

# A4 Future Land Use Map Alternative Two

According to Washington State’s Office of Financial Management and Pierce County the population within the City of Buckley is projected to reach 7,250 by the year 2017. Using an assumed household size of 2.65 people per household this figure equates to 1,269 housing units. When planning for growth the Growth Management Act requires jurisdictions to accommodate 30% more households than their projected need to allow for reasonable choice within the market. This brings the total housing demand in the City of Buckley to 1650 housing units (Table AP4 1).

2000 Population	Adjusted 2017 Population	Population Growth (2000-2017)	Assumed Household Size	Housing Units Needed	Plus Displaced Units from Underdeveloped Residential	Total Housing Units Needed
4,145	7,250	3,105	2.65	172	97	1,269
					<b>Plus market factor of 30%</b>	<b>1650</b>

Under its existing zoning regulations the City of Buckley can supply an additional 501 housing units according to the Pierce County Buildable Lands report (Table AP4 2). This leaves the City short 1149 housing units.

Alternative development scenarios are possible within the City of Buckley, each of which is dependent upon different economic, environmental and social forces. Finding ways of accommodating all of these forces was the challenge set before the community during the comprehensive planning process. Meeting the economic needs of developers is necessary to ensure an adequate supply of affordable housing; protecting the ecological functions of existing ecosystems is necessary to ensure a safe and clean environment; preserving the high quality of life enjoyed by Buckley citizens is necessary to ensure a healthy and productive community.

Comprehensive Plan Designation	Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	Plus 1 Dwelling Unit per Vacant (net) Lot	Housing Supply
Rural Residential	RA	85.89	2.18	187	0	187
High Density	R-5	13.85	5.19	72	62	134
Mixed Use	RM	0.93	7.62	7	0	7
	B-1	0.08	14.52	1	0	1
	B-2	1	9.68	10	0	10
	RB	16.22	9.68	157	5	162
					<b>Total Housing Supply</b>	<b>501</b>

This future land use alternative attempts to accomplish the aforementioned goals in the comprehensive plan by encouraging clusters of high density development around small neighborhood commercial centers.

Through the formation of neighborhood centers more of Buckley’s residents will have easy access to goods and services; neighborhoods will develop unique identities fostering stronger community bonds; and land will be used efficiently by enabling it to meet diverse housing needs which will result in fewer future expenditures for infrastructure expansion.

**Supply Assumptions:**

To calculate the City of Buckley’s current available land supply the following assumptions were made.

- Forty percent of gross acreage will be undevelopable due to the presence of wetlands and other critical areas
- Twenty percent of developable acreage will be needed for infrastructure
- Five percent of developable acreage will be needed for and parks and open space. (This is in addition to lot coverage requirements)
- Developed single family lots smaller than 2.5 times the acreage needed to accommodate new densities are considered developed. Developed single family lots larger than 2.5 times the acreage needed to accommodate new densities are considered developable. All vacant acreage is considered developable.

Total acreage and parcels available within each area and district under alternative two’s zoning are summarized in Tables AP4 3 and AP4 4.

<b>Table AP4 3: General Acre and Parcel Summary</b>						
<b>Comprehensive Plan Designation</b>	<b>Gross Acres</b>	<b># Parcels</b>	<b>Parcel Acres</b>	<b># Vacant Parcels</b>	<b>Vacant Acres</b>	<b>Non-vacant Acres</b>
City Limits	2499	1706	2269	175	687	1582
UGA	614	94	587	26	229	358
City Limits and UGA	3113	1800	2856	201	916	1940
FUGA	139	34	133	2	43	90
City Limits, UGA, and FUGA	3253	1834	2989	203	959	2030

Zoning District	Gross Acres	Parcel Acres	Vacant Acres	Non-vacant Acres	Developed Acres	Under-developed Acres
SINGLE FAMILY RESIDENTIAL-5	911	805.22	261.64	543.58	127.00	416.58
SINGLE FAMILY RESIDENTIAL-R8	203	199.36	65.82	133.54	34.00	99.54
RESIDENTIAL MULTIPLE	365	301.69	37.36	264.33	15.00	249.33
NEIGHBORHOOD COMMERCIAL MIXED	17	13.95	3.06	10.88	0.00	10.88
BUSINESS-1	20	12.79	0.04	12.75		
BUSINESS-2	195	153.35	29.21	124.15		
INDUSTRIAL PARK	26	25.32	0.00	25.32		
URBAN GROWTH AREA-R10	614	587.24	229.35	357.89		
FUTURE URBAN GROWTH AREA R-10	83	78.59	42.68	35.91		
FUTURE URBAN GROWTH AREA-PUBLIC	56	54.40	0.00	54.40		
PUBLIC	356	357.97	38.28	319.69		
ENVIRONMENTALLY SENSITIVE AREA	405	399.34	251.41	147.93		

In addition to the supply assumptions, Table AP4 5 below lists individual assumptions made for each zoning district regarding percentages of land going toward residential development and the expected rate of redevelopment to new densities.

Zoning District	40% Wetland Reduction	% Residential	% Re-developed by 2017	25% Infrastructure & Parks Reduction	Net Vacant Acres	Net Under-developed Acres	Net Acres Total
SINGLE FAMILY RESIDENTIAL-5	60%	90%	13%	75%	105.96	21.93	127.90
SINGLE FAMILY RESIDENTIAL-R8	60%	90%	13%	75%	26.66	5.24	31.90
RESIDENTIAL MULTIPLE	60%	90%	25%	75%	15.13	25.24	40.38
NEIGHBORHOOD COMMERCIAL MIXED	60%	30%	25%	75%	0.41	0.37	0.78
BUSINESS-1	60%	10%	0%	75%	0.00	0.00	0.00
BUSINESS-2	60%	10%	0%	75%	1.31	0.00	1.31
INDUSTRIAL PARK	60%	0%	0%	75%	0.00	0.00	0.00
URBAN GROWTH AREA-R10	60%	90%	0%	75%	92.89	0.00	92.89
FUTURE URBAN GROWTH AREA R-10	60%	90%	0%	75%	17.28	0.00	17.28
FUTURE URBAN GROWTH AREA-PUBLIC	60%	90%	0%	75%	0.00	0.00	0.00
PUBLIC	60%	0%	0%	75%	0.00	0.00	0.00
ENVIRONMENTALLY SENSITIVE AREA	60%	0%	0%	75%	0.00	0.00	0.00

Table AP4 6 calculates the total housing supply available for each zoning district under the assumed net densities of alternative two. In addition to traditional up zones accessory dwelling units would be allowed in all single family areas. It was assumed that twelve percent of single family homes would obtain an accessory dwelling unit by 2017.

<b>Table AP4 6: Zoning Alternative Two - Housing Supply</b>					
<b>Zoning District</b>	<b>Adjusted Net Acres Total</b>	<b>Density (du/net acre)</b>	<b>Unit Capacity</b>	<b># of ADUs</b>	<b>Total DU</b>
SINGLE FAMILY RESIDENTIAL-5	127.90	5.18	663	83.28	746
SINGLE FAMILY RESIDENTIAL-R8	31.90	8	255	31.44	287
RESIDENTIAL MULTIPLE	40.38	14.25	575		575
NEIGHBORHOOD COMMERCIAL MIXED	0.78	7	5		5
BUSINESS-1	0.00	9.68	0	0	0
BUSINESS-2	1.31	14.25	19		19
INDUSTRIAL PARK	0.00	0	0		0
URBAN GROWTH AREA-R10	92.89	0.1	9	11.28	21
FUTURE URBAN GROWTH AREA R-10	17.28	0.1	2	3.96	6
FUTURE URBAN GROWTH AREA-PUBLIC	0.00	0	0		0
PUBLIC	0.00	0	0		0
ENVIRONMENTALLY SENSITIVE AREA	0.00	0	0		0
				<b>Total Housing Supply</b>	<b>1658</b>

**Criteria for siting new high density zones:**

Land meeting the following criteria is deemed most appropriate for increases in residential density. Areas where the first three criteria overlap are ideal locations for the first phase of neighborhood center enhancement and formation. As other areas acquire additional infrastructure second tier neighborhood centers can begin to form enabling more of Buckley’s residents to have easy access to goods and services. Third tier areas are appropriate for higher residential densities under the goals of the Growth Management Act.

**First Tier:**

- In close proximity to existing infrastructure: roads, sewers, gas and water.
- Within a five minute walk of key destinations including shops, schools, churches, banks, restaurants, health and beauty services, government services, the library the post office, and other community services.
- Away from critical and other environmentally sensitive areas.

**Second Tier:**

- Where infrastructure and services can be extended cost effectively.
- Where lot sizes are large and can be readily developed
- In close proximity to new Neighborhood Centers

**Third Tier:**

- Land currently within the City limits. To concur with the goals of the Growth Management Act all land within City limits must be zoned for minimum urban densities of 4-5 dwelling units per acre before expansion of City boundaries. Any portions of the Urban Growth Area annexed into the City would be up zoned to these densities at the time of annexation.

As mentioned above all single family lots are considered appropriate for accessory dwelling units (ADUs) whether they are located within the City limits or Urban Growth Area (UGA). It is assumed that 12% of all single family lots will contain an ADU by 2017.

### **Criteria for siting new Neighborhood Centers:**

The aim of creating new Neighborhood Centers is to provide easy access to goods and services for every dwelling within the City of Buckley. It is well documented that most people are willing to walk a quarter to a half a mile (five to ten minute walk) to a local shop or service. When distances exceed this, people are much more likely to get in their car and drive. Since transportation systems are heavily impacted by rapid population growth, transportation alternatives to the automobile should be encouraged wherever possible. Areas dedicated to providing goods and services near peoples homes will help encourage pedestrian and bicycle modes of travel and thereby reduce impacts to roads and traffic. Neighborhood Centers are deemed most appropriate first where:

- A concentration of goods and services exist
- Adequate roads and infrastructure exist or can be provided cost effectively
- Critical areas and other environmentally sensitive areas are not or only minimally present

Second in areas that:

- Currently lack goods and services yet are within close proximity to people living within the City limits
- Are a quarter of a mile to one mile away from other centers

The Neighborhood Centers Map illustrates how these criteria were used to come up with the initial placement of neighborhood centers. Centers are expected to develop in phases; first, in areas currently built up and later in areas where infrastructure can be provided cost effectively but lack goods and services. One of the biggest challenges in creating Neighborhood Centers will be having large enough populations near by to support the commercial enterprises. To create sufficient demand lands in close proximity to the centers will be up zoned to residential multiple. With enough people nearby, these centers can become vibrant places for Buckley residents to gather.

### **Future Urban Growth Area Criteria:**

The proposed Future Urban Growth Area (FUGA) will bring the White River High School within the City's planning jurisdiction. Along with the school, parcels adjacent to it and east of Mundy Loss Road are incorporated into the proposed FUGA to provide for contiguity. The parcels to the east are currently developed at higher densities than elsewhere and are therefore deemed appropriate for inclusion within the UGA.



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