Feasa

SUMMARY

Address withheld, Tacoma, WA

Parcel withheld · City of Tacoma, Pierce County · Prepared Nov 2026 · sample report



The answer

NO-GO

You asked about building a new single-family home at Address withheld and about the best use of the property. The lot is owned by a public agency as public open space, and the city's own mapping shows the whole parcel sitting inside a steep-slope geohazard, with two-thirds of it also inside a wetland, leaving no area clear for new construction under Tacoma's critical areas code.

Roadblocks

- The parcel is public park-district land, not a privately purchasable lot, absent a surplus or disposal action by that agency.
- The entire parcel is mapped inside an Over-40% slope geohazard area, which bars new construction and grading by default.
- About two-thirds of the parcel is also mapped inside a Category II wetland, carrying its own 100 to 300-ft buffer.

What it takes next

1. **Confirm who legally owns the parcel and whether it can be bought at all.** A title company or the Pierce County Assessor-Treasurer settles this in 3 to 7 days for $250 to $600, and it is the step most likely to end things either way.
2. **Commission a wetland delineation** (a qualified wetland professional, $2,500 to $6,000, 3 to 8 weeks) to set the wetland's exact buffer.
3. **Commission a geotechnical slope-hazard report** (a geotechnical engineer, $2,500 to $5,000, 3 to 6 weeks) to see whether the slope setback can be reduced.

The numbers

No dollar estimate can be shown for this project: the lot has no buildable footprint to price, and the land itself is not currently available for private construction. No city permit or impact fee could be computed either, since none of them apply without a confirmed building scope.

Who to call first

Pierce County Assessor-Treasurer, (253) 798-6111: confirming legal ownership is the fastest and cheapest question, and it already points toward public ownership that would end the project on its own.

The full report has the detail and the sources.

Preliminary feasibility study prepared by Feasa for the person who ordered it. All budget figures are preliminary estimates, not quotes. Facts are tagged verified / inferred / unknown with their sources; verify anything marked unknown before committing money. This is not a survey, a legal opinion, an engineering report, or an appraisal.