

Pierce County Buildable Lands Program:

A Countrywide Land Use Monitoring Program Coordinated between Pierce County and its 23 Cities and Towns



*A Presentation to the  
Pierce County Fire Chiefs Association  
March 2008*

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# Growth & Development

## Legislative Directives

Growth Management Act

Vision 2020/Vision 2040

Pierce County Countywide Planning Policies

Individual Comprehensive Plans



## Growth & Development - Legislative Directives

### Growth Management Act

- Adoption of Urban Growth Area
  - Urban Densities
  - Growth Focused within UGA
- 20-Year Population Allocation (urban/rural)
- Cities/Towns = Urban Growth Area

### Vision 2020/Vision 2040

- Multi-County Planning Policies
- Puget Sound Regional Growth Strategy
- Regional Growth Centers



## Growth & Development - Legislative Directives

### Pierce County Countywide Planning Policies

- Framework for Comprehensive Plans
- Defines Minimum Urban Density - 4 du/na
- Process for Adoption of UGA
- Process for 20-year Population Allocation

### Individual Comprehensive Plans

- Blue Prints for Jurisdictions' Future
- Consistency Between Comprehensive Plan and Adopted Zoning
- Assumed Valid Unless Appealed



# Growth & Development

## 20-Year Population

Office of Financial Management Projections (Countywide)

20-Year Planning Horizon - 2022

2002 Series	813,466 (Low)	912,711 (Mid)	1,027,718 (High)
2007 Series	863,758 (Low)	969,156 (Mid)	1,091,748 (High)
Difference	50,292 (Low)	56,445 (Mid)	64,030 (High)

**Adopted Pierce County Allocation** (based on '02 OFM Series)

Countywide Total = 912,700

Cities/Towns = 522,920

Unincorporated Urban P.C. = 230,380

Rural P.C. = 159,400

**2007 Population Estimate = 790,500**

Range of Population Growth between '07 and '22

122,200 (Adopted Allocation)

178,656 (Revised OFM Mid Projection)



# Adopted Urban Growth Area(s)

Range of Estimated Additional Housing Needs by '22

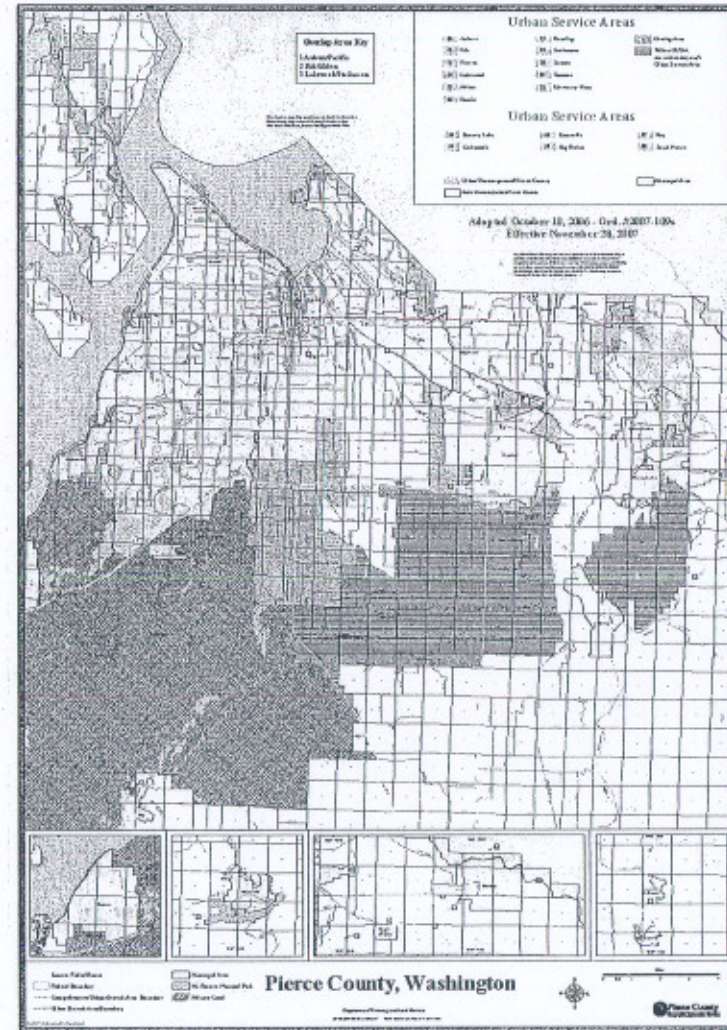
Low - 64,176 (adopted)

High - 82,693

(OFM Revised 82% of additional 56,456 pop. within UGA)

Mid - 80,176

(OFM Revised 71% of additional 56,456 pop. within UGA)





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Monitoring Consistency between adopted  
Comprehensive Plans/Policies and Built  
Development:

- Achieved Housing Density
- Urban/Rural Housing Growth

Estimating Housing Capacity of UGA

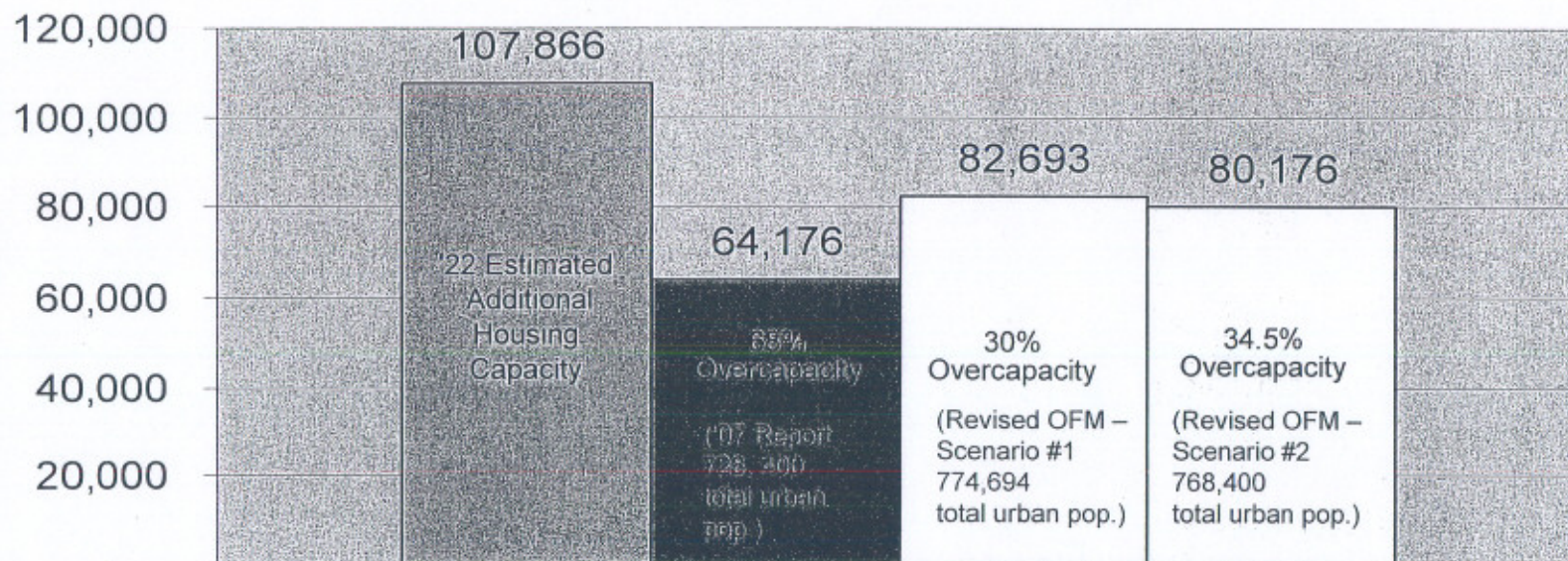
\*2007 Pierce County Buildable Land Report



Is there enough Residential Land in Pierce County for expected Residential Growth?

**YES**

**Total Pierce County (including Cities/Towns)**



'22 Total Additional Housing Need

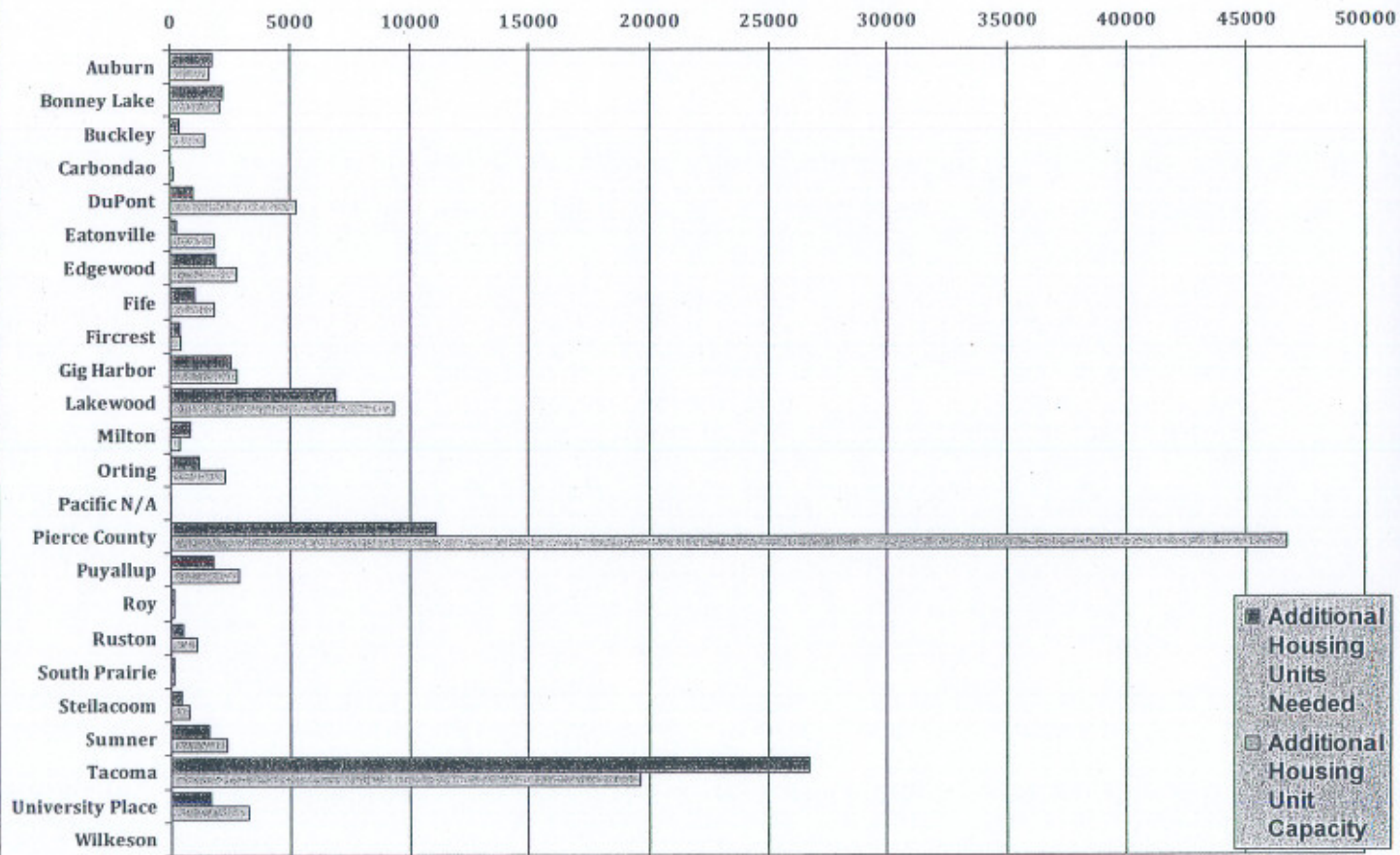
Note: OFM distributed revised population projections after completion of '07 report. The revised OFM projections increases Pierce County mid-range '22 population by 56,456 people.

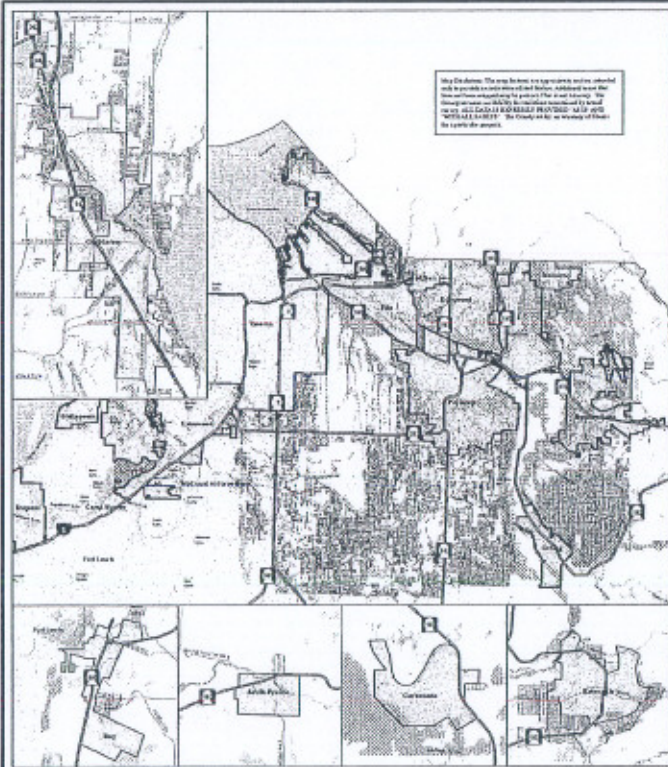




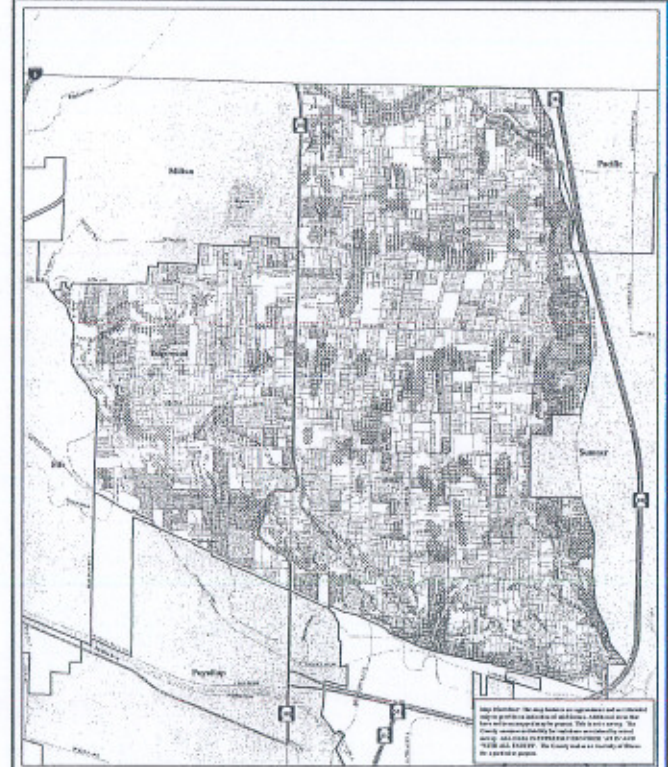
## Housing Unit Need vs. Capacity by Jurisdiction

Countywide  
Residential  
Capacity





# Examples of Inventory Maps



**Pierce County**

**Buildable Land Inventory\*\***

- Buildable Commercial/Industrial (BCI)
- Buildable Medium Density (BMD)
- Underdeveloped Single Family (UDSF)
- Home (HOM)
- Manufacturing (MAN)
- Special Single Use (SSU)

\*Critical Areas consist of County Wetland Inventory, Supplemental Wetland Inventory, Rivers/Streams, Highways, Channel Migration Zone, and Steep Slopes.

\*\* Buildable Land Inventory Derived from Data that Represent Conditions in Late 2005

Department of Planning and Land Services  
 Pierce County, Washington  
 Pierce County  
 Geographic Information System  
 SCALE VARIES  
 Print Date: July 10, 2007

**City of Edgewood**

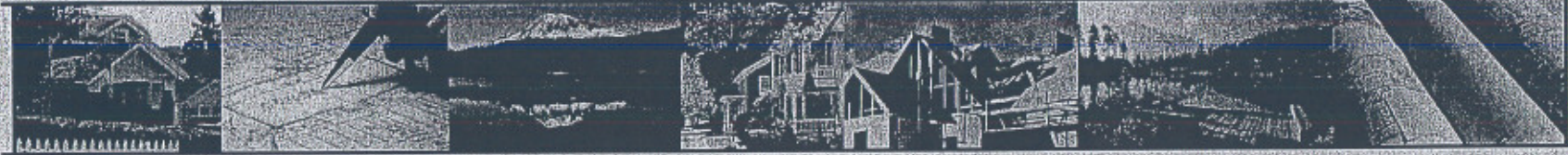
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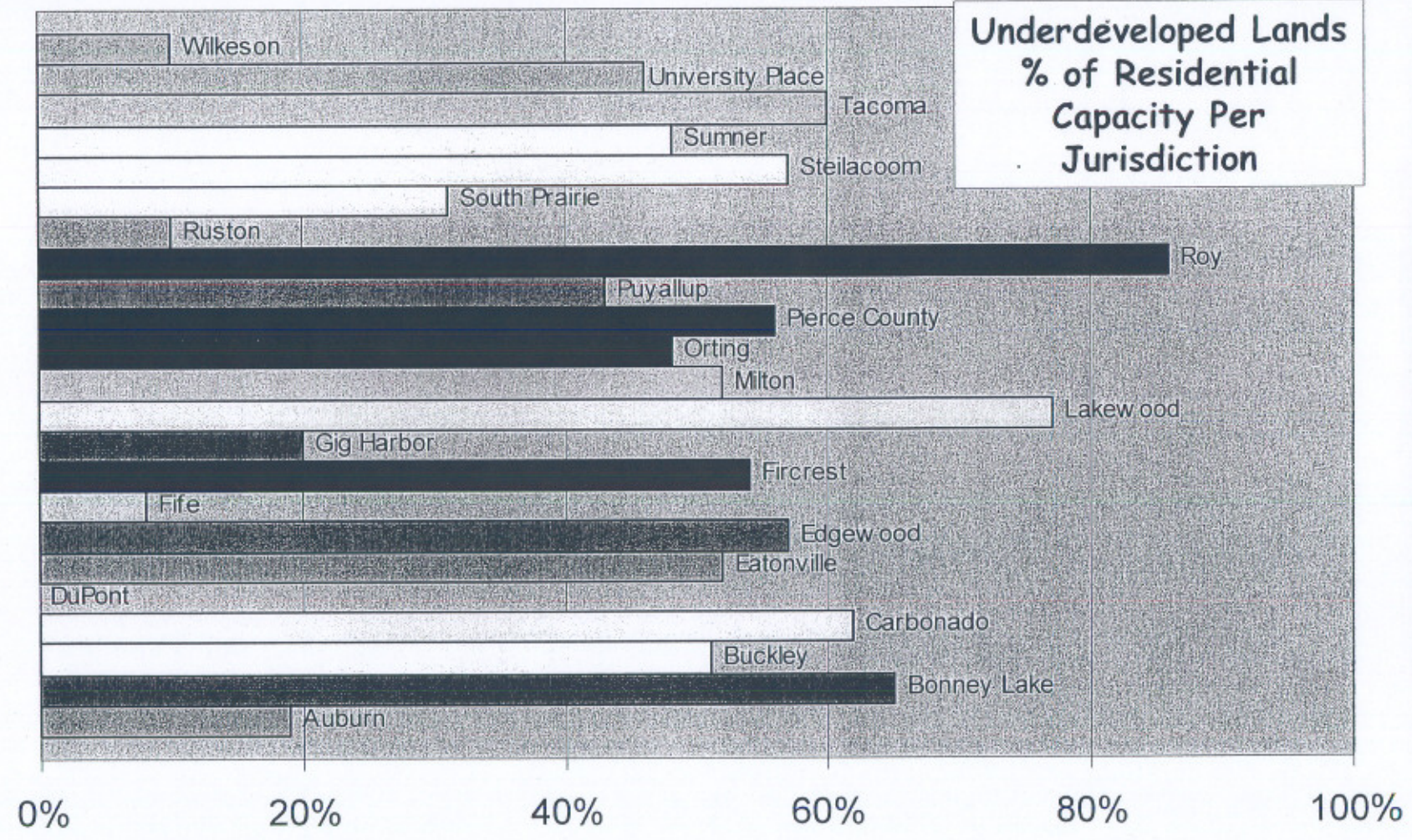
\*Critical Areas consist of Wetlands, Wetlands Buffer, and Steep Slopes.

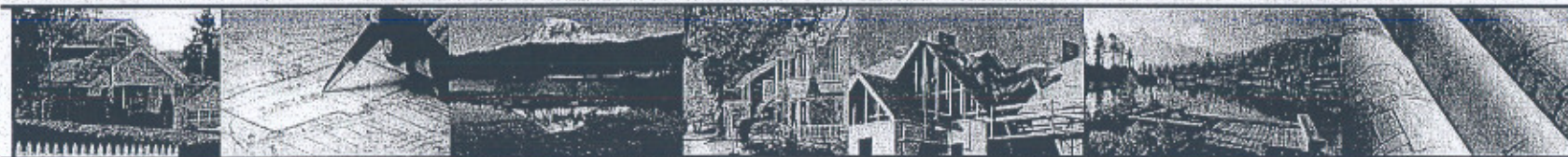
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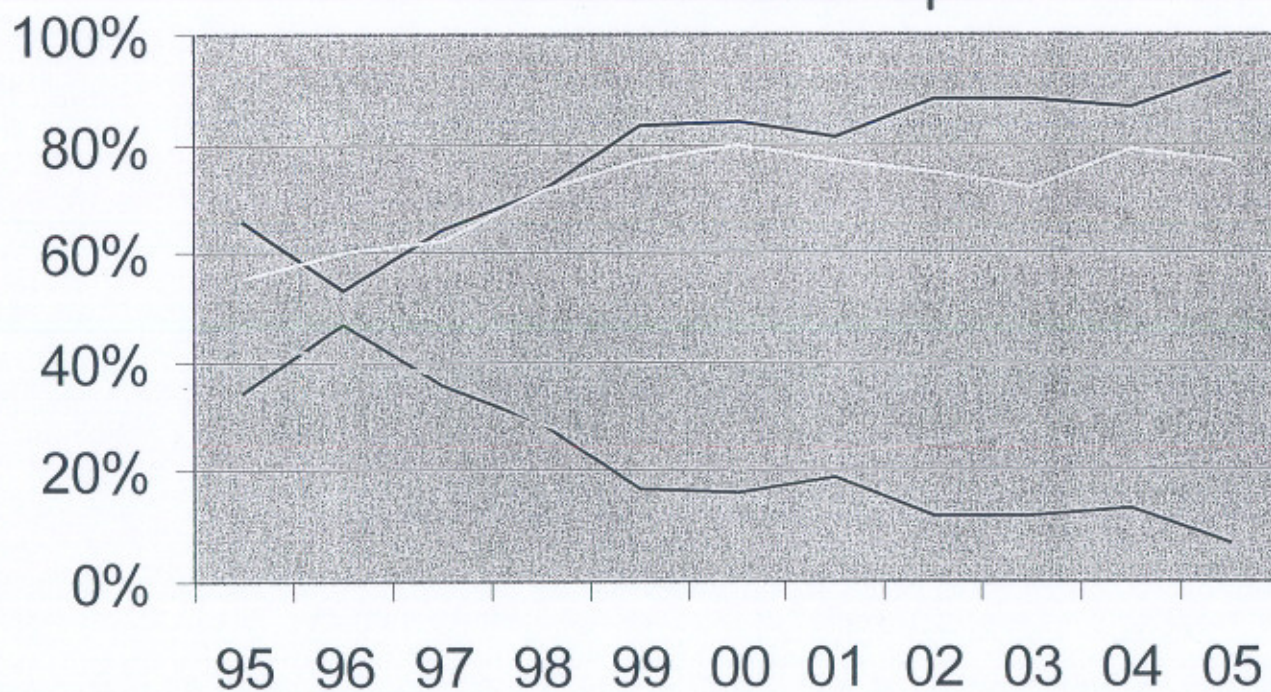
**Underdeveloped Lands  
% of Residential  
Capacity Per  
Jurisdiction**





# Development Characteristics

## Pierce County Urban/Rural Split



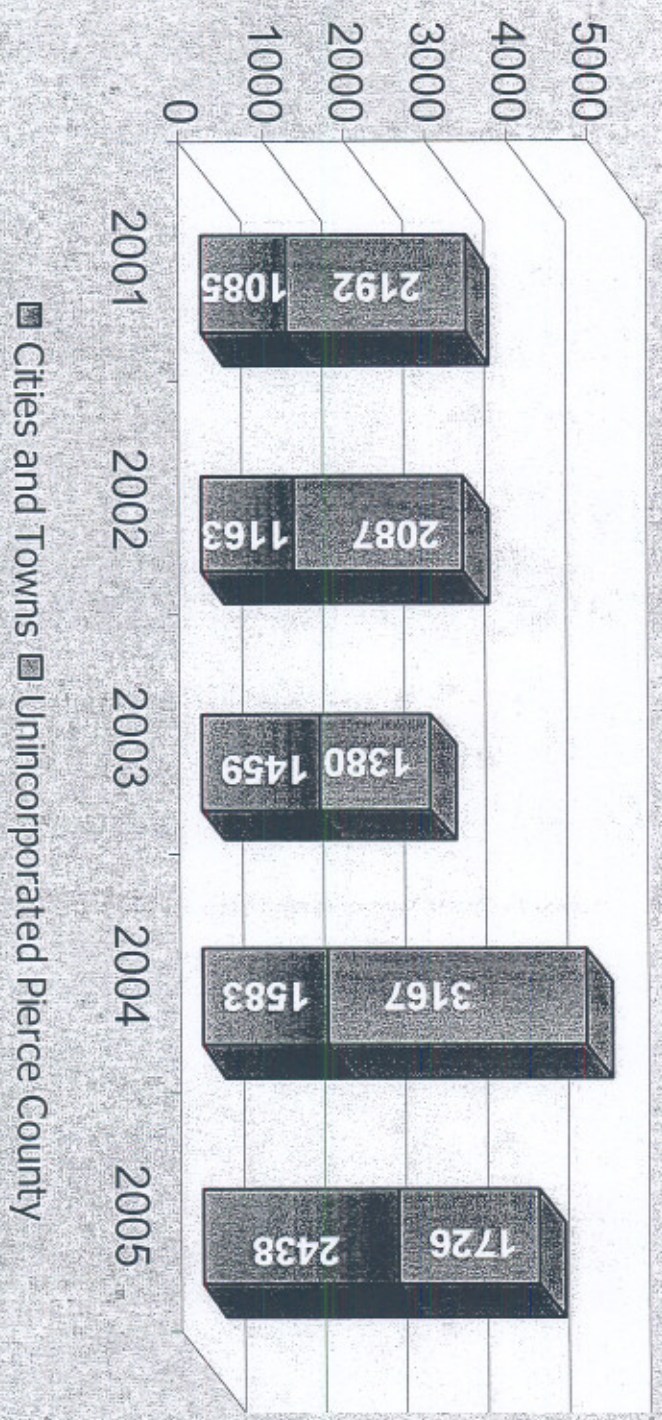
- urban (Recorded Lots)
- rural (Recorded Lots)
- urban (Permits)
- rural (Permits)

permits = new homes



# Development Characteristics

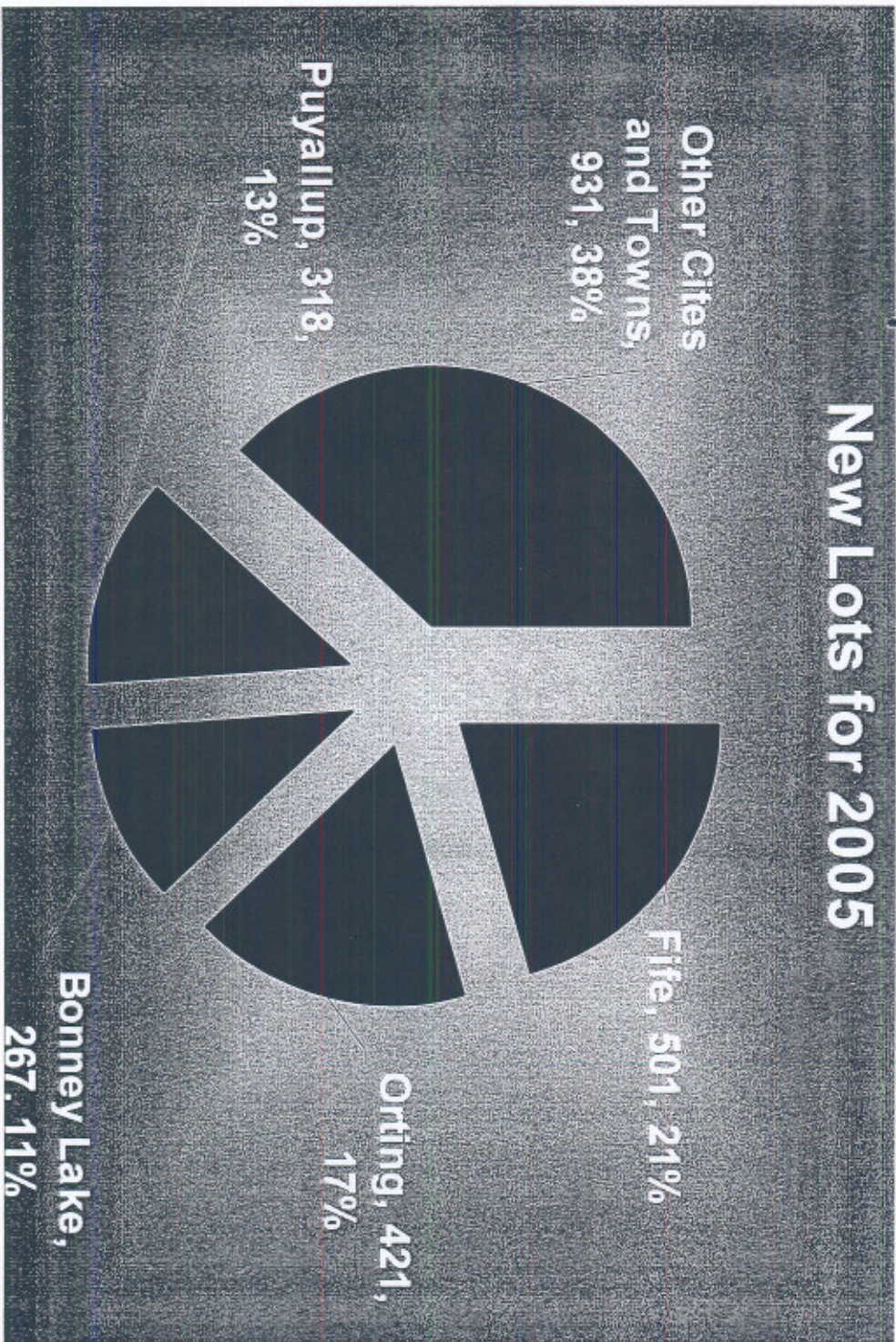
## Total new lots per year





# Development Characteristics

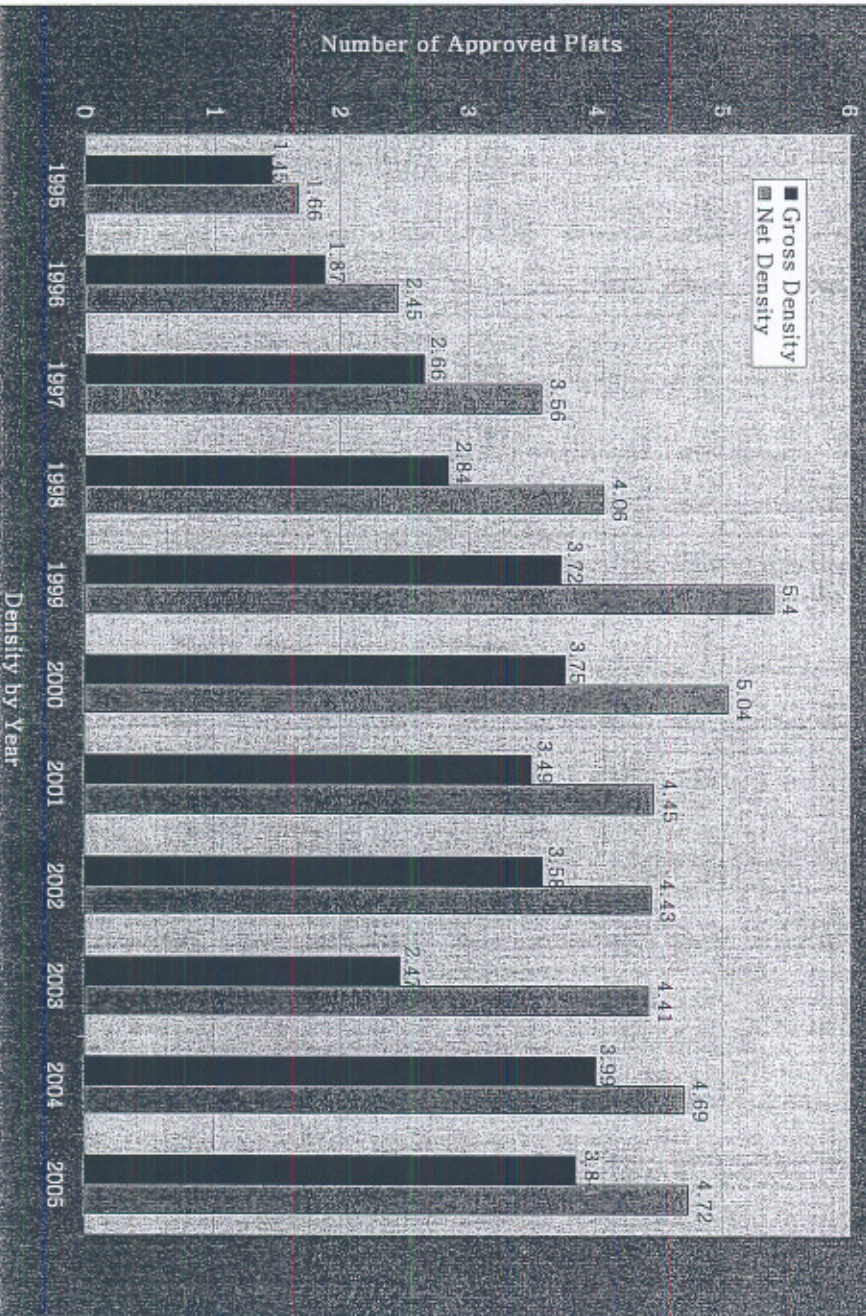
## New Lots for 2005





# Development Characteristics

Unincorporated Pierce County, 1995-2005  
Average Moderate Single Family (MSF) Density

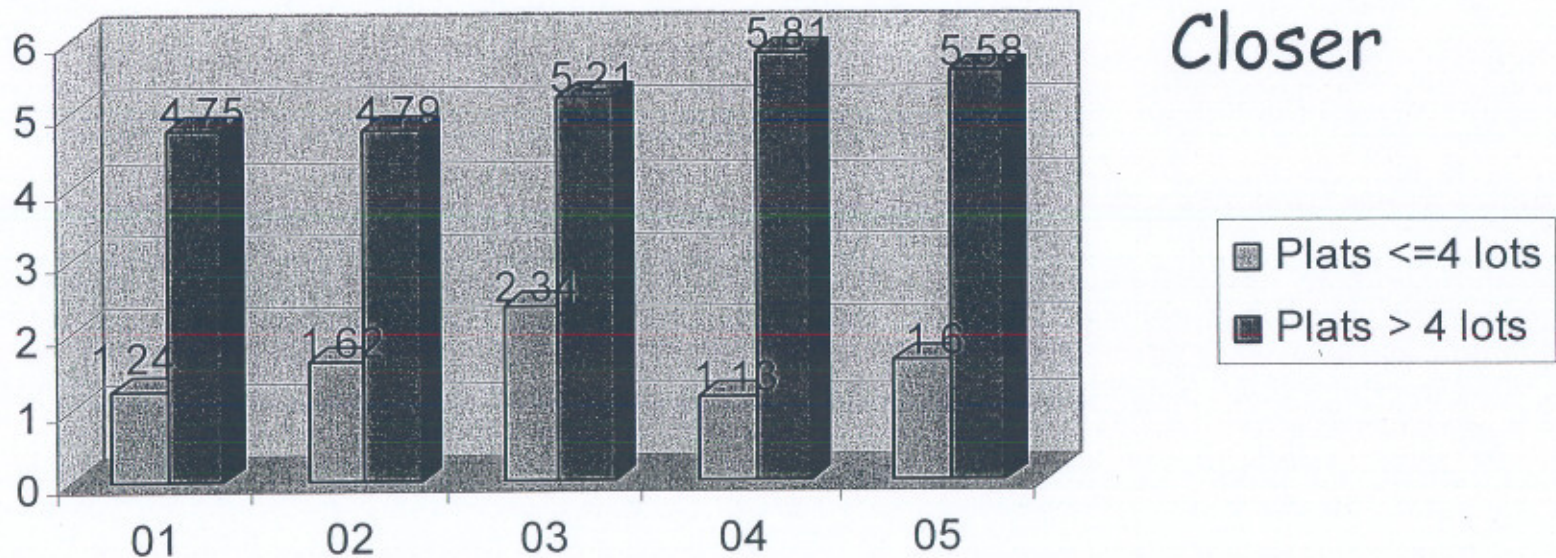




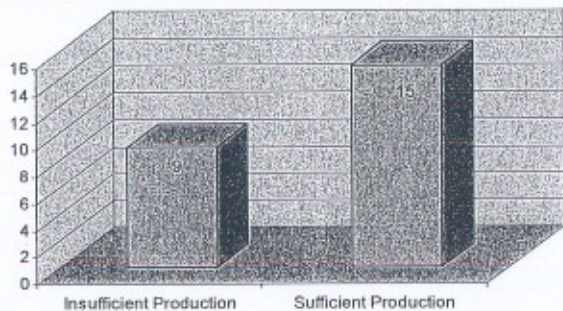
# Development Characteristics

Density by # of Lots in Plat  
Pierce County - MSF Zone

When  
Looking  
Closer







# Needed Annual Housing Production to Meet '22 Population Allocation

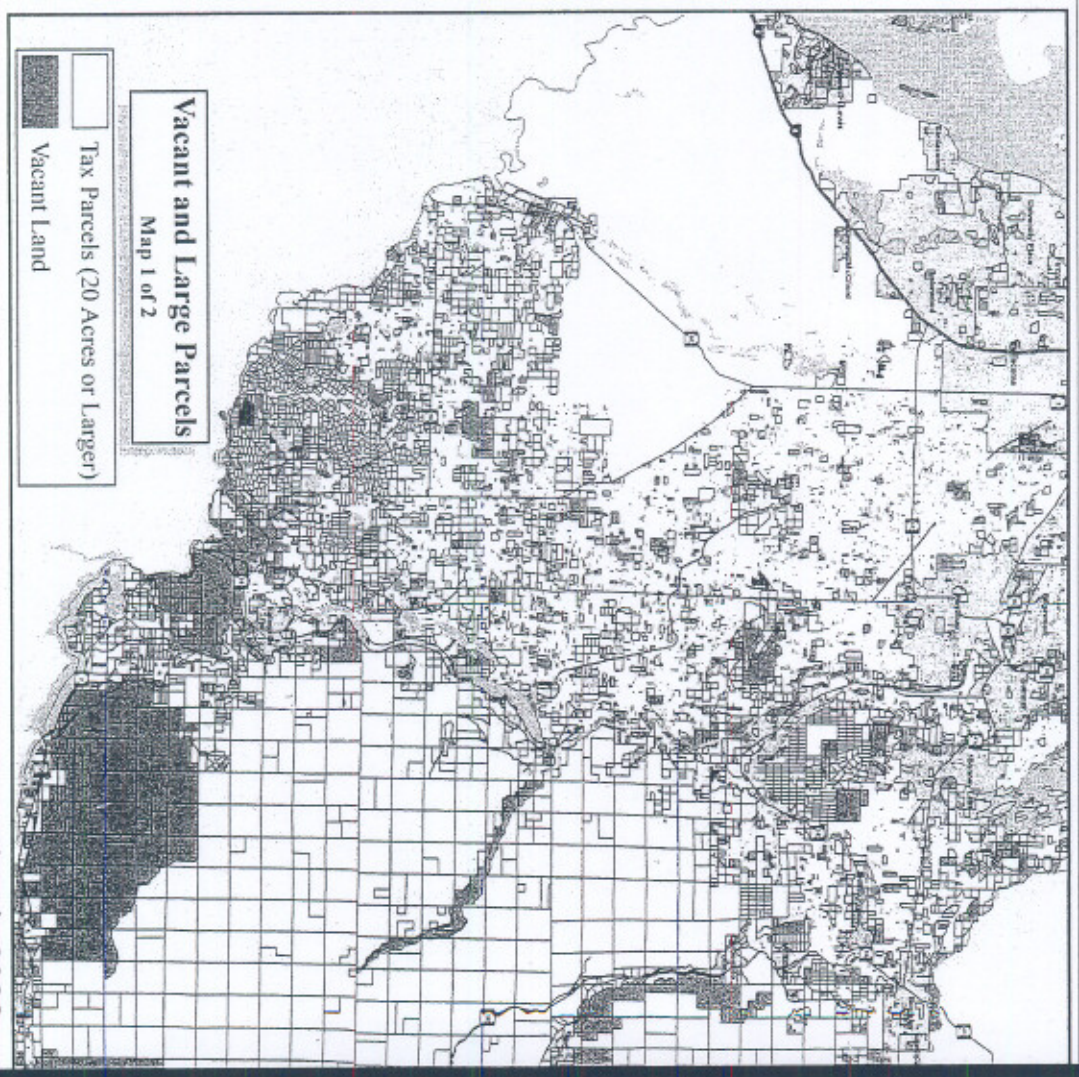
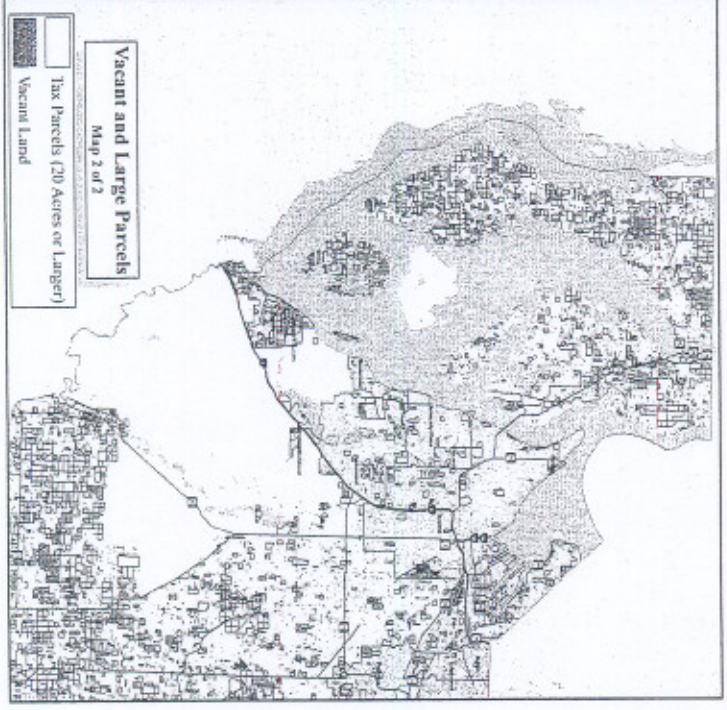
*Pierce County Fire Chiefs Association  
March 2008*

**Table 19 - Annual Housing Production**

Jurisdiction	2000 Housing Units	April 2006 Housing Units (OFM)	Total Additional Urban housing units needed <sup>1</sup>	Average Annual Urban Housing Production ('00 - '06)	Average Total Annual Housing Production Needed to Accommodate Allocated Urban Population ('06 - '22) <sup>2</sup>
Auburn	70	2,250	1,789	363	112
Bonney Lake	3,404	5,411	2,216	334	139
Buckley	1,472	1,675	392	34	25
Carbonado	210	217	49	1	3
DuPont	977	2,702	965	287	60
Eatonville	805	958	257	26	16
Edgewood	3,562	3,759	1,918	33	120
Fife	2,232	2,879	1,008	108	63
Fircrest	2,573	2,774	357	34	22
Gig Harbor	3,085	3,210	2,501	21	156
Lakewood	25,449	26,001	6,865	92	429
Milton	2,173	2,519	790	58	49
Orting	1,382	1,998	1,215	103	76
Pacific	65	54	0	0	0
Puyallup	13,468	15,267	1,744	300	109
Roy	114	309	105	33	7
Ruston	355	359	479	.6	30
South Prairie	138	161	131	4	8
Steilacoom	2,674	2,764	437	15	27
Sumner	3,689	3,958	1,604	45	100
Tacoma	81,102	84,129	26,671	505	1,667
University Place	12,684	13,290	1,609	101	100
Wilkeson	150	171	24	4	2
Urban P.C.	56,047	68,866	11,061	2,137	691
Total	217,880	245,681	64,246	4,636	4,015



# Rural Lands

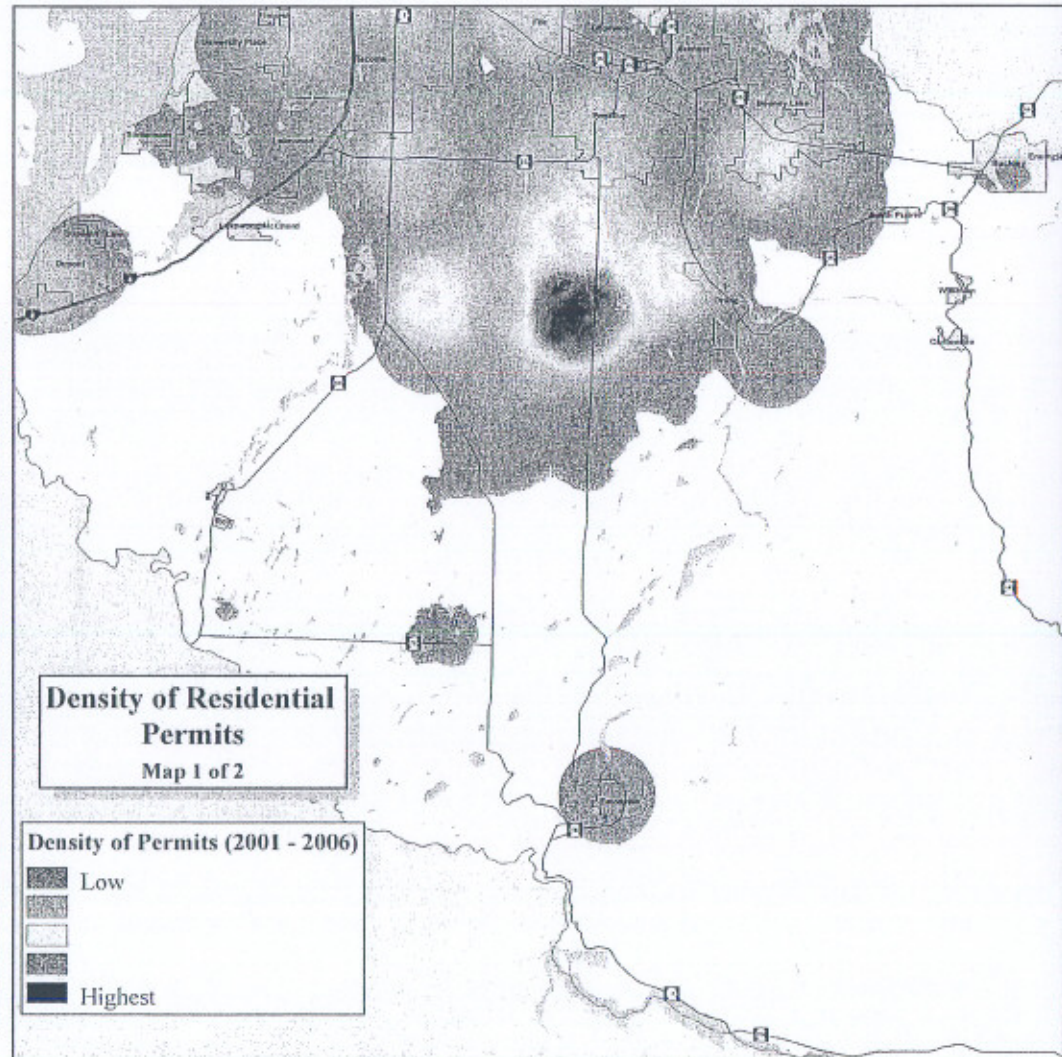
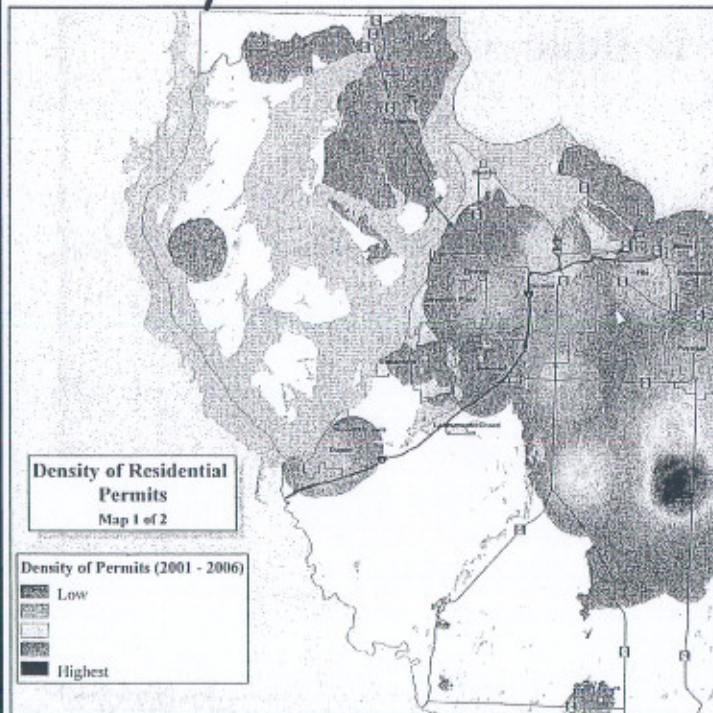


*Pierce County Fire Chiefs Association*

*March 2008*



# Density of Residential Permit Activity Relative to Entire County





# Pierce County Buildable Lands Program

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## Buildable Lands Report

A Monitoring and Evaluation Analysis

of

Urban Growth and Development Capacity

For

Pierce County and its Cities and Towns

September 1, 2007

Funding provided

by the

Washington State Department

of

Community, Trade and Economic Development

[www.co.pierce.wa.us/pc/services/home/property/pals/landuse/buildablelands.htm](http://www.co.pierce.wa.us/pc/services/home/property/pals/landuse/buildablelands.htm)  
*Pierce County Fire Chiefs Association* *March 2008*