

## **APPENDIX D**

### **2007 Pierce County Buildable Lands Report**

#### **Comparison of Assumptions Incorporated in 2002 Residential/Employment Capacity Analysis And 2007 Residential/Employment Capacity Analysis**

Development Assumptions Comparison Between 2002 and 2007 Buildable Lands Report								
	Auburn		Bonney Lake		Buckley		Carbonado	
	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)
<b>People per Household</b>	2.8 pphh	2.6 pphh	2.9645 pphh	2.81 pphh	2.65 pphh	2.65 pphh	3.11 pphh	3.11 pphh
<b>Residential Density</b>	SFR: 1-6 u/a MDR:2-14u/a	R-1: 5.4du/na TV: 36.3du/na	R-1: 4.356du/na R-2: 5.06du/na R-3: 20du/na RC-5: 0.20du/na C-1: 4du/na C-2: 20du/na C-3: 20du/na C-2/C-3: 20du/na	R-1: 4.5du/na R-2: 6.4du/na R-3: 15du/na RC-5: .15du/na C-1: 6.4du/na C-2 : 15du/na C-2/C-3: 15du/na DC: 20du/na DM: 20du/na	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	Low R – 20,000: 2 du/na R-8,000: 4du/na Med R-6,000: 5du/na HDR: 5 du/na Mixed NMU: 16du/na	LDR: 2du/ga MDR: 4du/ga	R-1: 2du/ga R-2: 4du/ga
<b>Mixed Use Zoning Districts: Percent of Land Developed Residential &amp; Commercial</b>	Specific to PUD proposals within specified planning areas.	N/A	C-1, C-2, C-3, C-2/C-3: 10% / 90%	C-1, C-2: 0/100% C-2/C-3: 50/50% DC: 20/80% DM: 50/50%	RM, B-1, B-2: 10% / 90%	HDR: 70%/30% NMU: 35%/65%	N/A	N/A
<b>Percent of Land Used for: Roads and R.O.W.</b>	N/A	7%	15%	15%	15%	10%	N/A	N/A
<b>Percent of Land Designated: Critical Areas (Constrained)</b>	10% of net acreage for remaining vacant areas planned for development.	5%	Critical Area Enhancement Project. Includes steep slopes, wetlands, 150' wetland buffers and 100 year floodplains	Critical Area Enhancement Project. Includes steep slopes, wetlands, 100' wetland buffers.	Critical Area Enhancement Project. Includes steep slopes, wetlands, 150' wetland buffers and 100 year floodplains	Parcel specific; steep slopes, wetlands	N/A	N/A
<b>Percent of Land Used for: Recreation / Park</b>	Identified by PUD "Open Space" Comprehensive Plan designation.	2%	5%	5%	5%	3%	N/A	N/A
<b>Percent of Land Used for: Public Facilities / Institutions</b>	Park areas as identified/set aside by the PUD	1%	Documented needs	Library: .46 acres	Documented needs and 20% for stormwater facilities.	Documented Needs	Documented needs	No planned capital facilities
<b>Percent of Land in Residentially Zoned Districts for non-residential uses</b>	Identified through specific knowledge of planned uses based on the approved PUD.	N/A	10%	3%	10%	10%	3%	3%
<b>Percent of Land Unavailable for Development</b>	Based on identified planned uses in the PUD.	1%	Single-Family Districts: vacant, 10% underdeveloped, 20% Multi-Family Districts: vacant, 20% underdeveloped, 40% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%	Single-Family & Multi- Family Districts: vacant, 15% underdeveloped, 30% Redevelopable Multi- Family, 30% Commercial: vacant, 15% redevelopable, 30% underdeveloped, 35%	Vacant: 50% Underdeveloped: 50%	Vacant: 50% Underdeveloped: 50% Redevelopable: 50%	Residential: 25% Commercial: vacant, 10%; redevelopable, 50%, underdeveloped, 25%	Residential: 25% Commercial: vacant, 10%; redevelopable, 50%, underdeveloped, 25%

<b>Employees per Gross Acre</b>	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.	Commercial/Services: 19.37	Man./WTCU: 11.2 Retail/FIRES: 34..3 Government: 22.7  Displaced Employees: Commercial: 10	Man./Warehousing: 11.15 Com'l/Services: 19.37  Displaced Employees: ESD Employment Data	Man./WTCU: 11.2 Retail/FIRES: 34..3 Government: 22.7  Displaced Employees: Commercial: 10 Industrial: 4 Government: 7	Man./Warehousing: 11.15 Com'l/Services: 19.37 Government: 8.2  Displaced Employees: ESD Employment Data	Man./WTCU: 11.2 Retail/FIRES: 34..3 Government: 22.7  Displaced Employees: Commercial: 10	Man./Warehousing: 11.15 Com'l/Services: 19.37 Government: 8.2  Displaced Employees: ESD Employment Data
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2002 and 2007 Buildable Lands Report Development Assumptions								
	DuPont		Eatonville		Edgewood		Fife	
	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)
<b>People per Household</b>	2.61 pphh	2.49 pphh	2.48 pphh	2.44 pphh	2.66 pphh	2.52 pphh	2.24 pphh	2.3 pphh
<b>Residential Density</b>	SF: 5.00 du/ga MF: 12.00du/ga	N/A	Residential: 4 du/na	SF-1: 4.53 du/na SF-2: 5.18 du/na SF-3: 7.26 du/na MF-1: 16 du/na MF-2: 23 du/na C-1: 8.7 du/na MU: 9 du/na AP: 2 du/na	SF-2: 2du/na SF-3: 3du/na SF-5: 5du/na MR1: 4du/na MR2: 8du/na MUR: 6du/na TC: 10du/na C: 8du/na	SF-2: 2 du/na SF-3: 3 du/na SF-5: 5 du/na MR-1: 4 du/na MR-2: 8 du/na MUR: 6 du/na TC: 10 du/na TC Density Overlay: 16 du/na C: 8 du/na	SFR: 5du/na SLR: 7du/na MDR: 10du/na HDR: 14du/na NR: 10du/na	SFR: 4du/na SLR: 7du/na MDR: 10du/na HDR: 14du/na NR, RC, CC: 10du/na
<b>Mixed Use Zoning Districts: Percent of Land Developed Residential &amp; Commercial</b>	SF: 5.00 du/ga MF: 12.00du/ga	MU:0%/ 100%	66%/ 33%	C-1: 25%/75% MU: 65%/35%	MUR: 60%/ 40% TC, C: 40% / 60%	C: 40/60% TC: 70/30% MUR: 60/40%	RC: 100% Com CC: 90% /10% NC: 90% Res/10%	CC:15%/85% NR:90%/10% RC:80%/20%
<b>Percent of Land Used for: Roads and R.O.W.</b>	N/A	N/A	25%	15%	15%	9.8%	N/A	20%
<b>Percent of Land Designated: Critical Areas (Constrained)</b>	15%	N/A	35%	N/A	Critical Area Enhancement Project. Includes steep slopes, wetlands, 150' wetland buffers and 100 year floodplains	Parcel Specific; wetlands, wetland buffers and steep slopes. Steep slopes have a 75 foot buffer, buffers for moderate slopes are 25 feet, buffers for wetlands are shown at 100 feet, flood hazards are shown at 100 feet, and streams are shown varying from 35 to 150 feet.	N/A	16%
<b>Percent of Land Used for: Recreation / Park</b>	15%	N/A	10%	N/A	N/A	11%	N/A	10%
<b>Percent of Land Used for: Public Facilities / Institutions</b>	Documented needs	6.36%	Documented needs	49 acres of open space along the Mashell River, subtract 18 acres from MU and 24 acres from	N/A	1.9%	Documented needs	5%

2002 and 2007 Buildable Lands Report Development Assumptions								
	DuPont		Eatonville		Edgewood		Fife	
	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)
				SF-1. 3 acres from MU zone for public safety building.				
<b>Percent of Land in Residentially Zoned Districts for non-residential uses</b>	0%	N/A	5%	5%	5%	5%	5%	5%
<b>Percent of Land Unavailable for Development</b>	0%	0%	Residential:25% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%	Residential:25% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%	Residential: 31% Commercial: 10%	Residential: vacant, 25% underdeveloped, 25% Redevelopable MF, 75% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%	BC (vacant): 100% All other Districts: 30%	30%
<b>Employees per Gross Acre</b>	Man./WTCU: 11.2 Retail/FIRES: 34..3 Government: 22.7	Man./Warehousing: 11.15 Com'l/Services: 19.37  Displaced Employees: ESD Employment Data	Man./WTCU: 11.2 Retail/FIRES: 34..3 Government: 22.7  Displaced Employees: Commercial: 10 Industrial: 4	Man./Warehousing: 11.15 Com'l/Services: 19.37  Displaced Employees: ESD Employment Data	Man./WTCU: 11.2 Retail/FIRES: 34..3 Government: 22.7	Man./Warehousing: 11.15 Com'l/Services: 19.37  Displaced Employees: ESD Employment Data	Man./WTCU: 11.2 Retail/FIRES: 34..3 Government: 22.7  Displaced Employees: Commercial: 10 Industrial: 4	Man./Warehousing: 11.15 Com'l/Services: 19.37  Displaced Employees: ESD Employment Data

2002 and 2007 Buildable Lands Report Development Assumptions								
	Fircrest		Gig Harbor		Lakewood		Milton	
	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)
<b>People per Household</b>	2.34 pphh	2.22 pphh	2.16 pphh	2.08 pphh	2.38 pphh	2.25 pphh	2.36 pphh	2.23 pphh
<b>Residential Density</b>	R-4: 4du/ga R-4-C: 4du/ga R-6: 6du/ga R-8: 8.00du/ga R-10-TCD: 10du/ga R-20: 20du/ga	CC: 10du/ga NC: 6du/ga R6: 6du/ga R4: 4du/ga R4C: 4du/ga R20: 20du/ga R10TCD: 10du/ga PROS: determined through mastering planning process	R-1: 3du/na R-2: 6du/na R-3: 8du/na RB-1: 3du/na RB-2: 8du/na WR: 3.du/na WM: 3.5du/na WC: 3.5du/na PCD-RLD: 4du/na PCD-RMD: 8du/na	R-1: 4du/na R-2: 6du/na R-3: 8du/na RB-1: 4du/na RB-2: 8du/na WR: 4du/na WM: 4du/na WC: 4du/na PCD-RLD: 4du/ga PCD-RMD: 8du/na MUD: 4du/na	R1, R2: 2du/ga R3, R4: 6du/ga MR1, MR2: 14du/ga MF1: 22du/ga MF2: 40du/ga CBD: 54du/ga NBD: 22du/ga AC2: 2du/ga ARC: 6du/ga	R1: 1.45 du/ga R2: 2.2 du/ga R3: 4.8 du/ga R4: 6.2 du/ga MR1: 8.7 du/ga MR2: 14 du/ga ARC: 15 du/ga MF1/NC1: 22 du/ga MF2/NC2/:35 du/ga MF3/TOC/CBD: 54 du/ga	RS: 4du/ga RM: 13du/ga RMD: 13du/ga MX: 12du/ga	RS: 4du/na RM: 8du/na RMD: 8du/na MX: 12du/na
<b>Mixed Use Zoning Districts: Percent of Land Developed Residential &amp; Commercial</b>	100% Commercial	NC: 0%/100%	RB-1, RB-2, WM, WC: 25% / 75% PCD: 45% / 10%	RB-1, RB-2: 30/70% MUD: 50/50% WM,WC: vacant – 100% residential, not vacant = 100% commercial DB, B-2, PCD-C: 0/100%	CBD: 25% / 75% NBDistrict: 15% / 85%	CBD, TOC: 25/75% NC1, NC2: 15/85%	10% / 90%	MX: 60/40%
<b>Percent of Land Used for: Roads and R.O.W.</b>	N/A	NA	Formal Plats: 15%	15%	N/A	N/A	N/A	Milton Critical Area Mapping

2002 and 2007 Buildable Lands Report Development Assumptions								
	Fircrest		Gig Harbor		Lakewood		Milton	
	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)
<b>Percent of Land Designated: Critical Areas (Constrained)</b>	N/A	NA	N/A	Parcel Specific: Wetlands, Ravine Sidewalls/Bluffs and Tidelands.	N/A	N/A	N/A	20%
<b>Percent of Land Used for: Recreation / Park</b>	N/A	NA	N/A	N/A	N/A	N/A	N/A	20%
<b>Percent of Land Used for: Public Facilities / Institutions</b>	Documented needs	0%	Documented needs	WC: 2.8 acres, (park) RB-2: .25 acres, (sewer lift station) R-1: .25 acres, (sewer lift station) B-2: 6.2 acres, (park & ride)	Documented needs	14.70 acres for park and ride; divided between the R1, R2, R3, R4, MR1, MR2, MF1, MF2, CBD, NBD, AC2, and ML zoning districts.	Documented needs	.34 acres in the Milton area for a new library facility
<b>Percent of Land in Residentially Zoned Districts for non-residential uses</b>	1%	1%	10%	R-1: 2.5% R-2: 3.5% R-3: 16% RLD, RMD: 0%	N/A	10%	10%	10%%
<b>Percent of Land Unavailable for Development</b>	Residential: 5% Commercial: Vacant, 5% Redevelopable, 20% Underdeveloped, 15%	Residential: 5% Commercial: Vacant, 5% Redevelopable, 20% Underdeveloped, 15%	Residential: vacant, 10% underdeveloped, 20% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%	Residential: vacant, 10% underdeveloped, 20% Redevelopable MF, 50% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25% RMD/RLD, 0%	Under-utilized: 50%	Residential: vacant, 10% underdeveloped, 20% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%	Single-Family Districts: vacant, 10% underdeveloped, 20% Multi-Family Districts: vacant, 20% underdeveloped, 40% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%	Single-Family Districts: vacant, 5% underdeveloped, 50% Multi-Family Districts: vacant, 15% redevelopable, 20% underdeveloped, 50% Commercial: vacant, 5% redevelopable, 10% underdeveloped, 50%
<b>Employees per Gross Acre</b>	Man./WTCU: 11.2 Retail/FIRES: 34..3 Government: 22.7  Displaced Employees: Commercial: 10 Industrial: 4	Man./Warehousing: 11.15 Com'l/Services: 19.37  Displaced Employees: ESD Employment Data	Man./WTCU: 11.2 Retail/FIRES: 34..3 Government: 22.7  Displaced Employees: Commercial: 10 Industrial: 4	Man./Warehousing: 11.15 Com'l/Services: 19.37  Displaced Employees: ESD Employment Data	CBD: 45 emp./acre Corridor Commercial: 25 emp./acre NBD: 15 emp./acre Industrial: 15 emp./acre AC: 12 emp./acre	Man./Warehousing: 11.15 Com'l/Services: 19.37  Displaced Employees: ESD Employment Data	Man./WTCU: 11.2 Retail/FIRES: 34..3 Government: 22.7  Displaced Employees: Commercial: 10 Industrial: 4	Man./Warehousing: 11.15 Com'l/Services: 19.37  Displaced Employees: ESD Employment Data

2002 and 2007 Buildable Lands Report Development Assumptions								
	Orting		Pacific		Pierce County		Puyallup	
	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)
<b>People per Household</b>	2.85 pphh	2.55 pphh	2.66 pphh		1.90 pphh	2.58 pphh	2.53 pphh	2.38 pphh
<b>Residential Density</b>	RMF: 8du/ga RU: 6du/ga RS: 4du/ga RA: 0.50du/ga MUTC: 8du/ga	RC: .5du/a RS: 5du/a RU: 6du/a RMF: 8du/a MUTCN: 10du/a			MSF: 4du/a HRD, MUD, Centers: 12du/a	AC, CC, CMUD, MHR, MUC, OMUD, ROC: 8 du/na HRD, MUD: 14du/na HSF: 9du/na MSF: 5du/na NC: 4du/na	RS-10: 3.05du/ga RS-08: 3.82du/ga RS-06: 5.08du/ga RS-04: 7.62du/ga RM-10: 10du/ga RM-20: 15du/ga	RS-04: 4.01 RS-06: 5.07 RS-08: 4.26 RS-10: 3.88 RS-35: .64 RM-10: 5.88 RM-20: 4.64

**2002 and 2007 Buildable Lands Report  
Development Assumptions**

	Orting		Pacific		Pierce County		Puyallup	
	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)
						RR: 2du/na SF: 4du/na UV: 12 u/na		CBD: 30 CBD (Core): 35 RM (Core): 30
<b>Mixed Use Zoning Districts: Percent of Land Developed Residential &amp; Commercial</b>	MUTC: 20% Residential / 80% Commercial	MUTC: 20% /80% MUTCN: 40%/ 60%			HRD: 50% / 50% MUD, Centers: 34%/ 66%	AC, CC, CMUD, MUC, MUD, NC, OMUD, ROC, UV: 34%/64%	In POC land use designation (CBD Zone) 10% Multi-Family Residential 90% Commercial	CBD,; CBD (Core) 100%/ 100% CB: 10% / 90%
<b>Percent of Land Used for: Roads and R.O.W.</b>	N/A	10%			15%	15%	N/A	20%
<b>Percent of Land Designated: Critical Areas (Constrained)</b>	N/A	7.5%			Critical Area Enhancement Project. Includes steep slopes, wetlands, and oak stands greater than 1 acre.	Parcel Specific: County Wetland Inventory, Supplemental Wetland Inventory, Rivers/Streams, Floodways, Channel Migration Zone, and Steep Slopes.	N/A	Parcel Specific Inventory: Wetland (2003), Steep Slopes, Category 1 Stream (150 ft. buffer) and Category 2 Stream (100 ft. buffer)
<b>Percent of Land Used for: Recreation / Park</b>	N/A	6.2%			N/A	N/A	N/A	N/A
<b>Percent of Land Used for: Public Facilities / Institutions</b>	5%	25%	Documented needs	None	Documented needs	152 acres: accounts for future schools, park and ride facilities, and regional park. Specific location are not known, total acreage will be deducted from vacant MSF zoned land.	Documented Needs	3.14 Acres for fire station (already inventoried as developed)
<b>Percent of Land in Residentially Zoned Districts for non-residential uses</b>	10%	0%			MSF: 16% HRD, MUD, Centers: 5%	16%	1%	2.5%
<b>Percent of Land Unavailable for Development</b>	Residential: vacant, 10% underdeveloped, 20% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%	Residential: vacant, 1% underdeveloped, 1% multi-family redevelopable, 50% Commercial: vacant, 4% redevelopable, 50% underdeveloped, 0%	Commercial: vacant, 0% redevelopable, 25%	Commercial: vacant, 0% redevelopable, 25%	Single-Family Districts: vacant, 15% underdeveloped, 20% Multi-Family Districts: vacant, 20% underdeveloped, 40% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%	Single-Family Districts: vacant, 15% underdeveloped, 20% Mixed Use/Multi-family Districts: vacant, 20% underdeveloped, 40% Commercial/Industrial: Vacant, 10% redevelopable, 50% underdeveloped, 25% All Districts: multi-family redevelopable, 50%	Single-Family Land: vacant, 25%; underdeveloped, 40% Multi-Family Land: vacant, 0%; underdeveloped, 70% Commercial: vacant, 10%; redevelopable, 50%, underdeveloped, 25%	Single-Family Land: vacant, 25%; underdeveloped, 40% Multi-Family Land: vacant, 0%; underdeveloped, 70% Commercial: vacant, 10%; redevelopable, 50%, underdeveloped, 25%
<b>Employees per Gross Acre</b>	Man./WTCU: 11.2 Retail/FIRES: 34..3 Government: 22.7  Displaced Employees: Commercial: 10 Industrial: 4	Commercial – 25 emp./acre	Man./WTCU: 11.2 Retail/FIRES: 34..3 Government: 22.7  Displaced Employees: Commercial: 10 Industrial: 4	Man./Warehousing: 11.15 Com'l/Services: 19.37  Displaced Employees: ESD Employment Data	Man./WTCU: 11.2 Retail/FIRES: 34..3 Government: 22.7  Displaced Employees: Commercial: 10 Industrial: 4	Man./Warehousing: 11.15 Com'l/Services: 19.37  Displaced Employees: ESD Employment Data	Man./WTCU: 11.2 Retail/FIRES: 34..3 Government: 22.7  Displaced Employees: Commercial: 10 Industrial: 4	Man./Warehousing: 11.15 Com'l/Services: 19.37  Displaced Employees: ESD Employment Data

**2002 and 2007 Buildable Lands Report  
Development Assumptions**

	Roy		Ruston		South Prairie		Steilacoom	
	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)
<b>People per Household</b>	2.55 pphh	2.49 pphh	2.87 pphh	2.14 pphh	3.06 pphh	3.06 pphh	2.35 pphh	2.22 pphh
<b>Residential Density</b>	SFR: 6.05du/na MFR: 6.05du/na	SFR, MFR, PUD: 3.5 d/a	9du/na	MPD (Asarco Site): 30du/a RES: 6.29du/a	Residential: 2du/a	Residential: 4 du/a	MF: 12du/na R-14: 3.11du/na R-20: 2.18du/na R-7.2: 6.05du/na R-9.6: 4.53du/na	R-7.2: 6du/a R-9.6: 4.5du/a MF, CG, CS: 12du/a
<b>Mixed Use Zoning Districts: Percent of Land Developed Residential &amp; Commercial</b>	N/A	PUD: 50%/50%	MPD: 80% / 20%	MPD: The Asarco Site is planned for a mixed use development with service oriented commercial development on the ground flood. Consequently, all vacant land will be incorporated into both the residential and employment capacity	N/A	N/A	100% Commercial	CG,CS: vacant = residential redevelopable = commercial
<b>Percent of Land Used for: Roads and R.O.W.</b>	15%	15%	Overall: 22.6% Asarco: 14.77 acres for streets, open space, parks and public facilities	20% (associated with Asarco site)	30%	30%	12%	12%
<b>Percent of Land Designated: Critical Areas (Constrained)</b>	Critical Area Enhancement Project. Includes steep slopes, wetlands, 150' wetland buffers and 100yr. floodplains	Critical Area Enhancement Project. Includes steep slopes, wetlands, 150' wetland buffers and 100yr. floodplains	Critical Area Enhancement Project. Includes steep slopes, wetlands, and 150' wetland buffers	Critical Area Map	35%	35%	N/A	10%
<b>Percent of Land Used for: Recreation / Park</b>	5%	5%	N/A	NA	10%	10%	N/A	5%
<b>Percent of Land Used for: Public Facilities / Institutions</b>	Documented needs plus 20% of gross acreage available for platting.	5 acres for parks plus 20% of gross acreage available for platting.	Documented Needs	N/A	3%	3%	Documented needs.	No planned capital facilities needs
<b>Percent of Land in Residentially Zoned Districts for non-residential uses</b>	10%	10%	0% of gross acreage	10%	3%	3%	0%	0%
<b>Percent of Land Unavailable for Development</b>	Residential vacant, 10% underdeveloped, 20% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%	Residential vacant, 10% underdeveloped, 20% redevelopable MF, 50% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%	5%, assuming full ASARCO development	Residential vacant, 10% underdeveloped, 20% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%	Residential: 25% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%	Residential:25% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%	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%	R-7.2, R-9.6: vacant, 10% underdeveloped, 20% MF: vacant, 0% underdeveloped, 1% redevelopable MF, 50% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%

2002 and 2007 Buildable Lands Report Development Assumptions								
	Roy		Ruston		South Prairie		Steilacoom	
	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)
<b>Employees per Gross Acre</b>	Man./WTCU: 11.2 Retail/FIRES: 34.3 Government: 22.7  Displaced Employees: Commercial: 10 Industrial: 4	Man./Warehousing: 11.15 Com'l/Services: 19.37  Displaced Employees: ESD Employment Data	Man./WTCU: 11.2 Retail/FIRES: 34.3 Government: 22.7  Displaced Employees: Commercial: 10 Industrial: 4	Man./Warehousing: 11.15 Com'l/Services: 19.37  Displaced Employees: ESD Employment Data	Man./WTCU: 11.2 Retail/FIRES: 34.3 Government: 22.7  Displaced Employees: Commercial: 10 Industrial: 4	Man./Warehousing: 11.15 Com'l/Services: 19.37  Displaced Employees: ESD Employment Data	Man./WTCU: 11.2 Retail/FIRES: 34.3 Government: 22.7  Displaced Employees: Commercial: 10 Industrial: 4	Man./ Warehousing: 11.15 Com'l/ Services: 5 Government/ Education: 5

2002 and 2007 Buildable Lands Report Development Assumptions								
	Sumner		Tacoma		University Place		Wilkeson	
	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)
<b>People per Household</b>	2.40 pphh	2.26 pphh	2.45 pphh	2.32 pphh	2.45 pphh	2.32 pphh	2.82 pphh	2.82 pphh
<b>Residential Density</b>	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	RP/AG .05 du/na LDR-4: 5.4 du/na LDR-6: 5.41 du/na LDR-7.2: 4.97 du/na LDR -8.5: 5.13 du/na LDR-12: 3.63 du/na MDR: 12 du/na HDR: 6.5 du/na GC: 25 du/ac MUD: 30 du/na CBD: 25du/na NC: 25 du/na	R1: 5.81du/na <sup>1</sup> ; 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: 34du/na; R4-VSD: 43.56du/na; RCX-N: 48du/na; RCX-U: 52du/na; R4: 72.60du/na; DMU: 104du/na; DR: 137du/na; DCC: 154du/na; WR: 157du/na; R5: 188.76 du/na	R-1: 3.80du/a R-2: 5.60du/a R-2SRD: 6.50du/a HMR-SRD: 6.50du/a R-3: 14du/a R-4L: 17du/a R-4: 46du/a R-5: 50du/a RCX: 32du/a NCX: 42du/a CCX: 42du/a UCX: 60du/a UCX-TD: 60du/a T: 21du/a DR: 90du/a WR: 90du/a DMU: 90du/a DCC: 125du/a S-8: 90du/a	R-1: 6du/na R-2: 8du/na MF: 12du/na MU: 12du/na MU-O: 12du/na	R1: 5du/a R2: 7du/a MF-L: 12.5du/a MF-H: 17.5du/a MU: 11du/a MU-O: 11du/a TC: 11du/a TC-Overlay: 40du/a	6-8 du/a	Average for Residential Zones: 6 du/a
<b>Mixed Use Zoning Districts: Percent of Land Developed Residential &amp; Commercial</b>	30% / 70%	GC: 10%/90% MUD3: 100%/100% CBD3: 100%/100% NC: 10%/90%	RCX 100%/0% DR 85%/15% WR 65%/35% CCX 10%/90% DCC, DMU, NCX, UCX: 25%/75%	RCX: 100%/0% NCX: 25%/75% CCX: 5%/95% UCX: 10%/90% UCX-TD: 25%/75% CIX: 0%/100% T: 25%/75% DR: 65%/35% WR: 65%/35% DMU: 25%/75% DCC: 25%/75% S-8: 50%/50%	MU, MU-O: 50% / 50%	MU, MU-O: 20/80% TC3: 100/100%	N/A	N/A

**2002 and 2007 Buildable Lands Report  
Development Assumptions**

	Sumner		Tacoma		University Place		Wilkeson	
	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop.)	2002 (2017 Pop.)	2007 (2022 Pop. Alloc.)
<b>Percent of Land Used for: Roads and R.O.W.</b>	15%	N/A	15%-26% for parcels over 1 acre. No deduction for parcels equal to or less than an acre	25% for parcels over one acre. No deduction for parcels equal to or less than one acre	15%	15%	20%	20%
<b>Percent of Land Designated: Critical Areas (Constrained)</b>	Critical Area Enhancement Project. Includes steep slopes, wetlands, 150' wetland buffers and 100 year floodplains	Parcel Specific: Wetlands Slopes (greater than 25%) Floodways Rivers & Streams (types 3,4,5) Additional subtractions (buffers) Wetlands: 75 feet Rivers: 50 feet, 100 feet, 200 feet Streams: 25 ft for type 5, 50 ft for type 4 and 100 feet for type 3	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.	R1, R2, R2-SRD, HMR-SRD: Vacant: 15% Underdeveloped: 5% Mixed-Use Districts: Vacant: 0% Redevelopable: 0% Other Residential, Commercial and Industrial Districts: Vacant: 5% Redevelopable: 0%	Parcel specific critical area data. Includes areas steep slopes and 50% of wetlands	18%	35%	35%
<b>Percent of Land Used for: Recreation / Park</b>	N/A	N/A	Federal, State, Pierce County, Metro Parks and City of Tacoma owned parcels were removed from the inventory.	Federal, State, Pierce County, Metro Parks, Tacoma School District and City of Tacoma owned properties were removed from inventory	N/A	10%	20%	20%
<b>Percent of Land Used for: Public Facilities / Institutions</b>	Documented needs	Note 4 below	Federal, State, Pierce County, Metro Parks and City of Tacoma owned parcels were removed from the inventory.	Federal, State, Pierce County, Metro Parks, Tacoma School District and City of Tacoma owned properties were removed from inventory	Documented needs	Parks/Open Space: 15.88 acres. Not included in the land inventory	0%	0%
<b>Percent of Land in Residentially Zoned Districts for non-residential uses</b>	10%	2%	3%	3%	3%	3%	3%	3%
<b>Percent of Land Unavailable for Development</b>	AG, LDR: vacant, 10% underdeveloped, 20% MDR, HDR, GC: vacant, 20% underdeveloped, 40% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%	LDR vacant, 10% underdeveloped, 20% MF: vacant, 20% underdeveloped, 40% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%	R1, R2: 5% Other Residential and Mixed Use Districts: vacant 5% underdeveloped 20% Commercial Districts: vacant 5% underdeveloped 20% redevelopable 25%	R1, R2, R2-SRD, HMR-SRD: Vacant: 5% Underdeveloped: 25% Mixed-Use Districts: Vacant: 5% Redevelopable: 15% Other Residential, Commercial and Industrial Districts: Vacant: 5% Redevelopable: 25%	R1, R2, :10% MF, MU, MU-O-vacant, 10% underdeveloped, 20% Commercial: vacant, 10%, redevelopable, 50% underdeveloped, 25%	R1, R2, :10% MF, MU, MU-O: vacant, 10% underdeveloped, 20% Redevelopable MF, 80% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25% TC zone: 0%	Residential: 25% Commercial: vacant, 10%, redevelopable, 50% underdeveloped, 25%	Residential: 25% Commercial: vacant, 10% redevelopable, 50% underdeveloped, 25%

**2002 and 2007 Buildable Lands Report  
Development Assumptions**

	Sumner		Tacoma		University Place		Wilkeson	
	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop. Alloc.)	2002 (2017 Pop. Alloc.)	2007 (2022 Pop.)	2002 (2017 Pop.)	2007 (2022 Pop. Alloc.)
<b>Employees per Gross Acre</b>	Man./WTCU: 11.2 Retail/FIRES: 34..3 Government: 22.7  Displaced Employees: Commercial: 10 Industrial: 4	Man./Warehousing: 11.15 Com'l/Services: 19.37  Displaced Employees: ESD Employment Data	Man./WTCU: 11.2 Retail/FIRES: 34..3 Downtown Tacoma: 318  Displaced Employees: Commercial: 10 Industrial: 4	Man./Warehousing: 11.15 Com'l/Services: 25 Downtown Tacoma: 300  Displaced Employees: ESD Employment Data	Man./WTCU: 11.2 Retail/FIRES: 34..3 Government: 22.7  Displaced Employees: Commercial: 10 Industrial: 4  The Chambers Creek Properties will provide 650 jobs, all in University Place.	Man./Warehousing: 11.15 Com'l/Services: 19.37  Displaced Employees: ESD Employment Data	Man./WTCU: 11.2 Retail/FIRES: 34..3 Government: 22.7  Displaced Employees: Commercial: 10 Industrial: 4	Man./Warehousing: 11.15 Com'l/Services: 19.37  Displaced Employees: ESD Employment Data