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September 6, 2007

To Pierce County Buildable Lands Stakeholders:

On behalf of Pierce County and its cities and towns, I am pleased to distribute the 2007 Pierce County Buildable Lands Report. This report fulfills the reporting requirements stipulated in RCW 36.70A.215, referred to as Buildable Lands legislation. The successful completion of this document is representative of on-going coordination and cooperation efforts between Pierce County and all of its cities and towns in monitoring development activities and analyzing the residential and employment capacity of designated urban areas in Pierce County.

The report is divided into four sections: Overview of the Pierce County Buildable Land Program; Data Collection; Residential and Commercial Capacity Analysis; and Conclusions. Section I provides an overview of the Buildable Land Program, a general description and historical perspective of state and county legislation addressing development of the program, and discusses the population and employment benchmarks established for the County's UGAs which are monitored by the program, and stakeholder participation opportunities. This section also provides a brief summary of the *Pierce County Buildable Lands Program Consistency Evaluation* and progress achieved by local jurisdictions in adopting "reasonable measures." Section II of the report details the information collected through the monitoring procedures and describes the inventory conducted for the capacity analyses. Section III explains the methodology applied to calculate a residential and employment capacity including the factors/assumptions incorporated in the calculations. This section also includes individual chapters for each of the 23 jurisdictions and urban unincorporated Pierce County participating in the program. These chapters provide detailed descriptions of zoning districts, annual development data, and capacity calculations. Section IV of the report summarizes the results of the monitoring and capacity for growth within the designated urban growth areas. Four appendices also accompany the report: Appendix A – Inventory Maps; Appendix B - Sample Calculation of Table 6; Appendix C – Comment Letters/Responses; Appendix D – Comparison of Assumptions between the 2002 report and 2007 report; and Appendix E – Summary of an Employment Density Survey.

If you have any questions regarding the 2007 Report or projects associated with the Pierce County Buildable Lands Program, please contact me at (253)798-7039 or dcardwe@co.pierce.wa.us.

Sincerely,

Dan Cardwell
Pierce County Buildable Lands Coordinator

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Attachments

