PARKLAND-SPANAWAY-MIDLAND ADVISORY COMMISSION

Buildable Lands Program

Jessica Gwilt, Senior Planner, Planning and Public Works

Jessica.Gwilt@piercecountywa.gov | (253) 798-6924
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

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

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
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

If inconsistent, consider reasonable measures to correct inconsistencies:

- Rezone land
- Regulatory changes
  
  - Permitted uses
  - Density
  - Height
  - Parking
  - Lot size and setbacks
  - Density calculation
- Incentives
- Other applicable policy or regulatory adjustments

Compare for Consistency

- Permit data trends
- Allowed/assumed densities
- Capacity
- Targets
- Housing production rates
- Targets

Analyze Results

- Building at the planned density range?
- Suitable land available to accommodate growth?
- Building at a rate to accommodate growth?
### Related Projects – Growth Target Allocation

**Regional Geographies**
- Metropolitan Cities
- Core Cities
- High-Capacity Transit (HCT) Communities
- Cities and Towns
- Unincorporated Urban
- Unincorporated Rural

<table>
<thead>
<tr>
<th>Region</th>
<th>Population</th>
<th>Employment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Metropolitan Cities</td>
<td>38%</td>
<td>48%</td>
</tr>
<tr>
<td>Core Cities</td>
<td>23%</td>
<td>23%</td>
</tr>
<tr>
<td>High-Capacity Transit (HCT) Communities</td>
<td>21%</td>
<td>15%</td>
</tr>
<tr>
<td>Cities and Towns</td>
<td>7%</td>
<td>6%</td>
</tr>
<tr>
<td>Unincorporated Urban</td>
<td>8%</td>
<td>6%</td>
</tr>
<tr>
<td>Unincorporated Rural</td>
<td>3%</td>
<td>2%</td>
</tr>
</tbody>
</table>

- **Tacoma**
- **Auburn (part)**
- **Lakewood**
- **Puyallup**
- **University Place**
- **DuPont**
- **Fife**
- **Fircrest**
- **Mid-County (urban part)**
- **Parkland-Spanaway-Midland**
- **South Hill**
- **Sumner**
- **Bonney Lake**
- **Buckley**
- **Carbonado**
- **Eatonville**
- **Edgewood**
- **Gig Harbor**
- **Milton (part)**
- **Orting**
- **Pacific (part)**
- **Roy**
- **Ruston**
- **South Prairie**
- **Steilacoom**
- **Wilkeson**
- **Remainder of unincorporated urban (not in High-Capacity Transit Communities)**
- **Rural**

*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

July
• Further review/quality control
• Final report
Access to Materials for Review

• **Buildable Lands Webpage**
  • Source documents
  • **DRAFT Development Data Summaries and Assumptions**
  • **DRAFT Buildable Lands Inventory and Capacity Calculations (Coming Soon)**
Questions?

Jessica Gwilt, Senior Planner
Planning & Public Works

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