

## 2010-2020 Redeveloped Lands Analysis

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### Methodology

Used the January 2020 parcel/housing unit inventory to identify parcels that have:

- Subdivided;
- Gained units;
- Lost units;
- Developed as commercial;
- Changed use;
- Become an undevelopable use;
- Become vacant;
- Associated group quarters; and
- Not changed.

Parcels with associated group quarters were exempted from the analysis.

Once the 2020 parcel information was attached to the 2010 parcels, the 2010 Buildable Lands Inventory was summarized by category and analyzed by the groups listed above.

Further analysis was done to determine if there were any trends in the miscategorization of parcels. In particular:

- Vacant single unit parcels that subdivided.
- Built out/undeveloped category parcels that subdivided and gained lots.

### Findings

- The parcel size threshold for vacant single units in Pierce County MSF and SF zones could be lowered to 0.625 acres.
- Vacant single unit was the only category where the majority of identified parcels developed into residential.
- Use categories that are considered undevelopable that should have further QC include:
  - Cemeteries (for unused land that may become surplus);
  - Golf courses;
  - Schools (smaller properties and surplus);
  - Utilities;
  - Tracts/Unknown (additional phases in plats); and
  - Marine shoreline (larger parcels).
- There should not be an additional size limit on underutilized because the ratio takes this into consideration.
- Need better pipeline tracking for all jurisdictions.
- Consider old plats with smaller lot sizes in underutilized category.
- Look into Tacoma's R2 assumptions for underutilized parcels (many miscategorized).
- The vast majority of built out/undevelopable parcels had not changed.

This was a bird's eye look at changes to the parcel/housing inventory; further analysis using permit data is needed to determine any changes to or additional assumptions. This document will be updated with findings.