family.</u> The Moderate Density Single-Family (MSF) zone classification covers geographic areas located within urban growth areas but which fall outside of an Employment Center, Urban Center, or Urban District. The primary use of the classification is low and moderate density single- and two-family residential activities and compatible civic uses in areas with a mixed residential pattern. Allows a base density of 4 dwelling units per acre with densities ranging from 4 to 6 dwelling units per acre.</p> <p><u>Single-Family.</u> The Single-Family (SF) classification covers geographic areas located within urban growth areas but which fall outside of an Employment Center, Urban Center, or Urban District. The primary use of the classification is low and moderate density single-family residential activities and compatible civic uses in areas with a predominantly detached single-family development pattern. Allows a density of 4 dwelling units per acre.</p>

Pierce County Land Use Designations	Implementing Zones
	<p><u>Residential Resource.</u> The Residential Resource (RR) zone classification is intended to accommodate and allow for low density single-family residential uses in manner that is compatible with areas of unique open space character and/or environmental sensitivity. Allows a base density of 2 dwelling units per acre with densities ranging from 1 to 3 dwelling units per acre.</p>
<p><u>High Density Single-Family</u> The High Density Single-Family land use designation the location for moderate to high urban density single-family developments. Higher density single-family development is encouraged in the High Density Single-Family designation to expand the variety of housing types and choices available while maximizing the utilization of existing infrastructure within the urban growth area.</p>	<p><u>High Density Single-Family.</u> The High Density Single-Family (HSF) zone classification should include areas where sewers are available and there are minimal environmental constraints. This classification is strictly comprised of moderate to high-density single-family development. Allows a base density of 6 -10 dwelling units per acre with densities ranging from 6 to 12 dwelling units per acre.</p>
<p><u>High Density Residential District</u> Provides areas of multi-family and high-density single-family housing and limited neighborhood commercial retail and service uses. Locates districts along major arterial roadways and transit routes that are linked to an urban center. Allows a maximum density of 8 to 25 dwelling units per acre.</p>	<p><u>High Density Residential Districts.</u> The High Density Residential District (HRD) zone classification includes areas that are composed of multi-family and high density single-family housing, and limited neighborhood retail and service commercial which are located along major arterials, state highways, and major transit routes that connect to Major Urban, Activity, Community, or Employment Centers. Allows a base density of 20 dwelling units per acre with densities ranging from 6 to 25 dwelling units per acre.</p> <p><u>Residential/Office-Civic.</u> The primary role of the Residential/Office-Civic (ROC) classification is to provide a transition between the center and district classifications and the surrounding moderate and low density residential neighborhoods. This classification is to provide for low to moderate intensity. Allows a base density of 12 dwelling units per acre with densities ranging from 8 to 25 dwelling units per acre. (P/S/M)</p> <p><u>Moderate-High Density Residential.</u> The Moderate-High Density Residential (MHR) zone classification includes areas that are composed of moderate and high density single-, two-, and multi-family housing and compatible civic uses. Allows a base density of 15 - 18 dwelling units per acre with densities ranging from 8 to 25 dwelling units per acre. (P/S/M)</p>

Pierce County Land Use Designations	Implementing Zones
<p><u>Major Urban Centers</u> Meet the needs of the region's economy by providing employment, shopping, services, multi-family development and leisure activities in urban areas, and transforms Pierce County from a commuter economy to a jobs-based economy. Allows a maximum density of 12.5 or 25 dwelling units per acre.</p>	<p><u>Major Urban Centers.</u> The Major Urban Center (MUC) zone classification is a highly dense concentration of urban development with a commercial focus. A significant multi-family residential presence in the area is encouraged. Allows a base density of 20 dwelling units per acre with densities ranging from 8 to 25 dwelling units per acre.</p>
<p><u>Community Centers</u> Meet shopping, service, and multi-family housing needs of the surrounding community. Sized to serve the needs of more than one neighborhood while remaining small enough to be compatible with surrounding residential areas. Allows a maximum of 12.5 or 25 dwelling units per acre.</p>	<p><u>Community Centers.</u> The Community Center (CC) zone classification has, as its focus, a significant commercial traffic generator, around which develops a concentration of other commercial office, services, and some moderate to high density residential developments. The commercial activity within the center is directed to a customer base drawn from more than one neighborhood but should be at a scale which is compatible with surrounding residential areas. Allows a base density of 20 dwelling units per acre with densities ranging from 8 to 25 dwelling units per acre.</p> <p><u>Residential/Office-Civic.</u> The primary role of the Residential/Office-Civic (ROC) classification is to provide a transition between the center and district classifications and the surrounding moderate and low density residential neighborhoods. This classification is to provide for low to moderate intensity. Allows a base density of 12 dwelling units per acre with densities ranging from 8 to 25 dwelling units per acre. (P/S/M)</p> <p><u>Moderate-High Density Residential.</u> The Moderate-High Density Residential (MHR) zone classification includes areas that are composed of moderate and high density single-, two-, and multi-family housing and compatible civic uses. Allows a base density of 15 - 18 dwelling units per acre with densities ranging from 8 to 25 dwelling units per acre. (P/S/M)</p>

Pierce County Land Use Designations	Implementing Zones
<p><u>Activity Centers</u> Provide areas for recreational, cultural or educational activity around which develops a concentration of commercial, office or high-density residential development. Encourages retail trade, service, finance, insurance, real estate, and multi-family development that support the center. Allows a maximum density of 12.5 or 25 dwelling units per acre.</p>	<p><u>Activity Centers.</u> The Activity Center (AC) zone classification has, as its focus, a recreational, cultural, or educational activity around which develops a concentration of commercial, office, or moderate to high density residential development. The attraction draws people from throughout the area, not just surrounding neighborhoods or the community in which the activity is located. Allows a base density of 20 dwelling units per acre with densities ranging from 8 to 25 dwelling units per acre.</p>
<p><u>Urban Neighborhood Centers</u> Provide everyday shopping and services to a relatively small, nearby population.</p>	<p><u>Neighborhood Centers.</u> The Neighborhood Center (NC) zone classification is a concentrated mix of small scale retail and service commercial and office development that serves the daily needs of residents within the immediate neighborhood. Residential development at various densities may occur within the Center if appropriate to the individual neighborhood. Allows a base density of 8 -16 dwelling units per acre with densities ranging from 4 to 25 dwelling units per acre.</p> <p><u>Residential/Office-Civic.</u> The primary role of the Residential/Office-Civic (ROC) classification is to provide a transition between the center and district classifications and the surrounding moderate and low density residential neighborhoods. This classification is to provide for low to moderate intensity. Allows a base density of 12 dwelling units per acre with densities ranging from 8 to 25 dwelling units per acre. (P/S/M, South Hill)</p> <p><u>Moderate-High Density Residential.</u> The Moderate-High Density Residential (MHR) zone classification includes areas that are composed of moderate and high density single-, two-, and multi-family housing and compatible civic uses. Allows a base density of 15 - 18 dwelling units per acre with densities ranging from 8 to 25 dwelling units per acre. (P/S/M)</p>

Pierce County Land Use Designations	Implementing Zones
<p><u>Mixed Use Districts</u> Provide for auto-oriented commercial and land intensive commercial uses along major arterials, state highways and major transit routes. Encourages multi-family residential uses, except in South Hill Community Plan area. Allows a maximum density of 8 to 25 dwelling units per acre.</p>	<p><u>Mixed Use Districts.</u> The Mixed Use District (MUD) zone classification includes areas that are concentrations of commercial, office, and multi-family developments located along major arterials, state highways, and major transit routes and between Major Urban, Activity, or Community Centers. Commercial activity in Mixed Use Districts caters to a customer base beyond the surrounding neighborhoods or community due to its placement on a roadway used by residents of more than one community. Auto-oriented commercial and land-intensive commercial with a low number of employees per acre is the primary use within Mixed Use Districts. Allows a base density of 20 dwelling units per acre with densities ranging from 6 to 25 dwelling units per acre.</p> <p><u>Commercial Mixed Use District.</u> The primary role of the Commercial Mixed Use District (CMUD) classification is to identify those portions of the Mixed Use District land use designation best suited to general purpose, auto-oriented and auto-dependent commercial and civic activities. Allows a base density of 12 dwelling units per acre with densities ranging from 8-25 dwelling units per acre.</p> <p><u>Office-Residential Mixed Use District.</u> The primary role of the Office-Residential Mixed Use District (OMUD) classification is to identify those portions of the Mixed Use District land use designation best suited to auto-oriented commercial office and service and civic uses. Allows a base density of 12 dwelling units per acre with densities ranging from 8 to 25 dwelling units per acre</p> <p><u>Residential/Office-Civic.</u> The primary role of the Residential/Office-Civic (ROC) classification is to provide a transition between the center and district classifications and the surrounding moderate and low density residential neighborhoods. This classification is to provide for low to moderate intensity. Allows a base density of 12 dwelling units per acre with densities ranging from 8 to 25 dwelling units per acre.</p> <p><u>Moderate-High Density Residential.</u> The Moderate-High Density Residential (MHR) zone classification includes areas that are composed of moderate and high density single-, two-, and multi-family housing and compatible civic uses. Allows a base density of 15-18 dwelling units per acre with densities ranging from 8-25 dwelling units per acre. (P/S/M)</p>

Pierce County Land Use Designations	Implementing Zones
<p>Urban Village Urban Villages are intended to encourage the evolution of central places within communities to provide a focal point for vibrant shopping, service, entertainment, and housing for residents and visitors.</p>	<p>Urban Village. The Urban Village (UV) zone classification is a mixed use zone in which residential and commercial uses are permitted. Plazas and pedestrian pathways provide linkages between commercial activities. The commercial activity is directed to a customer base drawn from more than one neighborhood but at a scale conducive more to the pedestrian than the automobile. Bonus residential densities can be achieved when integrated into a mixed use project. Allows a base density of 20 dwelling units per acre with densities ranging from 12 to 30 dwelling units per acre. (South Hill Community Plan)</p>
<p>Employment Centers Provide land for industrial, manufacturing, and office jobs to serve the needs of the community. Uses range from land intensive heavy industrial to light manufacturing, assembly and wholesale activities to corporate office and office park development.</p>	<p>Employment Center. An Employment Center (EC) is a concentration of low to high intensity office parks, manufacturing, other industrial development, or a combination of activities. It may also include commercial development as a part of the center as long as the commercial development is incidental to the employment activities of the center and supports and serves the needs of the workforce.</p> <p>Community Employment. The role of the Community Employment (CE) classification is to provide for areas in the communities where low to moderate intensity industrial activities (manufacturing, assembly, warehousing, and industrial services), research activities, and/or office park development may locate.</p> <p>Research-Office. The role of the Research-Office (RO) classification is to provide for areas in the communities where low to moderate intensity research activities and/or office park development may locate.</p> <p>Public Institution. The Public Institution zone classification is the implementing zone for the Public Institution land use designation. It is intended to provide for the siting of public-owned facilities and institutions.</p> <p>Employment Service. The primary focus of the Employment Service (ES) zone is the provision of those goods and services needed on a daily basis by workers within the Employment Center land use designation in an easily identifiable, well-defined location. Light industrial, commercial, and civic uses are permitted.</p>

Pierce County Land Use Designations	Implementing Zones
<p><u>Public Institution</u> Identifies lands owned by governmental agencies for public use or benefit as public institutions and/or facilities.</p>	<p><u>Public Institution.</u> The Public Institution zone classification is the implementing zone for the Public Institution land use designation. It is intended to provide for the siting of public-owned facilities and institutions.</p>
<p><u>Master Planned Communities</u> Encourage a way to achieve well-designed, compact urban development with a balance of uses, more efficient use of public facilities, and greater open space.</p>	<p><u>Master Planned Communities.</u> The Master Planned Communities (MPC) zone classification provides for planned unit developments which integrate a mix of housing, services and recreation and are approved through the planned unit development (PUD) permit process.</p> <p><u>Moderate Density Single-Family.</u> The Moderate Density Single-Family (MSF) zone classification covers geographic areas located within urban growth areas but which fall outside of an Employment Center, Urban Center, or Urban District. The primary use of the classification is low and moderate density single- and two-family residential activities and compatible civic uses in areas with a mixed residential pattern. Allows a base density of 4 dwelling units per acre with densities ranging from 4 to 6 dwelling units per acre.</p>
<p><u>Employment Based Planned Communities</u> Encourage development within an UGA of new self-sufficient planned communities that address the full-range of needs of the residents, including housing, jobs, services, and recreation.</p>	<p><u>Employment Based Planned Communities.</u> The Employment Based Planned Communities (EBPC) zone classification includes areas designated for development of a mixture of housing, jobs, services, and recreation, proposed as a planned community under a planned unit development (PUD) permit process.</p>
<p><u>Rural Activity Center</u> Direct the most intensive uses of rural land into Rural Activity Centers. Provides employment, shopping, services and housing opportunities that reinforce these areas as rural centers, at a scale compatible with surrounding roads, utilities and rural character.</p>	<p><u>Rural Activity Center.</u> The Rural Activity Center (RAC) zone classification is a concentration of commercial and industrial businesses that provide goods, services, employment, group homes, and senior housing which meet the needs of a local rural community. Residential densities shall be the same as permitted in the adjacent rural designations.</p>
<p><u>Rural Neighborhood Centers</u> Serve the everyday needs of local rural residents. Provides only limited convenience shopping and services that meet the daily needs of residents of the surrounding rural area.</p>	<p><u>Rural Neighborhood Centers.</u> The Rural Neighborhood Center (RNC) zone classification includes areas which have established commercial uses that provide limited convenience shopping and services, meeting the daily needs of the surrounding rural area, immediate access onto state routes, major or secondary arterials. Residential densities shall be the same as permitted in the adjacent rural designations.</p>

Pierce County Land Use Designations	Implementing Zones
<p><u>Rural Gateway Community</u> Provides commercial services to accommodate the special needs of visitors, tourists, and recreationists in rural centers located near major recreational facilities.</p>	<p><u>Rural Gateway Community.</u> The Rural Gateway Community (GC) zone classification includes rural centers located near major recreational facilities, including the entrances to Mt. Rainier National Park, where commercial businesses that provide goods and services, including housing and lodging, meet the needs of a local rural community, visitors, and tourists. Residential densities shall be the same as permitted in the adjacent rural designations.</p> <p><u>Village Centers.</u> The Village Center (VC) zone classification provides for a compact mix of commercial, civic, and residential uses connected by pedestrian facilities in areas which experience a tourist population such as communities adjacent to Mount Rainier National Park. The zone classification includes commercial and residential uses that provide commercial services and civic facilities to meet the daily needs of the surrounding rural residents and serve a tourist economy. Allows a maximum density of 3 dwelling units per acre.</p> <p><u>Tourist Commercial.</u> The Tourist Commercial (TC) zone classification provides limited commercial opportunities that are only oriented to tourism such as restaurants, lodging, and rental of recreational equipment. The zone classification is not intended to provide civic activities or meet the daily shopping needs of residents.</p> <p><u>Village Residential.</u> The Village Residential (VR) zone classification allows for low-density residential uses located within a reasonable walking distance of commercial amenities found in a Village Center. Typically, the Village Residential zone classification recognizes existing platting patterns.</p>
<p><u>Rural 10</u> Maintains rural character and open space. Allows opportunity for resource-based industries such as agriculture, forestry, or mining provided these uses do not require urban-level services. Clustering of dwelling units is encouraged to maximize buffers and open space. Allows a base density of 1 dwelling unit per 10 acres.</p>	<p><u>Rural 10.</u> The Rural 10 (R10) zone classification is intended to provide for rural uses at a rural density. Allows a base density of 0.1 dwelling unit per acre and a maximum density of 0.2 dwelling unit per acre.</p>

Pierce County Land Use Designations	Implementing Zones
<p><u>Reserve 5</u> Provides land for low-density residential land uses. Provides areas into which the UGA will likely expand in response to future capacity needs. Density shall not exceed 1 dwelling unit per 5 acres.</p>	<p><u>Rural Reserve 5.</u> The Rural Reserve 5 (Rsv5) zone classification is intended to provide lands for potential future inclusion in an urban growth area when the need for additional land is identified and a Plan amendment is adopted. Allows a density of 0.2 dwelling unit per acre.</p>
<p><u>Rural Separator</u> Provides lands for a range of low-intensity rural development that maintains rural character. Clustering of dwelling units is encouraged to maximize buffers and open space. Allows a density of 1 dwelling unit per 2.5 acres.</p>	<p><u>Rural Separator.</u> The Rural Separator (RSep) zone classification includes rural lands intended as a buffer or separation between urban zone classifications. Allows a base density of 0.2 dwelling unit per acre and a maximum density of 0.4 dwelling unit per acre.</p>
<p><u>Rural 20</u> Provides lands for a range of low-intensity rural development that maintains rural character. Clustering of dwelling units is encouraged to maximize buffers and open space. Allows a base density of 1 dwelling unit per 20 acres.</p>	<p><u>Rural 20.</u> The Rural 20 (R20) zone classification is intended to provide for rural uses at a rural density and includes rural lands between the Rural 10 classification and the Rural 40 or Forest Lands classifications. Allows a base density of 0.05 dwelling unit per acre and a maximum density of 0.1 dwelling unit per acre.</p>
<p><u>Rural 40</u> Provides lands for a range of low-intensity rural development that maintains rural character. Clustering of dwelling units is encouraged to maximize buffers and open space. Allows a base density of 1 dwelling unit per 40 acres.</p>	<p><u>Rural 40.</u> The Rural 40 (R40) zone classification is intended to provide for rural uses at the lowest rural density. Allows a base density of 0.025 dwelling unit per acre and a maximum density of 0.0625 dwelling unit per acre.</p>

Pierce County Land Use Designations	Implementing Zones
<p><u>Rural Sensitive Resource</u> Intended to protect surface waters, aquifers, and fish and wildlife habitat from degradation. New development within the RSR designation shall utilize low impact development techniques. The properties within the RSR designation are considered a high priority for community space preservation and acquisition efforts. The RSR designation follows the rural valleys and streams corridors on the Peninsula which have historically been protected from development pressures by low density zoning and sensitive area designations.</p>	<p><u>Rural Sensitive Resource.</u> The Rural Sensitive Resource (RSR) zone classification is intended to maintain the rural character of the valleys and stream corridors and protect the surface waters, aquifers, and fish and wildlife habitat in these areas from degradation. New development within the RSR classification shall utilize low impact development (LID) techniques. To meet this requirement, the LID techniques described in the Gig Harbor Peninsula Community Plan shall be followed to limit the maximum effective impervious coverage. The properties within the RSR designation are considered a high priority for community open space preservation and acquisition efforts. The RSR classification follows the rural valleys and stream corridors that have historically been protected from development pressures by low-density zoning and sensitive area designations. Allows a base density of 0.1 dwelling unit per acre and a maximum density of 0.2 dwelling unit per acre.</p>
<p><u>New Fully Contained Community</u> Encourages development of new self-sufficient planned in rural designations that address the full-range of needs of the residents, including housing, jobs, services, and recreation.</p>	<p><u>New Fully Contained Community.</u> The New Fully Contained Community (NFCC) zone classification provides for self-contained planned unit developments which integrate a mix of housing, jobs, services and recreation and are proposed through the planned unit development (PUD) permit process. Upon adoption of a Plan Amendment and subsequent approval of the PUD permit, the proposal would be designated within an urban growth area.</p>
<p><u>Agricultural Resource Lands</u> Provides for lands that have been designated as having long-term commercial agricultural significance.</p>	<p><u>Agricultural Resource Lands.</u> The Agricultural Resource Lands (ARL) zone classification includes land primarily devoted to the commercial production of agricultural products and is applied to parcels outside of urban growth areas that meet certain criteria. Allows a density of 0.1 dwelling unit per acre.</p>
<p><u>Forest Land</u> Protects forest resource lands from incompatible uses. Allows limited development. Allows residential uses near designated Forest Resource Lands that are developed in a manner that minimizes potential conflicts.</p>	<p><u>Forest Land.</u> The Forest Land (FL) zone classification includes land primarily useful for growing trees for commercial purposes, and that has long-term commercial significance for growing trees commercially. Allows a density of 0.0125 dwelling unit per acre.</p>

Pierce County Land Use Designations	Implementing Zones
<u>Essential Public Facility – Rural Airport South</u> To establish an Essential Public Facility – Rural Airport Designation at the Tacoma Narrows Airport, and establish a Rural Airport Overlay adjacent to the Tacoma Narrows Airport to buffer the airport from incompatible uses.	<u>Essential Public Facility-Rural Airport South.</u> The Rural Essential Public Facility-Rural Airport South (EPF-RAS) zone classifications recognizes existing airports classified as essential public facilities in the rural area of the County. New uses are appropriate when consistent with an applicable community plan. Allows a base density of 0.1 dwelling unit per acre and a maximum density of 0.2 dwelling unit per acre.
<u>Essential Public Facility – Rural Airport North</u> To establish an Essential Public Facility – Rural Airport Designation at the Tacoma Narrows Airport, and establish a Rural Airport Overlay adjacent to the Tacoma Narrows Airport to buffer the airport from incompatible uses.	<u>Essential Public Facility-Rural Airport North.</u> The Rural Essential Public Facility-Rural Airport North (EPF-RAN) zone classifications recognizes existing airports classified as essential public facilities in the rural area of the County. New uses are appropriate when consistent with an applicable community plan. Allows a base density of 0.1 dwelling unit per acre and a maximum density of 0.2 dwelling unit per acre.

Table 1 - Pierce County: Summary of Urban Building Permits for Multi-Family Development							
Land Use Designation	Zoning District	Density/Units	2001	2002	2003	2004	2005
CC	CC	Gross Density	N/A	N/A	N/A	20.32	13.84
		Net Density				20.32	13.84
		Units				90	93
CC	MHR	Gross Density	N/A	N/A	N/A	12.27	N/A
		Net Density				12.27	
		Units				2	
CC	ROC	Gross Density	N/A	N/A	N/A	3.73	N/A
		Net Density				3.73	
		Units				5	
HRD	HRD	Gross Density	3.85	N/A	N/A	N/A	N/A
		Net Density	3.85				
		Units	6				
HRD	MHR	Gross Density	15.4	N/A	7.03	6.86	9.64
		Net Density	15.4		7.03	6.86	9.64
		Units	61		6	34	17
HRD	ROC	Gross Density	N/A	N/A	N/A	16.36	6.92
		Net Density				16.36	6.92
		Units				8	2
HSF	HSF	Gross Density	4.00	2.86	4.66	N/A	N/A
		Net Density	4.00	2.86	4.66		
		Units	6	4	4		

Table 1 - Pierce County: Summary of Urban Building Permits for Multi-Family Development							
Land Use Designation	Zoning District	Density/Units	2001	2002	2003	2004	2005
MPC	MHR	Gross Density	N/A	N/A	N/A	8.49	N/A
		Net Density				8.49	
		Units				148	
MSF	MSF	Gross Density	4.5	3.75	4.66	3.4	3.73
		Net Density	4.52	3.15	4.66	3.4	3.73
		Units	83	24	80	114	56
MSF	RR	Gross Density	7.93	.48	6.67	.55	
		Net Density	10.31	.85	6.67	.98	
		Units	116	2	2	10	
MSF	SF	Gross Density	4.54	3.71	3.58	3.07	
		Net Density	5.3	3.71	3.65	3.07	
		Units	6	18	6	8	
MUD	MUD	Gross Density	8.75	N/A	11.01	6.51	N/A
		Net Density	8.75		11.01	6.51	
		Units	42		42	2	
MUD	OMUD	Gross Density	19.4	N/A	N/A	N/A	N/A
		Net Density	20.73				
		Units	386				
VU	UV	Gross Density	N/A	N/A	20.3	N/A	N/A
		Net Density			20.3		
		Units			201		

Table 2 - Pierce County: Summary of Urban Parcel-Specific Residential Platting Activity							
Land Use Designation	Zoning District	Density/Lots	2001	2002	2003	2004	2005
EC	EC	Gross	3.78	N/A	N/A	N/A	4.17
		Net	4.71				7.87
		Lots	143				20
HRD	HRD	Gross	5.94	N/A	N/A	N/A	N/A
		Net	6.12				
		Lots	6				
HRD	MHR	Gross	N/A	6.07	9.00	N/A	5.15
		Net		7.92	11.84		6.54
		Lots		36	18		231
HSF	HSF	Gross	N/A	N/A	2.88	N/A	N/A
		Net			3.54		
		Lots			4		
MPC	HSF	Gross	N/A	3.05	7.86	N/A	N/A
		Net		4.00	6.41		
		Lots		43	18		

Table 2 - Pierce County: Summary of Urban Parcel-Specific Residential Platting Activity							
Land Use Designation	Zoning District	Density/Lots	2001	2002	2003	2004	2005
MPC	HSF/MPC	Gross	N/A	7.47	N/A	N/A	N/A
		Net		9.31			
		Lots		107			
MPC	MPC	Gross	N/A	N/A	N/A	1.74	1.54
		Net				2.11	2.06
		Lots				69	26
MPC	MSF	Gross	4.21	N/A	N/A	7.28	N/A
		Net	5.43			9.09	
		Lots	105			27	
MSF	MSF	Gross	3.41	3.58	2.47	3.94	3.84
		Net	4.35	4.43	4.41	4.64	4.72
		Lots	810	864	351	1061	471
MSF	MSF/RR	Gross	.62	N/A	N/A	N/A	N/A
		Net	.77				
		Lots	16				
MSF	RR	Gross	3.22	2.85	2.74	1.42	3.67
		Net	4.05	3.83	3.12	2.79	4.39
		Lots	86	87	64	48	240
MSF	SF	Gross		2.82	3.77		4.2
		Net		3.58	4.57		5.55
		Lots		105	67		54
MSF	SF/RSEP	Gross	N/A	5.37	N/A	N/A	N/A
		Net		5.44			
		Lots		16			
SF	SF	Gross	2.77	N/A	N/A	N/A	N/A
		Net	3.22				
		Lots	92				
MUD	MUD	Gross	N/A	N/A	6.5	9.34	.39
		Net			7.75	14.2	.40
		Lots			79	428	4

Table 3 - Pierce County: Summary of Urban Parcel-Specific Commercial and Industrial Development Activity							
Land Use Designation	Zoning District		2001	2002	2003	2004	2005
AC	AC	Gross Acres	0.23	N/A	N/A	N/A	N/A
		Bldg. Sq. Ft.	5,808				
		FAR	0.59				

Table 3 - Pierce County: Summary of Urban Parcel-Specific Commercial and Industrial Development Activity							
Land Use Designation	Zoning District		2001	2002	2003	2004	2005
CC	CC	Gross Acres	4.6	0.25	N/A	4.82	6.49
		Bldg. Sq. Ft.	18,672	388		47,114	20,425
		FAR	0.095	0.04		0.23	0.07
EC	CE	Gross Acres	9.68	10.4	3.1	2.76	3.74
		Bldg. Sq. Ft.	27,680	4,997	15,808	17,520	2,040
		FAR	0.07	0.01	0.12	0.15	0.013
EC	EC	Gross Acres	54.51	65.81	77.75	11.11	40.58
		Bldg. Sq. Ft.	261,327	195,809	137,778	88,897	67,364
		FAR	0.11	0.07	0.04	0.19	0.03
EC	PI	Gross Acres		39.94			
		Bldg. Sq. Ft.		55,597			
		FAR		0.03			
HRD	HRD	Gross Acres	N/A	4.66	N/A	N/A	N/A
		Bldg. Sq. Ft.		20,813			
		FAR		0.1			
HRD	MHR	Gross Acres	41.93	6.44	N/A	N/A	N/A
		Bldg. Sq. Ft.	50,057	13,500			
		FAR	0.03	0.05			
HRD	ROC	Gross Acres	N/A	1.41	N/A	N/A	N/A
		Bldg. Sq. Ft.		16,422			
		FAR		0.27			
NC	NC	Gross Acres	N/A	0.42	1.38	N/A	N/A
		Bldg. Sq. Ft.		2,600	9,350		
		FAR		0.15	0.16		
NC	ROC	Gross Acres	N/A	4.16	0.81	N/A	N/A
		Bldg. Sq. Ft.		45,189	29,892		

Table 3 - Pierce County: Summary of Urban Parcel-Specific Commercial and Industrial Development Activity							
Land Use Designation	Zoning District		2001	2002	2003	2004	2005
		FAR		0.26	0.87		
MPC	CC	Gross Acres	N/A	N/A	40.95	N/A	N/A
		Bldg. Sq. Ft.			64,050		
		FAR			0.04		
MPC	MHR	Gross Acres	N/A	N/A	N/A	30.34	33.2
		Bldg. Sq. Ft.				8,500	979
		FAR				0.007	0.0006
MSF	MSF	Gross Acres	45.05	23	4.93	16.05	4.92
		Bldg. Sq. Ft.	20,186	41,191	21,800	42,072	10,243
		FAR	0.01	0.01	0.1	0.06	0.05
MSF	RR	Gross Acres	N/A	0.88	4.63	N/A	N/A
		Bldg. Sq. Ft.		860	7,755		
		FAR		0.02	0.04		
MUD	CMUD	Gross Acres	3.09	3.89	3.33	31.31	5
		Bldg. Sq. Ft.	77,518	17,640	11,400	52,834	35,117
		FAR	0.59	0.11	0.08	0.04	0.16
MUD	MUD	Gross Acres	35.8	22.29	11.65	17.64	17.04
		Bldg. Sq. Ft.	127,457	159,118	82,554	49,093	66,312
		FAR	0.08	0.17	0.17	0.07	0.09
MUD	OMUD	Gross Acres	1.41	N/A	N/A	N/A	N/A
		Bldg. Sq. Ft.	40,000				
		FAR	0.67				
UV	UV	Gross Acres	2.16	0.67	2.33	2.69	N/A
		Bldg. Sq. Ft.	18,803	6	14,139	17,050	
		FAR	0.2	0.22	0.14	0.15	

Table 4 - Pierce County: Urban Development Assumptions and Trends		
	2001-2005 Average	2022 Assumptions
People per Household	2.73	2.58
Residential Density	Refer to tables 1 and 2.	AC, CC, CMUD, MHR, MUC, OMUD, ROC: 8 du/na HRD, MUD: 14 du/na HSF: 9 du/na MSF: 5 du/na NC: 4 du/na RR: 2 du/na SF: 4 du/na UV: 12 du/na
Mixed Use Designations: Percent of Residential and Commercial Development	34/64%	AC, CC, CMUD, MUC, MUD, NC, OMUD, ROC, UV: 34%/64%
Percent of Land Used for: Roads	14.2%	15%
Percent of Land Designated: Critical Areas (Constrained)	5.8%	Parcel Specific: County Wetland Inventory, Supplemental Wetland Inventory, Rivers/Streams, Floodways, Channel Migration Zone, and Steep Slopes.
Percent of Land Used for: Recreation / Park	N/A	N/A
Percent of Land Used for: Public Facilities / Institutions	N/A	152 acres: accounts for future schools, park and ride facilities, and regional park. Specific location are not known, total acreage will be deducted from vacant MSF zoned land.
Percent of Land in Residentially Zoned Districts for non- residential uses	16%	16%

Table 4 - Pierce County: Urban Development Assumptions and Trends		
	2001-2005 Average	2022 Assumptions
Percent of Land Unavailable for Development		Single-Family Districts: vacant, 15% underdeveloped, 20% Mixed Use/Multi-family Districts: vacant, 20% underdeveloped, 40% Commercial/Industrial: Vacant, 10% redevelopable, 50% underdeveloped, 25% All Districts: multi-family redevelopable, 50%
Employees per Gross Acre	³ Manufacturing/Warehousing – 11.15 Commercial/Services – 19.37	Mfg/Warehousing – 11.15 Commercial/Services – 19.37

¹ 2000 Census² 2000 Census pphh reduced by 5.5 percent.³ Pierce County Employment Intensity Survey, 2006.

Table 5 - Unincorporated Urban Pierce County: Assumptions for Vacant, Vacant Single Unit Lots, Underdeveloped and Redevelopable Commercial/Industrial Parcels				
Zoning District	Vacant	Vacant (Single Unit)	Underdeveloped¹	Redevelopable Commercial/Industrial²
MSF	Equal to or greater than 1 acres	Less than 1 acres	Equal to or greater than 1 acres.	
SF	Equal to or greater than 1 acres	Less than 1 acres	Equal to or greater than 1 acres.	
RR	Equal to or greater than 2.5 acres	Less than 2.5 acres	Equal to or greater than 2.5 acres	
HSF	Equal to or greater than 1 acre	Less than 1 acres	Equal to or greater than 1 acre	

Table 5 - Unincorporated Urban Pierce County: Assumptions for Vacant, Vacant Single Unit Lots, Underdeveloped and Redevelopable Commercial/Industrial Parcels				
Zoning District	Vacant	Vacant (Single Unit)	Underdeveloped¹	Redevelopable Commercial/Industrial²
HRD, MHR, MUD, EC, CE, MUC, CC, AC, NC, PI, MUD, ROC, CMUD, OMUD, ES, RO, UV	Greater than .5 acres	Less than or equal to .5 acre and greater than .068 acres	Equal to or greater than .5 acres	Land value greater than or equal to improvement value and equal to or greater than .068 acres

¹Exception: Improvement value greater than \$500,000. Net acreage after critical areas subtracted.

²Exception: Condominium ownership.

Master Planned Communities

Two master planned communities, Cascadia and Sunrise, contain land to accommodate significant numbers of new housing units, and one has significant employment capacity. To adequately account for the additional housing capacity for these two developments, it is necessary to deviate from the standard residential and employment capacity methodology. Although the total acreages in Table 6 will identify the appropriate acreage associated with each zoning classification and inventory category, there will be a footnote referencing one of the planned communities and the total units that will be reported in Table 8 associated with the development.

Table 6 - Pierce County: Supply of Land/Lots for Residential Development

Zoning District		AC				CC				CMUD			
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF
Gross Acres¹		26.67	2.46	15.25	.70	100.97	6.90	27.93	1.25	17.73	2.50	1.75	.45
Future Capital Facilities		0		0	0	0		0	0	0		0	0
Adjusted Gross Acres		26.67		15.25	.70	100.97		27.93	1.25	17.73		1.75	.45
Individual Plat Deductions	Roads	4.00		2.28	.10	15.14		4.18	.18	2.65		.26	.06
	Critical Areas	1.31		1.69	0	13.89		1.69	0	2.57		0	0
	Parks and Open Space	N/A		N/A	N/A	N/A		N/A	N/A	N/A		N/A	N/A
					0								
Net Acres		21.36		11.28	.60	71.94		22.06	1.07	12.51		1.49	.39
Non-Residential Uses		N/A		N/A	N/A	N/A		N/A	N/A	N/A		N/A	N/A
Adjusted Net Acres		21.36		11.28	.60	71.94		22.06	1.07	12.51		1.49	.39
Land Unavailable for Development		4.27		4.51	.30	14.38		8.82	.53	2.50		.59	.19
Final Adjusted Net Acres		17.09		6.77	.30	57.56		13.24	.54	10.01		.90	.20
Total Adjusted Net Acres		24.16				71.34				11.11			
One Dwelling Unit per Vacant (single) Lot			10				31				9		
Displaced Unit				6	3			26	12			3	3

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 "Development Assumptions and Trends."

Table 6 - Pierce County: Supply of Land/Lots for Residential Development

Zoning District		EBPC ¹				HRD				HSF			
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF
Gross Acres ²		4,761				4.23	2.4	24.70	0	170.77	44.80	94.00	0
Future Capital Facilities						0		0	0	0		0	
Adjusted Gross Acres						4.23		24.70		170.77		94.00	
Individual Plat Deductions	Roads					.63		3.70		25.61		14.10	
	Critical Areas					.77		.04		24.92		.51	
	Parks and Open Space					N/A		N/A		N/A		N/A	
Net Acres						2.83		20.96		120.24		79.39	
Non-Residential Uses						.45		3.35		19.23		12.70	
Adjusted Net Acres						2.38		17.61		101.01		66.69	
Land Unavailable for Development						.47		7.04		15.15		13.33	
Final Adjusted Net Acres						1.91		10.57		85.86		53.36	
Total Adjusted Net Acres						12.48				139.22			
One Dwelling Unit per Vacant (single) Lot		6,437				1	6				326		
Displaced Unit								34				49	

¹ The 1999 Hearing Examiner decision identified a total of 6,437 dwelling units for Cascadia over the entire project site. It is assumed that 100% of the original 6,437 approved units will be built by 2022. It should be noted that a revision through a 2006 Minor Amendment for Phase 1 of the development resulted in a higher density. Extrapolating the higher density for the first four plats out to the total single-family area in Phase 1 results in a 43% increase over the original approval. Considering the low density that was originally approved and the increases sought in Phase 1, it is rational to expect the developer to apply for a density increase for future phases. A conservative estimate would be 9,204 units, reflecting a 43% increase over the units through the original 1999 approval.

² For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 “Development Assumptions and Trends.”

Table 6 - Pierce County: Supply of Land/Lots for Residential Development

Zoning District		MHR ¹				MSF ¹							
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF
Gross Acres ²		322.16	28.70 198.23 ¹	104.94	12.77	3,446.80	611.59 198.20 ¹	4,817.00	20.68				
Future Capital Facilities		0		0	0	152.00		0	0				
Adjusted Gross Acres		322.16		104.94	12.77	3,294.80		4,817.00	20.68				
Individual Plat Deductions	Roads	48.32		15.74	1.91	494.22		722.55	3.10				
	Critical Areas	9.23		12.06	.60	786.19		385.78	2.58				
	Parks and Open Space	N/A		N/A	N/A	N/A		N/A	N/A				
Net Acres		264.61		77.14	10.26	2,014.39		3,708.67	15.00				
Non-Residential Uses		42.33		12.34	1.64	322.30		593.38	2.40				
Adjusted Net Acres		222.28		64.80	8.62	1,692.09		3,115.29	12.60				
Land Unavailable for Development		44.45		25.92	4.31	253.81		623.05	6.30				
Final Adjusted Net Acres		177.83		38.88	4.31	1,438.28		2,492.24	6.30				
Total Adjusted Net Acres		221.02				3,936.82							
One Dwelling Unit per Vacant (single) Lot			283				2,370 3,360 5,730						
Displaced Unit				51	45			2,194	82				

¹Based on the original approval and built units at the end of 2005, approximately 3,360 additional units will be constructed within the Sunrise Master Planned Community prior to built-out of the entire project. The 3,360 units is incorporated under the MSF “One Dwelling Unit Per (single-unit)” record.

²For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 “Development Assumptions and Trends.”

Table 6 - Pierce County: Supply of Land/Lots for Residential Development

Zoning District		MUC				MUD				NC			
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF
Gross Acres¹		1.24	0	0	0	67.62	5.61	35.24	.44	37.06	1.92	6.08	0
Future Capital Facilities		0				0		0	0	0		0	
Adjusted Gross Acres		1.24				67.62		35.24	.44	37.06		6.08	
Individual Plat Deductions	Roads	.18				10.14		5.28	.06	5.55		.91	
	Critical Areas	.11				12.75		6.02	0	8.93		1.36	
	Parks and Open Space	N/A				N/A		N/A	N/A	N/A		N/A	
Net Acres		.95				44.73		23.94	.38	22.58		3.81	
Non-Residential Uses		N/A				N/A		N/A	N/A	N/A		N/A	
Adjusted Net Acres		.95				44.73		23.94	.38	22.58		3.81	
Land Unavailable for Development		.19				8.94		9.57	.19	4.51		1.52	
Final Adjusted Net Acres		.76				35.79		14.37	.19	18.07		2.29	
Total Adjusted Net Acres		.76				50.35				20.36			
One Dwelling Unit per Vacant (single) Lot							26				9		
Displaced Unit								22	3			24	

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 “Development Assumptions and Trends.”

Table 6 - Pierce County: Supply of Land/Lots for Residential Development

Zoning District		OMUD				ROC				RR ¹			
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF
Gross Acres ²		0	.40	9.25	0	93.30	10.49	13.41	.48	1,518.14	261.56 521.86 ¹	625.84	0
Future Capital Facilities				0		0		0	0	0		0	
Adjusted Gross Acres				9.25		93.30		13.41	.48	1,518.14		625.84	
Individual Plat Deductions	Roads			1.38		13.99		2.01	.07	227.72		93.87	
	Critical Areas			0		4.87		1.38	0	581.82		162.83	
	Parks and Open Space			N/A		N/A		N/A	N/A	N/A		N/A	
Net Acres				7.87		74.44		10.02	.41	708.60		369.14	
Non-Residential Uses				N/A		N/A		N/A	N/A	113.37		59.06	
Adjusted Net Acres				7.87		74.44		10.02	.41	595.23		310.08	
Land Unavailable for Development				1.57		14.88		4.00	.20	89.28		124.03	
Final Adjusted Net Acres				6.30		59.56		6.02	.21	505.95		186.05	
Total Adjusted Net Acres		6.30				65.79				692.00			
One Dwelling Unit per Vacant (single) Lot			2				44				483		
Displaced Unit				5				14	2			119	

¹Based on the original approval and built units at the end of 2005, approximately 3,360 additional units will be constructed within the Sunrise Master Planned Community prior to built-out of the entire project. The 3,360 units is incorporated under the MSF "One Dwelling Unit Per (single-unit)" record.

²For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 "Development Assumptions and Trends."

Table 6 - Pierce County: Supply of Land/Lots for Residential Development												
Zoning District		SF				UV						
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev. Redevelopable Multifamily
Gross Acres ¹		1,211.17	223.87	1,896.25	3.65	28.59	2.78	16.60	1.01			
Future Capital Facilities		0		0	0	0		0	0			
Adjusted Gross Acres		1,211.17		1,896.25	3.65	28.59		16.60	1.01			
Individual Plat Deductions	Roads	181.67		284.43	.54	4.28		2.49	.15			
	Critical Areas	264.98		251.95	.88	0		.48	.04			
	Parks and Open Space	N/A		N/A	N/A	N/A		N/A	N/A			
Net Acres		764.52		1,359.87	2.23	24.31		13.63	.82			
Non-Residential Uses		122.32		217.57	.35	N/A		N/A	N/A			
Adjusted Net Acres		642.20		1,142.30	1.88	24.31		13.63	.82			
Land Unavailable for Development		96.33		228.46	.94	4.86		5.45	.41			
Final Adjusted Net Acres		545.87		913.84	.94	19.45		8.18	.41			
Total Adjusted Net Acres		1460.65				28.04						
One Dwelling Unit per Vacant (single) Lot			693				8					
Displaced Unit				762	11			11	2			

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 “Development Assumptions and Trends.”

Table 7 - Pierce County: Urban Housing Unit Needs

2006 Housing Units¹	Adjusted 2022 Population	Assumed 2022 Household Size	2022 Housing Units Needed	Additional Housing Needed ('06 – '22)	Plus Displaced Units²	Total Housing Units Needed³
68,866	199,125	2.58	77,180	8,314	2,747	11,061

¹ OFM estimates housing units for the total unincorporated Pierce County area. Staff estimated the total number of dwelling units in the Urban area utilizing '06 PSRC census tract housing unit counts, orthographic photography and Pierce County ATR records.

² Existing housing units associated with underdeveloped and multi-family redevelopable parcels adjusted down to reflect “unavailable to develop” assumption.

³ Total housing needs associated with allocated population assuming 100% occupancy.

Table 8 - Pierce County: Housing Unit Capacity

Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	Plus 1 Dwelling Unit per Vacant (single-unit) Lot	Housing Capacity
AC	24.16	8	193	10	203
CC	71.34	8	570	31	601
CMUD	11.11	8	88	9	97
EBPC ¹	N/A	N/A	N/A	6,437	6,437
HRD	12.48	14	174	6	180
HSF	139.22	9	1,252	326	1,578
MHR ²	221.02	8	1768	283	2,051
MSF ²	3,936.82	5	19,684	5,730	25,414
MUC	.76	8	6	0	6
MUD	50.35	14	704	26	730
NC	20.36	4	81	9	90
OMUD	6.30	8	50	2	52
ROC	65.79	8	526	44	570
RR ²	692.00	2	1,384	483	1,867
SF	1,460.65	4	5,842	693	6,535
UV	28.04	12	336	8	344
				Total Housing Capacity	46,755

¹ The 1999 Hearing Examiner decision identified a total of 6,437 dwelling units for Cascadia over the entire project site. It is assumed that 100% of the original 6,437 approved units will be built by 2022. It should be noted that a revision through a 2006 Minor Amendment for Phase 1 of the development resulted in a higher density. Extrapolating the higher density for the first four plats out to the total single-family area in Phase 1 results in a 43% increase over the original approval. Considering the low density that was originally approved and the increases sought in Phase 1, it is rational to expect the developer to apply for a density increase for future phases. A conservative estimate would be 9,204 units, reflecting a 43% increase over the units through the original 1999 approval.

² Based on the original approval and built units at the end of 2005, approximately 3,360 additional units will be constructed prior to built-out of the entire project. The 3,360 units is incorporated under the MSF “One Dwelling Unit Per (single-unit)” record.

Table 9 - Pierce County: Supply of Land for Commercial/Industrial Employment						
Zoning District	AC			CC		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres²	0	0	118.54	79.48	0	182.90
Future Capital Facilities			0	0		0
Gross Acres with Facilities Deduction			118.54	79.48		182.90
Land Unavailable for Development			59.27	15.89		91.45
Adjusted Gross Acres			59.27	63.59		91.45
Total Adjusted Gross Acres	59.27			155.04		
Displaced Unit						

¹ 7.29 acres of the CC vacant acreage are within the Sunrise Master Planned Community. Based on the original approval approximately 470 additional jobs are expected prior to built-out of the entire project. The 470 employees are incorporated under the CC on Table 11.

² For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 9 - Pierce County: Supply of Land for Commercial/Industrial Employment						
Zoning District	CE			CMUD		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	459.77	161.09	521.67	0	0	89.37
Future Capital Facilities	0	0	0			0
Gross Acres with Facilities Deduction	459.77	161.09	521.67			89.37
Land Unavailable for Development	45.97	40.27	260.83			44.68
Adjusted Gross Acres	413.80	120.82	260.84			44.69
Total Adjusted Gross Acres	795.46			44.69		
Displaced Unit		148				

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 9 - Pierce County: Supply of Land for Commercial/Industrial Employment						
Zoning District	EBPC¹			EC		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres²	4,761	0	0	1,176.86	95.84	907.67
Future Capital Facilities				0	0	0
Gross Acres with Facilities Deduction				1,176.86		907.67
Land Unavailable for Development				117.68		453.83
Adjusted Gross Acres				1,059.18		453.84
Total Adjusted Gross Acres	9,300 (jobs)			1,513.02		
Displaced Unit					49	

¹ The 1999 Hearing Examiner decision finding 7 estimates approximately 9,300 jobs at full build-out. Phase 1 is estimated to include 2,300 of the employment identified.

² For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 9 - Pierce County: Supply of Land for Commercial/Industrial Employment						
Zoning District	ES					
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	48.44	0	7.59			
Future Capital Facilities	0		0			
Gross Acres with Facilities Deduction	48.44		7.59			
Land Unavailable for Development	4.84		3.79			
Adjusted Gross Acres	43.60		3.80			
Total Adjusted Gross Acres	47.40					
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 9 - Pierce County: Supply of Land for Commercial/Industrial Employment						
Zoning District	MUC			MUD		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	1.09		1.34	54.78	0	155.34
Future Capital Facilities	0	0	0	0		0
Gross Acres with Facilities Deduction	1.09	1.38	1.34	54.78		155.34
Land Unavailable for Development	.21	.34	.67	10.95		77.67
Adjusted Gross Acres	.88	1.04	.67	43.83		77.67
Total Adjusted Gross Acres	2.59			121.50		
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 9 - Pierce County: Supply of Land for Commercial/Industrial Employment						
Zoning District	NC			OMUD		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	0	39.69	50.14	16.99	0	.57
Future Capital Facilities		0	0	0		0
Gross Acres with Facilities Deduction		39.69	50.14	16.99		.57
Land Unavailable for Development		15.87	25.07	3.39		.28
Adjusted Gross Acres		23.82	25.07	13.60		.29
Total Adjusted Gross Acres	48.89			13.89		
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 9 - Pierce County: Supply of Land for Commercial/Industrial Employment						
Zoning District	RO			ROC		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	6.65	0	.96	56.14	0	61.92
Future Capital Facilities	0		0	0		0
Gross Acres with Facilities Deduction	6.65		.96	56.14		61.92
Land Unavailable for Development	.66		.48	11.22		30.96
Adjusted Gross Acres	5.99		.48	44.92		30.96
Total Adjusted Gross Acres	6.47			75.88		
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 9 - Pierce County: Supply of Land for Commercial/Industrial Employment						
Zoning District	UV					
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	43.23	0	51.87			
Future Capital Facilities	0		0			
Gross Acres with Facilities Deduction	43.23		51.87			
Land Unavailable for Development	8.64		25.93			
Adjusted Gross Acres	34.59		25.94			
Total Adjusted Gross Acres	60.53					
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 10 - Pierce County: Employment Needs				
2006 Employment Estimate¹	2022 Employment Target	Employment Growth (2006-2022)	Plus Displaced Employees from Redevelopable Commercial²	Additional Employment Needs
28,823	54,448	25,625	1,267	33,108

¹ Source ESD April 1, 2006 covered jobs estimate minus resource/construction jobs.

² Displaced employees associated with redevelopable lands are adjusted down to reflect “unavailable to develop” assumption.

Table 11 - Pierce County: Employment Capacity				
Commercial / Industrial Designation	Zoning District	Adjusted Net Acres	Employees per Acre	Employment Capacity
Commercial	AC	59.27	19.37	1,148
	CC	155.04 (470 jobs, Sunrise)	19.37	3,473
	CMUD	44.69	19.37	865
	MUC	2.59	19.37	50
	MUD	121.50	19.37	2,353
	NC	48.89	19.37	946
	OMUD	13.89	19.37	269
	RO	6.47	19.37	125
	ROC	75.88	19.37	1,469
	UV	60.53	19.37	1,172
Warehousing/ Industrial	CE	795.46	11.15	8,869
	EC	1513.02	11.15	16,870
	ES	47.40	11.15	528
Other	EBPC	N/A	N/A	9,300
			Total Employment Capacity	47,437

Table 12 - Pierce County: Summary of Rural Building Permits for Multi-Family Development							
Land Use Designation	Zoning District	Density/Units	2001	2002	2003	2004	2005
R10	R10	Gross Density	5.72	N/A	1.67	N/A	2.45
		Units	10		18		12
RNC	RNC	Gross Density	3.89	N/A	N/A	N/A	N/A
		Units	6				
RSF	RSR	Gross Density	3.45	N/A	N/A	N/A	N/A
		Units	2				
Rsv5	Rsv5	Gross Density	N/A	4.54	1.73	N/A	.81
		Units		2	8		2
Rsep	Rsep	Gross Density	N/A	N/A	3.57	N/A	N/A
		Units			2		
ARL	ARL	Gross Density	N/A	N/A	N/A	5.35	N/A
		Units				2	

Table 13 - Pierce County: Summary of Rural Parcel-Specific Residential Platting Activity							
Land Use Designation	Zoning District	Density/Lots	2001	2002	2003	2004	2005
R10	R10	Gross	0.54	0.82	0.69	0.44	0.49
		Lots	256	319	335	205	166
R10/ARL	R10/ARL	Gross	0.17				
		Lots	8				
R20	R20	Gross	0.69		0.24		
		Lots	168		9		
RSEP	RSEP	Gross	1.32	0.32	0.49	0.70	1.28
		Lots	94	2	7	9	42
RSR	RSR	Gross	0.73	0.70		0.37	
		Lots	8	16		14	
RSV5	RSV5	Gross		1.22	0.20		
		Lots		7	2		

Table 13 - Pierce County:							
Summary of Rural Parcel-Specific Residential Platting Activity							
Land Use Designation	Zoning District	Density/Lots	2001	2002	2003	2004	2005
RNC	RNC	Gross		0.57			
		Lots		5			
ARL	ARL	Gross			0.20	0.18	0.09
		Lots			4	4	3
ARL/R10	ARL/R10	Gross			0.22		
		Lots			2		

Table 14 - Pierce County:							
Summary of Rural Parcel-Specific Commercial and Industrial Development Activity							
Land Use Designation	Zoning District		2001	2002	2003	2004	2005
R10	R10	Gross Acres	102.11	3.85	96.89	124.81	195.74
		Bldg. Sq. Ft.	180,214	1,985	24,126	6,222	57,503
		FAR	0.04	0.01	0.006	0.001	0.006
R40	R40	Gross Acres	2.44	2.44			
		Bldg. Sq. Ft.	12,000	20,856			
		FAR	0.12	0.2			
RNC	RNC	Gross Acres	1.34	0.99			
		Bldg. Sq. Ft.	9,170	7,915			
		FAR	0.16	0.008			
RSep	RSep	Gross Acres	3.33	28.89	9.5	5.76	
		Bldg. Sq. Ft.	14,884	10,428	17,358	720	
		FAR	0.11	0.008	0.04	0.0029	

Table 14 - Pierce County:							
Summary of Rural Parcel-Specific Commercial and Industrial Development Activity							
Land Use Designation	Zoning District		2001	2002	2003	2004	2005
Rsv5	Rsv5	Gross Acres	18.26		44.1	70.86	
		Bldg. Sq. Ft.	22,440		9,400	2,408	
		FAR	0.03		0.005	0.0008	
RAC	RAC	Gross Acres			15,40	4,83	1.28
		Bldg. Sq. Ft.			14,211	21,380	3,800
		FAR			0.02	0.1	0.07
RSF	RSR	Gross Acres			12.18		
		Bldg. Sq. Ft.			21,555		
		FAR			0.04		

Table 15 - Unincorporated Pierce County: Rural/Urban Development Split							
Net Housing Units (Permits)¹							
	Average	2001	2002	2003	2004	2005	Total
Pierce County Unincorporated Urban	2,263	2,098	2,193	2,319	2,002	2,703	11,315
Pierce County Rural	1,491	1,448	1,400	1,487	1,390	1,730	7,455
Total	3,754	3,546	3,593	3,806	3,392	4,433	18,770
% Urban/Rural	60%/40%	59%/41%	61%/39%	61%/39%	59%/41%	61%/39%	60%/40%
Recorded Lots²							
Pierce County Unincorporated Urban	1,670	1,527	1,806	1,041	2,534	1,445	8,353
Pierce County Rural	471	669	408	359	640	281	2,357
Total	2,142	2,196	2,214	1,400	3,174	1,726	10,710
% Urban/Rural	78%/22%	70%/30%	81%/19%	74%/26%	80%/20%	84%/16%	78%/22%

¹ Puget Sound Regional Council Annual Housing Building Permit Data, '01 – '05.

² Recorded lots associated with short plats and formal plats. The total number of lots are not equal to total lots in Table 2 and Table 13. Plats were excluded from Table 2 and Table 13 if not all necessary data was obtained associated with the development. Plats were identified via Pierce County Auditor files.

City of Puyallup

The City's 2006 population and employment estimates and 2022 population allocation and employment targets are provided below.

	Population	Employment
2006	36,360 ¹	20,038 ⁴
2022	38,600 ²	25,035 ⁵
Adjusted 2022³	39,600	

¹ April 1, 2006 OFM Population Estimate

² Pierce County Ordinance No. 2003-104s.

³ Adjusted to incorporate property annexed since 2001.

⁴ Covered Employment estimate from Washington EDS, minus resource/construction jobs.

⁵ Employment Target accepted by PCRC on January 18, 2007. Represents ESD covered employment, minus resource/construction jobs.

The City's GMA Comprehensive Plan was adopted on September 19, 1994 with implementing regulations on November 20, 1995. The City's Comprehensive Plan contains 11 land use designations and the regulations create 16 implementing zones. The City implements densities using net calculations, subtracting out roads, critical areas and associated buffers. The following table describes the City's land use designations and zoning:

Puyallup Land Use Designations	Implementing Zones
<u>Rural Buffer Residential</u> Preserves areas of rural character and amenities, allowing for a diversity of living styles within the community. These areas are intended to serve as permanent low density buffers at the edges of or within the community. Allows a maximum density of 1 dwelling unit per acre.	<u>RS-35 Very Low Density Single-Family Residential Zone</u> Reserves areas for very low-density residential living at a maximum density of 1 dwelling unit per acre.
<u>Low Density Residential</u> Maintains the family-oriented residential character of the community by reserving appropriate areas for predominantly single-family living. Allows densities ranging from 4 to 8 dwelling units per acre.	<u>RS-10 Low Urban Density Single-Family Residential Zone</u> Reserves areas for low-urban-density single-family residential living at a maximum density of 4 dwelling units per acre. <u>RS-08 Medium Urban Density Single-Family Residential Zone</u> Reserves areas for low-urban-density single-family residential living at a maximum density of 5 dwelling units per acre.

Puyallup Land Use Designations	Implementing Zones
	<p><u>RS-06 Urban Density Single-Family Residential Zone</u> Reserves areas for low-urban-density single-family residential living at a maximum density of 6 dwelling units per acre.</p> <p><u>RS-04 High Urban Density Single-Family Residential Zone</u> Reserves areas for low-urban-density single-family residential living at a maximum density of 8 dwelling units per acre.</p>
<p><u>Moderate Density Residential</u> Offers alternative moderate density housing types that provide for economical housing choices and alternative living styles in a manner complementary to the family-oriented residential character of the community. Allows densities ranging from 9 to 14 dwelling units per acre.</p>	<p><u>RM-10 Medium Density Multiple-Family Residential Zone</u> Provides for a mix of single-family dwelling, duplex, triplex, fourplex and townhouse residential housing types. Allows a base density of 8 units per acre with densities ranging from 6-14 dwelling units per acre.</p>
<p><u>High Density Residential</u> Reserves appropriate areas for multiple family living offering economical housing choices and alternative living styles in a manner complementary to the family oriented residential character of the community. Allows a maximum density of 22 dwelling units per acre.</p>	<p><u>RM-20 High Density Multiple-Family Residential Zone / RM-CORE (downtown oriented high density multiple family residential zone)</u> Reserves areas for multiple-family living with a broad range of densities. Allows for multiple-family dwellings including apartments, condominiums and. Allows a base density of 18 units per acre with densities ranging from 8 to 22 dwelling units per acre.</p>
<p><u>Pedestrian Oriented Commercial</u> Identifies and enhances pedestrian oriented areas within and surrounding the historic commercial core, which because of their visual and spatial qualities for a unique commercial district and community foci.</p>	<p><u>CBD Central Business District Zone</u> Provides for commercial services that preserve and enhance the pedestrian scale and character of development in Puyallup's downtown area. Small, independent shops and offices are typical to this district.</p> <p><u>CBD-Core</u> Provide large scale planned development by public entities or through public-private partnerships which provided a clear community benefit.</p>

Puyallup Land Use Designations	Implementing Zones
<p><u>Auto Oriented Commercial</u> Provides appropriately located areas for retailing and other commercial services that serve the local community and surrounding market area. Allows general commercial development including shopping centers and retail commercial malls, which are primarily accessible by automobile.</p>	<p><u>CB Community Business Zone</u> Provides for business, professional and personal service uses and consumer retail activity in well-designed, integrated developments. Allows multiple-family and senior housing in mixed-use developments. Accommodates indoor retail and service activities in shopping centers, malls and office complex environments.</p> <p><u>CG General Commercial Zone</u> Provides for retail and commercial services that serve the large market area surrounding the community. Relies upon the automobile as the principal source of access. Allows some uses that are quasi-light industrial in character.</p>
<p><u>Limited Commercial – Mixed Retail/Professional Offices</u> Provides for lower intensity retail commercial and professional office development in areas which are less suitable to more intensive commercial development due to traffic generation and other characteristics.</p>	<p><u>CL Limited Commercial Zone</u> Provides for professional office uses, lower intensity retail commercial, accessory uses and incidental multiple-family residential uses in areas not suitable for general commercial development or adjacent to residential development.</p> <p><u>OP Professional Office Zone</u> Provides areas of limited professional and business offices, associated accessory uses, and other compatible uses. Provides for professional office uses in close proximity to associated uses, such as hospitals or public offices, which may be adversely impacted by typical retail commercial uses.</p>
<p><u>Business/Industrial Park</u> Provides appropriately located areas for employee intensive business and industrial park developments subject to increased site design, landscaping and architectural standards which provide increased employment opportunities and enhance the City's economic base while assuring a high quality of light industry within the community.</p>	<p><u>Business/Industrial Parks</u> Provides for modern industrial, research, corporate/general office and business park developments that meet high performance and development standards.</p>

Puyallup Land Use Designations	Implementing Zones
<p><u>Light Manufacturing/Warehousing</u> Provides appropriately located areas for various manufacturing enterprises, warehousing and distribution operations, that provide employment opportunities and enhance the City’s economic base while ensuring a high quality of life within the community.</p>	<p><u>ML Limited Manufacturing Zone</u> Provides areas for light industrial and limited retail uses that are complementary to neighboring commercial and residential districts. Typical uses include warehousing and assembling and manufacturing of products from previously prepared materials.</p>
<p><u>Medical Facilities</u> Facilitates a regional medical center and to accommodate medical and clinical services in the area surrounding a regional medical center.</p>	<p><u>MED Medical Facilities Overlay Zone</u> Applies to desirable and suitable areas for the development of medical facilities and offices. As an overlay, it establishes development regulations in addition to those prescribed by the underlying zone.</p>
<p><u>Fair</u> Promotes the development of Western Washington Fairgrounds and associated facilities in a manner which is compatible with and beneficial to the community.</p>	<p><u>FAIR Fairgrounds Zone / RM-20-FPO / RS-08-FPO</u> Applies to those properties under the ownership of the Western Washington Fair Association that constitute the Western Washington Fairgrounds. Establishes development standards intended to promote fair activities and ensure that such activities benefit the Puyallup community.</p>
<p><u>Public Facilities</u> Intended to raise public awareness of the potential uses of these properties for governmental purposes and to allow for a more accurate assessment of other land use designations as they relate to the overall growth of the city.</p>	<p><u>Open Space/Public Parks</u> Ensures adequate visual, recreational, and ecological open space amenities for present and future residents by reserving and protecting important open space resources. Publicly held and managed open areas shall be zoned and consistently with surrounding properties.</p> <p><u>Public Facilities</u> Provide public awareness of the possible uses of neighboring public land; accommodate a variety of government uses, while providing minimum performance standards for new developments and mitigating the potential for adverse off-site impacts; provide a graphic record of major publicly owned parcels.</p>

Table 1 - City of Puyallup: Summary of Building Permits for Multi-Family Development							
Land Use Designation	Zoning District	Density/Units	2001	2002	2003	2004	2005
HDR	RM-20	Gross Density	28.56	13.10	10.00	8.70	8.54
		Net Density	28.56	13.10	10.00	24.48	8.54
		Units	297	152	5	15	271
LDR	RS-06	Gross Density		11.31	9.75		
		Net Density		11.31	9.75		
		Units		5	4		
LDR	RS-08	Gross Density				4.82	
		Net Density				21.15	
		Units				2	
MDR	RM-10	Gross Density			5.56		
		Net Density			5.56		
		Units			2		

Table 2 - City of Puyallup: Summary of Parcel-Specific Residential Platting Activity							
Land Use Designation	Zoning District	Density/Lots	2001	2002	2003	2004	2005
HDR	RM-20	Gross		2.15		7.14	
		Net		2.15		7.14	
		Lots		2		2	
LDR	RS-04	Gross		1.71	5.26		6.84
		Net		2.76	5.26		6.82
		Lots		4	4		6
LDR	RS-06	Gross		4.29	10.00	7.17	1.69
		Net		4.35	10.00	7.14	2.86
		Lots		7	2	2	4
LDR	RS-08	Gross	3.74	3.94	3.83	4.65	
		Net	4.29	4.33	3.83	4.65	
		Lots	26	50	16	8	
LDR	RS-10	Gross	1.96	2.64	1.37	2.90	2.01
		Net	1.96	4.22	1.38	2.90	3.93
		Lots	2	51	8	2	221

Table 2 - City of Puyallup: Summary of Parcel-Specific Residential Platting Activity							
Land Use Designation	Zoning District	Density/Lots	2001	2002	2003	2004	2005
MDR	RM-10	Gross		5.88			
		Net		5.88			
		Lots		2			
RBR	RS-35	Gross			0.56		
		Net			0.64		
		Lots			3		
WHNP	RS-10	Gross				3.96	
		Net				5.84	
		Lots				18	

Table 3 - City of Puyallup: Summary of Parcel-Specific Commercial and Industrial Development Activity							
Land Use Designation	Zoning District		2001	2002	2003	2004	2005
AOC	CG	Gross Acres	0.59	60.48	22.34	45.44	17.99
		Bldg. Sq. Ft.	2,987	176,619	105,625	222,327	177,459
		FAR	0.12	0.07	0.11	0.11	0.23
AOC	OP	Gross Acres	N/A	N/A	0.93	N/A	N/A
		Bldg. Sq. Ft.			9,404		
		FAR			0.23		
FAIR	FAIR	Gross Acres	N/A	N/A	N/A	N/A	49.86
		Bldg. Sq. Ft.					23,400
		FAR					0.01
HDR	RM-20	Gross Acres	2.12	N/A	N/A	0.55	N/A
		Bldg. Sq. Ft.	25,920			3,270	
		FAR	0.28			0.14	

Table 3 - City of Puyallup: Summary of Parcel-Specific Commercial and Industrial Development Activity							
Land Use Designation	Zoning District		2001	2002	2003	2004	2005
LC	OP	Gross Acres	N/A	0.69	N/A	0.15	N/A
		Bldg. Sq. Ft.		3,700		1,680	
		FAR		0.12		0.25	
LDR	RS-04	Gross Acres	N/A	N/A	N/A	2.54	N/A
		Bldg. Sq. Ft.				3,750	
		FAR				0.04	
LDR	RS-10	Gross Acres	N/A	1.02	N/A	N/A	N/A
		Bldg. Sq. Ft.		560			
		FAR		0.01			
LM/W	ML	Gross Acres	1.40	17.86	11.48	7.31	34.93
		Bldg. Sq. Ft.	5,880	84,587	81,506	106,300	513,830
		FAR	0.1	0.11	0.16	0.33	0.34
MED	MED	Gross Acres	N/A	2.12	N/A	1.66	N/A
		Bldg. Sq. Ft.		25,426		37,529	
		FAR		0.27		0.52	
PF	PF	Gross Acres	N/A	2.89	N/A	94.64	35.43
		Bldg. Sq. Ft.		10,473		68,720	84,640
		FAR		0.08		0.02	0.05
POC	CBD	Gross Acres	0.27	0.68	N/A	N/A	N/A
		Bldg. Sq. Ft.	288	5,538			
		FAR	0.02	0.19			

Table 3 - City of Puyallup: Summary of Parcel-Specific Commercial and Industrial Development Activity							
Land Use Designation	Zoning District		2001	2002	2003	2004	2005
OS/PP	PF	Gross Acres	N/A	N/A	N/A	0.97	N/A
		Bldg. Sq. Ft.				11,909	
		FAR				0.28	

Table 4 - City of Puyallup: Development Assumptions and Trends		
	2001-2005 Average	2022 Assumptions
People per Household	2.52 ¹	2.38 ²
Residential Density	Refer to tables 1 and 2.	RS-04: 4.01 du/na RS-06: 5.07 du/na RS-08: 4.26 du/na RS-10: 3.88 du/na RS-35: .06 du/na RM-10: 5.88 du/na RM-20: 4.64 du/na CBD: 30 du/na CBD (Core): 35 du/na RM (Core): 30 du/na
Mixed Use Designations: Percent of Residential and Commercial Development	CBD, CB, OP: 0%/100%	CBD, CBD (Core): 100% Res/100% Com CB: 10% Res/90% Com
Plat Deductions	Percent of Land Used for: Roads	13.64% 20% CBD (Core), RM (Core) – 0%
	Percent of Land Designated: Critical Areas (Constrained)	13.99% Parcel Specific Inventory: Wetland (2003), Steep Slopes, Category 1 Stream (150 ft. buffer) and Category 2 Stream (100 ft. buffer)
	Percent of Land Used for: Recreation / Park	N/A N/A
Percent of Land Used for: Public Facilities / Institutions		3.14 Acres for fire station (already inventoried as developed)

Table 4 - City of Puyallup: Development Assumptions and Trends		
	2001-2005 Average	2022 Assumptions
Percent of Land in Residentially Zoned Districts for Non-Residential Uses	2.4%	2.5% RM (Core): 0%
Percent of Land Unavailable for Development		Single-Family Land: vacant, 25%; underdeveloped, 40% Multi-Family Land: vacant, 0%; underdeveloped, 70% Commercial: vacant, 10%; redevelopable, 50%, underdeveloped, 25% CBD (Core), RM (Core) – 0%
Employees per Gross Acre	³ Mfg./Warehousing – 11.15 employees Commercial/ Services – 19.37 employees	Mfg./Warehousing – 11.15 Com'l/ Services – 19.37

¹ The assumptions are not applied to projects with the Lakeland Hills South PUD.

² 2000 Census

³ Pierce County Employment Intensity Survey

Table 5 - City of Puyallup: Assumptions for Vacant, Vacant Single Unit Lots, Underdeveloped and Redevelopable Commercial/Industrial Parcels				
Zoning District	Vacant	Vacant (Single Unit)	Underdeveloped¹	Redevelopable Commercial/ Industrial²
RS35	Greater than or equal to 2 acres	Less than 2 acres	Greater than or equal to 2 acres	
RS10	Greater than or equal to .57 acres	Less than .57 acres	Greater than or equal to .57 acres	
RS08	Greater than or equal to .46 acres	Less than .46 acres	Greater than or equal to .46 acres	
RS06	Greater than or equal to .34 acres	Less than .34 acres	Greater than or equal to .34 acres	
RS04	Greater than or equal to .23 acres	Less than .23 acres	Greater than or equal to .14 acres	
RM10	No Acreage Threshold			
RM20	No Acreage Threshold			
OP	No Acreage Threshold			Land value greater than or equal to improvement value

Table 5 - City of Puyallup: Assumptions for Vacant, Vacant Single Unit Lots, Underdeveloped and Redevelopable Commercial/Industrial Parcels				
Zoning District	Vacant	Vacant (Single Unit)	Underdeveloped¹	Redevelopable Commercial/ Industrial²
CBD	No Acreage Threshold			Land value greater than or equal to improvement value
CL	No Acreage Threshold			Land value greater than or equal to improvement value
CG	No Acreage Threshold			Land value greater than or equal to improvement value
MP	No Acreage Threshold			Land value greater than or equal to improvement value
ML	No Acreage Threshold			Land value greater than or equal to improvement value
PDR	No Acreage Threshold			
PRC	No Acreage Threshold			
MED	No Acreage Threshold			Land value greater than or equal to improvement value
CBD (Core)	No Acreage Threshold			25% of all existing area within the zone
RM (Core)	No Acreage Threshold			25% of all existing area within the zone

¹Exception: Improvement value greater than \$500,000. Net acreage after critical areas subtracted.

²Exception: Condominium ownership.

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

Zoning District		RS-35				RS-10				RS-08			
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF
Gross Acres ¹		2.40	30.47	24.65	0	371.55	36.20	420.35	0	102.73	17.58	170.63	1.03
Future Capital Facilities		0		0		0		0		0	0	0	0
Adjusted Gross Acres		2.40		24.65		371.55		420.35		102.73		170.63	1.03
Individual Plat Deductions	Roads	.48		4.93		74.31		84.07		20.54		34.12	.20
	Critical Areas	.42		6.81		114.45		145.11		10.38		27.78	0
	Parks and Open Space	N/A		N/A		N/A		N/A		N/A		N/A	N/A
Net Acres		1.50		12.91		182.79		191.17		71.81		108.73	.83
Non-Residential Uses		.03		.32		4.56		4.77		1.79		2.71	.02
Adjusted Net Acres		1.47		12.59		178.23		186.40		70.02		106.02	.81
Land Unavailable for Development		.36		5.03		44.55		74.56		17.50		42.40	.40
Final Adjusted Net Acres		1.11		7.56		133.68		111.84		52.52		63.62	.41
Total Adjusted Net Acres		8.67				245.52				116.55			
One Dwelling Unit per Vacant (single) Lot			28				136				79		
Displaced Unit				9				236				178	8

¹For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 “Development Assumptions and Trends.”

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

Zoning District		RS-06				RS-04				RM-10			
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF
Gross Acres¹		15.90	4.86	49.72	2.14	6.13	.71	32.40	2.60	23.71	0	0	.18
Future Capital Facilities		0		0	0	0		0	0	0			0
Adjusted Gross Acres		15.90		49.72	2.14	6.13		32.40	2.60	23.71			.18
Individual Plat Deductions	Roads	3.18		9.94	.42	1.22		6.48	.52	4.74			.03
	Critical Areas	2.54		5.40	0	1.55		3.23	.87	2.40			0
	Parks and Open Space	N/A		N/A	N/A	N/A		N/A	N/A	N/A			N/A
Net Acres		10.18		34.38	1.72	3.36		22.69	1.21	16.57			.15
Non-Residential Uses		.25		.85	.04	.08		.56	.03	.41			0
Adjusted Net Acres		9.93		33.53	1.68	3.28		22.13	1.18	16.16			.15
Land Unavailable for Development		2.48		13.41	.84	.82		8.85	.59	4.04			.07
Final Adjusted Net Acres		7.45		20.12	.84	2.46		13.28	.59	12.12			.08
Total Adjusted Net Acres		28.41				16.33				12.20			
One Dwelling Unit per Vacant (single) Lot			29				8						
Displaced Unit				86	24			55	7				2

¹For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 “Development Assumptions and Trends.”

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

Zoning District		RM20				CBD				CBD (Core)			
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Redev. MF	Redev. Comm'l/Ind.	Vacant	Vacant (Single Unit)	Redev. MF	Redev. Comm'l/Ind.
Gross Acres¹		130.01	0	0	.17	2.65	0	.91	8.06	0	0	0	6.60
Future Capital Facilities		0			0	0		0	0				0
Adjusted Gross Acres		130.01			.17	2.65		.91	8.06				6.60
Individual Plat Deductions	Roads	26.00			.03	.53		.18	1.61				0
	Critical Areas	10.97			0	0		0	0				0
	Parks and Open Space	N/A			N/A	N/A		N/A	N/A				0
Net Acres		93.04			.14	2.12		.73	6.45				6.60
Non-Residential Uses		2.32			0	N/A		N/A	N/A				N/A
Adjusted Net Acres		90.72			.14	2.12		.73	6.45				6.60
Land Unavailable for Development		22.68			.07	.53		.36	3.22				0
Final Adjusted Net Acres		68.04			.07	1.59		.37	3.23				6.60
Total Adjusted Net Acres		68.11				5.19				6.60			
One Dwelling Unit per Vacant (single) Lot													
Displaced Unit					2			28					

¹For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 “Development Assumptions and Trends.”

Table 6 - City of Puyallup: Supply of Land/Lots for Residential Development													
Zoning District		RM (Core)											
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev.	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF
Gross Acres ¹		0	0	0	2.80								
Future Capital Facilities					0								
Adjusted Gross Acres					2.80								
Individual Plat Deductions	Roads				0								
	Critical Areas				0								
	Parks and Open Space				0								
Net Acres					2.8								
Non-Residential Uses					0								
Adjusted Net Acres					2.80								
Land Unavailable for Development					0								
Final Adjusted Net Acres					2.80								
Total Adjusted Net Acres		2.80											
One Dwelling Unit per Vacant (single) Lot													
Displaced Unit													

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 "Development Assumptions and Trends."

Table 7 - City of Puyallup: Housing Unit Needs						
2006 Housing Units¹	Adjusted 2022 Population	Assumed 2022 Household Size	2022 Housing Units Needed	Additional Housing Needed ('06 – '22)	Plus Displaced Units²	Total Housing Units Needed³
15,267	39,600	2.38	16,638	1,371	373	1,744

¹ Source OFM April 1, 2006 estimate.

² Existing housing units associated with underdeveloped and multi-family redevelopable parcels adjusted down to reflect “unavailable to develop” assumption.

³ Total housing needs associated with allocated population assuming 100% occupancy.

Table 8 - City of Puyallup: Housing Unit Capacity					
Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	Plus 1 Dwelling Unit per Vacant (net) Lot	Housing Capacity
RS-35	8.67	.64	6	28	34
RS-10	245.52	3.88	953	136	1,089
RS-08	116.55	4.26	496	79	575
RS-06	28.41	5.07	144	29	173
RS-04	16.33	4.01	65	8	73
RM-10	12.20	5.88	71	0	71
RM20	68.11	4.64	316	0	316
CBD	5.19	30	155	0	155
CBD (Core)	6.60	35	231	0	231
RM (Core)	2.80	30	84	0	84
				Total Housing Capacity	2,801

Table 9 - City of Puyallup: Supply of Land for Commercial/Industrial Employment						
Zoning District	OP			CB		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	4.92	0	1.01	0	0	.35
Future Capital Facilities	0		0			0
Gross Acres with Facilities Deduction	4.92		1.01			.35
Land Unavailable for Development	.49		.50			.17
Adjusted Gross Acres	4.43		.51			.18
Total Adjusted Gross Acres	4.94			.18		
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 9 - City of Puyallup: Supply of Land for Commercial/Industrial Employment						
Zoning District	CBD			CBD (Core)		
Land Type	Vacant	Redev. MF	Redev. Com'l/ Industrial	Vacant	Redev. MF	Redev. Com'l/ Industrial
Gross Acres¹	2.65	.91	8.06	0	0	6.60
Future Capital Facilities	0	0	0			0
Gross Acres with Facilities Deduction	2.65	.91	8.06			6.60
Land Unavailable for Development	.26	.45	4.03			0
Adjusted Gross Acres	2.39	.46	4.03			6.60
Total Adjusted Gross Acres	6.88			6.60		
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 9 - City of Puyallup: Supply of Land for Commercial/Industrial Employment						
Zoning District	CL			CG		
Land Type	Vacant	Redev. MF	Redev. Com'l/ Industrial	Vacant	Redev. MF	Redev. Com'l/ Industrial
Gross Acres¹	4.07	0	1.33	114.26	.33	128.78
Future Capital Facilities	0		0	0	0	0
Gross Acres with Facilities Deduction	4.07		1.33	114.26	.33	128.78
Land Unavailable for Development	.40		.66	1.42	.16	64.39
Adjusted Gross Acres	3.67		.67	112.84	.17	64.39
Total Adjusted Gross Acres	4.34			177.40		
Displaced Unit					4	

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 9 - City of Puyallup: Supply of Land for Commercial/Industrial Employment						
Zoning District	ML			MED		
Land Type	Vacant	Redev. MF	Redev. Com'l/ Industrial	Vacant	Redev. MF	Redev. Com'l/ Industrial
Gross Acres¹	255.92	0	34.33	3.09	0	10.17
Future Capital Facilities	0		0	0		0
Gross Acres with Facilities Deduction	255.92		34.33	3.09		10.17
Land Unavailable for Development	25.59		17.16	.30		5.08
Adjusted Gross Acres	230.33		17.17	2.79		5.09
Total Adjusted Gross Acres	247.50			7.88		
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 10 - City of Puyallup: Employment Needs				
2006 Employment Estimate¹	2022 Employment Target	Employment Growth (2006-2022)	Plus Displaced Employees from Redevelopable Commercial²	Additional Employment Needs
20,038	25,035	4,997	355	5,352

¹ Source ESD April 1, 2006 covered jobs estimate minus resource/construction jobs.

² Displaced employees associated with redevelopable lands are adjusted down to reflect “unavailable to develop” assumption.

Table 11 - City of Puyallup: Employment Capacity				
Commercial / Industrial Designation	Zoning District	Adjusted Net Acres	Employees per Acres	Employment Capacity
Commercial/ Services	OP	4.94	19.37	95
	CB	.18	19.37	3
	CBD	6.88	19.37	133
	CL	4.34	19.37	84
	CG	177.40	19.37	3,436
	MED	7.88	19.37	152
	CBD (Core)	6.60	19.37	128
Mfg./ Warehousing	ML	247.50	11.15	2,759
			Total Employment Capacity	6,790

City of Roy

The City's 2006 population and employment estimates and 2022 population allocation and employment targets are provided below:

	Population	Employment
2006	875 ¹	146 ⁴
2022	1,000 ²	139 ⁵
Adjusted 2022³	1,000	

The City's GMA Comprehensive Plan was adopted on September 9, 1996 and implementing regulations were adopted on March 26, 2001. The Comprehensive Plan was overhauled in late 2004. The City of Roy's Comprehensive Plan contains seven land use designations and the regulations create four implementing zones. Land use densities in the City of Roy are based on minimum lot size. The following table describes the City's land use designations and zoning:

Roy Land Use Designations	Implementing Zones
<u>Single-Family Residential</u> Provides for single-family dwellings.	<u>Single Family Residential</u> Stabilizes and preserves single-family residential neighborhoods. Minimum lot size is 7,200 square feet (but the need to provide on-site septic system generally dictates larger lots).
<u>Multi-family Residential</u> Provides for multi-family dwellings.	<u>Multi-family Residential</u> Provides increased population density and housing variety by allowing multifamily dwellings. Minimum lot size is 7,200 square feet for the first unit and 1,500 per unit thereafter (but the need to provide on-site septic system generally dictates larger lots).
<u>Commercial</u> Provides for retail / wholesale sales, services and accessory facilities.	<u>Commercial</u> Encourages of business and civic activities, contributes to vitality of a central "downtown."
<u>Industrial Park</u> Provides for manufacturing facilities, processing plants, factories, warehouses and other similar uses.	<u>Industrial Park</u> Provides for non-nuisance industrial activities and limited incidental commercial land uses.
<u>Planned Unit Development</u> Provide flexibility in residential and commercial development of large tracts of land.	<u>Planned Unit Development</u> Provide flexibility in residential and commercial development of large tracts of land. The need to provide on-site septic systems will generally dictate density.

Roy Land Use Designations	Implementing Zones
<u>Park</u> Designates the Roy City Park.	<u>Park</u> Designates the Roy City Park.
<u>Rodeo</u> Designates the Roy Rodeo.	<u>Rodeo</u> Designates the Roy Rodeo. Cannot be redeveloped for another urban use.

Tables 1, 2 and 3 No Data

Table 4 - City of Roy: Development Assumptions and Trends		
	2001-2005 Average	2022 Assumptions
People per Household	2.64 ¹	2.49 ²
Residential Density	No Development	SFR, MFR, PUD: 3.5 d/a
Mixed Use Designations: Percent of Residential and Commercial development	N/A	PUD: 50%/50%
Plat Deductions	Percent of Land Used for: Roads	N/A
	Percent of Land Designated: Critical Areas (Constrained)	N/A
	Percent of Land Used for: Recreation / Park	N/A
Percent of Land Used for: Public Facilities / Institutions	N/A	5 acres for parks plus 20% of gross acreage available for platting.
Percent of Land in Residentially Zoned Districts for non- residential uses	N/A	10%

Table 4 - City of Roy: Development Assumptions and Trends		
	2001-2005 Average	2022 Assumptions
Percent of Land Unavailable for Development		Residential vacant, 10% underdeveloped, 20% redevelopable MF, 50% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%
Employees per Gross Acre	³ Manufacturing/Warehousing – 11.15 employees Commercial/Services – 19.37 employees	Mfg./Warehousing – 11.15 Commercial/Services – 19.37

¹ 2000 Census² 2000 Census pphh reduced by 5.5 percent.³ Pierce County Employment Intensity Survey, 2006.

Table 5 - City of Roy: Assumptions for Vacant, Vacant Single Unit Lots, Underdeveloped and Redevelopable Commercial/Industrial Parcels				
Zoning District	Vacant	Vacant (Single Unit)	Underdeveloped¹	Redevelopable Commercial/ Industrial²
SFR	Greater than or equal to .41 acres	Less than .41 acres	Greater than or equal to .41 acres	
MFR	No Acreage Threshold		Greater than or equal to .14 ³	
COM	No Acreage Threshold			Land value greater than or equal to improvement value
IND	No Acreage Threshold			Land value greater than or equal to improvement value

¹ Exception: Improvement value greater than \$500,000. Net acreage after critical areas subtracted.² Exception: Condominium ownership.³ The health department will not allow this density due to septic tank issues in Roy.

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

Zoning District		SFR				MFR				PUD			
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF
Gross Acres ¹		0	0	63.70	0	0	0	20.68	0	15.17	0	0	0
Future Capital Facilities				17.74				4.13		3.03			
Adjusted Gross Acres				45.96				16.55		12.14			
Individual Plat Deductions	Roads			6.89				2.48		1.82			
	Critical Areas			.69				.25		2.05			
	Parks and Open Space			2.29				.82		.60			
Net Acres				36.09				13.00		7.67			
Non-Residential Uses				3.60				1.30		.76			
Adjusted Net Acres				32.49				11.70		6.91			
Land Unavailable for Development				3.24				2.34		.69			
Final Adjusted Net Acres				29.25				9.36		6.22			
Total Adjusted Net Acres		29.25				9.36				6.22			
One Dwelling Unit per Vacant (single) Lot													
Displaced Unit				12				4					

¹For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 “Development Assumptions and Trends.”

Table 7 - City of Roy: Housing Unit Needs						
2006 Housing Units ¹	Adjusted 2022 Population	Assumed 2022 Household Size	2022 Housing Units Needed	Additional Housing Needed ('06 – '22)	Plus Displaced Units ²	Total Housing Units Needed ³
309	1,000	2.49	402	93	12	105

¹ Source OFM April 1, 2006 estimate

² Existing housing units associated with underdeveloped and multi-family redevelopable parcels adjusted down to reflect “unavailable to develop” assumption.

³ Total housing needs associated with allocated population assuming 100% occupancy.

Table 8 - City of Roy: Housing Unit Supply					
Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	Plus 1 Dwelling Unit per Vacant (single-unit) Lot	Housing Supply
SFR	29.25	3.5	102	0	102
MFR	9.36	3.5	33	0	33
PUD	6.22	3.5	22	0	22
				Total Housing Supply	157

Table 9 - City of Roy: Supply of Land for Commercial/Industrial Employment						
Zoning District	COM			PUD		
Land Type	Vacant	Underdev.	Redev Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres ¹	0	0	0.69	15.17	0	0
Future Capital Facilities			0	0		
Gross Acres with Facilities Deduction			.69	15.17		
Land Unavailable for Development			.34	1.51		
Adjusted Gross Acres			.35	13.66		
Total Adjusted Gross Acres	.35			13.66		
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 10 - City of Roy: Employment Needs				
2006 Employment Estimate¹	Adjusted 2022 Employment Target	Employment Growth (2006-2022)	Plus Displaced Employees from Redevelopable Commercial²	Additional Employment Needs
146	139	N/A	0	0

¹ Source ESD April 1, 2006 covered jobs estimate minus resource/construction jobs.

² Displaced employees associated with redevelopable lands are adjusted down to reflect “unavailable to develop” assumption.

Table 11 - City of Roy: Employment Capacity				
Commercial / Industrial Designation	Zoning District	Adjusted Net Acres	Employees per Acre	Employment Capacity
Commercial	COM	.35	19.37	7
	PUD	13.66	19.37	265
			Total Employment Capacity	272

Town of Ruston

The Town's 2006 population and employment estimates and 2022 population allocation and employment targets are provided below.

	Population	Employment
2006	740 ¹	172 ⁴
2022	1,760 ²	392 ⁵
Adjusted 2022³	1,760	

¹ April 1, 2006 OFM Population Estimate

² Pierce County Ordinance No. 2003-104s.

³ Adjusted to incorporate property annexed since 2001.

⁴ Covered Employment estimate from Washington EDS, minus resource/construction jobs.

⁵ Employment Target accepted by PCRC on January 18, 2007. Represents ESD covered employment, minus resource/construction jobs.

The Town's GMA Comprehensive Plan was adopted on June 27, 1994, followed by the implementing regulations three years later on July 28, 1997. The Town of Ruston's Comprehensive Plan contains three land use designations and the regulations create three implementing zones. Density in Ruston is based on net calculations, subtracting out roads, critical areas and 150 foot wetland buffers. The following table describes the Town's land use designations and zoning:

Ruston Land Use Designations	Implementing Zones
<u>RES Single Family Residential</u> Protects and enhances the character and vitality of established residential neighborhoods. Encourages building types and designs that respect the natural landscape and are compatible in scale and character with any significant historic properties and nearby residential development.	<u>RES Residential</u> Preserves and enhances the character of the original residential neighborhood. Allows a variety of uses including single-family, duplex, multi-family and manufactured dwellings; home occupations, schools; churches; government facilities; and transportation and utility facilities. Allows a maximum density of 9.68 dwelling units per acre.
<u>COM Commercial</u> Encourages development of a range of retail, commercial and office uses to support community and regional needs. Provides neighborhood shopping facilities easily accessible to residential areas. Encourages commercial uses to locate in areas suitable for intensive development.	<u>COM Commercial</u> Provides for the location of businesses serving shopper and patrons on a local and regional basis. Allows a variety of uses including retail; business, professional and governmental offices; medical services; hotels; entertainment and recreation uses; light manufacturing. Provides for single-family, duplex, multi-family and manufactured housing.

Ruston Land Use Designations	Implementing Zones
<u>MPD Master Planned Development</u> Encourages the development of the Asarco site as a mixed use master-planned district to restore the tax base to the Town of Ruston. Allows for a variety of residential, commercial, industrial and recreational uses and requires that any light industrial or commercial use includes public access along the shoreline and pedestrian access corridors from the Town to the water.	<u>MPD Master Planned Development</u> Enables and encourages the development of large tracts of land under one owner so as to achieve land development patterns that enhance the physical, social and economic values of an area. Provides for a variety of land uses including a variety of residential types, commercial industrial, public and semi-public areas.

Table 1a - Town of Ruston: Summary of Building Permits for Multi-Family Development							
Land Use Designation	Zoning District	Density/ Units	2001	2002	2003	2004	2005
		Gross	N/A	N/A	N/A	N/A	N/A
		Net					
		Units					

Table - 1b Town of Ruston: Summary of Building Permits for Single-Family Development							
Land Use Designation	Zoning District	Density/ Units	2001	2002	2003	2004	2005
	RES	Gross	6.73	7.53	7.26	6.06	6.73
		Net	6.73	7.53	7.26	6.06	6.73
		Units	1	4	2	5	1

Table 2 - Town of Ruston: Summary of Parcel-Specific Residential Platting Activity							
Land Use Designation	Zoning District	Density/ Lots	2001	2002	2003	2004	2005
	RES	Gross	N/A	2.27	28.57	6.90	8.33
		Net		2.27	28.57	6.90	8.33
		Lots		3	2	2	2

Table 3 - Town of Ruston: Summary of Parcel-Specific Commercial and Industrial Development Activity							
Land Use Designation	Zoning District		2001	2002	2003	2004	2005
		Gross Acres	N/A	N/A	N/A	N/A	N/A
		Bldg. Sq. Ft.					
		FAR					

Table 4 - Town of Ruston: Development Assumptions and Trends			
		2001-2005 Average	2022 Assumptions
People per Household		2.26 ¹	2.14 ²
Residential Density		Refer to tables 1 and 2.	MPD (Asarco Site): 30 du/a RES: 6.29 du/a
Mixed Use Designations: Percent of Residential and Commercial development		N/A	MPD: The Asarco Site is planned for a mixed use development with service oriented commercial development on the ground flood. Consequently, all vacant land will be incorporated into both the residential and employment capacity.
Plat Deductions	Percent of Land Used for: Roads	N/A	20% (associated with Asarco site)
	Percent of Land Designated: Critical Areas (Constrained)	N/A	Critical Area Map
	Percent of Land Used for: Recreation / Park		N/A
Percent of Land Used for: Public Facilities / Institutions			N/A

Table 4 - Town of Ruston: Development Assumptions and Trends		
	2001-2005 Average	2022 Assumptions
Percent of Land in Residentially Zoned Districts for non-residential uses		10%
Percent of Land Unavailable for Development	N/A	Residential vacant, 10% underdeveloped, 20% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%
Employees per Gross Acre	³ Manufacturing/Warehousing – 11.15 employees Commercial/Services – 19.37 employees	Mfg./Warehousing – 11.15 Commercial/Services – 19.37

¹ 2000 Census² 2000 Census pphh reduced by 5.5 percent.³ Pierce County Employment Intensity Survey, 2006.

Table 5 - Town of Ruston: Assumptions for Vacant, Vacant Single Unit Lots, Underdeveloped and Redevelopable Commercial/ Industrial Parcels				
Zoning District	Vacant	Vacant (Single Unit)	Underdeveloped¹	Redevelopable Commercial/ Industrial²
RES	Greater than or equal to .275 acres	Less than .275 acres	Greater than or equal to .41 acres	
COM	No Acreage Threshold			Land value greater than or equal to improvement value
MPD	No Acreage Threshold			Land value greater than or equal to improvement value

¹ Exception: Improvement value greater than \$500,000. Net acreage after critical areas subtracted.² Exception: Condominium ownership.

Table 6 - Town of Ruston: Supply of Land/Lots for Residential Development													
Zoning District		RES				MPD							
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF
Gross Acres ¹		4.50	5.17	5.61	.33	63.85	0	0	0				
Future Capital Facilities		0		0	0	0							
Adjusted Gross Acres		4.50		5.61	.33	63.85							
Individual Plat Deductions	Roads	N/A		N/A	N/A	12.77							
	Critical Areas	0		0	0	14.24							
	Parks and Open Space	N/A		N/A	N/A	N/A							
Net Acres		4.50		5.61	.33	36.84							
Non-Residential Uses		.45		.56	.03	N/A							
Adjusted Net Acres		4.05		5.05	.30	36.84							
Land Unavailable for Development		.40		1.01	.15	3.68							
Final Adjusted Net Acres		3.65		3.99	.15	33.16							
Total Adjusted Net Acres		7.79				33.16							
One Dwelling Unit per Vacant (net) Lot			34										
Displaced Unit				16	2								

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 “Development Assumptions and Trends.”

Table 7 - Town of Ruston: Housing Unit Needs						
2006 Housing Units¹	Adjusted 2022 Population	Assumed 2022 Household Size	2022 Housing Units Needed	Additional Housing Needed ('06 – '22)	Plus Displaced Units²	Total Housing Units Needed³
359	1,760	2.14	822	463	16	479

¹ Source OFM April 1, 2006 estimate

² Existing housing units associated with underdeveloped and multi-family redevelopable parcels adjusted down to reflect “unavailable to develop” assumption.

³ Total housing needs associated with allocated population assuming 100% occupancy.

Table 8 - Town of Ruston: Housing Unit Capacity					
Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	Plus 1 Dwelling Unit per Vacant (single-unit) Lot	Housing Capacity
RES	7.79	6.29	49	34	83
MPD	33.16	30	995	0	995
				Total Housing Capacity	1,078

Table 9 - Town of Ruston: Supply of Land for Commercial/Industrial Employment						
Zoning District	COM			MPD		
Land Type	Vacant	Underdev.	Redev Com'l/ Industrial	Vacant	Underdev.	Redev Com'l/ Industrial
Gross Acres¹	1.87	0	1.43	32.82	0	0
Future Capital Facilities	0		0	0		
Gross Acres with Facilities Deduction	1.87		1.43	32.82		
Land Unavailable for Development	.18		.71	0		
Adjusted Gross Acres	1.69		.72	32.82		
Total Adjusted Gross Acres	2.41			32.82		
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 10 - Town of Ruston: Employment Needs				
2006 Employment Estimate¹	2022 Employment Target	Employment Growth (2006-2022)	Plus Displaced Employees from Redevelopable Commercial²	Additional Employment Needs
172	392	220	0	220

¹ Source ESD April 1, 2006 covered jobs estimate minus resource/construction jobs.

² Due to ESD reporting stipulations, displaced employments can not be specified. The estimate is not significant and excluding the figure from the employment needs results in a very small variance.

Table 11 - Town of Ruston: Employment Capacity				
Commercial / Industrial Designation	Zoning District	Adjusted Net Acres	Employees per Acre	Employment Capacity
Commercial	COM	2.41	19.37	47
Commercial	MPD	32.82	636	636
			Total Employment Capacity	683

Town of South Prairie

The Town's 2006 population and employment estimates and 2022 population allocation and employment targets are provided below:

	Population	Employment
2006	440 ¹	99 ⁴
2022	830 ²	262 ⁵
Adjusted 2022³	830	

¹ April 1, 2006 OFM Population Estimate

² Pierce County Ordinance No. 2003-104s.

³ Adjusted to incorporate property annexed since 2001.

⁴ A 2005 figure provided by the Town of South Prairie.

⁵ Employment Target accepted by PCRC on January 18, 2007. Represents ESD covered employment, minus resource/construction jobs.

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

South Prairie Land Use Designations	Implementing Zones
<u>Residential (R)</u> Provides areas for residential development at an average density of 2 to 6 dwelling units per acre. Allows for single-family residential, mobile home, and two unit duplexes.	<u>R Residential District</u> Stabilizes and preserves single-family residential neighborhoods and prevents intrusion of incompatible land uses.
<u>Commercial (C)</u> Provides for office uses, retail stores, service establishments, wholesale businesses offering commodities and services required by residents and visitors. Allows single- and multi-family dwelling units. Accommodates both vehicular and pedestrian oriented establishments	<u>C Commercial District</u> Recognizes the existence of commercial areas and provides use incentives and development standards which will encourage the redevelopment and upgrading of commercial areas. Provides for a range of trade, service, entertainment and recreational land uses, which occur adjacent to transportation arterials, and residential uses. Provides areas for development which are automobile oriented and designed for convenience, safety and the reduction of visual blight of uncontrolled advertising signs, traffic control devices and utility equipment.

South Prairie Land Use Designations	Implementing Zones
<u>Commercial/Farm Use</u> Provides for agricultural and agriculturally compatible uses, such as commercial farms, commercial livestock raising, commercial horse raising and/or boarding, and commercial agricultural product stores. The minimum lot size is 10 acres (4.36 dwelling units per acre).	<u>AG Agricultural District</u> Provides appropriately located areas for agricultural and agriculturally compatible uses, such as commercial farms, commercial livestock raising, commercial horse raising and/or boarding and commercial agricultural product stores.
<u>Industrial (I)</u> Provides areas for various light industrial establishments and research developments that enhance the Town's economic base and provide jobs for residents of the area.	<u>I Industrial District</u> Provides areas suitable for the broad range of industrial activities whose characteristics are of a light industrial nature.
<u>Public Facility</u> Provides for parks, schools, water/wastewater facilities, city buildings, churches, utility services and other public and quasi-public uses.	
<u>Recreational Vehicle Park</u> Provides for the recreational vehicle park referred to as the South Creek RV Park and Campground.	

Table 1, 2, 3 No data

Table 4 - Town of South Prairie: Development Assumptions and Trends			
		2001-2005 Average	2022 Assumptions
People per Household		3.06 ¹	3.06 ¹
Residential Density		No Development	Residential: 4 du/a
Mixed Use Designations: Percent of Residential and Commercial development		No Development	Not Applicable
Plat Deductions	Percent of Land Used for: Roads	No Development	30%
	Percent of Land Designated: Critical Areas (Constrained)	No Development	35%
	Percent of Land Used for: Recreation / Park	No Development	10%

Table 4 - Town of South Prairie: Development Assumptions and Trends		
	2001-2005 Average	2022 Assumptions
Percent of Land Used for: Public Facilities / Institutions	No Development	3%
Percent of Land in Residentially Zoned Districts for non- residential uses	No Development	3%
Percent of Land Unavailable for Development		Residential:25% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%
Employees per Gross Acre	² Manufacturing/ Warehousing – 11.15 Commercial/ Services – 19.37	Mfg/ Warehousing – 11.15 Commercial/ Services – 19.37

¹ 2000 Census² Pierce County Employment Intensity Survey, 2006.

Table 5 - Town of South Prairie: Assumptions for Vacant, Vacant Single Unit Lots, Underdeveloped and Redevelopable Commercial/Industrial Parcels				
Zoning District	Vacant	Vacant (Single Unit)	Underdeveloped¹	Redevelopable Commercial/ Industrial²
Residential	Greater than or equal to 1 acre	Less than 1 acre	Greater than or equal to 1 acre	
Commercial	No Acreage Threshold		Greater than or equal to 1 acre	Land value greater than or equal to improvement value

¹ Exception: Improvement value greater than \$500,000. Net acreage after critical areas subtracted.² Exception: Condominium ownership.

Table 6 - Town of South Prairie: Supply of Land/Lots for Residential Development				
Zoning District		All Residential Zones		
Land Type		Vacant	Vacant (Single Unit)	Underdev.
Gross Acres		71.74	10.11	47.27
Future Capital Facilities		2.15		1.41
Adjusted Gross Acres		69.59		45.86
Individual Plat Deductions	Roads	20.87		13.75
	Critical Areas	24.35		16.05
	Parks and Open Space	6.95		4.58
Net Acres		17.42		11.48
Non-Residential Uses		.52		.34
Adjusted Net Acres		16.90		11.14
Land Unavailable for Development		4.22		5.57
Final Adjusted Net Acres		12.68		5.57
Total Adjusted Net Acres		18.25		
One Dwelling Unit per Vacant (single) Lot			32	
Displaced Unit				10

Table 7 - Town of South Prairie: Housing Unit Needs						
2006 Housing Units¹	Adjusted 2022 Population	Assumed 2022 Household Size	2022 Housing Units Needed	Additional Housing Needed ('06 – '22)	Plus Displaced Units²	Total Housing Units Needed³
161	830	3.06	271	110	5	115

¹ Source OFM April 1, 2006 estimate

² Existing housing units associated with underdeveloped and multi-family redevelopable parcels adjusted down to reflect “unavailable to develop” assumption.

³ Total housing needs associated with allocated population assuming 100% occupancy.

Table 8 - Town of South Prairie: Housing Unit Capacity					
Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	Plus 1 Dwelling Unit per Vacant (single-unit) Lot	Housing Capacity
Residential	18.25	4	73	32	105
				Total Housing Capacity	105

Table 9 - Town of South Prairie: Supply of Land for Commercial/Industrial Employment			
Zoning District	Commercial		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres	5.50	0	.29
Future Capital Facilities	0		0
Gross Acres with Facilities Deduction	5.50		.29
Land Unavailable for Development	.55		.14
Adjusted Gross Acres	4.95		.15
Total Adjusted Gross Acres	5.10		
Displaced Unit			

Table 10 - Town of South Prairie: Employment Needs				
2006 Employment Estimate¹	Adjusted 2022 Employment Target	Employment Growth (2006-2022)	Plus Displaced Employees from Redevelopable Commercial²	Additional Employment Needs
99	262	163	0	163

¹ Town of South Prairie provided local 2005 estimates.

² Displaced employees associated with redevelopable lands are adjusted down to reflect “unavailable to develop” assumption.

Table 11 - Town of South Prairie: Employment Capacity				
Commercial / Industrial Designation	Zoning District	Adjusted Net Acres	Employees per Acre	Employment Capacity
Commercial	Commercial	5.10	19.37	98
			Total Employment Capacity	98

Town of Steilacoom

The Town's 2006 population and employment estimates and 2022 population allocation and employment targets are provided below:

	Population	Employment
2006	6,200 ¹	523 ⁴
2022	6,900 ²	500 ⁵
Adjusted 2022³	6,900	

¹ April 1, 2006 OFM Population Estimate

² Pierce County Ordinance No. 2003-104s.

³ Adjusted to incorporate property annexed since 2001.

⁴ Covered Employment estimate from Washington EDS, minus resource/construction jobs.

⁵ Employment Target accepted by PCRC on January 18, 2007. Represents ESD covered employment, minus resource/construction jobs.

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

Steilacoom Land Use Designations	Implementing Zones
<u>Housing</u> Provides areas for primarily residential neighborhoods. Encourages an average of 4 dwelling units per acre with densities ranging from 4.5 -12 dwelling units per acre.	<u>R-7.2</u> Intends to create a desirable living environment for a wide variety of family and housing types. Smaller lot size of this district reflects the higher residential patterns of earlier platting. Allows for 6.05 dwelling units per acre. <u>R-9.6</u> Intends to create a desirable living environment for a wide variety of family and housing types. Allows moderate density development at 4.53 dwelling units per acre. <u>Multi-Family</u> Provides for multiple family residential development. Recreational areas are provided in this district to serve the needs of residents of multi-family developments. Allows for 12 dwelling units per acre.

Steilacoom Land Use Designations	Implementing Zones
<u>Commercial and Housing</u> Provides areas for mixed use development. Two-story buildings should have commercial at the street level and residential above.	<u>Commercial, General</u> Provides for a variety of commercial and civic uses. Allows mixed use development that consists of residential uses associated with commercial uses. Provides amenities conducive to attracting pedestrian shoppers and allows for outdoor accessory uses.
<u>Commercial and Recreation</u> Provides areas for commercial and recreational uses along the shoreline. Commercial enterprises should be compatible with waterfront activities, especially recreation.	<u>Commercial, Shoreline</u> Sets apart those portions of the town in the vicinity of Puget Sound which provide for a variety of marine related commercial, recreational and public uses. Allows mixed use development that consists of residential uses associated with other principal uses.
<u>Open Space and Recreation</u> Provides for limited recreation and open space uses. Provides buffers between incompatible uses. Retains and protects critical natural areas.	<u>Parks & Open Space</u> Provides for parks and recreational facilities and publicly owned open space.
<u>Industrial</u> Provides for industrial uses, buffered by open spaces.	<u>Industrial</u> Provides for a wide spectrum of manufacturing, storage, processing and similar industrial uses. Regulations relating to this district provide for the protection of adjacent residential and shoreline areas.
<u>Public Facilities</u> Provides for public facilities use including schools, libraries and government buildings.	<u>Public/Quasi-Public</u> Provides for the public and quasi-public uses that serve the cultural, educational, recreational, religious, transportation and public service needs of the community.

Table 1 - Town of Steilacoom: Summary of Building Permits for Multi-Family Development							
Land Use Designation	Zoning District	Density/Units	2001	2002	2003	2004	2005
Housing	R-7.2	Gross	7.29	N/A	4.80	N/A	N/A
		Net	7.29		4.80		
		Units	4		6		
Housing	R-9.6	Gross	5.55	N/A	N/A	N/A	N/A
		Net	5.55				
		Units	10				
Housing	R-20	Gross	N/A	7.29	N/A	N/A	N/A
		Net		7.29			
		Units		2			
Housing	R-14	Gross	N/A	N/A	3.70	N/A	N/A
		Net			3.70		
		Units			2		

Table 2 - Town of Steilacoom: Summary of Parcel-Specific Residential Platting Activity							
Land Use Designation	Zoning District	Density/Lots	2001	2002	2003	2004	2005
Housing	R-14	Gross	2.48	2.73	2.73	0.96	N/A
		Net	2.72	2.73	2.88	0.96	
		Lots	7	6	11	6	
Housing	R-20	Gross	2.02	1.62	2.02	N/A	N/A
		Net	2.67	3.17	2.02		
		Lots	2	11	2		
Housing	R-9.6	Gross	2.44		3.80	N/A	1.16
		Net	2.44		3.80		1.16
		Lots	2		3		2
Housing	R-7.2 and R-14	Gross	N/A	N/A	N/A	N/A	3.33
		Net					5.10
		Lots					10

Table 3 - Town of Steilacoom: Summary of Parcel-Specific Commercial and Industrial Development Activity							
Land Use Designation	Zoning District		2001	2002	2003	2004	2005
		Gross Acres	N/A	N/A	N/A	N/A	N/A
		Bldg. Sq. Ft.	N/A	N/A	N/A	N/A	N/A
		FAR	N/A	N/A	N/A	N/A	N/A

Table 4 - Town of Steilacoom: Development Assumptions and Trends			
		2001-2005 Average	2022 Assumptions
People per Household		2.35 ¹	2.22 ²
Residential Density		Refer to tables 1 and 2.	R-7.2: 6du/a R-9.6: 4.5 du/a MF, CG, CS: 12 du/a
Mixed Use Designations: Percent of Residential and Commercial development		N/A	CG,CS: Vacant = Residential Redevelopable = Commercial
Plat Deductions	Percent of Land Used for: Roads	4.51%	12%
	Percent of Land Designated: Critical Areas (Constrained)	10.57%	10%
	Percent of Land Used for: Recreation / Park	2%	5%
Percent of Land Used for: Public Facilities / Institutions			No planned capital facilities needs
Percent of Land in Residentially Zoned Districts for non- residential uses		0%	0%

Table 4 - Town of Steilacoom: Development Assumptions and Trends		
	2001-2005 Average	2022 Assumptions
Percent of Land Unavailable for Development		R-7.2, R-9.6: vacant, 10% underdeveloped, 20% MF: vacant, 0% underdeveloped, 1% redevelopable MF, 50% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%
Employees per Gross Acre	³ Manufacturing/ Warehousing – 11.15 Commercial/ Services – 19.37	Mfg./Warehousing – 11.15 Commercial/ Services – 5 Government/ Education - 5

¹ 2000 Census² 2000 Census pphh reduced by 5.5 percent.³ Pierce County Employment Intensity Survey, 2006.

Table 5 - Town of Steilacoom: Assumptions for Vacant, Vacant Single Unit Lots, Underdeveloped and Redevelopable Commercial/Industrial Parcels				
Zoning District	Vacant	Vacant (Single Unit)	Underdeveloped¹	Redevelopable Commercial/ Industrial²
R7.2	Greater than or equal to .41 acres	Less than .41 acres	Greater than or equal to .41 acres	
R9.6	Greater than or equal to .55 acres	Less than .55 acres	Greater than or equal to .55 acres	
MF	No Acreage Threshold		Greater than or equal to .41 acres	
CG	No Acreage Threshold			Land value greater than or equal to improvement value
CS	No Acreage Threshold			Land value greater than or equal to improvement value
I	No Acreage Threshold			Land value greater than or equal to improvement value
P	No Acreage Threshold			Land value greater than or equal to improvement value
M	No Acreage Threshold			

¹ Exception: Improvement value greater than \$500,000. Net acreage after critical areas subtracted.² Exception: Condominium ownership.

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

Zoning District		R7.2				R9.6				MF			
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF
Gross Acres¹		4.26	22.64	15.58	2.26	67.09	29.24	88.21	0.36	0	0	0.79	0
Future Capital Facilities		0		0	0	0		0	0			0	
Adjusted Gross Acres		4.26		15.58	2.26	67.09		88.21	.36			.79	
Individual Plat Deductions	Roads	.51		1.89	.27	8.05		10.58	.04			.09	
	Critical Areas	.42		.18	.23	6.70		8.82	.03			.07	
	Parks and Open Space	.21		.77	.11	3.35		4.41	.02			.04	
Net Acres		3.12		12.74	1.65	48.99		64.40	.27			.59	
Non-Residential Uses		0		0	0	0		0	0			0	
Adjusted Net Acres		3.12		12.74	1.65	48.99		64.40	.27			.59	
Land Unavailable for Development		.31		2.54	.82	4.89		12.88	.13			.01	
Final Adjusted Net Acres		2.81		10.20	.83	44.10		51.52	.03			.58	
Total Adjusted Net Acres		13.84				95.65				.58			
One Dwelling Unit per Vacant (single) Lot			110				102						
Displaced Unit				26	28			71	2			1	

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 "Development Assumptions and Trends."

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

Zoning District		CG				CS							
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF
Gross Acres¹		.14	0	0	0	.04	0	0	0				
Future Capital Facilities		0				0							
Adjusted Gross Acres		.14				.04							
Individual Plat Deductions	Roads	.01				0							
	Critical Areas	.01				0							
	Parks and Open Space	0				0							
Net Acres		.12				.04							
Non-Residential Uses		0				0							
Adjusted Net Acres		.12				.04							
Land Unavailable for Development		0				0							
Final Adjusted Net Acres		.12				.04							
Total Adjusted Net Acres		.12				.04							
One Dwelling Unit per Vacant (single) Lot													
Displaced Unit													

¹For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 “Development Assumptions and Trends.”

Table 7 - Town of Steilacoom: Housing Unit Needs

2006 Housing Units¹	Adjusted 2022 Population	Assumed 2022 Household Size	2022 Housing Units Needed	Additional Housing Needed ('06 – '22)	Plus Displaced Units²	Total Housing Units Needed³
2,764	6,900	2.22	3,108	344	93	437

¹ Source OFM April 1, 2006 estimate² Existing housing units associated with underdeveloped and multi-family redevelopable parcels adjusted down to reflect “unavailable to develop” assumption.³ Total housing needs associated with allocated population assuming 100% occupancy.**Table 8 - Town of Steilacoom: Housing Unit Capacity**

Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	Plus 1 Dwelling Unit per Vacant (single-unit) Lot	Housing Capacity
R7.2	13.84	6	83	110	193
R9.6	95.65	4.5	430	102	532
MF	.58	12	7	0	7
CG	.12	12	1	0	1
CS	.04	12	1	0	1
				Total Housing Capacity	734

Table 9 - Town of Steilacoom: Supply of Land for Commercial/ Industrial Employment

Zoning District	CG			CS		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	.58	0	3.92	.16	0	15.43
Future Capital Facilities	0		0	0		0
Gross Acres with Facilities Deduction	.58		3.92	.16		15.43
Land Unavailable for Development	.05		1.96	.01		7.72
Adjusted Gross Acres	.53		1.96	.15		7.71
Total Adjusted Gross Acres	2.49			7.86		
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 9 - Town of Steilacoom: Supply of Land for Commercial/Industrial Employment						
Zoning District	IND					
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	11.84	0	61.90			
Future Capital Facilities	0		0			
Gross Acres with Facilities Deduction	11.84		61.90			
Land Unavailable for Development	1.18		30.95			
Adjusted Gross Acres	10.66		30.95			
Total Adjusted Gross Acres	41.61					
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 10 - Town of Steilacoom: Employment Needs				
2006 Employment Estimate¹	Adjusted 2022 Employment Target	Employment Growth (2006-2022)	Plus Displaced Employees from Redevelopable Commercial²	Additional Employment Needs
523	500	N/A	20	0

¹ Town of Steilacoom provided local 2005 estimates.

² Displaced employees associated with redevelopable lands are adjusted down to reflect “unavailable to develop” assumption.

Table 11 - Town of Steilacoom: Employment Capacity				
Commercial / Industrial Designation	Zoning District	Adjusted Net Acres	Employees per Acre	Employment Capacity
Commercial	CG	2.49	5	12
	CS	7.86	5	39
Industrial	IND	41.61	11.15	464
			Total Employment Capacity	515

City of Sumner

The City's 2006 population and employment estimates and 2022 population allocation and employment targets are provided below.

	Population	Employment
2006	9,025 ¹	6,322 ⁴
2022	12,250 ²	9,275 ⁵
Adjusted 2022³	12,250	

¹ April 1, 2006 OFM Population Estimate

² Pierce County Ordinance No. 2003-104s.

³ Adjusted to incorporate property annexed since 2001.

⁴ Covered Employment estimate from Washington EDS, minus resource/construction jobs.

⁵ Employment Target accepted by PCRC on January 18, 2007. Represents ESD covered employment, minus resource/construction jobs.

The City's GMA Comprehensive Plan was adopted on April 4, 1994 and implementing regulations on July 10, 1995. The City of Sumner's Comprehensive Plan contains eight land use designations and the regulations create 12 implementing zones. All densities in the City of Sumner's zoning are calculated by net area, subtracting out critical areas and buffers. The following table describes the City's land use designations and zoning:

Sumner Land Use Designations	Implementing Zones
<u>Residential-Protection (R-P)</u> Applies to land adjacent to resource production and sensitive critical areas. Acts as a buffer between natural resource and environmentally sensitive areas and higher density/intensity developments. Allows 1 dwelling unit per 20 acres.	<u>RP, Residential-Protection District</u> Acts as a buffer between lands in resource production or sensitive critical areas and higher density/ intensity uses, as well as functions as an urban reserve designation. Allows a minimum of 1 dwelling unit per 20 gross acres.

Sumner Land Use Designations	Implementing Zones
<p><u>Low Density Residential 1 and 2 (LDR)</u> Provides for primarily single-family dwellings as well as some small-scale multi-family (e.g., duplex, triplex, and four-plex). Provides a transition from rural residential to higher density uses. Low Density-1 (LDR-1) allows densities ranging from 2.9 to 5.0 dwelling units per acre. Low Density-2 (LDR-2) allows densities ranging from 5.1 to 8.0 dwelling units per acre.</p>	<p><u>Low Density Residential District (LDR-4, LDR-6, LDR-7.2, LDR-8.5, LDR-12)</u> Stabilizes and preserves low-density residential neighborhoods, to create a satisfying environment for family life and prevent intrusions by incompatible land uses. LDR-4: Allows maximum densities at 10.89 dwelling units per acre. LDR-6: Allows maximum densities ranging from 7.26 to 7.56 dwelling units per acre. LDR-7.2: Allows maximum densities ranging from 6.05 to 7.26 dwelling units per acre. LDR-8.5: Allows maximum densities ranging from 5.13 to 5.29 dwelling units per acre. LDR-12: Allows maximum densities ranging from 3.63 to 3.85 dwelling units per acre.</p>
<p><u>Medium Density Residential (MDR)</u> Provides for multi-family living that ensures an opportunity to obtain reasonable-cost housing. Primary uses include duplexes, townhouses, condominiums, and apartments. Allows densities ranging from 8.1 to 12 dwelling units per acre. This includes the LDR-4 zoning district.</p>	<p><u>MDR, Medium Density Multifamily Residential District</u> Provides areas for multi-family living at a broad range of densities. Ensures the opportunity to obtain reasonable cost housing for households representing a variety of income categories and lifestyles. Allows a maximum density of 15 dwelling units per net acre.</p>
<p><u>High Density Residential (HDR)</u> Allows high-density multi-family developments with a broad range of housing choices and infill development, which encourages the reduction of sprawl. Primary uses include townhouses, condominiums and apartments. Allows densities ranging from 12.1 to 20 dwelling units per acre.</p>	<p><u>HDR, High Density Multifamily Residential District</u> Provides areas for multi-family living at a broad range of dwelling unit densities. Ensures the opportunity to obtain reasonable cost housing for households representing a variety of income categories and lifestyles. Allows a maximum density of 25 dwelling units per net acre.</p>
<p><u>Central Business District (CBD)</u> Provides a focal point for the City and for retailing and commercial services that preserve and enhance the pedestrian scale and character of the development in the downtown area. Small and medium shops and offices are typical of this district. Allows multi-family dwellings above ground-floor commercial uses at densities ranging from 12.1 to 20 dwelling units per acre and a FAR of .20.</p>	<p><u>CBD, Central Business District</u> Provides for retailing and commercial services that preserve and enhance the pedestrian scale and character of development in the downtown area. Small, independent shops and offices are typical to this district. Only floor area above the first story commercial uses may be used for residential purposes, provided, the maximum number of dwelling units shall not exceed 25 dwelling units per net acre. Within the Town Center Plan area up to 30 dwelling units per acre are allowed.</p>

Sumner Land Use Designations	Implementing Zones
<p><u>Urban Village (UV)</u> Provides for self-contained, tightly gridded, mixed use areas with a seamless mix of residential, commercial and civic uses. Provides a focus for neighborhoods outside the CBD, but are secondary to the CBD. Promotes pedestrian scale, transit-oriented developments in harmony with the character of the community. Allows densities ranging from 12.1 to 20 dwelling units per acre and a FAR of 1.0 to 2.0.</p>	<p><u>UV, Urban Village Overlay District</u> Intends to be a self-contained, gridded, mixed use area with a seamless mix of residential, commercial, and civic uses that serve the neighborhood and the larger region with goods and services. Strongly promotes pedestrian scale development as well as accommodates motor vehicles and encourages transit-oriented developments in harmony with the character of the community.</p>
<p><u>General Commercial (GC)</u> Promotes retailing, commercial and offices uses serving larger markets outside the CBD and urban villages. Allows limited multi-family residential uses where they can be integrated into the development and are compatible with surrounding neighborhoods. Allows densities ranging from 12.1 to 20 dwelling units per acre and a FAR of 0.3 to 0.5.</p>	<p><u>GC, General Commercial District</u> Provides for retailing and commercial services that serve the large market area surrounding Sumner. Accommodates conventional commercial development typical to urban areas such as shopping centers, commercial malls and office complexes. Only floor area above the first story commercial uses may be used for residential purposes, provided, the maximum density does not exceed of 25 dwelling units per net acre. Within the Town Center Plan area up to 30 dwelling units per acre are allowed.</p>
<p><u>Interchange Commercial (IC)</u> This designation applies to areas surrounding the 24th/28th street interchange on SR167 and the area south of SR410 near the 166th Avenue interchange. IC areas function primarily as automobile dependent businesses, lack pedestrian connections to residential zoning, and the future character is anticipated to be primarily automobile dependant. Primary uses in this zone will be similar to General Commercial such that there will be automotive sales, equipment sales, gas/convenience stores, automotive repair and maintenance, hotels/motels, theaters, and grocery stores. The area will have greater setbacks allowed than in General Commercial and have less emphasis on pedestrian connections to the street while internal pedestrian design will still be required.</p>	<p><u>IC, Interchange Commercial District</u> The IC district is intended to provide for retailing and other commercial services that are easily accessible from the freeway, yet are not located near residential districts. Such commercial developments primarily rely on the automobile as their principal source of access. No residential is allowed in IC.</p>

Sumner Land Use Designations	Implementing Zones
<p><u>Mixed Use Development (MUD)</u> The Mixed Use Development zone is located in the Town Center Plan area and permits a mix of commercial and residential uses in the same building and on the same site. The MUD zone allows for up to 40 dwelling units per acre and has the purpose of increasing housing in the downtown to promote business and transit use. The area will also have incentives for under building parking and landscape amenities. There will be commercial uses in the ground floor of structures fronting on the primary streets with residential units above. Detached, stand alone residential structures will be ground related and likely in townhouse style arrangements. Transitions to adjacent residential zones will be softened through height restrictions and design standards.</p>	<p><u>MUD, Mixed Use Development</u> The MUD district is intended to provide for a mix of residential and appropriate commercial services within close proximity to the historic central business district and increased housing density near regional transit centers. MUD allows up to 40 dwelling units per acre.</p>
<p><u>Neighborhood Commercial (NC)</u> Provides for neighborhood centers that include convenient retailing, small offices and other commercial activities principally oriented to adjacent residential areas and neighborhoods. Allows higher density residential developments in the neighborhood commercial areas when integrated appropriately with commercial uses and surrounding neighborhoods. Allows densities ranging from 12.1 to 20 dwelling units per acre and a FAR of 0.3 to 0.5.</p>	<p><u>NC, Neighborhood Commercial District</u> Provides for convenient retailing and commercial services principally oriented to adjacent residential areas and neighborhoods. Allows multi-family residential developments, provided, the maximum density does not exceed 25 dwelling units per acre.</p>
<p><u>Agriculture (AG)</u> Protects agricultural uses, promotes the conservation of productive agricultural activities and operations. Allows densities ranging from 1 dwelling unit per 20 to 40 acres.</p>	<p><u>AG, Agricultural District</u> Protects agricultural uses from the intrusion of nonagricultural development. Promotes the conservation of productive agricultural lands and related activities. Maintains large areas free of impervious surfaces to increase the potential for natural infiltration of rainfall and retention of natural drainage patterns. Allows a minimum density of 1 dwelling unit per 20 gross acres.</p>

Sumner Land Use Designations	Implementing Zones
<u>Light Manufacturing (M-1)</u> Provides areas for light manufacturing, office, warehouse/distribution, and packaging plants. Allows for a range of FARs from 0.3 to 0.5.	<u>M-1, Light Manufacturing District</u> Provides areas for light manufacturing and limited service commercial uses that are complementary to neighboring commercial and residential districts. Typical uses in this district include assembling and manufacturing of products from previously prepared material, and may include planned industrial parks.
<u>Heavy Manufacturing (M-2)</u> Provides areas for heavy industrial uses that are located appropriately to ensure minimal impacts to residential and commercial areas. Typical uses include processing of natural and manmade materials for use in general manufacturing, assembly, warehousing, and distribution. Allows for a range of FARs from 0.3 to 0.5.	<u>M-2, Heavy Manufacturing District</u> Provides areas for heavy manufacturing uses involving activities that do not complement the character of commercial or residential areas. Typical uses in this district include processing of natural and manmade materials for use in general manufacturing.
<u>Public and Private Facilities and Utilities (P)</u> Preserves land utilized for public and private utilities, facilities and services. Allows parks, schools, medical facilities, non-profit services uses/organizations, utilities and government buildings. Allows for a range of FARs from 0.3 to 0.5.	Land which is shown as public and private facilities and utilities in the Sumner comprehensive plan shall be zoned consistent with surrounding properties, except that where a mix of districts exist, the property shall be zoned LDR-12.

Table 1 - City of Sumner: Summary of Building Permits for Multi-Family Development							
Land Use Designation	Zoning District	Density/Units	2001	2002	2003	2004	2005
PPUF	LDR-12	Gross	17.25	N/A	N/A	N/A	N/A
		Net	17.25				
		Units	4				
HDR	HDR	Gross	18.76	N/A	N/A	N/A	17.23
		Net	18.76				17.23
		Units	34				13
MDR	MDR	Gross	9.81	N/A	N/A	16.90	N/A
		Net	9.81			16.90	
		Units	2			2	
NC	NC	Gross	N/A	17.32	N/A	N/A	N/A
		Net		17.32			
		Units		22			

Table 1 - City of Sumner: Summary of Building Permits for Multi-Family Development							
Land Use Designation	Zoning District	Density/Units	2001	2002	2003	2004	2005
UV	MDR	Gross	N/A	N/A	N/A	19.20	N/A
		Net				19.20	
		Units				72	
LDR-2	LDR 7.2	Gross	N/A	N/A	N/A	N/A	15.50
		Net					15.50
		Units					8

Table 2 - City of Sumner: Summary of Parcel-Specific Residential Platting Activity							
Land Use Designation	Zoning District	Density/Lots	2001	2002	2003	2004	2005
LDR-2	LDR-6	Gross	5.41	3.64	2.07	4.48	N/A
		Net	5.41	3.64	2.6	4.48	
		Lots	2	2	10	3	
LDR-1	LDR-8.5	Gross	N/A	4.08	N/A	3.08	3.00
		Net		4.08		7.07	3.50
		Lots		2		29	36
HDR	HDR	Gross	N/A	N/A	2.17	N/A	N/A
		Net			2.17		
		Lots			2		
LDR-1	LDR-12	Gross	N/A	N/A	1.05	0.83	N/A
		Net			1.05	0.83	
		Lots			5	4	
LDR	LDR-8.5	Gross	N/A	N/A	3.44	N/A	N/A
		Net			4.23		
		Lots			11		
MDR	MDR	Gross	N/A	N/A	2.96	N/A	N/A
		Net			2.96		
		Lots			6		
LDR-2	LDR-7.2	Gross	N/A	N/A	N/A	4.87	3.85
		Net				6.09	3.85
		Lots				56	6

Table 3 - City of Sumner: Summary of Parcel-Specific Commercial and Industrial Development Activity							
Land Use Designation	Zoning District		2001	2002	2003	2004	2005
MI	MI	Gross Acres	5.90	N/A	N/A	N/A	N/A
		Bldg. Sq. Ft.	68,948				
		FAR	0.27				
GC	GC	Gross Acres	N/A	0.76	18.47	2.07	N/A
		Bldg. Sq. Ft.		3,768	217,287	20,022	
		FAR		0.11	0.27	0.24	
M-1	M-1	Gross Acres	N/A	7.86	14.01	90.69	174.32
		Bldg. Sq. Ft.		20,223	261,850	792,896	913,000
		FAR		0.06	0.43	0.20	0.12
IC	IC	Gross Acres	N/A	N/A	1.01	N/A	N/A
		Bldg. Sq. Ft.			12,600		
		FAR			0.29		
PPUF	LDR-12	Gross Acres	N/A	N/A	2.64	N/A	N/A
		Bldg. Sq. Ft.			27,000		
		FAR			0.23		
RP	RP	Gross Acres	N/A	N/A	78.10	N/A	N/A
		Bldg. Sq. Ft.			36,768		
		FAR			0.01		

Table 4 - City of Sumner: Development Assumptions and Trends			
		2001-2005 Average	2022 Assumptions
People per Household		2.39 ¹	2.26 ¹
Residential Density		Refer to tables 1 and 2.	RP/AG .05 du/na LDR-4: 5.4 du/na LDR-6: 5.41 du/na LDR-7.2: 4.97 du/na LDR -8.5: 5.13 du/na LDR-12: 3.63 du/na MDR: 12 du/na HDR: 6.5 du/na GC: 25 du/ac MUD: 30 du/na CBD: 25du/na NC: 25 du/na
Mixed Use Designations: Percent of Residential and Commercial development		GC, RP: 0%/100%	GC: 10%/90% MUD ³ : 100%/100% CBD ³ : 100%/100% NC: 10%/90%
Plat Deductions	Percent of Land Used for: Roads Stormwater	20.85% 5%	N/A
	Percent of Land Designated: Critical Areas (Constrained)	1.7%	Parcel Specific: Wetlands Slopes (greater than 25% Floodways Rivers & Streams (types 3,4,5) Additional subtractions (buffers) Wetlands: 75-feet Rivers – 50 feet, 100 feet, 200 feet Streams: 25 ft for type 5, 50 ft for type 4 and 100 feet for type 3.
	Percent of Land Used for: Recreation / Park	N/A	N/A
Percent of Land Used for: Public Facilities / Institutions			Note 4 below
Percent of Land in Residentially Zoned Districts for non- residential uses		Less than 1%	2%

Table 4 - City of Sumner: Development Assumptions and Trends		
	2001-2005 Average	2022 Assumptions
Percent of Land Unavailable for Development		LDR vacant, 10% underdeveloped, 20% MF: vacant, 20% underdeveloped, 40% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%
Employees per Gross Acre	⁵ Manufacturing/Warehousing – 11.15 employees Commercial/Services – 19.37 employees	Mfg./Warehousing – 11.15 Commercial/Services – 19.37

¹ 2000 Census² 2000 Census pphh reduced by 5.5 percent.³ Redevelopment will occur in mixed use buildings with retail below and residential above, as a consequence the acres for housing units and employment need to be double counted.⁴ 5.88 acres divided between the AG, GC, HDR, LDR-12, LDR-6, LDR-7.2, LDR-8.5, NC, and MDR zoning district (Pierce Transit); 1.55 acres within “M-1” and “GC” (City of Sumner); 139.46 acres (vacant) within “AG”, “M-1”, LDR-12,000”, “CBD”, “GC”, “LDR-6,000”, “LDR-8,500”, and “HDR” (City of Sumner); 1.10 acres (underdeveloped) within “LDR-12,000” (City of Sumner); 9.9 (RCI)acres for future regional detention pond/water quality facility within “M-1”; and, 6.36 acres for future Salmon Creek Park within “GC” and “LDR-8,500”.⁵ Pierce County Employment Intensity Survey, 2006.

Table 5 - City of Sumner: Assumptions for Vacant, Vacant Single Unit Lots, Underdeveloped and Redevelopable Commercial/Industrial Parcels				
Zoning District	Vacant	Vacant (Single Unit)	Underdeveloped¹	Redevelopable Commercial/ Industrial²
LDR-4	Greater than or equal to .23 acres	Less than .23 acres	Greater than or equal to .23 acres	
LDR-6	Greater than or equal to .34 acres	Less than .34 acres	Greater than or equal to .34 acres	
LDR-7.2	Greater than or equal to .41 acres	Less than .41 acres	Greater than or equal to .41 acres	
LDR-8.5	Greater than or equal to .49 acres	Less than .49 acres	Greater than or equal to .49 acres	
LDR-12	Greater than or equal to .69 acres	Less than .69 acres	Greater than or equal to .69 acres	
AG	No Acreage Threshold		Greater than or equal to 50 acres	
RP	No Acreage Threshold		Greater than or equal to 50 acres	
MDR	No Acreage Threshold			
HDR	No Acreage Threshold			
NC	No Acreage Threshold			Land value greater than or equal to improvement value
CBD	No Acreage Threshold			
GC	No Acreage Threshold			Land value greater than or equal to improvement value
M-P1	No Acreage Threshold			
CB	No Acreage Threshold			Land value greater than or equal to improvement value
HM	No Acreage Threshold			Land value greater than or equal to improvement value
LM	No Acreage Threshold			Land value greater than or equal to improvement value
M-2	No Acreage Threshold			

¹ Exception: Improvement value greater than \$500,000. Net acreage after critical areas subtracted.

² Exception: Condominium ownership.

Table 6 – City of Sumner: Supply of Land/Lots for Residential Development													
Zoning District		LDR-4				LDR-6				LDR-7.2			
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF
Gross Acres ¹		11.35	0.19	17.68	0	5.36	7.68	56.58	.66	10.48	3.76	21.52	0
Future Capital Facilities		0		0		1.85		0	0	0	0	0	
Adjusted Gross Acres		11.35		17.68		3.51		56.58	.66	10.48		21.52	
Individual Plat Deductions	Roads	N/A		N/A		N/A		N/A	N/A	N/A		N/A	
	Critical Areas	1.06		3.37		1.29		9.29	0	.55		2.23	
	Parks and Open Space	N/A		N/A		N/A		N/A	N/A	N/A		N/A	
Net Acres		10.29		14.31		2.22		47.29	.66	9.93		19.29	
Non-Residential Uses		.20		.28		.04		.94	.01	.19		.38	
Adjusted Net Acres		10.09		14.03		2.18		46.35	.65	9.74		18.91	
Land Unavailable for Development		1.00		2.80		.21		9.27	.32	.97		3.78	
Final Adjusted Net Acres		9.09		11.23		1.97		37.08	.33	8.77		15.13	
Total Adjusted Net Acres		20.32				39.38				23.9			
One Dwelling Unit per Vacant (single) Lot			1				57				18		
Displaced Unit				19				53	6			13	

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 “Development Assumptions and Trends.”

Table 6 – City of Sumner: Supply of Land/Lots for Residential Development													
Zoning District		LDR-8.5				LDR-12				MDR			
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF
Gross Acres ¹		181.40	5.41	97.01	0	137.62	0.94	158.94	0.34	18.81	0	1.25	.23
Future Capital Facilities		6.89		2.90		28.79		.98	0	0		0	0
Adjusted Gross Acres		174.51		94.11		108.83		157.96	.34	18.81		1.25	.23
Individual Plat Deductions	Roads	N/A		N/A		N/A		N/A	N/A	N/A		N/A	N/A
	Critical Areas	48.03		53.49		74.86		53.55	0	5.92		0	0
	Parks and Open Space	N/A		N/A		N/A		N/A	N/A	N/A		N/A	N/A
Net Acres		126.48		40.62		33.97		104.41	.34	12.88		1.25	.23
Non-Residential Uses		2.52		.81		.67		2.08	.01	.25		.02	.00
Adjusted Net Acres		123.96		39.81		33.30		102.33	.33	12.63		1.23	.23
Land Unavailable for Development		12.39		7.96		3.33		20.46	.16	2.52		.49	.11
Final Adjusted Net Acres		111.57		31.85		29.97		81.87	.17	10.11		.74	.12
Total Adjusted Net Acres		143.42				112.01				10.97			
One Dwelling Unit per Vacant (single) Lot			29				6						
Displaced Unit				56				23	2			2	8

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 “Development Assumptions and Trends.”

Table 6 – City of Sumner: Supply of Land/Lots for Residential Development													
Zoning District		HDR				AG				MUD			
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. Com'l/Industrial
Gross Acres ¹		6.76	0	15.55	0.37	103.24	0	0	0	3.48	0	0	6.72
Future Capital Facilities		.45		0	0	97.06				0			0
Adjusted Gross Acres		6.31		15.55	.37	6.18				3.48			6.72
Individual Plat Deductions	Roads	N/A		N/A	N/A	N/A				N/A			N/A
	Critical Areas	1.11		3.17	0	26.02 ²				.52			0
	Parks and Open Space	N/A		N/A	N/A	N/A				N/A			N/A
Net Acres		5.2		12.38	.37	6.18				2.96			6.72
Non-Residential Uses		.10		.24	.01	.12				N/A			N/A
Adjusted Net Acres		5.10		12.14	.36	6.06				2.96			6.72
Land Unavailable for Development		1.02		4.85	.18	1.21				.29			3.36
Final Adjusted Net Acres		4.08		7.29	.18	4.85				2.67			3.36
Total Adjusted Net Acres		11.55				4.85				6.03			
One Dwelling Unit per Vacant (single) Lot													
Displaced Unit				1	4								

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 “Development Assumptions and Trends.”

² Critical Areas are within deduction made for future capital facilities.

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

Zoning District		CBD				GC				NC			
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. Com'l/Industrial	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF
Gross Acres¹		1.77	0	0	5.59	7.20	0	0	0	2.34	0	0	0
Future Capital Facilities		0			0	0				0			
Adjusted Gross Acres		1.77			5.59	7.77				2.34			
Individual Plat Deductions	Roads	N/A			N/A	N/A1.18				N/A			
	Critical Areas	0			0					1.03			
	Parks and Open Space	N/A			N/A	N/A				N/A			
Net Acres		1.77			5.59	6.59				1.31			
Non-Residential Uses		N/A			N/A	N/A				N/A			
Adjusted Net Acres		1.77			5.59	6.59				1.31			
Land Unavailable for Development		.17			2.79	.65				.13			
Final Adjusted Net Acres		1.60			2.80	5.94				1.18			
Total Adjusted Net Acres		4.40				5.94				1.18			
One Dwelling Unit per Vacant (single) Lot													
Displaced Unit													

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 “Development Assumptions and Trends.”

Table 7 - City of Sumner: Housing Unit Needs

2006 Housing Units¹	Adjusted 2022 Population	Assumed 2022 Household Size	2022 Housing Units Needed	Additional Housing Needed ('06 – '22)	Plus Displaced Units²	Total Housing Units Needed³
3,958	12,250	2.26	5,420	1,462	142	1,604

¹ Source OFM April 1, 2006 estimate² Existing housing units associated with underdeveloped and multi-family redevelopable parcels adjusted down to reflect “unavailable to develop” assumption.³ Total housing needs associated with allocated population assuming 100% occupancy.**Table 8 - City of Sumner: Housing Unit Capacity**

Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	Plus 1 Dwelling Unit per Vacant (single-unit) Lot	Housing Capacity
LDR-4	20.32	5.4	110	1	110
LDR-6	39.38	5.41	213	15	228
LDR-7.2	23.9	4.97	119	18	137
LDR-8.5	143.42	5.13	736	29	765
LDR-12	112.01	3.63	407	6	413
MDR	10.97	12	132	0	132
MUD	6.03	30	180	0	180
HDR	11.55	6.5	75	0	75
AG	4.85	.05	0	0	0
CBD	4.40	25	110	0	110
GC	5.94	25	148	0	148
NC	1.18	25	29	0	29
				Total Housing Capacity	2,327

Table 9 - City of Sumner: Supply of Land for Commercial/Industrial Employment						
Zoning District	CBD			GC		
Land Type	Vacant	Underdev.	Redev Com'l/ Industrial	Vacant	Underdev.	Redev Com'l/ Industrial
Gross Acres¹	1.77	0	5.59	26.45	0	38.42
Future Capital Facilities	0		0	2.02		2.35
Gross Acres with Facilities Deduction	1.77		5.59	24.43		36.07
Land Unavailable for Development	.17		2.79	2.44		18.03
Adjusted Gross Acres	1.6		8.35	21.99		18.04
Total Adjusted Gross Acres	9.95			40.03		
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 9 - City of Sumner: Supply of Land for Commercial/Industrial Employment						
Zoning District	IC			NC		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	79.50	0	31.23	14.83	0	6.25
Future Capital Facilities	0		0	0		0
Gross Acres with Facilities Deduction	79.50		31.23	14.83		6.25
Land Unavailable for Development	7.95		15.61	1.48		3.12
Adjusted Gross Acres	71.55		15.62	13.35		3.13
Total Adjusted Gross Acres	87.17			16.48		
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 9 - City of Sumner: Supply of Land for Commercial/Industrial Employment						
Zoning District	MUD					
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres ¹	3.48	0	6.72			
Future Capital Facilities	0		0			
Gross Acres with Facilities Deduction	3.48		6.72			
Land Unavailable for Development	.34		3.36			
Adjusted Gross Acres	3.14		3.36			
Total Adjusted Gross Acres	6.50					
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 9 - City of Sumner: Supply of Land for Commercial/Industrial Employment						
Zoning District	M1			M2		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres ¹	770.96	0	229.92	10.35	0	29.74
Future Capital Facilities	8.84		10.90	0		0
Gross Acres with Facilities Deduction	762.12		219.02	10.35		29.74
Land Unavailable for Development	76.21		109.51	1.03		14.87
Adjusted Gross Acres	685.91		109.51	9.32		14.87
Total Adjusted Gross Acres	795.42			24.19		
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 10 - City of Sumner: Employment Needs				
2006 Employment Estimate¹	Adjusted 2022 Employment Target	Employment Growth (2006-2022)	Plus Displaced Employees from Redevelopable Commercial²	Additional Employment Needs
6,322	9,275	2,953	252	3,205

¹ Source ESD April 1, 2006 covered jobs estimate minus resource/construction jobs.

² Displaced employees associated with redevelopable lands are adjusted down to reflect “unavailable to develop” assumption.

Table 11 – City of Sumner: Employment Capacity				
Commercial / Industrial Designation	Zoning District	Adjusted Net Acres	Employees per Acre	Employment Capacity
Commercial	CBD	9.95	19.37	192
	GC	40.03	19.37	755
	IC	87.17	19.37	1,688
	MUD	6.50	19.37	125
	NC	16.48	19.37	319
Industrial	M1	795.42	11.15	8,868
	M2	24.19	11.15	270
			Total Employment Capacity	12,217

City of Tacoma

The City's 2006 population and employment estimates and 2022 population allocation and employment targets are provided below.

	Population	Employment
2006	199,600 ¹	99,030 ⁴
2022	255,240 ²	147,092 ⁵
Adjusted 2022³	255,240	

¹ April 1, 2006 OFM Population Estimate

² Pierce County Ordinance No. 2003-104s.

³ Adjusted to incorporate property annexed since 2001.

⁴ Covered Employment estimate from Washington EDS, minus resource/construction jobs.

⁵ Employment Target accepted by PCRC on January 18, 2007. Represents ESD covered employment, minus resource/construction jobs.

The City's GMA Comprehensive Plan was adopted on August 31, 1993 and implementing regulations were adopted on October 4, 1994. The City of Tacoma's Comprehensive Plan contains four land use designations and the regulations have 26 base zones. All densities in the City of Tacoma's zoning are implemented using net calculations, subtracting out roads and critical areas. The following tables describe the City's land use designations and zoning. Note: Multiple zones can be used to implement any of the four land use designations.

Tacoma Land Use Designations	
<u>1 - Single Family Intensity</u>	The Low Intensity areas have been further differentiated by identifying single-family detached housing areas which include not only areas that are presently predominately developed with single-family detached houses, but those areas that are proposed or can reasonably be anticipated to develop in a like manner and, therefore, should be preserved for eventual development of single-family homes. These areas are commonly referred to as Single-Family Intensity.
<u>2 - Low Intensity</u>	Low intensity development is predominantly single-family residential development, but can include duplexes, triplexes, and small-scale multifamily development. Supportive neighborhood convenience commercial establishments and community facilities such as churches, schools, libraries and fire stations also are considered low intensity uses. Open space areas may also be considered a low intensity use and can include recreational areas and parks.

Tacoma Land Use Designations	
<u>3 - Medium Intensity</u>	Medium intensity development generates moderate activity patterns and traffic generation. Commercial or industrial activity of community-wide significance and medium density residential development are examples of medium intensity development.
<u>4 - High Intensity</u>	High intensity development generates high activity patterns and high traffic generation. High-density residential development, major employment centers and commercial and industrial developments of regional significance are all examples of high intensity development.

Tacoma Zoning	
<u>R-1 One-Family Dwelling District</u>	Provides for single-family residential development and a minimum lot area of 7,500 sq. ft.
<u>R-2 One-Family Dwelling District</u>	Provides for single-family residential development with a minimum lot area of 5,000 sq. ft.
<u>R-2 SRD Special Review District</u>	Provides for two-and three-family development in an area that is predominately developed with one family dwellings by special development permit.
<u>HMR-SRD Historic Mixed Residential Special Review District</u>	Provides for two-and three-family development in historic designated neighborhood areas by special development permit.
<u>R-3 Two-Family Dwelling District</u>	Provides for two-family and three-family residential development.
<u>R-4 Multiple-Family Dwelling District</u>	Provides for multi-family residential development.
<u>R-4-L Low-Density Multiple-Family Dwelling District</u>	Provides for low-density apartments, mobile home parks, retirement homes, and other group type living facilities.
<u>R-5 Multiple-Family Dwelling District</u>	Provides for multi-family residential development and residential and apartment hotels and retirement homes. Allows minor retail businesses meeting the needs of people living within the building.

Tacoma Zoning	
<u>C-1 Commercial District</u>	This district is intended to contain low intensity land uses of smaller scale, including office, retail, and service uses. Building sizes are limited for compatibility with surrounding residential scale. Residential uses are appropriate.
<u>T Transitional</u>	This district is intended as a transition between commercial or institutional areas and residential areas. It primarily consists of office uses with negligible off-site impacts. It is characterized by lower traffic generation, fewer operating hours, smaller scale buildings, and less signage than general commercial areas. Residential uses are also appropriate.
<u>C-2 Commercial District</u>	This district is intended to allow a broad range of medium-to high-intensity uses of larger scale. Office, retail, and service uses that serve a large market area are appropriate. Residential uses are also appropriate.
<u>HM Hospital Medical</u>	This district is intended for limited areas that contain hospitals and/or similar large scale medical facilities with limitations on non-medical uses to only allow uses which may serve typical needs of medical centers such as food and lodging.
<u>DCC Downtown Commercial Core District</u>	This district is intended to focus high rise office buildings and hotels, street level shops, theaters, and various public services into a compact, walkable area, with a high level of transit service.
<u>DMU Downtown Mixed-Use District</u>	This district is intended to contain a high concentration of educational, cultural, and governmental services, together with commercial services and uses.
<u>DR Downtown Residential District</u>	This district contains a predominance of mid-rise, higher density, urban residential development, together with places of employment and retail services.
<u>WR Warehouse/Residential District</u>	This district is intended to consist principally of a mixture of industrial activities and residential buildings in which occupants maintain a business involving industrial activities
<u>NCX Neighborhood Commercial Mixed-Use District</u>	To provide areas primarily for immediate day-to-day convenience shopping and services at a scale that is compatible and in scale with the surrounding neighborhood, including local retail businesses, professional and business offices, and service establishments. Residential uses are encouraged as integrated components in all development.
<u>RCX Residential Commercial Mixed-Use District</u>	To provide sites for medium intensity residential development in centers, with opportunities for limited mixed use. This district is primarily residential in nature and provides housing density on the perimeter of more commercial mixed use zones

Tacoma Zoning	
<u>CCX Community Commercial Mixed-Use District</u>	To provide for commercial and retail businesses intended to serve many nearby neighborhoods and draw people from throughout the City. These areas are envisioned as evolving from traditional suburban development to higher density urban districts. Walking and transit use are facilitated through designs which decrease walking distances and increase pedestrian safety. Residential uses are encouraged in CCX Districts as integrated development.
<u>UCX Urban Center Mixed-Use District</u>	To provide for dense concentration of residential, commercial, and institutional development, including regional shopping centers, supporting business and service uses, and other regional attractions. An urban center is a focus for both regional and local transit systems. A TD designation is used for the Urban Center Mixed-Use District in the Tacoma Dome area to provide specific transit-oriented development, consistent with the Tacoma Dome Area Plan. Residential uses are encouraged in UCX Districts as integrated development components.
<u>CIX Commercial Industrial Mixed-Use District</u>	To provide sites for a mix of commercial establishments and limited industrial activities, including light manufacturing, assembly, distribution, and storage of goods, but no raw materials processing or bulk handling. Larger scale buildings are appropriate. Residential uses are permitted. are prohibited.
<u>M-1 Light Industrial District</u>	This district is intended as a buffer between heavy industrial uses and less intensive commercial and/or residential uses. Residential uses are permitted.
<u>M-2 Heavy Industrial District</u>	This district is intended to allow most industrial uses. The impacts of these industrial uses include extended operating hours, heavy truck traffic, and higher levels of noise and odors.
<u>PMI Port Maritime and Industrial District</u>	This district is intended to allow all industrial uses and uses that are not permitted in other districts, barring uses that are prohibited by City Charter. The Port of Tacoma facilities, facilities that support the Port's operations, and other public and private maritime and industrial activities make up a majority of the uses in this district.
<u>PDB Planned Business Development District</u>	This district is intended to provide limited areas for a mix of land uses that includes warehousing, distribution, light assembly, media, education, research, and limited commercial.
<u>S Shoreline Districts</u>	Preserves and protects shoreline habitat, water-based commercial uses and residential areas along waterways.

Please Note: These data tables provide an accurate summary of development activity in the City. However, these summary tables do not represent 100 percent of the development activity in the City. In order to ensure that the data is functional and practical, some small anomalies and data inconsistencies were removed.

Table 1 - City of Tacoma: Summary of Building Permits for Multi-Family Development							
Land Use Designation	Zoning District	Density/Units	2001	2002	2003	2004	2005¹
MEDIUM	R1	Gross	N/A	53.07	N/A	N/A	N/A
		Net		53.07			
		Units		90			
SF	R2	Gross	N/A	6.59	14.52	N/A	N/A
		Net		6.59	14.52		
		Units		2	2		
LOW	R3	Gross	1.54	N/A	9.69	N/A	N/A
		Net	1.54		9.69		
		Units	6		2		
MEDIUM	R3	Gross	9.69	8.72	10.01	15.80	15.47
		Net	9.69	8.72	10.01	15.80	15.47
		Units	2	2	2	47	3
LOW	R4L	Gross	N/A	26.75	N/A	N/A	31.98
		Net		26.75			31.98
		Units		16			6
MEDIUM	R4L	Gross	18.20	N/A	13.01	8.55	11.04
		Net	18.20		15.27	8.84	11.04
		Units	16		16	50	4
MEDIUM	R4	Gross	N/A	35.97	18.44	38.51	N/A
		Net		35.97	18.44	38.51	
		Units		128	16	81	
HIGH	R4	Gross	93.84	N/A	N/A	26.56	N/A
		Net	93.84			26.56	
		Units	40			38	
MEDIUM	R5	Gross	N/A	26.81	42.24	N/A	N/A
		Net		26.81	42.24		
		Units		4	96		
MEDIUM	RCX	Gross	N/A	N/A	59.57	41.31	13.39
		Net			59.57	41.31	13.39

Table 1 - City of Tacoma: Summary of Building Permits for Multi-Family Development							
Land Use Designation	Zoning District	Density/Units	2001	2002	2003	2004	2005 ¹
		Units			8	19	2
HIGH	RCX	Gross	N/A	13.39	18.41	38.78	25.97
		Net		13.39	18.41	38.78	29.56
		Units		4	51	8	48
MEDIUM	NCX	Gross	N/A	N/A	N/A	N/A	13.39
		Net					13.39
		Units					2
HIGH	NCX	Gross	N/A	N/A	N/A	45.26	N/A
		Net				45.26	
		Units				7	
HIGH	UCX	Gross	87.73	87.73	N/A	N/A	N/A
		Net	87.73	87.73			
		Units	70	60			
LOW	T	Gross	N/A	N/A	N/A	15.77	N/A
		Net				15.77	
		Units				6	
MEDIUM	T	Gross	N/A	N/A	N/A	N/A	14.32
		Net					14.32
		Units					12
LOW	C1	Gross	22.33	N/A	N/A	N/A	N/A
		Net	22.33				
		Units	6				
MEDIUM	C1	Gross	N/A	N/A	23.92	N/A	N/A
		Net			23.92		
		Units			21		
MEDIUM	C2	Gross	17.12	51.13	N/A	N/A	N/A
		Net	17.12	51.13			
		Units	95	14			
HIGH	DR	Gross	N/A	46.55	82.03	N/A	40.35
		Net		46.55	82.03		40.35
		Units		10	158		10
HIGH	DCC	Gross	N/A	N/A	N/A	N/A	20.99
		Net					20.99
		Units					15

Table 1 - City of Tacoma: Summary of Building Permits for Multi-Family Development							
Land Use Designation	Zoning District	Density/Units	2001	2002	2003	2004	2005 ¹
HIGH	S8	Gross	N/A	N/A	115.51	N/A	N/A
		Net			115.51		
		Units			236		

Table 2 -City of Tacoma: Summary of Parcel-Specific Single-Family Residential Platting Activity							
Land Use Designation	Zoning District	Density/Lots	2001	2002	2003	2004	2005
SF	R1	Gross	3.62	3.83	2.26	2.55	2.68
		Net	3.62	3.83	2.26	2.55	2.68
		Lots	13	10	7	5	11
LOW	R1	Gross	N/A	N/A	N/A	0.72	N/A
		Net				0.72	
		Lots				1	
SF	R2	Gross	5.16	5.02	3.62	3.44	5.50
		Net	5.67	6.15	3.62	3.52	5.50
		Lots	327	306	89	183	274
LOW	R2	Gross	2.76	1.52	1.54	2.22	4.42
		Net	2.76	1.52	1.54	2.22	4.42
		Lots	28	6	4	18	28
MED	R2	Gross	6.19	2.36	8.07	0.11	8.40
		Net	6.19	6.06	8.07	0.11	8.40
		Lots	3	6	11	2	12
SF	R2-SRD	Gross	7.05	6.40	5.58	5.99	6.57
		Net	7.05	6.40	5.58	5.99	6.57
		Lots	9	11	1	17	9
LOW	R2-SRD	Gross	N/A	4.36	N/A	8.72	N/A
		Net		4.36		8.72	
		Lots		1		2	

Table 3 - City of Tacoma: Summary of Parcel-Specific Commercial and Industrial Development Activity							
Land Use Designation	Zoning District		2001	2002	2003	2004	2005
SF	R2	Gross Acres	N/A	0.99	15.59	10.40	1.90
		Bldg. Sq. Ft.		4,185	26,252	186,996	65,804
		FAR		0.10	0.04	0.40	0.80
LOW	R2	Gross Acres	N/A	22.87	5.89	N/A	N/A
		Bldg. Sq. Ft.		60,828	3,176		
		FAR		0.06	0.01		
MEDIUM	R2	Gross Acres	1.84	N/A	7.43	46.86	21.2
		Bldg. Sq. Ft.	399		130,455	271,214	3,200
		FAR	0.005		0.40	0.13	0.003
LOW	HMR-SRD	Gross Acres	0.01	N/A	N/A	N/A	N/A
		Bldg. Sq. Ft.	10,000				
		FAR	20.32				
MEDIUM	HMR-SRD	Gross Acres	N/A	N/A	N/A	1.93	N/A
		Bldg. Sq. Ft.				40,320	
		FAR				0.48	
SF	R4L	Gross Acres	N/A	N/A	N/A	1.09	N/A
		Bldg. Sq. Ft.				21,906	
		FAR				0.46	
LOW	T	Gross Acres	0.47	0.98	N/A	0.45	N/A

Table 3 - City of Tacoma: Summary of Parcel-Specific Commercial and Industrial Development Activity							
Land Use Designation	Zoning District		2001	2002	2003	2004	2005
		Bldg. Sq. Ft.	8,078	10,110		5,614	
		FAR	0.40	0.24		0.29	
MEDIUM	T	Gross Acres	N/A	0.29	N/A	1.26	0.45
		Bldg. Sq. Ft.		15,337		16,406	15,061
		FAR		1.21		0.30	0.77
LOW	C1	Gross Acres	N/A	N/A	1.95	N/A	0.66
		Bldg. Sq. Ft.			18,329		14,380
		FAR			0.22		0.50
MEDIUM	C1	Gross Acres	0.69	1.66	N/A	N/A	N/A
		Bldg. Sq. Ft.	8,685	25,087			
		FAR	0.29	0.35			
LOW	C2	Gross Acres	0.51	0.16	N/A	N/A	N/A
		Bldg. Sq. Ft.	3,264	3,000			
		FAR	0.15	0.44			
MEDIUM	C2	Gross Acres	2.82	4.24	5.67	1.14	16.05
		Bldg. Sq. Ft.	40,311	102,513	63,432	17,300	312,435
		FAR	0.33	0.55	0.26	0.35	0.45
MEDIUM	NCX	Gross Acres	0.28	N/A	N/A	0.27	N/A
		Bldg. Sq. Ft.	43,980			8,347	
		FAR	3.67			0.70	

Table 3 - City of Tacoma: Summary of Parcel-Specific Commercial and Industrial Development Activity							
Land Use Designation	Zoning District		2001	2002	2003	2004	2005
HIGH	NCX	Gross Acres	N/A	0.13	0.35	N/A	0.46
		Bldg. Sq. Ft.		1,200	16,513		11,670
		FAR		0.21	1.08		0.58
MEDIUM	CCX	Gross Acres	5.55	1.41	0.47	1.80	3.24
		Bldg. Sq. Ft.	62,969	4,205	21,262	21,226	77,606
		FAR	0.26	0.07	1.03	0.27	0.55
MEDIUM	UCX	Gross Acres	N/A	1.95	0.40	6.89	N/A
		Bldg. Sq. Ft.		47,875	10,546	37,519	
		FAR		0.56	0.61	0.13	
HIGH	UCX-TD	Gross Acres	N/A	N/A	N/A	N/A	0.30
		Bldg. Sq. Ft.					10,876
		FAR					0.84
HIGH	CIX	Gross Acres	0.61	0.13	N/A	N/A	0.06
		Bldg. Sq. Ft.	576	5,438			2,750
		FAR	0.02	0.99			1.00
HIGH	DR	Gross Acres	N/A	N/A	1.50	0.48	N/A
		Bldg. Sq. Ft.			39,400	19,871	
		FAR			0.60	0.94	
HIGH	DMU	Gross Acres	N/A	0.45	N/A	1.59	N/A

Table 3 - City of Tacoma: Summary of Parcel-Specific Commercial and Industrial Development Activity							
Land Use Designation	Zoning District		2001	2002	2003	2004	2005
		Bldg. Sq. Ft.		10,946		55,003	
		FAR		0.56		.79	
HIGH	WR	Gross Acres	2.11	N/A	0.15	N/A	N/A
		Bldg. Sq. Ft.	37,297		9,156		
		FAR	0.41		1.43		
HIGH	DCC	Gross Acres	1.62	N/A	N/A	5.06	0.58
		Bldg. Sq. Ft.	184,320			574,876	130,689
		FAR	2.61			2.61	5.20
MEDIUM	M1	Gross Acres	1.52	N/A	0.72	0.77	N/A
		Bldg. Sq. Ft.	21,000		65,336	16,444	
		FAR	0.32		2.10	0.49	
HIGH	M1	Gross Acres	N/A	0.17	N/A	0.96	0.74
		Bldg. Sq. Ft.		360		448	15,909
		FAR		0.05		0.01	0.49
MEDIUM	M2	Gross Acres	N/A	N/A	0.77	N/A	N/A
		Bldg. Sq. Ft.			13,400		
		FAR			0.40		
HIGH	M2	Gross Acres	N/A	1.32	1.22	N/A	4.08
		Bldg. Sq. Ft.		3,136	224		28,500

Table 3 - City of Tacoma: Summary of Parcel-Specific Commercial and Industrial Development Activity							
Land Use Designation	Zoning District		2001	2002	2003	2004	2005
		FAR		0.05	0.004		0.16
HIGH	M3	Gross Acres	N/A	N/A	58.40	N/A	N/A
		Bldg. Sq. Ft.			35,417		
		FAR			0.01		
HIGH	PMI	Gross Acres	1.55	83.66	N/A	24.5	N/A
		Bldg. Sq. Ft.	1,440	285,093		214,796	
		FAR	0.02	0.08		0.20	
LOW	S6	Gross Acres	N/A	N/A	N/A	0.10	N/A
		Bldg. Sq. Ft.				2,418	
		FAR				0.53	
HIGH	S8	Gross Acres	2.15	N/A	N/A	N/A	N/A
		Bldg. Sq. Ft.	132,575				
		FAR	1.42				
HIGH	S10	Gross Acres	35.22	N/A	N/A	N/A	N/A
		Bldg. Sq. Ft.	2,400				
		FAR	0.002				

Table 4 - City of Tacoma: Development Assumptions and Trends		
	2001-2005 Average	2022 Assumptions
People per Household	2.45 ¹	2.32 ²
Residential Density	R-1: 2.93 R-2: 5.17 R-2SRD: 6.37 HMR-SRD: n/a R-3: 13.66 R-4L: 15.20 R-4: 42.18 R-5: 41.62 RCX: 28.64 NCX: 38.18 CCX: n/a UCX: 87.73 UCX-TD: n/a T: 14.80 DR: 77.70 WR: n/a DMU: n/a DCC: 20.99 S-8: 115.51	R-1: 3.80 R-2: 5.60 R-2SRD: 6.50 HMR-SRD: 6.50 R-3: 14.00 R-4L: 17.00 R-4: 46.00 R-5: 50.00 RCX: 32.00 NCX: 42.00 CCX: 42.00 UCX: 60.00 UCX-TD: 60.00 T: 21.00 DR: 90.00 WR: 90.00 DMU: 90.00 DCC: 125.00 S-8: 90.00
Mixed Use Zoning Districts – Percent of Residential and Commercial development (% Res./% Comm.)	RCX: 100%/0% NCX: 15%/85% CCX: 0%/100% UCX: 4%/96% UCX-TD: n/a CIX: 0%/100% DR: 55%/45% DCC: 27%/73% WR: 0%/100% DMU: n/a	RCX: 100%/0% NCX: 25%/75% CCX: 5%/95% UCX: 10%/90% UCX-TD: 25%/75% CIX: 0%/100% T: 25%/75% DR: 65%/35% WR: 65%/35% DMU: 25%/75% DCC: 25%/75% S-8: 50%/50%

Table 4 - City of Tacoma: Development Assumptions and Trends			
		2001-2005 Average	2022 Assumptions
Plat Deductions	Percent of Land Used for: Roads	N/A	25% for parcels over one acre. No deduction for parcels equal to or less than one acre
	Percent of Land Designated: Critical Areas (Constrained)	N/A	R1, R2, R2-SRD, HMR-SRD: Vacant: 15% Underdeveloped: 5% Mixed Use Districts: Vacant: 0% Redevelopable: 0% Other Residential, Commercial and Industrial Districts: Vacant: 5% Redevelopable: 0%
	Percent of Land Used for: Recreation / Park		Federal, State, Pierce County, Metro Parks, Tacoma School District and City of Tacoma owned properties were removed from inventory
Percent of Land Used for Public Facilities and Institutions			Federal, State, Pierce County, Metro Parks, Tacoma School District and City of Tacoma owned properties were removed from inventory
Percent of Land in Residentially Zoned Districts for non-residential uses		N/A	3%

Table 4 - City of Tacoma: Development Assumptions and Trends		
	2001-2005 Average	2022 Assumptions
Percent of Land Unavailable for Development		R1, R2, R2-SRD, HMR-SRD: Vacant: 5% Underdeveloped: 25% Mixed Use Districts: Vacant: 5% Redevelopable: 15% Other Residential, Commercial and Industrial Districts: Vacant: 5% Redevelopable: 25%
Employees per Gross Acre	³ Manufacturing/Warehousing: 11.15 employees Commercial/Services: 19.37 employees Downtown Tacoma: 235.59 employees	Mfg/Warehousing: 11.15 employees Commercial/Services: 25 employees Downtown Tacoma 300 employees

¹ 2000 Census² 2000 Census pphh reduced by 5.5 percent.³ Pierce County Employment Intensity Survey, 2006.

Table 5 - City of Tacoma: Assumptions for Vacant, Vacant Single Unit Lots, Underdeveloped and Redevelopable Commercial/ Industrial Parcels				
Zoning District	Vacant	Vacant (Single Unit)	Underdeveloped¹	Redevelopable Commercial/ Industrial²
R1	Greater than or equal to .23 acres	Less than .23 acres	Greater than or equal to .23 acres	
R2	Greater than or equal to .34 acres	Less than .34 acres	Greater than or equal to .34 acres	
R2-SRD	Greater than or equal to .41 acres	Less than .41 acres	Greater than or equal to .41 acres	
HMR-SRD	Greater than or equal to .49 acres	Less than .29 acres	Greater than or equal to .49 acres	
R3	Greater than or equal to .138 acres	Less than .138 acres	Greater than or equal to .138 acres	
R4	Greater than or equal to .138 acres	Less than .138 acres	Greater than or equal to .138 acres	
R4L	Greater than or equal to .138 acres	Less than .138 acres	Greater than or equal to .138 acres	

Table 5 - City of Tacoma: Assumptions for Vacant, Vacant Single Unit Lots, Underdeveloped and Redevelopable Commercial/ Industrial Parcels				
Zoning District	Vacant	Vacant (Single Unit)	Underdeveloped¹	Redevelopable Commercial/ Industrial²
R5	Greater than or equal to .138 acres	Less than .138acres	Greater than or equal to .138 acres	
C1	No Acreage Threshold			Land value greater than or equal to improvement value
C2	No Acreage Threshold			Land value greater than or equal to improvement value
HM	No Acreage Threshold			Land value greater than or equal to improvement value
PDB	No Acreage Threshold			Land value greater than or equal to improvement value
NCX	No Acreage Threshold			Land value greater than or equal to improvement value
DCC	No Acreage Threshold			Land value greater than or equal to improvement value
NCX	No Acreage Threshold			Land value greater than or equal to improvement value
CCX	No Acreage Threshold			Land value greater than or equal to improvement value
DR	No Acreage Threshold			Land value greater than or equal to improvement value
DMU	No Acreage Threshold			Land value greater than or equal to improvement value
WR	No Acreage Threshold			Land value greater than or equal to improvement value
UCX	No Acreage Threshold			Land value greater than or equal to improvement value
UCX-TD	No Acreage Threshold			Land value greater than or equal to improvement value
RCX	No Acreage Threshold		Greater than or equal to .069 acres	

Table 5 - City of Tacoma: Assumptions for Vacant, Vacant Single Unit Lots, Underdeveloped and Redevelopable Commercial/ Industrial Parcels				
Zoning District	Vacant	Vacant (Single Unit)	Underdeveloped¹	Redevelopable Commercial/ Industrial²
CIX	No Acreage Threshold			Land value greater than or equal to improvement value
M1	No Acreage Threshold			Land value greater than or equal to improvement value
M2	No Acreage Threshold			Land value greater than or equal to improvement value
T	No Acreage Threshold		Greater than or equal to .138 acres	Land value greater than or equal to improvement value
PMI	No Acreage Threshold			

¹Exception: Improvement value greater than \$500,000. Net acreage after critical areas subtracted.

²Exception: Condominium ownership..

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

Zoning District		R1				R2				R2-SRD			
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF
Gross Acres¹		132.12	42.10	203.44	0	900.77	207.8	1,333.08	0	2.26	12.42	18.48	0
Future Capital Facilities		0		0		0		0		0		0	
Adjusted Gross Acres		132.12		203.44		900.77		1,333.08		2.26		18.48	
Individual Plat Deductions	Roads	25.09		13.59		170.84		82.23		0		.51	
	Critical Areas	19.81		10.17		135.11		66.65		.34		.92	
	Parks and Open Space	N/A		N/A		N/A		N/A		N/A		N/A	
	Stormwater Facilities												
Net Acres		87.22		179.68		594.82		1,184.20		1.92		17.05	
Non-Residential Uses		2.61		5.39		17.84		35.52		.05		.51	
Adjusted Net Acres		84.61		174.29		576.98		1,148.68		1.87		16.54	
Land Unavailable for Development		4.23		43.57		28.84		287.17		.09		4.13	
Final Adjusted Net Acres		80.38		130.72		548.14		861.51		1.78		12.41	
Total Adjusted Net Acres		211.10				1,409.65				14.19			
One Dwelling Unit per Vacant (single) Lot			176				1,658				132		
Displaced Unit				272				2,423				42	

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 “Development Assumptions and Trends.”

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

Zoning District		R3				R4				R4-L			
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF
Gross Acres ¹		28.59	2.91	69.26		5.63	2.67	10.98	1.03	6.59	0.56	19.99	0.97
Future Capital Facilities		0		0		0		0	0	0		0	0
Adjusted Gross Acres		28.59		69.26		5.63		10.98	1.03	6.59		19.99	.97
Individual Plat Deductions	Roads	3.90		0		0		0	0			.27	0
	Critical Areas	1.43		0		.28		0	0	.33		0	0
	Parks and Open Space	N/A		N/A	N/A	N/A		N/A	N/A	N/A		N/A	N/A
Net Acres		23.26		69.26		5.35		10.98	1.03	6.26		19.72	.97
Non-Residential Uses		.69		2.07		.16		.32	.03	.18		.59	.02
Adjusted Net Acres		22.57		67.19		5.19		10.66	1.00	6.08		19.13	.95
Land Unavailable for Development		1.12		16.79		.25		2.66	.50	.30		4.78	.47
Final Adjusted Net Acres		21.45		50.40		4.94		8.00	.50	5.78		14.35	.48
Total Adjusted Net Acres		75.34				13.44				20.61			
One Dwelling Unit per Vacant (single) Lot			40				38				9		
Displaced Unit				381	18			63	10			106	6

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 “Development Assumptions and Trends.”

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

Zoning District		R5				RCX				HMR-SRD			
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF
Gross Acres¹		2.19	0.76	1.90	0.68	12.83	0.38	60.00	0.59	0	0.97	0.96	0
Future Capital Facilities		0		0	0	0		0	0			0	
Adjusted Gross Acres		2.19		1.90	.68	12.83		60.00	.59			.96	
Individual Plat Deductions	Roads	0		0	0	.88		0	0			0	
	Critical Areas	.10		0	0	0		0	0			.05	
	Parks and Open Space	N/A		N/A	N/A	N/A		N/A	N/A			N/A	
Net Acres		2.09		1.90	.68	11.95		60.00	.59			.91	
Non-Residential Uses		.06		.05	.02	N/A		N/A	N/A			.02	
Adjusted Net Acres		2.03		1.85	.66	11.95		60.00	.59			.89	
Land Unavailable for Development		.10		.46	.33	.59		9.00	.14			.22	
Final Adjusted Net Acres		1.93		1.39	.33	11.36		51.00	.45			.67	
Total Adjusted Net Acres		3.65				62.81				.67			
One Dwelling Unit per Vacant (single) Lot			11				3				18		
Displaced Unit				12	6			439	5			3	

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 “Development Assumptions and Trends.”

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

Zoning District		S8				T				NCX			
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. Com'l/Industrial	Vacant	Vacant (Single Unit)	Underdev.	Redev. Com'l/Industrial	Vacant	Vacant (Single Unit)	Underdev.	Redev. Com'l/Industrial
Gross Acres¹		0	0	0	12.06	9.93	0.34	0	19.25	3.12	0	0	3.04
Future Capital Facilities					0	0	0		0	0			0
Adjusted Gross Acres					12.06	9.93	.34		19.25	3.12			3.04
Individual Plat Deductions	Roads				3.01	1.71	.06		2.98	.25			0
	Critical Areas				0	0	0		0	0			0
	Parks and Open Space				N/A	N/A	N/A		N/A	N/A			N/A
	Stormwater Facilities												
Net Acres					9.05	8.22	.28		16.27	2.87			3.04
Non-Residential Uses					N/A	N/A	N/A		N/A	N/A			N/A
Adjusted Net Acres					9.05	8.22	.28		16.27	2.87			3.04
Land Unavailable for Development					1.35	.41	.07		2.44	.14			.45
Final Adjusted Net Acres					7.70	7.81	.21		13.83	2.73			2.59
Total Adjusted Net Acres		7.70				21.85				5.32			
One Dwelling Unit per Vacant (single) Lot													
Displaced Unit							1						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 “Development Assumptions and Trends.”

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

Zoning District		CCX				UCX				UCX-TD			
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. Comm'l/Industrial
Gross Acres ¹		1.96	0	0	0	5.77	0	0	0	1.08	0	0	1.72
Future Capital Facilities		0				0				0			0
Adjusted Gross Acres		1.96				5.77				1.08			1.72
Individual Plat Deductions	Roads	.49				0				0			.33
	Critical Areas	0				0				0			0
	Parks and Open Space	N/A				N/A				N/A			N/A
Net Acres		1.47				5.77				1.08			1.39
Non-Residential Uses		N/A				N/A				N/A			N/A
Adjusted Net Acres		1.47				5.77				1.08			1.39
Land Unavailable for Development		.07				.28				.05			.20
Final Adjusted Net Acres		1.40				5.49				1.03			1.19
Total Adjusted Net Acres		1.40				5.49				2.22			
One Dwelling Unit per Vacant (single) Lot													
Displaced Unit													

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 “Development Assumptions and Trends.”

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

Zoning District						DMU				WR			
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. Comm'l/Industrial
Gross Acres ¹						2.78	0	0	0	4.69	0	0	10.09
Future Capital Facilities						0				0			0
Adjusted Gross Acres						2.78				4.69			10.09
Individual Plat Deductions	Roads					0				.48			.66
	Critical Areas					0				0			0
	Parks and Open Space					N/A				N/A			N/A
Net Acres						2.78				4.21			9.43
Non-Residential Uses						N/A				N/A			N/A
Adjusted Net Acres						2.78				4.21			9.43
Land Unavailable for Development						.13				.21			1.41
Final Adjusted Net Acres						2.65				4.00			8.02
Total Adjusted Net Acres						2.65				12.02			
One Dwelling Unit per Vacant (single) Lot													
Displaced Unit													

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 “Development Assumptions and Trends.”

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

Zoning District		DCC				DR							
Land Type		Vacant	Underdev.	Redev. MF	Redev. Comm'l/Ind.	Vacant	Underdev.	Redev. MF	Redev. Comm'l/Ind.	Vacant	Underdev.	Redev. MF	Redev. Comm'l/Ind.
Gross Acres¹		3.08	0	0	2.45	14.77	0	0	11.83				
Future Capital Facilities		0			0	0			0				
Adjusted Gross Acres		3.08			2.45	14.77			11.83				
Individual Plat Deductions	Roads	0			.26	0			.66				
	Critical Areas	0			0	0			0				
	Parks and Open Space	N/A			N/A	N/A			N/A				
Net Acres		3.08			2.19	14.77			11.17				
Non-Residential Uses		N/A			N/A	N/A			N/A				
Adjusted Net Acres		3.08			2.19	14.77			11.17				
Land Unavailable for Development		.15			.32	.73			1.67				
Final Adjusted Net Acres		2.93			1.87	14.04			9.50				
Total Adjusted Net Acres		4.80				23.54							
One Dwelling Unit per Vacant (single) Lot													
Displaced Unit													

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 “Development Assumptions and Trends.”

Table 7 - City of Tacoma: Housing Unit Needs						
2006 Housing Units¹	Adjusted 2022 Population	Assumed 2022 Household Size	2022 Housing Units Needed	Additional Housing Needed ('06 – '22)	Plus Displaced Units²	Total Housing Units Needed³
84,129	255,240	2.32	110,172	26,043	628	26,671

¹ Source OFM April 1, 2006 estimate

² Existing housing units associated with underdeveloped and multi-family redevelopable parcels adjusted down to reflect “unavailable to develop” assumption.

³ Total housing needs associated with allocated population assuming 100% occupancy.

Table 8 - City of Tacoma: Housing Unit Capacity					
Zoning Districts	Adjusted Net Acres	Assumed Density	Unit Capacity	Plus 1 Dwelling Unit per Vacant (single-unit) Lot	Housing Capacity
R1	211.10	3.80	802	176	978
R2	1,409.65	5.60	7,894	1,658	9,552
R2-SRD	14.19	6.50	92	132	224
R3	75.34	14.00	1,054	40	1,094
R4	13.44	46.00	618	38	656
R4-L	20.61	17.00	350	9	359
R5	3.65	50.00	182	11	193
RCX	62.81	32.00	2,010	3	1,013
HMR-SRD	.67	6.50	4	18	22
S8	7.70	90.00	693	0	693
T	21.85	21.00	459	0	459
NCX	5.32	42.00	223	0	223
CCX	1.40	42.00	58	0	58
UCX	5.49	60.00	329	0	329
UCX-TD	2.22	60.00	133	0	133
DMU	2.65	90.00	238	0	238
WR	12.02	90.00	1,081	0	1,081
DCC	4.80	42.00	206	0	206
DR	22.42	90.00	2,118	0	2,118
				Total Housing Capacity	19,629

Table 9 - City of Tacoma: Supply of Land for Commercial/Industrial Employment						
Zoning District	CIX			NCX		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	6.61	0	25.33	0	0	18.40
Future Capital Facilities	0		0			0
Gross Acres with Facilities Deduction	6.61		25.33			18.40
Land Unavailable for Development	.33		6.33			2.76
Adjusted Gross Acres	6.28		19.00			15.64
Total Adjusted Gross Acres	25.28			15.64		
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development assumptions and Trends.”

Table 9 - City of Tacoma: Supply of Land for Commercial/Industrial Employment						
Zoning District	CCX			UCX		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	8.23	0	29.13	4.66	0	47.31
Future Capital Facilities	0		0	0		0
Gross Acres with Facilities Deduction	8.23		29.13	4.66		47.31
Land Unavailable for Development	.41		4.36	.23		7.09
Adjusted Gross Acres	7.82		24.77	4.43		40.22
Total Adjusted Gross Acres	32.59			44.65		
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 9 - City of Tacoma: Supply of Land for Commercial/Industrial Employment						
Zoning District	UCX-TD			T		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial I	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	0	0	8.41	11.57	0	19.25
Future Capital Facilities			0	0		0
Gross Acres with Facilities Deduction			8.41	11.57		19.25
Land Unavailable for Development			1.26	.57		2.88
Adjusted Gross Acres			7.15	11.00		16.37
Total Adjusted Gross Acres	7.15			27.37		
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 9 - City of Tacoma: Supply of Land for Commercial/Industrial Employment						
Zoning District	DR			WR		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	0	0	14.33	0	0	7.95
Future Capital Facilities			0			0
Gross Acres with Facilities Deduction			14.33			7.95
Land Unavailable for Development			2.14			1.19
Adjusted Gross Acres			12.19			6.76
Total Adjusted Gross Acres	12.19			6.76		
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 9 - City of Tacoma: Supply of Land for Commercial/Industrial Employment						
Zoning District	DMU			DCC		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	1.93	0	6.41	0	0	16.59
Future Capital Facilities	0		0			0
Gross Acres with Facilities Deduction	1.93		6.41			16.59
Land Unavailable for Development	.09		.96			2.48
Adjusted Gross Acres	1.84		5.45			14.11
Total Adjusted Gross Acres	7.29			14.11		
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 9 - City of Tacoma: Supply of Land for Commercial/Industrial Employment						
Zoning District	S8			C1		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	0	0	12.06	12.09	0	27.11
Future Capital Facilities			0	0		0
Gross Acres with Facilities Deduction			12.06	12.09		27.11
Land Unavailable for Development			1.80	.60		6.77
Adjusted Gross Acres			10.26	11.49		20.34
Total Adjusted Gross Acres	10.26			31.83		
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 9 - City of Tacoma: Supply of Land for Commercial/Industrial Employment						
Zoning District	C2			S1		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	30.42	0	156.15	0	0.32	0.46
Future Capital Facilities	0		0		0	0
Gross Acres with Facilities Deduction	30.42		156.15		.32	.46
Land Unavailable for Development	1.52		39.03		.08	.11
Adjusted Gross Acres	28.90		117.12		.24	.35
Total Adjusted Gross Acres	146.02			.59		
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 9 - City of Tacoma: Supply of Land for Commercial/Industrial Employment						
Zoning District	S2			S6		
Land Type	Vacant	Underdev	Redev. Com'l/ Industrial	Vacant	Underdev	Redev. Com'l/ Industrial
Gross Acres¹	0	2.99	0	0	0	1.01
Future Capital Facilities		0				0
Gross Acres with Facilities Deduction		2.99				1.01
Land Unavailable for Development		.74				.25
Adjusted Gross Acres		2.25				.76
Total Adjusted Gross Acres	2.25			.76		
Displaced Unit		4				

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 9 - City of Tacoma: Supply of Land for Commercial/Industrial Employment						
Zoning District	S10			S12		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	0	0	58.44	0	0	0.14
Future Capital Facilities			0			0
Gross Acres with Facilities Deduction			58.44			.14
Land Unavailable for Development			14.61			.03
Adjusted Gross Acres			43.83			.11
Total Adjusted Gross Acres	43.83			.11		
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 9 - City of Tacoma: Supply of Land for Commercial/Industrial Employment						
Zoning District	S14			HM		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	0	2.32	0	6.51	0	13.27
Future Capital Facilities		0		0		0
Gross Acres with Facilities Deduction		2.32		6.51		13.27
Land Unavailable for Development		.58		.32		3.31
Adjusted Gross Acres		1.74		6.19		9.96
Total Adjusted Gross Acres	1.74			16.15		
Displaced Unit		7				

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 9 - City of Tacoma: Supply of Land for Commercial/Industrial Employment						
Zoning District	M1			M2		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	28.50	0	82.67	92.60	0	240.85
Future Capital Facilities	0		0	0		0
Gross Acres with Facilities Deduction	28.50		82.67	92.60		240.85
Land Unavailable for Development	1.42		20.66	4.63		60.21
Adjusted Gross Acres	27.08		62.01	87.97		180.64
Total Adjusted Gross Acres	89.09			268.61		
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 9 - City of Tacoma: Supply of Land for Commercial/Industrial Employment						
Zoning District	PMI			PDB		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres	48.79	0	546.78	4.70	0	0.51
Future Capital Facilities	0		0	0		0
Gross Acres with Facilities Deduction	48.79		546.78	4.70		.51
Land Unavailable for Development	2.43		136.69	.23		.12
Adjusted Gross Acres	46.36		410.09	4.47		.39
Total Adjusted Gross Acres	456.45			4.86		
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 9 - City of Tacoma: Supply of Land for Commercial/Industrial Employment						
Zoning District	S9					
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	0	0	8.24			
Future Capital Facilities			0			
Gross Acres with Facilities Deduction			8.24			
Land Unavailable for Development			2.06			
Adjusted Gross Acres			6.18			
Total Adjusted Gross Acres	6.18					
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 "Development Assumptions and Trends."

Table 10 - City of Tacoma: Employment Needs				
2006 Employment Estimate¹	Adjusted 2022 Employment Target	Employment Growth (2006-2022)	Plus Displaced Employees from Redevelopable Commercial²	Additional Employment Needs
99,030	147,092	48,062	2,883	50,945

¹ Source ESD April 1, 2006 covered jobs estimate minus resource/construction jobs.

² Displaced employees associated with redevelopable lands are adjusted down to reflect "unavailable to develop" assumption.

Table 11 - City of Tacoma: Employment Capacity				
Commercial / Industrial Zoning	Zoning Density	Adjusted Net Acres	Employees per Acre	Employment Capacity
Commercial	CIX	25.28	25	632
	NCX	15.64	25	391
	CCX	32.59	25	815
	UCX	44.65	25	1,116
	UCX-TD	7.15	25	179
	T	27.37	25	684
	S8	10.26	25	256
	C1	31.83	25	795
	C2	146.02	25	3,650
	PDB	4.86	25	121

Table 11 - City of Tacoma: Employment Capacity				
Commercial / Industrial Zoning	Zoning Density	Adjusted Net Acres	Employees per Acre	Employment Capacity
	HM	16.15	25	404
Downtown	DR	12.19	300	3,657
	DMU	7.29	300	2,187
	WR	6.76	300	2,028
	DCC	14.11	300	4,233
Commercial	S1	.59	25	15
	S2	2.25	25	56
	S6	.76	25	19
	S10	43.83	25	1,095
	S9	6.18	25	154
	S12	.11	25	3
	S14	1.74	25	43
Manufacturing/ Warehousing	M1	89.09	11.15	993
	M2	268.61	11.15	2,995
	PMI	456.45	11.15	5,089
			Total Employment Capacity	31,610

City of University Place

The City's 2006 population and employment estimates and 2022 population allocation and employment targets are provided below.

	Population	Employment
2006	31,140 ¹	5,770 ⁴
2022	34,000 ²	6,699 ⁵
Adjusted 2022³	34,000	

¹ April 1, 2006 OFM Population Estimate

² Pierce County Ordinance No. 2003-104s.

³ Adjusted to incorporate property annexed since 2001.

⁴ Covered Employment estimate from Washington EDS, minus resource/construction jobs.

⁵ Employment Target accepted by PCRC on January 18, 2007. Represents ESD covered employment, minus resource/construction jobs.

The City's GMA Comprehensive Plan was adopted on July 6, 1998; on February 26, 2001, the City adopted implementing regulations. Land use densities in the City of University Place are implemented using net calculations, subtracting roads and critical areas and buffers. The following table describes the City's eight land use designations and 10 implementing zones:

University Place Land Use Designations	Implementing Zones
<u>Low Density Residential</u> Provides for primarily single-family neighborhoods. Enhances and protects the character of single-family neighborhoods by disallowing inappropriate uses, limiting traffic impacts, requiring design standards, preserving and protecting the environment and providing recreational facilities. Allows densities ranging from 4 to 6 dwelling units per acre.	<u>Residential 1 (R1)</u> Provides for primarily single-family neighborhoods. Enhances and protects the character of single-family neighborhoods by disallowing inappropriate uses, limiting traffic impacts, requiring design standards, preserving and protecting the environment and providing recreational facilities. Allows densities ranging from 4 to 6 dwelling units per acre. <u>Residential 2 (R2)</u> Provides for a mix of housing types and densities while maintaining healthy residential neighborhoods. Enhance and protects the character of neighborhoods by disallowing inappropriate uses, limiting traffic impacts, requiring design standards, preserving and protecting the environment and providing recreational facilities. Allows densities ranging from 6 to 8 dwelling units per acre.

University Place Land Use Designations	Implementing Zones
<p><u>Moderate Density Residential (MDR)</u> Provides for higher-density residential development along major arterials and transit routes, close to shopping, public facilities and services. Allows densities ranging from 10 to 30 dwelling units per acre.</p>	<p><u>Multi-Family Low (MF-L)</u> Provides for moderate density residential development along major arterials and transit routes, close to shopping, public facilities and services. Allows densities ranging from 10 to 15 dwelling units per acre.</p> <p><u>Multi-Family High (MF-H)</u> Provides for moderate density residential development along major arterials and transit routes, close to shopping, public facilities and services. Allows densities ranging from 15 to 20 dwelling units per acre.</p>
<p><u>Mixed Use-Office (MU-O)</u> Serves as a transition zone providing separation between more intense commercial activities and residential areas and between the Neighborhood Commercial and Town Center land use designations. Uses include community and cultural services, administrative government services, minor utility facilities, multi-family and single family housing. Allows densities ranging from 10 to 12 dwelling units per acre.</p>	<p><u>Mixed Use-Office MU-O</u> Serves as a transition zone providing separation between more intense commercial activities and residential areas and between the Neighborhood Commercial and Town Center land use designations. Uses include community and cultural services, administrative government services, minor utility facilities, multi-family and single family housing. Allows densities ranging from 10 to 12 dwelling units per acre.</p>
<p><u>Mixed Use (MU)</u> Provides areas for compatible residential and commercial uses along major arterial streets. Serves as a transition between the more intense Town Center zone and Single Family Residential zone. Encourages a mix of retail, personal services, offices and residential use within developments. Allows densities ranging from 10 to 12 dwelling units per acre.</p>	<p><u>Mixed Use MU</u> Provides areas for compatible residential and commercial uses along major arterial streets. Serves as a transition between the more intense Town Center zone and Single Family Residential zone. Encourages a mix of retail, personal services, offices and residential use within developments. Allows densities ranging from 10 to 12 dwelling units per acre.</p>
<p><u>Neighborhood Commercial (NC)</u> Provides for small compact centers with a mix of neighborhood scale retail shopping, services, banks, professional offices, public parks, community and cultural services, government and safety services that serve the daily needs of local residents and businesses. Single-family dwellings are permitted.</p>	<p><u>Neighborhood Commercial NC</u> Provides for small compact centers with a mix of neighborhood scale retail shopping, services, banks, professional offices, public parks, community and cultural services, government and safety services that serve the daily needs of local residents and businesses. Single-family dwellings are permitted.</p>

University Place Land Use Designations	Implementing Zones
<u>Town Center (TC)</u> Serves as a focal point for the city and provides a sense of community and civic pride. Encourages pedestrian oriented development and discourages drive through establishments. Provides area for a mix of public facilities and services, retail stores, personal services, professional offices, restaurants, entertainment and other mixed uses. Allows densities ranging from 10 to 60 dwelling units per acre.	<u>Town Center TC</u> Serves as a focal point for the city and provides a sense of community and civic pride. Encourages pedestrian oriented development and discourages drive through establishments. Provides area for a mix of public facilities and services, retail stores, personal services, professional offices, restaurants, entertainment and other mixed uses. Allows densities ranging from 10 to 60 dwelling units per acre.
<u>Commercial (C)</u> Allows concentrated commercial development in locations which best serve the community and protect existing residential areas. This designation is primarily auto-oriented with customers drawn from more than just adjacent neighborhoods, but encourages pedestrian friendly development.	<u>Commercial C</u> Allows concentrated commercial development in locations which best serve the community and protect existing residential areas. This designation is primarily auto-oriented with customers drawn from more than just adjacent neighborhoods, but encourages pedestrian friendly development
<u>Light Industrial-Business Park (IB)</u> Encourages clean light industrial and business park uses in appropriate location. Provides the opportunity for local employment by attracting a variety of businesses.	<u>Light Industrial-Business Park IB</u> Encourages clean light industrial and business park uses in appropriate location. Provides the opportunity for local employment by attracting a variety of businesses.

Table 1 - City of University Place: Summary of Building Permits for Multi-Family Development							
Land Use Designation	Zoning District	Density/Units	2001	2002	2003	2004	2005
MF	MF	Gross	N/A	N/A	N/A	8.96	8.95
		Net				8.96	8.95
		Units				12	32

Table 2 - City of University Place: Summary of Parcel-Specific Residential Platting Activity							
Land Use Designation	Zoning District	Density/Lots	2001	2002	2003	2004	2005
LDR	R1	Gross	3.48	2.22	2.50	0.262	3.50
		Net	4.62	3.74	2.50	2.62	4.59
		Lots	24	12	2	6	80
LDR	R2	Gross	0.14	8.20	4.29	3.82	5.30
		Net	0.19	8.20	4.29	4.60	5.98
		Lots	3	5	3	51	23
MSF	MSF	Gross	2.08	N/A	N/A	N/A	N/A
		Net	4.19				
		Lots	111				
MU	MU	Gross	6.00	5.41	7.50	N/A	N/A
		Net	6.00	5.41	7.50		
		Lots	3	4	6		
ISF-10	ISF-10	Gross	N/A	3.20	N/A	N/A	N/A
		Net		3.20			
		Lots		8			

Table 3 - City of University Place: Summary of Parcel-Specific Commercial and Industrial Development Activity							
Land Use Designation	Zoning District		2001	2002	2003	2004	2005
	TC	Gross Acres	N/A	5.07	N/A	N/A	N/A
		Bldg. Sq. Ft.		28845			
		FAR		0.13			
	PFO	Gross Acres	N/A	56.93	N/A	N/A	N/A
		Bldg. Sq. Ft.		24,990			
		FAR		0.01			

Table 3 - City of University Place: Summary of Parcel-Specific Commercial and Industrial Development Activity							
Land Use Designation	Zoning District		2001	2002	2003	2004	2005
	NC	Gross Acres	N/A	N/A	2.38	N/A	N/A
		Bldg. Sq. Ft.			18,326		
		FAR			0.18		
	MU	Gross Acres	N/A	N/A	0.69	N/A	N/A
		Bldg. Sq. Ft.			11,671		
		FAR			0.39		
	R1	Gross Acres	N/A	N/A	N/A	N/A	72.82
		Bldg. Sq. Ft.					48,573
		FAR					0.02
	R1-PF	Gross Acres	N/A	N/A	N/A	N/A	6.90
		Bldg. Sq. Ft.					630
		FAR					0.0021
	MU-O	Gross Acres	N/A	N/A	N/A	N/A	1.36
		Bldg. Sq. Ft.					21.142
		FAR					0.36
	PFO	Gross Acres	N/A	N/A	454.88	N/A	N/A
		Bldg. Sq. Ft.			25,857		
		FAR			0.001		

Table 4 - City of University Place: Development Assumptions and Trends		
	2001-2005 Average	2022 Assumptions
People per Household	2.461	2.32 ²
Residential Density	Refer to tables 1 and 2	R1: 5 du/a R2: 7 du/a MF-L: 12.5 du/a MF-H: 17.5 MU: 11 du/a MU-O: 11 du/a TC: 11 du/a TC-Overlay: 40 du/a
Mixed Use Designations: Percent of Residential and Commercial development	MU: 0/100% TC: 0/100% MU-O: 0/100%	MU, MU-O: 20/80% TC ³ : 100/100%
Plat Deductions	Percent of Land Used for: Roads	15%
	Percent of Land Designated: Critical Areas (Constrained)	21.4% 18%
	Percent of Land Used for: Recreation / Park	N/A 10%
Percent of Land Used for: Public Facilities / Institutions		Parks/Open Space: 15.88 acres. Not included in the land inventory.
Percent of Land in Residentially Zoned Districts for non- residential uses	R1: 65/35% (35% represents construction of school facility)	3%
Percent of Land Unavailable for Development		R1, R2, :10% MF, MU, MU-O: vacant, 10% underdeveloped, 20% Redevelopable MF, 80% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25% TC zone: 0%

Table 4 - City of University Place: Development Assumptions and Trends		
	2001-2005 Average	2022 Assumptions
Employees per Gross Acre	³ Manufacturing/Warehousing – 11.15 employees Commercial/Services – 19.37 employees	Mfg./Warehousing – 11.15 Commercial/Services – 19.37

¹ 2000 Census² 2000 Census pphh reduced by 5.5 percent.³ Redevelopment will occur in mixed use buildings with retail below and residential above, as a consequence the acres for housing units and employment need to be double counted.⁴ Pierce County Employment Intensity Survey, 2006.

Table 5 - City of University Place: Assumptions for Vacant, Vacant Single Unit Lots, Underdeveloped and Redevelopable Commercial/Industrial Parcels				
Zoning District	Vacant	Vacant (Single Unit)	Underdeveloped	Redevelopable Commercial/ Industrial
R1	Greater than or equal to .625 acres	Less than .625 acres	Greater than or equal to .625 acres	
R2	Greater than or equal to .42 acres	Less than .42 acres	Greater than or equal to .42 acres	
MF-L	No Acreage Threshold		Greater than or equal to .25 acres	
MF-H	No Acreage Threshold		Greater than or equal to .167 acres	
MU	No Acreage Threshold		Greater than or equal to .25 acres	Land value greater than or equal to improvement value
MU-O	No Acreage Threshold		Greater than or equal to .167 acres	Land value greater than or equal to improvement value
C	No Acreage Threshold			Land value greater than or equal to improvement value
IB	No Acreage Threshold			Land value greater than or equal to improvement value
NC	No Acreage Threshold		Greater than or equal to .625 acres	Land value greater than or equal to improvement value
TC	No Acreage Threshold			Land value greater than or equal to improvement value

¹ Exception: Improvement value greater than \$500,000. "Net acre" is calculated by taking the total gross acreage and subtracting out surface water, undevelopable lands (e.g., wetlands) and street rights-of-way or street easements.² Exception: Condominium ownership

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

Zoning District		R1				R2				MF-LOW			
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF
Gross Acres¹		180.22	66.32	188.22	2.50	72.74	9.03	122.98	0	18.63	0	4.78	0
Future Capital Facilities		0		0	0	0		0		0		0	
Adjusted Gross Acres		180.32		188.22	2.50	72.74		122.98		18.63		4.78	
Individual Plat Deductions	Roads	27.05		28.23	.37	10.91		18.44		2.79		.71	
	Critical Areas	32.45		33.88	.45	13.09		22.13		3.35		.86	
	Parks and Open Space	N/A		N/A	N/A	N/A		N/A		N/A		N/A	
Net Acres		120.82		126.11	1.68	48.74		82.41		12.49		3.21	
Non-Residential Uses		3.62		3.78	.05	1.46		2.47		.37		.09	
Adjusted Net Acres		117.20		122.33	1.63	47.28		79.94		24.51		3.12	
Land Unavailable for Development		11.72		12.23	.16	4.72		7.99		2.45		.62	
Final Adjusted Net Acres		105.48		110.10	1.47	42.56		71.95		22.06		2.50	
Total Adjusted Net Acres		217.05				136.57				24.56			
One Dwelling Unit per Vacant (single) Lot			278				49						
Displaced Unit				148	15			90				14	

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 “Development Assumptions and Trends.”

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

Zoning District		MF-HIGH											
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF
Gross Acres ¹		9.57	0	0	8.57								
Future Capital Facilities		0			0								
Adjusted Gross Acres		9.57			8.57								
Individual Plat Deductions	Roads	1.43			1.28								
	Critical Areas	1.72			1.54								
	Parks and Open Space	N/A			N/A								
Net Acres		6.42			5.75								
Non-Residential Uses		.19			.17								
Adjusted Net Acres		6.23			5.58								
Land Unavailable for Development		.62			4.46								
Final Adjusted Net Acres		5.61			1.12								
Total Adjusted Net Acres		6.73											
One Dwelling Unit per Vacant (single) Lot													
Displaced Unit					72								

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 “Development Assumptions and Trends.”

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

Zoning District		MUO				MU				TC			
Land Type		Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. MF	Vacant	Vacant (Single Unit)	Underdev.	Redev. Comm'l/Industrial
Gross Acres ¹		2.96	0	0	0	1.97	0	1.64	0	2.44	0	0	11.14
Future Capital Facilities		0				0		0		0			0
Adjusted Gross Acres		2.96				1.97		1.64		2.44			11.14
Individual Plat Deductions	Roads	.44				.29		.24		.36			1.67
	Critical Areas	.53				.35		.29		.43			2.00
	Parks and Open Space	N/A				N/A		N/A		N/A			N/A
Net Acres		1.99				1.33		1.11		1.65			7.47
Non-Residential Uses		N/A				N/A		N/A		N/A			N/A
Adjusted Net Acres		1.99				1.33		1.11		1.65			7.47
Land Unavailable for Development		.19				.13		.22		0			0
Final Adjusted Net Acres		1.8				1.2		.89		1.65			7.47
Total Adjusted Net Acres		1.8				2.09				9.12			
One Dwelling Unit per Vacant (single) Lot													
Displaced Unit								12					

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for residential uses. See Table 5 “Development Assumptions and Trends.”

Table 7 - City of University Place: Housing Unit Needs						
2006 Housing Units¹	Adjusted 2022 Population	Assumed 2022 Household Size	2022 Housing Units Needed	Additional Housing Needed ('06 – '22)	Plus Displaced Units²	Total Housing Units Needed³
13,290	34,000	2.32	14,655	1,365	244	1,609

¹ Source OFM April 1, 2006 estimate

² Existing housing units associated with underdeveloped and multi-family redevelopable parcels adjusted down to reflect “unavailable to develop” assumption.

³ Total housing needs associated with allocated population assuming 100% occupancy.

Table 8 - City of University Place: Housing Unit Capacity					
Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	Plus 1 Dwelling Unit per Vacant (net) Lot	Housing Supply
R1	217.05	5	1085	278	1,363
R2	136.57	7	956	49	1,005
MF-LOW	24.56	12.5	307	0	307
MF-HIGH	6.73	17.5	117	0	117
MUO	1.8	11	20	0	20
MU	2.09	11	23	0	23
TC	9.12	40	364	0	364
				Total Housing Capacity	3,199

Table 9 - City of University Place: Supply of Land for Commercial/Industrial Employment						
Zoning District	MUO			MU		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	5.63	3.31	2.90	0	2.86	11.61
Future Capital Facilities	0	0	0		0	0
Gross Acres with Facilities Deduction	5.63	3.31	2.90		2.86	11.61
Land Unavailable for Development	.56	.82	1.30		.71	5.80

Table 9 - City of University Place: Supply of Land for Commercial/Industrial Employment						
Zoning District	MUO			MU		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Adjusted Gross Acres	5.07	2.49	1.60		2.15	5.81
Total Adjusted Gross Acres	9.16			7.96		
Displaced Unit		9				

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 9 - City of University Place: Supply of Land for Commercial/Industrial Employment						
Zoning District	TC			NC		
Land Type	Vacant	Redev. MF	Redev. Com'l/ Industrial	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	2.44	0	11.14	2.93	0	10.49
Future Capital Facilities	0		0	0		0
Gross Acres with Facilities Deduction	2.44		11.14	2.93		10.49
Land Unavailable for Development	0		0	.29		5.24
Adjusted Gross Acres	2.44		11.14	2.64		5.24
Total Adjusted Gross Acres	13.58			7.88		
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 9 - City of University Place: Supply of Land for Commercial/Industrial Employment						
Zoning District	C			IB		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial I	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	0	0	10.92	2.66	0	11.90
Future Capital Facilities			0	0		0
Gross Acres with Facilities Deduction			10.92	2.66		11.90
Land Unavailable for Development			5.46	.26		5.95
Adjusted Gross Acres			5.46	2.40		5.95
Total Adjusted Gross Acres	5.46			8.35		
Displaced Unit						

¹ For Mixed Use Zones, gross acres represent the percentage of land assumed for commercial uses. See Table 5 “Development Assumptions and Trends.”

Table 10 - City of University Place: Employment Needs				
2006 Employment Estimate¹	Adjusted 2022 Employment Target	Employment Growth (2006-2022)	Plus Displaced Employees from Redevelopable Commercial²	Additional Employment Needs
5,770	6,699	929	133	1062

¹ Source ESD April 1, 2006 covered jobs estimate minus resource/construction jobs.

² Displaced employees associated with redevelopable lands are adjusted down to reflect “unavailable to develop” assumption.

Table 11 - City of University Place: Employment Capacity				
Commercial / Industrial Designation	Zoning District	Adjusted Net Acres	Employees per Acre	Employment Capacity
Commercial/ Services	MUO	9.16	19.37	177
	MU	7.96	19.37	154
	TC	13.58	19.37	263
	NC	7.88	19.37	153
	C	5.46	19.37	106
Manufacturing/ Industrial	IB	8.35	11.15	93
			Total Employment Capacity	946

Town of Wilkeson

The City's 2006 population and employment estimates and 2022 population allocation and employment targets are provided below:

	Population	Employment
2006	450 ¹	89 ⁴
2022	550 ²	146 ⁵
Adjusted 2022³	550	

¹ April 1, 2006 OFM Population Estimate

² Pierce County Ordinance No. 2003-104s.

³ Adjusted to incorporate property annexed since 2001.

⁴ A 2005 figure provided by the Town of Wilkeson.

⁵ Employment Target accepted by PCRC on January 18, 2007. Represents ESD covered employment, minus resource/construction jobs.

Wilkeson adopted its GMA Comprehensive Plan on April 10, 1996 and implementing regulations on July 21, 1998. The Town of Wilkeson's Comprehensive Plan contains five implementing zones. The following table describes the City's land use designations and zoning:

Wilkeson Land Use Designations	Implementing Zones
	<u>R-1 Residential District, Low Density</u> Stabilizes and preserves single-family residential neighborhoods.
	<u>R-2 Residential District, Medium Density</u> Stabilizes and preserves medium density residential neighborhoods.
	<u>R-3 Residential District, Multi-Family</u> Provides for moderate increases in population density and allows for a greater variety of housing types.
	<u>C Commercial District</u> Recognizes the existence of commercial areas and provides incentives and standards that encourage the redevelopment of these areas. Provides for a range of trade, entertainment, service and recreational land uses, which occur adjacent to transportation arterials, and residential uses. Provides areas for automobile-oriented development, designed for safety convenience and the reduction of visual blight of uncontrolled signs, traffic control devices and utility equipment.

Wilkeson Land Use Designations	Implementing Zones
	<u>P Public District</u> Provides areas for use by the public.

Tables 1, 2, 3 No data

Table 4 - Town of Wilkeson: Development Assumptions and Trends			
		2001-2005 Average	2022 Assumptions
People per Household		2.82 ¹	2.82 ¹
Residential Density		No Development	Average for Residential Zones: 6 du/a
Mixed Use Designations: Percent of Residential and Commercial development		No Development	Not Applicable
Plat Deductions	Percent of Land Used for: Roads	No Development	20%
	Percent of Land Designated: Critical Areas (Constrained)	No Development	35%
	Percent of Land Used for: Recreation / Park	No Development	20%
Percent of Land Used for: Public Facilities / Institutions		No Development	0%
Percent of Land in Residentially Zoned Districts for non-residential uses		No Development	3%
Percent of Land Unavailable for Development			Residential: 25% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%
Employees per Gross Acre		² Manufacturing/ Warehousing – 11.15 Commercial/ Services – 19.37	Mfg/ Warehousing – 11.15 Commercial/ Services – 19.37

¹ 2000 Census

² Pierce County Employment Intensity Survey, 2006.

Table 5 - Town of Wilkeson Assumptions for Vacant, Vacant Single Unit Lots, Underdeveloped and Redevelopable Commercial/Industrial Parcels				
Zoning District	Vacant	Vacant (Single Unit)	Underdeveloped¹	Redevelopable Commercial/ Industrial²
Residential	Greater than or equal to 1 acre	Less than 1 acre	Greater than or equal to 1 acre	
Commercial	No Acreage Threshold		Greater than or equal to 1 acre	Land value greater than or equal to improvement value

Table 6 - Town of Wilkeson: Supply of Land/Lots for Residential Development				
Zoning District		All Residential Zones		
Land Type		Vacant	Vacant (Single Unit)	Underdev.
Gross Acres		7.17	6.25	16.75
Future Capital Facilities		0		0
Adjusted Gross Acres		7.17		16.75
Individual Plat Deductions	Roads	1.43		3.35
	Critical Areas	.5		1.17
	Parks and Open Space	1.43		3.35
Net Acres		3.81		8.88
Non-Residential Uses		.11		.26
Adjusted Net Acres		3.7		8.62
Land Unavailable for Development		.92		2.15
Final Adjusted Net Acres		2.78		6.47
Total Adjusted Net Acres		9.25		
One Dwelling Unit per Vacant (single) Lot			28	
Displaced Unit				6

Table 7 - Town of Wilkeson: Housing Unit Needs

2006 Housing Units¹	Adjusted 2022 Population	Assumed 2022 Household Size	2022 Housing Units Needed	Additional Housing Needed ('06 – '22)	Plus Displaced Units²	Total Housing Units Needed³
171	550	2.82	195	24	2	26

¹ Source OFM April 1, 2006 estimate² Existing housing units associated with underdeveloped and multi-family redevelopable parcels adjusted down to reflect “unavailable to develop” assumption.³ Total housing needs associated with allocated population assuming 100% occupancy.**Table 8 - Town of Wilkeson: Housing Unit Capacity**

Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	Plus 1 Dwelling Unit per Vacant (single-unit) Lot	Housing Capacity
All Residential Zones	9.25	6	55	28	83
				Total Housing Capacity	83

Table 9 - Town of Wilkeson: Supply of Land for Commercial/Industrial Employment

Zoning District	Commercial		
Land Type	Vacant	Underdev.	Redev. Com'l/ Industrial
Gross Acres¹	3.56	4.80	0
Future Capital Facilities	0	0	0
Gross Acres with Facilities Deduction	3.56	4.80	
Land Unavailable for Development	.35	1.20	
Adjusted Gross Acres	3.21	3.60	
Total Adjusted Gross Acres	6.81		
Displaced Unit		1	

Table 10 - Town of Wilkeson: Employment Needs				
2006 Employment Estimate¹	Adjusted 2022 Employment Target	Employment Growth (2006-2022)	Plus Displaced Employees from Redevelopable Commercial	Additional Employment Needs
89	146	57	0	57

¹ Town of Wilkeson provided local 2005 estimates.

Table 11 - Town of Wilkeson: Employment Capacity				
Commercial / Industrial Designation	Zoning District	Adjusted Net Acres	Employees per Acre	Employment Capacity
Commercial	Commercial	6.81	19.37	131
			Total Employment Capacity	131

SECTION IV

CONCLUSION

General Overview

The 2007 Pierce County Buildable Lands Report is a milestone project in an on-going monitoring and evaluation program. The development data collected and reviewed in this report represents a changing urban environment in Pierce County and its cities and towns since the adoption of GMA comprehensive plans. The adopted 2022 population allocations and assumptions applied in the housing and employment capacity analyses reflect a redirection of growth through redevelopment and achieving higher density residential projects in cities and towns. While some may be skeptical of the assumptions and the ability for local jurisdictions to meet their future population allocations, it must be understood that the urban growth area(s) is sized for a 20-year planning horizon. This timeframe provides local jurisdictions and the opportunity to influence a change in historical development patterns and characteristics through adopting “reasonable measures” and implementing other community investments. The on-going monitoring program will reveal if these types of efforts are successful. If not, modification of assumptions will be warranted in future reports.

Development Activity

The five-year development activity generally indicates that urban density housing is being constructed within the urban growth area. As to densities in the designated rural areas, the subdivision characteristics are not representative of accepted rural densities, this is likely due to development activities of pre-GMA development applications. For various zoning districts with the County and cities and towns, it is impossible to conclude whether or not there is a trend that indicates an increase or decrease in density due to a low number of projects in certain zones permitted during the five-year period.

As indicated in Table 16, an average of 76 percent of the residential housing permits were issued in the urban area. The lots associated with formal plats and short plats recorded between 2001 and 2005 also indicate a decrease in housing activity in the designated rural and resource lands. While the average split of 87 percent urban and 13 percent rural, for the year 2005, roughly 93 percent of the recorded lots were located in the urban areas. It should be noted that an unknown component of this data is the percentage of units and lots that are intended for seasonal/vacation homes, as opposed to permanent year-round residence.

Table 16 - Pierce County Rural/Urban Development Split							
Net Housing Units (Permits)¹							
	Average	2001	2002	2003	2004	2005	Total
Urban	4,829	4,765	4,193	3,893	5,387	5,908	24,146
Rural	1,491	1,448	1,400	1,487	1,390	1,730	7,455
Total	6,320	6,213	5,593	5,380	6,777	7,638	31,601
% Urban/Rural	76%/24%	77%/23%	75%/25%	72%/28%	79%/21%	77%/23%	76%/24%
Recorded Lots²							
Urban	3,297	2,843	3,107	2,552	4,122	3,864	16,488
Rural	471	669	408	359	640	281	2,357
Total	3,768	3,512	3,515	2,911	4,762	4,145	18,845
% Urban/Rural	87%/13%	81%/19%	88%/12%	88%/12%	87%/13%	93%/7%	87%/13%

¹ Puget Sound Regional Council Annual Housing Building Permit Data, '01 – '05.

² Recorded lots associated with short plats and formal plats. The total number of lots may not equal the total lots in Table 2 associated with each jurisdiction. Plats were excluded from Table 2 if not all necessary data was obtained associated with the development. Plats were identified via Pierce County Auditor files.

Residential and Employment Capacity Analysis

The collective results of the analyses demonstrate that the adopted urban growth area encompasses more area than necessary to accommodate the 2022 urban population allocation and 2022 employment target for the County and its cities and towns. While the individual residential analyses indicated a few jurisdictions fall short of accommodating their allocated growth, the excess capacity in many other jurisdictions more than compensate for the individual deficits. As illustrated in Table 17, a Countywide total of 64,176 additional housing units are needed to accommodate the urban 2022 urban population allocation. The estimated housing capacity equals 107,866. This difference accounts for an excess of dwelling units at approximately 68 percent. Applying a healthy 5 percent vacancy rate only decreases the total urban countywide capacity by 3,203 residential units, maintaining an excess housing capacity of approximately 64 percent.

Table 17 Summary of 2022 Residential Housing Need Vs. Capacity				
Municipality	2022 Adjusted Allocated Population¹	2022 Additional Adjusted Housing Needs² (dwelling units)	2022 Estimated Housing Capacity (dwelling units)	Difference (dwelling units)
Auburn	10,500	1,789	1,623	-166
Bonney Lake	20,510	2,216	2,061	-155
Buckley	5,200	392	350	-42
Carbonado	830	62	113	51

Table 17				
Summary of 2022 Residential Housing Need Vs. Capacity				
Municipality	2022 Adjusted Allocated Population¹	2022 Additional Adjusted Housing Needs² (dwelling units)	2022 Estimated Housing Capacity (dwelling units)	Difference (dwelling units)
DuPont	9,100	953	5,220	4,267
Eatonville	2,780	257	1,837	1,580
Edgewood	13,700	1,918	2,763	845
Fife	8,900	1,008	1,849	841
Fircrest	6,800	357	418	61
Gig Harbor	11,675	2,503	2,787	284
Lakewood	72,000	6,865	9,299	2,434
Milton	7,250	790	398	-392
Orting	7,900	1,215	2,280	1,065
Pacific	0	0	0	0
Puyallup	39,600	1,744	2,801	1,057
Roy	1,000	105	157	52
Ruston	1,760	479	1,078	599
South Prairie	830	115	105	-10
Steilacoom	6,900	437	734	297
Sumner	12,250	1,604	2,327	723
Tacoma	255,240	26,671	19,629	-7,042
University Place	34,000	1,609	3,199	1,590
Wilkeson	550	26	83	57
Unincorp. Urban Pierce County	199,125	11,061	46,755	35,694
Urban Total	728,400	64,176	107,866	43,690

¹ Pierce County Ordinance No. 2003-104s adjusted to incorporate property annexed since 2001.

² Additional dwelling units needed between 2006 and 2022, including displaced housing units associated with underdeveloped and redevelopable multi-family properties.

As illustrated in Table 18, a countywide total of 121,583 additional jobs are needed to meet the 2022 total employment target. The estimated employment capacity equals 136,758, representing an excess of approximately 12 percent of total needs. As noted previously, the accepted

employment targets not do include covered resource and construction employment or employment not covered by the Washington Unemployment Insurance Act, such as self-employed workers, proprietors, and CEOs. While the resource/construction sectors do not have a direct relation with land consumption, because the majority of employees work in the field, i.e., construction sites, the non-covered employment does. Applying an acceptable inflation figure of 1.12 to the additional covered employment needed to reach the employment target would result in 136,172 total additional employees. Comparing this total figure with the employment capacity still displays an excess of less than one percent.

Table 18				
Summary of 2022 Employment Need Vs. Capacity				
Municipality	2022 Employment Target ¹	2022 Additional Employment Needs²	2022 Estimated Employment Capacity	Difference
Auburn	403	132	543	411
Bonney Lake	4,420	1,390	2,472	1,082
Buckley	2,066	199	2,244	2,045
Carbonado	64	4	4	0
DuPont	7,370	4,673	7,983	3,310
Eatonville	2,400	1,112	1,147	35
Edgewood	1,431	264	1,065	801
Fife	15,271	5,005	3,974	-1,031
Fircrest	1,349	250	256	6
Gig Harbor	8,638	2,444	8,011	5,567
Lakewood	31,210	8,538	5,057	-3,481
Milton	1,774	529	454	-75
Orting	886	1,023	983	-40
Pacific	3,355	1,908	1,866	-42
Puyallup	25,035	5,352	6,790	1,438
Roy	139	0	272	272
Ruston	392	220	683	463
South Prairie	262	163	98	-65
Steilacoom	500	0	515	515
Sumner	9,275	3,205	12,217	9,012
Tacoma	147,092	50,945	31,610	-19,335
University Place	6,699	1,062	946	-116
Wilkeson	146	57	131	74

Table 18 Summary of 2022 Employment Need Vs. Capacity				
Municipality	2022 Employment Target ¹	2022 Additional Employment Needs²	2022 Estimated Employment Capacity	Difference
Unincorp. Urban Pierce County	54,448	33,108	47,437	14,329
Urban Total	324,625	121,583	136,758	15,175

¹ Employment Target accepted by PCRC on January 18, 2007. Represents ESD covered employment, minus resource/construction jobs.

² Includes displaced employees associated with redevelopable lands are adjusted down to reflect “unavailable to develop” assumption.

Housing Production

This report focuses on local jurisdictions’ ability to accommodate adopted population allocations and employment targets. Various assumptions are made regarding densities, critical areas and other characteristics of development. These types of assumptions can be more directly influenced through development regulations adopted by local jurisdictions. However, it should be recognized that despite a theoretical ability to accommodate the growth, housing construction may not be on pace to meet the future housing needs.

Table 19 illustrates the housing production for the years between 2000 and 2005 and the housing production necessary to accommodate the 2022 allocated population. Collectively, there has been adequate housing built on an annual basis to indicate that the combined housing needs to accommodate the 2022 population allocation can be met. Individually, however, the trend implies nine jurisdictions must experience a significant increase in annual housing production to have sufficient housing units to accommodate their individual allocations.

Table 19 – Annual Housing Production					
Jurisdiction	2000 Housing Units	April 2006 Housing Units (OFM)	Total Additional Urban housing units needed¹	Average Annual Urban Housing Production (’00 – ’06)	Average Total Annual Housing Production Needed to Accommodate Allocated Urban Population (’06 – ’22)²
Auburn	70	2,250	1,789	363	112
Bonney Lake	3,404	5,411	2,216	334	139
Buckley	1,472	1,675	392	34	25
Carbonado	210	217	49	1	3
DuPont	977	2,702	965	287	60
Eatonville	805	958	257	26	16
Edgewood	3,562	3,759	1,918	33	120
Fife	2,232	2,879	1,008	108	63
Fircrest	2,573	2,774	357	34	22

Table 19 – Annual Housing Production					
Jurisdiction	2000 Housing Units	April 2006 Housing Units (OFM)	Total Additional Urban housing units needed ¹	Average Annual Urban Housing Production ('00 – '06)	Average Total Annual Housing Production Needed to Accommodate Allocated Urban Population ('06 – '22) ²
Gig Harbor	3,085	3,210	2,501	21	156
Lakewood	25,449	26,001	6,865	92	429
Milton	2,173	2,519	790	58	49
Orting	1,382	1,998	1,215	103	76
Pacific	65	54	0	0	0
Puyallup	13,468	15,267	1,744	300	109
Roy	114	309	105	33	7
Ruston	355	359	479	.6	30
South Prairie	138	161	131	4	8
Steilacoom	2,674	2,764	437	15	27
Sumner	3,689	3,958	1,604	45	100
Tacoma	81,102	84,129	26,671	505	1,667
University Place	12,684	13,290	1,609	101	100
Wilkeson	150	171	24	4	2
Urban P.C.	56,047	68,866	11,061	2,137	691
Total	217,880	245,681	64,246	4,636	4,015

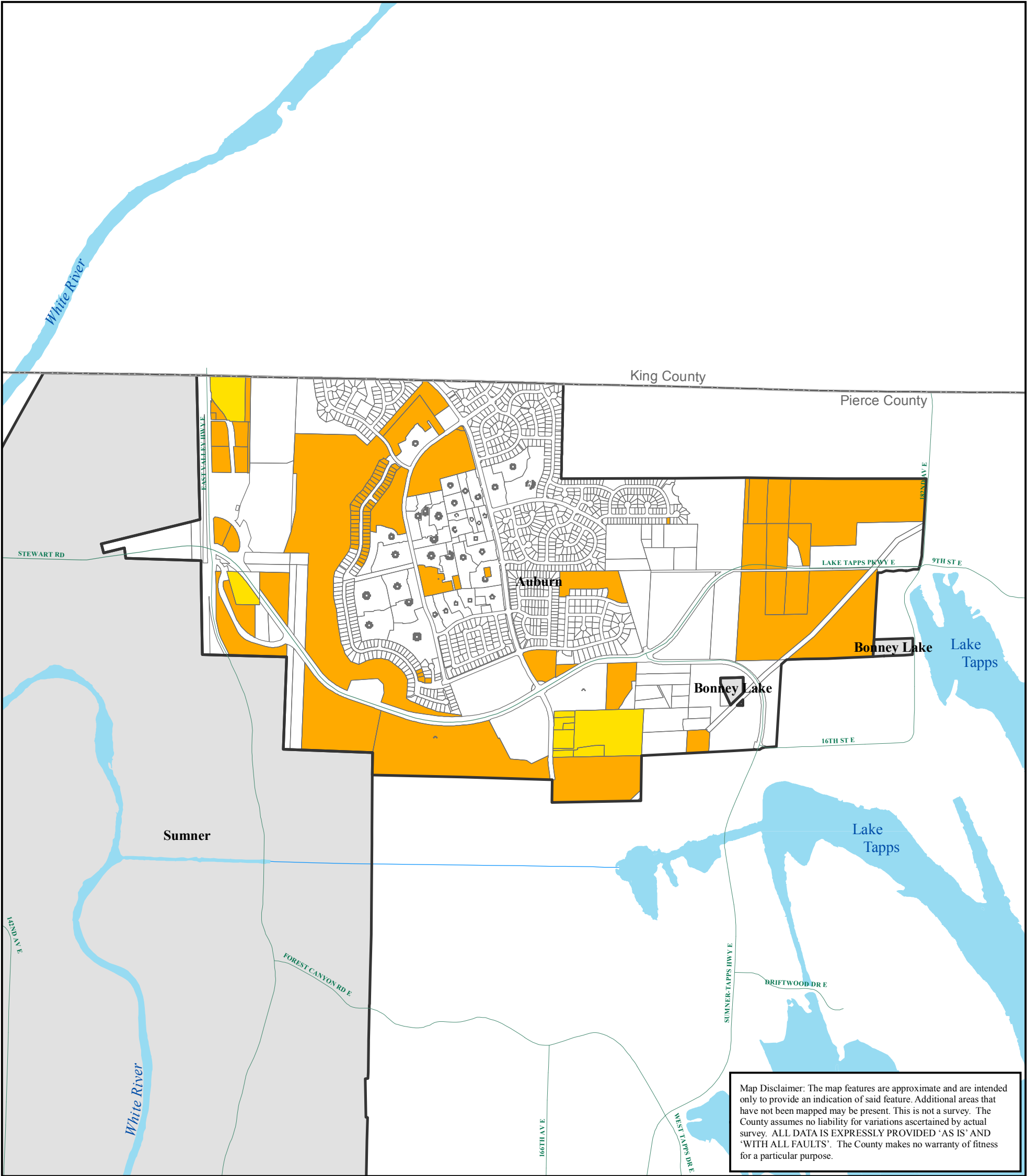
¹ Displaced plus Additional per population allocation

² Total Additional Urban housing units needed (additional + displaced)/16 years.

Appendix A

2007 Pierce County Buildable Lands Report

Inventory Maps



City of Auburn

Buildable Land Inventory**

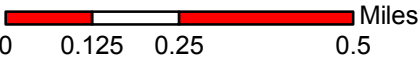
- Redevelopable Commercial/Industrial (RCI)
- Redevelopable Multi-Family (RMF)
- Underdeveloped Single Family (UNDER)
- Vacant (VMU)
- Vacant Single Unit (VSU)

*Critical Areas Consist of Steep Slopes and Wetlands

** Buildable Land Inventory Derived from Data that Represent Conditions in Late 2005

- Municipal Boundary
- Municipal Area

Pierce County, Washington

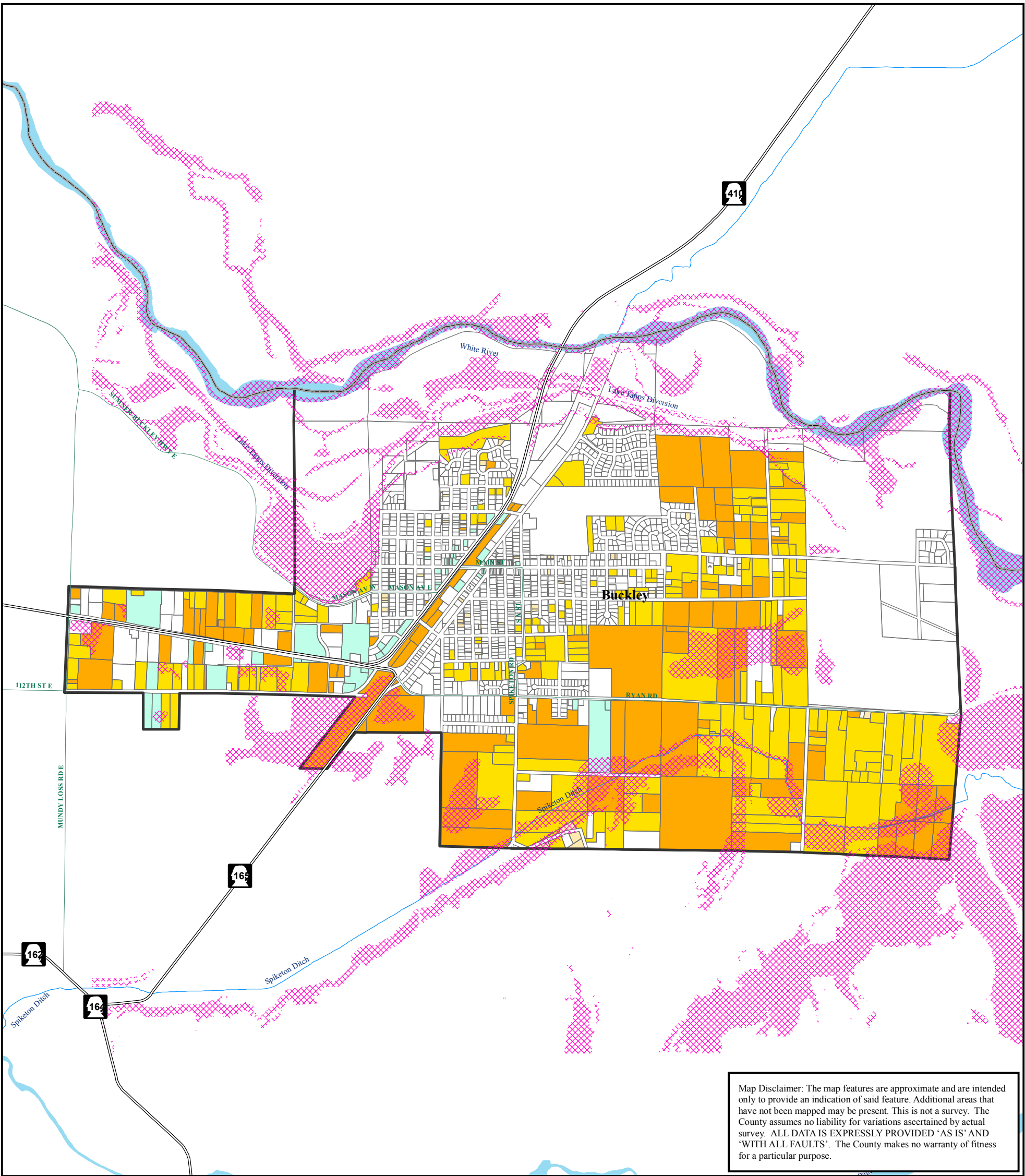


Pierce County Buildable Lands Report



Department of Planning and Land Services

Plot Date: July 10, 2007



City of Buckley

Critical Areas*

Buildable Land Inventory**

- Redevelopable Commercial/Industrial (RCI)
- Redevelopable Multi-Family (RMF)
- Underdeveloped Single Family (UNDER)
- Vacant (VMU)
- Vacant Single Unit (VSU)

***Critical Areas Consist of Supplemental Wetland Inventory, and Steep Slopes.**

**** Buildable Land Inventory Derived from Data that Represent Conditions in Late 2005**

- Municipal Boundary
- Municipal Area

Pierce County, Washington



0 0.25 0.5 Miles

Pierce County Buildable Lands Report

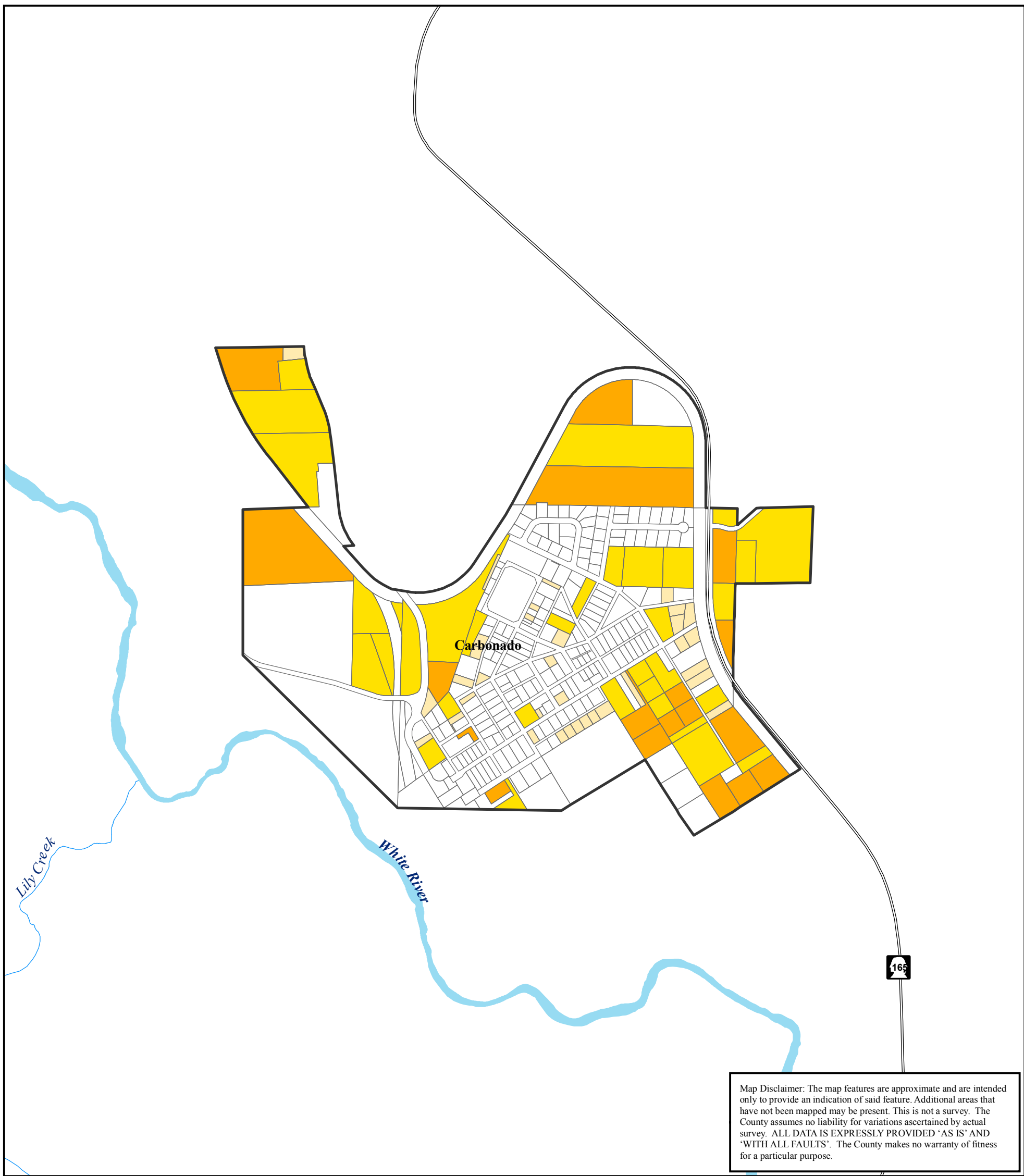


Pierce County
Geographic Information System



Department of Planning and Land Services

Plot Date: July 10, 2007



Town of Carbonado

Buildable Land Inventory**

- Redevelopable Commercial/Industrial (RCI)
- Redevelopable Multit-Family (RMF)
- Underdeveloped Single Family (UNDER)
- Vacant (VMU)
- Vacant Single Unit (VSU)

*Gross Calculation Used For Critical Areas

** Buildable Land Inventory Derived from Data that Represent Conditions in Late 2005

- Municipal Boundary
- Municipal Area

Pierce County, Washington



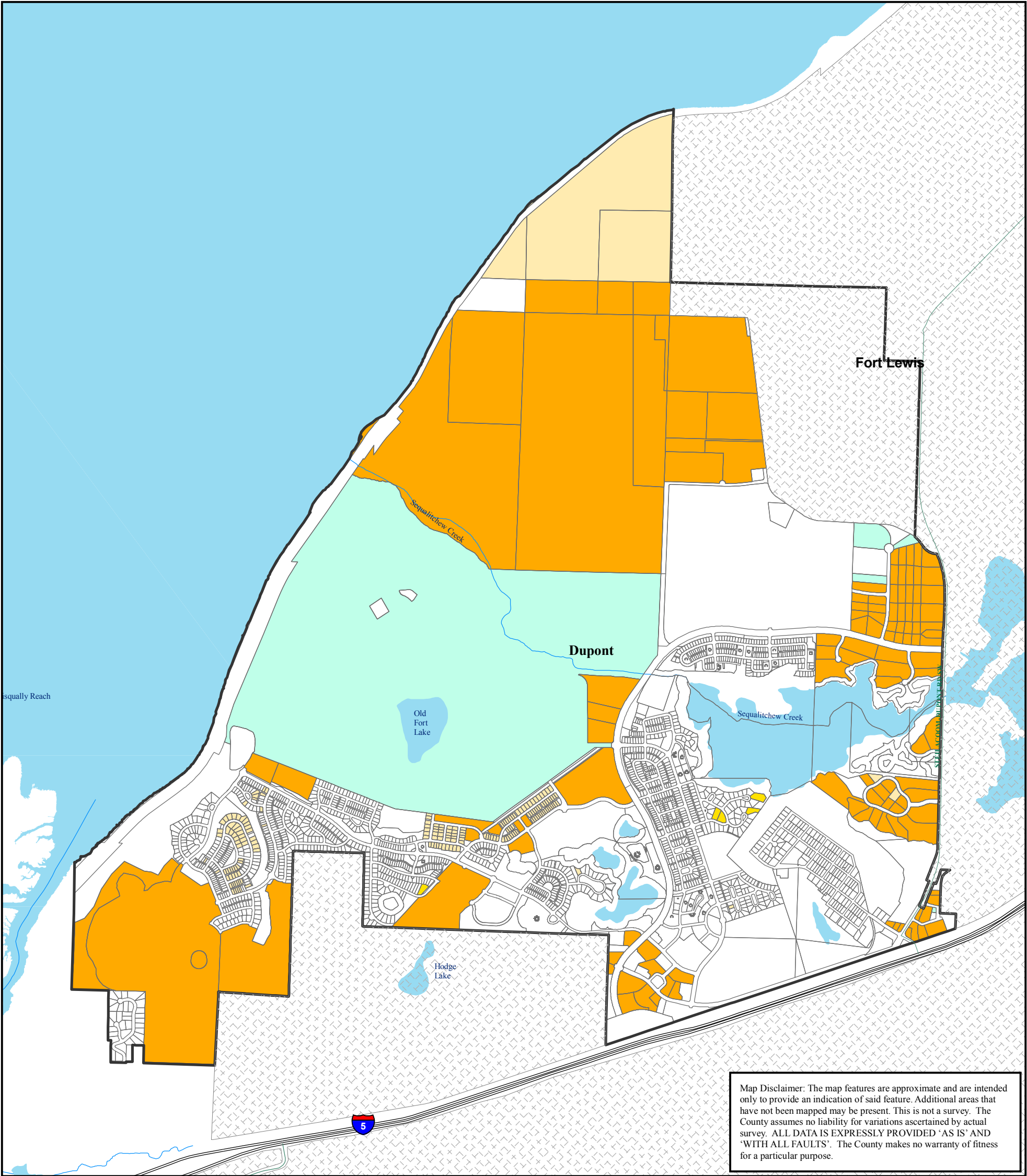
0 0.1 0.2 Miles

Pierce County Buildable Lands Report



Department of Planning and Land Services

Plot Date: August 9, 2007



Map Disclaimer: The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The County makes no warranty of fitness for a particular purpose.

City of Dupont

Buildable Land Inventory**

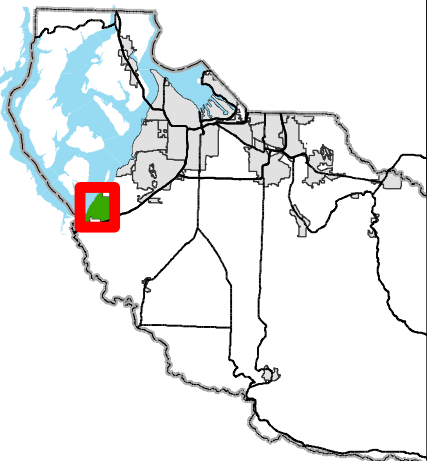
- Redevelopable Commercial/Industrial (RCI)
- Redevelopable Multit-Family (RMF)
- Underdeveloped Single Family (UNDER)
- Vacant (VMU)
- Vacant Single Unit (VSU)

*Critical Areas N/A, Dupont is a MPC

** Buildable Land Inventory Derived from Data that Represent Conditions in Late 2005

- Municipal Boundary
- Military Lands
- Municipal Area

Pierce County, Washington

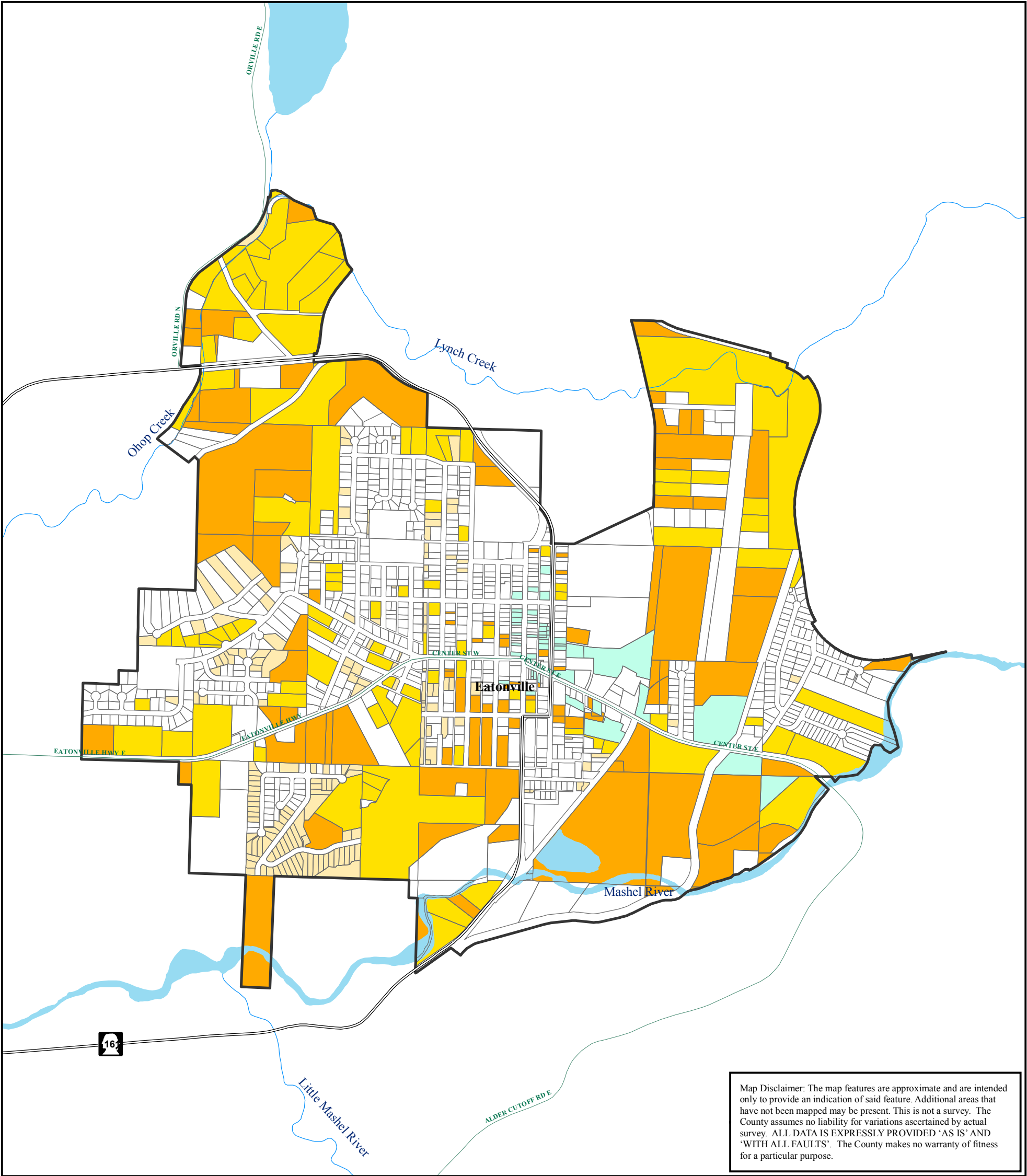


Pierce County Buildable Lands Report



Department of Planning and Land Services

Plot Date: July 10, 2007



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Town of Eatonville

- Buildable Land Inventory****
- Redevelopable Commercial/Industrial (RCI)
 - Redevelopable Multi-Family (RMF)
 - Underdeveloped Single Family (UNDER)
 - Vacant (VMU)
 - Vacant Single Unit (VSU)

***No Critical Areas Used**

**** Buildable Land Inventory Derived from Data that Represent Conditions in Late 2005**

- Municipal Boundary
- Municipal Area

Pierce County, Washington

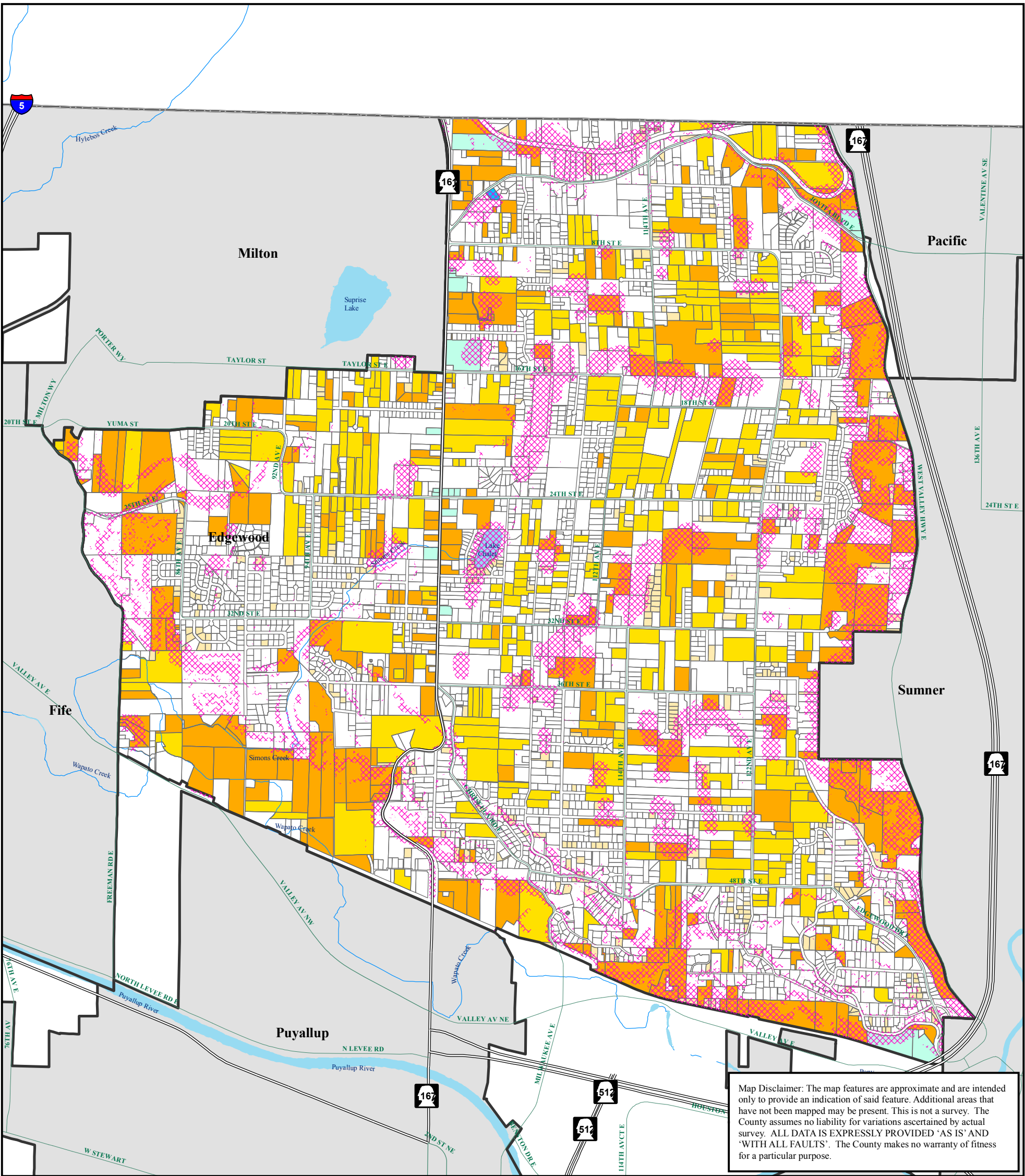


Pierce County Buildable Lands Report









Department of Planning and Land Services

Plot Date: July 10, 2007





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City of Edgewood

-  Critical Areas*
- Buildable Land Inventory****
 -  Redevelopable Commercial/Industrial (RCI)
 -  Redevelopable Multit-Family (RMF)
 -  Underdeveloped Single Family (UNDER)
 -  Vacant (VMU)
 -  Vacant Single Unit (VSU)

***Critical Areas Consist of Wetlands, Wetlands Buffer, and Steep Slopes.**

**** Buildable Land Inventory Derived from Data that Represent Conditions in Late 2005**

-  Municipal Boundary
-  Municipal Area

Pierce County, Washington

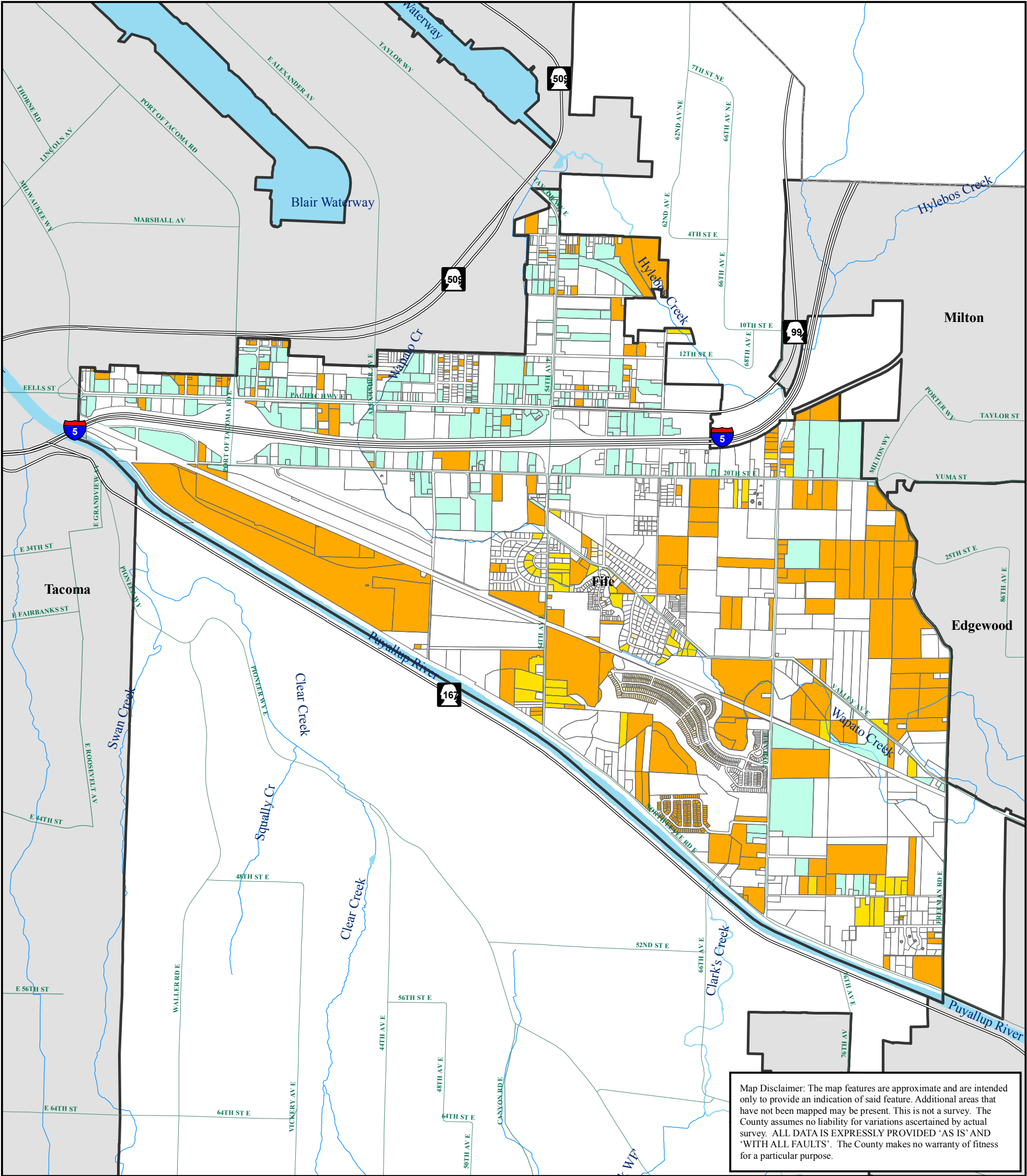


Pierce County Buildable Lands Report



Department of Planning and Land Services

Plot Date: July 10, 2007



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City of Fife

- Buildable Land Inventory****
- Redevelopable Commercial/Industrial (RCI)
 - Redevelopable Multit-Family (RMF)
 - Underdeveloped Single Family (UNDER)
 - Vacant (VMU)
 - Vacant Single Unit (VSU)

*Use of Percent (%) for Calculation of Critical Areas.

** Buildable Land Inventory Derived from Data that Represent Conditions in Late 2005

- Municipal Boundary
- Municipal Area

Pierce County, Washington

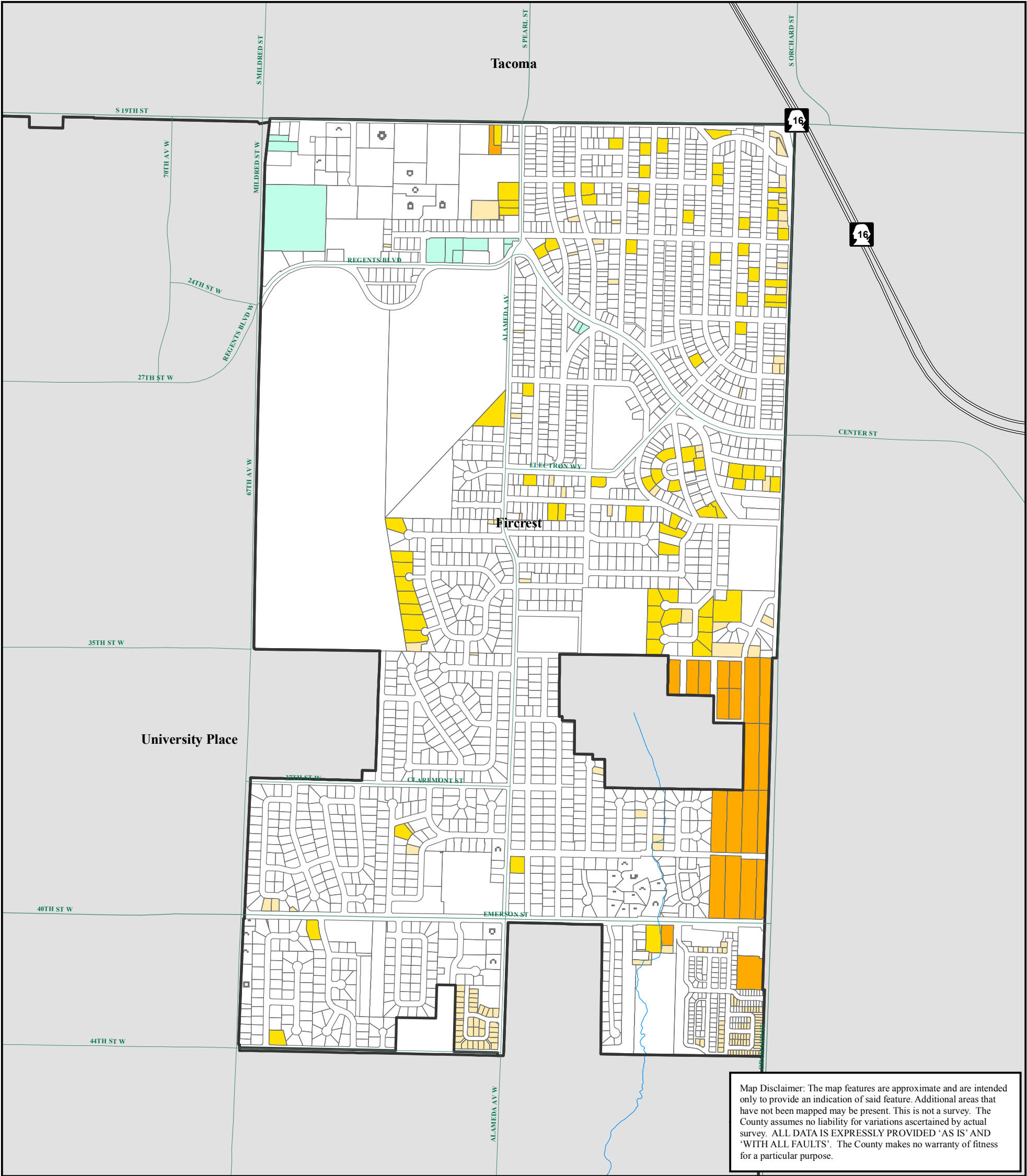


Pierce County
Buildable Lands
Report



Department of Planning and Land Services

Plot Date: July 10, 2007



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City of Fircrest

Buildable Land Inventory**

- Redevelopable Commercial/Industrial (RCI)
- Redevelopable Multit-Family (RMF)
- Underdeveloped Single Family (UNDER)
- Vacant (VMU)
- Vacant Single Unit (VSU)

*Gross Calculation Used for Critical Areas.

** Buildable Land Inventory Derived from Data that Represent Conditions in Late 2005

- Municipal Boundary
- Municipal Area

Pierce County, Washington



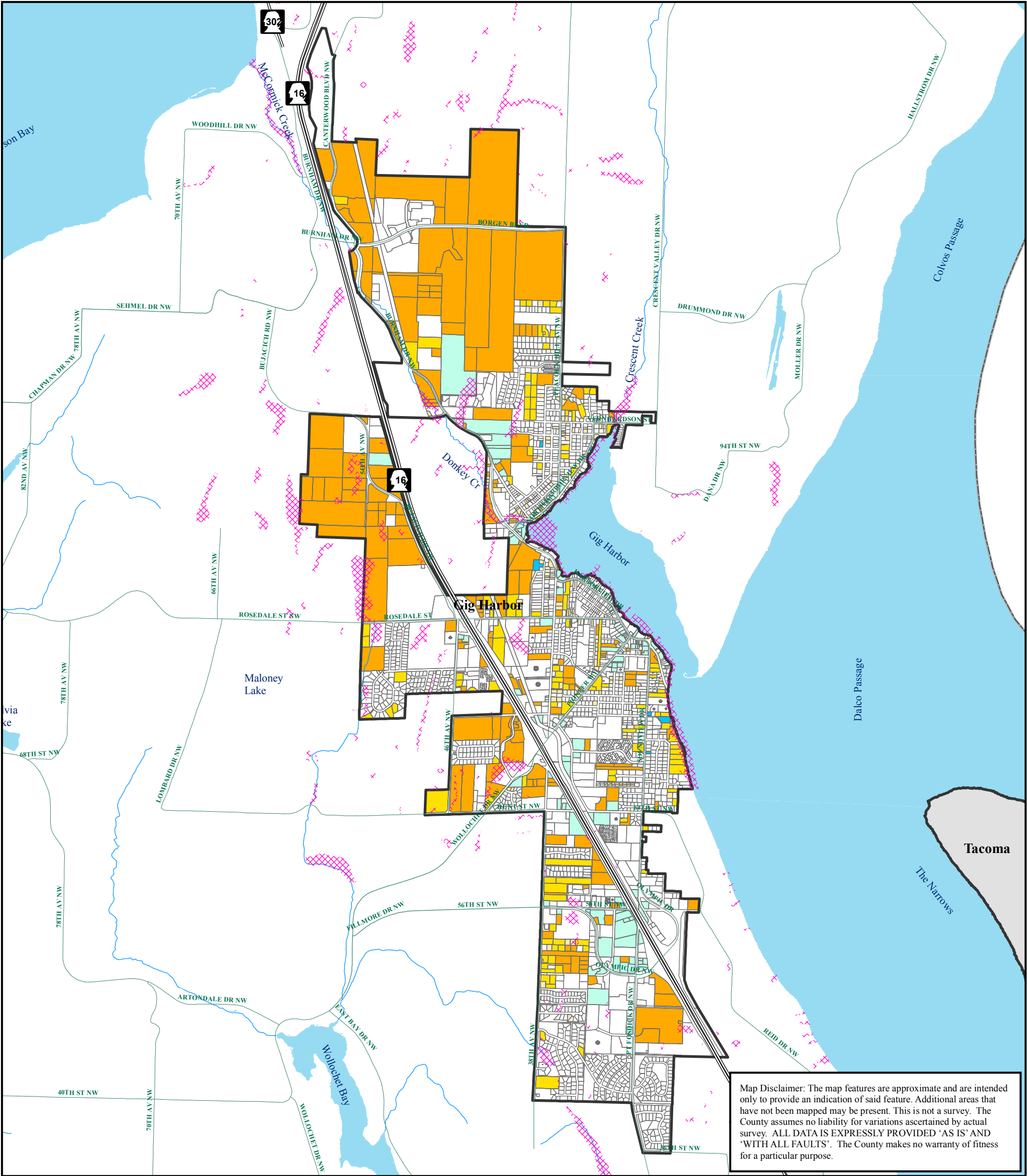
0 0.1 0.2 Miles

Pierce County Buildable Lands Report



Department of Planning and Land Services

Plot Date: July 10, 2007



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City of Gig Harbor

Critical Areas*

Buildable Land Inventory**

- Redevelopable Commercial/Industrial (RCI)
- Redevelopable Multit-Family (RMF)
- Underdeveloped Single Family (UNDER)
- Vacant (VMU)
- Vacant Single Unit (VSU)

***Critical Areas Consist of Wetlands, Ravines, Sidewalls/Bluffs and Tidelands.**

**** Buildable Land Inventory Derived from Data that Represent Conditions in Late 2005**

- Municipal Boundary
- Municipal Area

Pierce County, Washington



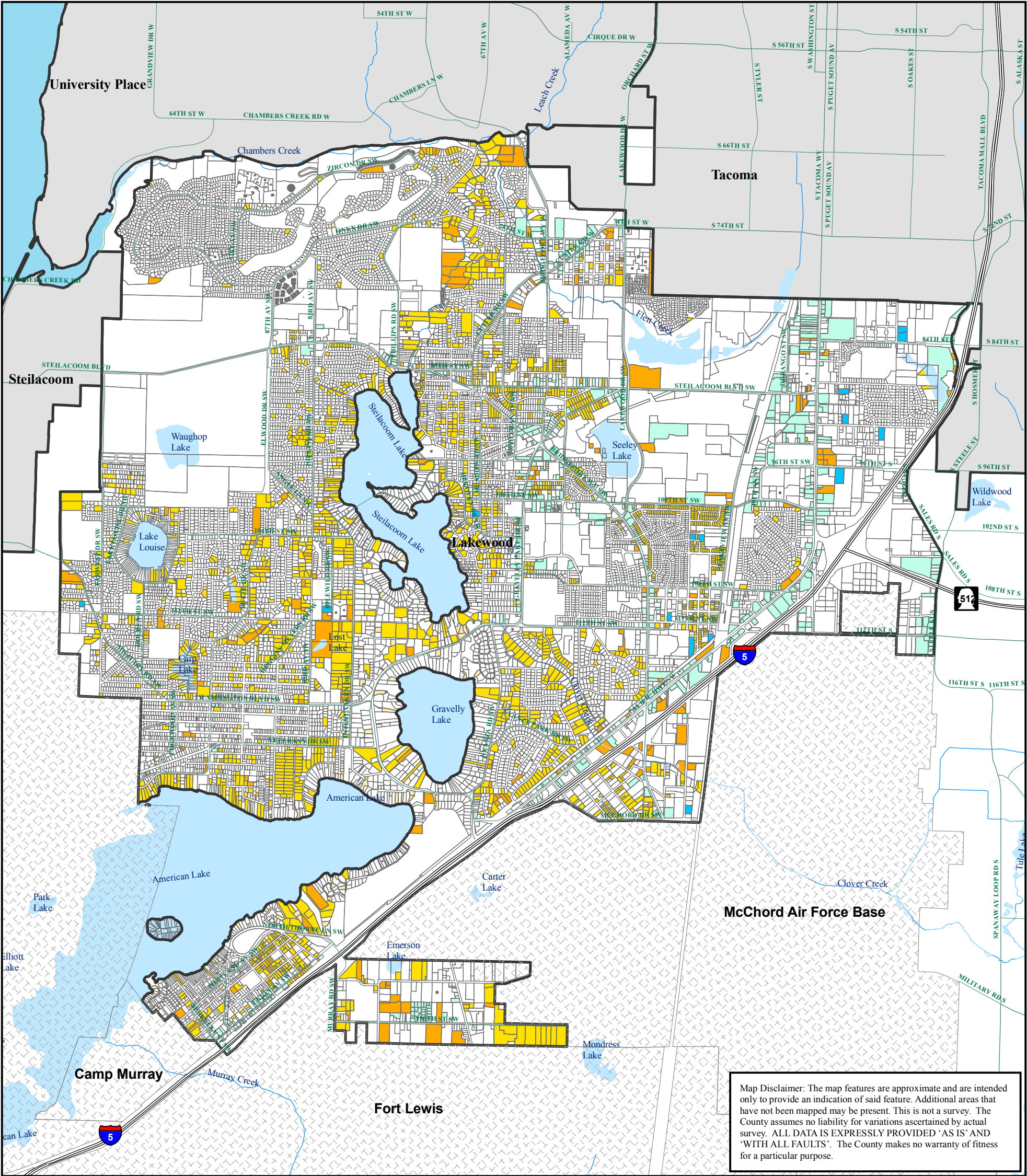
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Pierce County Buildable Lands Report



Department of Planning and Land Services

Plot Date: July 10, 2007



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City of Lakewood

- Buildable Land Inventory****
- Redevelopable Commercial/Industrial (RCI)
 - Redevelopable Multi-Family (RMF)
 - Underdeveloped Single Family (UNDER)
 - Vacant (VMU)
 - Vacant Single Unit (VSU)

*Gross Calculation used for Critical Areas.

** Buildable Land Inventory Derived from Data that Represent Conditions in Late 2005

- Municipal Boundary
- Military Lands
- Municipal Area

Pierce County, Washington



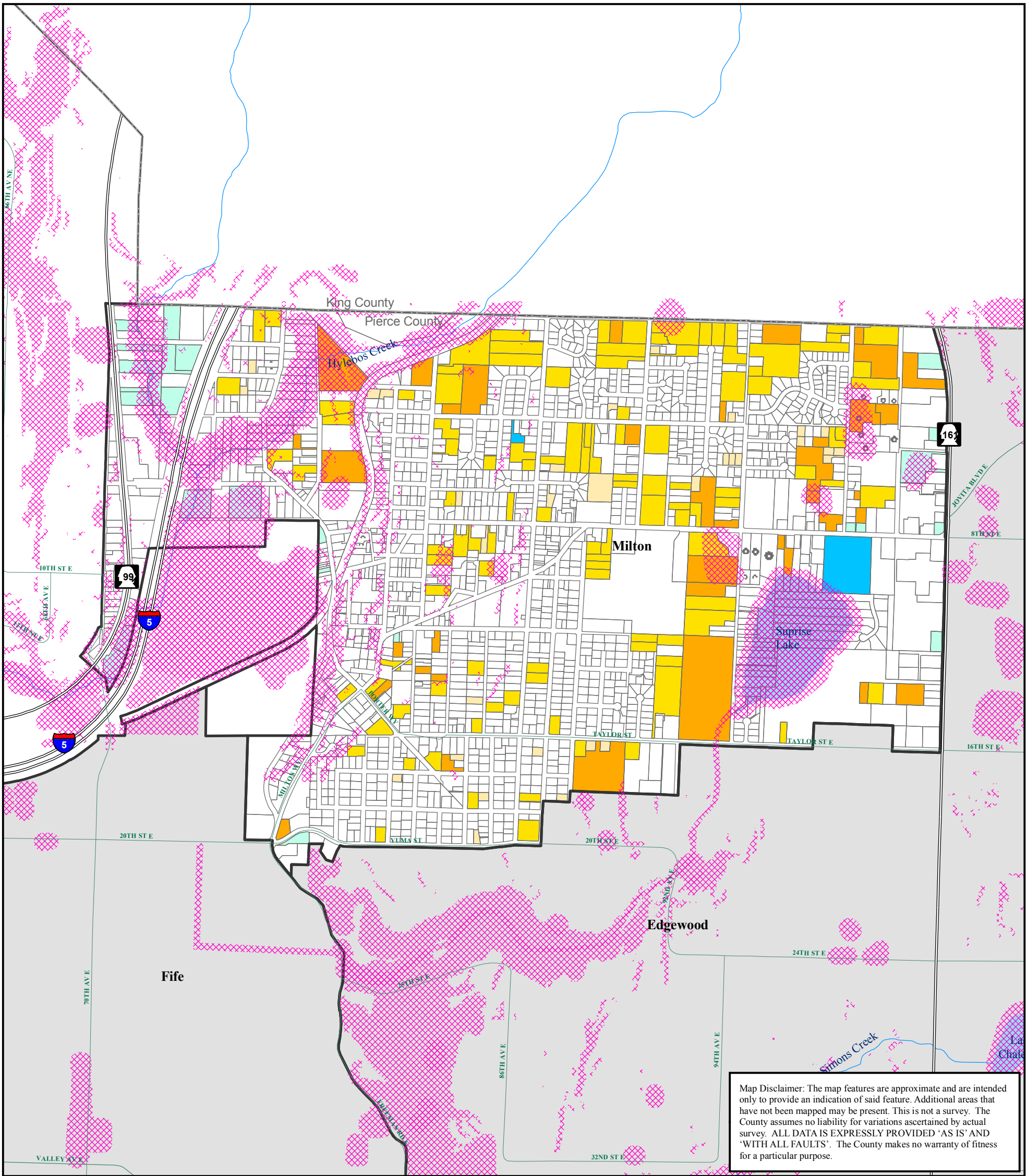
0 0.5 1 Miles

Pierce County Buildable Lands Report



Department of Planning and Land Services

Plot Date: July 10, 2007



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City of Milton

- Critical Areas*
- Buildable Land Inventory****
 - Redevelopable Commercial/Industrial (RCI)
 - Redevelopable Multi-Family (RMF)
 - Underdeveloped Single Family (UNDER)
 - Vacant (VMU)
 - Vacant Single Unit (VSU)

*Critical Areas Consist of Steep Slopes, Wetlands, Streams, and Flood Plains.

** Buildable Land Inventory Derived from Data that Represent Conditions in Late 2005

- Municipal Boundary
- Municipal Area

Pierce County, Washington

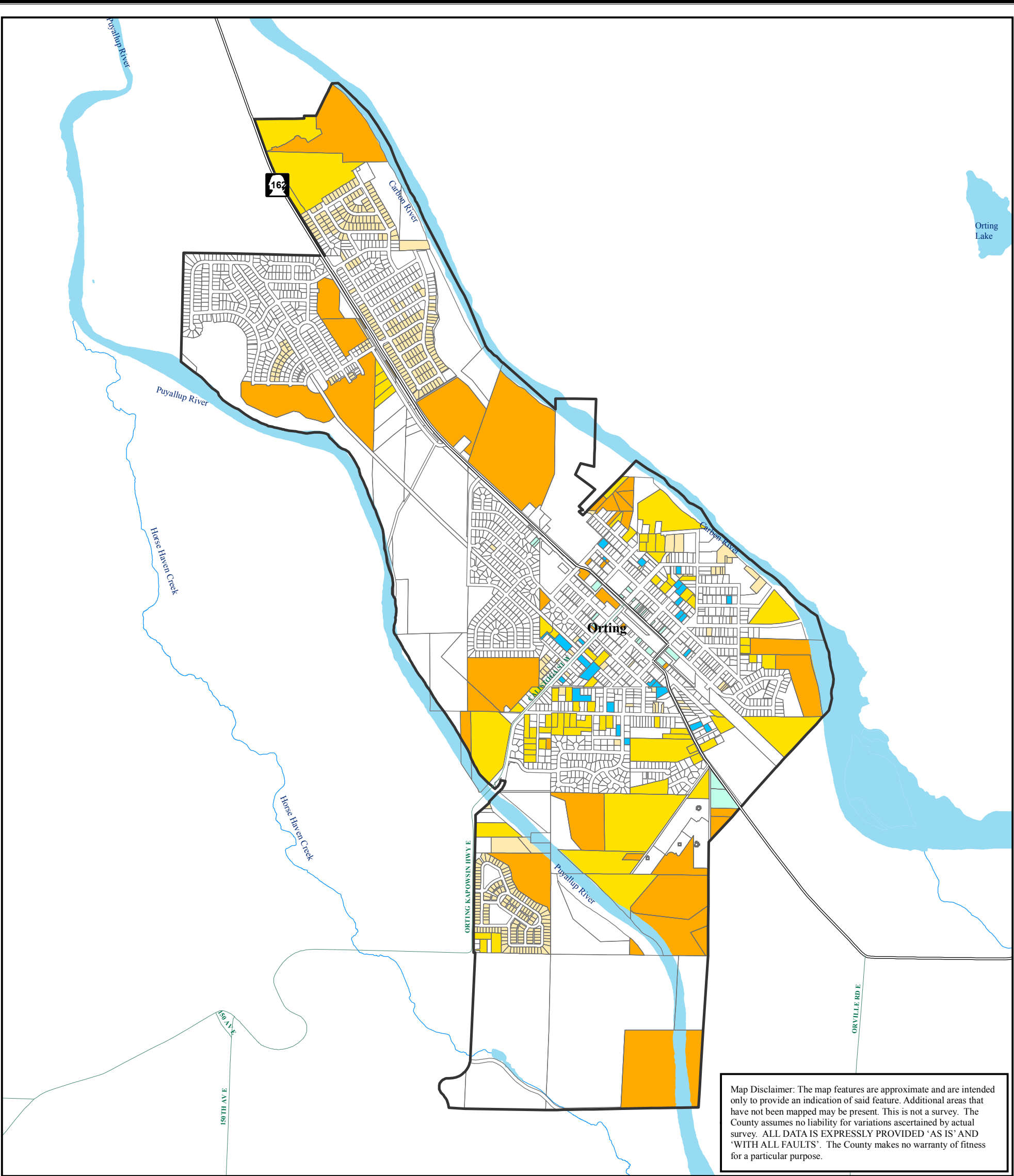


Pierce County Buildable Lands Report



Department of Planning and Land Services

Plot Date: June 25, 2007



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City of Orting

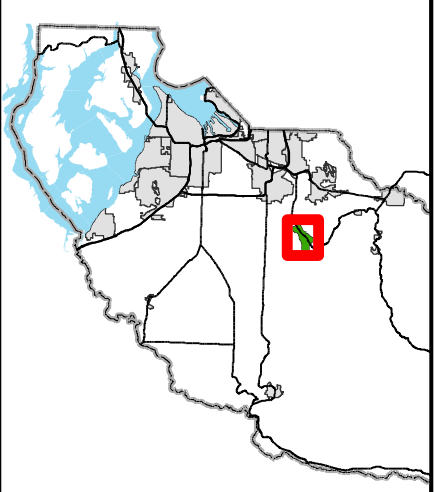
- Buildable Land Inventory****
- Redevelopable Commercial/Industrial (RCI)
 - Redevelopable Multi-Family (RMF)
 - Underdeveloped Single Family (UNDER)
 - Vacant (VMU)
 - Vacant Single Unit (VSU)

***Use of Percent (%) for Calculation of Critical Areas.**

**** Buildable Land Inventory Derived from Data that Represent Conditions in Late 2005**

- Municipal Boundary
- Municipal Area

Pierce County, Washington



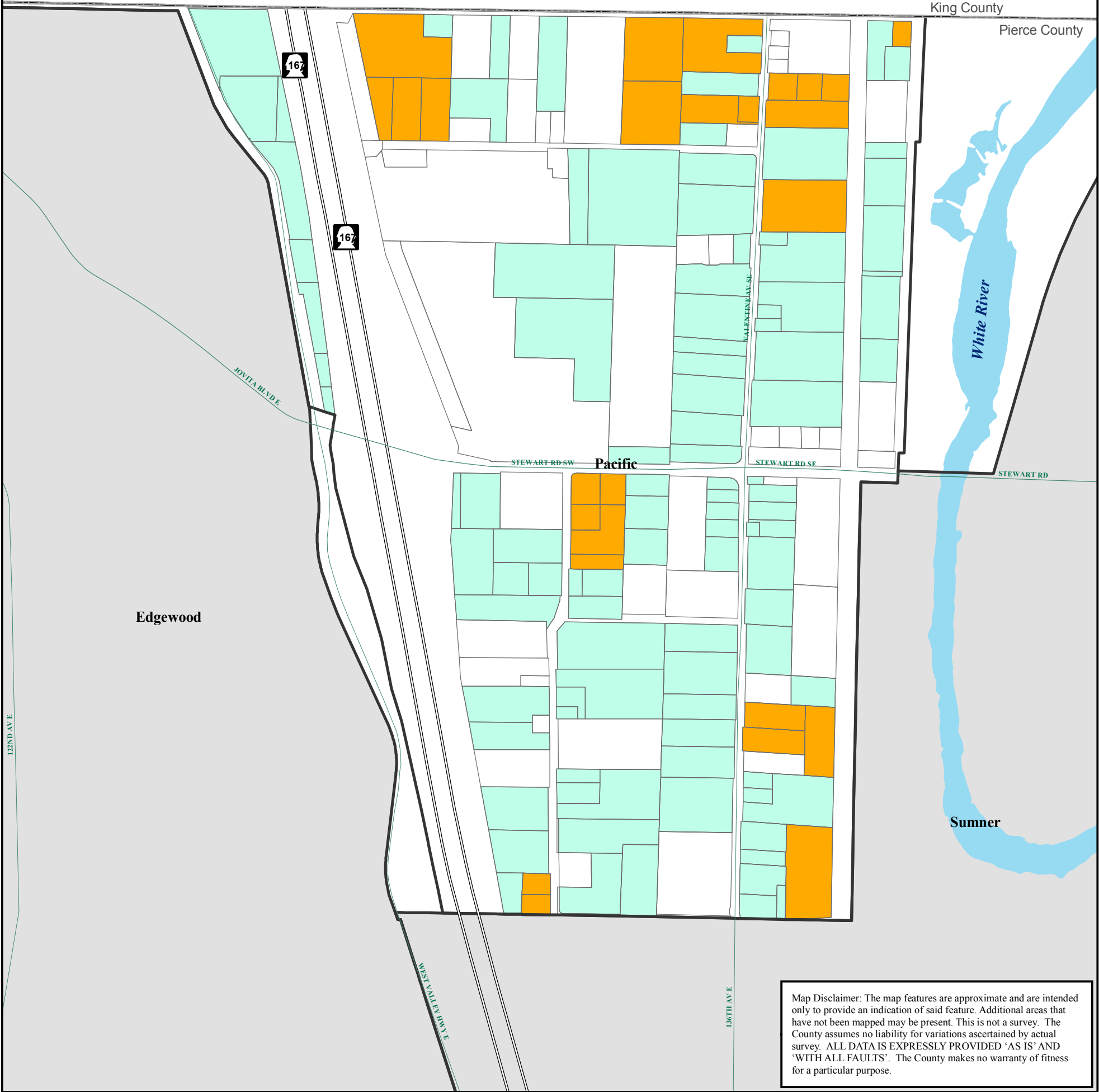
0 0.1 0.2 0.3 Miles

Pierce County Buildable Lands Report



Department of Planning and Land Services

Plot Date: July 10, 2007



City of Pacific

Buildable Land Inventory**

- Redevelopable Commercial/Industrial (RCI)
- Redevelopable Multit-Family (RMF)
- Underdeveloped Single Family (UNDER)
- Vacant (VMU)
- Vacant Single Unit (VSU)

*Critical Areas are not applicable because all area is zoned for commerical/industrial activity.

** Buildable Land Inventory Derived from Data that Represent Conditions in Late 2005

- Municipal Boundary
- Municipal Area

Pierce County, Washington

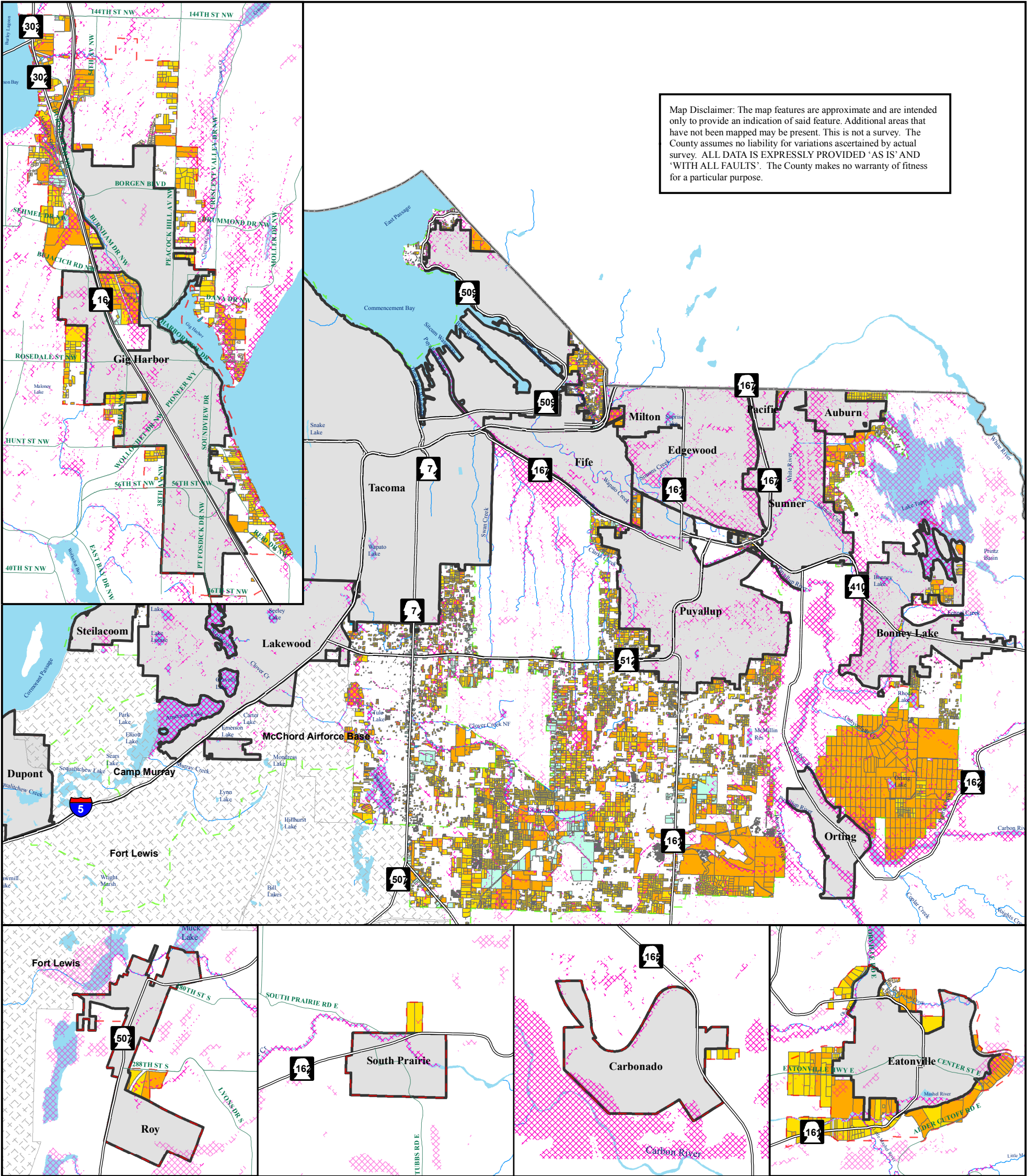


Pierce County Buildable Lands Report



Department of Planning and Land Services

Plot Date: July 10, 2007



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Pierce County

Critical Areas*

Buildable Land Inventory**

- Redevelopable Commercial/Industrial (RCI)
- Redevelopable Mult-Family (RMF)
- Underdeveloped Single Family (UNDER)
- Vacant (VMU)
- Vacant Single Unit (VSU)

*Critical Areas Consist of County Wetland Inventory, Supplemental Wetland Inventory, Rivers/Streams, Floodways, Channel Migration Zone, and Steep Slopes.

** Buildable Land Inventory Derived from Data that Represent Conditions in Late 2005

- Municipal Area
- Comprehensive Urban Growth Area Boundary
- Military Lands
- Municipal Boundary
- Urban Growth Area Boundary

Pierce County, Washington



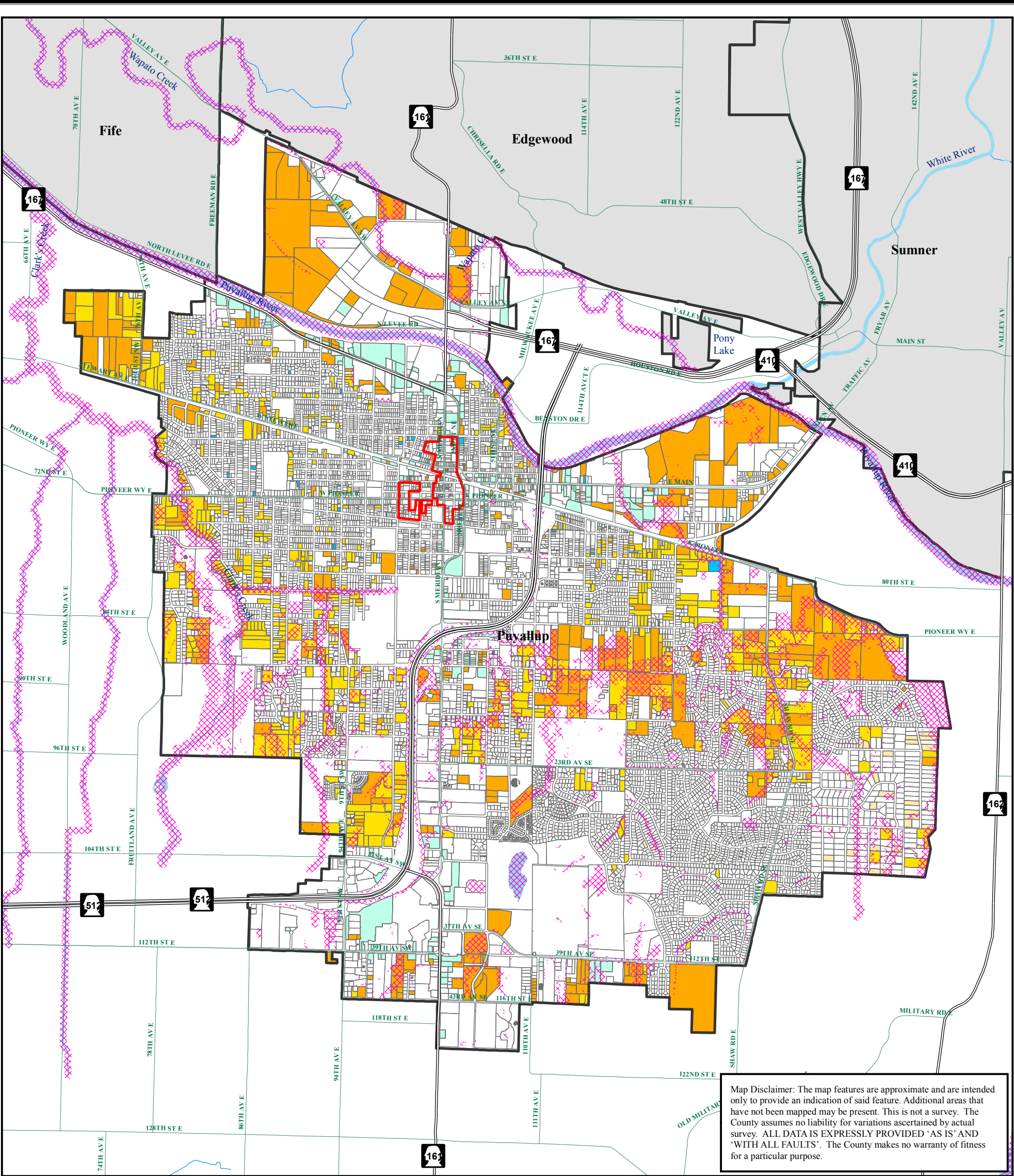
SCALE VARIES

Pierce County Buildable Lands Report










Department of Planning and Land Services

Plot Date: July 10, 2007



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City of Puyallup

-  Critical Areas*
-  CBD/RM-Core Redev.**
- Buildable Land Inventory*****
 -  Redevelopable Commercial/Industrial (RCI)
 -  Redevelopable Mult-Family (RMF)
 -  Underdeveloped Single Family (UNDER)
 -  Vacant (VMU)
 -  Vacant Single Unit (VSU)

*Critical Areas Consist of Puyallup 2003 Wetlands, Steep Slopes, Category 1 Stream (150ft Buffer), and Category 2 Stream (100ft Buffer).

**Not all properties in these downtown zones are considered redevelopable, however due to ordinances some properties will be redeveloped.

*** Buildable Land Inventory Derived from Data that Represent Conditions in Late 2005

-  Municipal Boundary
-  Municipal Area

Pierce County, Washington

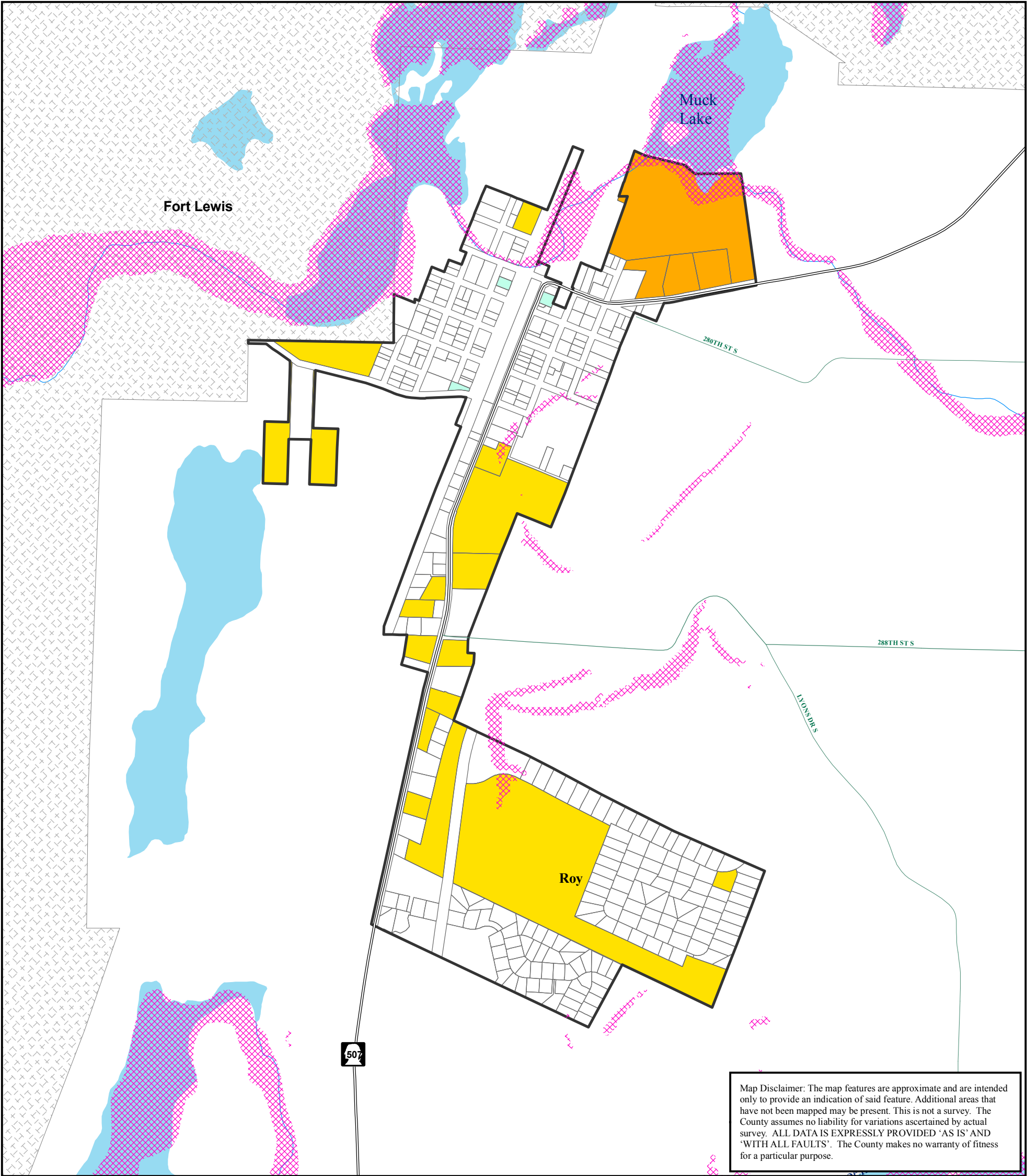


Pierce County Buildable Lands Report



Department of Planning and Land Services

Plot Date: August 7, 2007



Map Disclaimer: The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The County makes no warranty of fitness for a particular purpose.

City of Roy

Critical Areas*

Buildable Land Inventory**

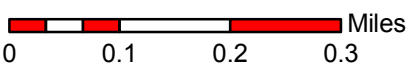
- Redevelopable Commercial/Industrial (RCI)
- Redevelopable Multi-Family (RMF)
- Underdeveloped Single Family (UNDER)
- Vacant (VMU)
- Vacant Single Unit (VSU)

*Critical Areas Consist of Wetlands, Wetlands Buffer (150ft.), Steep Slopes, and 100 Year Flood Plain.

** Buildable Land Inventory Derived from Data that Represent Conditions in Late 2005

- Municipal Boundary
- Military Lands
- Municipal Area

Pierce County, Washington

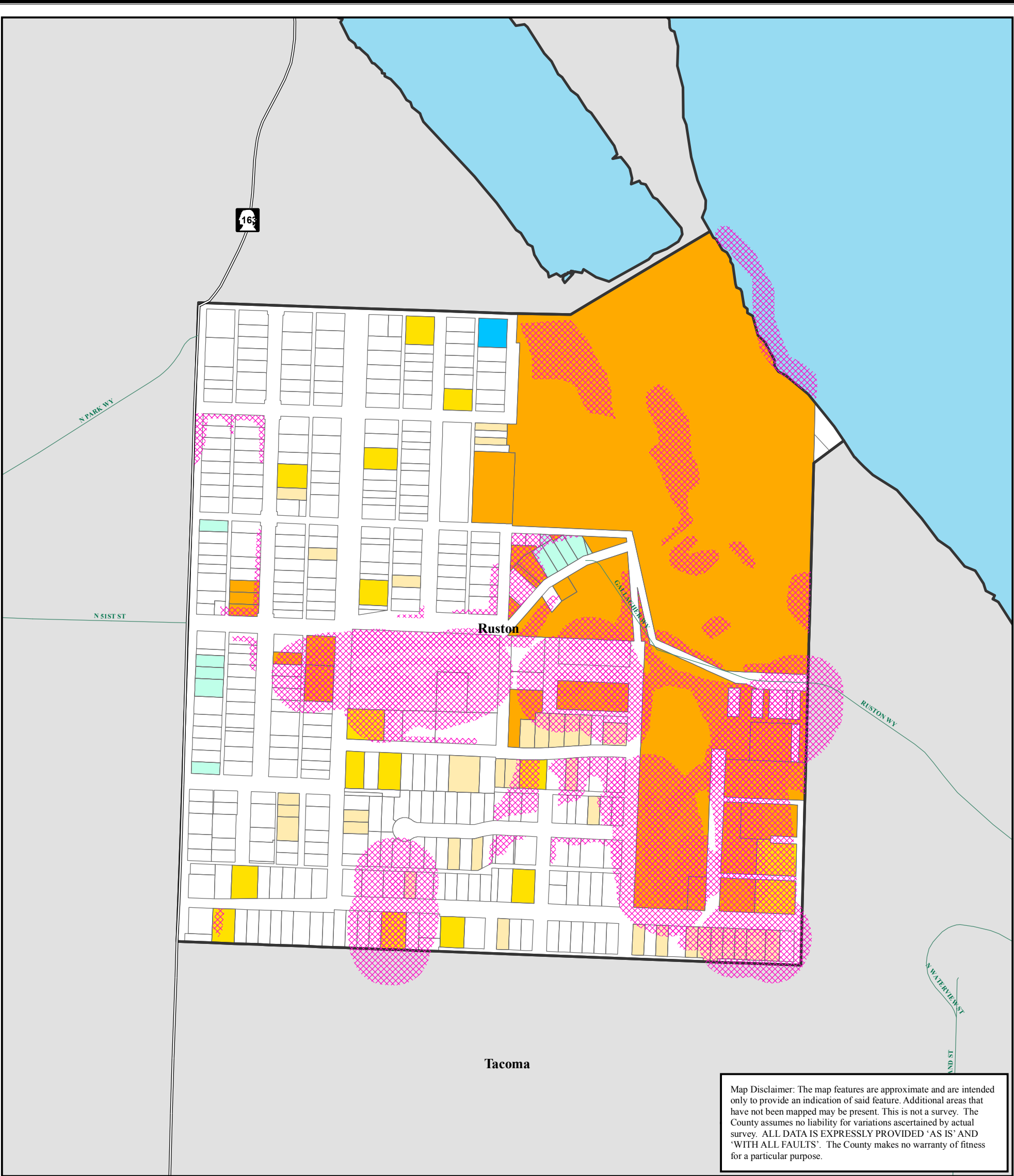


Pierce County Buildable Lands Report



Department of Planning and Land Services

Plot Date: July 10, 2007



Map Disclaimer: The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The County makes no warranty of fitness for a particular purpose.

Town of Ruston



Critical Areas*

Buildable Land Inventory**

- Redevelopable Commercial/Industrial (RCI)
- Redevelopable Multi-Family (RMF)
- Underdeveloped Single Family (UNDER)
- Vacant (VMU)
- Vacant Single Unit (VSU)

***Critical Areas Consist of Wetlands, Wetland Buffers (150ft.), Landslide Hazard Areas (Slope >15%), and Fish and Wildlife Habitat Conservation Area.**

**** Buildable Land Inventory Derived from Data that Represent Conditions in Late 2005**



Municipal Boundary
Municipal Area

Pierce County, Washington



0 250 500 Feet

Pierce County Buildable Lands Report

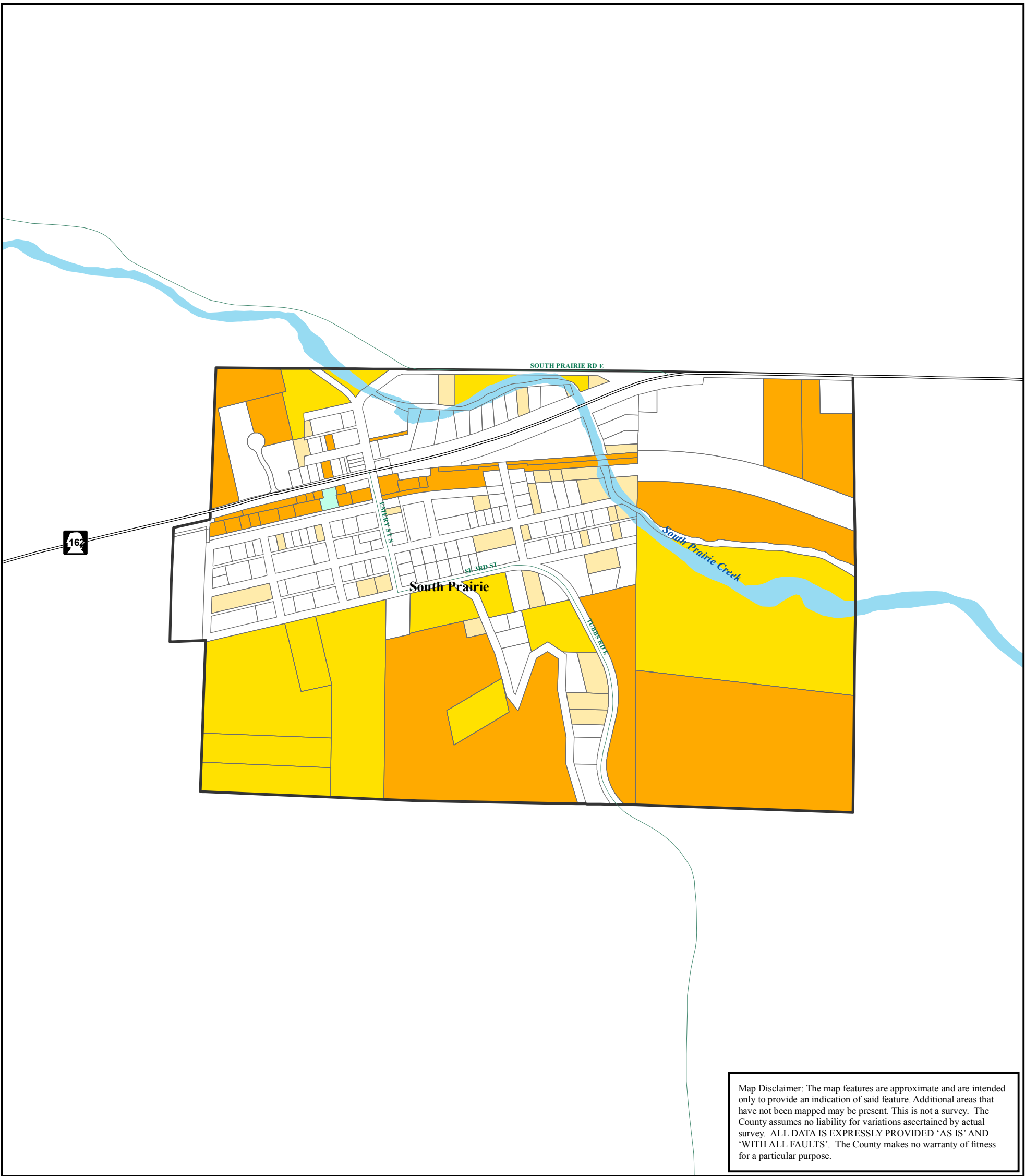


Pierce County
Geographic Information System



Department of Planning and Land Services

Plot Date: July 10, 2007



Map Disclaimer: The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The County makes no warranty of fitness for a particular purpose.

Town of South Prairie

Buildable Land Inventory**

- Redevelopable Commercial/Industrial (RCI)
- Redevelopable Multi-Family (RMF)
- Underdeveloped Single Family (UNDER)
- Vacant (VMU)
- Vacant Single Unit (VSU)

*Gross Calculation Used For Critical Areas

** Buildable Land Inventory Derived from Data that Represent Conditions in Late 2005

- Municipal Boundary
- Municipal Area

Pierce County, Washington



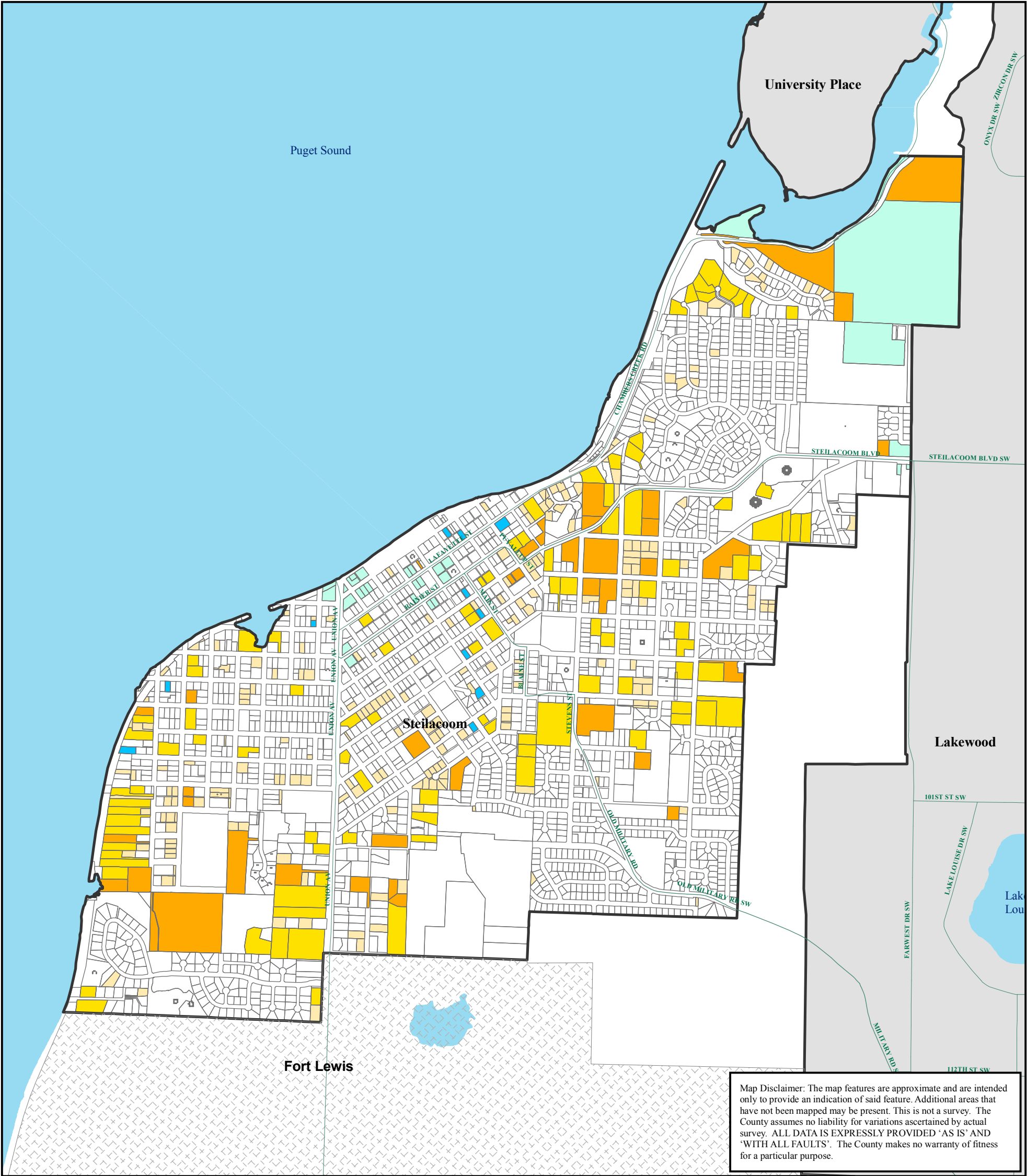
0 0.1 0.2 Miles

Pierce County Buildable Lands Report



Department of Planning and Land Services

Plot Date: August 9, 2007



Map Disclaimer: The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The County makes no warranty of fitness for a particular purpose.

Town of Steilacoom

Buildable Land Inventory**

- Redevelopable Commercial/Industrial (RCI)
- Redevelopable Multi-Family (RMF)
- Underdeveloped Single Family (UNDER)
- Vacant (VMU)
- Vacant Single Unit (VSU)

*Use of Percent (%) for Calculation of Critical Areas.

** Buildable Land Inventory Derived from Data that Represent Conditions in Late 2005

- Municipal Boundary
- Military Lands
- Municipal Area

Pierce County, Washington



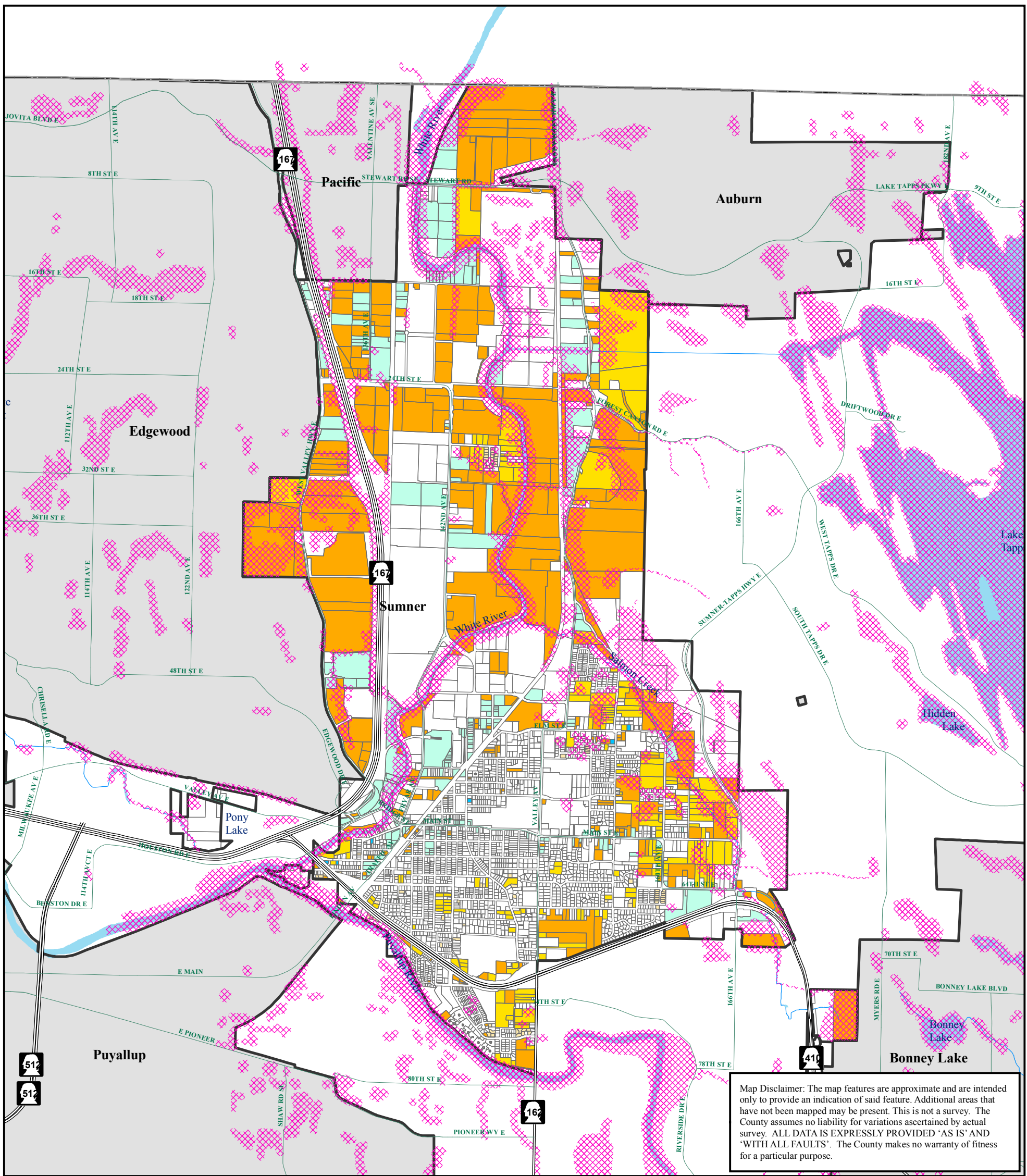
0 0.1 0.2 0.3 Miles

Pierce County Buildable Lands Report



Department of Planning and Land Services

Plot Date: July 10, 2007








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City of Sumner



 Critical Areas*

Buildable Land Inventory**

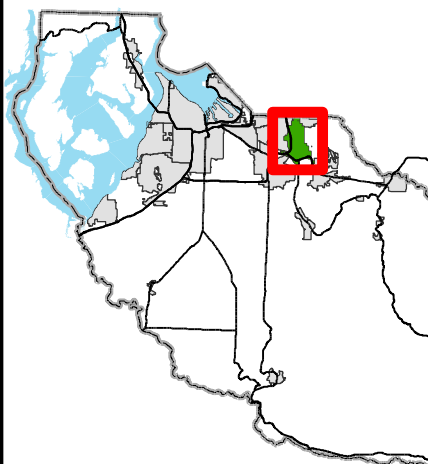
-  Redevelopable Commercial/Industrial (RCI)
-  Redevelopable Multi-Family (RMF)
-  Underdeveloped Single Family (UNDER)
-  Vacant (VMU)
-  Vacant Single Unit (VSU)

*Critical Areas Consist of Wetlands, Wetland Buffers (75ft.), Slope (> 25%), Floodways, Rivers and Streams (Type 3,4,5).

** Buildable Land Inventory Derived from Data that Represent Conditions in Late 2005

-  Municipal Boundary
-  Municipal Area

Pierce County, Washington



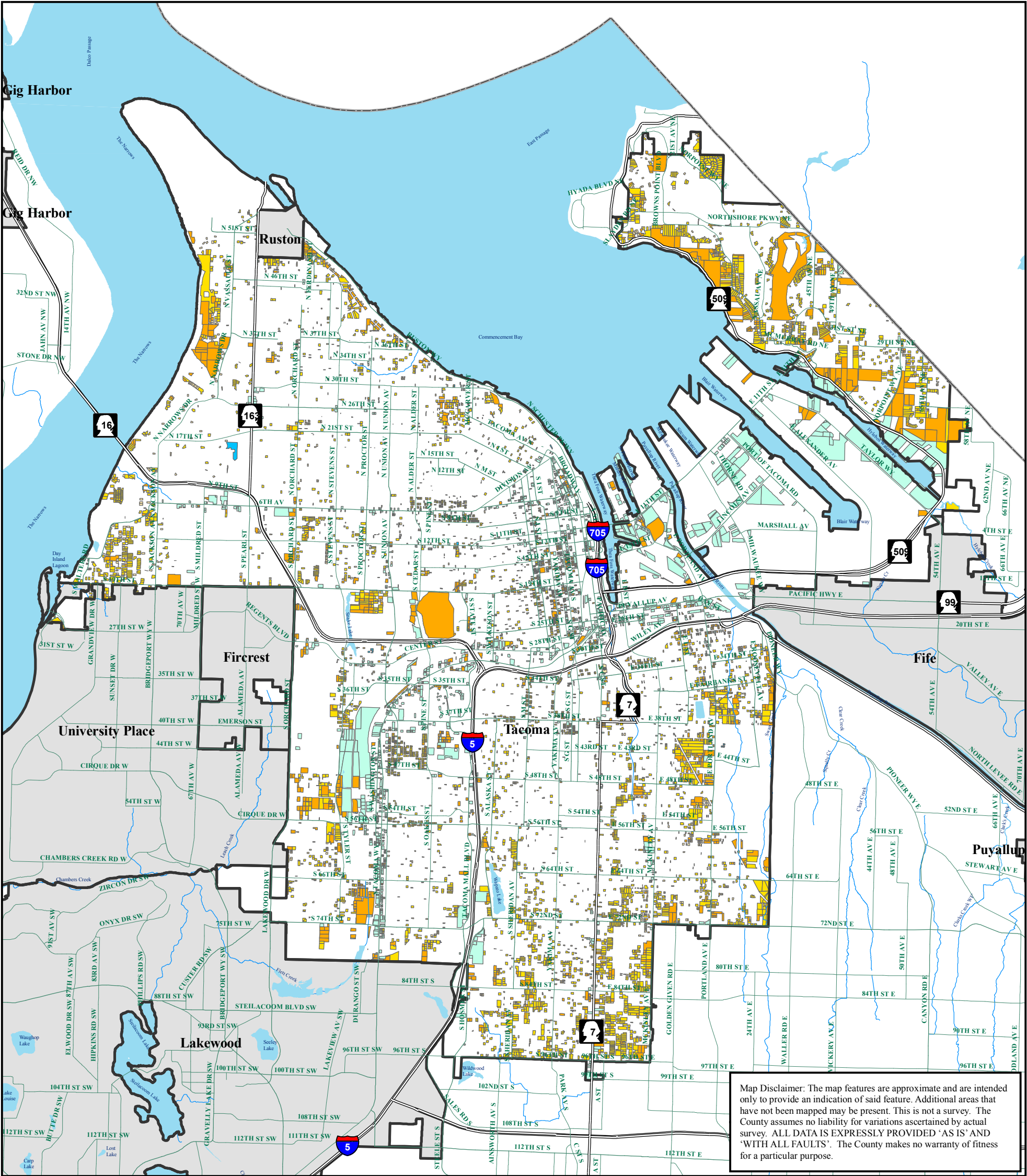
0 0.25 0.5 Miles

Pierce County Buildable Lands Report



Department of Planning and Land Services

Plot Date: July 10, 2007



Map Disclaimer: The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The County makes no warranty of fitness for a particular purpose.

City of Tacoma

Buildable Land Inventory**

- Redevelopable Commercial/Industrial (RCI)
- Redevelopable Multi-Family (RMF)
- Underdeveloped Single Family (UNDER)
- Vacant (VMU)
- Vacant Single Unit (VSU)

*Use of Percent (%) for Calculation of Critical Areas.

** Buildable Land Inventory Derived from Data that Represent Conditions in Late 2005

- Municipal Boundary
- Municipal Area

Pierce County, Washington



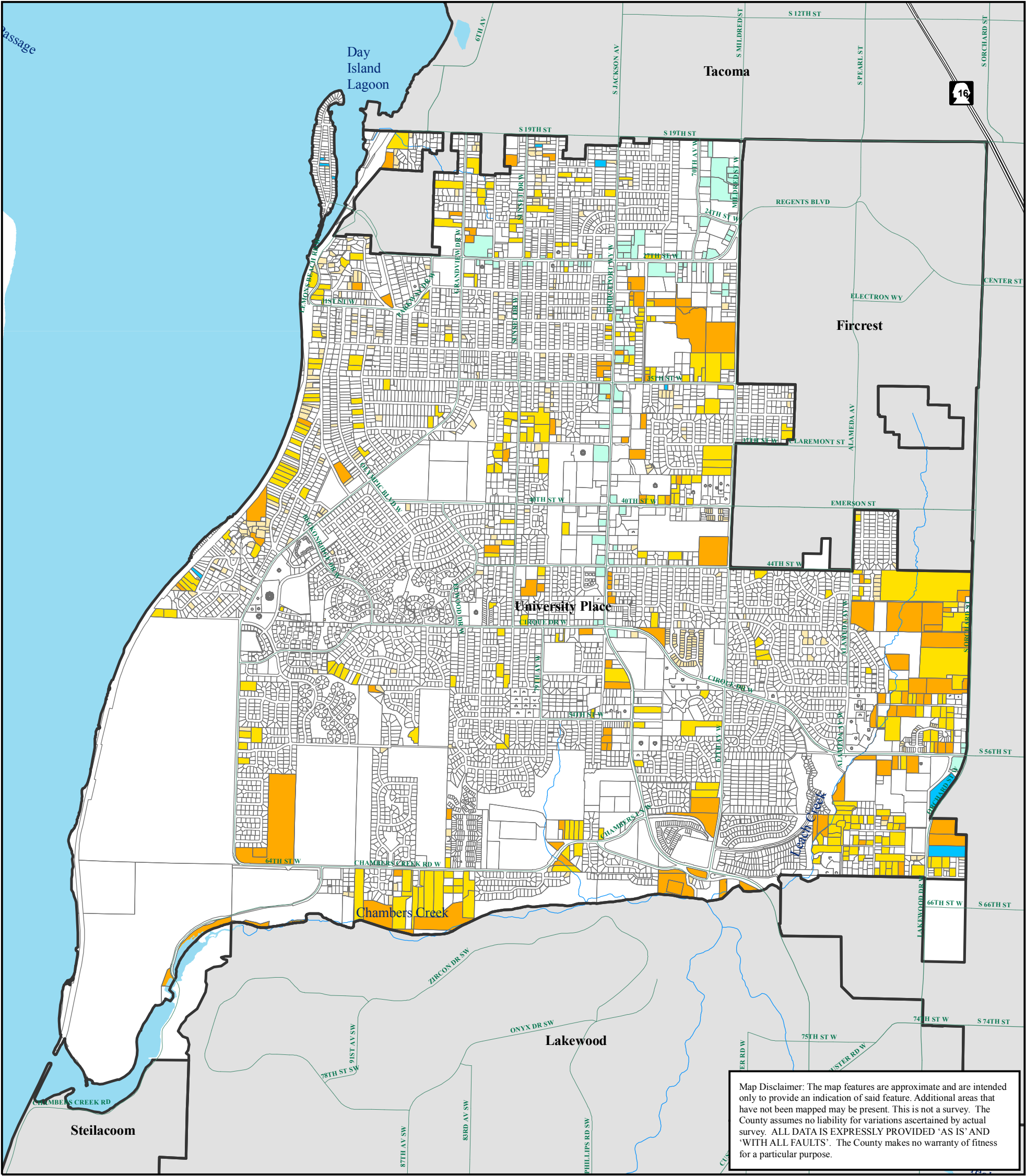
0 0.5 1 Miles

Pierce County Buildable Lands Report



Department of Planning and Land Services

Plot Date: July 10, 2007



City of University Place

- Buildable Land Inventory****
- Redevelopable Commercial/Industrial (RCI)
 - Redevelopable Multi-Family (RMF)
 - Underdeveloped Single Family (UNDER)
 - Vacant (VMU)
 - Vacant Single Unit (VSU)

*Use of Percent (%) for Calculation of Critical Areas.

** Buildable Land Inventory Derived from Data that Represent Conditions in Late 2005

- Municipal Boundary
- Municipal Area

Pierce County, Washington

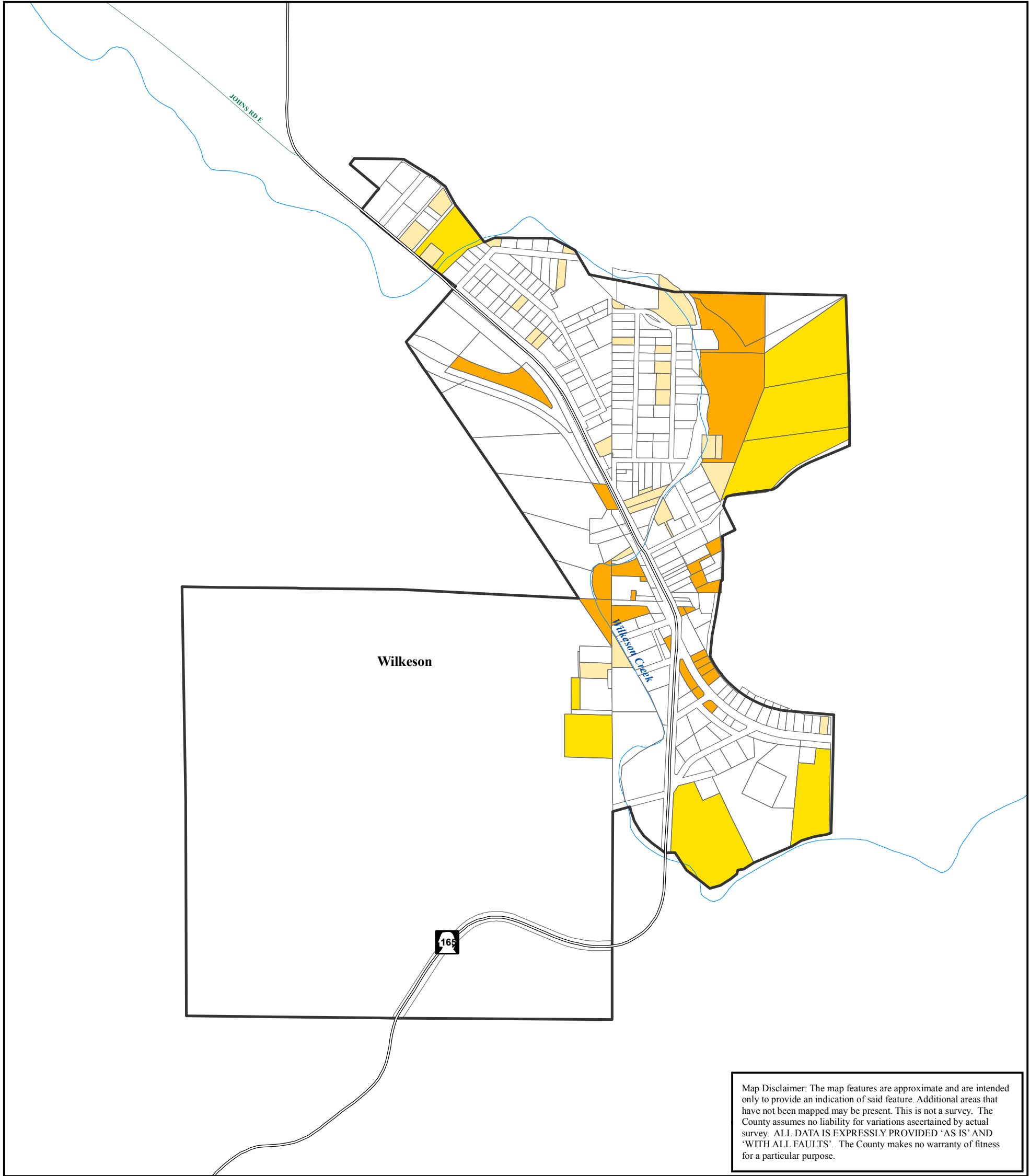


Pierce County Buildable Lands Report



Department of Planning and Land Services

Plot Date: July 10, 2007



Town of Wilkeson

Buildable Land Inventory**

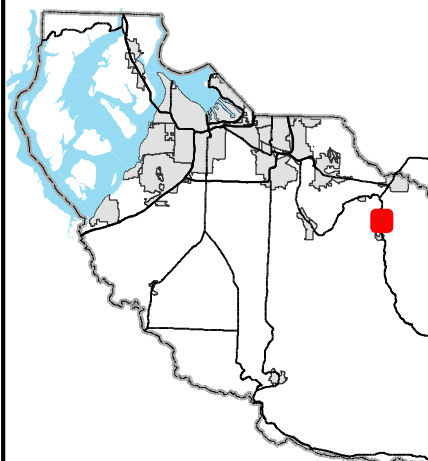
- Redevelopable Commercial/Industrial (RCI)
- Redevelopable Multi-Family (RMF)
- Underdeveloped Single Family (UNDER)
- Vacant (VMU)
- Vacant Single Unit (VSU)

*Gross Calculation Used For Critical Areas

** Buildable Land Inventory Derived from Data that Represent Conditions in Late 2005

- Municipal Boundary
- Municipal Area

Pierce County, Washington



0 0.1 0.2 Miles

Pierce County Buildable Lands Report



Department of Planning and Land Services

Plot Date: August 9, 2007

APPENDIX B

2007 Pierce County Buildable Lands Report

Sample: Gross Acreage to Net Acreage Calculation (Table 6)

Table 6 Example Calculation Supply of Land/Lots for Residential Development				
Zoning District		MSF (unincorporated Piece County)		
Land Type		Vacant (gross)	Vacant (single-unit)	Underdeveloped
Gross Acres ¹		(A1)Total Acreage from ATR Records	(B1) Total Acreage from ATR Records	(C1)Total Acreage from ATR Records
Future Capital Facilities		(A2)Documented Needs		
Adjusted Gross Acres		(A3)=(A1)-(A2)		(C1)
Individual Plat Deductions	Roads (15%)	(A4)= (.15)*(A3)		(C2) = (.15)*(C1)
	Critical Areas	(A5) = Documented Critical Areas from (A1)		(C3) = Documented Critical Areas from (C1)
	Parks and Open Space	N/A		N/A
Net Acres		(A6) = (A3)-(A4)-(A5)		(C4) = (C1)-(C2)-(C3)
Non-Residential Uses (16%)		(A7) = (.16)*(A6)		(C5) = (.16)*(C4)
Adjusted Net Acres		(A8) = (A6)-(A7)		(C6)=(C4)-(C5)
Land Unavailable for Development (15% for vacant and 20% for underdeveloped)		(A9) = (.15)*(A8)		(C7)=(.20)*(C6)
Final Adjusted Net Acres		(A10) = (A8)-(A9)		(C8)=(C6)-(C7)
Total Adjusted Net Acres		(A10)+(C8)		
One potential dwelling unit per vacant (net) lot			(B2)	
Displaced Units				(C9)

Appendix C

2007 Pierce County Buildable Lands Report

Comment Letters
on the Stakeholder Draft
of the
2007 Pierce County Buildable Lands Report
and
Staff Response



August 10, 2007

Dan Cardwell
Senior Planner
Pierce County PALS

PIERCE COUNTY PLANNING
& LAND SERVICES

AUG 16 2007

Re: City of Milton 2022 Buildable Lands Allocation

Dear Dan,

This letter is to officially comment on Milton's 2022 Population Allocation as part of this year's Pierce County Buildable Land Report. We would also like to take this opportunity to thank you and your staff for your assistance throughout this process. We are very grateful for your patience, goodwill and persistence.

The City of Milton performed our own local buildable lands analysis for the incorporated, Pierce County portion of Milton. For the most part, we mirrored the methodology Pierce County used to determine our population allocation. We have also incorporated additional local information in our model.

The following is a summary of the methodology we employed to determine our buildable lands for residential areas.

Milton's Residential Buildable Lands Methodology

1. **Slopes** - We used Lidar topography data to perform a base slope analysis. The Milton Critical Areas Ordinance regulates slopes down to 15% grade. To produce the highest possible developable lands result, the City included any slope up to 40% in our buildable lands figures. We also did not count any slope area under 500 square feet.

We included a standard buffer of 50 feet from the top and toe of any slope over 40%. Our Critical Areas Ordinance places an additional 15 foot building setback from the buffer zone. This setback was not included in our buffer and is therefore represented as buildable land, even though in practice it is not.

2. **Wetlands** – We used the Pierce County wetlands map as a starting point for our analysis. We proofed the map and added locally known wetlands that were not on the County map. Not all locally known wetlands are included in our analysis because no wetlands delineations have occurred in these areas and therefore we are

Planning & Community Development
1000 Laurel St. Milton, WA 98354-8850
Ph 253.922.8743 / Fax 253.922.3466

unsure of the wetland boundaries. We also discounted detention ponds. Again, this figure is meant to over-state the developable lands.

The Milton Critical Areas Ordinance includes a range of wetlands buffers based on the Category and Habitat score of a given wetland. This range extends from 40 to 300 feet from the edge of the wetland. There is also a building setback line from the buffer distance of 15 feet. For the purpose of mapping Critical Areas we used a standard buffer of 100 feet including the building setback. This number assumes that all wetlands adjacent to developable parcels have a habitat score of 23 or less. Most wetlands of any size will have a larger setback. This assumption produces an overstated developable lands figures.

3. **Streams** – Our analysis only included larger perennial streams. Smaller streams or ditches were omitted from this map. We did not include a buffer from streams outside of the associated wetland buffer or floodplain.
4. **Flood Plains** - We used the Pierce County floodplain maps. We did not add a setback.
5. **Pierce County Buildable Lands Map** – We corrected zoning areas on the Pierce County Buildable Lands map. These corrections resulted in significantly higher potential dwelling units. Specifically, several parcels were incorrectly coded Residential Single Family (4 du/ac) when in fact the zoning is RM (12 du/ac), RMD (10 du/ac), or MX (12 du/ac). We did not remove land currently used by churches. Removal of church properties from residential buildable lands would result in the removal of nearly 100 dwelling units from our buildable lands capacity.
6. **Net Buildable Lands** – We started with the revised Buildable Lands maps from Pierce County. We deducted net critical areas and buffers from the gross developable lands acreages.
7. **Range of Potential Dwelling Units** – Based on the net buildable lands, we created a range of potential dwelling units. The low number of the range is the net buildable lands multiplied by the historically achieved densities for each zone. The high number is the net buildable lands multiplied by the maximum possible dwelling units allowed in each zone. The high number of the range does not deduct for required roads, stormwater facilities or development challenges unique to individual lots. Because a dwelling unit is a whole number, we rounded the development potential on all lots down to the nearest whole number.

City of Milton Build Out Scenario

Based on our buildable lands analysis, and given the present zoning and development regulations, the City of Milton can add an additional 484 to 811 dwelling units. These numbers are inflated because we did not remove all critical slopes, we understated the

wetlands buffers, we didn't buffer streams beyond the floodplain, and we did not add a setback from the floodplain. We also did not remove church owned property in the Residential Single Family or Residential Multi-family zones. Given current zoning, an additional 90-100 should be subtracted from our range of potential new dwelling units for church owned property alone.

If we grow at historical rates, we expect to add an additional 240 units by 2022. At that rate, and given present zoning and development patterns, we can expect to reach build out in 15 to 30 years.

The 2022 Buildable Lands allocation by Pierce County of 730 dwelling units, while not impossible, is highly unlikely in terms of both development capacity and historical building trends. City staff believe the Pierce County Buildable Lands Allocation is more appropriately in the range of 450-600 dwelling units.

Again, thank you for the opportunity to comment. We appreciate your assistance. If you have questions, please do not hesitate to contact me at 253.517.2740 or via email at eterrell@cityofmilton.net.

Sincerely,

A handwritten signature in black ink, appearing to read "Emily Terrell", with a stylized flourish at the end.

Emily Terrell, AICP
Director
Planning and Community Development
City of Milton, Washington

1. City of Milton, August 10, 2007

Milton's Residential Buildable Lands Methodology

Comment: The City of Milton mirrored Pierce County's methodology and conducted a local housing capacity analysis utilizing more localized information. The results of their analysis indicated the City can accommodate an additional 484 to 811 dwelling units.

Response: The local data cited by the City of Milton was obtained and utilized in the analysis of buildable lands as documented in the final report. Considerable time and effort has been taken to incorporate the City's development constraints and local development regulations.

Comment: The 2022 population allocation and resulting housing needs are highly unlikely in terms of both development capacity and historical building trends.

Response: RCW 36.70A.215.(3)(a) states that at a minimum the Pierce County Buildable Lands analysis is to "Determine whether there is sufficient suitable land to accommodate the countywide population projection established for the county pursuant to RCW 43.62.035 and the subsequent population allocations within the county and between the county and its cities and requirements of RCW 36.70A.110." Pierce County in consultation with its cities and towns adopted a 2022 population allocation as required through Pierce County Ordinance 2003-104s in March 2004. The City of Milton had various opportunities to request modifications to the draft allocation numbers prior to adoption. It is anticipated that the 20-year allocations will be updated in the next year. The City of Milton has been advised to actively participate in the review and adoption process.

August 27, 2007

Dan Cardwell, Senior Planner
Pierce Co. PALS
2401 South 35th Street, Room 150
Tacoma, WA 98409

Dear Mr. Cardwell:

Included herein are comments regarding assumptions and conclusions from the *Stakeholder Draft of the 2007 Pierce County Buildable Lands Report* ('07 Draft Report.) On behalf of the Master Builders Association of Pierce County (MBA), thank you for not only the opportunity to comment on the draft, but also the multiple stakeholder meetings you held to keep interested parties updated on progress and to hear stakeholder concerns about the '07 Draft Report.

The MBA has numerous concerns regarding the political and regulatory ramifications of the 2007 Buildable Lands Report, including but not limited to:

- the inability to accurately compare the 2007 Report with the 2002 Report;
- the fact that the 2007 Report will become obsolete as soon as the 2027 Population Allocation process is completed (presumably in early 2008); and
- the risk that the 2007 Report will be relied on for the next five years of land use planning when it should not be due to its statistical assumptions.

These concerns and others will be discussed in future comments in the appropriate forum.

Population Growth Assumptions

OFM Population Allocation

One major difference between the 2002 and 2007 Buildable Lands Reports is the total population being planned for. As stated in the '07 Draft Report itself, the 2017 total population planned for was 923,671, whereas the total population planned for by 2022 was 912,700. Rather than adopt the 2022 "high range" estimate from the State Office of Financial Management (OFM) as was done in 2017, the County and its cities adopted the "mid-range" 2022 OFM estimate. Because it uses the mid-range OFM estimate, the '07 Draft Report is not comparable to the 2002 Report.

This shift in total population being planned for results in an assumed reduction of the total land capacity needed by 2022 than had the OFM "high range" estimate 1,027,718 been used. The high range estimate would have indicated the need to accommodate 115,018 more people, or roughly 52,280 households, using a PPH figure of 2.2.

Although this shift from the high to mid-range population allocation was apparently due to the 2000 census results, MBA maintains that the population in Pierce County since 2000 has increased faster than the mid-range estimate would predict. This is due at least in part to the "King County effect." MBA disputes as too low the use of the 2022 mid-range population OFM estimate as the basis for the '07 Draft Report.

"King County Effect"

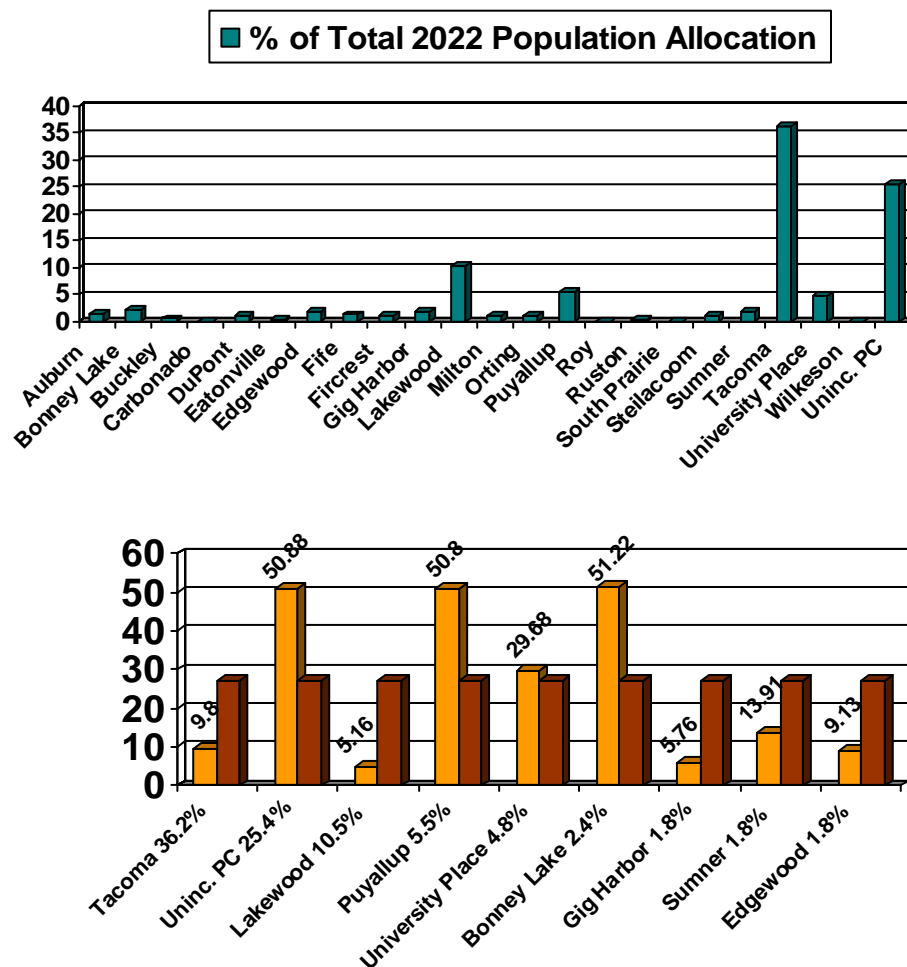
The "King County effect" is a loose term and refers to growth patterns being determined in part by affordability concerns, and encompasses more than just the King County geographic region.

One flaw in the Buildable Lands capacity analysis is that it does not account for population growth trends caused by residents choosing to relocate due to housing affordability issues. Affordability is not considered at all in the Buildable Lands capacity analysis; this results in erroneous predictions since it disregards real-world decisions made by the population.

In recent years, the cost of housing in Washington has outpaced increases in income, and in the Puget Sound region this trend is even more pronounced. More and more people are moving from King County into Pierce County, for instance, due to the relatively affordable housing stock located here. This trend will continue, and as a result, Pierce County's total population (and unincorporated Pierce County's population in particular) will grow faster than predicted by the 2022 OFM population allocation.

Population Allocations Versus Real Growth Patterns

The '07 Draft Report as well as other independent statistical calculations demonstrate that unincorporated Pierce County and several cities are growing much faster than would be predicted by their respective 2022 population allocations, while others are not keeping pace. Summary tables demonstrate this trend below:



■ % of Allocated Growth achieved 2000 - 2006 in largest OFM allocation jurisdictions
■ Baseline % = 27% of 2000 - 2022 time frame

These statistics show that the jurisdiction-specific OFM population allocations are not being absorbed as predicted, and it is inaccurate to use them in future land use planning. The conclusion that unincorporated Pierce County, for instance, has an excess of residential land capacity is based on the assumption that it will only include the number of units predicted by the OFM allocation. However, actual plat and permit data makes clear that under current trends, the unincorporated Pierce County area will include far more than the OFM allocation number by 2022.

At the same time, municipal OFM allocations are not being reflected in actual development activity within cities, and the cities allocated most of the aggregate 2022 population growth (Tacoma and Lakewood) are far behind the pace to absorb their respective shares. Reasons for this include a lack of developable land in cities; higher costs not only to develop, but also to live, in cities, which affect a developer's decision to build in unincorporated or incorporated areas for their intended buying market; elected and public resistance within cities to accept increased density on vacant or underdeveloped lands; and more.

Overall, the use of the OFM population allocation as the basis for needed buildable land capacity is flawed.

“Underdeveloped Lands” Assumptions

The MBA of Pierce County disputes the assumptions within the 2007 Pierce County Buildable Lands Report related to both 1) the “absorption rate” at which “underdeveloped” land is assumed to develop (the amount identified as buildable through 2022 for each jurisdiction) and 2) the amount of “underdeveloped lands” cited as “unavailable for development” (identified in Table 4 for each jurisdiction in the '07 Draft Report.)

The June 2005 report entitled *Pierce County Buildable Lands Program: Evaluation of Assumptions About Underdeveloped Lands* and drafted by ECONorthwest illustrates in part the bases for MBA's position. (This report will be referred to herein as the '*05 ECONorthwest Report*.)

Historical “Absorption Rate” of “Underdeveloped” Lands

In its 2005 report, in order to analyze the accuracy and reasonableness of the “underdeveloped” land assumptions in the *2002 Pierce County Buildable Lands Report*, ECONorthwest compiled residential plat and building permit activity data for the years 2001-2004 and 2001-2003, respectively, in both unincorporated Pierce County and its 23 cities. 2001-2004 equates to 23.5% of the planning time frame between 2001 and 2017; 2001-2003 equates to 17% of the planning time frame between 2001 and 2017.

The plat activity data gathered by ECONorthwest demonstrates that “underdeveloped” residential lands were not being developed at the rate assumed in the 2002 Pierce County Buildable Lands Report. For the period encompassing 23.5% of the time frame, “[t]he data show that more than 11% of [unincorporated Pierce County] underdeveloped land was platted (and presumably developed) in the four-year period. The results show that 28% of underdeveloped land in the MUD designation was platted, 23% in the HRD designation, and 10% in the MSF designation.” (*'05 ECONorthwest Report*, page 3-7.)

The results for incorporated areas are even more off-pace. “Overall, the amount of underdeveloped land platted in City municipal boundaries between 2001 and 2004 was a relatively small percentage of the underdeveloped land base in all of the City municipal boundaries.” (*'05 ECONorthwest Report*, page 3-10.) Table 3-10 shows that 15% of total

platting activity on municipal lands occurred on “underdeveloped” lands; Table 3-11 shows that only 2% of all “underdeveloped” municipal lands were platted during the years 2001-2004.

Building permit activity for 2001-2003 demonstrated the same trend as plat activity; “underdeveloped” lands were not being absorbed at a rate comparable to the planning time frame (17% of the period through 2017, as covered by the 2002 Buildable Lands Report):

The results show that [during the years 2001-2003,] a considerable number of dwelling units (1,136) were approved on lands identified as underdeveloped in the County UGA. The cities experienced a much lower volume of permits in lands identified as underdeveloped in the 2000 inventory than the [County]. More interesting in the context of this study is the finding that 20% of new dwellings permitted in the County UGA were permitted on underdeveloped land. This is in stark contrast to the cities where 3% of the new dwellings permitted were on underdeveloped land.

(‘05 ECONorthwest Report, pages 3-13 – 3-14.)

Future “Absorption Rate” for “Underdeveloped” Lands

Overall, ECONorthwest’s data shows that actual absorption of “underdeveloped” land for the years 2001-2004 was not occurring at a pace that would exhaust the acreage identified within the Buildable Lands Reports for either the 2017 or the 2022 planning horizon. MBA maintains that the pace at which “underdeveloped” lands are absorbed may actually go down in the future due to several reasons:

- Previous plats developed on “underdeveloped” lands were generally on larger parcels than are currently available; with the need to assemble parcels becoming more common, the number of plats on “underdeveloped” lands will go down.
- Infrastructure is not expanding near “underdeveloped” lands fast enough to make developing those lands financially viable.
- The costs that a single plat would have to absorb to bring roads and urban services to an underdeveloped parcel may remain too high to make the project financially feasible.

The first reason listed above is supported by ECONorthwest’s analysis:

As a final analysis of plat activity, ECO developed a distribution of improvement values on underdeveloped land using the 2000 buildable land inventory. The purpose of this analysis is to test whether an identifiable value threshold exists. . . . The primarily [*sic*] conclusion that can be drawn from this analysis is that parcels in the 2.5- to 10-acre size class are more likely to develop.

(‘05 ECONorthwest Report, page 3-8.) With the number of parcels within the 2.5 - 10 acre size range decreasing, so will the percentage of “underdeveloped” lands being absorbed. The fact that less “underdeveloped” land will be redeveloped by 2022 than assumed in the ‘07 Draft Report should result in a change in the assumed amount of “underdeveloped” land unavailable for growth – otherwise, the conclusions about capacity in the Draft ‘07 Report are flawed.

MBA hereby offers to conduct a feasibility analysis of up to 10 parcels that County or city staff select in order to help demonstrate the actual restraints and increasing costs to develop such parcels, and therefore the lower likelihood that underdeveloped lands will comprise a significant portion of lands developed in Pierce County between 2002 and 2022.

Percentage of Underdeveloped Land Assumed as Part of Total Residential Land Capacity

The significance of the fact that a huge percentage of the total residential buildable land capacity in the '07 Draft Report is classified as “underdeveloped” cannot be overstated. The Report’s conclusion that there is buildable capacity in excess of the standard 25% “market factor” is due to assumptions regarding amounts of “underdeveloped” lands that will be developed before 2022. The table included below demonstrates this percentage by jurisdiction.

Summary Comparison between Available Residential Lands and Underdeveloped Lands Data from 2007 draft Pierce County Buildable Lands Report

Jurisdiction	Total Adjusted Net Acreage Available for Residential Development	Acreage of Available Land Classified as Final Adjusted Net Underdeveloped	% Classified as Final Adjusted Net Underdeveloped	Future Assumption - % unavailable for development (UD = underdeveloped)
Auburn	90.58	16.87	19%	1%
Bonney Lake	205.32	133.57 (all w/in R-1)	65%	Res. UD 30%
Buckley	306.90	155.03	51%	Res. UD 50%
Carbonado	26.65	16.54	62%	Res. total unavail. 25%
DuPont	183 (Northwest Landing)	0	0%	0%
Eatonville	266.76	137.48	52%	Res. total unavail. 25%
Edgewood	780.99	444.01	57%	Res. UD 25%
Fife	154.51	12.23	8%	30% total unavail.
Fircrest	58.31	31.56	54%	Res. total unavail. 5%
Gig Harbor	576.18	117.25	20%	Res. UD 20%
*Lakewood	772.8	596.57	77%	Res. UD 20%
Milton	128.81	66.61	52%	Res. UD 50%
Orting	275.3	131.03	48%	Res. UD 1%
*Pierce Co. Total	6740.4	3753.01	56%	SF UD 20% / MF UD 40%
PC MSF Zone	3936.82	2492.24	63%	SF UD 20% / MF UD 40%
PC SF Zone	1460.65	913.84	63%	SF UD 20% / MF UD 40%
*Puyallup	500.98	216.42	43%	SF UD 40% / MF UD 70%
Roy	44.83	38.61	86%	Res. UD 20%
Ruston	40.95	3.99	10%	Res. UD 20%
South Prairie	18.25	5.57	31%	Res total unavail. 25%
Steilacoom	110.23	62.3	57%	SF UD 20% / MF UD 1%
Sumner	383.95	185.19	48%	SF UD 20% / MF UD 40%
*Tacoma	1897.33	1130.66	60%	SF / Res. UD 25%
*University Place	397.92	184.55	46%	Res. UD 20%
Wilkeson	9.25	.92	10%	Res. total unavail. 25%

MBA hereby requests that the assumed percentage of “underdeveloped” land unavailable for development listed in Table 4 of each jurisdictions data within the '07 Draft Report be increased to at least 50% for each jurisdiction. Restraints on “underdeveloped” lands will result in a decrease in the rate of absorption, not an increase, between now and 2022. The cost to develop will be too high to allow for development to occur.

By using an assumption that 50% of “underdeveloped” lands would be unavailable for development through 2022 in unincorporated Pierce County, Tacoma, Lakewood, Puyallup, and University Place (collectively, the jurisdictions assigned 82.4% of the 2022 Pierce County OFM population allocation), the total residential land capacity would be reduced by 2131.52 acres.

Recalculation of Residential Buildable Acres Assuming 50% of “Underdeveloped” Land is Unavailable Through 2022

Jurisdiction	Adjusted Net Underdeveloped Acres	50% of Adjusted Net Underdeveloped Acres	Total Adjusted Net Acres Excluding Redev. Acres (50% of Underdeveloped + Vacant)	Decrease in Buildable Acres from Estimate in Draft 2007 Buildable Lands Report
*Lakewood	745.73	372.87	522.68	$777.11 - 522.68 = 254.43$
*Pierce Co. Total	4811.59	2405.8	5379.79	$6727 - 5379.79 = 1347.21$
PC MSF Zone	3115.29	1557.65	2995.93	$3930.52 - 2995.93 = 934.59$
PC SF Zone	1142.3	571.15	1117.02	$1459.71 - 1117.02 = 342.69$
*Puyallup	360.67	180.34	459.31	$495.76 - 459.31 = 36.45$
*Tacoma	1499.51	749.76	1467.57	$1856.20 - 1467.57 = 388.63$
*University Place	205.39	102.7	283.06	$387.86 - 283.06 = 104.8$
				TOTAL = 2131.52

The total reduction of the number of housing units within the reduced land capacity would have to be calculated by zone within the respective jurisdictions; it is clear, however, that the number would be significant, and the resulting *2007 Pierce County Buildable Lands Report Conclusion* would read very differently. Within the Pierce County Moderate Density Single Family (MSF) and Single Family (SF) Zones *alone*, this recalculation would result in a decrease of 6,077 units in the available capacity.

Recalculation of Unit Capacity in Pierce County’s MSF and SF Zones Assuming 50% of “Underdeveloped” Land is Unavailable Through 2022

Jurisdiction	Total Adjusted Net Acres Excluding Redev. Acres (50% of Underdeveloped + Vacant)	Assumed Density	Unit Capacity	Decrease in Unit Capacity from Estimate in Draft 2007 Buildable Lands Report
PC MSF Zone	2995.93	5	14980	$19684 - 14980 = 4704$
PC SF Zone	1117.02	4	4469	$5842 - 4469 = 1373$
				TOTAL = 6077

Housing Unit Calculations

Table 6 and Table 8

MBA contends that the assumed densities included in Table 8 for residential zones are too high. First, the buildable land capacity theoretically allowed from critical area buffers is often not actualized due to other regulatory constraints on density (e.g., minimum lot sizes, minimum lot widths, setbacks, open space requirements, etc.) While net density trends between 2001-2005 increased in unincorporated Pierce County from 4.35 to 4.72 in the MSF Zone, for instance, MBA contends that this is due to the fact that the density figures reflect plats vested prior to the implementation of Community Plans. Density will decrease in the future due to Community Plan regulations applying to developments.

Second, the percentage of land being deducted for roads and public facilities (particularly schools) in Table 6 is low compared to actual developments’ percentages.

Table 16 vs. Table 19 Data

Please clarify how the lot and permit activity included in Table 16 reconciles (or does not reconcile) with the production data included in Table 19. MBA was unable to do so.

Thank you once again for the opportunity to provide feedback regarding the *Stakeholder's Draft of the 2007 Pierce County Buildable Lands Report*. Please contact me with any questions.

Sincerely,

A handwritten signature in black ink, reading "Tiffany Speir". The signature is written in a cursive, flowing style with a large initial "T".

Tiffany Speir
Government Affairs Director

2. Master Builders Association of Pierce County, August 27, 2007

Population Growth Assumptions

Comment: The MBA states that the use of the 2022 mid-range OFM population projection generated through the 2002 OFM GMA population projection series is too low as the basis for determining whether or not there is sufficient buildable land to accommodate future population growth.

Response: RCW 36.70A.215.(3)(a) states that at a minimum the Pierce County Buildable Lands analysis is to “Determine whether there is sufficient suitable land to accommodate the countywide population projection established for the county pursuant to RCW 43.62.035 and the subsequent population allocations within the county and between the county and its cities and requirements of RCW 36.70A.110.” Pierce County in consultation with its cities and towns adopted a 2022 population allocation as required through P.C. Ordinance 2003-104s in March 2004. The total Countywide (urban and rural) population allocation as adopted in the ordinance reflected the OFM’s 2002 mid-range population projection for Pierce County. As noted in a Finding of Fact to the adopted ordinance, the OFM mid-range population projections have historically been accurate. Pierce County and its cities and towns are required to use this latest adopted allocation in the evaluation of sufficient lands to meet future population needs.

OFM will be releasing its 2007 GMA 20-year population projection series in the fall of 2007. It is anticipated that Pierce County in consultation with its cities and towns will update its 20-year population allocation consistent with the new OFM projection series. The MBA will have an opportunity to comment on preliminary allocations through the Growth Management Coordinating Committee (GMCC), Pierce County Regional Council (PCRC), and the Pierce County Council.

Underdeveloped Lands Assumptions

Comment: The MBA states that the 1) amount of land identified as underdeveloped and 2) the deduction applied to underdeveloped lands to account for “unavailable for development” is too low. The MBA suggests deducting 50 percent of the gross acreage identified as being underdeveloped. The MBA cites various statistics derived from a June 2005 Report entitled *Pierce Buildable Lands Program: Evaluation of Assumptions About Underdeveloped Lands* (Evaluation Report) drafted by ECONorthwest.

Response: Recognizing the significant dwelling unit capacity associated with underdeveloped lands as documented in the 2002 Pierce County Buildable Lands Report, Pierce County contracted with ECONorthwest to evaluate the County’s assumptions as related to lands categorized as underdeveloped. While the MBA cites various statistics from the resulting 2005 Evaluation Report, the Report’s conclusions/recommendations, which are supportive of the approach taken in the 2002 analysis, are not mentioned. Below is a sample of ECONorthwest’s conclusions.

Conclusions from the 2005 Evaluation Report

“The underdeveloped capacity methods are sound. ECO’s review of the methods used by Pierce County to estimate capacity of underdeveloped lands are consistent with the

theory on buildable lands inventories and capacity analysis. Moreover, the steps in the method are sound and incorporate appropriate deductions for constraints, infrastructure, other uses, and the market. Moreover, ECO's evaluation of the assumptions applied by Pierce County for the 2002 analysis suggests they are defensible."

"Better data means better assumptions. This is a relatively obvious point: more data would provide a better basis for some of the assumptions. This report provides a considerable amount of information and analysis; despite that analysis it is still difficult to arrive at definitive conclusions regarding the underdeveloped assumptions. Continued monitoring and analysis will allow the County to review and refine the assumptions."

"The methods are conservative. By conservative we mean that the method and the assumptions may *underestimate capacity*. This is appropriate—in our assessment underestimating capacity is probably more desirable than overestimating capacity. Overestimating capacity means that less land will be needed to accommodate housing and could lead to land supply shortages with corresponding market impacts (e.g., increased land values).

This conclusion, however, needs qualification. The performance of land markets is very complicated and depends on a variety of factors—some of which local government has control over (e.g., development policy and infrastructure investment) and some of which local government has very little control over (e.g., consumer preferences, interest rates, etc.). Thus, the functionality of any given parcel of underdeveloped land is fluid. What appears to be economically infeasible to develop now or five years from now could be attractive at some other point in the 20-year planning horizon.

Moreover, reasonable people can disagree on what policy response is most appropriate for local governments to take. Trade-offs are involved. A tight UGA will bind land supply which can create upward pressure on land prices (and housing prices).

Conversely, if UGAs are too loose, they may encourage inefficient development patterns and increase infrastructure costs."

Specific to issues raised by the MBA, ECONorthwest did provide a recommendation to refine the criteria in identifying underdeveloped lands; the report suggests identifying underdeveloped lands using both land acreage and improvement value. Properties would be removed from the underdeveloped lands category if they meet the following criteria: for lot sizes between 1 and 2.5 acres the improvement value is greater than \$250,000; for lots between 2.5 and 9.99 acres and the improvement value is greater than \$500,000; for lots 10 acres or greater and the improvement value is greater than \$750,000. The report clearly states that no changes to the County's assumptions on "land unavailable for development" should be made.

Pierce County and its cities and towns did increase the improvement value threshold for underdeveloped land to \$500,000 or greater as a recommendation through the Pierce County Growth Management Coordinating Committee. Although the recommendation was not fully implemented, a quick review of the underdeveloped properties in the 2007 analysis indicates that only approximately 5% of the 1,832 parcels between one and 2.5 acres within the County's MSF zone have an improvement value greater than \$250,000. All of the inventoried MSF properties

greater than 2.5 acres conform to the cited recommendations. The MSF zone has the highest underdeveloped acreage in unincorporated Pierce County.

A closer review of the gross acreage and final net acreage after various deductions are applied to the underdeveloped properties does illustrate a substantial reduction. For the MSF zone, the gross acreage totals 4,817 acres and after applying various deductions, the net acreage is reduced by 48 percent to 2,492 acres. For the SF zone, the gross acreage totals 1,896 acres and after applying various deductions, the net acreage is reduced by 51 percent to 913 acres. This reduction is applying the 20 percent “unavailable for development” assumption. Other mixed use and multi-family zones have a greater reduction through the application of a 40 percent deduction for “unavailable for development” assumption.

A closer review of each deduction and the order which the deductions are made reveals some of the extra cushion that is incorporated into the net acreage. An example is the deduction of critical areas. For the underdeveloped lands in the MSF zone, a parcel specific deduction is applied utilizing Pierce County CWI and Supplement wetland inventory. This acreage encompasses all underdeveloped lands, not just 80 percent after a deduction for “unavailable for development.” This is also true for the deductions for roads, non-residential uses, etc.

Pierce County needs to continue to monitor the growth and development associated with lands identified as underdeveloped. At this time, it is short-sighted to conclude that there isn’t significant development capacity on underdeveloped lands after a review of a few years of development. As cited, lands may appear to be infeasible to develop in today’s market, may be more plausible in the next 15 or 20 years. As many developers would agree, while vacant green fields are easier and more cost effective to develop, there is a point at which a low inventory of vacant green fields creates a financial incentive to demolish existing structures and redevelop a residential site. If an urban growth area is continually expanded to include additional vacant green fields, there won’t be an incentive to redevelop under-utilized properties within unincorporated Pierce County or its cities and towns.

More recent development in King County illustrates the future possibilities of housing capacity associated with underdeveloped lands. Staff working on the King County capacity analysis has conveyed that in recent years 40 percent of the housing developed in King County has been on lands previously categorized as non-vacant. Consequently, the availability deduction assumptions associated with under-utilized lands range between 10 and 20 percent.

Housing Unit Calculations

Comment: The MBA states that the assumed densities used to convert the net acreage to dwelling units are too high. This is due in part to the deduction of only the critical areas, excluding associated required buffers. They also state that the percentage of land being deducted for roads and public facilities is low compared to actual development being observed. There is also a statement that states future densities will be reduced due to the adoption of community plans for unincorporated Pierce County.

Response: This comment is written as a blanket statement addressing assumed densities within all residential zones in unincorporated Pierce County and its cities and towns. In regards to the deduction of critical areas and their buffers, the calculations that convert the gross acreage

associated with vacant, underdeveloped, and redevelopable lands are reflective of the local adopted regulations. Consequently, the critical area buffers are deducted in a buildable lands analysis for jurisdictions which net-out critical area buffers in their regulations. In regards to deductions for roads and public facilities, jurisdictions reviewed the observed development completed between 2001 and the end of 2005. Various jurisdictions continued the observed trend into the future while a few increased the percentage to recognize future expectations.

The MBA's blanket statement refers to assumptions for unincorporated Pierce County. The analysis for unincorporated Pierce County does not deduct buffers associated with critical areas, reflective of its development regulations. In a consistent approach, the "net" density calculated per year/zone also does not subtract out the associated critical area buffers. If the critical area buffers were subtracted in both instances, the resulting "net" density would be increased. For example, a 65-lot residential development on 20 acres which includes three acres of roads (15%), two acres of wetland, and one acre of critical area buffer. The "net" density per Pierce County regulations would be 4.33 housing units per acre. The "net" density subtracting out the critical area buffer would be 4.64 housing units per acre. The observed MSF density cited in the 2007 Report, if calculated subtracting out buffers, would be increased over the 4.72 dwelling units for the MSF zone. Consequently, the deduction of critical area buffers without a recalculation of the observed density in a consistent approach will underestimate the housing capacity within unincorporated Pierce County.

The MBA also states that the housing density assumptions are too high, especially in light of adopted community plans. The density assumptions incorporated into calculations do reflect the observed densities between 2001 and 2005 if there was a clear trend with a significant number of projects. For those residential zones which either did not have a significant number of projects or did generate a clear trend, the density assumptions were either the minimum density allowed or very close to it. It is recognized that the development data collected between 2001 and 2005 does not incorporate new development pursuant to all adopted community plans. In some instances, there may not be a significant numbers of plats recorded to sufficiently determine the impacts of newer regulations. It should be recognized that Pierce County and its cities and towns are required to complete an housing capacity analysis every five years, the next being 2012. Subsequently, the implications of all newly adopted development regulations will be reflective in the observed development between 2006 through the end of 2011.

Finally, the MBA states that the percentage of land being deducted for roads and public facilities should be increased to reflect actual developments' percentages. As noted in Table 4 of the Pierce County section, a review of developments between 2001 and 2005 indicate that roads average slightly over 14 percent of plats; 15 percent was incorporated as an assumption. In regards to public facilities, a survey of various service providers/agencies was conducted to determine future capital facility needs as reflected again on Table 4. It should also be noted, as illustrated in Table 6 of the Pierce County section, that 16 percent of the net acreage under each residential zone is deducted to account for non-residential uses.

Clarification of Tables in Conclusion

Comment: MBA asked for clarification on how the lot and permit activity included in Table 16 reconciles with the production data included in Table 19.

Response: Table 16 and Table 19 are not intended to be complementary to each other. Table 16, Pierce County, Rural/Urban Development Split, is intended to illustrate the ratio of residential growth occurring within the rural as compared against the urban area. It is an indication as to the success of GMA land use plans in directing growth into the adopted urban growth area(s). The development data encompasses the five-year reporting period, 2001 through 2005. Table 19, Annual Housing Production, is intended to illustrate the rate at which housing construction needs to occur in order for jurisdictions to meet the 2022 housing needs to the actual rate that jurisdictions have experienced. The average housing units produced in this table are derived from the April 2000 and April 2006 OFM housing statistics.



August 29, 2007

Mr. Dan Cardwell
Pierce County Department of Planning and Land Services
2410 South 35th Street
Tacoma, Washington 98409

Dear Mr. Cardwell:

Subject: Comments on the Stakeholder Draft *Pierce County Buildable Lands Report*, August
July 2007
Sent via e-mail and U.S. mail

Futurewise is very impressed with the *Pierce County Buildable Lands Report*. The data the county and cities have gathered and analyzed is impressive. We also appreciate that you have included information on development in both the urban and rural areas. We congratulate you on your hard work on the *Buildable Lands Report*.

At the stakeholder meeting we attended, the issue of the level of redevelopment that the market can support came up. Futurewise has observed buildable lands reports in several counties including King County. The level of residential construction occurring on redeveloped land is impressive in King County and your county is seeing demand for redevelopment as well. We foresee that over the course of the next five to ten years a high level of redevelopment activity will likely take place in Pierce County too. Factors such as the price of gasoline, the desirability of living and locating businesses in urban places such as Tacoma, and other factors will drive this trend.

In addition, the draft Buildable Lands Report includes several factors that significantly discount the supply of redevelopable land. The report assumes that residential lots smaller than either an acre or half acre will not redevelop.¹ The report also assumes that 20 percent of the single-family residential redevelopable land is unavailable for development and 40 percent of the multi-family redevelopable land is unavailable for development.² While we are concerned about what is in effect a 40 percent market factor for multi-family redevelopment land, market factors usually top out at 25 percent; as long as the county is open to monitoring redevelopment during the next five years and revisiting that assumption in 2010 we can accept these assumptions. These and other assumptions provide a capacity cushion for those who doubt the market's willingness to engage in redevelopment and the willingness of property owners to make their land available for redevelopment.

¹ *Pierce County Buildable Lands Report* Stakeholder Draft p. 18 (August 2007).

² *Id.* at p. 17.

Mr. Dan Cardwell
Pierce County Department of Planning and Land Services
August 29, 2007
Page 2

We also appreciate that the county will again prepare another report further analyzing the data and how the actual development compares with the goals and requirements of the Growth Management Act on county and city comprehensive plans.³ We also appreciate that this report will again recommend reasonable measures. While the data and analysis in the Buildable Lands Report and whether adequate capacity exists in the urban growth areas is important, equally important is whether Pierce County and its cities are getting the kinds of development called for in their comprehensive plans and, if not, what steps are needed to achieve the desired development. Reasonable measures are the steps the county and cities can take to get the kind of development they want.

Thank you for considering our comments. If you require additional information please contact April Putney, telephone 206-343-0681 Ext 120 and e-mail april@futurewise.org, or me, telephone 206-343-0681 Ext. 118 and tim@futurewise.org

Sincerely,

A handwritten signature in blue ink, consisting of a large, stylized 'S' followed by a smaller, more complex flourish.

Tim Trohimovich, AICP
Planning Director

³ Id. at p. 2.

3. Futurewise, August 29, 2007

Residential Redevelopment

Comment: Futurewise is supportive of the “unavailable for development” assumptions associated with underdeveloped residential lands. They note the experience in King County and the likelihood of higher redevelopment occurring in Pierce County in the next five to ten years. There is some concern with the 40 percent market factor applied to multi-family underdeveloped lands in unincorporated Pierce County.

Response: As cited in response to the MBA letter, Pierce County contracted with ECONorthwest to evaluate the County’s assumptions as related to lands categorized as underdeveloped. They recommended not changing the “unavailable for development” assumption. It should be noted that the “unavailable for development” assumption incorporated in the methodology should not be confused with the safety factor, which is a comparison between the housing needs and calculated housing capacity.

Comment: Futurewise appreciates Pierce County’s preparation of a second report further analyzing the data and how the actual development compares with the goals and requirements of the Growth Management Act on county and city comprehensive plans.

Response: Pierce County will prepare a follow-up “consistency” report to the 2007 Pierce County Buildable Lands which will identify jurisdictions that may be required to adopt “reasonable measure” to rectify inconsistencies between assumptions incorporated in the 2007 housing capacity analysis and the observed development trends between 2001 and 2006.

APPENDIX D

2007 Pierce County Buildable Lands Report

Comparison of Assumptions Incorporated in 2002 Residential/Employment Capacity Analysis And 2007 Residential/Employment Capacity Analysis

Development Assumptions Comparison Between 2002 and 2007 Buildable Lands Report								
	Auburn		Bonney Lake		Buckley		Carbonado	
	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)
People per Household	2.8 pphh	2.6 pphh	2.9645 pphh	2.81 pphh	2.65 pphh	2.65 pphh	3.11 pphh	3.11 pphh
Residential Density	SFR: 1-6 u/a MDR:2-14u/a	R-1: 5.4du/na TV: 36.3du/na	R-1: 4.356du/na R-2: 5.06du/na R-3: 20du/na RC-5: 0.20du/na C-1: 4du/na C-2: 20du/na C-3: 20du/na C-2/C-3: 20du/na	R-1: 4.5du/na R-2: 6.4du/na R-3: 15du/na RC-5: .15du/na C-1: 6.4du/na C-2 : 15du/na C-2/C-3: 15du/na DC: 20du/na DM: 20du/na	RA: 2.18du/na R3: 3.48du/na R4: 4.36du/na R5: 5.19du/na RM: 7.26du/na RB: 9.68du/na B-1: 14.52du/na B-2: 9.68du/na	Low R – 20,000: 2 du/na R-8,000: 4du/na Med R-6,000: 5du/na HDR: 5 du/na Mixed NMU: 16du/na	LDR: 2du/ga MDR: 4du/ga	R-1: 2du/ga R-2: 4du/ga
Mixed Use Zoning Districts: Percent of Land Developed Residential & Commercial	Specific to PUD proposals within specified planning areas.	N/A	C-1, C-2, C-3, C-2/C-3: 10% / 90%	C-1, C-2: 0/100% C-2/C-3: 50/50% DC: 20/80% DM: 50/50%	RM, B-1, B-2: 10% / 90%	HDR: 70%/30% NMU: 35%/65%	N/A	N/A
Percent of Land Used for: Roads and R.O.W.	N/A	7%	15%	15%	15%	10%	N/A	N/A
Percent of Land Designated: Critical Areas (Constrained)	10% of net acreage for remaining vacant areas planned for development.	5%	Critical Area Enhancement Project. Includes steep slopes, wetlands, 150’ wetland buffers and 100 year floodplains	Critical Area Enhancement Project. Includes steep slopes, wetlands, 100’ wetland buffers.	Critical Area Enhancement Project. Includes steep slopes, wetlands, 150’ wetland buffers and 100 year floodplains	Parcel specific; steep slopes, wetlands	N/A	N/A
Percent of Land Used for: Recreation / Park	Identified by PUD “Open Space” Comprehensive Plan designation.	2%	5%	5%	5%	3%	N/A	N/A
Percent of Land Used for: Public Facilities / Institutions	Park areas as identified/set aside by the PUD	1%	Documented needs	Library: .46 acres	Documented needs and 20% for stormwater facilities.	Documented Needs	Documented needs	No planned capital facilities
Percent of Land in Residentially Zoned Districts for non-residential uses	Identified through specific knowledge of planned uses based on the approved PUD.	N/A	10%	3%	10%	10%	3%	3%
Percent of Land Unavailable for Development	Based on identified planned uses in the PUD.	1%	Single-Family Districts: vacant, 10% underdeveloped, 20% Multi-Family Districts: vacant, 20% underdeveloped, 40% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%	Single-Family & Multi- Family Districts: vacant, 15% underdeveloped, 30% Redevelopable Multi- Family, 30% Commercial: vacant, 15% redevelopable, 30% underdeveloped, 35%	Vacant: 50% Underdeveloped: 50%	Vacant: 50% Underdeveloped: 50% Redevelopable: 50%	Residential: 25% Commercial: vacant, 10%; redevelopable, 50%, underdeveloped, 25%	Residential: 25% Commercial: vacant, 10%; redevelopable, 50%, underdeveloped, 25%

Employees per Gross Acre	Sole employment generator identified for this analysis is a future public elementary school site. Employee estimate was based on employment data for a comparable elementary school within the same school district.	Commercial/Services: 19.37	Man./WTCU: 11.2 Retail/FIRES: 34..3 Government: 22.7 Displaced Employees: Commercial: 10	Man./Warehousing: 11.15 Com'l/Services: 19.37 Displaced Employees: ESD Employment Data	Man./WTCU: 11.2 Retail/FIRES: 34..3 Government: 22.7 Displaced Employees: Commercial: 10 Industrial: 4 Government: 7	Man./Warehousing: 11.15 Com'l/Services: 19.37 Government: 8.2 Displaced Employees: ESD Employment Data	Man./WTCU: 11.2 Retail/FIRES: 34..3 Government: 22.7 Displaced Employees: Commercial: 10	Man./Warehousing: 11.15 Com'l/Services: 19.37 Government: 8.2 Displaced Employees: ESD Employment Data
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2002 and 2007 Buildable Lands Report Development Assumptions								
	DuPont		Eatonville		Edgewood		Fife	
	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)
People per Household	2.61 pphh	2.49 pphh	2.48 pphh	2.44 pphh	2.66 pphh	2.52 pphh	2.24 pphh	2.3 pphh
Residential Density	SF: 5.00 du/ga MF: 12.00du/ga	N/A	Residential: 4 du/na	SF-1: 4.53 du/na SF-2: 5.18 du/na SF-3:7.26 du/na MF-1: 16 du/na MF-2: 23 du/na C-1: 8.7 du/na MU: 9 du/na AP: 2 du/na	SF-2: 2du/na SF-3: 3du/na SF-5: 5du/na MR1: 4du/na MR2: 8du/na MUR: 6du/na TC: 10du/na C: 8du/na	SF-2: 2 du/na SF-3: 3 du/na SF-5: 5 du/na MR-1: 4 du/na MR-2: 8 du/na MUR: 6 du/na TC: 10 du/na TC Density Overlay: 16 du/na C: 8 du/na	SFR: 5du/na SLR: 7du/na MDR: 10du/na HDR: 14du/na NR: 10du/na	SFR: 4du/na SLR: 7du/na MDR: 10du/na HDR: 14du/na NR, RC, CC: 10du/na
Mixed Use Zoning Districts: Percent of Land Developed Residential & Commercial	SF: 5.00 du/ga MF: 12.00du/ga	MU:0%/ 100%	66%/ 33%	C-1: 25%/75% MU: 65%/35%	MUR: 60%/ 40% TC, C: 40% / 60%	C: 40/60% TC: 70/30% MUR: 60/40%	RC: 100% Com CC: 90% /10% NC: 90% Res/10%	CC:15%/85% NR:90%/10% RC:80%/20%
Percent of Land Used for: Roads and R.O.W.	N/A	N/A	25%	15%	15%	9.8%	N/A	20%
Percent of Land Designated: Critical Areas (Constrained)	15%	N/A	35%	N/A	Critical Area Enhancement Project. Includes steep slopes, wetlands, 150’ wetland buffers and 100 year floodplains	Parcel Specific; wetlands, wetland buffers and steep slopes. Steep slopes have a 75 foot buffer, buffers for moderate slopes are 25 feet, buffers for wetlands are shown at 100 feet, flood hazards are shown at 100 feet, and streams are shown varying from 35 to 150 feet.	N/A	16%
Percent of Land Used for: Recreation / Park	15%	N/A	10%	N/A	N/A	11%	N/A	10%
Percent of Land Used for: Public Facilities / Institutions	Documented needs	6.36%	Documented needs	49 acres of open space along the Mashell River, subtract 18 acres from MU and 24 acres from	N/A	1.9%	Documented needs	5%

2002 and 2007 Buildable Lands Report Development Assumptions								
	DuPont		Eatonville		Edgewood		Fife	
	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)
				SF-1. 3 acres from MU zone for public safety building.				
Percent of Land in Residentially Zoned Districts for non-residential uses	0%	N/A	5%	5%	5%	5%	5%	5%
Percent of Land Unavailable for Development	0%	0%	Residential:25% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%	Residential:25% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%	Residential: 31% Commercial: 10%	Residential: vacant, 25% underdeveloped, 25% Redevelopable MF, 75% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%	BC (vacant): 100% All other Districts: 30%	30%
Employees per Gross Acre	Man./WTCU: 11.2 Retail/FIRES: 34..3 Government: 22.7	Man./Warehousing: 11.15 Com'l/Services: 19.37 Displaced Employees: ESD Employment Data	Man./WTCU: 11.2 Retail/FIRES: 34..3 Government: 22.7 Displaced Employees: Commercial: 10 Industrial: 4	Man./Warehousing: 11.15 Com'l/Services: 19.37 Displaced Employees: ESD Employment Data	Man./WTCU: 11.2 Retail/FIRES: 34..3 Government: 22.7	Man./Warehousing: 11.15 Com'l/Services: 19.37 Displaced Employees: ESD Employment Data	Man./WTCU: 11.2 Retail/FIRES: 34..3 Government: 22.7 Displaced Employees: Commercial: 10 Industrial: 4	Man./Warehousing: 11.15 Com'l/Services: 19.37 Displaced Employees: ESD Employment Data

2002 and 2007 Buildable Lands Report Development Assumptions								
	Fircrest		Gig Harbor		Lakewood		Milton	
	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)
People per Household	2.34 pphh	2.22 pphh	2.16 pphh	2.08 pphh	2.38 pphh	2.25 pphh	2.36 pphh	2.23 pphh
Residential Density	R-4: 4du/ga R-4-C: 4du/ga R-6: 6du/ga R-8: 8.00du/ga R-10-TCD: 10du/ga R-20: 20du/ga	CC: 10du/ga NC: 6du/ga R6: 6du/ga R4: 4du/ga R4C: 4du/ga R20: 20du/ga R10TCD: 10du/ga PROS: determined through mastering planning process	R-1: 3du/na R-2: 6du/na R-3: 8du/na RB-1: 3du/na RB-2: 8du/na WR: 3.du/na WM: 3.5du/na WC: 3.5du/na PCD-RLD: 4du/na PCD-RMD: 8du/na	R-1: 4du/na R-2: 6du/na R-3: 8du/na RB-1: 4du/na RB-2: 8du/na WR: 4du/na WM: 4du/na WC: 4du/na PCD-RLD: 4du/ga PCD-RMD: 8du/na MUD: 4du/na	R1, R2: 2du/ga R3, R4: 6du/ga MR1, MR2: 14du/ga MF1: 22du/ga MF2: 40du/ga CBD: 54du/ga NBD: 22du/ga AC2: 2du/ga ARC: 6du/ga	R1: 1.45 du/ga R2: 2.2 du/ga R3: 4.8 du/ga R4: 6.2 du/ga MR1: 8.7 du/ga MR2: 14 du/ga ARC: 15 du/ga MF1/NC1: 22 du/ga MF2/NC2/:35 du/ga MF3/TOC/CBD: 54 du/ga	RS: 4du/ga RM: 13du/ga RMD: 13du/ga MX: 12du/ga	RS: 4du/na RM: 8du/na RMD: 8du/na MX: 12du/na
Mixed Use Zoning Districts: Percent of Land Developed Residential & Commercial	100% Commercial	NC: 0%/100%	RB-1, RB-2, WM, WC: 25% / 75% PCD: 45% / 10%	RB-1, RB-2: 30/70% MUD: 50/50% WM,WC: vacant – 100% residential, not vacant = 100% commercial DB, B-2, PCD-C: 0/100%	CBD: 25% / 75% NBDistrict: 15% / 85%	CBD, TOC: 25/75% NC1, NC2: 15/85%	10% / 90%	MX: 60/40%
Percent of Land Used for: Roads and R.O.W.	N/A	NA	Formal Plats: 15%	15%	N/A	N/A	N/A	Milton Critical Area Mapping

2002 and 2007 Buildable Lands Report Development Assumptions								
	Fircrest		Gig Harbor		Lakewood		Milton	
	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)
Percent of Land Designated: Critical Areas (Constrained)	N/A	NA	N/A	Parcel Specific: Wetlands, Ravine Sidewalls/Bluffs and Tidelands.	N/A	N/A	N/A	20%
Percent of Land Used for: Recreation / Park	N/A	NA	N/A	N/A	N/A	N/A	N/A	20%
Percent of Land Used for: Public Facilities / Institutions	Documented needs	0%	Documented needs	WC: 2.8 acres, (park) RB-2: .25 acres, (sewer lift station) R-1: .25 acres, (sewer lift station) B-2: 6.2 acres, (park & ride)	Documented needs	14.70 acres for park and ride; divided between the R1, R2, R3, R4, MR1, MR2, MF1, MF2, CBD, NBD, AC2, and ML zoning districts.	Documented needs	.34 acres in the Milton area for a new library facility
Percent of Land in Residentially Zoned Districts for non-residential uses	1%	1%	10%	R-1: 2.5% R-2: 3.5% R-3: 16% RLD, RMD: 0%	N/A	10%	10%	10%%
Percent of Land Unavailable for Development	Residential: 5% Commercial: Vacant, 5% Redevelopable, 20% Underdeveloped, 15%	Residential: 5% Commercial: Vacant, 5% Redevelopable, 20% Underdeveloped, 15%	Residential: vacant, 10% underdeveloped, 20% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%	Residential: vacant, 10% underdeveloped, 20% Redevelopable MF, 50% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25% RMD/RLD, 0%	Under-utilized: 50%	Residential: vacant, 10% underdeveloped, 20% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%	Single-Family Districts: vacant, 10% underdeveloped, 20% Multi-Family Districts: vacant, 20% underdeveloped, 40% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%	Single-Family Districts: vacant, 5% underdeveloped, 50% Multi-Family Districts: vacant, 15% redevelopable, 20% underdeveloped, 50% Commercial: vacant, 5% redevelopable, 10% underdeveloped, 50%
Employees per Gross Acre	Man./WTCU: 11.2 Retail/FIRES: 34..3 Government: 22.7 Displaced Employees: Commercial: 10 Industrial: 4	Man./Warehousing: 11.15 Com'l/Services: 19.37 Displaced Employees: ESD Employment Data	Man./WTCU: 11.2 Retail/FIRES: 34..3 Government: 22.7 Displaced Employees: Commercial: 10 Industrial: 4	Man./Warehousing: 11.15 Com'l/Services: 19.37 Displaced Employees: ESD Employment Data	CBD: 45 emp./acre Corridor Commercial: 25 emp./acre NBD: 15 emp./acre Industrial: 15 emp./acre AC: 12 emp./acre	Man./Warehousing: 11.15 Com'l/Services: 19.37 Displaced Employees: ESD Employment Data	Man./WTCU: 11.2 Retail/FIRES: 34..3 Government: 22.7 Displaced Employees: Commercial: 10 Industrial: 4	Man./Warehousing: 11.15 Com'l/Services: 19.37 Displaced Employees: ESD Employment Data

2002 and 2007 Buildable Lands Report Development Assumptions								
	Orting		Pacific		Pierce County		Puyallup	
	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)
People per Household	2.85 pphh	2.55 pphh	2.66 pphh		1.90 pphh	2.58 pphh	2.53 pphh	2.38 pphh
Residential Density	RMF: 8du/ga RU: 6du/ga RS: 4du/ga RA: 0.50du/ga MUTC: 8du/ga	RC: .5du/a RS: 5du/a RU: 6du/a RMF: 8du/a MUTCN: 10du/a			MSF: 4du/a HRD, MUD, Centers: 12du/a	AC, CC, CMUD, MHR, MUC, OMUD, ROC: 8 du/na HRD, MUD: 14du/na HSF: 9du/na MSF: 5du/na NC: 4du/na	RS-10: 3.05du/ga RS-08: 3.82du/ga RS-06: 5.08du/ga RS-04: 7.62du/ga RM-10: 10du/ga RM-20: 15du/ga	RS-04: 4.01 RS-06: 5.07 RS-08: 4.26 RS-10: 3.88 RS-35: .64 RM-10: 5.88 RM-20: 4.64

2002 and 2007 Buildable Lands Report Development Assumptions								
	Orting		Pacific		Pierce County		Puyallup	
	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)
						RR: 2du/na SF: 4du/na UV: 12 u/na		CBD: 30 CBD (Core): 35 RM (Core): 30
Mixed Use Zoning Districts: Percent of Land Developed Residential & Commercial	MUTC: 20% Residential / 80% Commercial	MUTC: 20% /80% MUTCN: 40%/ 60%			HRD: 50% / 50% MUD, Centers: 34%/ 66%	AC, CC, CMUD, MUC, MUD, NC, OMUD, ROC, UV: 34%/64%	In POC land use designation (CBD Zone) 10% Multi-Family Residential 90% Commercial	CBD,: CBD (Core) 100%/ 100% CB: 10% / 90%
Percent of Land Used for: Roads and R.O.W.	N/A	10%			15%	15%	N/A	20%
Percent of Land Designated: Critical Areas (Constrained)	N/A	7.5%			Critical Area Enhancement Project. Includes steep slopes, wetlands, and oak stands greater than 1 acre.	Parcel Specific: County Wetland Inventory, Supplemental Wetland Inventory, Rivers/Streams, Floodways, Channel Migration Zone, and Steep Slopes.	N/A	Parcel Specific Inventory: Wetland (2003), Steep Slopes, Category 1 Stream (150 ft. buffer) and Category 2 Stream (100 ft. buffer)
Percent of Land Used for: Recreation / Park	N/A	6.2%			N/A	N/A	N/A	N/A
Percent of Land Used for: Public Facilities / Institutions	5%	25%	Documented needs	None	Documented needs	152 acres: accounts for future schools, park and ride facilities, and regional park. Specific location are not known, total acreage will be deducted from vacant MSF zoned land.	Documented Needs	3.14 Acres for fire station (already inventoried as developed)
Percent of Land in Residentially Zoned Districts for non-residential uses	10%	0%			MSF: 16% HRD, MUD, Centers: 5%	16%	1%	2.5%
Percent of Land Unavailable for Development	Residential: vacant, 10% underdeveloped, 20% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%	Residential: vacant, 1% underdeveloped, 1% multi-family redevelopable, 50% Commercial: vacant, 4% redevelopable, 50% underdeveloped, 0%	Commercial: vacant, 0% redevelopable, 25%	Commercial: vacant, 0% redevelopable, 25%	Single-Family Districts: vacant, 15% underdeveloped, 20% Multi-Family Districts: vacant, 20% underdeveloped, 40% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%	Single-Family Districts: vacant, 15% underdeveloped, 20% Mixed Use/Multi-family Districts: vacant, 20% underdeveloped, 40% Commercial/Industrial: Vacant, 10% redevelopable, 50% underdeveloped, 25% All Districts: multi-family redevelopable, 50%	Single-Family Land: vacant, 25%; underdeveloped, 40% Multi-Family Land: vacant, 0%; underdeveloped, 70% Commercial: vacant, 10%; redevelopable, 50%, underdeveloped, 25%	Single-Family Land: vacant, 25%; underdeveloped, 40% Multi-Family Land: vacant, 0%; underdeveloped, 70% Commercial: vacant, 10%; redevelopable, 50%, underdeveloped, 25%
Employees per Gross Acre	Man./WTCU: 11.2 Retail/FIRES: 34..3 Government: 22.7 Displaced Employees: Commercial: 10 Industrial: 4	Commercial – 25 emp./acre	Man./WTCU: 11.2 Retail/FIRES: 34..3 Government: 22.7 Displaced Employees: Commercial: 10 Industrial: 4	Man./Warehousing: 11.15 Com'l/Services: 19.37 Displaced Employees: ESD Employment Data	Man./WTCU: 11.2 Retail/FIRES: 34..3 Government: 22.7 Displaced Employees: Commercial: 10 Industrial: 4	Man./Warehousing: 11.15 Com'l/Services: 19.37 Displaced Employees: ESD Employment Data	Man./WTCU: 11.2 Retail/FIRES: 34..3 Government: 22.7 Displaced Employees: Commercial: 10 Industrial: 4	Man./Warehousing: 11.15 Com'l/Services: 19.37 Displaced Employees: ESD Employment Data

2002 and 2007 Buildable Lands Report Development Assumptions								
	Roy		Ruston		South Prairie		Steilacoom	
	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)
People per Household	2.55 pphh	2.49 pphh	2.87 pphh	2.14 pphh	3.06 pphh	3.06 pphh	2.35 pphh	2.22 pphh
Residential Density	SFR: 6.05du/na MFR: 6.05du/na	SFR, MFR, PUD: 3.5 d/a	9du/na	MPD (Asarco Site): 30du/a RES: 6.29du/a	Residential: 2du/a	Residential: 4 du/a	MF: 12du/na R-14: 3.11du/na R-20: 2.18du/na R-7.2: 6.05du/na R-9.6: 4.53du/na	R-7.2: 6du/a R-9.6: 4.5du/a MF, CG, CS: 12du/a
Mixed Use Zoning Districts: Percent of Land Developed Residential & Commercial	N/A	PUD: 50%/50%	MPD: 80% / 20%	MPD: The Asarco Site is planned for a mixed use development with service oriented commercial development on the ground flood. Consequently, all vacant land will be incorporated into both the residential and employment capacity	N/A	N/A	100% Commercial	CG,CS: vacant = residential redevelopable = commercial
Percent of Land Used for: Roads and R.O.W.	15%	15%	Overall: 22.6% Asarco: 14.77 acres for streets, open space, parks and public facilities	20% (associated with Asarco site)	30%	30%	12%	12%
Percent of Land Designated: Critical Areas (Constrained)	Critical Area Enhancement Project. Includes steep slopes, wetlands, 150' wetland buffers and 100yr. floodplains	Critical Area Enhancement Project. Includes steep slopes, wetlands, 150' wetland buffers and 100yr. floodplains	Critical Area Enhancement Project. Includes steep slopes, wetlands, and 150' wetland buffers	Critical Area Map	35%	35%	N/A	10%
Percent of Land Used for: Recreation / Park	5%	5%	N/A	NA	10%	10%	N/A	5%
Percent of Land Used for: Public Facilities / Institutions	Documented needs plus 20% of gross acreage available for platting.	5 acres for parks plus 20% of gross acreage available for platting.	Documented Needs	N/A	3%	3%	Documented needs.	No planned capital facilities needs
Percent of Land in Residentially Zoned Districts for non-residential uses	10%	10%	0% of gross acreage	10%	3%	3%	0%	0%
Percent of Land Unavailable for Development	Residential vacant, 10% underdeveloped, 20% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%	Residential vacant, 10% underdeveloped, 20% redevelopable MF, 50% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%	5%, assuming full ASARCO development	Residential vacant, 10% underdeveloped, 20% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%	Residential: 25% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%	Residential:25% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%	R-14, R-20, R-7.2, R-9.6: vacant, 10% underdeveloped, 20% MF: vacant, 20% underdeveloped, 40% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%	R-7.2, R-9.6: vacant, 10% underdeveloped, 20% MF: vacant, 0% underdeveloped, 1% redevelopable MF, 50% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%

2002 and 2007 Buildable Lands Report Development Assumptions								
	Roy		Ruston		South Prairie		Steilacoom	
	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)
Employees per Gross Acre	Man./WTCU: 11.2 Retail/FIRES: 34..3 Government: 22.7	Man./Warehousing: 11.15 Com'l/Services: 19.37	Man./WTCU: 11.2 Retail/FIRES: 34..3 Government: 22.7	Man./Warehousing: 11.15 Com'l/Services: 19.37	Man./WTCU: 11.2 Retail/FIRES: 34..3 Government: 22.7	Man./Warehousing: 11.15 Com'l/Services: 19.37	Man./WTCU: 11.2 Retail/FIRES: 34..3 Government: 22.7	Man./ Warehousing: 11.15 Com'l/ Services: 5 Government/ Education: 5
	Displaced Employees: Commercial: 10 Industrial: 4	Displaced Employees: ESD Employment Data	Displaced Employees: Commercial: 10 Industrial: 4	Displaced Employees: ESD Employment Data	Displaced Employees: Commercial: 10 Industrial: 4	Displaced Employees: ESD Employment Data	Displaced Employees: Commercial: 10 Industrial: 4	

2002 and 2007 Buildable Lands Report Development Assumptions								
	Sumner		Tacoma		University Place		Wilkeson	
	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop.)	2002 (2017 Pop.)	2007 (2022 Pop. Alloc.)
People per Household	2.40 pphh	2.26 pphh	2.45 pphh	2.32 pphh	2.45 pphh	2.32 pphh	2.82 pphh	2.82 pphh
Residential Density	RP/AG: 0.05du/na LDR-6: 7.26du/na LDR-7.2: 7.26du/na LDR-8.5: 5.13du/na LDR-12: 3.63du/na MDR: 12.00du/na HDR: 6.50du/na	RP/AG .05 du/na LDR-4: 5.4 du/na LDR-6: 5.41 du/na LDR-7.2: 4.97 du/na LDR -8.5: 5.13 du/na LDR-12: 3.63 du/na MDR: 12 du/na HDR: 6.5 du/na GC: 25 du/ac MUD: 30 du/na CBD: 25du/na NC: 25 du/na	R1: 5.81du/na ¹ ; R2: 8.71du/na ; R3: 14.52du/na; NCX: 27.00du/na; R4L, R4&R5-PRD, S: 29.04du/na; CCX, NCX-ST: 31.00du/na; UCX: 34du/na; R4-VSD: 43.56du/na; RCX-N: 48du/na; RCX-U: 52du/na; R4: 72.60du/na; DMU: 104du/na; DR: 137du/na; DCC: 154du/na; WR: 157du/na; R5: 188.76 du/na	R-1: 3.80du/a R-2: 5.60du/a R-2SRD: 6.50du/a HMR-SRD: 6.50du/a R-3: 14du/a R-4L: 17du/a R-4: 46du/a R-5: 50du/a RCX: 32du/a NCX: 42du/a CCX: 42du/a UCX: 60du/a UCX-TD: 60du/a T: 21du/a DR: 90du/a WR: 90du/a DMU: 90du/a DCC: 125du/a S-8: 90du/a	R-1: 6du/na R-2: 8du/na MF: 12du/na MU: 12du/na MU-O: 12du/na	R1: 5du/a R2: 7du/a MF-L: 12.5du/a MF-H: 17.5du/a MU: 11du/a MU-O: 11du/a TC: 11du/a TC-Overlay: 40du/a	6-8 du/a	Average for Residential Zones: 6 du/a
Mixed Use Zoning Districts: Percent of Land Developed Residential & Commercial	30% / 70%	GC: 10%/90% MUD3: 100%/100% CBD3: 100%/100% NC: 10%/90%	RCX 100%/0% DR 85%/15% WR 65%/35% CCX 10%/90% DCC, DMU, NCX, UCX: 25%/75%	RCX: 100%/0% NCX: 25%/75% CCX: 5%/95% UCX: 10%/90% UCX-TD: 25%/75% CIX: 0%/100% T: 25%/75% DR: 65%/35% WR: 65%/35% DMU: 25%/75% DCC: 25%/75% S-8: 50%/50%	MU, MU-O: 50% / 50%	MU, MU-O: 20/80% TC3: 100/100%	N/A	N/A

2002 and 2007 Buildable Lands Report Development Assumptions								
	Sumner		Tacoma		University Place		Wilkeson	
	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop.)	2002 (2017 Pop.)	2007 (2022 Pop. Alloc.)
Percent of Land Used for: Roads and R.O.W.	15%	N/A	15%-26% for parcels over 1 acre. No deduction for parcels equal to or less than an acre	25% for parcels over one acre. No deduction for parcels equal to or less than one acre	15%	15%	20%	20%
Percent of Land Designated: Critical Areas (Constrained)	Critical Area Enhancement Project. Includes steep slopes, wetlands, 150’ wetland buffers and 100 year floodplains	Parcel Specific: Wetlands Slopes (greater than 25% Floodways Rivers & Streams (types 3,4,5) Additional subtractions (buffers) Wetlands: 75 feet Rivers: 50 feet, 100 feet, 200 feet Streams: 25 ft for type 5, 50 ft for type 4 and 100 feet for type 3	Parcel specific data. R1, R2, R3, R4, R4L, R4-PRD, R4-VSD, R5-PRD, R5, NCX, C1, C2, C3, M1, M2, PDB, CFV, CFP, CPN, and CPC: 50% of critical areas (hazardous slopes, steep slopes, moderately steep slopes, floodplains and wetlands). No deductions were made for Mixed Use and Downtown zones.	R1, R2, R2-SRD, HMR-SRD: Vacant: 15% Underdeveloped: 5% Mixed-Use Districts: Vacant: 0% Redevelopable: 0% Other Residential, Commercial and Industrial Districts: Vacant: 5% Redevelopable: 0%	Parcel specific critical area data. Includes areas steep slopes and 50% of wetlands	18%	35%	35%
Percent of Land Used for: Recreation / Park	N/A	N/A	Federal, State, Pierce County, Metro Parks and City of Tacoma owned parcels were removed from the inventory.	Federal, State, Pierce County, Metro Parks, Tacoma School District and City of Tacoma owned properties were removed from inventory	N/A	10%	20%	20%
Percent of Land Used for: Public Facilities / Institutions	Documented needs	Note 4 below	Federal, State, Pierce County, Metro Parks and City of Tacoma owned parcels were removed from the inventory.	Federal, State, Pierce County, Metro Parks, Tacoma School District and City of Tacoma owned properties were removed from inventory	Documented needs	Parks/Open Space: 15.88 acres. Not included in the land inventory	0%	0%
Percent of Land in Residentially Zoned Districts for non-residential uses	10%	2%	3%	3%	3%	3%	3%	3%
Percent of Land Unavailable for Development	AG, LDR: vacant, 10% underdeveloped, 20% MDR, HDR, GC: vacant, 20% underdeveloped, 40% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%	LDR vacant, 10% underdeveloped, 20% MF: vacant, 20% underdeveloped, 40% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%	R1, R2: 5% Other Residential and Mixed Use Districts: vacant 5% underdeveloped 20% Commercial Districts: vacant 5% underdeveloped 20% redevelopable 25%	R1, R2, R2-SRD, HMR-SRD: Vacant: 5% Underdeveloped: 25% Mixed-Use Districts: Vacant: 5% Redevelopable: 15% Other Residential, Commercial and Industrial Districts: Vacant: 5% Redevelopable: 25%	R1, R2, :10% MF, MU, MU-O-vacant, 10% underdeveloped, 20% Commercial: vacant, 10%, redevelopable, 50% underdeveloped, 25%	R1, R2, :10% MF, MU, MU-O: vacant, 10% underdeveloped, 20% Redevelopable MF, 80% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25% TC zone: 0%	Residential: 25% Commercial: vacant, 10%, redevelopable, 50% underdeveloped, 25%	Residential: 25% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%

2002 and 2007 Buildable Lands Report Development Assumptions								
	Sumner		Tacoma		University Place		Wilkeson	
	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop.)	2002 (2017 Pop.)	2007 (2022 Pop. Alloc.)
Employees per Gross Acre	Man./WTCU: 11.2 Retail/FIRES: 34..3 Government: 22.7 Displaced Employees: Commercial: 10 Industrial: 4	Man./Warehousing: 11.15 Com'l/Services: 19.37 Displaced Employees: ESD Employment Data	Man./WTCU: 11.2 Retail/FIRES: 34..3 Downtown Tacoma: 318 Displaced Employees: Commercial: 10 Industrial: 4	Man./Warehousing: 11.15 Com'l/Services: 25 Downtown Tacoma: 300 Displaced Employees: ESD Employment Data	Man./WTCU: 11.2 Retail/FIRES: 34..3 Government: 22.7 Displaced Employees: Commercial: 10 Industrial: 4 The Chambers Creek Properties will provide 650 jobs, all in University Place.	Man./Warehousing: 11.15 Com'l/Services: 19.37 Displaced Employees: ESD Employment Data	Man./WTCU: 11.2 Retail/FIRES: 34..3 Government: 22.7 Displaced Employees: Commercial: 10 Industrial: 4	Man./Warehousing: 11.15 Com'l/Services: 19.37 Displaced Employees: ESD Employment Data

APPENDIX E

2007 Pierce County Buildable Lands Report

**Pierce County Buildable Lands Program
Employment Density Survey
November 2006**

Pierce County Buildable Lands Program Employment Density Survey

November 2006

**Pierce County Planning & Land Services
Advance Planning**

Funds for this report were made available through the
Washington State Department of Community, Trade and Economic Development.



Background: The initial adoption of the Growth Management Act (GMA) in 1990 required Pierce County and its cities and towns to size their urban growth areas (UGAs) in consideration of an adopted 20-year urban population allocation. Originally silent on the incorporation of commercial or industrial land needs, GMA was amended in 1997 to include this as a component for UGA sizing. The ultimate goal is to determine the amount and ability of buildable land to accommodate future population and employment growth. With an initial submittal date of September 1, 2002, Pierce County is required to forward a “Buildable Lands” report to the Washington State Legislature every five years. It represents the documentation of the five year monitoring effort and a population/employment capacity analysis for the current twenty-year planning period. Pierce County and its cities and towns met this initial obligation through the publication of “The Pierce County Buildable Lands Report, A Monitoring and Evaluation Analysis of Urban Growth and Development Capacity for Pierce County and its Cities and Towns, September, 2002.”

The employment capacity analysis deducts various variables from inventoried vacant and redevelopable commercial/industrial zoned properties. An employee per acre assumption is applied to the resulting acreage to estimate the total number of new employees that could be accommodated, i.e. employment capacity.

Purpose: To document the methodology, data sources, and survey results as related to the commercial and industrial employment intensities. This report will be forwarded to the Pierce County Growth Management Coordinating Committee (GMCC) for their review and recommendation on the assumption(s) to be incorporated into the employment capacity analysis for the 2007 Pierce County Buildable Lands Report.

Methodology: Commercial building permit data collected between 1999 and 2000 for seven of the twenty-three jurisdictions were reviewed in conjunction with 2004 Washington State Employment Security Department (ESD) covered employment data and Pierce County Assessor-Treasurer (ATR) parcel records. Each parcel number(s) for individual commercial permits were queried against Pierce County’s GIS ATR parcel data layer. Geo-coded ESD employment point(s) within the parcel boundary were selected and reviewed to confirm a match between the business address and the queried parcel address. In instances where a geo-coded point was not within the parcel boundaries, a visual review of ESD data points outside the parcel boundaries was completed. If an ESD data point did not correlate to the parcel or if it was obvious through a visual review (ortho photos) that additional businesses exist within the parcel that are not represented by the ESD data points, the parcel was excluded from the survey. Parcels were also excluded if the initial parcel query against the ATR data layer failed to return a valid match.

Applicable information was derived and recorded from ATR and ESD records for successfully queried parcels with corresponding ESD data points. Parcel acreage and

existing use was extracted from ATR information. Total covered employment statistics were extracted from the ESD records. The average employee per acre is calculated by summing the total number of employees and parcel acreage under each category and then dividing the total employees by total acreage.

The parcels/employees are grouped into three categories: commercial, industrial and downtown Tacoma. The commercial category includes businesses classified as service, retail, finance, or real estate. The industrial category includes businesses classified as manufacturing, warehousing, and utilities. The downtown Tacoma area includes commercial building activity within the downtown core.

The downtown Tacoma area was segregated in the data due to its unique development intensity. Its development characteristics correspond to a much higher employment density than that observed elsewhere in the County. As a means to supplement a low number of permits, additional employment points were included which are associated with buildings constructed prior to 2000.

Additional employment/intensity information was also collected for existing publicly owned facilities. Such facilities include local administrative buildings, emergency services facilities, and schools.

Data Sources: 1999/2000 commercial permits for Fife, Orting, Puyallup, Bonney Lake, Sumner, Tacoma and Pierce County. 2004 Washington State Department of Employment Security covered employment records. Pierce County Assessor-Treasurer (ATR) parcel records.

Data Limitations: The procedure utilized to conduct the survey does not result in a statistical valid result. The ESD employment records/points only represent individuals covered by the Washington Unemployment Insurance Act. Covered employment excludes self-employed workers, proprietors, CEOs, and other non-insured workers. The Puget Sound Regional Council estimates that between 85 to 90 percent of total employees are included in the ESD data. While the ESD records provide a total covered employee statistic, other variables are not known. These include the number of shifts and total number of hours worked per week. For example, a retail store may employ two part-time employees which work a combined 40 hour week, while another store employs two full-time employees which work a combined 80 hour week.

The Buildable Lands legislation directs the County to utilize the average employment densities generated through the five-year trending period; however, the ESD employment data was not available for the entire five-year trending period at the initiation of this project.

A substantial number of commercial/industrial permits in 1999 and 2000 could not be associated with an ESD employment data point, i.e., total employees.

Results: The average employment density for commercial uses is estimated at 21.92 employees per gross acre. The average employment density for industrial uses is estimated at 13.8 employees per gross acre. The average employment density in downtown Tacoma is estimated at 356.77 employees per gross acre.

The range within each category varies dramatically. As an example various restaurants within the Retail/FIRES category generates an employment density between 90 and 100 employees per acre while various retail establishments generate a density between 10 and 20. This is observed through a lower median employment figure for Retail/FIRES of 19.37. While the Manufacturing/Warehousing median is slightly higher than its average, the downtown Tacoma area median density is significantly lower than its average.

Resulting Employment Density Per Employment Sector						
Employment Sector	Jurisdictions Surveyed	# of Parcels	Total Employees	Total Acreage	Average Employees*	Median Employees*
Manufacturing /Warehousing	Tacoma Fife Puyallup Bonney Lake	21	2,364	171	13.8	21.32
Retail/FIRES	Pierce County Bonney Lake University Place Fife Orting Puyallup Tacoma	97	4,206	192	21.92	19.37
Downtown Retail/FIRES	Tacoma	7	2,162	6.06	356.77	235.59

Source: 2004 ESD Employment Data, Pierce County ATR Parcel Records.

*Per gross acre.

The estimated average employment density for public administrative buildings is 27.56. Fire stations are estimated at an average employment density of 12.01. The average employment density for a school is estimated at 5.48.

Resulting Employment Density for Publicly Owned Facilities				
Type of Facility	# of Parcels	Total Employees	Total Acreage	Average Employees Per Gross Acre
Administrative Buildings	11	2,926	106	27.56
Fire Stations	11	264	21.98	12.01
Schools	45	5,329	972.19	5.48

Comparison with Previous Employment Survey: Data on individual businesses in Pierce County was obtained from the Washington State Employment Security Department to identify an average employment statistic to incorporate into the analysis for the 2002 Report. However, businesses included within the survey were randomly chosen in disregard to the time period in which a building was constructed. In essence, many of the commercial/industrial sites may have been constructed prior to the adoption and implementation of GMA policies and regulations.

Similar to the new survey, the employment information was grouped into three categories: commercial, industrial, and government. The downtown Tacoma area was also segregated as in the present survey. As seen on the table below, the average employment density for commercial uses was determined to be 34.3 employees per gross acre; the average employment density for industrial uses was determined to be 11.2 employees per gross acre; the average employment density for governmental uses was determined to be 22.7 employees per gross acre; and, the average employment density in downtown Tacoma was 318 employees per gross acre.

The commercial employment average was generated from the review of 131 businesses located on 56 separate properties. The industrial average was generated from the review of 50 businesses located on 35 separate properties. The downtown Tacoma average was derived from the review of 56 businesses on 6 separate properties. The average employee per acre for each category was calculated by summing the employees for all the businesses and dividing by the total acreage.

<p style="text-align: center;">Employment Density Comparison of 1999 and 2004 Surveys Pierce County Buildable Lands Program</p>			
Employment Sector	1999 Survey	2004 Survey Average	2004 Survey Median
Manufacturing/Warehousing	11.15	13.8	21.32
Retail/FIRES	34.3	21.92	19.37
Governmental	22.7	7.74	N/A
Downtown Tacoma	318	356.77	235.59

Source: 1999 ESD Employment Data, 2004 ESD Employment Data, Pierce County ATR Parcel Records.

Conclusion/Recommendation: UGAs associated with Pierce County and its cities and towns are required to include sufficient land to accommodate the housing and employment growth targets within a 20-year planning period. The publication of a Buildable Lands report every five years documents the UGAs housing/employment capacity analysis. This analysis incorporates various assumptions,

such as, housing density, persons per household, market availability, and employees per acre. The assumptions are reviewed every five years to determine if modifications should be implemented for the subsequent analysis/report.

The methodology applied to calculate the employment capacity relies upon two primary inputs: an inventory of developable land (vacant and redevelopable) and assumed number of employees per gross acre. This simplified approach results from the intricacies associated with employment capacity. While household sizes associated with residential development may minimally increase/decrease during any given point, employment intensities may deviate substantially.

Given the various intricacies of employment capacity, a more conservative approach in determining an employment capacity may be warranted. This approach may be implemented through the application of the lower employees per acre statistics, from the two surveys as depicted in the table below, to vacant and redevelopable lands within commercial and industrial zoning categories. If applicable, one of the three governmental employment statistics may be applied to documented capital facility projects that may be constructed within residentially zoned areas, such as new schools.

Employment Sector	Recommended Employment Density for Analysis Within 2007 Report
Manufacturing/Warehousing	11.15
Retail/FIRES	19.37
Downtown Tacoma	235.59



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December 12, 2007

To Buildable Lands Stakeholders

Re: Buildable Lands Employment Targets and Errata Sheet for 2007 Pierce County
Buildable Lands Report

Background

The Buildable Lands legislation requires the evaluation of both the residential and employment capacity of the County's urban growth areas. The 2022 population allocation adopted by the Pierce County Council establishes the basis for residential land needs. Even though the Growth Management Act does not required Pierce County and its cities and towns to adopt an employment target, the development of an employment target is necessary to determine the amount of land needed for employment needs.

Preliminary draft targets were generated using the Puget Sound Regional Council's (PSRC) 2003 sub-county (small area) forecasts of population and employment. The PSRC's forecasts represent total employment excluding the construction and resource sectors. Employment data from the Washington State Employment Security Department was used to determine the existing 2006 jobs per jurisdiction. Jobs related to the construction and resource sectors were subtracted because of their locational characteristics as related to the buildable lands analysis and to be consistent with PSRC's sub-county employment forecasts. As stated in earlier preliminary estimates, the 2006 employment estimates did not include jobs associated with the military bases and "uncovered" employment, i.e. jobs not covered by ESD such as executives and sole proprietors. The draft was forwarded to all Pierce County jurisdictions for local review and comment. Requests for modification were incorporated and forwarded to the GMCC for consideration. The GMCC reviewed the draft 2022 employment targets at their September meeting and forwarded its recommendation to the PCRC. The PCRC accepted the targets.

During a recent review of the Pierce County 2007 Buildable Land Report and the 2022 employment targets, PSRC staff raised the issue of comparability between the PSRC forecasts and the ESD current employment estimates. It became apparent that through the initial employment target review process the differences between the PSRC employment forecasts (total employment) and 2006 ESD employment estimate ("covered" employment) was not carried through. The final footnotes associated with the employment tables indicated that both the 2006 estimate and 2022 employment target reflected "covered" employment.

Existing Employment Revision

Recognizing the basis of the GMCC's 2022 employment target was the PSRC total employment forecast, it is appropriate to label the 2022 Pierce County employment target as total jobs. To more accurately estimate the additional jobs needed for Pierce County and its jurisdictions to reach the targets, the 2006 EDS "covered" employment targets need to be



inflated to account for “uncovered” employment such as executives and sole proprietors. It is commonly accepted that “uncovered” employment makes up between 10 and 15 percent of total employment. For the purpose of the 2007 Buildable Lands Report, a 12.5 % inflation figure was applied, consistent with PSRC estimates.

The misinterpretation of the 2022 targets may have local ramifications in respect to individual jurisdictions displaying adequate land to meet their future employment needs. It appears that five jurisdictions in which there appeared to be an inconsistency actually have sufficient employment lands to meet their future employment needs.

Documentation of Employment Revisions

An errata sheet will be issued that documents: 1) the misinterpretation of the PSRC employment forecast and resulting revisions to the 2006 employment estimates; 2) new text to replace language within the various chapters addressing employment needs; 3) a revised Table 10 within each jurisdiction chapter; and 4) a revised Table 18.

General Observation Regarding Employment Needs/Capacity

The employment needs/capacity results documented in the 2007 Pierce County Buildable Lands Report surprised various jurisdictions. The revisions as a result of the corrected interpretation of the forecasts may relieve some of the local skepticism associated with the employment capacity analysis.

The September 2007 Pierce County Buildable Lands Report documents a 12 percent excess of land to meet the 2022 employment needs. The revised comparison indicates a 54 percent excess of land for employment.

If you have any questions, please call me at 253.798.7039 or by e-mail at dcardwe@co.pierce.wa.us.

Sincerely,



Dan Cardwell
Buildable Lands Coordinator

DC:vll

F:\WPFILES\LONG\Buildable Lands Project\2007_Report\Sept 1 Report\Errata_employment_12_07 A.doc
Attachment

**Errata Sheet
For
2007 Pierce County Buildable Lands Report
December 12, 2007**

Page 7, Figure 3 – Footnote 1: “¹Total Jobs covered by ESD minus construction/resource sector. Jobs within Fort Lewis, McChord AFB, and Camp Murray are not included in the Unincorporated Pierce County estimate. “Unincorporated Urban” encompasses all the adopted unincorporated Pierce County UGAs. The estimates/targets are based on the municipal boundaries at the end of 2005.”

Page 7, second paragraph: “For the 2002 Buildable Land Report, the Pierce County Regional Council (PCRC) formally accepted 2017 employment targets for sole purpose of the buildable lands analysis. A similar process was followed in the identification of 2022 employment targets. It should be noted that the 2022 employment targets encompass **total employment covered by the Washington State Employment Security Department**, excluding the construction and resource sector employment. ~~Uncovered employment would include, but not limited to, self-employed workers, proprietors, and CEOs.~~ **The estimated 2006 existing employment was derived by inflating the 2006 Washington State Employment Security Department covered employment number (minus the construction/resource sector) by 12.5 percent.** The 2022 employment target was accepted by PCRC on January 18, 2007.”

Page 21, City of Auburn population/employment targets:

	Population in Pierce County	Employment in Pierce County
2006	5,135 ¹	274 305 ⁴
2022	7,950 ²	403 ⁵
Adjusted 2022³	10,500	

¹ April 1, 2006 OFM Population Estimate

² Pierce County Ordinance No. 2003-104s.

³ Adjusted to incorporate property annexed since 2001.

⁴ ~~Covered~~ **Total** Employment estimate from Washington EDS, minus resource/construction jobs.

⁵ Employment Target accepted by PCRC on January 18, 2007. Represents ~~ESD covered~~ **total** employment, minus resource/construction jobs.

Page 29, Table 10 – City of Auburn Employment Needs:

Table 10 – City of Auburn: Employment Needs				
2006 Employment Estimate ¹	2022 Employment Target	Employment Growth (2006-2022)	Plus Displaced Employees from Redevelopable Commercial ²	Additional Employment Needs
274 305	403	132 98	0	132 98

¹ Source ESD April 1, 2006 covered jobs estimate percent minus resource/construction jobs, **inflated by 12.5.**

² Displaced employees associated with redevelopable lands are adjusted down to reflect “unavailable to develop” assumption.

Page 30, City of Bonney Population/Employment Targets:

	Population	Employment
2006	15,230 ¹	3,186 3,584 ⁴
2022	18,830 ²	4,420 ⁵
Adjusted 2022³	20,510	

¹ April 1, 2006 OFM Population Estimate

² Pierce County Ordinance No. 2003-104s.

³ Adjusted to incorporate property annexed since 2001.

⁴ ~~Covered Total~~ Employment estimate from Washington EDS, minus resource/construction jobs.

⁵ Employment Target accepted by PCRC on January 18, 2007. Represents ~~ESD covered total~~ employment, minus resource/construction jobs.

Page 41, Table 10 – City of Bonney Lake Employment Needs:

Table 10 – City of Bonney Lake: Employment Needs				
2006 Employment Estimate ¹	Adjusted 2022 Employment Target	Employment Growth (2006-2022)	Plus Displaced Employees from Redevelopable Commercial ²	Additional Employment Needs
3,186 3,584	4,420	1,234 836	156	1,390 992

¹ Source ESD April 1, 2006 covered jobs estimate minus resource/construction jobs, ~~inflated by 12.5~~.

² Displaced employees associated with redevelopable lands are adjusted down to reflect “unavailable to develop” assumption.

Page 59, City of DuPont Population/Employment Targets:

	Population	Employment
2006	6,610 ¹	2,697 3,034 ⁴
2022	9,100 ²	7,370 ⁵
Adjusted 2022³	9,100	

¹ April 1, 2006 OFM Population Estimate

² Pierce County Ordinance No. 2003-104s.

³ Adjusted to incorporate property annexed since 2001.

⁴ ~~Covered Total~~ Employment estimate from Washington EDS, minus resource/construction jobs.

⁵ Employment Target accepted by PCRC on January 18, 2007. Represents ~~ESD covered total~~ employment, minus resource/construction jobs.

Page 68, Table 10 – City of DuPont Employment Needs:

Table 10 – City of DuPont: Employment Needs				
2006 Employment Estimate ¹	Adjusted 2022 Employment Target	Employment Growth (2006-2022)	Plus Displaced Employees from Redevelopable Commercial ²	Additional Employment Needs
2,697 3,034	7,370	4,673 4,336	N/A	4,673 4,336

¹ Source ESD April 1, 2006 covered jobs estimate minus resource/construction jobs, **inflated by 12.5**.

² Due to ESD reporting stipulations, displaced employments can not be specified. The estimate is not significant and excluding the figure from the employment needs does results in a very small variance.

Page 82, City of Edgewood Population/Employment Targets:

	Population	Employment
2006	9,510 ¹	1,191 1,340 ⁴
2022	13,700 ²	1,431 ⁵
Adjusted 2022³	13,700	

¹ April 1, 2006 OFM Population Estimate

² Pierce County Ordinance No. 2003-104s.

³ Adjusted to incorporate property annexed since 2001.

⁴ ~~Covered Total~~ Employment estimate from Washington EDS, minus resource/construction jobs.

⁵ Employment Target accepted by PCRC on January 18, 2007. Represents ~~ESD covered total~~ employment, minus resource/construction jobs.

Page 94, Table 10 City of Edgewood Employment Needs:

Table 10 – City of Edgewood: Employment Needs				
2006 Employment Estimate ¹	Adjusted 2022 Employment Target	Employment Growth (2006-2022)	Plus Displaced Employees from Redevelopable Commercial ²	Additional Employment Needs
1,191 1,340	1,431	240 91	24	264 115

¹ Source ESD April 1, 2006 covered jobs estimate minus resource/construction jobs, **inflated by 12.5**.

² Displaced employees associated with redevelopable lands are adjusted down to reflect “unavailable to develop” assumption.

Page 95, City of Fife Population/Employment Targets:

	Population	Employment
2006	6,135 ¹	41,571 13,017 ⁴
2022	8,900 ²	15,271 ⁵
Adjusted 2022³	8,900	

¹ April 1, 2006 OFM Population Estimate

² Pierce County Ordinance No. 2003-104s.

³ Adjusted to incorporate property annexed since 2001.

⁴ ~~Covered Total~~ Employment estimate from Washington EDS, minus resource/construction jobs.

⁵ Employment Target accepted by PCRC on January 18, 2007. Represents ~~ESD covered total~~ employment, minus resource/construction jobs.

Page 106, Table 10 City of Fife Employment Needs:

Table 10 – City of Fife: Employment Needs				
2006 Employment Estimate¹	Adjusted 2022 Employment Target	Employment Growth (2006-2022)	Plus Displaced Employees from Redevelopable Commercial²	Additional Employment Needs
41,571 13,017	15,271	3,700 2,254	1,305	5,005 3,559

¹ Source ESD April 1, 2006 covered jobs estimate minus resource/construction jobs, **inflated by 12.5**.

² Displaced employees associated with redevelopable lands are adjusted down to reflect “unavailable to develop” assumption.

Page 107, City of Fircrest Population/Employment Targets:

	Population	Employment
2006	6,260 ¹	1,123 1,263 ⁴
2022	6,800 ²	1,349 ⁵
Adjusted 2022³	6,800	

¹ April 1, 2006 OFM Population Estimate

² Pierce County Ordinance No. 2003-104s.

³ Adjusted to incorporate property annexed since 2001.

⁴ ~~Covered Total~~ Employment estimate from Washington EDS, minus resource/construction jobs.

⁵ Employment Target accepted by PCRC on January 18, 2007. Represents ~~ESD covered total~~ employment, minus resource/construction jobs.

Page 117, Table 10 City of Fircrest Employment Needs:

Table 10 – City of Fircrest: Employment Needs				
2006 Employment Estimate ¹	2022 Employment Target	Employment Growth (2006-2022)	Plus Displaced Employees from Redevelopable Commercial ²	Additional Employment Needs
1,123 1,263	1,349	226 86	24	250 110

¹ Source ESD April 1, 2006 covered jobs estimate minus resource/construction jobs, **inflated by 12.5**.

² Displaced employees associated with redevelopable lands are adjusted down to reflect “unavailable to develop” assumption.

Page 118, City of Gig Harbor Population/Employment Targets:

	Population	Employment
2006	6,765 ¹	6,635 7,464 ⁴
2022	10,800 ²	8,638 ⁵
Adjusted 2022³	11,675	

¹ April 1, 2006 OFM Population Estimate

² Pierce County Ordinance No. 2003-104s.

³ Adjusted to incorporate property annexed since 2001.

⁴ ~~Covered~~ **Total** Employment estimate from Washington EDS, minus resource/construction jobs.

⁵ Employment Target accepted by PCRC on January 18, 2007. Represents ~~ESD-covered~~ **total** employment, minus resource/construction jobs.

Page 137, Table 10 City of Gig Harbor Employment Needs:

Table 10 – City of Gig Harbor: Employment Needs				
2006 Employment Estimate ¹	Adjusted 2022 Employment Target	Employment Growth (2006-2022)	Plus Displaced Employees from Redevelopable Commercial ²	Additional Employment Needs
6,635 7,464	8,638	2,003 1,174	441	2,444 1,615

¹ Source ESD April 1, 2006 covered jobs estimate minus resource/construction jobs, **inflated by 12.5**.

² Displaced employees associated with redevelopable lands are adjusted down to reflect “unavailable to develop” assumption.

Page 138, City of Lakewood Population/Employment Targets:

	Population	Employment
2006	59,000 ¹	23,794 26,768 ⁴
2022	72,000 ²	31,210 ⁵
Adjusted 2022 ³	72,000	

¹ April 1, 2006 OFM Population Estimate

² Pierce County Ordinance No. 2003-104s.

³ Adjusted to incorporate property annexed since 2001.

⁴ ~~Covered Total~~ Employment estimate from Washington EDS, minus resource/construction jobs.

⁵ Employment Target accepted by PCRC on January 18, 2007. Represents ~~ESD covered total~~ employment, minus resource/construction jobs.

Page 158, Table 10 City of Lakewood Employment Needs:

Table 10 – City of Lakewood: Employment Needs				
2006 Employment Estimate ¹	2022 Employment Target	Employment Growth (2006-2022)	Plus Displaced Employees from Redevelopable Commercial ²	Additional Employment Needs
23,794 26,768	31,210	7,416 4,442	1,122	8,538 5,564

¹ Source ESD April 1, 2006 covered jobs estimate minus resource/construction jobs, **inflated by 12.5.**

² Displaced employees associated with redevelopable lands are adjusted down to reflect “unavailable to develop” assumption.

Page 159, City of Milton Population/Employment Targets:

	Population in Pierce County	Employment in Pierce County
2006	5,665 ¹	1,288 1,449 ⁴
2022	7,000 ²	1,774 ⁵
Adjusted 2022 ³	7,250 ⁶	

¹ April 1, 2006 OFM Population Estimate

² Pierce County Ordinance No. 2003-104s.

³ Adjusted to incorporate property annexed since 2001.

⁴ ~~Covered Total~~ Employment estimate from Washington EDS, minus resource/construction jobs.

⁵ Employment Target accepted by PCRC on January 18, 2007. Represents ~~ESD covered total~~ employment, minus resource/construction jobs.

⁶ Comments from City of Milton: Population allocated without benefit of information on Milton’s revised and far more stringent Critical Areas. The City of Milton buildable lands analysis as of August 2007, predicts a maximum capacity of 480-670 dwelling units at present zoning. This represents a build-out analysis. A straight line projection of development based on average permits from 2001 to 2005 would total 240 new dwelling units from 2007 to 2022. The Pierce County allocation of 730 new dwelling units by 2022 to accommodate the adjusted population of 7,250 represents 60 – 250 new dwelling units beyond Milton’s build-out capacity and 490 beyond our historical development rate. Milton has only a net 22.7 acres remaining of buildable lands in Pierce County scattered in over 200 parcels throughout the City.

Page 168, Table 10 City of Milton Employment Needs:

Table 10 – City of Milton: Employment Needs ¹				
2006 Employment Estimate ²	Adjusted 2022 Employment Target	Employment Growth (2006-2022)	Plus Displaced Employees from Redevelopable Commercial ³	Additional Employment Needs
1,288 1,449	1,774	486 325	43	529 368

¹ WSDOT intends to construct the SR 167 to 509 extension project with the analysis years. This project will result in the loss of up to 20% of Milton's non-residentially zoned land.

² Source ESD April 1, 2006 covered jobs estimate minus resource/construction jobs, **inflated by 12.5**. Employment from within Puyallup Tribal land must be deducted from these figures.

³ Displaced employees associated with redevelopable lands are adjusted down to reflect "unavailable to develop" assumption.

Page 169, City of Orting Population/Employment Targets:

	Population	Employment
2006	5,560 ¹	977 1,121 ⁴
2022	7,900 ²	886 2,000 ⁵
Adjusted 2022 ³	7,900	

¹ April 1, 2006 OFM Population Estimate

² Pierce County Ordinance No. 2003-104s.

³ Adjusted to incorporate property annexed since 2001.

⁴ Covered **Total** Employment estimate from Washington EDS, minus resource/construction jobs.

⁵ Employment Target accepted by PCRC on January 18, 2007. Represents ESD covered **total** employment, minus resource/construction jobs.

Page 178, Table 10 City of Orting Employment Needs:

Table 10 – City of Orting: Employment Needs				
2006 Employment Estimate ¹	2022 Employment Target	Employment Growth (2006-2022)	Plus Displaced Employees from Redevelopable Commercial ²	Additional Employment Needs
997 1,121	2,000	1,003 879	20	1,023 899

¹ Source ESD April 1, 2006 covered jobs estimate minus resource/construction jobs, **inflated by 12.5**.

² Displaced employees associated with redevelopable lands are adjusted down to reflect "unavailable to develop" assumption.

Page 180, City of Pacific Population/Employment Targets:

	Population in Pierce County	Employment in Pierce County
2006	125 ¹	1,720 1,935 ⁴
2022	0 ²	3,355 ⁵
Adjusted 2022³	0	

¹ April 1, 2006 OFM Population Estimate

² Pierce County Ordinance No. 2003-104s.

³ Adjusted to incorporate property annexed since 2001.

⁴ ~~Covered~~ **Total** Employment estimate from Washington EDS, minus resource/construction jobs.

⁵ Employment Target accepted by PCRC on January 18, 2007. Represents ~~ESD-covered~~ **total** employment, minus resource/construction jobs.

Page 185, Table 10 City of Pacific Employment Needs:

Table 10 – City of Pacific: Employment Needs				
2006 Employment Estimate ¹	Adjusted 2022 Employment Target	Employment Growth (2006-2022)	Plus Displaced Employees from Redevelopable Commercial ²	Additional Employment Needs
1,720 1,935	3,355	1,536 1,420	372	1,908 1,792

¹ Source ESD April 1, 2006 covered jobs estimate minus resource/construction jobs, **inflated by 12.5**.

² Displaced employees associated with redevelopable lands are adjusted down to reflect “unavailable to develop” assumption.

Page 186, Pierce County Population/Employment Targets:

	Population	Employment
2006	173,224 ¹	28,823 32,425 ⁴
2022	205,480 ²	54,448 ⁵
Adjusted 2022³	199,125	

¹ April 1, 2006 OFM Population Estimate, excluding military bases. OFM provides an estimate for unincorporated P.C., staff estimated the April '06 urban/rural split using assumptions incorporated into PSRC '06 census tract estimates.

² Pierce County Ordinance No. 2003-104s.

³ Adjusted to incorporate property annexed since 2001.

⁴ ~~Covered~~ **Total** Employment estimate from Washington EDS, minus resource/construction jobs.

⁵ Employment Target accepted by PCRC on January 18, 2007. Represents ~~ESD-covered~~ **total** employment, minus resource/construction jobs.

Page 215, Table 10 Pierce County Employment Needs:

Table 10 – Pierce County: Employment Needs				
2006 Employment Estimate ¹	2022 Employment Target	Employment Growth (2006-2022)	Plus Displaced Employees from Redevelopable Commercial ²	Additional Employment Needs
28,823 <u>32,425</u>	54,448	25,625 <u>22,023</u>	1,267	33,108 <u>23,290</u>

¹ Source ESD April 1, 2006 covered jobs estimate minus resource/construction jobs, inflated by 12.5.

² Displaced employees associated with redevelopable lands are adjusted down to reflect “unavailable to develop” assumption.

Page 220, City of Puyallup Population/Employment Targets:

	Population	Employment
2006	36,360 ¹	20,038 <u>22,542</u> ⁴
2022	38,600 ²	25,035 ⁵
Adjusted 2022³	39,600	

¹ April 1, 2006 OFM Population Estimate

² Pierce County Ordinance No. 2003-104s.

³ Adjusted to incorporate property annexed since 2001.

⁴ ~~Covered~~ Total Employment estimate from Washington EDS, minus resource/construction jobs.

⁵ Employment Target accepted by PCRC on January 18, 2007. Represents ~~ESD covered~~ total employment, minus resource/construction jobs.

Page 237, Table 10 City of Puyallup Employment Needs:

Table 10 – City of Puyallup: Employment Needs				
2006 Employment Estimate ¹	2022 Employment Target	Employment Growth (2006-2022)	Plus Displaced Employees from Redevelopable Commercial ²	Additional Employment Needs
20,038 <u>22,542</u>	25,035	4,997 <u>2,493</u>	355	5,352 <u>2,848</u>

¹ Source ESD April 1, 2006 covered jobs estimate minus resource/construction jobs, inflated by 12.5.

² Displaced employees associated with redevelopable lands are adjusted down to reflect “unavailable to develop” assumption.

Page 238, City of Roy Population/Employment Targets:

	Population	Employment
2006	875 ¹	146 ⁴
2022	1,000 ²	139 ⁵
Adjusted 2022³	1,000	

¹ April 1, 2006 OFM Population Estimate

² Pierce County Ordinance No. 2003-104s.

³ Adjusted to incorporate property annexed since 2001.

⁴ Covered Total Employment estimate from Washington EDS, minus resource/construction jobs.

⁵ Employment Target accepted by PCRC on January 18, 2007. Represents ESD-covered total employment, minus resource/construction jobs.

Page 244, Town of Ruston Population/Employment Targets:

	Population	Employment
2006	740 ¹	472 193 ⁴
2022	1,760 ²	392 ⁵
Adjusted 2022³	1,760	

¹ April 1, 2006 OFM Population Estimate

² Pierce County Ordinance No. 2003-104s.

³ Adjusted to incorporate property annexed since 2001.

⁴ Covered **Total** Employment estimate from Washington EDS, minus resource/construction jobs.

⁵ Employment Target accepted by PCRC on January 18, 2007. Represents ESD-covered **total** employment, minus resource/construction jobs.

Page 250, Table 10 Town of Ruston Employment Needs:

Table 10 – Town of Ruston: Employment Needs				
2006 Employment Estimate ¹	2022 Employment Target	Employment Growth (2006-2022)	Plus Displaced Employees from Redevelopable Commercial ²	Additional Employment Needs
472 193	392	220 199	0	220 199

¹ Source ESD April 1, 2006 covered jobs estimate minus resource/construction jobs, **inflated by 12.5.**

² Due to ESD reporting stipulations, displaced employments can not be specified. The estimate is not significant and excluding the figure from the employment needs results in a very small variance.

Page 266, City of Sumner Population/Employment Targets:

	Population	Employment
2006	9,025 ¹	6,322 7,112 ⁴
2022	12,250 ²	9,275 ⁵
Adjusted 2022³	12,250	

¹ April 1, 2006 OFM Population Estimate

² Pierce County Ordinance No. 2003-104s.

³ Adjusted to incorporate property annexed since 2001.

⁴ ~~Covered~~ **Total** Employment estimate from Washington EDS, minus resource/construction jobs.

⁵ Employment Target accepted by PCRC on January 18, 2007. Represents ~~ESD covered~~ **total** employment, minus resource/construction jobs.

Page 283, Table 10 City of Sumner Employment Needs:

Table 10 – City of Sumner: Employment Needs				
2006 Employment Estimate¹	Adjusted 2022 Employment Target	Employment Growth (2006-2022)	Plus Displaced Employees from Redevelopable Commercial²	Additional Employment Needs
6,322 7,112	9,275	2,953 2,163	252	3,205 2,415

¹ Source ESD April 1, 2006 covered jobs estimate minus resource/construction jobs, **inflated by 12.5**.

² Displaced employees associated with redevelopable lands are adjusted down to reflect “unavailable to develop” assumption.

Page 284, City of Tacoma Population/Employment Targets:

	Population	Employment
2006	199,600 ¹	99,030 111,409 ⁴
2022	255,240 ²	147,092 ⁵
Adjusted 2022³	255,240	

¹ April 1, 2006 OFM Population Estimate

² Pierce County Ordinance No. 2003-104s.

³ Adjusted to incorporate property annexed since 2001.

⁴ ~~Covered~~ **Total** Employment estimate from Washington EDS, minus resource/construction jobs.

⁵ Employment Target accepted by PCRC on January 18, 2007. Represents ~~ESD covered~~ **total** employment, minus resource/construction jobs.

Page 315, Table 10 City of Tacoma Employment Needs:

Table 10 – City of Tacoma: Employment Needs				
2006 Employment Estimate ¹	Adjusted 2022 Employment Target	Employment Growth (2006-2022)	Plus Displaced Employees from Redevelopable Commercial ²	Additional Employment Needs
99,030 111,409	147,092	48,062 35,685	2,883	50,945 38,566

¹ Source ESD April 1, 2006 covered jobs estimate minus resource/construction jobs, **inflated by 12.5.**

² Displaced employees associated with redevelopable lands are adjusted down to reflect “unavailable to develop” assumption.

Page 317, City of University Place Population/Employment Targets:

	Population	Employment
2006	31,140 ¹	5,770 6,491 ⁴
2022	34,000 ²	6,699 ⁵
Adjusted 2022³	34,000	

¹ April 1, 2006 OFM Population Estimate

² Pierce County Ordinance No. 2003-104s.

³ Adjusted to incorporate property annexed since 2001.

⁴ ~~Covered~~ **Total** Employment estimate from Washington EDS, minus resource/construction jobs.

⁵ Employment Target accepted by PCRC on January 18, 2007. Represents ~~ESD-covered~~ **total** employment, minus resource/construction jobs.

Page 229, Table 10 City of University Place Employment Needs:

Table 10 - City of University Place: Employment Needs				
2006 Employment Estimate ¹	Adjusted 2022 Employment Target	Employment Growth (2006-2022)	Plus Displaced Employees from Redevelopable Commercial ²	Additional Employment Needs
5,770 6,491	6,699	929 208	133	1062 341

¹ Source ESD April 1, 2006 covered jobs estimate minus resource/construction jobs, **inflated by 12.5.**

² Displaced employees associated with redevelopable lands are adjusted down to reflect “unavailable to develop” assumption.

Page 337, paragraph after Table 17:

As illustrated in Table 18, a countywide total of 121,583 additional jobs are needed to meet the 2022 total employment target. The estimated employment capacity equals 136,758, representing an excess of approximately 12.54 percent of total needs. As noted previously, the accepted employment targets ~~not do include covered resource and construction employment or employment not covered by the Washington Unemployment Insurance Act, such as self-employed workers, proprietors, and CEOs~~ **represent total employment, minus resource/construction sector jobs**. While the resource/construction sectors do not have a direct relation with land consumption, because the majority of employees work in the field, i.e., construction sites, the non-covered employment does. Applying an acceptable inflation figure of 1.12 to the additional covered employment needed to reach the employment target would result in 136,172 total additional employees. Comparing this total figure with the employment capacity still displays an excess of less than one percent.

Pages 338 and 339, Table 18 Summary of 2022 Employment Need Vs. Capacity:

Table 18 Summary of 2022 Employment Need Vs. Capacity				
Municipality	2022 Employment Target ¹	2022 Additional Employment Needs ²	2022 Estimated Employment Capacity	Difference
Auburn	403	<u>98</u> 132	543	<u>445</u> 411
Bonney Lake	4,420	<u>992</u> 1,390	2,472	<u>1,480</u> 1,082
Buckley	2,066	199	2,244	2,045
Carbonado	64	4	4	0
DuPont	7,370	<u>4,336</u> 4,673	7,983	<u>3,647</u> 3,310
Eatonville	2,400	1,112	1,147	35
Edgewood	1,431	<u>115</u> 264	1,065	<u>950</u> 801
Fife	15,271	<u>3,559</u> 5,005	3,974	<u>415</u> 1,031
Fircrest	1,349	<u>110</u> 250	256	<u>146</u> 6
Gig Harbor	8,638	<u>1,615</u> 2,444	8,011	<u>6,396</u> 5,567
Lakewood	31,210	<u>5,564</u> 8,538	5,057	<u>-507</u> -3,481
Milton	1,774	<u>368</u> 529	454	<u>86</u> -75
Orting	<u>2,000</u> 886	<u>899</u> 1,023	983	<u>84</u> -40
Pacific	3,355	<u>1,792</u> 4,908	1,866	<u>74</u> -42
Puyallup	25,035	<u>2,848</u> 5,352	6,790	<u>3,942</u> 1,438
Roy	139	0	272	272
Ruston	392	<u>199</u> 220	683	<u>484</u> 463
South Prairie	262	163	98	-65
Steilacoom	500	0	515	515
Sumner	9,275	<u>2,415</u> 3,205	12,217	<u>9,802</u> 9,012
Tacoma	147,092	<u>38,566</u> 50,945	31,610	<u>-6,956</u> -19,335
University Place	6,699	<u>341</u> 1,062	946	<u>605</u> -116
Wilkeson	146	57	131	74
Unincorp. Urban Pierce County	54,448	<u>23,290</u> 33,108	47,437	<u>24,147</u> 14,329
Urban Total	324,625	<u>88,642</u> 121,583	136,758	<u>48,116</u> 15,175

¹ Employment Target accepted by PCRC on January 18, 2007. Represents ESD covered total employment, minus resource/construction jobs. Total employment for 2006 was estimated using the ESD 2006 covered employment (excluding resource/construction jobs) and multiplying it by 12.5 percent.

² Includes displaced employees associated with redevelopable lands are adjusted down to reflect "unavailable to develop" assumption.

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Errata Sheet

2007 Pierce County Buildable Lands Report, December 12, 2007

Page 14