

GIG HARBOR PENINSULA ADVISORY COMMISSION

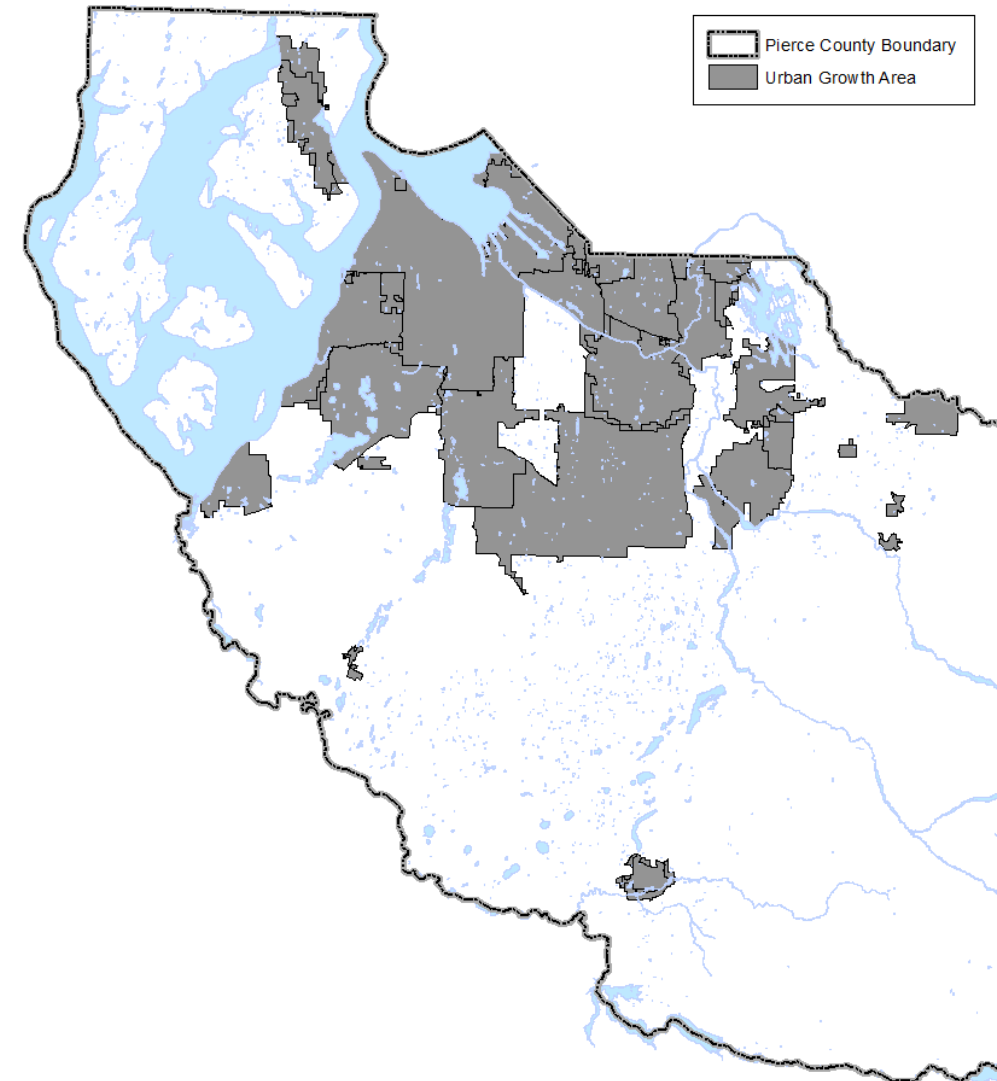
Buildable Lands Program

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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

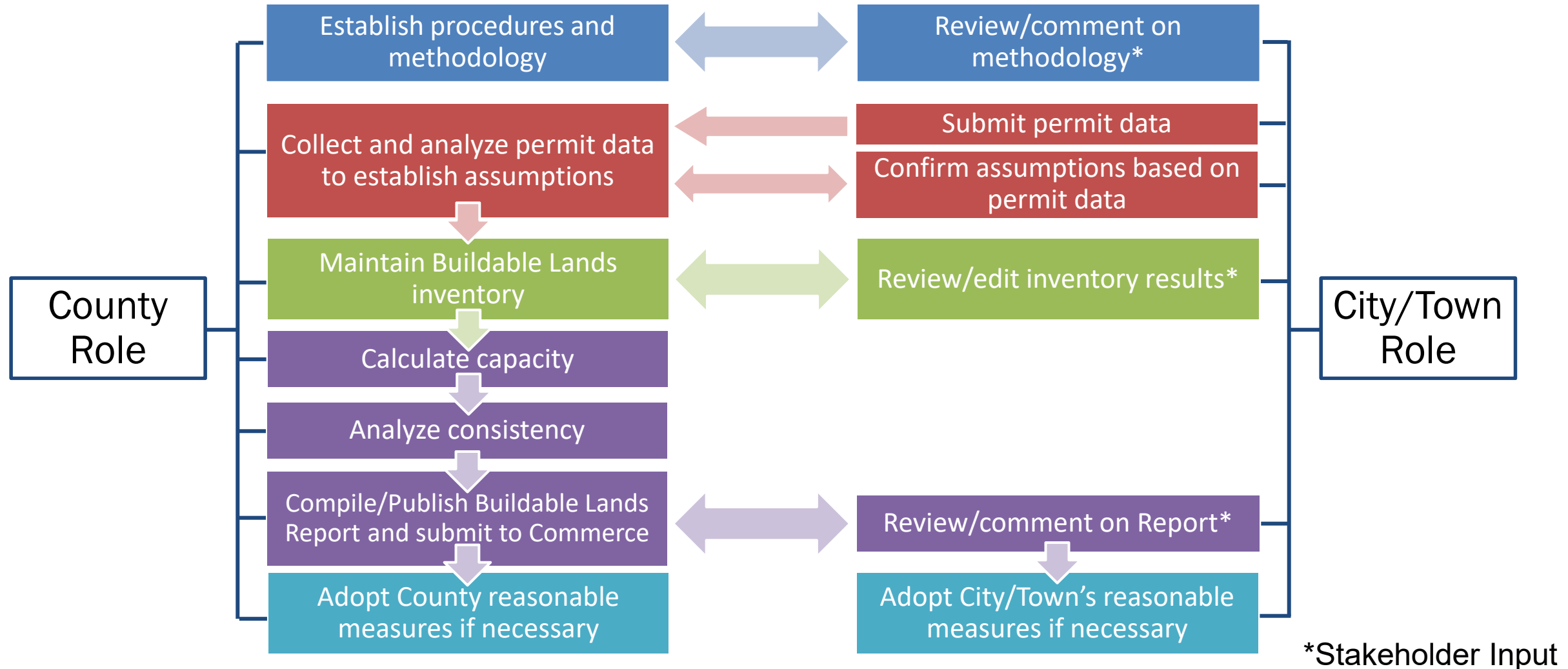
Identify reasonable measures to reconcile differences between:

- 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

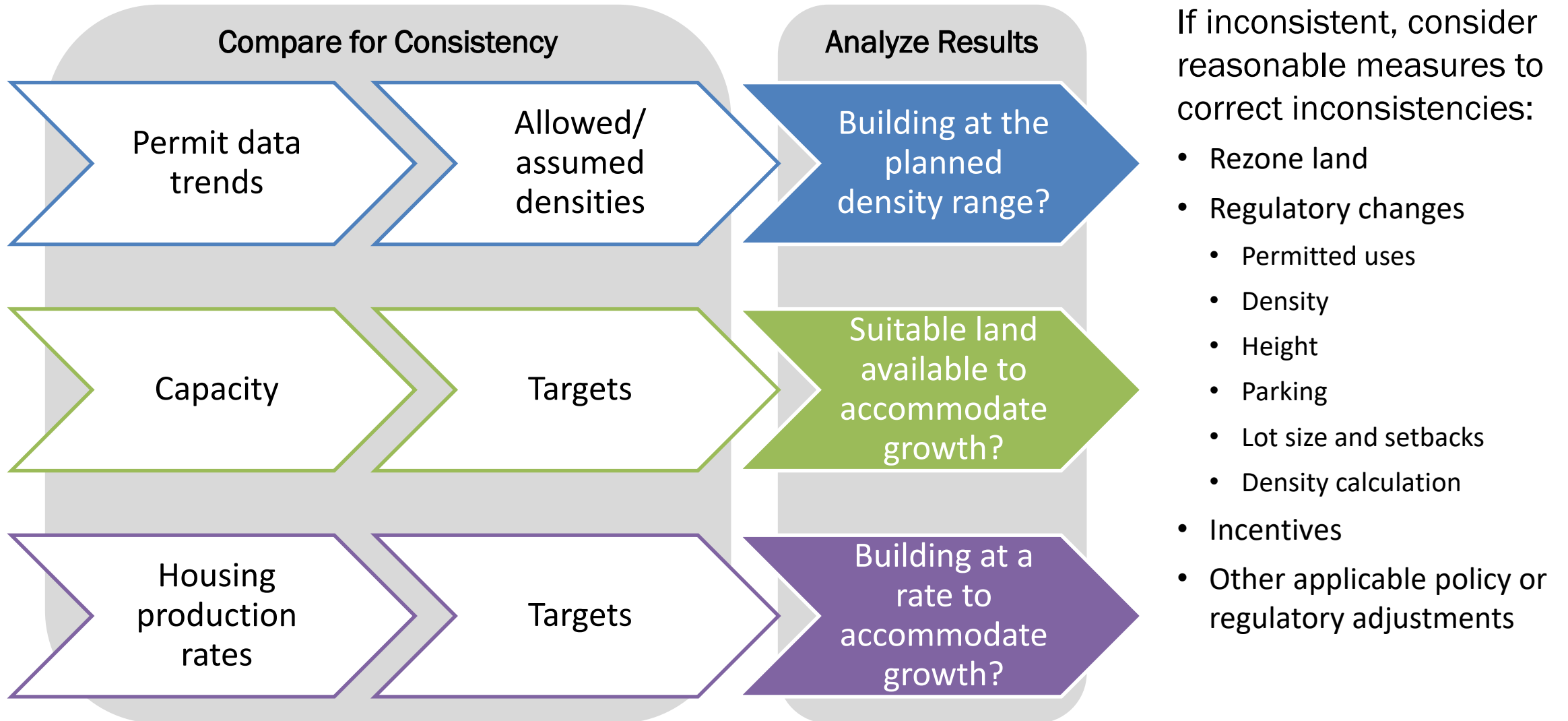
Inventory categories:

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

Capacity analysis process:

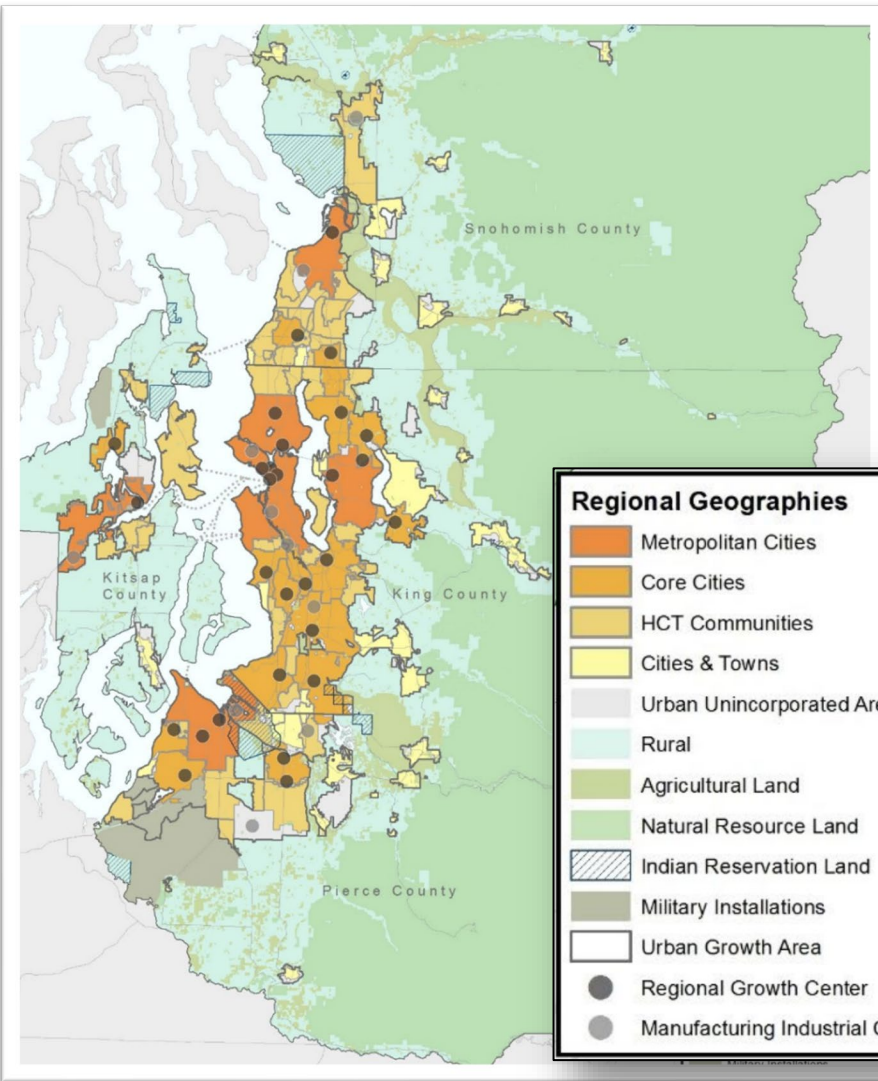
- Summarize land by zone/category
- Account for infrastructure gaps
- Split mixed use zones by housing and employment calculation tables
- Apply deductions and market factor
- Multiply by assumed density
- Factor in pipeline, vacant single units
- Deduct displaced units/jobs

Consistency Analysis and Reasonable Measures



Related Projects – Growth Target Allocation

VISION 2050 Regional Growth Strategy 2020-2044 Growth



Regional Geographies

- Metropolitan Cities
- Core Cities
- HCT Communities
- Cities & Towns
- Urban Unincorporated Areas
- Rural
- Agricultural Land
- Natural Resource Land
- Indian Reservation Land
- Military Installations
- Urban Growth Area
- Regional Growth Center
- Manufacturing Industrial Center

Metropolitan Cities

38% population
48% employment

- Tacoma

Core Cities

23% population
23% employment

- Auburn (part)
- Lakewood
- Puyallup
- University Place

High-Capacity Transit (HCT) Communities

21% population
15% employment

- DuPont
- Fife
- Fircrest
- ★ Mid-County (urban part)
- ★ Parkland-Spanaway-Midland
- ★ South Hill
- Sumner

Cities and Towns

7% population
6% employment

- Bonney Lake
- Buckley
- Carbonado
- Eatonville
- Edgewood
- Gig Harbor
- Milton (part)
- Orting
- Pacific (part)
- Roy
- Ruston
- South Prairie
- Steilacoom
- Wilkeson

Unincorporated Urban

8% population
6% employment

- ★ Remainder of unincorporated urban (not in High-Capacity Transit Communities)

Unincorporated Rural

3% population
2% employment

- ★ 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

- [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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