

## **APPENDIX B**

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

Sample: Gross Acreage to Net Acreage Calculation (Table 6)

**Table 6**  
**Example Calculation**  
**Supply of Land/Lots for Residential Development**

<b>Zoning District</b>		<b>MSF</b> (unincorporated Piece County)		
		<b>Vacant (gross)</b>	<b>Vacant (single-unit)</b>	<b>Underdeveloped</b>
<b>Gross Acres<sup>1</sup></b>		(A1)Total Acreage from ATR Records	(B1) Total Acreage from ATR Records	(C1)Total Acreage from ATR Records
<b>Future Capital Facilities</b>		(A2)Documented Needs		
<b>Adjusted Gross Acres</b>		(A3)=(A1)-(A2)		(C1)
<b>Individual Plat Deductions</b>	<b>Roads (15%)</b>	(A4)= (.15)*(A3)		(C2) = (.15)*(C1)
	<b>Critical Areas</b>	(A5) = Documented Critical Areas from (A1)		(C3) = Documented Critical Areas from (C1)
	<b>Parks and Open Space</b>	N/A		N/A
<b>Net Acres</b>		(A6) = (A3)-(A4)-(A5)		(C4) = (C1)-(C2)-(C3)
<b>Non-Residential Uses (16%)</b>		(A7) = (.16)*(A6)		(C5) = (.16)*(C4)
<b>Adjusted Net Acres</b>		(A8) = (A6)-(A7)		(C6)=(C4)-(C5)
<b>Land Unavailable for Development (15% for vacant and 20% for underdeveloped)</b>		(A9) = (.15)*(A8)		(C7)=(.20)*(C6)
<b>Final Adjusted Net Acres</b>		(A10) = (A8)-(A9)		(C8)=(C6)-(C7)
<b>Total Adjusted Net Acres</b>		(A10)+(C8)		
<b>One potential dwelling unit per vacant (net) lot</b>			(B2)	
<b>Displaced Units</b>				(C9)