

Pierce County 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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EXECUTIVE SUMMARY

The Washington State Growth Management Act (RCW 36.70A), enacted in 1990, requires all counties that have a population of 50,000 or more and 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 as a component of 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 GMA have led to state-wide debate. Much of this debate has 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 to 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. This report consolidates, for the first time, incorporated and unincorporated land development data for all urban areas within Pierce County. Through this effort, a substantial amount of information has been collected to assist local jurisdictions in evaluating the effectiveness of their adopted comprehensive plans and associated regulations, as well as documenting the methodology in calculating the 20-year population and employment capacity of the adopted UGAs.

Collectively, the statistics derived from the analyses indicate Pierce County's existing urban growth areas contains more than the necessary land needs to accommodate the planned growth. A sufficient amount of housing units and employment capacity exists within the urban growth areas. While the analyses may indicate some jurisdictions do not have the housing capacity to meet their needs, the overabundance of other jurisdictions meet the County's overall needs.

This report details the findings of Pierce County's Buildable Lands Program. 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. Section II of the report details the information collected through the monitoring procedures and identifies the numerous inventories 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 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 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.

Note: The 2017 capacity analyses are based on existing land inventories as of December 31, 2000. Pending regulatory changes will be included in subsequent buildable lands reports. Examples of this type of legislation include amendments to critical area regulations, zoning codes, or comprehensive plans.

SECTION I

OVERVIEW OF THE PIERCE COUNTY BUILDABLE LANDS PROGRAM

Introduction

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

The program primarily focuses on evaluating two aspects of growth management -- accommodation of projected population growth during the 20-year planning period and the availability of commercial and industrial land for employment purposes during this same 20-year period. 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 twenty 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).

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. OFM projections are aggregated by county only, and do not assign population by city or town. As a result, 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 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 Board. 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 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 a 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 729,474, resulting in a total County allocation of 923,674. 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. Table 1, below provides the urban population allocation for each jurisdiction. The 2017 population allocations are applied to 1995 municipal limits, unless noted.

Table 1. 2017 Population Projections for Urban Areas in Pierce County*		
Municipality	Municipal UGA (Within 1995 Municipal Limits)	Unincorporated UGA
Auburn**	3,000	9,000
Bonney Lake	12,100	8,350
Buckley	7,250	N/A
Carbonado	570	10
DuPont	9,500	N/A
Eatonville	1,950	7,100
Edgewood	16,847	N/A
Fife	7,600	1,550
Fircrest	7,600	N/A
Gig Harbor	9,800	16,434
Lakewood	76,200	N/A
Milton	5,900	330
Orting	8,000	N/A
Pacific	790	20
Puyallup	46,100	11,200
Roy	600	N/A
Ruston	790	N/A
South Prairie	800	20
Steilacoom	6,950	2,950
Sumner	12,400	1,200
Tacoma	246,000	68,800
University Place	33,500	N/A
Wilkeson	840	N/A
Fife/Milton Overlap	N/A	320
Unincorp. Urban Pierce County	N/A	87,100
Urban Total	515,087	214,384

* Pierce County Council Resolution No. R2000-173

** Within 1998 Municipal Limits

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.

Pierce County and its cities and towns embarked on a process in 2000 to identify employment targets for the UGAs. The Pierce County Transportation Model (1995) was used to generate preliminary employment projections that were later adjusted based upon local government review and comment. The final employment projections were then reviewed and approved by the Pierce County Regional Council. Table 2 specifies these employment targets.

Table 2.
Pierce County 2017 Employment Targets

Municipality	Employment Target
Auburn	50
Bonney Lake	3,147
Buckley	3,292
Carbonado	38
DuPont	8,992
Eatonville	2,062
Edgewood	2,634
Fife	16,050
Fircrest	1,346
Gig Harbor	7,169
Lakewood	35,883
Milton	1,788
Orting	900
Pacific	3,000
Puyallup	24,334
Roy	176
Ruston	400
South Prairie	334
Steilacoom	975
Sumner	8,506
Tacoma	148,962
U.P.	7,933
Wilkeson	270
Unincorporated Urban*	48,305
Total	326,546

*Unincorporated Urban does not include Ft. Lewis, McChord or Camp Murray

Local and Regional Framework

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

Central Puget Sound Hearing Board (CPSHB)

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 CPSHB oversees Pierce County and its 23 cities and towns.

In the past ten years the CPSHB 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 CPSHB has concluded that counties must "show their work" when designating UGAs. The CPSHB 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 CPSHB has concluded that the GMA requires every city to designate all lands within its jurisdiction at appropriate urban densities. When critical areas are large in scope, with a high rank order value and are complex in structure and function, a city may use its future land use map designations to afford a higher level of critical areas protection than is available through its regulations to protect critical areas. In these exceptional circumstances, the resulting residential density will be deemed an appropriate urban density.

The CPSHB 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 CPSHB, the CPSHB 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 data, and how to analyze the data.

Pierce County County-Wide Planning Policies (CWPPs)

The Pierce County County-wide Planning Policies are written statements that establish a countywide framework for the development of growth management guidelines adopted by the County and its cities and towns. The framework is intended to ensure consistency among all jurisdictions in addressing certain growth management issues. Pierce County adopted its County-wide Planning Policies on June 30, 1992 with additional amendments in 1995 and 1997.

The section of the CWPPs entitled "County-Wide 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 market 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 not greater than 25 percent for unincorporated 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.

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. Annually, 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. For many of the jurisdictions, this data collection began in 1997. A detailed discussion of data collection is provided Section II of this document. It is anticipated that this annual data collection and monitoring program will continue into the foreseeable future.

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. This analysis provides data monitoring results for the

years 1995 through 2000. 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.

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. These 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 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 - vacant, underdeveloped, and redevelopable, used in the capacity analysis. 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.

Annual Development Data

Data collected prior to the adoption of the guidelines (pre-1999 data) is limited to a summary by land use designation and zoning district. Starting in 1999, jurisdictions provided more detailed, parcel specific data. Prior to 1999, the differing data requirements for these time periods relate to the inability to access historical parcel level development information. Substantial modifications and upgrades to permit tracking systems were completed in 1998 to allow for parcel level reporting. In addition, only jurisdictions with adopted GMA comprehensive plans are required to submit annual development data.

Pierce County received initial development information for cities and towns in 1999. This information addressed development that occurred after the adoption of their respective GMA comprehensive plan through the end of 1998. Following the initial data submittal, jurisdictions forwarded development information on an annual cycle through the end of 2000. The adoption date of a jurisdiction's comprehensive plan determines the years for which development data was reported during the five-year period.

The annual 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, and more importantly, it assesses the integrity of assumptions incorporated in the original capacity analyses used to size the UGAs. Lastly, the development data can be used to develop buildable land assumptions incorporated into future 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 trends 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 when using 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 may equate 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.

Residential Building Permits

Rationale:	Net Residential Density; Residential/Commercial Ratio.
Data Set Attributes:	Plan Designation; Zoning District; Parcel Size; Single-Family/Multi-Family; Maximum Units by Zoning District; Built Units; Acres Determined Unbuildable; Type of Constraint; Density Transfer; Site Address.
Limitations:	None.

Residential Platting Activity

Rationale:	Gross Density; Net Density; Consumption of land for non-residential purposes, i.e., critical areas, roads, and stormwater facilities.
Data Set Attributes:	Plan Designation; Zoning District; Acres (net/gross); Maximum Units by Zoning; Actual Platted Lots; Environmental Constraints; Roads (acres); Other Land Uses (acres); Site Address.
Limitations:	Single parcel tracts accommodate more than one non-residential facility/activity.

Commercial Building Permits:

Rationale:	Residential/commercial ratio, employment density.
Data Set Attributes:	Plan Designation; Zoning District; Parcel Size; Building Footprint; Multi-phase project (yes/no); total Building Size; Portion Determined Unbuildable; Type of Constraint; Site Address.
Limitations:	Disconnect between commercial permits and available employment statistics.

Demolition of Structures:

Rationale:	Characteristics of Redevelopable Land.
Data Set Attributes:	Plan Designation; Zoning District; Type of Housing Unit (SF/MF/Other); Commercial/Industrial Square Feet; Site Address.

Limitations: Difficult to obtain information on structure after demolition.

Constructed Public Facilities:

Rationale: Typical Consumption Rate.

Data Set Attributes: Land Use Designation; Zoning District; Type of Facility; Parcel Size; Environmental Constraints; Site Address.

Limitations: Planned facilities do not necessarily require same land needs as constructed facilities.

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. In accordance with the five-year monitoring period, the inventory represents status as of December 31, 2000.

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 gross or net vacant. Gross vacant represents those parcels that would be further subdivided, while net vacant represents individual building lots. The parcel size associated with net vacant depends upon density/lot limitations which varies 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 net vacant, the associated parcel size varies for each jurisdiction. The redevelopable land category applies to 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 commercial properties which had a land value greater than the value of improvements were placed into the 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, comprehensive plan designation, 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 ortho photography.

Planned Capital Facilities

Accounting for future public capital facilities in the capacity analyses recognize 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.

The compilation of planned facilities occurred through surveying 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 substitutes 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 density 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, available employment statistics impede this approach. Instead, data on individual businesses in Pierce County was obtained from the Washington State Employment Security Department. This data describes the type of business and number of employees. This data was correlated to Pierce County parcel records to determine number of employees per acre.

Employment information was grouped into three categories – commercial, industrial, and government. The commercial category includes businesses classified as service, retail, finance, or real estate. The industrial category includes businesses classified as manufacturing, warehousing, transportation, community, utilities or construction. The government category includes activity associated with local government entities. Average employment density for commercial uses was determined to be 34.3 employees per gross acre. 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. The downtown Tacoma area was segregated in the data, as this area has a much higher employment density than that observed elsewhere in the County. Average employment density in downtown Tacoma is 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.

Critical Area Data Enhancement Project

The presence of critical areas such as wetlands, steep slopes, and streams may substantially reduce the development potential of individual parcels. In the review of projects, jurisdictions rely on various data sources, such as the National Wetland Inventory and the Soil Survey to determine the presence of critical areas. Problems with these existing data sources have been discovered, and the development community and governmental entities generally accept the notion that current inventories underestimate the total acreage consumed by critical areas. This being the case, Pierce County initiated a project to enhance the critical area representation in the analysis. It should be noted that not all cities and towns participated in this project. Some jurisdictions were not able to participate because of data constraints, while some pursued independent verification.

The inventory materialized through analysis of various environmental and hydrological attributes. The review of soils, elevation contours, and vegetation enabled technicians in coordination with biologists to distinguish probable wetland boundaries and steep slopes. Comparing existing delineated wetland boundaries with output from the project verified the reliability of the approach. The intent of the project was to enhance the critical area assumptions for buildable lands analyses. The project was not intended to delineate or verify the presence of a critical area at a project level.

SECTION III

RESIDENTIAL AND COMMERCIAL CAPACITY ANALYSIS

Methodology

The methodology used to calculate the residential and commercial/industrial capacity is the same for the County and each city and town with the exception of the City of Lakewood. Although this consistency encompasses the type of factors/assumptions incorporated in the analyses, the specific assumptions for a single factor do differ to reflect 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 three buildable land categories (vacant, underdeveloped, and redevelopable) 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 buildout 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 gross or net. If the parcel is a net vacant 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 2017 population allocation and an estimate of persons per household (pphh). The pphh assumptions for each city and town reflect the average size as reported through the 2000 census information.

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 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

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.

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 2000 is identified as the total capacity for the associated properties on Table 8 and Table 11.

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 are identified as displaced units at the bottom of Table 8 or Table 11 and added to the housing unit needs on Table 9. In this approach, all underdeveloped 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. If the documented needs specify a parcel(s), the associated acreage is deducted from a specific zoning category. If the documented needs only specify acreage, an equivalent deduction that totals the specified need is applied to each residential zoning category.

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 8 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.

Net Vacant Parcel: The net vacant 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 8. 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 9 to correlate the population growth associated with the 2017 population allocations to needed housing units. The pphh figure was derived from the 2000 U.S. Census. Data availability limited the statistic to an average for both single-family and multi-family units. Although Pierce County relies upon the same source, the pphh figure calculated in its needs estimate takes into account a smaller pphh size in the year 2017 than in 2000.

Residential Density: The net buildable acreage calculated in Table 8 is converted to housing unit capacity in Table 10 through the application of assumed density. Table 6 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 11 is converted to employee capacity in Table 13 through the application of assumed gross employees per acre. Table 13 identifies the intensity applied to each zoning district.

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, it is assumed the existing intensity associated redevelopable lands equals ten employees per gross acre for commercially zoned properties and four employees per gross acre for industrially zoned properties. The total displaced employees are identified in Table 11 and added to the employees needs on Table 12.

City of Auburn

The City of Auburn is located in south King County and in north central Pierce County. Although the City of Auburn incorporated in King County in 1891, the City did not annex into Pierce County until 1998.

As of December 31, 2000, the 0.54 square miles (320 acres) of the City of Auburn lying within Pierce County is exclusively the Master Planned Community called Lakeland Hills South. Not all of Lakeland Hills South lies within the city limits. The remainder of the Master Planned Community is within unincorporated Pierce County but will be annexed by the City as the Master Planned Community develops.

The City's 2000 population and employment estimates and 2017 population allocation and employment target are provided below:

	Population in Pierce County	Employment in Pierce County
2000	146 ¹	0 ⁴
2017	3,000 ²	50
Adjusted 2017³	3,000	50

¹ 2000 Census figures, Washington State Office of Financial Management

² Pierce County Council Resolution No. R2000-173

³ Adjusted to incorporate property annexed since 1995

⁴ 2000 estimate from PSRC

The City's GMA Comprehensive Plan was adopted in April of 1995. In June 1999, the Auburn City Council approved Ordinance No. 5239 affirming the consistency of the City of Auburn's development regulations with the adopted GMA Comprehensive Plan.

Except for a couple of small parcels devoted to utility use, the entire area within the City limits in Pierce County is associated with the Lakeland Hills South Planned Unit Development (PUD). Although residential land use designations for the Lakeland Hills PUD have the same or similar titles as those land use designations used citywide, they are specific to Lakeland Hills PUD and do not have the same density requirements and implementing zoning designations.

The City's GMA Comprehensive Plan contains four land use designations for those properties within Pierce County. Those designations, and their densities where applicable, are as follows:

Auburn Land Use Designations Specific to Lakeland Hills South PUD	
<u>Single Family Residential</u>	Designates and protects areas for single-family dwellings. Allows densities ranging from 1 to 6 dwelling units per acre.
<u>Moderate Density Residential</u>	Provides a transition between single-family residential areas and other more intensive designations. Allows densities ranging from 2 to 14 dwelling units per acre.
<u>Open Space</u>	Provides for undevelopable land due to environmental constraints.

Auburn Land Use Designations Specific to Lakeland Hills South PUD	
<u>Public and Quasi-Public</u>	Provides areas needed for public and quasi-public community services, such as parks.

The entire Lakeland Hills South PUD is zoned “Planned Unit Development (PUD) District - Lakeland Hills South Special Plan Area” (Auburn City Code Chapter 18.76).

The Lakeland Hills PUD is generally divided into planning areas. The development agreement allows flexibility for the developer to choose densities in planning areas within the PUD so long as the overall density limitations provided for by the Comprehensive Plan and PUD agreement are adhered to (and the maximum number of units for the entire PUD are not exceeded). The maximum allowable number of residential units within the entire Lakeland Hills South PUD development is 3,408 units based on an overall gross density of five units per acre.

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.

Table 3 - City of Auburn Summary of Residential Density – Building Permits								
Land Use Designation	Zoning District	Density /Units	1995	1996	1997	1998	1999	2000
Moderate Single Family	SFD-5	Density	N/A	N/A	N/A	.32	N/A	N/A
		Units				4		
Single Family	SFD-3	Density	N/A	N/A	N/A	7.41	N/A	N/A
		Units				81		
Moderate Single Family	PUD	Density	N/A	N/A	N/A	N/A	7.17	7.57
		Units					46	105

Table 4 - City of Auburn Summary of Residential Density (Units/Acre) – Approved Final Plats								
Land Use Designation	Zoning District	Density	1995	1996	1997	1998	1999	2000
SFD	SFD	Gross	N/A	N/A	N/A	N/A	N/A	2.65
		Net						5.2
		Lots						74
	SFD-3	Gross	N/A	N/A	N/A	N/A	N/A	5.04
		Net						6.39
		Lot						106
	SFD-4	Gross	N/A	N/A	N/A	N/A	N/A	6.0
		Net						8.5
		Lots						64

SFD (2000): 13.5% of gross = roads; 13.5% of gross = critical areas

SFD-3 (2000): 20% of gross = roads; 0% of gross = critical areas

SFD-4 (2000): 19.7% of gross = roads; 0% of gross = critical areas

Table 5 - City of Auburn Summary of Commercial Permits								
Land Use Designation	Zoning District		1995	1996	1997	1998	1999	2000
Not Applicable		Gross Acres	N/A	N/A	N/A	N/A	N/A	N/A
		Bldg. Sq. Ft.						
		FAR						

**Table 6 - City of Auburn
Development Assumptions and Trends**

	Comprehensive Plan Assumption	1998-2000 Average	Future Assumptions
People per Household	2.5 pphh	Not Applicable	2.8 people per household
Residential Density	SFR: 1-6 units/acre MDR:2-14 units/acre	Permits: 5.40du/na Plats: 4.09du/ga; 6.36du/na Permits Trend: Increasing Plats Trend: N/A	SFR: 1-6 units/acre MDR:2-14 units/acre
Percent of Single Family Housing and Multi-Family Housing	Based on Lakeland Hills South PUD	100% / 0% Trend: Stable	Specific to PUD proposals within specified planning areas.
Mixed Use Zoning Districts: Percent of Land Developed Residential & Commercial	Not Applicable	100% / 0% Trend: Stable	Not Applicable
Percent of Land Used for: Roads and R.O.W.	Based on Lakeland Hills South PUD	Not Available	10% of net acreage for remaining vacant areas planned for development.
Percent of Land Designated: Critical Areas (Constrained)	Based on Lakeland Hills South PUD	Not Available	Identified by PUD “Open Space” Comprehensive Plan designation.
Percent of Land Used for: Recreation / Park	Based on Lakeland Hills South PUD	Not Available	Park areas as identified/set aside by the PUD
Percent of Land Used for: Public Facilities / Institutions	Based on Lakeland Hills South PUD	Not Available	Identified through specific knowledge of planned uses based on the approved PUD.
Percent of Land in Residentially Zoned Districts for non-residential uses (i.e. churches)	Based on Lakeland Hills South PUD	Not Available	Based on identified planned uses in the PUD.
Percent of Land Unavailable for Development	Based on Lakeland Hills South PUD	Not Available	All developable land is assumed to be available for development. PUD will be fully built out by 2017.
Employees per Gross Acre	Not Available	Not Available	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.

Table 7: Not Applicable

Table 8 – City of Auburn Supply of Land/Lots for Residential Development						
Comprehensive Plan Designation	Single Family Residential			Moderate Density Residential		
Zoning District	PUD			PUD		
Land Type	Vacant (gross)	Vacant (net)	Under- developed	Vacant (gross)	Vacant (net)	Under- developed
Gross Acres	N/A	191.84	N/A	N/A	16.11	N/A
Future Capital Facilities						
Adjusted Gross Acres						
Individual Plat Deductions	Roads					
	Critical Areas					
	Parks and Open Space					
	Stormwater Facilities					
Net Acres						
Non-Residential Uses						
Adjusted Net Acres						
Land Unavailable for Development						
Final Adjusted Net Acres						
Total Adjusted Net Acres	N/A			N/A		
One Dwelling Unit per Vacant (net) Lot		880			187	
One Displaced Unit per Underdeveloped Parcel			0			0

**Table 9 – City of Auburn
Housing Unit Needs**

2000 Population	Adjusted 2017 Population	Population Growth (2000-2017)	Assumed Household Size	Housing Units Needed	Plus Displaced Units from Underdeveloped Residential	Total Housing Units Needed
146	3,000	2,854	2.8	1,019	0	1,019

**Table 10 – City of Auburn
Housing Unit Capacity**

Comprehensive Plan Designation	Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	Plus 1 Dwelling Unit per Vacant (net) Lot	Housing Capacity
Single Family Residential	PUD	N/A	N/A	N/A	880	880
Moderate Density Residential	PUD	N/A	N/A	N/A	187	187
						Total Housing Capacity
						1,067

**Table 11 – City of Auburn
Supply of Land for Commercial/Industrial Employment**

Comprehensive Plan Designation	Public and Quasi Public		
Zoning District	PUD		
Land Type	Vacant	Re-developable	Under-developed
Gross Acres	11.27	N/A	N/A
Future Capital Facilities	N/A		
Gross Acres with Facilities Deduction	11.27		
Land Unavailable for Development	0.00		
Adjusted Gross Acres	11.27		
Total Adjusted Gross Acres	11.27		
Displaced Employees		0	
One displaced unit per underdeveloped parcel			0

**Table 12 – City of Auburn
Employment Needs**

2000 Employment Estimate	Adjusted 2017 Employment Target	Employment Growth (2000-2017)	Plus Displaced Employees from Redevelopable Commercial	Additional Employment Needs
0	50	50	0	50

**Table 13 – City of Auburn
Employment Capacity**

Comprehensive Plan Designation	Zoning District	Adjusted Net Acres	Employees per Acres	Employment Capacity
Public and Quasi Public	PUD	11.27	N/A	50
			Total Employment Capacity	50

City of Bonney Lake

The City of Bonney Lake is located at the south end of Lake Tapps in north central Pierce County. Incorporated in 1949, the City is now transitioning from a lower density community to medium density community with expanding retail and commercial activities. The City's corporate limits encompass approximately 5.2 square miles (3,300 acres).

The City's 2000 population and employment estimates and 2017 population allocation and employment target are provided below. Since 1995, the City of Bonney Lake has annexed approximately 210 acres through seven separate proposals.

	Population	Employment
2000	9,687 ¹	1,975 ⁴
2017	12,100 ²	3,147
Adjusted 2017³	13,100	3,147

¹ 2000 Census figures, Washington State Office of Financial Management

² Pierce County Council Resolution No. R2000-173

³ Adjusted to incorporate property annexed since 1995

⁴ 2000 estimate from PSRC

The City's GMA Comprehensive Plan was adopted on May 30, 1995 and implementing regulations were adopted two years later on June 10, 1997. The City of Bonney Lake's Comprehensive Plan contains eight land use designations and the regulations create nine implementing zones. All densities in the City of Bonney Lake's zoning are calculated by net lot size. The following table describes the City's land use designations and zoning:

Bonney Lake Land Use Designations	Implementing Zones
<u>Single Family Residential</u> Provides for single-family residences at a density of 3 to 5 dwelling units per acre.	<u>R-1 Low-Density Residential District</u> Establishes and preserves low-density single-family residential neighborhoods with large lots at a density of 3 to 4 dwelling units per acre.
<u>Duplex, Mobile Home and Single Family Residential</u> Provides for single and two-family residences at a density of 5 to 8 dwelling units per acre.	<u>R-2 Medium-Density Residential Districts</u> Establishes and preserves medium-density residential neighborhoods at a density of 5 to 9 dwelling units per acre.
<u>Multiple Residential</u> Provides for high-density multiple-family to low-rise medium density multiple-family residences at a density of 8 to 20 dwelling units per acre.	<u>R-3 High-Density Residential District</u> Provides for multi-family living at densities up to 20 dwelling units per acre to meet the needs of households with a variety of income levels and lifestyles.

Bonney Lake Land Use Designations	Implementing Zones
<p><u>Neighborhood Commercial</u> Provides neighborhood services including retail, laundry, food markets, drug stores, etc. that are essential to the daily lives of the residents.</p>	<p><u>C-1 Neighborhood Commercial District</u> Provides limited areas for commercial and service uses oriented to serve adjacent residential areas and neighborhoods. The number of businesses in any one C-1 area shall be limited to one of each type. Densities should occur at a minimum of 1 dwelling unit per acre.</p>
<p><u>Commercial Areas</u> Accommodate all types of commerce and industry. Allows both commercial, light manufacturing and warehousing uses including, retail, office, auto repair, entertainment, professional office, restaurants, industrial park development, institutional development and utility facilities.</p>	<p><u>C-2 Commercial District</u> Provides areas for office uses, retail stores and service establishments offering commodities and services required by residents of the city and its surrounding market area.</p> <p><u>C-3 Warehousing and Light Manufacturing District</u> Provides areas for land intensive or limited service commercial establishments, wholesale distribution facilities, research and light industrial enterprises, complementary to neighboring commercial and residential districts.</p> <p><u>C-2/C-3 Combined Retail Commercial, Warehousing, and Light Manufacturing District</u> Provides areas for uses that shall be located along major thoroughfares and dominated by auto-oriented uses. Provides areas for various land intensive and/or limited service commercial establishments, office uses, major retail stores and service, wholesale distribution facilities, research and light industrial enterprises.</p> <p><u>M-1 Manufacturing District</u> Provides areas for heavy industrial uses that may not be compatible with commercial and residential districts. Typical uses in this area include the processing of natural and manmade materials for use in general manufacturing.</p>
<p><u>Public Parks and Fennel Creek Stream Corridor</u> Provides for city owned parks and the environmentally sensitive area of the Fennel Creek corridor. Provides key open space for the public and protects sensitive land from incompatible land uses.</p> <p><u>Conservation/Open Space</u> Accommodates areas of steep slopes, greenbelts and the valley floor along Fennel Creek, and also includes designated agricultural land and areas of periodic flooding.</p>	<p><u>RC-5 Residential/Conservation District</u> Protects sensitive areas, agricultural uses or natural resource production, or acts as a buffer between such lands and higher density uses, as well as providing an urban reserve designation for areas without full urban services. Ensures that development occurs at a maximum residential density of 1 dwelling unit per 5 acres.</p>

Bonney Lake Land Use Designations		Implementing Zones
<u>School and Community Facilities</u> Provide for school district and City of Bonney Lake public facilities that provide educational, governmental and cultural service.		<u>PF Public Facilities District</u> Provides for nonresidential uses of a public and quasi-public nature to be located in or near residential zones. Applies to existing public and quasi-public facilities and sites purchased or identified for future public facilities.

Table 3 - City of Bonney Lake
Summary of Residential Density – Building Permits

Land Use Designation	Zoning District	Density/ Units	1995	1996	1997	1998	1999	2000
Single Family Residential	R-1	Density	N/A	2.83	3.49	3.14	2.95	3.38
		Units		23	58	49	48	53
Multiple Residential	R-3	Density	N/A	2.72	4.28	N/A	16.16	17.65
		Units		3	3		10	12
Duplex/SFR	R-2	Density	N/A	4.89	2.95	1.58	3.74	3.05
		Units		12	19	6	20	32

Table 4 - City of Bonney Lake
Summary of Residential Density – Approved Final Plats

Land Use Designation	Zoning District	Density/ Lots	1995	1996	1997	1998	1999	2000
Single Family Residential	R-1	Gross	N/A	2.96	3.95	3.27	2.52	3.1
		Net				4.08	3.72	3.1
		Lots		320	72	96	82	9
Multiple Residential	R-3	Gross	N/A	N/A	N/A	6.67		
		Net						
		Lots				3		
Duplex/SFR	R-2/R-3	Gross	N/A	N/A	N/A	N/A	1.31	4.16
		Net					1.68	4.16
		Lots					10	2

R2-/R-3 (1999): 91 possible lots, only 10 platted; 14% critical areas; 7% roads

SFR - R-1(1999): 93 lots possible, only 82 platted; 15% critical areas; 13% roads; 5% other uses

**Table 5 - City of Bonney Lake
 Summary of Commercial Permits**

Land Use Designation	Zoning District		1995	1996	1997	1998	1999	2000
Commercial	C-2	Gross Acres	N/A	N/A	.74	.68	2.37	10.03
		Bldg. Sq. Ft.			17,500	9,120	17,350	40,621
		FAR			0.54	0.30	0.17	0.09

**Table 6 - City of Bonney Lake
 Development Assumptions and Trends**

	Comprehensive Plan Assumption	1995-2000 Average	Future Assumptions
People per Household	2.94 people per household	Not Applicable	2.9645 people per household
Residential Density	4-6 dwelling units per gross acre	Permits: 3.35du/ga Plats: 2.98du/ga Permits Trend: Increasing Platting Trend: Variable	R-1: 4.356du/na R-2: 5.06du/na R-3: 20.00du/na RC-5: 0.20du/na C-1: 4.00du/na C-2: 20.00du/na C-3: 20.00du/na C-2/C-3: 20.00du/na
Mixed Use Zoning Districts: Percent of Land Developed Residential & Commercial	No Assumption	Not Applicable	C-1, C-2, C-3, C-2/C-3: 10% Residential / 90% Commercial
Percent of Land Used for: Roads and R.O.W.	2.7%	Not Available	15%
Percent of Land Designated: Critical Areas (Constrained)	22.2%	Not Available	Critical Area Enhancement Project. Includes steep slopes, wetlands, 150' wetland buffers and 100yr. floodplains
Percent of Land Used for: Recreation / Park	0.03%	Not Available	5%
Percent of Land Used for: Public Facilities / Institutions	3.4%	Not Available	Documented needs
Percent of Land in Residentially Zoned Districts for non-residential uses	Not Available	Not Available	10%

**Table 6 - City of Bonney Lake
Development Assumptions and Trends**

	Comprehensive Plan Assumption	1995-2000 Average	Future Assumptions
Percent of Land Unavailable for Development	No Assumption	Not Available	Single-Family Districts: vacant, 10% underdeveloped, 20% Multi-Family Districts: vacant, 20% underdeveloped, 40% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%
Employees per Gross Acre	Not Available	Not Available	Manufacturing/WTCU: 11.2 employees per acre Retail/FIRES: 34.3 employees per acre Government: 22.7 employees per acre Displaced Employees: Commercial, 10 emp./acre Industrial, 4 emp./acre

**Table 7 - City of Bonney Lake
Assumptions for Vacant (net) Lots and Underdeveloped Parcels**

Zoning District	Vacant (net) Lot Size	Underdeveloped Parcel Size
R-1	Less than or equal to 0.25 acres	Greater than 20,000 sq. ft.
R-2	Less than or equal to 0.25 acres	Greater than 19,200 sq. ft.
R-3	Less than or equal to 0.25 acres	No assumption
C-2	Less than or equal to 0.25 acres	No assumption
C-2/C-3	Less than or equal to 0.25 acres	No assumption

Table 8 – City of Bonney Lake
Supply of Land/Lots for Residential Development

Comprehensive Plan Designation	Single Family Residential			Duplex, Mobile Homes and Single Family Residential			Multiple Residential		
Zoning District	R-1			R-2			R-3		
Land Type	Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed	Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed	Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed
Gross Acres¹	557.77	4.22	429.66	63.83	5.69	131.58	91.91	N/A	N/A
Future Capital Facilities	N/A			N/A			N/A		
Adjusted Gross Acres	557.77		429.66	63.83		131.58	91.91		
Individual Plat Deductions	Roads	83.67		64.45	9.57		19.74	13.79	
	Critical Areas	192.51		104.85	34.63		20.24	22.32	
	Parks and Open Space	27.87		21.48	3.19		6.58	4.60	
	Stormwater Facilities	N/A		N/A	N/A		N/A	N/A	
Net Acres	253.72		238.88	16.44		85.02	51.20		
Non-Residential Uses	25.37		23.88	1.64		8.50	2.12		
Adjusted Net Acres	228.35		215.00	14.80		76.52	46.08		
Land Unavailable for Development	22.84		43.00	1.48		15.30	9.22		
Final Adjusted Net Acres	205.51		172.00	13.32		61.22	36.86		
Total Adjusted Net Acres	377.51			74.54			36.86		
One potential dwelling unit per vacant (net) lot		24			26			0	
One displaced unit per underdeveloped parcel²			423			161			0

¹ In Mixed Use Districts, gross acres represent only the land assumed for residential uses. See Table 5 “Development Assumptions and Trends”

² Displaced units represent a percentage of the gross acres vs. market availability

Table 8 – City of Bonney Lake
Supply of Land/Lots for Residential Development

Comprehensive Plan Designation		Commercial Areas					
Zoning District		C-2			C-2/C-3		
Land Type		Vacant (gross)	Vacant (net) ≤ 0.25 ac	Under-developed	Vacant (gross)	Vacant (net) ≤ 0.25 ac	Under-developed
Gross Acres¹		18.90	N/A	1.08	1.70	N/A	N/A
Future Capital Facilities		N/A			N/A		
Adjusted Gross Acres		18.90		1.08	1.70		
Individual Plat Deductions	Roads	2.84		0.16	0.26		
	Critical Areas	5.90		0.65	0.11		
	Parks and Open Space	0.95		0.05	0.09		
	Stormwater Facilities	N/A		N/A	N/A		
Net Acres		9.21		0.22	1.24		
Non-Residential Uses		0.92		0.02	0.12		
Adjusted Net Acres		8.29		0.20	1.12		
Land Unavailable for Development		1.66		0.08	0.22		
Final Adjusted Net Acres		6.63		0.12	0.90		
Total Adjusted Net Acres		6.75			0.90		
One potential dwelling unit per vacant (net) lot			0			0	
One displaced unit per underdeveloped parcel²				1			0

¹ In Mixed Use Districts, gross acres represent only the land assumed for residential uses. See Table 5

² Development Assumptions and Trends² Displaced units represent a percentage of the gross acres vs. market availability

**Table 9 – City of Bonney Lake
 Housing Unit Needs**

2000 Population	Adjusted 2017 Population	Population Growth (2000-2017)	Assumed Household Size	Housing Units Needed	Plus Displaced Units from Underdeveloped Residential	Total Housing Units Needed
9,687	13,100	3,413	2.9645	1,151	593	1,744

**Table 10 – City of Bonney Lake
 Housing Unit Capacity**

Comprehensive Plan Designation	Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	Plus 1 Dwelling Unit per Vacant (net) Lot	Housing Capacity
Single Family Residential	R-1	377.51	4.356	1,644	24	1,668
Duplex, Mobile Homes and Single Family Residential	R-2	74.54	5.06	377	26	403
Multiple Residential	R-3	36.88	20.00	737	0	737
Commercial Areas	C-2	6.75	20.00	135	0	135
	C-2/C-3	0.90	20.00	18	0	18
					Total Housing Capacity	2,961

Table 11 – City of Bonney Lake
Supply of Land for Commercial/Industrial Employment

Comprehensive Plan Designation		Commercial Areas				
Zoning District		C-2			C-2/C-3	
Land Type	Vacant	Re-developable	Under-developed	Vacant	Re-developable	Under-developed
Gross Acres¹	95.67	61.54	22.64	2.49	1.62	11.18
Future Capital Facilities	N/A	N/A	N/A	N/A	N/A	N/A
Gross Acres with Facilities Deduction	95.67	61.54	22.64	2.49	1.62	11.18
Land Unavailable for Development	9.57	30.77	5.66	0.25	0.81	2.80
Adjusted Gross Acres	86.10	30.77	16.98	2.24	0.81	8.38
Total Adjusted Gross Acres	133.85			11.43		
Displaced Employees²		308			8	
One displaced unit per underdeveloped parcel³			6			2

Table 11 – City of Bonney Lake
Supply of Land for Commercial/Industrial Employment

Comprehensive Plan Designation		Commercial Areas			School and Community Facilities	
Zoning District		M-1			PF	
Land Type	Vacant	Re-developable	Under-developed	Vacant	Re-developable	Under-developed
Gross Acres¹	N/A	1.25	N/A	22.89	N/A	N/A
Future Capital Facilities		N/A		N/A		
Gross Acres with Facilities Deduction		1.25		22.89		
Land Unavailable for Development		0.63		2.29		
Adjusted Gross Acres		0.62		20.60		
Total Adjusted Gross Acres	0.62			20.60		
Displaced Employees²		6			0	
One displaced unit per underdeveloped parcel³			0			0

¹ In Mixed Use Districts, gross acres represent only the land assumed for commercial uses. See Table 5.

² Displaced employees represent the adjusted gross acres multiplied by an employee per acre factor. See Table 5.

³ Displaced units represent a percentage of the gross acres vs. market availability.

**Table 12 – City of Bonney Lake
 Employment Needs**

2000 Employment Estimate	Adjusted 2017 Employment Target	Employment Growth (2000-2017)	Plus Displaced Employees from Redevelopable Commercial	Additional Employment Needs
1,975	3,147	1,172	322	1,494

**Table 13 – City of Bonney Lake
 Employment Capacity**

Comprehensive Plan Designation	Zoning District	Adjusted Net Acres	Employees per Acres	Employment Capacity
Commercial Area	C-2	133.85	34.3	4,591
	C-2/C-3	11.43	34.3	392
	M-1	0.62	11.2	7
School and Community Facilities	PF	20.60	22.7	468
			Total Employment Capacity	5,458

City of Buckley

The community of Buckley is located along the White River in north central Pierce County. The City of Buckley incorporated in 1890 and by 2000 its corporate boundaries encompassed approximately 3.8 square miles (2,450 acres). Buckley has a small town character with a concentrated downtown core.

The City's 2000 population and employment estimates and 2017 population allocation and employment target are provided below:

	Population	Employment
2000	4,145 ¹	1,812 ⁴
2017	7,250 ²	3,292
Adjusted 2017³	7,250	3,292

¹ 2000 Census figures, Washington State Office of Financial Management

² Pierce County Council Resolution No. R2000-173

³ Adjusted to incorporate property annexed since 1995

⁴ 2000 estimate from PSRC

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>RA 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 4 dwelling units per acre.	<u>R-3 Residential</u> Allows single-family and duplex housing at a maximum density of 3.48 dwelling units per acre for single-family dwellings and 4.37 for duplexes. <u>R-4 Residential</u> Allows single-family and duplex housing at a maximum density of 4.37 dwelling units per acre.
<u>High Density</u> Provides infill opportunities and density for future growth. Allows a density of 5 dwelling units per acre.	<u>R-5 Residential</u> Allows single-family and duplex housing at a maximum density of 5.19 dwelling units per acre for single-family dwellings and 5.45 for duplexes.

Buckley Land Use Designations	Implementing Zones
<p><u>Mixed Use</u> Provides a flexible land use designation to respond to changing circumstance 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 dwelling units per acre.</p>	<p><u>RM Residential Multiple</u> Allows single-family, duplex housing and multi-family housing at a maximum density of 5.19 dwelling units per acre for single-family dwellings and 7.26 for multi-family and duplexes.</p> <p><u>B-1 Business</u> Allows for a variety of uses including retail and wholesale stores, professional businesses, restaurants, government facilities, medical clinics, banks, and dwelling units on the second story. Allows a maximum residential density of 21.78 dwelling units for senior housing and 14.52 for all other housing.</p> <p><u>B-2 Business</u> Allows for a variety of uses including business and professional offices, government facilities, medical clinics, restaurant and retail sales, and multi-family housing. Allows a maximum residential density of 9.68 dwelling 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.</p>
<p><u>Critical Lands</u> Provide 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 3 - City of Buckley
Summary of Residential Density – Building Permits

Land Use Designation	Zoning District	Density/ Units	1995	1996	1997	1998	1999	2000
Rural Residential	RA	Density	N/A	5.13	N/A	.28	N/A	N/A
		Units		1		3		
	R3-U	Density	N/A	N/A	N/A	N/A	N/A	2.17
		Units						3
Medium Density	R3-U	Density	N/A	N/A	N/A	N/A	N/A	.11
		Units						1
	R-5	Density	2.08	N/A	5.0	N/A	N/A	N/A
		Units	1		1			
	RA	Density	.72	2.11	1.12	5.88	N/A	N/A
		Units	1	1	1	1		
	R3-U	Density	N/A	N/A	N/A	N/A	N/A	4.9
		Units						37
High Density	R-5	Density	4.7	N/A	7.79	3.75	3.21	4.38
		Units	13		3	11	79	41
	RB	Density	8.19	N/A	6.58	8.9	N/A	N/A
		Units	5		3	9		
	B-2	Density	N/A	N/A	14.60	N/A	N/A	6.38
		Units			2			3
Mixed Use	RB	Density	N/A	.44	N/A	N/A	N/A	N/A
		Units		2				
	B-2	Density	N/A	N/A	N/A	N/A	15.75	N/A
		Units					40	

Table 4 - City of Buckley
Summary of Residential Density – Approved Final Plats

Land Use Designation	Zoning District	Density/ Lots	1995	1996	1997	1998	1999	2000
High Density	R-5	Gross	N/A	N/A	N/A	N/A	2.32	3.96
		Net					2.32	3.96
		Lots					2	9
	RB	Gross	N/A	N/A	N/A	N/A	N/A	.45
		Net						.45
		Lots						4

**Table 5 - City of Buckley
Summary of Commercial Permits**

Land Use Designation	Zoning District	Density/ Lots	1995	1996	1997	1998	1999	2000
High Density	RB	Gross Acres	2.7	N/A	N/A	N/A	N/A	N/A
		Bldg. Sq. Ft.	960					
		FAR	0.008					
	RM	Gross Acres	3.66	N/A	N/A	N/A	N/A	N/A
		Bldg. Sq. Ft.	18,126					
		FAR	0.11					
	B-2	Gross Acres	N/A	1.44	N/A	N/A	N/A	N/A
		Bldg. Sq. Ft.		7,111				
		FAR		0.11				
Mixed Use	IP	Gross Acres	5.2	2.53	2.53	3.84	5.07	2.60
		Bldg. Sq. Ft.	22,452	19,023	19,025	20,000	38,050	1,900
		FAR	0.10	0.17	0.17	0.12	0.17	0.02
	B-2	Gross Acres	N/A	1.72	N/A	4.452	N/A	N/A
		Bldg. Sq. Ft.		6,666		14,704		
		FAR		0.08		0.08		
Public Use/ Open Space	P	Gross Acres	N/A	N/A	N/A	N/A	N/A	47.07
		Bldg. Sq. Ft.						1,792
		FAR						0.0009

Table 6 - City of Buckley
Development Assumptions and Trends

	Comprehensive Plan Assumption	1995-2000 Average	Future Assumptions
People per Household	2.6	Not Applicable	2.65 people per household
Residential Density	Rural Residential: 2-3 dwelling units per acre Medium Density: 4 dwelling unit per acre High Density: 5 dwelling units per acre	Permits: 3.18du/na Plats: 1.27du/ga; 1.27du/na Permits Trend: Variable Platting Trend: Decreasing	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
Mixed Use Zoning Districts: Percent of Land Developed Residential & Commercial	No Assumption	Not Applicable	RM, B-1, B-2: 10% Residential / 90% Commercial
Percent of Land Used for: Roads and R.O.W.	No Assumption	Not Available	15%
Percent of Land Designated: Critical Areas (Constrained)	50%	Not Available	Critical Area Enhancement Project. Includes steep slopes, wetlands, 150' wetland buffers and 100yr. floodplains
Percent of Land Used for: Recreation / Park	No Assumption	Not Available	5%
Percent of Land Used for: Public Facilities / Institutions	No Assumption	Not Available	Documented needs and 20% for stormwater facilities.
Percent of Land in Residentially Zoned Districts for non-residential uses	Not Available	Not Available	10%
Percent of Land Unavailable for Development	No Assumption	Not Available	Vacant: 50% Underdeveloped: 50%
Employees per Gross Acre	Not Available	Not Available	Manufacturing/WTCU: 11.2 employees per acre Retail/FIRES: 34.3 employees per acre Government: 22.7 employees per acre Displaced Employees: Commercial, 10 emp./acre; Industrial, 4 emp./acre; Government: 7 emp./acre

**Table 7 - City of Buckley
Assumptions for Vacant (net) Lots and Underdeveloped Parcels**

Zoning District	Vacant (net) Lot Size	Underdeveloped Parcels Size
RA	Less than or equal to 0.25 acres	Greater than 1 acre
R-5	Less than or equal to 0.25 acres	Greater than 1 acre
RM	Less than or equal to 0.25 acres	Greater than 1 acre
RB	Less than or equal to 0.25 acres	Greater than 1 acre
B-1	Less than or equal to 0.25 acres	No assumption
B-2	Less than or equal to 0.25 acres	No assumption

Table 8 – City of Buckley
Supply of Land/Lots for Residential Development

Comprehensive Plan Designation		Rural Residential			High Density			Mixed Use		
Zoning District		RA			R-5			RM		
Land Type		Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed	Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed	Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed
Gross Acres¹		429.95	N/A	265.19	17.13	12.34	39.29	3.50	N/A	N/A
Future Capital Facilities		N/A			N/A			N/A		
Adjusted Gross Acres		429.95		265.19	17.13		39.29	3.50		
Individual Plat Deductions	Roads	64.49		39.79	2.57		5.89	0.53		
	Critical Areas	162.08		64.12	0.32		2.73	0.02		
	Parks and Open Space	21.50		13.26	0.87		1.96	0.18		
	Stormwater Facilities	85.99		53.04	3.43		7.86	0.70		
Net Acres		95.89		94.98	9.94		20.85	2.07		
Non-Residential Uses		9.59		9.50	0.99		2.09	0.21		
Adjusted Net Acres		86.30		85.48	8.95		18.76	1.86		
Land Unavailable for Development		43.15		42.74	4.48		9.38	0.93		
Final Adjusted Net Acres		43.15		42.74	4.47		9.38	0.93		
Total Adjusted Net Acres		85.89			13.85			0.93		
One potential dwelling unit per vacant (net) lot		0			62			0		
One displaced unit per underdeveloped parcel²			53			12			0	

¹ In Mixed Use Districts, gross acres represent only the land assumed for residential uses. See Table 5 “Development Assumptions and Trends”

² Displaced units represent a percentage of the gross acres vs. market availability

Table 8 – City of Buckley
Supply of Land/Lots for Residential Development

Comprehensive Plan Designation		Mixed Use								
Zoning District		B-1			B-2		RB			
Land Type		Vacant (gross)	Vacant (net) ≤0.25ac	Under-Developed ²	Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed	Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed
Gross Acres¹	N/A	N/A	0.31	11.98	N/A	N/A	30.01	0.84	91.37	
Future Capital Facilities				N/A			N/A			
Adjusted Gross Acres			0.31	11.98			30.01		91.37	
Individual Plat Deductions	Roads			0.05	1.20			4.50		13.71
	Critical Areas			0.00	5.55			4.58		32.19
	Parks and Open Space			0.02	0.60			1.50		4.57
	Stormwater Facilities			0.06	2.40			6.00		18.27
Net Acres			0.18	2.23			13.43		22.63	
Non-Residential Uses			0.02	0.22			1.34		2.26	
Adjusted Net Acres			0.16	2.01			12.09		20.37	
Land Unavailable for Development			0.08	1.01			6.05		10.19	
Final Adjusted Net Acres			0.08	1.00			6.04		10.18	
Total Adjusted Net Acres	0.08			1.00			16.22			
One potential dwelling unit per vacant (net) lot		0			0			5		
One displaced unit per underdeveloped lot³			0			0			32	

¹ In Mixed Use Districts, gross acres represent only the land assumed for residential uses. See Table 5 “Development Assumptions and Trends”

² Includes land with commercial uses that will redevelop as residential to meet the assumed residential/commercial split in mixed use zones. See Table 5.

³ Displaced units represent a percentage of the gross acres vs. market availability

Table 9 - City of Buckley
Housing Unit Needs

2000 Population	Adjusted 2017 Population	Population Growth (2000-2017)	Assumed Household Size	Housing Units Needed	Plus Displaced Units from Underdeveloped Residential	Total Housing Units Needed
4,145	7,250	3,105	2.65	1,172	97	1,269

Table 10 – City of Buckley
Housing Unit Supply

Comprehensive Plan Designation	Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	Plus 1 Dwelling Unit per Vacant (net) Lot	Housing Supply
Rural Residential	RA	85.89	2.18	187	0	187
High Density	R-5	13.85	5.19	72	62	134
Mixed Use	RM	0.93	7.62	7	0	7
	B-1	0.08	14.52	1	0	1
	B-2	1.00	9.68	10	0	10
	RB	16.22	9.68	157	5	162
					Total Housing Supply	501

**Table 11 – City of Buckley
Supply of Land for Commercial/Industrial Employment**

Comprehensive Plan Designation		Mixed Use					
Zoning District		RM			B-1		
Land Type		Vacant	Re-developable	Under-developed	Vacant	Re-developable	Under-developed
Gross Acres¹		31.46	N/A	N/A	N/A	2.79	N/A
Future Capital Facilities		N/A				N/A	
Gross Acres with Facilities Deduction		31.46				2.79	
Land Unavailable for Development		3.15				1.40	
Adjusted Gross Acres		28.31				1.39	
Total Adjusted Gross Acres		28.31			1.39		
Displaced Employees²		0			14		
One displaced unit per underdeveloped parcel			0				0

**Table 11 – City of Buckley
Supply of Land for Commercial/Industrial Employment**

Comprehensive Plan Designation		Mixed Use					
Zoning District		B-2			IP		
Land Type		Vacant	Re-developable	Under-developed	Vacant	Re-developable	Under-developed
Gross Acres¹		60.17	47.62	N/A	2.48	3.91	N/A
Future Capital Facilities		N/A	N/A		N/A	N/A	
Gross Acres with Facilities Deduction		60.17	47.62		2.48	3.91	
Land Unavailable for Development		6.02	23.81		0.25	1.96	
Adjusted Gross Acres		54.15	23.81		2.23	1.95	
Total Adjusted Gross Acres		77.96			4.18		
Displaced Employees²		238			8		
One displaced unit per underdeveloped parcel			0				0

Table 11 – City of Buckley
Supply of Land for Commercial/Industrial
Employment

Comprehensive Plan Designation	Public Use		
Zoning District	P		
Land Type	Vacant	Re-developable	Under-developed
Gross Acres¹	6.41	61.83	N/A
Future Capital Facilities	N/A	N/A	
Gross Acres with Facilities Deduction	6.41	61.83	
Land Unavailable for Development	0.64	30.92	
Adjusted Gross Acres	5.77	30.91	
Total Adjusted Gross Acres	36.68		
Displaced Employees²		216	
One displaced unit per underdeveloped parcel			0

¹ In Mixed Use Districts, gross acres represent only the land assumed for commercial uses. See Table 5.

² Displaced employees represent the adjusted gross acres multiplied by an employee per acre factor. See Table 5

Table 12 – City of Buckley
Employment Needs

2000 Employment Estimate	Adjusted 2017 Employment Target	Employment Growth (2000-2017)	Plus Displaced Employees from Redevelopable Commercial	Additional Employment Needs
1,812	3,292	1,480	476	1,956

Table 13 – City of Buckley
Employment Supply

Comprehensive Plan Designation	Zoning District	Adjusted Net Acres	Employees per Acres	Employment Capacity
Mixed Use	RM	28.31	34.3	971
	B-1	1.39	34.3	48
	B-2	77.96	34.3	2,674
	IP	4.18	11.2	47
Public Use	P	36.68	22.7	833
			Total Employment Capacity	4,573

Town of Carbonado

Above the Carbon River Canyon, at the foothills of the Cascades lies the Town of Carbonado. The Town, which incorporated in 1948, covers approximately 0.4 square miles (250 acres). Carbonado has a small town character with a concentrated downtown core. Because of its geographic location to major urban centers, the Town has not seen substantial growth

The Town's 2000 population and employment estimates and 2017 population allocation and employment target are provided below:

	Population	Employment
2000	621 ¹	43 ⁴
2017	570 ²	38
Adjusted 2017³	570	38

¹ 2000 Census figures, Washington State Office of Financial Management

² Pierce County Council Resolution No. R2000-173

³ Adjusted to incorporate property annexed since 1995

⁴ 2000 estimate from PSRC

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 land use designations. Information on implementing zones has not yet been provided. Carbonado implements densities using gross calculations. The following table describes the Town's land use designations:

Carbonado Land Use Designations	Implementing Zones
<u>Residential Single Family District</u> Stabilizes and preserves single-family residential neighborhoods and prevents intrusion of incompatible land uses. Allows densities ranging from 4 to 8 housing units per acre.	
<u>Residential Estate District</u> Stabilizes and preserves larger lot single-family residential neighborhoods and prevents intrusion of incompatible land uses. Allows densities ranging from 2 to 4 housing units per acre.	
<u>Commercial District</u> Recognizes the existence of commercial areas and provides incentives and development standards to encourage the redevelopment and upgrading of commercial areas.	
<u>Public Use District</u> Provides areas for use by the public both for community facilities and for parks and open space.	

Table 3 - Town of Carbonado
Summary of Residential Density – Building Permits

Land Use Designation	Zoning District	Density /Units	1995	1996	1997	1998	1999	2000
Residential	R-1	Density	N/A	N/A	5.0	2.43	N/A	N/A
		Units			1	2		

Table 4 - Town of Carbonado
Summary of Residential Density – Approved Final Plats

Land Use Designation	Zoning District	Density	1995	1996	1997	1998	1999	2000
Not applicable		Gross	N/A	N/A	N/A	N/A	N/A	N/A
		Net						
		Lots						

Table 5 - Town of Carbonado
Summary of Commercial Permits

Land Use Designation	Zoning District	Density/ Lots	1995	1996	1997	1998	1999	2000
Not Applicable		Gross Acres	N/A	N/A	N/A	N/A	N/A	N/A
		Bldg. Sq. Ft.						
		FAR						

**Table 6 - Town of Carbonado
Development Assumptions and Trends**

	Comprehensive Plan Assumption	1995-2000 Average	Future Assumptions
People per Household	Less than 2.25 pphh	Not Applicable	3.11 people per household
Residential Density	2-8 dwelling units per acre	Permits: 2.93du/na Permits Trend: Variable	LDR: 2du/ga MDR: 4du/ga
Mixed Use Zoning Districts: Percent of Land Developed Residential & Commercial	Not Applicable	Not Applicable	Not Applicable
Percent of Land Used for: Roads and R.O.W.	25%	25%	Not Applicable
Percent of Land Designated: Critical Areas (Constrained)	10%	10%	Not Applicable
Percent of Land Used for: Recreation / Park	10%	10%	Not Applicable
Percent of Land Used for: Public Facilities / Institutions	5%	5%	Documented needs
Percent of Land in Residentially Zoned Districts for non-residential uses	Not Available	Not Available	3%
Percent of Land Unavailable for Development	5%	5%	Residential: 25% Commercial: vacant, 10%; redevelopable, 50%, underdeveloped, 25%
Employees per Gross Acre	Not Available	Not Available	Manufacturing/WTCU: 11.2 employees per acre Retail/FIRES: 34.3 employees per acre Government: 22.7 employees per acre Displaced Employees: Commercial, 10 emp./acre; Industrial, 4 emp./acre

**Table 7 – Town of Carbonado
Assumptions for Vacant (net) Lots and Underdeveloped Parcels**

Zoning District	Vacant (net) Lot Size	Underdeveloped Parcels Size
LDR	Less than or equal to 0.25 acres	Greater than 1 acre.
MDR	Less than or equal to 0.25 acres	Greater than 1 acre.

Table 8 – Town of Carbonado
Supply of Land/Lots for Residential Development

Comprehensive Plan Designation		LDR			MDR		
Zoning District		LDR		MDR			
Land Type		Vacant (gross)	Vacant (net) ≤ 0.25 ac	Under-developed	Vacant (gross)	Vacant (net) ≤ 0.25 ac	Under-developed
Gross Acres¹		35.54	N/A	30.85	29.76	3.44	19.28
Future Capital Facilities		N/A			N/A		
Adjusted Gross Acres		35.54		30.85	29.76		19.28
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
	Stormwater Facilities	N/A		N/A	N/A		N/A
Net Acres		35.54		30.85	29.76		19.28
Non-Residential Uses		1.07		0.93	0.89		0.58
Adjusted Net Acres		34.47		29.92	28.87		18.70
Land Unavailable for Development		8.62		7.48	7.22		4.68
Final Adjusted Net Acres		25.85		22.44	21.65		14.02
Total Adjusted Net Acres		48.29		35.67			
One potential dwelling unit per vacant (net) lot			0			21	
One displaced unit per underdeveloped parcel²				8			7

¹ In Mixed Use Districts, gross acres represent only the land assumed for residential uses. See Table 5 “Development Assumptions and Trends”

² Displaced units represent a percentage of the gross acres vs. market availability

**Table 9 – Town of Carbonado
Housing Unit Needs**

2000 Population	Adjusted 2017 Population	Population Growth (2000-2017)	Assumed Household Size	Housing Units Needed	Plus Displaced Units from Underdeveloped Residential	Total Housing Units Needed
621	570	(51)	3.11	(16)	15	(1)

**Table 10 – Town of Carbonado
Housing Unit Capacity**

Comprehensive Plan Designation	Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	Plus 1 Dwelling Unit per Vacant (net) Lot	Housing Capacity
	LDR	48.29	2.00	97	0	97
	MDR	35.67	4.00	143	21	164
						Total Housing Capacity
						261

**Table 11 – Town of Carbonado
Supply of Land for Commercial/Industrial Employment**

Comprehensive Plan Designation	Commercial District					
Zoning District	C			PF		
Land Type	Vacant	Re-developable	Under-developed	Vacant	Re-developable	Under-developed
Gross Acres¹	0.35	N/A	N/A	1.36	N/A	N/A
Future Capital Facilities	N/A			N/A		
Gross Acres with Facilities Deduction	0.35			1.36		
Land Unavailable for Development	0.04			0.14		
Adjusted Gross Acres	0.31			1.22		
Total Adjusted Gross Acres	0.31			1.22		
Displaced Employees²		0			0	
One displaced unit per underdeveloped parcel³			0			0

¹ In Mixed Use Districts, gross acres represent only the land assumed for commercial uses. See Table 5.

² Displaced employees represent the adjusted gross acres multiplied by an employee per acre factor. See Table 5

³ Displaced units represent a percentage of the gross acres vs. market availability.

Table 11 – Town of Carbonado Supply of Land for Commercial/Industrial Employment			
Comprehensive Plan Designation			
Zoning District	PPOS		
Land Type	Vacant	Re-developable	Under-developed
Gross Acres¹	17.87	N/A	N/A
Future Capital Facilities	N/A		
Gross Acres with Facilities Deduction	17.87		
Land Unavailable for Development	1.79		
Adjusted Gross Acres	16.08		
Total Adjusted Gross Acres	16.08		
Displaced Employees²		0	
One displaced unit per underdeveloped parcel³			0

¹ In Mixed Use Districts, gross acres represent only the land assumed for commercial uses. See Table 5.

² Displaced employees represent the adjusted gross acres multiplied by an employee per acre factor. See Table 5

³ Displaced units represent a percentage of the gross acres vs. market availability.

Table 12 – Town of Carbonado Employment Needs				
2000 Employment Estimate	Adjusted 2017 Employment Target	Employment Growth (2000-2017)	Plus Displaced Employees from Redevelopable Commercial	Additional Employment Needs
43	38	(5)	0	(5)

Table 13 – Town of Carbonado Employment Capacity				
Comprehensive Plan Designation	Zoning District	Adjusted Net Acres	Employees per Acres	Employment Capacity
Commercial District	C	0.31	34.3	11
	PF	1.22	22.7	28
	PPOS	16.08	22.7	365
			Total Employment Capacity	404

City of DuPont

The historically industrial community of DuPont incorporated in 1951. Located on the Puget Sound and surrounded by the Fort Lewis Military Reservation, the City of DuPont now includes Northwest Landing, one of the County's first master planned communities. The City's corporate limits encompass approximately 5.8 square miles (3,740 acres).

The Town's 2000 population and employment estimates and 2017 population allocation and employment target are provided below:

	Population	Employment
2000	2,452 ¹	2,732 ⁴
2017	9,500 ²	8,992
Adjusted 2017³	9,500	8,992

¹ 2000 Census figures, Washington State Office of Financial Management

² Pierce County Council Resolution No. R2000-173

³ Adjusted to incorporate property annexed since 1995

⁴ 2000 estimate from PSRC

The City's GMA Comprehensive Plan was adopted on July 25, 1995 and implementing regulations were adopted two years later on August 12, 1997. The City of DuPont's Comprehensive Plan contains nine land use designations and the regulations create 11 implementing zones. 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 4 dwelling units per acre.	<u>R-4 zone</u> Provides for single-family land uses with an average density of 4 dwelling units per gross acre.
<u>Single-Family-Medium</u> Allows residential development at an average density of 6 dwelling units per acre.	<u>R-6 zone</u> Provides for single-family-medium land uses with single-family densities averaging 6 dwelling units per acre.
<u>Single-Family-Low (SF-L)</u> Allows residential development at an average density of 2 to 3.3 dwelling units per acre.	<u>SF-2 zone</u> Provides for single-family-low land uses. Accommodates the purely single-family residential areas of low density on Hoffman Hill and areas adjacent to sensitive areas. Allows a density of 2 dwelling units per acre. <u>SF-3 zone</u> Provides for single-family-low land uses. Accommodates purely single-family low-density residential uses. Allows a density of 3.3 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 without impacting the viability of the Town Center. Encourages mixed-use development in the area occurring near the future 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.). Allows non-residential development with no maximum FAR	<u>Commercial Zone</u> Provides for goods and services serving the entire community or larger market areas. Encourages commercial development in the Town Center and near the Mile 119 Interchange of I-5. <u>Neighborhood Business Zone</u> Serves the daily retail needs of residents in their respective village or adjacent village, and provides residents with a nearby locale in which to work and operate businesses. Develops neighborhood business areas in Village II-IV and the industry area.
<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>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 Sequaltchew 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 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.
<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 3 - City of DuPont
Summary of Residential Density – Building Permits

Land Use Designation	Zoning District	Density/ Units	1995	1996	1997	1998	1999	2000
Mixed Single Family & Multi-Family	R-4	Gross	3.61	3.61	3.6	3.61	N/A	N/A
		Net	5.77	5.81	5.8	5.78		
		Units	3	9	8	10		
	R-6	Gross	5.1	8.05	9.1	7.2	6.26	6.00
		Net	8.9	12.7	14.9	11.34		
		Units	27	256	134	91	145	99
Single Family Residential	SF-3	Gross	N/A	N/A	2.5	2.5	4.5	
		Net			4.3	4.3	4.5	
		Units			12	45	1	

Table 4 - City of DuPont
Summary of Residential Density – Approved Final Plats

Land Use Designation	Zoning District	Density/ Lots	1995	1996	1997	1998	1999	2000
Mixed Single Family & Multi-Family	R-6	Gross	4.48	6.71	6.0	N/A	1.01	3.52
		Net	8.04	11.22	8.85		2.92	3.79
		Lots	80	84	93		140	148
Single Family Residential	SF-3	Gross	N/A	N/A	2.5	N/A	N/A	N/A
		Net			4.3			
		Lots			81			

Table 5 - City of DuPont
Summary of Commercial/Industrial Permits

Land Use Designation	Zoning District	Density/ Lots	1995	1996	1997	1998	1999	2000
MRP	MRP	Gross Acres	60	10	26	N/A	N/A	N/A
		Bldg. Sq. Ft.	701,843	46,070	333,420			
		FAR	0.27	0.11	0.29			
COM	COM	Gross Acres	N/A	N/A	.44	N/A	1.48	N/A
		Bldg. Sq. Ft.			12,821		34,193	
		FAR			0.67		1.80	

Table 5 - City of DuPont Summary of Commercial/Industrial Permits								
Land Use Designation	Zoning District	Density/ Lots	1995	1996	1997	1998	1999	2000
MU	MU	Gross Acres	N/A	N/A	N/A	1.34	N/A	N/A
		Bldg. Sq. Ft.				5,980		
		FAR				0.10		

Table 6 - City of DuPont Development Assumptions and Trends			
	Comprehensive Plan Assumption	1995-2000 Average	Future Assumptions
People per Household	2.45	Not Applicable	2.61 people per household
Residential Density	4.72 dwelling units per gross acres	Permits: 6.22du/ga; 10.15du/na Plats: 4.32du/ga; 7.23du/na Permits Trend: Variable Platting Trend: Variable	SF: 5.00 du/ga MF: 12.00du/ga
Mixed Use Zoning Districts: Percent of Land Developed Residential & Commercial	39% res / 61% cam	0% res. / 100% com.	Mixed Use: 35% Residential / 65% Commercial
Percent of Land Used for: Roads and R.O.W.	4%	12.4%	Not Applicable
Percent of Land Designated: Critical Areas (Constrained)	27%	37%	15%
Percent of Land Used for: Recreation / Park		5.8%	Not Applicable
Percent of Land Used for: Public Facilities / Institutions	10%	3.4%	Documented needs
Percent of Land in Residentially Zoned Districts for non-residential uses	Not Available	Not Available	0%
Percent of Land Unavailable for Development	No Assumption	0%	0%
Employees per Gross Acre	Not Available	Not Available	Manufacturing/WTCU: 11.2 employees per acre Retail/FIRES: 34.3 employees per acre Government: 22.7 employees per acre

Table 7: Not Applicable

Table 8 – City of DuPont
Supply of Land/Lots for Residential Development

Comprehensive Plan Designation	Residential 4			Residential 5			Residential 12		
Zoning District	R4			R5			R12		
Land Type	Vacant (gross)	Vacant (gross)	Vacant (net)	Under-developed	Vacant (net)	Under-developed	Vacant (gross)	Vacant (net)	Under-developed
Gross Acres	N/A	425.00	N/A	N/A	148.00	N/A	N/A	75.00	N/A
Future Capital Facilities									
Adjusted Gross Acres									
Individual Plat Deductions	Roads								
	Critical Areas								
	Parks and Open Space								
	Stormwater Facilities								
Net Acres									
Non-Residential Uses									
Adjusted Net Acres									
Land Unavailable for Development									
Final Adjusted Net Acres									
Total Adjusted Net Acres									
One potential dwelling unit per vacant (net) lot		1,912			791			496	
One displaced unit per underdeveloped parcel			0			0			0

Table 8 – City of DuPont
Supply of Land/Lots for Residential Development

Comprehensive Plan Designation		Rural Residential			Mixed Use		
Zoning District		RR			MXD		
Land Type		Vacant (gross)	Vacant (gross)	Vacant (net)	Under-developed	Vacant (net)	Under-developed
Gross Acres¹		N/A	210.00	N/A		18.55	
Future Capital Facilities							
Adjusted Gross Acres							
Individual Plat Deductions	Roads						
	Critical Areas						
	Parks and Open Space						
	Stormwater Facilities						
Net Acres							
Non-Residential Uses							
Adjusted Net Acres							
Land Unavailable for Development							
Final Adjusted Net Acres							
Total Adjusted Net Acres							
One potential dwelling unit per vacant (net) lot			42			406	
One displaced unit per underdeveloped parcel				0			0

¹ In Mixed Use Districts, gross acres represent only the land assumed for residential uses. See Table 5
 “Development Assumptions and Trends”

Table 9 – City of DuPont
Housing Unit Needs

2000 Population	Adjusted 2017 Population	Population Growth (2000-2017)	Assumed Household Size	Housing Units Needed	Plus Displaced Units from Underdeveloped Residential	Total Housing Units Needed
2,452	9,500	7,048	2.61	2,700	0	2,700

**Table 10 – City of DuPont
Housing Unit Capacity**

Comprehensive Plan Designation	Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	Plus 1 Dwelling Unit per Vacant (net) Lot	Housing Capacity
Residential 4	R4	425.00	N/A	N/A	1,912	1,912
Residential 5	R5	148.00	N/A	N/A	791	791
Residential 12	R12	75.00	N/A	N/A	496	496
Rural Residential	RR	210.00	N/A	N/A	42	42
Mixed Use	MXD	16.80	N/A	N/A	406	406
					Total Housing Capacity	3,647

**Table 11 – City of DuPont
Supply of Land for Commercial/Industrial Employment**

Comprehensive Plan Designation	Office			Commercial		
Zoning District	OFF			COM		
Land Type	Vacant	Re-developable	Under-developed	Vacant	Re-developable	Under-developed
Gross Acres¹	1.57	N/A	N/A	16.54	N/A	N/A
Future Capital Facilities	N/A			2.23		
Gross Acres with Facilities Deduction	1.57			14.31		
Land Unavailable for Development	0.00			0.00		
Adjusted Gross Acres	1.57			14.31		
Total Adjusted Gross Acres	1.57			14.31		
Displaced Employees		0			0	
One displaced unit per underdeveloped parcel			0			0

Table 11 – City of DuPont
Supply of Land for Commercial/Industrial Employment

Comprehensive Plan Designation	Mixed Use			Manufacturing and Research		
Zoning District	MXD			MRP		
Land Type	Vacant	Re-developable	Under-developed	Vacant	Re-developable	Under-developed
Gross Acres¹	34.35	N/A	N/A	205.00	N/A	N/A
Future Capital Facilities	2.23			N/A		
Gross Acres with Facilities Deduction	32.12			205.00		
Land Unavailable for Development	0.00			0.00		
Adjusted Gross Acres	32.12			205.00		
Total Adjusted Gross Acres	32.12			205.00		
Displaced Employees		0			0	
One displaced unit per underdeveloped parcel			0			0

Table 11 – City of DuPont
Supply of Land for Commercial/Industrial Employment

Comprehensive Plan Designation	Business Tech Park			Industrial		
Zoning District	BTP			IND		
Land Type	Vacant	Re-developable	Under-developed	Vacant	Re-developable	Under-developed
Gross Acres¹	299.00	N/A	N/A	138.00	N/A	N/A
Future Capital Facilities	N/A			N/A		
Gross Acres with Facilities Deduction	299.00			138.00		
Land Unavailable for Development	0.00			0.00		
Adjusted Gross Acres	299.00			138.00		
Total Adjusted Gross Acres	299.00			138.00		
Displaced Employees		0			0	
One displaced unit per underdeveloped parcel			0			0

¹ In Mixed Use Districts, gross acres represent only the land assumed for commercial uses. See Table 5.

**Table 12 – City of DuPont
 Employment Needs**

2000 Employment Estimate	Adjusted 2017 Employment Target	Employment Growth (2000-2017)	Plus Displaced Employees from Redevelopable Commercial	Additional Employment Needs
2,732	8,992	6,260	0	6,260

**Table 13 – City of DuPont
 Employment Capacity**

Comprehensive Plan Designation	Zoning District	Adjusted Net Acres	Employees per Acres	Employment Capacity
Office	OFF	1.57	34.3	54
Commercial	COM	14.31	34.3	491
Mixed Use	MXD	32.12	34.3	1,102
Manufacturing and Research	MRP	205.00	11.2	2,296
Business Tech Park	BTP	299.00	11.2	3,349
Industrial	IND	138.00	11.2	1,546
			Total Employment Capacity	8,838

Town of Eatonville

The Town of Eatonville is located on the Mashel River, 33 miles southeast of Tacoma. Incorporated in 1909, the Town covers approximately 1.7 square miles (1,100 acres). Eatonville has a small town character with a concentrated downtown core.

The Town's 2000 population and employment estimates and 2017 population allocation and employment target are provided below. Since 1995, the Town of Eatonville has annexed approximately 60 acres through one proposal.

	Population	Employment
2000	2,012 ¹	1,285 ⁴
2017	1,950 ²	2,062
Adjusted 2017³	3,230	2,062

¹ 2000 Census figures, Washington State Office of Financial Management

² Pierce County Council Resolution No. R2000-173

³ Assumes 3% per year growth for seventeen years

⁴ Result of a 2001 employment survey

The Town's GMA Comprehensive Plan was adopted on December 27, 1993, followed by the implementing regulations a few months later on May 23, 1994. 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 net calculations, but 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
<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.	<u>MF-1 – Multifamily 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. <u>MF-2 – Multifamily 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.
<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.	<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.
<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 3 - Town of Eatonville
Summary of Residential Density – Building Permits

Land Use Designation	Zoning District	Density /Units	1995-1998	1999	2000
Single Family Residential	SF-1	Density	1.05	2.46	2.59
		Units	10	6	6
	SF-2	Density	3.13	3.85	4.34
		Units	82	26	13
	SF-3	Density	4.38	N/A	N/A
		Units	7		
Multi Family Residential	MF-1	Density	8.51	N/A	N/A
		Units	8		
	MF-2	Density	8.33	N/A	2.43
		Units	6		1
Commercial	C-1	Density	N/A	N/A	57
		Units			8

Table 4 - Town of Eatonville
Summary of Residential Density – Approved Final Plats

Land Use Designation	Zoning District	Density /Lots	1995	1996	1997	1998	1999	2000
Single Family Residential	SF-1	Gross	N/A	N/A	N/A	N/A	2.27	N/A
		Net					2.63	
		Lots					5	
	SF-2	Gross	N/A	N/A	N/A	N/A	3.08	N/A
		Net					3.08	
		Lots					4	

Table 5 - Town of Eatonville
Summary of Commercial Permits

Land Use Designation	Zoning District	Density/ Lots	1995-1998	1999	2000
Commercial	C-1	Gross Acres	1.27	N/A	N/A
		Bldg. Sq. Ft.	9,540		
		FAR	0.17		
Commercial	C-2	Gross Acres	0.49		
		Bldg. Sq. Ft.	4,750		
		FAR	0.35		

Table 6 – Town of Eatonville Development Assumptions and Trends			
	Comprehensive Plan Assumption	1995-2000 Average	Future Assumptions
People per Household	2.49 people per household	Not Applicable	2.48 people per household
Residential Density	Single Family: greater than 2.0 dwelling units per acre Multi-Family: 12 dwelling units per net acre; 10 per gross acre	Permits: 3.01du/na Platting: 2.57du/ga; 2.81 du/na Permits Trend: Increasing Platting Trend: N/A	Residential: 4 dwelling units per net acre
Mixed Use Zoning Districts: Percent of Land Developed Residential & Commercial	No Assumption	0% res. / 100% com.	66% Residential / 33% Commercial
Percent of Land Used for: Roads and R.O.W.	25%	25%	25%
Percent of Land Designated: Critical Areas (Constrained)	10%	12%	35%
Percent of Land Used for: Recreation / Park	10 acres per 1,000 residents	10 acres per 1,000 residents	10%
Percent of Land Used for: Public Facilities / Institutions	11%	11%	Documented needs
Percent of Land in Residentially Zoned Districts for non-residential uses (i.e. churches)	Not Available	Not Available	5%
Percent of Land Unavailable for Development	3%	3%	Residential:25% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%
Employees per Gross Acre	Not Available	Not Available	Manufacturing/WTCU: 11.2 employees per acre Retail/FIRES: 34.3 employees per acre Government: 22.7 employees per acre Displaced Employees: Commercial, 10 emp./acre; Industrial, 4 emp./acre

Table 7 – Town of Eatonville
Assumptions for Vacant (net) Lots and Underdeveloped Parcels

Zoning District	Vacant (net) Lot Size	Underdeveloped Parcel Size
RES	Less than or equal to 0.5 acres	Local Determination
AP-RES	Less than or equal to 0.5 acres	Local Determination

Table 8 – Town of Eatonville
Supply of Land/Lots for Residential Development

Comprehensive Plan Designation	SFR					
Zoning District	RES			AP-RES		
Land Type	Vacant (gross)	Vacant (net) \leq 0.5ac	Under-developed	Vacant (gross)	Vacant (net) \leq 0.5ac	Under-developed
Gross Acres¹	213.57	25.49	53.60	49.97	N/A	4.85
Future Capital Facilities	33.49		5.90	15.50		0.53
Adjusted Gross Acres	180.08		47.70	34.47		4.32
Individual Plat Deductions	Roads	45.02		11.93	8.62	1.08
	Critical Areas	63.03		16.70	12.06	1.51
	Parks and Open Space	18.01		4.77	3.45	0.43
	Stormwater Facilities	N/A		N/A	N/A	N/A
Net Acres	54.02		14.03	10.34		1.30
Non-Residential Uses	2.70		0.72	0.52		0.07
Adjusted Net Acres	51.32		13.58	9.82		1.23
Land Unavailable for Development	12.83		3.40	2.46		0.31
Final Adjusted Net Acres	38.49		10.18	7.36		0.92
Total Adjusted Net Acres	48.67			8.28		
One potential dwelling unit per vacant (net) lot		102			N/A	
One displaced unit per underdeveloped parcel²			15			1

¹ In Mixed Use Districts, gross acres represent only the land assumed for residential uses. See Table 5 “Development Assumptions and Trends”

² Displaced units represent a percentage of the gross acres vs. market availability

Table 9 – Town of Eatonville Housing Unit Needs						
2000 Population	Adjusted 2017 Population	Population Growth (2000-2017)	Assumed Household Size	Housing Units Needed	Plus Displaced Units from Underdeveloped Residential	Total Housing Units Needed
2,012	3,230	1,218	2.48	491	18	509

Table 10 – Town of Eatonville Housing Unit Capacity						
Comprehensive Plan Designation	Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	Plus 1 Dwelling Unit per Vacant (net) Lot	Housing Capacity
SFR	RES	48.67	4.00	195	102	297
	AP-RES	8.28	4.00	33	N/A	33
						Total Housing Capacity
						330

Table 11 – Town of Eatonville Supply of Land for Commercial/Industrial Employment						
Comprehensive Plan Designation	Commercial			Industrial		
Zoning District	C			I		
Land Type	Vacant	Re-developable	Under-developed	Vacant	Re-developable	Under-developed
Gross Acres¹	22.27	N/A	9.06	17.49	N/A	N/A
Future Capital Facilities	2.45		1.00	1.92		
Gross Acres with Facilities Deduction	19.82		8.06	15.57		
Land Unavailable for Development	1.98		2.02	1.56		
Adjusted Gross Acres	17.84		6.04	14.01		
Total Adjusted Gross Acres	23.88			14.01		
Displaced Employees²		0			0	
One displaced unit per underdeveloped parcel³			2			0

¹ In Mixed Use Districts, gross acres represent only the land assumed for commercial uses. See Table 5.

² Displaced employees represent the adjusted gross acres multiplied by an employee per acre factor. See Table 5

³ Displaced units represent a percentage of the gross acres vs. market availability.

Table 12 – Town of Eatonville
Employment Needs

2000 Employment Estimate	Adjusted 2017 Employment Target	Employment Growth (2000-2017)	Plus Displaced Employees from Redevelopable Commercial	Additional Employment Needs
1,285	2,062	777	0	777

Table 13 – Town of Eatonville
Employment Capacity

Comprehensive Plan Designation	Zoning District	Adjusted Net Acres	Employees per Acres	Employment Capacity
Commercial	C	23.88	34.3	819
Industrial	I	14.01	11.2	157
			Total Employment Capacity	976

City of Edgewood

The City of Edgewood is located on North Hill just north of the City of Puyallup. Edgewood became Pierce County's youngest city when it incorporated in 1996. The City's corporate limits encompass approximately 8.4 square miles (5,400 acres). Edgewood will be transitioning from a lower density community to higher density urban area through the GMA process.

The City's 2000 population and employment estimates and 2017 population allocation and employment target are provided below:

	Population	Employment
2000	9,089 ¹	1,425 ⁴
2017	16,847 ²	2,634
Adjusted 2017³	16,847	2,634

¹ 2000 Census figures, Washington State Office of Financial Management

² Pierce County Council Resolution No. R2000-173

³ Adjusted to incorporate property annexed since 1995

⁴ 2000 estimate from PSRC

The City's GMA Comprehensive Plan was re-adopted on June 11, 2002, after an appeal to the Growth Management Hearings Board. The City released a public review draft of its implementing regulations on October 5, 2001. Land use densities in the City of Edgewood are based on net land area. The following table describes the City's 11 land use designations and the draft regulations' implementing zones. These land use designations reflect amendments to the adopted Comprehensive Plan pursuant to the Board's requirements.

Edgewood Land Use Designations	Implementing Zones
<u>Single-Family – Low Density</u> Provides for single-family lots in areas constrained by physical limitations. Also includes historic areas where patterns of agriculture, horticulture, hobby farms, open space and suburban residential lots have existed. Allows densities ranging from 1 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 at a density of 1 to 3 dwelling units per acre.	<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 2.5 to 5 dwelling units per acre.	<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
<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 2 to 4 dwelling units per acre.	<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 ranging from 2 to 4 dwelling units per acre.
<u>Mixed Residential – Moderate Density</u> Provides for moderate-density residential uses with a variety of urban housing types and designs at a density of 4 to 8 dwelling units per acre.	<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 ranging from 4 to 8 dwelling units per acre.
<u>Mixed Use Residential</u> Allows commercial, professional offices, and some limited light industrial uses as well as the multiple-family and single-family residential at a density of 3 to 6 dwelling units per acre.	<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 ranging from 3 to 6 dwelling units per acre.
<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 of 4 to 8 dwelling units per acre. Creates a focus of service and retail jobs that are dependent upon automobiles at an estimated 20 jobs per acre.	<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 ranging from 4 to 8 dwelling units per acre.
<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 ranging from 5 to 10 dwelling units per acre.	<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 ranging from 4 to 10 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.

Edgewood Land Use Designations	Implementing Zones
<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.

Tables 3-5: Not Applicable

Table 6 - City of Edgewood Development Assumptions and Trends			
	Comprehensive Plan Assumption	1995-2000 Average	Future Assumptions
People per Household	No Assumption	Not Applicable	2.66 people per household
Residential Density	Minimum 4 dwelling units per net acre	Not Applicable	SF-2: 2.00 du/a SF-3: 3.00 du/a SF-5: 5.00 du/a MR1: 4.00 du/a MR2: 8.00 du/a MUR: 6.00 du/a TC: 10.00 du/a C: 8.00 du/a
Mixed Use Zoning Districts: Percent of Land Developed Residential & Commercial	No Assumption	Not Applicable	MUR: 60% Residential / 40% Commercial TC, C: 40% Residential / 60% Commercial
Percent of Land Used for: Roads and R.O.W.	No Assumption	Not Applicable	15%
Percent of Land Designated: Critical Areas (Constrained)	No Assumption	Not Applicable	Critical Area Enhancement Project. Includes steep slopes, wetlands, 150' wetland buffers and 100yr. floodplains
Percent of Land Used for: Recreation / Park	No Assumption	Not Applicable	Not Applicable
Percent of Land Used for: Public Facilities / Institutions	No Assumption	Not Applicable	Not Applicable

Table 6 - City of Edgewood
Development Assumptions and Trends

	Comprehensive Plan Assumption	1995-2000 Average	Future Assumptions
Percent of Land in Residentially Zoned Districts for non-residential uses	No Assumption	Not Applicable	5%
Percent of Land Unavailable for Development	No Assumption	Not Applicable	Residential: 31% Commercial: 10%;
Employees per Gross Acre	No Assumption	Not Applicable	Manufacturing/WTCU: 11.2 employees per acre Retail/FIRES: 34.3 employees per acre Government: 22.7 employees per acre

Table 7 - City of Edgewood
Assumptions for Vacant (net) Lots and Underdeveloped Parcels

Zoning District	Vacant (net) Lot Size	Underdeveloped Parcel Size
Mixed Residential Low	Less than or equal to 0.25 acres	No assumption
Mixed Residential Moderate	Less than or equal to 0.25 acres	No assumption
Single Family High	Less than or equal to 0.25 acres	No assumption
Single Family Low	Less than or equal to 0.25 acres	No assumption
Single Family Moderate	Less than or equal to 0.25 acres	No assumption
Mixed Use Residential	Less than or equal to 0.25 acres	No assumption
Town Center	Less than or equal to 0.25 acres	No assumption
Commercial	Less than or equal to 0.25 acres	No assumption

Table 8 – City of Edgewood
Supply of Land/Lots for Residential Development

Comprehensive Plan Designation	Mixed Residential Low			Mixed Residential Moderate			Single Family High		
Zoning District	N/A			N/A			N/A		
Land Type	Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed	Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed	Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed
Gross Acres¹	46.26	0.39	N/A	126.78	0.28	N/A	8.40	N/A	
Future Capital Facilities	0.32			0.32			0.32		
Adjusted Gross Acres	45.94			126.46			8.08		
Individual Plat Deductions	Roads	6.89		18.97			1.21		
	Critical Areas	13.91		26.80			0.12		
	Parks and Open Space	N/A		N/A			N/A		
	Stormwater Facilities	N/A		N/A			N/A		
Net Acres	25.14			80.69			6.75		
Non-Residential Uses	1.26			4.03			0.34		
Adjusted Net Acres	28.33			76.66			6.41		
Land Unavailable for Development	7.40			23.76			1.99		
Final Adjusted Net Acres	20.93			52.90			4.42		
Total Adjusted Net Acres	20.93			52.90			4.42		
One potential dwelling unit per vacant (net) lot		2			2			0	
One displaced unit per underdeveloped parcel²			0			0			0

¹ In Mixed Use Districts, gross acres represent only the land assumed for residential uses. See Table 5 “Development Assumptions and Trends”

² Displaced units represent a percentage of the gross acres vs. market availability

Table 8 – City of Edgewood
Supply of Land/Lots for Residential Development

Comprehensive Plan Designation	Single Family Low			Single Family Moderate			Mixed Use Residential		
Zoning District	N/A			N/A			N/A		
Land Type	Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed	Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed	Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed
Gross Acres¹	498.80	4.57	N/A	637.27	8.67	N/A	6.10	N/A	N/A
Future Capital Facilities	0.32			0.32			0.32		
Adjusted Gross Acres	498.48			636.95			5.78		
Individual Plat Deductions	Roads	74.77		95.54			0.87		
	Critical Areas	160.67		131.11			0.00		
	Parks and Open Space	N/A		N/A			N/A		
	Stormwater Facilities	N/A		N/A			N/A		
Net Acres	263.04			410.30			4.91		
Non-Residential Uses	13.15			20.52			0.25		
Adjusted Net Acres	249.89			389.78			4.66		
Land Unavailable for Development	77.47			120.83			1.44		
Final Adjusted Net Acres	172.40			268.95			3.22		
Total Adjusted Net Acres	172.40			268.95			3.22		
One potential dwelling unit per vacant (net) lot		25			53			0	
One displaced unit per underdeveloped parcel²			0			0			0

¹ In Mixed Use Districts, gross acres represent only the land assumed for residential uses. See Table 5 “Development Assumptions and Trends”

² Displaced units represent a percentage of the gross acres vs. market availability

**Table 8 – City of Edgewood
Supply of Land/Lots for Residential Development**

Comprehensive Plan Designation		Town Center			Commercial		
Zoning District		N/A			N/A		
Land Type		Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed	Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed
Gross Acres¹		5.80	N/A	N/A	8.51	N/A	
Future Capital Facilities		0.32			0.32		
Adjusted Gross Acres		5.48			8.19		
Individual Plat Deductions	Roads	0.82			1.23		
	Critical Areas	0.00			3.92		
	Parks and Open Space	N/A			N/A		
	Stormwater Facilities	N/A			N/A		
Net Acres		4.66			3.04		
Non-Residential Uses		0.23			0.15		
Adjusted Net Acres		4.43			2.89		
Land Unavailable for Development		1.37			0.90		
Final Adjusted Net Acres		3.06			1.99		
Total Adjusted Net Acres		3.06			1.99		
One potential dwelling unit per vacant (net) lot			0			0	
One displaced unit per underdeveloped parcel²				0			0

¹ In Mixed Use Districts, gross acres represent only the land assumed for residential uses. See Table 5 “Development Assumptions and Trends”

² Displaced units represent a percentage of the gross acres vs. market availability

**Table 9 – City of Edgewood
Housing Unit Needs**

2000 Population	Adjusted 2017 Population	Population Growth (2000-2017)	Assumed Household Size	Housing Units Needed	Plus Displaced Units from Underdeveloped Residential	Total Housing Units Needed
9,089	16,847	7,758	2.66	2,917	0	2,917

Table 10 – City of Edgewood
Housing Unit Capacity

Comprehensive Plan Designation	Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	Plus 1 Dwelling Unit per Vacant (net) Lot	Housing Capacity
Mixed Residential Low	N/A	20.93	4.00	84	2	86
Mixed Residential Moderate	N/A	52.90	8.00	423	2	425
Single Family High	N/A	4.42	5.00	22	0	22
Single Family Low	N/A	172.40	2.00	345	25	370
Single Family Moderate	N/A	268.95	3.00	807	53	860
Mixed Use Residential	N/A	3.22	6.00	19	0	19
Town Center	N/A	3.06	10.00	31	0	31
Commercial	N/A	1.99	8.00	16	0	16
					Total Housing Capacity	1,829

**Table 11 – City of Edgewood
Supply of Land for Commercial/Industrial Employment**

Comprehensive Plan Designation	Business Park			Commercial		
Zoning District	N/A			N/A		
Land Type	Vacant	Re-developable	Under-developed	Vacant	Re-developable	Under-developed
Gross Acres¹	16.67	N/A	N/A	12.76	N/A	N/A
Future Capital Facilities	N/A			N/A		
Gross Acres with Facilities Deduction	16.67			12.76		
Land Unavailable for Development	1.67			1.28		
Adjusted Gross Acres	15.00			11.48		
Total Adjusted Gross Acres	15.00			11.48		
Displaced Employees		0			0	
One displaced unit per underdeveloped parcel			0			0

**Table 11 – City of Edgewood
Supply of Land for Commercial/Industrial Employment**

Comprehensive Plan Designation	Industrial			Mixed Use Residential		
Zoning District	N/A			N/A		
Land Type	Vacant	Re-developable	Under-developed	Vacant	Re-developable	Under-developed
Gross Acres¹	8.10	N/A	N/A	4.07	N/A	N/A
Future Capital Facilities	N/A			N/A		
Gross Acres with Facilities Deduction	8.10			4.07		
Land Unavailable for Development	0.81			0.41		
Adjusted Gross Acres	7.29			3.66		
Total Adjusted Gross Acres	7.29			3.66		
Displaced Employees		0			0	
One displaced unit per underdeveloped parcel			0			0

¹ In Mixed Use Districts, gross acres represent only the land assumed for commercial uses. See Table 5.

Table 11 – City of Edgewood
Supply of Land for Commercial/Industrial Employment

Comprehensive Plan Designation	Public			Town Center		
Zoning District	N/A			N/A		
Land Type	Vacant	Re-developable	Under-developed	Vacant	Re-developable	Under-developed
Gross Acres¹	34.88	N/A	N/A	8.69	N/A	N/A
Future Capital Facilities	N/A			N/A		
Gross Acres with Facilities Deduction	34.88			8.69		
Land Unavailable for Development	3.49			0.87		
Adjusted Gross Acres	31.39			7.82		
Total Adjusted Gross Acres	31.39			7.82		
Displaced Employees		0			0	
One displaced unit per underdeveloped parcel			0			0

¹ In Mixed Use Districts, gross acres represent only the land assumed for commercial uses. See Table 5.

Table 12 – City of Edgewood
Employment Needs

2000 Employment Estimate	Adjusted 2017 Employment Target	Employment Growth (2000-2017)	Plus Displaced Employees from Redevelopable Commercial	Additional Employment Needs
1,425	2,634	1,209	0	1,209

Table 13 – City of Edgewood
Employment Capacity

Comprehensive Plan Designation	Zoning District	Adjusted Net Acres	Employees per Acres	Employment Capacity
Business Park	N/A	15.00	34.3	515
Commercial	N/A	11.48	34.3	394
Industrial	N/A	7.29	11.2	81
Mixed Use Residential	N/A	3.66	34.3	126
Public	N/A	31.39	22.7	713
Town Center	N/A	7.82	34.3	268
Total Employment Capacity				2,097

City of Fife

Along the Puyallup River in north central Pierce County lies the City of Fife. The City incorporated in 1957 and covers approximately 5.8 square miles (3,600 acres). Once a small agricultural community, Fife is now a commercial and industrial center. Recently, land uses are balancing as large residential tracts are being developed from converted agricultural land.

The City's 2000 population and employment estimates and 2017 population allocation and employment target are provided below. Since 1995, the City of Fife has annexed approximately 1,550 acres through 13 separate proposals.

	Population	Employment
2000	4,784 ¹	12,114 ⁴
2017	7,600 ²	16,050
Adjusted 2017³	8,900	16,050

¹ 2000 Census figures, Washington State Office of Financial Management

² Pierce County Council Resolution No. R2000-173

³ Adjusted to incorporate property annexed since 1995

⁴ 2000 estimate from PSRC

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 gross calculations. 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 11 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
<u>High Density Residential</u> Encourages the development of apartment buildings. Allows densities ranging from 14 to 25 dwelling units per acre.	<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.
<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.	<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. <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 15 dwelling units per acre.
<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 10 to 14 dwelling units per acre.	<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 18 dwelling units per acre. <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 18 dwelling units per acre. <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.
<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 3 - City of Fife
Summary of Residential Density – Building Permits

Land Use Designation	Zoning District	Density /Units	1995	1996	1997	1998	1999	2000
High Density Residential	HDR	Density	N/A	N/A	N/A	.29	8.06	4.76
		Units				2	10	4
Mix Commercial/ High Density	NC	Density	N/A	N/A	N/A	7.14	N/A	N/A
		Units				1		
Low Density Single Family	SFR	Density	N/A	N/A	N/A	.5	2.94	8.36
		Units				1	2	21

Table 4 - City of Fife
Summary of Residential Density – Approved Final Plats

Land Use Designation	Zoning District	Density /Lots	1995	1996	1997	1998	1999	2000
Low Density Single Family	SFR	Gross	N/A	N/A	N/A	N/A	3.4	
		Net					NA	
		Lots					26	
High Density Residential	HDR	Gross	N/A	8.0	N/A	N/A	5.3	N/A
		Net		N/A			N/A	
		Lots		40			42	

HDR (1999): 111 lots possible; 42 platted

Table 5 - City of Fife
Summary of Commercial Permits

Land Use Designation	Zoning District	Density /Lots	1995	1996	1997	1998	1999	2000
Industrial	I	Gross Acres	N/A	65.45	13.18	21.28	14.71	19.24
		Bldg. Sq. Ft.		473,118	52,840	530,700	229,400	289,723
		FAR		0.17	0.09	0.57	0.39	0.35
Mixed Commercial / High Density	RC	Gross Acres	N/A	9.95	1.99	N/A	8.29	2.59
		Bldg. Sq. Ft.		55,077	45,835		396,114	127,143
		FAR		0.13	0.53		1.10	1.13
	CC	Gross Acres	N/A	N/A	1.34	N/A	N/A	N/A
		Bldg. Sq. Ft.			2,026			
		FAR			0.03			

**Table 6 - City of Fife
Development Assumptions and Trends**

	Comprehensive Plan Assumption	1995-2000 Average	Future Assumptions
People per Household	2.3 people per household	Not Applicable	2.24 people per household
Residential Density	Minimum 4 dwelling units per acre	Permits: 2.85du/na Plats: 5.25du/ga Permits Trend: Increasing Platting Trend: Decreasing	SFR: 5.00du/a SLR: 7.00du/a MDR: 10.00du/a HDR: 14.00du/a NR: 10.00du/na
Mixed Use Zoning Districts: Percent of Land Developed Residential & Commercial	40% Residential / 60% Commercial	0% res. / 100% com. Trend: Stable	RC: 100% Commercial CC: 90% Res/10% Com NC: 90% Res/10% Com
Percent of Land Used for: Roads and R.O.W.	6%	Not Available	Not Applicable
Percent of Land Designated: Critical Areas (Constrained)	No Assumption	Not Available	Not Applicable
Percent of Land Used for: Recreation / Park	No Assumption	Not Available	Not Applicable
Percent of Land Used for: Public Facilities / Institutions	No Assumption	Not Available	Documented needs
Percent of Land in Residentially Zoned Districts for non-residential uses	Not Available	Not Available	5%
Percent of Land Unavailable for Development	No Assumption	Not Available	BC (vacant): 100% All other Districts: 30%
Employees per Gross Acre	Not Available	Not Available	Manufacturing/WTCU: 11.2 employees per acre Retail/FIRES: 34.3 employees per acre Government: 22.7 employees per acre Displaced Employees: Commercial, 10 emp./acre; Industrial, 4 emp./acre

Table 7 – City of Fife
Assumptions for Vacant (net) Lots and Underdeveloped Parcels

Zoning District	Vacant (net) Lot Size	Underdeveloped Parcel Size
SFR	Less than or equal to 0.25 acres	Greater than 1 acre
SLR	Less than or equal to 0.25 acres	Greater than 1 acre
MDR	Less than or equal to 0.25 acres	Greater than 1 acre
HDR	Less than or equal to 0.25 acres	Greater than 1 acre
NR	Less than or equal to 0.25 acres	No assumption
NC	Less than or equal to 0.25 acres	No assumption
CC	Less than or equal to 0.25 acres	No assumption

Table 8 – City of Fife
Supply of Land/Lots for Residential Development

Comprehensive Plan Designation	Low Density Single Family Residential			Small-Lot Single Family Residential			Medium Density Residential		
Zoning District	SFR			SLR			MDR		
Land Type	Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed	Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed	Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed
Gross Acres¹	7.31	0.32	N/A	2.22	N/A	N/A	89.24	0.19	24.14
Future Capital Facilities	1.96			1.96			9.88		
Adjusted Gross Acres	5.35			0.26			76.36		24.14
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
	Stormwater Facilities	N/A		N/A			N/A		N/A
Net Acres	5.35			0.26			76.36		24.14
Non-Residential Uses	0.28			0.01			3.97		1.21
Adjusted Net Acres	5.07			0.25			72.39		22.93
Land Unavailable for Development	1.52			0.08			21.72		6.88
Final Adjusted Net Acres	3.55			0.17			50.67		16.05
Total Adjusted Net Acres	3.55			0.17			66.72		
One potential dwelling unit per vacant (net) lot		2			0			2	
One displaced unit per underdeveloped parcel²			0			0			2

¹ In Mixed Use Districts, gross acres represent only the land assumed for residential uses. See Table 5 “Development Assumptions and Trends”

² Displaced units represent a percentage of the gross acres vs. market availability

Table 8 – City of Fife
Supply of Land/Lots for Residential Development

Comprehensive Plan Designation		High Density Residential			Mixed Uses Areas			Mixed Uses Areas		
Zoning District		HDR			NR			NC		
Land Type		Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed	Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed	Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed ²
Gross Acres¹		29.05	N/A	N/A	206.35	0.07	4.64	1.22	0.98	0.46
Future Capital Facilities		1.96			1.96			N/A		
Adjusted Gross Acres		27.09			204.39		4.64	1.22		0.46
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
	Stormwater Facilities	N/A			N/A		N/A	N/A		N/A
Net Acres		27.09			204.39		4.64	1.22		0.46
Non-Residential Uses		1.35			10.22		0.23	0.06		0.02
Adjusted Net Acres		25.74			194.17		4.41	1.16		0.44
Land Unavailable for Development		7.72			58.25		1.32	0.35		0.13
Final Adjusted Net Acres		18.02			135.92		3.09	0.81		0.31
Total Adjusted Net Acres		18.02			139.01			1.12		
One potential dwelling unit per vacant (net) lot			0			1			6	
One displaced unit per underdeveloped lot³				0			1			0

¹ In Mixed Use Districts, gross acres represent only the land assumed for residential uses. See Table 5 “Development Assumptions and Trends”

² Includes land with commercial uses that will redevelop as residential to meet the assumed residential/commercial split in mixed use zones. See Table 5.

³ Displaced units represent a percentage of the gross acres vs. market availability

Table 8 – City of Fife Supply of Land/Lots for Residential Development			
Comprehensive Plan Designation	Mixed Commercial/High Density Residential		
Zoning District	CC		
Land Type	Vacant (gross)	Vacant (net) ≤0.25ac	Under- Developed ¹
Gross Acres¹	102.58	0.72	55.39
Future Capital Facilities	1.96		
Adjusted Gross Acres	100.62		55.39
Individual Plat Deductions	Roads	N/A	N/A
	Critical Areas	N/A	N/A
	Parks and Open Space	N/A	N/A
	Stormwater Facilities	N/A	N/A
Net Acres	100.62		55.39
Non-Residential Uses	5.03		2.77
Adjusted Net Acres	95.59		52.62
Land Unavailable for Development	28.68		15.79
Final Adjusted Net Acres	66.95		36.83
Total Adjusted Net Acres	103.78		
One potential dwelling unit per vacant (net) lot		5	
One displaced unit per underdeveloped lot³			13

¹ In Mixed Use Districts, gross acres represent only the land assumed for residential uses. See Table 5 “Development Assumptions and Trends”

² Includes land with commercial uses that will redevelop as residential to meet the assumed residential/commercial split in mixed use zones. See Table 5.

³ Displaced units represent a percentage of the gross acres vs. market availability

Table 9 – City of Fife Housing Unit Needs						
2000 Population	Adjusted 2017 Population	Population Growth (2000-2017)	Assumed Household Size	Housing Units Needed	Plus Displaced Units from Underdeveloped Residential	Total Housing Units Needed
4,784	8,900	4,116	2.24	1,838	22	1,860

**Table 10 – City of Fife
Housing Unit Capacity**

Comprehensive Plan Designation	Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	Plus 1 Dwelling Unit per Vacant (net) Lot	Housing Capacity
Low Density Single Family Residential	SFR	3.55	5.00	18	2	20
Small-Lot Single Family Residential	SLR	0.17	7.00	1	0	1
Medium Density Residential	MDR	66.72	10.00	667	2	669
High Density Residential	HDR	18.02	14.00	252	0	252
Mixed Uses Areas	NR	139.01	10.00	1,390	1	1,391
Mixed Uses Areas	NC	1.12	10.00	11	6	17
Mixed Commercial/ High Density Residential	CC	103.78	10.00	1,038	5	1,043
					Total Housing Capacity	3,393

**Table 11 – City of Fife
Supply of Land for Commercial/Industrial Employment**

Comprehensive Plan Designation	Mixed Commercial/High Density Residential					
Zoning District	BP			CC		
Land Type	Vacant	Re-developable	Under-developed	Vacant	Re-developable	Under-developed
Gross Acres¹	N/A	1.71	N/A	N/A	17.63	N/A
Future Capital Facilities		N/A			N/A	
Gross Acres with Facilities Deduction		1.71			17.63	
Land Unavailable for Development		0.51			5.30	
Adjusted Gross Acres		1.20			12.33	
Total Adjusted Gross Acres	1.20			12.33		
Displaced Employees²		12			123	
One displaced unit per underdeveloped parcel³			0			0

**Table 11 – City of Fife
Supply of Land for Commercial/Industrial Employment**

Comprehensive Plan Designation	Mixed Commercial/ High Density Residential			Industrial		
Zoning District	RC			I		
Land Type	Vacant	Re-developable	Under-developed	Vacant	Re-developable	Under-developed
Gross Acres¹	83.89	166.94	4.53	721.81	18.48	24.06
Future Capital Facilities	N/A	N/A	N/A	N/A	N/A	N/A
Gross Acres with Facilities Deduction	83.89	166.94	4.53	721.81	18.48	24.06
Land Unavailable for Development	25.17	50.08	1.36	216.54	5.54	7.22
Adjusted Gross Acres	58.72	116.86	3.17	505.27	12.94	16.84
Total Adjusted Gross Acres	178.75			535.05		
Displaced Employees²		1,169			52	
One displaced unit per underdeveloped parcel³			1			5

¹ In Mixed Use Districts, gross acres represent only the land assumed for commercial uses. See Table 5.

² Displaced employees represent the adjusted gross acres multiplied by an employee per acre factor. See Table 5

³ Displaced units represent a percentage of the gross acres vs. market availability.

**Table 11 – City of Fife
Supply of Land for Commercial/Industrial
Employment**

Comprehensive Plan Designation	Mixed Uses Areas		
Zoning District	NC		
Land Type	Vacant	Re- developable	Under- developed
Gross Acres¹	N/A	0.30	N/A
Future Capital Facilities		N/A	
Gross Acres with Facilities Deduction		0.30	
Land Unavailable for Development		0.09	
Adjusted Gross Acres		0.21	
Total Adjusted Gross Acres	0.21		
Displaced Employees²		2	
One displaced unit per underdeveloped parcel³			0

¹ In Mixed Use Districts, gross acres represent only the land assumed for commercial uses. See Table 5.

² Displaced employees represent the adjusted gross acres multiplied by an employee per acre factor. See Table 5

³ Displaced units represent a percentage of the gross acres vs. market availability.

**Table 12 – City of Fife
Employment Needs**

2000 Employment Estimate	Adjusted 2017 Employment Target	Employment Growth (2000-2017)	Plus Displaced Employees from Redevelopable Commercial	Additional Employment Needs
12,114	16,050	3,936	1,358	5,294

**Table 13 – City of Fife
Employment Capacity**

Comprehensive Plan Designation	Zoning District	Adjusted Net Acres	Employees per Acres	Employment Capacity
Mixed Commercial/ High Density Residential	BP	1.20	34.3	41
	CC	12.33	34.3	423
	RC	178.75	34.3	6,131
Industrial	I	535.05	11.2	5,993
Mixed Uses Areas	NC	0.21	34.3	7
Total Employment Capacity				12,595

City of Fircrest

Surrounded by the cities of Tacoma and University Place, in the heart of Pierce County's urban area, lies the City of Fircrest. The City, which incorporated in 1925, covers approximately 1.6 square miles (1,000 acres). Fircrest has been largely developed at urban densities and growth potential will occur primarily through infill development.

The City's 2000 population and employment estimates and 2017 population allocation and employment target are provided below. Since 1995, the City of Fircrest has annexed approximately 230 acres through five separate proposals.

	Population	Employment
2000	5,868 ¹	1,130 ⁴
2017	7,600 ²	1,346
Adjusted 2017³	8,050	1,346

¹ 2000 Census figures, Washington State Office of Financial Management

² Pierce County Council Resolution No. R2000-173

³ Adjusted to incorporate property annexed since 1995

⁴ 2000 estimate from PSRC

The City's GMA Comprehensive Plan was adopted on March 12, 1996 and implementing regulations on April 10, 1996. Regulations have been adopted over a number of years with the most recent adoption on July 24, 2001. The City of Fircrest's Comprehensive Plan contains ten land use designations and the regulations create 13 implementing zones. The City implements densities using gross calculations. The following table describes the City's land use designations and zoning:

Fircrest Land Use Designations	Implementing Zones as of 7/24/2001
<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 as of 7/24/2001
<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.	<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.
<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.	<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.
<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.	<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.
<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.	<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.

Fircrest Land Use Designations	Implementing Zones as of 7/24/2001
<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 area.</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 CC District permits upper floor residential dwelling units not to exceed a maximum density of six units per acre.</p>
<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.</p>

Fircrest Land Use Designations	Implementing Zones as of 7/24/2001
<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 3 - City of Fircrest
Summary of Residential Density – Building Permits

Land Use Designation	Zoning District	Density /Units	1995	1996	1997	1998	1999	2000
LDR	R-1	Density	N/A	N/A	8.7	6.58	N/A	N/A
		Units			1	2		
	R-2	Density	N/A	N/A	N/A	4.47	N/A	N/A
		Units				4		
	R-4	Density	N/A	N/A	N/A	N/A	2.93	N/A
		Units					1	
	R-6	Density	N/A	N/A	N/A	N/A	7.53	6.38
		Units					3	4
	MDR	Density	N/A	N/A	6.37	N/A	N/A	N/A
		Units			1			
	RB-PDD	Density	N/A	N/A	6.29	N/A	N/A	N/A
		Units			10			
	R-8	Density	N/A	N/A	N/A	N/A	11.1	11.88
		Units					6	20
HDR	RB	Density	N/A	N/A	N/A	8.33	N/A	N/A
		Units				4		

Table 4 - City of Fircrest
Summary of Residential Density – Approved Final Plats

Land Use Designation	Zoning District	Density /Lots	1995	1996	1997	1998	1999	2000
Low Density Residential	R-1	Gross	N/A	7.9	N/A	N/A	N/A	N/A
		Net		7.9				
		Lots	N/A	2	N/A	N/A	N/A	N/A
	R-2	Gross	N/A	N/A	N/A	2.9	N/A	N/A
		Net				2.9		
		Lots				2		
Medium Density Residential	R-3 (PDD)	Gross	N/A	N/A	4.81	N/A	N/A	N/A
		Net			9.68			
		Units			48			

Table 5 - City of Fircrest
Summary of Commercial Permits

Land Use Designation	Zoning District	Density /Lots	1995	1996	1997	1998	1999	2000
Community Commercial	RHD	Gross Acres	N/A	N/A	N/A	1.86	N/A	N/A
		Bldg. Sq. Ft.				31,855		
		FAR				0.39		
	Community Commercial	Gross Acres	N/A	N/A	N/A	N/A	N/A	0.32
		Bldg. Sq. Ft.						296
		FAR						0.02
Park Recreation & Open Space	R-3	Gross Acres	N/A	N/A	N/A	163.01	N/A	N/A
		Bldg. Sq. Ft.				34,000		
		FAR				0.005		

Table 6 - City of Fircrest
Development Assumptions and Trends

	Comprehensive Plan Assumption	1995-2000 Average	Future Assumptions
People per Household	Single Family: 2.6 pphh Multi-Family: 1.6 pphh	Not Applicable	2.34 people per household
Residential Density	Overall: 5.1 dwelling units per acre Infill: 4.9 dwelling units per acre Undeveloped areas: 7.0 dwelling units per acre	Permits: 3.35du/ga Plats: 2.98du/ga Permits Trend: Increasing Platting Trend: Variable	R-4: 4.00du/ga R-4-C: 4.00du/ga R-6: 6.00du/ga R-8: 8.00du/ga R-10-TCD: 10.00du/ga R-20: 20.00du/ga
Mixed Use Zoning Districts: Percent of Land Developed Residential & Commercial	Not applicable	Not Applicable	100% Commercial
Percent of Land Used for: Roads and R.O.W.	20%	Not Available	Not Applicable
Percent of Land Designated: Critical Areas (Constrained)	Wetlands, geological hazards, fish and wildlife habitat conservation areas and frequently flooded areas: 2.3%	Not Available	Not Applicable
Percent of Land Used for: Recreation / Park	Public Park and Recreation Facilities: 4% Private Golf Club Facilities: 16%	Not Available	Not Applicable
Percent of Land Used for: Public Facilities / Institutions	City Facilities and Schools: 2.2%	Not Available	Documented needs
Percent of Land in Residentially Zoned Districts for non-residential uses	Not Available	Not Available	1%
Percent of Land Unavailable for Development	No Assumption	Not Available	Residential: 5% Commercial: Vacant, 5% Redevelopable, 20% Underdeveloped, 15%
Employees per Gross Acre	Not Available	Not Available	Manufacturing/WTCU: 11.2 employees per acre Retail/FIRES: 34.3 employees per acre Government: 22.7 employees per acre Displaced Employees: Commercial, 10 emp./acre Industrial, 4 emp./acre

Table 7 - City of Fircrest Assumptions for Vacant (net) Lots and Underdeveloped Parcels		
Zoning District	Vacant (net) Lot Size	Underdeveloped Parcel Size
R-4	Less than or equal to 0.25 acres	Greater than 16,000 sq. ft.
R-4C	Less than or equal to 0.25 acres	No assumption
R-6	Less than or equal to 0.25 acres	Greater than 10,000 sq. ft.
R-8	Less than or equal to 0.25 acres	No assumption
R-10TCD	Less than or equal to 0.25 acres	No assumption

Table 8 – City of Fircrest
Supply of Land/Lots for Residential Development

Comprehensive Plan Designation	Low Density Residential			Low Density Residential – Conservation Overlay			Low Density Residential		
Zoning District	R-4			R-4C			R-6		
Land Type	Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed	Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed	Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed
Gross Acres¹	3.98	1.81	6.98	30.08	N/A	N/A	0.32	3.93	20.41
Future Capital Facilities	N/A			N/A			N/A		
Adjusted Gross Acres	3.98		6.98	30.08			0.32		20.41
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
	Stormwater Facilities	N/A		N/A	N/A		N/A		N/A
Net Acres	3.98		6.98	30.08			0.32		20.41
Non-Residential Uses	0.04		0.07	0.30			0.00		0.20
Adjusted Net Acres	3.94		6.91	29.78			0.32		20.21
Land Unavailable for Development	0.20		0.35	1.49			0.02		1.01
Final Adjusted Net Acres	3.74		6.56	28.29			0.30		19.20
Total Adjusted Net Acres	10.30			28.29			19.50		
One potential dwelling unit per vacant (net) lot		9			0			25	
One displaced unit per underdeveloped parcel²			9			0			62

¹ In Mixed Use Districts, gross acres represent only the land assumed for residential uses. See Table 5 “Development Assumptions and Trends”

² Displaced units represent a percentage of the gross acres vs. market availability

**Table 8 – City of Fircrest
Supply of Land/Lots for Residential Development**

Comprehensive Plan Designation		Medium Density Residential			Medium Density Residential – Traditional Community Design Overlay		
Zoning District		R-8			R-10TCD		
Land Type		Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed	Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed
Gross Acres¹		0.56	1.12	N/A	34.94	N/A	N/A
Future Capital Facilities		N/A			N/A		
Adjusted Gross Acres		0.56			34.94		
Individual Plat Deductions	Roads	N/A			N/A		
	Critical Areas	N/A			N/A		
	Parks and Open Space	N/A			N/A		
	Stormwater Facilities	N/A			N/A		
Net Acres		0.56			34.94		
Non-Residential Uses		0.01			0.35		
Adjusted Net Acres		0.55			34.59		
Land Unavailable for Development		0.03			1.73		
Final Adjusted Net Acres		0.52			32.86		
Total Adjusted Net Acres		0.52			32.86		
One potential dwelling unit per vacant (net) lot			7			0	
One displaced unit per underdeveloped parcel²				0			0

¹ In Mixed Use Districts, gross acres represent only the land assumed for residential uses. See Table 5 “Development Assumptions and Trends”

² Displaced units represent a percentage of the gross acres vs. market availability

**Table 9 – City of Fircrest
Housing Unit Needs**

2000 Population	Adjusted 2017 Population	Population Growth (2000-2017)	Assumed Household Size	Housing Units Needed	Plus Displaced Units from Underdeveloped Residential	Total Housing Units Needed
5,868	8,050	2,182	2.34	932	71	1,003

**Table 10 – City of Fircrest
Housing Unit Capacity**

Comprehensive Plan Designation	Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	Plus 1 Dwelling Unit per Vacant (net) Lot	Housing Capacity
Low Density Residential	R-4	10.30	4.00	41	9	50
Low Density Residential – Conservation Overlay	R-4C	28.29	4.00	113	0	113
Low Density Residential	R-6	16.46	6.00	117	25	142
Medium Density Residential	R-8	0.52	8.00	4	7	11
Medium Density Residential – Traditional Community Design Overlay	R-10TCD	32.86	10.00	329	0	329
					Total Housing Capacity	645

**Table 11 – City of Fircrest
Supply of Land for Commercial/Industrial Employment**

Comprehensive Plan Designation	Community Commercial			Industrial		
Zoning District	CC			LI		
Land Type	Vacant	Re-developable	Under-developed	Vacant	Re-developable	Under-developed
Gross Acres¹	N/A	0.65	N/A	N/A	10.82	N/A
Future Capital Facilities		N/A			N/A	
Gross Acres with Facilities Deduction		0.65			10.82	
Land Unavailable for Development		0.13			1.08	
Adjusted Gross Acres		0.52			9.74	
Total Adjusted Gross Acres	0.52			9.74		
Displaced Employees²		5			39	
One displaced unit per underdeveloped parcel³			0			0

**Table 11 – City of Fircrest
Supply of Land for Commercial/Industrial Employment**

Comprehensive Plan Designation	Neighborhood Commercial					
Zoning District	NC			NO		
Land Type	Vacant	Re-developable	Under-developed	Vacant	Re-developable	Under-developed
Gross Acres¹	3.68	1.89	N/A	0.64	0.44	N/A
Future Capital Facilities	N/A	N/A		N/A	N/A	
Gross Acres with Facilities Deduction	3.68	1.89		0.64	0.44	
Land Unavailable for Development	0.18	0.39		0.03	0.09	
Adjusted Gross Acres	3.50	1.50		0.61	0.35	
Total Adjusted Gross Acres	5.00			0.96		
Displaced Employees²		15			4	
One displaced unit per underdeveloped parcel³			0			0

¹ In Mixed Use Districts, gross acres represent only the land assumed for commercial uses. See Table 5.

² Displaced employees represent the adjusted gross acres multiplied by an employee per acre factor. See Table 5

³ Displaced units represent a percentage of the gross acres vs. market availability.

**Table 12 – City of Fircrest
Employment Needs**

2000 Employment Estimate	Adjusted 2017 Employment Target	Employment Growth (2000-2017)	Plus Displaced Employees from Redevelopable Commercial	Additional Employment Needs
1,130	1,346	216	63	279

**Table 13 – City of Fircrest
Employment Capacity**

Comprehensive Plan Designation	Zoning District	Adjusted Net Acres	Employees per Acres	Employment Capacity
Community Commercial	CC	0.52	34.3	18
Industrial	LI	9.74	11.2	109
Neighborhood Commercial	NC	5.00	34.3	172
	NO	0.96	34.3	33
Total Employment Capacity				332

City of Gig Harbor

The historic fishing community of Gig Harbor was founded on Gig Harbor Bay at the southeastern extremity of the Kitsap Peninsula. The City of Gig Harbor incorporated in 1946 and now covers approximately 4.5 square miles (2,850 acres). The City is focused around a concentrated downtown waterfront with a burst of new development along Burnham Road.

The City's 2000 population and employment estimates and 2017 population allocation and employment target are provided below. Since 1995, the City of Gig Harbor has annexed approximately 1,710 acres through seven separate proposals.

	Population	Employment
2000	6,465 ¹	5,904 ⁴
2017	9,800 ²	7,169
Adjusted 2017³	14,900	7,169

¹ 2000 Census figures, Washington State Office of Financial Management

² Pierce County Council Resolution No. R2000-173

³ Adjusted to incorporate property annexed since 1995

⁴ 2000 estimate from PSRC

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 19 implementing zones. The City implements densities using gross calculations, with streets subtracted out of formal plats. The following table describes the City's land use designations and zoning:

Gig Harbor Land Use Designations	Implementing Zones
<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: Urban Residential Low Density (RL) at 3 to 4 dwelling units per acre and Urban Residential Moderate Density (RM) at 4 to 12 dwelling units per acre.	<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 densities ranging from 3 to 4 dwelling units per acre. <u>Medium-Density Residential (R-2)</u> Allows moderate-density land uses and provides a transition between residential districts with incompatible densities to preserve the residential character of existing lower-density neighborhood. Allows densities ranging from 6 to 7.8 dwelling units per acre. <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 densities ranging from 8 to 10.4 dwelling units per acre.
<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.	<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 a maximum density of 3 dwelling units per acre. <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.

Gig Harbor Land Use Designations	Implementing Zones
<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.	<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 <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 a maximum density of 4 dwelling units per acre. <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. <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.
<u>Employment Centers</u> Provide for areas to meet long-term employment needs of the community. Allows a variety of wholesale, manufacturing, warehousing, businesses, offices, medical, telecommunication and transportation services and facilities.	<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.

Gig Harbor Land Use Designations	Implementing Zones
<p><u>Waterfront</u></p> <p>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></p> <p>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 densities ranging from 3 to 3.9 dwelling units per acre.</p> <p><u>Waterfront Millville (WM)</u></p> <p>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 densities ranging from 3.5 to 4.6 dwelling units per acre.</p> <p><u>Waterfront Commercial (WC)</u></p> <p>Provides for 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 a maximum density of 3.5 dwelling units per acre.</p>
<p><u>Public Institutional</u></p> <p>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></p> <p>Provides for the siting and maintenance of publicly owned facilities and institutions that could not be reasonably sited in any other district.</p>

Gig Harbor Land Use Designations	Implementing Zones
<p><u>Planned Community Development</u> Incorporates all of the other land use designations into planned site development without proscribing a specific land use or zoning designation on a parcel or site. Promotes optimum site development options. Minimum area allocated must be 100 acres with a maximum of 45% residential and 10% commercial.</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 provides 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 and manufactured 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.</p> <p>Provides for primarily single-family, manufactured homes and multi-family dwellings at a density of 8 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> <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 3 - City of Gig Harbor
Summary of Residential Density – Building Permits

Land Use Designation	Zoning District	Density/ Units	1995	1996	1997	1998	1999	2000
Residential Low	R-1	Density	3.67	3.69	3.57	3.57	N/A	
		Units	15	11	14	19		
	(PUD)	Density	.66			.66	N/A	
		Units	4			4		

1995-1998: 248 units allowed; 67 units permitted

Table 4 - City of Gig Harbor
Summary of Residential Density – Approved Final Plats

Land Use Designation	Zoning District	Density/ Lots	1995	1996	1997	1998	1999	2000
Residential Low	R-1	Gross	N/A	1.44	2.29	1.69	1.73	
		Net		1.52	2.29	1.69	1.73	
		Lots		17	2	2	4	

1996: 41 lots possible; 17 platted

Table 5 - City of Gig Harbor
Summary of Commercial Permits

Land Use Designation	Zoning District		1995	1996	1997	1998	1999	2000
Business Commercial	DB	Gross Acres	.5	N/A	.25	N/A	3.41	
		Bldg. Sq. Ft.						
		FAR						
	B-2	Gross Acres	N/A	5.99	6.12	2.05	1.14	
		Bldg. Sq. Ft.						
		FAR						
	RB-2	Gross Acres	N/A	N/A	1.55	N/A	1.68	
		Bldg. Sq. Ft.						
		FAR						

**Table 5 - City of Gig Harbor
 Summary of Commercial Permits**

Land Use Designation	Zoning District		1995	1996	1997	1998	1999	2000
C-1	C-1	Gross Acres	N/A	N/A	N/A	N/A	0.71	
		Bldg. Sq. Ft.						
		FAR						

**Table 6 - City of Gig Harbor
 Development Assumptions and Trends**

	Comprehensive Plan Assumption	1995-2000 Average	Future Assumptions
People per Household	No Assumption	Not Applicable	2.16 people per household
Residential Density	3-12 dwelling units per acre	Permits: 2.36du/na Plats: 1.55du/ga; 1.61du/na Permits Trend: Decreasing Platting Trend: Stable	R-1: 3.00du/a R-2: 6.00du/a R-3: 8.00du/a RB-1: 3.00du/a RB-2: 8.00du/a WR: 3.00du/a WM: 3.5du/a WC: 3.5du/na PCD-RLD: 4.00du/a PCD-RMD: 8.00du/a
Mixed Use Zoning Districts: Percent of Land Developed Residential & Commercial	Mixed Use: 25% res. / 75% com. Planned Community Development: 45% res. / 10% com.	Not Applicable	RB-1, RB-2, WM, WC: 25% res. / 75% com. PCD: 45% res. / 10% com.
Percent of Land Used for: Roads and R.O.W.	No Assumption	Not Available	Formal Plats: 15%
Percent of Land Designated: Critical Areas (Constrained)	No Assumption	Not Available	Not Applicable
Percent of Land Used for: Recreation / Park	No Assumption	Not Available	Not Applicable
Percent of Land Used for: Public Facilities / Institutions	No Assumption	Not Available	Documented needs
Percent of Land in Residentially Zoned Districts for non-residential uses (i.e. churches)	Not Available	Not Available	10%

**Table 6 - City of Gig Harbor
Development Assumptions and Trends**

	Comprehensive Plan Assumption	1995-2000 Average	Future Assumptions
Percent of Land Unavailable for Development	No Assumption	Not Available	Residential: vacant, 10% underdeveloped, 20% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%
Employees per Gross Acre	Not Available	Not Available	Manufacturing/WTCU: 11.2 employees per acre Retail/FIRES: 34.3 employees per acre Government: 22.7 employees per acre Displaced Employees: Commercial, 10 emp./acre; Industrial, 4 emp./acre

**Table 7 - City of Gig Harbor
Assumptions for Vacant (net) Lots and Underdeveloped Parcels**

Zoning District	Vacant (net) Lot Size	Underdeveloped Parcel Size
R-1	Less than or equal to 0.25 acres	Greater than 24,000 sq. ft.
R-2	Less than or equal to 0.25 acres	Greater than 14,000 sq. ft.
R-3	Less than or equal to 0.25 acres	Greater than 10,890 sq. ft.
RB-1	Less than or equal to 0.25 acres	No assumption
RB-2	Less than or equal to 0.25 acres	No assumption
WR	Less than or equal to 0.25 acres	No assumption
WM	Less than or equal to 0.25 acres	No assumption
WC	Less than or equal to 0.25 acres	No assumption
PCD-RLD	Less than or equal to 0.25 acres	Greater than 20,000 sq. ft.
PCD-RMD	Less than or equal to 0.25 acres	Greater than 8,712 sq. ft.

Table 8 – City of Gig Harbor
Supply of Land/Lots for Residential Development

Comprehensive Plan Designation		Residential								
Zoning District		R-1			R-2			R-3		
Land Type		Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed	Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed	Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed
Gross Acres¹		193.89	11.65	153.87	6.54	1.72	22.48	2.15	N/A	N/A
Future Capital Facilities		9.41			N/A			N/A		
Adjusted Gross Acres		184.48		153.87	6.54		22.48	2.15		
Individual Plat Deductions	Roads	27.67		23.08	1.43		3.37	0.32		
	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		156.81		130.79	5.11		19.11	1.83		
Non-Residential Uses		15.68		13.08	0.51		1.91	0.18		
Adjusted Net Acres		141.13		117.71	4.60		17.20	1.65		
Land Unavailable for Development		14.11		23.54	0.46		3.44	0.17		
Final Adjusted Net Acres		137.02		94.17	4.14		13.76	1.48		
Total Adjusted Net Acres		231.19			17.90			1.48		
One potential dwelling unit per vacant (net) lot			81			8		0		
One displaced unit per underdeveloped parcel²				108		30			0	

¹ In Mixed Use Districts, gross acres represent only the land assumed for residential uses. See Table 5 “Development Assumptions and Trends”

² Displaced units represent a percentage of the gross acres vs. market availability

Table 8 – City of Gig Harbor
Supply of Land/Lots for Residential Development

Comprehensive Plan Designation		Mixed Use				Waterfront			
Zoning District		RB-1		RB-2		WR			
Land Type	Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed	Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed	Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed
Gross Acres¹	5.55	N/A	N/A	36.88	0.24	N/A	0.36	0.58	N/A
Future Capital Facilities	N/A			N/A			N/A		
Adjusted Gross Acres	5.55			36.88			0.36		
Individual Plat Deductions	Roads	0.83		5.53			N/A		
	Critical Areas	N/A		N/A			N/A		
	Parks and Open Space	N/A		N/A			N/A		
	Stormwater Facilities	N/A		N/A			N/A		
Net Acres	4.72			31.35			0.36		
Non-Residential Uses	0.47			3.14			0.04		
Adjusted Net Acres	4.25			28.21			0.32		
Land Unavailable for Development	0.43			2.82			0.03		
Final Adjusted Net Acres	3.82			25.39			0.29		
Total Adjusted Net Acres	3.82			25.39			0.29		
One potential dwelling unit per vacant (net) lot		0			2			5	
One displaced unit per underdeveloped parcel²			0			0			0

¹ In Mixed Use Districts, gross acres represent only the land assumed for residential uses. See Table 5 “Development Assumptions and Trends”

² Displaced units represent a percentage of the gross acres vs. market availability

Table 8 – City of Gig Harbor
Supply of Land/Lots for Residential Development

Comprehensive Plan Designation		Waterfront					Planned Community Development		
Zoning District		WM			WC			PCD-RLD	
Land Type		Vacant (gross)	Vacant (net) ≤0.25ac	Under-Developed ²	Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed	Vacant (gross)	Vacant (net) ≤0.25ac
Gross Acres ¹		N/A	N/A	3.31	0.15	0.49	N/A	124.51	N/A
Future Capital Facilities					N/A			8.20	
Adjusted Gross Acres				3.31	0.15			116.31	
Individual Plat Deductions	Roads			0.50	N/A			17.45	
	Critical Areas			N/A	N/A			N/A	
	Parks and Open Space			N/A	N/A			N/A	
	Stormwater Facilities			N/A	N/A			N/A	
Net Acres				2.81	0.15			98.86	
Non-Residential Uses				0.28	0.02			9.89	
Adjusted Net Acres				2.53	0.13			88.97	
Land Unavailable for Development				0.51	0.01			8.90	
Final Adjusted Net Acres				2.02	0.12			80.07	
Total Adjusted Net Acres		2.02			0.12			80.07	
One potential dwelling unit per vacant (net) lot			0			3		5	
One displaced unit per underdeveloped lot ³				3			0		0

¹ In Mixed Use Districts, gross acres represent only the land assumed for residential uses. See Table 5 “Development Assumptions and Trends”

² Includes land with commercial uses that will redevelop as residential to meet the assumed residential/commercial split in mixed use zones. See Table 5.

³ Displaced units represent a percentage of the gross acres vs. market availability

**Table 8 – City of Gig Harbor
Supply of Land for Residential Development**

Comprehensive Plan Designation		Planned Community Development		
Zoning District		PCD-RMD		
Land Type		Vacant (gross)	Vacant (net) ≤ 0.25 ac	Under-Developed ²
Gross Acres¹		13.21	N/A	N/A
Future Capital Facilities		N/A		
Adjusted Gross Acres		13.21		
Individual Plat Deductions	Roads	1.98		
	Critical Areas	N/A		
	Parks and Open Space	N/A		
	Stormwater Facilities	N/A		
Net Acres		11.23		
Non-Residential Uses		1.12		
Adjusted Net Acres		10.11		
Land Unavailable for Development		1.01		
Final Adjusted Net Acres		9.10		
Total Adjusted Net Acres		9.10		
One potential dwelling unit per vacant (net) lot			0	
One displaced unit per underdeveloped lot³				0

¹ In Mixed Use Districts, gross acres represent only the land assumed for residential uses. See Table 5 “Development Assumptions and Trends”

² Includes land with commercial uses that will redevelop as residential to meet the assumed residential/commercial split in mixed use zones. See Table 5.

³ Displaced units represent a percentage of the gross acres vs. market availability

**Table 9 – City of Gig Harbor
Housing Unit Needs**

2000 Population	Adjusted 2017 Population	Population Growth (2000-2017)	Assumed Household Size	Housing Units Needed	Plus Displaced Units from Underdeveloped Residential	Total Housing Units Needed
6,465	14,900	8,435	2.16	3,905	154	4,059

Table 10 – City of Gig Harbor Housing Unit Capacity						
Comprehensive Plan Designation	Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	Plus 1 Dwelling Unit per Vacant (net) Lot	Housing Capacity
Residential	R-1	231.19	3.00	694	81	775
	R-2	17.90	6.00	107	8	115
	R-3	1.48	8.00	12	0	12
Mixed Use	RB-1	3.82	3.00	11	0	11
	RB-2	25.39	8.00	203	2	205
Waterfront	WR	0.29	3.00	1	5	6
	WM	2.02	3.50	7	0	7
	WC	0.12	3.50	1	3	4
Planned Community Development	PCD-RLD	80.07	4.00	320	0	320
	PCD-RMD	9.10	8.00	73	0	73
					Total Housing Capacity	1,528

Table 11 – City of Gig Harbor Supply of Land for Commercial/Industrial Employment						
Comprehensive Plan Designation	Commercial/Business					
Zoning District	B-2			C-2		
Land Type	Vacant	Re-developable	Under-developed	Vacant	Re-developable	Under-developed
Gross Acres¹	42.51	53.27	N/A	N/A	0.01	N/A
Future Capital Facilities	0.19	N/A			N/A	
Gross Acres with Facilities Deduction	42.32	53.27			0.01	
Land Unavailable for Development	4.23	26.64			0.01	
Adjusted Gross Acres	38.09	26.63			0.00	
Total Adjusted Gross Acres	64.72			0.00		
Displaced Employees²		266			0	
One displaced unit per underdeveloped parcel³						0

Table 11 – City of Gig Harbor
Supply of Land for Commercial/Industrial Employment

Comprehensive Plan Designation		Commercial/Business				
Zoning District		C-1			DB	
Land Type	Vacant	Re-developable	Under-developed	Vacant	Re-developable	Under-developed
Gross Acres¹	10.92	7.65	0.29	3.18	8.64	2.84
Future Capital Facilities	N/A	N/A	N/A	N/A	N/A	N/A
Gross Acres with Facilities Deduction	10.92	7.65	0.29	3.18	8.64	2.84
Land Unavailable for Development	1.09	3.83	0.07	0.32	4.32	0.71
Adjusted Gross Acres	9.83	3.82	0.22	2.86	4.32	2.13
Total Adjusted Gross Acres	13.87			9.31		
Displaced Employees²		15			43	
One displaced unit per underdeveloped parcel³			1			10

Table 11 – City of Gig Harbor
Supply of Land for Commercial/Industrial Employment

Comprehensive Plan Designation		Planned Community Development				
Zoning District		PCD-BP			PCD-RLD	
Land Type	Vacant	Re-developable	Under-developed	Vacant	Re-developable	Under-developed
Gross Acres¹	100.40	N/A	N/A	29.49	N/A	N/A
Future Capital Facilities	N/A			1.82		
Gross Acres with Facilities Deduction	100.40			27.67		
Land Unavailable for Development	10.04			2.77		
Adjusted Gross Acres	90.36			24.90		
Total Adjusted Gross Acres	90.36			24.90		
Displaced Employees²		0			0	
One displaced unit per underdeveloped parcel³			0			0

¹ In Mixed Use Districts, gross acres represent only the land assumed for commercial uses. See Table 5.

² Displaced employees represent the adjusted gross acres multiplied by an employee per acre factor. See Table 5

³ Displaced units represent a percentage of the gross acres vs. market availability.

**Table 11 – City of Gig Harbor
 Supply of Land for Commercial/Industrial Employment**

Comprehensive Plan Designation	Planned Community Development			Public Institutional		
Zoning District	PCD-RMD			PI		
Land Type	Vacant	Re-developable	Under-developed	Vacant	Re-developable	Under-developed
Gross Acres¹	2.94	N/A	N/A	14.23	N/A	N/A
Future Capital Facilities	N/A			6.22		
Gross Acres with Facilities Deduction	2.94			8.01		
Land Unavailable for Development	0.29			0.80		
Adjusted Gross Acres	2.65			7.21		
Total Adjusted Gross Acres	2.65			7.21		
Displaced Employees²		0			0	
One displaced unit per underdeveloped parcel³			0			0

**Table 11 – City of Gig Harbor
 Supply of Land for Commercial/Industrial Employment**

Comprehensive Plan Designation	Mixed Use					
Zoning District	RB-1			RB-2		
Land Type	Vacant	Re-developable	Under-developed	Vacant	Re-developable	Under-developed
Gross Acres¹	6.14	10.49	N/A	61.27	48.30	1.98
Future Capital Facilities	N/A	N/A		N/A	N/A	N/A
Gross Acres with Facilities Deduction	6.14	10.49		61.27	48.30	1.98
Land Unavailable for Development	0.61	5.25		6.13	24.15	0.50
Adjusted Gross Acres	5.53	5.24		55.14	24.15	1.48
Total Adjusted Gross Acres	10.77			80.77		
Displaced Employees²		52			242	
One displaced unit per underdeveloped parcel³			0			1

¹ In Mixed Use Districts, gross acres represent only the land assumed for commercial uses. See Table 5.

² Displaced employees represent the adjusted gross acres multiplied by an employee per acre factor. See Table 5

³ Displaced units represent a percentage of the gross acres vs. market availability.

**Table 11 – City of Gig Harbor
Supply of Land for Commercial/Industrial Employment**

Comprehensive Plan Designation		Waterfront					
Zoning District		WC			WM		
Land Type		Vacant	Re-developable	Under-developed	Vacant	Re-developable	Under-developed
Gross Acres¹		1.91	10.50	0.14	N/A	10.53	N/A
Future Capital Facilities		N/A	N/A	N/A		0.60	
Gross Acres with Facilities Deduction		1.91	10.50	0.14		9.93	
Land Unavailable for Development		0.19	5.25	0.04		4.97	
Adjusted Gross Acres		1.72	5.25	0.10		4.96	
Total Adjusted Gross Acres		7.07			4.96		
Displaced Employees²			53			50	
One displaced unit per underdeveloped parcel³				1			0

¹ In Mixed Use Districts, gross acres represent only the land assumed for commercial uses. See Table 5.

² Displaced employees represent the adjusted gross acres multiplied by an employee per acre factor. See Table 5

³ Displaced units represent a percentage of the gross acres vs. market availability.

**Table 12 – City of Gig Harbor
Employment Needs**

2000 Employment Estimate	Adjusted 2017 Employment Target	Employment Growth (2000-2017)	Plus Displaced Employees from Redevelopable Commercial	Additional Employment Needs
5,904	7,169	1,265	721	1,986

**Table 13 – City of Gig Harbor
 Employment Capacity**

Comprehensive Plan Designation	Zoning District	Adjusted Net Acres	Employees per Acres	Employment Capacity
Commercial/ Business	B-2	64.72	34.3	2220
	C-2	0.00	11.2	0
	C-1	13.87	11.2	155
	DB	9.31	34.3	319
Planned Community Development	PCD-BP	90.36	34.3	3099
	PCD-RLD	24.90	34.3	854
	PCD-RMD	2.65	34.3	91
Public Institutional	PI	7.21	22.7	164
Mixed Use	RB-1	10.77	34.3	369
	RB-2	80.77	34.3	2770
Waterfront	WC	7.07	34.3	243
	WM	4.96	34.3	170
			Total Employment Capacity	10,454

City of Lakewood

Surrounded by the City of Tacoma, Fort Lewis Army Reserve, and McChord Air Force Bases, the City of Lakewood is located in southwestern Pierce County. Lakewood became Pierce County's second-largest city when it incorporated in 1996. The City's corporate limits encompass approximately 17.3 square miles (11,050 acres) with development densities ranging from large estate lots to high-density urban centers.

The City's 2000 population and employment estimates and 2017 population allocation and employment target are provided below:

	Population	Employment
2000	58,211 ¹	26,503 ⁴
2017	76,200 ²	35,883
Adjusted 2017³	76,200	35,883

¹ 2000 Census figures, Washington State Office of Financial Management

² Pierce County Council Resolution No. R2000-173

³ Adjusted to incorporate property annexed since 1995

⁴ 2000 estimate from PSRC

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. The City of Lakewood's Comprehensive Plan contains 14 land use designations and the regulations create 26 implementing zones. Land use densities in the City of 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 home 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 where patterns of large lots and extensive tree cover exists. Allows a maximum density of 1.5 dwelling units per gross acre. <u>Residential 2 (R2)</u> Provides for large residential lots where patterns of large lots and extensive tree cover exists. 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 per gross acre. <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></p> <p>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></p> <p>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></p> <p>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></p> <p>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>Multifamily 1 (MF1)</u></p> <p>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></p> <p>Provides for high-density housing types and designs that combine urban design elements to enhance the living environment while integrating into business district and neighborhoods. Allows densities ranging from 22 to 40 dwelling units per acre.</p>	<p><u>Multifamily 2 (MF2)</u></p> <p>Provides for high-density housing types and designs, especially multiple story design, that combine urban design elements to enhance the living environment. Allows a maximum density of 35 dwelling units per gross acre.</p> <p><u>Multifamily 3 (MF3)</u></p> <p>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></p> <p>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 ranging from 4 to 6 dwelling units per acre.</p>	<p><u>Arterial Residential/Commercial (ARC)</u></p> <p>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
<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 22 (Level 1) and 22 to 40 (Level 2) dwelling units, and 15 jobs per acre.	<u>Neighborhood Commercial 1 (NC1)</u> Intends to foster a sense of neighborhood identity and provide 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. <u>Neighborhood Commercial 2 (NC2)</u> Intends to foster 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.
<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.	<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.
<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 job per acre.	<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. <u>Commercial 1 (C1) & Commercial 2 Zones (C2)</u> Promote employment services, retail and business uses serving and linking neighborhoods to major transportation networks. Allows a maximum density of 35 dwelling units per gross acre.

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 less than 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 approach to McChord AFB runway to reduce noise and increase public safety. Commercial and industrial zones within this designation minimize land use and occupancy intensity, structural height, smoke, dust, steam, electronic interference, birds, some vegetation and glare. Air Corridor 1: provides less than 12 jobs per acres; Air Corridor 2: provides 2 dwelling units per acre and 512 jobs 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>
<p><u>Open Space and Recreation</u> Provides for public open spaces and recreational uses such as state and municipal parks, preserves, and trials as well as privately owned facilities such as golf courses, gardens and cemeteries.</p>	<p><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.</p> <p><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.</p>

Lakewood Land Use Designations	Implementing Zones
<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 land in Lakewood owned by the Department of Defense.	<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.

Tables 3-5 Not Applicable

**Table 6 - City of Lakewood
Development Assumptions and Trends**

	Comprehensive Plan Assumption	1995-2000 Average	Future Assumptions
People per Household	2.48 people per household	Not Applicable	2.38 people per household
Residential Density	Residential Estates: 1-2 du/a SFR: 4-6 du/a Mixed Residential: 8-14 du/a MFR: 12-22 du/a HDR: 22-40 du/a	Not Applicable	R1, R2: 2 du/ga R3, R4: 6 du/ga MR1, MR2: 14 du/ga MF1: 22 du/ga MF2: 40 du/ga CBD: 54.00 du/ga NBD: 22.00 du/ga AC2: 2.00 du/ga ARC: 6.00 du/ga
Mixed Use Zoning Districts: Percent of Land Developed Residential & Commercial	Central Business District: 25% / 75% Neighborhood Business District: 15% / 85%	Not Applicable	Central Business District: 25% / 75% Neighborhood Business District: 15% / 85%
Percent of Land Used for: Roads and R.O.W.	14.1%	Not Applicable	Not Applicable
Percent of Land Designated: Critical Areas (Constrained)	N/A	Not Applicable	Not Applicable
Percent of Land Used for: Recreation / Park	11.8%	Not Applicable	Not Applicable
Percent of Land Used for: Public Facilities / Institutions	3.1% (hospitals, colleges and other government and institution- owned land.)	Not Applicable	Documented needs
Percent of Land in Residentially Zoned Districts for non-residential uses	Not Available	Not Applicable	Not Applicable
Percent of Land Unavailable for Development	No Assumption	Not Available	Under-utilized: 50%
Employees per Gross Acre	Not Available	Not Available	CBD: 45 employees Corridor Commercial: 25 employees NBD: 15 employees Industrial: 15 employees AC: 12 employees

**Tables 7-8 Not Applicable: Buildable Land was identified from the City of Lakewood's
Comprehensive Plan Final EIS, Appendix A: Capacity Analysis Data.**

**Table 9 – City of Lakewood
Housing Unit Needs**

2000 Population	Adjusted 2017 Population	Population Growth (2000-2017)	Assumed Household Size	Housing Units Needed	Plus Displaced Units from Commercial Designations	Total Housing Units Needed
58,211	76,200	17,989	2.38	7,558	1,308	8,866

**Table 10 – City of Lakewood
Housing Unit Capacity**

Comprehensive Plan Designation	Zoning District	Adjusted Gross Acres ¹	Assumed Density	Unit Capacity	Minus Existing Housing Units	Housing Capacity
Residential Estate	R1 & R2	96.42	2.00	193	98	95
Single Family	R3 & R4	799.94	6.00	4,800	1,447	3,353
Mixed Residential	MR1 & MR2	43.90	14.00	615	118	497
Multi-Family	MF1	19.78	22.00	435	75	360
High Density Multi-Family	MF2	80.83	40.00	3,233	80	3,153
Central Business District	CBD	15.54	54.00	839	156	683
Neighborhood Business District	NBD	12.00	22.00	264	226	38
Air Corridor 2	AC2	41.19	2.00	82	N/A	82
Arterial Corridor	ARC	0.49	6.00	3	3	0
					Total Housing Capacity	8,261

¹acreage from the City of Lakewood's Comprehensive Plan Final EIS "Appendix A, Capacity Analysis Data." Also includes a deduction for future capital facilities.

Table 11 Not Applicable

**Table 12 – City of Lakewood
 Employment Needs**

2000 Employment Estimate	Adjusted 2017 Employment Target	Employment Growth/Needs
26,503	35,883	9,380

**Table 13 – City of Lakewood
 Employment Capacity**

Comprehensive Plan Designation	Zoning District	Adjusted Gross Acres ¹	Employees per Acre	Gross Employment Supply	Net Employment Capacity ²	Displaced Housing
Central Business District	CBD	51.52	45.0	2,318	1,854	N/A
Corridor Commercial	CC	170.80	25.0	4,270	3,416	273
Neighborhood Business District	NBD	68.61	15.0	1,029	823	N/A
Industrial	I	304.40	15.0	4,566	3,653	1,035
Air Corridor 1	AC1	98.32	12.0	1,180	944	N/A
Arterial Corridor	ARC	0.49	6.0	3	2	N/A
			Total Commercial / Industrial Employment Capacity and Displaced Housing		10,692	1,308

¹ Acreage from the City of Lakewood's Comprehensive Plan Final EIS "Appendix A, Capacity Analysis Data."

Also includes a deduction for future capital facilities

² Subtract 20% to account for existing employees (avoids double counting)

City of Milton

Located in the I-5 corridor, the City of Milton lies in both southern King and northern Pierce County. Less than one-third (319 acres) of the City of Milton is located in King County, the remainder is in Pierce County. Incorporated in 1907, the City covers approximately 2.0 square miles (1,260 acres) within Pierce County. The City has a small town character but is under pressure from traditional strip development.

The City's 2000 population and employment estimates and 2017 population allocation and employment target are provided below.

	Population in Pierce County	Employment in Pierce County
2000	4,981 ¹	1,966 ⁴
2017	5,900 ²	1,788
Adjusted 2017³	5,900	1,788

¹ 2000 Census figures, Washington State Office of Financial Management

² Pierce County Council Resolution No. R2000-173

³ Adjusted to incorporate property annexed since 1995

⁴ 2000 estimate from PSRC

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 of Milton's Comprehensive Plan contains 12 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 6 dwelling units per acre.	<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 6 dwelling units per acre.
<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.	<u>Residential Multifamily (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.

Milton Land Use Designations	Implementing Zones
<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.	<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.
<u>Mixed Residential</u> Provides for the location of low- to moderate-density residential development near transit stops, employment, commercial centers and recreation facilities. Characterized by single-family homes, accessory apartments, nursing or retirement homes or mobile homes at densities approaching 3.5 to 5 dwelling units per acre.	
<u>Low Intensity Residential</u> Recognizes and preserves the existing low-density residential development found in the proposed urban growth areas. Allows a maximum density of 3.6 dwelling units per acre.	
<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 a maximum density of 8 dwelling units per acre.	<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.
<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.	<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.

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>Corridor Business</u> Recognizes the business orientation of the Meridian Street corridor and allows commercial development at a smaller, more neighborhood scale that serves the needs of the more rural residential areas. Allows mixed-use development.	
<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>Conservation</u> Recognizes and conserves highly significant environmentally sensitive areas which are unsuitable for development.	
<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 3 - City of Milton
Summary of Residential Density (Net) – Building Permits

Land Use Designation	Zoning District	Density /Units	1995	1996	1997	1998	1999	2000
Single Family Residential	RS	Density	N/A	4.37	5.22	4.23	7.63	4.24
		Units		38	36	33	23	79
Mixed Use Town Center	MX	Density	N/A	5.06	14.29	5.0	N/A	N/A
		Units		4	2	2		
Business	B	Density	N/A	N/A	N/A	N/A	N/A	6.34
		Units						4
Multi-Family Residential	RM	Density	N/A	N/A	13.79	13.55	N/A	N/A
		Units			4	34		

Table 4 - City of Milton
Summary of Residential Density – Approved Final Plats

Land Use Designation	Zoning District	Density /Lots	1995	1996	1997	1998	1999	2000
Single Family Residential	RS	Gross	N/A	4.96	3.3	2.22	1.02	N/A
		Net		6.12	4.23	2.43	1.02	
		Lots		54	17	17	9	

RS (1999): 35 lots possible, only 9 created

Table 5 - City of Milton
Summary of Commercial Permits

Land Use Designation	Zoning District		1995	1996	1997	1998	1999	2000
Light Manufacturing	M-1	Gross Acres	N/A	3	1	N/A	N/A	N/A
		Bldg. Sq. Ft.		2,082	2,300			
		FAR		0.02	0.05			
Multifamily Residential		Gross Acres	N/A		N/A	N/A	N/A	N/A
		Bldg. Sq. Ft.						
		FAR						

Table 5 - City of Milton
Summary of Commercial Permits

Land Use Designation	Zoning District		1995	1996	1997	1998	1999	2000
Single-Family Residential		Gross Acres	N/A		N/A	N/A	N/A	N/A
		Bldg. Sq. Ft.						
		FAR						
Business	B	Gross Acres	N/A	N/A	3 (?)	6	1.06	4.81
		Bldg. Sq. Ft.			200(?)	10,255	6,200	15,441
		FAR			0.0015	0.04	0.13	0.07
Mixed Use Town Center		Gross Acres	N/A	N/A	1	N/A	N/A	N/A
		Bldg. Sq. Ft.			137			
		FAR			0.003			

**Table 6 - City of Milton
Development Assumptions and Trends**

	Comprehensive Plan Assumption	1995-2000 Average	Future Assumptions
People per Household	2.46 people per household	Not Applicable	2.36 people per household
Residential Density	No Assumption	Permits: 5.20du/na Plats: 2.98du/ga; 3.38du/na Permits Trend: Variable Platting Trend: Decreasing	RS: 4.00du/ga RM: 13.00du/ga RMD: 13.00du/ga MX: 12.00du/ga
Mixed Use Zoning Districts: Percent of Land Developed Residential & Commercial	No Assumption	Residential Multi-Family: 33% res. / 67% com. Mixed Use Town Center: 57% res. / 43% com.	10% Residential / 90% Commercial
Percent of Land Used for: Roads and R.O.W.	30%	Not Available	Not Applicable
Percent of Land Designated: Critical Areas (Constrained)		Not Available	Not Applicable
Percent of Land Used for: Recreation / Park	No Assumption	Not Available	Not Applicable
Percent of Land Used for: Public Facilities / Institutions	No Assumption	Not Available	Documented needs
Percent of Land in Residentially Zoned Districts for non-residential uses	Not Available	Not Available	10%
Percent of Land Unavailable for Development	No Assumption	Not Available	Single-Family Districts: vacant, 10% underdeveloped, 20% Multi-Family Districts: vacant, 20% underdeveloped, 40% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%
Employees per Gross Acre	Not Available	Not Available	Manufacturing/WTCU: 11.2 employees per acre Retail/FIRES: 34.3 employees per acre Government: 22.7 employees per acre Displaced Employees: Commercial, 10 emp./acre Industrial, 4 emp./acre

**Table 7 – City of Milton
Assumptions for Vacant (net) Lots and Underdeveloped Parcels**

Zoning District	Vacant (net) Lot Size	Underdeveloped Parcel Size
SFR	Less than or equal to 0.25 acres	Greater than 2.5 acres
MFR	Less than or equal to 0.25 acres	Greater than 2.5 acres
MX	Less than or equal to 0.25 acres	No Assumption

Table 8 – City of Milton
Supply of Land/Lots for Residential Development

Comprehensive Plan Designation								Mixed Use Town Center		
Zoning District		SFR			MFR			MX		
Land Type		Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed	Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed	Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed
Gross Acres¹		74.81	7.95	71.00	10.87	0.22	15.53	0.75	0.15	0.69
Future Capital Facilities		N/A			N/A			N/A		
Adjusted Gross Acres		74.81		71.00	10.87		15.53	0.75		0.69
Individual Plat Deductions	Roads	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
	Parks and Open Space	N/A		N/A	N/A		N/A	N/A		N/A
	Stormwater Facilities	N/A		N/A	N/A		N/A	N/A		N/A
Net Acres		74.81		71.00	10.87		15.53	0.75		0.69
Non-Residential Uses		7.48		7.10	1.09		1.55	0.08		0.07
Adjusted Net Acres		67.33		63.90	9.78		13.98	0.67		0.61
Land Unavailable for Development		6.73		12.78	1.96		5.59	0.13		0.24
Final Adjusted Net Acres		60.60		51.12	7.82		8.39	0.54		0.37
Total Adjusted Net Acres	162.84			16.21			0.91			
One potential dwelling unit per vacant (net) lot		54			1			1		
One displaced unit per underdeveloped parcel²			39			2				1

¹ In Mixed Use Districts, gross acres represent only the land assumed for residential uses. See Table 5 “Development Assumptions and Trends”

² Displaced units represent a percentage of the gross acres vs. market availability

**Table 9 – City of Milton
Housing Unit Needs**

2000 Population	Adjusted 2017 Population	Population Growth (2000-2017)	Assumed Household Size	Housing Units Needed	Plus Displaced Units from Underdeveloped Residential	Total Housing Units Needed
4,981	5,900	919	2.36	389	61	450

**Table 10 – City of Milton
Housing Unit Capacity**

Comprehensive Plan Designation	Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	Plus 1 Dwelling Unit per Vacant (net) Lot	Housing Capacity
	SFR	162.84	4.00	651	54	705
	MFR	16.21	13.00	211	1	212
Mixed Use Town Center	MX	0.91	12.00	11	1	12
						Total Housing Capacity
						929

**Table 11 – City of Milton
Supply of Land for Commercial/Industrial Employment**

Comprehensive Plan Designation	Business			Mixed Use Town Center		
Zoning District	B			MX		
Land Type	Vacant	Re-developable	Under-developed	Vacant	Re-developable	Under-developed
Gross Acres¹	32.44	35.51	22.16	3.13	3.65	7.54
Future Capital Facilities	N/A	N/A	N/A	N/A	N/A	N/A
Gross Acres with Facilities Deduction	32.44	35.51	22.16	3.13	3.65	7.54
Land Unavailable for Development	3.24	17.76	5.54	0.31	1.83	1.89
Adjusted Gross Acres	29.20	17.75	16.62	2.82	1.82	5.65
Total Adjusted Gross Acres	63.57			10.29		
Displaced Employees²		178			18	
One displaced unit per underdeveloped parcel³			11			8

¹ In Mixed Use Districts, gross acres represent only the land assumed for commercial uses. See Table 5.

² Displaced employees represent the adjusted gross acres multiplied by an employee per acre factor. See Table 5

³ Displaced units represent a percentage of the gross acres vs. market availability.

**Table 12 – City of Milton
 Employment Needs**

2000 Employment Estimate	Adjusted 2017 Employment Target	Employment Growth (2000-2017)	Plus Displaced Employees from Redevelopable Commercial	Additional Employment Needs
1,966	1,788	(178)	196	18

**Table 13 – City of Milton
 Employment Capacity**

Comprehensive Plan Designation	Zoning District	Adjusted Net Acres	Employees per Acres	Employment Capacity
Business	B	63.57	34.3	2,180
Mixed Use Town Center	MX	10.29	34.3	353
			Total Employment Capacity	2,533

City of Orting

In central Pierce County, between the Carbon and Puyallup Rivers, lies the historic community of Orting. The City of Orting was incorporated in 1889, and by 2000 its corporate limits encompassed approximately 2.7 miles (1,710 acres). The City is characterized by small lot residential development in the original town site, with growth occurring on the northeast and south as agricultural tracts are converted to residential uses, schools, and other public facilities.

The City's 2000 population and employment estimates and 2017 population allocation and employment target are provided below:

	Population	Employment
2000	3,760 ¹	450 ⁴
2017	8,000 ²	900
Adjusted 2017³	8,000	900

¹ 2000 Census figures, Washington State Office of Financial Management

² Pierce County Council Resolution No. R2000-173

³ Adjusted to incorporate property annexed since 1995

⁴ 200 estimate from PSRC

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 eight land use designations and their regulations create eight implementing zones. Orting implements densities using gross calculations. 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, and multifamily dwellings; 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. Multifamily 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 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-Agriculture (RA)</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-Agriculture (RA)</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 multifamily 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>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)
<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 3 - City of Orting
Summary of Residential Density – Building Permits

Land Use Designation	Zoning District	Density /Units	1995	1996	1997	1998	1999	2000
Residential Agricultural	RA	Density	N/A	N/A	N/A	5.08	N/A	N/A
		Units				3		
Residential Suburban	RS	Density	N/A	1.0	5.71	3.64	N/A	2.72
		Units		13	40	2		3
Residential Urban	RU	Density	N/A	2.9	7.17	5.33	5.22	5.41
		Units		67	43	80	80	19
Multi-Family	MF	Density	N/A	N/A	N/A	N/A	N/A	N/A
		Units						
Mixed Use Town Center	MUTC	Density	N/A	N/A	N/A	N/A	11.76	N/A
		Units					2	
Open Space & Recreation	OS	Density	N/A	N/A	N/A	1.2	N/A	N/A
		Units				1		

Table 4 - City of Orting
Summary of Residential Density – Approved Final Plats

Land Use Designation	Zoning District	Density /Lots	1995	1996	1997	1998	1999	2000
Residential Suburban	RS	Gross	N/A	N/A	N/A	N/A	3.93	N/A
		Net					6.57	
		Lots					7*	
Residential Urban	RU	Gross	N/A	6.0	5.93	4.34	3.06	4.69
		Net		6.0	6.05	6.06	3.06	5.01
		Lots		6	89	60	5	20

*Multi-year

RU (1998): 28% open space.

RS (1999): 16% roads; 24% open space.

RU (2000): 7% critical area; 6.3% roads.

**Table 5 - City of Orting
Summary of Commercial Permits**

Land Use Designation	Zoning District	Density /Lots	1995	1996	1997	1998	1999	2000
Open Space & Recreation		Gross Acres	N/A	N/A	1.2	N/A	N/A	N/A
		Bldg. Sq. Ft.			2,400			
		FAR			0.05			
Mixed Use Town Center	Mixed Use Town Center	Gross Acres	N/A	N/A	N/A	N/A	N/A	7.59
		Bldg. Sq. Ft.						89,851
		FAR						0.27
Residential Suburban	Residential Suburban	Gross Acres	N/A	N/A	N/A	N/A	3.77*	N/A
		Bldg. Sq. Ft.					24,660	
		FAR					0.15	

* as of 12/31/99, multi-phase project

**Table 6 - City of Orting
Development Assumptions and Trends**

	Comprehensive Plan Assumption	1995-2000 Average	Future Assumptions
People per Household	2.50 people per household	Not Applicable	2.85 people per household
Residential Density	No overall density assumption	Permits: 4.10du/na Plats: 4.98du/ga; 5.79du/na Permits Trend: Increasing Platting Trend: Increasing	RMF: 8.00du/ga RU: 6.00du/ga RS: 4.00du/ga RA: 0.50du/ga MUTC: 8.00du/ga
Mixed Use Zoning Districts: Percent of Land Developed Residential & Commercial	No assumptions	Residential Suburban: 86% / 14% Residential Urban: 81% / 19% Mixed Use Town Center: 2% / 98%	MUTC: 20% Residential / 80% Commercial
Percent of Land Used for: Roads and R.O.W.	15%	Not Available	Not Applicable

Table 6 - City of Orting
Development Assumptions and Trends

	Comprehensive Plan Assumption	1995-2000 Average	Future Assumptions
Percent of Land Designated: Critical Areas (Constrained)	10% in the Residential Agriculture designation	Not Available	Not Applicable
Percent of Land Used for: Recreation / Park	1996 factor of 7 ac/1000 pop (not a policy)	Not Available	Not Applicable
Percent of Land Used for: Public Facilities / Institutions	No Assumptions	Not Available	5%
Percent of Land in Residentially Zoned Districts for non-residential uses	Not Available	Not Available	10%
Percent of Land Unavailable for Development	No Assumption	Not Available	Residential: vacant, 10% underdeveloped, 20% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%
Employees per Gross Acre	Not Available	Not Available	Manufacturing/WTCU: 11.2 employees per acre Retail/FIRES: 34.3 employees per acre Government: 22.7 employees per acre Displaced Employees: Commercial, 10 emp./acre; Industrial, 4 emp./acre

Table 7 - City of Orting
Assumptions for Vacant (net) Lots and Underdeveloped Parcels

Zoning District	Vacant (net) Lot Size	Underdeveloped Parcel Size
RA	Less than or equal to 4.0 acres	Parcels with an improvement value less than 50% of the property value
RS	Less than or equal to 0.5 acres	
RU	Less than or equal to 0.33 acres	
MUTC	Less than or equal to 0.25 acres	

Table 8 – City of Orting
Supply of Land for Residential Development

Comprehensive Plan Designation	Residential Agriculture			Residential Suburban			Residential Urban		
Zoning District	RA			RS			RU		
Land Type	Vacant (gross)	Vacant (net) ≤4.0ac	Under-developed	Vacant (gross)	Vacant (net) ≤0.5ac	Under-developed	Vacant (gross)	Vacant (net) ≤0.33ac	Under-developed
Gross Acres¹	67.36	7.02	124.54	9.87	0.49	160.58	350.98	20.61	60.74
Future Capital Facilities	3.37		6.23	0.49		8.03	17.55		3.04
Adjusted Gross Acres	63.99		118.31	9.38		152.55	333.43		57.70
Individual Plat Deductions	Roads	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
	Parks and Open Space	N/A		N/A	N/A		N/A	N/A	N/A
	Stormwater Facilities	N/A		N/A	N/A		N/A	N/A	N/A
Net Acres	63.99		118.31	9.38		152.55	333.43		57.70
Non-Residential Uses	5.76		11.83	0.94		15.26	33.34		5.77
Adjusted Net Acres	57.59		106.48	8.44		137.29	300.09		51.93
Land Unavailable for Development	5.76		21.30	0.84		27.46	30.01		10.39
Final Adjusted Net Acres	51.83		85.18	7.60		109.83	270.08		41.54
Total Adjusted Net Acres	137.01			117.43			311.62		
One potential dwelling unit per vacant (net) lot		9			2			110	
One displaced unit per underdeveloped parcel²			2			11			16

¹ In Mixed Use Districts, gross acres represent only the land assumed for residential uses. See Table 5 “Development Assumptions and Trends”

² Displaced units represent a percentage of the gross acres vs. market availability

Table 8 – City of Orting Supply of Land for Residential Development cont.			
Comprehensive Plan Designation	Mixed Use Town Center		
Zoning District	MUTC		
Land Type	Vacant (gross)	Vacant (net) ≤ 0.25 ac	Under- developed
Gross Acres¹	N/A	0.19	0.48
Future Capital Facilities			0.02
Adjusted Gross Acres			0.46
Individual Plat Deductions	Roads		N/A
	Critical Areas		N/A
	Parks and Open Space		N/A
	Stormwater Facilities		N/A
Net Acres			0.46
Non-Residential Uses			0.05
Adjusted Net Acres			0.41
Land Unavailable for Development			0.08
Final Adjusted Net Acres			0.33
Total Adjusted Net Acres	0.33		
One potential dwelling unit per vacant (net) lot		1	
One displaced unit per underdeveloped parcel²			2

¹ In Mixed Use Districts, gross acres represent only the land assumed for residential uses. See Table 5 “Development Assumptions and Trends”

² Displaced units represent a percentage of the gross acres vs. market availability

**Table 9 – City of Orting
Housing Unit Needs**

2000 Population	Adjusted 2017 Population	Population Growth (2000-2017)	Assumed Household Size	Housing Units Needed	Plus Displaced Units from Underdeveloped Residential	Total Housing Units Needed
3,760	8,000	4,240	2.85	1,488	38	1,526

**Table 10 – City of Orting
Housing Unit Capacity**

Comprehensive Plan Designation	Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	Plus 1 Dwelling Unit per Vacant (net) Lot	Housing Capacity
Residential Agriculture	RA	137.01	0.50	69	9	78
Residential Suburban	RS	117.43	4.00	470	2	472
Residential Urban	RU	311.62	6.00	1,870	110	1,980
Mixed Use-Town Center	MUTC	0.33	8.00	3	1	4
					Total Housing Capacity	2,534

**Table 11 – City of Orting
Supply of Land for Commercial/Industrial Employment**

Comprehensive Plan Designation	Mixed Use – Town Center			Industrial		
Zoning District	MUTC			I		
Land Type	Vacant	Re-developable	Under-developed	Vacant	Re-developable	Under-developed
Gross Acres¹	0.77	N/A	1.92	1.41	N/A	1.02
Future Capital Facilities	N/A		N/A	N/A		N/A
Gross Acres with Facilities Deduction	0.77		1.92	1.41		1.02
Land Unavailable for Development	0.08		0.48	0.14		0.26
Adjusted Gross Acres	0.69		1.44	1.27		0.76
Total Adjusted Gross Acres	2.13			2.03		
Displaced Employees²		0			0	
One displaced unit per underdeveloped parcel³			6			1

¹ In Mixed Use Districts, gross acres represent only the land assumed for commercial uses. See Table 5.

² Displaced employees represent the adjusted gross acres multiplied by an employee per acre factor. See Table 5

³ Displaced units represent a percentage of the gross acres vs. market availability.

**Table 12 – City of Orting
Employment Needs**

2000 Employment Estimate	Adjusted 2017 Employment Target	Employment Growth (2000-2017)	Plus Displaced Employees from Redevelopable Commercial	Additional Employment Needs
450	900	450	0	450

**Table 13 – City of Orting
Employment Capacity**

Comprehensive Plan Designation	Zoning District	Adjusted Net Acres	Employees per Acres	Employment Capacity
Mixed Use – Town Center	MUTC	2.13	34.3	73
Industrial	I	2.03	11.2	23
			Total Employment Capacity	96

City of Pacific

The City of Pacific is located in north central Pierce County. Its corporate boundaries include areas in both King and Pierce County. The approximately 0.6 square miles (390 acres) in Pierce County are primarily industrial in character. In the next 20 years, the small residential areas in Pierce County will transition to commercial and industrial uses. Although the City of Pacific incorporated into King County in 1909, the City did not annex into Pierce County until 1995.

The City's 2000 population and employment estimates and 2017 population allocation and employment target are provided below. Since 1995, the City of Pacific has annexed approximately 8 acres through one proposal.

	Population in Pierce County	Employment in Pierce County
2000	154 ¹	1,669 ⁴
2017	790 ²	1,609
Adjusted 2017³	800	3,000

¹ 2000 Census figures, Washington State Office of Financial Management

² Pierce County Council Resolution No. R2000-173

³ Adjusted to incorporate property annexed since 1995

⁴ 2000 estimate from PSRC

The City of Pacific is located approximately 40% in Pierce County and 60% in King County. The residential portion of Pacific is located within King County, while the bulk of the commercial and industrial lands are located in Pierce County. This results in a significant change in the balance of population to jobs. The employment target will increase by 200%, while the existing population will reduce to 1/3 of the 2000 figures by 2017. This was a growth management planning choice in order to balance jobs and population creating a more economically stable community.

The City's GMA Comprehensive Plan was originally adopted on July 19, 1995 and subsequently amended on January 8, 2001 and April 23, 2001. The original implementing regulations that put the Comprehensive Plan into action 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 10 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>Community Commercial (CC)</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 a larger public 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.
<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.

**Table 3 - City of Pacific
Summary of Residential Density – Building Permits**

Land Use Designation	Zoning District	Density /Units	1995	1996	1997	1998	1999	2000
Not Applicable		Density	N/A	N/A	N/A	N/A	N/A	N/A
		Units						

**Table 4 - City of Pacific
Summary of Residential Density – Approved Final Plats**

Land Use Designation	Zoning District	Density /Lots	1995	1996	1997	1998	1999	2000
Not Applicable		Gross	N/A	N/A	N/A	N/A	N/A	N/A
		Net						
		Lots						

**Table 5 - City of Pacific
Summary of Commercial Permits**

Land Use Designation	Zoning District	Density/ Lots	1995-1998	1999	2000
Commercial	C	Gross Acres	4.89*	N/A	N/A
		Bldg. Sq. Ft.	26,048		
		FAR	0.12		
HD	RB	Gross Acres	1.78**	N/A	N/A
		Bldg. Sq. Ft.	35,050		
		FAR	0.45		
Light Industrial	Com-Li	Gross Acres	N/A	15.76	4.99
		Bldg. Sq. Ft.		162,580	39,880
		FAR		.15	0.18

*One permit additional 600 ft to existing building.

**1/2 of total – existing building.

**Table 6 – City of Pacific
Commercial Development Assumptions and Trends**

	Comprehensive Plan Assumption	1995-2000 Average	Future Assumptions
People per Household	Not Available	Not Available	2.66 people per household
Percent of Land Used for: Public Facilities / Institutions		Not Available	Documented needs
Percent of Land Unavailable for Development		Not Available	Commercial: vacant, 0% redevelopable, 25%
Employees per Gross Acre	Not Applicable	Not Available	Manufacturing/WTCU: 11.2 employees per acre Retail/FIRES: 34.3 employees per acre Government: 22.7 employees per acre Displaced Employees: Commercial, 10 emp./acre; Industrial, 4 emp./acre

Tables 7-8 Not Applicable

**Table 9 – City of Pacific
Housing Unit Needs**

2000 Population	Adjusted 2017 Population	Population Growth (2000-2017)	Assumed Household Size	Housing Units Needed	Plus Displaced Units from Underdeveloped Residential	Total Housing Units Needed
154	800	646	2.66	243	0	243

Table 10 Not Applicable

Table 11 – City of Pacific Supply of Land for Commercial/Industrial Employment						
Comprehensive Plan Designation	Commercial			Light Industrial		
Zoning District	C			LI		
Land Type	Vacant	Re-developable	Under-developed	Vacant	Re-developable	Under-developed
Gross Acres	12.32	28.16	N/A	9.64	98.57	N/A
Future Capital Facilities	1.00	N/A		1.00	N/A	
Gross Acres with Facilities Deduction	11.32	28.16		8.64	98.57	
Land Unavailable for Development	0.00	7.04		0.00	24.64	
Adjusted Gross Acres	11.32	21.12		8.64	73.93	
Total Adjusted Gross Acres	32.44			82.57		
Displaced Employees¹		210			296	
One displaced unit per underdeveloped parcel			0			0

¹ Displaced employees represent the adjusted gross acres multiplied by an employee per acre factor. See Table 5

Table 11 – City of Pacific Supply of Land for Commercial/Industrial Employment			
Comprehensive Plan Designation	Office Park		
Zoning District	OP		
Land Type	Vacant	Re-developable	Under-developed
Gross Acres	16.44	28.83	N/A
Future Capital Facilities	1.00	N/A	
Gross Acres with Facilities Deduction	15.44	28.83	
Land Unavailable for Development	0.00	7.21	
Adjusted Gross Acres	15.44	21.62	
Total Adjusted Gross Acres	37.06		
Displaced Employees¹		216	
One displaced unit per underdeveloped parcel			0

¹ Displaced employees represent the adjusted gross acres multiplied by an employee per acre factor. See Table 5

**Table 12 – City of Pacific
Employment Needs**

2000 Employment Estimate	Adjusted 2017 Employment Target	Employment Growth (2000-2017)	Plus Displaced Employees from Redevelopable Commercial	Additional Employment Needs
1,669	3,000	1,331	722	2,053

**Table 13 – City of Pacific
Employment Capacity**

Comprehensive Plan Designation	Zoning District	Adjusted Net Acres	Employees per Acres	Employment Capacity
Commercial	C	32.44	34.3	1,113
Light Industrial	LI	82.57	11.2	925
Office Park	OP	37.06	34.3	1,271
Total Employment Capacity				3,309

Pierce County

Rising from south Puget Sound to the summit of Mount Rainier, Pierce County contains a mix of large urban centers, rural communities, military installations, agricultural and resource lands, and recreation destinations. As Washington's second-most populated county, the County, which was created in 1852, is home to 700,820 people and covers approximately 1,790 square miles. Excluding federally owned lands, unincorporated Pierce County encompasses approximately 1,100 square miles / 705,720 acres.

The 2000 population and employment estimates and 2017 population allocation and employment target for unincorporated urban Pierce County are provided below:

	Population	Employment
2000	149,768 ¹	39,904 ⁴
2017	214,387 ²	47,305
Adjusted 2017³	200,740	48,305

¹ 2000 Census figures, Washington State Office of Financial Management

² Pierce County Council Resolution No. R2000-173

³ Adjusted to incorporate property annexed from the County since 1995

⁴ 2000 estimate from PSRC

The County's GMA Comprehensive Plan was adopted on November 29, 1994 and implementing regulations on July 11, 1995. The Pierce County's Comprehensive Plan contains 25 land use designations and the regulations create 27 implementing zones. Densities in Pierce County's zoning regulations are implemented by net land area. The following table describes the County's land use designations and zoning:

Pierce County Land Use Designations	Implementing Zones
<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.	<u>Moderate Density Single-Family (MSF)</u> Provides for single- and two-family dwelling units in a residential environment. Covers areas located within urban growth areas but which fall outside of an employment center, Urban Center, or Urban District. Allows a base density of 4 dwelling units per acre with densities ranging from 2 to 6 dwelling units per acre.
<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.	<u>High Density Residential District (HRD)</u> Provides areas for multi-family and high-density single-family housing and limited neighborhood commercial. 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.

Pierce County Land Use Designations	Implementing Zones
<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.	<u>Major Urban Centers (MUC)</u> Provide for a highly dense concentration of urban development with a commercial focus. Encourages significant multi-family residential presence in the area. Allows a base density of 20 dwelling units per acre with densities ranging from 8 to 25 dwelling units per acre.
<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.	<u>Community Centers (CC)</u> Focus around a significant commercial traffic generator around which develops a concentration of commercial office, services, and some high-density multi-family developments. Allows a base density of 20 dwelling units per acre with densities ranging from 8 to 25 dwelling units per acre.
<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.	<u>Activity Centers (AC)</u> Encourage recreational, cultural, or educational activity around which develops a concentration of commercial, office, or high-density residential development. Draws people from throughout the area, not just surrounding neighborhoods or communities. Allows a base density of 20 dwelling units per acre densities ranging from 8 to 25 dwelling units per acre.
<u>Urban Neighborhood Centers</u> Provide everyday shopping and services to a relatively small, nearby population.	<u>Urban Neighborhood Centers (UNC)</u> Provide for a concentrated mix of small-scale retail, service commercial and office development that serves the daily needs of residents within the immediate neighborhood. Allows a base density of 16 dwelling units per acre with densities ranging from 4 to 25 dwelling units per acre.
<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. Allows a maximum density of 8 to 25 dwelling units per acre.	<u>Mixed Use Districts (MUD)</u> Provide concentrated areas of commercial, office, and multi-family developments located along major arterials, state highways, and major transit routes and between major Activity, Urban or Community Centers. Provides commercial activity for a customer base beyond surrounding neighborhoods. Allows auto-oriented commercial and land-intensive commercial with a low number of employees per acre. Allows a base density of 20 dwelling units per acre with densities ranging from 6 to 25 dwelling units per acre.

Pierce County Land Use Designations	Implementing Zones
<u>Employment Centers</u> 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.	<u>Employment Centers (EC)</u> Provides adequate industrial areas to meet the needs of a growing job-based economy. Provides concentrated areas of office parks, manufacturing, other industrial development, or a combination of activities. Allows commercial development incidental to the employment activities and supports and serves the workforce.
<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.	<u>Master Planned Communities (MPC)</u> Provide for planned communities that integrate a mix of housing, services and recreation. Approved through the planned unit development (PUD) or planned development district (PDD) permit process.
<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.	<u>Employment Based Planned Communities (EPBC)</u> Provides areas for development of a mixture of housing, jobs, services, and recreation. Proposed as a planned community under a planned unit development (PUD) or planned development district (PDD) permit process.
<u>Rural Activity Centers</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.	<u>Rural Activity Centers (RAC)</u> Provide 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.
<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.	<u>Rural Neighborhood Centers (RNC)</u> Provide for areas that have established commercial uses providing limited convenience shopping and services, meeting the daily needs of the surrounding rural area. Residential densities shall be the same as permitted in the adjacent rural designations.

Pierce County Land Use Designations	Implementing Zones
<p>Rural Gateway Communities Provides commercial services to accommodate the special needs of visitors, tourists, and recreationists in rural centers located near major recreational facilities.</p>	<p>Rural Gateway Communities (GC) Provides for rural centers located near major recreational facilities, including 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>Village Centers (VC) Provide for a compact mix of commercial, civic, and residential uses connected by pedestrian facilities in areas that experience a tourist population such as communities adjacent to Mount Rainier National Park. Allows 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>Tourist Commercial (TC) Provides limited commercial opportunities oriented to only tourism such as restaurants, lodging, and rental of recreational equipment. Does not provide civic activities or meet the daily shopping needs of residents.</p> <p>Village Residential (VR) Allows low-density residential uses that are located within a reasonable walking distance of commercial amenities. Allows a base density of 0.1 dwelling unit per acre and a maximum density of 0.25 dwelling unit per acre.</p>
<p>Rural 5 Provides lands for a range of low-intensity rural development that 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 required to maximize buffer and open space. Allows a base density of 1 dwelling unit per 5 acres.</p>	<p>Rural 5 (R5) Provides for rural uses at moderate rural densities and includes rural lands adjacent to the Rural 10 zone classification. Allows a base density of 0.2 dwelling unit acre and a maximum density of 0.4 dwelling unit per acre.</p>
<p>Rural 10 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>Rural 10 (R10) Provides for rural uses at a rural density and includes rural lands between the Rural 5 classification and the designated Forest Lands classification. Allows a base density of 0.1 dwelling unit per acre and a maximum density of 0.25 dwelling unit per acre.</p>

Pierce County Land Use Designations	Implementing Zones
<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.	<u>Rural Reserve 5 (Rsv5)</u> Provides 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.
<u>Reserve 10</u> Provides land for low-density residential land uses. Provides areas into which the UGA will likely expand in response to future capacity needs. Allows densities of 1 home per 10 acres.	<u>Rural Reserve 10 (Rsv10)</u> Provides 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 0.1 dwelling unit per acre.
<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.	<u>Rural Separator (Rsep)</u> The Rural Separator zone classification includes rural lands intended as a buffer or separation between urban zone classifications. Allows a density of 0.4 dwelling unit per acre.
<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.	<u>Rural 20 (R20)</u> Provides 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 0.25 dwelling unit per acre.
<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.	<u>Rural 40 (R40)</u> Provides 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.
<u>New Fully Contained Communities</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.	<u>New Fully Contained Communities (NFCC)</u> Provides for self-contained planned areas that integrate a mix of housing, jobs, services and recreation and are proposed through the planned unit development (PUD) or planned development district (PDD) permit process.
<u>Resource Lands - Agriculture</u> Provides for lands that have been designated as having long-term commercial agricultural significance.	<u>Agriculture (A)</u> Preserves land primarily devoted to the commercial production of agricultural products. Allows a density of 0.1 dwelling unit per acre.
<u>Resource Lands - Forestry</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.	<u>Forest Lands (FL)</u> Provides for land used to grow 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.

Pierce County Land Use Designations	Implementing Zones
<u>Resource Lands - Mining</u> Maintains the contribution of mining and processing operations to the Pierce County employment base. Maintains and enhances mineral resource based industries. Assures that lands adjacent to mineral resource lands do not interfere with continued mining use. Assures that excavated land will have an ultimate economic use that will complement and preserve the value of adjoining land.	Mineral Resource lands are recognized by an Overlay
<u>Master Planned Resorts</u> Allows Master Planned Resorts in Pierce County. Requires standards and guidelines that include aesthetic, visual, and environmental considerations.	

Table 3 - Pierce County
Summary of Urban Residential Density – Building Permits

Land Use Designation	Zoning District	Density/ Units	1995	1996	1997	1998	1999	2000
Activity Center	AC	Density	N/A	N/A	N/A	N/A	10.35	N/A
		Units					3	
Community Center	CC	Density	NA	6.98	7.99	8.31	6.67	13.31
		Units		3	15	17	1	256
Employment Based Planned Community	EBPC	Density	6.17	6.12	5.44	5.82	N/A	N/A
		Units	40	37	81	121		
Employment Center	EC	Density	0.08	N/A	0.21	0.95	N/A	0.83
		Units	3		1	2		1
High Density Residential	HRD	Density	3.14	13.5	7.25	4.7	9.74	N/A
		Units	5	5	4	20	84	
Moderate Density Single Family	MSF	Density	1.82	2.65	1.93	2.79	3.35	4.09
		Units	591	781	752	1,320	1,185	1,489
Mixed Use District	MUD	Density	18.46	15.7	9.68	8.13	5.90	3.45
		Units	259	139	143	138	82	55

Table 3 - Pierce County Summary of Urban Residential Density – Building Permits								
Land Use Designation	Zoning District	Density/ Units	1995	1996	1997	1998	1999	2000
Master Planned Community	MPC	Density	2.64	2.69	3.93	4.47	5.26	5.26
		Units	70	82	138	169	313	286

Table 4 - Pierce County Summary of Urban Residential Density – Approved Final Plats								
Land Use Designation	Zoning District	Density /Lots	1995	1996	1997	1998	1999	2000
Community Center	CC	Gross	N/A	5.17	N/A	N/A	N/A	N/A
		Net		7.37				
		Lots		45				
Employment Based Planned Community	EBPC	Gross	3.11	2.94	3.8	3.7	2.15	N/A
		Net	6.55	4.26	5.37	5.44	5.46	
		Lots	66	61	62	67	229	
Employment Center	EC	Gross	N/A	.1	.19	N/A	N/A	N/A
		Net		.138	.61			
		Lots		2	4			
High Density Residential	HRD	Gross	5.11	N/A	N/A	N/A	N/A	N/A
		Net	7.39					
		Lots	23					
Moderate Density Single Family	MSF	Gross	1.45	1.87	2.66	2.84	3.72	3.75
		Net	1.66	2.45	3.56	4.06	5.40	5.04
		Lots	588	876	1153	1271	1,385	992
Mixed Use District	MUD	Gross	1.91	1.63	1.81	1.25	N/A	7.75
		Net	2.65	2.4	2.04	2.63		10.05
		Lots	43	155	15	2		115
Master Planned Community	MPC	Gross	N/A	1.96	1.6	4.65	3.85	2.24
		Net		2.91	1.7	5.9	5.99	2.41
		Lots		354	4	186	216	14

Table 5 - Pierce County
Summary of Urban Commercial Permits

Land Use Designation	Zoning District	Density/ Lots	1995	1996	1997	1998	1999	2000
Activity Center	AC	Gross Acres	N/A	N/A	N/A	N/A	N/A	4.29
		Bldg. Sq. Ft.						15,423
		FAR						0.08
Community Center	CC	Gross Acres	N/A	N/A	.69	5.5	4.11	N/A
		Bldg. Sq. Ft.			3,739	20,548	4,415	
		FAR			0.12	0.09	0.01	
Employment Based Planned Community	EBPC	Gross Acres	N/A	N/A	N/A	3.34	5.42	
		Bldg. Sq. Ft.				4,400	18,824	
		FAR				0.03	0.08	
Employment Center	EC	Gross Acres	108.14	177.38	1.45	6.68	42.30	75.47
		Bldg. Sq. Ft.	14,090	74,096	6,287	35,383	21,892	248,420
		FAR	0.003	0.01	0.10	0.12	0.01	0.08
High Density Residential	HRD	Gross Acres	N/A	N/A	N/A	N/A	0.96	15.56
		Bldg. Sq. Ft.					600	2134
		FAR					0.01	0.003
Master Planned Community	MPC	Gross Acres	N/A	N/A	N/A	N/A	388.31	N/A
		Bldg. Sq. Ft.					3,248	
		FAR					0.0002	
Moderate Density Single Family	MSF	Gross Acres	35.77	3.46	3.45	3.01	328.29	53.02
		Bldg. Sq. Ft.	2,084	12,050	21,079	40,000	126,094	23,001
		FAR	0.001	0.08	0.14	0.31	0.01	0.01

**Table 5 - Pierce County
Summary of Urban Commercial Permits**

Land Use Designation	Zoning District	Density/ Lots	1995	1996	1997	1998	1999	2000
Major Urban Center	MUC	Gross Acres	.65	N/A	1.5	N/A	N/A	
		Bldg. Sq. Ft.	3,283		768			
		FAR	0.12		0.01			
Mixed Use District	MUD	Gross Acres	35.26	13.74	19.031	18.97	65.65	28.07
		Bldg. Sq. Ft.	34,043	28,633	22,736	57,973	53,376	95,020
		FAR	0.02	0.05	0.03	0.07	0.02	0.08
Urban Neighborhood Center	UNC	Gross Acres	N/A	N/A	N/A	N/A	1.71	N/A
		Bldg. Sq. Ft.					13,750	
		FAR					0.18	

**Table 6 – Pierce County
Urban Development Assumptions and Trends**

	Comprehensive Plan Assumption	1995-2000 Average	Future Assumptions
People per Household	2.1 people per household	Not Applicable	1.90 people per household
Residential Density	MSF: 4du/a Districts/Centers: 12du/a UNC: 8du/a	Permits: 3.27du/na Plats: 2.59du/ga; 3.57du/na	MSF: 4du/a HRD, MUD, Centers: 12du/a
Mixed Use Zoning Districts: Percent of Land Developed Residential & Commercial	25%res / 75%com	AC: 6% / 94% CC: 49% / 51% HRD: 49% / 51% MUC: 0% / 100% MUD: 32% / 68% UNC: 0% / 100% Average: 34%/66%	HRD: 50% res / 50% com MUD, Centers: 34%res / 66%com
Percent of Land Used for: Roads and R.O.W.	30%	13%	15%
Percent of Land Designated: Critical Areas (Constrained)		27%	Critical Area Enhancement Project. Includes steep slopes, wetlands, and oak stands greater than 1 acre.

Table 6 – Pierce County
Urban Development Assumptions and Trends

	Comprehensive Plan Assumption	1995-2000 Average	Future Assumptions
Percent of Land Used for: Recreation / Park	20%		Not Applicable
Percent of Land Used for: Public Facilities / Institutions		Not Available	Documented needs
Percent of Land in Residentially Zoned Districts for non-residential uses		MSF: 16%	MSF: 16% HRD, MUD, Centers: 5%
Percent of Land Unavailable for Development	Vacant/Resource Lands: 15% Underdeveloped: 20%	Not Available	Single-Family Districts: vacant, 15% underdeveloped, 20% Multi-Family Districts: vacant, 20% underdeveloped, 40% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%
Employees per Gross Acre	Not Applicable	Not Available	Manufacturing/WTCU: 11.2 employees per acre Retail/FIRES: 34.3 employees per acre Government: 22.7 employees per acre Displaced Employees: Commercial, 10 empl./acre Industrial, 4 empl./acre

Table 7 – Pierce County Assumptions for Vacant (net) Lots and Underdeveloped Parcels		
Zoning District	Vacant (net) Lot Size	Underdeveloped Parcel Size
MSF	Less than or equal to 0.5 acres	Greater than 1 acre Removed from underdeveloped: Any parcel with a taxable value greater than or equal to \$500,000 with an improvement value greater than or equal to \$325,000
HRD	Less than or equal to 0.25 acres	Greater than 0.25 acres
MUD	Less than or equal to 0.25 acres	
MPC	All land is considered vacant (net)	No assumption
EBPC	All land is considered vacant (net)	No assumption
AC	Less than or equal to 0.25 acres	No assumption
CC	Less than or equal to 0.25 acres	No assumption
MUC	Less than or equal to 0.25 acres	No assumption
UNC	Less than or equal to 0.25 acres	No assumption

**Table 8 – Pierce County
Supply of Land/Lots for Residential Development**

Comprehensive Plan Designation	MSF			HRD			MUD		
Zoning District	MSF			HRD			MUD		
Land Type	Vacant (gross)	Vacant (net) ≤0.50ac	Under-developed	Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed	Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed
Gross Acres¹	9906.52	695.02	10,025.24	65.65	0.79	102.51	666.68	1.67	189.43
Future Capital Facilities	890.19			5.59			5.59		
Adjusted Gross Acres	9016.33		10,025.24	60.06		102.51	661.09		189.43
Individual Plat Deductions	Roads	1352.45		1503.79	9.01		15.38	99.16	
	Critical Areas	1454.36		1190.11	21.75		6.73	82.32	
	Parks and Open Space	N/A		N/A	N/A		N/A	N/A	N/A
	Stormwater Facilities	N/A		N/A	N/A		N/A	N/A	N/A
Net Acres	6209.52		7331.34	29.30		80.40	479.61		140.65
Non-Residential Uses	993.52		1173.01	1.47		4.02	23.98		7.03
Adjusted Net Acres	5216.00		6158.33	27.83		76.38	455.63		133.62
Land Unavailable for Development	782.40		1231.67	5.57		30.55	91.13		53.45
Final Adjusted Net Acres	4433.60		4926.66	22.26		45.83	364.50		80.17
Total Adjusted Net Acres	9360.26			68.09			444.67		
One potential dwelling unit per vacant (net) lot		3,174			4			11	
One displaced unit per underdeveloped parcel²			3,726			22			86

¹ In Mixed Use Districts, gross acres represent only the land assumed for residential uses. See Table 5 “Development Assumptions and Trends”

² Displaced units represent a percentage of the gross acres vs. market availability

**Table 8 – Pierce County
Supply of Land/Lots for Residential Development**

Comprehensive Plan Designation	MPC			EBPC			AC		
Zoning District	MPC			EBPC			AC		
Land Type	Vacant (gross)	Vacant (net)	Under-Developed ²	Vacant (gross)	Vacant (net)	Under-developed	Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed ²
Gross Acres¹	N/A	1547.15	N/A	N/A	4590.82	N/A	1.96	N/A	37.25
Future Capital Facilities							N/A		
Adjusted Gross Acres							1.96		37.25
Individual Plat Deductions	Roads						0.29		5.59
	Critical Areas						0.33		3.99
	Parks and Open Space						N/A		N/A
	Stormwater Facilities						N/A		N/A
Net Acres							1.34		27.67
Non-Residential Uses							0.07		1.38
Adjusted Net Acres							1.27		26.29
Land Unavailable for Development							0.25		10.52
Final Adjusted Net Acres							1.02		15.77
Total Adjusted Net Acres							16.79		
One potential dwelling unit per vacant (net) lot		8,594			6,437			0	
One displaced unit per underdeveloped lot³			0			0			2

¹ In Mixed Use Districts, gross acres represent only the land assumed for residential uses. See Table 5 “Development Assumptions and Trends”

² Includes land with commercial uses that will redevelop as residential to meet the assumed residential/commercial split in mixed use zones. See Table 5.

³ Displaced units represent a percentage of the gross acres vs. market availability

Table 8 – Pierce County
Supply of Land/Lots for Residential Development

Comprehensive Plan Designation	CC			MUC			UNC		
Zoning District	CC			MUC			UNC		
Land Type	Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed	Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed	Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed ²
Gross Acres¹	178.54	N/A	N/A	2.56	N/A	N/A	0.78	N/A	4.73
Future Capital Facilities	5.59			N/A			N/A		
Adjusted Gross Acres	172.95			2.56			0.78		4.73
Individual Plat Deductions	Roads	25.94		0.38			0.12		0.71
	Critical Areas	32.02		0.00			0.02		0.48
	Parks and Open Space	N/A		N/A			N/A		N/A
	Stormwater Facilities	N/A		N/A			N/A		N/A
Net Acres	114.99			2.18			0.64		3.54
Non-Residential Uses	5.75			0.11			0.03		0.18
Adjusted Net Acres	109.24			2.07			0.61		3.36
Land Unavailable for Development	21.85			.41			0.12		1.34
Final Adjusted Net Acres	87.39			1.66			0.49		2.02
Total Adjusted Net Acres	87.39			1.66			2.51		
One potential dwelling unit per vacant (net) lot		0			0			0	
One displaced unit per underdeveloped lot³			0			0			7

¹ In Mixed Use Districts, gross acres represent only the land assumed for residential uses. See Table 5 “Development Assumptions and Trends”

² Includes land with commercial uses that will redevelop as residential to meet the assumed residential/commercial split in mixed use zones. See Table 5.

³ Displaced units represent a percentage of the gross acres vs. market availability

**Table 9 – Pierce County
Housing Unit Needs**

2000 Population	Adjusted 2017 Population	Population Growth (2000-2017)	Assumed Household Size	Housing Units Needed	Plus Displaced Units from Underdeveloped Residential	Total Housing Units Needed
149,768	200,740	50,972	1.90	26,827	4,241	31,068

**Table 10 – Pierce County
Housing Unit Capacity**

Comprehensive Plan Designation	Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	Plus 1 Dwelling Unit per Vacant (net) Lot	Housing Capacity
MSF	MSF	9360.26	4.00	37,441	3174	40,615
HRD	HRD	68.09	12.00	817	4	821
MUD	MUD	444.67	12.00	5,336	11	5,347
MPC	MPC	N/A	N/A	N/A	8,594	8,594
EBPC	EBPC	N/A	N/A	N/A	6,437	6,437
AC	AC	16.79	12.00	201	0	201
CC	CC	87.39	12.00	1,049	0	1,049
MUC	MUC	1.66	12.00	20	0	20
UNC	UNC	2.51	12.00	30	0	30
					Total Housing Capacity	63,114

**Table 11 – Pierce County
Supply of Land for Commercial/Industrial Employment**

Comprehensive Plan Designation	AC			CC		
Zoning District	AC			CC		
Land Type	Vacant	Re-developable	Under-developed	Vacant	Re-developable	Under-developed
Gross Acres¹	3.79	72.32	N/A	103.87	107.04	135.66
Future Capital Facilities	N/A	N/A		N/A	N/A	N/A
Gross Acres with Facilities Deduction	3.79	72.32		103.87	107.04	135.66
Land Unavailable for Development	0.38	36.16		10.39	53.52	33.92
Adjusted Gross Acres	3.41	36.16		93.48	53.52	101.74
Total Adjusted Gross Acres	39.57			248.74		
Displaced Employees²		362			535	
One displaced unit per underdeveloped parcel³			0			59

**Table 11 – Pierce County
Supply of Land for Commercial/Industrial Employment**

Comprehensive Plan Designation	EC			EBPC		
Zoning District	EC			EBPC		
Land Type	Vacant	Re-developable	Under-developed	Vacant	Re-developable	Under-developed
Gross Acres¹	2789.01	1369.20	509.15	179.06 ⁴	N/A	N/A
Future Capital Facilities	N/A	14.11	N/A	N/A		
Gross Acres with Facilities Deduction	2789.01	1355.09	509.15	179.06		
Land Unavailable for Development	278.90	677.55	127.29	N/A		
Adjusted Gross Acres	2510.11	677.54	381.86	179.06		
Total Adjusted Gross Acres	3569.51			179.06		
Displaced Employees²		2,710			0	
One displaced unit per underdeveloped parcel³			145			0

¹ In Mixed Use Districts, gross acres represent only the land assumed for commercial uses. See Table 5.

² Displaced employees represent the adjusted gross acres multiplied by an employee per acre factor. See Table 5

³ Displaced units represent a percentage of the gross acres vs. market availability.

⁴ Twice the amount of projected commercial floor space

**Table 11 – Pierce County
Supply of Land for Commercial/Industrial Employment**

Comprehensive Plan Designation	HRD			MPC		
Zoning District	HRD			MPC		
Land Type	Vacant	Re-developable	Under-developed	Vacant	Re-developable	Under-developed
Gross Acres¹	65.65	33.79	69.50	94.90	N/A	N/A
Future Capital Facilities	N/A	N/A	N/A	N/A		
Gross Acres with Facilities Deduction	65.65	33.79	69.50	94.90		
Land Unavailable for Development	6.57	16.90	17.38	N/A		
Adjusted Gross Acres	59.08	16.89	52.12	94.90		
Total Adjusted Gross Acres	128.09			94.90		
Displaced Employees²		169			0	
One displaced unit per underdeveloped parcel³			16			0

**Table 11 – Pierce County
Supply of Land for Commercial/Industrial Employment**

Comprehensive Plan Designation	MUC			MUD		
Zoning District	MUC			MUD		
Land Type	Vacant	Re-developable	Under-developed	Vacant	Re-developable	Under-developed
Gross Acres¹	1.20	3.76	N/A	331.68	962.94	370.47
Future Capital Facilities	N/A	N/A		N/A	N/A	N/A
Gross Acres with Facilities Deduction	1.20	3.76		331.68	962.94	370.47
Land Unavailable for Development	0.12	1.88		33.17	481.47	92.62
Adjusted Gross Acres	1.08	1.88		298.51	481.47	277.85
Total Adjusted Gross Acres	2.96			1057.83		
Displaced Employees²		19			4,815	
One displaced unit per underdeveloped parcel³			0			175

¹ In Mixed Use Districts, gross acres represent only the land assumed for commercial uses. See Table 5.

² Displaced employees represent the adjusted gross acres multiplied by an employee per acre factor. See Table 5

³ Displaced units represent a percentage of the gross acres vs. market availability.

Table 11 – Pierce County Supply of Land for Commercial/Industrial Employment			
Comprehensive Plan Designation	UNC		
Zoning District	UNC		
Land Type	Vacant	Re-developable	Under-developed
Gross Acres¹	1.51	7.32	1.88
Future Capital Facilities	N/A	N/A	N/A
Gross Acres with Facilities Deduction	1.51	7.32	1.88
Land Unavailable for Development	0.15	3.66	0.47
Adjusted Gross Acres	1.36	3.66	1.41
Total Adjusted Gross Acres	6.43		
Displaced Employees²		37	
One displaced unit per underdeveloped parcel³			3

¹ In Mixed Use Districts, gross acres represent only the land assumed for commercial uses. See Table 5.

² Displaced employees represent the adjusted gross acres multiplied by an employee per acre factor. See Table 5

³ Displaced units represent a percentage of the gross acres vs. market availability.

Table 12 – Pierce County Employment Needs

2000 Employment Estimate	Adjusted 2017 Employment Target	Employment Growth (2000-2017)	Plus Displaced Employees from Redevelopable Commercial	Additional Employment Needs
39,373	48,307	8,934	8,647	17,581

Table 13 – Pierce County Employment Capacity

Comprehensive Plan Designation	Zoning District	Adjusted Net Acres	Employees per Acres	Employment Capacity
AC	AC	39.57	34.3	1,357
CC	CC	248.74	34.3	8,532
EC	EC	3569.51	11.2	39,979
EBPC	EBPC	179.06	34.3	6,142
HRD	HRD	128.09	34.3	4,393

**Table 13 – Pierce County
Employment Capacity**

Comprehensive Plan Designation	Zoning District	Adjusted Net Acres	Employees per Acres	Employment Capacity
MPC	MPC	94.90	34.3	3,255
MUC	MUC	2.96	34.3	102
MUD	MUD	1057.83	34.3	36,284
UNC	UNC	6.43	34.3	221
			Total Employment Capacity	100,265

**Table 14 - Pierce County
Summary of Rural Residential Density – Building Permits**

Land Use Designation	Zoning District	Density/ Units	1995	1996	1997	1998	1999	2000
Agricultural Lands	AG	Density	0.2	0.42	0.19	0.46	0.21	1.32
		Units	20	15	51	21	27	38
Gateway Community	VC	Density	N/A	N/A	N/A	N/A	N/A	4.17
		Units						1
Gateway Community	VR	Density	N/A	N/A	N/A	N/A	N/A	2.94
		Units						3
Rural 10	R10	Density	0.51	0.60	0.46	0.43	0.39	0.29
		Units	838	998	909	937	522	486
Rural 5	R5	Density	1.24	1.60	.84	1.04	1.33	1.33
		Units	241	242	180	175	182	163
Rural Activity Center	RAC	Density	2.92	3.03	0.29	N/A	3.03	N/A
		Units	8	5	1		1	
Rural Reserve 10	Rsv10	Density	1.9	1.81	0.98	2.63	1.47	1.81
		Units	92	81	54	118	89	98

Table 14 - Pierce County
Summary of Rural Residential Density – Building Permits

Land Use Designation	Zoning District	Density/ Units	1995	1996	1997	1998	1999	2000
Rural Reserve 5	Rsv5	Density	1.28	1.41	1.54	1.57	1.09	1.17
		Units	114	95	109	98	74	85
Rural Neighborhood Center	RNC	Density	.85	N/A	N/A	N/A	N/A	N/A
		Units	1					
Rural Separator	RSep	Density	1.67	1.12	2.02	1.63	1.11	0.97
		Units	93	105	121	157	105	62
Rural 20	R20	Density	.16	.18	.32	.17	0.21	0.17
		Units	26	18	12	26	18	18
Rural 40	R40	Density	N/A	N/A	N/A	N/A	0.07	0.05
		Units					1	2
Forest Lands	FL	Density	N/A	N/A	N/A	1.04	N/A	0.56
		Units				1		1

Table 15 - Pierce County
Summary of Rural Residential Density – Approved Final Plats

Land Use Designation	Zoning District	Density /Lots	1995	1996	1997	1998	1999	2000
Agricultural Lands	AG	Gross	.08	.68	.45	1.35	N/A	0.27
		Net	.08	.98	.52	4.39		0.59
		Lots	2	53	27	62		118
Rural 10	R10	Gross	.765	1.15	.161	.74	0.82	0.43
		Net	.93	1.49	.17	.94	1.00	0.45
		Lots	456	1923	684	410	231	108
Rural 5	R5	Gross	1.38	1.02	.92	1.25	1.08	0.96
		Net	2.45	1.19	1.05	1.69	2.34	1.03
		Lots	323	109	99	232	147	26

Table 15 - Pierce County Summary of Rural Residential Density – Approved Final Plats								
Land Use Designation	Zoning District	Density /Lots	1995	1996	1997	1998	1999	2000
Rural Activity Center	RAC	Gross	1.66	N/A	.35	.22	N/A	N/A
		Net	2.02		.49	.29		
		Lots	2		6	2		
Rural Reserve 10	Rsv10	Gross	1.69	2.6	2.03	2.52	2.76	3.60
		Net	2.37	3.78	2.82	2.86	4.04	7.20
		Lots	106	73	252	59	70	136
Rural Reserve 5	Rsv5	Gross	1.1	1.11	.75	1.48	1.66	N/A
		Net	1.3	1.49	1.28	2.0	2.35	
		Lots	83	182	41	56	126	
Rural Neighborhood Center	RNC	Gross	N/A	N/A	2.0	N/A	N/A	1.49
		Net			2.5			1.49
		Lots			3			4
Rural Separator	RSep	Gross	1.04	.735	2.9	3.54	1.34	1.75
		Net	1.12	.8	4.06	3.54	1.50	2.47
		Lots	41	80	93	196	32	15
Rural 20	R20	Gross	.43	N/A	N/A	.43	N/A	N/A
		Net	.5			.43		
		Lots	2			8		
Forest Lands	FL	Gross	N/A	N/A	N/A	N/A	N/A	N/A
		Net						
		Lots						

Table 16 - Pierce County Summary of Rural Commercial Permits								
Land Use Designation	Zoning District	Density/ Lots	1995	1996	1997	1998	1999	2000
Agricultural Lands	AG	Gross Acres	N/A	55.5	N/A	N/A	15.50	17.23
		Bldg. Sq. Ft.		378			90	14,640
		FAR		0.0002			0.0001	0.02

Table 16 - Pierce County
Summary of Rural Commercial Permits

Land Use Designation	Zoning District	Density/ Lots	1995	1996	1997	1998	1999	2000
Rural Separator	RSep	Gross Acres	.89	6.81	N/A	N/A	8.29	14.07
		Bldg. Sq. Ft.	2,781	12,102			6,054	8,037
		FAR	0.07	0.04			0.02	0.01
Rural 5	R5	Gross Acres	N/A	N/A	N/A	N/A	18.39	27.64
		Bldg. Sq. Ft.					1,155	52,863
		FAR					0.001	0.04
Rural 10	R10	Gross Acres	N/A	N/A	152	74.13	406.88	403.93
		Bldg. Sq. Ft.			28,143	5,950	103,375	100,584
		FAR			0.004	0.002	0.006	0.006
Rural 20	R20	Gross Acres	N/A	N/A	N/A	N/A	N/A	416.20
		Bldg. Sq. Ft.						100,584
		FAR						0.01
Rural Reserve 5	Rsv5	Gross Acres	8.11	20.22	1.81	16.5	7.70	286.40
		Bldg. Sq. Ft.	16,500	27,190	2,400	7,937	26,008	20,120
		FAR	0.05	0.03	0.03	0.01	0.08	0.002
Rural Reserve 10	Rsv10	Gross Acres	N/A	3.99	N/A	57.93	4.51	
		Bldg. Sq. Ft.		10,000		1,400	2,840	
		FAR		0.06		0.001	0.01	
Rural Activity Center	RAC	Gross Acres	N/A	N/A	.978	3.81	2.49	17.30
		Bldg. Sq. Ft.			768	5,633	7,818	464
		FAR			0.02	0.03	0.07	0.0006

**Table 16 - Pierce County
Summary of Rural Commercial Permits**

Land Use Designation	Zoning District	Density/ Lots	1995	1996	1997	1998	1999	2000
Rural Neighborhood Center	RNC	Gross Acres	N/A	N/A	.91	10.28	8.72	
		Bldg. Sq. Ft.			240	2,136	5,607	
		FAR			0.006	0.005	0.01	
Gateway Community	TC	Gross Acres	N/A	N/A	N/A	N/A	N/A	4.22
		Bldg. Sq. Ft.						2,251
		FAR						0.01
Forest Land	FL	Gross Acres	N/A	N/A	N/A	N/A	632.24	N/A
		Bldg. Sq. Ft.					3,432	
		FAR					0.0001	

**Table 17 - Pierce County
Average Residential Density and Rural/Urban Development Split**

		Average	1995	1996	1997	1998	1999	2000
Pierce County Unincorporated Urban	Permits	3.27du/na (8,691du)	2.36du/na (968du)	3.07du/na (1,047du)	2.46du/na (1,134du)	3.21du/na (1,787du)	3.82du/na (1,668du)	4.58du/na (2,087du)
	Plats	2.59du/ga 3.57du/na (7,928 lots)	1.59du/ga 1.88du/na (720 lots)	1.88du/ga 2.58du/na (1,493 lots)	2.57du/ga 3.52du/na (1,238 lots)	3.01du/ga 4.27du/na (1,526 lots)	3.42du/ga 5.47du/na (1,830 lots)	3.92du/ga 5.24du/na (1,121 lots)
Pierce County Rural	Permits	0.57du/na (7,938du)	0.62du/na (1,433du)	0.72du/na (1,559du)	0.54du/na (1,437du)	0.56du/na (1,533du)	0.53du/na (1,019du)	0.44du/na (957du)
	Plats	0.68du/ga 0.80du/na (6,678 lots)	0.98du/ga 1.27du/na (1,015 lots)	1.12du/ga 1.44du/na (2,420 lots)	0.26du/ga 0.28du/na (1,205 lots)	1.10du/ga 1.43du/na (1,025 lots)	1.12du/ga 1.57du/na (606 lots)	0.78du/ga 0.86du/na (407 lots)
% Urban/Rural	Permits	52% / 48%	40% / 60%	40% / 60%	44% / 56%	54% / 46%	62% / 38%	69% / 31%
% Urban/Rural	Plats	54% / 46%	41% / 59%	38% / 62%	51% / 49%	60% / 40%	75% / 25%	73% / 27%

City of Puyallup

Along the Puyallup River, in north central Pierce County, lies the City of Puyallup. Incorporated in 1890, the City's corporate limits cover approximately 12.4 square miles (7,910 acres). This once autonomous farm town is now transforming into a “bedroom community” integrated within the Puget Sound megalopolis. Yet, the City still has a substantial amount of undeveloped and agricultural land subject to urban conversion.

The City's 2000 population and employment estimates and 2017 population allocation and employment target are provided below. Since 1995, the City of Puyallup has annexed approximately 1,140 acres through 10 separate proposals.

	Population	Employment
2000	33,014 ¹	18,874 ⁴
2017	46,100 ²	24,334
Adjusted 2017³	48,800	24,334

¹ 2000 Census figures, Washington State Office of Financial Management

² Pierce County Council Resolution No. R2000-173

³ Adjusted to incorporate property annexed since 1995

⁴ 2000 estimate from PSRC

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 gross calculations. 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.

Puyallup Land Use Designations	Implementing Zones
<p><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.</p>	<p><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.</p> <p><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.</p> <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</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>

Puyallup Land Use Designations	Implementing Zones
<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.	<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. <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.
<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.	<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. <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.
<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.	<u>Business/Industrial Parks</u> Provides for modern industrial, research, corporate/general office and business park developments that meet high performance and development standards.
<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.	<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.
<u>Medical Facilities</u> Facilitates a regional medical center and to accommodate medical and clinical services in the area surrounding a regional medical center.	<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.

Puyallup Land Use Designations	Implementing Zones
<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.	<u>FAIR</u> Fairgrounds Zone 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.
<u>Parks/Open Space</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.

Table 3 - City of Puyallup
Summary of Residential Density – Building Permits

Land Use Designation	Zoning District	Density /Lots	1995	1996	1997	1998	1999	2000
Low Density Residential	RS-04	Density					N/A	N/A
		Units		1		2		
	RS-06	Density					4.29	5.58
		Units	2	1	1	2	13	13
	RS-08	Density					4.24	4.41
		Units	41	8	29	24	17	16
	RS-10	Density					2.29	2.52
		Units	67	66	24	60	22	18
	RS-35	Density					N/A	0.93
		Units	2	3	2			2
	PDC	Density					N/A	4.35
		Units						2
	PDR	Density					3.74	3.99
		Units	39	39	12	21	20	11
Moderate Density Residential	RM-10	Density	8.33				9.85	7.39
		Units	7	29	29	10	2	376
High Density	RM-20	Density			18.18	15.20	14.12	1.86
		Units			2	241	186	45

Table 3 - City of Puyallup
Summary of Residential Density – Building Permits

Land Use Designation	Zoning District	Density /Lots	1995	1996	1997	1998	1999	2000
	RM-20DTN	Density					N/A	N/A
		Units		4				
	PDC	Density					15.0	N/A
		Units					153	
RBR	RS-35	Density					1.02	N/A
		Units					3	
AOC	CG	Density					21.05	N/A
		Units					1	

Total Residential Density:

1995: 3.71du/a 1997: 2.83du/a
 1996: 3.59du/a 1998: 8.46du/a

Table 4 - City of Puyallup
Summary of Residential Density – Approved Final Plats

Land Use Designation	Zoning District	Density /Lots	1995	1996	1997	1998	1999	2000
Low Density Residential	RS-10	Gross	.37	2.2	3.19	2.19	1.61	3.89
		Net	.37	2.51	3.19	2.5	1.91	4.78
		Lots	6	18	6	39	15	13
	RS-08	Gross	3.53	3.3	3.14	5.59	2.07	5.61
		Net	4.56	4.1	3.14	8.51	2.08	9.82
		Lots	31	17	17	162	18	21
	RS-06	Gross	N/A	N/A	N/A	N/A	3.47	2.22
		Net					3.47	2.02
		Lots					12	8
	RM-06	Gross	3.83	N/A	2.65	3.31	N/A	N/A
		Net	3.83		6.25	3.31		
		Lots	17		2	14		

Table 4 - City of Puyallup
Summary of Residential Density – Approved Final Plats

Land Use Designation	Zoning District	Density /Lots	1995	1996	1997	1998	1999	2000
Moderate Density Residential	RM-10	Gross	4.68	4.44	N/A	N/A	N/A	5.26
		Net	4.68	4.44				5.26
		Lots	3	2				89
	PDC	Gross	N/A	N/A	N/A	6.45	3.78	N/A
		Net				9.61	4.88	
		Lots				310	147	
High Density Residential	RM-20	Gross	N/A	N/A	.56	N/A	N/A	N/A
		Net			.56			
		Lots			4			

RS-10(1999): 39 possible lots, only 15 created; 15% critical area; 1.5% roads

RS-08 (1999): 46 possible lots, only 18 created; 6.7% roads

PDC (1999): Critical area = 22.5%; roads = 13.7%.

RS-06(1999): 24 possible lots, 12 created.

Table 5 - City of Puyallup
Summary of Commercial Permits

Land Use Designation	Zoning District	Density/ Lots	1995	1996	1997	1998	1999	2000
AOC	CB	Gross Acres	N/A	N/A	N/A	N/A	1.88	31.03
		Bldg. Sq. Ft.					9,469	152,503
		FAR					0.12	0.11
	CG	Gross Acres	6.85	17.75	1.95	25.01	21.21	26.10
		Bldg. Sq. Ft.	100,568	47,976	54,361	250,894	168,352	186,553
		FAR	0.34	0.06	0.64	0.23	0.18	0.16
			September 2002					
			184					

Table 5 - City of Puyallup
Summary of Commercial Permits

Land Use Designation	Zoning District	Density/ Lots	1995	1996	1997	1998	1999	2000
	CG-DTN	Gross Acres	N/A	N/A	1.15	.03	N/A	N/A
		Bldg. Sq. Ft.			6,496	1,143		
		FAR			0.13	0.87		
	OP	Gross Acres	N/A	N/A	N/A	N/A	2.70	N/A
		Bldg. Sq. Ft.					10,000	
		FAR					0.09	
BIP	MP	Gross Acres	7.07	N/A	N/A	N/A	N/A	10.00
		Bldg. Sq. Ft.	308,000					2,688
		FAR	1.00					0.006
HDR	CB	Gross Acres	N/A	N/A	N/A	N/A	0.03	N/A
		Bldg. Sq. Ft.					1,596	
		FAR					0.12	
	RM-20	Gross Acres	N/A	.28	1.74	N/A	N/A	0.30
		Bldg. Sq. Ft.		3,400	20,000			3,220
		FAR		0.28	0.26			0.25
LC	CL-DTN	Gross Acres	N/A	N/A	.17	.28	N/A	N/A
		Bldg. Sq. Ft.			2,280	1,345		
		FAR			0.31	0.11		
	OP	Gross Acres	N/A	N/A	N/A	2.70	1.67	0.98
		Bldg. Sq. Ft.				30,000	14,000	14,000
		FAR				0.26	0.19	0.33

Table 5 - City of Puyallup
Summary of Commercial Permits

Land Use Designation	Zoning District	Density/ Lots	1995	1996	1997	1998	1999	2000
LM	ML	Gross Acres	N/A	N/A	N/A	N/A	60.96	N/A
		Bldg. Sq. Ft.					368,036	
		FAR					0.14	
LM/WARE	ML	Gross Acres	N/A	N/A	N/A	N/A	9.84	10.24
		Bldg. Sq. Ft.					79,200	48,584
		FAR					0.18	0.11
MED	RM-20	Gross Acres	N/A	N/A	N/A	N/A	N/A	9.78
		Bldg. Sq. Ft.						42,835
		FAR						0.10
MF	RM-20 /MED	Gross Acres	N/A	N/A	N/A	N/A	10.00	N/A
		Bldg. Sq. Ft.					42,835	
		FAR					0.10	
	RM-20	Gross Acres	N/A	N/A	.08	.24	N/A	N/A
		Bldg. Sq. Ft.			12,554	1,425		
		FAR			3.60	0.14		
ML	ML	Gross Acres	12.86	1.49	12.22	61.72	N/A	N/A
		Bldg. Sq. Ft.	164,958	8,000	174,476	802,612		
		FAR	0.29	0.12	0.33	0.30		
POC	CBO	Gross Acres	N/A	N/A	.19	N/A	N/A	N/A
		Bldg. Sq. Ft.			8,154			
		FAR			0.99			

**Table 6 - City of Puyallup
Development Assumptions and Trends**

	Comprehensive Plan Assumption	1995-2000 Average	Future Assumptions
People per Household	2.4 people per household	Not Applicable	2.53 people per household
Residential Density	In City Limits: 6.17du/a In UGA: 2.70du/a Average: 4.25du/a	Permits: 5.36du/na Plats: 3.94du/ga; 4.83du/na Permits Trend: Increasing Plats Trend: Variable	RS-10: 3.05du/ga RS-08: 3.82du/ga RS-06: 5.08du/ga RS-04: 7.62du/ga RM-10: 10.00du/ga RM-20: 15du/ga
Mixed Use Zoning Districts: Percent of Land Developed Residential & Commercial	0% residential	Auto-Oriented Com.: <1% / 99% Limited Commercial: 0% / 100%	In POC land use designation (CBD Zone) 10% Multi-Family Res. 90% Commercial
Percent of Land Used for: Roads and R.O.W.	ROW: 2%	11.7%	Not Applicable
Percent of Land Designated: Critical Areas (Constrained)	Open Space: 9%	11%	Not Applicable
Percent of Land Used for: Recreation / Park	2.6%	3.4%	Not Applicable
Percent of Land Used for: Public Facilities / Institutions	No Assumption	5.2%	Documented Needs
Percent of Land in Residentially Zoned Districts for non-residential uses	No Assumption	Not Available	1%
Percent of Land Unavailable for Development	No Assumption	Not Available	Single-Family Land: vacant, 25%; underdeveloped, 40% Multi-Family Land: vacant, 0%; underdeveloped, 70% Commercial: vacant, 10%; redevelopable, 50%, underdeveloped, 25%

**Table 6 - City of Puyallup
 Development Assumptions and Trends**

	Comprehensive Plan Assumption	1995-2000 Average	Future Assumptions
Employees per Gross Acre	No Assumption	Not Available	Manufacturing/WTCU: 11.2 employees per acre Retail/FIRES: 34.3 employees per acre Government: 22.7 employees per acre Displaced Employees: Commercial, 10 emp./acre; Industrial, 4 emp./acre

**Table 7 - City of Puyallup
 Assumptions for Vacant (net) Lots and Underdeveloped Parcels**

Zoning District	Vacant (net) Lot Size	Underdeveloped Parcel Size
RM-10	Less than or equal to 0.20 acres	Parcels with an improvement value/land value ratio less than 1.
RM-20	Less than or equal to 0.13 acres	
RS-04	Less than or equal to 0.26 acres	
RS-06	Less than or equal to 0.39 acres	
RS-08	Less than or equal to 0.52 acres	
RS-10	Less than or equal to 0.66 acres	
RS-35	Less than or equal to 2.0 acres	Parcels that are currently developed but which have potential for further development or subdivision in order to accommodate more residential units.
CBD	No Assumption	Parcels with an improvement value/land value ratio less than 1.

Table 8 – City of Puyallup
Supply of Land/Lots for Residential Development

Comprehensive Plan Designation	Moderate Urban Density Residential			High Urban Density Residential			Low Urban Density Residential		
Zoning District	RM-10			RM-20			RS-04		
Land Type	Vacant (gross)	Vacant (net) ≤0.2ac	Under-developed	Vacant (gross)	Vacant (net) ≤0.13ac	Under-developed	Vacant (gross)	Vacant (net) ≤0.26ac	Under-developed
Gross Acres¹	19.02	0.52	48.61	17.87	N/A	113.92	6.97	1.03	40.24
Future Capital Facilities	0.84			0.84			0.84		
Adjusted Gross Acres	18.18		48.61	17.03		113.92	6.13		40.24
Individual Plat Deductions	Roads	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
	Parks and Open Space	N/A		N/A	N/A		N/A	N/A	N/A
	Stormwater Facilities	N/A		N/A	N/A		N/A	N/A	N/A
Net Acres	18.18		48.61	17.03		113.92	6.13		40.24
Non-Residential Uses	0.18		0.49	0.17		1.14	0.06		0.40
Adjusted Net Acres	18.00		48.12	16.86		112.78	6.07		39.84
Land Unavailable for Development	0.00		33.68	0.00		78.95	1.52		15.94
Final Adjusted Net Acres	18.00		14.44	16.86		33.83	4.55		23.90
Total Adjusted Net Acres	32.44			50.69			28.45		
One potential dwelling unit per vacant (net) lot		4			0			7	
One displaced unit per underdeveloped parcel²			10			7			52

¹ In Mixed Use Districts, gross acres represent only the land assumed for residential uses. See Table 5 “Development Assumptions and Trends”

² Displaced units represent a percentage of the gross acres vs. market availability

Table 8 – City of Puyallup
Supply of Land/Lots for Residential Development cont.

Comprehensive Plan Designation		Low Urban Density Residential								
Zoning District		RS-06			RS-08			RS-10		
Land Type		Vacant (gross)	Vacant (net) ≤0.39ac	Under-developed	Vacant (gross)	Vacant (net) ≤0.52ac	Under-developed	Vacant (gross)	Vacant (net) ≤0.66ac	Under-developed
Gross Acres¹		5.15	7.09	89.62	66.09	24.10	208.18	188.83	36.78	436.70
Future Capital Facilities		0.84			0.84			0.84		
Adjusted Gross Acres		4.31		89.62	65.25		208.18	187.99		436.70
Individual Plat Deductions	Roads	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
	Parks and Open Space	N/A		N/A	N/A		N/A	N/A		N/A
	Stormwater Facilities	N/A		N/A	N/A		N/A	N/A		N/A
Net Acres		4.31		89.62	65.25		208.18	187.99		436.70
Non-Residential Uses		0.04		0.90	0.65		2.08	1.88		4.37
Adjusted Net Acres		4.27		88.72	64.60		206.10	186.11		432.33
Land Unavailable for Development		1.07		35.49	16.15		82.44	46.53		172.93
Final Adjusted Net Acres		3.20		53.23	48.45		123.66	139.58		259.40
Total Adjusted Net Acres	56.43			172.11			398.98			
One potential dwelling unit per vacant (net) lot		50			93			123		
One displaced unit per underdeveloped parcel²			112			183			200	

¹ In Mixed Use Districts, gross acres represent only the land assumed for residential uses. See Table 5 “Development Assumptions and Trends”

² Displaced units represent a percentage of the gross acres vs. market availability

Table 8 – City of Puyallup
Supply of Land/Lots for Residential Development, cont.

Comprehensive Plan Designation		Low Urban Density Residential			Pedestrian Oriented Commercial		
Zoning District		RS-35			Central Business District		
Land Type		Vacant (gross)	Vacant (net) \leq 2.0ac	Under-developed	Vacant (gross)	Vacant (net)	Under-developed
Gross Acres¹		N/A	35.60	29.84	0.13	N/A	1.13
Future Capital Facilities				0.84	0.00		
Adjusted Gross Acres				29.00	0.13		1.13
Individual Plat Deductions	Roads			N/A	N/A		N/A
	Critical Areas			N/A	N/A		N/A
	Parks and Open Space			N/A	N/A		N/A
	Stormwater Facilities			N/A	N/A		N/A
Net Acres				29.00	0.13		1.13
Non-Residential Uses				0.29	0.00		0.01
Adjusted Net Acres				28.71	0.13		1.12
Land Unavailable for Development				11.48	0.00		0.78
Final Adjusted Net Acres				17.23	0.13		0.34
Total Adjusted Net Acres		17.23			0.47		
One potential dwelling unit per vacant (net) lot		34			0		
One displaced unit per underdeveloped parcel²			7				2

¹ In Mixed Use Districts, gross acres represent only the land assumed for residential uses. See Table 5 “Development Assumptions and Trends”

² Displaced units represent a percentage of the gross acres vs. market availability

Table 9 – City of Puyallup
Housing Unit Needs

2000 Population	Adjusted 2017 Population	Population Growth (2000-2017)	Assumed Household Size	Housing Units Needed	Plus Displaced Units from Underdeveloped Residential	Total Housing Units Needed
33,014	48,800	15,786	2.53	6,240	736	6,976

**Table 10 – City of Puyallup
Housing Unit Capacity**

Comprehensive Plan Designation	Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	Plus 1 Dwelling Unit per Vacant (net) Lot	Housing Capacity
Moderate Urban Density Residential	RM-10	32.44	10.00	324	4	328
High Urban Density Residential	RM-20	50.69	15.00	760	0	760
Low Urban Density Residential	RS-04	28.45	7.62	217	7	224
	RS-06	56.43	5.08	287	50	337
	RS-08	172.11	3.82	657	93	750
	RS-10	398.98	3.05	1,217	123	1,340
	RS-35	17.23	1.00	17	34	51
Pedestrian Oriented Commercial	CBD	0.47	15.00	7	0	7
					Total Housing Capacity	3,797

**Table 11 – City of Puyallup
Supply of Land for Commercial/Industrial Employment**

Comprehensive Plan Designation	Auto Oriented Commercial					
Zoning District	CB			GC		
Land Type	Vacant	Re-developable	Under-developed	Vacant	Re-developable	Under-developed
xGross Acres ¹	6.90	N/A	8.90	128.34	N/A	74.36
Future Capital Facilities	N/A		N/A	N/A		N/A
Gross Acres with Facilities Deduction	6.90		8.90	128.34		74.36
Land Unavailable for Development	0.69		2.23	12.83		18.59
Adjusted Gross Acres	6.21		6.67	115.51		55.77
Total Adjusted Gross Acres	12.88			171.28		
Displaced Employees ²		0			0	
One displaced unit per underdeveloped parcel ³			4			93

Table 11 – City of Puyallup
Supply of Land for Commercial/Industrial Employment

Comprehensive Plan Designation	Auto Oriented Commercial			Pedestrian Oriented Commercial		
Zoning District	LC			CBD		
Land Type	Vacant	Re-developable	Under-developed	Vacant	Re-developable	Under-developed
Gross Acres¹	8.86	N/A	N/A	1.35	N/A	11.35
Future Capital Facilities	N/A			N/A		N/A
Gross Acres with Facilities Deduction	8.86			1.35		11.35
Land Unavailable for Development	0.89			0.14		2.84
Adjusted Gross Acres	7.97			1.21		8.51
Total Adjusted Gross Acres	7.97			9.72		
Displaced Employees²		0			0	
One displaced unit per underdeveloped parcel³			0			34

Table 11 – City of Puyallup
Supply of Land for Commercial/Industrial Employment

Comprehensive Plan Designation	High Density Residential			Limited Manufacturing / Warehousing		
Zoning District	MF			LM		
Land Type	Vacant	Re-developable	Under-developed	Vacant	Re-developable	Under-developed
Gross Acres¹	0.93	N/A	3.22	141.42	N/A	84.30
Future Capital Facilities	N/A		N/A	N/A		N/A
Gross Acres with Facilities Deduction	0.93		3.22	141.42		84.30
Land Unavailable for Development	0.09		0.81	14.14		21.08
Adjusted Gross Acres	0.84		2.41	127.28		63.22
Total Adjusted Gross Acres	3.25			190.50		
Displaced Employees²		0			0	
One displaced unit per underdeveloped parcel³			7			19

¹ In Mixed Use Districts, gross acres represent only the land assumed for commercial uses. See Table 5.

² Displaced employees represent the adjusted gross acres multiplied by an employee per acre factor. See Table 5

³ Displaced units represent a percentage of the gross acres vs. market availability.

Table 11 – City of Puyallup Supply of Land for Commercial/Industrial Employment			
Comprehensive Plan Designation	Limited Commercial		
Zoning District	OP		
Land Type	Vacant	Re- developable	Under- developed
Gross Acres¹	4.77	N/A	9.10
Future Capital Facilities	N/A		N/A
Gross Acres with Facilities Deduction	4.77		9.10
Land Unavailable for Development	0.48		2.28
Adjusted Gross Acres	4.29		6.82
Total Adjusted Gross Acres	11.11		
Displaced Employees²		0	
One displaced unit per underdeveloped parcel³			6

¹ In Mixed Use Districts, gross acres represent only the land assumed for commercial uses. See Table 5.

² Displaced employees represent the adjusted gross acres multiplied by an employee per acre factor. See Table 5

³ Displaced units represent a percentage of the gross acres vs. market availability.

Table 12 – City of Puyallup Employment Needs				
2000 Employment Estimate	Adjusted 2017 Employment Target	Employment Growth (2000-2017)	Plus Displaced Employees from Redevelopable Commercial	Additional Employment Needs
18,874	24,334	5,460	0	5,460

**Table 13 – City of Puyallup
Employment Capacity**

Comprehensive Plan Designation	Zoning District	Adjusted Net Acres	Employees per Acres	Employment Capacity
Auto Oriented Commercial	CB	12.88	34.3	442
	GC	171.28	34.3	5,875
	LC	7.97	34.3	273
Pedestrian Oriented Commercial	CBD	9.72	34.3	333
High Density Residential	MF	3.25	34.3	111
Limited Manufacturing / Warehousing	LM	190.50	11.2	2,134
Limited Commercial	OP	11.11	34.3	381
Total Employment Capacity				9,549

City of Roy

Twenty-five miles southeast of Tacoma lies the community of Roy. Incorporated in 1908, Roy is the least populated City in the County. The City's corporate limits encompass approximately 0.3 square miles (160 acres). Roy has experienced limited growth in recent years due to a lack of availability of necessary infrastructure.

The City's 2000 population and employment estimates and 2017 population allocation and employment target are provided below:

	Population	Employment
2000	367 ¹	175 ⁴
2017	600 ²	176
Adjusted 2017³	600	176

¹ 2001 City Census to reflect 2000 population; certified by the Office of Financial Management

² Pierce County Council Resolution No. R2000-173

³ Adjusted to incorporate property annexed since 1995

⁴ 2000 estimate from PSRC

The City's GMA Comprehensive Plan was adopted on September 9, 1996 and implementing regulations were adopted recently on March 26, 2001. 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>Residential</u> Provides for single- and multi-family dwelling development.	<u>Single Family Residential (SFR)</u> Stabilizes and preserves single-family residential neighborhoods. Allows for single-family housing and mobile homes at a maximum density of 6.05 dwelling units per acre.
<u>Mobile Home</u> Provides for mobile home residential units, including mobile home parks.	<u>Multifamily Residential (MFR)</u> Provides a limited increase in population density and provides for a greater variety of housing types by allowing multifamily dwellings. Allows a maximum residential density of 6.05 for single-family dwellings, 8.71 for two-family dwellings. Multi-family development is allowed at higher densities.

Roy Land Use Designations		Implementing Zones	
<u>Industrial</u> Provides for manufacturing facilities, processing plants, factories, warehouses and other similar uses.		<u>Industrial Park</u> Provides an environment conducive to the development of a broad range of industrial activities including modern administrative facilities, research institutions and special manufacturing organizations, all of a non-nuisance type. Allows limited commercial land uses that provide necessary personal and business services for the industrial area.	
<u>Office</u> Provides for professional service oriented office space.		<u>Commercial</u> Provides a place and creates environmental conditions which will encourage the location of business and civic activities, which will benefit and contribute to vitality of a central “downtown.”	
<u>Commercial</u> Provides for retail / wholesale sales, services and accessory facilities.			
<u>Public / Quasi-Public</u> Provides for government buildings and services such as schools, city halls, libraries, fire stations and quasi-public facilities such as churches.		Public and Quasi-Public facilities are provided for in the Commercial, Industrial, Multifamily Residential, and Single Family Residential zoning districts.	
<u>Parks and Recreation</u> Provides for active or passive recreational use or designated open space		Park and Recreation uses are provided for in the Multifamily Residential, and Single Family Residential zoning districts.	

Table 3 - City of Roy
Summary of Residential Density – Building Permits

Land Use Designation	Zoning District	Density /Units	1995	1996	1997	1998	1999	2000
Residential	MFR	Density	10.00	10.00	1.61	N/A	10.00	N/A
		Units	2	1	1		2	
Residential	SFR	Density	N/A	N/A	N/A	N/A	N/A	5.88
		Units						5

Table 4 - City of Roy Summary of Residential Density – Approved Final Plats								
Land Use Designation	Zoning District	Density /Lots	1995	1996	1997	1998	1999	2000
Residential	SFR	Gross	N/A	N/A	3.13	1.21	N/A	3.03
		Net			3.13	1.21		3.03
		Lots			2	3		2

Table 5 - City of Roy Summary of Commercial Permits								
Land Use Designation	Zoning District	Density/ Lots	1995	1996	1997	1998	1999	2000
Commercial	C	Gross Acres	0.48	0.32	0.32	N/A	N/A	N/A
		Bldg. Sq. Ft.						
		FAR						

Table 6 - City of Roy Development Assumptions and Trends			
	Comprehensive Plan Assumption	1995-2000 Average	Future Assumptions
People per Household	2.1 people per household	Not Applicable	2.55 people per household
Residential Density	Minimum 4 dwelling units per acre	Permits: 5.58du/na Plats: 1.85du/ga 1.85du/na	SFR: 6.05du/na MFR: 6.05du/na
Mixed Use Zoning Districts: Percent of Land Developed Residential & Commercial	City land would be developed at a 3:1 residential: commercial ratio	Not Applicable	Not Applicable
Percent of Land Used for: Roads and R.O.W.	No Assumption	Not Available	15%
Percent of Land Designated: Critical Areas (Constrained)	No Assumption	Not Available	Critical Area Enhancement Project. Includes steep slopes, wetlands, 150' wetland buffers and 100yr. floodplains
Percent of Land Used for: Recreation / Park	1 acre per 100 population	Not Available	5%

Table 6 - City of Roy
Development Assumptions and Trends

	Comprehensive Plan Assumption	1995-2000 Average	Future Assumptions
Percent of Land Used for: Public Facilities / Institutions	No Assumption	Not Available	Documented needs plus 20% of gross acreage available for platting.
Percent of Land in Residentially Zoned Districts for non-residential uses	Not Available	Not Available	10%
Percent of Land Unavailable for Development	No Assumption	Not Available	Residential vacant, 10% underdeveloped, 20% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%
Employees per Gross Acre	Not Available	Not Available	Manufacturing/WTCU: 11.2 employees per acre Retail/FIRES: 34.3 employees per acre Government: 22.7 employees per acre Displaced Employees: Commercial, 10 emp./acre Industrial, 4 emp./acre

Table 7 - City of Roy
Assumptions for Vacant (net) Lots and Underdeveloped Parcels

Zoning District	Vacant (net) Lot Size	Underdeveloped Parcel Size
MFR	Less than or equal to 0.25 acres	No Assumption
SFR	Less than or equal to 0.25 acres	Greater than 7,200 sq. ft.

**Table 8 – City of Roy
Supply of Land/Lots for Residential Development**

Comprehensive Plan Designation		Residential			Residential		
Zoning District		MFR			SFR		
Land Type		Vacant (gross)	Vacant (net) \leq 0.25ac	Under-developed	Vacant (gross)	Vacant (net) \leq 0.25ac	Under-developed
Gross Acres		N/A	N/A	12.37	2.37	2.50	12.67
Future Capital Facilities					N/A		
Adjusted Gross Acres				12.37	2.37		12.67
Individual Plat Deductions	Roads			1.86	0.36		1.90
	Critical Areas			0.00	0.00		0.00
	Parks and Open Space			0.62	0.12		0.63
	Stormwater Facilities			2.47	0.47		2.53
Net Acres				7.42	1.42		7.61
Non-Residential Uses				7.74	0.14		0.76
Adjusted Net Acres				6.68	1.28		6.85
Land Unavailable for Development				1.34	0.13		1.37
Final Adjusted Net Acres				5.34	1.15		5.48
Total Adjusted Net Acres		5.34			6.63		
One potential dwelling unit per vacant (net) lot			0			17	
One displaced unit per underdeveloped parcel¹				1			4

¹ In Mixed Use Districts, gross acres represent only the land assumed for residential uses. See Table 5 “Development Assumptions and Trends”

**Table 9 – City of Roy
Housing Unit Needs**

2000 Population	Adjusted 2017 Population	Population Growth (2000-2017)	Assumed Household Size	Housing Units Needed	Plus Displaced Units from Underdeveloped Residential	Total Housing Units Needed
367	600	233	2.55	91	5	96

**Table 10 – City of Roy
Housing Unit Supply**

Comprehensive Plan Designation	Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	Plus 1 Dwelling Unit per Vacant (net) Lot	Housing Supply
Residential	MFR	5.34	6.05	32	0	32
	SFR	6.63	6.05	40	17	57
						Total Housing Supply
						89

**Table 11 – City of Roy
Supply of Land for Commercial/Industrial Employment**

Comprehensive Plan Designation	Commercial			Industrial		
Zoning District	DC			I		
Land Type	Vacant	Re-developable	Under-developed	Vacant	Re-developable	Under-developed
Gross Acres¹	2.93	N/A	N/A	3.05	N/A	N/A
Future Capital Facilities	N/A			N/A		
Gross Acres with Facilities Deduction	2.93			3.05		
Land Unavailable for Development	0.29			0.31		
Adjusted Gross Acres	2.64			2.74		
Total Adjusted Gross Acres	2.64			2.74		
Displaced Employees²		0			0	
One displaced unit per underdeveloped parcel³			0			0

¹ In Mixed Use Districts, gross acres represent only the land assumed for commercial uses. See Table 5.

² Displaced employees represent the adjusted gross acres multiplied by an employee per acre factor. See Table 5

³ Displaced units represent a percentage of the gross acres vs. market availability.

Table 11 – City of Roy Supply of Land for Commercial/Industrial Employment			
Comprehensive Plan Designation	PD		
Zoning District	PD		
Land Type	Vacant	Re-developable	Under-developed
Gross Acres¹	29.38	N/A	N/A
Future Capital Facilities	N/A		
Gross Acres with Facilities Deduction	29.38		
Land Unavailable for Development	2.94		
Adjusted Gross Acres	26.44		
Total Adjusted Gross Acres	26.44		
Displaced Employees²		0	
One displaced unit per underdeveloped parcel³			0

¹ In Mixed Use Districts, gross acres represent only the land assumed for commercial uses. See Table 5.

² Displaced employees represent the adjusted gross acres multiplied by an employee per acre factor. See Table 5

³ Displaced units represent a percentage of the gross acres vs. market availability.

Table 12 – City of Roy Employment Needs				
2000 Employment Estimate	Adjusted 2017 Employment Target	Employment Growth (2000-2017)	Plus Displaced Employees from Redevelopable Commercial	Additional Employment Needs
175	176	1	0	1

Table 13 – City of Roy Employment Capacity				
Comprehensive Plan Designation	Zoning District	Adjusted Net Acres	Employees per Acres	Employment Capacity
Commercial	DC	2.64	34.3	91
Industrial	I	2.74	11.2	31
PD	PD	26.44	22.7	600
			Total Employment Capacity	722

Town of Ruston

The Town of Ruston is located in the north end of Tacoma. Incorporated in 1906, the Town covers approximately 0.3 square miles (170 acres). Currently Ruston is largely developed with limited infill opportunities, but with the reclamation of the large Asarco Smelter site, the Town of Ruston will have substantial area available for development.

The Town's 2000 population and employment estimates and 2017 population allocation and employment target are provided below.

	Population	Employment
2000	738 ¹	158 ⁴
2017	790 ²	400
Adjusted 2017³	790	400

¹ 2000 Census figures, Washington State Office of Financial Management

² Pierce County Council Resolution No. R2000-173

³ Adjusted to incorporate property annexed since 1995

⁴ 2000 estimate from PSRC

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. 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 3 - Town of Ruston Summary of Residential Density – Building Permits								
Land Use Designation	Zoning District	Density /Units	1995	1996	1997	1998	1999	2000
Single Family Residential	Residential	Density	5.23	5.88	7.14	6.67	6.55	5.26
		Units	9	2	1	3	4	3

Table 4 - Town of Ruston Summary of Residential Density – Approved Final Plats								
Land Use Designation	Zoning District	Density /Lots	1995	1996	1997	1998	1999	2000
RES	RES	Gross	N/A	N/A	N/A	N/A	4.39	N/A
		Net					5.09	
		Lots					6	

Table 5 - Town of Ruston Summary of Commercial Permits								
Land Use Designation	Zoning District	Density /Lots	1995	1996	1997	1998	1999	2000
Commercial	Commercial	Gross Acres	N/A	N/A	N/A	N/A	N/A	0.14
		Bldg. Sq. Ft.						880
		FAR						0.14

**Table 6 – Town of Ruston
Development Assumptions and Trends**

	Comprehensive Plan Assumption	1995-2000 Average	Future Assumptions
People per Household	2.30 people per household	Not Applicable	2.87 people per household
Residential Density	(239 sf and 15 mf units divided by 45.65 occupied gross residential acreage) = 5.56du/ac	Permits: 5.74du/na Trend: Decreasing	9du/na
Mixed Use Zoning Districts: Percent of Land Developed Residential & Commercial	100% Commercial/Light Industrial in MPD zone.	Not Applicable	MPD: 80% Residential / 20% Commercial
Percent of Land Used for: Roads and R.O.W.	39ac/172.6ac = 22.6%	39ac/172.6ac = 22.6%	Overall: 22.6% Asarco: 14.77 acres for streets, open space, parks and public facilities
Percent of Land Designated: Critical Areas (Constrained)	31.30 ac/172.6 ac = 18%	31.30 ac/172.6 ac = 18%	Critical Area Enhancement Project. Includes steep slopes, wetlands, and 150' wetland buffers
Percent of Land Used for: Recreation / Park	4.2ac/172.6ac = 2.4%	13.6 ac +4.2 ac/176.2 ac = 10.1%	Not Applicable
Percent of Land Used for: Public Facilities / Institutions	1.71ac + 21.14 ac rr/172.6 = 13.2%	1.71ac + 21.14 ac rr/172.6 = 13.2%	Documented Needs
Percent of Land in Residentially Zoned Districts for non-residential uses	Not Available	Not Available	0% of gross acreage
Percent of Land Unavailable for Development	No Assumption	Not Available	5%, assuming full ASARCO development
Employees per Gross Acre	Not Available	Not Available	Manufacturing/WTCU: 11.2 employees per acre Retail/FIRES: 34.3 employees per acre Government: 22.7 employees per acre Displaced Employees: Commercial, 10 emp./acre Industrial, 4 emp./acre

Table 7 – Town of Ruston Assumptions for Vacant (net) Lots and Underdeveloped Parcels		
Zoning District	Vacant (net) Lot Size	Underdeveloped Parcel Size
MPD	Less than or equal to 0.25 acres	Greater than 9,600 sq. ft.
RES	Less than or equal to 0.25 acres	No assumption

Table 8 – Town of Ruston
Supply of Land/Lots for Residential Development

Comprehensive Plan Designation		Master Planned Development					Residential			
Zoning District		MPD - Asarco			MPD		RES			
Land Type		Vacant (gross)	Vacant (net) ≤0.25ac	Under-Developed ²	Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed ²	Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed
Gross Acres¹		N/A	N/A	41.53	N/A	0.19	1.58	5.23	2.17	10.65
Future Capital Facilities				11.82				N/A		
Adjusted Gross Acres				29.71			1.58	5.23		10.65
Individual Plat Deductions	Roads			N/A			0.36	1.18		2.41
	Critical Areas			3.15			0.17	1.90		0.01
	Parks and Open Space			N/A			N/A	N/A		N/A
	Stormwater Facilities			N/A			N/A	N/A		N/A
Net Acres				26.56			1.05	2.15		8.23
Non-Residential Uses				0.00			0.00	0.00		0.00
Adjusted Net Acres				26.56			1.05	2.15		8.23
Land Unavailable for Development				0.00			0.05	0.11		0.41
Final Adjusted Net Acres				26.56			1.00	2.04		7.82
Total Adjusted Net Acres	26.56			1.00			9.86			
One potential dwelling unit per vacant (net) lot		0			1			15		
One displaced unit per underdeveloped lot³			0			0			35	

¹ In Mixed Use Districts, gross acres represent only the land assumed for residential uses. See Table 5 “Development Assumptions and Trends”

² Includes land with commercial uses that will redevelop as residential to meet the assumed residential/commercial split in mixed use zones. See Table 5.

³ Displaced units represent a percentage of the gross acres vs. market availability

**Table 9 – Town of Ruston
Housing Unit Needs**

2000 Population	Adjusted 2017 Population	Population Growth (2000-2017)	Assumed Household Size	Housing Units Needed	Plus Displaced Units from Underdeveloped Residential	Total Housing Units Needed
738	790	52	2.87	18	38	56

**Table 10 – Town of Ruston
Housing Unit Capacity**

Comprehensive Plan Designation	Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	Plus 1 Dwelling Unit per Vacant (net) Lot	Housing Capacity
Master Planned Development	MPD - Asarco	26.56	9.00	239	0	239
Master Planned Development	MPD	1.00	9.00	9	1	10
Residential	RES	9.86	9.00	89	15	104
						Total Housing Capacity
						353

**Table 11 – Town of Ruston
Supply of Land for Commercial/Industrial Employment**

Comprehensive Plan Designation	Commercial			Master Planned Development		
Zoning District	COM			MPD		
Land Type	Vacant	Re-developable	Under-developed	Vacant	Re-developable	Under-developed
Gross Acres¹	0.49	3.15	0.61	0.05	0.40	N/A
Future Capital Facilities	N/A	N/A	N/A	N/A	N/A	
Gross Acres with Facilities Deduction	0.49	3.15	0.61	0.05	0.40	
Land Unavailable for Development	0.02	0.16	0.03	0.00	0.02	
Adjusted Gross Acres	0.47	2.99	0.58	0.05	0.38	
Total Adjusted Gross Acres	4.04			0.43		
Displaced Employees²		30			4	
One displaced unit per underdeveloped parcel³			3			0

¹ In Mixed Use Districts, gross acres represent only the land assumed for commercial uses. See Table 5.

² Displaced employees represent the adjusted gross acres multiplied by an employee per acre factor. See Table 5

³ Displaced units represent a percentage of the gross acres vs. market availability.

Table 11 – Town of Ruston Supply of Land for Commercial/Industrial Employment			
Comprehensive Plan Designation	Master Planned Development		
Zoning District	MPD - Asarco		
Land Type	Vacant	Re-developable	Under-developed
Gross Acres¹	N/A	8.30	N/A
Future Capital Facilities		2.95	
Gross Acres with Facilities Deduction		5.35	
Land Unavailable for Development		0.00	
Adjusted Gross Acres		5.35	
Total Adjusted Gross Acres	5.35		
Displaced Employees²		54	
One displaced unit per underdeveloped parcel³			0

¹ In Mixed Use Districts, gross acres represent only the land assumed for commercial uses. See Table 5.

² Displaced employees represent the adjusted gross acres multiplied by an employee per acre factor. See Table 5

³ Displaced units represent a percentage of the gross acres vs. market availability.

Table 12 – Town of Ruston Employment Needs				
2000 Employment Estimate	Adjusted 2017 Employment Target	Employment Growth (2000-2017)	Plus Displaced Employees from Redevelopable Commercial	Additional Employment Needs
158	400	242	88	330

Table 13 – Town of Ruston Employment Capacity				
Comprehensive Plan Designation	Zoning District	Adjusted Net Acres	Employees per Acres	Employment Capacity
Commercial	COM	4.04	34.3	139
Master Planned Development	MPD	0.43	34.3	15
	MPD - Asarco	5.35	34.3	184
			Total Employment Capacity	338

Town of South Prairie

In north central Pierce County, at the foothills of the Cascades, lies the Town of South Prairie. Accessed by State Highway 152, the Town is 5 miles east-northeast of the City of Orting. The Town of South Prairie, which incorporated in 1909, encompasses approximately 0.4 square miles (260 acres) of primarily single-family residences with limited commercial activities. Due to its distance from Pierce County's major urban areas, the Town is not currently experiencing development pressures.

The Town's 2000 population and employment estimates and 2017 population allocation and employment target are provided below:

	Population	Employment
2000	382 ¹	76 ⁴
2017	800 ²	334
Adjusted 2017³	800	334

¹ 2000 Census figures, Washington State Office of Financial Management

² Pierce County Council Resolution No. R2000-173

³ Adjusted to incorporate property annexed since 1995

⁴ 2000 estimate from PSRC

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 Town'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 3 - Town of South Prairie
Summary of Residential Density – Building Permits**

Land Use Designation	Zoning District	Density /Units	1995 - 1998	1999	2000
Residential		Density	0.70	N/A	N/A
		Units	3		

**Table 4 - Town of South Prairie
Summary of Residential Density – Approved Final Plats**

Land Use Designation	Zoning District	Density /Lots	1995	1996	1997	1998	1999	2000
No development		Gross	N/A	N/A	N/A	N/A	N/A	N/A
		Net						
		Lots						

**Table 5 - Town of South Prairie
 Summary of Commercial Permits**

Land Use Designation	Zoning District	Density /Lots	1995 - 1998	1999	2000
Commercial		Gross Acres	5.00	N/A	N/A
		Bldg. Sq. Ft.	3,600		
		FAR	0.02		

**Table 6 – Town of South Prairie
 Development Assumptions and Trends**

	Comprehensive Plan Assumption	1995-2000 Average	Future Assumptions
People per Household	2.48 people per household	Not Applicable	3.06 people per household
Residential Density	2-6 dwelling units per acre	Permits: 0.70du/a Trend: Stable	Residential: 2du/a
Mixed Use Zoning Districts: Percent of Land Developed Residential & Commercial	Not Applicable	Not Applicable	Not Applicable
Percent of Land Used for: Roads and R.O.W.	30%	30%	30%
Percent of Land Designated: Critical Areas (Constrained)	15%	15%	35%
Percent of Land Used for: Recreation / Park	15%	15%	10%
Percent of Land Used for: Public Facilities / Institutions	5%	5%	3%
Percent of Land in Residentially Zoned Districts for non-residential uses	Not Available	Not Available	3%
Percent of Land Unavailable for Development	No Assumption	Not Available	Residential: 25% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%

**Table 6 – Town of South Prairie
Development Assumptions and Trends**

	Comprehensive Plan Assumption	1995-2000 Average	Future Assumptions
Employees per Gross Acre	Not Available	Not Available	Manufacturing/WTCU: 11.2 employees per acre Retail/FIRES: 34.3 employees per acre Government: 22.7 employees per acre Displaced Employees: Commercial, 10 emp./acre Industrial, 4 emp./acre

**Table 7 – Town of South Prairie
Assumptions for Vacant (net) Lots and Underdeveloped Parcels**

Zoning District	Vacant (net) Lot Size	Underdeveloped Parcel Size
Residential	Less than or equal to 0.5 acres	Parcels zoned for residential development, which have not been subdivided into building lots. Parcels may be in agricultural or tree growing use

Table 8 – Town of South Prairie Supply of Land/Lots for Residential Development			
Comprehensive Plan Designation	Residential		
Zoning District	Residential		
Land Type	Vacant (gross)	Vacant (net) \leq 0.5ac	Under- developed
Gross Acres¹	18.24	6.25	111.51
Future Capital Facilities	0.55		3.35
Adjusted Gross Acres	17.69		108.16
Individual Plat Deductions	Roads	5.31	32.45
	Critical Areas	6.19	37.86
	Parks and Open Space	1.77	10.82
	Stormwater Facilities	N/A	N/A
Net Acres	4.42		27.03
Non-Residential Uses	0.13		0.81
Adjusted Net Acres	4.29		26.22
Land Unavailable for Development	1.07		6.56
Final Adjusted Net Acres	3.22		19.66
Total Adjusted Net Acres	22.88		
One potential dwelling unit per vacant (net) lot		26	
One displaced unit per underdeveloped parcel²			21

¹ In Mixed Use Districts, gross acres represent only the land assumed for residential uses. See Table 5
 “Development Assumptions and Trends”

² Displaced units represent a percentage of the gross acres vs. market availability

Table 9 – Town of South Prairie Housing Unit Needs						
2000 Population	Adjusted 2017 Population	Population Growth (2000-2017)	Assumed Household Size	Housing Units Needed	Plus Displaced Units from Underdeveloped Residential	Total Housing Units Needed
382	800	418	3.06	137	23	160

Table 10 – Town of South Prairie
Housing Unit Capacity

Comprehensive Plan Designation	Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	Plus 1 Dwelling Unit per Vacant (net)	Housing Capacity
Residential	Residential	22.88	2.00	46	26	72
					Total Housing Capacity	72

Table 11 – Town of South Prairie
Supply of Land for Commercial/Industrial Employment

Comprehensive Plan Designation	Commercial		
Zoning District	C		
Land Type	Vacant	Re-developable	Under-developed
Gross Acres¹	3.35	N/A	0.49
Future Capital Facilities	0.10		0.01
Gross Acres with Facilities Deduction	3.25		0.48
Land Unavailable for Development	0.33		0.05
Adjusted Gross Acres	2.92		0.43
Total Adjusted Gross Acres	3.35		
Displaced Employees²		0	
One displaced unit per underdeveloped parcel³			2

¹ In Mixed Use Districts, gross acres represent only the land assumed for commercial uses. See Table 5.

² Displaced employees represent the adjusted gross acres multiplied by an employee per acre factor. See Table 5

³ Displaced units represent a percentage of the gross acres vs. market availability.

Table 12 – Town of South Prairie
Employment Needs

2000 Employment Estimate	Adjusted 2017 Employment Target	Employment Growth (2000-2017)	Plus Displaced Employees from Redevelopable Commercial	Additional Employment Needs
76	334	258	0	258

**Table 13 – Town of South Prairie
Employment Capacity**

Comprehensive Plan Designation	Zoning District	Adjusted Net Acres	Employees per Acres	Employment Capacity
Commercial	C	3.35	34.3	115
			Total Employment Capacity	115

Town of Steilacoom

The historic community of Steilacoom became Washington Territory's first incorporated municipality in 1854. The Town is located on the Puget Sound, north of Fort Lewis Military Reservation in western Pierce County. Steilacoom corporate limits encompass approximately 2.2 square miles (1,410 acres). Having been built out at urban densities, the City has limited potential for infill development.

The Town's 2000 population and employment estimates and 2017 population allocation and employment target are provided below:

	Population	Employment
2000	6,049 ¹	857 ⁴
2017	6,950 ²	975
Adjusted 2017³	6,950	975

¹ 2000 Census figures, Washington State Office of Financial Management

² Pierce County Council Resolution No. R2000-173

³ Adjusted to incorporate property annexed since 1995

⁴ 2000 estimate from PSRC

The Town's GMA Comprehensive Plan was adopted on September 29, 1994; implementing regulations were adopted a few days earlier on September 24, 1994. The Town of Steilacoom's Comprehensive Plan contains six land use designations and the regulations create nine implementing zones. Land use densities in the Town of Steilacoom are implemented using net calculations. 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 2-12 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>R-14</u> Intends to create a desirable living environment for a wide variety of family and housing types. Large lot sizes intend to limit development to a low degree of density and to allow for the protection of open space. Allows for 3.11 dwelling units per acre. <u>R-20</u> Intends to create a desirable living environment for a wide variety of family and housing types. Large lot sizes intend to limit development to a low degree of density and to allow for the protection of open space. Allows for 2.18 dwelling units per acre. <u>Multi-Family (MF)</u> Provides for multiple family residential development. Recreational areas are provided in this district to serve the needs of residents of multifamily developments. Allows for 12 dwelling units per acre.
<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 (CG)</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 (CS)</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>No Specific Implementing Zone</u>

Steilacoom Land Use Designations		Implementing Zones
<u>Industrial</u> Provides for industrial uses, buffered by open spaces.		<u>Industrial (I)</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 (PQP)</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 3 - Town of Steilacoom
Summary of Residential Density – Building Permits

Land Use Designation	Zoning District	Density /Units	1995	1996	1997	1998	1999	2000
Housing	R-7.2	Density	3.45	2.7	5.45	3.95	4.97	N/A
		Units	2	6	3	6	8	
Housing	R-9.6	Density	4.63	3.85	4.38	3.25	4.03	2.77
		Units	5	9	7	5	6	1
Housing	R-14	Density	2.63	4.92	3.75	3.19	N/A	2.22
		Units	3	3	3	6		4
Housing	R-20	Density	5.26	2.63		3.03	0.58	8.69
		Units	2	3		3	4	2

Table 4 - Town of Steilacoom
Summary of Residential Density – Approved Final Plats

Land Use Designation	Zoning District	Density /Lots	1995	996	1997	1998	1999	2000
Housing	R-7.2	Gross	N/A	N/A	4.44	N/A	N/A	N/A
		Net			4.44			
		Lots			2			
Housing	R-9.6	Gross	3.59	3.29	3.47	N/A	1.79	1.81
		Net	4.18	4.18	3.47		1.79	1.81
		Lots	10	13	4		4	2
Housing	R-14	Gross	N/A	N/A	2.81	2.67	N/A	2.57
		Net			2.81	2.67		4.58
		Lots			2	6		10*
Housing	R-20	Gross	2.35	N/A	N/A	N/A	N/A	N/A
		Net	2.35					
		Lots	2					

*7 duplex lots

R-9.6 (1999): 10 possible, only 4 created.

R-14 (2000): 28% = critical area; 8.5% = roads.

**Table 5 - Town of Steilacoom
 Summary of Commercial Permits**

Land Use Designation	Zoning District	Density/ Lots	1995	1996	1997	1998	1999	2000
Not Applicable		Gross Acres	N/A	N/A	N/A	N/A	N/A	N/A
		Bldg. Sq. Ft.						
		FAR						

**Table 6 – Town of Steilacoom
 Development Assumptions and Trends**

	Comprehensive Plan Assumption	1995-2000 Average	Future Assumptions
People per Household	2.4-2.52 people per household	Not Applicable	2.35 people per household
Residential Density	4 dwelling units per acre	Permits: 3.60du/na Plats: 2.84du/ga; 3.35du/na Permits Trend: Variable Plats Trend: Variable	MF: 12.00du/na R-14: 3.11du/na R-20: 2.18du/na R-7.2: 6.05du/na R-9.6: 4.53du/na
Mixed Use Zoning Districts: Percent of Land Developed Residential & Commercial	Unknown	100% Commercial	100% Commercial
Percent of Land Used for: Roads and R.O.W.	Unknown	Not Available	12%
Percent of Land Designated: Critical Areas (Constrained)	Unknown	Not Available	Not Applicable
Percent of Land Used for: Recreation / Park	10%	Not Available	Not Applicable
Percent of Land Used for: Public Facilities / Institutions	Unknown	Not Available	Documented needs.
Percent of Land in Residentially Zoned Districts for non-residential uses	Not Available	Not Available	0%

Table 6 – Town of Steilacoom
Development Assumptions and Trends

	Comprehensive Plan Assumption	1995-2000 Average	Future Assumptions
Percent of Land Unavailable for Development	No Assumption	Not Available	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%
Employees per Gross Acre	Not Available	Not Available	Manufacturing/WTCU: 11.2 employees per acre Retail/FIRES: 34.3 employees per acre Government: 22.7 employees per acre Displaced Employees: Commercial, 10 emp./acre Industrial, 4 emp./acre

Table 7 – Town of Steilacoom
Assumptions for Vacant (net) Lots and Underdeveloped Parcels

Zoning District	Vacant (net) Lot Size	Underdeveloped Parcel Size
MF	Less than or equal to 0.25 acres	No assumption
R-14	Less than or equal to 0.25 acres	Greater than 14,400 sq. ft.
R-20	Less than or equal to 0.25 acres	Greater than 14,400 sq. ft.
R-7.2	Less than or equal to 0.25 acres	Greater than 14,400 sq. ft.
R-9.6	Less than or equal to 0.25 acres	Greater than 14,400 sq. ft.

Table 8 – Town of Steilacoom
Supply of Land/Lots for Residential Development

Comprehensive Plan Designation		Housing								
Zoning District		MF			R-14			R-20		
Land Type		Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed	Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed	Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed
Gross Acres ¹		N/A	N/A	0.22	45.18	1.48	107.02	34.75	2.27	18.72
Future Capital Facilities					N/A			N/A		
Adjusted Gross Acres				0.22	45.18		107.02	34.75		18.72
Individual Plat Deductions	Roads			0.03	5.42		12.84	4.17		2.25
	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				0.19	39.76		94.18	30.58		16.47
Non-Residential Uses				0.00	0.00		0.00	0.00		0.00
Adjusted Net Acres				0.19	39.76		94.18	30.58		16.47
Land Unavailable for Development				0.08	3.98		18.84	3.06		3.29
Final Adjusted Net Acres				0.11	35.78		75.34	27.52		13.18
Total Adjusted Net Acres		0.11			111.12			40.70		
One potential dwelling unit per vacant (net) lot			0			11			12	
One displaced unit per underdeveloped parcel ²				1			118			14

¹ In Mixed Use Districts, gross acres represent only the land assumed for residential uses. See Table 5 “Development Assumptions and Trends”

² Displaced units represent a percentage of the gross acres vs. market availability

Table 8 – Town of Steilacoom
Supply of Land/Lots for Residential Development

Comprehensive Plan Designation		Housing					
Zoning District		R-7.2			R-9.6		
Land Type		Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed	Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed
Gross Acres¹		19.38	12.08	39.18	11.63	4.50	45.78
Future Capital Facilities		N/A			N/A		
Adjusted Gross Acres		19.38		39.18	11.63		45.78
Individual Plat Deductions	Roads	2.33		4.70	1.40		5.49
	Critical Areas	N/A		N/A	N/A		N/A
	Parks and Open Space	N/A		N/A	N/A		N/A
	Stormwater Facilities	N/A		N/A	N/A		N/A
Net Acres		17.05		34.48	10.23		40.29
Non-Residential Uses		0.00		0.00	0.00		0.00
Adjusted Net Acres		17.05		34.48	10.23		40.29
Land Unavailable for Development		1.71		6.90	1.02		8.06
Final Adjusted Net Acres		15.34		27.58	9.21		32.23
Total Adjusted Net Acres		42.92			41.44		
One potential dwelling unit per vacant (net) lot			65			23	
One displaced unit per underdeveloped parcel²				70			61

¹ In Mixed Use Districts, gross acres represent only the land assumed for residential uses. See Table 5 “Development Assumptions and Trends”

² Displaced units represent a percentage of the gross acres vs. market availability

Table 9 – Town of Steilacoom
Housing Unit Needs

2000 Population	Adjusted 2017 Population	Population Growth (2000-2017)	Assumed Household Size	Housing Units Needed	Plus Displaced Units from Underdeveloped Residential	Total Housing Units Needed
6,049	6,950	901	2.35	383	270	653

**Table 10 – Town of Steilacoom
 Housing Unit Capacity**

Comprehensive Plan Designation	Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	Plus 1 Dwelling Unit per Vacant (net) Lot	Housing Capacity
Housing	MF	0.11	12.00	1	0	1
	R-14	111.12	3.11	346	11	357
	R-20	40.70	2.18	89	12	101
	R-7.2	42.92	6.05	260	65	325
	R-9.6	41.44	4.53	188	23	211
					Total Housing Capacity	995

**Table 11 – Town of Steilacoom
 Supply of Land for Commercial/Industrial Employment**

Comprehensive Plan Designation	Commercial and Housing			Commercial and Recreation		
Zoning District	CG			CS		
Land Type	Vacant	Re-developable	Under-developed	Vacant	Re-developable	Under-developed
Gross Acres¹	0.65	2.89	0.79	13.36	23.94	N/A
Future Capital Facilities	N/A	N/A	N/A	N/A	N/A	
Gross Acres with Facilities Deduction	0.65	2.88	0.79	13.36	23.94	
Land Unavailable for Development	0.07	1.44	0.20	1.34	11.97	
Adjusted Gross Acres	0.58	1.44	0.59	12.02	11.97	
Total Adjusted Gross Acres	2.61			23.99		
Displaced Employees²		14			120	
One displaced unit per underdeveloped parcel³			4			0

¹ In Mixed Use Districts, gross acres represent only the land assumed for commercial uses. See Table 5.

² Displaced employees represent the adjusted gross acres multiplied by an employee per acre factor. See Table 5

³ Displaced units represent a percentage of the gross acres vs. market availability.

**Table 11 – Town of Steilacoom
Supply of Land for Commercial/Industrial Employment**

Comprehensive Plan Designation		Industrial			Public Facilities		
Zoning District		I			PQP		
Land Type	Vacant	Re-developable	Under-developed	Vacant	Re-developable	Under-developed	
Gross Acres¹	N/A	8.87	N/A	1.15	0.35	0.61	
Future Capital Facilities		N/A		N/A	N/A	N/A	
Gross Acres with Facilities Deduction		8.87		1.15	0.35	0.61	
Land Unavailable for Development		4.44		0.12	0.18	0.15	
Adjusted Gross Acres		4.43		1.03	0.17	0.46	
Total Adjusted Gross Acres		4.43			1.66		
Displaced Employees²		18			2		
One displaced unit per underdeveloped parcel³			0			2	

¹ In Mixed Use Districts, gross acres represent only the land assumed for commercial uses. See Table 5.

² Displaced employees represent the adjusted gross acres multiplied by an employee per acre factor. See Table 5

³ Displaced units represent a percentage of the gross acres vs. market availability.

**Table 12 – Town of Steilacoom
Employment Needs**

2000 Employment Estimate	Adjusted 2017 Employment Target	Employment Growth (2000-2017)	Plus Displaced Employees from Redevelopable Commercial	Additional Employment Needs
857	975	118	154	272

**Table 13 – Town of Steilacoom
Employment Capacity**

Comprehensive Plan Designation	Zoning District	Adjusted Net Acres	Employees per Acres	Employment Capacity
Commercial and Housing	CG	2.61	34.3	37
Commercial and Recreation	CS	23.99	34.3	823
Industrial	I	4.43	11.2	50
Public Facilities	PQP	1.66	22.7	38
Total Employment Capacity				948

City of Sumner

The City of Sumner is located in north central Pierce County at the junction of the Puyallup River and White River. The City, which incorporated in 1891, encompasses approximately 6.8 square miles (4,370 acres). Sumner is centered on a concentrated downtown area with small lot development. Infill provides the growth potential for the City.

The City's 2000 population and employment estimates and 2017 population allocation and employment target are provided below. Since 1995, the City of Sumner has annexed approximately 1,050 acres through four separate proposals.

	Population	Employment
2000	8,504 ¹	6,075 ⁴
2017	12,400 ²	8,506
Adjusted 2017³	12,950	8,506

¹ 2000 Census figures, Washington State Office of Financial Management

² Pierce County Council Resolution No. R2000-173

³ Adjusted to incorporate property annexed since 1995

⁴ 2000 estimate from PSRC

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. 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>Residential-Protection District (RP)</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
<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 fourplex). 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.	<u>Low Density Residential District (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-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.
<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.	<u>Medium Density Multifamily Residential District (MDR)</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.
<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.	<u>High Density Multifamily Residential District (HDR)</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.
<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 .2.0.	<u>Central Business District (CBD)</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.
<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.	<u>Urban Village Overlay District (UV)</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.

Sumner Land Use Designations	Implementing Zones
<p><u>General Commercial (GC)</u></p> <p>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>General Commercial District (GC)</u></p> <p>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.</p>
<p><u>Neighborhood Commercial (NC)</u></p> <p>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>Neighborhood Commercial District (NC)</u></p> <p>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></p> <p>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>Agricultural District (AG)</u></p> <p>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>
<p><u>Light Manufacturing (M-1)</u></p> <p>Provides areas for light manufacturing, office, warehouse/distribution, and packaging plants. Allows for a range of FARs from 0.3 to 0.5.</p>	<p><u>Light Manufacturing District (M-1)</u></p> <p>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.</p>
<p><u>Heavy Manufacturing (M-2)</u></p> <p>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.</p>	<p><u>Heavy Manufacturing District (M-2)</u></p> <p>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.</p>

Sumner Land Use Designations	Implementing Zones
<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 3 - City of Sumner
Summary of Residential Density – Building Permits

Land Use Designation	Zoning District	Density /Units	1995	1996	1997	1998	1999	2000
LDR1	LDR12	Density	.04	N/A	N/A	1.54	1.93	N/A
		Units	1			2	4	
	LDR8.5	Density	N/A	2.36	3.70	5.58	4.13	2.20
		Units		8	38	33	6	5
	LDR7.2	Density	N/A	N/A	7.78	6.85	7.69	2.55
		Units			18	38	4	4
	LDR6	Density	6.21	5.81	7.26	7.69	5.76	6.83
		Units	19	10	2	1	3	19
MDR	MDR	Density	6.52	14.85	N/A	10.00	10.0	13.56
		Units	3	12		2	1	8
HDR	HDR	Density	6.97	6.33	8.71	6.31	7.10	4.43
		Units	64	15	9	21	15	16
GC	GC	Density	.36	5.51	7.18	N/A	1.0	N/A
		Units	1	1	40		1	
CBD	CBD	Density	2.9	N/A	N/A	N/A	N/A	N/A
		Units	1					
M1	M1	Density	.76	N/A	N/A	N/A	N/A	N/A
		Units	1					

Table 4 - City of Sumner Summary of Residential Density – Approved Final Plats								
Land Use Designation	Zoning District	Density/ Lots	1995	1996	1997	1998	1999	2000
LDR1	LDR12	Gross	1.53	2.16	N/A	N/A	N/A	N/A
		Net	1.53	2.16				
		Lots	2	3				
LDR2	LDR6	Gross	4.94	N/A	N/A	5.0	5.51	5.71
		Net	6.76			5.0	7.25	5.71
		Lots	18			2	24	2
	LDR 7.2	Gross	.59	N/A	N/A	4.81	N/A	N/A
		Net	.63			6.51		
		Lots	3			70		
	LDR 8.5	Gross	N/A	N/A	3.75	3.33	N/A	3.27
		Net			3.75	3.33		3.27
		Lots			2	2		4
MDR	MDR	Gross	2.99	N/A	N/A	N/A	8.69	N/A
		Net	2.99				8.69	
		Lots	2				2	
HDR	HDR	Gross	N/A	2.76	N/A	N/A	4.73	N/A
		Net		2.76			5.41	
		Lots		2			36	
UV	LDR 7.2	Gross	N/A	N/A	N/A	4.76	NA	N/A
		Net				5.95		
		Lots				25		

Table 5 - City of Sumner Summary of Commercial Permits								
Land Use Designation	Zoning District	Density/ Lots	1995	1996	1997	1998	1999	2000
M1	M1	Gross Acres		N/A	29.73	21.04	254.39	45.13
		Bldg. Sq. Ft.	18,278	N/A	487,800	250,000	1,567,155	485,054
		FAR	0.32		0.38	0.27	0.14	0.25
PPUF	M1	Gross Acres	N/A	N/A	N/A	N/A	2.5	N/A
		Bldg. Sq. Ft.					576	
		FAR					0.005	

Table 5 - City of Sumner
Summary of Commercial Permits

Land Use Designation	Zoning District	Density/ Lots	1995	1996	1997	1998	1999	2000
GC	GC	Gross Acres	2.78	.18	1.65	N/A	1.30	9.19
		Bldg. Sq. Ft.	12,000	5,750	20,890	N/A	19,958	320
		FAR	0.10	0.73	0.29		0.35	0.0008
M2	M2	Gross Acres	N/A	1.30	N/A	N/A	N/A	9.23
		Bldg. Sq. Ft.		0				12,860
		FAR						0.03
LDR2	LDR 8.5	Gross Acres	N/A	N/A	N/A	6.62	N/A	0.79
		Bldg. Sq. Ft.				13,000		2,323
		FAR				0.05		0.07
CBD	CBD	Gross Acres	N/A	N/A	N/A	N/A	0.48	0.13
		Bldg. Sq. Ft.					5,000	3,150
		FAR					0.24	0.54
GC	UV	Gross Acres	N/A	N/A	N/A	N/A	7.70	N/A
		Bldg. Sq. Ft.					26,344	
		FAR					0.08	
UV	GC	Gross Acres	N/A	N/A	N/A	N/A	1.66	N/A
		Bldg. Sq. Ft.					1,350	
		FAR					0.02	
MDR	MDR	Gross Acres	N/A	N/A	N/A	N/A	0.46	N/A
		Bldg. Sq. Ft.					9,834	
		FAR					0.49	

**Table 6 - City of Sumner
Development Assumptions and Trends**

	Comprehensive Plan Assumption	1995-2000 Average	Future Assumptions
People per Household	2.47 pphh	Not Applicable	2.40 people per household
Residential Density	Overall: 2.36du/ga; 3.46du/na Single Family: 2.06/ga; 2.93/na Multi-family: 4.97du/ga; 10.16du/na	Permits: 4.06du/na Plats: 4.05du/ga; 4.92du/na Permits Trend: Increasing Plats Trend: Variable	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
Mixed Use Zoning Districts: Percent of Land Developed Residential & Commercial	No Assumption	CBD: 36% / 64% GC: 29% / 71% UV: 0% / 100%	30% Residential / 70% Commercial
Percent of Land Used for: Roads and R.O.W.	40%, average over entire UGA	Not Available	15%
Percent of Land Designated: Critical Areas (Constrained)		Not Available	Critical Area Enhancement Project. Includes steep slopes, wetlands, 150' wetland buffers and 100yr. floodplains
Percent of Land Used for: Recreation / Park	13%	Not Available	Not Applicable
Percent of Land Used for: Public Facilities / Institutions		Not Available	Documented needs
Percent of Land in Residentially Zoned Districts for non-residential uses	Not Available	Not Available	10%
Percent of Land Unavailable for Development	No Assumption	Not Available	AG, LDR: vacant, 10% underdeveloped, 20% MDR, HDR, GC: vacant, 20% underdeveloped, 40% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%

Table 6 - City of Sumner
Development Assumptions and Trends

	Comprehensive Plan Assumption	1995-2000 Average	Future Assumptions
Employees per Gross Acre	Not Available	Not Available	Manufacturing/WTCU: 11.2 employees per acre Retail/FIRES: 34.3 employees per acre Government: 22.7 employees per acre Displaced Employees: Commercial, 10 emp./acre Industrial, 4 emp./acre

Table 7 - City of Sumner
Assumptions for Vacant (net) Lots and Underdeveloped Parcels

Zoning District	Vacant (net) Lot Size	Underdeveloped Parcel Size
LDR-6	Less than or equal to 0.25 acres	Greater than 15,000 sq. ft.
LDR-7.2	Less than or equal to 0.25 acres	Greater than 18,000 sq. ft.
LDR-8.5	Less than or equal to 0.25 acres	Greater than 21,250 sq. ft.
LDR-12	Less than or equal to 0.25 acres	Greater than 30,000 sq. ft.
MDR	Less than or equal to 0.25 acres	No assumption
HDR	Less than or equal to 0.25 acres	Greater than 18,750 sq. ft.
AG	Less than or equal to 0.25 acres	No assumption
CBD	Less than or equal to 0.25 acres	No assumption
GC	Less than or equal to 0.25 acres	No assumption
NC	Less than or equal to 0.25 acres	No assumption

**Table 8 – City of Sumner
Supply of Land/Lots for Residential Development**

Comprehensive Plan Designation		Low Density Residential 1 and 2								
Zoning District		LDR-6			LDR-7.2			LDR-8.5		
Land Type		Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed	Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed	Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed
Gross Acres¹		8.51	6.03	50.73	22.32	1.22	31.27	264.30	3.04	149.76
Future Capital Facilities		2.50			0.65			7.60		
Adjusted Gross Acres		6.01		50.73	21.67		31.27	256.70		146.86
Individual Plat Deductions	Roads	0.90		7.61	3.25		4.69	38.51		22.03
	Critical Areas	0.64		7.30	8.75		2.33	82.24		69.87
	Parks and Open Space	N/A		N/A	N/A		N/A	N/A		N/A
	Stormwater Facilities	N/A		N/A	N/A		N/A	N/A		N/A
Net Acres		4.47		35.82	9.67		24.25	135.95		54.96
Non-Residential Uses		0.45		3.52	0.97		2.43	13.60		5.50
Adjusted Net Acres		4.02		32.30	8.70		21.82	122.35		49.46
Land Unavailable for Development		0.40		6.46	0.87		4.36	12.24		9.89
Final Adjusted Net Acres		3.62		25.84	7.83		17.46	110.11		39.57
Total Adjusted Net Acres	29.46			25.29			149.68			
One potential dwelling unit per vacant (net) lot		42			6			16		
One displaced unit per underdeveloped parcel²			72			14			70	

¹ In Mixed Use Districts, gross acres represent only the land assumed for residential uses. See Table 5 “Development Assumptions and Trends”

² Displaced units represent a percentage of the gross acres vs. market availability

Table 8 – City of Sumner
Supply of Land/Lots for Residential Development

Comprehensive Plan Designation	Low Density Residential 1 and 2			Medium Density Residential			High Density Residential		
Zoning District	LDR-12			MDR			HDR		
Land Type	Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed	Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed	Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed
Gross Acres¹	111.49	0.31	177.46	45.67	0.58	2.16	17.04	1.79	6.99
Future Capital Facilities	23.56		0.98	0.65			1.10		
Adjusted Gross Acres	87.93		176.48	45.02		2.16	15.94		6.99
Individual Plat Deductions	Roads	13.19		26.47	6.75		0.32	2.39	1.05
	Critical Areas	46.97		77.41	22.79		1.51	6.17	1.31
	Parks and Open Space	N/A		N/A	N/A		N/A	N/A	N/A
	Stormwater Facilities	N/A		N/A	N/A		N/A	N/A	N/A
Net Acres	12.77		72.60	15.48		0.33	7.38		4.63
Non-Residential Uses	1.28		7.26	1.55		0.03	0.74		0.46
Adjusted Net Acres	26.49		65.34	13.93		0.30	6.64		4.17
Land Unavailable for Development	2.65		13.07	2.79		0.12	1.33		1.67
Final Adjusted Net Acres	23.84		52.27	11.14		0.18	5.31		2.50
Total Adjusted Net Acres	76.11			11.32			7.81		
One potential dwelling unit per vacant (net) lot		3			5			15	
One displaced unit per underdeveloped parcel²			26			2			5

¹ In Mixed Use Districts, gross acres represent only the land assumed for residential uses. See Table 5 “Development Assumptions and Trends”

² Displaced units represent a percentage of the gross acres vs. market availability

**Table 8 – City of Sumner
Supply of Land/Lots for Residential Development**

Comprehensive Plan Designation	Agriculture			Central Business District			General Commercial		
Zoning District	AG			CBD			GC		
Land Type	Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed	Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed	Vacant (gross)	Vacant (net) ≤0.25ac	Under-developed
Gross Acres¹	109.82	N/A	N/A	N/A	0.44	N/A	21.51	0.12	4.81
Future Capital Facilities	97.71						0.85		
Adjusted Gross Acres	11.91						20.66		4.81
Individual Plat Deductions	Roads	1.79					3.10		0.72
	Critical Areas	11.36					5.35		3.39
	Parks and Open Space	N/A					N/A		N/A
	Stormwater Facilities	N/A					N/A		N/A
Net Acres	-1.24						12.21		0.70
Non-Residential Uses							1.22		0.07
Adjusted Net Acres							10.99		0.63
Land Unavailable for Development							2.20		0.25
Final Adjusted Net Acres	0.00						8.79		0.38
Total Adjusted Net Acres	0.00						9.17		
One potential dwelling unit per vacant (net) lot		0			2			1	
One displaced unit per underdeveloped parcel²			0			0			9

¹ In Mixed Use Districts, gross acres represent only the land assumed for residential uses. See Table 5 “Development Assumptions and Trends”

² Displaced units represent a percentage of the gross acres vs. market availability

**Table 8 – City of Sumner
Supply of Land/Lots for Residential Development**

Comprehensive Plan Designation	Neighborhood Commercial		
Zoning District	NC		
Land Type	Vacant (gross)	Vacant (net) \leq 0.25ac	Under- developed
Gross Acres¹	5.41	N/A	N/A
Future Capital Facilities	0.65		
Adjusted Gross Acres	4.76		
Individual Plat Deductions	Roads	0.71	
	Critical Areas	3.47	
	Parks and Open Space	N/A	
	Stormwater Facilities	N/A	
Net Acres	0.58		
Non-Residential Uses	0.06		
Adjusted Net Acres	0.52		
Land Unavailable for Development	0.10		
Final Adjusted Net Acres	0.32		
Total Adjusted Net Acres	0.32		
One potential dwelling unit per vacant (net) lot		0	
One displaced unit per underdeveloped parcel²			0

¹ In Mixed Use Districts, gross acres represent only the land assumed for residential uses. See Table 5
“Development Assumptions and Trends”

² Displaced units represent a percentage of the gross acres vs. market availability

**Table 9 – City of Sumner
Housing Unit Needs**

2000 Population	Adjusted 2017 Population	Population Growth (2000-2017)	Assumed Household Size	Housing Units Needed	Plus Displaced Units from Underdeveloped Residential	Total Housing Units Needed
8,504	12,950	4,446	2.40	1,853	265	2,118

**Table 10 – City of Sumner
 Housing Unit Capacity**

Comprehensive Plan Designation	Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	Plus 1 Dwelling Unit per Vacant (net) Lot	Housing Capacity
Low Density Residential 1 and 2	LDR-6	29.46	7.26	214	42	256
	LDR-7.2	25.29	7.26	184	6	190
	LDR-8.5	149.68	5.13	768	16	784
	LDR-12	76.11	3.63	276	3	279
Medium Density Residential	MDR	11.32	12.00	134	5	139
High Density Residential	HDR	7.81	6.50	51	15	66
Agriculture	AG	0.00	0.05	0	0	0
Central Business District	CBD	N/A	12.00	N/A	2	2
General Commercial	GC	9.17	12.10	111	1	112
Neighborhood Commercial	NC	0.32	12.10	4	0	4
					Total Housing Capacity	1,832

**Table 11 – City of Sumner
 Supply of Land for Commercial/Industrial Employment**

Comprehensive Plan Designation	Central Business District			General Commercial		
Zoning District	CBD			GC		
Land Type	Vacant	Re-developable	Under-developed	Vacant	Re-developable	Under-developed
Gross Acres¹	1.04	N/A	N/A	15.34	41.97	4.37
Future Capital Facilities	0.98			1.82	2.35	N/A
Gross Acres with Facilities Deduction	0.06			13.52	39.62	4.37
Land Unavailable for Development	0.01			1.35	19.81	1.09
Adjusted Gross Acres	0.05			12.17	19.81	3.28
Total Adjusted Gross Acres	0.05			35.26		
Displaced Employees²		0			198	
One displaced unit per underdeveloped parcel³			0			8

**Table 11 – City of Sumner
Supply of Land for Commercial/Industrial Employment**

Comprehensive Plan Designation	Light Manufacturing			Heavy Manufacturing		
Zoning District	M1			M2		
Land Type	Vacant	Re-developable	Under-developed	Vacant	Re-developable	Under-developed
Gross Acres¹	859.76	98.36	100.35	16.33	29.16	9.82
Future Capital Facilities	8.84	10.90	N/A	N/A	N/A	N/A
Gross Acres with Facilities Deduction	850.92	87.46	100.35	16.33	29.16	9.82
Land Unavailable for Development	85.09	43.73	25.09	1.63	14.58	2.46
Adjusted Gross Acres	765.83	43.73	75.26	14.70	14.58	7.36
Total Adjusted Gross Acres	809.56			36.64		
Displaced Employees²		175			58	
One displaced unit per underdeveloped parcel³			43			19

¹ In Mixed Use Districts, gross acres represent only the land assumed for commercial uses. See Table 5.

² Displaced employees represent the adjusted gross acres multiplied by an employee per acre factor. See Table 5

³ Displaced units represent a percentage of the gross acres vs. market availability.

Table 11 – City of Sumner Supply of Land for Commercial/Industrial Employment			
Comprehensive Plan Designation	Neighborhood Commercial		
Zoning District	NC		
Land Type	Vacant	Re-developable	Under-developed
Gross Acres¹	9.53	2.65	0.44
Future Capital Facilities	N/A	N/A	N/A
Gross Acres with Facilities Deduction	9.53	2.65	0.44
Land Unavailable for Development	0.95	1.33	0.11
Adjusted Gross Acres	8.58	1.32	0.33
Total Adjusted Gross Acres	10.23		
Displaced Employees²		13	
One displaced unit per underdeveloped parcel³			1

¹ In Mixed Use Districts, gross acres represent only the land assumed for commercial uses. See Table 5.

² Displaced employees represent the adjusted gross acres multiplied by an employee per acre factor. See Table 5

³ Displaced units represent a percentage of the gross acres vs. market availability.

Table 12 – City of Sumner Employment Needs				
2000 Employment Estimate	Adjusted 2017 Employment Target	Employment Growth (2000-2017)	Plus Displaced Employees from Redevelopable Commercial	Additional Employment Needs
6,075	8,506	2,431	444	2,875

**Table 13 – City of Sumner
Employment Capacity**

Comprehensive Plan Designation	Zoning District	Adjusted Net Acres	Employees per Acres	Employment Capacity
Central Business District	CBD	0.05	34.3	2
General Commercial	CG	35.26	34.3	1,209
Light Manufacturing	M1	809.56	11.2	9,067
Heavy Manufacturing	M2	36.64	11.2	410
Neighborhood Commercial	NC	10.23	34.3	351
			Total Employment Capacity	11,039

City of Tacoma

Pierce County's largest city, Tacoma is located in northwest Pierce County along the Puget Sound. The City, which incorporated in 1884, encompasses approximately 50.2 square miles (32,150 acres). The City has the highest residential density in the County and growth within the City will occur through redevelopment and infill development.

The City's 2000 population and employment estimates and 2017 population allocation and employment target are provided below. Since 1995, the City of Tacoma has annexed approximately 320 acres through 19 separate proposals.

	Population	Employment
2000	193,556 ¹	111,407 ⁴
2017	246,000 ²	148,962
Adjusted 2017³	247,700	148,962

¹ 2000 Census figures, Washington State Office of Financial Management

² Pierce County Council Resolution No. R2000-173

³ Adjusted to incorporate property annexed since 1995

⁴ 2000 estimate from PSRC

The City's GMA Comprehensive Plan was adopted on June 8, 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 29 base zones. All densities in the City of Tacoma's zoning are implemented using net calculations. The following tables describe the City's land use designations and zoning. Note: All zones can be used to implement any of the four land use designations.

Tacoma Land Use Designations	
<u>1 - Single Family Intensity</u>	Allows single-family development intensities. Maintains and preserves the character of single-family detached housing areas. Allows residential densities ranging from 2 to 8 dwelling units per acre.
<u>2 - Low Intensity</u>	Allows low-intensity development. 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 are also considered a low intensity use and include steep slope areas, recreational areas and parks. Allows residential densities up to 15 dwelling units per acre.

Tacoma Land Use Designations	
<u>3 - Medium Intensity</u>	Allows 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. Allows residential densities ranging from 9 to 45 dwelling units per acre.
<u>4 - High Intensity</u>	Allows 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. Allows residential densities greater than 45 dwelling units per acre.

Tacoma Zoning	
<u>R-1 One-Family Dwelling District</u>	Provides for single-family residential development at a maximum density of 5.81 dwelling units per acre.
<u>R-2 One-Family Dwelling District</u>	Provides for single-family residential development at a maximum density of 8.71 dwelling units per acre.
<u>R-3 Two-Family Dwelling District</u>	Provides for primarily single- and two-family residential development at a maximum density of 14.52 dwelling units per acre.
<u>R-4 Multiple-Family Dwelling District</u>	Provides for multi-, single- and two-family residential development at a maximum density of 72.60 dwelling units per acre.
<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. Allows a maximum density of 29.04 dwelling units per acre.
<u>R-5 Multiple-Family Dwelling District</u>	Provides for multi-family residential development and other 1 development including single- and two-family dwelling, residential and apartment hotels and retirement homes. Allows minor retail businesses meeting the needs of people living within the building. Allows a maximum density of 188.76 dwelling units per acre.
<u>R4 and R5 - PRD Planned Residential Development District</u>	Provides for greater flexibility in large-scale residential developments. Encourages a creative approach in land development. Conserves natural features and facilitates more desirable, aesthetic, and efficient use of open space. Allows a maximum density of 29.04 dwelling units per acre.
<u>R4-VSD View Sensitive Overlay District</u>	Protects important view corridors by limiting height and type of development. Allows a maximum density of 43.56 dwelling units per acre.
<u>C-1 Commercial District</u>	Allows commercial development at a maximum FAR of 0.53.
<u>C-2 Commercial District</u>	Allows commercial development at a maximum FAR of 0.53.
<u>C-3 Commercial District</u>	Allows commercial development at a maximum FAR of 0.556.

Tacoma Zoning	
<u>CFV Freeway Commercial Vehicular Services District</u>	Allows the establishment of facilities that serve the special needs of persons and vehicles traveling on limited access highways. Allows a variety of auto-oriented retail and services including, auto-sales, auto repair and service, and other retail services. Allows commercial development at a maximum FAR of 0.53.
<u>CFP Freeway Commercial Personal Services District</u>	Allows the establishment of facilities to serve the special needs of the persons traveling on limited access highways. Allows a variety of retailing and services including restaurants, novelty shops, hotels/motels, recreational vehicle parks and other services. Allows commercial development at a maximum FAR of 0.53.
<u>DCC Downtown Commercial Core District</u>	Intends 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. Allows a maximum density of 154 dwelling units per acre and a maximum FAR of 7.9 for commercial development.
<u>DMU Downtown Mixed-Use District</u>	Intends to contain a high concentration of educational, cultural, and governmental services, together with commercial services and uses. Allows a maximum density of 104 dwelling units per acre and a maximum FAR of 4.8 for commercial development.
<u>DR Downtown Residential District</u>	Provides for a predominance of mid-rise, higher density, urban residential development, together with places of employment and retail services. Allows a maximum density of 137 dwelling units per acre and a maximum FAR of 4.2 for commercial development.
<u>WR Warehouse/Residential District</u>	Consists principally of a mixture of industrial activities and residential buildings in which occupants maintain a business involving industrial activities. Allows a maximum density of 157 dwelling units per acre and a maximum FAR of 4.8 for commercial development.
<u>NCX Neighborhood Commercial Mixed-Use District</u>	Provides areas primarily for day-to-day convenience shopping and services at a scale compatible and in scale with the surrounding neighborhood. Includes local retail businesses; professional and business offices; and service establishments. Enhances, stabilizes, and preserves the unique character and scale of neighborhood centers. Encourages the integration of residential uses in all development. Allows a maximum density of 27 dwelling units per acre and a maximum FAR of 1.26 for commercial development.
<u>RCX Residential Commercial Mixed-Use District</u>	Provides sites for medium- and high-intensity mixed use residential development in centers. Provides primarily residential housing density on the perimeter of more commercial mixed-use zones. Allows commercial uses that are small in scale and serve the immediate neighborhood. Allows maximum densities ranging from 48-52 dwelling units per acre and maximum FARs ranging from 1.48-1.6.

Tacoma Zoning	
<u>CCX Community Commercial Mixed-Use District</u>	Provides for commercial and retail businesses that serve many neighborhoods and draw people from throughout the City. Envisions areas as evolving from traditional suburbs to higher density urban districts. Facilitates walking and transit uses through decreasing walking distances and increasing pedestrian safety. Uses include shopping centers with a variety of commercial establishments; commercial recreation; service stations; and business, personal, and financial services. Encourages the integration of residential uses in all development. Allows a maximum density of 31 dwelling units per acre and a maximum FAR of 1.41 for commercial development.
<u>UCX Urban Center Mixed-Use District</u>	Provides for dense concentration of residential, commercial, and institutional development including regional shopping centers, supporting business and service uses, and other regional attractions. Focuses on both regional and local transit systems. Facilitates walking and transit uses through decreasing walking distances and increasing pedestrian safety. Encourages the integration of residential uses in all development. Allows a maximum density of 34 dwelling units per acre and a maximum FAR of 1.55 for commercial development.
<u>CIX Commercial Industrial Mixed-Use District</u>	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. Allows a maximum FAR of 1.07 for commercial development. Residential uses are prohibited.
<u>M-1 Light Industrial District</u>	Allows industrial development at a maximum FAR of 2.09.
<u>M-2 Heavy Industrial District</u>	Allows industrial development at a maximum FAR of 2.29.
<u>M-3 Heavy Industrial District</u>	Allows industrial development at a maximum FAR of 2.29.
<u>CPC Planned Community Shopping Center District</u>	Provides area for community-oriented retail shopping facilities. Provides “convenience goods” and a range of facilities for the sale of “shopping goods” such as apparel and furniture, as well as banking and professional services and recreation. Contains 20 to 40 stores generally oriented around a junior department store or variety store on a site of from 10 to 30 acres in size. It requires a community of approximately 20,000 to 100,000 people to support it. Allows commercial development at a maximum FAR of 0.556.
<u>PDB Planned Business Development District</u>	Allows the establishment of planned business parks having a campus- or park-like atmosphere with high amenity levels through architectural design and open space preservation. Allows commercial development at a maximum FAR of 0.57.
<u>S Shoreline Districts</u>	Preserves and protects shoreline habitat, water-based commercial uses and residential areas along waterways.

Note from the City of Tacoma regarding 1995-2000 development trends:

The City of Tacoma permit data used in this analysis represents the best data available. However, the following situations may result in inaccuracies either in the reported permit data or its interpretation.

- 1) Development sites can be comprised of multiple parcels with multiple zoning classifications. Thus permit data reported by development site may not be attributed to the proper zoning classification.
- 2) Development projects that consist of additions to pre-existing structures, or an additional building on a site, accurately record the density/FAR of the addition, but under-report the resultant density/FAR achieved on the site.
- 3) Development projects are assigned to an address and parcel at the time of permit application. However, a delay in the updates to the parcel or address databases can result in permits being incorrectly matched to their location. In these cases, the permit data may inaccurately record the development site's correct density/FAR or zoning classification. This is especially true for the earlier (1995 to 1997) development permits.

**Table 3 - City of Tacoma
 Summary of Residential Density – Building Permits¹**

Zoning District	Density/ Units	1995	1996	1997	1998	1999	2000
R1	Gross	0.59	1.21	2.59	3.19	2.45	3.42
	Net	2.07	3.48	3.31	4.50	6.45	5.33
	Units	38	55	39	26	21	20
R2	Gross	3.39	6.16	2.17	2.83	4.01	5.09
	Net	3.63	6.62	2.29	4.98	5.61	7.26
	Units	304	397	402	413	398	386
R3	Gross	9.36	7.78	7.38	6.90	7.94	1.60
	Net	9.93	7.80	7.63	6.90	9.60	1.62
	Units	6	7	11	8	5	37
R4L	Gross	14.05	8.21	21.92	4.95	16.78	N/A
	Net	15.82	8.21	28.67	10.28	28.67	
	Units	65	9	96	7	94	
R4	Gross	9.09	N/A	21.28	6.71	N/A	26.82
	Net	9.09		21.28	6.71		27.70
	Units	1		3	1		42
R5	Gross	N/A	N/A	96.62	39.72	N/A	N/A
	Net			96.62	40.40		
	Units			40	108		
C1	Gross	N/A	N/A	N/A	N/A	12.99	51.72
	Net					12.99	51.72
	Units					1	6
C2	Gross	N/A	36.36	13.42	68.53	N/A	21.82
	Net		64.10		89.53		44.44
	Units		10	2	130		6
C3	Gross	N/A	61.86	N/A	91.50	N/A	N/A
	Net		82.42		122.27		
	Units		60		28		
CCX	Gross	N/A	N/A	N/A	4.46	N/A	N/A
	Net				4.46		
	Units				1		

Table 3 - City of Tacoma Summary of Residential Density – Building Permits¹							
Zoning District	Density/ Units	1995	1996	1997	1998	1999	2000
DCC	Gross	N/A	N/A	N/A	N/A	N/A	14.49
	Net						14.49
	Units						2
DR	Gross	N/A	N/A	N/A	N/A	N/A	81.58
	Net						156.69
	Units						89
M1	Gross	3.45	N/A	N/A	N/A	1.66	N/A
	Net	3.45				1.66	
	Units	1				1	
NCX	Gross	N/A	N/A	17.39	11.49	N/A	N/A
	Net			17.39	12.83		
	Units			2	96		
RCX-N	Gross	N/A	10.10	49.28	34.88	33.09	10.10
	Net		10.10	49.28	34.88	74.67	10.10
	Units		1	17	3	82	1
RCX-U	Gross	N/A	16.92	16.78	N/A	N/A	13.33
	Net		16.92	16.78			13.33
	Units		10	5			1

¹ Building Permit Applications

Table 4 - City of Tacoma Summary of Residential Density – Approved Final Plats							
Zoning District	Density/ Lots	1995	1996	1997	1998	1999	2000
R1	Gross	N/A	N/A	N/A	N/A	1.35	3.02
	Net					6.72	4.48
	Lots					8	10
R2	Gross	5.94	5.99	6.17	5.97	5.62	2.40
	Net	6.18	6.22	6.26	5.97	6.45	4.78
	Lots	256	97	413	18	418	379
R3	Gross	N/A	N/A	6.59	N/A	0.37	1.02
	Net			6.59		5.69	1.26
	Lots			61		14	10
R4	Gross	N/A	N/A	N/A	N/A	16.67	13.33
	Net					18.18	13.33
	Lots					2	2
R4L	Gross	N/A	N/A	N/A	N/A	1.59	1.73
	Net					2.41	2.95
	Lots					4	7

Table 4 - City of Tacoma
Summary of Residential Density – Approved Final Plats

Zoning District	Density/ Lots	1995	1996	1997	1998	1999	2000
R5	Gross	N/A	N/A	N/A	N/A	6.67	3.33
	Net					6.67	6.67
	Lots					4	1
B	Gross	N/A	N/A	N/A	N/A	1.24	N/A
	Net					4.26	
	Lots					2	
C1	Gross	N/A	N/A	N/A	N/A	2.17	10.53
	Net					8.33	10.53
	Lots					1	2
CCX	Gross	N/A	N/A	N/A	N/A	N/A	3.23
	Net						3.23
	Lots						2
CFP	Gross	N/A	N/A	N/A	N/A	0.58	N/A
	Net					0.94	
	Lots					1	
M1	Gross	N/A	N/A	N/A	N/A	0.45	N/A
	Net					2.56	
	Lots					1	
M2	Gross	N/A	N/A	N/A	N/A	0.96	N/A
	Net					5.26	
	Lots					1	
MC	Gross	N/A	N/A	N/A	N/A	22.22	N/A
	Net					22.22	
	Lots					2	
RCX-N	Gross	N/A	N/A	N/A	N/A	9.30	9.09
	Net					9.30	16.67
	Lots					4	3
RCX-U	Gross	N/A	N/A	N/A	N/A	N/A	5.41
	Net						5.41
	Lots						2
S	Gross	N/A	N/A	N/A	N/A	4.76	N/A
	Net						
	Lots					1	

Table 5 - City of Tacoma
Summary of Commercial Permits

Zoning District	Density/ Lots	1995	1996	1997	1998	1999	2000
C1	Gross Acres	N/A	N/A	1.04	0.84	1.96	1.00
	Bldg. Sq. Ft.			6,573	21,668	20,078	4,174
	FAR			0.15	0.59	0.24	0.10
C2	Gross Acres	0.29	N/A	6.47	14.00	3.21	12.51
	Bldg. Sq. Ft.	13,483		81,113	30,429	36,864	116,772
	FAR	1.09		0.29	0.05	0.26	0.21
C3	Gross Acres	N/A	N/A	N/A	0.08	0.44	N/A
	Bldg. Sq. Ft.				3,961	7,729	
	FAR				1.18	0.40	
CCX	Gross Acres	N/A	N/A	4.32	1.94	24.04	2.08
	Bldg. Sq. Ft.			3,612	47,237	36,127	90,773
	FAR			0.02	0.56	0.04	0.13
CFP	Gross Acres	N/A	N/A	N/A	1.23	N/A	N/A
	Bldg. Sq. Ft.				38,060		
	FAR				0.71		
CIX	Gross Acres	N/A	N/A	6.00	0.45	N/A	3.73
	Bldg. Sq. Ft.			41,471	760		576
	FAR			0.16	0.04		0.004
CPN	Gross Acres	N/A	N/A	0.96	N/A		
	Bldg. Sq. Ft.			15,550			
		September 2002 249					

Table 5 - City of Tacoma
Summary of Commercial Permits

Zoning District	Density/ Lots	1995	1996	1997	1998	1999	2000
DCC	FAR			0.37			
	Gross Acres	N/A	N/A	N/A	N/A	N/A	1.62
	Bldg. Sq. Ft.						184,320
M1	FAR						2.61
	Gross Acres	1.32	N/A	4.29	N/A	8.19	2.64
	Bldg. Sq. Ft.	11,482		32,850		106,975	6,018
M2	FAR	0.20		0.18		0.30	0.05
	Gross Acres	2.74	N/A	8.30	1.09	N/A	4.28
	Bldg. Sq. Ft.	5,512		27,877	22,406		43,177
M3	FAR	0.05		0.08	0.47		0.23
	Gross Acres	15.02	16.55	541.61	490.61	548.79	114.70
	Bldg. Sq. Ft.	3,200	568	41,935	145,220	173,454	3,164
MC	FAR	0.005	0.001	0.002	0.007	0.007	0.001
	Gross Acres	N/A	0.45	N/A	0.62	N/A	N/A
	Bldg. Sq. Ft.		1,200		4,314		
NCX	FAR		0.06		0.16		
	Gross Acres	N/A	N/A	N/A	1.31	N/A	0.28
	Bldg. Sq. Ft.				19,890		43,890
PDB	FAR				0.35		3.66
	Gross Acres	N/A	N/A	N/A	1.55	1.43	N/A
	Bldg. Sq. Ft.				25,993	2,993	
		September 2002 250					

Table 5 - City of Tacoma
Summary of Commercial Permits

Zoning District	Density/ Lots	1995	1996	1997	1998	1999	2000
R2	FAR				0.38	0.05	
	Gross Acres	N/A	N/A	1.13	1.77	0.40	1.37
	Bldg. Sq. Ft.			6,577	16,750	2,496	17,422
R3	FAR			0.13	0.22	0.14	0.29
	Gross Acres	0.50	N/A	N/A	N/A	1.96	N/A
	Bldg. Sq. Ft.	6,571				13,878	
R4L	FAR	0.30				0.16	
	Gross Acres	N/A	N/A	0.41	N/A	N/A	N/A
	Bldg. Sq. Ft.			5,696			
R4	FAR			0.32			
	Gross Acres	N/A	N/A	N/A	10.90	10.90	N/A
	Bldg. Sq. Ft.				26,428	40,704	
S	FAR				0.06	0.09	
	Gross Acres	38.23	N/A	14.52	294.74	2.51	300.28
	Bldg. Sq. Ft.	12,588		17,137	41,468	12,540	136,175
UCX	FAR	0.008		0.03	0.003	0.12	0.01
	Gross Acres	N/A	N/A	3.66	N/A	1.02	N/A
	Bldg. Sq. Ft.			55,704		20,000	
	FAR			0.35		0.45	

**Table 6 - City of Tacoma
Development Assumptions and Trends**

	Comprehensive Plan Assumption	1995-2000 Average	Future Assumptions
People per Household	2.43 people per household	Not Applicable	2.45 people per household
Residential Density	Low Intensity: 0-15du/a Medium Intensity: 0-45du/a High Intensity: 0-unlimited du/a	Permits: 4.10du/ga, 5.75du/na Plats: 3.88du/ga, 5.81du/na Permits Trend: Increasing Plats Trend: Decreasing See note on page 244	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: 34.00 du/na R4-VSD: 43.56 du/na RCX-N: 48.00 du/na RCX-U: 52.00 du/na R4: 72.60 du/na DMU: 104.00 du/na DR: 137.00 du/na DCC: 154.00 du/na WR: 157.00 du/na R5: 188.76 du/na
Mixed Use Zoning Districts: Percent of Land Developed Residential & Commercial	Not Available	Residential/Commercial: C1: 4%/96% C2: 7%/93% C3: 71%/29% CCX: 1%/99% CFP, CIX, CPN, M2, M3, PDB, UCX, MC, S: 0%/100% DCC: 46%/54% M1: 5%/95% NCX: 84%/16% DR, RCX-N, RCX-U: 100%/0%	Residential/Commercial: RCX 100%/0% DR 85%/15% WR 65%/35% CCX 10%/90% DCC, DMU, NCX, UCX: 25%/75%
Percent of Land Used for: Roads and R.O.W.	Existing percentage	Not Available	26% for parcels over 1 acre. No deduction for parcels equal to or less than an acre

Table 6 - City of Tacoma
Development Assumptions and Trends

	Comprehensive Plan Assumption	1995-2000 Average	Future Assumptions
Percent of Land Designated: Critical Areas (Constrained)	Actual percentage	Not Available	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.
Percent of Land Used for: Recreation / Park	Local parks: .003 acres per capita; Regional parks: .007 acres per capita; Open Space: .002 acres per capita	Not Available	Federal, State, County, Metro Parks and City of Tacoma owned parcels were removed from the inventory.
Percent of Land Used for: Public Facilities / Institutions	Existing percentage	Not Available	Federal, State, County, Metro Parks and City of Tacoma owned parcels were removed from the inventory.
Percent of Land in Residentially Zoned Districts for non-residential uses	Not Available	Residential/Non-Residential: R1: 100%/0% R2: 99%/1% R3: 92%/8% R4: 9%/91% R4L: 0%/100% R5: 100%/0%	3%
Percent of Land Unavailable for Development	Not Available	Not Available	R1, R2: 5% Other Residential and Mixed Use Districts: vacant 5% underdeveloped 20% Commercial Districts: vacant 5% underdeveloped 20% redevelopable 25%
Employees per Gross Acre	Not Available	Not Available	Manufacturing/WTCU: 11.2 employees per acre Retail/FIRES: 34.3 employees per acre Downtown Tacoma: 318 employees per acre Displaced Employees: Commercial, 10 emp./acre Industrial, 4 emp./acre

¹Maximum allowable densities

Table 7 - City of Tacoma Assumptions for Vacant (net) Lots and Underdeveloped Parcels		
Zoning District	Vacant (net) Lot Size	Underdeveloped Parcel Size
R1	Greater than 0.069 acres and less than or equal to 0.34 acres	Non-vacant parcels with the legal capacity for one or more additional dwelling units.
R2	Greater than 0.069 acres and less than or equal to 0.228 acres	
R3	Greater than 0.069 acres and less than or equal to 0.138 acres	
R4	Greater than 0.069 acres and less than or equal to 0.138 acres	
R4L, R4-PRD, R5-PRD	Greater than 0.069 acres and less than or equal to 0.138 acres	
R4-VSD	Greater than 0.069 acres and less than or equal to 0.138 acres	Non-vacant parcels with the legal capacity for one or more additional dwelling units but whose existing structures are less than two stories.
R5	Greater than 0.069 acres and less than or equal to 0.138 acres	
RCX-N	Less than or equal to 0.138 acres	
RCX-U	Less than or equal to 0.138 acres	
DR	Less than or equal to 0.138 acres	
CCX, NCX-ST	Less than or equal to 0.138 acres	
DMU	Less than or equal to 0.138 acres	Non-vacant parcels with existing structures less than two stories.
NCX	Less than or equal to 0.138 acres	
UCX	Less than or equal to 0.138 acres	
DCC	Less than or equal to 0.138 acres	
WR	Less than or equal to 0.138 acres	
S	Greater than 0.069 acres and less than or equal to 0.138 acres	Non-vacant parcels with the legal capacity for one or more additional dwelling units.

Table 8 – City of Tacoma
Supply of Land/Lots for Residential Development

Zoning District	R1			R2			R3		
Zoning Density	R1			R2			R3		
Land Type	Vacant (gross)	Vacant (net) ≤0.34ac	Under-developed	Vacant (gross)	Vacant (net) ≤0.228ac	Under-developed ²	Vacant (gross)	Vacant (net) ≤0.138ac	Under-developed ²
Gross Acres¹	171.56	26.43	293.28	644.57	122.40	2272.13	28.43	1.73	58.88
Future Capital Facilities	0.49			1.36		0.25	0.49		
Adjusted Gross Acres	171.07		293.28	643.21		2271.88	27.94		58.88
Individual Plat Deductions	Roads	36.57		14.34	111.96		122.21	3.14	1.33
	Critical Areas	64.26		40.76	181.24		186.38	8.50	3.53
	Parks and Open Space	N/A		N/A	N/A		N/A	N/A	N/A
	Stormwater Facilities	N/A		N/A	N/A		N/A	N/A	N/A
Net Acres	70.24		238.18	350.01		1963.29	16.30		54.02
Non-Residential Uses	2.11		7.15	10.50		58.90	0.49		1.62
Adjusted Net Acres	68.13		231.03	339.51		1904.39	15.81		52.40
Land Unavailable for Development	3.41		11.55	16.98		95.22	0.79		10.48
Final Adjusted Net Acres	64.72		219.48	322.53		1809.17	15.02		41.92
Total Adjusted Net Acres	284.20			2131.70			56.94		
One potential dwelling unit per vacant (net) lot		116			862			18	
One displaced unit per underdeveloped parcel³			528			5165			242

¹ In Mixed Use Districts, gross acres represent only the land assumed for residential uses. See Table 5 “Development Assumptions and Trends”

² Includes land with commercial uses that will redevelop as residential to meet the assumed residential/commercial split in mixed use zones. See Table 5.

³ Displaced units represent a percentage of the gross acres vs. market availability

Table 8 – City of Tacoma
Supply of Land/Lots for Residential Development

Zoning District	R4			R4L, R4-PRD, R5-PRD			R5		
Zoning Density	R4			R4L			R5		
Land Type	Vacant (gross)	Vacant (net) ≤0.138ac	Under-Developed ²	Vacant (gross)	Vacant (net) ≤0.138ac	Under-developed ²	Vacant (gross)	Vacant (net) ≤0.138ac	Under-developed ²
Gross Acres¹	10.98	2.51	15.39	10.04	0.71	45.57	2.18	1.22	8.54
Future Capital Facilities	0.49			0.49			0.49		
Adjusted Gross Acres	10.49		15.39	9.55		45.57	1.69		8.54
Individual Plat Deductions	Roads	0.29		0.77	1.28		4.62	0.00	0.42
	Critical Areas	1.70		1.33	0.90		2.31	0.38	0.15
	Parks and Open Space	N/A		N/A	N/A		N/A	N/A	N/A
	Stormwater Facilities	N/A		N/A	N/A		N/A	N/A	N/A
Net Acres	8.50		13.17	7.37		38.59	1.31		7.94
Non-Residential Uses	0.26		0.40	0.22		1.16	0.04		0.24
Adjusted Net Acres	8.24		12.77	7.15		37.43	1.27		7.70
Land Unavailable for Development	0.41		2.55	0.36		7.49	0.06		1.54
Final Adjusted Net Acres	7.83		10.22	6.79		29.94	1.21		6.16
Total Adjusted Net Acres	18.05			36.73			7.37		
One potential dwelling unit per vacant (net) lot		28			8			14	
One displaced unit per underdeveloped parcel³			51			506			32

¹ In Mixed Use Districts, gross acres represent only the land assumed for residential uses. See Table 5 “Development Assumptions and Trends”

² Includes land with commercial uses that will redevelop as residential to meet the assumed residential/commercial split in mixed use zones. See Table 5.

³ Displaced units represent a percentage of the gross acres vs. market availability

Table 8 – City of Tacoma
Supply of Land/Lots for Residential Development

Zoning District	RCX-N			RCX-U			DR		
Zoning Density	RCX-N			RCX-U			DR		
Land Type	Vacant (gross)	Vacant (net) ≤0.138ac	Under-developed	Vacant (gross)	Vacant (net) ≤0.138ac	Under-developed	Vacant (gross)	Vacant (net) ≤0.138ac	Under-developed ²
Gross Acres¹	0.30	0.21	20.44	7.76	0.71	52.73	5.99	5.18	32.80
Future Capital Facilities	N/A			N/A			N/A		
Adjusted Gross Acres	0.30		20.44	7.76		52.73	5.99		32.80
Individual Plat Deductions	Roads	0.00		0.00	1.48		1.94	0.00	1.26
	Critical Areas	0.00		0.00	0.64		0.40	0.00	0.00
	Parks and Open Space	N/A		N/A	N/A		N/A	N/A	N/A
	Stormwater Facilities	N/A		N/A	N/A		N/A	N/A	N/A
Net Acres	0.30		20.44	5.64		50.39	5.99		31.54
Non-Residential Uses	0.01		0.61	0.17		1.51	0.18		0.95
Adjusted Net Acres	0.29		19.83	5.47		48.88	5.81		30.59
Land Unavailable for Development	0.01		3.97	0.27		9.78	0.29		6.12
Final Adjusted Net Acres	0.28		15.86	5.20		39.10	5.52		24.47
Total Adjusted Net Acres	16.14			44.30			29.99		
One potential dwelling unit per vacant (net) lot		3			5			60	
One displaced unit per underdeveloped lot³			154			253			216

¹ In Mixed Use Districts, gross acres represent only the land assumed for residential uses. See Table 5 “Development Assumptions and Trends”

² Includes land with commercial uses that will redevelop as residential to meet the assumed residential/commercial split in mixed use zones. See Table 5.

³ Displaced units represent a percentage of the gross acres vs. market availability

Table 8 – City of Tacoma
Supply of Land/Lots for Residential Development

Zoning District	CCX, NCX-ST			DMU			NCX		
Zoning Density	CCX			DMU			NCX		
Land Type	Vacant (gross)	Vacant (net) ≤0.138ac	Under-developed	Vacant (gross)	Vacant (net) ≤0.138ac	Under-developed	Vacant (gross)	Vacant (net) ≤0.138ac	Under-developed
Gross Acres¹	0.72	N/A	17.34	N/A	1.27	2.35	N/A	0.86	15.50
Future Capital Facilities	N/A								
Adjusted Gross Acres	0.72		17.34			2.35			15.50
Individual Plat Deductions	Roads	0.00		3.42			0.00		1.73
	Critical Areas	0.01		0.01			0.00		0.02
	Parks and Open Space	N/A		N/A			N/A		N/A
	Stormwater Facilities	N/A		N/A			N/A		N/A
Net Acres	0.71		13.91			2.35			13.75
Non-Residential Uses	0.02		0.42			0.07			0.41
Adjusted Net Acres	0.69		13.49			2.28			13.34
Land Unavailable for Development	0.03		2.70			0.46			2.67
Final Adjusted Net Acres	0.66		10.79			1.82			10.67
Total Adjusted Net Acres	11.45			1.82			10.67		
One potential dwelling unit per vacant (net) lot		0			12			11	
One displaced unit per underdeveloped parcel²			23			14			51

¹ In Mixed Use Districts, gross acres represent only the land assumed for residential uses. See Table 5 “Development Assumptions and Trends”

² Displaced units represent a percentage of the gross acres vs. market availability

Table 8 – City of Tacoma
Supply of Land/Lots for Residential Development

Zoning District	UCX			DCC			S		
Zoning Density	UCX			DCC			S		
Land Type	Vacant (gross)	Vacant (net) ≤0.138ac	Under-developed	Vacant (gross)	Vacant (net) ≤0.138ac	Under-developed	Vacant (gross)	Vacant (net) ≤0.138ac	Under-developed
Gross Acres¹	3.02	0.08	66.88	N/A	1.33	6.45	12.49	0.11	N/A
Future Capital Facilities	N/A						N/A		
Adjusted Gross Acres	3.02		66.88			6.45	12.49		
Individual Plat Deductions	Roads	0.11		12.74			0.18	1.32	
	Critical Areas	0.00		0.00			0.00	0.00	
	Parks and Open Space	N/A		N/A			N/A	N/A	
	Stormwater Facilities	N/A		N/A			N/A	N/A	
Net Acres	2.91		54.14			6.27	11.17		
Non-Residential Uses	0.09		1.62			0.19	0.34		
Adjusted Net Acres	2.82		55.76			6.08	10.83		
Land Unavailable for Development	0.14		11.15			1.22	0.54		
Final Adjusted Net Acres	2.68		44.61			4.86	10.29		
Total Adjusted Net Acres	47.29			4.86			10.29		
One potential dwelling unit per vacant (net) lot		1			14			1	
One displaced unit per underdeveloped parcel²			82			43			0

¹ In Mixed Use Districts, gross acres represent only the land assumed for residential uses. See Table 5 “Development Assumptions and Trends”

² Displaced units represent a percentage of the gross acres vs. market availability

Table 8 – City of Tacoma Supply of Land/Lots for Residential Development						
Zoning District		R4-VSD			WR	
Zoning Density		R4-VSD			WR	
Land Type		Vacant (gross)	Vacant (net) \leq 0.138ac	Under-developed	Vacant (gross)	Vacant (net) \leq 0.138ac
Gross Acres¹		N/A	N/A	0.68	4.89	1.53
Future Capital Facilities					N/A	
Adjusted Gross Acres				0.68	4.89	18.23
Individual Plat Deductions	Roads			0.00	0.55	0.81
	Critical Areas			0.09	0.00	0.00
	Parks and Open Space			N/A	N/A	N/A
	Stormwater Facilities			N/A	N/A	N/A
Net Acres				0.59	4.34	18.05
Non-Residential Uses				0.02	0.13	0.54
Adjusted Net Acres				0.57	4.21	17.51
Land Unavailable for Development				0.11	0.21	3.50
Final Adjusted Net Acres				0.46	4.00	14.01
Total Adjusted Net Acres		0.46			18.01	
One potential dwelling unit per vacant (net) lot		0			18	
One displaced unit per underdeveloped parcel²				15		55

¹ In Mixed Use Districts, gross acres represent only the land assumed for residential uses. See Table 5
“Development Assumptions and Trends”

² Displaced units represent a percentage of the gross acres vs. market availability

Table 9 – City of Tacoma Housing Unit Needs						
2000 Population	Adjusted 2017 Population	Population Growth (2000-2017)	Assumed Household Size	Housing Units Needed	Plus Displaced Units from Underdeveloped Residential	Total Housing Units Needed
193,556	247,700	54,144	2.45	22,100	8,832	30,932

Table 10 – City of Tacoma
Housing Unit Capacity

Zoning Districts	Zoning Density	Adjusted Net Acres	Assumed Density	Unit Capacity	Plus 1 Dwelling Unit per Vacant (net) Lot	Housing Capacity
R1	R1	284.20	5.81	1,651	116	1,767
R2	R2	2,131.70	8.71	18,567	862	19,429
R3	R3	56.94	14.52	827	18	845
R4	R4	18.05	72.60	1,310	28	1,338
R4L, R4-PRD, R5-PRD	R4L	36.73	29.04	1,067	8	1,075
R5	R5	7.37	188.76	1,391	14	1,405
RCX-N	RCX-N	16.14	48.00	775	3	778
RCX-U	RCX-U	44.30	52.00	2,304	5	2,309
DR	DR	29.99	137.00	4,109	60	4,169
CCX, NCX-ST	CCX	11.45	31.00	355	0	355
DMU	DMU	1.82	104.00	189	12	201
NCX	NCX	10.67	27.00	288	11	299
UCX	UCX	47.29	34.00	1,608	1	1,609
DCC	DCC	4.86	154.00	748	14	762
S	S	10.29	29.04	299	1	300
R4-VSD	R4-VSD	0.46	43.56	20	0	20
WR	WR	18.01	157.00	2,828	18	2,846
					Total Housing Capacity	39,507

**Table 11 – City of Tacoma
Supply of Land for Commercial/Industrial Employment**

Comprehensive Plan Designation	DR			CCX, NCX-ST		
Zoning District	DR			CCX		
Land Type	Vacant	Re-developable	Under-developed	Vacant	Re-developable	Under-developed
Gross Acres¹	N/A	7.76	N/A	6.02	12.50	144.03
Future Capital Facilities		N/A		N/A	N/A	N/A
Gross Acres with Facilities Deduction		7.76		6.02	12.50	144.03
Land Unavailable for Development		1.94		0.30	3.13	28.81
Adjusted Gross Acres		5.82		5.72	9.37	115.22
Total Adjusted Gross Acres		5.82			130.31	
Displaced Employees²		58			94	
One displaced unit per underdeveloped parcel³			0			189

**Table 11 – City of Tacoma
Supply of Land for Commercial/Industrial Employment**

Comprehensive Plan Designation	DMU			NCX		
Zoning District	DMU			NCX		
Land Type	Vacant	Re-developable	Under-developed	Vacant	Re-developable	Under-developed
Gross Acres¹	2.18	4.61	4.06	1.87	13.42	33.79
Future Capital Facilities	N/A	N/A	N/A	N/A	N/A	N/A
Gross Acres with Facilities Deduction	2.18	4.61	4.06	1.87	13.42	33.79
Land Unavailable for Development	0.11	1.15	0.81	0.09	3.36	6.76
Adjusted Gross Acres	2.07	3.46	3.25	1.78	10.06	27.03
Total Adjusted Gross Acres		8.78			38.87	
Displaced Employees²		35			101	
One displaced unit per underdeveloped parcel³			22			107

¹ In Mixed Use Districts, gross acres represent only the land assumed for commercial uses. See Table 5.

² Displaced employees represent the adjusted gross acres multiplied by an employee per acre factor. See Table 5

³ Displaced units represent a percentage of the gross acres vs. market availability.

Table 11 – City of Tacoma Supply of Land for Commercial/Industrial Employment						
Comprehensive Plan Designation	UCX			DCC		
Zoning District	UCX			DCC		
Land Type	Vacant	Re-developable	Under-developed	Vacant	Re-developable	Under-developed
Gross Acres¹	7.46	41.31	161.17	0.91	18.02	4.42
Future Capital Facilities	N/A	N/A	N/A	N/A	N/A	N/A
Gross Acres with Facilities Deduction	7.46	41.31	161.17	0.91	18.02	4.42
Land Unavailable for Development	0.37	10.33	32.23	0.05	4.51	0.88
Adjusted Gross Acres	7.09	30.98	128.94	0.86	13.51	3.54
Total Adjusted Gross Acres	167.01			17.91		
Displaced Employees²		310			135	
One displaced unit per underdeveloped parcel³			190			30

Table 11 – City of Tacoma Supply of Land for Commercial/Industrial Employment						
Comprehensive Plan Designation	CIX			C1, C2, CFV, CFP, CPN		
Zoning District	CIX			C1		
Land Type	Vacant	Re-developable	Under-developed	Vacant	Re-developable	Under-developed
Gross Acres¹	3.34	16.82	57.52	30.33	125.16	243.23
Future Capital Facilities	N/A	N/A	N/A	N/A	N/A	N/A
Gross Acres with Facilities Deduction	3.34	16.82	57.52	30.33	125.16	243.23
Land Unavailable for Development	0.17	4.21	11.50	1.52	31.29	48.65
Adjusted Gross Acres	3.17	12.61	46.02	28.81	93.87	194.58
Total Adjusted Gross Acres	61.80			317.26		
Displaced Employees²		126			939	
One displaced unit per underdeveloped parcel³			64			526

¹ In Mixed Use Districts, gross acres represent only the land assumed for commercial uses. See Table 5.

² Displaced employees represent the adjusted gross acres multiplied by an employee per acre factor. See Table 5

³ Displaced units represent a percentage of the gross acres vs. market availability.

Table 11 – City of Tacoma Supply of Land for Commercial/Industrial Employment						
Comprehensive Plan Designation	C3, CPC			M1		
Zoning District	C3			M1		
Land Type	Vacant	Re- developable	Under- developed	Vacant	Re- developable	Under- developed
Gross Acres¹	0.08	24.47	49.52	17.63	74.29	115.24
Future Capital Facilities	N/A	N/A	N/A	N/A	N/A	N/A
Gross Acres with Facilities Deduction	0.08	24.47	49.52	17.63	74.29	115.24
Land Unavailable for Development	0.00	6.12	9.90	0.88	18.57	23.05
Adjusted Gross Acres	0.08	18.35	39.62	16.75	55.72	92.19
Total Adjusted Gross Acres	58.05			164.66		
Displaced Employees²		184			223	
One displaced unit per underdeveloped parcel³			0			102

Table 11 – City of Tacoma Supply of Land for Commercial/Industrial Employment						
Comprehensive Plan Designation	M2, M3			PDB		
Zoning District	M2			PDB		
Land Type	Vacant	Re- developable	Under- developed	Vacant	Re- developable	Under- developed
Gross Acres¹	469.28	837.32	1160.82	0.85	4.49	10.23
Future Capital Facilities	N/A	N/A	N/A	N/A	N/A	N/A
Gross Acres with Facilities Deduction	469.28	837.32	1160.82	0.85	4.49	10.23
Land Unavailable for Development	23.46	209.33	232.16	0.04	1.12	2.05
Adjusted Gross Acres	445.82	627.99	928.66	0.81	3.37	8.18
Total Adjusted Gross Acres	2002.47			12.36		
Displaced Employees²		2,512			34	
One displaced unit per underdeveloped parcel³			131			2

¹ In Mixed Use Districts, gross acres represent only the land assumed for commercial uses. See Table 5.

² Displaced employees represent the adjusted gross acres multiplied by an employee per acre factor. See Table 5

³ Displaced units represent a percentage of the gross acres vs. market availability.

Table 11 – City of Tacoma Supply of Land for Commercial/Industrial Employment						
Comprehensive Plan Designation	S			WR		
Zoning District	S			WR		
Land Type	Vacant	Re-developable	Under-developed	Vacant	Re-developable	Under-developed
Gross Acres¹	59.30	136.71	182.84	0.59	11.00	1.68
Future Capital Facilities	N/A	N/A	N/A	N/A	N/A	N/A
Gross Acres with Facilities Deduction	59.30	136.71	182.84	0.59	11.00	1.68
Land Unavailable for Development	2.97	48.26	36.57	0.03	2.75	0.34
Adjusted Gross Acres	56.33	88.45	146.27	0.56	8.25	1.34
Total Adjusted Gross Acres	291.05			10.15		
Displaced Employees²		885			83	
One displaced unit per underdeveloped parcel³			34			5

¹ In Mixed Use Districts, gross acres represent only the land assumed for commercial uses. See Table 5.

² Displaced employees represent the adjusted gross acres multiplied by an employee per acre factor. See Table 5

³ Displaced units represent a percentage of the gross acres vs. market availability.

Table 12 – City of Tacoma Employment Needs				
2000 Employment Estimate	Adjusted 2017 Employment Target	Employment Growth (2000-2017)	Plus Displaced Employees from Redevelopable Commercial	Additional Employment Needs
111,407	148,962	37,555	5,719	43,274

Table 13 – City of Tacoma Employment Capacity				
Comprehensive Plan Zoning	Zoning Density	Adjusted Net Acres	Employees per Acres	Employment Capacity
DR	DR	5.82	318.0	1,851
CCX, NCX-ST	CCX	130.31	34.3	4,470
DMU	DMU	8.78	318.0	2,792
NCX	NCX	38.87	34.3	1,333

**Table 13 – City of Tacoma
 Employment Capacity**

Comprehensive Plan Zoning	Zoning Density	Adjusted Net Acres	Employees per Acres	Employment Capacity
UCX	UCX	167.01	34.3	5,728
DCC	DCC	17.91	318.0	5,695
CIX	CIX	61.80	34.3	2,120
C1, C2, CFV, CFP, CPN	C1	317.26	34.3	10,882
C3, CPC	C3	58.05	34.3	1,991
M1	M1	164.66	11.2	1,844
M2, M3	M2	2002.47	11.2	22,428
PDB	PDB	12.36	34.3	424
S	S	291.05	34.3	9,983
WR	WR	10.15	34.3	348
Total Employment Capacity				71,889

City of University Place

The City of University Place is located south of Tacoma on the Puget Sound. The City, which incorporated in 1995, encompasses approximately 8.4 square miles (5,380 acres). At incorporation, the City of University Place was built out at urban density, therefore its growth potential is through infill development.

The City's 2000 population and employment estimates and 2017 population allocation and employment target are provided below. Since 1995, the City of University Place has annexed approximately 80 acres through seven separate proposals.

	Population	Employment
2000	29,933 ¹	5,652 ⁴
2017	33,500 ²	7,933
Adjusted 2017³	33,500	7,933

¹ 2000 Census figures, Washington State Office of Financial Management

² Pierce County Council Resolution No. R2000-173

³ Adjusted to incorporate property annexed since 1995

⁴ 2000 estimate from PSRC

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. The following table describes the City's 10 land use designations and 10 implementing zones:

University Place Land Use Designations	Implementing Zones
<u>Single Family Residential (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 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>Two Family Residential (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.	<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
<u>Multi-Family (MF)</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 12 dwelling units per acre.	<u>Multi-Family Residential MF</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 12 dwelling units per acre.
<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.	<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.
<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.	<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.
<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.	<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.
<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 12 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 12 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.

University Place Land Use Designations		Implementing Zones	
<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.	
<u>Public Facility (PF)</u> Includes property currently owned or operated by a public entity including fire stations, public schools and parks.		<u>Public Facilities PF</u> Includes property currently owned or operated by a public entity including fire stations, public schools and parks.	

Table 3 - City of University Place
Summary of Residential Density – Building Permits

Land Use Designation	Zoning District	Density /Units	1995	1996	1997	1998	1999	2000
R-1	R-1	Density	N/A	N/A	N/A	5.17	5.34	7.62
		Units				84	181	23
R-2	R-2	Density	N/A	N/A	N/A	5.41	10.07	18.19
		Units				12	14	2
Mixed Use District	MU	Density	N/A	N/A	N/A	N/A	N/A	4.55
		Units						6

Table 4 - City of University Place
Summary of Residential Density – Approved Final Plats

Land Use Designation	Zoning District	Density /Lots	1995	1996	1997	1998	1999	2000
R-1	R-1	Gross	N/A	N/A	N/A	3.58	0.90	8.61
		Net				6.31	0.90	9.52
		Lots				158	3	27
Mixed Use District	MU	Gross	N/A	NA	N/A	N/A	N/A	1.78
		Net						1.78
		Lots						4

**Table 5 - City of University Place
 Summary of Commercial Permits**

Land Use Designation	Zoning District	Densit y/Lots	1995	1996	1997	1998	1999	2000
Town Center	Town Center	Gross Acres	N/A	N/A	N/A	5.01	N/A	N/A
		Bldg. Sq. Ft.				80,573		
		FAR				0.37		
Neighborhood Commercial	NC	Gross Acres	N/A	N/A	N/A	N/A	10.66	0.20
		Bldg. Sq. Ft.					149,263	2,650
		FAR					0.31	0.30
Commercial	C	Gross Acres	N/A	N/A	N/A	N/A	N/A	1.00
		Bldg. Sq. Ft.						4,775
		FAR						0.11
Light Industrial - Business	LI-B	Gross Acres	N/A	N/A	N/A	N/A	N/A	0.88
		Bldg. Sq. Ft.						6,588
		FAR						0.17

**Table 6 - City of University Place
 Development Assumptions and Trends**

	Comprehensive Plan Assumption	1995-2000 Average	Future Assumptions
People per Household	2.2 people per household	Not Applicable	2.45 people per household
Residential Density	Single Family: 4-6 du/a Duplex: 6-8 du/a Multi-Family: 10-12 du/a	Permits: 5.55du/na Plats: 3.63du/ga; 5.74du/na Permits Trend: Increasing Plats Trend: Variable	R-1: 6.00du/na R-2: 8.00du/na MF: 12.00du/na MU: 12.00du/na MU-O: 12.00du/na
Mixed Use Zoning Districts: Percent of Land Developed Residential & Commercial	50% res. / 50% com.	MU: 35% / 65% NC: 0% / 100% TC: 0% / 100%	MU, MU-O: 50% residential / 50% commercial

**Table 6 - City of University Place
Development Assumptions and Trends**

	Comprehensive Plan Assumption	1995-2000 Average	Future Assumptions
Percent of Land Used for: Roads and R.O.W.	No Assumption	Not Available	15%
Percent of Land Designated: Critical Areas (Constrained)	22.8%	Not Available	Parcel specific critical area data. Includes areas steep slopes and 50% of wetlands
Percent of Land Used for: Recreation / Park	No Assumption	Not Available	Not Applicable
Percent of Land Used for: Public Facilities / Institutions	No Assumption	Not Available	Documented needs
Percent of Land in Residentially Zoned Districts for non-residential uses	Not Available	Not Available	3%
Percent of Land Unavailable for Development	No Assumption	Not Available	R1, R2, :10% MF, MU, MU-O: vacant, 10% underdeveloped, 20% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%
Employees per Gross Acre	1 job per 5 residents	Not Available	Manufacturing/WTCU: 11.2 employees per acre Retail/FIRES: 34.3 employees per acre Government: 22.7 employees per acre Displaced Employees: Commercial, 10 emp./acre Industrial, 4 emp./acre The Chambers Creek Properties will provide 650 jobs, all in University Place.

Table 7 - City of University Place Assumptions for Vacant (net) Lots and Underdeveloped Parcels		
Zoning District	Vacant (net) Lot Size	Underdeveloped Parcel Size
R1	Greater than 0.12 acres and less than or equal to 0.50 acres	Parcels with a dwelling unit and improvement value to the land value ratio of .01 to .99, which can be further subdivided
R2	Greater than 0.12 acres and less than or equal to 0.33 acres	
MF	Greater than 0.12 acres and less than or equal to 0.20 acres	
MU	Greater than 0.12 acres and less than or equal to 0.20 acres	
MU-O	Greater than 0.12 acres and less than or equal to 0.20 acres	

Table 8 – City of University Place
Supply of Land/Lots for Residential Development

Comprehensive Plan Designation	Single Family Residential			Two Family Residential			Multi Family		
Zoning District	R1			R2			MF		
Land Type	Vacant (gross)	Vacant (net) ≤0.50ac	Under-Developed ²	Vacant (gross)	Vacant (net) ≤0.33ac	Under-developed ²	Vacant (gross)	Vacant (net) ≤0.20ac	Under-developed ²
Gross Acres¹	83.86	86.20	135.85	110.82	3.84	61.49	8.45	16.85	20.59
Future Capital Facilities	1.78		1.84	15.40			N/A		
Adjusted Gross Acres	82.08		134.01	95.42		61.49	8.45		20.59
Individual Plat Deductions	Roads	12.31		20.10	14.31		9.22	1.27	
	Critical Areas	14.60		4.45	16.30		11.07	0.15	
	Parks and Open Space	N/A		N/A	N/A		N/A	N/A	N/A
	Stormwater Facilities	N/A		N/A	N/A		N/A	N/A	N/A
Net Acres	55.17		109.46	64.81		41.20	7.03		17.36
Non-Residential Uses	1.66		3.28	1.94		1.24	0.21		0.52
Adjusted Net Acres	53.51		106.18	62.87		39.96	6.82		16.84
Land Unavailable for Development	5.35		10.62	6.29		4.00	0.68		3.37
Final Adjusted Net Acres	48.16		95.56	56.58		35.96	6.14		13.47
Total Adjusted Net Acres	143.72			92.54			19.61		
One potential dwelling unit per vacant (net) lot		335			15			352	
One displaced unit per underdeveloped parcel³			78			16			6

¹ In Mixed Use Districts, gross acres represent only the land assumed for residential uses. See Table 5 “Development Assumptions and Trends”

² Includes land with commercial uses that will redevelop as residential to meet the assumed residential/commercial split in mixed use zones. See Table 5.

³ Displaced units represent a percentage of the gross acres vs. market availability

**Table 8 – City of University Place
 Supply of Land/Lots for Residential Development**

Comprehensive Plan Designation	Mixed Use			Mixed Use-Office		
Zoning District	MU			MU-O		
Land Type	Vacant (gross)	Vacant (net) \leq 0.20ac	Under-Developed ²	Vacant (gross)	Vacant (net) \leq 0.20ac	Under-developed
Gross Acres¹	3.07	N/A	0.67	3.79	N/A	0.66
Future Capital Facilities	N/A			N/A		
Adjusted Gross Acres	3.07		0.67	3.79		0.66
Individual Plat Deductions	Roads	0.46		0.10	0.57	0.10
	Critical Areas	0.01		0.00	0.10	0.02
	Parks and Open Space	N/A		N/A	N/A	N/A
	Stormwater Facilities	N/A		N/A	N/A	N/A
Net Acres	2.60		0.57	3.12		0.54
Non-Residential Uses	0.08		0.02	0.09		0.02
Adjusted Net Acres	2.52		0.55	3.03		0.52
Land Unavailable for Development	0.25		0.11	0.30		0.10
Final Adjusted Net Acres	2.27		0.44	2.73		0.42
Total Adjusted Net Acres	2.71			3.15		
One potential dwelling unit per vacant (net) lot		0			0	
One displaced unit per underdeveloped lot³			1			1

¹ In Mixed Use Districts, gross acres represent only the land assumed for residential uses. See Table 5 “Development Assumptions and Trends”

² Includes land with commercial uses that will redevelop as residential to meet the assumed residential/commercial split in mixed use zones. See Table 5.

³ Displaced units represent a percentage of the gross acres vs. market availability

**Table 9 – City of University Place
Housing Unit Needs**

2000 Population	Adjusted 2017 Population	Population Growth (2000-2017)	Assumed Household Size	Housing Units Needed	Plus Displaced Units from Underdeveloped Residential	Total Housing Units Needed
29,933	33,500	3,567	2.45	1,456	106	1,562

**Table 10 – City of University Place
Housing Unit Capacity**

Comprehensive Plan Designation	Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	Plus 1 Dwelling Unit per Vacant (net) Lot	Housing Supply
Single Family Residential	R1	143.72	6.00	862	335	1,197
Two Family Residential	R2	92.54	8.00	740	15	755
Multi-Family	MF	19.61	12.00	235	352	587
Mixed Use	MU	2.71	12.00	33	0	33
Mixed Use - Office	MU-O	3.15	12.00	38	0	38
					Total Housing Capacity	2,610

**Table 11 – City of University Place
Supply of Land for Commercial/Industrial Employment**

Comprehensive Plan Designation	Mixed Use			Mixed Use		
Zoning District	MU			MU-O		
Land Type	Vacant	Re-developable	Under-developed	Vacant	Re-developable	Under-developed
Gross Acres ¹	N/A	3.74	N/A	2.29	1.50	0.66
Future Capital Facilities		N/A		N/A	N/A	N/A
Gross Acres with Facilities Deduction		3.74		2.29	1.50	0.66
Land Unavailable for Development		1.87		0.23	0.75	0.17
Adjusted Gross Acres		1.87		2.06	0.75	0.49
Total Adjusted Gross Acres	1.87			3.30		
Displaced Employees ²		19			8	
One displaced unit per underdeveloped parcel ³			0			1

Table 11 – City of University Place
Supply of Land for Commercial/Industrial Employment

Comprehensive Plan Designation	Neighborhood Commercial			Public Facilities		
Zoning District	NC			PF		
Land Type	Vacant	Re-developable	Under-developed	Vacant	Re-developable	Under-developed
Gross Acres¹	4.34	6.94	0.26	42.37	N/A	N/A
Future Capital Facilities	N/A	N/A	N/A	29.62		
Gross Acres with Facilities Deduction	4.34	6.94	0.26	12.75		
Land Unavailable for Development	0.43	3.47	0.07	1.28		
Adjusted Gross Acres	3.91	3.47	0.19	11.47		
Total Adjusted Gross Acres	7.57			11.47		
Displaced Employees²		35			0	
One displaced unit per underdeveloped parcel³			1			0

Table 11 – City of University Place
Supply of Land for Commercial/Industrial Employment

Comprehensive Plan Designation	Public Facilities			Light Industrial – Business Park		
Zoning District	PF – Chambers Creek Property			IB		
Land Type	Vacant	Re-developable	Under-developed	Vacant	Re-developable	Under-developed
Gross Acres¹	14.37	376.22		N/A	9.46	N/A
Future Capital Facilities	N/A	N/A			N/A	
Gross Acres with Facilities Deduction	14.37	376.22			9.46	
Land Unavailable for Development	N/A	N/A			4.73	
Adjusted Gross Acres	14.37	376.22			4.73	
Total Adjusted Gross Acres	390.59			4.73		
Displaced Employees²		0 ⁴			19	
One displaced unit per underdeveloped parcel³			0			0

¹ In Mixed Use Districts, gross acres represent only the land assumed for commercial uses. See Table 5.

² Displaced employees represent the adjusted gross acres multiplied by an employee per acre factor. See Table 5

³ Displaced units represent a percentage of the gross acres vs. market availability.

⁴ The Chambers Creek Properties has no displaced employees

**Table 11 – City of University Place
Supply of Land for Commercial/Industrial Employment**

Comprehensive Plan Designation		Town Center			Commercial		
Zoning District		TC			C		
Land Type		Vacant	Re-developable	Under-developed	Vacant	Re-developable	Under-developed
Gross Acres¹		5.44	6.87	4.14	N/A	5.29	N/A
Future Capital Facilities		N/A	N/A	N/A		N/A	
Gross Acres with Facilities Deduction		5.44	6.87	4.14		5.29	
Land Unavailable for Development		0.54	3.44	1.04		2.65	
Adjusted Gross Acres		4.90	3.43	3.10		2.64	
Total Adjusted Gross Acres		52.10			2.64		
Displaced Employees²			34			26	
One displaced unit per underdeveloped parcel³				2			0

¹ In Mixed Use Districts, gross acres represent only the land assumed for commercial uses. See Table 5.

² Displaced employees represent the adjusted gross acres multiplied by an employee per acre factor. See Table 5

³ Displaced units represent a percentage of the gross acres vs. market availability

**Table 12 – City of University Place
Employment Needs**

2000 Employment Estimate	Adjusted 2017 Employment Target	Employment Growth (2000-2017)	Plus Displaced Employees from Redevelopable Commercial	Additional Employment Needs
5,652	7,933	2,281	141	2,563

**Table 13 – City of University Place
Employment Capacity**

Comprehensive Plan Designation	Zoning District	Adjusted Net Acres	Employees per Acres	Employment Capacity
Mixed Use	MU	1.87	34.3	64
	MU-O	3.30	34.3	113
Neighborhood Commercial	NC	7.57	34.3	260
Public Facilities	PF	11.47	22.7	258

**Table 13 – City of University Place
Employment Capacity**

Comprehensive Plan Designation	Zoning District	Adjusted Net Acres	Employees per Acres	Employment Capacity
Public Facilities	PF – Chambers Creek Property	390.59	N/A	650
Light Industrial – Business Park	IB	4.73	11.2	53
Town Center	TC	32.10	34.3	1,101
Commercial	C	2.64	34.3	91
			Total Employment Capacity	2,590

Town of Wilkeson

Along SR 165 and Wilkeson Creek, in northern Pierce County is the Town of Wilkeson. The Town, which incorporated in 1909, covers approximately 0.4 square miles (290 acres). Because of its geographic location to major urban centers, Wilkeson has not seen substantial growth.

The Town's 2000 population and employment estimates and 2017 population allocation and employment target are provided below:

	Population	Employment
2000	395 ¹	81 ⁴
2017	840 ²	270
Adjusted 2017³	840	270

¹ 2000 Census figures, Washington State Office of Financial Management

² Pierce County Council Resolution No. R2000-173

³ Adjusted to incorporate property annexed since 1995

⁴ 2000 estimate from PSRC

Wilkeson adopted its GMA Comprehensive Plan on April 10, 1996 and implementing regulations on July 21, 1998. The Town of Wilkeson's regulations create five implementing zones. Information on the Town's Comprehensive Plan has not yet been provided. 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</u> Public District Provides areas for use by the public.	

**Table 3 - Town of Wilkeson
 Summary of Residential Density – Building Permits**

Land Use Designation	Zoning District	Density /Units	1995-1998	1999	2000
MDR	R-2	Density	4.00	N/A	1.14
		Units	8		2

**Table 4 - Town of Wilkeson
 Summary of Residential Density – Approved Final Plats**

Land Use Designation	Zoning District	Density /Lots	1995	1996	1997	1998	1999	2000
MDR	R-2	Gross	N/A	N/A	N/A	N/A	N/A	0.76
		Net						0.76
		Lots						4

**Table 5 - Town of Wilkeson
 Summary of Commercial Permits**

Land Use Designation	Zoning District	Density/ Lots	1995	1996	1997	1998	1999	2000
Not Applicable		Gross Acres	N/A	N/A	N/A	N/A	N/A	N/A
		Bldg. Sq. Ft.						
		FAR						

**Table 6 – Town of Wilkeson
Development Assumptions and Trends**

	Comprehensive Plan Assumption	1995-2000 Average	Future Assumptions
People per Household	No Assumption	Not Applicable	2.82 people per household
Residential Density	No Assumption	Permits: 2.66du/na Plats: 0.76du/ga 0.76du/na	6-8 dwelling units per acre
Mixed Use Zoning Districts: Percent of Land Developed Residential & Commercial	Not Applicable	Not Applicable	Not Applicable
Percent of Land Used for: Roads and R.O.W.	25%	25%	20%
Percent of Land Designated: Critical Areas (Constrained)	10%	10%	35%
Percent of Land Used for: Recreation / Park	15%	15%	20%
Percent of Land Used for: Public Facilities / Institutions	10%	10%	0%
Percent of Land in Residentially Zoned Districts for non-residential uses	Not Available	Not Available	3%
Percent of Land Unavailable for Development	5%	5%	Residential: 25% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%
Employees per Gross Acre	Not Available	Not Available	Manufacturing/WTCU: 11.2 employees per acre Retail/FIRES: 34.3 employees per acre Government: 22.7 employees per acre Displaced Employees: Commercial, 10 emp./acre Industrial, 4 emp./acre

**Table 7 - Town Wilkeson
Assumptions for Vacant (net) Lots and Underdeveloped Parcels**

Zoning District	Vacant (net) Lot Size	Underdeveloped Parcel Size
RES	Less than or equal to 0.33 acres	Local Determination

Table 8 – Town of Wilkeson Supply of Land/Lots for Residential Development			
Comprehensive Plan Designation	Residential		
Zoning District	RES		
Land Type	Vacant (gross)	Vacant (net) $\leq 0.33\text{ac}$	Under- developed
Gross Acres	16.33	3.49	6.95
Future Capital Facilities	N/A		
Adjusted Gross Acres	16.33		6.95
Individual Plat Deductions	Roads	3.27	1.39
	Critical Areas	5.72	2.43
	Parks and Open Space	3.27	1.39
	Stormwater Facilities	N/A	N/A
Net Acres	4.07		1.74
Non-Residential Uses	0.12		0.05
Adjusted Net Acres	3.98		1.69
Land Unavailable for Development	1.00		0.42
Final Adjusted Net Acres	2.98		1.27
Total Adjusted Net Acres	4.25		
One potential dwelling unit per vacant (net) lot		22	
One displaced unit per underdeveloped parcel¹			8

¹ In Mixed Use Districts, gross acres represent only the land assumed for residential uses. See Table 5
 “Development Assumptions and Trends”

Table 9 – Town of Wilkeson Housing Unit Needs						
2000 Population	Adjusted 2017 Population	Population Growth (2000-2017)	Assumed Household Size	Housing Units Needed	Plus Displaced Units from Underdeveloped Residential	Total Housing Units Needed
395	840	445	2.82	158	8	166

**Table 10 – Town of Wilkeson
Housing Unit Capacity**

Comprehensive Plan Designation	Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	Plus 1 Dwelling Unit per Vacant (net) Lot	Housing Capacity
	RES	4.25	6.00	26	22	48
					Total Housing Capacity	48

**Table 11 – Town of Wilkeson
Supply of Land for Commercial/Industrial Employment**

Comprehensive Plan Designation	Commercial		
Zoning District	C		
Land Type	Vacant	Re-developable	Under-developed
Gross Acres¹	3.34	N/A	N/A
Future Capital Facilities	N/A		
Gross Acres with Facilities Deduction	3.34		
Land Unavailable for Development	0.33		
Adjusted Gross Acres	3.01		
Total Adjusted Gross Acres	3.01		
Displaced Employees²		0	
One displaced unit per underdeveloped parcel³			0

¹ In Mixed Use Districts, gross acres represent only the land assumed for commercial uses. See Table 5.

² Displaced employees represent the adjusted gross acres multiplied by an employee per acre factor. See Table 5

³ Displaced units represent a percentage of the gross acres vs. market availability.

**Table 12 – Town of Wilkeson
Employment Needs**

2000 Employment Estimate	Adjusted 2017 Employment Target	Employment Growth (2000-2017)	Plus Displaced Employees from Redevelopable Commercial	Additional Employment Needs
81	270	189	0	189

**Table 13 – Town of Wilkeson
Employment Capacity**

Comprehensive Plan Designation	Zoning District	Adjusted Net Acres	Employees per Acres	Employment Capacity
	C	3.01	34.3	103
			Total Employment Capacity	103

SECTION IV

CONCLUSION

After Pierce County designated urban growth areas for the County and its 23 cities and towns, the development community questioned local jurisdictions' ability to accommodate the allocated urban 20-year population growth. The Pierce County Buildable Lands program was established to monitor, inventory, and analyze appropriate development data to evaluate the residential and employment capacity for the designated urban areas. A summary of the results is provided below.

The five-year development trends generally indicate an increase in housing density within the urban growth areas and growth management strategies are influencing the density and location of residential growth. Average plat densities increased from an average of 2.42 (net) in 1995 to 4.86 (net) in 2000. Concurrently, the ratio between urban/rural plats has increased. In 1995, plats in the rural area represented 47 percent of total plats, while in 2000 the percentage decreased to 16 percent.

Collectively, the statistics derived from the analyses indicate Pierce County's existing urban growth areas contain the necessary land needs to accommodate the planned growth. A sufficient amount of housing units and employment capacity exists within the urban growth areas. While the analyses may indicate some jurisdictions do not have the housing capacity to meet their needs, the overabundance of other jurisdictions meet the County's overall needs.

Summarizing the tables below, the Pierce County adjusted housing needs for 2017 total 101,951 units. The estimated housing capacity equals 140,303. This difference identifies an excess of dwelling units at approximately 38 percent. Similarly, the 2017 employment needs total 104,004. The estimated employment capacity equals 259,965, representing an excess of approximately 150 percent of total needs.

**Table 18 -Average Urban Residential Density
By Jurisdiction**

Municipality		Average	1995	1996	1997	1998	1999	2000
Auburn	Permits	5.40du/na (236du)	N/A	N/A	N/A	3.63du/na (85du)	7.17du/na (46du)	7.57du/na (105du)
	Plats	4.09du/ga 6.36du/na (244 lots)	N/A	N/A	N/A	N/A	N/A	4.09du/ga 6.36du/na (244 lots)
Bonney Lake	Permits	3.35du/ga (348du)	N/A	3.25du/ga (38du)	3.37du/ga (80du)	2.83du/ga (55du)	3.51du/ga (78du)	3.61du/ga (97du)
	Plats	2.98du/ga (594 lots)	N/A	2.96du/ga (320 lots)	3.95du/ga (72 lots)	3.32du/ga (99 lots)	2.29du/ga 3.29du/na (92 lots)	2.99du/ga 2.99du/na (11 lots)

**Table 18 -Average Urban Residential Density
By Jurisdiction**

Municipality		Average	1995	1996	1997	1998	1999	2000				
Buckley	Permits	3.18du/na (262du)	3.81du/na (20du)	0.77du/na (4du)	4.83du/na (10du)	1.62du/na (24du)	4.39du/na (119du)	3.05du/na (85du)				
	Plats	1.27du/ga 1.27du/na (15 lots)	N/A	N/A	N/A	N/A	2.32du/ga 2.32du/na (2 lots)	1.16du/ga 1.16du/na (13 lots)				
Carbonado	Permits	2.93du/na (3du)	N/A	N/A	5.00du/na (1du)	2.43du/na (2du)	N/A	N/A				
	Plats	N/A	N/A	N/A	N/A	N/A	N/A	N/A				
DuPont	Permits	6.20du/ga (839du)	4.90du/ga 8.44du/na (30du)	7.73du/ga 12.21du/na (265du)	7.08du/ga 11.70du/na (154du)	4.37du/ga 7.22du/na (146du)	6.26du/ga (145du)	6.00du/ga (99du)				
	Plats	2.42du/ga 4.68du/na (626 lots)	4.48du/ga 8.04du/na (80 lots)	6.71du/ga 11.22du/na (84 lots)	3.63du/ga 5.93du/na (174 lots)	N/A	1.01du/ga 2.92du/na (140 lots)	3.52du/ga 3.79 du/na (148 lots)				
Eatonville	Permits	3.01du/na (145du)	2.90du/na (113du)				3.48du/na (32du)	4.78 du/na (28 du)				
	Plats	2.57du/na 2.81dy/ga (9 lots)	N/A				2.57du/na 2.81dy/ga (9 lots)	N/A				
Edgewood	Permits	N/A										
	Plats	N/A										
Fife	Permits	2.85du/na (41du)	N/A	N/A	N/A	0.44du/na (4du)	6.25du/na (12du)	7.46du/na (25du)				
	Plats	5.25du/ga (108 lots)	N/A	8.00du/ga (40 lots)	N/A	N/A	4.37du/ga (68 lots)	N/A				
Fircrest	Permits	7.86du/na (56du)	N/A	N/A	6.45du/na (12du)	5.96du/na (10du)	7.81du/na (10du)	10.39du/na (24du)				
	Plats	4.76du/ga 8.81du/na (52 units) (28 lots)	N/A	7.90du/ga 7.90du/na (2 lots)	4.81du/ga 9.68du/na (24 duplex lots)	2.90du/ga 2.90du/na (2 lots)	N/A	N/A				
Gig Harbor	Permits	2.36du/na (67du)	1.87du/na (19du)	3.69du/na (11du)	3.57du/na (14du)	2.05du/na (23du)	N/A					
	Plats	1.55du/ga 1.61du/na (25 lots)	N/A	1.44du/ga 1.52du/na (17 lots)	2.29du/ga 2.29du/na (2 lots)	1.69du/ga 1.69du/na (2 lots)	1.73du/ga 1.73du/na (4 lots)	N/A				

**Table 18 -Average Urban Residential Density
By Jurisdiction**

Municipality		Average	1995	1996	1997	1998	1999	2000
Lakewood	Permits				N/A			
	Plats				N/A			
Milton	Permits	5.20du/na (259du)	N/A	4.43du/na (42du)	5.73du/na (42du)	6.44du/na (69du)	7.63du/na (23du)	4.31du/na (83du)
	Plats	2.98du/ga 3.38du/na (97 lots)	N/A	4.96du/ga 6.12du/na (54 lots)	3.30du/ga 4.23du/na (17 lots)	2.22du/ga 2.43du/na (17 lots)	1.02du/ga 1.02du/na (9 lots)	N/A
Orting	Permits	4.10du/na (353du)	N/A	2.22du/na (80du)	6.38du/na (83du)	5.06du/na (86du)	5.29du/na (82du)	4.77du/na (22du)
	Plats	4.98du/ga 5.79du/na (187 lots)	N/A	6.00du/ga 6.00du/na (6 lots)	5.93du/ga 6.05du/na (89 lots)	4.34du/ga 6.06du/na (60 lots)	3.15du/ga 4.45du/na (12 lots)	4.69du/ga 5.01du/na (20 lots)
Pacific	Permits				N/A			
	Plats				N/A			
Puyallup	Permits	5.36du/na (1,668du)	3.71du/na (158du)	3.59du/na (151du)	2.83du/na (99du)	8.46du/na (360du)	8.59du/na (417du)	5.16du/na (483du)
	Plats	3.94du/ga 4.83du/na (971 lots)	1.90du/ga 2.03du/na (57 lots)	2.68du/ga 3.14du/na (37 lots)	1.91du/ga 1.97du/na (29 lots)	5.30du/ga 7.38du/na (525 lots)	3.18du/ga 3.83du/na (192 lots)	4.68du/ga 5.16du/na (131 lots)
Roy	Permits	5.58du/na (11du)	10.0du/na (2du)	10.0du/na (1du)	1.61du/na (1du)	N/A	10.0du/na (2du)	5.88du/na (5du)
	Plats	1.85du/ga 1.85du/na (7du)	N/A	N/A	3.13du/ga 3.13du/na (2du)	1.12du/ga 1.12du/na (3du)	N/A	3.03du/ga 3.03du/na (2du)
Ruston	Permits	5.74du/na (22du)	5.23du/na (9du)	5.88du/na (2du)	7.14du/na (1du)	6.67du/na (3du)	6.65du/na (4du)	5.26du/na (3du)
	Plats	N/A	N/A	N/A	N/A	N/A	4.39du/ga 5.09du/na	N/A
South Prairie	Permits	0.70du/a (3du)			0.70du/a (3du)		N/A	N/A
	Plats	N/A			N/A		N/A	N/A

**Table 18 -Average Urban Residential Density
By Jurisdiction**

Municipality		Average	1995	1996	1997	1998	1999	2000
Steilacoom	Permits	3.60du/na (91du)	3.77du/na (12du)	3.33du/na (21du)	4.41du/na (13du)	3.37du/na (20du)	4.01du/na (18du)	2.93du/ga (7du)
	Plats	2.84du/ga 3.35du/na (55 lots)	3.30du/ga 3.70du/na (12 lots)	3.29du/ga 4.18du/na (13 lots)	3.46du/ga 3.46du/na (8 lots)	2.67du/ga 2.67du/na (6 lots)	1.79du/ga 1.79du/na (4 lots)	2.40du/ga 3.65du/na (12 lots)
Sumner	Permits	4.06du/na (426du)	2.14du/na (90du)	5.43du/na (46du)	5.50du/na (107du)	5.91du/na (97du)	4.37du/na (34du)	4.82du/na (52du)
	Plats	4.13du/ga 4.96du/na (199 lots)	2.34du/ga 2.66du/na (25 lots)	2.37du/ga 2.37du/na (5 lots)	3.75du/ga 3.75du/na (2 lots)	4.76du/ga 6.20du/na (99 lots)	5.08du/ga 6.08du/na (62 lots)	3.18du/ga 3.18du/na (6 lots)
Tacoma	Permits	4.10du/ga ¹ 5.75du/na (3,595du)	2.60du/ga 3.87du/na (415du)	4.82du/ga 6.92du/na (544du)	2.97du/ga 3.18du/na (617du)	4.83du/ga 7.98du/na (821du)	5.14du/ga 10.50du/na (603du)	5.45du/ga 7.16du/na (590du)
	Plats	3.88du/ga 5.71du/na (1,726 lots)	5.94du/ga 6.18du/na (256 lots)	5.99du/ga 6.22du/na (97 lots)	6.22du/ga 6.31du/na (474 lots)	5.97du/ga 5.97du/na (18 lots)	3.59du/ga 6.29du/na (463 lots)	2.36du/ga 4.48du/na (418 lots)
University Place	Permits	5.53du/na (322du)	N/A	N/A	N/A	5.20du/na (96du)	5.53du/na (195du)	6.97du/na (31du)
	Plats	3.63du/ga 5.74du/na (192 lots)	N/A	N/A	N/A	3.58du/ga 6.31du/na (158 lots)	0.90du/ga 0.90du/na (3 lots)	5.76du/ga 6.10du/na (31 lots)
Wilkeson	Permits	2.66du/na (10du)	4.00du/ga (8du)				N/A	1.14du/na (2du)
	Plats	0.76du/ga 0.76du/na (4 lots)	N/A				N/A	0.76du/ga 0.76du/na (4 lots)
Pierce County (Urban)	Permits	3.27du/na (8,691du)	2.36du/na (968du)	3.07du/na (1,047du)	2.46du/na (1,134du)	3.21du/na (1,787du)	3.82du/na (1,668du)	4.58du/na (2,087du)
	Plats	2.59du/ga 3.57du/na (7,928 lots)	1.59du/ga 1.88du/na (720 lots)	1.88du/ga 2.58du/na (1,493 lots)	2.57du/ga 3.52du/na (1,238 lots)	3.01du/ga 4.27du/na (1,526 lots)	3.42du/ga 5.47du/na (1,830 lots)	3.92du/ga 5.24du/na (1,121 lots)
Average UGA	Permits	4.02du/na (17,352du)	2.75du/na (1,723du)	4.00du/na (2,257du)	3.04du/na (2,368du)	4.23du/na (3,688du)	4.98du/na (3,488du)	4.95du/na (3,828du)
	Plats	2.88du/ga 3.95du/na (13,040 lots)	2.06du/ga 2.42du/na (1,150 lots)	2.21du/ga 2.88du/na (2,168 lots)	3.20du/ga 4.17du/na (2,153 lots)	3.44du/ga 4.80du/na (2,512 lots)	3.03du/ga 4.95du/na (2,896 lots)	3.43du/ga 4.86du/na (2,161du)

¹ See note from City of Tacoma on page 244

**Table 19 - Pierce County
Urban and Rural Residential Development Split**

		Average	1995	1996	1997	1998	1999	2000
% Urban/Rural	Permits	69% / 31%	55% / 45%	60% / 40%	62% / 38%	71% / 29%	77% / 23%	80% / 20%
% Urban/Rural	Plats	66% / 34%	53% / 47%	47% / 53%	64% / 36%	71% / 29%	83% / 17%	84% / 16%

**Table 20
Summary of Residential Capacity
(Within 1995 Municipal Limits)**

Municipality	Allocated Population Growth (2000 - 2017)	Adjusted Housing Needs* (2000 - 2017)	Assumed Housing Capacity 2017	Variance
Auburn**	2,854	1,019	1,067	48
Bonney Lake	3,413	1,744	2,961	1,217
Buckley	3,105	1,269	501	-768
Carbonado	-51	-1	261	262
DuPont	7,048	2,700	3,647	947
Eatonville	1,218	509	330	-179
Edgewood	7,758	2,917	1,829	-1,088
Fife	4,116	1,860	3,393	1,533
Fircrest	2,182	1,003	645	-358
Gig Harbor	8,435	4,059	1,528	-2,531
Lakewood	17,989	8,866	8,261	-605
Milton	919	450	929	479
Orting	4,240	1,526	2,534	1,008
Pacific	646	243	0	-243
Puyallup	15,786	6,976	3,797	-3,179
Roy	233	96	89	-7
Ruston	52	56	353	297
South Prairie	418	160	72	-88
Steilacoom	901	653	995	342
Sumner	4,446	2,118	1,832	-286
Tacoma	54,144	30,932	39,507	8575
University Place	3,567	1,562	2,610	1,048

Table 20 Summary of Residential Capacity (Within 1995 Municipal Limits)				
Municipality	Allocated Population Growth (2000 - 2017)	Adjusted Housing Needs* (2000 - 2017)	Assumed Housing Capacity 2017	Variance
Wilkeson	445	166	48	-118
Unincorp. Urban Pierce County	50,972	31,068	63,114	32,046
Urban Total	194,836	101,951	140,303	38,352

* Derived from allocated population, assumed person per household, and displaced housing units

** Within 1997 Municipal Limits

Table 21
Summary of Employment Capacity

(Within 1995 Municipal Limits)

Municipality	Employment Growth* 2000 - 2017	Additional Employment Needs* (2000 - 2017)	Assumed Employment Capacity 2017	Variance
Auburn**	50	50	50	0
Bonney Lake	1,172	1,494	5,458	3,964
Buckley	1,148	1,956	4,573	2,617
Carbonado	-5	-5	404	409
DuPont	6,260	6260	8,838	2,578
Eatonville	777	777	976	199
Edgewood	1,209	1,209	2,097	888
Fife	3,936	5,294	12,595	7,301
Fircrest	216	279	332	53
Gig Harbor	1,265	1,986	10,454	8,468
Lakewood	9,380	9,380	10,692	1,312
Milton	-178	18	2,533	2515
Orting	450	450	96	-354
Pacific	1,331	2,053	3,309	1,256
Puyallup	5,460	5,460	9,549	4,089
Roy	1	1	722	721
Ruston	242	330	338	8
South Prairie	258	258	115	-143
Steilacoom	118	272	948	676
Sumner	2,431	2,875	11,039	8,164
Tacoma	37,555	43,274	71,889	28,615
University Place	2,281	2,563	2,590	+27
Wilkeson	189	189	103	-86
Unincorp. Urban Pierce County	8,934	17,581	100,265	82,684
Urban Total	84,480	104,004	259,965	155,961

* A derivative of the 2017 employment targets and estimated 2000 employment estimates.

** Within 1998 Municipal Limits

Pierce County Buildable Lands Projects Future Capital Facilities Needs

Auburn

The City of Auburn has no planned capital facilities needs that need to be taken into account in calculating buildable lands.

The city has identified land for future capital facilities that do not need to be deducted from the buildable lands inventory:

- One school site of **11.45 acres** currently owned by the city, which is included in the employment capacity analysis.
- One well site of **0.23 acres** currently owned by the city.
- Future roads in the two future plats are estimated to require **4.63 acres**. Estimates total 10% of the net acreage. Net acreage is defined as gross acreage minus environmental constraints.

Bonney Lake

The City of Bonney Lake has no planned capital facilities needs to be taken into account in calculating buildable lands. The Sumner School District owns **31.91 acres** for a future high school. This site has not been identified as “vacant, underdeveloped, or redevelopable” on the inventory map.

Buckley

The City of Buckley has no planned capital facilities needs to be taken into account in calculating buildable lands.

Carbonado

The Town of Carbonado has no planned capital facilities needs to be taken into account in calculating buildable lands.

DuPont

Capital facility needs to be deducted from the buildable lands inventory include:

- Pierce Transit has planned that 250 stalls will be constructed in Dupont for Park and Ride needs between 2000 and 2006. At 85 stalls per acre, this project will require an estimated **2.94 acres**. This acreage will be divided between COM and MXD zoning districts.
- The Pierce County Library District anticipates acquiring **1.5 acres** for a new library facility. This acreage will be divided between COM and MXD zoning districts.

Eatonville

Capital facility needs to be deducted from the buildable lands inventory include:

- The Eatonville School District anticipates acquiring **20 acres** for a future school site.
- **11%** of all land in the buildable land inventory.

Edgewood

Capital facility needs to be deducted from the buildable lands inventory include:

- The Pierce County Library District anticipates acquiring **2.5 acres** in the Edgewood area for a new library facility. This acreage will be divided between the C, MRL, MRM, MUR, SFH, SFL, SFM, and TC land use designations.

Fife

Capital facility needs to be deducted from the buildable lands inventory include:

- Pierce Transit has planned that 1,000 stalls will be constructed in Fife for Park and Ride needs between 2007 and 2015. At 85 stalls per acre, this project will require an estimated **11.76 acres**. This acreage will be divided between the SFR, SLR, MDR, HDR, NR and CC zoning districts.
- One park site of **1.51 acres** within the “medium density residential” zoning district currently owned by the city and identified as “vacant” on the inventory map.
- Two parcels for a junior high school and city park for a total of **6.41 acres** within the “medium density residential” zoning district and identified as “vacant” on the inventory map.

The city recently acquired a total of **132.82 acres** intended for park land, yet these are not identified as “vacant, underdeveloped or redevelopable” on the inventory map.

The city intends to acquire an additional **15.30 acres** outside the city limits for open space uses.

Fircrest

The City of Fircrest has no planned capital facilities needs to be taken into account in calculating buildable lands.

Gig Harbor

Capital facility needs to be deducted from the buildable lands inventory include:

- Pierce Transit has planned that 450 stalls will be constructed in Gig Harbor for Park and Ride needs between 2000 and 2006. At 85 stalls per acre, this project will require an estimated **5.29 acres**. This acreage will be deducted from the PI zoning district.
- One park site of **18.23 acres** within the “PCD-RLD” zoning district and currently identified as “vacant” on the inventory map. The city has the right of first refusal on this property. At a 45%/10% residential/commercial split, per the Comprehensive Plan, **8.20 acres** will be removed from the residential portion and **1.82** from the commercial.
- One park site of **0.60 acres** within the “WM” zoning district currently owned by the city and identified as “redevelopable” on the inventory map.
- One sewer pump station of **9.14 acres** within in the “R1” zoning district and identified as “vacant” on the inventory map.

- Two adjacent parcels, **0.93 acres**, within the city's sewage treatment plant designated as "PI" and identified as "vacant" on the inventory map.
- One existing well site of **0.19 acres** within the "B2" zoning district and identified as "vacant" on the inventory map.

Additional future capital facility needs not identified "vacant, underdeveloped or redevelopable" on the inventory map:

- A proposed museum site of **5.05 acres** currently owned by the city.
- A proposed City park of **1.04 acres**, currently in the design phase.

Lakewood

Capital facility needs to be deducted from the buildable lands inventory include:

- Pierce Transit has planned that two Park and Ride projects with a total of 1250 stalls will be constructed between 2000 and 2015. At 85 stalls per acre, these projects will require an estimated **14.70 acres**. This acreage will be divided between the R1, R2, R3, R4, MR1, MR2, MF1, MF2, CBD, NBD, AC2, and ML zoning districts.
- Pierce Transit planned for base expansion on two sites within the City of Lakewood. The sites total **27.2 acres** in the Air Corridor 1 designation.
- Tacoma Public Schools own 3 parcels within the City of Lakewood for a total of **3.77 acres**. **1.93 acres** is designated single family; **0.11 acres** neighborhood business district; **1.73 acres** mixed residential.

Milton

The City of Milton has no planned capital facilities needs to be taken into account in calculating buildable lands.

The Pierce County Library District anticipates acquiring **2.5 acres** in the Milton area for a new library facility. This acreage will be deducted from the CF zoning district.

Orting

Capital facility needs to be deducted from the buildable lands inventory include:

- The Orting School District requires an estimated **20 acres** for a future middle school. This acreage will be deducted from the PF zoning district.

Additional future capital facility needs, yet not identified "vacant, underdeveloped or redevelopable" on the inventory map:

- One school site of **6.66 acres** currently owned by the Orting School District.

Pacific

Capital facility needs to be deducted from the buildable lands inventory include:

- The City of Pacific anticipates acquiring **3 acres** for future stormwater detention and treatment facilities. This acreage will be divided between the COM, LI, and OP zoning districts.

Pierce County

Capital facility needs to be deducted from the buildable lands inventory include:

- Pierce Transit has planned that two Park and Ride projects with a total of 1150 stalls will be constructed between 2000 and 2015. At 85 stalls per acre, these projects will require an estimated **12.35 acres**. This acreage will be divided between the CC, MSF, HRD, and MUD zoning district.
- Two school sites within the Puyallup School District, total acreage: **14.11 acres** identified as “vacant” and within the EC zoning district, and **9.61 acres** identified as “vacant” within the MSF zoning district.
- One school site of **24.39 acres** owned by the Dieringer School District, within the MSF zoning district, identified as “vacant” on the inventory map.
- Storm Water Management predicts that an additional **771 acres** will be acquired for capital facility needs within the UGA. Will be deducted from the MSF zoning district.
- Solid Waste Division expects to develop two transfer stations of approximately 5 acres each, for a total of **10 acres**. This acreage will be divided between the CC, MSF, HRD and MUD zoning district.
- **43.39 acres** of the Chambers Creek Properties are located in Pierce County and will be developed for recreational purposes. This land is identified as “vacant” and located within the MSF zoning district.
- The City of Gig Harbor anticipates annexing **3.19 acres** identified as “vacant” in the MSF zoning district for use as a sewer site.
- The City of Sumner anticipates annexing **5.85 acres** in the MSF zoning district for a wastewater treatment facility. **3.72 acres** are identified as “vacant.”
- The City of Bonney Lake anticipates annexing **2.0 acres** for a water tower, **8.0 acres** for public works projects and **4.0 acres** for a new City Hall. While the exact sites have not been identified, it is assumed that the projects will be located on “vacant” land in the MSF zoning district.
- The City of Fife anticipates annexing **15.30 acres** for open space uses within the MSF zoning district which have been identified as “vacant.”

Additional future capital facility needs which do not need to be accounted for in the capacity analysis:

- One school site of **24.06 acres** within the Orting School District which is located outside the UGA.
- The Yelm School District estimates that it will need **10-15 acres** for a future school which is located outside the UGA.

- The City of Roy anticipates annexing **1.0 acre** outside the UGA for a well.

Puyallup

Capital facility needs to be deducted from the buildable lands inventory include:

- Pierce Transit has planned that 500 stalls will be constructed in Puyallup for Park and Ride needs between 2007 and 2015. At 85 stalls per acre, this project will require an estimated **5.88 acres**. This acreage will be divided between the RM-10, RM-20, RS-04, RS-06, RS-08, RS-10, and RS-35.

Additional future capital facility needs, not yet identified “vacant, underdeveloped or redevelopable” on the inventory map:

- Seven school sites at a total of **1.43 acres** currently owned by the Puyallup School District.

Roy

The City of Roy has no planned capital facilities needs within the city limits.

The city anticipates acquiring **1.0 acre** outside of the city limits for a future well and water storage facility.

Ruston

Based on the Town’s comprehensive plan, **14.77 acres** of the 51.61 acres ASARCO site have been reserved for streets, open space, parks and other public facilities. The ASARCO site has been identified as “vacant” on the inventory map and within the MPD zoning district.

South Prairie

- **3%** of all land in the buildable land inventory

Steilacoom

The Town of Steilacoom has no planned capital facilities needs to be taken into account in calculating buildable lands.

Sumner

Capital facility needs to be deducted from the buildable lands inventory include:

- Pierce Transit has planned that 500 stalls will be constructed in Sumner for Park and Ride needs between 2007 and 2015. At 85 stalls per acre, this project will require an estimated **5.88 acres**. This acreage will be divided between the AG, GC, HDR, LDR-12, LDR-6, LDR-7.2, LDR-8.5, NC, and MDR zoning district.
- The City of Sumner owns **1.55 acres**, which are identified as “redevelopable” on the inventory map. **1.00 acres** are within the “M-1” zoning district; **0.55 acres** within “GC.”

- The City of Sumner owns 30 parcels for a total **139.46 acres**, which are identified as “vacant” on the inventory map. **97.06 acres** are within the “AG” zoning district; **8.84 acres** within “M1”; **22.91 acres** within “LDR12,000”; **0.98** within “CBD”; **2.02 acres** within “GC”; **1.85 acre** within “LDR6,000”; **5.29 acres** within “LDR8,500”; and **0.45 acres** within “HDR.”
- The City of Sumner owns 2 parcels for a total **1.10 acres**, which are identified as “underdeveloped” on the inventory map. **0.98 acres** are within “LDR12,000.”
- The city anticipates acquiring **9.9 acres** for a future regional detention pond / water quality facility. This land is identified as “redevelopable” and within the M-1 zoning district.
- The city anticipates acquiring **6.36 acres** for the future Salmon Creek Park. **1.80 acres** is redevelopable within the GC zoning district; **2.90 acres** underdeveloped in the LDR-8.5 district; **1.66 acres** vacant in the LDR-8.5 district.

The city also anticipates acquiring **5.85 acres** outside of the city limits for a future wastewater treatment plant.

Tacoma

- Pierce Transit has planned that 250 stalls will be constructed in Tacoma for Park and Ride needs between 2000 and 2006. At 85 stalls per acre, this project will require an estimated **2.94 acres**. This acreage will be divided between the R1, R2, R3, R4, R4L, and R5 zoning densities.
- Tacoma Public Schools owns **0.87 acres** within the R2 density and is identified as “vacant” on the inventory map.
- Tacoma Public Schools owns **0.25 acres** within the R2 density and is identified as “underdeveloped” on the inventory map.

University Place

Capital facility needs to be deducted from the buildable lands inventory include:

- **6.89 acres** of future wetland parks are identified as “vacant” on the inventory map. All of this land is designated as “public facility.”
- The City of University Place owns **24.57 acres** of undeveloped park land. **22.73 acres** are designated “public facility” and are identified as “vacant” of the inventory map. **1.84 acres** are designated “R1” and are identified as “redevelopable” on the inventory map.
- The City of University Place owns **1.78 acres** for future storm drain facilities. This land is designated “R1” and is identified as “vacant” on the inventory map.
- Tacoma Public Schools owns **15.40 acres** for future schools which are designated “R2” and are identified as “vacant” on the inventory map.

Additional future capital facility needs that do not need to be accounted for in the capacity analysis.

- **309.49 acres** of the Chambers Creek Property site in the “Public Facilities” designation.

- **8.56 acres** of wetland parks in the “R2” designation.
- **7.00 acres** for future storm drainage in the “R2” designation.
- **376.22 acres** of the Chambers Creek Properties are identified as “redevelopable” on the inventory map. **14.37 acres** of the Chambers Creek Properties are identified as “vacant” on the inventory map. All of this land is designated as “public facility” and will be used as land available for employment uses.

Wilkeson

The Town of Wilkeson has no planned capital facilities needs to be taken into account in calculating buildable lands.