

Buildable Lands TABLE 1a

Summary of Building Permits for Multi-Family Development									
Land Use Designation	Zoning District	Density/Units	2006	2007	2008	2009	2010	2011	2012
	R-6,000	Gross	N/A	14.52	13.67	5.04	N/A	N/A	6.67
		Net		14.52	13.67	5.04			6.67
		Units			2	20	2		

Buildable Lands TABLE 1b

Table 1b - City of Buckley: Summary of Building Permits for Single-Family Development									
Land Use Designation	Zoning District	Density/Units	2006	2007	2008	2009	2010	2011	2012
	R-6,000	Density	8.78	9.08	4.38	5.78	4.70	4.30	5.85
		Units	2	2	3	8	6	4	2
	R-8,000	Density	1.90	1.52	N/A	N/A	N/A	0.09	N/A
		Units	5	3				1	
	R-20,000	Density	N/A	N/A	N/A	0.70	2.42	1.98	N/A
		Units				5	1	1	

Buildable Lands TABLE 2

Table 2 - City of Buckley: Summary of Parcel-Specific Residential Platting Activity									
Land Use Designation	Zoning District	Density/Lots	2006	2007	2008	2009	2010	2011	2012
	R-6,000	Gross	N/A	1.32	N/A	N/A	N/A	N/A	N/A
		Net		1.32					
		Lots			4				
	R-8,000	Gross	2.00	N/A	N/A	N/A	N/A	N/A	N/A
		Net	2.00						
		Lots	4						
	R-20,000	Gross	N/A	1.99	N/A	N/A	N/A	N/A	N/A
		Net		1.99					
		Lots			76				

Buildable Lands TABLE 3

Table 3 - City of Buckley: Summary of Parcel-Specific Commercial and Industrial Development Activity									
Land Use Designation	Zoning District		2006	2007	2008	2009	2010	2011	2012
	B2	Gross Acres	2.74	N/A	N/A	N/A	N/A	N/A	N/A
		Bldg. Sq. Ft.	24,212						
		FAR	0.20						
	CC	Gross Acres	N/A	N/A	N/A	N/A	N/A	3.65	N/A
		Bldg. Sq. Ft.						20,373	
		FAR						0.13	
	GC	Gross Acres	N/A	N/A	N/A	8.40	N/A	N/A	N/A
		Bldg. Sq. Ft.				27,727			
		FAR				0.08			
	P	Gross Acres	N/A	1.00	N/A	N/A	N/A	N/A	N/A
		Bldg. Sq. Ft.		2,560					
		FAR		0.06					

Buildable Lands TABLE 4

Table 4 - City of Buckley: Development Assumptions and Trends			
		2006-2012 Average	2030 Assumptions
Residential Density		Refer to tables 1 and 2.	R-6,000: 5 du/na R-8,000: 4 du/na R-20,000: 2 du/na HDR, HC, CC: 5 du/na NMU: 6 du/na
Mixed Use Designations: Percent of Residential and Commercial Development		N/A	NMU: 80%/20% HC, CC: 20%/100% ²
Plat Deductions	Percent of Land Used for: Roads	N/A	10%
	Percent of Land Designated: Critical Areas (Constrained)	N/A	Parcel Specific: Wetlands, Steep Slopes
	Percent of Land Used for: Recreation/Park	N/A	3%
Percent of Land Used for: Public Facilities/ Institutions		5.15%	N/A (P Zone)
Percent of Land in Residentially Zoned Districts for non-residential uses (i.e. churches)		N/A	10%
Percent of Land Unavailable for Development			50%
Employees per Gross Acre¹			Manufacturing/Warehousing: 8.25 Commercial/Services: 19.37

¹Pierce County Employment Intensity Survey, 2006

²Residential is only allowed as an accessory use on the second floor or above, so it is assumed that all development in these zones will be 100% commercial with a portion of those commercial developments including residential

Buildable Lands TABLE 5

Table 5 - City of Buckley: Assumptions for Vacant, Vacant Single Unit Lots, and Underutilized Parcels			
Zoning District	Vacant	Vacant (Single Unit)	Underutilized
R-6,000	>= .34 acres	< .34 acres	>= .34 acres
R-8,000	>= .46 acres	< .46 acres	>= .46 acres
R-20,000	>= 1.15 acres	< 1.15 acres	>= 1.15 acres
NMU			>= .29 acres

Buildable Lands TABLE 6 (two pages)

Table 6 - City of Buckley: Supply of Land/Lots for Residential Development															
Zoning District		R-6,000				R-8,000				R-20,000			HDR		
Land Type		Vacant	Vacant (Single Unit)	Pipeline	Underutilized	Vacant	Vacant (Single Unit)	Pipeline	Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)	Underutilized
Gross Acres ¹		45.58	0.93	61.01	42.31	130.41	1.01	21.77	328.83	57.25	31.15	56.19	7.96		8.16
Future Capital Facilities															
Adjusted Gross Acres		45.58			42.31	130.41			328.83	57.25		56.19	7.96		8.16
Individual Plat Deductions	Roads	4.56			4.23	13.04			32.88	5.73		5.62	0.80		0.82
	Critical Areas ²	7.45			2.25	38.47			52.91	28.81		18.69			0.13
	Parks and Open Space	1.37			1.27	3.91			9.87	1.72		1.69	0.24		0.24
		32.20			34.56	74.98			233.17	21.00		30.20	6.92		6.97
		3.22			3.46	7.50			23.32	2.10		3.02	0.69		0.70
		28.98			31.11	67.49			209.85	18.90		27.18	6.23		6.27
		14.49			15.55	33.74			104.93	9.45		13.59	3.12		3.14
		14.49			15.55	33.74			104.93	9.45		13.59	3.12		3.14
		30.04				138.67				23.04			6.25		
			4	171			2	65			69				
					10				27			3			3
					0				0			0			0

¹The gross acreage for mixed use zones in this table represents the percentage of land assumed for residential uses. See Table 4 "Development Assumptions and Trends"

²The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses

³Existing housing units and jobs associated with underutilized parcels are adjusted down to reflect "unavailable to develop" assumption

Buildable Lands TABLES 1a TO 11

Zoning District									
Land Type	NMU			HC			CC		
	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)	Underutilized	Vacant	Vacant (Single Unit)	Underutilized
Gross Acres¹	4.51	0.33	66.92	0.02		0.03	3.96		0.71
Future Capital Facilities									
Adjusted Gross Acres	4.51		66.92	0.02		0.03	3.96		0.71
Individual Plat Deductions	Roads	0.45		6.69	0.00		0.00	0.40	0.07
	Critical Areas²	0.00		8.51	0.00		0.00		0.00
	Parks and Open Space	0.14		2.01	0.00		0.00	0.12	0.02
Net Acres	3.93		49.72	0.02		0.02	3.44		0.62
Non-Residential Uses	3.93		49.72	0.02		0.02	3.44		0.62
Adjusted Net Acres	1.96		24.86	0.01		0.01	1.72		0.31
Land Unavailable for Development	1.96		24.86	0.01		0.01	1.72		0.31
Final Adjusted Net Acres	26.82			0.02			2.03		
Total Adjusted Net Acres		1							
One Dwelling Unit per Vacant (single) Lot			14			0			0
Displaced Unit³			3			1			7
Displaced Jobs³									

¹The gross acreage for mixed use zones in this table represents the percentage of land assumed for residential uses. See Table 4 "Development Assumptions and Trends"

²The critical areas acreage for mixed use zones represents the percentage of land assumed for residential uses

³Existing housing units and jobs associated with underutilized parcels are adjusted down to reflect "unavailable to develop" assumption

Buildable Lands TABLE 7

Table 7 - City of Buckley: Housing Unit Needs				
2010 Housing Units	2030 Housing Units Needed	Additional Housing Needed ('10-'30)	Plus Displaced Units ¹	Total Housing Units Needed
1,669	2,930	1,261	78	1,339

¹Existing housing units associated with underutilized parcels are adjusted down to reflect "unavailable to develop" assumption

Buildable Lands TABLE 8

Table 8 - City of Buckley: Housing Unit Capacity						
Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	Plus 1 Dwelling Unit per Vacant (single-unit) Lot	Pipeline	Housing Capacity
R-6,000	30.04	5	150	4	171	325
R-8,000	138.67	4	555	2	65	622
R-20,000	23.04	2	46	69		115
HDR	6.25	5	31	0		31
NMU	26.82	6	161	1		162
HC	0.02	5	0	0		0
CC	2.03	5	10	0		10
P	8.02	N/A	N/A	N/A	2	2
Total Housing Capacity						1,267

Buildable Lands TABLE 9

Table 9 - City of Buckley: Supply of Land for Commercial/Industrial Employment										
Zoning District	NMU		GC		CC		HC		LI	
Land Type	Vacant	Underutilized								
Gross Acres ¹	1.13	16.73	26.87	49.30	19.78	3.56	0.10	0.13	7.86	16.16
Future Capital Facilities										
Gross acres with Facilities Deduction	1.13	16.73	26.87	49.30	19.78	3.56	0.10	0.13	7.86	16.16
Land Unavailable for Development	0.56	8.37	13.43	24.65	9.89	1.78	0.05	0.07	3.93	8.08
Adjusted Gross Acres	0.56	8.37	13.43	24.65	9.89	1.78	0.05	0.07	3.93	8.08
Total Adjusted Gross Acres	8.93		38.08		11.67		0.12		12.01	
Displaced Employees ²		4		86		9		1		4
Displaced Units ²		19		2		0		0		1

¹The gross acreage for mixed use zones in this table represents the percentage of land assumed for commercial uses. See Table 4 "Development Assumptions and Trends"

²Displaced employees and housing units associated with underutilized lands are adjusted down to reflect "unavailable to develop" assumption

Buildable Lands TABLE 10

Table 10 - City of Buckley: Employment Needs					
2010 Employment Estimate	Adjusted 2030 Employment Target	Employment Growth (2010-2030)	Employment Growth Excluding Mobile/Home-Based Employees¹	Plus Displaced Employees from Underutilized Commercial²	Additional Employment Needs
2,089	3,033	944	830	114	944

¹The total employment allocations are reduced by 12.1% to account for mobile workers and work-at-home employees for the commercial/industrial land needs analysis

²Displaced employees associated with underutilized lands are adjusted down to reflect "unavailable to develop" assumption

Buildable Lands, TABLE 11

Table 11 - City of Buckley: Employment Capacity				
Commercial/Industrial Designation	Zoning District	Adjusted Net Acres	Employees per Acre	Employment Capacity
Commercial	NMU	8.93	19.37	173
	GC	38.08	19.37	738
	CC	11.67	19.37	226
	HC	0.12	19.37	2
Industrial	LI	12.01	8.25	99
Total Employment Capacity				1,238