

SOUTH HILL ADVISORY COMMISSION

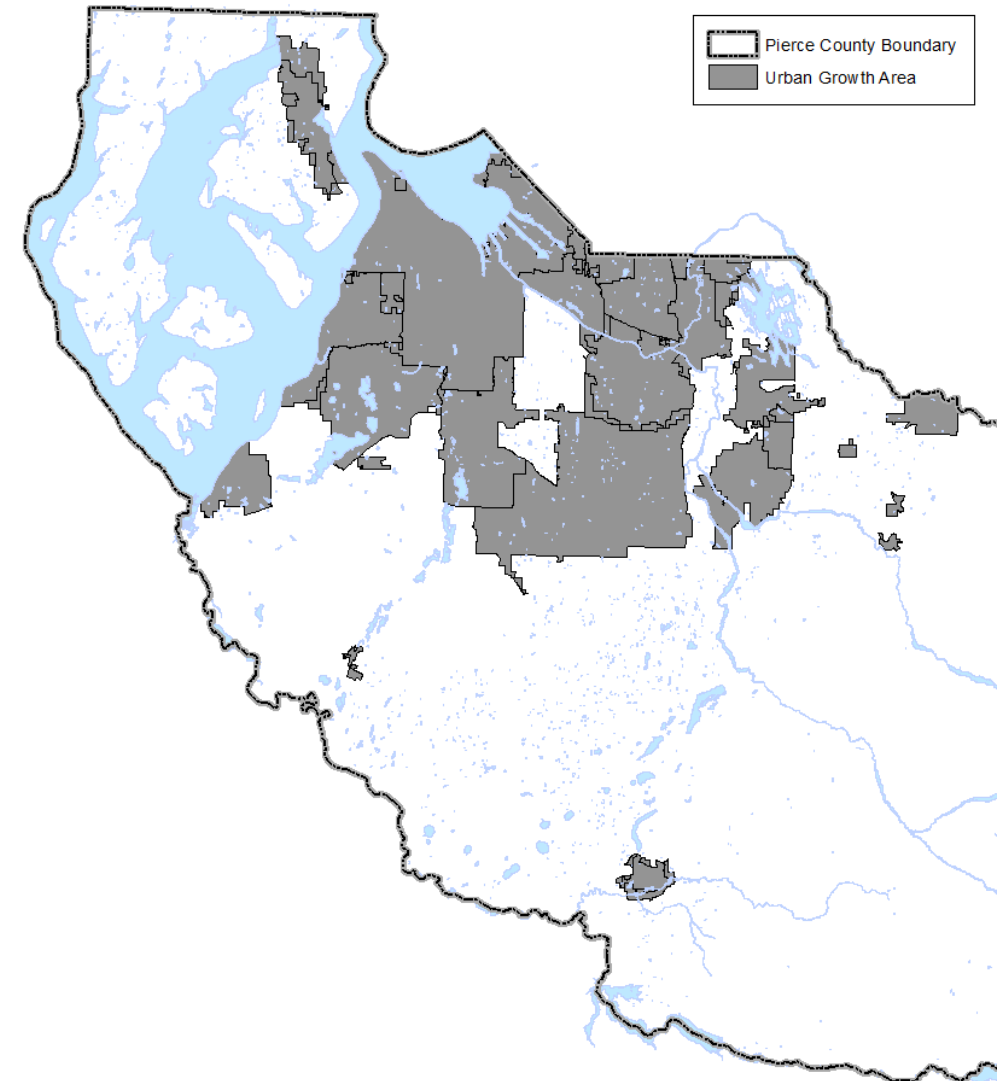
# Buildable Lands Program

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# Presentation Outline

- Buildable Lands Overview
  - Purpose and Growth Management Act (GMA) Requirements
  - Coordination and Report Development
- Buildable Lands Methodology
  - Inventory and Capacity Analysis
  - Consistency Analysis and Reasonable Measures
- Related Projects – Growth Target Allocation
- 2021 Buildable Lands Report Next Steps



# Purpose and GMA Requirements

**Monitor:** are jurisdictions achieving planned urban densities?

- Collect permit data
- Compare data to comprehensive plan/zoning code

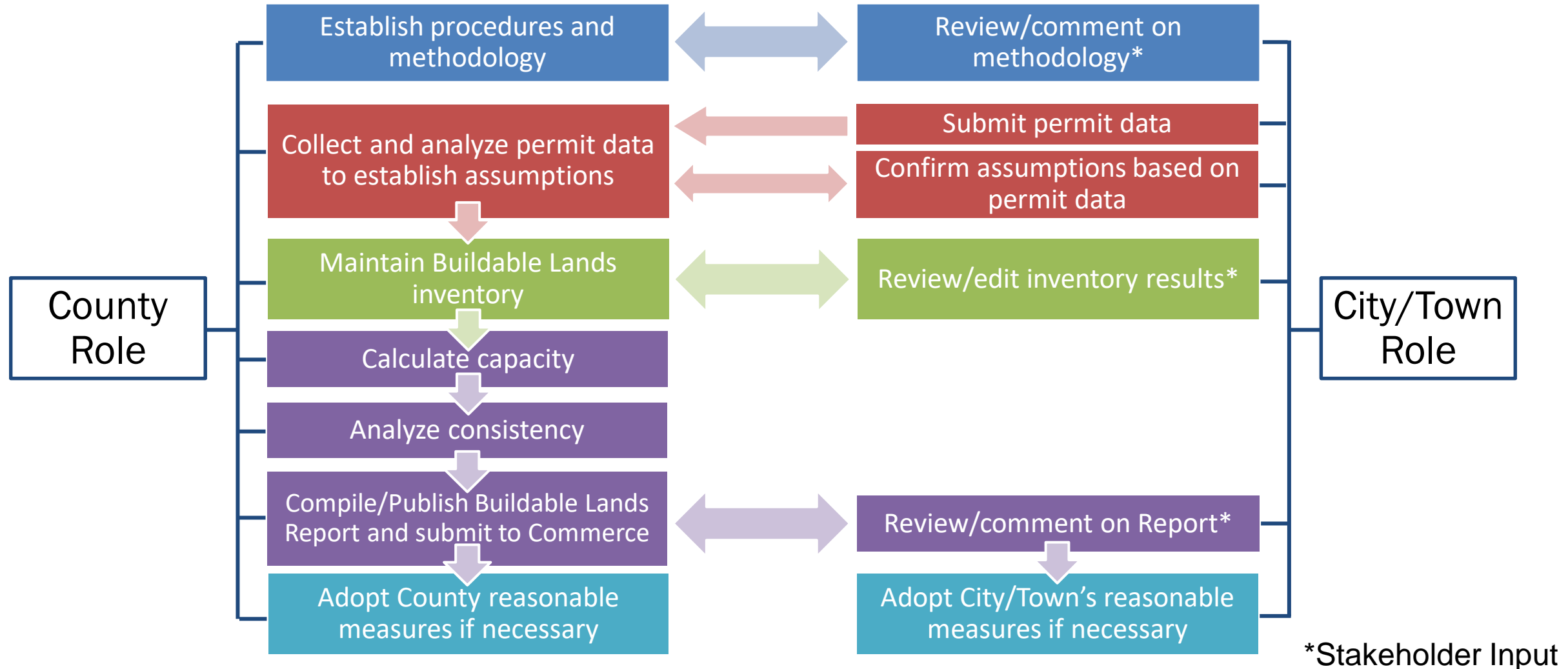
**Identify reasonable measures to reconcile differences between:**

- Growth assumptions/plans and actual development patterns
- Capacity of land suitable for development and 20-year housing and employment growth targets

**Report:** is there suitable land in the UGA to accommodate 20-year housing and employment targets?

- Develop assumptions based on permit data
- Assess/categorize land in inventory
- Use inventory to calculate capacity

# Coordination and Report Development



# Inventory and Capacity Analysis

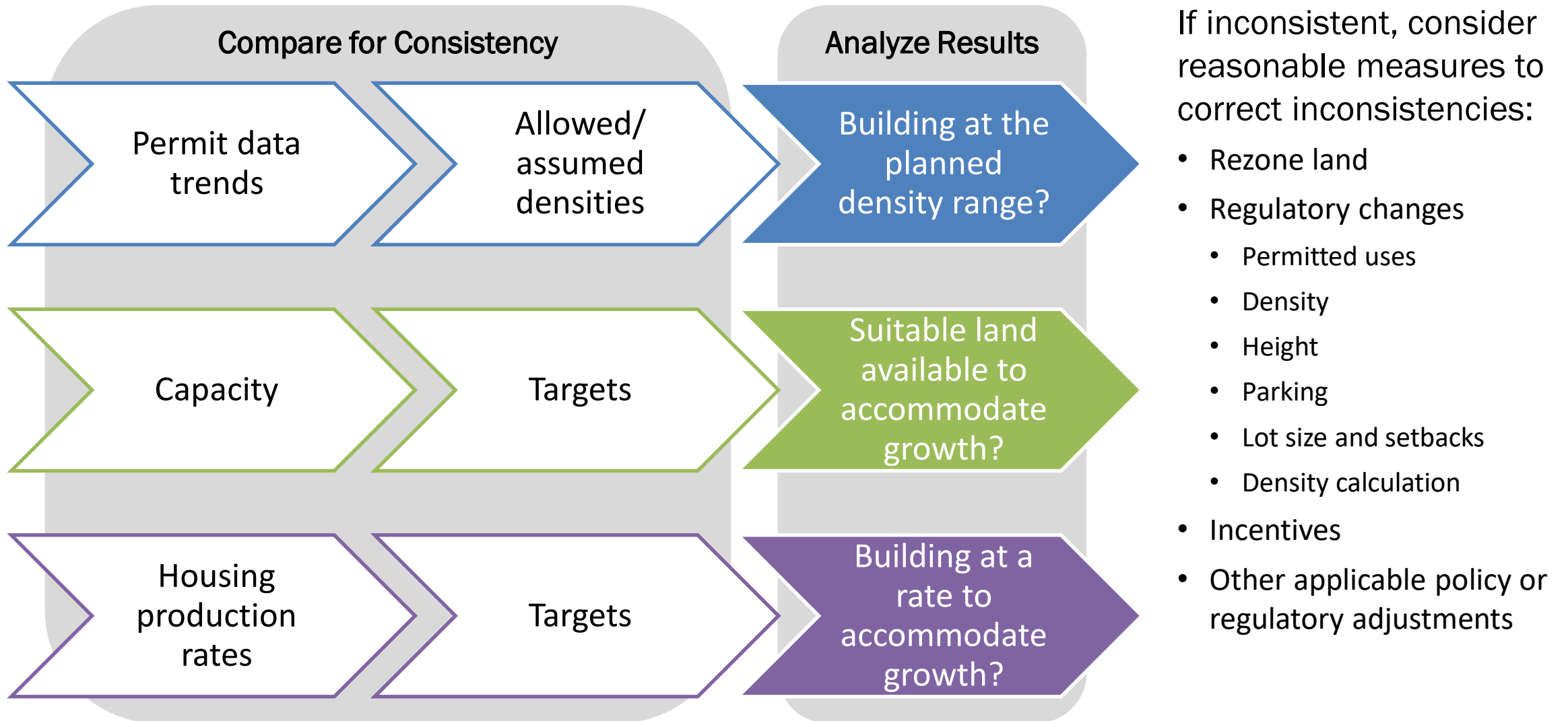
## Inventory categories:

- Vacant (subdividable)
- Vacant (single unit)
- Underutilized
- Undevelopable
- Built out

## Capacity analysis process:

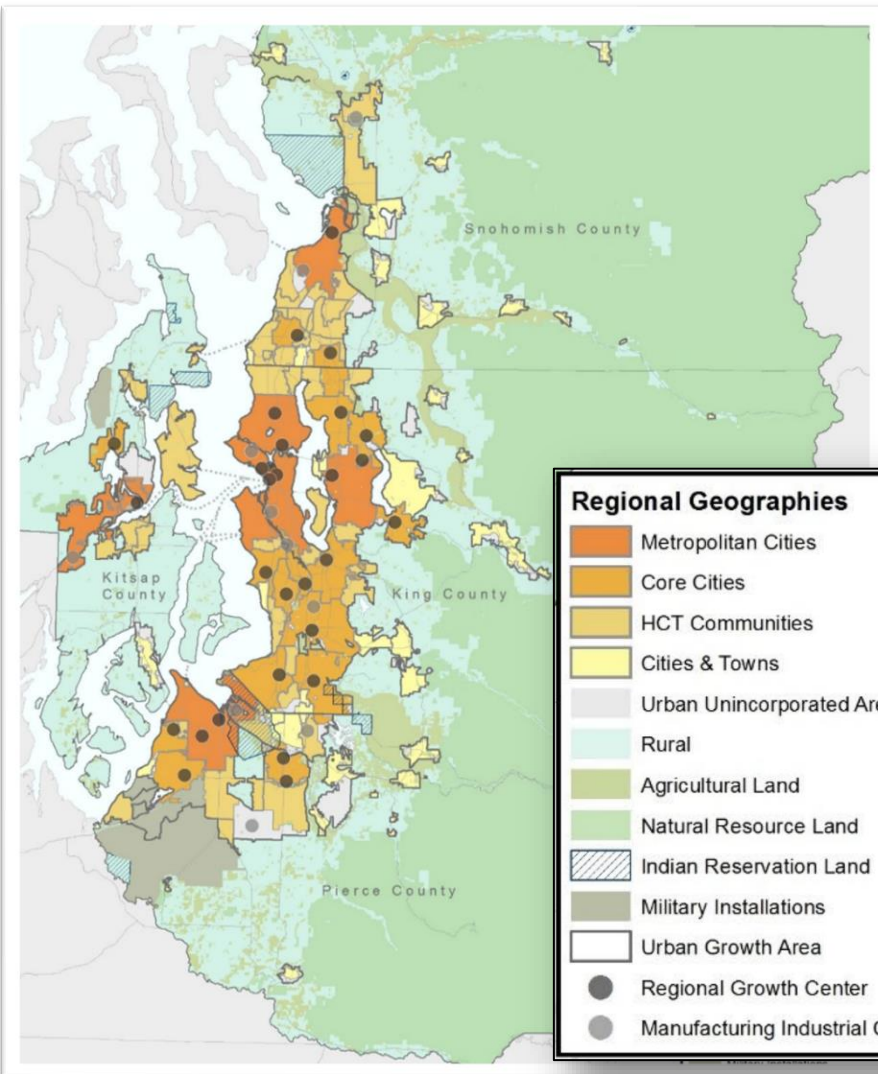
- Summarize land by zone/category
- Account for infrastructure gaps
- Split mixed use zones by housing and employment calculation tables
- Apply deductions and market factor
- Multiply by assumed density
- Factor in pipeline, vacant single units
- Deduct displaced units/jobs

# Consistency Analysis and Reasonable Measures



# Related Projects – Growth Target Allocation

## VISION 2050 Regional Growth Strategy 2020-2044 Growth



Metropolitan Cities
38% population
48% employment
<ul style="list-style-type: none"> <li>• Tacoma</li> </ul>

Core Cities
23% population
23% employment
<ul style="list-style-type: none"> <li>• Auburn (part)</li> <li>• Lakewood</li> <li>• Puyallup</li> <li>• University Place</li> </ul>

High-Capacity Transit (HCT) Communities
21% population
15% employment
<ul style="list-style-type: none"> <li>• DuPont</li> <li>• Fife</li> <li>• Fircrest</li> <li>★ Mid-County (urban part)</li> <li>★ Parkland-Spanaway-Midland</li> <li>★ South Hill</li> <li>• Sumner</li> </ul>

Cities and Towns
7% population
6% employment
<ul style="list-style-type: none"> <li>• Bonney Lake</li> <li>• Buckley</li> <li>• Carbonado</li> <li>• Eatonville</li> <li>• Edgewood</li> <li>• Gig Harbor</li> <li>• Milton (part)</li> <li>• Orting</li> <li>• Pacific (part)</li> <li>• Roy</li> <li>• Ruston</li> <li>• South Prairie</li> <li>• Steilacoom</li> <li>• Wilkeson</li> </ul>

Unincorporated Urban
8% population
6% employment
<ul style="list-style-type: none"> <li>★ Remainder of unincorporated urban (not in High-Capacity Transit Communities)</li> </ul>

Unincorporated Rural
3% population
2% employment
<ul style="list-style-type: none"> <li>★ Rural</li> </ul>

★ Unincorporated Pierce County

# 2021 Buildable Lands Report Next Steps

Deliverables available for review/comment/edits:  
(adjusted)

## April

- Development Trends
- Assumptions

## May

- Inventory
- Capacity
- Each jurisdiction's report sections

## June

- Preliminary consistency analysis
- Full report
- Report due 6/30



- [Buildable Lands Webpage](#)
  - Source documents
  - [DRAFT Development Data Summaries and Assumptions](#)
  - DRAFT Buildable Lands Inventory and Capacity Calculations (Coming Soon)

## Questions?

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