KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

To enable the development of quality, affordable, structurally safe and environmentally sound communities.

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June 30, 2015

Dear Sir or Madam:

On behalf of Kitsap County and its cities, I am pleased to submit the 2014 Kitsap County Buildable Lands Report (BLR).

This report fulfills the reporting requirements in RCW 36.70A.215, referred to as the Buildable Lands Program. This document is the result of on-going coordination and cooperation between Kitsap County and its cities in monitoring development activities in Kitsap County.

The report was issued for public review and comment on December 1, 2014. The public comment period ran from December 1, 2014 through January 31, 2015, and the County received 14 comments. The comments were thoroughly reviewed and analyzed, and changes were made to the draft based on comments received.

As per your guidance letter from December 2012, the County intends to combine the remaining BLR public outreach with our Comprehensive Plan update. The BLR will form as a foundation for evaluating changes through the Update process.

If you have any questions regarding the 2014 BLR, please contact me at (360) 337-5777 or kknutson@co.kitsap.wa.us.

Sincerely,

Katrina Knutson, AICP
Kitsap County Senior Planner

Enclosure: Final Draft Buildable Lands Report

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Kitsap County
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Kitsap County 2014 Buildable Lands Report

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Growing for a Better Tomorrow

Kitsap County Department of Community Development
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Executive Summary

The 2014 Buildable Lands Report responds to the review and evaluation requirements of the Washington State Growth Management Act (GMA) in RCW 36.70A.215. This is the third BLR completed by Kitsap County and its Cities. Previous reports were published in 2000 and 2007 respectively.

The Washington State Growth Management Act (RCW 36.70A), enacted in 1990, requires all counties to designate Urban Growth Areas (UGAs). These UGAs are required to be of sufficient size to accommodate the projected population and employment growth for the 20-year planning period. In 1997, GMA was amended to require certain jurisdictions to prepare a BLR that (in part) measures whether there is sufficient land to accommodate growth for the remainder of the 20-year planning period. In 2011, GMA was again amended to require the BLR to be completed at least one year before a mandated comprehensive plan update. The update requires the County to review, and revise if necessary, its urban growth, densities and UGA boundaries. This new timing requirement allows the BLR to be used to measure both the growth that has occurred under the existing comprehensive plan and also as a tool for the review required in the update. Thus, this report evaluates the parameters required under RCW 36.70A.215 and further evaluates whether there is sufficient suitable land within UGAs to accommodate the projected residential, commercial and industrial growth for the coming planning horizon.

Growth Conclusions of the 2014 Buildable Lands Report:

- According to the Washington Office of Financial Management (OFM), between 2006 and 2012 the Kitsap County resident population grew by 10,451[1] persons. The majority of this growth occurred in incorporated cities.

- Countywide population growth grew more slowly than anticipated. The Countywide Planning Policies (CPPs) predicted an average annual growth rate of 1.44 percent over the course of the 20-year planning period. Countywide, actual average annual population growth during the past seven years was 0.70 percent. The cities of Port Orchard and Poulsbo experienced the largest population growth.

- Kitsap County and the cities cumulatively permitted 5,492 new housing units from 2006-2012[2]. The majority of these new units were permitted in unincorporated Kitsap County.

[1] Total Kitsap County population in 2006 (based on US Census) was 244,049. All jurisdictions experienced population gains during the reporting period.
[2] This compares with 9,945 new residential units permitted countywide from 2000-2005 according to the 2006 Kitsap County Buildable Lands Report.

- Countywide, new single family units accounted for 89.9 percent[3] and multi-family units accounted for 10.1 percent of new units permitted.

- Countywide, 68 percent of all new permitted housing units were in cities or UGAs and 32 percent were in unincorporated rural areas. The 2006-2012 urban share of new permitted housing units increased significantly from the previous 5-year period (57 percent (2000-2005) to 68 percent (2006-2012)). The 67 percent total countywide share of new urban *housing unit* growth, however, still is somewhat short of the adopted 76 percent CPP urban *population* growth target. Nevertheless, the data show that there has been significant progress toward this 20-year goal since the 2006 BLR, as shown in the table below:

COMBINED KITSAP COUNTY URBAN RURAL SPLIT 2006-2012

Residential Permit Total

	2006	2007	2008	2009	2010	2011	2012	Grand Total
URBAN	547	816	526	409	466	347	623	3,734
Single Family	531	747	432	407	319	301	452	3,189
Multi Family	16	69	94	2	147	46	171	545
RURAL	552	459	228	126	127	109	157	1,758
Single Family	550	452	228	126	126	109	157	1,748
Multi Family	2	7	0	0	1	0	0	10
Total	**1,099**	**1,275**	**754**	**535**	**593**	**456**	**780**	**5,492**
% Urban Total	**49.8%**	**64%**	**69.8%**	**76.4%**	**78.6%**	**76.1%**	**79.9%**	**68%**
% Rural Total	**50.2%**	**36%**	**30.2%**	**23.6%**	**21.4%**	**23.9%**	**20.1%**	**32%**
	100.00%	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**

- Approximately 95 percent of all new permitted housing units in rural areas were located on legally established pre-existing lots.

- Over 90 percent of new lots created countywide through the final long plat process were in cities and UGAs[4].

- Kitsap County and the cities cumulatively permitted over 2 million square feet of new commercial/industrial building space[5].

- A major factor during this reporting period was The Great Recession of 2008 to 2011.

[3] This compares with 80 percent single family according to the 2006 Buildable Lands Report
[4] Long plats are a type of land subdivision, subject to RCW 58.17, where a parcel is subdivided into more than four lots for purposes of subsequent development.
[5] This compares to almost 18 million square feet in the previous reporting period. Further discussion of this topic in Chapter 5.

Density Conclusions:

- Kitsap Cities and UGAs achieved platted densities from 2006-2012 that met or exceeded the planned densities indicated in the various jurisdictions' comprehensive plans. In some limited exceptions, net platted densities fell short of the target plan density. However, these circumstances were characterized by a very small number of plats that did not represent a large enough sample size to effectively assess average achieved densities across the entire applicable zone.

- In unincorporated rural areas, average achieved net platted and permitted densities were generally higher than planned rural densities in the applicable zones. This is attributed to both pre-GMA vested subdivisions that did not receive final plat approval until 2006-2012 and the fact that the majority of new permitted rural units were on pre-existing small non-conforming lots approved under old pre-GMA density standards.

Urban Density Conclusions:

- With very limited exceptions, the average net platted densities of all final approved urban residential plats and condominiums met or exceeded adopted density targets in all jurisdictions.

Residential and Employment Capacity Conclusions:

- Countywide, including cities, UGAs and rural areas, the existing residential buildable land supply can accommodate a total of approximately 113,252 persons. The planned countywide population growth forecast is 80,483 persons for both 2025 and 2036.

- In 2013, Kitsap County adopted new residential growth projections through 2036, that did not change the 2025 projections, but extended them another ten years. Therefore, the residential capacity analyses in this BLR will be identical for the planning horizon through 2025 (current comprehensive plan) and 2036 (2016 comprehensive plan update).

- Cities and UGAs have a combined residential buildable land capacity sufficient to accommodate approximately 86,237 persons. The planned incorporated city and UGA share of the forecast population growth is 63,800 persons for both 2025 and 2036.

- Unincorporated rural lands, including Limited Areas of More Intensive Rural Development (LAMIRDs), have a combined residential buildable land capacity sufficient to accommodate approximately 27,015 persons.

- Cities and UGAs have a combined commercial/industrial buildable land supply that meets the forecast demand for the 2025 planning horizon as well as the 2016-2036, as adopted in the Kitsap Countywide Planning Policies.

Reasonable Measures:

- Kitsap County has reasonable measures in place and that appear to be helping meet target goals, as shown in the data shifts. The County and its Cities will continue growth monitoring per RCW 36.70A.215(4) in order to ensure growth is occurring at planned densities and that the required evaluation factors under RCW 36.70A.215(3) do not show inconsistencies between actual development and what is planned in the CPPs, comprehensive plan and development regulations. Any differences in supply/demand outlined in this report will be addressed through the 2016 Comprehensive Plan Updates and the revision or addition of reasonable measures will be addressed through that process. The County's adopted reasonable measures are included in Appendix E of this report.

Introduction

Overview

The Washington State Growth Management Act (GMA), RCW 37.70A, was revised in 1997 to include a requirement for Kitsap County (as well as other counties) to collect and analyze permit data to evaluate achievement of locally adopted planning goals. Codified at RCW 36.70A.215, the Buildable Lands Program requires counties, in consultation with their cities, to establish a "review and evaluation" program to determine whether a county and its cities are achieving urban densities within urban growth areas (UGAs). If inconsistencies are found between what was planned and what was built, the statute requires local jurisdictions to implement "reasonable measures" that will correct those inconsistencies in the future.

The Buildable Lands Report (BLR) is a "look back" to review consistency between actual and planned densities in development trends. The Kitsap County BLR answers to following:

- Is residential development within the UGAs occurring at densities envisioned and planned for in the Comprehensive Plan?
- Is there sufficient land supply to accommodate the 20-year population and employment growth?

Kitsap County's 2000 and 2007 BLRs reviewed and evaluated five years of development data, as per requirements of RCW 36.70A.215. In 2012, the Washington State Legislature amended RCW 36.70A.215 and now requires the BLR to be completed one full year prior to a Comprehensive Plan update, instead of the every five year requirement. As a result of the statute change, this report reviews seven years of development data (2006-2012). This change to legislation allows the 2014 BLR to be completed prior to the Comprehensive Plan Update in order to ensure proper sizing of UGAs.

Locally the County and its Cities jointly adopted Countywide Planning Policies (CPPs) to establish and implement the review and evaluation program. Those policies include provisions for using consistent methodology for evaluating buildable lands among the responsible jurisdictions.

Countywide Planning Policies (CPPs) Requirements

GMA, RCW 36.70A.210, requires that counties (along with their cities) adopt Countywide Planning Policies (CPPs) for establishing a countywide framework by which Comprehensive Plans are developed and adopted. The Kitsap Regional Coordinating Council (KRCC) is the regional body in Kitsap County in charge of developing, updating and maintaining the Kitsap County CPPs. KRCC is comprised of elected officials from Kitsap County and the Cities of Bainbridge Island, Bremerton, Port Orchard and Poulsbo, the Suquamish and Port Gamble S'Klallam Tribes. KRCC also includes representation from the United States Navy and the Port of Bremerton.

Two components of the CPPs directly affect the BLR; the policies directing the "Land Capacity Analysis Program" and the "20-Year Population Distributions" that allocate future population growth among all the jurisdictions.

Land Capacity Analysis Program

This CPP outlines how the County's jurisdictions mutually implement the buildable lands program requirements. CPP *Element B. Urban Growth Areas, Policy 1. Land Capacity Analysis Program* indicates that the County and Cities shall maintain a land capacity analysis program to monitor land supply and trends for residential, commercial, and industrial lands. This program determines the success of their comprehensive planning efforts. It also requires that the County and Cities:

- use a consistent methodology for determining land capacity;
- develop strategies to efficiently utilize available development capacity within the urban growth areas; and
- establish procedures to resolve inconsistencies in the collection and analysis of land capacity data.

20-Year Population Distribution

Appendix B of the Kitsap CPPs (most recently amended in 2013) shows the future 20-year population growth distribution among the jurisdictions in the County. These are the forecast growth allocations (derived from the Office of Financial Management countywide forecasts) that each jurisdiction uses in developing its own Comprehensive Plan. The KRCC Board endorsed Appendix B: Population Distribution 2010-2036 on November 25, 2013.

Population distributions are reviewed every five years by the KRCC. That review includes an analysis of the County's and Cities' progress in achieving the "target" population distributions. The future growth allocations are based on a "target" of accommodating 76 percent of new population growth within Urban Growth Areas (UGAs) and 24 percent of new growth in rural areas. Appendix B of the CPPs notes that once the 76 percent UGA growth target is met or exceeded, the UGA target for accommodating new growth in the succeeding forecast growth period shall increase to

83 percent of total forecast countywide growth. It also notes that if the 76 percent UGA growth target is not met, *"the target may be reaffirmed or otherwise modified"* prior to the succeeding forecast growth period.

Buildable Lands Report Process

In 2004, Kitsap County updated its land capacity methods through a cooperative effort comprised of interested citizens, developers, builders, realtors, and local residents. This LCA methodology was amended in 2012 through the Comprehensive Plan Remand in response to required changes from the Order on Remand by the Central Puget Sound Growth Management Hearings Board (CPSGMHB).[1] On August 29, 2012, Kitsap County adopted Ordinance 493-2012 in response to the Remand Order that changed the methodology, and revised the Kitsap County Comprehensive Plan and UGAs based upon a revised land capacity analysis. On November 6, 2012, the CPSGMHB found the County's revisions on remand to be in compliance with the GMA.

For the 2014 BLR, Kitsap County established a BLR Technical Advisory Committee (TAC) in 2012 to gather permit data, review LCA methods, and review the draft product. The TAC was comprised of City and County staff responsible for preparation of the 2014 BLR. From 2013-2014, the TAC met to coordinate in the BLR data gathering, formatting, evaluation and reporting among all the responsible jurisdictions in the County.

The report was issued for public review and comment on December 1, 2014. The public comment period ran from December 1, 2014 through January 31, 2015, and the County received 14 comments. The comments were thoroughly reviewed and analyzed and changes were made to the draft based on feedback.

[1] *Suquamish Tribe et al. v. Kitsap County ("Suquamish II")*; CPSGMHB No. 07-3-0019c. Final Decision and Order on Remand (8/31/11) ("Remand Order").

Data Collection & Land Capacity Analysis Methodology

Overview

Kitsap County and its Cities continue to work cooperatively on the comprehensive planning and growth management requirements of RCW 36.70A.215. For the BLR process and data collection, a methodology was developed and agreed upon by each Kitsap County jurisdiction.[1] Where agreement could not be reached, certain variations were made on an as needed basis, and are outlined in memoranda in Appendix A. The Growth Management Act directs that counties compile all development data to show progress by jurisdictions toward Comprehensive Plan growth goals. Additionally, Kitsap County must determine whether existing unincorporated urban land is available for future development. This is done by collecting permit and plat data for a set time period in order to calculate achieved densities and comparing the forecast growth with available capacity to determine whether sufficient land analyzed is available to accommodate growth. The process to complete these tasks follows.

Land Capacity Analysis Discussion and Methods

The land capacity analysis (LCA) framework methodology for the 2007 BLR resulted from an update to 2005 land capacity methods. The complete discussion of the methodology, process, assumptions and factors involved are covered in Appendix A. The LCA methodology was endorsed by the KRCC and used to evaluate the 2007 buildable lands inventory for all unincorporated Kitsap County as well the Cities of Port Orchard and Poulsbo. The Cities of Bainbridge Island and Bremerton utilized the LCA methodology as the framework for buildable lands analysis, but in some cases, both Cities applied slightly different definitions and/or assumptions within that overall framework based on local factors affecting land supply in their respective jurisdictions[2].

The 2005 LCA involved ten steps to determine net population and housing unit capacity for residential lands and net buildable acres for commercial/industrial zoned lands. This method was utilized until 2011 when the Central Puget Sound Growth Management Hearings Board (CPSGMHB) issued a Remand Order requiring Kitsap County to evaluate certain aspects of its land capacity methods.

The decision by the CPSGMHB drove Kitsap County to re-examine its land capacity methods in the following areas; 1) urban density/minimum density in the Urban Low

[1] Data Collection Methodology: Appendix D of this report.
[2] See Appendix A: Land Capacity Analysis Methodology for detailed descriptions of the Kitsap County 2005 Updated Land Capacity Analysis (ULCA) methodology as well as the variations to that methodology documented by the Cities of Bainbridge Island and Bremerton.

Zone, 2) possibly accounting for environmentally critical areas twice, and 3) minimum density utilization in all Urban Low Comprehensive Plan Designation Zones. After reviewing, evaluating, and analyzing trend data regarding densities and land capacity deduction factors, Kitsap County amended its land capacity methods in the following manner in 2011[3]:

A. Use trend-based density factors for each residential zone for the purposes of determining residential land capacity;
B. Increased the public facility deduction from 15 percent to 20 percent, based on actual development trends;
C. Removed the discount for environmental purposes in the Urban Restricted Zone;
D. Based on development trends within plats, remove all (100 percent) platted lots that were included as vacant or underutilized lands and add back in 25 percent of underutilized platted lots after the critical areas, roads and public facility reductions are taken and add all vacant lots back on a one to one basis. .[4]

This revised methodology forms the basis for determining residential land supply for this 2014 Buildable Lands Report. The revised methodology was found to be compliant by the CPSGMHB[5] and is described in detail below.

Kitsap County Land Capacity Analysis (LCA) Steps:

The land capacity analysis yields a data on a buildable land supply which can be compared to population and employment demand to indicate a relative supply and demand comparison for the forecast 20-year planning period (currently 2016-2036). The LCA begins with determining a gross supply of existing vacant and underutilized lands zoned for future development that can accommodate additional growth. The methodology then applies a series of "reduction factors" to that gross supply of developable land to account for undeveloped or underutilized lands that, for a variety of reasons, are not likely to accommodate additional residential, commercial, or industrial growth. These steps are conducted in sequential order, as listed below:

1. Define Vacant and Underutilized Parcels by Residential Zone
2. Identify Underutilized Lands Likely to Redevelop over the next 20 Years (-)
3. Identify Critical Areas (-)
4. Identify Future Roads/Right of Way Needs (-)
5. Identify Future Public Facilities Needs (-)

[3] Kitsap County UGA Sizing and Composition Remand: SEIS (August 2012)
[4] This change to the method of counting vacant and underutilized platted land removed a potential for "double deductions" of critical areas, roads and public facilities because it is assumed that those issues were addressed during the platting process.
[5] *Suquamish II,* Order Finding Compliance (11/6/2012).

6. Account for Unavailable Lands (-)
7. Determine Net Available Acres by Zone
8. Apply Appropriate Density in each Zone to Yield Housing Unit Capacity
9. Apply Average Household Size (Single Family/Multi Family) to Housing Unit Capacity to Yield Net Population Capacity

Note: Each step followed by a minus sign (-) is a LCA reduction factor.

Step 1—Define Vacant and Underutilized Parcels by Residential Zone

The first step determines the gross supply of vacant and underutilized parcels by residential, commercial and industrial zone. This data is retrieved from queries of the Kitsap County Assessor's parcel database.

Step 2—Identify Underutilized Lands Likely to Redevelop over the next 20 Years (-)

Underutilized parcels are those with some existing development that have remaining capacity for growth based on three variables; zoning density, parcel size and assessed value. Underutilized parcels are identified based on the relationship between those three variables[6]. This step determines which of the total amount of underutilized lands identified in Step 1 are likely to redevelop or accommodate additional future development.

Step 3—Identify Critical Areas (-)

Critical areas are defined by the GMA generally as wetlands, floodplains, geologically hazardous areas, fish and wildlife habitat conservation areas, and critical aquifer recharge areas. These are environmentally sensitive areas that must be protected under the GMA and are generally not available for development. The LCA determines critical areas locations and applies a mosaic feature that generalizes buffers and required setbacks. Once identified, these areas are deducted from the remaining vacant and underutilized land supply. The GIS applications to determine critical area coverage at the parcel level are based on the currently adopted Critical Areas Ordinance (CAO), as applicable.

Step 4—Identify Future Roads/Right of Way Needs (-)

This step accounts for future roads and rights-of-way that will be needed to accommodate new development in UGAs. Land needed for new roads, trails, and other rights-of-way will not be available to accommodate residential or commercial/industrial development. A standard reduction factor was applied to the remaining buildable land supply to account for future road and rights-of-way needs.

[6] See Appendix A: Kitsap County 2005 Updated Land Capacity Analysis (LCA)

Step 5—Identify Future Public Facilities Needs (-)

This step accounts for future public facilities that will be needed to serve new development in UGAs and land needed for new parks, schools, stormwater and wastewater treatment facilities, fire and public safety services, libraries and other public-purpose lands that will not otherwise be available to accommodate residential or commercial/industrial development. On remand, Kitsap County reviewed the development trends for this factor and adjusted it to more accurately reflect what actually occurred during development. A standard reduction factor was applied to the remaining buildable land supply to account for future public facility needs.

Step 6—Account for Unavailable Lands (-)

This step accounts for vacant and underutilized lands, otherwise considered buildable, but that are likely to be unavailable for further development (i.e., held off the market). This conclusion is based on the fact that some properties will not develop or redevelop due to certain factors such as; property owners who do not wish to sell, properties with legal encumbrances, or property owners who choose not to maximize their zoned development potential. A standard reduction factor was applied to the remaining buildable land supply to account for unavailable lands. This reduction factor is sometimes called a “market factor.”

Step 7—Determine Net Available Net Acres by Zone

This step calculates the net buildable acres remaining in each applicable zone after all the above reduction factors have been applied and accounted for in the LCA.

Step 8—Apply Density in each Zone to Yield Housing Unit Capacity

This step applies housing unit density in each zone to determine total housing unit capacity for the applicable jurisdiction.

Step 9—Apply Average Household Size (Single Family/Multi Family) to Housing Unit Capacity to Yield Net Population Capacity

Finally, average household size populations are applied to the appropriate jurisdiction to determine total population capacities. This result offers a direct comparison of the total population capacity or supply for each jurisdiction and UGA with its associated 20-year forecast population growth or demand. Please see Appendix B for detailed information on Land Capacity Analysis by jurisdiction.

Data Collection Methods and Purpose: Permitted Development from 2006-2012

This report relies on collected data on new residential, commercial, and industrial development permitted from 2006-2012 in each jurisdiction. The building permit data collection methodology was prepared and coordinated with Kitsap County Cities[7]. Each jurisdiction was responsible for collecting and reporting its respective permit data, using the above mentioned collection methods. Collection of permit data in association with consistent methods assures that each jurisdiction is reporting data that is uniform condition allowing for consistent results.

The permitted development data provides information in several important areas:

- It determines achieved urban densities. In essence, it determines whether the actual urban densities achieved on the ground in the UGAs from 2006-2012 are consistent with planned urban densities in the jurisdiction's respective Comprehensive Plans. There are basically two ways to measure achieved densities: by examining "platted densities" and/or "permitted densities". Each technique illuminates different aspects of the residential growth characteristics for each jurisdiction.

- It assesses the integrity of assumptions used in sizing UGAs.

- It establishes development trends and can be used to evaluate buildable land assumptions incorporated in subsequent land capacity analyses.

There are potential problems with using the seven year analysis results as indicators of future activity. First, jurisdictions may not have experienced a sufficient level of development to establish statistically valid trends. Second, some of the new development reported may be vested under pre-GMA regulations and built to different standards than post-GMA approved development. Third, jurisdictions may amend planned or allowed densities in their Comprehensive Plan updates (as Kitsap County has done) that could affect future achieved development densities. All of these situations may affect the veracity of interpretations made regarding future development trends based on the past seven-year permitted development data.

Platted Densities

Platted densities reflect the density of new lots created in final subdivisions approved from 2006-2012. For this analysis subdivisions resulting in the creation of five or more new lots recorded by the Kitsap County Assessor from 2006-2012 were collected and analyzed for each jurisdiction. Data indicating total gross acres, total common areas not

[7] See Appendix D: Buildable Lands Permit Data Collection Methodology Memorandum

devoted to building lots, net building lot area acres and total number of lots created yielded a *net* "platted density" for each final plat. Those *net* densities were then averaged by zone and reported. In cases where jurisdictions did not report the applicable zoning for each plat, summary net platted densities are reported. Platted densities are the best indicator of "achieved densities" since a *net* density figure can be accurately ascertained that accounts for critical areas, roads, and other lands not devoted to buildable lots as part of the development process.

Permitted Densities

Permitted densities measure the total amount of new residential units permitted in a given time period divided by the total *gross* acres of the associated parcels. This measure examines building activity on existing lots and parcels rather than on new lot creation. The data provide a good indicator of the total amount of land consumed for new residential development in a given period since it measures *gross* acres rather than *net* acres of new units developed. However, the *gross* acre density results from this approach are a less accurate indicator for evaluating achieved *net* densities. This is due to the fact that new units built on larger (non-conforming) parcels are also included in the total permitted density analysis. This tends to artificially deflate overall average gross permitted densities reported for the Cities and UGAs.

Commercial and industrial permitted development for 2006-2012 is reported by net square feet of gross floor area (gfa). That is the net square footage of actual commercial/industrial buildings permitted from 2006-2012 by jurisdiction.

Comparing Existing Development Capacity to Forecast Growth Demand

The land capacity analysis illustrates the amount of future growth that may be accommodated in the Cities and UGAs. The final component of the buildable lands program is to compare development capacity with forecast development to the end of the planning horizon, i.e., to 2025. The purpose of this analysis is to ensure adequate land has been designated for urban development and at sufficient urban densities to accommodate the forecast growth. This BLR also compares the capacity to the end of the subsequent planning horizon, 2036.

The *supply* and *demand* components of this analysis are reported in the same formats. The 2005 net buildable acres of residential zoned land reported in the ULCA are converted to population (based on average household size) to make a direct comparison with the 2025 and 2010-2036 population growth forecasts allocated to UGAs and Cities through the CPPs. The LCA reports the supply of commercial/industrial land by number of jobs. The Kitsap County Comprehensive Plan and the Kitsap Countywide Planning Policies report countywide 20-year commercial/industrial demand by jobs[8]. The BLR utilizes the same methodology used in

[8] See Appendix D: Kitsap County Employment Memo: BERK and Associates

the Comprehensive Plan to convert number of employees to commercial/industrial acres required to locate these employees in the Cities and unincorporated UGAs.

The assumptions of forecast employee growth by jurisdiction are derived from countywide forecasts and may not necessarily reflect jurisdiction-specific policy preferences for allocation of commercial/industrial lands.

Countywide Population & Housing Growth

Countywide Population

The Washington State Growth Management Act (GMA) requires Kitsap County to plan for at least 20-years of population growth in its Comprehensive Plan. The countywide policy targets are located in Appendix B of the Countywide Planning Policies (CPPs). These targets set forth projected population distribution for urban areas in County jurisdictions including: incorporated cities, unincorporated UGAs, and the rural areas.[1] Growth forecasts for county populations are generated from the GMA Intermediate Growth projections from the Washington State Office of Financial Management (OFM). OFM prepares a range of projected population for Washington jurisdictions and counties and cities are required to use a population forecast that falls within the OFM projection.

Table 3-1. Countywide Population Change 2006-2012

Jurisdiction		2006 Populations[2]	2010 Populations[3]	2012 Populations[4]
Cities				
	Bainbridge Island	22,220	23,025	23,090
	Bremerton	36,202	37,729	39,650
	Port Orchard	8,513	12,323	11,780
	Poulsbo	7,722	9,222	9,360
Unincorporated UGAs				
	Kingston UGA	1,803	2,074	2,080
	Poulsbo PUTA	464	478	470
	Silverdale UGA	17,835	17,556	17,612
	Central Kitsap UGA	22,013	22,712	22,634
	Bremerton East UGA	4,138	4,265	4,121
	Bremerton West UGA	4,736	4,817	4,671
	Gorst UGA	232	222	222
	Port Orchard UGA	14,659	15,044	15,169
	SKIA UGA	86	110	109
	Rural UGAs	7,370	7,702	7,728
Rural Non-UGAs		96,056	95,539	95,804
Total County		244,049	251,133	254,500

[1] GMA does not require projecting population for rural areas, therefore associated figures are the remaining growth not allocated to urban areas.
[2] 2006 population numbers are from the 2006 Kitsap County Comprehensive Plan.
[3] 2010 population numbers are from the 2010 census.
[4] 2012 populations are based on OFM population projections.

Forecasted average annual growth rates for each jurisdiction drive the distribution of population totals for the 2016-2036 period. Population estimates for the base period for this report (2006-2012) are included in Table 3-1.

Population allocation targets for the 2016-2036 period focus on a 76 percent urban to 24 percent rural growth target ratio. The designated 2010-2036 population growth distributions for cities, unincorporated UGAs, and the rural areas are displayed in Table 3-2. During the 2016-2036 period the County is forecast to gain 80,438 additional residents. As noted, the residential population forecasts for the 2036 period are the same that were used in the 2025 plan, but extended over the subsequent ten years. This represents an average annual growth rate of approximately 1.28 percent countywide for the 20-year planning period. Individual jurisdictions are responsible for allocation of land at sufficient density to accommodate the forecast growth through their respective comprehensive plans.

Table 3-2. Net and Average Annual Growth Rate Per Geography

Jurisdiction	Net Population Growth Targets (change between 2010 and 2035)	Average Annual Growth rate (2010-2025)
City of Bremerton	14,288	0.0151
Bremerton UGA	4,013	0.0177
Bremerton Total	18,301	0.0156
City of Bainbridge Island	5,635	0.0098
City of Port Orchard	8,235	0.0267
Port Orchard UGA	6,235	0.0166
Total Port Orchard	14,470	0.0211
City of Poulsbo	1,330	0.0058
Poulsbo UGA	3,778	0.3162
Total Poulsbo	5,108	0.0211
Central Kitsap UGA	7,764	0.0137
Silverdale UGA	5,779	0.0132
Kingston UGA	2,932	0.0565
UGA (Includes Cities Total)	59,989	0.0161
Rural Non UGA	20,449	0.0080
Total County	80,438	0.0128

Countywide Population Growth 2006-2012

As noted, OFM prepares annual population estimates for counties and cities in order to allocate state revenues and for state program administration. The estimates are generated from elements that may vary between counties, cities and towns. Cities and counties report new housing units permitted in their jurisdictions to the OFM annually. Those data are the foundation for the OFM's *Housing Unit Method* of estimating population. The housing unit data are the primary source used by the OFM to prepare

unincorporated county, city, and town population estimates. However, relying solely on housing unit-derived population estimates creates some challenges. One of those challenges is dependence on average household size and housing occupancy rates. The OFM estimates total county populations by averaging the *Housing Unit Method* with results from two other estimation methods. Total county population estimates are also determined by using a population change measure since the last census based on the *Component Method*. This method reviews births, deaths, and school-age migration estimates. The OFM also utilizes a *Ratio Correlation Method* that distributes state level population estimates to counties based on changes to the share of state population and other supporting data such as school enrollment, voter and automobile registration, and drivers' licenses. The OFM considers the total county *combined method* population estimates as more accurate than any single estimate method based on a single indicator. Finally, the OFM adjusts the estimated unincorporated and incorporated populations within each county by comparing the *combined method* total county population distribution estimates with the housing unit method to ensure an accurate estimate of population distribution between incorporated and unincorporated parts of each county.

The OFM population estimates for Kitsap County and its cities from 2006-2012 are shown in the following Table 3-3. The OFM analysis indicates that the overall county population increased by 9,223 persons from 2006-2012. The majority of that growth occurred in Bremerton, followed by Port Orchard and Poulsbo. Unincorporated Kitsap County and Bainbridge Island recorded the slowest growth for the seven year period.

Table 3-3. Population Growth by Jurisdiction

Jurisdiction	2006 Population	Percent of Total County 2006 Population	2012 Population	Percent of Total County 2012 Population	2006-2012 Population Growth	Percent of Total 2006-2012 Growth
Total Kitsap County	244,049		254,500		10,451	
Unincorporated	169,392	0.69	170,620	0.67	1,228	0.12
Incorporated	74,657	0.31	83,880	0.34	9,223	0.88
Bainbridge Island	22,220	0.09	23,090	0.09	870	0.08
Bremerton	36,202	0.15	39,650	0.16	3,448	0.33
Port Orchard	8,513	0.03	11,780	0.05	3,267	0.31
Poulsbo	7,722	0.03	9,360	0.04	1,638	0.16

Source: Kitsap County

Social and economic dynamics impact population growth and fluctuation in Kitsap County. Beyond the rate of natural increase (RNI), net immigration can be explained by external factors such as economic development, housing availability, social services, proximity to jobs and other factors. Average annualized population growth in the County stood at .07 percent through 2006-2012. Comparing the prior actual annualized average growth rate to the forecast rate for 2016-2035 of 1.28 percent requires a review of the socio-economic causes of the slower growth. The Great Recession, (reviewed in Chapter titled Commercial and Industrial Land Development), led to the loss of hundreds of jobs in the county and also reduced mobility. These two issues seriously impacted the County's growth rate. In spite of the lower growth overall in the County, some jurisdictions recorded more rapid growth. The City of Bremerton, after losing population during the 2000-2005 period, noted an average annual growth rate over twice that of the County at 1.39 percent. The City of Poulsbo nearly doubled its average annual growth rate from 1.83 percent during the 2000-2005 period to 3.04 percent during 2006-2012. Of the four incorporated cities in the County, only Bainbridge Island saw lower average annual population growth during 2006-2012 as compared to the earlier period. Bainbridge Island's average annualized growth was estimated at 1.81 percent between 2000-2005 and fell to a rate of .55 percent between 2006-2012. Please note Table 3-4.

Table 3-4. 2006-2012 Average Annual Population Growth Rate

Jurisdiction	2006-2012 Average Annual Population Growth Rate
Total Kitsap County	0.70%
Unincorporated Kitsap County	0.01%
City of Bainbridge Island	0.55%
City of Bremerton	1.36%
City of Port Orchard[5]	5.40%
City of Poulsbo[6]	3.04%

[5] The City of Port Orchard's estimated average annual population growth rate of 6.4 percent between 2006 and 2012 includes growth from inside the City's 2006 boundary. The figure also includes an estimated 2,243 residents added as a result of Port Orchard's Annexation of McCormick Woods. *Port Orchard Ordinance No. 011-09 (July 9, 2009).*

[6] During the 2006-2012 reporting period, the City of Poulsbo approved seven annexations, six of which included residentially zoned land. In addition, the Washington State Office of Financial Management revised the City's 2009 population, reflecting an increase of population of 996 persons; however, this revision was a readjustment from previous years' OFM April 1 estimates, and does not reflect the true population growth during the reporting period.

Countywide Growth of the Housing Supply 2006-2012

Residential development indicators include; building permits, subdivisions, and lot creation. Monitoring building permits allows Kitsap County to measure development occurring in its residential market, as well as overall construction activity. In this section, both single family and multi-family building permits are analyzed to show the numbers of each building type in the identified Kitsap County jurisdiction. During the reporting period covered by this report (2006-2012), Kitsap County and the rest of the U.S. experienced one of the largest declines of the economy since the Great Depression in the 1930's. For Kitsap County, this included not only a substantial loss of jobs, but also a severe decline in new residential construction. Housing growth evaluated in this report will not be comparable to the 2000 and 2007 reports due to the Great Recession. However, despite the fact that the Great Recession caused a substantial decrease in all development permits submitted, Kitsap County continued to grow more in urban areas and cities.

Kitsap County and the Cities cumulatively permitted 5,492 new housing units during 2006-2012. Please see Figure 1.
The detailed breakdown of permitted units by jurisdiction is shown in the figure below. Unincorporated Kitsap County permitted the largest share (3,318 units or 60.4 percent of the total) followed by Bremerton (10.3 percent), Poulsbo (10.2 percent), and Port Orchard (9.9 percent) and Bainbridge Island (9.1 percent). Countywide, new single family units accounted for 92 percent and multi-family units 8 percent of all new units permitted.

Approximately 68 percent of all new units were permitted in cities and UGAs while 32 percent were permitted in unincorporated rural areas, as shown in Figure 1.

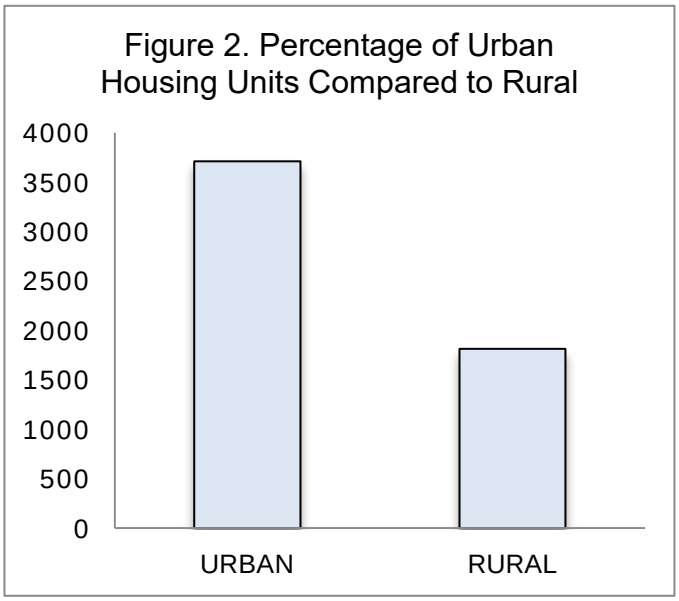
Total Permitted Housing Units
Unincorporated Kitsap County and Cities, 2006-2012[7]

Total permitted housing units are displayed in Table 3-6.

Table 3-6. Total Permitted Housing Units

Urban	
Unincorporated Urban Growth Areas	
Single Family Residences	1380
Multi-Family Residences	180
Subtotal	1560
City of Bremerton	
Single Family Residences	352
Multi-Family Residences	211
Subtotal	563
City of Bainbridge Island	
Single Family Residences	453
Multi-Family Residences	49
Subtotal	502
City of Poulsbo	
Single Family Residences	561
Multi-Family Residences	1
Subtotal	562
City of Port Orchard	
Single Family Residences	443
Multi-Family Residences	104
Subtotal	547
Urban Subtotals	3,734
Rural	
Unincorporated Rural Areas	
Single Family Residences	1748
Multi-Family Residences	10
Subtotal	1758
Rural Subtotals	1758
Total Housing Permits	5492

[7] Source: Kitsap County Department of Community Development, and the cities of Bainbridge Island, Bremerton, Port Orchard, and Poulsbo.



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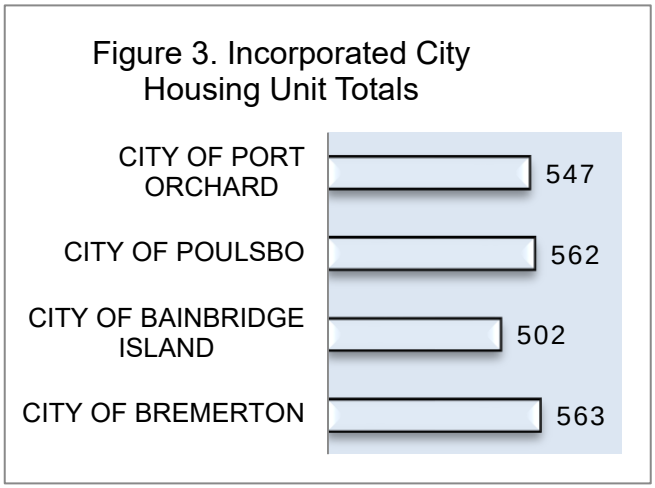
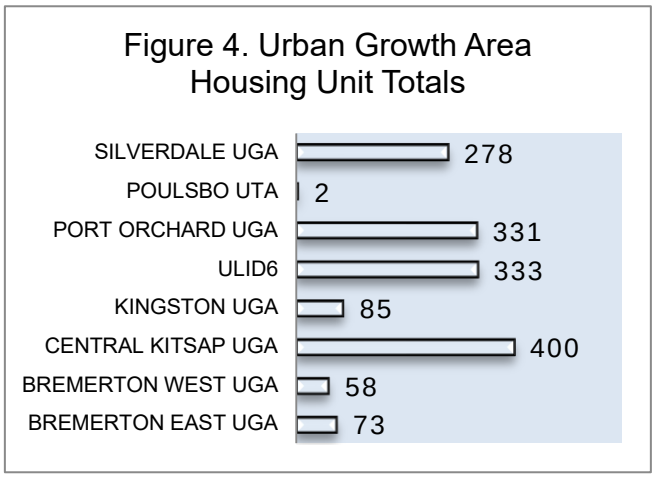




Kitsap County continues to see a relatively high rate of new rural housing units that shows a general preference for the rural lifestyle. In 2010, the Kitsap County Department of Community Development completed the *Year of the Rural,*[9] which evaluated rural character and rural preference in Kitsap County.

[8] ULID 6 was annexed into the City of Port Orchard 2009. However, all permits were submitted and approved prior to annexation by Kitsap County.
[9] Kitsap County Comprehensive Plan, Chapter 3

The *Year of the Rural* project won the Washington State Governor's Award for Smart Planning. The study noted many rural residents moved from other areas specifically to live within Kitsap County's rural area for the scenic views, agricultural opportunities, and a quiet lifestyle. Table 3-7 illustrates the share of permitted rural residential units developed on pre-existing lots compared to new rural lots created from 2006-2012 subdivision activity.

Table 3-7. Rural Growth

	2006--2012	
Type of Activity[10]	Lots	Units
Rural Subdivisions		
Long Plat	136	
Short Plat	0	
Large Lot	44	
Total New Rural Lots Created	180	
Total Rural Units Permitted		1,758
2006-2012 Rural Housing Unit Growth Share		
Share of Units on Pre-Existing Lots		91%
Share of Units Permitted on New Lots		9%

There were a large number of permits issued relative to the number of new lots created. The large pre-existing lot share of new growth is attributed to the supply of smaller legal non-conforming lots found in the unincorporated rural areas, primarily in the Rural Residential zone. These smaller "legacy lots" (smaller than current zoning allows) were created under pre-Growth Management Act standards, and would not be allowed today. Such non-conforming lots will continue to influence the urban/rural share of new housing unit growth until they have been developed, consolidated, or had their development rights purchased, transferred or otherwise extinguished. Since 2006, the County has adopted additional reasonable measures, such as Kitsap County code chapter 17.383, to limit the development of legacy lots, and will be evaluating options for addressing these issues through the 2016 comprehensive plan update.

[10] Source: Kitsap County DCD

City of Bainbridge Island

Growth from 2006-2012

OFM City of Bainbridge Island Population Estimate Highlights

- The City of Bainbridge Island had a 2006 population of 22,220
- The City of Bainbridge Island had a 2012 population of 23,090
- Resident population increased by 870 persons from 2006-2012
- Actual 2006-2012 average annual population growth rate = .55 percent

Permitted Residential Development

The data indicate that from 2006-2012 the City of Bainbridge Island permitted 453 new single-family and 49 multi-family units. Single family units accounted for 90.2 percent of all new housing units permitted in the City which indicates a reduction in multi-family units compared to the last report. This is primarily attributed to the Great Recession. Summary residential building permit activity for 2006-2012 is shown in Table 4a-1.

Table 4a-1. City of Bainbridge Island Building Permits 2006-2012

CITY OF BAINBRIDGE ISLAND NEW UNITS Type	2006	2007	2008	2009	2010	2011	2012	Grand Total
Single Family	119	97	57	40	34	60	46	453
Multi Family	7	15	12	2	2	0	11	49
Grand Total	126	112	69	42	36	60	57	502

What was the Actual Density of Growth from 2006-2012?

This analysis seeks to determine whether development has occurred at densities consistent with planning assumptions and targets. Achieved densities are measured in two ways. The first measure is platted densities, i.e. the lot density of new subdivisions approved during the past seven years. Platted densities include subdivisions that were committed to a specific lot size, whether or not development actually occurred on each separate parcel. Plat data allow for the determination of net densities. The second measure is permitted densities. This technique measures the density of all new units approved on existing lots or parcels. Permitted densities include new units permitted on larger parcels that may not reflect the full build-out value of each parcel based on its respective zoning that tends to lower the overall density estimate. They may also include new units permitted on pre-GMA lots of record that may inflate the overall

density estimate. Permitted density data also only identifies gross densities. Therefore, platted densities are generally a more accurate means to ascertain achieved densities for the purposes of the BLR. Taken together, however, permitted and platted density data are a good indicator of gross land consumption for residential purposes. Achieved net platted densities can be compared to "plan densities" or the target densities identified in the jurisdiction's comprehensive plan and implementing development regulations to assess how well those target plan densities are being met based on the creation of new lots.

Platted Densities

Platted density analysis for Bainbridge Island is shown in Table 4a-2. The data indicate that 68 new single-family plats were recorded during the past seven years creating a total of 303 new single family units and four multi-family plats were recorded creating 21 new units.

Table 4a-2. City of Bainbridge Island Residential Plat Achieved Density 2006-2012

Achieved Plat Densities by Zone - City of Bainbridge Island	R-0.4	R-1	R-14	R-2	R-2.9	R-3.5	R-8	B/I
Count of Permit ID	22	14	1	22	4	3	2	2
Sum of # of Lots/ Units	66	54	45	72	19	64	7	8
Sum of Net Plat Area (sq. ft.)	7065266	2200854	80031	2494095	274242	287969	41399	471731
Sum of Net Plat Area acres	162.20	50.52	1.84	57.26	6.30	6.61	0.95	10.83
Sum of Gross Lot Size (sq. ft.)	7822857	2528445	113242	2606622	301430	456551	42669	471731
Sum of Gross Lot Size (acres)	179.59	58.05	2.60	59.84	6.92	10.48	0.98	10.83
Net Density	0.41	1.07	24.49	1.26	3.02	9.68	7.37	0.74
Gross Density	0.37	0.93	17.31	1.20	2.75	6.11	7.15	0.74

Source: City of Bainbridge Island and Kitsap County.

Permitted Densities:

Permitted density analyses for single family and multi-family are shown in Tables 4a-3 and 4a-4 respectively. The data indicate 550 acres of land were utilized for residential development in the city over the past seven years. This number is half of the previous reporting period and again is most likely attributed to the Great Recession.

Table 4a-3. City of Bainbridge Island Single Family Permits 2006-2012

Permitted Urban Single Family Densities by Zone					
Zone	Planned Density (Acres)	Count of Permit Type	New Dwelling Units	Acres	Density
B/I					
	B/I	2	2	11.81	0.17
MUTC/Core					
	MUTC/Core	4	4	16.46	0.24
MUTC-Erick					
	MUTC-Erick	1	1	0.04	50.00
R-0.4					
	1 DU/2.5 AC	112	112	305.17	0.37
R-1					
	1 DU/AC	70	70	77.5	0.90
R-14					
	14 DU/AC	4	4	0.24	20.83
R-2					
	2 DU/AC	177	177	112.66	1.57
R-2.9					
	2.9 DU/AC	33	33	15.7	2.10
R-3.5					
	3.5 DU/AC	36	36	6.26	5.75
R-4.3					
	4.3 DU/AC	9	9	3.1	2.90
R-6					
	6 DU/AC	1	1	0.21	4.76
R-8					
	8 DU/AC	4	4	0.67	5.97
Grand Total		453	453	549.82	

Table 4a-4. City of Bainbridge Island 2006-2012 Multi-Family Permits

Permitted Urban Densities Multi-Family	Zone	Planned Density (Acres)	Count of Permit Type	New Dwelling Units	Acres	Density
2006						
	MUTC/ Erck					
		MUTC/ Erck	1	2	0.12	16.67
	R-8					
		8 DU/AC	1	3	0.45	6.67
2007						
	MUTC					
			2	15	.80	11.51
			2	2	10	.2
2008						
	NSC		1	12	1.64	4.96
2009						
	MUTC/Core					
			1	1	1.52	.66
	MUTC/Core					
			1	2	4.98	.4
2010						
	MUTC-Erick		1	2	.04	.02
2012						
	R-14					
		14 DU/AC	1	10	0.15	66.67

Is the City of Bainbridge Island's Land Supply Adequate to Accommodate the Forecast Growth?

This analysis seeks to determine whether sufficient development capacity exists to accommodate forecast growth. The analysis compares existing buildable land capacity (converted to population growth capacity) with forecast population growth for the planning period. It determines an estimated net growth capacity surplus or deficiency and expresses the result as a ratio. The population capacity/demand ratio can be viewed as a general indicator of how well the City is sized to accommodate its forecast population growth. Ideally, the supply/demand ratios should be close to 1.0.

Buildable Land Capacity

The results of the buildable lands inventory comparison with forecast growth for Bainbridge Island are shown in Table 4a-5.

Table 4a-5. City of Bainbridge Island Land Capacity and Demand

City of Bainbridge Island	Population Capacity and Demand
2025/2036 UGA Population Capacity	6,814
2010-2036 Allocated Population Growth	5,635
Net 20-Year Population Capacity (+ or -)	1,179
UGA Pop. Capacity/Demand Ratio	1.21

City of Bremerton

Growth from 2006-2012

OFM City of Bremerton Population Estimate Highlights

- The City of Bremerton had a 2006 population of 36,202
- The City of Bremerton had a 2012 population of 39,650
- Resident population increased by 3,448 persons from 2006-2012
- Actual 2006-2012 average annual population growth rate = 1.36 percent

Permitted Residential Development

The data indicate that from 2006-2012 the City of Bremerton permitted 352 new single-family and 211 multi-family units. Single family units accounted for 62.5 percent of all new housing units permitted in the City. Summary residential building permit activity for 2006-2012 is shown in Table 4b-1.

Table 4b-1. City of Bremerton Building Permits 2006-2012

CITY OF BREMERTON: NEW UNITS Type	2006	2007	2008	2009	2010	2011	2012	Grand Total
Single Family	83	81	36	49	42	22	39	352
Multi Family	9	0	0	0	145	46	11	211
Grand Total	92	81	36	49	187	68	50	563

Source: City of Bremerton and Kitsap County

What was the Actual Density of Growth from 2006-2012?

This analysis seeks to determine whether development has occurred at densities consistent with planning assumptions and targets. Achieved densities are measured in two basic ways. The first measure is platted densities. That is the lot density of new subdivisions approved during the past seven years. Platted densities include subdivisions that were committed to a specific lot size, whether or not development actually occurred on each separate parcel. Plat data allows for the determination of net densities. The second measure is permitted densities. This technique measures the density of all new units approved on existing lots or parcels. Permitted densities include new units permitted on larger parcels that may not reflect the full build out value of each parcel based on its respective zoning, which tends to lower the overall density estimate.

They may also include new units permitted on pre-GMA lots of record, which tends to inflate the overall density estimate. Permitted density data also only identify gross densities. Therefore, platted densities are a generally more accurate means to ascertain achieved densities for the purposes of the buildable lands program. Taken together, however, permitted and platted density data are a good indicator of gross land consumption for residential purposes. Achieved net platted densities can be compared to "plan densities" or the target densities identified in the jurisdiction's comprehensive plan and implementing development regulations to assess how well those target plan densities are being met based on the creation of new lots.

Platted Densities

Platted density analysis for Bremerton is shown in the Table 4b-2. The data indicate that 39 new plats were recorded during the past six years creating an area for potentially a total of 366 new single family or multi-family structures.

Table 4b-2. City of Bremerton Residential Plat Achieved Density 2006-2012

Achieved Plat Densities by Zone - City of Bremerton	Medium Density Residential (Bay Vista SAP)	Medium Density Residential (East Park SAP)	Mixed-Use (Bay Vista SAP)	Medium Density Res	Low Density Residential (R-10)	Residential Low Density (DR)	LDR
Count of Recorded Plats	1	1	1	1	32	1	2
Sum of Number of Lots	46	54	3	70	166	4	21
Net Plat Area (acres)	7.4	5.45	5.95	5.44	30.037	0.66	2.27
Gross Plat Area (acres)	7.85	8.22	6.47	9.45	33.765	0.66	4.14
Net Density	6.22	9.91	0.50	12.87	5.53	6.06	9.25
Gross Density	5.86	6.57	0.46	7.41	4.92	6.06	5.07

Source: City of Bremerton and Kitsap County

Permitted density analyses are shown in Tables 4b-4 and 4b-5. The data indicate 70.56 acres of land were utilized for residential development in the city over the past six years.

Table 4b-3. City of Bremerton Single Family Permits 2006-2012

Zone	Planned Density (units per acre)	Achieved Density	Count of Applica-tions	Sum of Number of Lots	Sum of Net Plat Area	Sum of Gross Plat Area (acres)
Medium Density Residential (Bay Vista SAP)	Up to 38	6	1	46	7.4	7.85
Medium Density Residential (East Park SAP)	Up to 25	10	1	54	5.45	8.22
Mixed-Use (Bay Vista SAP)	Up to 65	1	1	3	5.95	6.47
Medium Family Residential	8 to18	12	1	70	5.44	9.45
Low Density Residential (R10)	5 to 10	5	7	60	12.57	14.52
		6	3	6	0.985	0.985
		7	5	17	2.53	2.53
		8	2	4	0.51	0.51
		9	4	14	1.54	1.54
		10	3	35	3.36	4.24
		2*	3	6	3.216	3.48
		3*	1	4	1.27	1.27
		4*	4	20	4.056	4.69
Residential Low Density (DR)	3 to 8	6	1	4	0.66	0.66
Low Density Residential	3 to 8	2	1	3	1.34	1.45
		19	1	18	0.93	2.69
Grand Total			**40**	**364**	**57.207**	**70.555**

FOOTNOTE:*To allow for further subdivision, pursuant to Bremerton Municipal Code 20.60.065(c)(2) one lot within a proposal for division may exceed 8,712 square feet provided the remaining lots do not exceed 8,712 square feet

Table 4b-4. City of Bremerton 2006-2012 Single Family Permits

	Zoning*	Count of Applications	New Dwelling Units	Acres	Density
(Applied under 1988	SF-2	2	2	0.59	3.39
Zoning Code)	SF-3	3	3	0.52	5.77
	MF	4	4	0.5	8
(Applied under 2005	CCR	1	1	0.23	4.35
Zoning Code)	FC	1	1	2.08	0.48
	NCC	3	3	0.34	8.82
	R10	297	297	59.66	4.98
	BVSAP	41	41	3.58	11.45
Grand Total		**352**	**352**	**67.6**	

Table 4b-5. City of Bremerton 2006-2012 Multi-Family Permits

Permitted Urban Multi Family Densities by Zone Type	Zoning	Count of Applications	New Dwelling Units	Acres	Density
	DR	2	6	0.57	10.53
	MR	1	3	0.14	21.43
	BVSAP	31	202	6.3	32.06
Grand Total		34	211	7.01	

Is the City of Bremerton's Land Supply Adequate to Accommodate the Forecast Growth?

This analysis seeks to determine whether sufficient development capacity exists to accommodate forecast growth. The analysis compares existing buildable land capacity (converted to population growth capacity) with forecast population growth for the planning period. It determines an estimated net growth capacity surplus or deficiency and expresses the result as a ratio. The population capacity/demand ratio can be viewed as a general indicator of how well the City is sized to accommodate its forecast population growth. Ideally, the supply/demand ratios should be close to 1.0.

Buildable Land Capacity

The results of the buildable lands inventory comparison with forecast growth for Bremerton are shown in the following table. The analysis indicates the city has more residential capacity than its projected 2025 and 2036 population growth.

Table 4b-6. City of Bremerton Land Capacity and Demand

City of Bremerton	Population Capacity & Demand
2025/2036 Population Capacity	34,198
2010-2036 Allocated Population Growth	14,228
Net 20-Year Population Capacity (+ or -)	-21,156
Pop. Capacity/Demand Ratio	2.40

Source: Kitsap County, City of Bremerton, Kitsap Regional Coordinating Council

City of Port Orchard

Growth from 2006-2012

OFM City of Port Orchard Population Estimate Highlights

- The City of Port orchard had a 2006 population of 8,513
- The City of Port orchard had a 2012 population of 11,780
- Resident population increased by 3,267 persons from 2006-2012
- Actual 2006-2012 average annual population growth rate = 5.4 percent[1]

Permitted Residential Development

The data indicate that from 2006-2012 the City of Port Orchard permitted 443 new single-family and 104 multi-family units. Single family units accounted for 80.9% of all new housing units permitted in the City, which indicates a reduction in multi-family units compared to the last report. This is primarily attributed to the Great Recession. Summary residential building permit activity for 2006-2012 is shown in Table 4c-1.

Table 4c-1. City of Port Orchard Building Permits 2006-2012

CITY OF PORT ORCHARD: NEW UNITS Type	2006	2007	2008	2009	2010	2011	2012	Grand Total
Single Family	23	44	23	55	130	68	100	443
Multi Family							104	104
Grand Total	23	44	23	55	130	68	204	547

What was the Actual Density of Growth from 2006-2012?

This analysis seeks to determine whether development has occurred at densities consistent with planning assumptions and targets. Achieved densities are measured in two basic ways. The first measure is platted densities. That is the lot density of new subdivisions approved during the past seven years. Platted densities include subdivisions that were committed to a specific lot size, whether or not development actually occurred on each separate parcel. Plat data allows for the determination of net densities. The second measure is permitted densities. This technique measures the density of all new units approved on existing lots or parcels. Permitted densities include new units permitted on larger parcels that may not reflect the full build out value of each parcel based on its respective zoning, which tends to lower the overall density estimate. They may also include new units permitted on pre-GMA lots of record, which tends to

[1] This growth is partially due to large annexations that occurred during the planning period.

inflate the overall density estimate. Permitted density data also only identifies gross densities. Therefore, platted densities are a generally more accurate means to ascertain achieved densities for the purposes of the buildable lands program. Taken together, however, permitted and platted density data are a good indicator of gross land consumption for residential purposes. Achieved net platted densities can be compared to “plan densities” or the target densities identified in the jurisdiction’s comprehensive plan and implementing development regulations to assess how well those target plan densities are being met based on the creation of new lots.

Platted Densities

Platted density analysis for Port Orchard is shown in Table 4c-2. The data indicate that 4 new single-family plats were recorded during the past seven years creating a total of 31 new single family units and 12 multi-family plats were recorded creating 261 new units.

Table 4c-2. City of Port Orchard Residential Plat Achieved Density 2006-2012

Achieved Plat Densities by Zone - City of Port Orchard	R-12	R-20	R-4.5	R-8
Count of Recorded Plats	5		4	6
Sum of Number of Lots	38		31	219
Net Plat Area (acres)	5.75		7.84	44.39
Gross Plat Area (acres)	5.75		14.72	64.79
Net Density	6.61		3.95	4.93
Gross Density	6.61		2.11	3.38

Source: City of Port Orchard and Kitsap County

Permitted density analyses are shown in Tables 4c-4 through 4c-6. The data indicate 70.12 acres of land were utilized for residential development in the city over the past seven years. This number is half of the previous reporting period and is most likely attributed to the Great Recession.

Table 4c-4. City of Port Orchard Single Family Permits 2006-2012

Permitted Urban Single Family Densities	Zoning	Planned Density	Count of Application No.	New Dwelling Units	Acres	Density
2006			23	23	3.2	
	R20					
		20du/ac max				
	R4.5					
		4.5du/ac	1	1	0.34	2.94
	R8					
		8du/ac	21	21	2.44	8.61
2007			44	44	7.17	
	BP					
		N/A	1	1	0.33	3.03
	R12					
		12du/ac	18	18	2.06	8.74
	R4.5					
		4.5du/ac	2	2	1.26	1.59
	R8					
		8du/ac	23	23	3.85	5.97
2008			23	23	5.83	
	R12					
		12du/ac	8	8	1.05	7.62
	R8					
		8du/ac	15	15	4.78	3.14
2009			55	55	7.36	
	R12					
		12du/ac	1	1	0.14	7.14
	R4.5					
		4.5du/ac	2	2	0.75	2.67
	R8					
		8du/ac	52	52	6.47	8.04
2010			130	130	22.89	
	R12					
		12du/ac	3	3	0.4	7.50
	R20					
		20du/ac max				
	R8					
		8du/ac	126	126	17.96	7.02
2011			68	68	10.06	
	R8					
		8du/ac	68	68	10.06	6.76
2012			100	100	13.61	
	R8					
		8du/ac	100	100	13.61	7.35
			443	443	70.12	

Table 4c-5. City of Port Orchard Summary of Single Family Permits 2006-2012

Permitted Urban Single Family Densities by Zone	Zoning	Count of Applications	New Dwelling Units	Acres	Density
SINGLE FAMILY		443	443	70.12	
	BP	1	1	0.33	3.03
	R12	30	30	3.65	8.22
	R4.5	5	5	2.35	2.13
	R8	405	405	59.17	6.84
Grand Total		441	441	65.17	

Table 4c-6. City of Port Orchard Multi-Family Permits 2006-2012

Permitted Urban Densities Multi-Family	Zoning	Count of Applications	New Dwelling Units	Acres	Density
MULTI-FAMILY					
	Co	8	104	75.2	1.38
Grand Total		8	104	75.2	

Is the City of Port Orchard's Land Supply Adequate to Accommodate the Forecast Growth?

This analysis seeks to determine whether sufficient development capacity exists to accommodate forecast growth. The analysis compares existing buildable land capacity (converted to population growth capacity) with forecast population growth for the planning period. It determines an estimated net growth capacity surplus or deficiency and expresses the result as a ratio. The population capacity/demand ratio can be viewed as a general indicator of how well the City is sized to accommodate its forecast population growth. Ideally, the supply/demand ratios should be close to 1.0.

Buildable Land Capacity

The results of the buildable lands inventory comparison with forecast growth for Port orchard are shown in Table 4c-7. The analysis indicates the city has excess population capacity of 2,123 people.

Table 4c-7. City of Port Orchard Capacity and Demand

City of Port Orchard	Population Capacity and Demand
2025/2036 Population Capacity	10,358
2010-2036 Allocated Population Growth	8,235
Net 20-Year Population Capacity (+ or -)	2,123
UGA Pop. Capacity/Demand Ratio	1.26

Source: Kitsap County, City of Port Orchard, Kitsap Regional Coordinating Council

City of Poulsbo

Growth from 2006-2012

OFM City of Poulsbo Population Estimate Highlights

- The City of Poulsbo had a 2006 population of 7,722
- The City of Poulsbo had a 2012 population of 9,360
- Resident population increased by 1,638 persons from 2006-2012
- Actual 2006-2012 average annual population growth rate = 3.04 percent*

Permitted Residential Development

Summary residential building permit activity for Poulsbo from 2006-2012 is displayed in Table 4d-1. The City permitted a total of 562 new housing units over the reporting period. All of the new housing units were single family houses or duplexes, except for one multi-family unit which was added to an existing apartment building in 2012.

Table 4d-1. City of Poulsbo Residential Building Permits 2006-2012

CITY OF POULSBO Unit Type	2006	2007	2008	2009	2010	2011	2012	Grand Total
Single Family	92	177	87	56	19	34	96	561
Multi Family	0	0	0	0	0	0	1	1
Grand Total	92	177	87	56	19	34	97	562

Source: City of Poulsbo Planning and Building Department

SFRs = Single Family Units, Duplexes, Mobile Homes & ADUs
MFRs = Multi-Family Units & Mixed Use Units

* Note: During the reporting period, the City had seven annexations, six of which included residentially zoned land. In addition, the Office of Financial Management revised the City's 2009 population, reflecting a 996 increase in population from 2008 to 2009; however, this revision was a readjustment from previous years' OFM April 1 estimates, and does not reflect actual population growth between 2008-2009.

What was the Actual Density of Growth from 2006-2012?

This analysis seeks to determine whether development has occurred at densities consistent with planning assumptions and targets. Poulsbo evaluates achieved density during the reporting period utilizing two methodologies; 1) review lots created through platting, and 2) review building permits issued. To determine lot creation density, final plats and short plats were reviewed and gross and net density was calculated. Building permit density is determined by identifying the number of building permits issued, and by identifying the number of total acres by zoning district.

Platted Densities

There were 12 final plats, 13 short plats, and one testamentary subdivision recorded in the reporting period. Table 4d-2 summarizes these plat details per zoning district.

Table 4d-2. City of Poulsbo Residential Plat Achieved Density 2006-2012

Zoning District	Number of Plats	Gross Acreage	Net Acreage	Number of Lots/Units	Achieved Gross Density	Achieved Net Density	Planned Density
Residential Low (RL)	17	121.37	76.95	555	4.57	7.21	4-5
Residential Medium (RM)	2	26.17	12.33	3*	0.11	0.24	6-10
Residential High (RH)	4	8.13	4.45	10	1.23	2.24	10-14
Redevelopment Zone (RD)	3	11.59	8.25	122	10.53	14.78	10-14

Source: City of Poulsbo Planning and Building Department

* Seven total lots were created in the Residential Medium zone during the reporting period; however, only 3 lots were for future residential development.

Building Permit Densities

During the reporting period, there were 562 building permits issued for residential dwelling units. All units except one were single-family or duplexes (the one multi-family unit was an additional unit added to an existing apartment building). Table 4d-3 categorizes the building permits issued by year and zoning district, and identifies the actual density achieved. Table 4d-4 summarizes the building permit actual density by zoning district.

Table 4d-3. City of Poulsbo 2006-2012, Building Permit Actual Density by Year and Zoning District

Year/ Zoning District	Number of Building Permits	Acres	Actual Density per Acre
2006	92 total		
RL	63	12.09	5.2 du/acre
RD	29	2.63	11 du/acre
2007	177 total		
RL	152	23.75	6.39 du/acre
RD	25	1.50	16.6 du/acre
2008	87 total		
RL	83	12.9	6.43 du/acre
RH	4	0.57	7.01 du/acre
2009	56 total		
RL	48	6.39	7.5 du/acre
RD	8	0.65	12.3 du/acre
2010	19 total		
RL	14	1.74	8.04 du/acre
RD	5	0.27	18.5 du/acre
2011	34 total		
RL	23	3.20	7.17 du/acre
RD	11	0.67	16.4 du/acre
2012	97 total		
RL	90	15.40	5.84 du/acre
RH	1	N/A*	N/A*
RD	6	0.46	13.04

Source: City of Poulsbo Planning and Building Department
**The one RH unit in 2012 was a unit added to an existing apartment building.*

Table 4d-4. City of Poulsbo 2006-2012 Building Permit Actual Density Summary by Zoning District

Zoning District	Total Acreage	Number of Building Permits	Actual Density per acre
Residential Low	75.5	473	6.26 du/acre
Residential Medium	0	0	N/A
Residential High	0.57	4*	7.01 du/acre
Redevelopment Zone	6.18	84	13.6 du/acre

Source: City of Poulsbo Planning and Building Department
* The one RH unit added to an existing apartment house was not included in Table 4d-4's density calculation.

Evaluation and Conclusions

The City of Poulsbo has been performing well within its goals and planned densities for the Residential Low and Redevelopment zoning districts. The result is less definitive in the Residential Medium and Residential High zones. The apparent low densities for RM/RH zones reported in Table 4d-2 will not be the final built-out density. Most of the 13 lots created in the RM/RH zones during the reporting period, are intended for future multi-family development which will be permitted at the minimum density of the zoning district (RM is minimum 6 du/acre and RH is minimum 10 du/acre).

The City updated its zoning code provisions in 2007, and again in 2013, which will impact future development trends in Poulsbo. The 2007 update removed the Planned Unit Development (PUD) code provisions and replaced them with the Planned Residential Development (PRD) regulations. The PUD provisions provided for density bonuses of up to 20 percent; out of the 12 recorded final plats in the RL zoning district during the reporting period, 6 were under the PUD provisions.

The current PRD standards require a public benefit in exchange for a density bonus, and recent submittals have not included requests for bonus density. This may result in a reduction of achieved densities in the future, particularly in the RL zone where most PRDs are proposed. However, residential projects will still be held to the minimum density standard of 4 dwelling units per net acre in the RL zone.

The development standards for the RM and RH zones were also overhauled in the City's 2007 and 2013 zoning code updates. The City has not seen many projects proposed in these zoning districts since the update, but it is likely that future projects will benefit from increase flexibility in housing types and the requirement to meet each zoning district's minimum density standards. The City anticipates that future reporting periods will show an increase in density in both zoning districts.

The 2013 zoning code update introduced additional flexibility for residential development that should provide projects with additional ways to achieve density standards. For example, there are now provisions that allow for lot averaging and expanded sections on infill development and cottage housing. In addition, the zoning code includes new development tools for mixed use developments in the commercial zones that allow for additional opportunities for residential units.

Is the Land Supply Adequate to Accommodate the Forecast Growth?

This analysis seeks to determine whether sufficient development capacity exists to accommodate the forecast growth. The analysis compares existing buildable land capacity (converted to population growth capacity) with forecast population growth for the planning period. It determines an estimated net growth capacity surplus or deficiency and expresses the result as a ratio. The population capacity/demand ratio

can be viewed as a general indicator of how well the UGA is sized to accommodate its forecast population growth. Ideally, the supply/demand ratios should be close to 1.0.

Buildable Land Capacity

The 2025 and 2036 population growth targets for Poulsbo and its urban growth area project a total population of 14,808, and represents a population growth of 5,108 (from 2010-2035). This population target is set forth in Exhibit B of the Kitsap Countywide Planning Policies, and is depicted in Table 4d-5.

Table 4d-5. Poulsbo 2035 Population Target

	Census 2010	Population Growth	2025/2036 Targets
City of Poulsbo	9,222	1,330	10,552
Poulsbo UGA	478	3,778	4,256
Total	9,700	5,108	14,808

Source: Appendix B Kitsap Countywide Planning Policies

When evaluating population demand and land capacity, Poulsbo does not make a distinction between city limits and its urban growth area. Table 4d-6 combines the land capacity analyses results completed for both the city limits and the current urban growth area, and compares it to the total 5,108 population growth target for Poulsbo and its urban growth area.

Table 4d-6. City of Poulsbo and Poulsbo Urban Transition Area Land Capacity

Poulsbo city limits and urban growth area	Population Capacity and Demand
2025/2036 Population Capacity city limits + urban growth area	6,597
2035 Population Growth Target	5,108
Net 20-Year Population Capacity (+ or -)	1,489
Population Capacity/Demand Ratio	1.29

Source: Appendix B Kitsap Countywide Planning Policies;
City of Poulsbo Planning and Building Department

The 2007 BLR land capacity analysis identified a 1.04 population capacity/demand ratio for Poulsbo (when the city limits and urban growth area are combined). The increase in capacity identified in Table 4d-6 from the 2007 report can be explained by: 1) a number of residential plats during the reporting period utilized the density bonus provisions of the then Planned Unit Development standards, resulting in higher than the planned density of 4-5 dwelling units per acre, and thereby utilized less land than assumed in the 2007 BLR. The City of Poulsbo does not expect this trend to continue in the next reporting period as explained above; and 2) the density assumptions per zoning district

in this report utilizes the maximum density per zone when calculating population, whereas the 2007 BLR utilized the minimum density requirement per zoning district.

The 2014 BLR analysis indicates there is sufficient capacity to accommodate the forecast growth target over the planning period for Poulsbo and its urban growth area. Further, if minimum densities by zoning district were utilized for this analysis, the population capacity/demand ratio would be at 1.03, representing nearly the same ratio as in 2007. For the 2012 BLR, however, Poulsbo is utilizing the maximum density in its land capacity analysis to be consistent with the change in methodology as a result of Kitsap County's remand order.

Unincorporated Kitsap County

Growth from 2006-2012

OFM Total Unincorporated County Population Estimate Highlights

- Unincorporated Kitsap County had a 2006 population of 169,392
- Unincorporated Kitsap County had a 2012 population of 170,620
- The population increased by 1,228 persons from 2006-2012
- Actual 2006-2012 average annual population growth rate flat at 0.01 percent

Permitted Residential Development

Data indicate that from 2006-2012, the County permitted 3,128 new single-family and 190 multi-family units. Of these, 53 percent were in located in unincorporated UGAs and 47 percent were in the rural areas. This is an improvement from the prior report when 63 percent were in rural areas and 37 percent in unincorporated UGAs.[1] Housing units permitted in rural areas were almost exclusively single family residences, and 67 units developed in the rural areas were attributable to the 2012 Comprehensive Plan Remand. As noted in Chapter 1, page 2, footnote 1, after the 2006 Comprehensive Plan was remanded, Kitsap County revised its UGA boundaries, resulting in some vested projects that had reverted from urban to rural zoning. The rural development numbers reflect those vested developments. Single family units accounted for 86 percent of new housing units permitted in the UGAs. This indicates a reduction in multi-family units compared to the previous reporting period.

The rate of rural residential growth, while not specifically targeted in the Countywide Planning Policies (CPPs), dramatically decreased in relation to growth in the urban unincorporated housing supply from 2006-2012. Rural housing units accounted for only 48 percent of housing unit growth in the report period, while they accounted for 63 percent of unincorporated housing unit growth in the previous reporting period. This represents a 15 percent reduction in new rural housing units. On a Countywide level, rural housing units accounted for 33 percent of total housing units. In the previous reporting period, rural housing units accounted for 43 percent of total housing units. This represents a 10 percent reduction in rural housing units from a Countywide perspective. A summary of residential building permit activity for 2006-2012 is shown in Table 4u-1 on the following page. The table includes unincorporated Kitsap County residential building permits.

[1] Because unincorporated Kitsap County includes primarily rural areas, it is somewhat expected to see a greater number of permits in the rural areas. Nevertheless, when the County and its cities are considered as a whole, an even larger majority of development has been taking place in the UGAs.

Table 4u-1. Unincorporated Urban/Rural Permits 2006-2012

		2006	2007	2008	2009	2010	2011	2012	Grand Total
URBAN		214	402	311	207	94	117	215	1560
	Single Family	214	348	229	207	94	117	171	1380
	Multi-Family	0	54	82	0	0	0	44	180
RURAL		552	459	228	126	127	109	157	1758
	Single Family	550	452	228	126	126	109	157	1748
	Multi-Family	2	7	0	0	1	0	0	10
Grand Total		766	861	539	333	221	226	372	3318
	Urban Total	28%	46.7%	57.70%	62.16%	44.5%	51.77%	57.80%	53%
	Rural Total	72%	53.3%	42.30%	37.84%	55.5%	48.23%	42.20%	47%

Source: Kitsap County Department of Community Development

What was the Actual Density of Growth from 2006-2012?

This analysis focuses on whether development densities are consistent with planning assumptions and targets. Achieved densities are measured here in two ways. The first measure is platted densities, i.e. lot density of new subdivisions approved during the past seven years. Platted densities include subdivisions that were committed to a specific lot size, whether or not development actually occurred on each separate parcel. Plat data allow for the determination of net densities. The second measure is permitted densities. This measures the density of all new units approved on existing lots or parcels. Permitted densities include new units permitted on larger parcels that may not reflect the full build out value of a parcel (based on its respective zoning, which tends to lower the overall density estimate). They may also include new units permitted on pre-GMA lots of record, which can inflate the overall density estimate if the lot sizes are lower than currently allowed. Permitted density data identifies only gross densities. Therefore, measuring platted densities is a generally a more accurate method to ascertain densities for the purposes of the buildable lands program. Taken together, however, permitted and platted density data are a solid indicator of gross land consumption for residential purposes. Achieved net platted densities can be compared to “plan densities” or the target densities in the jurisdiction’s comprehensive plan to assess success of target plan densities in relationship to the creation of new lots.

UGAs - Platted Urban Densities

Platted urban density analysis for unincorporated Kitsap County is shown in the following tables. The data indicate that there were 32 final plats creating a total of 1,861 new urban single family lots. There were five condominium projects that created 55 new multi-family lots. Table 4u-2 shows unincorporated Kitsap County UGAs platted urban densities for 2006-2012 post remand. Table 4u-2 shows unincorporated Kitsap County UGAs platted urban densities for 2006-2012. Table 4u-3 continues the analysis with condominium density by zone.

Table 4u-2. Urban Growth Area Platted Densities 2006-2012

	Urban High (19-30 DU/Ac)	Urban Medium (10-18 DU/Ac)	Urban Low (5-9 DU/Ac)	Urban Restricted (1-5 DU/Ac)	Urban Cluster (5-9 DU/Ac)
Final Plats	1	1	23	6	3
Count of Lots	41	59	807	223	783
Gross Acres	3.62	7.13	189.73	82.62	228.49
Net Acres	2.53	4.33	101.32	27.37	102.77
Gross Density	11.33	8.27	4.25	2.70	3.43
Net Density	16.21	13.63	7.96	8.15	7.62
Average Density	13.77	10.95	6.10	5.42	5.53

Table 4u-3. Condominium Platted Densities 2006-2012

Condo Density[2] by Zone	Urban High (19-30 DU/Ac)	Urban Medium (10-18 DU/Ac)	Urban Low (5-9 DU/Ac)	Urban Restricted (1-5 DU/Ac)	Mixed Use (10-30 DU/Ac)
Final Plats		1	2	1	1
Count of Lots		9	12	25	9
Gross Acres		0.57	2.95	6.86	0.57
Gross Density	0.00	15.79	4.07	3.64	15.79

The County's action on Remand affected two approved final plats. One plat was approved in the urban low zone within the Central Kitsap UGA. This plat development is known as Canyon Estates Division III and created 12 new urban single family lots. Post Remand, this development was removed from the Central Kitsap UGA and placed in the unincorporated rural area. The zoning was changed from urban low residential to Rural residential. The other plat development is known as Sterling Hills Estates, Phase I, which created 40 new single family lots. Post Remand, this development was removed from the Silverdale UGA and placed in the unincorporated rural area. The zoning for this development was changed from urban restricted to rural residential.

[2] The 2012 Remand Order did not affect Condominium densities.

Permitted Urban Densities

Permitted density analysis for multi-family unincorporated UGAs in Kitsap County for 2006-2012 is shown in Table 4u-5 with single family unit analysis in Table 4u-5. The data indicate that more than 376 gross acres were utilized to accommodate 1,441 new residential units in the UGAs over the past seven years. Some UGA zone densities also reflect development on larger pre-GMA parcels that have lowered the reported gross densities. This resulted in an artificially lower average reported gross density.

Table 4u-5. Unincorporated Permitted Single-Family Permits 2006-2012

JURISDICTION	ZONING	Count of APPLICATION NO	ACRES	NEW DWELLING UNITS	GROSS DENSITY (dwelling units per acre or dua)
		1,418	374.6	1380	
Bremerton East UGA		62	16.34	62	
	URBAN LOW	60	13.99	60	4.29
	URBAN RESTRICTED	2	2.35	2	0.85
Bremerton West UGA		56	17.3	58	
	URBAN LOW	45	13.92	46	3.30
	URBAN MEDIUM	11	3.38	12	3.55
Central Kitsap UGA		406	93.45	411	
	URBAN HIGH	42	3.53	42	11.90
	URBAN LOW	200	44.75	205	4.58
	URBAN MEDIUM	1	0.35	1	2.86
	URBAN RESTRICTED	163	44.82	163	3.64
Kingston UGA		51	22	51	
	URBAN LOW	47	7.61	47	6.18
	URBAN RESTRICTED	3	14.18	3	0.21
	URBAN VILLAGE CENTER	1	0.21	1	4.76
Port Orchard UGA		328	94.76	342	
	MIXED USE	1	0.29	1	3.45
	URBAN LOW	311	90.12	321	3.56
	URBAN MEDIUM	4	1.58	8	5.06
	URBAN RESTRICTED	12	2.77	12	4.33
Poulsbo Transition Area		2	0.65	2	
	RESIDENTIAL LOW	2	0.65	2	3.08
Silverdale UGA		180	79.22	182	
	MIXED USE	3	1.06	4	3.77
	URBAN LOW	123	67.7	124	1.83
	URBAN MEDIUM	34	2.6	34	13.08
	URBAN RESTRICTED	20	7.86	20	2.54
ULID6		333	50.88	333	
	URBAN CLUSTER	231	28.63	231	8.07
	URBAN LOW	102	22.25	102	4.58

Multi-family permitted densities for unincorporated UGAs were lower than the multi-family platted densities for 2006-2012. Two reasons accounting for this are the levels of development that occurred on pre-Growth Management Act lots where larger lots sizes were allowed and that new platting was occurring based on the new more dense zoning and land subdivision regulations adopted in December of 2006.

Table 4u-4. Unincorporated Urban Permitted Multi-Family Permits 2006-2012

JURISDICTION	ZONING	Count of APPLICATION NO	ACRES	NEW DWELLING UNITS	GROSS DENSITY (dwelling units per acre or dua)
		12	60.54	180	Density
BREMERTON EAST UGA					
	URBAN MEDIUM	3	3.15	9	2.86
KINGSTON UGA					
	NEIGHBORHOOD COMMERCIAL	1	1.15	35	30.43
SILVERDALE UGA					
	URBAN HIGH	6	30.72	136	4.43

Rural Areas - Platted Rural Densities

Platted rural density analysis[3] for unincorporated Kitsap County for 2006-2012 is shown in Tables 4u-6. Data indicate seven final plats totaling close to 297 acres were recorded during the past seven years creating a total of 180 new rural single family lots. The average achieved net platted densities in the applicable rural zones are higher than the target planned rural densities due to pre-GMA vested preliminary plats that did not receive final plat approval until 2006-2012. In these instances plats were subject to pre-GMA regulations in effect at the time of their application that generally allowed higher rural densities.

Table 4u-6. Rural Subdivisions 2006-2012

Rural Platted Density by Zone Post Remand	Rural Residential (1 DU/5 Ac)	Urban Reserve (1 DU/10 Ac)	Rural Protection (1 DU/10 Ac)	Rural Wooded (1 DU/20 Ac)	Forest Resource Lands (1 DU/40 Ac)
Final Plats	6			1	
Count of Lots	136			44	
Gross Acres	186.91			109.78	
Net Acres	156.75			80.62	
Gross Density	0.73	0.00	0.00	0.40	0.00
Net Density	0.87	0.00	0.00	0.55	0.00

[3] These data include the two plats that were vested to urban densities but removed from the urban area Post Remand.

Permitted Rural Densities

Permitted densities for the unincorporated rural area as seen in Table 4u-7 indicate that 4,453 gross acres were utilized to accommodate 1,616 new residential units. The overall average gross densities in the applicable rural zones were higher than the target planned rural densities, but the overall density was better than reported in the 2007 BLR. As stated in the 2007 BLR, these higher-than-currently-allowed densities are likely due to the number of smaller legal non-conforming lots of record (so-called "legacy lots") approved under the pre-GMA density standards.

Table 4u-7. Rural Permits 2006-2012

	Count of Permits	Acres	Units	Units/Gross Acres
RURAL	1616	4453.28	1616	10.98
UNINCORPORATED RURAL				
Rural Industrial	1	6.22	1	
Rural Protection (1 DU/10 Ac)	278	1116.91	278	2.49
Rural Residential (1 DU/5 Ac)	1274	2934.11	1274	2.17
Rural Wooded (1 DU/20 Ac)	42	341.64	42	2.46
Urban Reserve (1 DU/10 Ac)	21	54.4	21	3.86
Grand Total	1616	4453.28	1616	10.98

Permitted Limited Area of More Intense Rural Development (LAMIRD) Densities

The data indicates that approximately 2.5 gross acres were utilized to accommodate six new residential units in the Keyport LAMIRD. In the Manchester LAMIRD, 32 gross acres were utilized to accommodate 82 new residential units. In the Suquamish LAMIRD, 8.51 gross acres were utilized to accommodate 43 new residential units. The overall average gross densities achieved in the applicable LAMIRD zones do not exceed the maximum planned LAMIRD densities in Manchester, Keyport or Suquamish. Allof these LAMIRDs contain small non-conforming lots that create more dense residential development than allowed by current regulations. However, according to their respective Subarea Plans, development in these LAMIRDs is subject to maximum density restrictions and lot consolidation for non-conforming lots in common ownership. The permitted density analysis LAMIRDs for the unincorporated is shown in Table 8[4].

[4] The Manchester Village Residential (MVR) zone establishes a 0.25 acre minimum lot size. Minimum density for new lots created in the MVLR zone is 0.50 acre unless clustered. The Suquamish Village Low Residential (SVLR) zone requires a minimum 0.10 acre lot size for pre-existing lots and a 0.50 acre minimum lot size for new lots. The Suquamish Village Residential (SVR) zone requires a minimum 0.08 acre lot size for pre-existing lots and a 0.50 acre minimum lot size for new lots. Non-conforming contiguous lots in common ownership must consolidate to meet the minimum density standards in both LAMIRDs.

Table 4u-8. 2006-2012 LAMIRD Permits

	Count of Permits	Acres	Units	Units/Gross Acres
RURAL	131	43.41	131	3.02
KEYPORT LAMIRD	6	2.5	6	8.71
Keyport Village Low Residential	4	2.21	4	1.81
Keyport Village Residential	2	0.29	2	6.90
MANCHESTER LAMIRD	82	32.4	82	2.53
Manchester Village Low Residential	45	24.06	45	1.87
Manchester Village Residential	37	8.34	37	4.44
SUQUAMISH LAMIRD	43	8.51	43	5.05
Suquamish Village Low Residential	13	4.21	13	3.09
Suquamish Village Residential	30	4.3	30	6.98
Grand Total	131	43.41	131	3.02

Is the Unincorporated Land Supply Adequate to Accommodate Forecast Growth?

This analysis determines whether sufficient development capacity exists to accommodate forecast growth. The analysis compares existing buildable land capacity (converted to population growth capacity) with forecast population growth for the planning period. It determines an estimated net growth capacity surplus or deficiency and expresses that result as a ratio. The population capacity/demand ratio can be viewed as a general indicator of how well the UGA is "sized" to accommodate its forecast population growth. Ideally, the supply/demand ratios should be close to 1.0.

Urban Growth Areas (UGAs)

The land capacity analysis was conducted for unincorporated Kitsap County.[5] The summary results are illustrated in Table 4u-9. The analysis determined net buildable acres by zone for each unincorporated UGA from which net population capacity was determined based on forecast densities for each zone and average household sizes for the respective single-family and multi-family zones. The following table compares both the 2025 and 2036 population capacity for each UGA with the 20-year population growth forecast to determine net planned UGA capacity status. Most UGAs appear to be adequately sized to accommodate their forecasted 20 year growth.

[5] See Appendix A: Land Capacity Analysis Methodology and Appendix B: Land Capacity Analysis by Jurisdiction for the detailed land capacity analysis reports for UGAs and rural areas.

Table 4u-9. Unincorporated Population Capacity and Demand

Unincorporated UGA	Population Capacity & Demand
Bremerton East, West, and Gorst	
2025/2036 UGA Population Capacity	4,347
2010-2025/2036 Allocated Population Growth	4,013
Net 20-Year Population Capacity (+ or -)	334
UGA Pop. Capacity/Demand Ratio	1.08
Central Kitsap	
2025/2036UGA Population Capacity	6,557
2010-2025/2036 Allocated Population Growth	6,764
Net 20-Year Population Capacity (+ or -)	-207
UGA Pop. Capacity/Demand Ratio	.84
Kingston	
2025/2036 UGA Population Capacity	2,868
2010-2025/2036 Allocated Population Growth	2,932
Net 20-Year Population Capacity (+ or -)	-64
UGA Pop. Capacity/Demand Ratio	.98
Port Orchard	
2025/2036 UGA Population Capacity	6,297
2010-2025/2036Allocated Population Growth	6,235
Net 20-Year Population Capacity (+ or -)	-62
UGA Pop. Capacity/Demand Ratio	1.01
Poulsbo UTA[6] Please see Chapter 4 Page 40 for this information.	
Silverdale	
2025/2036 UGA Population Capacity	7,647
2010-2025/2036 Allocated Population Growth	8,779
Net 20-Year Population Capacity (+ or -)	-1,132
UGA Pop. Capacity/Demand Ratio	.87

Source: Kitsap County Department of Community Development

[6] The County and City of Poulsbo have an Interlocal agreement whereby the city and UGA land are analyzed together, and results of this analysis are described in the City of Poulsbo residential chapter.

Rural Areas and LAMIRDs: The land capacity analysis was conducted in 2012 for unincorporated Kitsap County.[7] The land capacity analysis determined the number of vacant and underutilized parcels by size for each rural zone and LAMIRD. This analysis included development potential on remaining non-conforming lots, and determined net dwelling unit and population capacity based on allowable densities for each zone and average household sizes for single-family units. The following table summarizes existing 2012 population capacity for each rural zone and LAMIRD. The analysis indicates that remaining rural and LAMIRD land capacity could accommodate a more than 27,015 persons. Appendix B of the Kitsap County CPPs indicate the total 2016-2036 countywide non-UGA population growth forecast is 23,905 persons. Sufficient capacity exists within the rural areas to accommodate the forecast non-UGA population growth countywide. As noted earlier Table 4u-10 includes unincorporated Kitsap County maximum population capacity estimates for rural zones and LAMIRDs.

Table 4u-10. Rural Land Analysis

Zone	2012 Dwelling Unit Capacity	2012 Population Capacity
Rural		
Rural Wooded	299	748
Forest Resource Lands	0	0
Rural Protection	1,784	4,460
Rural Residential	8,096	20,173
Urban Reserve	259	648
Subtotal	*10,438*	*26,029*
LAMIRDs		
Keyport	16	40
Manchester	490	815
Suquamish	45	112.5
Port Gamble	7	18
Subtotal	*558*	*986*
Total	*10,996*	*27,015*

[7] See Appendix A: Land Capacity Analysis Methodology and Appendix B: Land Capacity Analysis by Jurisdiction for the detailed land capacity analysis reports for UGAs and rural areas.

Commercial & Industrial Land Analysis

Introduction

Economic activity in Kitsap County during the seven-year period from 2006 to 2012 was initially marked by economic expansion relating to the continued surge in residential housing construction, increased housing and land values, and indirectly, a robust stock market. Taxable sales growth in 2006 was estimated to be 5.7 percent over the previous year. However, during late 2006, most economic indicators began to fall with the end of the housing market boom followed by the ten-quarter long Great Recession (December 2006 to June 2009). U.S. economic growth rebounded in the summer of 2009. Lagging economic indicators, including: a decrease in local jobs, a decline in the labor force participation rate, increased unemployment, a precipitous fall in residential and commercial building values, and an increase in foreclosures, continued to plague the County economy to varying degrees through 2012.

One lagging indicator, the job market in Kitsap County, weakened between 2006 and 2012. Employment rates, unemployment figures, and job numbers were greatly impacted by the economic downturn associated with the Great Recession, with construction being particularly hard-hit. In 2006 the number of jobs in the County grew by 2.3 percent to approximately 86,500 jobs, many of them in the higher paying construction sector. However, 2007 through 2012 saw an average one percent decline annually in the number of jobs within the County. In 2009 alone the County lost 3 percent of all jobs. By 2012, the private and public sectors were still losing positions but the decrease had slowed to .07 percent.

In 2012 there were approximately 82,200 jobs in the County. (This does not include uniform military service members.) Annual unemployment rates remained relatively low during the beginning of the economic downturn averaging about 4.7 percent from 2006 through 2008. Businesses, then government, began and continued to shed jobs. The unemployment rate spiked to 8.2 percent in 2010 before falling slightly to 7.3 percent in 2012. By March of 2009, 4,374 county residents were collecting ongoing unemployment insurance (UI). This compares with 1,964 as a typical number of workers on UI in a given month in a non-recessionary or post-recessionary period. While the area was losing jobs for much of this reporting period (2006-2012), median hourly wages continued to rise from 2006 to 2007 to $17.03. There was no measurable wage deflation in spite of the softening demand for labor. In fact, from 2008 to 2012, median hourly wages rose from $18.59 to an estimated $20.90 in 2012. While it is not definitive, a loss of lower paying jobs may have been the cause of this relative increase in the median wage.

Employment Targets

Kitsap County adopts employment targets to be consistent with the Puget Sound Regional Council's (PSRC) Regional Growth Strategy[1]. Unlike previous Comprehensive Plan update efforts that relied on employment forecasts alone, this BLR utilizes county-wide adopted and approved targets that reflect employment trends, while also addressing the Regional Growth Strategy policies. Kitsap County expects to see an additional 46,158 jobs by 2036; 76.6 percent commercial jobs and 23.4 percent industrial jobs. These percentages illustrate a 6.4 percent increase in industrial jobs from the previous employment planning work (2006 Comprehensive Plan). The increase in industrial jobs supports County and regional goals to support the creation and retention of living wage jobs. Table 5-1 illustrates the Kitsap Countywide Employment Targets for 2010-2036. These targets were adopted by the Kitsap Regional Coordinating Council Executive Board on July 22, 2014.

Table 5-1. Kitsap Countywide Employment Targets 2010-2036

	Sector Share Summary		Growth Allocation: 2010-2036	
UGA	Commercial	Industrial	Total	Percent
Bainbridge Island	1,984	823	2,808	6.1%
Bremerton	13,493	4,509	18,003	39%
Bremerton UGA	962	422	1,385	3%
Central Kitsap	1,030	171	1,200	2.6%
Kingston	437	163	600	1.3%
Port Orchard	2,571	560	3,132	6.8%
Port Orchard UGA	1,712	134	1,846	4%
Poulsbo	3,607	548	4,155	9%
Poulsbo UGA	44	2	46	0.1%
Silverdale	6,679	2,427	9,106	19.7%
Total Urban	32,521	9,760	42,281	91.6%
Rural[2]	2,817	1,060	3,877	8.4%
Total Urban and Rural	35,338	10,820	46,158	100%

Source: Kitsap County and BERK and Associates

[1] The Regional Growth Strategy is a land use policy document located within the PSRC Vision 2040 Plan. The RGS was adopted previously and requires jurisdictions to adopt population, housing, and employment targets at a regional level.

[2] The Rural employment targets do not reflect jobs associated with the military or on Tribal lands, and therefore may be somewhat lower than would actually occur in these sectors.

Growth from 2006-2012

Total square footage of gross floor area associated with permitted commercial/industrial buildings[3] countywide from 2006 to 2012 is shown in Table 5-2. Permit counts are found in Table 5-3. Unincorporated Kitsap County and the cities of Bremerton, Bainbridge Island, Poulsbo, and Port Orchard cumulatively permitted approximately two million square feet of new commercial/industrial building space from 2006 to 2012 in the unincorporated Kitsap County UGAs.

Table 5-2. Commercial/Industrial Building Permitted By Square Feet 2006-2012

Jurisdiction	Permitted Development (Square Feet)
Unincorporated County	386,451
Incorporated Cities	
Bremerton	902,637
Bainbridge Island	446,859
Port Orchard	36,624
Poulsbo	349,125
Total	2,121,696

Source: Kitsap County, Cites of Bremerton, Bainbridge Island, Port Orchard, and Poulsbo

Table 5-3. Unincorporated Tenant Improvements

Permit Year	No. of Tenant Improvement Permits
2006	99
2007	130
2008	152
2009	130
2010	129
2011	157
2012	57
Grand Total	854

The City of Bremerton had the largest square footage increase during the reporting period followed by the City of Bainbridge Island. The County continued to provide modest increases in employment land supply. As described earlier, the Great Recession had a major impact on Kitsap County's economy. Although creation of new commercial and industrial square footage drastically declined in the reporting period, within unincorporated Kitsap County, commercial tenant improvement permits increased from 387 in the previous reporting period to 854 in this reporting period. This illustrates a 121 percent increase. This trend indicates that many existing vacant commercial spaces were remodeled during the time period rather than necessitating new construction.

[3] Data collection and permit data formatting issues precluded the reporting of total acres associated with these approved commercial/industrial developments.

Commercial & Industrial Land Demand

At the regional or county level, population and employment are usually associated with each other and grow or decline at similar rates. Growth or decline in population will contribute to growth or decline in employment and vice versa. For this reason, it is important to understand the relationship between population and employment in Kitsap County as the basis for countywide employment targets. Table 5-4 is a summary of employment target options considered during the planning process.

Table 5-4. Summary of Employment Target Options including 2036 Regional Growth Strategy

	2036 Projections		
Method	Population	Total Non-Farm Employment	Population Employment Ratio
1a. Applying 2036 adopted pop-emp ratio to new 2036 population	331,571	127,400	2.60
1b. Extending 2025 employment to 2036 at 2010-2025 growth rate	331,571	152,356	2.18
2. Growing 2010 pop-emp ratio at same rate as State average	331,571	121,646	2.73
3a. PSRC Land Use Baseline	382,210	129,810	2.94
3b. PSRC Land Use Targets	368,881	136,119	2.71
3c. PSRC Land Use Baseline- Recommended 2036 pop target	331,571	112,611	2.94
3d. PSRC Land Use Targets - Recommended 2036 pop target	331,571	122,351	2.71
3e. PSRC Vision 2040 Regional Growth Strategy - 2036	355,406	134,074	2.65
3f. Alternative 2035 Adopted pop and 2036 RGS emp	331,571	125,082	2.65

Source: PSRC 2014; BERK Consulting 2014

Kitsap County and city planners recommend a population/employment ratio of 2.65 for consistency with the VISION 2040 Regional Growth Strategy. A ratio of 2.65 is similar to the 2006 Kitsap County Comprehensive Plan based ratio of 2.6, while also recognizing the demographic changes that are anticipated in consideration of state trends (e.g. an aging population).

Applying the 2.65 ratio, as seen in Table 5-4, to the adopted 2036 population target of 331,571 results in countywide total employment of about 125,100 jobs; net growth from 2010-2036 would equal approximately 46,160 jobs. Allocation of projected jobs is addressed in the section below.

Table 5-5. Adopted Population/Employment Ratio

Final 2036 Projections/Target		
Adopted Population Target	Adopted Total Non-Farm Employment	Adopted Population Employment Ratio
331,571	125,100	2.65

Allocation Method

Kitsap County analyzed six methods for allocating employment demand to the cities, UGAs, and rural areas. Tables 5-6 and 5-7 illustrate total employment allocation share and net employment allocation share respectively and present comparisons of different allocation shares among the cities and UGAs. This analysis shows shares of total jobs and shares of net jobs over the 2016-2036 period. These share options were developed using an Excel-based allocation model.[4]

The highlighted "Remand plus SKIA[5] with Adjustments" column shows results from the method used by Kitsap County. It is a blend of the Kitsap County Comprehensive Plan and the SKIA Subarea Plan with the following adjustments to bend the trend to match the PSRC Regional Growth Strategy:

- The Rural allocation is reduced to 8.4 percent. This share is lower than all other studied allocation options except the PSRC Regional Growth Strategy. The 8.4 percent acknowledges the Regional Growth Strategy that is directing growth to the urban areas, and represents less than half the 2010 share. At the same time, the 8.4 percent share recognizes the County has designated rural employment areas consistent with the Growth Management Act.[6]
- Bremerton's allocation reflects a share close to the target Post Remand plus the SKIA Plan.[7] The share is lower than in the 2006 share, but higher than the 2010 share and PSRC Baseline, to bend the trend towards the Regional Growth Strategy centers concept that is important for Bremerton's Downtown and SKIA.
- The Port Orchard UGA share is reduced compared to the 2006 Comprehensive Plan and Post Remand plus SKIA plans, as well as the PSRC Baseline. This share is more consistent with the 2010 share and reflects a trend towards the lower share of the Regional Growth Strategy.

[4] Allocation methods analyzed are further outlined in the BERK memorandum dated July 9, 2014 in Appendix C.
[5] The City of Bremerton City Council Changed the name of South Kitsap Industrial Area to Puget Sound Industrial Center – Bremerton, in 2014.
[6] This also recognizes that there may be some employment growth in the military and tribal sectors that are located in rural areas, but are not accounted for.
[7] The City of Bremerton annexed most of the South Kitsap Industrial Area (SKIA) in 2008 and 2009.

- Other shares consider PSRC Baseline (market trends) and current shares considering "on the ground" conditions. This includes market interest and corridor land use patterns that are likely to intensify in present locations: Bremerton UGA, Central Kitsap, and Kingston.
- The reduced Rural and Port Orchard UGA allocation shares are redirected to Silverdale (a designated Urban Center) and Poulsbo as well as other UGAs. These increased shares also reflect the trend towards the Regional Growth Strategy and represent an increase above the 2010 share and PSRC Baseline, as well as an increase over past plans (Original Remand and Remand plus SKIA Plan).

Table 5-6. Total Employment Allocation Share

Share Comparison: Total 2036						
UGA	Remand Plus SKIA with Adjustments	2010 Share	Original Remand Share	Remand Plus SKIA Plan	PSRC Baseline	PSRC RGS
Bainbridge Island	7.2%	7.8%	6.9%	7.2%	7.4%	7.6%
Bremerton	35.6%	35.6%	38.1%	34.9%	34.1%	38.5%
Bremerton UGA	3.0%	3.0%	2.5%	2.6%	3.5%	2.2%
Central Kitsap UGA	4.3%	5.3%	4.2%	4.3%	4.3%	3.8%
Kingston UGA	1.0%	0.8%	0.7%	0.8%	1.0%	0.6%
Port Orchard	5.4%	4.6%	5.1%	5.4%	4.4%	5.3%
Port Orchard UGA	5.2%	5.8%	7.1%	7.6%	6.1%	4.2%
Poulsbo	7.4%	6.4%	6.3%	6.7%	6.6%	7.3%
Poulsbo UGA	0.4%	0.6%	0.6%	0.6%	0.6%	0.4%
Silverdale UGA	15.8%	13.5%	13.0%	13.8%	12.4%	17.3%
Rural	14.8%	18.5%	15.5%	16.1%	19.7%	12.8%

Source: BERK Consulting 2014

Table 5-7. Net Employment Allocation Share

Share Comparison: Net 2036						
UGA	Remand Plus SKIA with Adjustments	2010 Share	Original Remand Share	Remand Plus SKIA Plan	PSRC Baseline	PSRC RGS
Bainbridge Island	6.1%	7.8%	5.2%	6.1%	6.8%	7.2%
Bremerton	39.0%	33.6%	45.7%	36.9%	34.9%	46.8%
Bremerton UGA	3.0%	3.0%	1.6%	1.9%	4.2%	0.7%
Central Kitsap UGA	2.6%	5.3%	2.3%	2.7%	2.6%	1.3%
Kingston UGA	1.3%	0.8%	0.6%	0.7%	1.3%	0.2%
Port Orchard	6.8%	4.6%	5.8%	6.8%	3.9%	6.5%
Port Orchard UGA	4.0%	5.8%	9.2%	10.7%	6.5%	1.4%
Poulsbo	9.0%	6.4%	6.2%	7.2%	6.9%	9.0%
Poulsbo UGA	0.1%	0.6%	0.7%	0.8%	0.6%	0.1%
Silverdale UGA	19.7%	13.5%	12.3%	14.3%	10.5%	23.9%
Rural	8.4%	18.5%	10.3%	12.0%	21.7%	2.9%

Source: BERK Consulting 2014

Table 5-8 covering proposed job allocations by urban and rural geography shows jobs allocated to UGAs and Rural areas. The total column represents the proposed allocation, whereas the sector share summary is for informational purposes only. More detail regarding sector shares is presented in Appendix C of this document, as background information. Each jurisdiction will determine the appropriate mix of industrial and commercial jobs in their respective comprehensive plans. Comprehensive Plans would be measured against the allocation total not the sector breakdowns.

Table 5-8. Adopted Job Allocations by Urban and Rural Geography

	Sector Share Summary		Growth Allocation: 2010-2036	
UGA	**Commercial**	**Industrial**	**Total**	**Percent**
Bainbridge Island	1,984	823	**2,808**	6.1%
Bremerton	13,493	4,509	**18,003**	3.9%
Bremerton UGA	962	422	**1,385**	3.0%
Central Kitsap uGA	1,030	171	**1,200**	2.6%
Kingston UGA	437	163	**600**	1.3%
Port Orchard	2,571	560	**3,132**	6.8%
Port Orchard UGA	1,712	134	**1,846**	4.0%
Poulsbo	3,607	548	**4,155**	9.0%
Poulsbo UGA	454	2	**46**	0.1%
Silverdale UGA	6,679	2,427	**9,106**	19.7%
Total Urban	32,521	9,760	**42,281**	91.6%
Rural	2,817	1,060	**3,877**	8.4%
Total Urban and Rura	35,338	10,820	**46,158**	100.0%

Is the Countywide Employment Land Supply Adequate to Accommodate Forecast Growth?

The commercial/industrial land supply for the cities and the unincorporated County was calculated based on the adopted land capacity methods. However, in 2013, Kitsap County, together with its Cities, updated the employment land capacity and demand methods. This update was approved by the County and the four cities, and allows the jurisdictions to more accurately determine the amount of existing space available for employment growth and the amount of employment growth to expect in the planning period. A detailed description of the steps involved and assumptions used in that analysis are contained in Appendix A of this report. Detailed output reports on the commercial/industrial land capacity for each jurisdiction are reported in Appendix B. Summary results of the comparison between commercial/industrial land demand and supply for the unincorporated county UGAs and the Cities through 2036, respectively, are shown in Table 5-9, including Kitsap County unincorporated UGAs and cities commercial/Industrial land supply and demand analysis. Table 5-10 shows the capacity remaining through 2025.[8]

Table 5-9. Commercial/Industrial Land Supply and Demand Analysis through 2036

	Growth Allocation 2036		Total Capacity 2036	Difference	Capacity/Demand Ratio
UGA	Total	Percent	Total Job Capacity	Total Capacity Minus Allocation	Ratio
Bainbridge Island	2,808	6.1%	2,941	1,363	1.04
Bremerton	18,003	39.0%	19,182	1,179	1.06
Bremerton UGA	1,385	3.0%	1,383	-2	1
Central Kitsap UGA	1,200	2.6%	1,012	-188	0.84
Kingston UGA	600	1.3%	638	38	1.06
Port Orchard	3,132	6.8%	5,569	2,437	1.78
Port Orchard UGA	1,846	4.0%	3,634	1,787	1.97
Poulsbo	4,155	9.0%	4,010	-145	0.97
Poulsbo UGA	46	0.1%	64	2	1.39
Silverdale UGA	9,106	19.7%	8,246	-861	0.9
Total Urban	42,281	91.6%	47,897	5,616	1.13
Rural	3,877	8.4%	N/A	N/A	N/A
Total Urban and Rural	46,158	100.0%	N/A	N/A	N/A

Source: Kitsap County and Kitsap Regional Coordinating Council.

[8] The new methodology adopted in 2013 results in capacity measured in an employee-based result (number of jobs), rather than acres. The amount of area needed for the number of employees is detailed in Appendix C, either in gross square footage or acreage.

Table 5-9. Commercial/Industrial Land Supply and Demand Analysis through 2025[9]

Jurisdiction	2025 Demand Acres	2025 Capacity Acres
Bainbridge	109	49.4
Bremerton	418	350
Bremerton UGA	121	70
Central Kitsap UGA	139	38
Kingston UGA	69	25
Port Orchard	95	224
Port Orchard UGA	131	145
Poulsbo	125	123
Poulsbo UGA	61	4
Silverdale UGA	400	336
SKIA UGA	200	740

[9] See pages 53 and 54 of the 2007 BLR for 2025 employment demand. Employment zoned lands were unchanged between the 2007 BLR and 2012 BLR. As noted above, the methodology for determining capacity was changed in 2013 to be an employee-based result, but this table is in acreage to reflect the methodology utilized in the last comprehensive plan update.

APPENDIX A

Land Capacity Analysis Methods

Unincorporated Kitsap County

City of Bainbridge Island

City of Bremerton

City of Poulsbo

Kitsap County Residential Land Capacity Analysis

Land Capacity is an estimate of the amount of development that land can accommodate given land use regulations and local development conditions or circumstances. The Land Capacity Analysis (LCA) was developed as a means to help us understand where future development might occur and whether our zoning allow for the development capacity need to accommodate the projected household and job growth.

Urban Land Capacity Analysis

The Urban Land Capacity Analysis is developed through a series of steps of analysis to derive the development capacity estimates utilizing Kitsap County's Geographic Information System (GIS). This report explains some of the processes used to determine the land supply capacity.

DEFINE PARCEL DATASET

In order to create the feature that will be used for analysis information the information from the Kitsap County Assessor attribute table is joined to the Parcel polygon feature.

Join attributes from table GIS.RP_ACCTS_PARCELS based on join field RP_ACCT_ID

Parcel information that will be used for LCA from the attribute table contains the following data:

Field Name	Name	Description
RP_ACCT _ID	Real Property Account Identification Number	Real Property Account Identification Number
ACCT_NO	Assessor Account Number	Assessor Account Number
TAX_STATUS	Taxable Status	Taxable or Senior Citizen Exempt
LIS_ACRES	Land Information System Acres	Acres listed in Assessor records
POLY_ACRES	Polygon Acres	Calculated acres created by polygon shape
ZONE_CODE	Zone Code	Zoning abbreviation assigned to the parcel
PROP_CLASS	Property Class Code	Assigned code for current property use
PUB_OWNED	Public Owned	Y or N
NUM_DWELL	Number of Dwelling Units	Number of Dwelling Units
NUM_COMM	Number of Commercial Buildings	Number of Commercial Buildings
NUM_OTHER	Number of other buildings	Non-dwelling
YEAR_BUILT	Year Built	Year the assessed structure was built
BLDG_VALUE	Building Value	Assessed Value of the building
LAND_VALUE	Land Value	Assessed Value of the land
TOTAL_VALUE	Total Value	Total assessed value of the building and land

ASSESSOR PROPERTY CLASS CODE

The Kitsap County Assessor property class codes are used to represent the current land use of real property. Real property includes land, improvements to land, structures, and certain equipment affixed to structures. For the purpose of LCA, this information is used in establishing current and future housing and development capacity.

The property class codes are shown in the following table. The column for LCA is used to determine the current land category as it applies to the analysis. The column for the Results for LCA is used to describe the first analysis of the parcel data. Some Assessor property class codes will determine whether a parcel will be removed from further analysis, or whether a parcel will need further analysis. For the purpose of residential land analysis, all existing commercial/industrial developments that exist in residential zones will be considered developed. The Commercial LCA Query will only apply to commercial/industrial developments that exist in the commercial/industrial zones.

RESIDENTIAL

Class Code	Description	Category for LCA	Results for LCA
111	Single Family residence	Residential	*Residential LCA Query*
118	Mobile Home - leased land	Residential	*Residential LCA Query*
119	Mobile Home - real property	Residential	*Residential LCA Query*
180	Other residential	Residential	*Residential LCA Query*
183	Sheds/Garage	Residential	*Residential LCA Query*
198	Cabin	Residential	*Residential LCA Query*
160	Hotel/Motel	Residential	Developed
161	Bed and Breakfast Lodging	Residential	Developed
170	Institutional Lodging	Residential	Developed

MULTI-FAMILY

Class Code	Description	Category for LCA	Results for LCA
121	Duplex	Multi - Family	Developed
122	Triplex	Multi - Family	Developed
123	Four units	Multi - Family	Developed
131	5-9 units	Multi - Family	Developed
132	10-14 units	Multi - Family	Developed
133	15-19 units	Multi - Family	Developed
134	20-29 units	Multi - Family	Developed
135	30-39 units	Multi - Family	Developed
136	40-49 units	Multi - Family	Developed
137	50+ units	Multi - Family	Developed
138	Retirements apartments	Multi - Family	Developed
141	Condominium	Multi - Family	Developed
150	Mobile Home park	Multi - Family	Developed

MANUFACTURING

Class Code	Description	Category for LCA	Results for LCA
210	Food Product manufacturing	Industrial	*Commercial LCA query*
230	Apparel/Fabric manufacturing	Industrial	*Commercial LCA query*
240	Wood Product manufacturing	Industrial	*Commercial LCA query*
250	Furniture & Fixtures manufacturing	Industrial	*Commercial LCA query*
270	Printing & Publishing	Industrial	*Commercial LCA query*
320	Clay & Glass products	Industrial	*Commercial LCA query*
340	Fabricated Metal products	Industrial	*Commercial LCA query*
390	Miscellaneous manufacturing	Industrial	*Commercial LCA query*

TRANSPORTATION, COMMUNICATION AND UTILITIES

Class Code	Description	Category for LCA	Results for LCA
410	Railroads	Utilities/Transportation	Exempt
420	Motor Vehicle Transport	Utilities/Transportation	Exempt
430	Aircraft Transport	Utilities/Transportation	Exempt
440	Marine Transport	Utilities/Transportation	Exempt
459	Totally esmt encumbered	Utilities/Transportation	Exempt
460	Parking	Utilities/Transportation	Exempt
470	Communications	Utilities/Transportation	Exempt
480	Utilities	Utilities/Transportation	Exempt
483	Water Systems	Utilities/Transportation	Exempt
486	Stormwater retention	Utilities/Transportation	Exempt
489	State-assessed Utilities	Utilities/Transportation	Exempt
490	Other Utilities	Utilities/Transportation	Exempt

TRADE

Class Code	Description	Category for LCA	Results for LCA
500	Condominium, Retail/Office/Marine	Commercial	Exempt
510	Wholesale Trade	Commercial	*Commercial LCA query*
520	Retail - Building Material	Commercial	*Commercial LCA query*
530	Retail - General	Commercial	*Commercial LCA query*
540	Retail - Food	Commercial	*Commercial LCA query*
541	Convenience Stores with gas pumps	Commercial	*Commercial LCA query*
543	Convenience Stores without gas pumps	Commercial	*Commercial LCA query*
545	Chain type grocery	Commercial	*Commercial LCA query*
550	Retail - Automotive	Commercial	*Commercial LCA query*
551	Manufactured Housing Sales Lot	Commercial	*Commercial LCA query*
559	Auto Wrecking Yard	Commercial	*Commercial LCA query*
560	Retail - Apparel	Commercial	*Commercial LCA query*
570	Retail - Home Furnishing	Commercial	*Commercial LCA query*
580	Retail - Eating	Commercial	*Commercial LCA query*
580	Restaurants	Commercial	*Commercial LCA query*
581	Fast Food	Commercial	*Commercial LCA query*
582	Tavern	Commercial	*Commercial LCA query*
590	Other Retail Trade	Commercial	*Commercial LCA query*
591	Neighborhood Center	Commercial	*Commercial LCA query*
592	Community Center	Commercial	*Commercial LCA query*
593	Regional Center	Commercial	*Commercial LCA query*

SERVICES

Class Code	Description	Category for LCA	Results for LCA
610	Finance, insurance, etc.	Commercial	*Commercial LCA query*
611	Banks	Commercial	*Commercial LCA query*
620	Personal services	Commercial	*Commercial LCA query*
624	Cemeteries	Cemetery	Exempt
630	Business services	Commercial	*Commercial LCA query*
637	General warehouse	Industrial	*Commercial LCA query*
638	Mini-warehouse	Industrial	*Commercial LCA query*
640	Repair services	Commercial	*Commercial LCA query*
641	Service Station	Commercial	*Commercial LCA query*
650	Professional service	Commercial	*Commercial LCA query*
651	Medical/Dental office	Commercial	*Commercial LCA query*
653	Hospitals	Hospital	Exempt
656	Convalescent center	Institutional	Exempt
660	Construction service	Commercial	*Commercial LCA query*
670	Governmental service	Government	Governmental Service
680	Educational service	School	Governmental Service
690	Miscellaneous service	Commercial	*Commercial LCA query*
691	Church	Church	Exempt

CULTURAL, ENTERTAINMENT AND RECREATION

Class Code	Description	Category for LCA	Results for LCA
710	Cultural activities	Parks/Recreation	Exempt
720	Public assembly	Parks/Recreation	Exempt
730	Amusement	Parks/Recreation	Exempt
740	Recreational	Parks/Recreation	Exempt
744	Marina	Parks/Recreation	Exempt
750	Resort/Group Camp	Parks/Recreation	Exempt
760	Parks	Parks/Recreation	Exempt
790	Other Recreation	Parks/Recreation	Exempt

RESOURCE PRODUCTION AND EXTRACTION

Class Code	Description	Category for LCA	Results for LCA
810	Agriculture (not open space)		*Residential LCA Query*
820	Agriculture related		*Residential LCA Query*
822	Veterinarian service		*Commercial LCA query*
830	Open Space Agriculture (RCW 84.34)	Current Use/Common Area	Exempt
840	Fishing & Related service	Current Use/Common Area	Exempt
850	Mining & Related service	Current Use/Common Area	Exempt
880	Designated Forest Land (RCW 84.34)	Current Use/Common Area	Exempt
890	Resource Production		*Rural Lands query*

UNDEVELOPED LAND AND WATER AREAS

Class Code	Description	Category for LCA	Results for LCA
910	Undeveloped Land	Vacant Land	Vacant Land
911	Common Area	Current Use/Common Area	Exempt
920	Non-Commercial Forest	Vacant Land	Vacant Land
930	Water area	Water	Exempt
939	Tidelands	Tidelands	Exempt
940	Current Use Open Space (RCW 84.34)	Current Use/Common Area	Exempt
950	Current Use Timber (RCW 84.34)	Current Use/Common Area	Exempt
990	Other Undeveloped land	Vacant Land	Vacant Land

EXEMPT PARCELS

These parcels are not considered for redevelopment by their current property class code and are described in the table as "Exempt". These parcels include:

- Utility parcels
- Transportation parcels
- Marinas
- Cemeteries
- Hospitals (including institutional facilities)
- Governmental Services
- Schools
- Churches
- Cultural, Entertainment and Parks/Recreation
- Tidelands and water area
- Current Use exempt parcels (RCW 84.34)
- Commercial/Industrial use on residential zoned parcel

SELECT FROM GIS.PARCEL_POLY WHERE [PROP_CLASS] >= '210' AND [ULCA_RESULTS] IS NULL
FIELD CALCULATION IN ULCA_RESULTS: "EXEMPT"

MULTI-FAMILY

Parcels that have multi-family residential structures are also not considered for redevelopment potential as most multi-family structures have already utilized its maximum density for its zone and existing trends during the planning period do not support these structures being replaced with high density development.

SELECT FROM GIS.PARCEL_POLY WHERE ([PROP_CLASS] >= '121' OR [PROP_CLASS] <= '170') AND ULCA_RESULTS IS NULL
FIELD CALCULATION IN ULCA_RESULTS: "MULTI-FAMILY"

VACANT LAND

Parcels that are currently undeveloped land based on their current property class code are classified in the results for LCA as "Vacant Land". There is no minimum lot size exclusion applied to vacant lands.

SELECT FROM GIS.PARCEL_POLY WHERE ([PROP_CLASS] = '910' OR [PROP_CLASS] = '990') AND ULCA_RESULTS IS NULL
FIELD CALCULATION IN ULCA_RESULTS: "VACANT LAND"

PARCELS LESS THAN .50 ACRES

For the purpose of this analysis, all potential underutilized parcels that are less than .50 acres are removed from the underutilized land supply.

SELECT FROM GIS.PARCEL_POLY WHERE [POLY_ACRES] <= .50
FIELD CALCULATIONS IN ULCA_RESULTS: "LESS THAN .50AC"

SHORELINE PARCELS LESS THAN 1.00 ACRES

This step removes all underutilized shoreline parcels that are less than 1.00 acre. This allows the exclusion of smaller underutilized shoreline parcels since the County's residential developed shorelines are almost exclusively platted and the potential for redevelopment (where density increase was potential) was negated by the high land and improvement values.

SELECT FROM GIS.PARCEL_POLY WHERE [GEO] = '3' AND [POLY_ACRES] <= 1.00
FIELD CALCULATION IN ULCA_RESULTS: "SHORELINE <1.00AC"

CALCULATE MEDIAN HOME VALUE

Median homes values along with the size of parcel assists in determining which existing residential parcels are likely to redevelop. Factoring in a home value seeks to differentiate between all underutilized lands and those lands with the most potential to redevelop during the planning period.

MEDIAN HOME VALUE IS ONLY CALCULATED USING SINGLE FAMILY RESIDENCES THAT ARE ZONED RESIDENTIAL. MOBILE HOME VALUES ARE NOT INCLUDED IN THIS METHOD.

UNINCORPORATED URBAN GROWTH AREA	MEDIAN HOME VALUE	DENSITY >= 2.5X – 4X VALUE (/2)	DENSITY >= 4X – 5X VALUE (=)	DENSITY >= 5X – 10X VALUE (X1.5)
Port Orchard UGA	$120,875	$60,437	$120,875	$181,312
Bremerton East UGA	$128,322	$64,161	$128,322	$192,483
Bremerton West UGA	$109,094	$54,547	$109,094	$163,641
Central Kitsap UGA	$143,497	$71,748	$143,497	$215,245
Silverdale UGA	$159,712	$79,856	$159,712	$239,568
Kingston UGA	$156,261	$78,130	$156,261	$234,391
Gorst UGA	$80,738	$40,369	$80,738	$121,107

CALCULATE DENSITY BY ZONE

Density is calculated by utilizing the dwelling units per acres by zone. The following chart shows each calculation used for each urban zone. The calculation then excludes any existing dwelling unit on the parcel. The purpose is to establish whether a parcel has the necessary 'zoning size' to accommodate at least one addition unit.

ZONING	DWELLING UNITS PER ACRES	DWELLING UNITS PER ACRE DENSITY	CALCULATION
URBAN LOW RESIDENTIAL	5 – 9 DU/AC	6 DU/AC	.16
URBAN MEDIUM RESIDENTIAL	10 – 19 DU/AC	12 DU/AC	0.08
URBAN HIGH RESIDENTIAL	19 – 30 DU/AC	21.75 DU/AC	0.05
URBAN RESTRICTED	1 – 5 DU/AC	2.5 DU/AC	0.40
URBAN CLUSTER RESIDENTIAL	5 – 9 DU/AC	7.6 DU/AC	0.13
MIXED USE	10 – 30 DU/AC	15 DU/AC	0.06
ILLAHEE GREENBELT ZONE	1 – 4 DU/AC	2 DU/AC	0.50
URBAN VILLAGE CENTER	Up to 18 DU/AC	12 DU/AC	0.08
SENIOR LIVING HOMESTEAD	5 – 9 DU/AC	6 DU/AC	.16

REDEVELOPMENT POTENTIAL

This method utilizes the calculated zoning density and compares the density with the median home value.

Redevelopment potential is assumed to not exist if the parcel is less than 2.5X (times) the zoning density.

SELECT FROM GIS.PARCEL_POLY WHERE [DENSITY] <= 2.5
ULCA_RESULTS = 'LESS THAN 2.5X'

Redevelopment potential is assumed to not exist if the parcel is 2.5−4X zoning density and the building value is greater than ½ of the median value.

SELECT FROM GIS.PARCEL_POLY WHERE [DENSITY] > 2.5 AND [DENSITY] <= 4.00 AND [BLDG_VALUE] > "1/2 MEDIAN VALUE"
ULCA_RESULTS = 'DENSITY 2.5-4X'

Redevelopment potential is assumed to not exist if the parcel is 4−5X zoning density and the building value is greater than the median value.

SELECT FROM GIS.PARCEL_POLY WHERE [DENSITY] > 4.00 AND [DENSITY] <= 5.00 AND [BLDG_VALUE] > "MEDIAN VALUE"
ULCA_RESULTS = 'DENSITY 4-5X'

Redevelopment potential is assumed to not exist if the parcel is 5−10X zoning density and the building value is greater than 1.5x the median value.

SELECT FROM GIS.PARCEL_POLY WHERE [DENSITY] > 5.00 AND [DENSITY] <= 10.00 AND [BLDG_VALUE] > "1.5x MEDIAN VALUE"
ULCA_RESULTS = 'DENSITY 5-10X'

Redevelopment potential is assumed if the parcel is greater 10X zoning density regardless of the building value.

SELECT FROM GIS.PARCEL_POLY WHERE [DENSITY] > 10
ULCA_RESULTS = 'UNDERUTILIZED'

PLATTED LOTS (-)

All platted lots are identified and their acres are removed from the vacant and underutilized land supply prior to the critical areas reduction. Platted lots are identified by Assessor tax account number with the following query:

SELECT FROM GIS.PARCEL_POLY WHERE [ACCT_NO] >= '37-***-***-****'**

CRITICAL AREAS

A mosaic is created for use in determining critical areas boundaries, including buffers and required setbacks. The currently adopted Critical Areas Ordinance is used to determine critical area coverage and development limitations. Once identified, a mosaic feature is created and then intersected over the existing vacant and underutilized land supply. This intersect allows identification of the critical area for each parcel and the identified area is then reduced by the LCA reduction factors.

The following is the geo processing functions used to create the mosaic:

- Buffer
- Clip
- Intersect
- Merge
- Dissolve

The LCA assumes a 75% reduction for 'critical areas' and a 50% reduction for 'Areas of Moderate Geologic Hazard' (formerly 'Areas of Concern'). The buffers and critical areas description are shown in the table:

STREAMS					
TYPE	**TYPE DESCRIPTION**	**BUFFER WIDTH**	**MINIMUM BUILDING SETBACK**	**% of reduction**	**COMMENT**
DNR Watercourses	**S** All waters, within their bankfull width, as inventoried as "shoreline of the state" under chapter 90.58 RCW *(Segments of Big Beef Creek, Curley Creek, Chico Creek, Burley Creek, Union River, Blackjack Creek and Tahuya River)*	200 feet	15 feet beyond buffer	75%	WCHYDRO contains watercourses represented as arcs or lines. These occur alone as single arc watercourses representing streams, ditches, or pipelines, or as centerlines through water body polygons such as double-banked streams, lakes, impoundments, reservoirs, wet areas, or glaciers.
	F Segments of natural waters other than Type S Waters, which are within the bankfull widths of defined channels and periodically inundated areas of their associated wetlands or within lakes, ponds or impoundments having a surface area of 0.5 acre or greater at seasonal low water and which in any case contain fish habitat	150 feet	15 feet beyond buffer		
	NP Segments of natural waters within the bankfull width of defined channels that are perennial	50 feet	15 feet beyond buffer		

	nonfish habitat streams. Perennial streams are flowing waters that do not go dry any time of the year of normal rainfall				
	NS Segments of natural waters within the bankfull width of defined channels that are not Type S, F or Np Waters. These are seasonal, nonfish habitat streams in which surface flow is not present for at least some portion of the year of normal rainfall.	50 feet	15 feet beyond buffer		

WETLANDS					
TYPE	**TYPE DESCRIPTION**	**BUFFER WIDTH**	**MINIMUM BUILDING SETBACK**	**% of reduction**	**COMMENT**
Wetlands	**Category I** Wetlands are those regulated wetlands that include but are not limited to rare, unique wetland types that are more sensitive to disturbance than most wetlands and that contain ecological attributes that are impossible to replace within a human lifetime. Category I wetlands score 70 points or more out of 100 on the wetlands ratings systems. Category I wetlands have a base buffer width of 200 feet.	75 FEET		75%	Wetlands are mapped in the GIS database but are not classified by type. Therefore, an average 75' wetland buffer is used based on recommendations from the Kitsap County DCD wetland biologist for NWI wetlands that are not classified in the database. This is based on review of delineated wetlands identified on preliminary plats from 1998-2004 where most unclassified wetlands were determined to be Type 2 (100 foot buffer) and Type 3 (50 foot buffer) wetlands
	Category II Wetlands are those regulated wetlands that score between 51-69 points out of 100 on the wetlands ratings system. Category II wetlands have a base buffer width of 100 feet.				
	Category III Wetlands are those regulated wetlands that score between 30-50 points on the wetlands ratings system. Activities affecting isolated, non-mosaic Category III wetlands that are less than 2,500 square feet may be allowed provided that the wetlands report identifies the specific wetland function affected or at risk, and the proposed mitigation to replace the wetland function, on a per function basis. Category III wetlands have a base buffer width of 50 feet.				
	Category IV Wetlands are those regulated wetlands that score less than 30 points out of 100 on the wetlands ratings system. Activities affecting isolated, non-mosaic Category IV wetlands that are less than 7,500 square feet may be allowed provided that the wetlands report identifies the specific wetland function affected or at risk, and the proposed mitigation to replace the wetland function, on a per function basis. Category IV wetlands have a base buffer width of 30 feet.				

SALTWATER SHORELINES AND LAKES					
TYPE	**TYPE DESCRIPTION**	**BUFFER WIDTH**	**MINIMUM BUILDING SETBACK**	**% of reduction**	**COMMENT**
Waterbody	**Bay, Estuary, Ocean or Sea** (Water Body cartographic feature code: 116) **Lake, Pond, Reservoir, Gravel pit or quarry filled with water** (Water Body cartographic feature code: 421, 101, 402) **Marsh, wet area, swamp or bog** (Water Body cartographic feature code: 111)			75%	WBHYDRO contains watercourses represented as arcs or lines. These occur alone as single arc watercourses representing streams, ditches, or pipelines, or as centerlines through water body polygons such as double-banked streams, lakes, impoundments, reservoirs, wet areas, or glaciers.

HYDRIC SOILS					
TYPE	**TYPE DESCRIPTION**	**BUFFER WIDTH**	**MINIMUM BUILDING SETBACK**	**% of reduction**	**COMMENT**
Department of Natural Resources Soil Survey	**Soil Description:** • Bellingham silty clay loam • McKenna gravelly loam • Mukilteo peat • Norma fine sandy loam • Semiahmoo muck • Shalcar muck • Shelton-McKenna complex ○ 0-10 percent slope • Tacoma silt loam		S	75%	Potential Wetlands

GEOHAZARDS					
TYPE	**TYPE DESCRIPTION**	**BUFFER WIDTH**	**MINIMUM BUILDING SETBACK**	**% of reduction**	**COMMENT**
Geohazard	**Areas of High Geologic Hazard** a) Areas with slopes greater than thirty percent and mapped by the Coastal Zone Atlas or Quaternary Geology and Stratigraphy of Kitsap County as "Unstable" (U), "Unstable Old Land Slides" (UOS) or "Unstable Recent Slides" (URS). B) Areas deemed by a Geologist to meet the criteria.			75%	The GEOHAZARDS feature class is a union of the DNR & Natural Resource Conservation Service's (SCS) 1980 Soil Survey for Kitsap County and the soil STABILITY classification from the 1979 "Quaternary Geology and Stratigraphy of Kitsap County" thesis work by Jerald Deeter.
	Areas of Moderate Geologic Hazard (a) Areas designated U, UOS, or URS in the Coastal Zone Atlas or Quaternary Geology and Stratigraphy of Kitsap County, with slopes less than thirty percent; or areas found by a qualified geologist to meet the criteria for U, URS, and UOS with slopes less than thirty percent; or (b) Slopes identified as "Intermediate" (I) in the Coastal Zone Atlas or Quaternary Geology and Stratigraphy of Kitsap County, or areas found by a qualified geologist to meet the criteria of I; or (c) Slopes fifteen percent or greater, not classified as I, U, UOS, or URS, with soils classified by the Natural Resources Conservation Service as "highly erodible" or "potentially highly erodible;" or (d) Slopes of fifteen percent or greater with springs or groundwater seepage not identified in Items 1 and 2, above; or (e) Seismic areas subject to liquefaction from earthquakes (seismic hazard areas) such as hydric soils as identified by the Natural Resources Conservation Service, and areas that have been filled to make a site more suitable. Seismic areas may include former wetlands which have been covered with fill.			50%	

FUTURE ROADS/RIGHTS-OF-WAY NEEDS

Once the reductions are taken for the critical areas the net totals for the remaining land supply for vacant and underutilized lands are reduced by 20% for future roads and rights-of-ways that will be needed to accommodate new development in the Urban Growth Areas.

FUTURE PUBLIC FACILITIES

The remaining vacant and underutilized land supply is reduced by 20% to account for future public facilities and other non-residential land uses that will be needed to serve new developments in the Urban Growth Areas.

UNAVAILABLE LANDS

The remaining vacant lands supply is reduced by 5% and underutilized land supply is reduced by 15%. This reduction of unavailable lands account for parcels that are considered buildable, but that are likely unavailable for further development based on landowner intent.

PLATTED LOTS (-)

25% of the 100% underutilized platted lot acres that were previously removed from the land supply are added back into the underutilized land supply. This 25% will account for some additional development capacity, including capacity for accessory dwelling units (ADU's). Of the 100% vacant platted lot acres that were removed from the lands supply, 100% of the total lot counts are added back to the dwelling unit capacity. This will account for 1 dwelling unit for each vacant platted lot.

NET DEVELOPABLE ACRES BY ZONE

The net acre sums for each Urban Growth area by zone after all the above reductions have been applied.

DWELLING UNIT CAPACITY

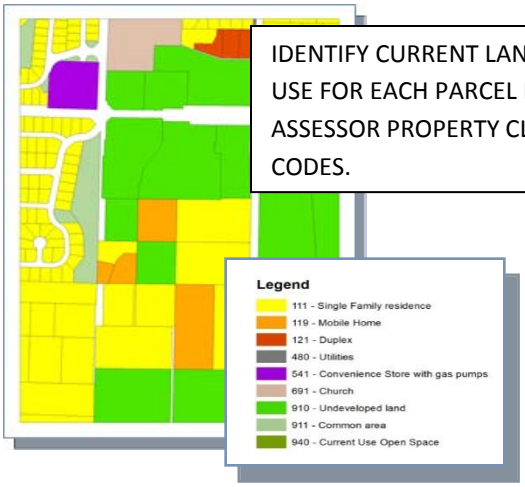
The net developable acres for each Urban Growth area are multiplied by the dwelling units per acre. The existing dwelling units are removed from the calculation on the underutilized land supply.

The dwelling units per acre are calculated based on the achieved densities. This calculation will determine the total new housing unit capacity in each zone.

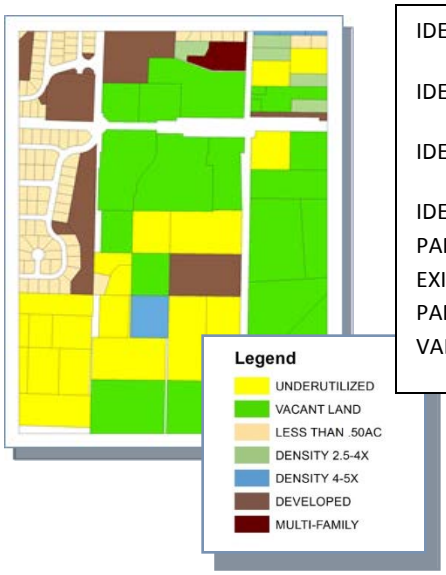
ZONING	ALLOWED UNITS PER ACRES	DWELLING UNIT CAPACITY USED FOR CALCULATION
Urban Restricted (UR)	1-5 dwelling units per acre	2.5 dwelling units per acre
Illahee Greenbelt Zone (IGZ)	1-4 dwelling units per acre	2 dwelling units per acre
Urban Low Residential (UL)	5-9 dwelling units per acre	6 dwelling units per acre
Senior Living Homestead (SLH)	5-9 dwelling units per acre	6 dwelling units per acre
Urban Cluster Residential (UCR)	5-9 dwelling units per acre	7.6 dwelling units per acre
Urban Medium Residential (UM)	10-18 dwelling units per acre	12 dwelling units per acre
Urban High Residential (UH)	19-30 dwelling units per acre	21.75 dwelling units per acre
Mixed Use (MU)	10-30 dwelling units per acre	15 dwelling units per acre

POPULATION CAPACITY

This is the final step for the urban land capacity analysis. Total population capacity for each zone and UGA is derived by multiplying the dwelling unit capacity by the average household size for applicable single-family and multi-family zones.



IDENTIFY CURRENT LAND USE FOR EACH PARCEL BY ASSESSOR PROPERTY CLASS CODES.

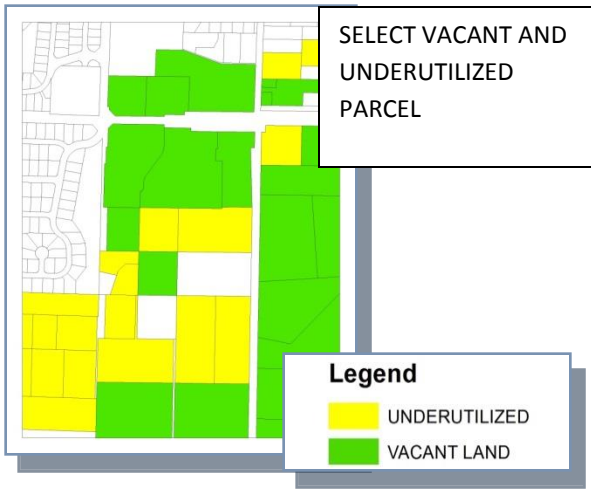


IDENTIFY VACANT LANDS

IDENTIFY EXEMPT PARCELS

IDENTIFY DEVELOPED PARCELS

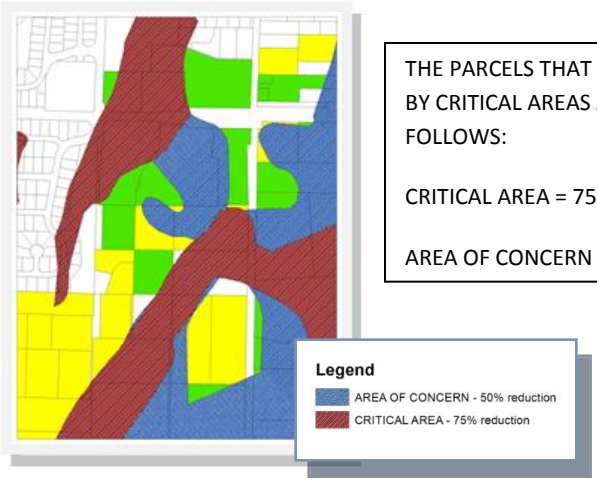
IDENTIFY UNDERUTILIZED PARCELS BY A COMBINATION OF EXISTING USE, ZONING DENSITY, PARCEL SIZE AND ASSESSED VALUE



SELECT VACANT AND UNDERUTILIZED PARCEL

REMOVE AREAS THAT ARE ENCUMBERED BY CRITICAL AREA

THE PORTIONS OF THE PARCELS THAT ARE UNENCUMBERED BY CRITICAL AREAS ARE CALCULATED IN THE VACANT AND UNDERUTILIZED LAND SUPPLY AT 100%



THE PARCELS THAT ARE ENCUMBERED BY CRITICAL AREAS ARE REDUCED AS FOLLOWS:

CRITICAL AREA = 75%

AREA OF CONCERN = 50%

UNDERUTILIZED LANDS	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Gross Residential Acres (Developed Parcels only)										
Total Gross Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Multi - Family Dwelling (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Parcels < 0.50 Acres (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Public/Current Use/Utilities (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Shoreline Parcel < 1.00 Acre (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Redevelopable Acres										
Median Value $000,000										
Density < 2.5 (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Density >= 2.5 - < 4.00 Value > (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Density >= 4.0 - < 5.00 Value > (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Density >= 5.0 - < 10.00 Value > (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Remove 100% of Platted lots (acres)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.00**
Critical Areas										
Total Redevelopable Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Unencumbered Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Acres within Critical Areas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Critical Areas reduction 75% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Acres within Area of Concern	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area of Concern reduction 50% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Roads/Right-of-Way (Future)										
20% (-)	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Public Facility (Future)										
20% (-)	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Unavailable Lands										
15% (-)	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Commercial Split										
50% (-)	~~**0.00**~~	~~**0.00**~~	~~**0.00**~~	~~**0.00**~~	~~**0.00**~~	~~**0.00**~~	~~**0.00**~~	**0.00**	**0.00**	**0.00**

Platted Lots								*50% (-)*	*50% (-)*	
Underutilized Platted Lots 25% (+)	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**~~0.00~~**	**~~0.00~~**	**0.00**
Platted Lot existing dwelling unit (count)	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Dwelling Unit count (-75%)	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Existing Dwelling Units										
Existing Dwelling Units (non platted lots) (-)	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Dwelling Units (-)	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
TOTALS										
Net Developable Acres	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
	6.0 DU/AC	*6.0 DU/AC*	*12 DU/AC*	*21.75 DU/AC*	*2.5 DU/AC*	*7.6 DU/AC*	*2 DU/AC*	*12 DU/AC*	*15 DU/AC*	
Dwelling Unit Capacity	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Rural Land Capacity Analysis

The Land Capacity method for the unincorporated rural areas is an estimate of the amount of development that land can accommodate given land use. The Land Capacity Analysis (LCA) method for the rural areas is less complex than that of the urban capacity analysis. The rural zones promote low density residential development consistent with rural character and with limited public services. Some rural zones are relatively unconstrained by environmentally sensitive areas or other landscaping features while other rural zones are designed to protect environmental features such as significant visual, historical, natural features, wildlife corridors, steep slopes, wetlands and streams. Preservation of forest uses are also promoted in some rural zones.

The Land Capacity Analysis is developed through a series of steps of analysis to derive the development capacity estimates utilizing Kitsap County's Geographic Information System (GIS).

EXEMPT PARCELS

As with the urban land capacity analysis, some parcels are <u>not considered</u> for redevelopment by their current property class code and are described in the table as "Exempt". These parcels include:

- Utility parcels
- Transportation parcels
- Marinas
- Cemeteries
- Hospitals (including institutional facilities)
- Governmental Services
- Schools
- Churches
- Cultural, Entertainment and Parks/Recreation
- Tidelands and water area
- Current Use exempt parcels (RCW 84.34)
- Commercial/Industrial use on residential zoned parcel

SELECT FROM GIS.PARCEL_POLY WHERE [PROP_CLASS] >= '210' AND [ULCA_RESULTS] IS NULL
FIELD CALCULATION IN ULCA_RESULTS: "EXEMPT"

MULTI-FAMILY

Parcels that have multi-family residential structures are also not considered for redevelopment potential as most multi-family structures have already utilized its maximum density for its zone and existing trends during the planning period do not support these structures being replaced with high density development.

SELECT FROM GIS.PARCEL_POLY WHERE ([PROP_CLASS] >= '121' OR [PROP_CLASS] <= '170') AND ULCA_RESULTS IS NULL
FIELD CALCULATION IN ULCA_RESULTS: "MULTI-FAMILY"

VACANT LAND

Parcels that are currently undeveloped land based on their current property class code are classified in the results for LCA as "Vacant Land". There is no minimum lot size exclusion applied to vacant lands. For the purpose of the rural land capacity, each parcel that is currently less the allowed minimum zone requirements will be allotted one dwelling unit.

SELECT FROM GIS.PARCEL_POLY WHERE ([PROP_CLASS] = '910' OR [PROP_CLASS] = '990') AND ULCA_RESULTS IS NULL
FIELD CALCULATION IN ULCA_RESULTS: "VACANT LAND"

UNDERUTILIZED LAND

Parcels in the rural zones are considered underutilized if the parcel size is large enough to accommodate any addition dwelling units based on its current zone. The table below describes the minimum acres required by zone to accommodate an additional dwelling unit. All parcels with existing commercial/industrial developments in these zones will be considered developed with no potential for accommodating any additional residential dwelling units.

ZONE	DENSITY	MINIMUM ACRES TO ACCOMMODATE ADDITIONAL UNIT (assumes 1 existing unit)
Rural Residential (RR)	1 dwelling unit per 5 acres	10 acres
Urban Reserve (URS)	1 dwelling unit per 10 acres	20 acres
Rural Protection (RP)	1 dwelling unit per 10 acres	20 acres
Rural Wooded (RW)	1 dwelling unit per 20 acres	40 acres
Forest Resource Lands (FRL)	1 dwelling unit per 40 acres	80 acres

(RURAL RESIDENTIAL ZONING EXAMPLE)
SELECT FROM GIS.PARCEL_POLY WHERE [POLY_ACRES] >= '10.00' AND [ZONE_CODE] = 'RR' AND ULCA_RESULTS IS NULL
FIELD CALCULATION IN ULCA_RESULTS: "UNDERUTILIZED"

CRITICAL AREAS

Critical areas in the rural land capacity analysis are not deducted from the land supply. Parcel development in the rural areas will allow for any additional dwelling unit as long as the parcel is large enough to accommodate the addition.

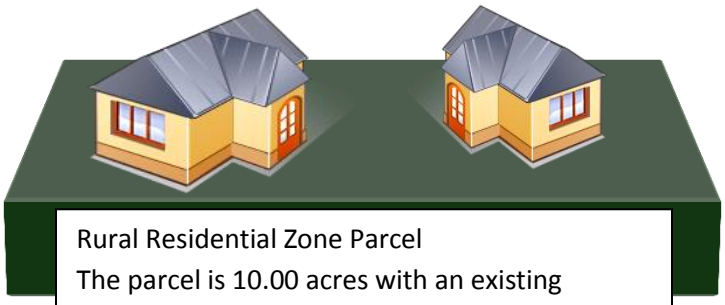
NET DEVELOPABLE ACRES BY ZONE

The net acre sums for each rural zone.

DWELLING UNIT CAPACITY

One dwelling unit per allowed acreage based on its current zone.

Rural Residential Zone Parcel
The parcel is 5.00 acres with an existing residence.
This parcel is developed to the maximum density allowed by the zone.



Rural Residential Zone Parcel
The parcel is 10.00 acres with an existing residence.
This parcel can accommodate 1 additional dwelling unit.

Urban Commercial and Industrial Land Capacity Analysis

Commercial and Industrial Land Capacity analysis is somewhat similar to the residential analysis. The goal of the commercial and industrial analysis is to determine the land supply of net buildable acres then using conversions, determine employment capacity (jobs).

PARCEL DATASET

The same dataset that is used for the residential capacity is also used for the commercial/industrial capacity.

EXEMPT PARCELS

These parcels are not considered for redevelopment by their current property class code and are described in the table as “Exempt”. These parcels include:

- Utility parcels
- Transportation parcels
- Marinas
- Cemeteries
- Hospitals (including institutional facilities)
- Governmental Services
- Schools
- Churches
- Cultural, Entertainment and Parks/Recreation

- Tidelands and water area
- Current Use exempt parcels (RCW 84.34)

SELECT FROM GIS.PARCEL_POLY WHERE [PROP_CLASS] >= '210' AND [ULCA_RESULTS] IS NULL
FIELD CALCULATION IN ULCA_RESULTS: "EXEMPT"

MULTI-FAMILY

Parcels that have multi-family residential structures are also not considered for redevelopment potential as most multi-family structures have already utilized its maximum density for its zone and existing trends during the planning period do not support these structures being replaced with high density development.

SELECT FROM GIS.PARCEL_POLY WHERE ([PROP_CLASS] >= '121' OR [PROP_CLASS] <= '170') AND ULCA_RESULTS IS NULL
FIELD CALCULATION IN ULCA_RESULTS: "MULTI-FAMILY"

VACANT LAND

Parcels that are currently undeveloped land based on their current property class code are classified in the results for LCA as "Vacant Land". There is no minimum lot size exclusion applied to vacant lands.

SELECT FROM GIS.PARCEL_POLY WHERE ([PROP_CLASS] = '910' OR [PROP_CLASS] = '990') AND ULCA_RESULTS IS NULL
FIELD CALCULATION IN ULCA_RESULTS: "VACANT LAND"

UNDERUTILIZED LAND

Parcels that have single family, mobile homes or sheds/garages or cabins are considered underutilized.

SELECT FROM GIS.PARCEL_POLY WHERE ([PROP_CLASS] = '111' OR [PROP_CLASS] = '119' OR [PROP_CLASS] = '183' OR [PROP_CLASS] = '198') AND ULCA_RESULTS IS NULL
FIELD CALCULATION IN ULCA_RESULTS: "UNDERUTILIZED"

Developed commercial or industrial use parcels are then evaluated for potential redevelopment. This is done by examining the relationship between a parcel's improvement value and its land value. This method assumes that a commercial or industrial use parcel is considered underutilized if the land is worth more than the buildings on it. This approach assumes parcels with improvement to land value ratios greater than 0.50 are deducted from the inventory.

SELECT FROM GIS.PARCEL_POLY WHERE (LAND_VALUE *.5) >= BLDG_VALUE) AND ULCA_RESULTS IS NULL
FIELD CALCULATION IN ULCA_RESULTS: "UNDERUTILIZED"

PLATTED LOTS (-)

All platted lots are identified and their acres are removed from the vacant and underutilized land supply prior to the critical areas reduction. Platted lots are identified by Assessor tax account number with the following query:

SELECT FROM GIS.PARCEL_POLY WHERE [ACCT_NO] >= '37-***-***-****'**

PLANNED LOTS (-)

All planned lots are identified and their acres are removed from the vacant and underutilized land supply prior to the critical areas reduction. Planned lots are created by a recorded Binding site plan and require building envelopes for all existing and proposed structures for each lot and also require a parking lot plan. This gives this analysis an exact building square footage for vacant and underutilized lots and need to be removed from the land supply before any critical areas reductions are taken. There is no query or selection process for identifying this information so this is a manual process using the Kitsap County Auditor recording information on Binding Site Plan mylars.

CRITICAL AREAS

A mosaic is created for use in determining critical areas boundaries, including buffers and required setbacks. The currently adopted Critical Areas Ordinance is used to determine critical area coverage and development limitations. Once identified, a mosaic feature is created and then intersected over the existing vacant and underutilized land supply. This intersect allows identification of the critical area for each parcel and the identified area is then reduced by the LCA reduction factors.

The following is the geo processing functions used to create the mosaic:

- Buffer
- Clip
- Intersect
- Merge
- Dissolve

The LCA assumes a 75% reduction for 'critical areas' and a 50% reduction for 'Areas of Moderate Geologic Hazard'.

FUTURE ROADS/RIGHTS-OF-WAY NEEDS

Once the reductions are taken for the critical areas the net totals for the remaining land supply for vacant and underutilized lands are reduced by 20% for future roads and rights-of-ways that will be needed to accommodate new development in the Urban Growth Areas.

FUTURE PUBLIC FACILITIES

The remaining vacant and underutilized land supply is reduced by 20% to account for future public facilities and other non-residential land uses that will be needed to serve new developments in the Urban Growth Areas.

UNAVAILABLE LANDS

The remaining vacant lands supply is reduced by 20% and underutilized land supply is reduced by 25%. This reduction of unavailable lands account for parcels that are considered buildable, but that are likely unavailable for further development based on landowner intent.

UNDERUTILIZED LANDS	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
Gross Acres (Developed Parcels only)							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Multi - Family Dwelling (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Public/Current Use/Utilities (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Remove 100% Platted Lots	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Critical Areas									
Total Redevelopable Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Unencumbered Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Acres within Critical Areas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Critical Areas reduction 75% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Acres within Area of Concern	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area of Concern reduction 50% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Roads/Right-of-Way (Future)									
20% (-)	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Public Facility (Future)									
20% (-)	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Unavailable Lands									
25% (-)	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Underutilized Acres	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
VACANT LAND	**INDUSTRIAL**	**BUSINESS CENTER**	**BUSINESS PARK**	**NEIGHBORHOOD COMMERCIAL**	**HIGHWAY TOURIST COMMERCIAL**	**REGIONAL COMMERCIAL**	**URBAN VILLAGE CENTER**	**MIXED USE**	**GRAND TOTAL**
Gross Acres							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Remove 100% Platted Lots	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Critical Areas									
Total Redevelopable Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Unencumbered Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Acres within Critical Areas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Critical Areas reduction 75% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Acres within Area of Concern	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area of Concern reduction 50% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Roads/Right-of-Way (Future)									
20% (-)	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Public Facility (Future)									
20% (-)	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Unavailable Lands									
20% (-)	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Vacant Acres	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Total Net Developable Acres	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

CONVERT NET DEVELOPABLE ACRES INTO BUILDING SQUARE FOOTAGE

The method for converting net developable acres to employment capacity is to convert acres to building square footage. This is done by multiplying net developable acres by 43,560.

PERCENTAGE OF LOT COVERAGE

The building square footage is then multiplied by a percentage of lot coverage to calculate the resulting building area estimates. The lot coverage for commercial zones is 32% and for industrial zones the lot coverage is 38%. This method is used for all zones except the Business Center and Mixed Use zones that exist within the Silverdale Urban Growth area. The Silverdale zones of Business Center and Mixed Use utilize a Floor Area Ratio (FAR) calculation of .25

VACANCIES RATE ADJUSTMENT

A vacancy rate reduction of 5% is then removed from the remaining square footage.

EMPLOYMENT RATE – SQUARE FEET PER EMPLOYEE

Convert the remaining square footage into employment capacity by dividing the square footage capacity by the employment density assumptions. This will result in the square footage of building required per employee. The density assumption for industrial zones is 969 square feet per employee and 500 square feet per employee for commercial zones.

RESULTING EMPLOYMENT CAPACITY

The results are jobs.

City of Bainbridge Island
PLANNING & COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Katrina Knutson
Senior Planner

FROM: Jennifer Sutton, AICP
Special Project Planner

DATE: June 2, 2014

RE: MOU for Variation in Land Capacity Analysis Methodology

The City contracted with Kitsap County Department of Community Development in 2013 to complete both the commercial and residential land capacity analyses model. The City staff did not have the availability to run the model in the summer and fall of 2013. The City requested that the County make the following changes to the City's Land Capacity Analysis, due to local circumstances. The "local circumstances" noted below are generally City zoning and subdivision standards that vary from the County's own standards.

The residential and commercial Land Capacity Analyses for the City were modified in two ways from how the County completed the analysis for the County lands.

1. The 20% reduction for future rights-of-way should not be taken. Density, floor area ratio, and lot coverage are all calculated based upon gross lot area prior to any right-of-way dedication, for both residential and commercial (See BIMC Section 18.12.050 *Rules of Measurement*).

2. Reduce the 20% reduction for future public facilities to 15%. This is due to the fact that there are not any new schools or major expansions planned for the school district- the City stopped collecting a *School Impact Fee* in 2011. The private water systems in the City do not have any new facilities or expansion planned in their 6-year Capital Improvement Plan. The City's own water and sewer plans are in the middle of plan updates, and only minor expansion is planned.

DEPARTMENT OF COMMUNITY DEVELOPMENT

MEMORANDUM

To: **Katrina Knutson, Senior Planner, Kitsap County DCD**

From: **Allison Satter, Senior Planner**

Date: **July 8, 2014**

Re: **2012 Urban Land Capacity Analysis (ULCA) Methodology**

This is to document the methodology the City of Bremerton has used for updating the Urban Land Capacity Analysis (ULCA) for those territories located within the City of Bremerton City Limits.

General Approach

As an overview, the City of Bremerton relied on the structure of the ULCA methodology as outlined in the document *Kitsap County Updated Land Capacity Analysis (ULCA)*. However, there are several elements that the City of Bremerton adjusts for estimating land capacity based on conditions within City Limits that differ substantially from those under Kitsap County jurisdiction. For purposes of summarizing these differences the points where Bremerton's proposed approach deviates substantively from the County are summarized below. A step-by-step summary of Bremerton's proposed methods follows later in the memo.

1. Underutilized Lot Sizes in Low Density Residential (LDR) Designation: Bremerton proposes to determine 'underutilized' lots in the LDR zone differently from Kitsap County. In Bremerton a smaller lot size threshold for determining potentially underutilized lots is proposed. The County uses a lot size of 1.25 acres as a base threshold for determining potentially subdividable lots. Bremerton has an already compact urban form where many urban lots of much smaller size can (and based on recent evidence are) subdividing to add additional units. Therefore Bremerton's threshold for potentially underutilized lots is derived by taking the mid-range[1] minimum lot size allowed in the City's R10 (5 to 10 Unit per Acre) LDR designation (5,000 SF), and multiplying by 2.5, to arrive at a threshold underutilized minimum lot size of 12,500 SF. In other words, if a lot has 2.5 times larger the mid-range minimum lot size, it is likely to have redevelopment. This 12,500 threshold is appropriate for Bremerton, because subdivision of lots as small as 4,300 SF is encouraged in established

[1] The City of Bremerton's Low Density Residential zone allows for infill density between 5 and 10 units per acre. A calculation of neighborhood average lot area determines what density (and minimum lot size) within this range is allowable. The middle minimum lot size within this range is 5,000 SF.

neighborhoods in the City, and because the City has a large number of relatively low-value single family homes that have a high probability of redevelopment. Properties that contain duplexes within the City of Bremerton are also able to subdivide, however an 18,000 SF threshold is appropriate for these site as more area is required to accommodate the density standards and parking on the site.

The majority of the City is served by City sewer, however Marine Drive is still served by private septic systems. The City is not anticipating installing sewer into this area within the foreseeable future as this would require a significant capital investment. The Kitsap County Health District requires any new lots created by a subdivision to have a minimum 12,500 SF for a lot served by a septic system with the most ideal permeable soils. As such, 0.75 acres (32,670 SF) was used as a base threshold for determining potentially subdividable lots that do not have sewer available.

The City, like the County, will use an additional building value screen to select out those lots greater than 12,500SF with high structure values that are unlikely to redevelop or subdivide. This additional property value screen is intended to capture high value waterfront homes, and other luxury homes, where property owners have made substantial investments in their single family houses and are unlikely to future subdivide. This figure was arrived at by taking the approximate median assessed value of single family home structure in Bremerton ($108,499 in 2012) and multiplying by 2.75, to arrive at an assessed home value screen of $298,372. If a home is assessed in 2012 with a structure value greater than $298,372 it will not be included as an underutilized lot, regardless of lot size.

This report also includes a map showing the underutilize and vacant lots for the low density residential parcels resulting from this methodology.

2. Underutilized Lots and Development Capacity in Center Designations: The 2004 Bremerton Comprehensive Plan designated 6 Neighborhood Centers, 3 District Centers, 2 Employment Centers, and a Downtown Regional Center locations, which were intended to accommodate all of the City's new commercial mixed use and multifamily development, and roughly half of its population growth over the next 20 years. A map of the Centers has been added to this report. To help accommodate future growth, Bay Vista has also been assigned as a Neighborhood Center through an update Comprehensive Plan process in 2006 and 2007. These Centers are programmed for high densities and a thorough mix of commercial and residential uses. It is difficult to determine on a parcel-by-parcel basis with GIS which parcels are underutilized, since as the county notes, a parcel can only be geocoded once, and therefore it is challenging to systematically account for separate development capacities of commercial and residential on the same parcel as would occur with mixed-use development. Secondly, due to generous 'upzoning' of lands within Centers it is the case that nearly <u>all</u> parcels in Centers have substantially underutilized development capacities that the market is only starting to make use of at the time of this report.

Because of these factors, the City proposes using more of a 'macro' approach to estimating

development capacity in Centers. This is based on the assumption that, at the time of this report, a negligible amount of land in Centers has been developed to full capacity per the Comprehensive Plan. To further capture this analysis, lots which contain a primary structure built after the adoption of the Comprehensive Plan in December 2004, have been removed as these structures are likely to be undeveloped and meet our Comprehensive Plan. The City took the net developable area of all lands within Centers (excluding lots developed after 2005) and applied a blanket target density, which are assigned per the Comprehensive Plan and allowed by current zoning. Target densities are at different levels for the City's Neighborhood Center, District Center, Employment Center and Downtown Regional Center designations. After arriving at a maximum development capacity, substantial market reduction factors are applied to each resultant total to account for the lag time during which the market will not realize full development capacity. In centers, market reduction factors are calibrated to account for the relative market viability of the centers based on observed development trends. A full analysis was completed for establish a market reduction factor for each center in 2006, however a few centers were not included in this analysis. For this report, comparisons were made to equivalent centers to address their predicted market reduction factor. Because of their similar characteristics the same market factor was utilized for Charleston District Center's market reduction factor and Oyster Bay Neighborhood Center (due to similar proximity as a center west of downtown and comparable recent growth trends) and Downtown District Center and Harrison Employment Center (due to comparable uses presented within those designations for type of employment and residential options and similar vicinity with access to Warren/Wheaton Way and waterfront properties).

The Bay Vista site has been undergoing complete redevelopment since 2009 with the removal of the majority of structures and a complete renovation of the site. Analyzing the trends of this site and identifying that the site is likely to be redeveloped (land is vacant with infrastructure improvements installed in adjacent right-of-way for commercial development), there is a greater opportunity for more applicable review by the Floor-Area-Ratio (FAR) assumption for this Center instead of our blanket approach discussed above. The FAR was determined by the current commercial development located on the site.

STEP BY STEP METHODS – LOW DENSITY RESIDENTIAL (LDR)

This summarizes the method proposed for the LDR designation. As noted above several elements are different for the City of Bremerton from the ULCA proposed for use by Kitsap County.

Vacant Lands Methodology (LDR)

Note that several steps from the County ULCA are not included, since they are not necessary in Bremerton. No water or sewer constraint factors are applied, and no land 'unavailability' factor is applied.

1. Identify all vacant LDR parcels with County Assessor Code 910.

2. Identify Critical Areas: Critical areas reductions have been deducted for the whole City limits. The critical area reductions will be based on maximum CAO buffers per the Bremerton CAO.

3. Vacant Residential Lands Needed for Future ROW: A 20% Right of Way deduction is used as consistent with Kitsap County and consistent to our buildable lands data.

4. Vacant Residential Lands Needed for Future Public and Quasi Public Facilities: A 15% facilities reduction factor is used as consistent with Kitsap County.

5. Report Remaining Net Acres: As consistent with Kitsap County.

6. Calculate Total Housing Unit and Population Holding Capacity: Apply an average build-out density of 7.5 Units / Acre (mid-range of the City's LDR designation), and average household size of 2.24 (taken from the 2010 US Census).

Within the Buildable Lands Review attached to this report, the chart on the last page identifies the Low Density Residential (LDR) capacity. To illustrate the areas that include vacant or underutilize properties, a map has been attached to this report.

Underutilized Lands Methodology (LDR)

Note that several steps from the County ULCA are not included, since they are not necessary in Bremerton. Majority of the City has no water or sewer constraint factors that apply (see above analysis), and no land 'unavailability' factor is applied.

1. Identify developed underutilized parcels.

    a. Parcels with area of 12,500 SF or greater and having one single family home, serviced by City's sewer, shall be considered underutilized. (See discussion in General Approach above).

    b. Parcels that do not have City's sewer available (Marine Drive) with an area of 0.75 acres or greater and having one single family home shall be considered underutilized. (See discussion in General Approach above).

    c. Parcel with an area of 18,000 SF or greater and having a duplex, serviced by City's sewer, shall be considered underutilized. (See discussion in General Approach above).

2. Identify Underutilized Parcels that are Likely to Redevelop: Screen out all parcels having home structures with 2012 Assessed value of $298,372 or greater. (See

discussion in General Approach above).

3. Identify Critical Areas: Critical areas reductions have been deducted for the whole City limits. The critical area reductions will be based on maximum CAO buffers per the Bremerton CAO.

4. Vacant Residential Lands Needed for Future ROW: A 20% Right of Way deduction is used as consistent with Kitsap County.

5. Vacant Residential Lands Needed for Future Public and Quasi Public Facilities: A 15% facilities reduction factor is used as consistent with Kitsap County.

6. Report Remaining Net Acres: As consistent with Kitsap County.

7. Calculate Total Housing Unit and Population Holding Capacity: Apply an average build-out density of 7.5 Units / Acre (mid-range of the City's LDR designation), and average household size of 2.24 (taken from the 2010 US Census).

Attached to this report, the charts on the last page identifies the Low Density Residential (LDR) capacity. To illustrate the areas that include vacant or underutilize properties, a map has been attached to this report.

STEP BY STEP METHODS – CENTER DESIGNATED AREAS

This summarizes the method proposed for estimating urban land capacity in Bremerton's neighborhood, district, employment and downtown regional center designations. As noted above in General Approach this differs from Kitsap County. Within the Buildable Lands Review attached to this report, the charts include the analysis that resulted from this methodology. Further within this report, a Centers map is attached to clearly identify the Center.

1. *Determine Base Net Land Area in Center:* Define aggregate net area of all parcels within the Centers (Neighborhood, District, Employment or Downtown Regional) by subtracting lands unlikely to be redeveloped from gross area of centers. Lands unlikely to redevelop include: right-of-way, water systems, tidelands, fully encumbered easements, common areas, and gas stations.

2. *Apply General Non-Buildable Factor:* Apply a blanket 15% reduction to account for future ROW areas, future public and quasi-public facilities, and undevelopable terrain. (Note: These factors are consolidated and reduced because Center locations generally have all infrastructure, roadways and facilities already in place.) Please see #6(c) below for additional information for this analysis to general non-buildable factor for the South Kitsap Industrial Employment Center.

3. *Critical Areas* - Critical areas reductions have been deducted for the whole City

limits. The critical area reductions will be based on maximum CAO buffers per the Bremerton CAO.

4. *Recent Development* – Parcels that included primary structures built after the Comprehensive Plan adoption (built after January 2005) have been applied as a reduction. (See discussion in General Approach above).

5. *Calculate Total Housing Unit and Population Holding Capacity:* Apply an overall housing unit density factor as consistent with the City of Bremerton Comprehensive Plan[2] as follows:
   a. Neighborhood Centers:
      i. Apply housing density factor of 20 Units / Acre to the following Neighborhood Centers:
         1. Perry Avenue Neighborhood Center
         2. Sylvan / Pine Neighborhood Center
         3. Haddon Park Neighborhood Center
         4. Oyster Bay Neighborhood Center
      ii. Apply housing density factor of 12.5 Units / Acre to the following Neighborhood Centers:
         1. Manette Neighborhood Center
      iii. Bay Vista will be analysis below in #7

   b. District Centers: Apply housing density factor of 20 Units / Acre for all District Centers (Wheaton/Riddell, Charleston, and Wheaton/Sheridan) as consistent with the City of Bremerton Comprehensive Plan.

   c. Employment Centers: Apply housing density factor of 15 Units / Acre for the Harrison Employment Center. As the South Kitsap Industrial Area (SKIA) Employment Center does not allocate for residential, no housing density factor will be calculated for SKIA.

   d. Downtown Regional Center: Apply housing density factor of 40 Units / Acre

6. *Calculate Total Commercial Development Capacity:* Apply an overall commercial development capacity[3] as follows:

   a. Neighborhood Centers: Neighborhood Center Commercial Acreage estimated at 30% of Base Net Land Areas as consistent with Bremerton Comprehensive Plan. Then apply a factor of 10,000 GSF commercial per available Commercial acre of land. Note: Commercial includes both retail

[2] The housing density factors were derived from the 2004 Comprehensive Plan Housing Appendix

[3] The commercial acreage estimates of the percentage of Base Net Land Areas is cited in the 2004 Comprehensive Plan Land Use Appendix – LU Appendix Table 1.

and office uses.

b. District Centers: District Center Commercial Acreage estimated at 40% of Base Net Land Area as consistent with Bremerton Comprehensive Plan. Then apply a factor of 10,000 GSF commercial space per available Commercial acre of land. Note: Commercial includes both retail and office uses. Bay Vista Neighborhood Center methodology differs and is described below in analysis #7.

c. Employment Centers: Employment Center Commercial Acreage estimated at 40% of Base Net Land Area for Harrison Employment Center. Then apply a factor of 10,000 GSF commercial space per available Commercial acre of land. Note Commercial includes both retail and office uses.

   In regards to commercial development capacity, please note that the South Kitsap Industrial Area (SKIA) Employment Center analysis was processed by the Kitsap County procedure as this area is more rural in nature and was just recently annexed from Kitsap County jurisdiction by the City of Bremerton. However, one difference from the County methodology was increase the general non-buildable factor (factors generally include infrastructure, roadways, and facilities) from 20% to 30%, as SKIA Subarea Plan requires additional improvements when developing such as vegetation preservation/retention, trails, stormwater retention, open space, etc., which will increase the non-buildable factor to such.

d. Downtown Regional Center: DRC Commercial Acreage estimated at 100% of Base Net Land Area. This assumes that Commercial space is included as a full buildout of ground levels of buildings in the Downtown Regional Center as consistent with the Comprehensive Plan and zoning standards. Then apply a factor of 10,000 GSF commercial space per available commercial acre of land.

7. *Bay Vista Analysis:* (See discussion in General Approach above).
   a. *Calculate Total Housing Unit and Population Holding Capacity:* Bay Vista Subarea Plan allocates for 865 units within its current plan and 328 units have been built at the time of this report. The remaining amount of units, 483 units, which will be used for this report[4].
   b. *Calculate Total Commercial Development Capacity:* Estimate Bay Vista commercial Base Net Land Area. Then apply a FAR of 0.15 (15%), determined from recent development within Bay Vista, to the Base Net Land

[4] The Bay Vista area underwent a Subarea Plan process in 2009 (formerly West Park). The Subarea Plan, which included Environmental Impact Statement, analyzed specific growth within Bay Vista and trends show that Bay Vista is developing at this rate.

Area.

8. *Apply Market Reduction Factor:* Bremerton's methods assume that essentially all parcels within Center locations are underutilized. This is based on the fact that a negligible amount of parcels are developed to full capacity. There are however a number of existing uses in some centers. The interim period during which these uses will continue in their current configurations is accounted for by a market factor. A percentage market factor deduction[5] is applied to both the Residential Development Capacity and the Commercial Development Capacity totals for each Center. This factor is an estimated percentage of development capacity that can be reasonably expected within a 20 year planning horizon. Some centers have shown greater market momentum than others, and so the factors are adjusted accordingly. These factors are as consistent with the 2004 Bremerton Comprehensive Plan unless otherwise stated in the General Approach (changes were made to Wheaton/Sheridan District, Oyster Bay Neighborhood and Harrison Employment Center).

   a. Downtown Regional Center: -50% Market Factor
   b. Charleston District Center: -80% Market Factor
   c. Wheaton / Riddell District Center: -50% Market Factor
   d. Wheaton / Sheridan District Center: -70% Market Factor
   e. Oyster Bay Neighborhood Center -80% Market Factor
   f. Bay Vista Neighborhood Center Site: -10% Market Factor
   g. Manette Neighborhood Center: -60% Market Factor
   h. Perry Avenue Neighborhood Center: -80% Market Factor
   i. Sylvan / Pine Neighborhood Center: -90% Market Factor
   j. Haddon Park Neighborhood Center: -90% Market Factor
   k. Harrison Employment Center: -50% Market Factor

9. *Converting square footage into Employment Capacity: Employment Density:* To convert building square footage into employment capacity is to divide square footage capacity by employment density assumptions (square footage of building required per employee). Employment density has been allocated at 3 jobs / 1,000 square feet of commercial space.

[5] The market reduction factor is derived from the 2004 Comprehensive Plan Land Use Appendix – Current Conditions, Development Constraints

PLANNING DEPARTMENT

MEMO

To: Katrina Knutson, Senior Planner
From: Alyse Nelson, Associate Planner
Subject: City of Poulsbo's 2014 Land Capacity Analysis Variations Memo
Date: December 9, 2013

This memo documents the City of Poulsbo's variations to the Land Capacity Analysis (LCA) methodology for the properties located within the city limits and the city's unincorporated urban growth area (UGA).

Generally, the City of Poulsbo follows the established Kitsap County land capacity methodology utilized by Kitsap County. There are several areas where the City of Poulsbo adjusted the methodology or variables to account for the City's particular local circumstances. This memo will describe the areas where the City of Poulsbo varies from the LCA methodology.

The City of Poulsbo follows the Kitsap County methodology with the following variations:

For vacant and underutilized parcels:

- Apply a 26.5% Critical Areas reduction factor. In 2008, the City reviewed the impact of its new Critical Areas Ordinance on land supply and determined that a 26.5% reduction factor was appropriate within the city limits and the UGA. This figure was derived based on a parcel-by-parcel GIS analysis.

- Apply the maximum density range in each of the City's residential zoning districts – 5 dwelling units/acre in the Residential Low zone, 10 dwelling units/acre in the Residential Medium zone, and 14 dwelling units/acre in the Residential High zone. The City's original Urban Growth Area was sized using the maximum density range. While there is

no way to guarantee that projects will develop at maximum density, the City's development trends have shown that net densities achieved in the Residential Low zoning district (which makes up most of the City's residential development) support utilizing the maximum density figure. The City will continue to monitor this trend – the City may see a reduction in densities in future Buildable Lands Reporting due to new code amendments such as Planned Residential Developments that make it more difficult to achieve bonus densities. For the present analysis, however, the City has determined that it is appropriate to continue applying maximum density as it did during the initial Subarea Plan that established its UGA.

- A 2.3 average household size is applied for each of Poulsbo's residential zoning districts. According to the 2010 Census, the Poulsbo average household size is 2.3 people per household. This has been applied across all the zoning districts.

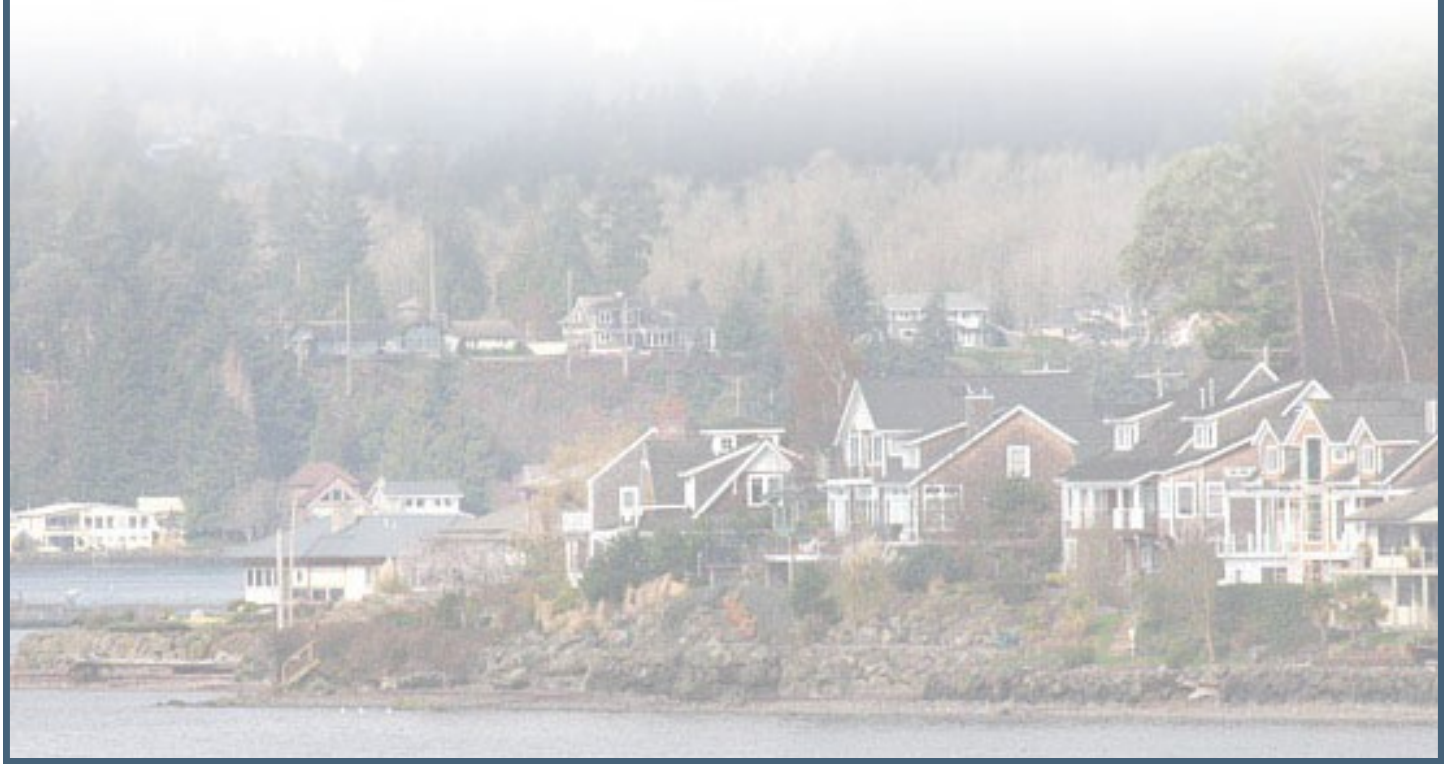
For underutilized parcels:

- In step 1 of the LCA, Poulsbo also removes any residential parcels with approved commercial uses as "exempt" parcels not likely to redevelop during the planning period.

- In step 1 of the LCA, Poulsbo does not remove any underutilized parcel less than ½ acre. Rather, we remove parcels that are less than 2 times the minimum lot size of the residential zoning district (i.e., parcels less than 15,000 square feet in the Residential Low zone, parcels less than 8,000 square feet in the Residential Medium and Residential High zone).

City of
Bainbridge Island

kitsap2035
Growing for a Better Tomorrow



City of Bainbridge Island
Land Capacity December 31, 2012
Revised April 2, 2014

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UNDERUTILIZED LANDS	R-0.4 *1 unit per 2.5 acres (100,000 sf)*	R-1 *1 unit per acre (40,000 sf)*	R-2 *2 units per acre (20,000 sf)*	R-2.9 *2.9 units per acre (15,000 sf)*	R-3.5 *3.5 units per acre (12,500 sf)*	R-4.3 *4.3 units per acre (10,000 sf)*	R-5 *5 units per acre (8,500 sf)*	R-6 *6 units per acre (6,543 sf)*	R-8 *8 units per acre (5,400 sf)*	R-14 *14 units per acre (3,100 sf)*	FERRY TERMINAL DISTRICT	GATEWAY DISTRICT	GRAND TOTAL
Gross Residential Acres (Developed Parcels only)													
Total Gross Acres	7537.48	2425.77	2486.38	442.94	155.62	147.06	13.90	8.03	77.56	18.90	23.20	14.53	13351.37
Multi - Family Dwelling (-)	12.45	3.61	5.72	1.86	0.59	1.55	0.33	0.25	13.69	5.52	0.00	0.00	45.57
Public/Current Use/Utilities (-)	6479.78	1802.42	1581.34	386.36	134.67	122.83	0.52	6.49	40.63	13.38	18.44	0.00	10586.86
Subtotal	**1045.25**	**619.74**	**899.32**	**54.72**	**20.36**	**22.68**	**13.05**	**1.29**	**23.24**	**0.00**	**4.76**	**14.53**	**2718.94**
Redevelopable Acres													
Redevelopable Acres	1045.25	619.74	899.32	54.72	20.36	22.68	13.05	1.29	23.24	0.00	4.76	14.53	2718.94
Subtotal	**1045.25**	**619.74**	**899.32**	**54.72**	**20.36**	**22.68**	**13.05**	**1.29**	**23.24**	**0.00**	**4.76**	**14.53**	**2718.94**
Remove 100% of Platted lots (acres)	46.79	132.62	234.06	17.82	0.58	6.82	0.00	0.92	0.68	0.00	0.00	0.00	**440.29**
Critical Areas													
Total Redevelopable Acres	998.46	487.12	665.26	36.90	19.78	15.86	13.05	0.37	22.56	0.00	4.76	14.53	2278.65
Unencumbered Acres	540.47	286.56	343.89	21.85	12.18	13.68	7.40	0.00	9.39	0.00	4.76	6.92	1247.10
Acres within Critical Areas	175.55	83.79	115.96	0.77	3.70	0.52	0.03	0.02	6.37	0.00	0.00	0.15	386.86
Critical Areas reduction 75% (-)	43.89	20.95	28.99	0.19	0.93	0.13	0.01	0.01	1.59	0.00	0.00	0.04	96.72
Acres within Area of Concern	282.44	116.76	205.39	14.27	3.90	1.65	5.62	0.34	6.80	0.00	0.00	1.57	638.74
Area of Concern reduction 50% (-)	141.22	58.38	102.70	7.14	1.95	0.83	2.81	0.17	3.40	0.00	0.00	0.79	319.37
Subtotal	**725.58**	**365.89**	**475.58**	**29.18**	**15.06**	**14.64**	**10.22**	**0.18**	**14.38**	**0.00**	**4.76**	**7.74**	**1650.68**
Public Facility (Future)													
15% (-)	**616.74**	**311.00**	**404.24**	**24.80**	**12.80**	**12.44**	**8.68**	**0.15**	**12.23**	**0.00**	**4.05**	**6.58**	**1413.71**
Unavailable Lands													
15% (-)	**524.23**	**264.35**	**343.60**	**21.08**	**10.88**	**10.57**	**7.38**	**0.13**	**10.39**	**0.00**	**3.44**	**5.59**	**1201.65**
Platted Lots													
Underutilized Platted Lots 25% (+)	**11.70**	**33.16**	**58.52**	**4.46**	**0.15**	**1.71**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**109.67**
Platted Lot existing dwelling unit (count)	**5**	**45**	**145**	**22**	**1**	**12**	**0**	**1**	**2**	**0**	**0**	**0**	**233**
Dwelling Unit count (-75%)	**1**	**11**	**36**	**6**	**0**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**58**
Existing Dwelling Units													
Existing Dwelling Units (non platted lots) (-)	**130**	**138**	**381**	**18**	**11**	**18**	**0**	**0**	**16**	**0**	**0**	**0**	**712**
Total Dwelling Units (-)	**131**	**149**	**417**	**24**	**11**	**21**	**0**	**1**	**9**	**0**	**0**	**0**	**770**
TOTALS													
Net Developable Acres	**535.93**	**297.51**	**402.12**	**25.54**	**11.02**	**12.28**	**7.38**	**0.13**	**10.39**	**0.00**	**3.44**	**5.59**	**1311.32**
	100,000 sf	*40,000 sf*	*20,000 sf*	*15,000 sf*	*12,500 sf*	*10,000 sf*	*8,500 sf*	*6,543 sf*	*5,400 sf*	*3,100 sf*			
Dwelling Unit Capacity	**83**	**148**	**387**	**51**	**27**	**32**	**37**	**0**	**74**	**0**	**180**	**84**	**1103**
	2.5 pph	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.7 pph*	*1.7 pph*	
Population Capacity	**208**	**371**	**967**	**126**	**68**	**79**	**92**	**1**	**185**	**0**	**306**	**143**	**2547**

City of Bainbridge Island
Land Capacity December 31, 2012
Revised April 2, 2014

DRAFT

VACANT LANDS	R-0.4 *1 unit per 2.5 acres (100,000 sf)*	R-1 *1 unit per acre (40,000 sf)*	R-2 *2 units per acre (20,000 sf)*	R-2.9 *2.9 units per acre (15,000 sf)*	R-3.5 *3.5 units per acre (12,500 sf)*	R-4.3 *4.3 units per acre (10,000 sf)*	R-5 *5 units per acre (8,500 sf)*	R-6 *6 units per acre (6,543 sf)*	R-8 *8 units per acre (5,400 sf)*	R-14 *14 units per acre (3,100 sf)*	FERRY TERMINAL DISTRICT	GATEWAY DISTRICT	GRAND TOTAL
Gross Residential Acres (Developed Parcels only)													
Total Gross Acres	1491.06	526.92	407.59	11.99	8.21	13.99	1.38	1.35	21.07	1.82	0.00	14.39	2499.77
Subtotal	**1491.06**	**526.92**	**407.59**	**11.99**	**8.21**	**13.99**	**1.38**	**1.35**	**21.07**	**1.82**	**0.00**	**14.39**	**2499.77**
Redevelopable Acres													
Redevelopable Acres	1491.06	526.92	407.59	11.99	8.21	13.99	1.38	1.35	21.07	1.82	0.00	14.39	2499.77
Subtotal	**1491.06**	**526.92**	**407.59**	**11.99**	**8.21**	**13.99**	**1.38**	**1.35**	**21.07**	**1.82**	**0.00**	**14.39**	**2499.77**
Remove 100% of Platted lots (acres)	179.14	141.13	149.50	7.03	4.45	2.03	0.00	0.48	0.35	1.24	0.00	0.16	**485.51**
Critical Areas													
Total Redevelopable Acres	1311.92	385.79	258.09	4.96	3.76	11.96	1.38	0.87	20.72	0.58	0.00	14.23	2014.26
Unencumbered Acres	734.85	212.63	132.14	1.35	2.51	11.41	0.67	0.00	8.83	0.58	0.00	0.17	1105.14
Acres within Critical Areas	183.34	39.85	41.26	0.98	0.67	0.00	0.28	0.18	5.81	0.00	0.00	10.49	282.86
Critical Areas reduction 75% (-)	45.84	9.96	10.32	0.25	0.17	0.00	0.07	0.05	1.45	0.00	0.00	2.62	70.72
Acres within Area of Concern	393.74	133.31	84.70	2.63	0.58	0.55	0.43	0.68	6.07	0.00	0.00	3.56	626.25
Area of Concern reduction 50% (-)	196.87	66.66	42.35	1.32	0.29	0.28	0.22	0.34	3.04	0.00	0.00	1.78	313.13
Subtotal	**977.56**	**289.25**	**184.81**	**2.91**	**2.97**	**11.69**	**0.96**	**0.39**	**13.32**	**0.58**	**0.00**	**4.57**	**1483.83**
Public Facility (Future)													
15% (-)	**830.92**	**245.86**	**157.08**	**2.47**	**2.52**	**9.93**	**0.81**	**0.33**	**11.32**	**0.49**	**0.00**	**3.89**	**1265.63**
Unavailable Lands													
5% (-)	**789.38**	**233.57**	**149.23**	**2.35**	**2.40**	**9.44**	**0.77**	**0.31**	**10.75**	**0.47**	**0.00**	**3.69**	**1202.35**
Platted Lots													
Vacant Platted Lots (+)	**105**	**173**	**296**	**19**	**26**	**8**	**0**	**5**	**1**	**21**	**0**	**0**	**654**
Net Developable Acres	**789.38**	**233.57**	**149.23**	**2.35**	**2.40**	**9.44**	**0.77**	**0.31**	**10.75**	**0.47**	**0.00**	**3.69**	**1202.35**
	100,000 sf	*40,000 sf*	*20,000 sf*	*15,000 sf*	*12,500 sf*	*10,000 sf*	*8,500 sf*	*6,543 sf*	*5,400 sf*	*3,100 sf*			
Dwelling Unit Capacity	**421**	**407**	**594**	**26**	**34**	**49**	**4**	**7**	**87**	**28**	**0**	**75**	**1731**
	2.5 pph	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.7 pph*	*1.7 pph*	
Population Capacity	**1052**	**1016**	**1486**	**65**	**86**	**121**	**10**	**17**	**218**	**69**	**0**	**128**	**4267**

City of Bainbridge Island
Land Capacity Analysis
December 31, 2012
Revised April 2, 2014

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UNDERUTILIZED LANDS	R-0.4 *1 unit per 2.5 acres (100,000 sf)*	R-1 *1 unit per acre (40,000 sf)*	R-2 *2 units per acre (20,000 sf)*	R-2.9 *2.9 units per acre (15,000 sf)*	R-3.5 *3.5 units per acre (12,500 sf)*	R-4.3 *4.3 units per acre (10,000 sf)*	R-5 *5 units per acre (8,500 sf)*	R-6 *6 units per acre (6,543 sf)*	R-8 *8 units per acre (5,400 sf)*	R-14 *14 units per acre (3,100 sf)*	FERRY TERMINAL DISTRICT	GATEWAY DISTRICT	GRAND TOTAL
Net Developable Acres	**535.93**	**297.51**	**402.12**	**25.54**	**11.02**	**12.28**	**7.38**	**0.13**	**10.39**	**0.00**	**3.44**	**5.59**	**1311.32**
	100,000 sf	*40,000 sf*	*20,000 sf*	*15,000 sf*	*12,500 sf*	*10,000 sf*	*8,500 sf*	*6,543 sf*	*5,400 sf*	*3,100 sf*			
Dwelling Unit Capacity	**83**	**148**	**387**	**51**	**27**	**32**	**37**	**0**	**74**	**0**	**180**	**84**	**1103**
	2.5 pph	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.7 pph*	*1.7 pph*	
Population Capacity	**208**	**371**	**967**	**126**	**68**	**79**	**92**	**1**	**185**	**0**	**324**	**151**	**2573**

VACANT LAND	R-0.4 *1 unit per 2.5 acres (100,000 sf)*	R-1 *1 unit per acre (40,000 sf)*	R-2 *2 units per acre (20,000 sf)*	R-2.9 *2.9 units per acre (15,000 sf)*	R-3.5 *3.5 units per acre (12,500 sf)*	R-4.3 *4.3 units per acre (10,000 sf)*	R-5 *5 units per acre (8,500 sf)*	R-6 *6 units per acre (6,543 sf)*	R-8 *8 units per acre (5,400 sf)*	R-14 *14 units per acre (3,100 sf)*	FERRY TERMINAL DISTRICT	GATEWAY DISTRICT	GRAND TOTAL
Net Developable Acres	**789.38**	**233.57**	**149.23**	**2.35**	**2.40**	**9.44**	**0.77**	**0.31**	**10.75**	**0.47**	**0.00**	**3.69**	**1202.35**
	100,000 sf	*40,000 sf*	*20,000 sf*	*15,000 sf*	*12,500 sf*	*10,000 sf*	*8,500 sf*	*6,543 sf*	*5,400 sf*	*3,100 sf*			
Dwelling Unit Capacity	**421**	**407**	**594**	**26**	**34**	**49**	**4**	**7**	**87**	**28**	**0**	**75**	**1731**
	2.5 pph	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.7 pph*	*1.7 pph*	
Population Capacity	**1052**	**1016**	**1486**	**65**	**86**	**121**	**10**	**17**	**218**	**69**	**0**	**135**	**4275**

GRAND TOTAL	R-0.4 *1 unit per 2.5 acres (100,000 sf)*	R-1 *1 unit per acre (40,000 sf)*	R-2 *2 units per acre (20,000 sf)*	R-2.9 *2.9 units per acre (15,000 sf)*	R-3.5 *3.5 units per acre (12,500 sf)*	R-4.3 *4.3 units per acre (10,000 sf)*	R-5 *5 units per acre (8,500 sf)*	R-6 *6 units per acre (6,543 sf)*	R-8 *8 units per acre (5,400 sf)*	R-14 *14 units per acre (3,100 sf)*	FERRY TERMINAL DISTRICT	GATEWAY DISTRICT	GRAND TOTAL
Net Developable Acres	**1325.30**	**531.08**	**551.35**	**27.89**	**13.42**	**21.71**	**8.15**	**0.44**	**21.15**	**0.47**	**3.44**	**9.29**	**2513.68**
	100,000 sf	*40,000 sf*	*20,000 sf*	*15,000 sf*	*12,500 sf*	*10,000 sf*	*8,500 sf*	*6,543 sf*	*5,400 sf*	*3,100 sf*			
Dwelling Unit Capacity	**504**	**555**	**981**	**76**	**62**	**80**	**41**	**7**	**161**	**28**	**180**	**159**	**2834**
	2.5 pph	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.7 pph*	*1.7 pph*	
Population Capacity	**1260**	**1387**	**2454**	**191**	**154**	**201**	**102**	**18**	**403**	**69**	**306**	**270**	**6814**

City of Bainbridge Island

Building Limitations
City of Bainbridge Island
Kitsap County, Washington

Legend

Watercourses
Fish Habitat Water Type Code
- (F) Fish Habitat
- (N) Non-fish Habitat
- (U) Unmodeled hydrographic

Wetlands

Liquifaction

Critical Area Mosaic
Type
- Area of Concern 50% reduction area
- Critical area and buffers 75% area reduction

Tax Parcels

Street Center Lines
- State Highway
- Major Road
- Collector / Arterial
- Local Access/Local Road
- Proposed Road

Greater Puget Sound Hydrology

This map was created from existing map sources, not from field surveys. While great care was taken in using the most current map sources available, no warranties of any sort, including accuracy, fitness, or merchantability accompany this product. The user of this map assumes responsibility for determining its suitability for its intended use.

* THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY *

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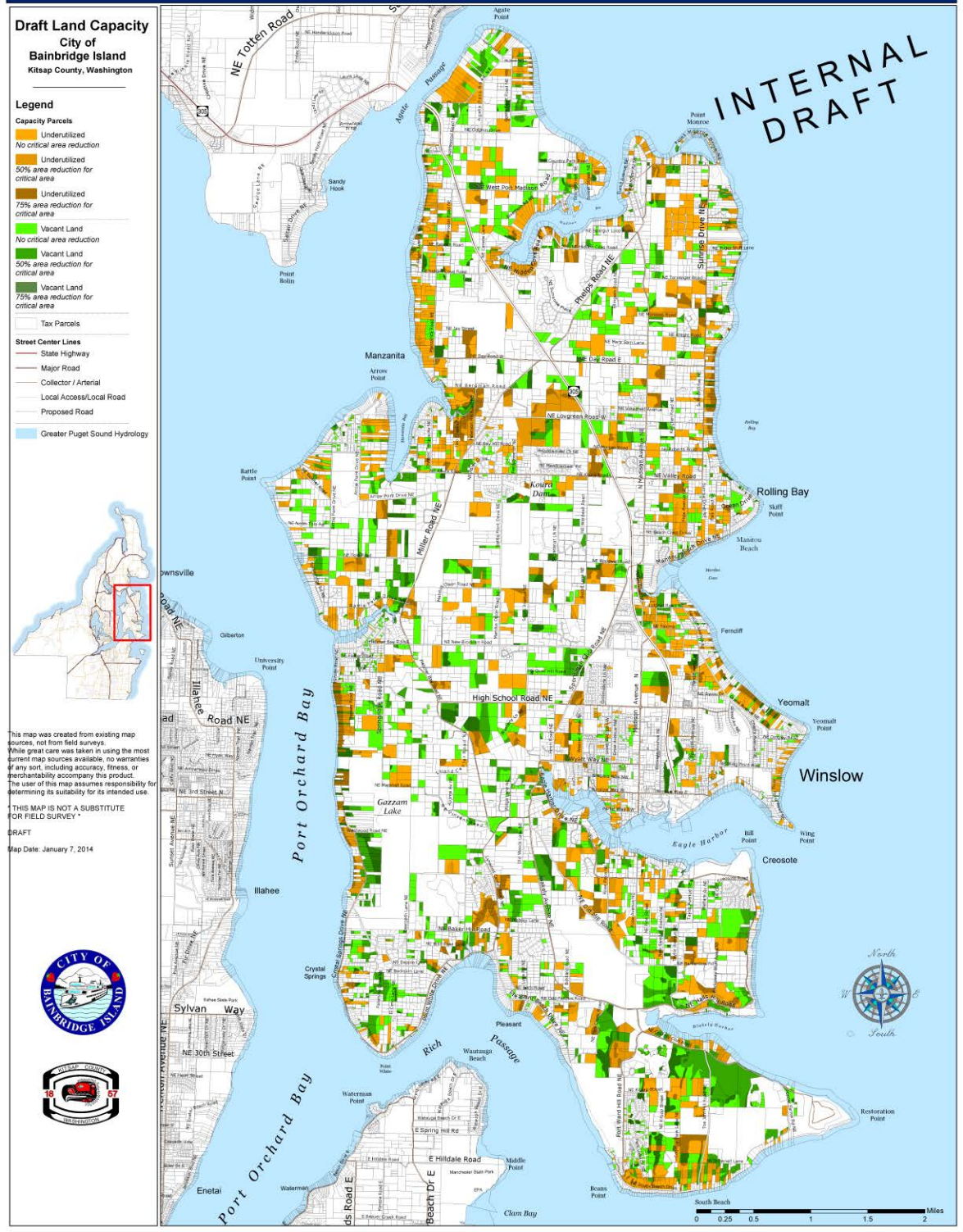
Map Date: January 7, 2014

INTERNAL DRAFT

North
West
East
South

0 0.25 0.5 1 1.5 2 Miles

City of Bainbridge Island



City of

Bremerton

kitsap2035

Growing for a Better Tomorrow

CITY OF BREMERTON
BUILDABLE LANDS REVIEW
AUGUST 2014

METHODS DOCUMENT IN CITY OF BREMERTON
UPDATE LAND CAPACITY ANALYSIS (ULCA) METHODOLOGY MEMO
(MINOR MODIFICATION FROM KITSAP COUNTY METHODOLOGY)

Included in this document is the summary and individual analysis for:

- Centers Capacity – Commercial and Residential Capacity (page 1-5),
- Non-Center Commercial Zones Capacity – Commercial Capacity (page 6-9), and
- Low Density Residential Capacity – Residential Capacity (page 10)

CENTER DESIGNATIONS – SUMMARY

(CITY OF BREMERTON METHODOLOGY)

	COMMERCIAL CAPACITY (GSF)	EMPLOYEE CAPACITY (JOBS)	RESIDENTIAL CAPACITY (UNITS)	POPULATION CAPACITY (RESIDENTS)
NEIGHBORHOOD CENTERS				
BAY VISTA	13,908	146	216	483
HADDON	10,687	36	71	160
MANETTE	16,677	56	69	156
PERRY AVENUE	7,279	24	49	109
SYLVAN/PINE	5,045	17	34	75
OYSTER BAY	7,453	25	50	111
TOTAL		**304**	**489**	**1,094**
DISTRICT CENTERS				
CHARLESTON	27,589	92	138	309
WHEATON/RIDDELL	93,354	187	468	1048
WHEATON/SHERIDAN	76,282	254	381	854
TOTAL		**533**	**987**	**2,211**
DOWNTOWN REGIONAL CENTER				
DOWNTOWN	423,686	1,412	1,695	3,796
EMPLOYMENT CENTERS				
HARRISON	58,343	194	219	480
SKIA	11,649,134	12,022	0	0
TOTAL CENTERS CAPACITY	**12,389,437**	**14,465**	**3,390**	**7,581**

INDIVIDUAL CENTERS - DETAIL

Downtown Regional Center	
Gross Land Area	126.3
Base Net Area	107.2
Critical Areas	7.5
Nonbuildable Area	14.9
Remaining Area	84.7
Housing @ 40 DU/Acre	3,389
Population Capacity	7,592
Buildable Commercial SQFT	847,372
Market Factor	
Housing Units After Market Factor	1,695
Population After Market Factor	3,796
Commercial SQFT After Market Factor	423,686
Employment After Market Factor	1,412

DISTRICT CENTERS

Charleston District Center	
Gross Land Area	63.7
Base Net Area	40.5
Critical Areas	0
Nonbuildable Area	6
Remaining Area	34.4
Housing @ 20 DU/Acre	690
Population Capacity	1,545
Buildable Commercial SQFT	137,943
Market Factor	
Housing Units After Market Factor	138
Population After Market Factor	309
Commercial SQFT After Market Factor	27,588
Employment After Market Factor	92

Wheaton/Riddell District Center	
Gross Land Area	99.7
Base Net Area	91.5
Critical Areas	0
Nonbuildable Area	13.7
Remaining Area	77.7
Housing @ 20 DU/Acre	1,559
Population Capacity	3,485
Buildable Commercial SQFT	311,179
Market Factor	
Housing Units After Market Factor	468
Population After Market Factor	1,048
Commercial SQFT After Market Factor	93,354
Employment After Market Factor	187

Wheaton/Sheridan District Center	
Gross Land Area	83.4
Base Net Area	74.7
Critical Areas	0
Nonbuildable Area	11.2
Remaining Area	63.5
Housing @ 20 DU/Acre	1,271
Population Capacity	2,848
Buildable Commercial SQFT	254,272
Market Factor	
Housing Units After Market Factor	381
Population After Market Factor	854
Commercial SQFT After Market Factor	76,282
Employment After Market Factor	254

NEIGHBORHOOD CENTERS

Bay Vista Neighborhood Center	
Base Net Land Area of Commercial	6.6
Critical Areas	0
Nonbuildable Area	1.0
Remaining Area	5.6
Buildable Commercial SQFT (0.2 FAR)	48,787
Population Capacity	537
Market Factor	
Population After Market Factor	483
Commercial SQFT After Market Factor	43,908
Employment After Market Factor	146

Haddon Neighborhood Center	
Gross Land Area	42.5
Base Net Area	41.9
Critical Areas	0
Nonbuildable Area	6.2
Remaining Area	35.6
Housing @ 20 DU/Acre	712.4
Population Capacity	1,595.9
Buildable Commercial SQFT	106,875
Market Factor	
Housing Units After Market Factor	71.2
Population After Market Factor	159.6
Commercial SQFT After Market Factor	10,688
Employment After Market Factor	36

Manette Neighborhood Center	
Gross Land Area	34
Base Net Area	20.8
Critical Areas	4.4
Nonbuildable Area	2.4
Remaining Area	13.9
Housing @ 20 DU/Acre	174
Population Capacity	389
Buildable Commercial SQFT	41,692
Market Factor	
Housing Units After Market Factor	69
Population After Market Factor	156
Commercial SQFT After Market Factor	16,677
Employment After Market Factor	56

Perry Avenue Neighborhood Center	
Gross Land Area	20.6
Base Net Area	14.2
Critical Areas	0
Nonbuildable Area	2.1
Remaining Area	12.1
Housing @ 20 DU/Acre	243
Population Capacity	543
Buildable Commercial SQFT	36,395
Market Factor	
Housing Units After Market Factor	49
Population After Market Factor	109
Commercial SQFT After Market Factor	7,279
Employment After Market Factor	24

Sylvan/Pine Neighborhood Center	
Gross Land Area	34.3
Base Net Area	20.4
Critical Areas	0.6
Nonbuildable Area	2.9
Remaining Area	16.8
Housing @ 20 DU/Acre	336
Population Capacity	753
Buildable Commercial SQFT	50,448
Market Factor	
Housing Units After Market Factor	34
Population After Market Factor	75
Commercial SQFT After Market Factor	5,045
Employment After Market Factor	17

Oyster Bay Neighborhood Center	
Gross Land Area	24.7
Base Net Area	18.1
Critical Areas	3.5
Nonbuildable Area	2.1
Remaining Area	12.4
Housing @ 20 DU/Acre	248
Population Capacity	556
Buildable Commercial SQFT	37,264
Market Factor	
Housing Units After Market Factor	50
Population After Market Factor	111
Commercial SQFT After Market Factor	7,453
Employment After Market Factor	25

EMPLOYMENT CENTERS

Harrison Employment Center	
Gross Land Area	109.6
Base Net Area	66.5
Critical Areas	8.1
Nonbuildable Area	9.9
Remaining Area	48.6
Housing @ 20 DU/Acre	729
Population Capacity	1,634
Buildable Commercial SQFT	194,477
Market Factor	
Housing Units After Market Factor	219
Population After Market Factor	490
Commercial SQFT After Market Factor	58,343
Employment After Market Factor	194

South Kitsap Industrial Area Employment Center (Kitsap County Methodology – 38%)	
Gross Land Area	2992.94
Critical Areas	1445.5
Nonbuildable Area	856
Net Developable Acres	691.4
Buildable Industrial SQFT (38%)	12,262,247
Vacancy Rate Adjustment (5%)	11,649,134
Employment Rate – SQFT per Employee	969
Employment Capacity	12,022

NON-CENTERS ZONES CAPACITY – SUMMARY

Please note that this analysis, for commercial zones not located within a Centers location, was completed using the Kitsap County Methodology.

(KITSAP COUNTY METHODOLOGY)	INDUSTRIAL ZONES	COMMERCIAL ZONES
Net Developable Acres	121.67	103.57
Building Area Estimates (Square Footage)	2,013,907.67	1,443,701
Vacancy Rate Adjustment (5%)	1,913,212.28	1,371,516
Employment Rate - Square Feet Per Employee	969	500
Employment Capacity (Jobs)	**1,974**	**2,743**

NON-CENTERS ZONES – DETAIL

Industrial Zone (Kitsap County Methodology – 38%)	
Base Gross Area	408.46
Underutilize Acres	8.6
Vacant	74.74
Total Net Developable Acres	83.34
Conversion to Square Footage	3,630,493
Industrial Square Footage	1,379,587
Industrial Planned Lots	0
Total Building Industrial Square Footage	1,379,587
Job Capacity (969 SQFT/Employee)	1,424

Industrial Park Zone (Kitsap County Methodology – 38%)	
Base Gross Area	319.25
Underutilize Acres	4.95
Vacant	32.79
Total Net Developable Acres	37.73
Conversion to Square Footage	1,643,564
Industrial Square Footage	624,554
Industrial Planned Lots	0
Total Building Industrial Square Footage	624,554
Job Capacity (969 SQFT/Employee)	645

Marine Industrial Zone (Kitsap County Methodology – 38%)	
Base Gross Area	8.32
Underutilize Acres	0
Vacant	0.59
Total Net Developable Acres	0.59
Conversion to Square Footage	25,700
Industrial Square Footage	9,766
Industrial Planned Lots	0
Total Building Industrial Square Footage	9,766
Job Capacity (969 SQFT/Employee)	10

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Institutional Zone (Kitsap County Methodology – 32%)	
Base Gross Area	41.91
Underutilize Acres	0.94
Vacant	0
Total Net Developable Acres	0.94
Conversion to Square Footage	40,946
Commercial Square Footage	13,103
Commercial Planned Lots	0
Total Building Commercial Square Footage	13,103
Job Capacity (500 SQFT/Employee)	26

Neighborhood Business Zone (Kitsap County Methodology – 32%)	
Base Gross Area	11.04
Underutilize Acres	3.08
Vacant	1.08
Total Net Developable Acres	4.15
Conversion to Square Footage	180,844
Commercial Square Footage	57,870
Commercial Planned Lots	0
Total Building Commercial Square Footage	57,870
Job Capacity (500 SQFT/Employee)	116

Limited Commercial Zone (Kitsap County Methodology – 32%)	
Base Gross Area	21.47
Underutilize Acres	3.63
Vacant	0.48
Total Net Developable Acres	4.11
Conversion to Square Footage	179,049
Commercial Square Footage	57,296
Commercial Planned Lots	0
Total Building Commercial Square Footage	57,296
Job Capacity (500 SQFT/Employee)	115

Commercial Corridor Zone (Kitsap County Methodology – 32%)	
Base Gross Area	65.98
Underutilize Acres	10.84
Vacant	3.73
Total Net Developable Acres	14.56
Conversion to Square Footage	634,443
Commercial Square Footage	203,022
Commercial Planned Lots	0
Total Building Commercial Square Footage	203,022
Job Capacity (500 SQFT/Employee)	406

Freeway Corridor Zone (Kitsap County Methodology – 32%)	
Base Gross Area	177.78
Underutilize Acres	18.89
Vacant	11.29
Total Net Developable Acres	30.18
Conversion to Square Footage	1,314,630
Commercial Square Footage	420,682
Commercial Planned Lots	0
Total Building Commercial Square Footage	420,682
Job Capacity (500 SQFT/Employee)	841

Wheaton Way Redevelopment Corridor Zone (Kitsap County Methodology – 32%)	
Base Gross Area	50.51
Underutilize Acres	3.88
Vacant	6.07
Total Net Developable Acres	9.95
Conversion to Square Footage	433,352
Commercial Square Footage	138,673
Commercial Planned Lots	0
Total Building Commercial Square Footage	138,673
Job Capacity (500 SQFT/Employee)	277

District Center Core Zone (Kitsap County Methodology – 32%)	
Base Gross Area	154.62
Underutilize Acres	10.66
Vacant	24.08
Total Net Developable Acres	34.74
Conversion to Square Footage	1,513,442
Commercial Square Footage	484,301
Commercial Planned Lots	0
Total Building Commercial Square Footage	484,301
Job Capacity (500 SQFT/Employee)	969

Neighborhood Center Core Zone (Kitsap County Methodology – 32%)	
Base Gross Area	35.23
Underutilize Acres	2.89
Vacant	2.04
Total Net Developable Acres	4.93
Conversion to Square Footage	214,855
Commercial Square Footage	68,754
Commercial Planned Lots	0
Total Building Commercial Square Footage	68,754
Job Capacity (500 SQFT/Employee)	138

Watershed Zone (Kitsap County Methodology – 32%)	
Base Gross Area	4375.8
Underutilize Acres	80.30
Vacant	166.03
Total Net Developable Acres	246.34
Conversion to Square Footage	0
Commercial Square Footage	0
Commercial Planned Lots	0
Total Building Commercial Square Footage	0
Job Capacity (500 SQFT/Employee)	0

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LOW DENSITY RESIDENTIAL CAPACITY – SUMMARY

(CITY OF BREMERTON METHODOLOGY)

Low Density Residential Lands	
Net Available Vacant Acres LDR	840
Estimated Unit Buildout of Vacant LDR	6,689
Estimated Pop. Capacity of Vacant LDR	14,987
Net Available Underutilized Acres LDR	642
Estimated Unit Buildout Underutilized LDR	5,192
Estimated Pop. Capacity Underutilized LDR	11,630
Total Buildout Capacity LDR Lands: Units	**6,032**
Total Pop. Capacity LDR Lands: Residents	**26,617**

Summary: Underutilized* Low Density Residential Parcels	
Total Underutilized Acres	1,206
Critical Area Deduction	261
ROW Reduction (20%)	188
Facilities Deduction (15%)	113
Remaining Acres	642
Estimated Buildout Units @7.5/Acre & 8.5/Acre (Urban Fringe)	5,192
Estimate Population @ 2.24 / Unit	11,630

*See City of Bremerton ULCA Methods Memo

Summary: Vacant* Low Density Residential Parcels	
Total Vacant Acres	1,574
Critical Area Deduction	337
ROW Reduction (20%)	246
Facilities Deduction (15%)	148
Remaining Acres	840
Estimated Buildout Units @7.5/Acre & 8.5/Acre (Urban Fringe)	6,689
Estimate Population @ 2.24 / Unit	14,987

*See City of Bremerton ULCA Methods Memo

UNDERUTILIZED LANDS	URBAN LOW *6.0 DU/AC*	SENIOR LIVING HOMESTEAD *6.0 DU/AC*	URBAN MEDIUM *12 DU/AC*	URBAN HIGH *21.75 DU/AC*	URBAN RESTRICTED *2.5 DU/AC*	URBAN CLUSTER *7.6 DU/AC*	ILLAHEE GREENBELT *2 DU/AC*	URBAN VILLAGE CENTER *12 DU/AC*	MIXED USE *15 DU/AC*	GRAND TOTAL
Gross Residential Acres (Developed Parcels only)										
Total Gross Acres	714.58	0.00	68.84	0.00	61.87	0.00	38.58	0.00	21.87	905.74
Multi - Family Dwelling (-)	8.56	0.00	11.37	0.00	0.00	0.00	0.00	0.00	0.00	19.93
Parcels < 0.50 Acres (-)	271.09	0.00	26.07	0.00	40.07	0.00	7.34	0.00	0.00	344.57
Public/Current Use/Utilities (-)	139.91	0.00	17.36	0.00	0.00	0.00	3.49	0.00	7.90	168.66
Shoreline Parcel < 1.00 Acre (-)	1.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.84
Subtotal	**293.18**	**0.00**	**14.04**	**0.00**	**21.80**	**0.00**	**27.75**	**0.00**	**13.97**	**370.74**
Redevelopable Acres										
Median Value $128,322										
Density < 2.5 (-)	20.09	0.00	0.00	0.00	16.17	0.00	22.91	0.00	0.00	59.17
Density >= 2.5 - < 4.00 Value > (-)	29.00	0.00	0.00	0.00	3.26	0.00	4.50	0.00	0.00	36.76
Density >= 4.0 - < 5.00 Value > (-)	13.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.22
Density >= 5.0 - < 10.00 Value > (-)	34.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34.18
Subtotal	**196.69**	**0.00**	**14.04**	**0.00**	**2.37**	**0.00**	**0.34**	**0.00**	**13.97**	**227.41**
Remove 100% of Platted lots (acres)	27.33	0.00	1.27	0.00	0.00	0.00	0.00	0.00	0.00	**28.60**
Critical Areas										
Total Redevelopable Acres	169.36	0.00	12.77	0.00	2.37	0.00	0.34	0.00	13.97	198.81
Unencumbered Acres	63.15	0.00	10.55	0.00	1.13	0.00	0.00	0.00	3.21	78.04
Acres within Critical Areas	42.01	0.00	1.99	0.00	0.00	0.00	0.00	0.00	1.95	45.95
Critical Areas reduction 75% (-)	10.50	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.49	11.49
Acres within Area of Concern	64.21	0.00	0.22	0.00	1.24	0.00	0.34	0.00	7.32	73.33
Area of Concern reduction 50% (-)	32.11	0.00	0.11	0.00	0.62	0.00	0.17	0.00	3.66	36.67
Subtotal	**105.76**	**0.00**	**11.16**	**0.00**	**1.75**	**0.00**	**0.17**	**0.00**	**7.36**	**126.19**
Roads/Right-of-Way (Future)										
20% (-)	**84.61**	**0.00**	**8.93**	**0.00**	**1.40**	**0.00**	**0.14**	**0.00**	**5.89**	**100.95**
Public Facility (Future)										
20% (-)	**67.68**	**0.00**	**7.14**	**0.00**	**1.12**	**0.00**	**0.11**	**0.00**	**4.71**	**80.76**
Unavailable Lands										
15% (-)	**57.53**	**0.00**	**6.07**	**0.00**	**0.95**	**0.00**	**0.09**	**0.00**	**4.00**	**68.65**
Commercial Split										
50% (-)	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	0.00	2.00	2.00
Platted Lots								*50% (-)*	*50% (-)*	
Underutilized Platted Lots 25% (+)	**6.83**	**0.00**	**0.32**	**0.00**	**0.00**	**0.00**	**0.00**	~~0.00~~	~~0.00~~	**7.15**
Platted Lot existing dwelling unit (count)	**16**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**18**
Dwelling Unit count (-75%)	**4**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**5**
Existing Dwelling Units										
Existing Dwelling Units (non platted lots) (-)	**68**	**0**	**6**	**0**	**0**	**0**	**0**	**0**	**14**	**88**
Total Dwelling Units (-)	**72**	**0**	**7**	**0**	**0**	**0**	**0**	**0**	**7**	**93**
TOTALS										
Net Developable Acres	**64.36**	**0.00**	**6.39**	**0.00**	**0.95**	**0.00**	**0.09**	**0.00**	**2.00**	**73.80**
	6.0 DU/AC	*6.0 DU/AC*	*12 DU/AC*	*21.75 DU/AC*	*2.5 DU/AC*	*7.6 DU/AC*	*2 DU/AC*	*12 DU/AC*	*15 DU/AC*	
Dwelling Unit Capacity	**314**	**0**	**70**	**0**	**2**	**0**	**0**	**0**	**23**	**410**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**785**	**0**	**175**	**0**	**6**	**0**	**0**	**0**	**41**	**1009**

BREMERTON EAST URBAN GROWTH AREA
Land Capacity December 31, 2012

DRAFT

VACANT LAND	URBAN LOW *6.0 DU/AC*	SENIOR LIVING HOMESTEAD *6.0 DU/AC*	URBAN MEDIUM *12 DU/AC*	URBAN HIGH *21.75 DU/AC*	URBAN RESTRICTED *2.5 DU/AC*	URBAN CLUSTER *7.6 DU/AC*	ILLAHEE GREENBELT *2 DU/AC*	URBAN VILLAGE CENTER *12 DU/AC*	MIXED USE *15 DU/AC*	GRAND TOTAL
Gross Residential Zoned Acres										
Total Gross Vacant Acres	104.73	0.00	29.59	0.99	12.62	0.00	4.34	0.00	7.24	159.51
Subtotal	**104.73**	**0.00**	**29.59**	**0.99**	**12.62**	**0.00**	**4.34**	**0.00**	**7.24**	**159.51**
Redevelopable Acres										
Subtotal	**104.73**	**0.00**	**29.59**	**0.99**	**12.62**	**0.00**	**4.34**	**0.00**	**7.24**	**159.51**
Vacant Platted Lots (-)	14.31	0.00	7.80	0.00	1.39	0.00	0.60	0.00	5.06	**29.16**
Critical Areas										
Total Redevelopable Acres	90.42	0.00	21.79	0.99	11.23	0.00	3.74	0.00	2.18	130.35
Unencumbered Acres	24.10	0.00	10.72	0.48	7.82	0.00	0.00	0.00	0.36	43.48
Acres within Critical Areas	23.35	0.00	5.36	0.51	0.94	0.00	2.69	0.00	0.00	32.85
Critical Areas reduction 75% (-)	5.84	0.00	1.34	0.13	0.24	0.00	0.67	0.00	0.00	8.21
Acres within Area of Concern	42.97	0.00	5.71	0.00	2.47	0.00	1.04	0.00	1.83	54.02
Area of Concern reduction 50% (-)	21.49	0.00	2.86	0.00	1.24	0.00	0.52	0.00	0.92	27.01
Subtotal	**51.42**	**0.00**	**14.92**	**0.61**	**9.29**	**0.00**	**1.19**	**0.00**	**1.28**	**78.70**
Roads/Right-of-Way (Future)										
20% (-)	41.14	0.00	11.93	0.49	7.43	0.00	0.95	0.00	1.02	62.96
Public Facility (Future)										
20% (-)	32.91	0.00	9.55	0.39	5.95	0.00	0.76	0.00	0.82	50.37
Unavailable Lands										
5% (-)	31.26	0.00	9.07	0.37	5.65	0.00	0.73	0.00	0.78	47.85
Commercial Split										
50% (-)	29.70	0.00	8.61	0.35	5.37	0.00	0.69	0.00	0.39	45.11
								0.00	**2.92**	
Platted Lots										
Vacant Platted Lots	35	0	11	0	4	0	2	0	5	57
								0	3	
Net Developable Acres	**31.26**	**0.00**	**9.07**	**0.37**	**5.65**	**0.00**	**0.73**	**0.00**	**0.39**	**47.46**
	6.0 DU/AC	*6.0 DU/AC*	*12 DU/AC*	*21.75 DU/AC*	*2.5 DU/AC*	*7.6 DU/AC*	*2 DU/AC*	*12 DU/AC*	*15 DU/AC*	
Dwelling Unit Capacity	**223**	**0**	**120**	**8**	**18**	**0**	**3**	**0**	**11**	**383**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**556**	**0**	**300**	**14**	**45**	**0**	**9**	**0**	**19**	**944**

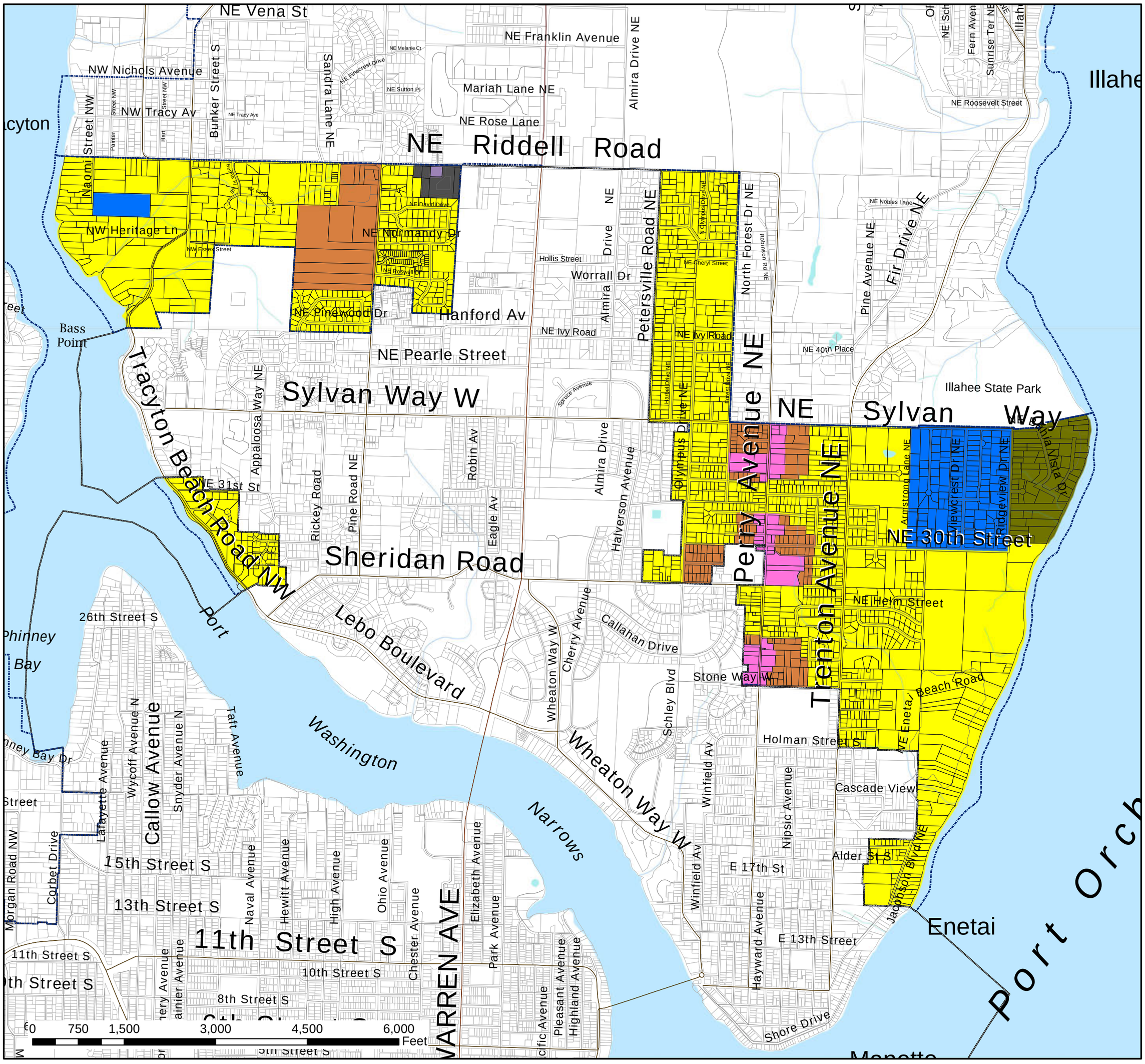
BREMERTON EAST URBAN GROWTH AREA
Land Capacity December 31, 2012

UNDERUTILIZED LANDS	URBAN LOW *6.0 DU/AC*	SENIOR LIVING HOMESTEAD *6.0 DU/AC*	URBAN MEDIUM *12 DU/AC*	URBAN HIGH *21.75 DU/AC*	URBAN RESTRICTED *2.5 DU/AC*	URBAN CLUSTER *7.6 DU/AC*	ILLAHEE GREENBELT *2 DU/AC*	URBAN VILLAGE CENTER *12 DU/AC*	MIXED USE *15 DU/AC*	GRAND TOTAL
Net Developable Acres	**64.36**	**0.00**	**6.39**	**0.00**	**0.95**	**0.00**	**0.09**	**0.00**	**2.00**	**73.80**
Dwelling Unit Capacity	**314**	**0**	**70**	**0**	**2**	**0**	**0**	**0**	**23**	**410**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**785**	**0**	**175**	**0**	**6**	**0**	**0**	**0**	**41**	**1009**

VACANT LAND	URBAN LOW *6.0 DU/AC*	SENIOR LIVING HOMESTEAD *6.0 DU/AC*	URBAN MEDIUM *12 DU/AC*	URBAN HIGH *21.75 DU/AC*	URBAN RESTRICTED *2.5 DU/AC*	URBAN CLUSTER *7.6 DU/AC*	ILLAHEE GREENBELT *2 DU/AC*	URBAN VILLAGE CENTER *12 DU/AC*	MIXED USE *15 DU/AC*	GRAND TOTAL
Net Developable Acres	**31.26**	**0.00**	**9.07**	**0.37**	**5.65**	**0.00**	**0.73**	**0.00**	**0.39**	**47.46**
Dwelling Unit Capacity	**223**	**0**	**120**	**8**	**18**	**0**	**3**	**0**	**11**	**383**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**556**	**0**	**300**	**14**	**45**	**0**	**9**	**0**	**19**	**944**

GRAND TOTAL	URBAN LOW *6.0 DU/AC*	SENIOR LIVING HOMESTEAD *6.0 DU/AC*	URBAN MEDIUM *12 DU/AC*	URBAN HIGH *21.75 DU/AC*	URBAN RESTRICTED *2.5 DU/AC*	URBAN CLUSTER *7.6 DU/AC*	ILLAHEE GREENBELT *2 DU/AC*	URBAN VILLAGE CENTER *12 DU/AC*	MIXED USE *15 DU/AC*	GRAND TOTAL
Net Developable Acres	**95.63**	**0.00**	**15.46**	**0.37**	**6.60**	**0.00**	**0.82**	**0.00**	**2.39**	**121.26**
Dwelling Unit Capacity	**537**	**0**	**190**	**8**	**21**	**0**	**4**	**0**	**34**	**793**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**1342**	**0**	**475**	**14**	**51**	**0**	**9**	**0**	**61**	**1953**

Bremerton East Urban Growth Area



Mixed Use (10-30 DU/Ac)

Urban Restricted (1-5 DU/Ac)

Illahee Greenbelt Zone (1-4 DU/Ac)

Urban Low Residential (5-9 DU/Ac)

Urban Medium (10-18 DU/Ac)

Urban Growth Area Boundary

Incorporated City Boundary

Tax Parcel Boundary

State Highway

Major Road

Collector / Arterial

Local Access; Local Road

WaterBody Cartographic Feature

Bay, estuary, Puget Sound

Lake, Pond or Reservoir

Includes DNR, NWI and Surveyed Wetlands

Fish Habitat Water Type

Designated Shoreline of the State

Fish Habitat

Non-fish Habitat

Unknown, unmodeled hydrographic feature.

Zoning

KITSAP COUNTY COMPREHENSIVE PLANNING MAP SERIES
This map was developed for general land use planning purposes.
The user of this map must assume responsibility for determining its suitability for other purposes.
Amendments:

February 8, 1999 Forest Resource Lands
April 19, 1999 Suquamish Rural Village
May 10, 1999 Modified Joint Planning Areas
July 21, 1999 Port Gamble Rural Historic Town
June 10, 2002 Manchester Community Plan
June 10, 2002 Ord No. 274-2002 Comprehensive Plan/Zoning Amendments
September 8, 2003 Res No. 168-2003 (Map Corrections)
December 8, 2003 Ord No. 311-2003 Comprehensive Plan/Zoning Amendments
October 25, 2004 George's Corner Commercial LAMIRD
October 25, 2004 Ord No. 326-2004 Comprehensive Plan/Zoning Amendments
December 22, 2005 Ord No. 352-2005 Comprehensive Plan/Zoning Amendments
December 11, 2006 Ord No. 370-2006 10-Year Update
June 11, 2007 Ord No. 384-2007 Repeal of Urban Holding Zone (UHA)
November 19, 2007 Ord No. 402-2007 Keyport Community Plan
December 31, 2007 Ord No. 405-2007 Comprehensive Plan/Zoning Amendments
October 13, 2008 Ord No. 414-2008 Comprehensive Plan/Zoning Amendments
December 23, 2008 Ord No. 420-2008 Comprehensive Plan/Zoning Amendments
December 14, 2009 Ord No. 443-2009 Comprehensive Plan/Zoning Amendments
December 15, 2010 Ord No. 467-2010 Comprehensive Plan/Zoning Amendments
December 15, 2010 Ord No. 467-2010 Type III LAMIRDS
August 31, 2012 Ord No. 493-2012 2012 Urban Growth Area - Remand
December 13, 2012 Ord No. 498-2012 Comprehensive Plan/Zoning Amendments

Kitsap County Department of Community Development
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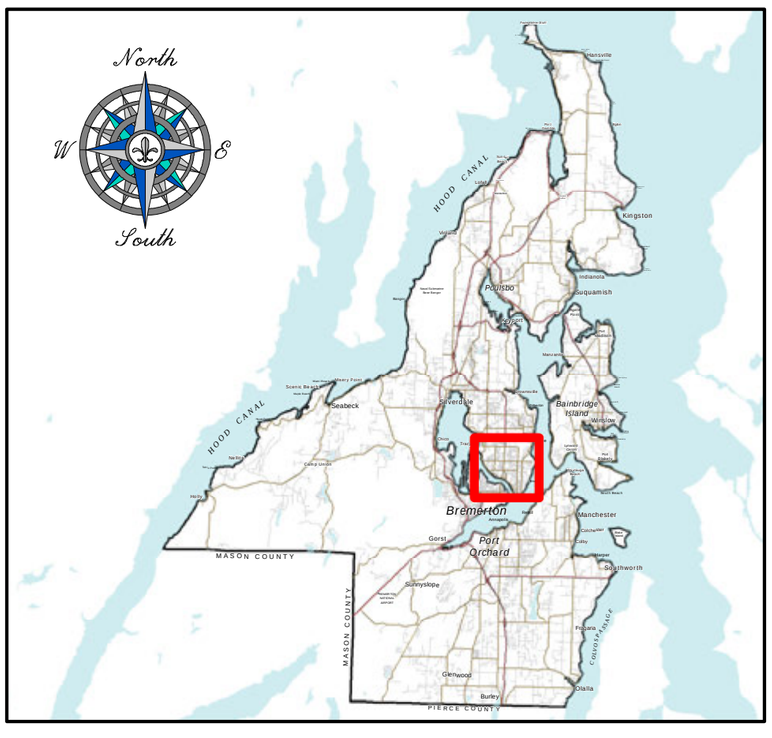
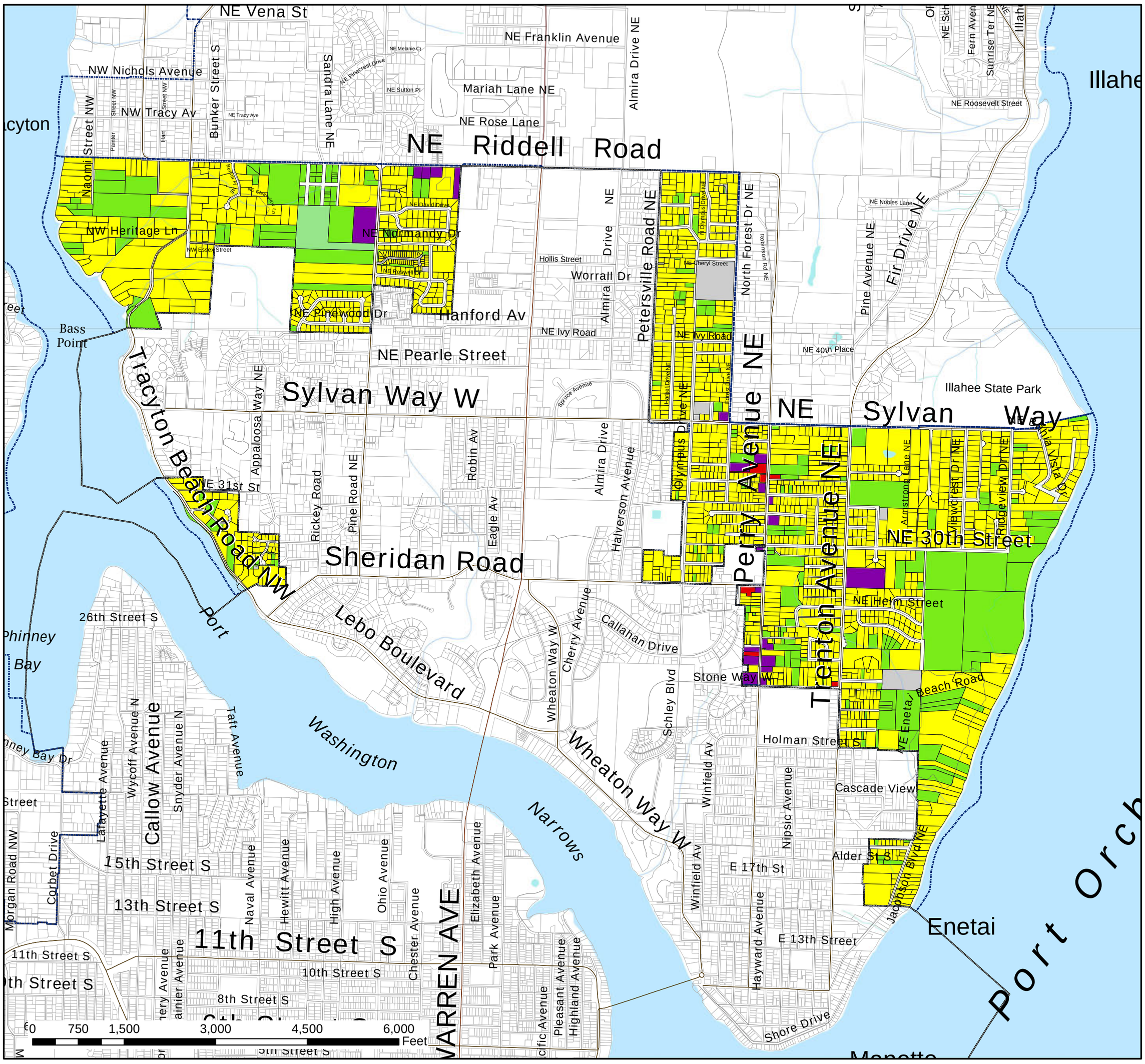


Bremerton East Urban Growth Area



- Cultural, Entertainment and Recreational
- Industrial and Manufacturing Services
- Residential
- Resource Production and Extraction
- Retail Trade
- Services
- Transportation, Communications and Utilities
- Undeveloped Land and Water Areas

Waterbodies (defined in WAC 222-16-030)

WaterBody Cartographic Feature Code

- Bay, estuary, Puget Sound
- Lake, Pond, Reservoir, Gravel pit or quarry filled with water
- DNR, NWI, and Surveyed Wetlands

Watercourses (defined in WAC 222-16-030)

Fish Habitat Water Type Code

- (S) Designated Shoreline of the State
- (F) Fish Habitat
- (N) Non-fish Habitat
- (U) Unknown, unmodeled hydrographic feature.

- Urban Growth Area Boundary
- Incorporated City Boundary
- Tax Parcel Boundaries
- State Highway
- Major Road
- Collector / Arterial
- Local Access; Local Road

Current Land Use

This map was created from existing map sources, not from field surveys. While great care was taken in using the most current map sources available, no warranties of any sort, including accuracy, fitness, or merchantability accompany this product. The user of this map assumes responsibility for determining its suitability for its intended use.

* THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY *

Current Land Use was created from information provided by the Kitsap County Assessors property class code.

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Map Date: September, 2013

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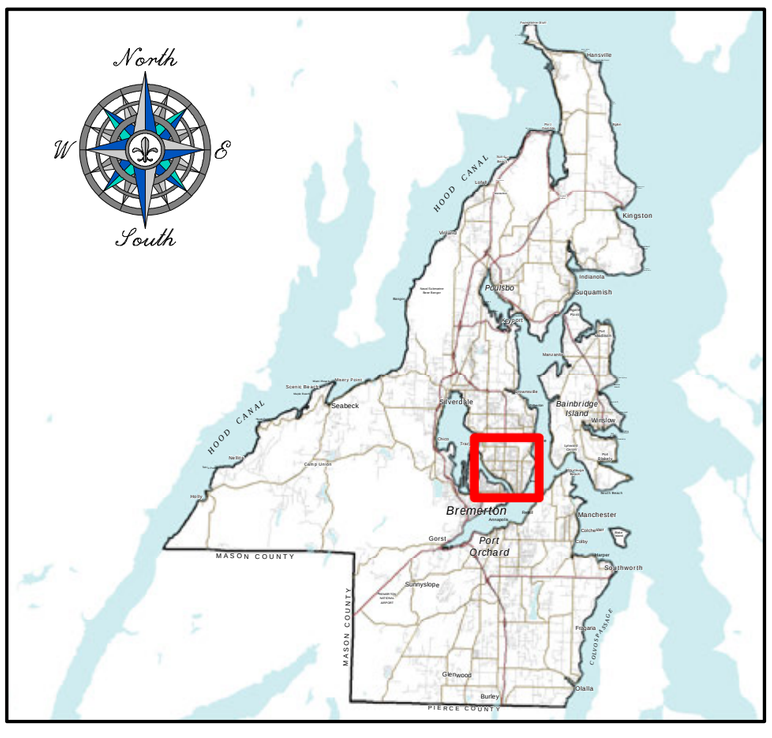
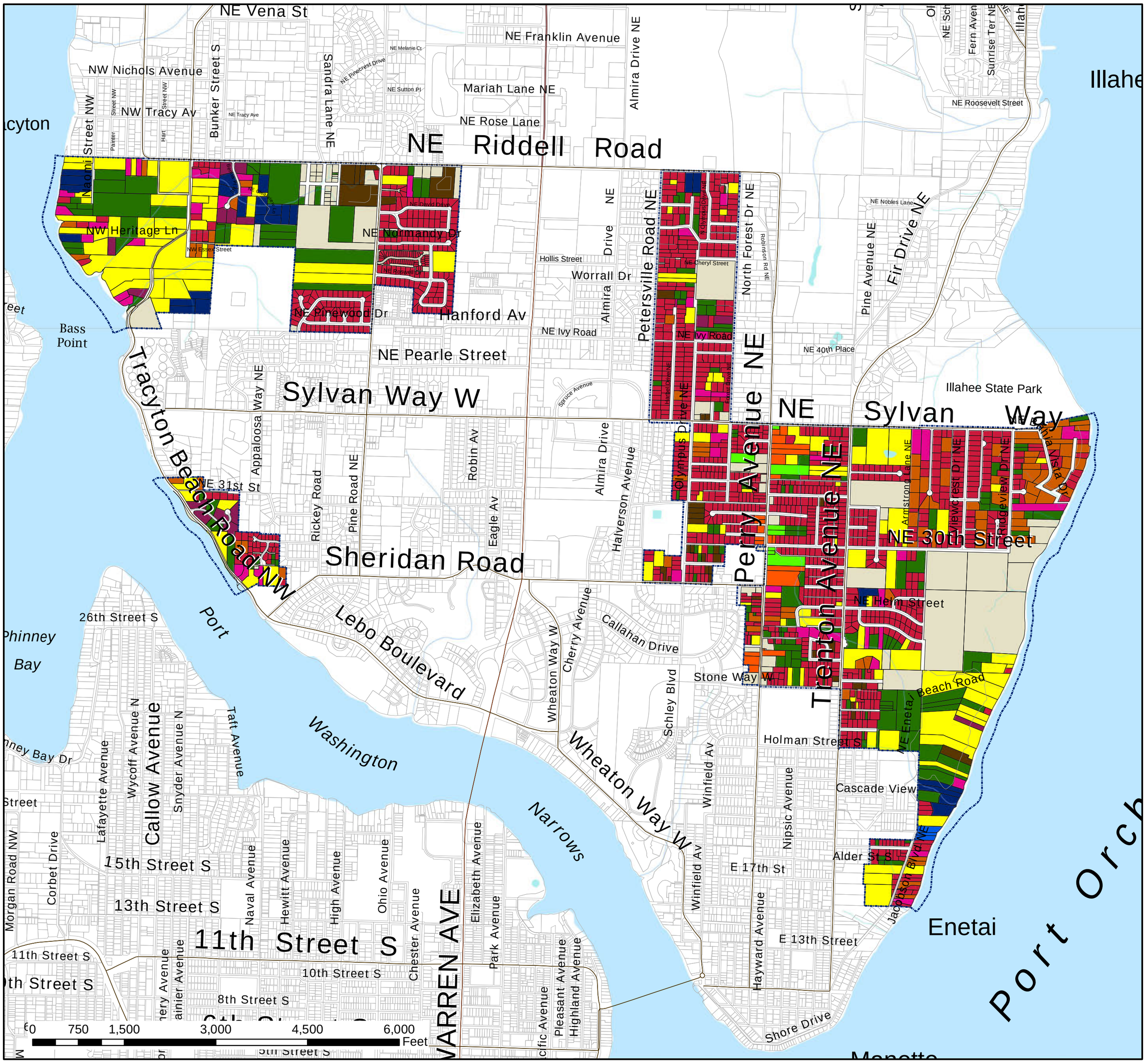


Bremerton East Urban Growth Area



- Developed Parcel
- *Parcel not considered for additional capacity*
- Underutilized - Residential
- Vacant Land - Residential
- Parcel less than .50 acres
- Parcel density less than 2.5 times the zoning size
- Parcel density 2.5 - 4 times zoning size and building value is less than 1/2 median value
- Parcel density 4 - 5 times zoning size and building value is less than median value
- Parcel density 5 - 10 times zoning size and building value is less than 1.5 x median value
- Shoreline parcel less than 1.00 acre
- Multi-Family
- Underutilized - Commercial
- Vacant Land - Commercial
- Underutilized - Industrial
- Vacant Land - Industrial
- Urban Growth Area Boundary
- Incorporated City Boundary

Waterbodies
(defined in WAC 222-16-030)
WaterBody Cartographic Feature Code
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- Lake, Pond, Reservoir, Gravel pit or quarry filled with water
- DNR, NWI, and Surveyed Wetlands
- Tax Parcel

Watercourses
(defined in WAC 222-16-030)
Fish Habitat Water Type Code
- (S) Designated Shoreline of the State
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- State Highway
- Major Road
- Collector / Arterial
- Local Access; Local Road
- Railroad Lines

Land Capacity Analysis

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Vacant and Underutilized parcels created from Land Capacity Analysis were done as part of the Kitsap County Buildable Lands Analysis report. This data represents analysis from parcel data as reflected on January 2, 2012.
Continuing permit and development activity will alter the vacant and underutilized parcels results.

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Map Date: September, 2013

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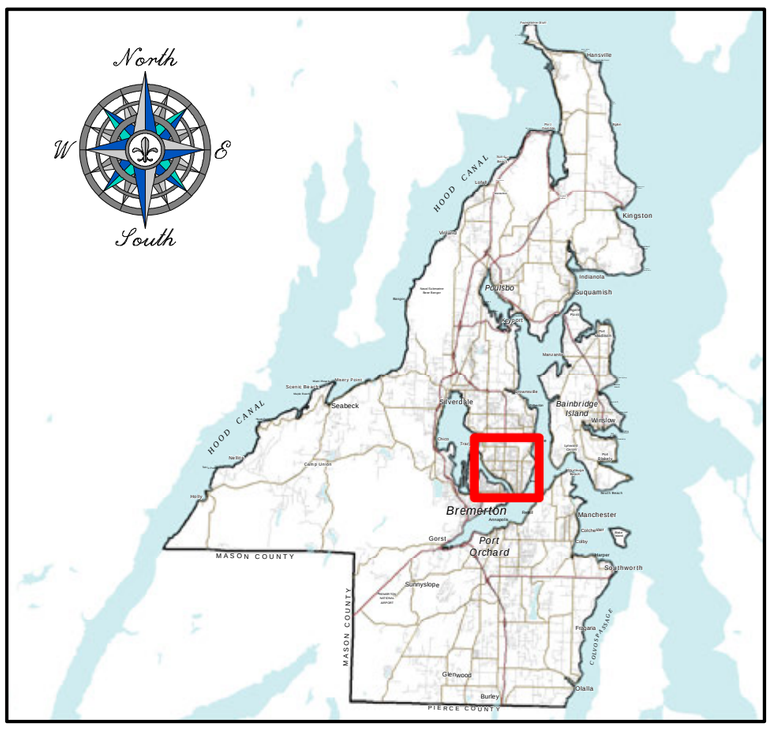
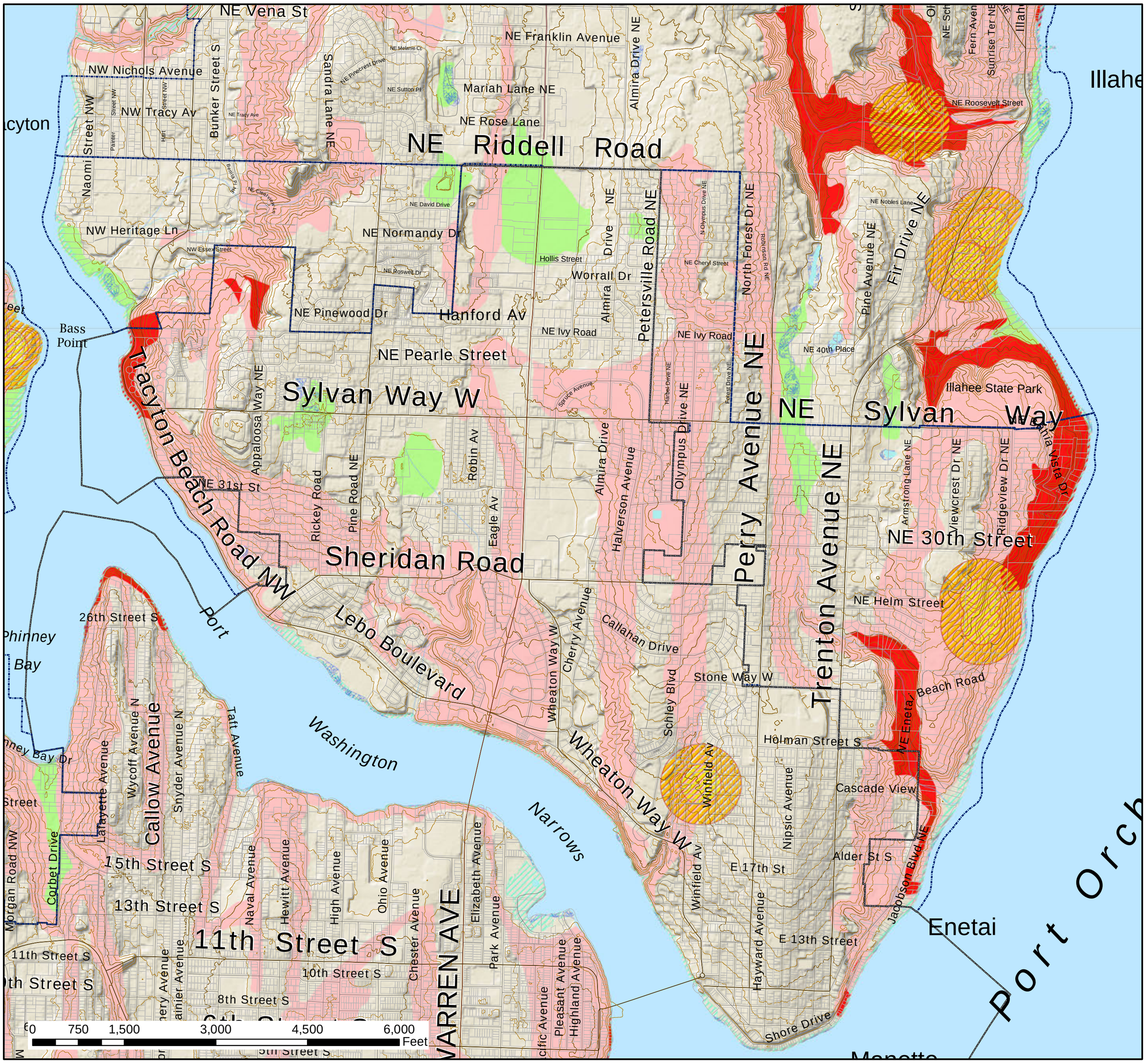


Bremerton East Urban Growth Area



Waterbodies
(defined in WAC 222-16-030)
WaterBody Cartographic Feature Code

- Bay, estuary, Puget Sound
- Lake, Pond, Reservoir, Gravel pit or quarry filled with water
- Includes DNR, NWI and Surveyed Wetlands

Watercourses
(defined in WAC 222-16-030)
Fish Habitat Water Type Code

- (S) Designated Shoreline of the State
- (F) Fish Habitat
- (N) Non-fish Habitat
- (U) Unknown, unmodeled hydrographic feature.
- 100 Year Floodplain

The primary risk classification shown is the 1-percent-annual-chance flood event

- Potential Wetlands

Geohazards
Description

- High Hazard Areas
- Moderate Hazard Areas

- 100' Contours
- 20' Contours

Eagle Habitat Buffers

- 330 Feet
- 660 Feet
- Tax Parcels
- Urban Growth Area Boundary
- Incorporated City Boundary
- State Highway
- Major Road
- Collector / Arterial
- Local Access; Local Road

Building Limitations

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* THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY *

Kitsap County Code
Title 19 - Critical Areas Ordinance

DRAFT

Map Date: October, 2013

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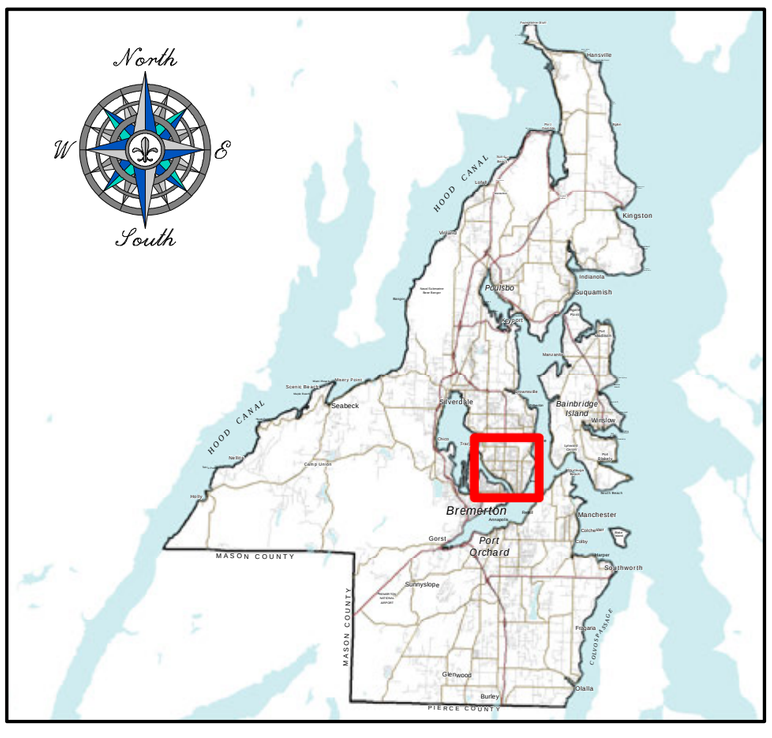
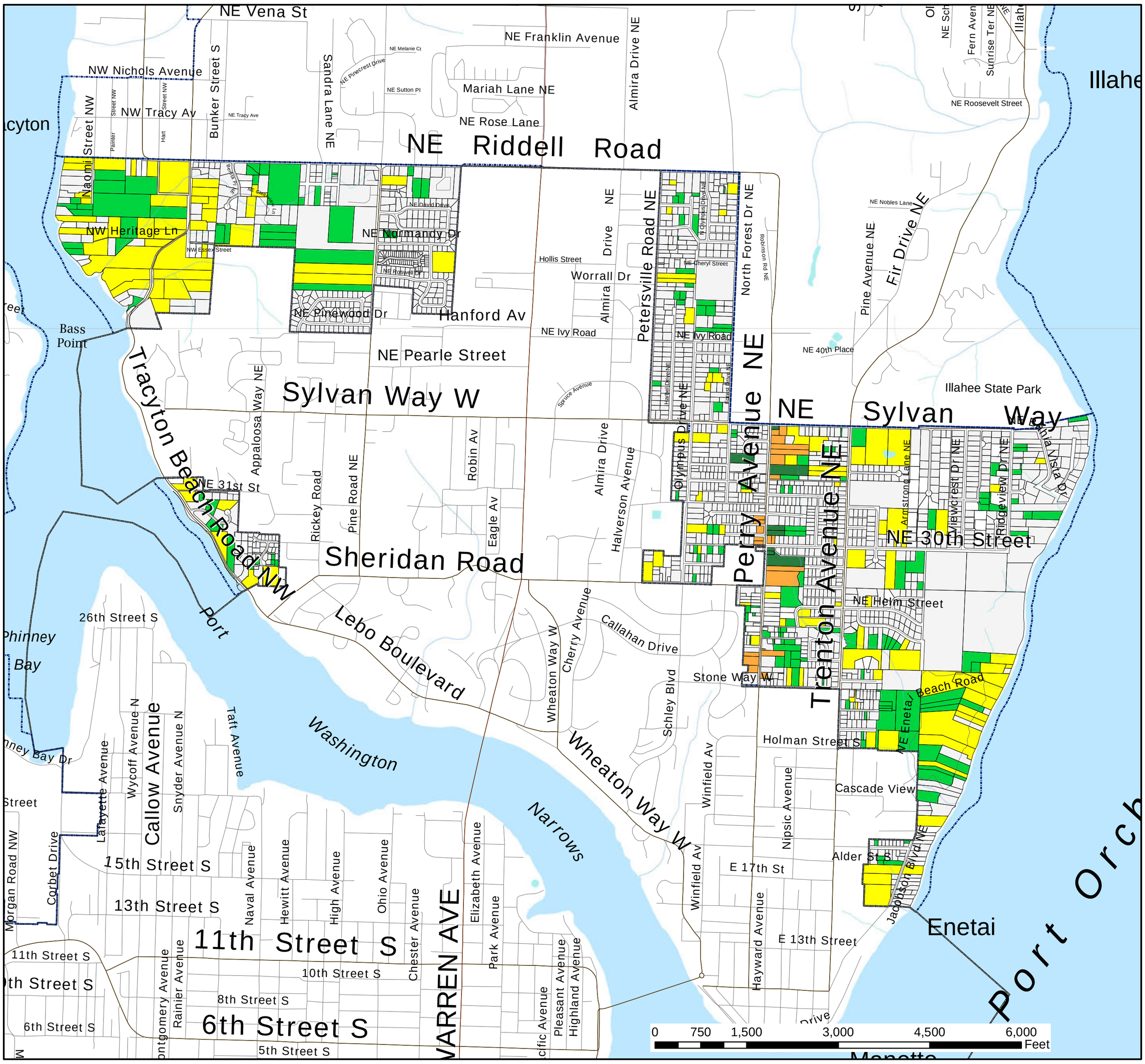


Bremerton East Urban Growth Area



Developed/Exempt

Parcels removed from Urban Land Supply described as follows:
Utitlites/Transportation parcels
Current Use/Common area parcels
Parks/Recreation parcels
Institutional parcels
Governmental services

Residential Land
- Underutilized
- Vacant Land

Commercial Land
- Underutilized
- Vacant Land

- Urban Growth Area Boundary
- Incorporated City Boundary
- Tax Parcel Boundary

- State Highway
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Fish Habitat Water Type
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- Fish Habitat
- Non-fish Habitat
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Land Capacity Analysis

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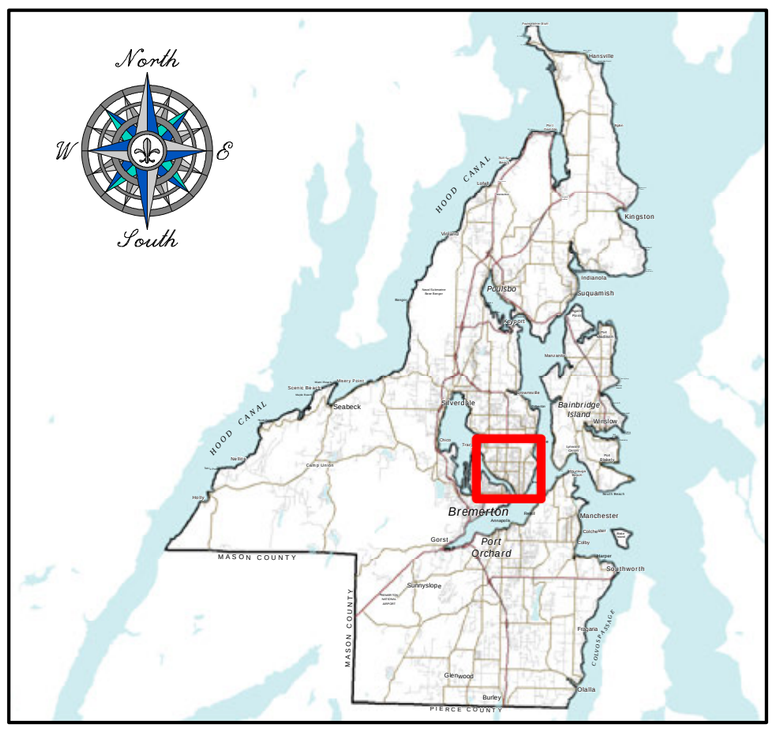


UNDERUTILIZED LANDS	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Gross Residential Acres (Developed Parcels only)										
Total Gross Acres	528.96	0.00	138.60	0.00	0.00	0.00	0.00	0.00	12.63	680.19
Multi - Family Dwelling (-)	19.58	0.00	10.42	0.00	0.00	0.00	0.00	0.00	0.68	30.68
Parcels < 0.50 Acres (-)	219.32	0.00	50.27	0.00	0.00	0.00	0.00	0.00	0.00	269.59
Public/Current Use/Utilities (-)	40.16	0.00	17.19	0.00	0.00	0.00	0.00	0.00	2.17	59.52
Shoreline Parcel < 1.00 Acre (-)	31.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31.73
Subtotal	**218.17**	**0.00**	**60.72**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**9.78**	**288.67**
Redevelopable Acres										
Median Value $109,094										
Density < 2.5 (-)	30.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.75
Density >= 2.5 - < 4.00 Value > (-)	7.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.19
Density >= 4.0 - < 5.00 Value > (-)	22.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22.94
Density >= 5.0 - < 10.00 Value > (-)	17.54	0.00	1.75	0.00	0.00	0.00	0.00	0.00	0.00	19.29
Subtotal	**139.75**	**0.00**	**58.97**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**9.78**	**208.50**
Remove 100% of Platted lots (acres)	23.41	0.00	19.22	0.00	0.00	0.00	0.00	0.00	9.78	**52.41**
Critical Areas										
Total Redevelopable Acres	116.34	0.00	39.75	0.00	0.00	0.00	0.00	0.00	0.00	156.09
Unencumbered Acres	53.65	0.00	12.53	0.00	0.00	0.00	0.00	0.00	0.00	66.18
Acres within Critical Areas	12.52	0.00	8.72	0.00	0.00	0.00	0.00	0.00	0.00	21.24
Critical Areas reduction 75% (-)	3.13	0.00	2.18	0.00	0.00	0.00	0.00	0.00	0.00	5.31
Acres within Area of Concern	50.16	0.00	18.50	0.00	0.00	0.00	0.00	0.00	0.00	68.66
Area of Concern reduction 50% (-)	25.08	0.00	9.25	0.00	0.00	0.00	0.00	0.00	0.00	34.33
Subtotal	**81.86**	**0.00**	**23.96**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**105.82**
Roads/Right-of-Way (Future)										
20% (-)	**65.49**	**0.00**	**19.17**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**84.66**
Public Facility (Future)										
20% (-)	**52.39**	**0.00**	**15.33**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**67.72**
Unavailable Lands										
15% (-)	**44.53**	**0.00**	**13.03**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**57.57**
Commercial Split										
50% (-)	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	0.00	4.89	4.89
Platted Lots								*50% (-)*	*50% (-)*	
Underutilized Platted Lots 25% (+)	**5.85**	**0.00**	**4.81**	**0.00**	**0.00**	**0.00**	**0.00**	~~0.00~~	~~0.00~~	**10.66**
Platted Lot existing dwelling unit (count)	**26**	**0**	**21**	**0**	**0**	**0**	**0**	**0**	**62**	**109**
Dwelling Unit count (-75%)	**7**	**0**	**5**	**0**	**0**	**0**	**0**	**0**	**0**	**12**
Existing Dwelling Units										
Existing Dwelling Units (non platted lots) (-)	**82**	**0**	**25**	**0**	**0**	**0**	**0**	**0**	**0**	**107**
Total Dwelling Units (-)	**89**	**0**	**30**	**0**	**0**	**0**	**0**	**0**	**31**	**119**
TOTALS										
Net Developable Acres	**50.38**	**0.00**	**17.84**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**4.89**	**73.11**
	6.0 DU/AC	*6.0 DU/AC*	*12 DU/AC*	*21.75 DU/AC*	*2.5 DU/AC*	*7.6 DU/AC*	*2 DU/AC*	*12 DU/AC*	*15 DU/AC*	
Dwelling Unit Capacity	**214**	**0**	**184**	**0**	**0**	**0**	**0**	**0**	**42**	**440**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**535**	**0**	**460**	**0**	**0**	**0**	**0**	**0**	**76**	**1070**

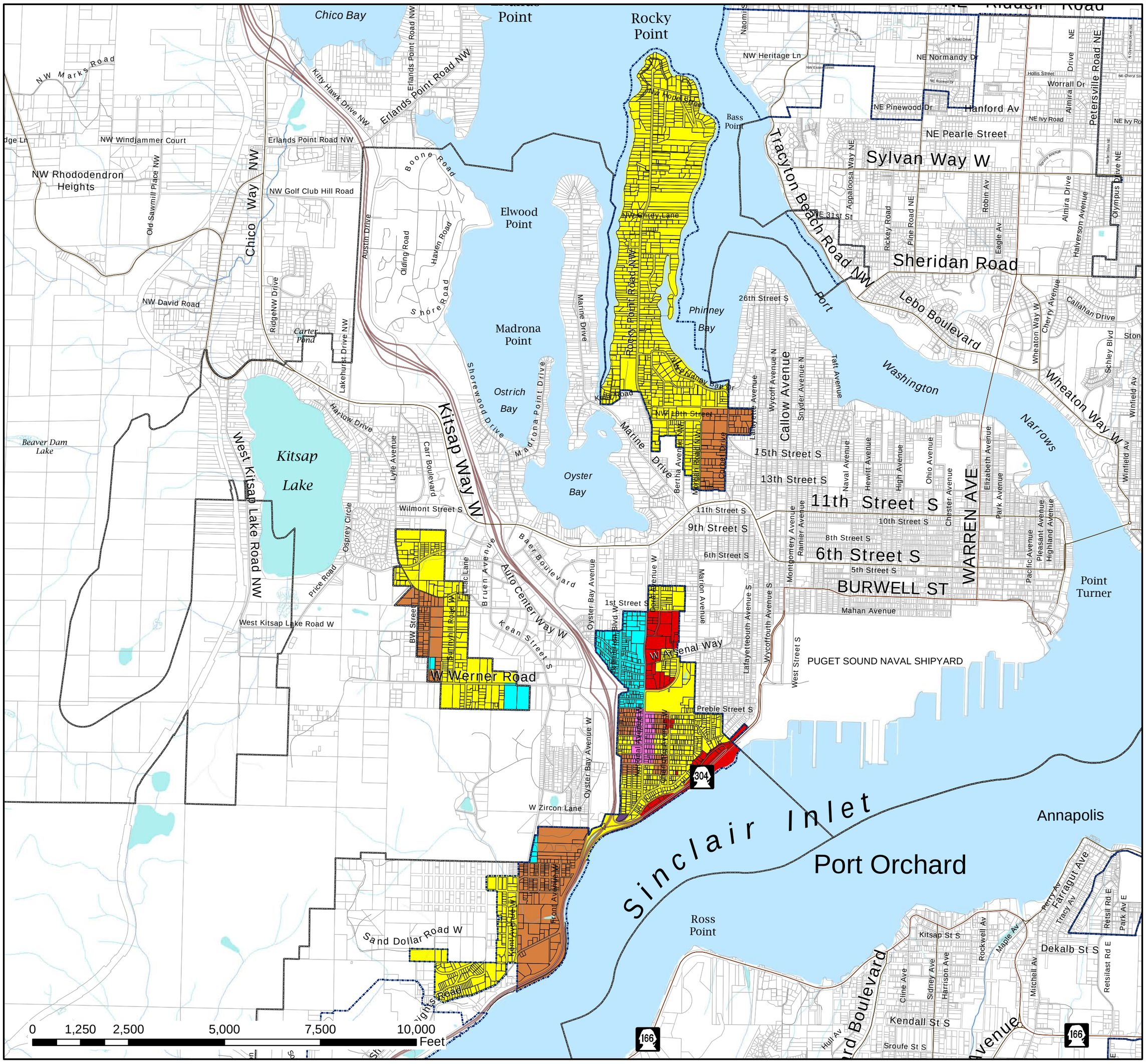
VACANT LAND	URBAN LOW *6.0 DU/AC*	SENIOR LIVING HOMESTEAD *6.0 DU/AC*	URBAN MEDIUM *12 DU/AC*	URBAN HIGH *21.75 DU/AC*	URBAN RESTRICTED *2.5 DU/AC*	URBAN CLUSTER *7.6 DU/AC*	ILLAHEE GREENBELT *2 DU/AC*	URBAN VILLAGE CENTER *12 DU/AC*	MIXED USE *15 DU/AC*	GRAND TOTAL
Gross Residential Zoned Acres										
Total Gross Vacant Acres	136.77	0.00	39.07	0.00	0.00	0.00	0.00	0.00	0.12	175.96
Subtotal	**136.77**	**0.00**	**39.07**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.12**	**175.96**
Redevelopable Acres										
Subtotal	**136.77**	**0.00**	**39.07**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.12**	**175.96**
Vacant Platted Lots (-)	63.11	0.00	10.71	0.00	0.00	0.00	0.00	0.00	0.12	**73.94**
Critical Areas										
Total Redevelopable Acres	73.66	0.00	28.36	0.00	0.00	0.00	0.00	0.00	0.00	102.02
Unencumbered Acres	24.92	0.00	2.63	0.00	0.00	0.00	0.00	0.00	0.00	27.55
Acres within Critical Areas	16.91	0.00	9.30	0.00	0.00	0.00	0.00	0.00	0.00	26.21
Critical Areas reduction 75% (-)	4.23	0.00	2.33	0.00	0.00	0.00	0.00	0.00	0.00	6.55
Acres within Area of Concern	31.83	0.00	16.42	0.00	0.00	0.00	0.00	0.00	0.00	48.25
Area of Concern reduction 50% (-)	15.92	0.00	8.21	0.00	0.00	0.00	0.00	0.00	0.00	24.13
Subtotal	**45.06**	**0.00**	**13.17**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**58.23**
Roads/Right-of-Way (Future)										
20% (-)	36.05	0.00	10.53	0.00	0.00	0.00	0.00	0.00	0.00	46.58
Public Facility (Future)										
20% (-)	28.84	0.00	8.43	0.00	0.00	0.00	0.00	0.00	0.00	37.27
Unavailable Lands										
5% (-)	27.40	0.00	8.00	0.00	0.00	0.00	0.00	0.00	0.00	35.40
Commercial Split										
50% (-)	26.03	0.00	7.60	0.00	0.00	0.00	0.00	0.00	0.00	33.63
								0.00	**0.06**	
Platted Lots										
Vacant Platted Lots	184	0	49	0	0	0	0	0	2	235
								0	1	
Net Developable Acres	**27.40**	**0.00**	**8.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**35.40**
	6.0 DU/AC	*6.0 DU/AC*	*12 DU/AC*	*21.75 DU/AC*	*2.5 DU/AC*	*7.6 DU/AC*	*2 DU/AC*	*12 DU/AC*	*15 DU/AC*	
Dwelling Unit Capacity	**348**	**0**	**145**	**0**	**0**	**0**	**0**	**0**	**2**	**495**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**871**	**0**	**363**	**0**	**0**	**0**	**0**	**0**	**4**	**1237**

UNDERUTILIZED LANDS	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Net Developable Acres	**50.38**	**0.00**	**17.84**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**4.89**	**73.11**
Dwelling Unit Capacity	**214**	**0**	**184**	**0**	**0**	**0**	**0**	**0**	**42**	**440**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**535**	**0**	**460**	**0**	**0**	**0**	**0**	**0**	**76**	**1070**

VACANT LAND	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Net Developable Acres	**27.40**	**0.00**	**8.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**35.40**
Dwelling Unit Capacity	**348**	**0**	**145**	**0**	**0**	**0**	**0**	**0**	**2**	**495**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**871**	**0**	**363**	**0**	**0**	**0**	**0**	**0**	**4**	**1237**

GRAND TOTAL	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Net Developable Acres	**77.78**	**0.00**	**25.84**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**4.89**	**108.52**
Dwelling Unit Capacity	**562**	**0**	**329**	**0**	**0**	**0**	**0**	**0**	**44**	**935**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**1405**	**0**	**822**	**0**	**0**	**0**	**0**	**0**	**80**	**2307**

Bremerton West Urban Growth Area



Highway Tourist Commercial (10-30 DU/Ac)

Mixed Use (10-30 DU/Ac)

Industrial

Urban Low Residential (5-9 DU/Ac)

Urban Medium (10-18 DU/Ac)

Urban Growth Area Boundary

Incorporated City Boundary

Tax Parcel Boundary

State Highway

Major Road

Collector / Arterial

Local Access; Local Road

WaterBody Cartographic Feature

Bay, estuary, Puget Sound

Lake, Pond or Reservoir

Includes DNR, NWI and Surveyed Wetlands

Fish Habitat Water Type

Designated Shoreline of the State

Fish Habitat

Non-fish Habitat

Unknown, unmodeled hydrographic feature.

Zoning

KITSAP COUNTY COMPREHENSIVE PLANNING MAP SERIES
This map was developed for general land use planning purposes.
The user of this map must assume responsibility for determining its suitability for other purposes.
Amendments:
February 8, 1999 Forest Resource Lands
April 19, 1999 Suquamish Rural Village
May 10, 1999 Modified Joint Planning Areas
July 21, 1999 Port Gamble Rural Historic Town
June 10, 2002 Manchester Community Plan
June 10, 2002 Ord No. 274-2002 Comprehensive Plan/Zoning Amendments
September 8, 2003 Res No. 168-2003 (Map Corrections)
December 8, 2003 Ord No. 311-2003 Comprehensive Plan/Zoning Amendments
October 25, 2004 George's Corner Commercial LAMIRD
October 25, 2004 Ord No. 326-2004 Comprehensive Plan/Zoning Amendments
December 22, 2005 Ord No. 352-2005 Comprehensive Plan/Zoning Amendments
December 11, 2006 Ord No. 370-2006 10-Year Update
June 11, 2007 Ord No. 384-2007 Repeal of Urban Holding Zone (UHA)
November 19, 2007 Ord No. 402-2007 Keyport Community Plan
December 31, 2007 Ord No. 405-2007 Comprehensive Plan/Zoning Amendments
October 13, 2008 Ord No. 414-2008 Comprehensive Plan/Zoning Amendments
December 23, 2008 Ord No. 420-2008 Comprehensive Plan/Zoning Amendments
December 14, 2009 Ord No. 443-2009 Comprehensive Plan/Zoning Amendments
December 15, 2010 Ord No. 467-2010 Comprehensive Plan/Zoning Amendments
December 15, 2010 Ord No. 467-2010 Type III LAMIRDS
August 31, 2012 Ord No. 493-2012 2012 Urban Growth Area - Remand
December 13, 2012 Ord No. 498-2012 Comprehensive Plan/Zoning Amendments

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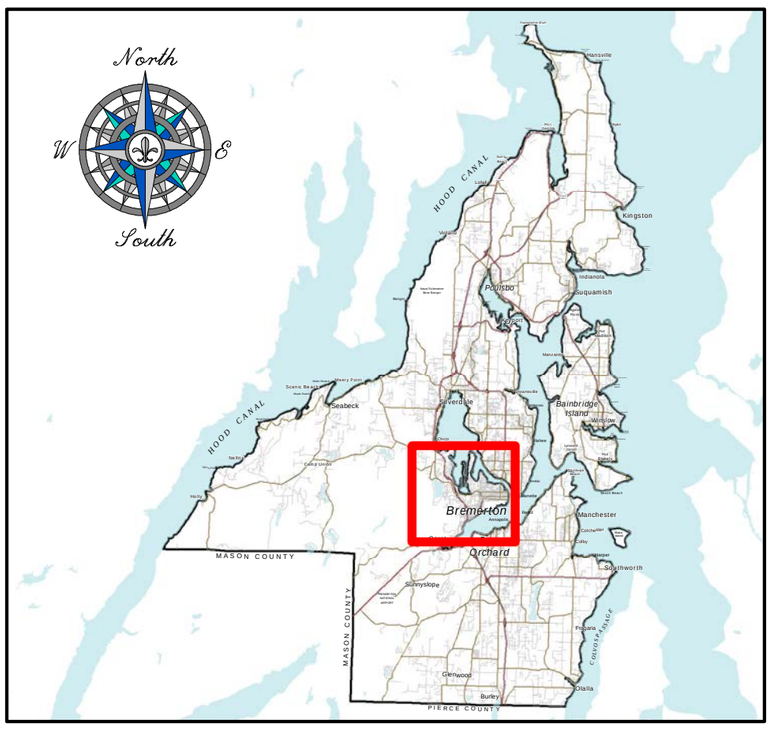
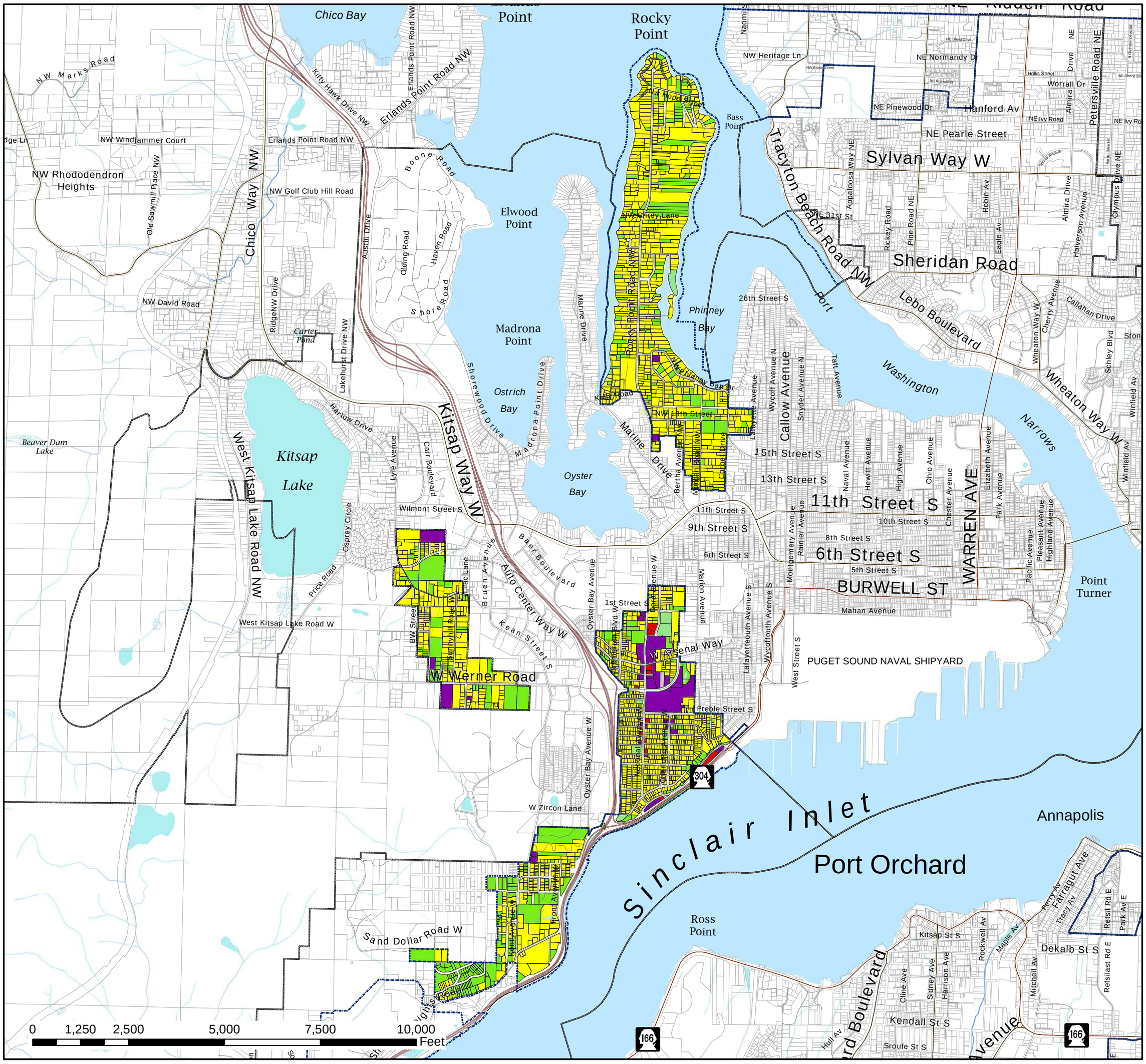


Bremerton West Urban Growth Area



- Cultural, Entertainment and Recreational
- Industrial and Manufacturing Services
- Residential
- Resource Production and Extraction
- Retail Trade
- Services
- Transportation, Communications and Utilities
- Undeveloped Land and Water Areas

Waterbodies (defined in WAC 222-16-030)

WaterBody Cartographic Feature Code

- Bay, estuary, Puget Sound
- Lake, Pond, Reservoir, Gravel pit or quarry filled with water
- DNR, NWI, and Surveyed Wetlands

Watercourses (defined in WAC 222-16-030)

Fish Habitat Water Type Code

- (S) Designated Shoreline of the State
- (F) Fish Habitat
- (N) Non-fish Habitat
- (U) Unknown, unmodeled hydrographic feature.

- Urban Growth Area Boundary
- Incorporated City Boundary
- Tax Parcel Boundaries
- State Highway
- Major Road
- Collector / Arterial
- Local Access; Local Road

Current Land Use

This map was created from existing map sources, not from field surveys. While great care was taken in using the most current map sources available, no warranties of any sort, including accuracy, fitness, or merchantability accompany this product. The user of this map assumes responsibility for determining its suitability for its intended use.

* THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY *

Current Land Use was created from information provided by the Kitsap County Assessors property class code.

DRAFT

Map Date: September, 2013

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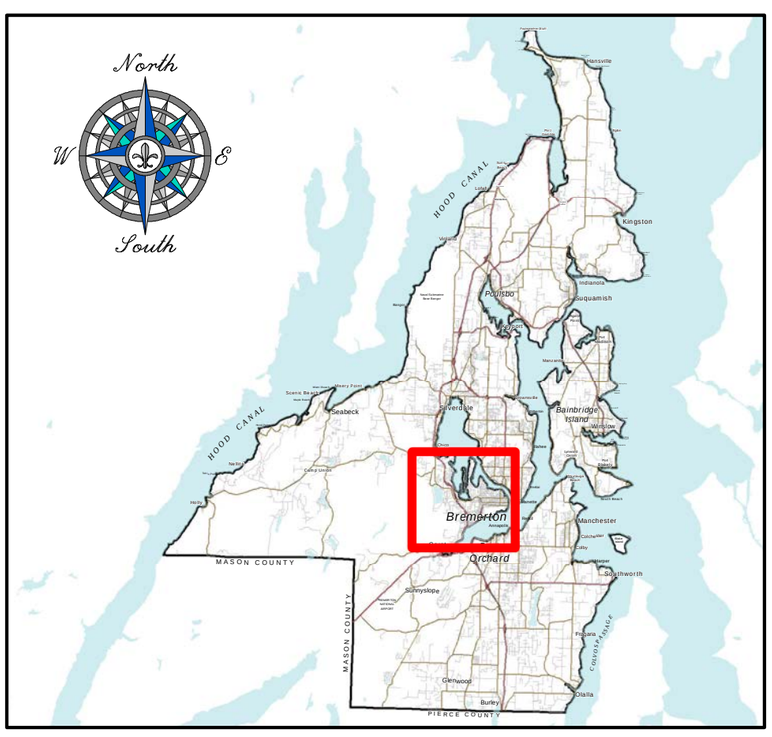
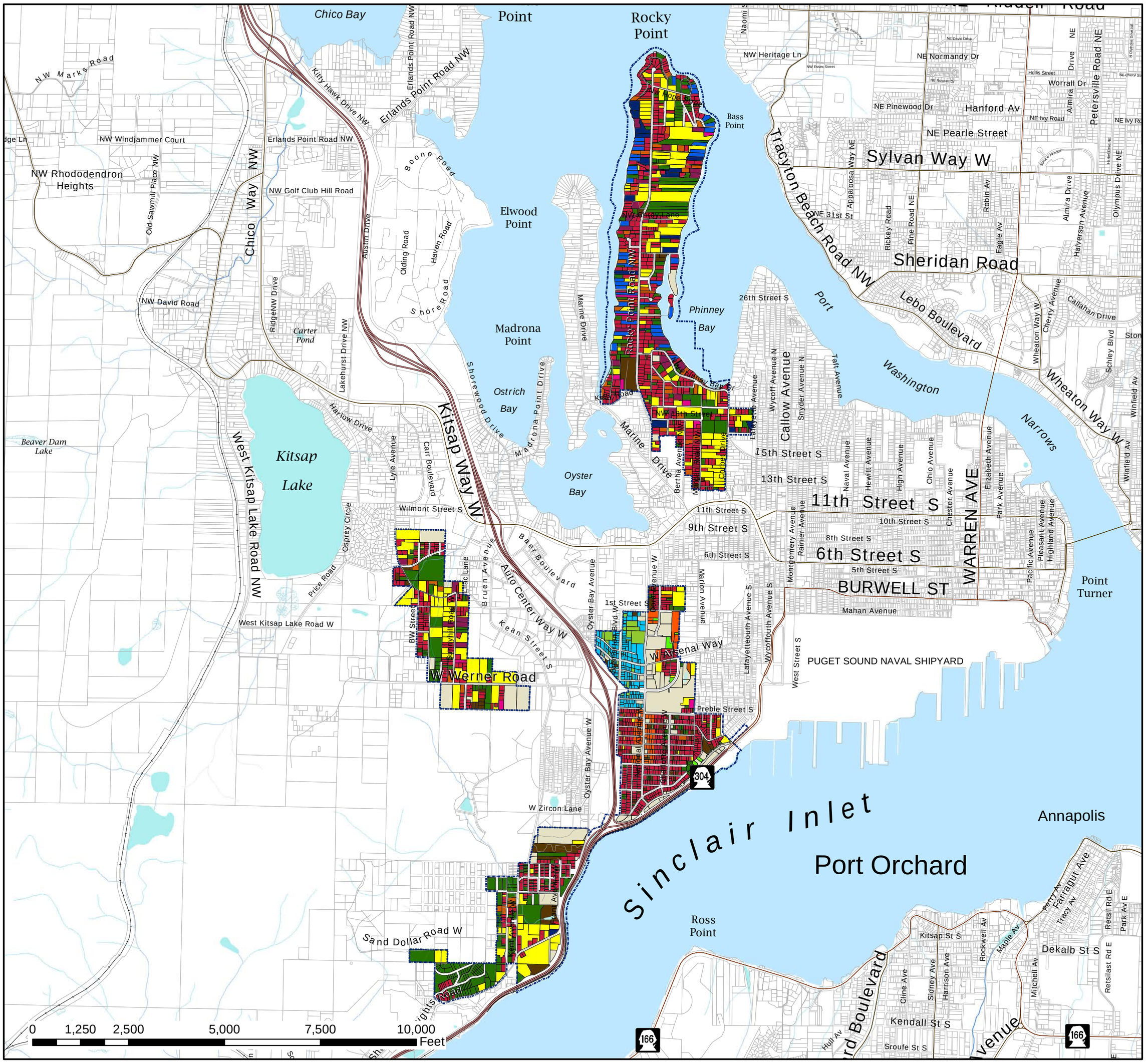


Bremerton West Urban Growth Area



- Developed Parcel
- *Parcel not considered for additional capacity*
- Underutilized - Residential
- Vacant Land - Residential
- Parcel less than .50 acres
- Parcel density less than 2.5 times the zoning size
- Parcel density 2.5 - 4 times zoning size and building value is less than 1/2 median value
- Parcel density 4 - 5 times zoning size and building value is less than median value
- Parcel density 5 - 10 times zoning size and building value is less than 1.5 x median value
- Shoreline parcel less than 1.00 acre
- Multi-Family
- Underutilized - Commercial
- Vacant Land - Commercial
- Underutilized - Industrial
- Vacant Land - Industrial
- Urban Growth Area Boundary
- Incorporated City Boundary

Waterbodies
(defined in WAC 222-16-030)
WaterBody Cartographic Feature Code

- Bay, estuary, Puget Sound
- Lake, Pond, Reservoir, Gravel pit or quarry filled with water
- DNR, NWI, and Surveyed Wetlands
- Tax Parcel

Watercourses
(defined in WAC 222-16-030)
Fish Habitat Water Type Code

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- (U) Unknown, unmodeled hydrographic feature.

- State Highway
- Major Road
- Collector / Arterial
- Local Access; Local Road
- Railroad Lines

Land Capacity Analysis

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Vacant and Underutilized parcels created from Land Capacity Analysis were done as part of the Kitsap County Buildable Lands Analysis report. This data represents analysis from parcel data as reflected on January 2, 2012.
Continuing permit and development activity will alter the vacant and underutilized parcels results.

DRAFT

Map Date: September, 2013

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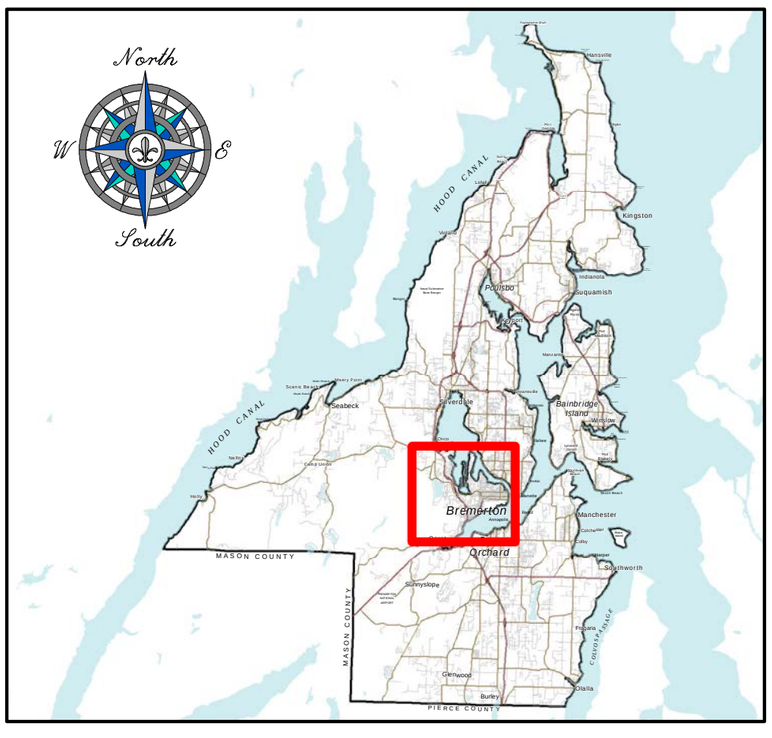
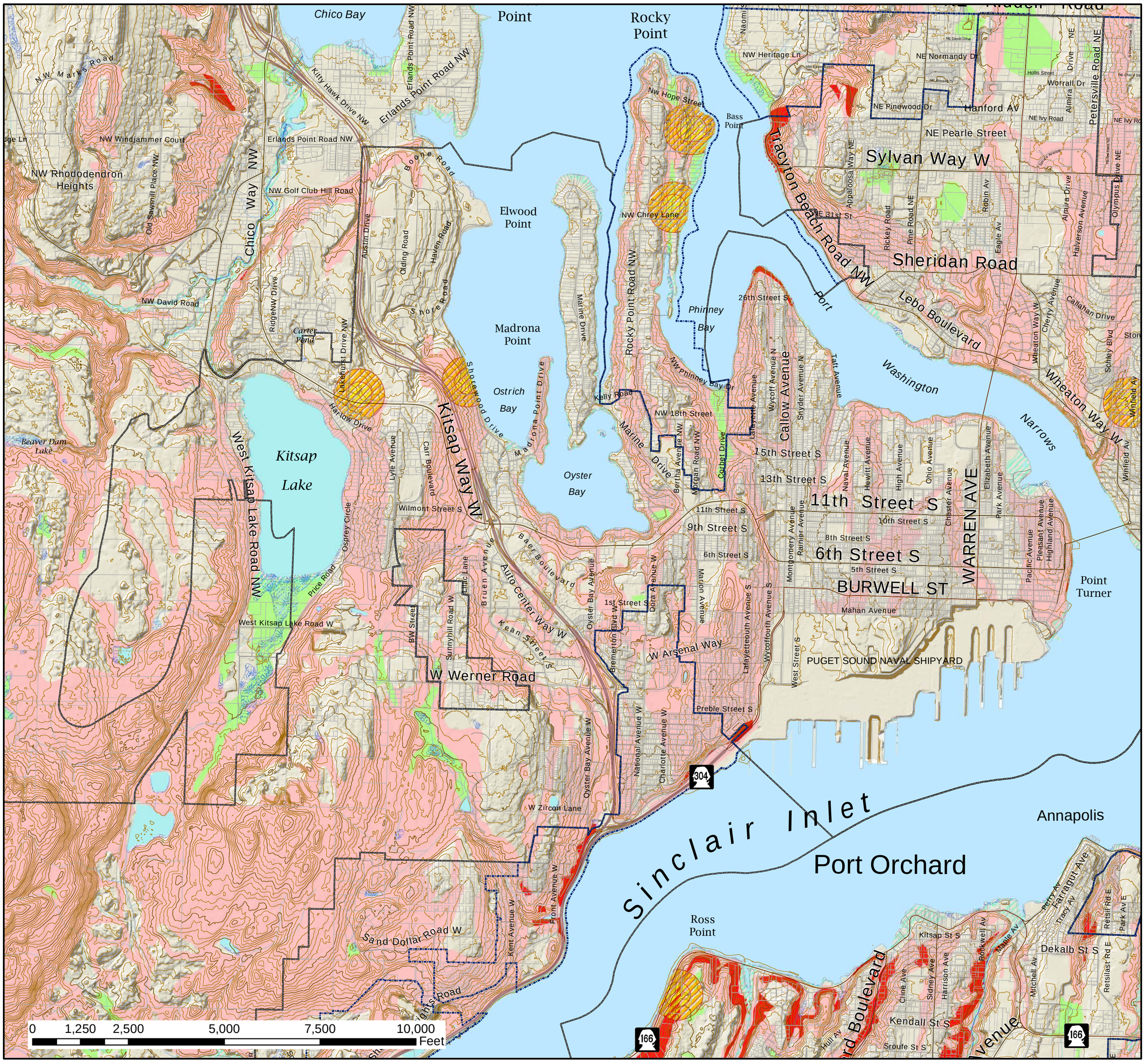


Bremerton West Urban Growth Area



Waterbodies
(defined in WAC 222-16-030)
WaterBody Cartographic Feature Code

- Bay, estuary, Puget Sound
- Lake, Pond, Reservoir, Gravel pit or quarry filled with water
- Includes DNR, NWI and Surveyed Wetlands

Watercourses
(defined in WAC 222-16-030)
Fish Habitat Water Type Code

- (S) Designated Shoreline of the State
- (F) Fish Habitat
- (N) Non-fish Habitat
- (U) Unknown, unmodeled hydrographic feature.

- 100 Year Floodplain

The primary risk classification shown is the 1-percent-annual-chance flood event

- Potential Wetlands

Geohazards
Description

- High Hazard Areas
- Moderate Hazard Areas

- 100' Contours
- 20' Contours

Eagle Habitat Buffers

- 330 Feet
- 660 Feet

- Tax Parcels
- Urban Growth Area Boundary
- Incorporated City Boundary

- State Highway
- Major Road
- Collector / Arterial
- Local Access; Local Road

Building Limitations

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Kitsap County Code
Title 19 - Critical Areas Ordinance

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Map Date: October, 2013

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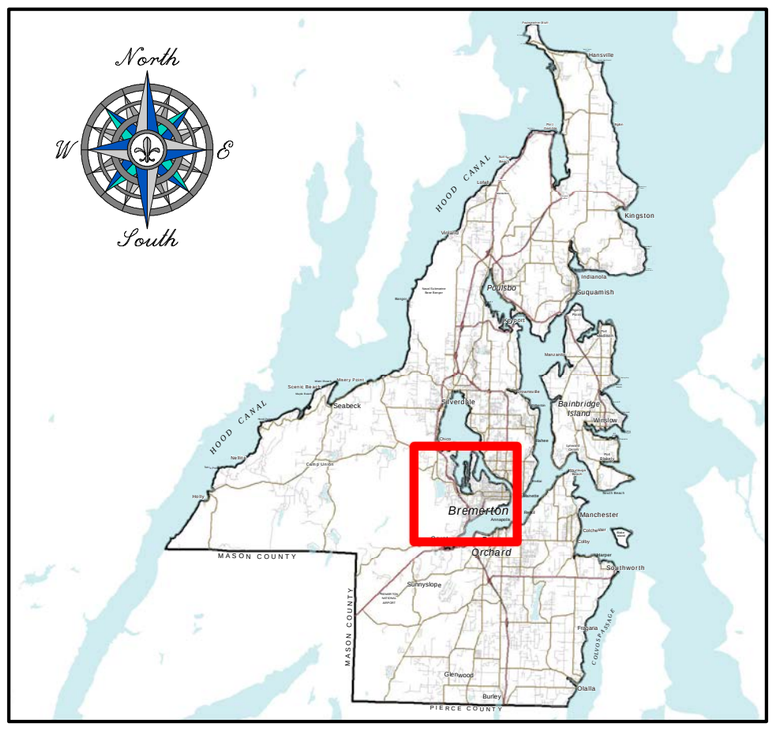
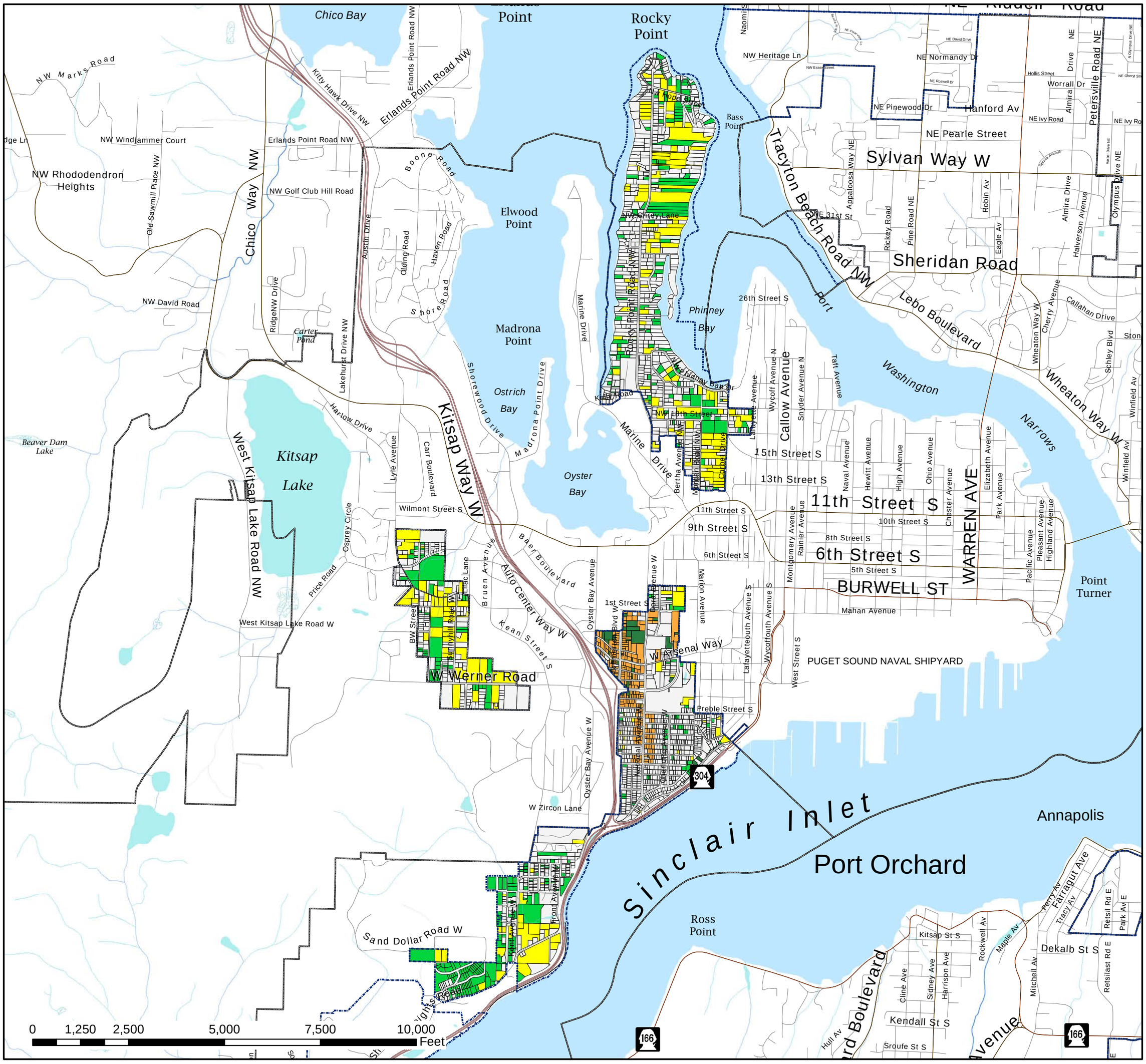


Bremerton West Urban Growth Area



Developed/Exempt

Parcels removed from Urban Land Supply described as follows:
Utitlites/Transportation parcels
Current Use/Common area parcels
Parks/Recreation parcels
Institutional parcels
Governmental services

Residential Land
- Underutilized
- Vacant Land

Commercial Land
- Underutilized
- Vacant Land

- Urban Growth Area Boundary
- Incorporated City Boundary
- Tax Parcel Boundary

- State Highway
- Major Road
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WaterBody Cartographic Feature
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Land Capacity Analysis

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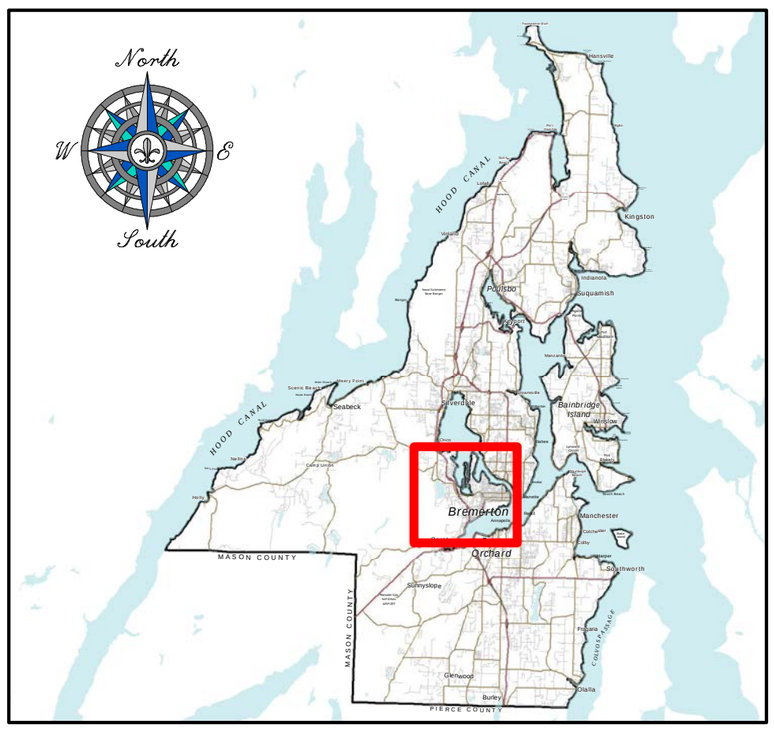


UNDERUTILIZED LANDS	URBAN LOW *6.0 DU/AC*	SENIOR LIVING HOMESTEAD *6.0 DU/AC*	URBAN MEDIUM *12 DU/AC*	URBAN HIGH *21.75 DU/AC*	URBAN RESTRICTED *2.5 DU/AC*	URBAN CLUSTER *7.6 DU/AC*	ILLAHEE GREENBELT *2 DU/AC*	URBAN VILLAGE CENTER *12 DU/AC*	MIXED USE *15 DU/AC*	GRAND TOTAL
Gross Residential Acres (Developed Parcels only)										
Total Gross Acres	1708.18	93.65	188.16	214.72	876.48	0.00	408.93	0.00	80.21	3570.33
Multi - Family Dwelling (-)	53.26	0.00	96.89	72.46	79.40	0.00	13.97	0.00	0.46	316.44
Parcels < 0.50 Acres (-)	917.70	0.00	15.49	18.32	288.75	0.00	95.94	0.00	0.00	1336.20
Public/Current Use/Utilities (-)	251.08	20.44	8.96	83.26	157.48	0.00	90.28	0.00	58.19	669.69
Shoreline Parcel < 1.00 Acre (-)	0.00	0.00	0.00	0.00	0.30	0.00	0.00	0.00	0.00	0.30
Subtotal	**486.14**	**73.21**	**66.82**	**40.68**	**350.55**	**0.00**	**208.74**	**0.00**	**21.56**	**1247.70**
Redevelopable Acres										
Median Value $143,497										
Density < 2.5 (-)	54.78	0.00	0.00	0.00	148.95	0.00	102.57	0.00	0.00	306.30
Density >= 2.5 - < 4.00 Value > (-)	70.90	0.00	0.00	0.00	28.51	0.00	24.38	0.00	0.00	123.79
Density >= 4.0 - < 5.00 Value > (-)	63.33	0.00	0.00	0.00	7.46	0.00	2.62	0.00	0.00	73.41
Density >= 5.0 - < 10.00 Value > (-)	23.97	0.00	0.00	0.00	12.99	0.00	4.11	0.00	0.00	41.07
Subtotal	**273.16**	**73.21**	**66.82**	**40.68**	**152.64**	**0.00**	**75.06**	**0.00**	**21.56**	**703.13**
Remove 100% of Platted lots (acres)	29.73	0.00	2.62	0.00	23.26	0.00	5.74	0.00	2.21	**63.56**
Critical Areas										
Total Redevelopable Acres	243.43	73.21	64.20	40.68	129.38	0.00	69.32	0.00	19.35	639.57
Unencumbered Acres	154.26	39.84	58.56	31.38	58.88	0.00	32.06	0.00	18.08	393.06
Acres within Critical Areas	21.99	32.54	5.64	3.47	43.42	0.00	20.52	0.00	0.83	128.41
Critical Areas reduction 75% (-)	5.50	8.14	1.41	0.87	10.86	0.00	5.13	0.00	0.21	32.10
Acres within Area of Concern	67.17	0.82	0.00	5.82	27.07	0.00	16.75	0.00	0.44	118.07
Area of Concern reduction 50% (-)	33.59	0.41	0.00	2.91	13.54	0.00	8.38	0.00	0.22	59.04
Subtotal	**193.34**	**48.39**	**59.97**	**35.16**	**83.27**	**0.00**	**45.57**	**0.00**	**18.51**	**484.20**
Roads/Right-of-Way (Future)										
20% (-)	**154.67**	**38.71**	**47.98**	**28.13**	**66.62**	**0.00**	**36.45**	**0.00**	**14.81**	**387.36**
Public Facility (Future)										
20% (-)	**123.74**	**30.97**	**38.38**	**22.50**	**53.29**	**0.00**	**29.16**	**0.00**	**11.84**	**309.89**
Unavailable Lands										
15% (-)	**105.18**	**26.32**	**32.62**	**19.13**	**45.30**	**0.00**	**24.79**	**0.00**	**10.07**	**263.40**
Commercial Split										
50% (-)	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	0.00	6.14	6.14
Platted Lots								*50% (-)*	*50% (-)*	
Underutilized Platted Lots 25% (+)	**7.43**	**0.00**	**0.66**	**0.00**	**5.82**	**0.00**	**1.44**	~~0.00~~	~~0.00~~	**15.34**
Platted Lot existing dwelling unit (count)	**24**	**0**	**2**	**0**	**9**	**0**	**1**	**0**	**8**	**44**
Dwelling Unit count (-75%)	**6**	**0**	**1**	**0**	**2**	**0**	**0**	**0**	**0**	**9**
Existing Dwelling Units										
Existing Dwelling Units (non platted lots) (-)	**141**	**8**	**23**	**21**	**25**	**0**	**8**	**0**	**13**	**239**
Total Dwelling Units (-)	**147**	**8**	**24**	**21**	**27**	**0**	**8**	**0**	**11**	**248**
TOTALS										
Net Developable Acres	**112.61**	**26.32**	**33.28**	**19.13**	**51.11**	**0.00**	**26.22**	**0.00**	**6.14**	**274.81**
	6.0 DU/AC	*6.0 DU/AC*	*12 DU/AC*	*21.75 DU/AC*	*2.5 DU/AC*	*7.6 DU/AC*	*2 DU/AC*	*12 DU/AC*	*15 DU/AC*	
Dwelling Unit Capacity	**529**	**150**	**376**	**395**	**101**	**0**	**44**	**0**	**82**	**1676**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**1322**	**270**	**940**	**711**	**251**	**0**	**110**	**0**	**147**	**3751**

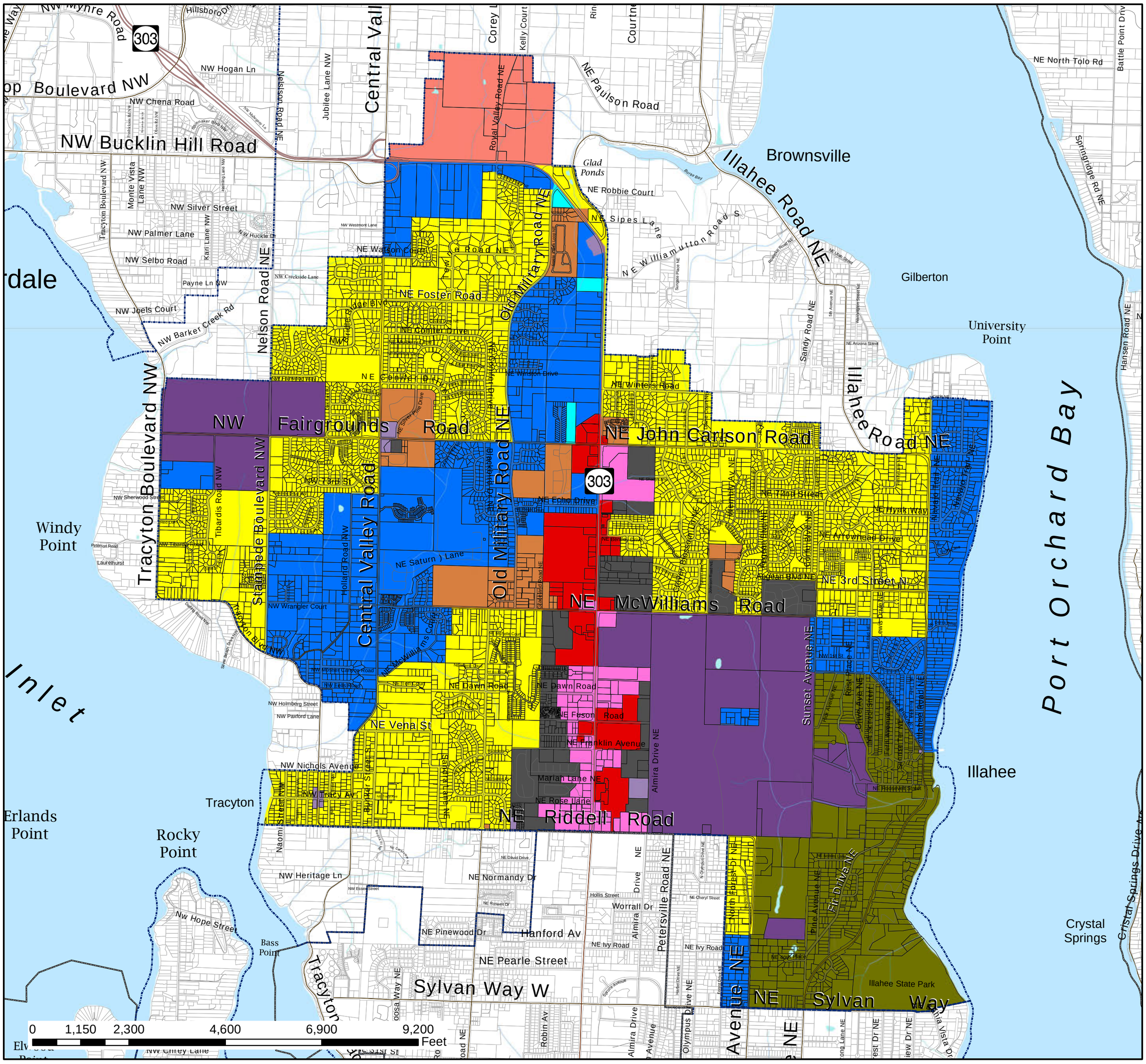
VACANT LAND	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Gross Residential Zoned Acres										
Total Gross Vacant Acres	118.44	80.76	2.07	14.77	226.72	0.00	128.98	0.00	54.98	626.72
Subtotal	**118.44**	**80.76**	**2.07**	**14.77**	**226.72**	**0.00**	**128.98**	**0.00**	**54.98**	**626.72**
Redevelopable Acres										
Subtotal	**118.44**	**80.76**	**2.07**	**14.77**	**226.72**	**0.00**	**128.98**	**0.00**	**54.98**	**626.72**
Vacant Platted Lots (-)	22.51	0.00	0.00	0.00	32.33	0.00	40.34	0.00	0.79	**95.97**
Critical Areas										
Total Redevelopable Acres	95.93	80.76	2.07	14.77	194.39	0.00	88.64	0.00	54.19	530.75
Unencumbered Acres	56.72	28.27	2.00	8.18	73.85	0.00	16.49	0.00	19.40	204.91
Acres within Critical Areas	10.46	50.80	0.07	0.40	87.42	0.00	32.25	0.00	23.01	204.41
Critical Areas reduction 75% (-)	2.62	12.70	0.02	0.10	21.86	0.00	8.06	0.00	5.75	51.10
Acres within Area of Concern	28.75	1.68	0.00	6.19	33.13	0.00	39.91	0.00	11.78	121.44
Area of Concern reduction 50% (-)	14.38	0.84	0.00	3.10	16.57	0.00	19.96	0.00	5.89	60.72
Subtotal	**73.71**	**41.81**	**2.02**	**11.38**	**112.27**	**0.00**	**44.51**	**0.00**	**31.04**	**316.73**
Roads/Right-of-Way (Future)										
20% (-)	58.97	33.45	1.61	9.10	89.82	0.00	35.61	0.00	24.83	253.39
Public Facility (Future)										
20% (-)	47.17	26.76	1.29	7.28	71.85	0.00	28.48	0.00	19.87	202.71
Unavailable Lands										
5% (-)	44.82	25.42	1.23	6.92	68.26	0.00	27.06	0.00	18.87	192.57
Commercial Split										
50% (-)	42.57	24.15	1.17	6.57	64.85	0.00	25.71	0.00	9.44	174.45
								0.00	**9.83**	
Platted Lots										
Vacant Platted Lots	118	0	0	0	80	0	94	0	3	295
								0	2	
Net Developable Acres	**44.82**	**25.42**	**1.23**	**6.92**	**68.26**	**0.00**	**27.06**	**0.00**	**9.44**	**183.14**
	6.0 DU/AC	*6.0 DU/AC*	*12 DU/AC*	*21.75 DU/AC*	*2.5 DU/AC*	*7.6 DU/AC*	*2 DU/AC*	*12 DU/AC*	*15 DU/AC*	
Dwelling Unit Capacity	**387**	**153**	**15**	**150**	**251**	**0**	**148**	**0**	**145**	**1248**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**967**	**275**	**37**	**271**	**627**	**0**	**370**	**0**	**260**	**2806**

UNDERUTILIZED LANDS	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Net Developable Acres	**112.61**	**26.32**	**33.28**	**19.13**	**51.11**	**0.00**	**26.22**	**0.00**	**6.14**	**274.81**
Dwelling Unit Capacity	**529**	**150**	**376**	**395**	**101**	**0**	**44**	**0**	**82**	**1676**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**1322**	**270**	**940**	**711**	**251**	**0**	**110**	**0**	**147**	**3751**

VACANT LAND	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Net Developable Acres	**44.82**	**25.42**	**1.23**	**6.92**	**68.26**	**0.00**	**27.06**	**0.00**	**9.44**	**183.14**
Dwelling Unit Capacity	**387**	**153**	**15**	**150**	**251**	**0**	**148**	**0**	**145**	**1248**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**967**	**275**	**37**	**271**	**627**	**0**	**370**	**0**	**260**	**2806**

GRAND TOTAL	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Net Developable Acres	**157.43**	**51.74**	**34.51**	**26.04**	**119.37**	**0.00**	**53.28**	**0.00**	**15.58**	**457.95**
Dwelling Unit Capacity	**916**	**302**	**391**	**545**	**351**	**0**	**192**	**0**	**226**	**2924**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**2289**	**544**	**976**	**982**	**878**	**0**	**481**	**0**	**407**	**6557**

Central Kitsap Urban Growth Area



- Highway/Tourist Commercial (10-30 DU/Ac)
- Neighborhood Commercial (10-30 DU/Ac)
- Mixed Use (10-30 DU/Ac)
- Industrial
- Urban Restricted (1-5 DU/Ac)
- Illahee Greenbelt Zone (1-4 DU/Ac)
- Urban Low Residential (5-9 DU/Ac)
- Senior Living Homestead Zone (5-9 DU/Ac)
- Urban Medium Residential (10-18 DU/Ac)
- Urban High Residential (19-30 DU/Ac)
- Park (Kitsap County)
- Urban Growth Area Boundary
- Incorporated City Boundary
- Tax Parcel Boundary
- State Highway
- Major Road
- Collector / Arterial
- Local Access; Local Road

WaterBody Cartographic Feature

- Bay, estuary, Puget Sound
- Lake, Pond or Reservoir
- Includes DNR, NWI and Surveyed Wetlands

Fish Habitat Water Type

- Designated Shoreline of the State
- Fish Habitat
- Non-fish Habitat
- Unknown, unmodeled hydrographic feature.

Zoning

KITSAP COUNTY COMPREHENSIVE PLANNING MAP SERIES
This map was developed for general land use planning purposes.
The user of this map must assume responsibility for determining its suitability for other purposes.
Amendments:
February 8, 1999 Forest Resource Lands
April 19, 1999 Suquamish Rural Village
May 10, 1999 Modified Joint Planning Areas
July 21, 1999 Port Gamble Rural Historic Town
June 10, 2002 Manchester Community Plan
June 10, 2002 Ord No. 274-2002 Comprehensive Plan/Zoning Amendments
September 8, 2003 Res No. 168-2003 (Map Corrections)
December 8, 2003 Ord No. 311-2003 Comprehensive Plan/Zoning Amendments
October 25, 2004 George's Corner Commercial LAMIRD
October 25, 2004 Ord No. 326-2004 Comprehensive Plan/Zoning Amendments
December 22, 2005 Ord No. 352-2005 Comprehensive Plan/Zoning Amendments
December 11, 2006 Ord No. 370-2006 10-Year Update
June 11, 2007 Ord No. 384-2007 Repeal of Urban Holding Zone (UHA)
November 19, 2007 Ord No. 402-2007 Keyport Community Plan
December 31, 2007 Ord No. 405-2007 Comprehensive Plan/Zoning Amendments
October 13, 2008 Ord No. 414-2008 Comprehensive Plan/Zoning Amendments
December 23, 2008 Ord No. 420-2008 Comprehensive Plan/Zoning Amendments
December 14, 2009 Ord No. 443-2009 Comprehensive Plan/Zoning Amendments
December 15, 2010 Ord No. 467-2010 Comprehensive Plan/Zoning Amendments
December 15, 2010 Ord No. 467-2010 Type III LAMIRDS
August 31, 2012 Ord No. 493-2012 2012 Urban Growth Area - Remand
December 13, 2012 Ord No. 498-2012 Comprehensive Plan/Zoning Amendments

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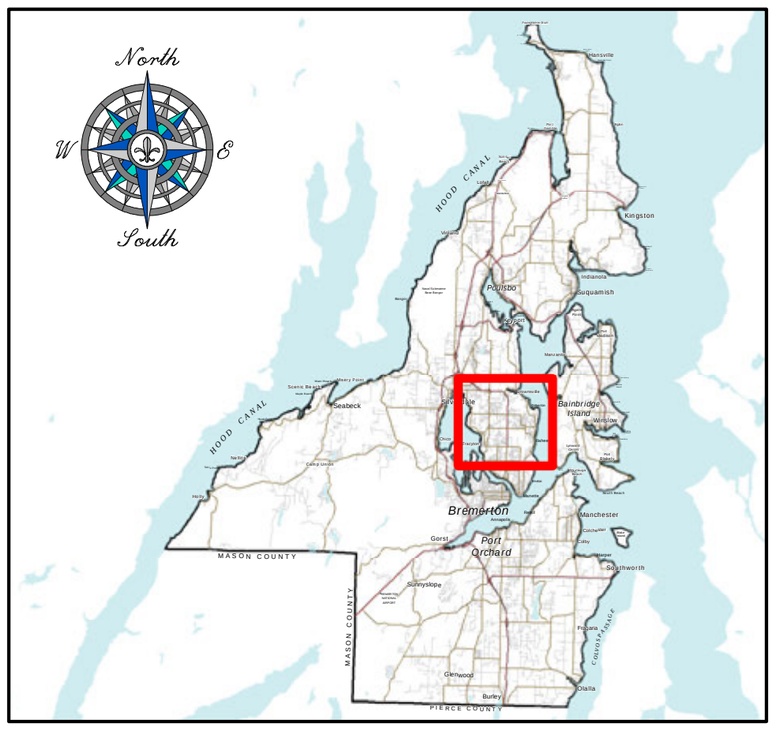
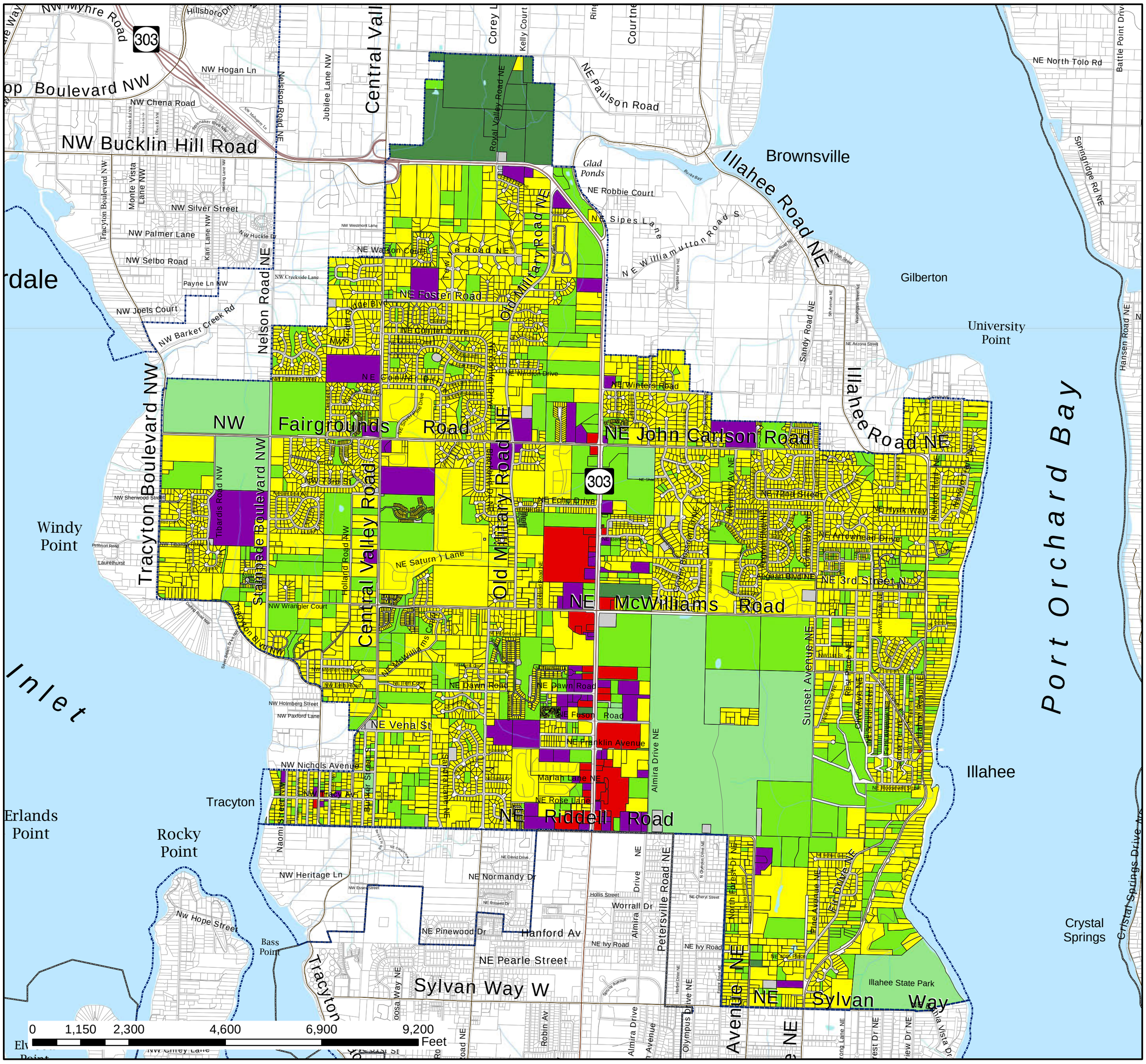


Central Kitsap Urban Growth Area



- Cultural, Entertainment and Recreational
- Industrial and Manufacturing Services
- Residential
- Resource Production and Extraction
- Retail Trade
- Services
- Transportation, Communications and Utilities
- Undeveloped Land and Water Areas

Waterbodies (defined in WAC 222-16-030)

WaterBody Cartographic Feature Code

- Bay, estuary, Puget Sound
- Lake, Pond, Reservoir, Gravel pit or quarry filled with water
- DNR, NWI, and Surveyed Wetlands

Watercourses (defined in WAC 222-16-030)

Fish Habitat Water Type Code

- (S) Designated Shoreline of the State
- (F) Fish Habitat
- (N) Non-fish Habitat
- (U) Unknown, unmodeled hydrographic feature.

- Urban Growth Area Boundary
- Incorporated City Boundary
- Tax Parcel Boundaries
- State Highway
- Major Road
- Collector / Arterial
- Local Access; Local Road

Current Land Use

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Current Land Use was created from information provided by the Kitsap County Assessors property class code.

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Map Date: September, 2013

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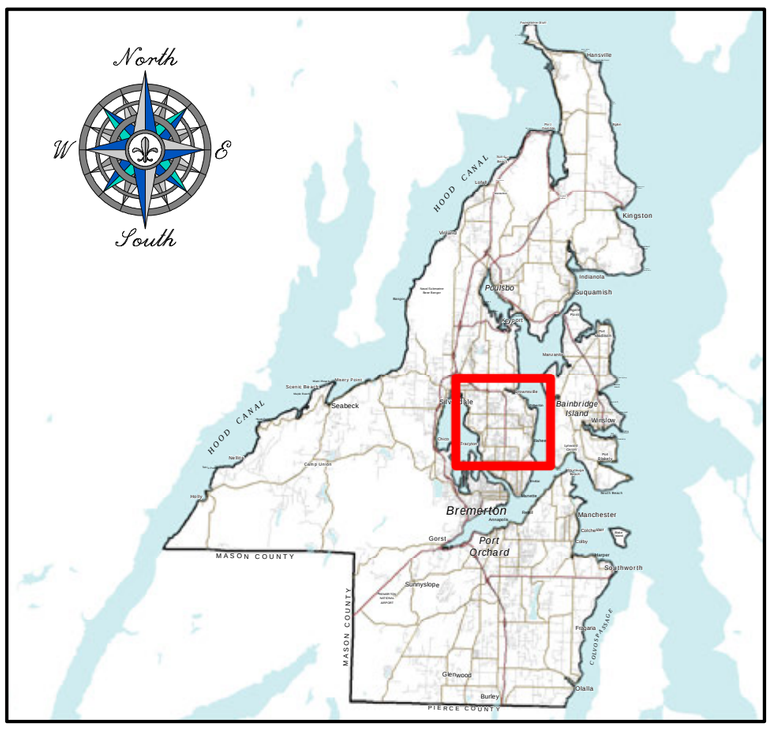
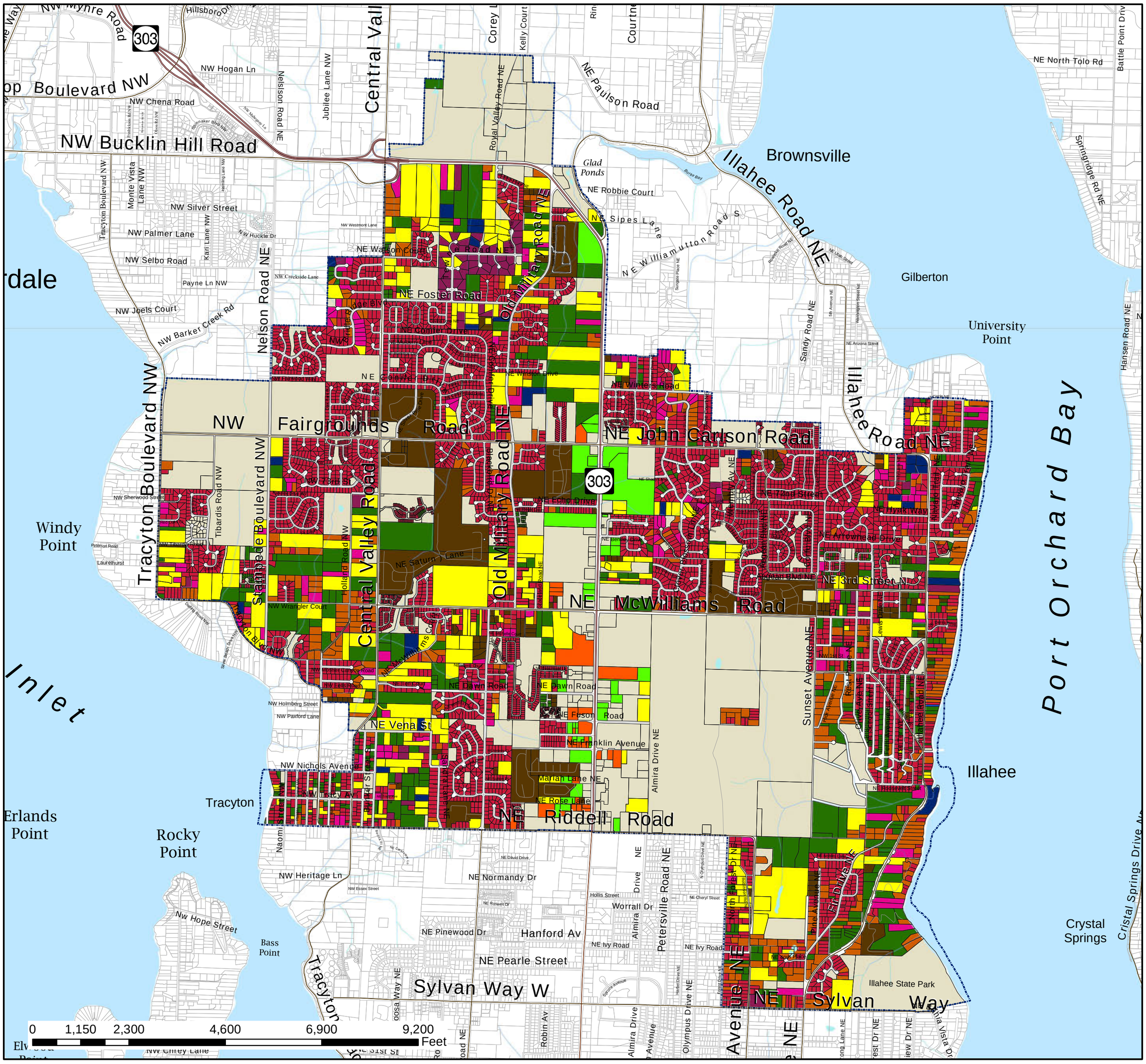


Central Kitsap Urban Growth Area



- Developed Parcel
- *Parcel not considered for additional capacity*
- Underutilized - Residential
- Vacant Land - Residential
- Parcel less than .50 acres
- Parcel density less than 2.5 times the zoning size
- Parcel density 2.5 - 4 times zoning size and building value is less than 1/2 median value
- Parcel density 4 - 5 times zoning size and building value is less than median value
- Parcel density 5 - 10 times zoning size and building value is less than 1.5 x median value
- Shoreline parcel less than 1.00 acre
- Multi-Family
- Underutilized - Commercial
- Vacant Land - Commercial
- Underutilized - Industrial
- Vacant Land - Industrial
- Urban Growth Area Boundary
- Incorporated City Boundary

Waterbodies
(defined in WAC 222-16-030)
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- Tax Parcel

Watercourses
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- State Highway
- Major Road
- Collector / Arterial
- Local Access; Local Road
- Railroad Lines

Land Capacity Analysis

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Vacant and Underutilized parcels created from Land Capacity Analysis were done as part of the Kitsap County Buildable Lands Analysis report. This data represents analysis from parcel data as reflected on January 2, 2012.
Continuing permit and development activity will alter the vacant and underutilized parcels results.

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Map Date: September, 2013

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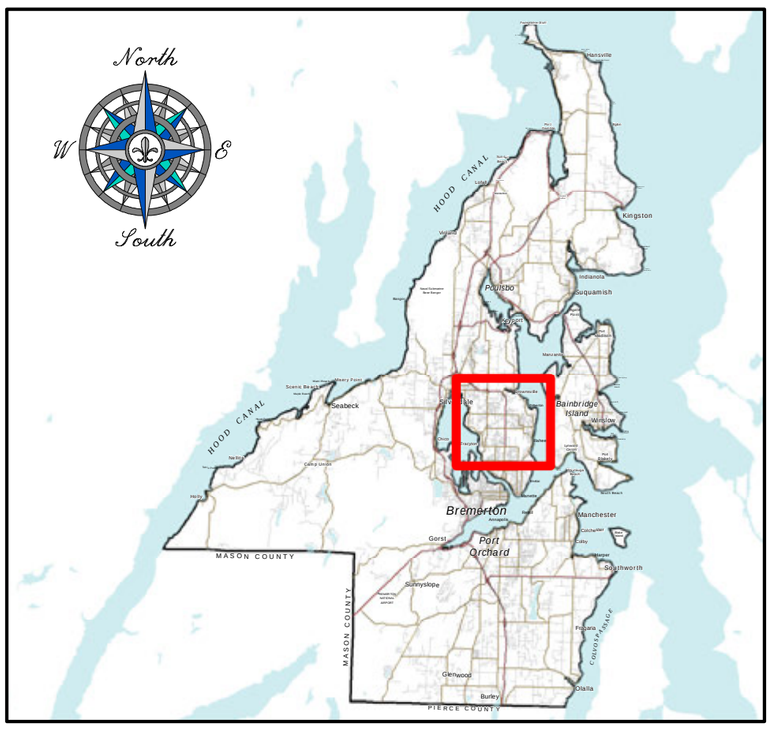
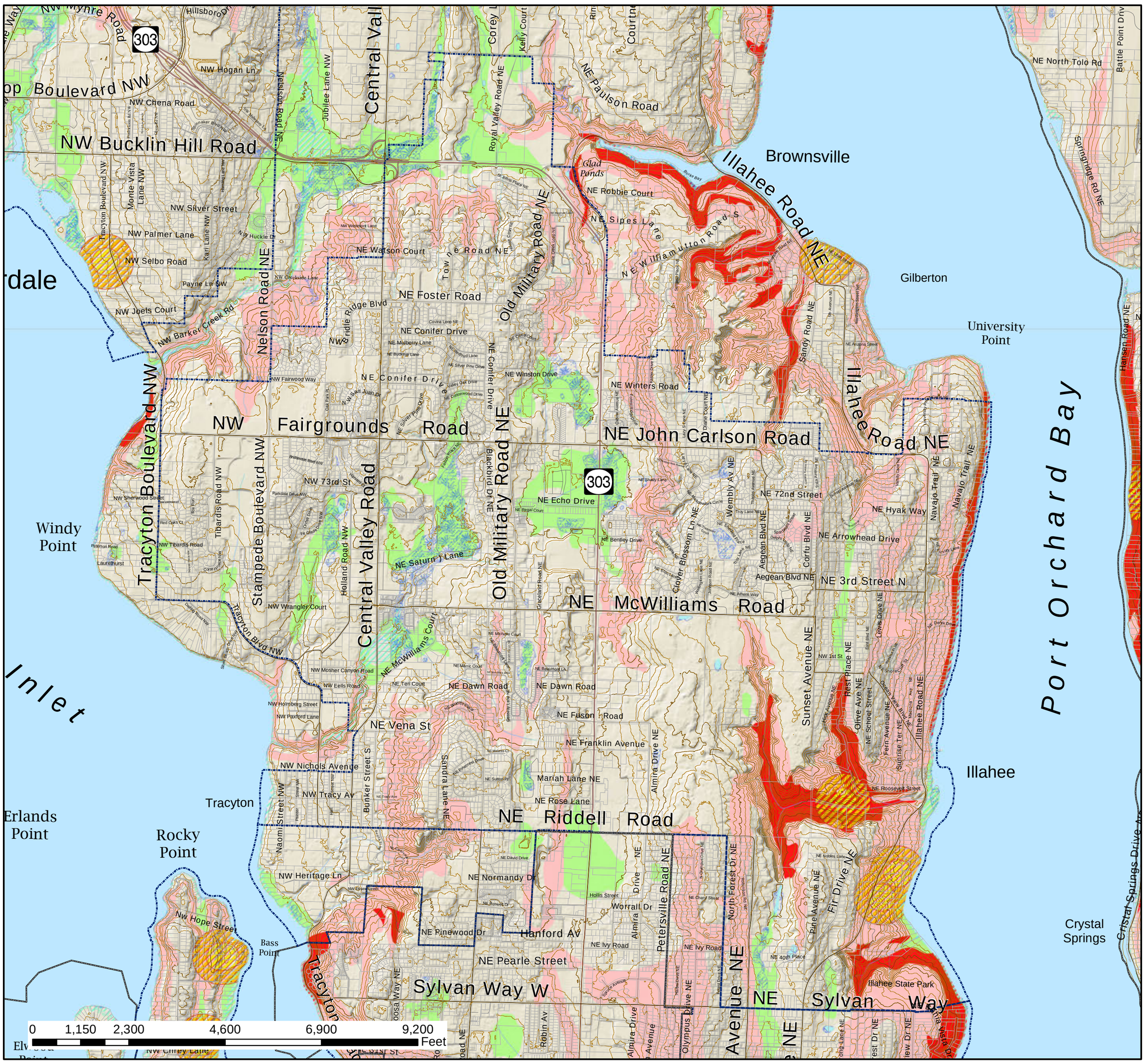


Central Kitsap Urban Growth Area



Waterbodies
(defined in WAC 222-16-030)
WaterBody Cartographic Feature Code

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Watercourses
(defined in WAC 222-16-030)
Fish Habitat Water Type Code

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- (F) Fish Habitat
- (N) Non-fish Habitat
- (U) Unknown, unmodeled hydrographic feature.

- 100 Year Floodplain

The primary risk classification shown is the 1-percent-annual-chance flood event

- Potential Wetlands

Geohazards
Description

- High Hazard Areas
- Moderate Hazard Areas

- 100' Contours
- 20' Contours

Eagle Habitat Buffers

- 330 Feet
- 660 Feet

- Tax Parcels
- Urban Growth Area Boundary
- Incorporated City Boundary

- State Highway
- Major Road
- Collector / Arterial
- Local Access; Local Road

Building Limitations

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Kitsap County Code
Title 19 - Critical Areas Ordinance

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Map Date: October, 2013

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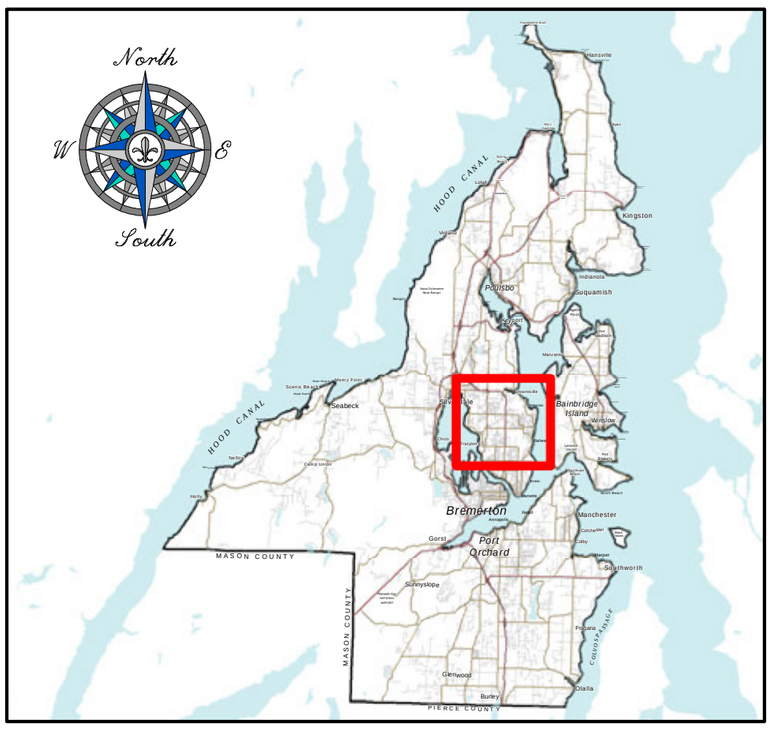
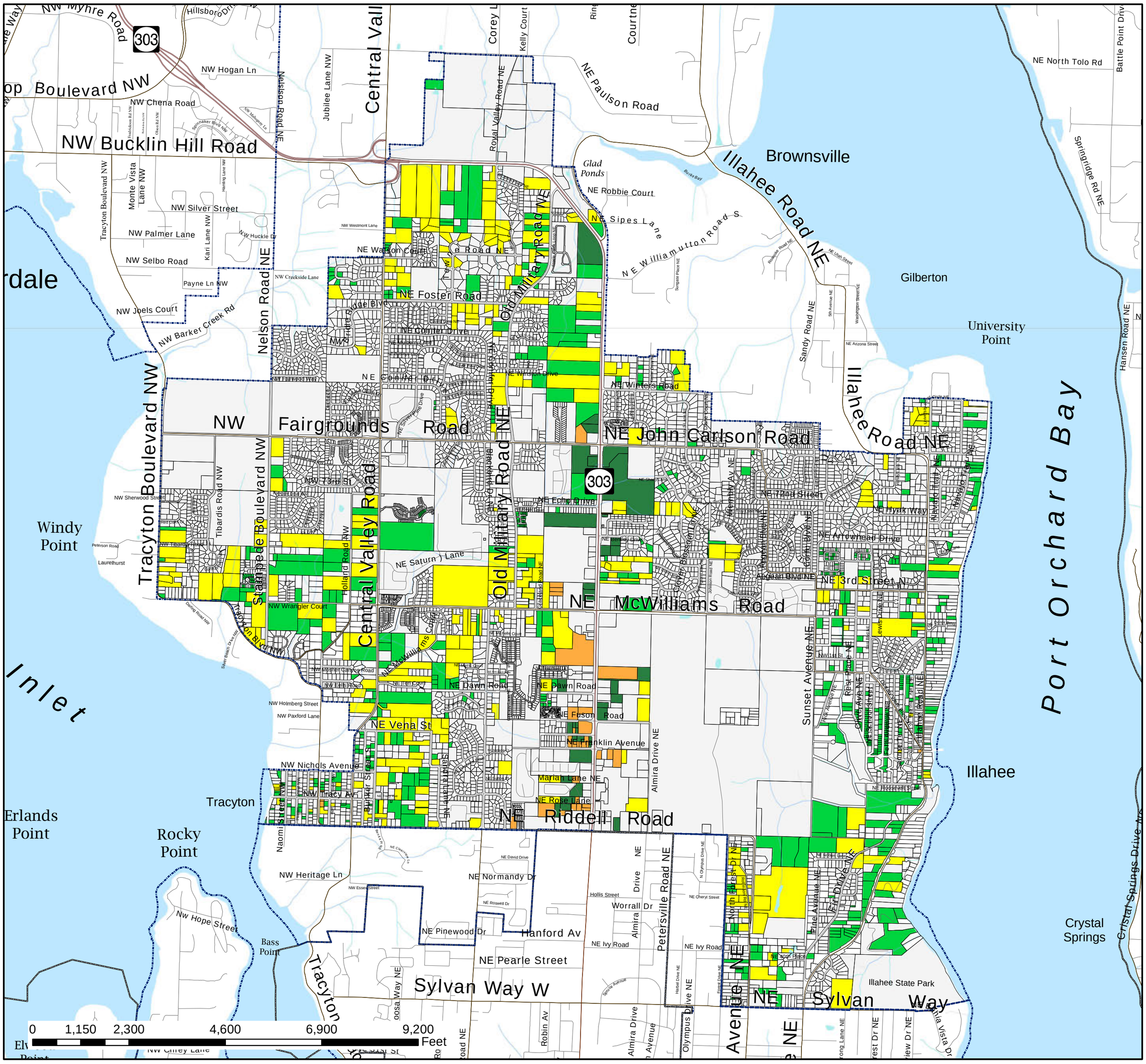


Central Kitsap Urban Growth Area



- Developed/Exempt

Parcels removed from Urban Land Supply described as follows:
Utitlites/Transportation parcels
Current Use/Common area parcels
Parks/Recreation parcels
Institutional parcels
Governmental services

Residential Land
- Underutilized
- Vacant Land

Commercial Land
- Underutilized
- Vacant Land

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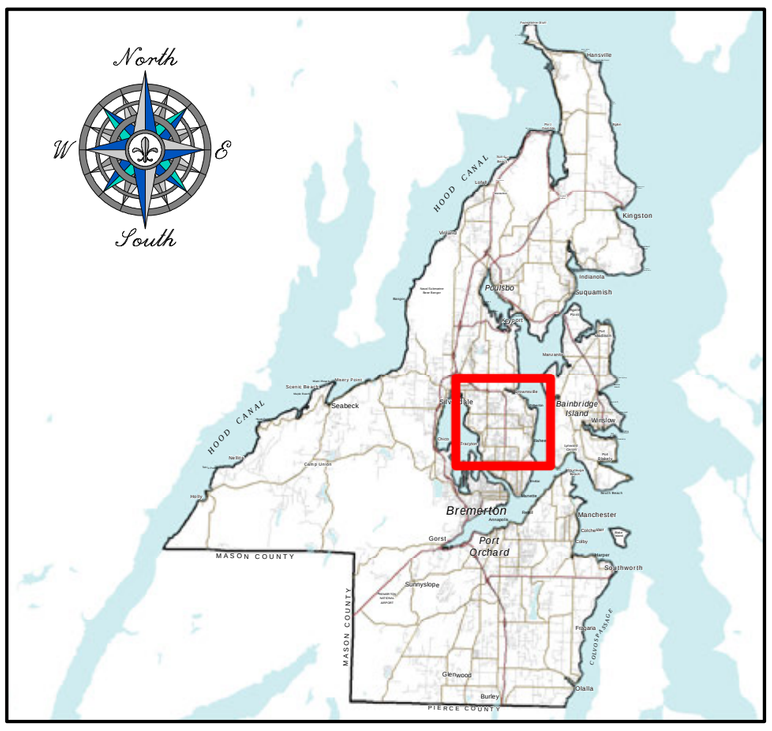


UNDERUTILIZED LANDS	URBAN LOW *6.0 DU/AC*	SENIOR LIVING HOMESTEAD *6.0 DU/AC*	URBAN MEDIUM *12 DU/AC*	URBAN HIGH *21.75 DU/AC*	URBAN RESTRICTED *2.5 DU/AC*	URBAN CLUSTER *7.6 DU/AC*	ILLAHEE GREENBELT *2 DU/AC*	URBAN VILLAGE CENTER *12 DU/AC*	MIXED USE *15 DU/AC*	GRAND TOTAL
Gross Residential Acres (Developed Parcels only)										
Total Gross Acres	19.86	0.00	0.00	0.00	9.47	0.00	0.00	0.00	0.00	29.33
Multi - Family Dwelling (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Parcels < 0.50 Acres (-)	6.38	0.00	0.00	0.00	1.40	0.00	0.00	0.00	0.00	7.78
Public/Current Use/Utilities (-)	0.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.19
Shoreline Parcel < 1.00 Acre (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	**13.29**	**0.00**	**0.00**	**0.00**	**8.07**	**0.00**	**0.00**	**0.00**	**0.00**	**21.36**
Redevelopable Acres										
Median Value $80,738										
Density < 2.5 (-)	0.00	0.00	0.00	0.00	2.67	0.00	0.00	0.00	0.00	2.67
Density >= 2.5 - < 4.00 Value > (-)	1.46	0.00	0.00	0.00	1.66	0.00	0.00	0.00	0.00	3.12
Density >= 4.0 - < 5.00 Value > (-)	0.00	0.00	0.00	0.00	2.07	0.00	0.00	0.00	0.00	2.07
Density >= 5.0 - < 10.00 Value > (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	**11.83**	**0.00**	**0.00**	**0.00**	**1.67**	**0.00**	**0.00**	**0.00**	**0.00**	**13.50**
Remove 100% of Platted lots (acres)	0.60	0.00	0.00	0.00	1.67	0.00	0.00	0.00	0.00	**2.27**
Critical Areas										
Total Redevelopable Acres	11.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11.23
Unencumbered Acres	5.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.35
Acres within Critical Areas	0.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.68
Critical Areas reduction 75% (-)	0.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.17
Acres within Area of Concern	5.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.19
Area of Concern reduction 50% (-)	2.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.60
Subtotal	**8.12**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**8.12**
Roads/Right-of-Way (Future)										
20% (-)	**6.49**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**6.49**
Public Facility (Future)										
20% (-)	**5.19**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**5.19**
Unavailable Lands										
15% (-)	**4.41**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**4.41**
Commercial Split										
50% (-)	~~**0.00**~~	~~**0.00**~~	~~**0.00**~~	~~**0.00**~~	~~**0.00**~~	~~**0.00**~~	~~**0.00**~~	**0.00**	**0.00**	**0.00**
Platted Lots								*50% (-)*	*50% (-)*	
Underutilized Platted Lots 25% (+)	**0.15**	**0.00**	**0.00**	**0.00**	**0.42**	**0.00**	**0.00**	~~**0.00**~~	~~**0.00**~~	**0.57**
Platted Lot existing dwelling unit (count)	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**2**
Dwelling Unit count (-75%)	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**
Existing Dwelling Units										
Existing Dwelling Units (non platted lots) (-)	**5**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**6**
Total Dwelling Units (-)	**5**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**7**
TOTALS										
Net Developable Acres	**4.56**	**0.00**	**0.00**	**0.00**	**0.42**	**0.00**	**0.00**	**0.00**	**0.00**	**4.98**
	6.0 DU/AC	*6.0 DU/AC*	*12 DU/AC*	*21.75 DU/AC*	*2.5 DU/AC*	*7.6 DU/AC*	*2 DU/AC*	*12 DU/AC*	*15 DU/AC*	
Dwelling Unit Capacity	**22**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**22**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**55**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**55**

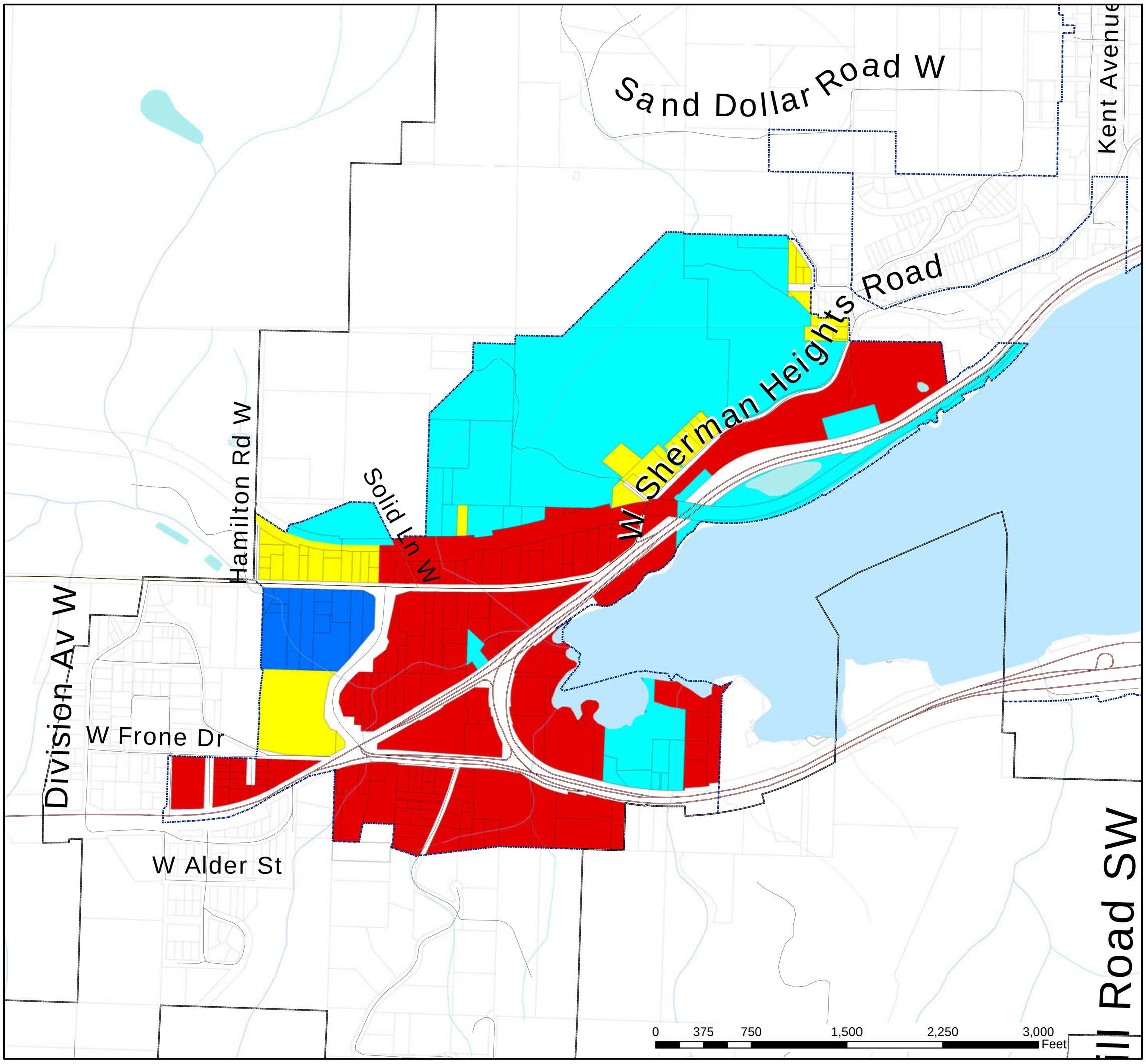
VACANT LAND	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Gross Residential Zoned Acres										
Total Gross Vacant Acres	4.40	0.00	0.00	0.00	2.90	0.00	0.00	0.00	0.00	7.30
Subtotal	**4.40**	**0.00**	**0.00**	**0.00**	**2.90**	**0.00**	**0.00**	**0.00**	**0.00**	**7.30**
Redevelopable Acres										
Subtotal	**4.40**	**0.00**	**0.00**	**0.00**	**2.90**	**0.00**	**0.00**	**0.00**	**0.00**	**7.30**
Vacant Platted Lots (-)	0.12	0.00	0.00	0.00	0.57	0.00	0.00	0.00	0.00	**0.69**
Critical Areas										
Total Redevelopable Acres	4.28	0.00	0.00	0.00	2.33	0.00	0.00	0.00	0.00	6.61
Unencumbered Acres	0.33	0.00	0.00	0.00	0.39	0.00	0.00	0.00	0.00	0.72
Acres within Critical Areas	0.13	0.00	0.00	0.00	1.81	0.00	0.00	0.00	0.00	1.94
Critical Areas reduction 75% (-)	0.03	0.00	0.00	0.00	0.45	0.00	0.00	0.00	0.00	0.49
Acres within Area of Concern	3.82	0.00	0.00	0.00	0.14	0.00	0.00	0.00	0.00	3.96
Area of Concern reduction 50% (-)	1.91	0.00	0.00	0.00	0.07	0.00	0.00	0.00	0.00	1.98
Subtotal	**2.27**	**0.00**	**0.00**	**0.00**	**0.91**	**0.00**	**0.00**	**0.00**	**0.00**	**3.19**
Roads/Right-of-Way (Future)										
20% (-)	1.82	0.00	0.00	0.00	0.73	0.00	0.00	0.00	0.00	2.55
Public Facility (Future)										
20% (-)	1.45	0.00	0.00	0.00	0.58	0.00	0.00	0.00	0.00	2.04
Unavailable Lands										
5% (-)	1.38	0.00	0.00	0.00	0.55	0.00	0.00	0.00	0.00	1.94
Commercial Split										
50% (-)	1.31	0.00	0.00	0.00	0.53	0.00	0.00	0.00	0.00	1.84
								0.00	**0.00**	
Platted Lots										
Vacant Platted Lots	1	0	0	0	2	0	0	0	0	3
								0	0	
Net Developable Acres	**1.38**	**0.00**	**0.00**	**0.00**	**0.55**	**0.00**	**0.00**	**0.00**	**0.00**	**1.94**
	6.0 DU/AC	*6.0 DU/AC*	*12 DU/AC*	*21.75 DU/AC*	*2.5 DU/AC*	*7.6 DU/AC*	*2 DU/AC*	*12 DU/AC*	*15 DU/AC*	
Dwelling Unit Capacity	**9**	**0**	**0**	**0**	**3**	**0**	**0**	**0**	**0**	**13**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**23**	**0**	**0**	**0**	**8**	**0**	**0**	**0**	**0**	**32**

UNDERUTILIZED LANDS	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Net Developable Acres	**4.56**	**0.00**	**0.00**	**0.00**	**0.42**	**0.00**	**0.00**	**0.00**	**0.00**	**4.98**
Dwelling Unit Capacity	**22**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**22**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**55**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**55**

VACANT LAND	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Net Developable Acres	**1.38**	**0.00**	**0.00**	**0.00**	**0.55**	**0.00**	**0.00**	**0.00**	**0.00**	**1.94**
Dwelling Unit Capacity	**9**	**0**	**0**	**0**	**3**	**0**	**0**	**0**	**0**	**13**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**23**	**0**	**0**	**0**	**8**	**0**	**0**	**0**	**0**	**32**

GRAND TOTAL	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Net Developable Acres	**5.95**	**0.00**	**0.00**	**0.00**	**0.97**	**0.00**	**0.00**	**0.00**	**0.00**	**6.92**
Dwelling Unit Capacity	**31**	**0**	**0**	**0**	**3**	**0**	**0**	**0**	**0**	**35**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**79**	**0**	**0**	**0**	**8**	**0**	**0**	**0**	**0**	**87**

Gorst Urban Growth Area



- Highway/Tourist Commercial (10-30 DU/Ac)
- Industrial
- Urban Restricted (1-5 DU/Ac)
- Urban Low Residential (5-9 DU/Ac)
- Urban Growth Area Boundary
- Incorporated City Boundary
- Tax Parcel Boundary
- State Highway
- Major Road
- Collector / Arterial
- Local Access; Local Road

WaterBody Cartographic Feature

- Bay, estuary, Puget Sound
- Lake, Pond or Reservoir
- Includes DNR, NWI and Surveyed Wetlands

Fish Habitat Water Type

- Designated Shoreline of the State
- Fish Habitat
- Non-fish Habitat
- Unknown, unmodeled hydrographic feature.

Zoning

KITSAP COUNTY COMPREHENSIVE PLANNING MAP SERIES
This map was developed for general land use planning purposes.
The user of this map must assume responsibility for determining its suitability for other purposes.
Amendments:
February 8, 1999 Forest Resource Lands
April 19, 1999 Suquamish Rural Village
May 10, 1999 Modified Joint Planning Areas
July 21, 1999 Port Gamble Rural Historic Town
June 10, 2002 Manchester Community Plan
June 10, 2002 Ord No. 274-2002 Comprehensive Plan/Zoning Amendments
September 8, 2003 Res No. 168-2003 (Map Corrections)
December 8, 2003 Ord No. 311-2003 Comprehensive Plan/Zoning Amendments
October 25, 2004 George's Corner Commercial LAMIRD
October 25, 2004 Ord No. 326-2004 Comprehensive Plan/Zoning Amendments
December 22, 2005 Ord No. 352-2005 Comprehensive Plan/Zoning Amendments
December 11, 2006 Ord No. 370-2006 10-Year Update
June 11, 2007 Ord No. 384-2007 Repeal of Urban Holding Zone (UHA)
November 19, 2007 Ord No. 402-2007 Keyport Community Plan
December 31, 2007 Ord No. 405-2007 Comprehensive Plan/Zoning Amendments
October 13, 2008 Ord No. 414-2008 Comprehensive Plan/Zoning Amendments
December 23, 2008 Ord No. 420-2008 Comprehensive Plan/Zoning Amendments
December 14, 2009 Ord No. 443-2009 Comprehensive Plan/Zoning Amendments
December 15, 2010 Ord No. 467-2010 Comprehensive Plan/Zoning Amendments
December 15, 2010 Ord No. 467-2010 Type III LAMIRDS
August 31, 2012 Ord No. 493-2012 2012 Urban Growth Area - Remand
December 13, 2012 Ord No. 498-2012 Comprehensive Plan/Zoning Amendments

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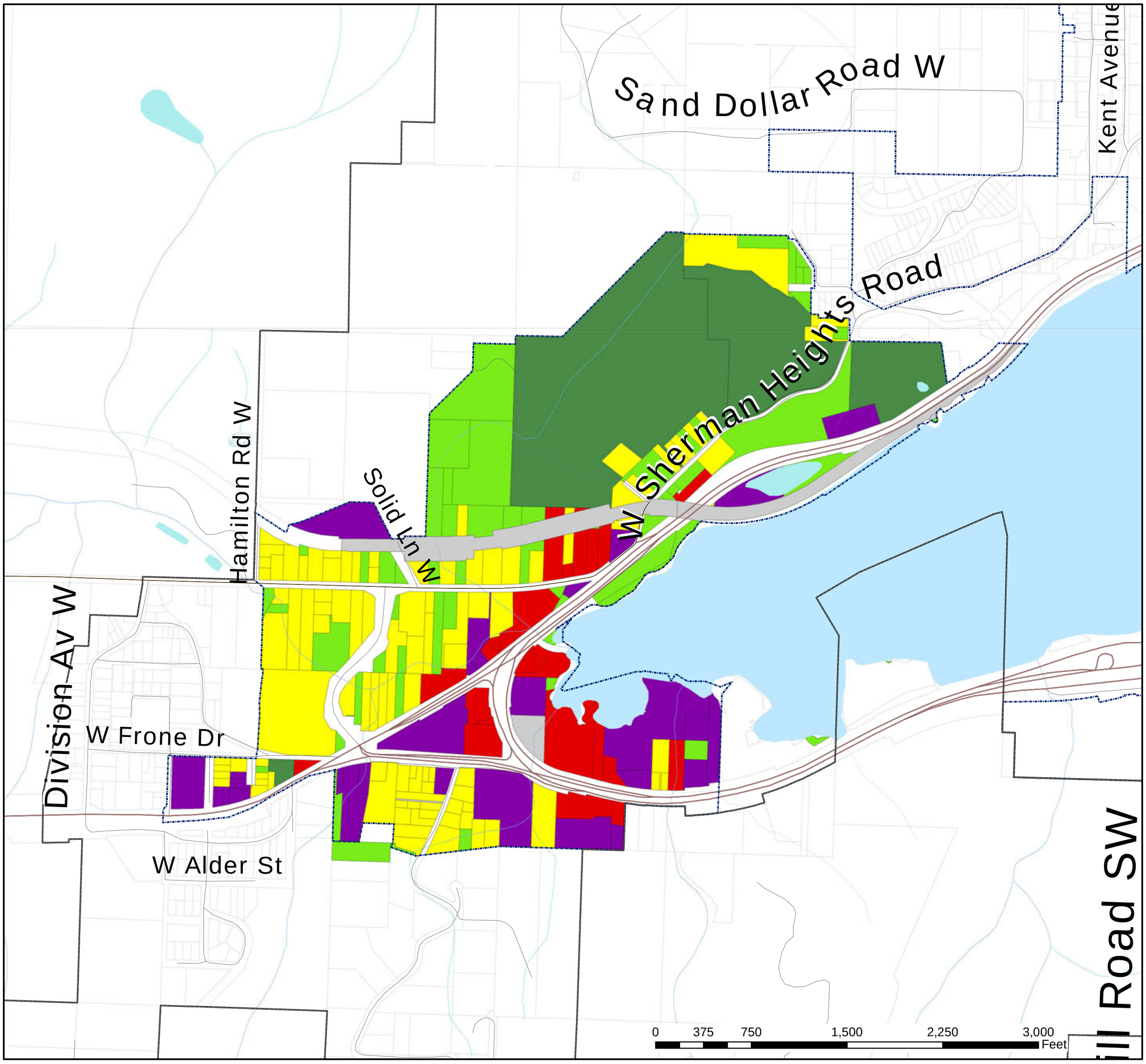
Gorst Urban Growth Area



- Cultural, Entertainment and Recreational
- Industrial and Manufacturing Services
- Residential
- Resource Production and Extraction
- Retail Trade
- Services
- Transportation, Communications and Utilities
- Undeveloped Land and Water Areas

- Urban Growth Area Boundary
- Incorporated City Boundary
- Tax Parcel Boundaries
- State Highway
- Major Road
- Collector / Arterial
- Local Access; Local Road

Waterbodies (defined in WAC 222-16-030)

WaterBody Cartographic Feature Code

- Bay, estuary, Puget Sound
- Lake, Pond, Reservoir, Gravel pit or quarry filled with water
- DNR, NWI, and Surveyed Wetlands

Watercourses (defined in WAC 222-16-030)

Fish Habitat Water Type Code

- (S) Designated Shoreline of the State
- (F) Fish Habitat
- (N) Non-fish Habitat
- (U) Unknown, unmodeled hydrographic feature.

Current Land Use

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* THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY *

Current Land Use was created from information provided by the Kitsap County Assessors property class code.

DRAFT

Map Date: September, 2013

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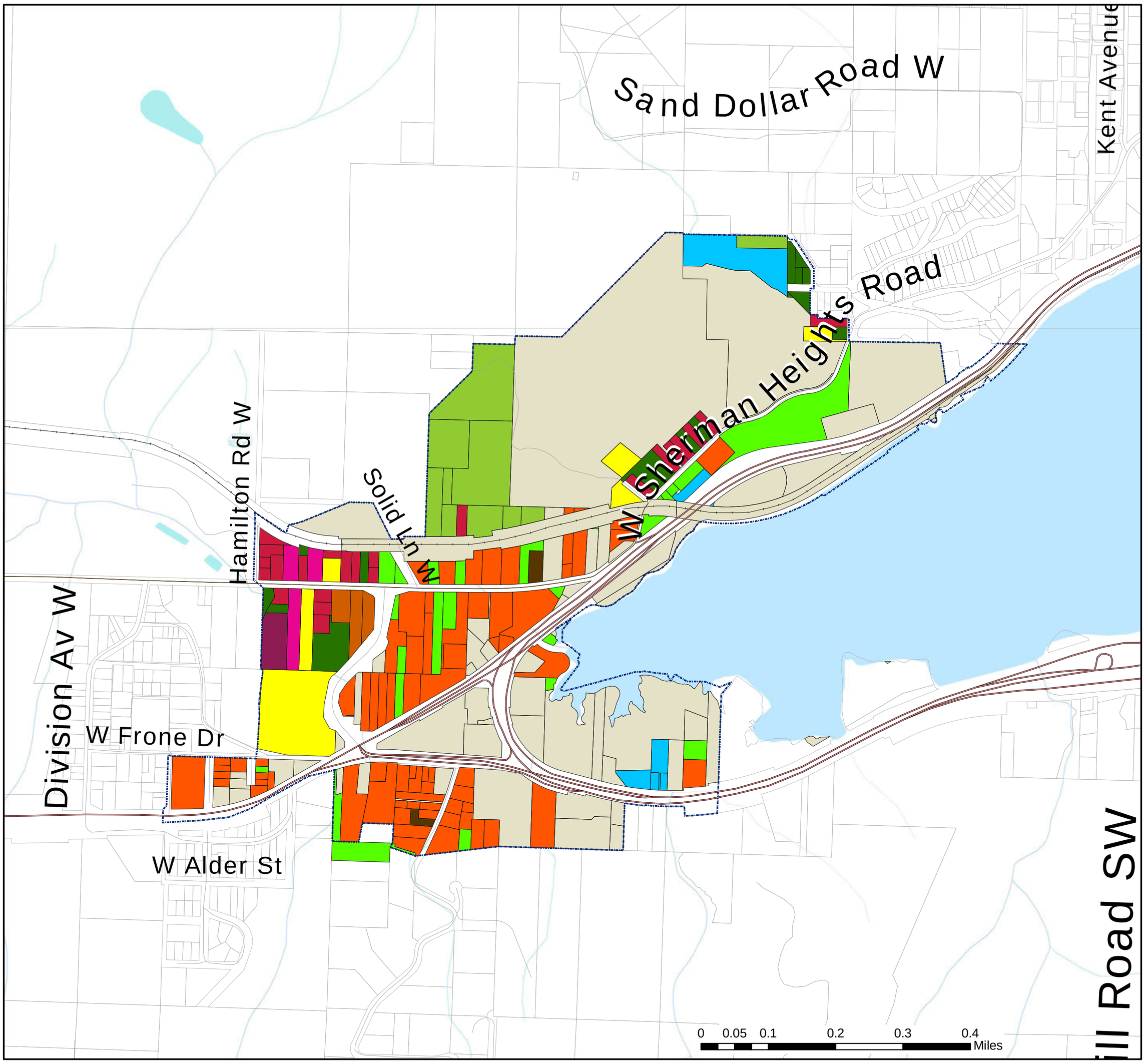
Gorst Urban Growth Area



- Developed Parcel
- *Parcel not considered for additional capacity*
- Underutilized - Residential
- Vacant Land - Residential
- Parcel less than .50 acres
- Parcel density less than 2.5 times the zoning size
- Parcel density 2.5 - 4 times zoning size and building value is less than 1/2 median value
- Parcel density 4 - 5 times zoning size and building value is less than median value
- Parcel density 5 - 10 times zoning size and building value is less than 1.5 x median value
- Shoreline parcel less than 1.00 acre
- Multi-Family
- Underutilized - Commercial
- Vacant Land - Commercial
- Underutilized - Industrial
- Vacant Land - Industrial
- Urban Growth Area Boundary
- Incorporated City Boundary

Waterbodies (defined in WAC 222-16-030)
WaterBody Cartographic Feature Code
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- DNR, NWI, and Surveyed Wetlands
- Tax Parcel

Watercourses (defined in WAC 222-16-030)
Fish Habitat Water Type Code
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- (F) Fish Habitat
- (N) Non-fish Habitat
- (U) Unknown, unmodeled hydrographic feature.

- State Highway
- Major Road
- Collector / Arterial
- Local Access; Local Road
- Railroad Lines

Land Capacity Analysis

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Vacant and Underutilized parcels created from Land Capacity Analysis were done as part of the Kitsap County Buildable Lands Analysis report. This data represents analysis from parcel data as reflected on January 2, 2012.
Continuing permit and development activity will alter the vacant and underutilized parcels results.

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Map Date: September, 2013

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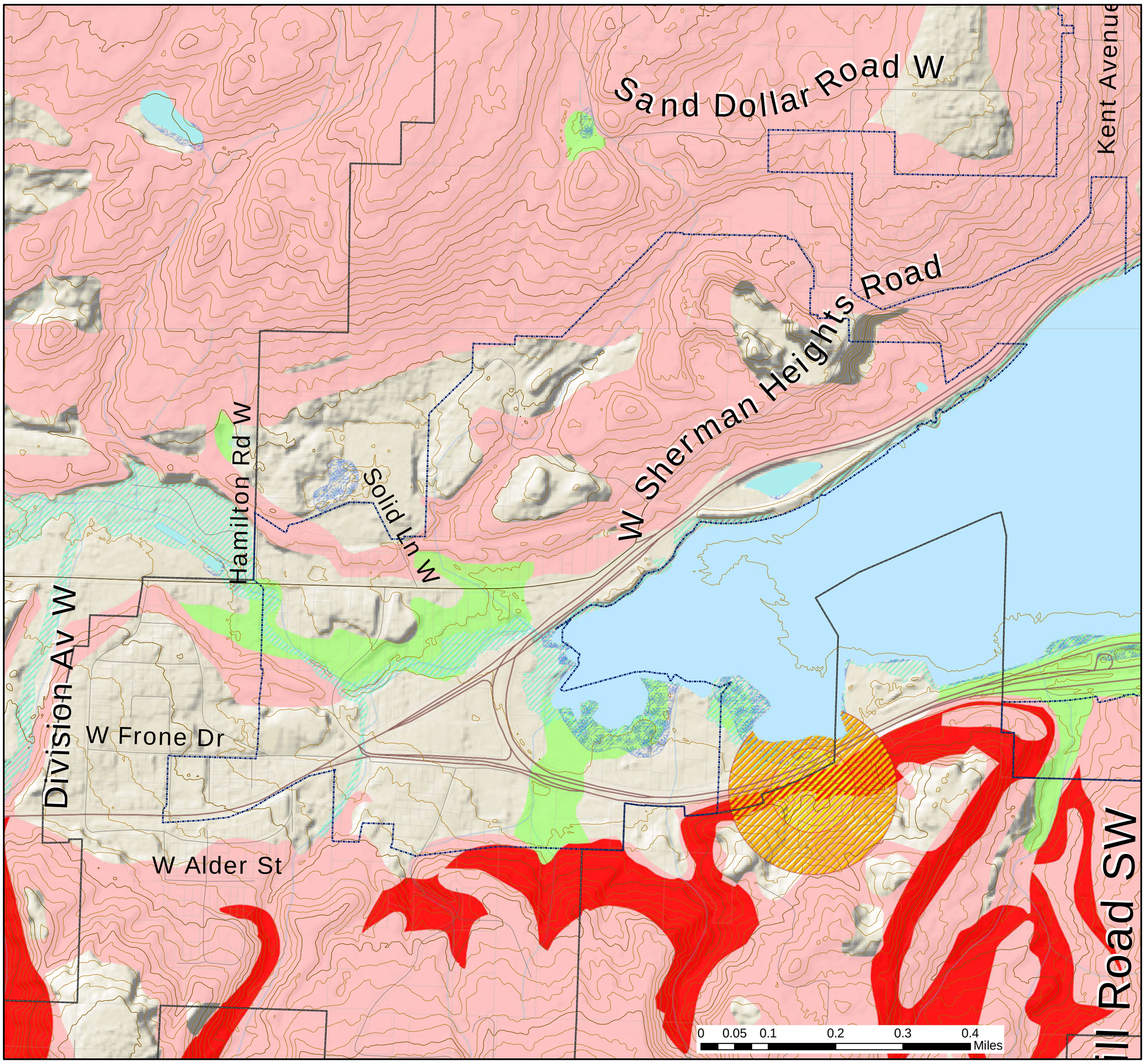

Waterbodies
(defined in WAC 222-16-030)
WaterBody Cartographic Feature Code

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Watercourses
(defined in WAC 222-16-030)
Fish Habitat Water Type Code

- (S) Designated Shoreline of the State
- (F) Fish Habitat
- (N) Non-fish Habitat
- (U) Unknown, unmodeled hydrographic feature.
- 100 Year Floodplain

The primary risk classification shown is the 1-percent-annual-chance flood event

- Potential Wetlands

Geohazards
Description

- High Hazard Areas
- Moderate Hazard Areas

- 100' Contours
- 20' Contours

Eagle Habitat Buffers

- 330 Feet
- 660 Feet
- Tax Parcels
- Urban Growth Area Boundary
- Incorporated City Boundary
- State Highway
- Major Road
- Collector / Arterial
- Local Access; Local Road

Building Limitations

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* THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY *

Kitsap County Code
Title 19 - Critical Areas Ordinance

DRAFT

Map Date: October, 2013

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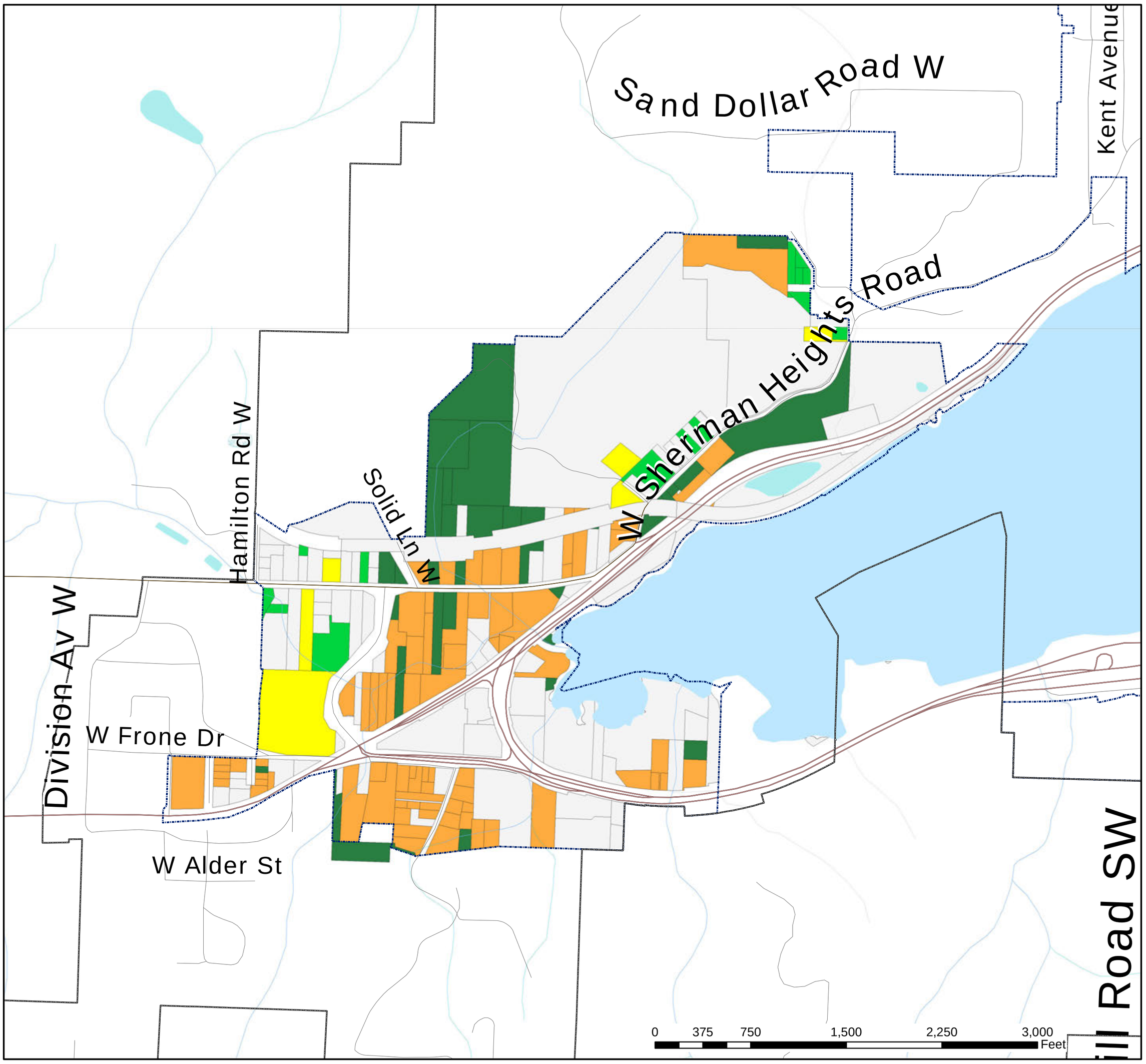
Gorst Urban Growth Area



Developed/Exempt

Parcels removed from Urban Land Supply described as follows:
Utitlites/Transportation parcels
Current Use/Common area parcels
Parks/Recreation parcels
Institutional parcels
Governmental services

Residential Land
- Underutilized
- Vacant Land

Commercial Land
- Underutilized
- Vacant Land

- Urban Growth Area Boundary
- Incorporated City Boundary
- Tax Parcel Boundary

- State Highway
- Major Road
- Collector / Arterial
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WaterBody Cartographic Feature
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Fish Habitat Water Type
- Designated Shoreline of the State
- Fish Habitat
- Non-fish Habitat
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Land Capacity Analysis

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DRAFT

Map Date: September, 2013

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UNDERUTILIZED LANDS	URBAN LOW *6.0 DU/AC*	SENIOR LIVING HOMESTEAD *6.0 DU/AC*	URBAN MEDIUM *12 DU/AC*	URBAN HIGH *21.75 DU/AC*	URBAN RESTRICTED *2.5 DU/AC*	URBAN CLUSTER *7.6 DU/AC*	ILLAHEE GREENBELT *2 DU/AC*	URBAN VILLAGE CENTER *12 DU/AC*	MIXED USE *15 DU/AC*	GRAND TOTAL
Gross Residential Acres (Developed Parcels only)										
Total Gross Acres	319.52	0.00	55.03	9.82	68.01	0.00	0.00	26.83	0.00	479.21
Multi - Family Dwelling (-)	1.15	0.00	7.59	0.00	0.00	0.00	0.00	1.36	0.00	10.10
Parcels < 0.50 Acres (-)	105.28	0.00	9.72	0.00	0.50	0.00	0.00	15.34	0.00	130.84
Public/Current Use/Utilities (-)	91.90	0.00	14.61	9.82	44.66	0.00	0.00	6.44	0.00	167.43
Shoreline Parcel < 1.00 Acre (-)	4.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.93
Subtotal	**116.26**	**0.00**	**23.11**	**0.00**	**22.85**	**0.00**	**0.00**	**3.69**	**0.00**	**165.91**
Redevelopable Acres										
Median Value $156,261										
Density < 2.5 (-)	18.34	0.00	0.00	0.00	2.20	0.00	0.00	0.00	0.00	20.54
Density >= 2.5 - < 4.00 Value > (-)	13.51	0.00	0.00	0.00	2.38	0.00	0.00	0.00	0.00	15.89
Density >= 4.0 - < 5.00 Value > (-)	9.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.18
Density >= 5.0 - < 10.00 Value > (-)	11.14	0.00	0.84	0.00	3.38	0.00	0.00	0.00	0.00	15.36
Subtotal	**64.09**	**0.00**	**22.27**	**0.00**	**14.89**	**0.00**	**0.00**	**3.69**	**0.00**	**104.94**
Remove 100% of Platted lots (acres)	8.21	0.00	4.14	0.00	0.00	0.00	0.00	3.69	0.00	**16.04**
Critical Areas										
Total Redevelopable Acres	55.88	0.00	18.13	0.00	14.89	0.00	0.00	0.00	0.00	88.90
Unencumbered Acres	29.79	0.00	13.55	0.00	6.29	0.00	0.00	0.00	0.00	49.63
Acres within Critical Areas	9.30	0.00	1.13	0.00	6.49	0.00	0.00	0.00	0.00	16.92
Critical Areas reduction 75% (-)	2.33	0.00	0.28	0.00	1.62	0.00	0.00	0.00	0.00	4.23
Acres within Area of Concern	16.79	0.00	3.43	0.00	2.12	0.00	0.00	0.00	0.00	22.34
Area of Concern reduction 50% (-)	8.40	0.00	1.72	0.00	1.06	0.00	0.00	0.00	0.00	11.17
Subtotal	**40.51**	**0.00**	**15.55**	**0.00**	**8.97**	**0.00**	**0.00**	**0.00**	**0.00**	**65.03**
Roads/Right-of-Way (Future)										
20% (-)	**32.41**	**0.00**	**12.44**	**0.00**	**7.18**	**0.00**	**0.00**	**0.00**	**0.00**	**52.02**
Public Facility (Future)										
20% (-)	**25.93**	**0.00**	**9.95**	**0.00**	**5.74**	**0.00**	**0.00**	**0.00**	**0.00**	**41.62**
Unavailable Lands										
15% (-)	**22.04**	**0.00**	**8.46**	**0.00**	**4.88**	**0.00**	**0.00**	**0.00**	**0.00**	**35.38**
Commercial Split										
50% (-)	~~**0.00**~~	~~**0.00**~~	~~**0.00**~~	~~**0.00**~~	~~**0.00**~~	~~**0.00**~~	~~**0.00**~~	**1.85**	**0.00**	**1.85**
Platted Lots								*50% (-)*	*50% (-)*	
Underutilized Platted Lots 25% (+)	**2.05**	**0.00**	**1.04**	**0.00**	**0.00**	**0.00**	**0.00**	~~**0.00**~~	~~**0.00**~~	**3.09**
Platted Lot existing dwelling unit (count)	**6**	**0**	**5**	**0**	**0**	**0**	**0**	**3**	**0**	**14**
Dwelling Unit count (-75%)	**2**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**3**
Existing Dwelling Units										
Existing Dwelling Units (non platted lots) (-)	**26**	**0**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**32**
Total Dwelling Units (-)	**28**	**0**	**7**	**0**	**0**	**0**	**0**	**2**	**0**	**35**
TOTALS										
Net Developable Acres	**24.09**	**0.00**	**9.49**	**0.00**	**4.88**	**0.00**	**0.00**	**1.85**	**0.00**	**40.31**
	6.0 DU/AC	*6.0 DU/AC*	*12 DU/AC*	*21.75 DU/AC*	*2.5 DU/AC*	*7.6 DU/AC*	*2 DU/AC*	*12 DU/AC*	*15 DU/AC*	
Dwelling Unit Capacity	**117**	**0**	**107**	**0**	**12**	**0**	**0**	**21**	**0**	**257**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**293**	**0**	**267**	**0**	**31**	**0**	**0**	**37**	**0**	**627**

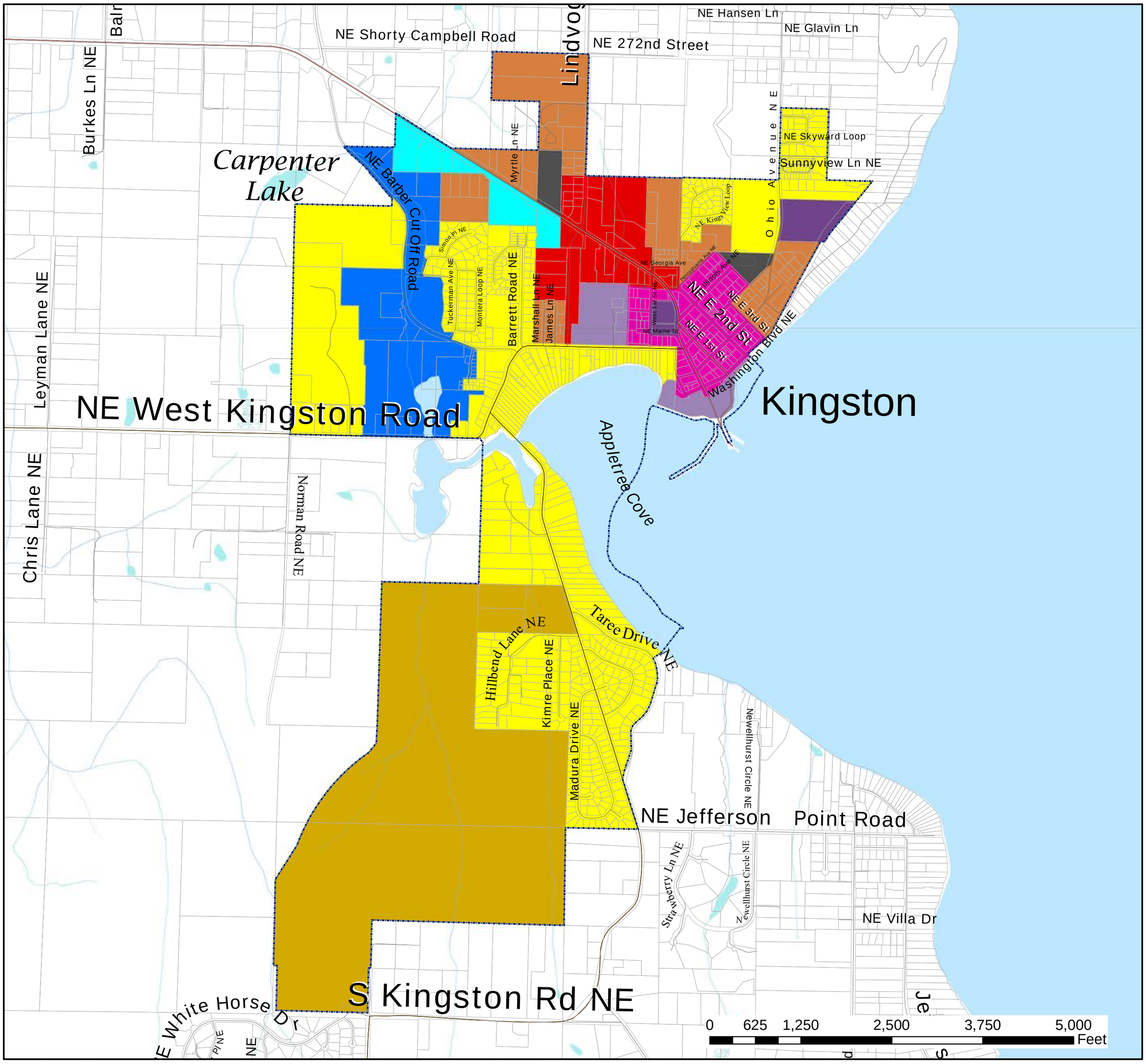
VACANT LAND	URBAN LOW *6.0 DU/AC*	SENIOR LIVING HOMESTEAD *6.0 DU/AC*	URBAN MEDIUM *12 DU/AC*	URBAN HIGH *21.75 DU/AC*	URBAN RESTRICTED *2.5 DU/AC*	URBAN CLUSTER *7.6 DU/AC*	ILLAHEE GREENBELT *2 DU/AC*	URBAN VILLAGE CENTER *12 DU/AC*	MIXED USE *15 DU/AC*	GRAND TOTAL
Gross Residential Zoned Acres										
Total Gross Vacant Acres	37.61	0.00	30.55	0.00	22.19	328.58	0.00	2.53	0.00	421.46
Subtotal	**37.61**	**0.00**	**30.55**	**0.00**	**22.19**	**328.58**	**0.00**	**2.53**	**0.00**	**421.46**
Redevelopable Acres										
Subtotal	**37.61**	**0.00**	**30.55**	**0.00**	**22.19**	**328.58**	**0.00**	**2.53**	**0.00**	**421.46**
Vacant Platted Lots (-)	12.27	0.00	10.53	0.00	0.28	0.00	0.00	2.53	0.00	**25.61**
Critical Areas										
Total Redevelopable Acres	25.34	0.00	20.02	0.00	21.91	328.58	0.00	0.00	0.00	395.85
Unencumbered Acres	9.51	0.00	11.39	0.00	5.55	0.00	0.00	0.00	0.00	26.45
Acres within Critical Areas	5.05	0.00	0.18	0.00	7.18	0.00	0.00	0.00	0.00	12.41
Critical Areas reduction 75% (-)	1.26	0.00	0.05	0.00	1.80	0.00	0.00	0.00	0.00	3.10
Acres within Area of Concern	10.78	0.00	8.46	0.00	9.18	0.00	0.00	0.00	0.00	28.42
Area of Concern reduction 50% (-)	5.39	0.00	4.23	0.00	4.59	0.00	0.00	0.00	0.00	14.21
Subtotal	**16.16**	**0.00**	**15.67**	**0.00**	**11.94**	**0.00**	**0.00**	**0.00**	**0.00**	**43.76**
Roads/Right-of-Way (Future)										
20% (-)	12.93	0.00	12.53	0.00	9.55	0.00	0.00	0.00	0.00	35.01
Public Facility (Future)										
20% (-)	10.34	0.00	10.03	0.00	7.64	0.00	0.00	0.00	0.00	28.01
Unavailable Lands										
5% (-)	9.83	0.00	9.52	0.00	7.26	0.00	0.00	0.00	0.00	26.61
Commercial Split										
50% (-)	9.34	0.00	9.05	0.00	6.89	0.00	0.00	1.27	0.00	26.54
								1.27	**0.00**	
Platted Lots										
Vacant Platted Lots	41	0	0	0	3	0	0	14	0	58
								7	0	
Net Developable Acres	**9.83**	**0.00**	**9.52**	**0.00**	**7.26**	**328.58**	**0.00**	**1.27**	**0.00**	**356.45**
	6.0 DU/AC	*6.0 DU/AC*	*12 DU/AC*	*21.75 DU/AC*	*2.5 DU/AC*	*7.6 DU/AC*	*2 DU/AC*	*12 DU/AC*	*15 DU/AC*	
Dwelling Unit Capacity	**100**	**0**	**114**	**0**	**21**	**640**	**0**	**29**	**0**	**905**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**250**	**0**	**286**	**0**	**53**	**1600**	**0**	**53**	**0**	**2241**

UNDERUTILIZED LANDS	URBAN LOW *6.0 DU/AC*	SENIOR LIVING HOMESTEAD *6.0 DU/AC*	URBAN MEDIUM *12 DU/AC*	URBAN HIGH *21.75 DU/AC*	URBAN RESTRICTED *2.5 DU/AC*	URBAN CLUSTER *7.6 DU/AC*	ILLAHEE GREENBELT *2 DU/AC*	URBAN VILLAGE CENTER *12 DU/AC*	MIXED USE *15 DU/AC*	GRAND TOTAL
Net Developable Acres	**24.09**	**0.00**	**9.49**	**0.00**	**4.88**	**0.00**	**0.00**	**1.85**	**0.00**	**40.31**
Dwelling Unit Capacity	**117**	**0**	**107**	**0**	**12**	**0**	**0**	**21**	**0**	**257**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**293**	**0**	**267**	**0**	**31**	**0**	**0**	**37**	**0**	**627**

VACANT LAND	URBAN LOW *6.0 DU/AC*	SENIOR LIVING HOMESTEAD *6.0 DU/AC*	URBAN MEDIUM *12 DU/AC*	URBAN HIGH *21.75 DU/AC*	URBAN RESTRICTED *2.5 DU/AC*	URBAN CLUSTER *7.6 DU/AC*	ILLAHEE GREENBELT *2 DU/AC*	URBAN VILLAGE CENTER *12 DU/AC*	MIXED USE *15 DU/AC*	GRAND TOTAL
Net Developable Acres	**9.83**	**0.00**	**9.52**	**0.00**	**7.26**	**328.58**	**0.00**	**1.27**	**0.00**	**356.45**
Dwelling Unit Capacity	**100**	**0**	**114**	**0**	**21**	**640**	**0**	**29**	**0**	**905**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**250**	**0**	**286**	**0**	**53**	**1600**	**0**	**53**	**0**	**2241**

GRAND TOTAL	URBAN LOW *6.0 DU/AC*	SENIOR LIVING HOMESTEAD *6.0 DU/AC*	URBAN MEDIUM *12 DU/AC*	URBAN HIGH *21.75 DU/AC*	URBAN RESTRICTED *2.5 DU/AC*	URBAN CLUSTER *7.6 DU/AC*	ILLAHEE GREENBELT *2 DU/AC*	URBAN VILLAGE CENTER *12 DU/AC*	MIXED USE *15 DU/AC*	GRAND TOTAL
Net Developable Acres	**33.92**	**0.00**	**19.02**	**0.00**	**12.14**	**328.58**	**0.00**	**3.11**	**0.00**	**396.76**
Dwelling Unit Capacity	**217**	**0**	**221**	**0**	**33**	**640**	**0**	**50**	**0**	**1161**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**543**	**0**	**552**	**0**	**83**	**1600**	**0**	**90**	**0**	**2868**

Kingston Urban Growth Area



- Neighborhood Commercial (10-30 DU/Ac)
- Highway Tourist Commercial (10-30 DU/Ac)
- Mixed Use (10-30 DU/Ac)
- Urban Village Center (up to 18 DU/Ac)
- Industrial
- Urban Restricted (1-5 DU/Ac)
- Urban Low Residential (5-9 DU/Ac)
- Urban Cluster Residential (5-9 DU/Ac)
- Urban Medium Residential (10-18 DU/Ac)
- Park
- Urban Growth Area Boundary
- Incorporated City Boundary
- State Highway
- Major Road
- Collector / Arterial
- Local Access; Local Road
- Tax Parcel Boundary

WaterBody Cartographic Feature

- Bay, estuary, Puget Sound
- Lake, Pond or Reservoir
- Includes DNR, NWI and Surveyed Wetlands

Fish Habitat Water Type

- Designated Shoreline of the State
- Fish Habitat
- Non-fish Habitat
- Unknown, unmodeled hydrographic feature.

Zoning

KITSAP COUNTY COMPREHENSIVE PLANNING MAP SERIES
This map was developed for general land use planning purposes.
The user of this map must assume responsibility for determining its suitability for other purposes.
Amendments:
February 8, 1999 Forest Resource Lands
April 19, 1999 Suquamish Rural Village
May 10, 1999 Modified Joint Planning Areas
July 21, 1999 Port Gamble Rural Historic Town
June 10, 2002 Manchester Community Plan
June 10, 2002 Ord No. 274-2002 Comprehensive Plan/Zoning Amendments
September 8, 2003 Res No. 168-2003 (Map Corrections)
December 8, 2003 Ord No. 311-2003 Comprehensive Plan/Zoning Amendments
October 25, 2004 George's Corner Commercial LAMIRD
October 25, 2004 Ord No. 326-2004 Comprehensive Plan/Zoning Amendments
December 22, 2005 Ord No. 352-2005 Comprehensive Plan/Zoning Amendments
December 11, 2006 Ord No. 370-2006 10-Year Update
June 11, 2007 Ord No. 384-2007 Repeal of Urban Holding Zone (UHA)
November 19, 2007 Ord No. 402-2007 Keyport Community Plan
December 31, 2007 Ord No. 405-2007 Comprehensive Plan/Zoning Amendments
October 13, 2008 Ord No. 414-2008 Comprehensive Plan/Zoning Amendments
December 23, 2008 Ord No. 420-2008 Comprehensive Plan/Zoning Amendments
December 14, 2009 Ord No. 443-2009 Comprehensive Plan/Zoning Amendments
December 15, 2010 Ord No. 467-2010 Comprehensive Plan/Zoning Amendments
December 15, 2010 Ord No. 467-2010 Type III LAMIRDS
August 31, 2012 Ord No. 493-2012 2012 Urban Growth Area - Remand
December 13, 2012 Ord No. 498-2012 Comprehensive Plan/Zoning Amendments

Kitsap County Department of Community Development
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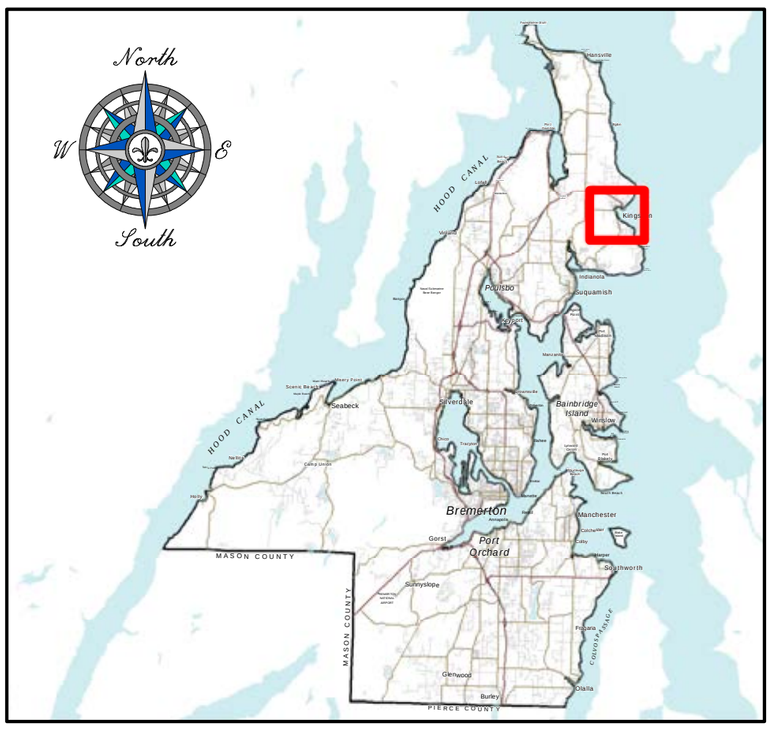
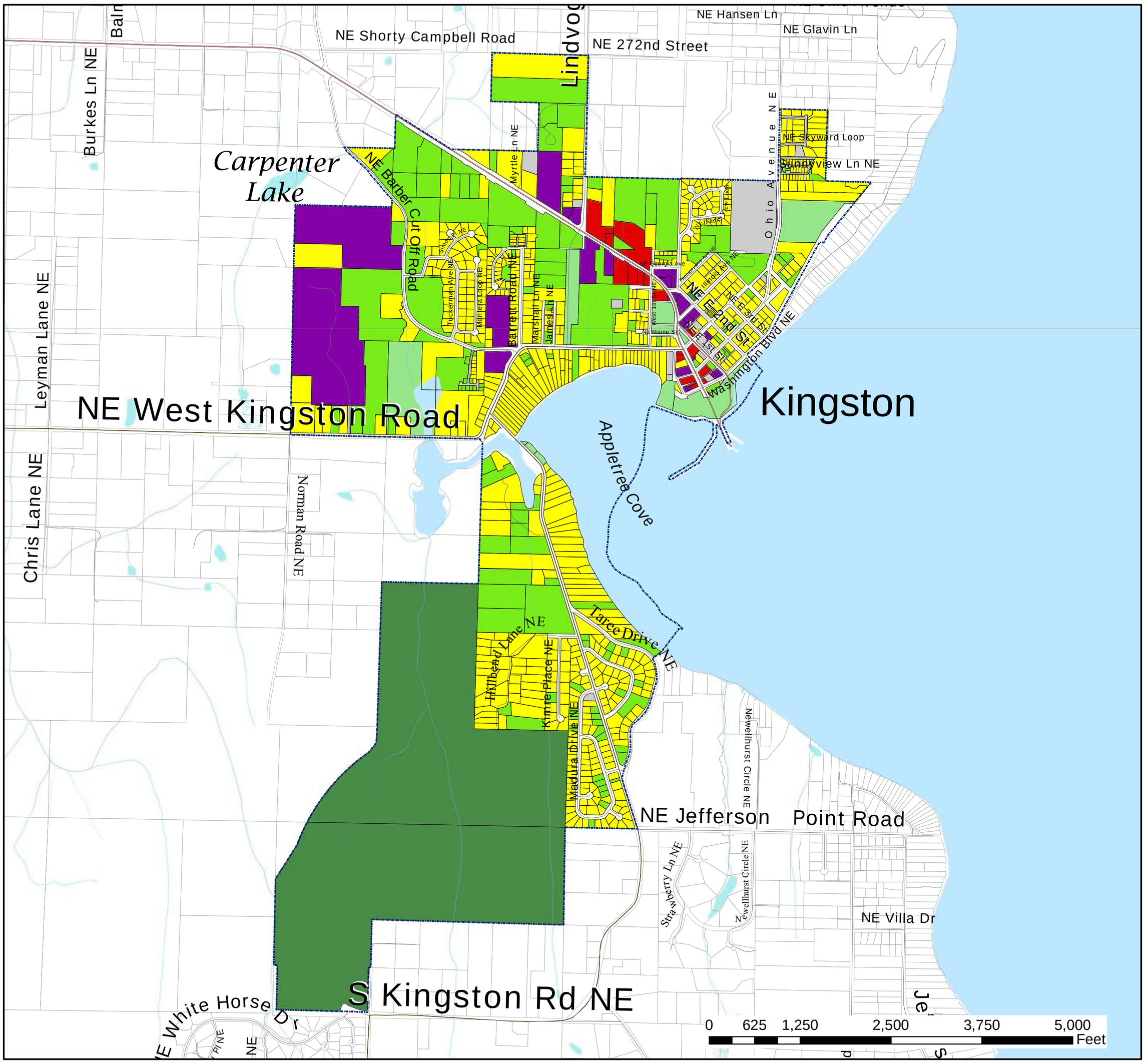


Kingston Urban Growth Area



- Cultural, Entertainment and Recreational
- Industrial and Manufacturing Services
- Residential
- Resource Production and Extraction
- Retail Trade
- Services
- Transportation, Communications and Utilities
- Undeveloped Land and Water Areas

- Urban Growth Area Boundary
- Incorporated City Boundary
- Tax Parcel Boundaries
- State Highway
- Major Road
- Collector / Arterial
- Local Access; Local Road

Waterbodies (defined in WAC 222-16-030)

WaterBody Cartographic Feature Code

- Bay, estuary, Puget Sound
- Lake, Pond, Reservoir, Gravel pit or quarry filled with water
- DNR, NWI, and Surveyed Wetlands

Watercourses (defined in WAC 222-16-030)

Fish Habitat Water Type Code

- (S) Designated Shoreline of the State
- (F) Fish Habitat
- (N) Non-fish Habitat
- (U) Unknown, unmodeled hydrographic feature.

Current Land Use

This map was created from existing map sources, not from field surveys. While great care was taken in using the most current map sources available, no warranties of any sort, including accuracy, fitness, or merchantability accompany this product. The user of this map assumes responsibility for determining its suitability for its intended use.

* THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY *

Current Land Use was created from information provided by the Kitsap County Assessors property class code.

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Map Date: September, 2013

Kitsap County Department of Community Development
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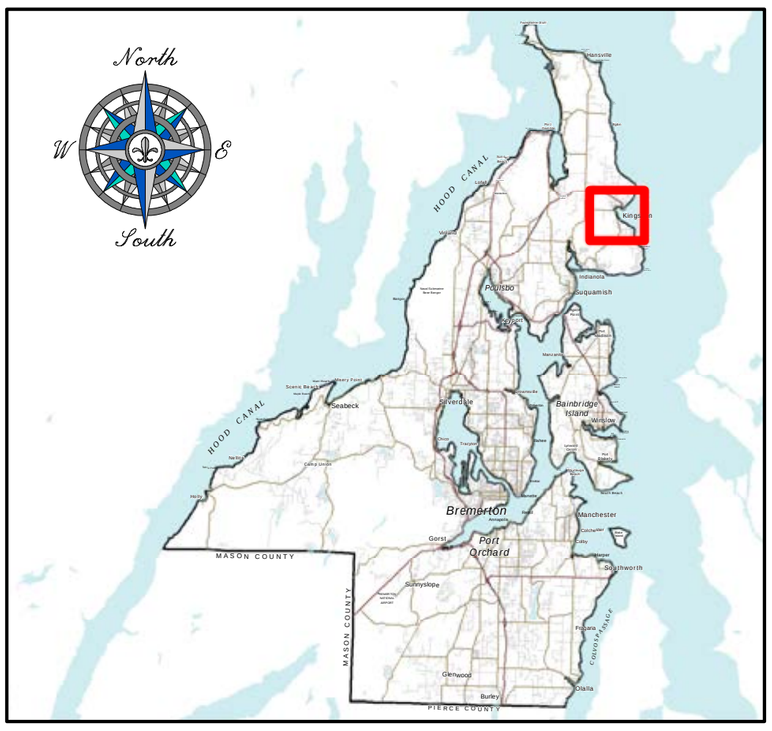
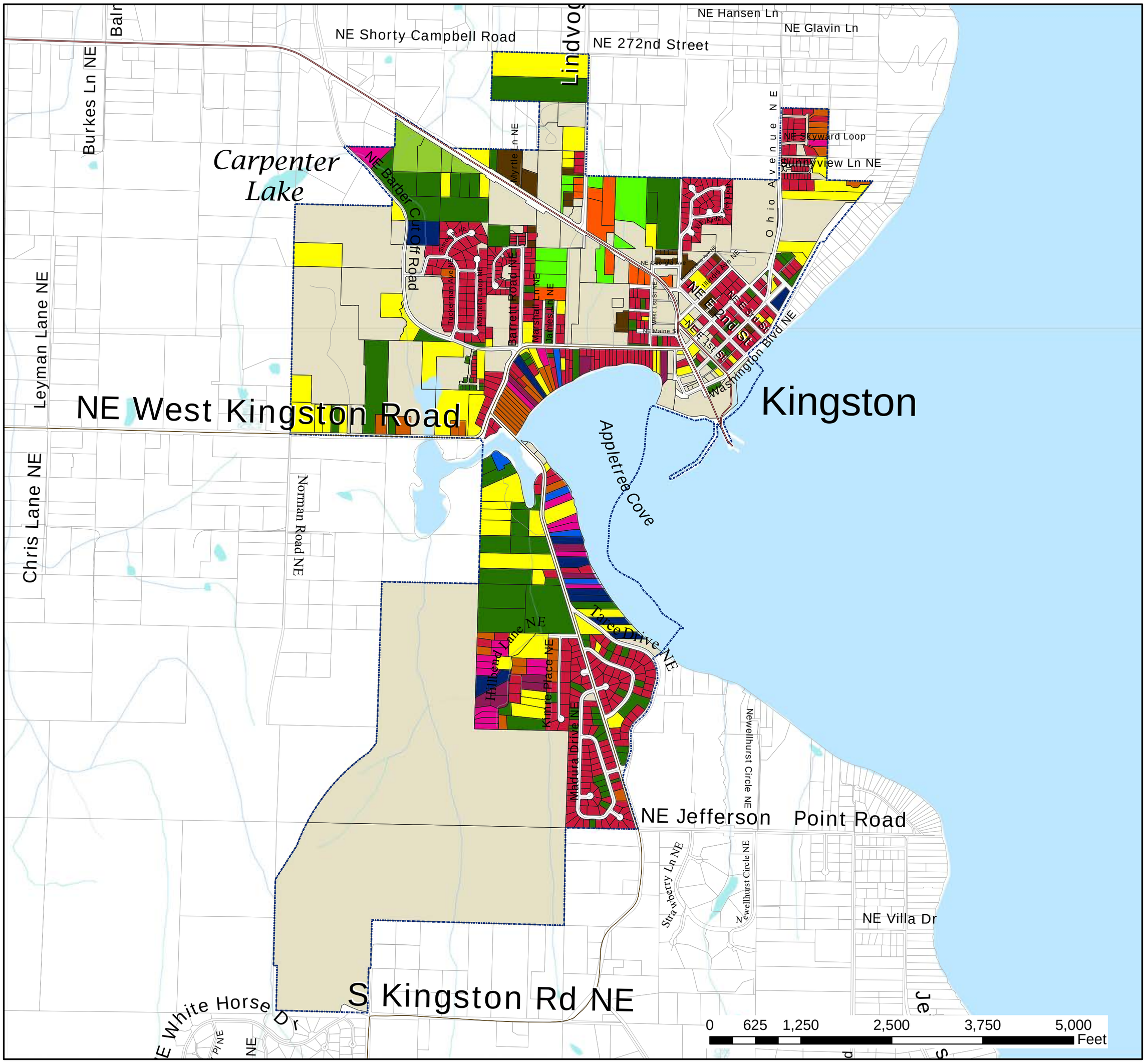


Kingston Urban Growth Area



- Developed Parcel
- *Parcel not considered for additional capacity*
- Underutilized - Residential
- Vacant Land - Residential
- Parcel less than .50 acres
- Parcel density less than 2.5 times the zoning size
- Parcel density 2.5 - 4 times zoning size and building value is less than 1/2 median value
- Parcel density 4 - 5 times zoning size and building value is less than median value
- Parcel density 5 - 10 times zoning size and building value is less than 1.5 x median value
- Shoreline parcel less than 1.00 acre
- Multi-Family
- Underutilized - Commercial
- Vacant Land - Commercial
- Underutilized - Industrial
- Vacant Land - Industrial
- Urban Growth Area Boundary
- Incorporated City Boundary

Waterbodies
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- Tax Parcel

Watercourses
(defined in WAC 222-16-030)
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- State Highway
- Major Road
- Collector / Arterial
- Local Access; Local Road
- Railroad Lines

Land Capacity Analysis

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* THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY *

Vacant and Underutilized parcels created from Land Capacity Analysis were done as part of the Kitsap County Buildable Lands Analysis report. This data represents analysis from parcel data as reflected on January 2, 2012.
Continuing permit and development activity will alter the vacant and underutilized parcels results.

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Map Date: September, 2013

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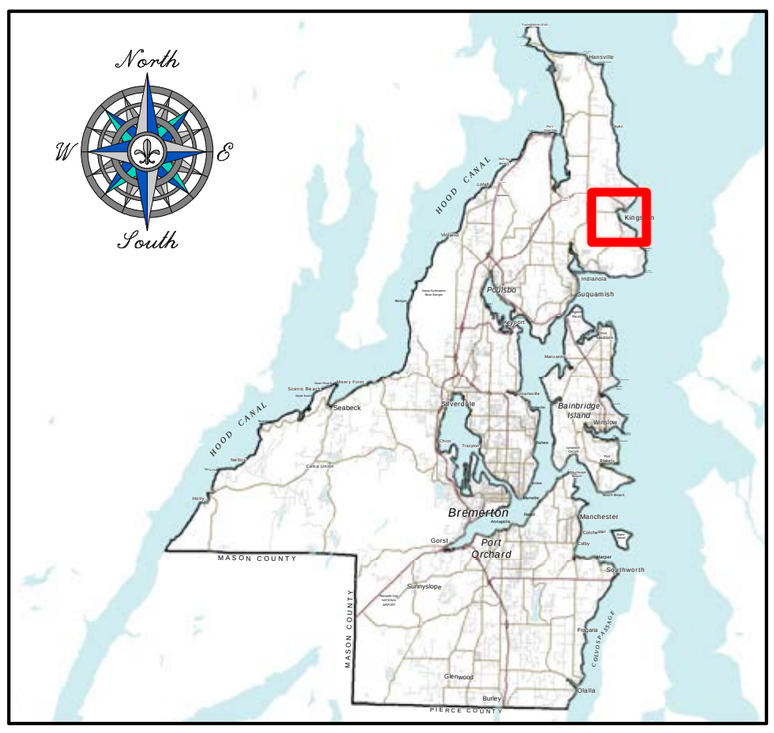
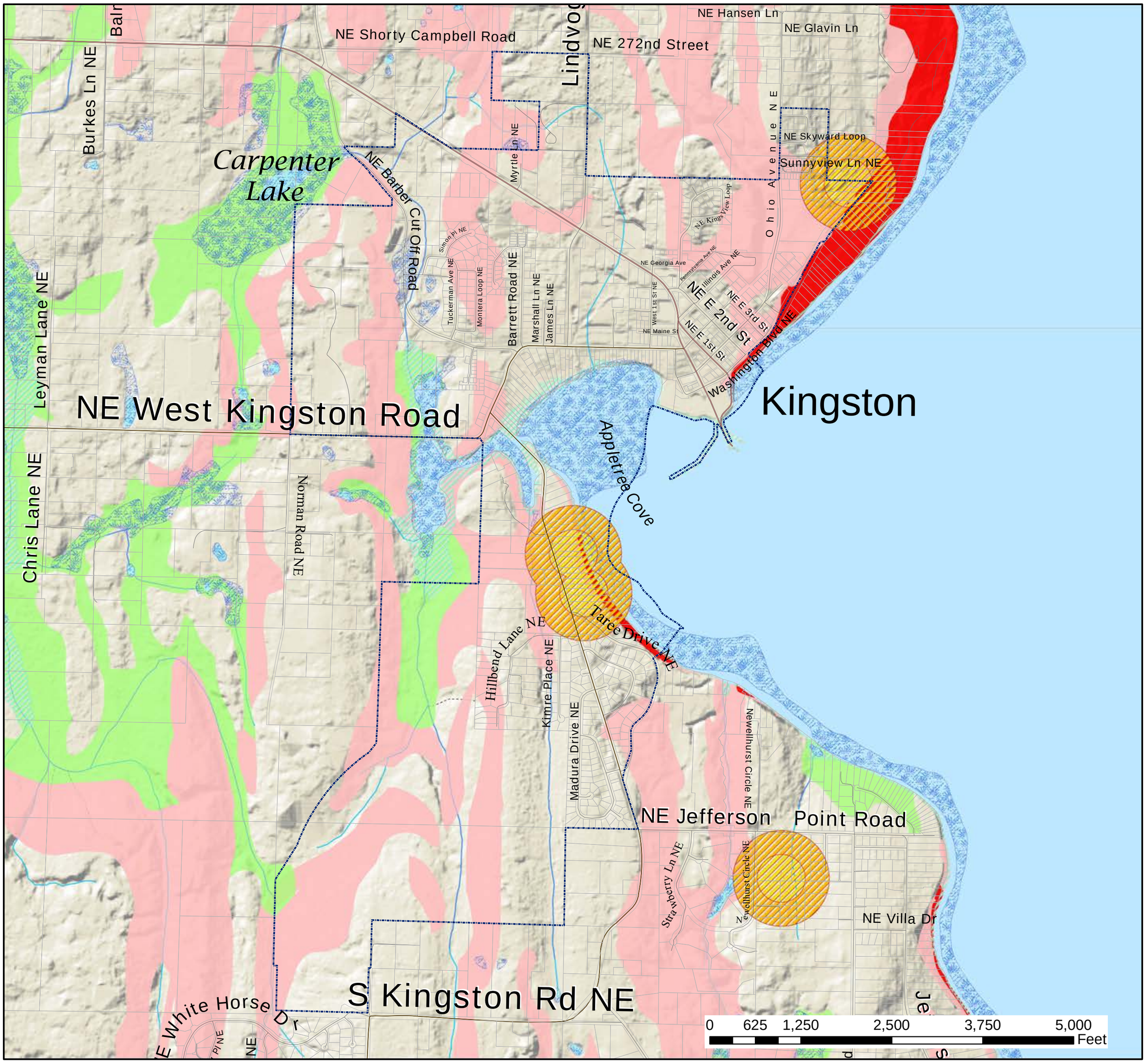


Kingston Urban Growth Area



Waterbodies
(defined in WAC 222-16-030)
WaterBody Cartographic Feature Code

- Bay, estuary, Puget Sound
- Lake, Pond, Reservoir, Gravel pit or quarry filled with water
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Watercourses
(defined in WAC 222-16-030)
Fish Habitat Water Type Code

- (S) Designated Shoreline of the State
- (F) Fish Habitat
- (N) Non-fish Habitat
- (U) Unknown, unmodeled hydrographic feature.

- 100 Year Floodplain

The primary risk classification shown is the 1-percent-annual-chance flood event

- Potential Wetlands

Geohazards
Description

- High Hazard Areas
- Moderate Hazard Areas

- 100' Contours
- 20' Contours

Eagle Habitat Buffers

- 330 Feet
- 660 Feet

- Tax Parcels

- Urban Growth Area Boundary
- Incorporated City Boundary

- State Highway
- Major Road
- Collector / Arterial
- Local Access; Local Road

Building Limitations

This map was created from existing map sources, not from field surveys. While great care was taken in using the most current map sources available, no warranties of any sort, including accuracy, fitness, or merchantability accompany this product. The user of this map assumes responsibility for determining its suitability for its intended use.

* THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY *

Kitsap County Code
Title 19 - Critical Areas Ordinance

DRAFT

Map Date: October, 2013

Kitsap County Department of
Community Development
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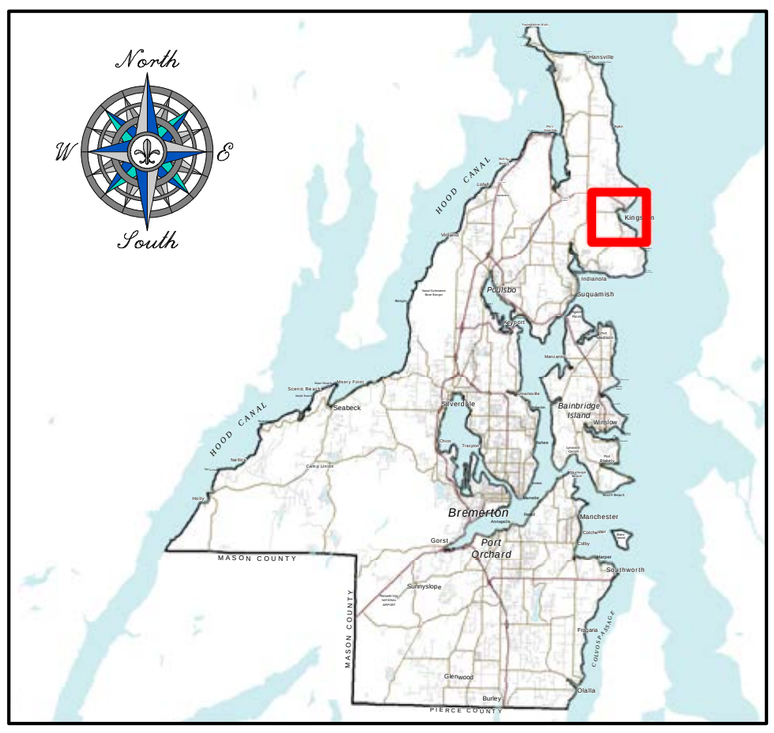
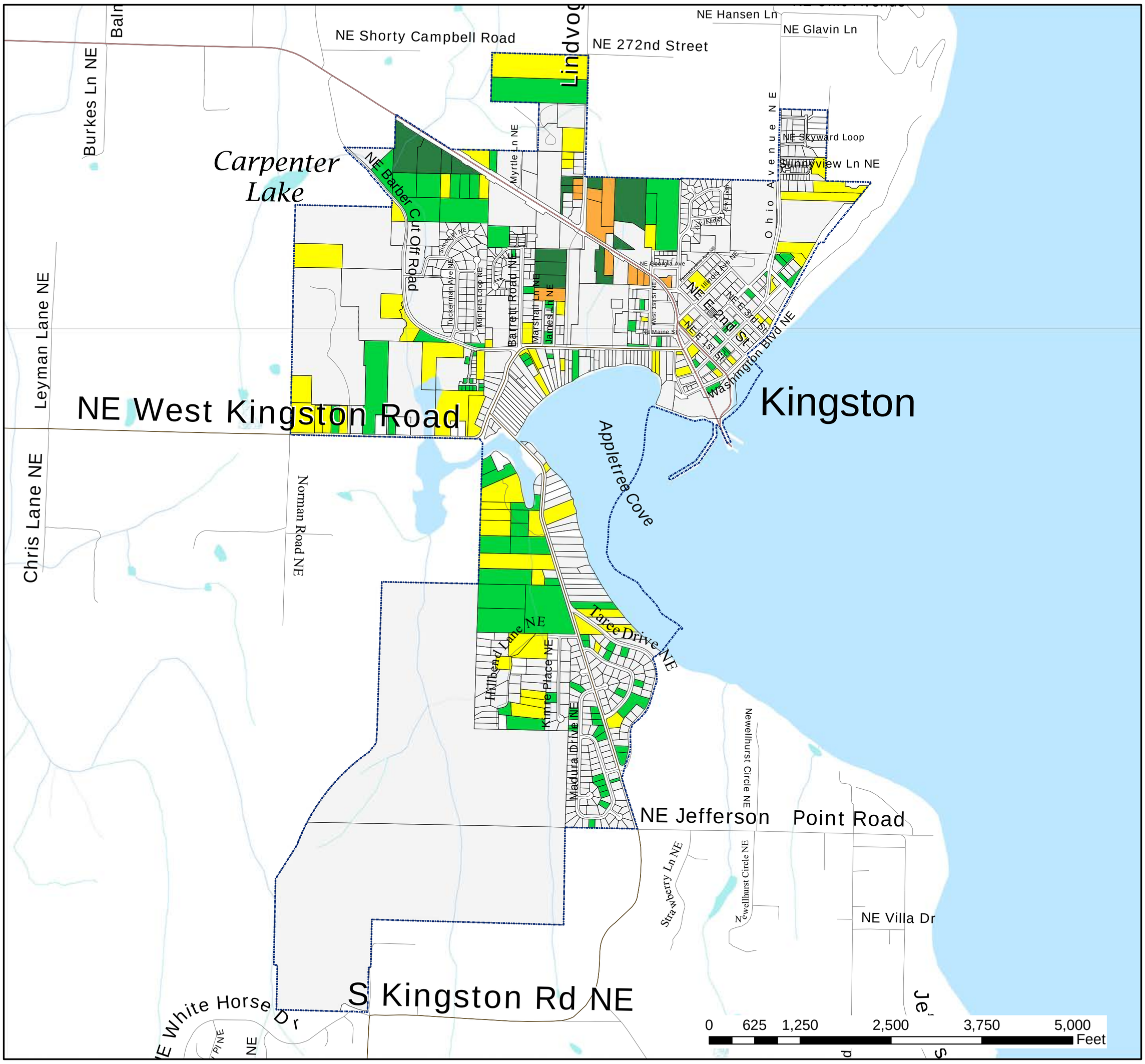


Kingston Urban Growth Area



Developed/Exempt

Parcels removed from Urban Land Supply described as follows:
Utitlites/Transportation parcels
Current Use/Common area parcels
Parks/Recreation parcels
Institutional parcels
Governmental services

Residential Land
- Underutilized
- Vacant Land

Commercial Land
- Underutilized
- Vacant Land

Urban Growth Area Boundary

Incorporated City Boundary

Tax Parcel Boundary

State Highway

Major Road

Collector / Arterial

Local Access; Local Road

WaterBody Cartographic Feature
- Bay, estuary, Puget Sound
- Lake, Pond or Reservoir
- Includes DNR, NWI and Surveyed Wetlands

Fish Habitat Water Type
- Designated Shoreline of the State
- Fish Habitat
- Non-fish Habitat
- Unknown, unmodeled hydrographic feature.

Land Capacity Analysis

This map was created from existing map sources, not from field surveys. While great care was taken in using the most current map sources available, no warranties of any sort, including accuracy, fitness, or merchantability accompany this product. The user of this map assumes responsibility for determining its suitability for its intended use.

* THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY *

Vacant and Underutilized parcels created from Land Capacity Analysis were done as part of the Kitsap County Buildable Lands Analysis report. This data represents analysis from parcel data as reflected on January 2, 2012. Continuing permit and development activity will alter the vacant and underutilized parcels results.

DRAFT

Map Date: September, 2013

Kitsap County Department of Community Development
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Port Orchard, Washington 98366
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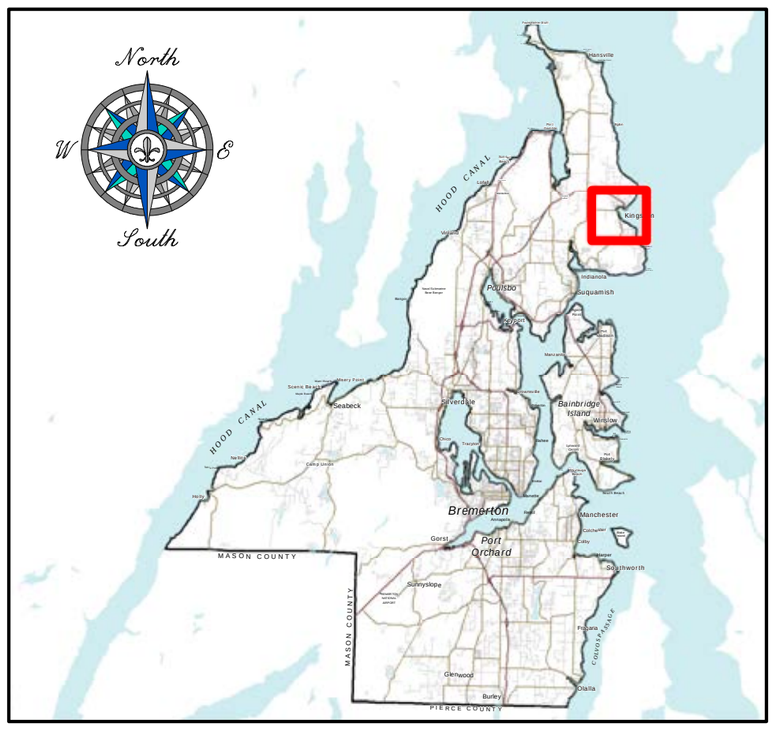


City of
Port Orchard

kitsap2035
Growing for a Better Tomorrow

CITY OF PORT ORCHARD
Land Capacity - Underutilized Land

UNDERUTILIZED LANDS	RESIDENTIAL 4.5 (R4.5) *3.04 DU/AC*	RESIDENTIAL 8 (R8) *5.88 DU/AC*	RESIDENTIAL 12 (R12) *7.41 DU/AC*	RESIDENTIAL 20 (R20) *20 DU/AC*	GREENBELT (GB) *0.5 DU/AC*	RESIDENTIAL 8 (RMH)	MIXED USE (MXD) *12 DU/AC*	GRAND TOTAL
Gross Residential Zoned Acres								
Total Gross Acres	358.45	1658.50	16.54	195.14	250.28	8.80	43.39	2531.10
Multi - Family Dwelling (-)	34.26	21.94	8.95	54.16	10.91	8.80	0.00	139.02
Parcels < 0.50 Acres (-)	59.74	542.07	3.65	24.60	6.88	0.00	7.54	644.48
Public/Current Use/Utilities/Water/Developed (-)	90.88	928.69	0.82	65.14	232.49	0.00	35.85	1353.87
Shoreline Parcel < 1.00 Acre (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	**173.57**	**165.80**	**3.12**	**51.24**	**0.00**	**0.00**	**0.00**	**393.73**
Redevelopable Acres								
Median Value $146362								0.00
Density < 2.5 (-)	6.32	0.00	0.00	0.00	0.00	0.00	0.00	6.32
Density >= 2.5 - < 4.00 Value > (-)	20.59	0.00	0.00	0.00	0.00	0.00	0.00	20.59
Density >= 4.0 - < 5.00 Value > (-)	5.85	0.00	0.00	0.00	0.00	0.00	0.00	5.85
Density >= 5.0 - < 10.00 Value > (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	**140.81**	**165.80**	**3.12**	**51.24**	**0.00**	**0.00**	**0.00**	**360.97**
Remove 100% underutilized platted lots (total)	**18.83**	**36.73**	**0.00**	**11.92**	**0.00**	**0.00**	**0.00**	**67.48**
	121.98	**129.07**	**3.12**	**39.32**	**0.00**	**0.00**	**0.00**	**293.49**
Critical Areas								
Total Redevelopable Acres	121.98	129.07	3.12	39.32	0.00	0.00	0.00	293.49
Unencumbered Acres	63.59	55.03	2.28	27.59	0.00	0.00	0.00	148.49
Acres within Critical Areas	25.77	9.46	0.84	2.89	0.00	0.00	0.00	38.96
Critical Areas reduction 75% (-)	6.44	2.37	0.21	0.72	0.00	0.00	0.00	9.74
Acres within Area of Concern	32.61	64.58	0.00	8.82	0.00	0.00	0.00	106.01
Area of Concern reduction 50% (-)	16.31	32.29	0.00	4.41	0.00	0.00	0.00	53.01
Subtotal	**86.34**	**89.69**	**2.49**	**32.72**	**0.00**	**0.00**	**0.00**	**211.24**
Roads/Right-of-Way (Future)								
20% (-)	**69.07**	**71.75**	**1.99**	**26.18**	**0.00**	**0.00**	**0.00**	**168.99**
Public Facility (Future)								
20% (-)	**55.26**	**57.40**	**1.59**	**20.94**	**0.00**	**0.00**	**0.00**	**135.19**
Unavailable Lands								
15% (-)	**46.97**	**48.79**	**1.35**	**17.80**	**0.00**	**0.00**	**0.00**	**114.91**
Platted lots								
Underutilized Platted Lots TOTAL	18.83	36.73	0.00	11.92	0.00	0.00	0.00	67.48
Underutilized Platted Lots (25%) (+)	4.71	9.18	0.00	2.98	0.00	0.00	0.00	16.87
Net Developable Acres	**51.68**	**57.97**	**1.35**	**20.78**	**0.00**	**0.00**	**0.00**	**131.78**
Dwelling Unit Capacity	**36**	**153**	**5**	**386**	**0**	**0**	**0**	**580**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*
Population Capacity	**90**	**275**	**13**	**694**	**0**	**0**	**0**	**1072**

CITY OF PORT ORCHARD
Land Capacity - Vacant Land

VACANT LAND	RESIDENTIAL 4.5 (R4.5) *3.04 DU/AC*	RESIDENTIAL 8 (R8) *5.88 DU/AC*	RESIDENTIAL 12 (R12) *7.41 DU/AC*	RESIDENTIAL 20 (R20) *20 DU/AC*	GREENBELT (GB) *0.5 DU/AC*	RESIDENTIAL 8 (RMH)	MIXED USE (MXD) *12 DU/AC*	GRAND TOTAL
Gross Residential Zoned Acres								
Total Gross Acres	145.93	1192.07	117.85	110.52	244.27	0.00	0.41	1811.05
Subtotal	**145.93**	**1192.07**	**117.85**	**110.52**	**244.27**	**0.00**	**0.41**	**1811.05**
Redevelopable Acres								
Subtotal	**145.93**	**1192.07**	**117.85**	**110.52**	**244.27**	**0.00**	**0.41**	**1811.05**
Vacant platted lots acres (-)	44.67	51.66	8.00	40.64	17.83	0.00	0.41	163.21
	101.26	**1140.41**	**109.85**	**69.88**	**226.44**	**0.00**	**0.00**	**1647.84**
Critical Areas								
Total Redevelopable Acres	101.26	1140.41	109.85	69.88	226.44	0.00	0.00	1647.84
Unencumbered Acres	45.82	833.26	66.53	12.96	19.48	0.00	0.00	978.05
Acres within Critical Areas	15.90	201.76	11.56	22.68	161.98	0.00	0.00	413.88
Critical Areas reduction 75% (-)	3.98	50.44	2.89	5.67	40.50	0.00	0.00	103.47
Acres within Area of Concern	39.54	105.39	31.75	34.23	44.96	0.00	0.00	255.87
Area of Concern reduction 50% (-)	19.77	52.70	15.88	17.12	22.48	0.00	0.00	127.94
Subtotal	**69.57**	**936.40**	**85.30**	**35.75**	**82.46**	**0.00**	**0.00**	**1209.46**
Roads/Right-of-Way (Future)								
20% (-)	55.65	749.12	68.24	28.60	65.96	0.00	0.00	967.56
Public Facility (Future)								
20% (-)	44.52	599.29	54.59	22.88	52.77	0.00	0.00	774.05
Unavailable Lands								
5% (-)	42.30	569.33	51.86	21.73	50.13	0.00	0.00	735.35
Platted lots								
Vacant platted lots total	67	328	15	28	110	0	5	553
Net Developable Acres	**42.30**	**569.33**	**51.86**	**21.73**	**50.13**	**0.00**	**0.00**	**735.35**
Dwelling Unit Capacity	**196**	**3676**	**399**	**463**	**135**	**0**	**5**	**4873**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*
Population Capacity	**489**	**6616**	**998**	**833**	**338**	**0**	**13**	**9286**

CITY OF PORT ORCHARD
Land Capacity - TOTAL

UNDERUTILIZED LANDS	RESIDENTIAL 4.5 (R4.5) *3.04 DU/AC*	RESIDENTIAL 8 (R8) *5.88 DU/AC*	RESIDENTIAL 12 (R12) *7.41 DU/AC*	RESIDENTIAL 20 (R20) *20 DU/AC*	GREENBELT (GB) *0.5 DU/AC*	RESIDENTIAL 8 (RMH)	MIXED USE (MXD) *12 DU/AC*	GRAND TOTAL
Net Developable Acres	**51.68**	**57.97**	**1.35**	**20.78**	**0.00**	**0.00**	**0.00**	**131.78**
Dwelling Unit Capacity	**36**	**153**	**5**	**386**	**0**	**0**	**0**	**580**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*		*2.5 pph*	*1.8 pph*
Population Capacity	**90**	**275**	**13**	**694**	**0**	**0**	**0**	**1072**

VACANT LAND	RESIDENTIAL 4.5 (R4.5) *3.04 DU/AC*	RESIDENTIAL 8 (R8) *5.88 DU/AC*	RESIDENTIAL 12 (R12) *7.41 DU/AC*	RESIDENTIAL 20 (R20) *20 DU/AC*	GREENBELT (GB) *0.5 DU/AC*	RESIDENTIAL 8 (RMH)	MIXED USE (MXD) *12 DU/AC*	GRAND TOTAL
Net Developable Acres	**42.30**	**569.33**	**51.86**	**21.73**	**50.13**		**0.00**	**735.35**
Dwelling Unit Capacity	**196**	**3676**	**399**	**463**	**135**		**5**	**4873**
	2.5 pph	*2.5 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*		*2.5 pph*	*1.8 pph*
Population Capacity	**489**	**6616**	**998**	**833**	**338**		**13**	**9286**

GRAND TOTAL	RESIDENTIAL 4.5 (R4.5) *3.04 DU/AC*	RESIDENTIAL 8 (R8) *5.88 DU/AC*	RESIDENTIAL 12 (R12) *7.41 DU/AC*	RESIDENTIAL 20 (R20) *20 DU/AC*	GREENBELT (GB) *0.5 DU/AC*	RESIDENTIAL 8 (RMH)	MIXED USE (MXD) *12 DU/AC*	GRAND TOTAL
Net Developable Acres	**93.97**	**627.30**	**53.21**	**42.51**	**50.13**		**0.00**	**867.13**
Dwelling Unit Capacity	**232**	**3829**	**404**	**848**	**135**		**5**	**5453**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*		*2.5 pph*	*1.8 pph*
Population Capacity	**579**	**6891**	**1011**	**1527**	**338**		**13**	**10358**

UNDERUTILIZED LANDS	URBAN LOW *6.0 DU/AC*	SENIOR LIVING HOMESTEAD *6.0 DU/AC*	URBAN MEDIUM *12 DU/AC*	URBAN HIGH *21.75 DU/AC*	URBAN RESTRICTED *2.5 DU/AC*	URBAN CLUSTER *7.6 DU/AC*	ILLAHEE GREENBELT *2 DU/AC*	URBAN VILLAGE CENTER *12 DU/AC*	MIXED USE *15 DU/AC*	GRAND TOTAL
Gross Residential Acres (Developed Parcels only)										
Total Gross Acres	2264.49	0.00	73.98	2.98	64.55	0.00	0.00	0.00	183.45	2589.45
Multi - Family Dwelling (-)	72.64	0.00	62.84	1.43	0.00	0.00	0.00	0.00	14.96	151.87
Parcels < 0.50 Acres (-)	874.23	0.00	5.03	1.04	8.11	0.00	0.00	0.00	0.00	888.41
Public/Current Use/Utilities (-)	590.85	0.00	6.11	0.00	15.00	0.00	0.00	0.00	26.69	638.65
Shoreline Parcel < 1.00 Acre (-)	0.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.19
Subtotal	**726.58**	**0.00**	**0.00**	**0.51**	**41.44**	**0.00**	**0.00**	**0.00**	**141.80**	**910.33**
Redevelopable Acres										
Median Value $120,875										
Density < 2.5 (-)	39.50	0.00	0.00	0.00	11.69	0.00	0.00	0.00	0.00	51.19
Density >= 2.5 - < 4.00 Value > (-)	75.73	0.00	0.00	0.00	5.18	0.00	0.00	0.00	0.00	80.91
Density >= 4.0 - < 5.00 Value > (-)	35.29	0.00	0.00	0.00	7.32	0.00	0.00	0.00	0.00	42.61
Density >= 5.0 - < 10.00 Value > (-)	33.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33.68
Subtotal	**542.38**	**0.00**	**0.00**	**0.51**	**17.25**	**0.00**	**0.00**	**0.00**	**141.80**	**701.94**
Remove 100% of Platted lots (acres)	100.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28.08	**128.40**
Critical Areas										
Total Redevelopable Acres	442.06	0.00	0.00	0.51	17.25	0.00	0.00	0.00	113.72	573.54
Unencumbered Acres	280.31	0.00	0.00	0.51	2.32	0.00	0.00	0.00	73.86	357.00
Acres within Critical Areas	70.59	0.00	0.00	0.00	9.73	0.00	0.00	0.00	20.44	100.76
Critical Areas reduction 75% (-)	17.65	0.00	0.00	0.00	2.43	0.00	0.00	0.00	5.11	25.19
Acres within Area of Concern	91.15	0.00	0.00	0.00	5.21	0.00	0.00	0.00	19.41	115.77
Area of Concern reduction 50% (-)	45.58	0.00	0.00	0.00	2.61	0.00	0.00	0.00	9.71	57.89
Subtotal	**343.53**	**0.00**	**0.00**	**0.51**	**7.36**	**0.00**	**0.00**	**0.00**	**88.68**	**440.08**
Roads/Right-of-Way (Future)										
20% (-)	**274.83**	**0.00**	**0.00**	**0.41**	**5.89**	**0.00**	**0.00**	**0.00**	**70.94**	**352.06**
Public Facility (Future)										
20% (-)	**219.86**	**0.00**	**0.00**	**0.33**	**4.71**	**0.00**	**0.00**	**0.00**	**56.75**	**281.65**
Unavailable Lands										
15% (-)	**186.88**	**0.00**	**0.00**	**0.28**	**4.00**	**0.00**	**0.00**	**0.00**	**48.24**	**239.40**
Commercial Split										
50% (-)	~~**0.00**~~	~~**0.00**~~	~~**0.00**~~	~~**0.00**~~	~~**0.00**~~	~~**0.00**~~	~~**0.00**~~	**0.00**	**38.16**	**38.16**
Platted Lots								*50% (-)*	*50% (-)*	
Underutilized Platted Lots 25% (+)	**25.08**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	~~**0.00**~~	~~**0.00**~~	**25.08**
Platted Lot existing dwelling unit (count)	**61**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**57**	**118**
Dwelling Unit count (-75%)	**15**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**15**
Existing Dwelling Units										
Existing Dwelling Units (non platted lots) (-)	**215**	**0**	**0**	**1**	**4**	**0**	**0**	**0**	**51**	**271**
Total Dwelling Units (-)	**230**	**0**	**0**	**1**	**4**	**0**	**0**	**0**	**54**	**286**
TOTALS										
Net Developable Acres	**211.96**	**0.00**	**0.00**	**0.28**	**4.00**	**0.00**	**0.00**	**0.00**	**38.16**	**254.40**
	6.0 DU/AC	*6.0 DU/AC*	*12 DU/AC*	*21.75 DU/AC*	*2.5 DU/AC*	*7.6 DU/AC*	*2 DU/AC*	*12 DU/AC*	*15 DU/AC*	
Dwelling Unit Capacity	**1042**	**0**	**0**	**5**	**6**	**0**	**0**	**0**	**518**	**1571**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**2604**	**0**	**0**	**9**	**15**	**0**	**0**	**0**	**933**	**3561**

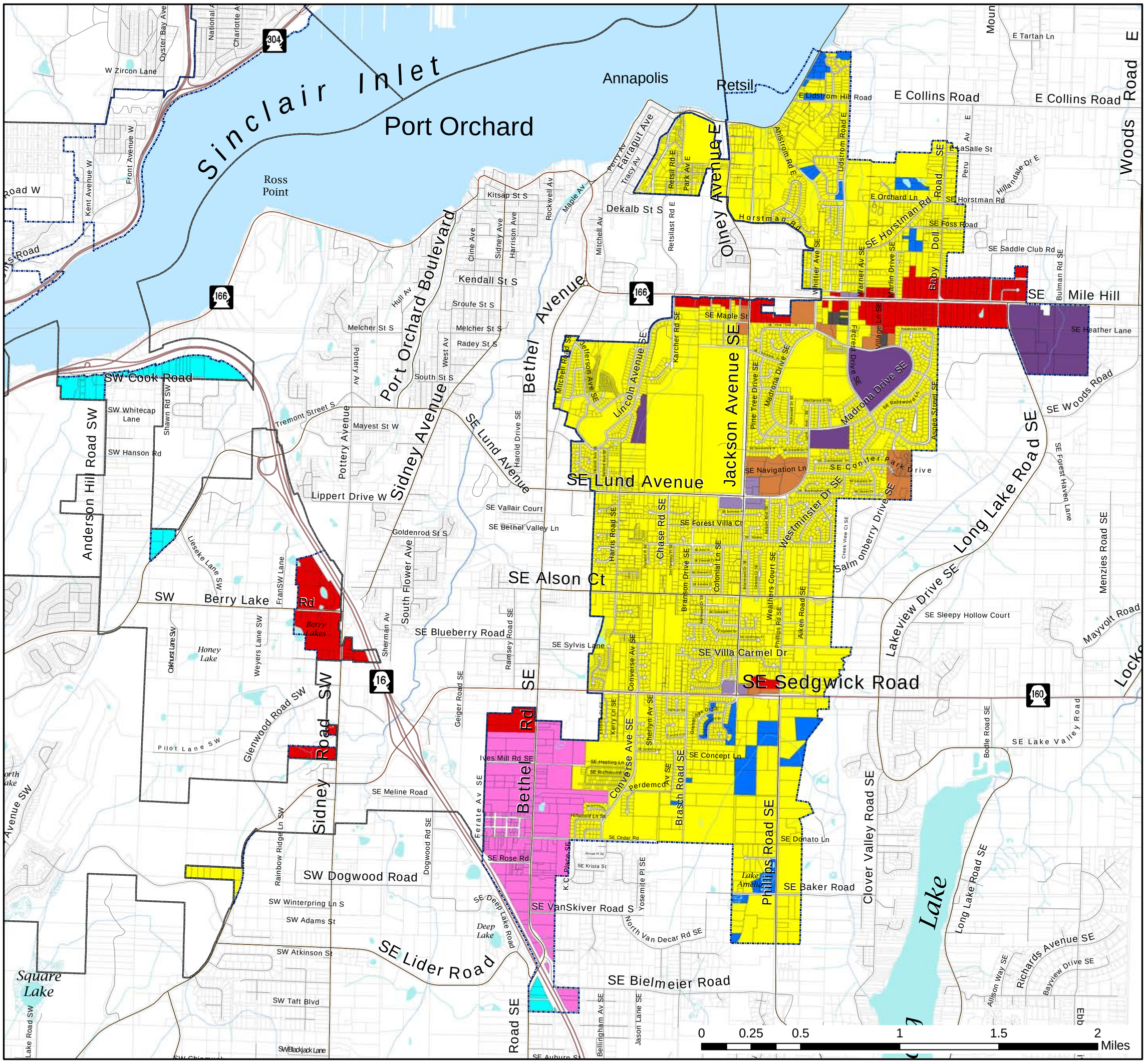
VACANT LAND	URBAN LOW *6.0 DU/AC*	SENIOR LIVING HOMESTEAD *6.0 DU/AC*	URBAN MEDIUM *12 DU/AC*	URBAN HIGH *21.75 DU/AC*	URBAN RESTRICTED *2.5 DU/AC*	URBAN CLUSTER *7.6 DU/AC*	ILLAHEE GREENBELT *2 DU/AC*	URBAN VILLAGE CENTER *12 DU/AC*	MIXED USE *15 DU/AC*	GRAND TOTAL
Gross Residential Zoned Acres										
Total Gross Vacant Acres	306.92	0.00	0.28	0.83	26.72	0.00	0.00	0.00	67.56	402.31
Subtotal	**306.92**	**0.00**	**0.28**	**0.83**	**26.72**	**0.00**	**0.00**	**0.00**	**67.56**	**402.31**
Redevelopable Acres										
Subtotal	**306.92**	**0.00**	**0.28**	**0.83**	**26.72**	**0.00**	**0.00**	**0.00**	**67.56**	**402.31**
Vacant Platted Lots (-)	65.29	0.00	0.28	0.83	0.00	0.00	0.00	0.00	20.53	**86.93**
Critical Areas										
Total Redevelopable Acres	241.63	0.00	0.00	0.00	26.72	0.00	0.00	0.00	47.03	315.38
Unencumbered Acres	136.40	0.00	0.00	0.00	2.94	0.00	0.00	0.00	31.70	171.04
Acres within Critical Areas	25.16	0.00	0.00	0.00	14.12	0.00	0.00	0.00	12.17	51.45
Critical Areas reduction 75% (-)	6.29	0.00	0.00	0.00	3.53	0.00	0.00	0.00	3.04	12.86
Acres within Area of Concern	80.07	0.00	0.00	0.00	9.66	0.00	0.00	0.00	3.16	92.89
Area of Concern reduction 50% (-)	40.04	0.00	0.00	0.00	4.83	0.00	0.00	0.00	1.58	46.45
Subtotal	**182.73**	**0.00**	**0.00**	**0.00**	**11.30**	**0.00**	**0.00**	**0.00**	**36.32**	**230.35**
Roads/Right-of-Way (Future)										
20% (-)	146.18	0.00	0.00	0.00	9.04	0.00	0.00	0.00	29.06	184.28
Public Facility (Future)										
20% (-)	116.94	0.00	0.00	0.00	7.23	0.00	0.00	0.00	23.25	147.42
Unavailable Lands										
5% (-)	111.10	0.00	0.00	0.00	6.87	0.00	0.00	0.00	22.08	140.05
Commercial Split										
50% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11.04	11.04
								0.00	**21.31**	
Platted Lots										
Vacant Platted Lots	267	0	1	1	10	0	0	0	35	314
								0	18	
Net Developable Acres	**111.10**	**0.00**	**0.00**	**0.00**	**6.87**	**0.00**	**0.00**	**0.00**	**11.04**	**129.01**
	6.0 DU/AC	*6.0 DU/AC*	*12 DU/AC*	*21.75 DU/AC*	*2.5 DU/AC*	*7.6 DU/AC*	*2 DU/AC*	*12 DU/AC*	*15 DU/AC*	
Dwelling Unit Capacity	**934**	**0**	**1**	**1**	**27**	**0**	**0**	**0**	**183**	**1146**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**2334**	**0**	**3**	**2**	**68**	**0**	**0**	**0**	**330**	**2736**

UNDERUTILIZED LANDS	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Net Developable Acres	**211.96**	**0.00**	**0.00**	**0.28**	**4.00**	**0.00**	**0.00**	**0.00**	**38.16**	**254.40**
Dwelling Unit Capacity	**1042**	**0**	**0**	**5**	**6**	**0**	**0**	**0**	**518**	**1571**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**2604**	**0**	**0**	**9**	**15**	**0**	**0**	**0**	**933**	**3561**

VACANT LAND	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Net Developable Acres	**111.10**	**0.00**	**0.00**	**0.00**	**6.87**	**0.00**	**0.00**	**0.00**	**11.04**	**129.01**
Dwelling Unit Capacity	**934**	**0**	**1**	**1**	**27**	**0**	**0**	**0**	**183**	**1146**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**2334**	**0**	**3**	**2**	**68**	**0**	**0**	**0**	**330**	**2736**

GRAND TOTAL	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Net Developable Acres	**323.06**	**0.00**	**0.00**	**0.28**	**10.87**	**0.00**	**0.00**	**0.00**	**49.20**	**383.41**
Dwelling Unit Capacity	**1975**	**0**	**1**	**6**	**33**	**0**	**0**	**0**	**702**	**2717**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**4938**	**0**	**3**	**11**	**83**	**0**	**0**	**0**	**1263**	**6297**

Port Orchard Urban Growth Area



Highway/Tourist Commercial (10-30 DU/Ac)
Neighborhood Commercial (10-30 DU/Ac)
Mixed Use (10-30 DU/Ac)
Industrial
Urban Restricted (1-5 DU/Ac)
Urban Low Residential (5-9 DU/Ac)
Urban Medium Residential (10-18 DU/Ac)
Urban High Residential (19-30 DU/Ac)
Park (Kitsap County)
Urban Growth Area Boundary
Incorporated City Boundary
Tax Parcel Boundary

State Highway
Major Road
Collector / Arterial
Local Access; Local Road

WaterBody Cartographic Feature

Bay, estuary, Puget Sound
Lake, Pond or Reservoir
Includes DNR, NWI and Surveyed Wetlands

Fish Habitat Water Type

Designated Shoreline of the State
Fish Habitat
Non-fish Habitat
Unknown, unmodeled hydrographic feature.

Zoning

KITSAP COUNTY COMPREHENSIVE PLANNING MAP SERIES
This map was developed for general land use planning purposes.
The user of this map must assume responsibility for determining its suitability for other purposes.
Amendments:
February 8, 1999 Forest Resource Lands
April 19, 1999 Suquamish Rural Village
May 10, 1999 Modified Joint Planning Areas
July 21, 1999 Port Gamble Rural Historic Town
June 10, 2002 Manchester Community Plan
June 10, 2002 Ord No. 274-2002 Comprehensive Plan/Zoning Amendments
September 8, 2003 Res No. 168-2003 (Map Corrections)
December 8, 2003 Ord No. 311-2003 Comprehensive Plan/Zoning Amendments
October 25, 2004 George's Corner Commercial LAMIRD
October 25, 2004 Ord No. 326-2004 Comprehensive Plan/Zoning Amendments
December 22, 2005 Ord No. 352-2005 Comprehensive Plan/Zoning Amendments
December 11, 2006 Ord No. 370-2006 10-Year Update
June 11, 2007 Ord No. 384-2007 Repeal of Urban Holding Zone (UHA)
November 19, 2007 Ord No. 402-2007 Keyport Community Plan
December 31, 2007 Ord No. 405-2007 Comprehensive Plan/Zoning Amendments
October 13, 2008 Ord No. 414-2008 Comprehensive Plan/Zoning Amendments
December 23, 2008 Ord No. 420-2008 Comprehensive Plan/Zoning Amendments
December 14, 2009 Ord No. 443-2009 Comprehensive Plan/Zoning Amendments
December 15, 2010 Ord No. 467-2010 Comprehensive Plan/Zoning Amendments
December 15, 2010 Ord No. 467-2010 Type III LAMIRDS
August 31, 2012 Ord No. 493-2012 2012 Urban Growth Area - Remand
December 13, 2012 Ord No. 498-2012 Comprehensive Plan/Zoning Amendments

Kitsap County Department of Community Development
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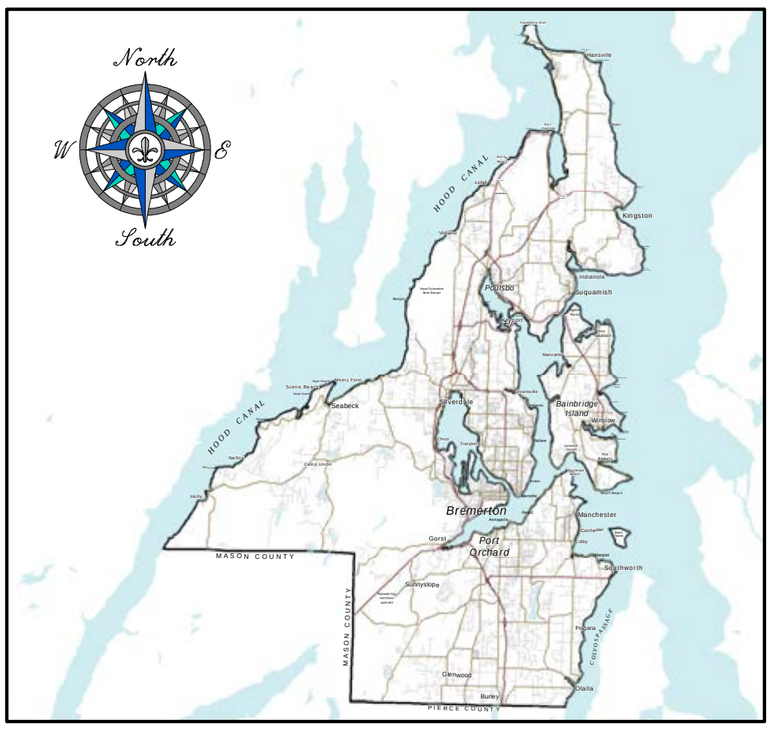
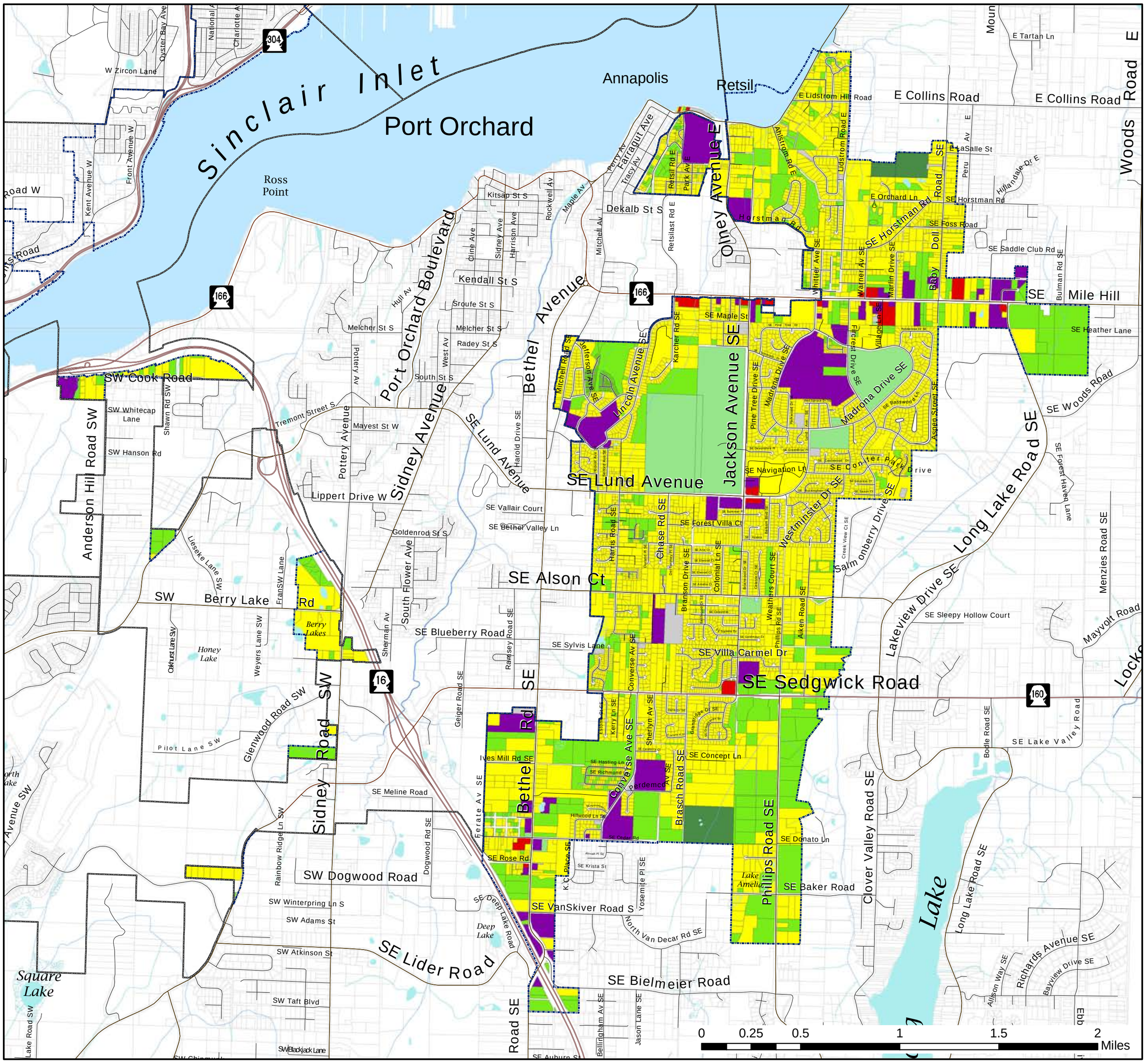
VOICE (360) 337-5777 * FAX (360) 337-4925



Port Orchard Urban Growth Area



- Cultural, Entertainment and Recreational
- Industrial and Manufacturing Services
- Residential
- Resource Production and Extraction
- Retail Trade
- Services
- Transportation, Communications and Utilities
- Undeveloped Land and Water Areas

Waterbodies (defined in WAC 222-16-030)

WaterBody Cartographic Feature Code

- Bay, estuary, Puget Sound
- Lake, Pond, Reservoir, Gravel pit or quarry filled with water
- DNR, NWI, and Surveyed Wetlands

Watercourses (defined in WAC 222-16-030)

Fish Habitat Water Type Code

- (S) Designated Shoreline of the State
- (F) Fish Habitat
- (N) Non-fish Habitat
- (U) Unknown, unmodeled hydrographic feature.

- Urban Growth Area Boundary
- Incorporated City Boundary
- Tax Parcel Boundaries
- State Highway
- Major Road
- Collector / Arterial
- Local Access; Local Road

Current Land Use

This map was created from existing map sources, not from field surveys. While great care was taken in using the most current map sources available, no warranties of any sort, including accuracy, fitness, or merchantability accompany this product. The user of this map assumes responsibility for determining its suitability for its intended use.

* THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY *

Current Land Use was created from information provided by the Kitsap County Assessors property class code.

DRAFT

Map Date: September, 2013

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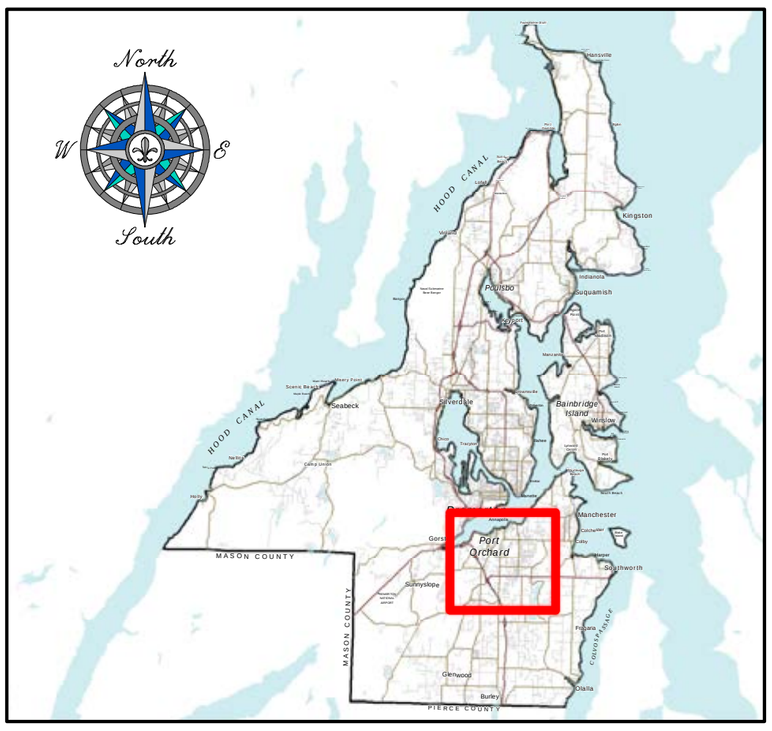
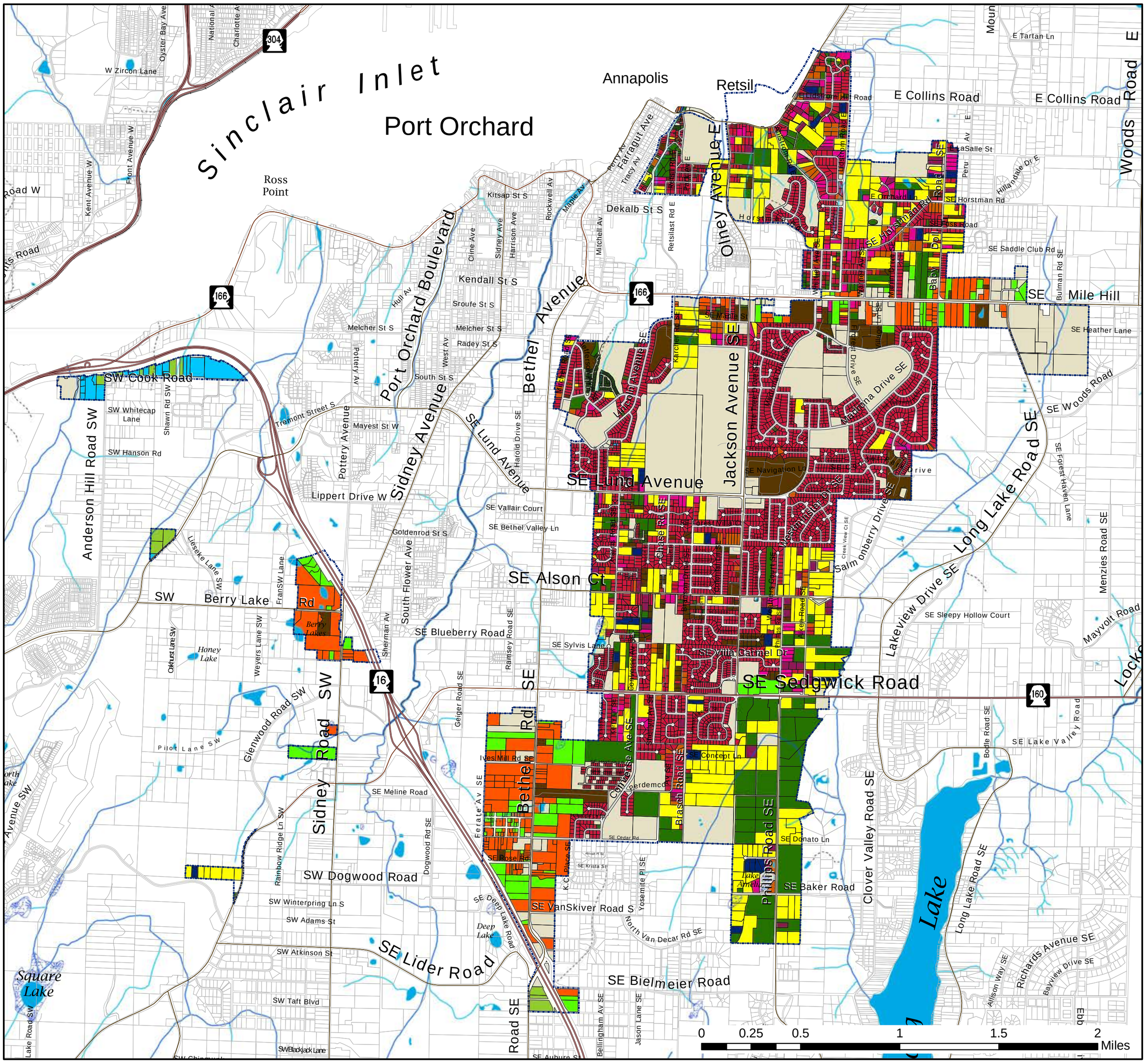


Port Orchard Urban Growth Area



- Developed Parcel
- *Parcel not considered for additional capacity*
- Underutilized - Residential
- Vacant Land - Residential
- Parcel less than .50 acres
- Parcel density less than 2.5 times the zoning size
- Parcel density 2.5 - 4 times zoning size and building value is less than 1/2 median value
- Parcel density 4 - 5 times zoning size and building value is less than median value
- Parcel density 5 - 10 times zoning size and building value is less than 1.5 x median value
- Shoreline parcel less than 1.00 acre
- Multi-Family
- Underutilized - Commercial
- Vacant Land - Commercial
- Underutilized - Industrial
- Vacant Land - Industrial
- Urban Growth Area Boundary
- Incorporated City Boundary

Waterbodies
(defined in WAC 222-16-030)
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- Lake, Pond, Reservoir, Gravel pit or quarry filled with water
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- Tax Parcel

Watercourses
(defined in WAC 222-16-030)
Fish Habitat Water Type Code
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- State Highway
- Major Road
- Collector / Arterial
- Local Access; Local Road
- Railroad Lines

Land Capacity Analysis

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Vacant and Underutilized parcels created from Land Capacity Analysis were done as part of the Kitsap County Buildable Lands Analysis report. This data represents analysis from parcel data as reflected on January 2, 2012.
Continuing permit and development activity will alter the vacant and underutilized parcels results.

DRAFT

Map Date: September, 2013

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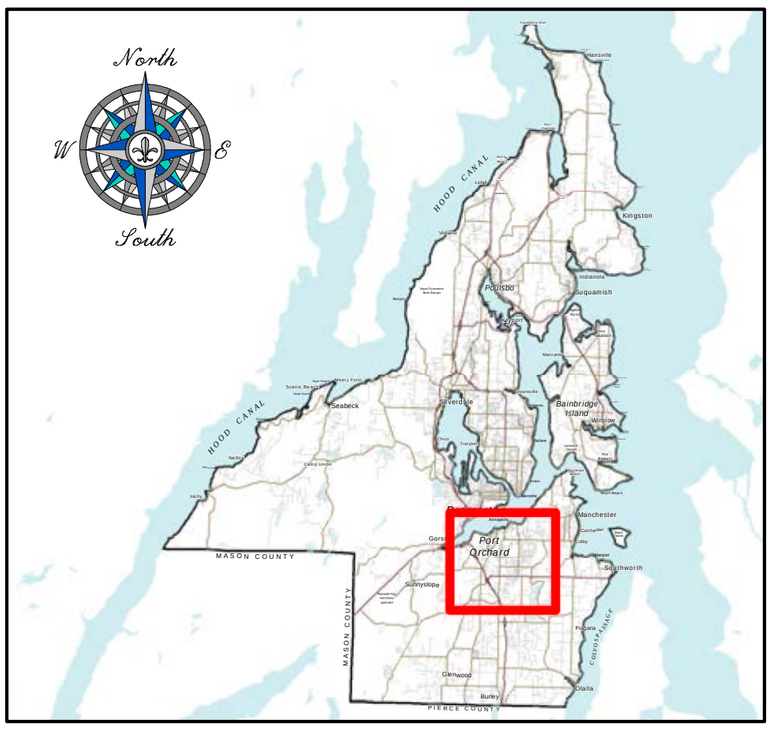
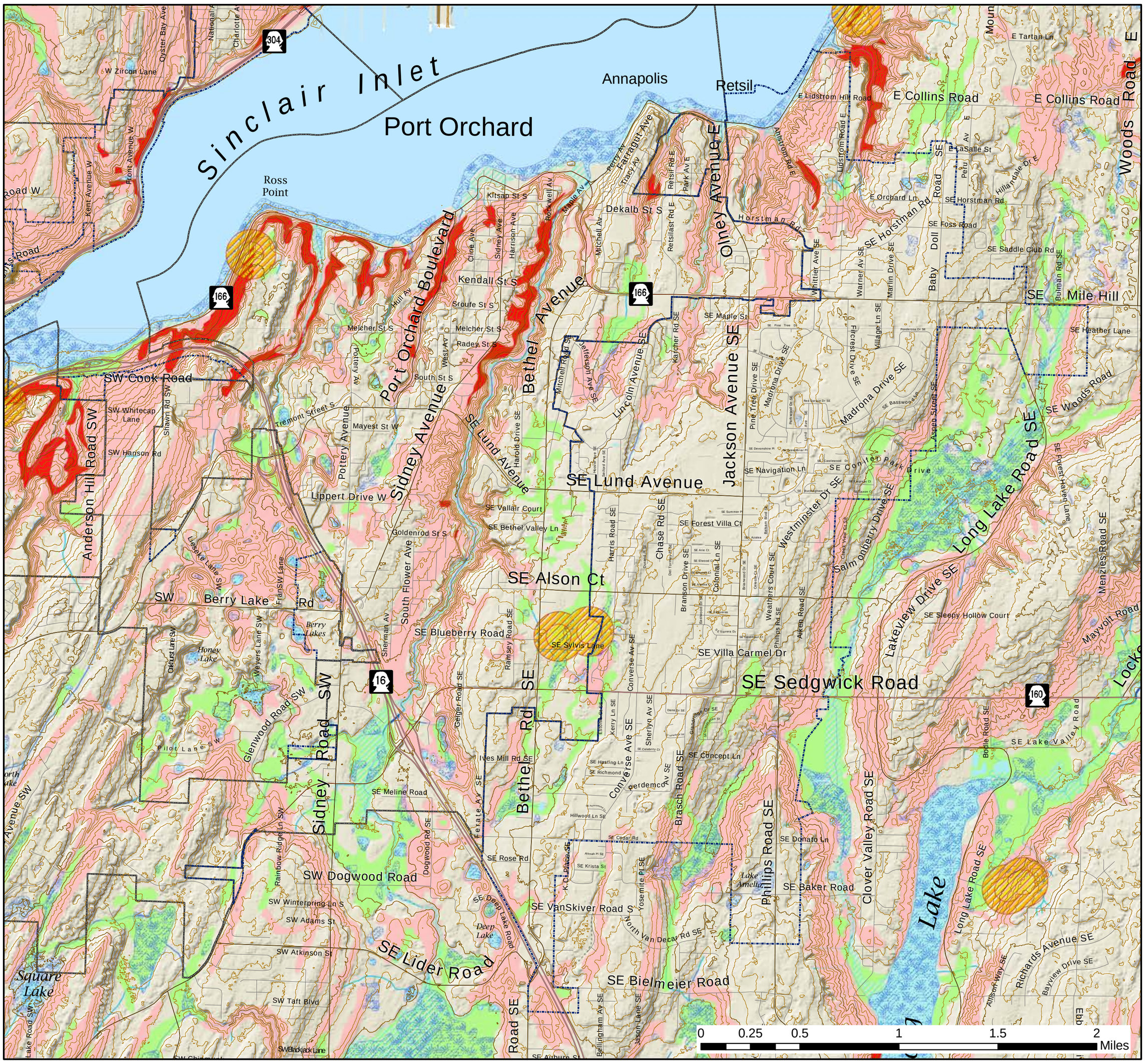


Port Orchard Urban Growth Area



Waterbodies
(defined in WAC 222-16-030)
WaterBody Cartographic Feature Code

- Bay, estuary, Puget Sound
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Watercourses
(defined in WAC 222-16-030)
Fish Habitat Water Type Code

- (S) Designated Shoreline of the State
- (F) Fish Habitat
- (N) Non-fish Habitat
- (U) Unknown, unmodeled hydrographic feature.

- 100 Year Floodplain

The primary risk classification shown is the 1-percent-annual-chance flood event

- Potential Wetlands

Geohazards
Description

- High Hazard Areas
- Moderate Hazard Areas

- 100' Contours
- 20' Contours

Eagle Habitat Buffers

- 330 Feet
- 660 Feet

- Tax Parcels

- Urban Growth Area Boundary
- Incorporated City Boundary

- State Highway
- Major Road
- Collector / Arterial
- Local Access; Local Road

Building Limitations

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Kitsap County Code
Title 19 - Critical Areas Ordinance

DRAFT

Map Date: October, 2013

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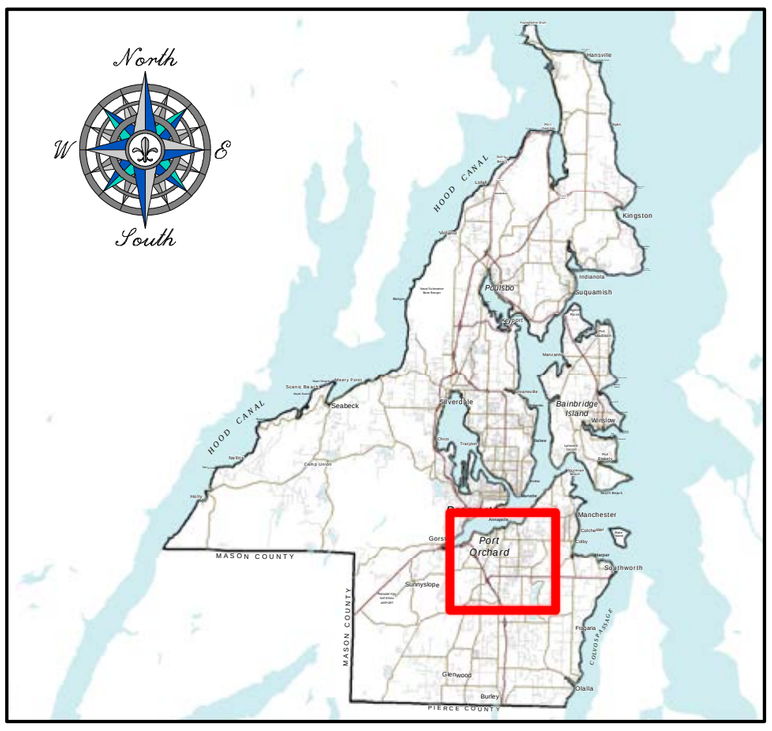
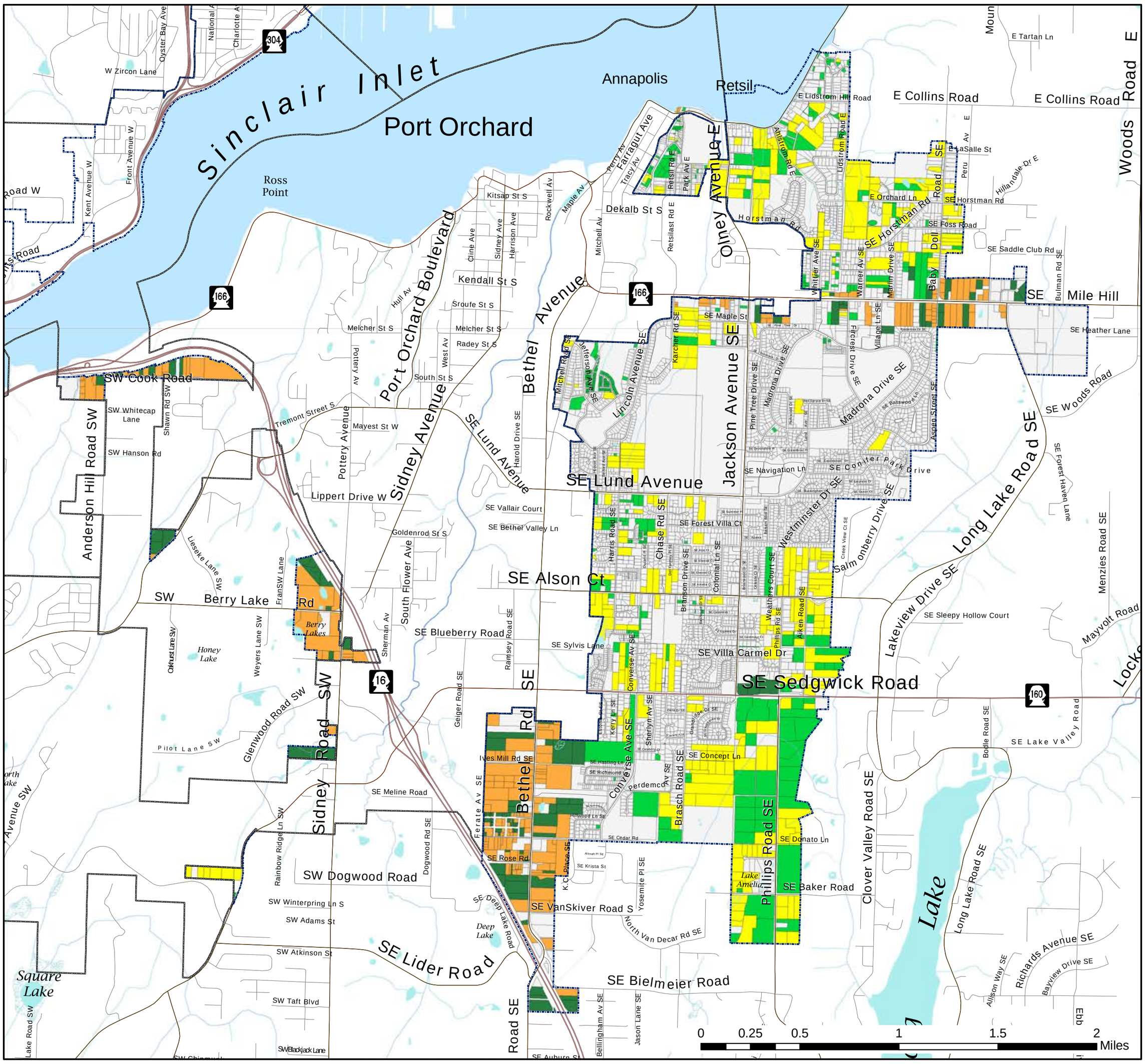


Port Orchard Urban Growth Area



Developed/Exempt

Parcels removed from Urban Land Supply described as follows:
Utitlites/Transportation parcels
Current Use/Common area parcels
Parks/Recreation parcels
Institutional parcels
Governmental services

Residential Land
- Underutilized
- Vacant Land

Commercial Land
- Underutilized
- Vacant Land

Urban Growth Area Boundary

Incorporated City Boundary

Tax Parcel Boundary

State Highway

Major Road

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WaterBody Cartographic Feature
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Fish Habitat Water Type
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- Unknown, unmodeled hydrographic feature.

Land Capacity Analysis

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DRAFT

Map Date: September, 2013

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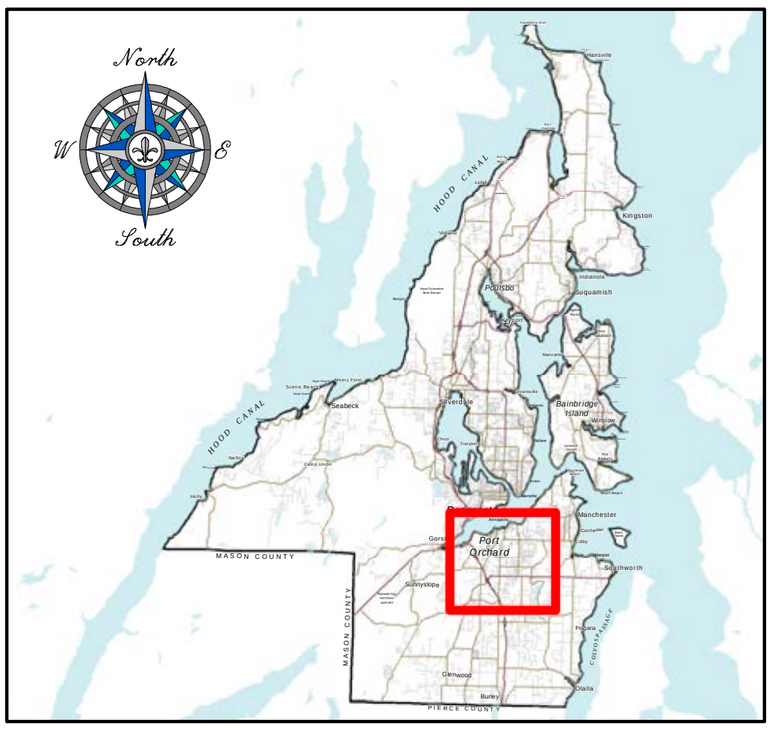


SILVERDALE
URBAN GROWTH AREA
Land Capacity December 31, 2012

UNDERUTILIZED LANDS	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Gross Residential Acres (Developed Parcels only)										
Total Gross Acres	2048.74	0.00	73.03	214.01	132.88	0.00	0.00	0.00	82.47	2551.13
Multi - Family Dwelling (-)	44.75	0.00	25.65	96.03	4.98	0.00	0.00	0.00	9.00	180.41
Parcels < 0.50 Acres (-)	750.62	0.00	23.95	17.66	2.02	0.00	0.00	0.00	0.00	794.25
Public/Current Use/Utilities (-)	499.44	0.00	18.03	90.47	45.73	0.00	0.00	0.00	5.46	659.13
Shoreline Parcel < 1.00 Acre (-)	3.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.20
Subtotal	**750.73**	**0.00**	**5.40**	**9.85**	**80.15**	**0.00**	**0.00**	**0.00**	**68.01**	**914.14**
Redevelopable Acres										
Median Value $159,712										
Density < 2.5 (-)	53.56	0.00	0.00	0.00	30.81	0.00	0.00	0.00	0.00	84.37
Density >= 2.5 - < 4.00 Value > (-)	133.82	0.00	0.00	0.00	3.09	0.00	0.00	0.00	0.00	136.91
Density >= 4.0 - < 5.00 Value > (-)	145.02	0.00	0.00	0.00	4.41	0.00	0.00	0.00	0.00	149.43
Density >= 5.0 - < 10.00 Value > (-)	40.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.98
Subtotal	**377.35**	**0.00**	**5.40**	**9.85**	**41.84**	**0.00**	**0.00**	**0.00**	**68.01**	**502.45**
Remove 100% of Platted lots (acres)	67.39	0.00	0.00	0.74	0.00	0.00	0.00	0.00	8.73	**76.86**
Critical Areas										
Total Redevelopable Acres	309.96	0.00	5.40	9.11	41.84	0.00	0.00	0.00	59.28	425.59
Unencumbered Acres	250.16	0.00	5.40	6.38	24.43	0.00	0.00	0.00	39.20	325.57
Acres within Critical Areas	41.29	0.00	0.00	2.70	13.05	0.00	0.00	0.00	11.20	68.24
Critical Areas reduction 75% (-)	10.32	0.00	0.00	0.68	3.26	0.00	0.00	0.00	2.80	17.06
Acres within Area of Concern	18.49	0.00	0.00	0.03	4.34	0.00	0.00	0.00	8.87	31.73
Area of Concern reduction 50% (-)	9.25	0.00	0.00	0.02	2.17	0.00	0.00	0.00	4.44	15.87
Subtotal	**269.73**	**0.00**	**5.40**	**7.07**	**29.86**	**0.00**	**0.00**	**0.00**	**46.44**	**358.50**
Roads/Right-of-Way (Future)										
20% (-)	**215.78**	**0.00**	**4.32**	**5.66**	**23.89**	**0.00**	**0.00**	**0.00**	**37.15**	**286.80**
Public Facility (Future)										
20% (-)	**172.63**	**0.00**	**3.46**	**4.52**	**19.11**	**0.00**	**0.00**	**0.00**	**29.72**	**229.44**
Unavailable Lands										
15% (-)	**146.73**	**0.00**	**2.94**	**3.85**	**16.25**	**0.00**	**0.00**	**0.00**	**25.26**	**195.02**
Commercial Split										
50% (-)	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	0.00	17.00	17.00
Platted Lots								*50% (-)*	*50% (-)*	
Underutilized Platted Lots 25% (+)	**16.85**	**0.00**	**0.00**	**0.19**	**0.00**	**0.00**	**0.00**	~~0.00~~	~~0.00~~	**17.03**
Platted Lot existing dwelling unit (count)	**46**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**28**	**75**
Dwelling Unit count (-75%)	**12**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**12**
Existing Dwelling Units										
Existing Dwelling Units (non platted lots) (-)	**176**	**0**	**2**	**6**	**11**	**0**	**0**	**0**	**83**	**278**
Total Dwelling Units (-)	**188**	**0**	**2**	**6**	**11**	**0**	**0**	**0**	**56**	**290**
TOTALS										
Net Developable Acres	**163.58**	**0.00**	**2.94**	**4.03**	**16.25**	**0.00**	**0.00**	**0.00**	**17.00**	**203.79**
	6.0 DU/AC	*6.0 DU/AC*	*12 DU/AC*	*21.75 DU/AC*	*2.5 DU/AC*	*7.6 DU/AC*	*2 DU/AC*	*12 DU/AC*	*15 DU/AC*	
Dwelling Unit Capacity	**794**	**0**	**33**	**81**	**30**	**0**	**0**	**0**	**199**	**1138**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**1985**	**0**	**83**	**147**	**74**	**0**	**0**	**0**	**359**	**2648**

URBAN GROWTH AREA
Land Capacity December 31, 2012

DRAFT

VACANT LAND	URBAN LOW *6.0 DU/AC*	SENIOR LIVING HOMESTEAD *6.0 DU/AC*	URBAN MEDIUM *12 DU/AC*	URBAN HIGH *21.75 DU/AC*	URBAN RESTRICTED *2.5 DU/AC*	URBAN CLUSTER *7.6 DU/AC*	ILLAHEE GREENBELT *2 DU/AC*	URBAN VILLAGE CENTER *12 DU/AC*	MIXED USE *15 DU/AC*	GRAND TOTAL
Gross Residential Zoned Acres										
Total Gross Vacant Acres	420.83	0.00	42.55	11.66	36.21	0.00	0.00	0.00	38.09	549.34
Subtotal	**420.83**	**0.00**	**42.55**	**11.66**	**36.21**	**0.00**	**0.00**	**0.00**	**38.09**	**549.34**
Redevelopable Acres										
Subtotal	**420.83**	**0.00**	**42.55**	**11.66**	**36.21**	**0.00**	**0.00**	**0.00**	**38.09**	**549.34**
Vacant Platted Lots (-)	33.68	0.00	1.97	0.00	0.00	0.00	0.00	0.00	0.50	**36.15**
Critical Areas										
Total Redevelopable Acres	387.15	0.00	40.58	11.66	36.21	0.00	0.00	0.00	37.59	513.19
Unencumbered Acres	313.26	0.00	26.95	8.67	11.88	0.00	0.00	0.00	13.84	374.60
Acres within Critical Areas	30.97	0.00	6.93	2.98	21.69	0.00	0.00	0.00	17.10	79.67
Critical Areas reduction 75% (-)	7.74	0.00	1.73	0.75	5.42	0.00	0.00	0.00	4.28	19.92
Acres within Area of Concern	42.92	0.00	6.69	0.01	2.63	0.00	0.00	0.00	6.64	58.89
Area of Concern reduction 50% (-)	21.46	0.00	3.35	0.01	1.32	0.00	0.00	0.00	3.32	29.45
Subtotal	**342.46**	**0.00**	**32.03**	**9.42**	**18.62**	**0.00**	**0.00**	**0.00**	**21.44**	**423.96**
Roads/Right-of-Way (Future)										
20% (-)	273.97	0.00	25.62	7.54	14.89	0.00	0.00	0.00	17.15	339.17
Public Facility (Future)										
20% (-)	219.18	0.00	20.50	6.03	11.92	0.00	0.00	0.00	13.72	271.34
Unavailable Lands										
5% (-)	208.22	0.00	19.47	5.73	11.32	0.00	0.00	0.00	13.03	257.77
Commercial Split										
50% (-)	197.81	0.00	18.50	5.44	10.75	0.00	0.00	0.00	6.52	239.02
								0.00	**6.77**	
Platted Lots										
Vacant Platted Lots	300	0	27	0	0	0	0	0	2	329
								0	1	
Net Developable Acres	**208.22**	**0.00**	**19.47**	**5.73**	**11.32**	**0.00**	**0.00**	**0.00**	**6.52**	**251.25**
	6.0 DU/AC	*6.0 DU/AC*	*12 DU/AC*	*21.75 DU/AC*	*2.5 DU/AC*	*7.6 DU/AC*	*2 DU/AC*	*12 DU/AC*	*15 DU/AC*	
Dwelling Unit Capacity	**1549**	**0**	**261**	**125**	**28**	**0**	**0**	**0**	**100**	**2063**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**3873**	**0**	**652**	**224**	**71**	**0**	**0**	**0**	**180**	**4999**

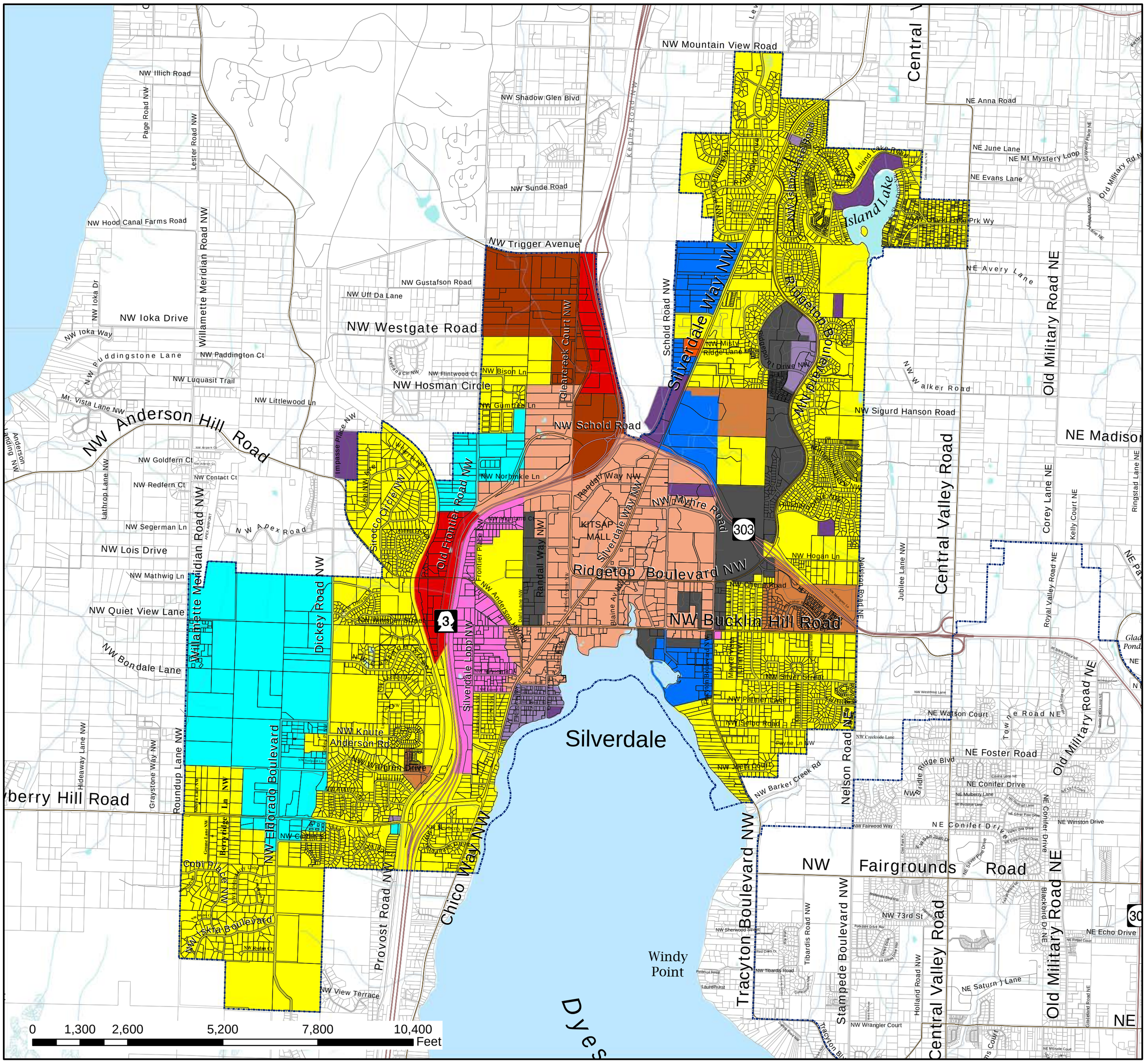
8/31/2017

UNDERUTILIZED LANDS	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Net Developable Acres	**163.58**	**0.00**	**2.94**	**4.03**	**16.25**	**0.00**	**0.00**	**0.00**	**17.00**	**203.79**
Dwelling Unit Capacity	**794**	**0**	**33**	**81**	**30**	**0**	**0**	**0**	**199**	**1138**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**1985**	**0**	**83**	**147**	**74**	**0**	**0**	**0**	**359**	**2648**

VACANT LAND	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Net Developable Acres	**208.22**	**0.00**	**19.47**	**5.73**	**11.32**	**0.00**	**0.00**	**0.00**	**6.52**	**251.25**
Dwelling Unit Capacity	**1549**	**0**	**261**	**125**	**28**	**0**	**0**	**0**	**100**	**2063**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**3873**	**0**	**652**	**224**	**71**	**0**	**0**	**0**	**180**	**4999**

GRAND TOTAL	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Net Developable Acres	**371.80**	**0.00**	**22.41**	**9.76**	**27.56**	**0.00**	**0.00**	**0.00**	**23.51**	**455.04**
Dwelling Unit Capacity	**2343**	**0**	**294**	**206**	**58**	**0**	**0**	**0**	**299**	**3200**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**5858**	**0**	**735**	**371**	**145**	**0**	**0**	**0**	**539**	**7647**

Silverdale Urban Growth Area



Neighborhood Commercial (10-30 DU/Ac)
Highway Tourist Commercial (10-30 DU/Ac)
Mixed Use (10-30 DU/Ac)
Regional Commercial (10-30 DU/Ac)
Business Center
Industrial
Urban Restricted (1-5 DU/Ac)
Urban Low Residential (5-9 DU/Ac)
Urban Medium Residential (10-18 DU/Ac)
Urban High Residential (19-30 DU/Ac)
Park
Urban Growth Area Boundary
Incorporated City Boundary

State Highway
Major Road
Collector / Arterial
Local Access; Local Road
Tax Parcel Boundary

WaterBody Cartographic Feature

Bay, estuary, Puget Sound
Lake, Pond or Reservoir
Includes DNR, NWI and Surveyed Wetlands

Fish Habitat Water Type

Designated Shoreline of the State
Fish Habitat
Non-fish Habitat
Unknown, unmodeled hydrographic feature.

Zoning

KITSAP COUNTY COMPREHENSIVE PLANNING MAP SERIES
This map was developed for general land use planning purposes.
The user of this map must assume responsibility for determining its suitability for other purposes.
Amendments:
February 8, 1999 Forest Resource Lands
April 19, 1999 Suquamish Rural Village
May 10, 1999 Modified Joint Planning Areas
July 21, 1999 Port Gamble Rural Historic Town
June 10, 2002 Manchester Community Plan
June 10, 2002 Ord No. 274-2002 Comprehensive Plan/Zoning Amendments
September 8, 2003 Res No. 168-2003 (Map Corrections)
December 8, 2003 Ord No. 311-2003 Comprehensive Plan/Zoning Amendments
October 25, 2004 George's Corner Commercial LAMIRD
October 25, 2004 Ord No. 326-2004 Comprehensive Plan/Zoning Amendments
December 22, 2005 Ord No. 352-2005 Comprehensive Plan/Zoning Amendments
December 11, 2006 Ord No. 370-2006 10-Year Update
June 11, 2007 Ord No. 384-2007 Repeal of Urban Holding Zone (UHA)
November 19, 2007 Ord No. 402-2007 Keyport Community Plan
December 31, 2007 Ord No. 405-2007 Comprehensive Plan/Zoning Amendments
October 13, 2008 Ord No. 414-2008 Comprehensive Plan/Zoning Amendments
December 23, 2008 Ord No. 420-2008 Comprehensive Plan/Zoning Amendments
December 14, 2009 Ord No. 443-2009 Comprehensive Plan/Zoning Amendments
December 15, 2010 Ord No. 467-2010 Comprehensive Plan/Zoning Amendments
December 15, 2010 Ord No. 467-2010 Type III LAMIRDS
August 31, 2012 Ord No. 493-2012 2012 Urban Growth Area - Remand
December 13, 2012 Ord No. 498-2012 Comprehensive Plan/Zoning Amendments

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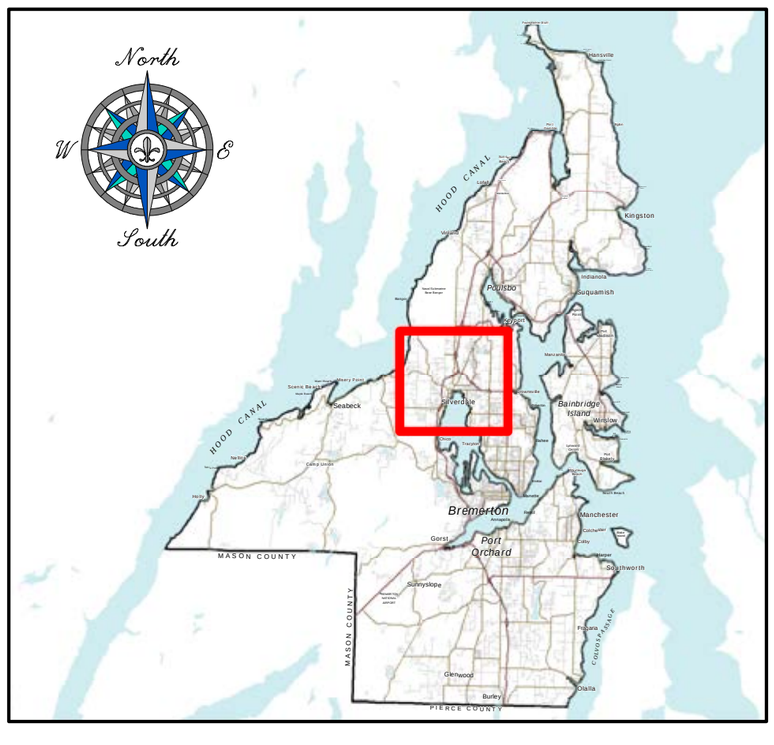
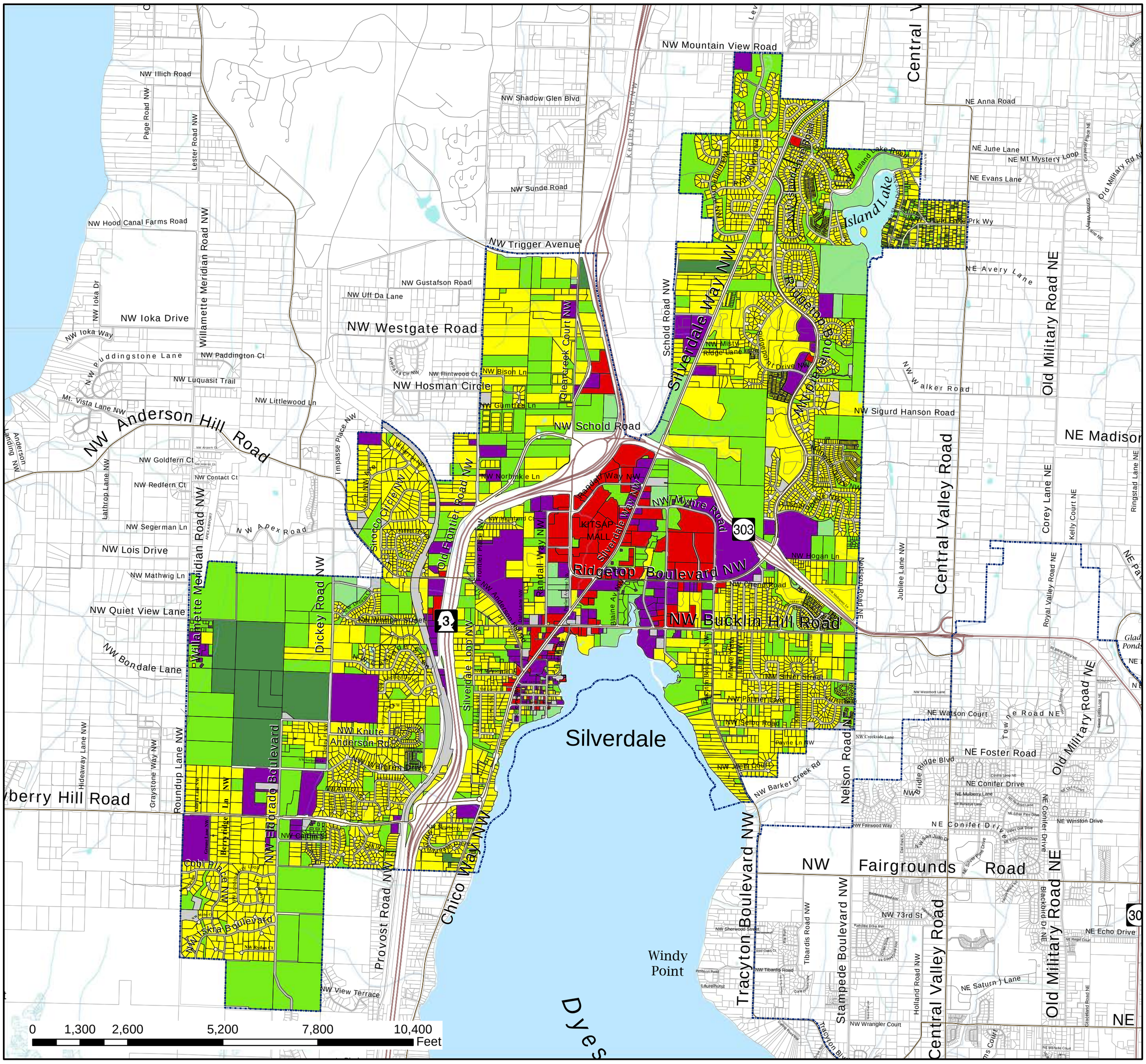


Silverdale Urban Growth Area


NW Mountain View Road
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NW Uff Da Lane
NW Westgate Road
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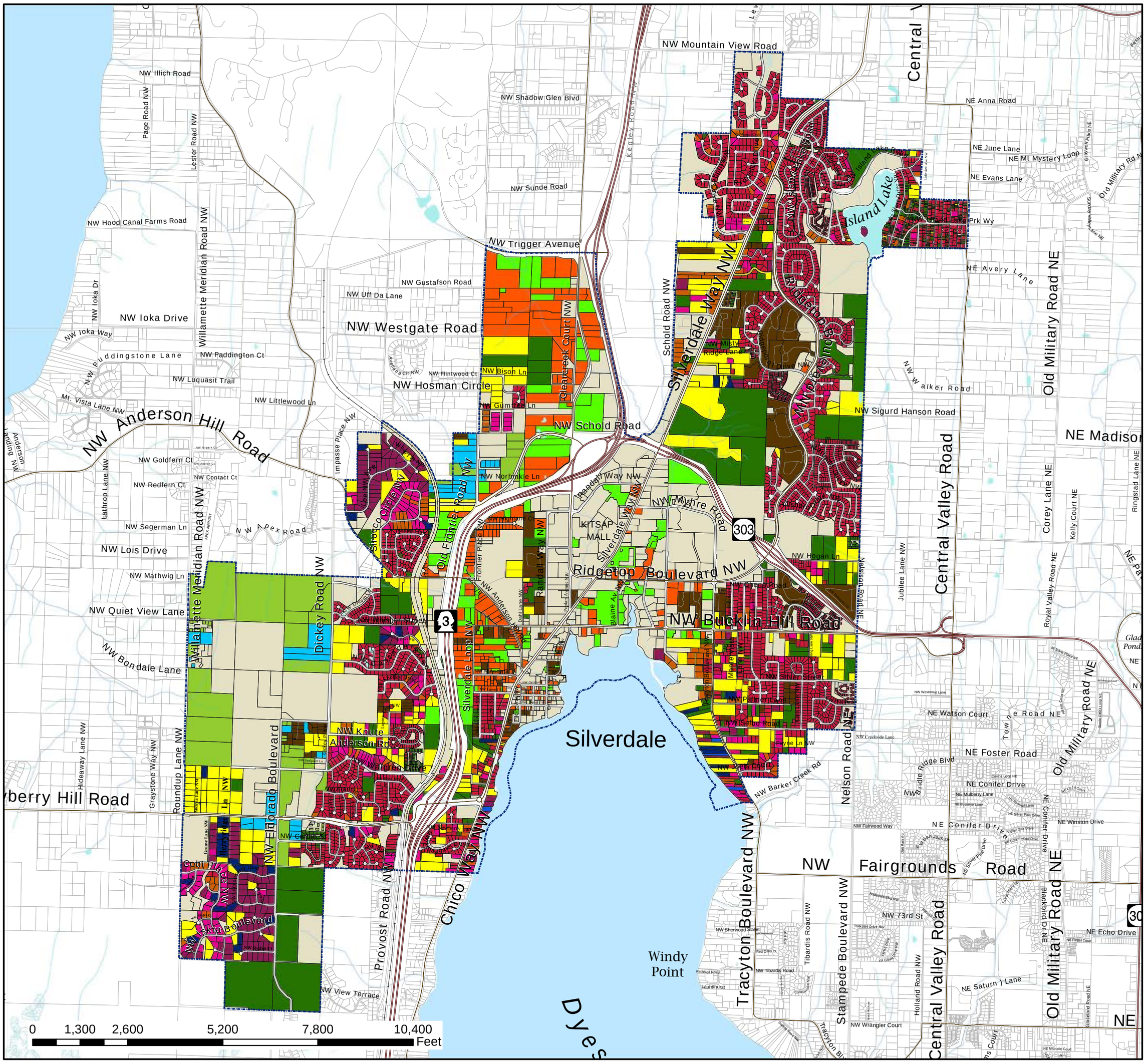
NW Paddington Ct
NW Luquasit Trail
NW Littlewood Ln
Mt. Vista Lane NW
NW Anderson Hill Road
NW Flintwood Ct
NW Bisoh Ln
NW Hosman Circle
NW Gumtree Ln
NW Schold Road
NW Goldfern Ct
NW Contact Ct
NW Redfern Ct
NW Segerman Ln
NW Apex Road
NW Lois Drive
NW Mathwig Ln
NW Quiet View Lane
NW Bondale Lane
NW Northkle Ln
Randall Way NW
NW Myhra Road
KITSAP MALL
Silverdale Way NW
Ridgetop Boulevard NW
NW Hogan Ln
NW Cherry Road
NW Buckiia Hill Road
NW Silver Street
NW Partner Lane
NW Selbo Road
Silverdale
NW Knute
Anderson Rd
NW Chatham
NW Jeels Court
Peyne Ln NW
NW Barker Creek Rd
Chico Way NW
Provost Road NW
NW View Terrace
Windy Point
Dyes
NW Fairgrounds Road
NW 73rd St
NW Sherwood Street
NW Tibbards Road
NW Wrangler Court
NE Anna Road
NE June Lane
NE Mt Mystery Loop
NE Evans Lane
NE Avery Lane
NE Foster Road
NE Conifer Drive
NE Winston Drive
NE Echo Drive
NE Saturn Lane
NE Watson Court
NW Fairwood Way
NW Misty Ridge Lane
NW Walker Road
NW Sigurd Hanson Road
NE Madison
Central Valley Road
Old Military Road NE
Nelson Road NE
Corey Lane NE
Kelly Court NE
Jubilee Lane NW
Royal Valley Road NE
Ringstad Lane NE
Lester Road NW
Page Road NW
Willamette Meridian Road NW
Dickey Road NW
Old Frontier Road NW
Frontier Place NW
Sirocco Circle NW
Impasse Place NW
Lathrop Lane NW
Anderson Landing NW
Hideaway Lane NW
Graystone Way NW
Roundup Lane NW
Silverdale Loop NW
Tracyton Boulevard NW
Stampede Boulevard NW
Holland Road NW
Tibbards Road NW
Colorado Boulevard
Cobi Place NW
Berry Ridge Ln NW
Mariska Boulevard
Keyport Road NW
Island Lake Drive
Island Lake
NW Island Lake Prk Wy
Island Lake Boulevard
Island Lake Loop
Island Lake Court
Island Lake Place
Island Lake Way
Island Lake Ct
Island Lake Dr
Island Lake Ln
Island Lake Pl
Island Lake Blvd
Island Lake Pkwy
Island Lake Cir
Island Lake Rd
Island Lake Pkwy
Island Lake Prk Wy
Island Lake Ave
Island Lake Ave NW
Island Lake Blvd

Silverdale Urban Growth Area



- Developed Parcel
- *Parcel not considered for additional capacity*
- Underutilized - Residential
- Vacant Land - Residential
- Parcel less than .50 acres
- Parcel density less than 2.5 times the zoning size
- Parcel density 2.5 - 4 times zoning size and building value is less than 1/2 median value
- Parcel density 4 - 5 times zoning size and building value is less than median value
- Parcel density 5 - 10 times zoning size and building value is less than 1.5 x median value
- Shoreline parcel less than 1.00 acre
- Multi-Family
- Underutilized - Commercial
- Vacant Land - Commercial
- Underutilized - Industrial
- Vacant Land - Industrial
- Urban Growth Area Boundary
- Incorporated City Boundary

Waterbodies
(defined in WAC 222-16-030)
WaterBody Cartographic Feature Code
- Bay, estuary, Puget Sound
- Lake, Pond, Reservoir, Gravel pit or quarry filled with water
- DNR, NWI, and Surveyed Wetlands
- Tax Parcel

Watercourses
(defined in WAC 222-16-030)
Fish Habitat Water Type Code
- (S) Designated Shoreline of the State
- (F) Fish Habitat
- (N) Non-fish Habitat
- (U) Unknown, unmodeled hydrographic feature.

- State Highway
- Major Road
- Collector / Arterial
- Local Access; Local Road
- Railroad Lines

Land Capacity Analysis

This map was created from existing map sources, not from field surveys. While great care was taken in using the most current map sources available, no warranties of any sort, including accuracy, fitness, or merchantability accompany this product. The user of this map assumes responsibility for determining its suitability for its intended use.

* THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY *

Vacant and Underutilized parcels created from Land Capacity Analysis were done as part of the Kitsap County Buildable Lands Analysis report. This data represents analysis from parcel data as reflected on January 2, 2012. Continuing permit and development activity will alter the vacant and underutilized parcels results.

DRAFT

Map Date: September, 2013

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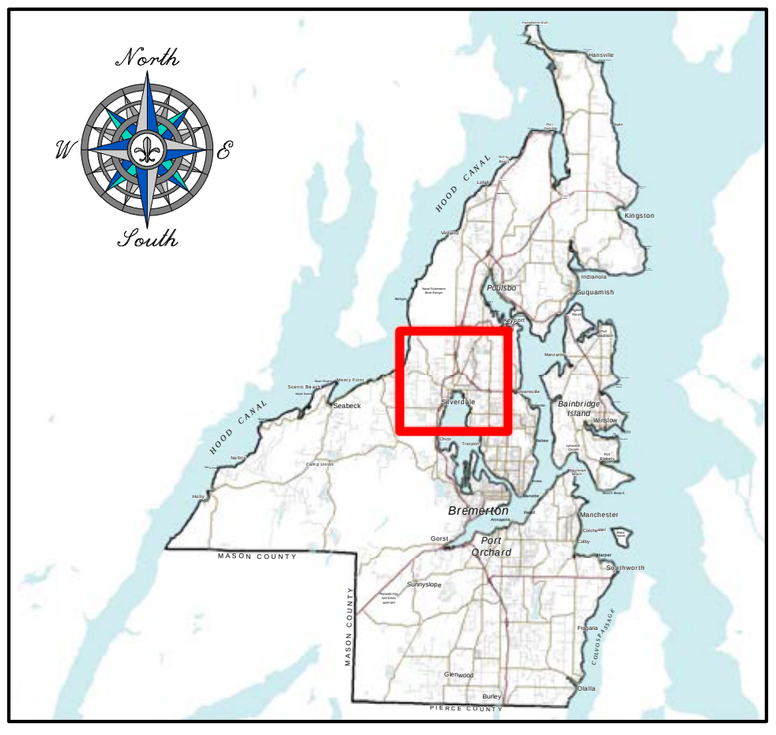
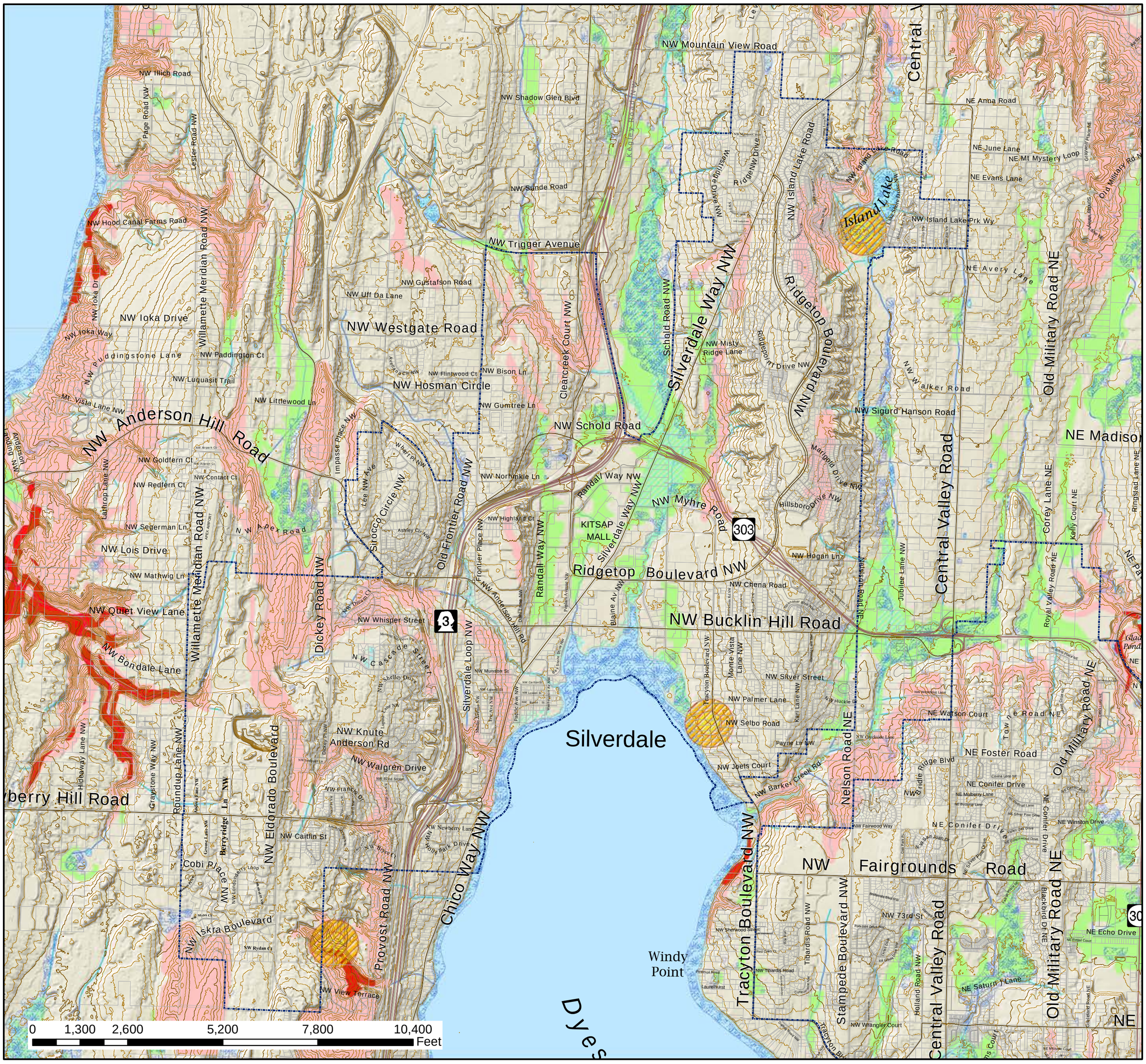


Silverdale Urban Growth Area



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(defined in WAC 222-16-030)
WaterBody Cartographic Feature Code

- Bay, estuary, Puget Sound
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Watercourses
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Fish Habitat Water Type Code

- (S) Designated Shoreline of the State
- (F) Fish Habitat
- (N) Non-fish Habitat
- (U) Unknown, unmodeled hydrographic feature.
- 100 Year Floodplain

The primary risk classification shown is the 1-percent-annual-chance flood event

- Potential Wetlands

Geohazards
Description

- High Hazard Areas
- Moderate Hazard Areas

- 100' Contours
- 20' Contours

Eagle Habitat Buffers

- 330 Feet
- 660 Feet
- Tax Parcels
- Urban Growth Area Boundary
- Incorporated City Boundary
- State Highway
- Major Road
- Collector / Arterial
- Local Access; Local Road

Building Limitations

This map was created from existing map sources, not from field surveys. While great care was taken in using the most current map sources available, no warranties of any sort, including accuracy, fitness, or merchantability accompany this product. The user of this map assumes responsibility for determining its suitability for its intended use.

* THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY *

Kitsap County Code
Title 19 - Critical Areas Ordinance

DRAFT

Map Date: October, 2013

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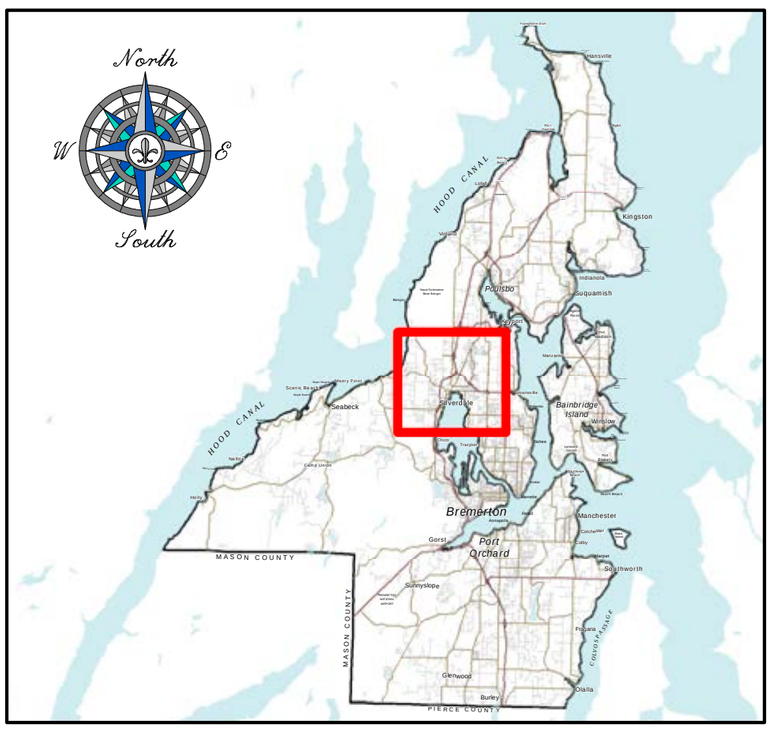
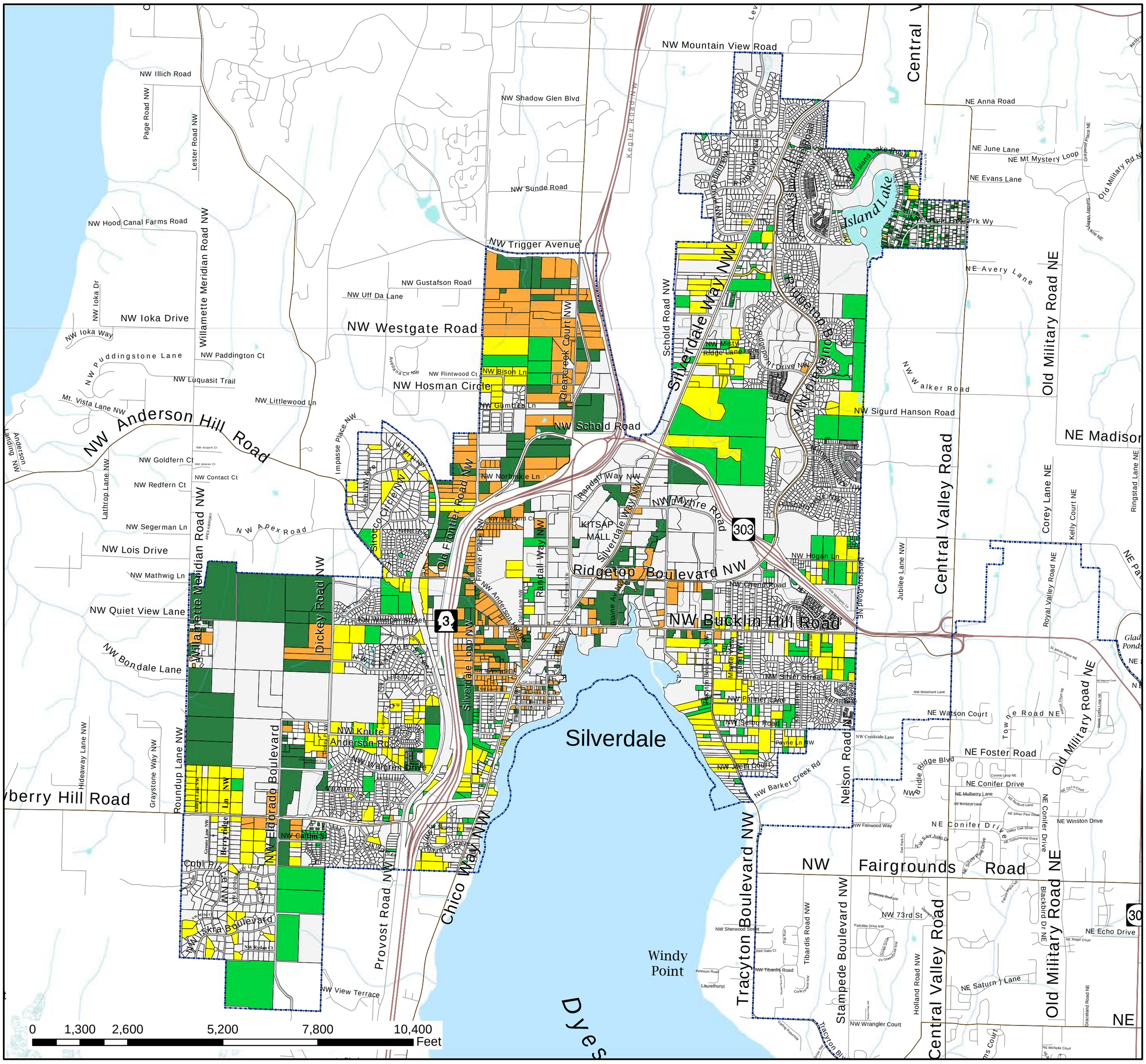


Silverdale Urban Growth Area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NW Apex Road
NW Lois Drive
NW Mathwig Ln
NW Quiet View Lane
NW Bondale Lane
Hideaway Lane NW
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Roundup Lane NW
Dickey Road NW
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Silverdale
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Provost Road NW
Windy Point
Dyes
NW View Terrace
Silverdale Loop NW
Old Frontier Road NW
Sirocco Circle NW
NW Norbanke Ln
Randall Way NW
Silverdale Way NW
NW Myhre Road
KITSAP MALL
Ridgetop Boulevard NW
NW Hogan Ln
NW Buckin Hill Road
NW Silver Street
NW Partner Lane
NW Serbu Road
NW Creekside Lane
NW Joels Court
Schold Road NW
NW Misty Ridge Lane
Ridgetop Blvd NW
Island Lake Drive
Island Lake
NW Grand Lake Prk Wy
NE Anna Road
NE June Lane
NE Mt Mystery Loop
NE Evans Lane
NE Avery Lane
Old Military Rd NE
Central Valley Road
NW Walker Road
NW Sigurd Hanson Road
NE Madison
Corey Lane NE
Kelly Court NE
Ringstad Lane NE
Jubilee Lane NW
Royal Valley Road NE
Nelson Road NE
NW Alderwood Ln
NW Alderwood Ct
NW Alderwood Dr
NW Alderwood Pl
NW Alderwood Cir
NW Alderwood Loop
NW Alderwood Ln
NW Knute Anderson Rd
NW Knute Anderson Rd
NW Alderwood Ln
NW Alderwood Ct
NW Alderwood Dr
NW Alderwood Pl
NW Alderwood Cir
NW Alderwood Loop
NW Alderwood Ln

Unincorporated

County

kitsap2035

Growing for a Better Tomorrow

	Acres	Sum of NEW UNITS
FOREST RESOURCE LANDS (1 DU/40 AC)	**3157.04**	**0**
CURRENT USE/COMMON AREA	550.31	0
EXEMPT	1620.84	0
PARKS/INSTITUTIONAL	946.70	0
UTILITIES/TRANSPORTATION	39.18	0
RURAL PROTECTION (1 DU/10 AC)	**28153.45**	**1784**
CURRENT USE/COMMON AREA	3883.01	0
DEVELOPED	14723.41	0
EXEMPT	881.32	0
FISHING/MINING	355.08	0
GOVERNMENTAL SERVICES	97.87	0
MULTI-FAMILY	45.05	0
PARKS/INSTITUTIONAL	246.21	0
TIDELANDS	0.49	0
UNDERUTILIZED	668.04	170
UTILITIES/TRANSPORTATION	313.39	0
VACANT LAND	6939.56	1614
RURAL RESIDENTIAL (1 DU/5 AC)	**80809.70**	**8096**
CURRENT USE/COMMON AREA	10328.74	0
DEVELOPED	45007.97	0
EXEMPT	2000.25	0
FISHING/MINING	456.61	0
GOVERNMENTAL SERVICES	385.83	0
MULTI-FAMILY	254.48	0
PARKS/INSTITUTIONAL	1775.77	0
TIDELANDS	0.53	0
UNDERUTILIZED	4122.14	795
UTILITIES/TRANSPORTATION	492.90	0
VACANT LAND	15984.48	7301
RURAL WOODED (1 DU/20 AC)	**49205.09**	**299**
CURRENT USE/COMMON AREA	32529.07	0
DEVELOPED	1129.68	0
EXEMPT	12165.46	0
FISHING/MINING	54.80	0
GOVERNMENTAL SERVICES	37.50	0
PARKS/INSTITUTIONAL	1320.04	0
UNDERUTILIZED	244.36	17
UTILITIES/TRANSPORTATION	116.80	0
VACANT LAND	1607.38	281
URBAN RESERVE (1 DU/10 AC)	**1986.22**	**259**
CURRENT USE/COMMON AREA	250.21	0
DEVELOPED	804.88	0
EXEMPT	72.72	0
FISHING/MINING	40.68	0
GOVERNMENTAL SERVICES	1.36	0
MULTI-FAMILY	3.26	0
PARKS/INSTITUTIONAL	16.89	0
UNDERUTILIZED	38.11	18
UTILITIES/TRANSPORTATION	62.40	0
VACANT LAND	695.72	241
Grand Total	**163311.50**	**10438**

Preliminary Draft – For Internal Use Only – Not for Public Release at this Time.

Kitsap County
Unincorporated Rural Capacity (Residential)
January 27, 2014

	Sum of ACRES	Sum of NEW UNITS
RURAL PROTECTION	**668.04**	**170**
UNDERUTILIZED	668.04	170
RURAL RESIDENTIAL	**4122.14**	**795**
UNDERUTILIZED	4122.14	795
RURAL WOODED	**244.36**	**17**
UNDERUTILIZED	244.36	17
URBAN RESERVE	**38.11**	**18**
UNDERUTILIZED	38.11	18
Grand Total	**5072.65**	**1000**

	Sum of ACRES	Sum of NEW UNITS
RURAL PROTECTION	**6939.56**	**1614**
VACANT LAND	6939.56	1614
RURAL RESIDENTIAL	**15984.48**	**7301**
VACANT LAND	15984.48	7301
RURAL WOODED	**1607.38**	**281**
VACANT LAND	1607.38	281
URBAN RESERVE	**695.72**	**241**
VACANT LAND	695.72	241
Grand Total	**25227.13**	**9438**

Preliminary Draft – For Internal Use Only – Not for Public Release at this Time.

ZONE		Sum of ACRES	Sum of NEW UNITS
Rural Residential	**(1 DU/5 AC)**	**20106.62**	**8096**
	Underutilized	4122.14	795
	Vacant	15984.48	7301
Urban Reserve	**(1 DU/10 AC)**	**733.82**	**259**
	Underutilized	38.11	18
	Vacant	695.72	241
Rural Protection	**(1 DU/10 AC)**	**7607.60**	**1784**
	Underutilized	668.04	170
	Vacant	6939.56	1614
Rural Wooded	**(1 DU/20 AC)**	**1851.74**	**299**
	Underutilized	244.36	17
	Vacant	1607.38	281
Forest Resource Lands	**(1 DU/40 AC)**	**0.00**	**0**
	Underutilized	0.00	0
	Vacant	0.00	0

Manchester LAMIRD

	Sum of Total Acres for Residential Zones	Sum of Acres for Underutilized and Vacant Lands	Count of Additonal Units	Population
MVLR	**513.77**	**297.82**	**326**	**815**
DEVELOPED	213.12	0.00	0	0
MULTI-FAMILY	2.83	0.00	0	0
UNDERUTILIZED	186.62	186.62	121	302.5
VACANT LAND	111.20	111.20	205	512.5
MVR	**384.85**	**67.63**	**164**	**410**
DEVELOPED	309.84	0.00	0	0
MULTI-FAMILY	7.38	0.00	0	0
UNDERUTILIZED	45.33	45.33	69	172.5
VACANT LAND	22.30	22.30	95	237.5
Grand Total	**898.62**	**365.45**	**490**	**1225**

Suquamish LAMIRD

	Sum of Total Acres for Residential Zones	Sum of Acres for Underutilized and Vacant Lands	Count of Additonal Units	Count of Additonal Units
SVLR	**112.14**	**28.15**	**45**	**112.5**
DEVELOPED	83.99	0.00	0	0
UNDERUTILIZED	9.48	9.48	8	20
VACANT LAND	18.67	18.67	37	92.5
SVR	**182.95**	**42.79**	**261**	**652.5**
DEVELOPED	138.10	0.00	0	0
MULTI-FAMILY	2.06	0.00	0	0
UNDERUTILIZED	16.17	16.17	64	160
VACANT LAND	26.62	26.62	197	492.5
Grand Total	**295.09**	**70.94**	**306**	**765**

Port Gamble LAMIRD

	Sum of Total Acres for Residential Zones	Sum of Acres for Underutilized and Vacant Lands	Count of Additonal Units	Count of Additonal Units
RHTR	**36.73**	**24.72**	**7**	**18**
DEVELOPED	12.01	0.00	0	0
UNDERUTILIZED	20.67	20.67	3	7.5
VACANT LAND	4.05	4.05	4	10
RHTW	**34.74**	**0.00**	**0**	**0**
DEVELOPED	34.74	0.00	0	0
Grand Total	**71.46**	**24.72**	**7**	**18**

Keyport Village LAMIRD

	Sum of Total Acres for Residential Zones	Sum of Acres for Underutilized and Vacant Lands	Count of Additonal Units	Count of Additonal Units
KVLR	**31.74**	**31.74**	**16**	**40**
DEVELOPED	18.97	0.00	0	0
UNDERUTILIZED	9.64	9.64	8	20
VACANT LAND	3.13	3.13	8	20
KVR	**17.43**	**17.43**	**18**	**45**
DEVELOPED	10.99	0.00	0	0
MULTI-FAMILY	1.69	0.00	0	0
UNDERUTILIZED	3.99	3.99	13	32.5
VACANT LAND	0.75	0.75	5	12.5
Grand Total	**49.17**	**49.17**	**34**	**85**

GEORGE'S CORNER TYPE 1
LIMITED AREA OF MORE INTENSE RURAL DEVELOPMENT
Commercial Land Capacity
December 31, 2012

UNDERUTILIZED LANDS	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	MIXED USE	URBAN VILLAGE CENTER	GRAND TOTAL
Gross Acres (Developed Parcels only)							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	0.00	0.00	0.00	28.31	0.00	0.00	0.00	0.00	28.31
Multi - Family Dwelling (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Public/Current Use/Utilities (-)	0.00	0.00	0.00	21.34	0.00	0.00	0.00	0.00	21.34
Subtotal	**0.00**	**0.00**	**0.00**	**6.97**	**0.00**	**0.00**	**0.00**	**0.00**	**6.97**
Remove 100% Platted Lots	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Critical Areas									
Total Redevelopable Acres	0.00	0.00	0.00	6.97	0.00	0.00	0.00	0.00	6.97
Unencumbered Acres	0.00	0.00	0.00	1.61	0.00	0.00	0.00	0.00	1.61
Acres within Critical Areas	0.00	0.00	0.00	1.95	0.00	0.00	0.00	0.00	1.95
Critical Areas reduction 75% (-)	0.00	0.00	0.00	0.49	0.00	0.00	0.00	0.00	0.49
Acres within Area of Concern	0.00	0.00	0.00	3.40	0.00	0.00	0.00	0.00	3.40
Area of Concern reduction 50% (-)	0.00	0.00	0.00	1.70	0.00	0.00	0.00	0.00	1.70
Subtotal	**0.00**	**0.00**	**0.00**	**3.80**	**0.00**	**0.00**	**0.00**	**0.00**	**3.80**
Roads/Right-of-Way (Future)									
20% (-)	**0.00**	**0.00**	**0.00**	**3.04**	**0.00**	**0.00**	**0.00**	**0.00**	**3.04**
Public Facility (Future)									
20% (-)	**0.00**	**0.00**	**0.00**	**2.43**	**0.00**	**0.00**	**0.00**	**0.00**	**2.43**
Unavailable Lands									
15% (-)	**0.00**	**0.00**	**0.00**	**2.07**	**0.00**	**0.00**	**0.00**	**0.00**	**2.07**
Underutilized Acres	**0.00**	**0.00**	**0.00**	**2.07**	**0.00**	**0.00**	**0.00**	**0.00**	**2.07**

VACANT LAND	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	MIXED USE	URBAN VILLAGE CENTER	GRAND TOTAL
Gross Acres (Developed Parcels only)							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	0.00	0.00	0.00	23.17	0.00	0.00	0.00	0.00	23.17
Subtotal	**0.00**	**0.00**	**0.00**	**23.17**	**0.00**	**0.00**	**0.00**	**0.00**	**23.17**
Remove 100% Platted Lots	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Critical Areas									
Total Redevelopable Acres	0.00	0.00	0.00	23.17	0.00	0.00	0.00	0.00	23.17
Unencumbered Acres	0.00	0.00	0.00	9.75	0.00	0.00	0.00	0.00	9.75
Acres within Critical Areas	0.00	0.00	0.00	8.42	0.00	0.00	0.00	0.00	8.42
Critical Areas reduction 75% (-)	0.00	0.00	0.00	2.11	0.00	0.00	0.00	0.00	2.11
Acres within Area of Concern	0.00	0.00	0.00	5.00	0.00	0.00	0.00	0.00	5.00
Area of Concern reduction 50% (-)	0.00	0.00	0.00	2.50	0.00	0.00	0.00	0.00	2.50
Subtotal	**0.00**	**0.00**	**0.00**	**14.36**	**0.00**	**0.00**	**0.00**	**0.00**	**14.36**
Roads/Right-of-Way (Future)									
20% (-)	**0.00**	**0.00**	**0.00**	**11.48**	**0.00**	**0.00**	**0.00**	**0.00**	**11.48**
Public Facility (Future)									
20% (-)	**0.00**	**0.00**	**0.00**	**9.19**	**0.00**	**0.00**	**0.00**	**0.00**	**9.19**
Unavailable Lands									
5% (-)	**0.00**	**0.00**	**0.00**	**8.73**	**0.00**	**0.00**	**0.00**	**0.00**	**8.73**
Vacant Acres	**0.00**	**0.00**	**0.00**	**8.73**	**0.00**	**0.00**	**0.00**	**0.00**	**8.73**
Total Net Developable Acres	**0.00**	**0.00**	**0.00**	**10.79**	**0.00**	**0.00**	**0.00**	**0.00**	**10.79**

City of
Bainbridge Island

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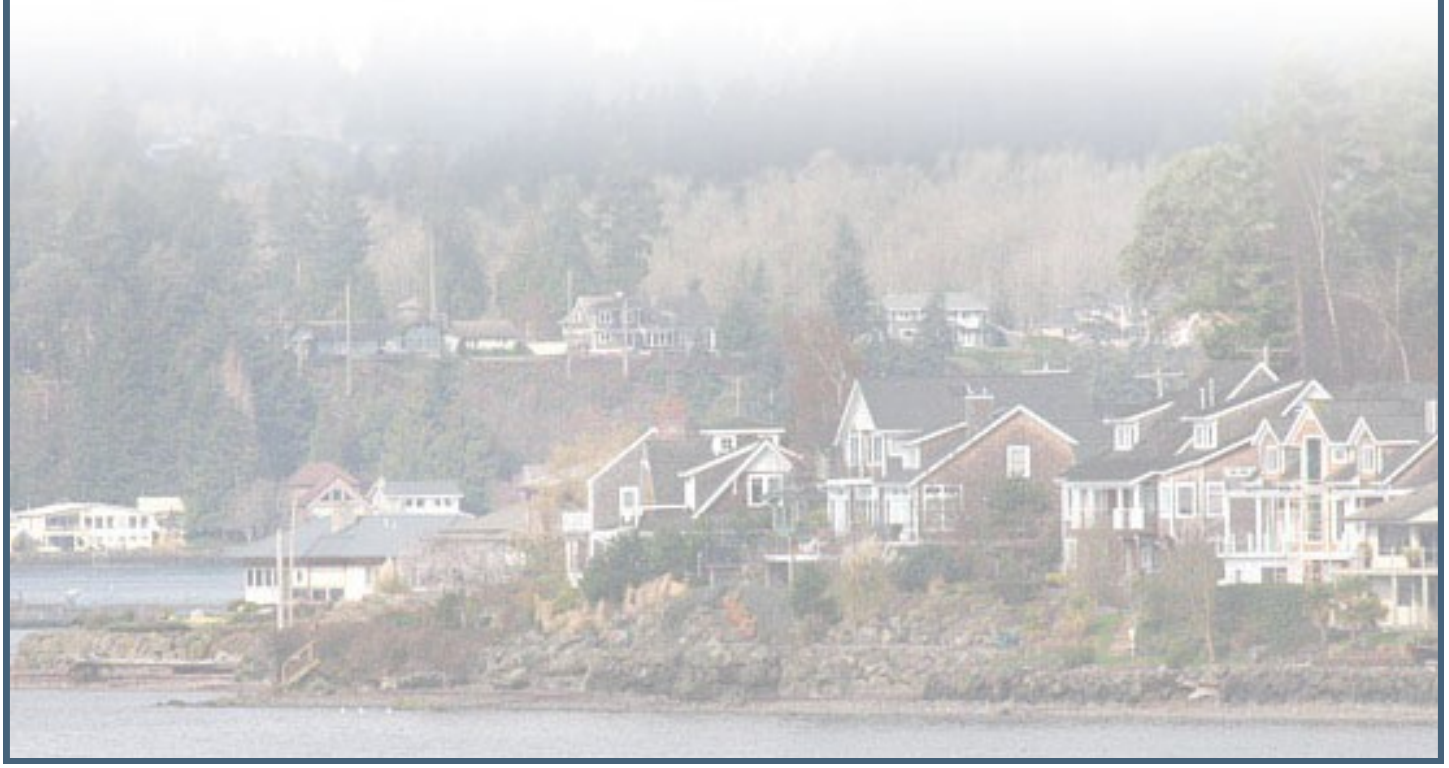
Growing for a Better Tomorrow



City of Bainbridge Island
Land Capacity December 31, 2012
Revised April 2, 2014

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UNDERUTILIZED LANDS	R-0.4 *1 unit per 2.5 acres (100,000 sf)*	R-1 *1 unit per acre (40,000 sf)*	R-2 *2 units per acre (20,000 sf)*	R-2.9 *2.9 units per acre (15,000 sf)*	R-3.5 *3.5 units per acre (12,500 sf)*	R-4.3 *4.3 units per acre (10,000 sf)*	R-5 *5 units per acre (8,500 sf)*	R-6 *6 units per acre (6,543 sf)*	R-8 *8 units per acre (5,400 sf)*	R-14 *14 units per acre (3,100 sf)*	FERRY TERMINAL DISTRICT	GATEWAY DISTRICT	GRAND TOTAL
Gross Residential Acres (Developed Parcels only)													
Total Gross Acres	7537.48	2425.77	2486.38	442.94	155.62	147.06	13.90	8.03	77.56	18.90	23.20	14.53	13351.37
Multi - Family Dwelling (-)	12.45	3.61	5.72	1.86	0.59	1.55	0.33	0.25	13.69	5.52	0.00	0.00	45.57
Public/Current Use/Utilities (-)	6479.78	1802.42	1581.34	386.36	134.67	122.83	0.52	6.49	40.63	13.38	18.44	0.00	10586.86
Subtotal	**1045.25**	**619.74**	**899.32**	**54.72**	**20.36**	**22.68**	**13.05**	**1.29**	**23.24**	**0.00**	**4.76**	**14.53**	**2718.94**
Redevelopable Acres													
Redevelopable Acres	1045.25	619.74	899.32	54.72	20.36	22.68	13.05	1.29	23.24	0.00	4.76	14.53	2718.94
Subtotal	**1045.25**	**619.74**	**899.32**	**54.72**	**20.36**	**22.68**	**13.05**	**1.29**	**23.24**	**0.00**	**4.76**	**14.53**	**2718.94**
Remove 100% of Platted lots (acres)	46.79	132.62	234.06	17.82	0.58	6.82	0.00	0.92	0.68	0.00	0.00	0.00	**440.29**
Critical Areas													
Total Redevelopable Acres	998.46	487.12	665.26	36.90	19.78	15.86	13.05	0.37	22.56	0.00	4.76	14.53	2278.65
Unencumbered Acres	540.47	286.56	343.89	21.85	12.18	13.68	7.40	0.00	9.39	0.00	4.76	6.92	1247.10
Acres within Critical Areas	175.55	83.79	115.96	0.77	3.70	0.52	0.03	0.02	6.37	0.00	0.00	0.15	386.86
Critical Areas reduction 75% (-)	43.89	20.95	28.99	0.19	0.93	0.13	0.01	0.01	1.59	0.00	0.00	0.04	96.72
Acres within Area of Concern	282.44	116.76	205.39	14.27	3.90	1.65	5.62	0.34	6.80	0.00	0.00	1.57	638.74
Area of Concern reduction 50% (-)	141.22	58.38	102.70	7.14	1.95	0.83	2.81	0.17	3.40	0.00	0.00	0.79	319.37
Subtotal	**725.58**	**365.89**	**475.58**	**29.18**	**15.06**	**14.64**	**10.22**	**0.18**	**14.38**	**0.00**	**4.76**	**7.74**	**1650.68**
Public Facility (Future)													
15% (-)	**616.74**	**311.00**	**404.24**	**24.80**	**12.80**	**12.44**	**8.68**	**0.15**	**12.23**	**0.00**	**4.05**	**6.58**	**1413.71**
Unavailable Lands													
15% (-)	**524.23**	**264.35**	**343.60**	**21.08**	**10.88**	**10.57**	**7.38**	**0.13**	**10.39**	**0.00**	**3.44**	**5.59**	**1201.65**
Platted Lots													
Underutilized Platted Lots 25% (+)	**11.70**	**33.16**	**58.52**	**4.46**	**0.15**	**1.71**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**109.67**
Platted Lot existing dwelling unit (count)	**5**	**45**	**145**	**22**	**1**	**12**	**0**	**1**	**2**	**0**	**0**	**0**	**233**
Dwelling Unit count (-75%)	**1**	**11**	**36**	**6**	**0**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**58**
Existing Dwelling Units													
Existing Dwelling Units (non platted lots) (-)	**130**	**138**	**381**	**18**	**11**	**18**	**0**	**0**	**16**	**0**	**0**	**0**	**712**
Total Dwelling Units (-)	**131**	**149**	**417**	**24**	**11**	**21**	**0**	**1**	**9**	**0**	**0**	**0**	**770**
TOTALS													
Net Developable Acres	**535.93**	**297.51**	**402.12**	**25.54**	**11.02**	**12.28**	**7.38**	**0.13**	**10.39**	**0.00**	**3.44**	**5.59**	**1311.32**
	100,000 sf	*40,000 sf*	*20,000 sf*	*15,000 sf*	*12,500 sf*	*10,000 sf*	*8,500 sf*	*6,543 sf*	*5,400 sf*	*3,100 sf*			
Dwelling Unit Capacity	**83**	**148**	**387**	**51**	**27**	**32**	**37**	**0**	**74**	**0**	**180**	**84**	**1103**
	2.5 pph	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.7 pph*	*1.7 pph*	
Population Capacity	**208**	**371**	**967**	**126**	**68**	**79**	**92**	**1**	**185**	**0**	**306**	**143**	**2547**

City of Bainbridge Island
Land Capacity December 31, 2012
Revised April 2, 2014

DRAFT

VACANT LANDS	R-0.4 *1 unit per 2.5 acres (100,000 sf)*	R-1 *1 unit per acre (40,000 sf)*	R-2 *2 units per acre (20,000 sf)*	R-2.9 *2.9 units per acre (15,000 sf)*	R-3.5 *3.5 units per acre (12,500 sf)*	R-4.3 *4.3 units per acre (10,000 sf)*	R-5 *5 units per acre (8,500 sf)*	R-6 *6 units per acre (6,543 sf)*	R-8 *8 units per acre (5,400 sf)*	R-14 *14 units per acre (3,100 sf)*	FERRY TERMINAL DISTRICT	GATEWAY DISTRICT	GRAND TOTAL
Gross Residential Acres (Developed Parcels only)													
Total Gross Acres	1491.06	526.92	407.59	11.99	8.21	13.99	1.38	1.35	21.07	1.82	0.00	14.39	2499.77
Subtotal	**1491.06**	**526.92**	**407.59**	**11.99**	**8.21**	**13.99**	**1.38**	**1.35**	**21.07**	**1.82**	**0.00**	**14.39**	**2499.77**
Redevelopable Acres													
Redevelopable Acres	1491.06	526.92	407.59	11.99	8.21	13.99	1.38	1.35	21.07	1.82	0.00	14.39	2499.77
Subtotal	**1491.06**	**526.92**	**407.59**	**11.99**	**8.21**	**13.99**	**1.38**	**1.35**	**21.07**	**1.82**	**0.00**	**14.39**	**2499.77**
Remove 100% of Platted lots (acres)	179.14	141.13	149.50	7.03	4.45	2.03	0.00	0.48	0.35	1.24	0.00	0.16	**485.51**
Critical Areas													
Total Redevelopable Acres	1311.92	385.79	258.09	4.96	3.76	11.96	1.38	0.87	20.72	0.58	0.00	14.23	2014.26
Unencumbered Acres	734.85	212.63	132.14	1.35	2.51	11.41	0.67	0.00	8.83	0.58	0.00	0.17	1105.14
Acres within Critical Areas	183.34	39.85	41.26	0.98	0.67	0.00	0.28	0.18	5.81	0.00	0.00	10.49	282.86
Critical Areas reduction 75% (-)	45.84	9.96	10.32	0.25	0.17	0.00	0.07	0.05	1.45	0.00	0.00	2.62	70.72
Acres within Area of Concern	393.74	133.31	84.70	2.63	0.58	0.55	0.43	0.68	6.07	0.00	0.00	3.56	626.25
Area of Concern reduction 50% (-)	196.87	66.66	42.35	1.32	0.29	0.28	0.22	0.34	3.04	0.00	0.00	1.78	313.13
Subtotal	**977.56**	**289.25**	**184.81**	**2.91**	**2.97**	**11.69**	**0.96**	**0.39**	**13.32**	**0.58**	**0.00**	**4.57**	**1483.83**
Public Facility (Future)													
15% (-)	**830.92**	**245.86**	**157.08**	**2.47**	**2.52**	**9.93**	**0.81**	**0.33**	**11.32**	**0.49**	**0.00**	**3.89**	**1265.63**
Unavailable Lands													
5% (-)	**789.38**	**233.57**	**149.23**	**2.35**	**2.40**	**9.44**	**0.77**	**0.31**	**10.75**	**0.47**	**0.00**	**3.69**	**1202.35**
Platted Lots													
Vacant Platted Lots (+)	**105**	**173**	**296**	**19**	**26**	**8**	**0**	**5**	**1**	**21**	**0**	**0**	**654**
Net Developable Acres	**789.38**	**233.57**	**149.23**	**2.35**	**2.40**	**9.44**	**0.77**	**0.31**	**10.75**	**0.47**	**0.00**	**3.69**	**1202.35**
	100,000 sf	*40,000 sf*	*20,000 sf*	*15,000 sf*	*12,500 sf*	*10,000 sf*	*8,500 sf*	*6,543 sf*	*5,400 sf*	*3,100 sf*			
Dwelling Unit Capacity	**421**	**407**	**594**	**26**	**34**	**49**	**4**	**7**	**87**	**28**	**0**	**75**	**1731**
	2.5 pph	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.7 pph*	*1.7 pph*	
Population Capacity	**1052**	**1016**	**1486**	**65**	**86**	**121**	**10**	**17**	**218**	**69**	**0**	**128**	**4267**

City of Bainbridge Island
Land Capacity Analysis
December 31, 2012
Revised April 2, 2014

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UNDERUTILIZED LANDS	R-0.4 *1 unit per 2.5 acres (100,000 sf)*	R-1 *1 unit per acre (40,000 sf)*	R-2 *2 units per acre (20,000 sf)*	R-2.9 *2.9 units per acre (15,000 sf)*	R-3.5 *3.5 units per acre (12,500 sf)*	R-4.3 *4.3 units per acre (10,000 sf)*	R-5 *5 units per acre (8,500 sf)*	R-6 *6 units per acre (6,543 sf)*	R-8 *8 units per acre (5,400 sf)*	R-14 *14 units per acre (3,100 sf)*	FERRY TERMINAL DISTRICT	GATEWAY DISTRICT	GRAND TOTAL
Net Developable Acres	**535.93**	**297.51**	**402.12**	**25.54**	**11.02**	**12.28**	**7.38**	**0.13**	**10.39**	**0.00**	**3.44**	**5.59**	**1311.32**
	100,000 sf	*40,000 sf*	*20,000 sf*	*15,000 sf*	*12,500 sf*	*10,000 sf*	*8,500 sf*	*6,543 sf*	*5,400 sf*	*3,100 sf*			
Dwelling Unit Capacity	**83**	**148**	**387**	**51**	**27**	**32**	**37**	**0**	**74**	**0**	**180**	**84**	**1103**
	2.5 pph	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.7 pph*	*1.7 pph*	
Population Capacity	**208**	**371**	**967**	**126**	**68**	**79**	**92**	**1**	**185**	**0**	**324**	**151**	**2573**

VACANT LAND	R-0.4 *1 unit per 2.5 acres (100,000 sf)*	R-1 *1 unit per acre (40,000 sf)*	R-2 *2 units per acre (20,000 sf)*	R-2.9 *2.9 units per acre (15,000 sf)*	R-3.5 *3.5 units per acre (12,500 sf)*	R-4.3 *4.3 units per acre (10,000 sf)*	R-5 *5 units per acre (8,500 sf)*	R-6 *6 units per acre (6,543 sf)*	R-8 *8 units per acre (5,400 sf)*	R-14 *14 units per acre (3,100 sf)*	FERRY TERMINAL DISTRICT	GATEWAY DISTRICT	GRAND TOTAL
Net Developable Acres	**789.38**	**233.57**	**149.23**	**2.35**	**2.40**	**9.44**	**0.77**	**0.31**	**10.75**	**0.47**	**0.00**	**3.69**	**1202.35**
	100,000 sf	*40,000 sf*	*20,000 sf*	*15,000 sf*	*12,500 sf*	*10,000 sf*	*8,500 sf*	*6,543 sf*	*5,400 sf*	*3,100 sf*			
Dwelling Unit Capacity	**421**	**407**	**594**	**26**	**34**	**49**	**4**	**7**	**87**	**28**	**0**	**75**	**1731**
	2.5 pph	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.7 pph*	*1.7 pph*	
Population Capacity	**1052**	**1016**	**1486**	**65**	**86**	**121**	**10**	**17**	**218**	**69**	**0**	**135**	**4275**

GRAND TOTAL	R-0.4 *1 unit per 2.5 acres (100,000 sf)*	R-1 *1 unit per acre (40,000 sf)*	R-2 *2 units per acre (20,000 sf)*	R-2.9 *2.9 units per acre (15,000 sf)*	R-3.5 *3.5 units per acre (12,500 sf)*	R-4.3 *4.3 units per acre (10,000 sf)*	R-5 *5 units per acre (8,500 sf)*	R-6 *6 units per acre (6,543 sf)*	R-8 *8 units per acre (5,400 sf)*	R-14 *14 units per acre (3,100 sf)*	FERRY TERMINAL DISTRICT	GATEWAY DISTRICT	GRAND TOTAL
Net Developable Acres	**1325.30**	**531.08**	**551.35**	**27.89**	**13.42**	**21.71**	**8.15**	**0.44**	**21.15**	**0.47**	**3.44**	**9.29**	**2513.68**
	100,000 sf	*40,000 sf*	*20,000 sf*	*15,000 sf*	*12,500 sf*	*10,000 sf*	*8,500 sf*	*6,543 sf*	*5,400 sf*	*3,100 sf*			
Dwelling Unit Capacity	**504**	**555**	**981**	**76**	**62**	**80**	**41**	**7**	**161**	**28**	**180**	**159**	**2834**
	2.5 pph	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.7 pph*	*1.7 pph*	
Population Capacity	**1260**	**1387**	**2454**	**191**	**154**	**201**	**102**	**18**	**403**	**69**	**306**	**270**	**6814**

City of

Bremerton

kitsap2035

Growing for a Better Tomorrow

CITY OF BREMERTON
BUILDABLE LANDS REVIEW
AUGUST 2014

METHODS DOCUMENT IN CITY OF BREMERTON
UPDATE LAND CAPACITY ANALYSIS (ULCA) METHODOLOGY MEMO
(MINOR MODIFICATION FROM KITSAP COUNTY METHODOLOGY)

Included in this document is the summary and individual analysis for:

- Centers Capacity – Commercial and Residential Capacity (page 1-5),
- Non-Center Commercial Zones Capacity – Commercial Capacity (page 6-9), and
- Low Density Residential Capacity – Residential Capacity (page 10)

CENTER DESIGNATIONS – SUMMARY

(CITY OF BREMERTON METHODOLOGY)

	COMMERCIAL CAPACITY (GSF)	EMPLOYEE CAPACITY (JOBS)	RESIDENTIAL CAPACITY (UNITS)	POPULATION CAPACITY (RESIDENTS)
NEIGHBORHOOD CENTERS				
BAY VISTA	13,908	146	216	483
HADDON	10,687	36	71	160
MANETTE	16,677	56	69	156
PERRY AVENUE	7,279	24	49	109
SYLVAN/PINE	5,045	17	34	75
OYSTER BAY	7,453	25	50	111
TOTAL		**304**	**489**	**1,094**
DISTRICT CENTERS				
CHARLESTON	27,589	92	138	309
WHEATON/RIDDELL	93,354	187	468	1048
WHEATON/SHERIDAN	76,282	254	381	854
TOTAL		**533**	**987**	**2,211**
DOWNTOWN REGIONAL CENTER				
DOWNTOWN	423,686	1,412	1,695	3,796
EMPLOYMENT CENTERS				
HARRISON	58,343	194	219	480
SKIA	11,649,134	12,022	0	0
TOTAL CENTERS CAPACITY	**12,389,437**	**14,465**	**3,390**	**7,581**

INDIVIDUAL CENTERS - DETAIL

Downtown Regional Center	
Gross Land Area	126.3
Base Net Area	107.2
Critical Areas	7.5
Nonbuildable Area	14.9
Remaining Area	84.7
Housing @ 40 DU/Acre	3,389
Population Capacity	7,592
Buildable Commercial SQFT	847,372
Market Factor	
Housing Units After Market Factor	1,695
Population After Market Factor	3,796
Commercial SQFT After Market Factor	423,686
Employment After Market Factor	1,412

DISTRICT CENTERS

Charleston District Center	
Gross Land Area	63.7
Base Net Area	40.5
Critical Areas	0
Nonbuildable Area	6
Remaining Area	34.4
Housing @ 20 DU/Acre	690
Population Capacity	1,545
Buildable Commercial SQFT	137,943
Market Factor	
Housing Units After Market Factor	138
Population After Market Factor	309
Commercial SQFT After Market Factor	27,588
Employment After Market Factor	92

Wheaton/Riddell District Center	
Gross Land Area	99.7
Base Net Area	91.5
Critical Areas	0
Nonbuildable Area	13.7
Remaining Area	77.7
Housing @ 20 DU/Acre	1,559
Population Capacity	3,485
Buildable Commercial SQFT	311,179
Market Factor	
Housing Units After Market Factor	468
Population After Market Factor	1,048
Commercial SQFT After Market Factor	93,354
Employment After Market Factor	187

Wheaton/Sheridan District Center	
Gross Land Area	83.4
Base Net Area	74.7
Critical Areas	0
Nonbuildable Area	11.2
Remaining Area	63.5
Housing @ 20 DU/Acre	1,271
Population Capacity	2,848
Buildable Commercial SQFT	254,272
Market Factor	
Housing Units After Market Factor	381
Population After Market Factor	854
Commercial SQFT After Market Factor	76,282
Employment After Market Factor	254

NEIGHBORHOOD CENTERS

Bay Vista Neighborhood Center	
Base Net Land Area of Commercial	6.6
Critical Areas	0
Nonbuildable Area	1.0
Remaining Area	5.6
Buildable Commercial SQFT (0.2 FAR)	48,787
Population Capacity	537
Market Factor	
Population After Market Factor	483
Commercial SQFT After Market Factor	43,908
Employment After Market Factor	146

Haddon Neighborhood Center	
Gross Land Area	42.5
Base Net Area	41.9
Critical Areas	0
Nonbuildable Area	6.2
Remaining Area	35.6
Housing @ 20 DU/Acre	712.4
Population Capacity	1,595.9
Buildable Commercial SQFT	106,875
Market Factor	
Housing Units After Market Factor	71.2
Population After Market Factor	159.6
Commercial SQFT After Market Factor	10,688
Employment After Market Factor	36

Manette Neighborhood Center	
Gross Land Area	34
Base Net Area	20.8
Critical Areas	4.4
Nonbuildable Area	2.4
Remaining Area	13.9
Housing @ 20 DU/Acre	174
Population Capacity	389
Buildable Commercial SQFT	41,692
Market Factor	
Housing Units After Market Factor	69
Population After Market Factor	156
Commercial SQFT After Market Factor	16,677
Employment After Market Factor	56

Perry Avenue Neighborhood Center	
Gross Land Area	20.6
Base Net Area	14.2
Critical Areas	0
Nonbuildable Area	2.1
Remaining Area	12.1
Housing @ 20 DU/Acre	243
Population Capacity	543
Buildable Commercial SQFT	36,395
Market Factor	
Housing Units After Market Factor	49
Population After Market Factor	109
Commercial SQFT After Market Factor	7,279
Employment After Market Factor	24

Sylvan/Pine Neighborhood Center	
Gross Land Area	34.3
Base Net Area	20.4
Critical Areas	0.6
Nonbuildable Area	2.9
Remaining Area	16.8
Housing @ 20 DU/Acre	336
Population Capacity	753
Buildable Commercial SQFT	50,448
Market Factor	
Housing Units After Market Factor	34
Population After Market Factor	75
Commercial SQFT After Market Factor	5,045
Employment After Market Factor	17

Oyster Bay Neighborhood Center	
Gross Land Area	24.7
Base Net Area	18.1
Critical Areas	3.5
Nonbuildable Area	2.1
Remaining Area	12.4
Housing @ 20 DU/Acre	248
Population Capacity	556
Buildable Commercial SQFT	37,264
Market Factor	
Housing Units After Market Factor	50
Population After Market Factor	111
Commercial SQFT After Market Factor	7,453
Employment After Market Factor	25

EMPLOYMENT CENTERS

Harrison Employment Center	
Gross Land Area	109.6
Base Net Area	66.5
Critical Areas	8.1
Nonbuildable Area	9.9
Remaining Area	48.6
Housing @ 20 DU/Acre	729
Population Capacity	1,634
Buildable Commercial SQFT	194,477
Market Factor	
Housing Units After Market Factor	219
Population After Market Factor	490
Commercial SQFT After Market Factor	58,343
Employment After Market Factor	194

South Kitsap Industrial Area Employment Center (Kitsap County Methodology – 38%)	
Gross Land Area	2992.94
Critical Areas	1445.5
Nonbuildable Area	856
Net Developable Acres	691.4
Buildable Industrial SQFT (38%)	12,262,247
Vacancy Rate Adjustment (5%)	11,649,134
Employment Rate – SQFT per Employee	969
Employment Capacity	12,022

NON-CENTERS ZONES CAPACITY – SUMMARY

Please note that this analysis, for commercial zones not located within a Centers location, was completed using the Kitsap County Methodology.

(KITSAP COUNTY METHODOLOGY)	INDUSTRIAL ZONES	COMMERCIAL ZONES
Net Developable Acres	121.67	103.57
Building Area Estimates (Square Footage)	2,013,907.67	1,443,701
Vacancy Rate Adjustment (5%)	1,913,212.28	1,371,516
Employment Rate - Square Feet Per Employee	969	500
Employment Capacity (Jobs)	**1,974**	**2,743**

NON-CENTERS ZONES – DETAIL

Industrial Zone (Kitsap County Methodology – 38%)	
Base Gross Area	408.46
Underutilize Acres	8.6
Vacant	74.74
Total Net Developable Acres	83.34
Conversion to Square Footage	3,630,493
Industrial Square Footage	1,379,587
Industrial Planned Lots	0
Total Building Industrial Square Footage	1,379,587
Job Capacity (969 SQFT/Employee)	1,424

Industrial Park Zone (Kitsap County Methodology – 38%)	
Base Gross Area	319.25
Underutilize Acres	4.95
Vacant	32.79
Total Net Developable Acres	37.73
Conversion to Square Footage	1,643,564
Industrial Square Footage	624,554
Industrial Planned Lots	0
Total Building Industrial Square Footage	624,554
Job Capacity (969 SQFT/Employee)	645

Marine Industrial Zone (Kitsap County Methodology – 38%)	
Base Gross Area	8.32
Underutilize Acres	0
Vacant	0.59
Total Net Developable Acres	0.59
Conversion to Square Footage	25,700
Industrial Square Footage	9,766
Industrial Planned Lots	0
Total Building Industrial Square Footage	9,766
Job Capacity (969 SQFT/Employee)	10

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Institutional Zone (Kitsap County Methodology – 32%)	
Base Gross Area	41.91
Underutilize Acres	0.94
Vacant	0
Total Net Developable Acres	0.94
Conversion to Square Footage	40,946
Commercial Square Footage	13,103
Commercial Planned Lots	0
Total Building Commercial Square Footage	13,103
Job Capacity (500 SQFT/Employee)	26

Neighborhood Business Zone (Kitsap County Methodology – 32%)	
Base Gross Area	11.04
Underutilize Acres	3.08
Vacant	1.08
Total Net Developable Acres	4.15
Conversion to Square Footage	180,844
Commercial Square Footage	57,870
Commercial Planned Lots	0
Total Building Commercial Square Footage	57,870
Job Capacity (500 SQFT/Employee)	116

Limited Commercial Zone (Kitsap County Methodology – 32%)	
Base Gross Area	21.47
Underutilize Acres	3.63
Vacant	0.48
Total Net Developable Acres	4.11
Conversion to Square Footage	179,049
Commercial Square Footage	57,296
Commercial Planned Lots	0
Total Building Commercial Square Footage	57,296
Job Capacity (500 SQFT/Employee)	115

Commercial Corridor Zone (Kitsap County Methodology – 32%)	
Base Gross Area	65.98
Underutilize Acres	10.84
Vacant	3.73
Total Net Developable Acres	14.56
Conversion to Square Footage	634,443
Commercial Square Footage	203,022
Commercial Planned Lots	0
Total Building Commercial Square Footage	203,022
Job Capacity (500 SQFT/Employee)	406

Freeway Corridor Zone (Kitsap County Methodology – 32%)	
Base Gross Area	177.78
Underutilize Acres	18.89
Vacant	11.29
Total Net Developable Acres	30.18
Conversion to Square Footage	1,314,630
Commercial Square Footage	420,682
Commercial Planned Lots	0
Total Building Commercial Square Footage	420,682
Job Capacity (500 SQFT/Employee)	841

Wheaton Way Redevelopment Corridor Zone (Kitsap County Methodology – 32%)	
Base Gross Area	50.51
Underutilize Acres	3.88
Vacant	6.07
Total Net Developable Acres	9.95
Conversion to Square Footage	433,352
Commercial Square Footage	138,673
Commercial Planned Lots	0
Total Building Commercial Square Footage	138,673
Job Capacity (500 SQFT/Employee)	277

District Center Core Zone (Kitsap County Methodology – 32%)	
Base Gross Area	154.62
Underutilize Acres	10.66
Vacant	24.08
Total Net Developable Acres	34.74
Conversion to Square Footage	1,513,442
Commercial Square Footage	484,301
Commercial Planned Lots	0
Total Building Commercial Square Footage	484,301
Job Capacity (500 SQFT/Employee)	969

Neighborhood Center Core Zone (Kitsap County Methodology – 32%)	
Base Gross Area	35.23
Underutilize Acres	2.89
Vacant	2.04
Total Net Developable Acres	4.93
Conversion to Square Footage	214,855
Commercial Square Footage	68,754
Commercial Planned Lots	0
Total Building Commercial Square Footage	68,754
Job Capacity (500 SQFT/Employee)	138

Watershed Zone (Kitsap County Methodology – 32%)	
Base Gross Area	4375.8
Underutilize Acres	80.30
Vacant	166.03
Total Net Developable Acres	246.34
Conversion to Square Footage	0
Commercial Square Footage	0
Commercial Planned Lots	0
Total Building Commercial Square Footage	0
Job Capacity (500 SQFT/Employee)	0

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LOW DENSITY RESIDENTIAL CAPACITY – SUMMARY

(CITY OF BREMERTON METHODOLOGY)

Low Density Residential Lands	
Net Available Vacant Acres LDR	840
Estimated Unit Buildout of Vacant LDR	6,689
Estimated Pop. Capacity of Vacant LDR	14,987
Net Available Underutilized Acres LDR	642
Estimated Unit Buildout Underutilized LDR	5,192
Estimated Pop. Capacity Underutilized LDR	11,630
Total Buildout Capacity LDR Lands: Units	**6,032**
Total Pop. Capacity LDR Lands: Residents	**26,617**

Summary: Underutilized* Low Density Residential Parcels	
Total Underutilized Acres	1,206
Critical Area Deduction	261
ROW Reduction (20%)	188
Facilities Deduction (15%)	113
Remaining Acres	642
Estimated Buildout Units @7.5/Acre & 8.5/Acre (Urban Fringe)	5,192
Estimate Population @ 2.24 / Unit	11,630

*See City of Bremerton ULCA Methods Memo

Summary: Vacant* Low Density Residential Parcels	
Total Vacant Acres	1,574
Critical Area Deduction	337
ROW Reduction (20%)	246
Facilities Deduction (15%)	148
Remaining Acres	840
Estimated Buildout Units @7.5/Acre & 8.5/Acre (Urban Fringe)	6,689
Estimate Population @ 2.24 / Unit	14,987

*See City of Bremerton ULCA Methods Memo

UNDERUTILIZED LANDS	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Gross Residential Acres (Developed Parcels only)										
Total Gross Acres	714.58	0.00	68.84	0.00	61.87	0.00	38.58	0.00	21.87	905.74
Multi - Family Dwelling (-)	8.56	0.00	11.37	0.00	0.00	0.00	0.00	0.00	0.00	19.93
Parcels < 0.50 Acres (-)	271.09	0.00	26.07	0.00	40.07	0.00	7.34	0.00	0.00	344.57
Public/Current Use/Utilities (-)	139.91	0.00	17.36	0.00	0.00	0.00	3.49	0.00	7.90	168.66
Shoreline Parcel < 1.00 Acre (-)	1.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.84
Subtotal	**293.18**	**0.00**	**14.04**	**0.00**	**21.80**	**0.00**	**27.75**	**0.00**	**13.97**	**370.74**
Redevelopable Acres										
Median Value $128,322										
Density < 2.5 (-)	20.09	0.00	0.00	0.00	16.17	0.00	22.91	0.00	0.00	59.17
Density >= 2.5 - < 4.00 Value > (-)	29.00	0.00	0.00	0.00	3.26	0.00	4.50	0.00	0.00	36.76
Density >= 4.0 - < 5.00 Value > (-)	13.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.22
Density >= 5.0 - < 10.00 Value > (-)	34.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34.18
Subtotal	**196.69**	**0.00**	**14.04**	**0.00**	**2.37**	**0.00**	**0.34**	**0.00**	**13.97**	**227.41**
Remove 100% of Platted lots (acres)	27.33	0.00	1.27	0.00	0.00	0.00	0.00	0.00	0.00	**28.60**
Critical Areas										
Total Redevelopable Acres	169.36	0.00	12.77	0.00	2.37	0.00	0.34	0.00	13.97	198.81
Unencumbered Acres	63.15	0.00	10.55	0.00	1.13	0.00	0.00	0.00	3.21	78.04
Acres within Critical Areas	42.01	0.00	1.99	0.00	0.00	0.00	0.00	0.00	1.95	45.95
Critical Areas reduction 75% (-)	10.50	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.49	11.49
Acres within Area of Concern	64.21	0.00	0.22	0.00	1.24	0.00	0.34	0.00	7.32	73.33
Area of Concern reduction 50% (-)	32.11	0.00	0.11	0.00	0.62	0.00	0.17	0.00	3.66	36.67
Subtotal	**105.76**	**0.00**	**11.16**	**0.00**	**1.75**	**0.00**	**0.17**	**0.00**	**7.36**	**126.19**
Roads/Right-of-Way (Future)										
20% (-)	**84.61**	**0.00**	**8.93**	**0.00**	**1.40**	**0.00**	**0.14**	**0.00**	**5.89**	**100.95**
Public Facility (Future)										
20% (-)	**67.68**	**0.00**	**7.14**	**0.00**	**1.12**	**0.00**	**0.11**	**0.00**	**4.71**	**80.76**
Unavailable Lands										
15% (-)	**57.53**	**0.00**	**6.07**	**0.00**	**0.95**	**0.00**	**0.09**	**0.00**	**4.00**	**68.65**
Commercial Split										
50% (-)	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	0.00	2.00	2.00
Platted Lots								*50% (-)*	*50% (-)*	
Underutilized Platted Lots 25% (+)	**6.83**	**0.00**	**0.32**	**0.00**	**0.00**	**0.00**	**0.00**	~~0.00~~	~~0.00~~	**7.15**
Platted Lot existing dwelling unit (count)	**16**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**18**
Dwelling Unit count (-75%)	**4**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**5**
Existing Dwelling Units										
Existing Dwelling Units (non platted lots) (-)	**68**	**0**	**6**	**0**	**0**	**0**	**0**	**0**	**14**	**88**
Total Dwelling Units (-)	**72**	**0**	**7**	**0**	**0**	**0**	**0**	**0**	**7**	**93**
TOTALS										
Net Developable Acres	**64.36**	**0.00**	**6.39**	**0.00**	**0.95**	**0.00**	**0.09**	**0.00**	**2.00**	**73.80**
	6.0 DU/AC	*6.0 DU/AC*	*12 DU/AC*	*21.75 DU/AC*	*2.5 DU/AC*	*7.6 DU/AC*	*2 DU/AC*	*12 DU/AC*	*15 DU/AC*	
Dwelling Unit Capacity	**314**	**0**	**70**	**0**	**2**	**0**	**0**	**0**	**23**	**410**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**785**	**0**	**175**	**0**	**6**	**0**	**0**	**0**	**41**	**1009**

BREMERTON EAST URBAN GROWTH AREA
Land Capacity December 31, 2012

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VACANT LAND	URBAN LOW *6.0 DU/AC*	SENIOR LIVING HOMESTEAD *6.0 DU/AC*	URBAN MEDIUM *12 DU/AC*	URBAN HIGH *21.75 DU/AC*	URBAN RESTRICTED *2.5 DU/AC*	URBAN CLUSTER *7.6 DU/AC*	ILLAHEE GREENBELT *2 DU/AC*	URBAN VILLAGE CENTER *12 DU/AC*	MIXED USE *15 DU/AC*	GRAND TOTAL
Gross Residential Zoned Acres										
Total Gross Vacant Acres	104.73	0.00	29.59	0.99	12.62	0.00	4.34	0.00	7.24	159.51
Subtotal	**104.73**	**0.00**	**29.59**	**0.99**	**12.62**	**0.00**	**4.34**	**0.00**	**7.24**	**159.51**
Redevelopable Acres										
Subtotal	**104.73**	**0.00**	**29.59**	**0.99**	**12.62**	**0.00**	**4.34**	**0.00**	**7.24**	**159.51**
Vacant Platted Lots (-)	14.31	0.00	7.80	0.00	1.39	0.00	0.60	0.00	5.06	**29.16**
Critical Areas										
Total Redevelopable Acres	90.42	0.00	21.79	0.99	11.23	0.00	3.74	0.00	2.18	130.35
Unencumbered Acres	24.10	0.00	10.72	0.48	7.82	0.00	0.00	0.00	0.36	43.48
Acres within Critical Areas	23.35	0.00	5.36	0.51	0.94	0.00	2.69	0.00	0.00	32.85
Critical Areas reduction 75% (-)	5.84	0.00	1.34	0.13	0.24	0.00	0.67	0.00	0.00	8.21
Acres within Area of Concern	42.97	0.00	5.71	0.00	2.47	0.00	1.04	0.00	1.83	54.02
Area of Concern reduction 50% (-)	21.49	0.00	2.86	0.00	1.24	0.00	0.52	0.00	0.92	27.01
Subtotal	**51.42**	**0.00**	**14.92**	**0.61**	**9.29**	**0.00**	**1.19**	**0.00**	**1.28**	**78.70**
Roads/Right-of-Way (Future)										
20% (-)	41.14	0.00	11.93	0.49	7.43	0.00	0.95	0.00	1.02	62.96
Public Facility (Future)										
20% (-)	32.91	0.00	9.55	0.39	5.95	0.00	0.76	0.00	0.82	50.37
Unavailable Lands										
5% (-)	31.26	0.00	9.07	0.37	5.65	0.00	0.73	0.00	0.78	47.85
Commercial Split										
50% (-)	29.70	0.00	8.61	0.35	5.37	0.00	0.69	0.00	0.39	45.11
								0.00	**2.92**	
Platted Lots										
Vacant Platted Lots	35	0	11	0	4	0	2	0	5	57
								0	3	
Net Developable Acres	**31.26**	**0.00**	**9.07**	**0.37**	**5.65**	**0.00**	**0.73**	**0.00**	**0.39**	**47.46**
	6.0 DU/AC	*6.0 DU/AC*	*12 DU/AC*	*21.75 DU/AC*	*2.5 DU/AC*	*7.6 DU/AC*	*2 DU/AC*	*12 DU/AC*	*15 DU/AC*	
Dwelling Unit Capacity	**223**	**0**	**120**	**8**	**18**	**0**	**3**	**0**	**11**	**383**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**556**	**0**	**300**	**14**	**45**	**0**	**9**	**0**	**19**	**944**

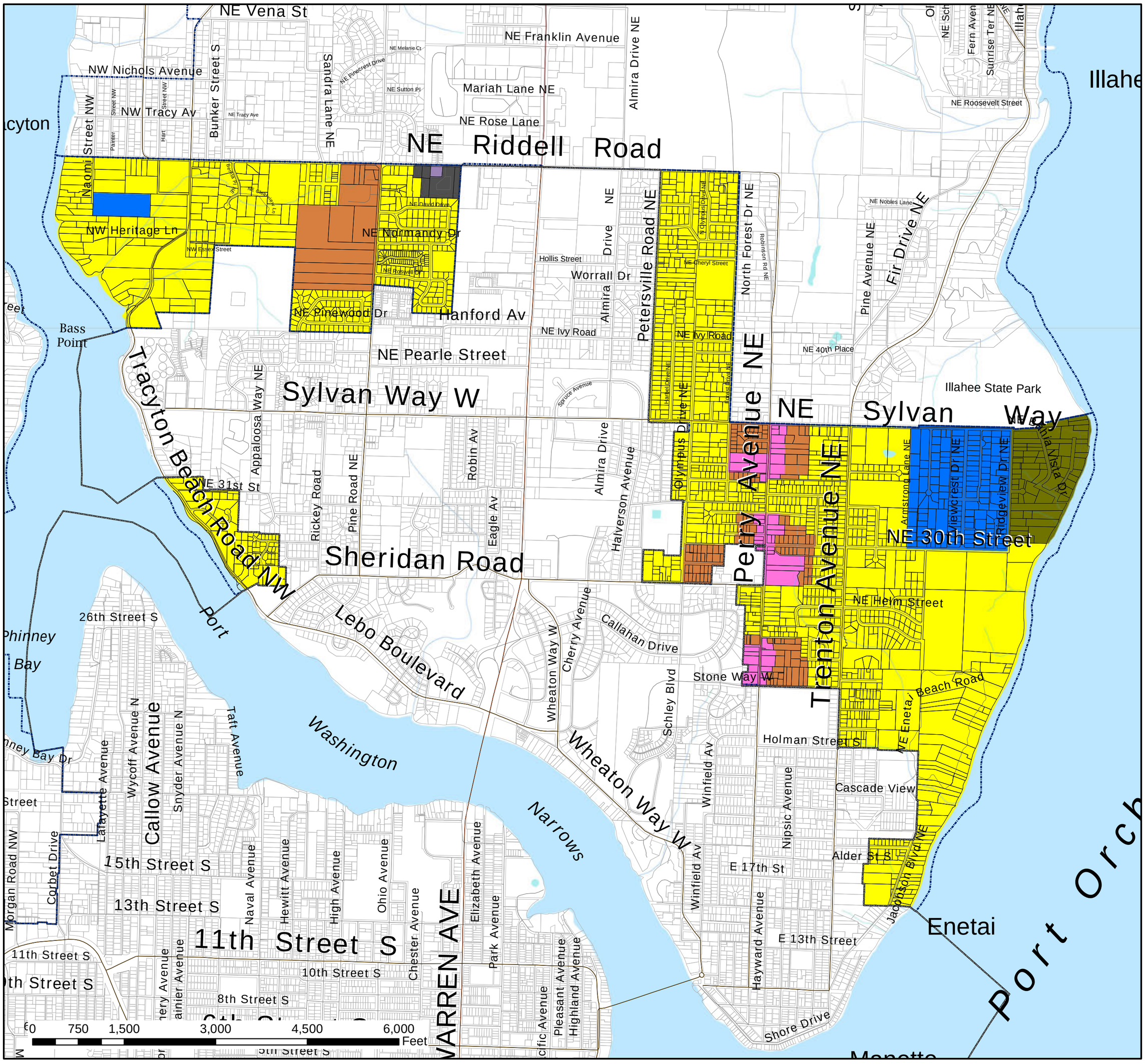
BREMERTON EAST URBAN GROWTH AREA
Land Capacity December 31, 2012

UNDERUTILIZED LANDS	URBAN LOW *6.0 DU/AC*	SENIOR LIVING HOMESTEAD *6.0 DU/AC*	URBAN MEDIUM *12 DU/AC*	URBAN HIGH *21.75 DU/AC*	URBAN RESTRICTED *2.5 DU/AC*	URBAN CLUSTER *7.6 DU/AC*	ILLAHEE GREENBELT *2 DU/AC*	URBAN VILLAGE CENTER *12 DU/AC*	MIXED USE *15 DU/AC*	GRAND TOTAL
Net Developable Acres	**64.36**	**0.00**	**6.39**	**0.00**	**0.95**	**0.00**	**0.09**	**0.00**	**2.00**	**73.80**
Dwelling Unit Capacity	**314**	**0**	**70**	**0**	**2**	**0**	**0**	**0**	**23**	**410**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**785**	**0**	**175**	**0**	**6**	**0**	**0**	**0**	**41**	**1009**

VACANT LAND	URBAN LOW *6.0 DU/AC*	SENIOR LIVING HOMESTEAD *6.0 DU/AC*	URBAN MEDIUM *12 DU/AC*	URBAN HIGH *21.75 DU/AC*	URBAN RESTRICTED *2.5 DU/AC*	URBAN CLUSTER *7.6 DU/AC*	ILLAHEE GREENBELT *2 DU/AC*	URBAN VILLAGE CENTER *12 DU/AC*	MIXED USE *15 DU/AC*	GRAND TOTAL
Net Developable Acres	**31.26**	**0.00**	**9.07**	**0.37**	**5.65**	**0.00**	**0.73**	**0.00**	**0.39**	**47.46**
Dwelling Unit Capacity	**223**	**0**	**120**	**8**	**18**	**0**	**3**	**0**	**11**	**383**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**556**	**0**	**300**	**14**	**45**	**0**	**9**	**0**	**19**	**944**

GRAND TOTAL	URBAN LOW *6.0 DU/AC*	SENIOR LIVING HOMESTEAD *6.0 DU/AC*	URBAN MEDIUM *12 DU/AC*	URBAN HIGH *21.75 DU/AC*	URBAN RESTRICTED *2.5 DU/AC*	URBAN CLUSTER *7.6 DU/AC*	ILLAHEE GREENBELT *2 DU/AC*	URBAN VILLAGE CENTER *12 DU/AC*	MIXED USE *15 DU/AC*	GRAND TOTAL
Net Developable Acres	**95.63**	**0.00**	**15.46**	**0.37**	**6.60**	**0.00**	**0.82**	**0.00**	**2.39**	**121.26**
Dwelling Unit Capacity	**537**	**0**	**190**	**8**	**21**	**0**	**4**	**0**	**34**	**793**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**1342**	**0**	**475**	**14**	**51**	**0**	**9**	**0**	**61**	**1953**

Bremerton East Urban Growth Area



Mixed Use (10-30 DU/Ac)

Urban Restricted (1-5 DU/Ac)

Illahee Greenbelt Zone (1-4 DU/Ac)

Urban Low Residential (5-9 DU/Ac)

Urban Medium (10-18 DU/Ac)

Urban Growth Area Boundary

Incorporated City Boundary

Tax Parcel Boundary

State Highway

Major Road

Collector / Arterial

Local Access; Local Road

WaterBody Cartographic Feature

Bay, estuary, Puget Sound

Lake, Pond or Reservoir

Includes DNR, NWI and Surveyed Wetlands

Fish Habitat Water Type

Designated Shoreline of the State

Fish Habitat

Non-fish Habitat

Unknown, unmodeled hydrographic feature.

Zoning

KITSAP COUNTY COMPREHENSIVE PLANNING MAP SERIES
This map was developed for general land use planning purposes.
The user of this map must assume responsibility for determining its suitability for other purposes.
Amendments:

February 8, 1999 Forest Resource Lands
April 19, 1999 Suquamish Rural Village
May 10, 1999 Modified Joint Planning Areas
July 21, 1999 Port Gamble Rural Historic Town
June 10, 2002 Manchester Community Plan
June 10, 2002 Ord No. 274-2002 Comprehensive Plan/Zoning Amendments
September 8, 2003 Res No. 168-2003 (Map Corrections)
December 8, 2003 Ord No. 311-2003 Comprehensive Plan/Zoning Amendments
October 25, 2004 George's Corner Commercial LAMIRD
October 25, 2004 Ord No. 326-2004 Comprehensive Plan/Zoning Amendments
December 22, 2005 Ord No. 352-2005 Comprehensive Plan/Zoning Amendments
December 11, 2006 Ord No. 370-2006 10-Year Update
June 11, 2007 Ord No. 384-2007 Repeal of Urban Holding Zone (UHA)
November 19, 2007 Ord No. 402-2007 Keyport Community Plan
December 31, 2007 Ord No. 405-2007 Comprehensive Plan/Zoning Amendments
October 13, 2008 Ord No. 414-2008 Comprehensive Plan/Zoning Amendments
December 23, 2008 Ord No. 420-2008 Comprehensive Plan/Zoning Amendments
December 14, 2009 Ord No. 443-2009 Comprehensive Plan/Zoning Amendments
December 15, 2010 Ord No. 467-2010 Comprehensive Plan/Zoning Amendments
December 15, 2010 Ord No. 467-2010 Type III LAMIRDS
August 31, 2012 Ord No. 493-2012 2012 Urban Growth Area - Remand
December 13, 2012 Ord No. 498-2012 Comprehensive Plan/Zoning Amendments

Kitsap County Department of Community Development
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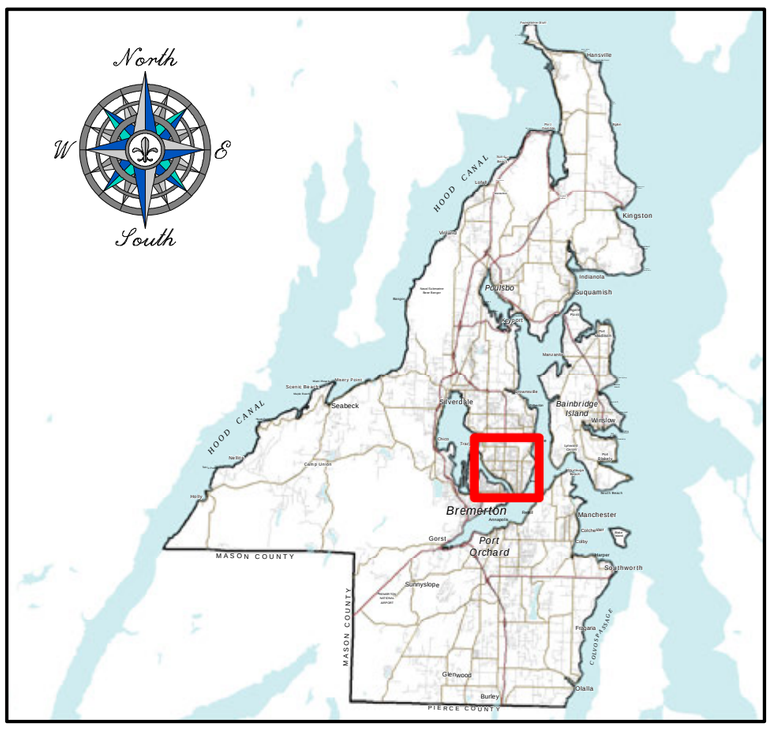
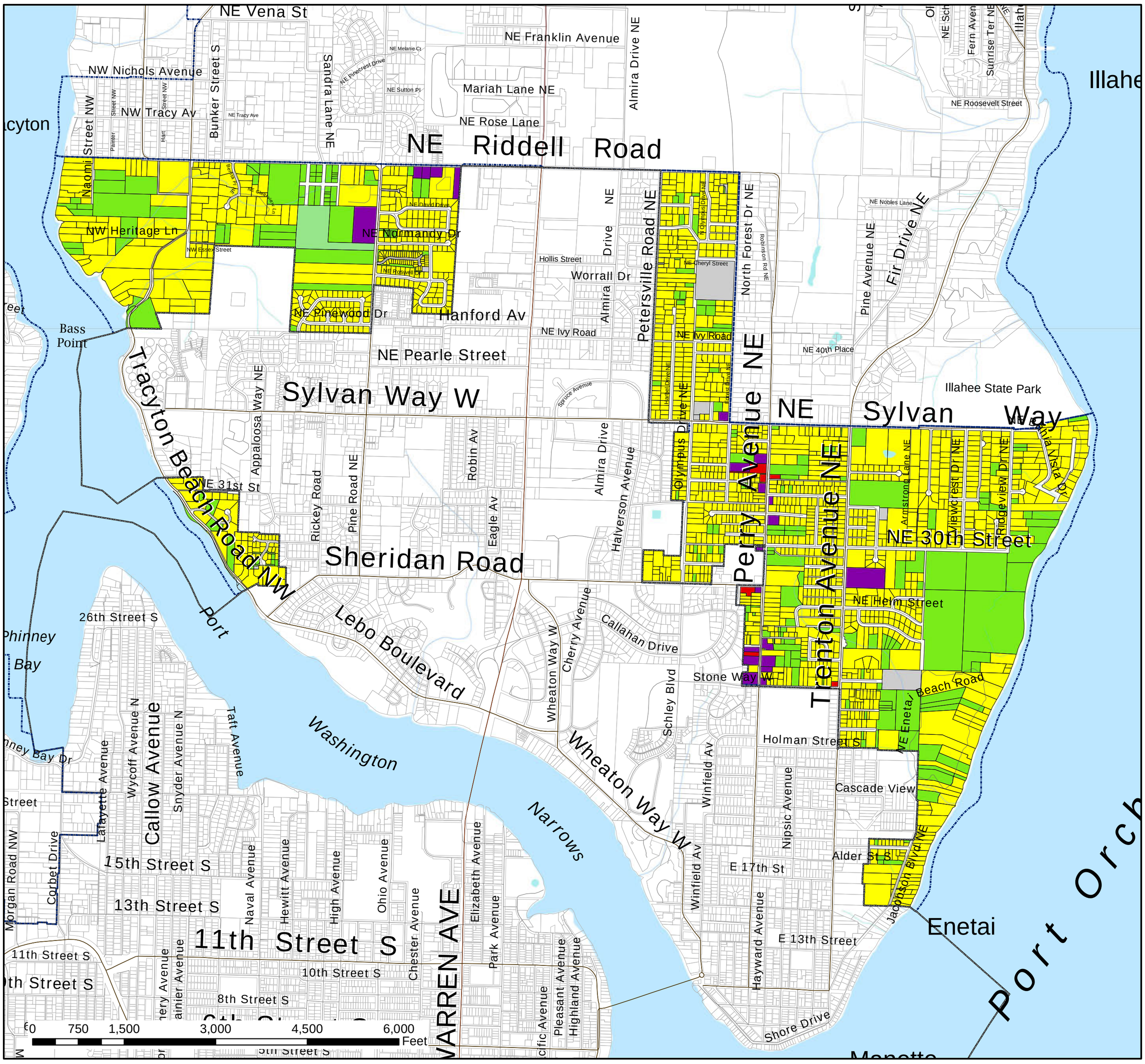


Bremerton East Urban Growth Area



- Cultural, Entertainment and Recreational
- Industrial and Manufacturing Services
- Residential
- Resource Production and Extraction
- Retail Trade
- Services
- Transportation, Communications and Utilities
- Undeveloped Land and Water Areas

Waterbodies (defined in WAC 222-16-030)

WaterBody Cartographic Feature Code

- Bay, estuary, Puget Sound
- Lake, Pond, Reservoir, Gravel pit or quarry filled with water
- DNR, NWI, and Surveyed Wetlands

Watercourses (defined in WAC 222-16-030)

Fish Habitat Water Type Code

- (S) Designated Shoreline of the State
- (F) Fish Habitat
- (N) Non-fish Habitat
- (U) Unknown, unmodeled hydrographic feature.

- Urban Growth Area Boundary
- Incorporated City Boundary
- Tax Parcel Boundaries
- State Highway
- Major Road
- Collector / Arterial
- Local Access; Local Road

Current Land Use

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* THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY *

Current Land Use was created from information provided by the Kitsap County Assessors property class code.

DRAFT

Map Date: September, 2013

Kitsap County Department of Community Development
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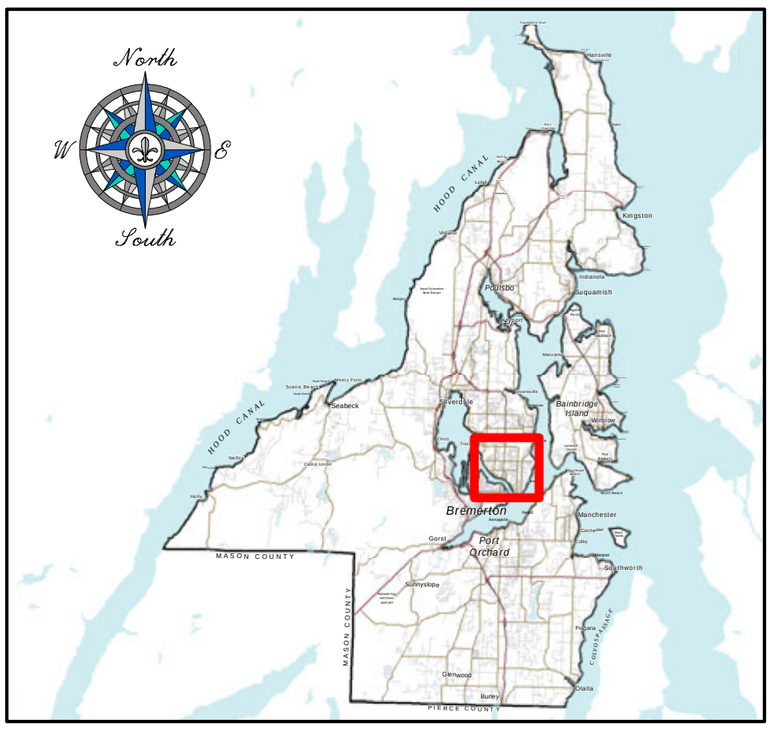
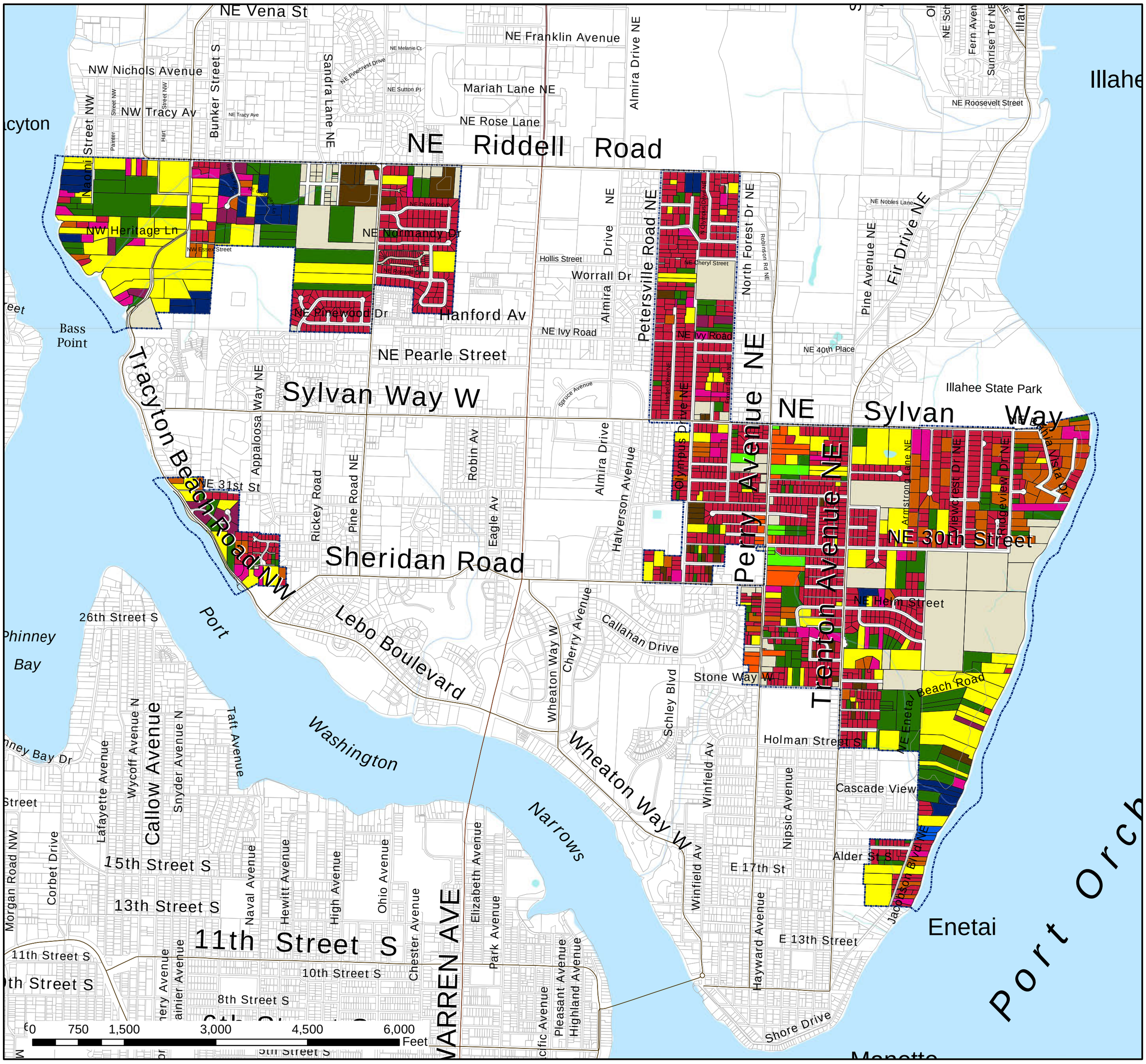


Bremerton East Urban Growth Area



- Developed Parcel
- *Parcel not considered for additional capacity*
- Underutilized - Residential
- Vacant Land - Residential
- Parcel less than .50 acres
- Parcel density less than 2.5 times the zoning size
- Parcel density 2.5 - 4 times zoning size and building value is less than 1/2 median value
- Parcel density 4 - 5 times zoning size and building value is less than median value
- Parcel density 5 - 10 times zoning size and building value is less than 1.5 x median value
- Shoreline parcel less than 1.00 acre
- Multi-Family
- Underutilized - Commercial
- Vacant Land - Commercial
- Underutilized - Industrial
- Vacant Land - Industrial
- Urban Growth Area Boundary
- Incorporated City Boundary

Waterbodies
(defined in WAC 222-16-030)
WaterBody Cartographic Feature Code
- Bay, estuary, Puget Sound
- Lake, Pond, Reservoir, Gravel pit or quarry filled with water
- DNR, NWI, and Surveyed Wetlands
- Tax Parcel

Watercourses
(defined in WAC 222-16-030)
Fish Habitat Water Type Code
- (S) Designated Shoreline of the State
- (F) Fish Habitat
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- State Highway
- Major Road
- Collector / Arterial
- Local Access; Local Road
- Railroad Lines

Land Capacity Analysis

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Vacant and Underutilized parcels created from Land Capacity Analysis were done as part of the Kitsap County Buildable Lands Analysis report. This data represents analysis from parcel data as reflected on January 2, 2012.
Continuing permit and development activity will alter the vacant and underutilized parcels results.

DRAFT

Map Date: September, 2013

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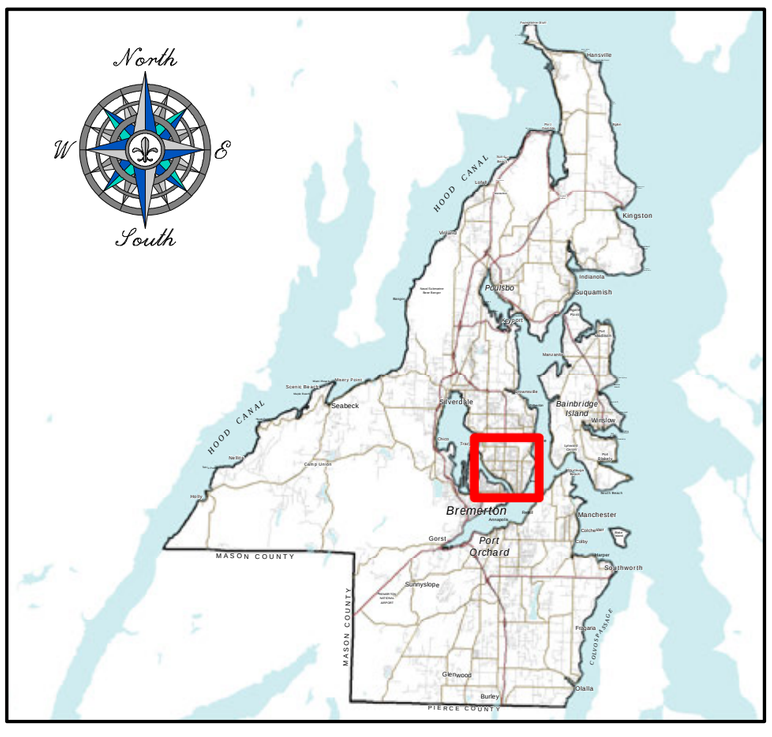
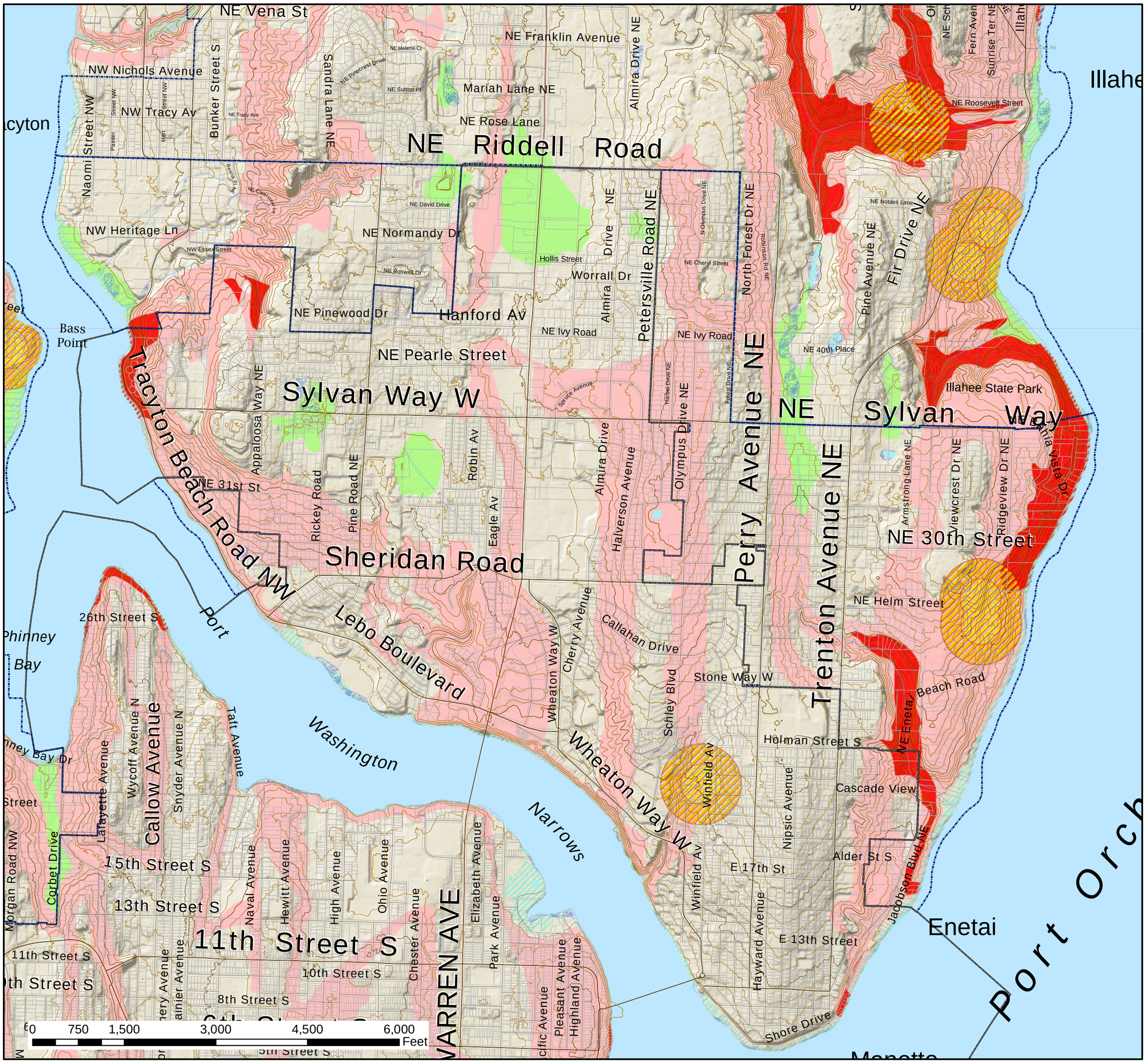


Bremerton East Urban Growth Area



Waterbodies
(defined in WAC 222-16-030)
WaterBody Cartographic Feature Code

- Bay, estuary, Puget Sound
- Lake, Pond, Reservoir, Gravel pit or quarry filled with water
- Includes DNR, NWI and Surveyed Wetlands

Watercourses
(defined in WAC 222-16-030)
Fish Habitat Water Type Code

- (S) Designated Shoreline of the State
- (F) Fish Habitat
- (N) Non-fish Habitat
- (U) Unknown, unmodeled hydrographic feature.
- 100 Year Floodplain

The primary risk classification shown is the 1-percent-annual-chance flood event

- Potential Wetlands

Geohazards
Description

- High Hazard Areas
- Moderate Hazard Areas

- 100' Contours
- 20' Contours

Eagle Habitat Buffers

- 330 Feet
- 660 Feet
- Tax Parcels
- Urban Growth Area Boundary
- Incorporated City Boundary
- State Highway
- Major Road
- Collector / Arterial
- Local Access; Local Road

Building Limitations

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Kitsap County Code
Title 19 - Critical Areas Ordinance

DRAFT

Map Date: October, 2013

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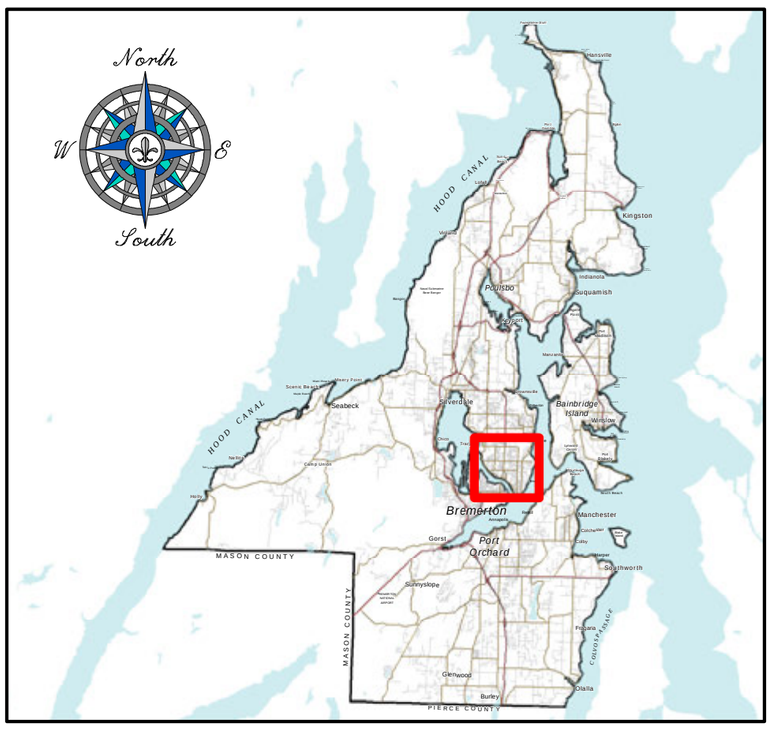
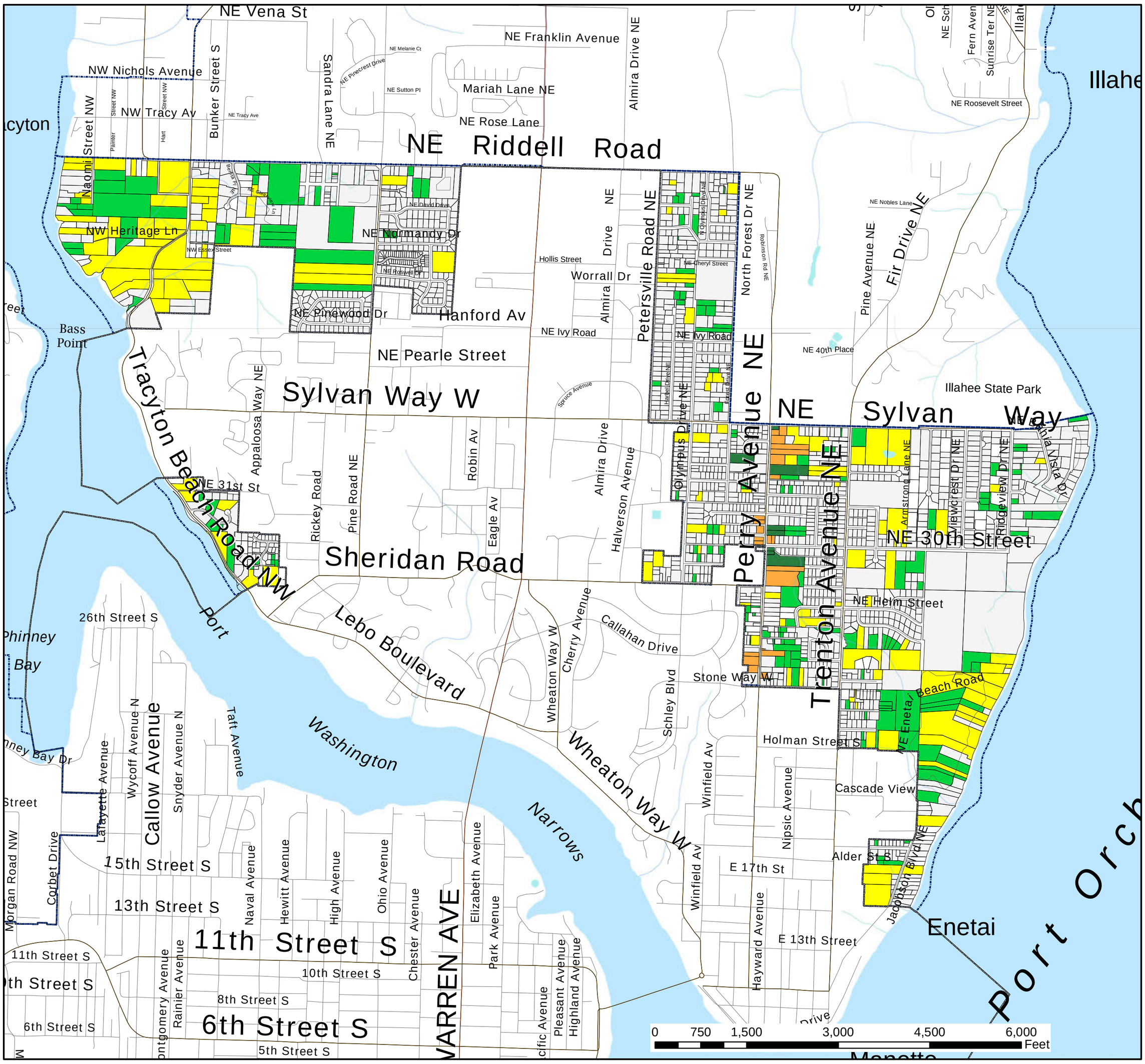


Bremerton East Urban Growth Area



Developed/Exempt

Parcels removed from Urban Land Supply described as follows:
Utitlites/Transportation parcels
Current Use/Common area parcels
Parks/Recreation parcels
Institutional parcels
Governmental services

Residential Land
- Underutilized
- Vacant Land

Commercial Land
- Underutilized
- Vacant Land

- Urban Growth Area Boundary
- Incorporated City Boundary
- Tax Parcel Boundary

- State Highway
- Major Road
- Collector / Arterial
- Local Access; Local Road

WaterBody Cartographic Feature
- Bay, estuary, Puget Sound
- Lake, Pond or Reservoir
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Fish Habitat Water Type
- Designated Shoreline of the State
- Fish Habitat
- Non-fish Habitat
- Unknown, unmodeled hydrographic feature.

Land Capacity Analysis

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DRAFT

Map Date: September, 2013

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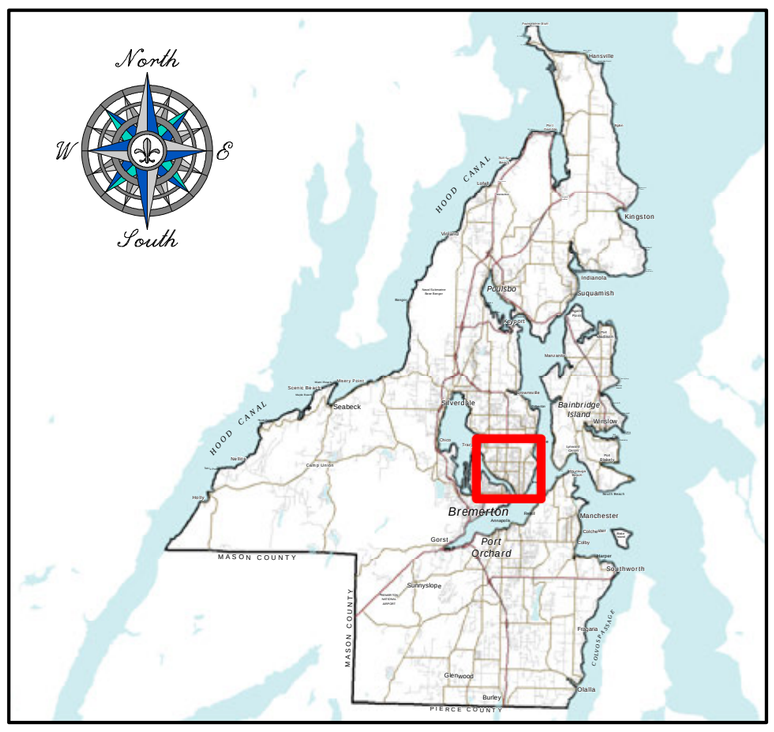


UNDERUTILIZED LANDS	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Gross Residential Acres (Developed Parcels only)										
Total Gross Acres	528.96	0.00	138.60	0.00	0.00	0.00	0.00	0.00	12.63	680.19
Multi - Family Dwelling (-)	19.58	0.00	10.42	0.00	0.00	0.00	0.00	0.00	0.68	30.68
Parcels < 0.50 Acres (-)	219.32	0.00	50.27	0.00	0.00	0.00	0.00	0.00	0.00	269.59
Public/Current Use/Utilities (-)	40.16	0.00	17.19	0.00	0.00	0.00	0.00	0.00	2.17	59.52
Shoreline Parcel < 1.00 Acre (-)	31.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31.73
Subtotal	**218.17**	**0.00**	**60.72**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**9.78**	**288.67**
Redevelopable Acres										
Median Value $109,094										
Density < 2.5 (-)	30.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.75
Density >= 2.5 - < 4.00 Value > (-)	7.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.19
Density >= 4.0 - < 5.00 Value > (-)	22.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22.94
Density >= 5.0 - < 10.00 Value > (-)	17.54	0.00	1.75	0.00	0.00	0.00	0.00	0.00	0.00	19.29
Subtotal	**139.75**	**0.00**	**58.97**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**9.78**	**208.50**
Remove 100% of Platted lots (acres)	23.41	0.00	19.22	0.00	0.00	0.00	0.00	0.00	9.78	**52.41**
Critical Areas										
Total Redevelopable Acres	116.34	0.00	39.75	0.00	0.00	0.00	0.00	0.00	0.00	156.09
Unencumbered Acres	53.65	0.00	12.53	0.00	0.00	0.00	0.00	0.00	0.00	66.18
Acres within Critical Areas	12.52	0.00	8.72	0.00	0.00	0.00	0.00	0.00	0.00	21.24
Critical Areas reduction 75% (-)	3.13	0.00	2.18	0.00	0.00	0.00	0.00	0.00	0.00	5.31
Acres within Area of Concern	50.16	0.00	18.50	0.00	0.00	0.00	0.00	0.00	0.00	68.66
Area of Concern reduction 50% (-)	25.08	0.00	9.25	0.00	0.00	0.00	0.00	0.00	0.00	34.33
Subtotal	**81.86**	**0.00**	**23.96**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**105.82**
Roads/Right-of-Way (Future)										
20% (-)	**65.49**	**0.00**	**19.17**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**84.66**
Public Facility (Future)										
20% (-)	**52.39**	**0.00**	**15.33**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**67.72**
Unavailable Lands										
15% (-)	**44.53**	**0.00**	**13.03**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**57.57**
Commercial Split										
50% (-)	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	0.00	4.89	4.89
Platted Lots								*50% (-)*	*50% (-)*	
Underutilized Platted Lots 25% (+)	**5.85**	**0.00**	**4.81**	**0.00**	**0.00**	**0.00**	**0.00**	~~0.00~~	~~0.00~~	**10.66**
Platted Lot existing dwelling unit (count)	**26**	**0**	**21**	**0**	**0**	**0**	**0**	**0**	**62**	**109**
Dwelling Unit count (-75%)	**7**	**0**	**5**	**0**	**0**	**0**	**0**	**0**	**0**	**12**
Existing Dwelling Units										
Existing Dwelling Units (non platted lots) (-)	**82**	**0**	**25**	**0**	**0**	**0**	**0**	**0**	**0**	**107**
Total Dwelling Units (-)	**89**	**0**	**30**	**0**	**0**	**0**	**0**	**0**	**31**	**119**
TOTALS										
Net Developable Acres	**50.38**	**0.00**	**17.84**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**4.89**	**73.11**
	6.0 DU/AC	*6.0 DU/AC*	*12 DU/AC*	*21.75 DU/AC*	*2.5 DU/AC*	*7.6 DU/AC*	*2 DU/AC*	*12 DU/AC*	*15 DU/AC*	
Dwelling Unit Capacity	**214**	**0**	**184**	**0**	**0**	**0**	**0**	**0**	**42**	**440**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**535**	**0**	**460**	**0**	**0**	**0**	**0**	**0**	**76**	**1070**

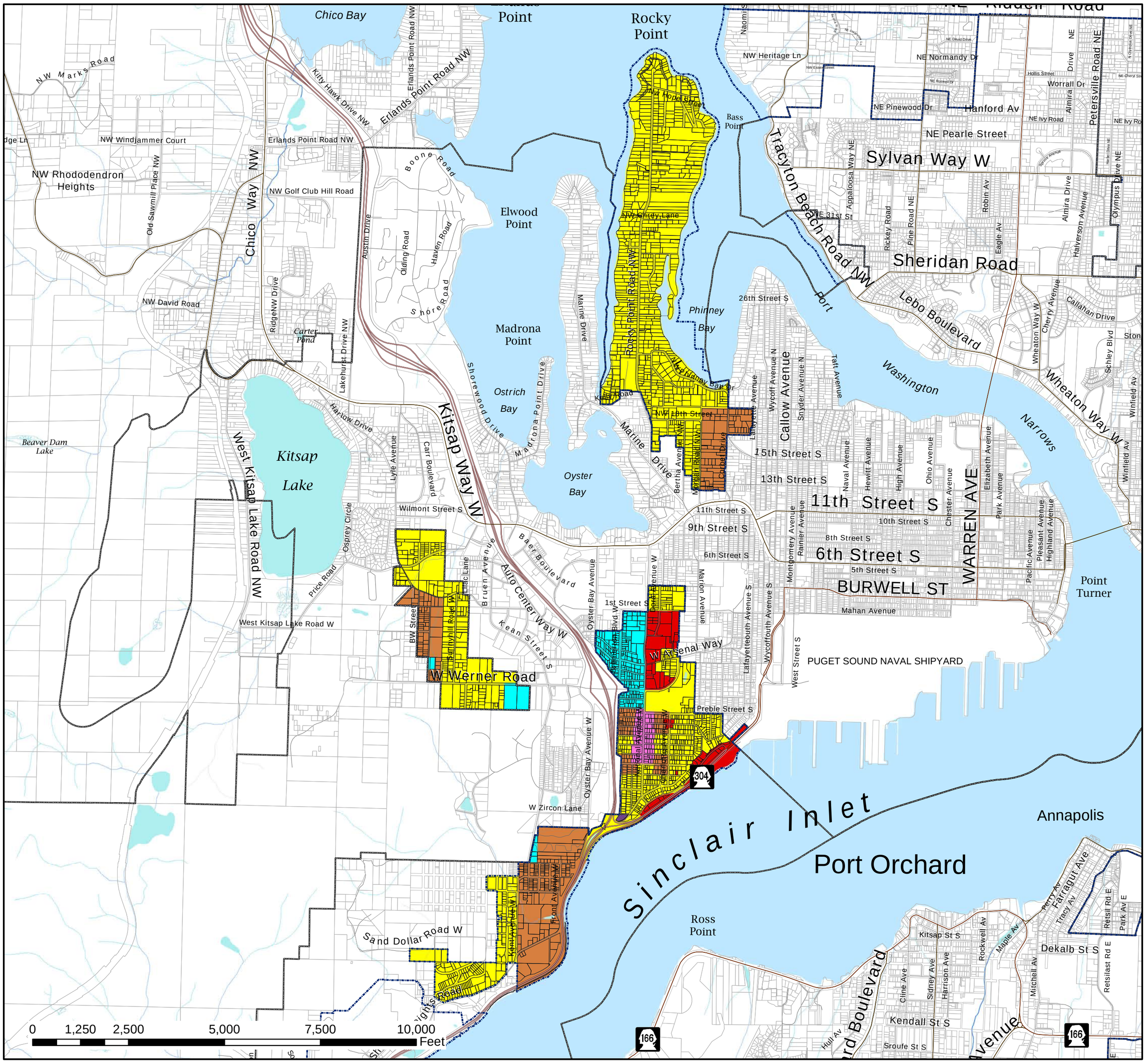
VACANT LAND	URBAN LOW *6.0 DU/AC*	SENIOR LIVING HOMESTEAD *6.0 DU/AC*	URBAN MEDIUM *12 DU/AC*	URBAN HIGH *21.75 DU/AC*	URBAN RESTRICTED *2.5 DU/AC*	URBAN CLUSTER *7.6 DU/AC*	ILLAHEE GREENBELT *2 DU/AC*	URBAN VILLAGE CENTER *12 DU/AC*	MIXED USE *15 DU/AC*	GRAND TOTAL
Gross Residential Zoned Acres										
Total Gross Vacant Acres	136.77	0.00	39.07	0.00	0.00	0.00	0.00	0.00	0.12	175.96
Subtotal	**136.77**	**0.00**	**39.07**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.12**	**175.96**
Redevelopable Acres										
Subtotal	**136.77**	**0.00**	**39.07**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.12**	**175.96**
Vacant Platted Lots (-)	63.11	0.00	10.71	0.00	0.00	0.00	0.00	0.00	0.12	**73.94**
Critical Areas										
Total Redevelopable Acres	73.66	0.00	28.36	0.00	0.00	0.00	0.00	0.00	0.00	102.02
Unencumbered Acres	24.92	0.00	2.63	0.00	0.00	0.00	0.00	0.00	0.00	27.55
Acres within Critical Areas	16.91	0.00	9.30	0.00	0.00	0.00	0.00	0.00	0.00	26.21
Critical Areas reduction 75% (-)	4.23	0.00	2.33	0.00	0.00	0.00	0.00	0.00	0.00	6.55
Acres within Area of Concern	31.83	0.00	16.42	0.00	0.00	0.00	0.00	0.00	0.00	48.25
Area of Concern reduction 50% (-)	15.92	0.00	8.21	0.00	0.00	0.00	0.00	0.00	0.00	24.13
Subtotal	**45.06**	**0.00**	**13.17**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**58.23**
Roads/Right-of-Way (Future)										
20% (-)	36.05	0.00	10.53	0.00	0.00	0.00	0.00	0.00	0.00	46.58
Public Facility (Future)										
20% (-)	28.84	0.00	8.43	0.00	0.00	0.00	0.00	0.00	0.00	37.27
Unavailable Lands										
5% (-)	27.40	0.00	8.00	0.00	0.00	0.00	0.00	0.00	0.00	35.40
Commercial Split										
50% (-)	26.03	0.00	7.60	0.00	0.00	0.00	0.00	0.00	0.00	33.63
								0.00	**0.06**	
Platted Lots										
Vacant Platted Lots	184	0	49	0	0	0	0	0	2	235
								0	1	
Net Developable Acres	**27.40**	**0.00**	**8.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**35.40**
	6.0 DU/AC	*6.0 DU/AC*	*12 DU/AC*	*21.75 DU/AC*	*2.5 DU/AC*	*7.6 DU/AC*	*2 DU/AC*	*12 DU/AC*	*15 DU/AC*	
Dwelling Unit Capacity	**348**	**0**	**145**	**0**	**0**	**0**	**0**	**0**	**2**	**495**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**871**	**0**	**363**	**0**	**0**	**0**	**0**	**0**	**4**	**1237**

UNDERUTILIZED LANDS	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Net Developable Acres	**50.38**	**0.00**	**17.84**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**4.89**	**73.11**
Dwelling Unit Capacity	**214**	**0**	**184**	**0**	**0**	**0**	**0**	**0**	**42**	**440**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**535**	**0**	**460**	**0**	**0**	**0**	**0**	**0**	**76**	**1070**

VACANT LAND	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Net Developable Acres	**27.40**	**0.00**	**8.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**35.40**
Dwelling Unit Capacity	**348**	**0**	**145**	**0**	**0**	**0**	**0**	**0**	**2**	**495**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**871**	**0**	**363**	**0**	**0**	**0**	**0**	**0**	**4**	**1237**

GRAND TOTAL	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Net Developable Acres	**77.78**	**0.00**	**25.84**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**4.89**	**108.52**
Dwelling Unit Capacity	**562**	**0**	**329**	**0**	**0**	**0**	**0**	**0**	**44**	**935**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**1405**	**0**	**822**	**0**	**0**	**0**	**0**	**0**	**80**	**2307**

Bremerton West Urban Growth Area



Highway Tourist Commercial (10-30 DU/Ac)

Mixed Use (10-30 DU/Ac)

Industrial

Urban Low Residential (5-9 DU/Ac)

Urban Medium (10-18 DU/Ac)

Urban Growth Area Boundary

Incorporated City Boundary

Tax Parcel Boundary

State Highway

Major Road

Collector / Arterial

Local Access; Local Road

WaterBody Cartographic Feature

Bay, estuary, Puget Sound

Lake, Pond or Reservoir

Includes DNR, NWI and Surveyed Wetlands

Fish Habitat Water Type

Designated Shoreline of the State

Fish Habitat

Non-fish Habitat

Unknown, unmodeled hydrographic feature.

Zoning

KITSAP COUNTY COMPREHENSIVE PLANNING MAP SERIES
This map was developed for general land use planning purposes.
The user of this map must assume responsibility for determining its suitability for other purposes.
Amendments:
February 8, 1999 Forest Resource Lands
April 19, 1999 Suquamish Rural Village
May 10, 1999 Modified Joint Planning Areas
July 21, 1999 Port Gamble Rural Historic Town
June 10, 2002 Manchester Community Plan
June 10, 2002 Ord No. 274-2002 Comprehensive Plan/Zoning Amendments
September 8, 2003 Res No. 168-2003 (Map Corrections)
December 8, 2003 Ord No. 311-2003 Comprehensive Plan/Zoning Amendments
October 25, 2004 George's Corner Commercial LAMIRD
October 25, 2004 Ord No. 326-2004 Comprehensive Plan/Zoning Amendments
December 22, 2005 Ord No. 352-2005 Comprehensive Plan/Zoning Amendments
December 11, 2006 Ord No. 370-2006 10-Year Update
June 11, 2007 Ord No. 384-2007 Repeal of Urban Holding Zone (UHA)
November 19, 2007 Ord No. 402-2007 Keyport Community Plan
December 31, 2007 Ord No. 405-2007 Comprehensive Plan/Zoning Amendments
October 13, 2008 Ord No. 414-2008 Comprehensive Plan/Zoning Amendments
December 23, 2008 Ord No. 420-2008 Comprehensive Plan/Zoning Amendments
December 14, 2009 Ord No. 443-2009 Comprehensive Plan/Zoning Amendments
December 15, 2010 Ord No. 467-2010 Comprehensive Plan/Zoning Amendments
December 15, 2010 Ord No. 467-2010 Type III LAMIRDS
August 31, 2012 Ord No. 493-2012 2012 Urban Growth Area - Remand
December 13, 2012 Ord No. 498-2012 Comprehensive Plan/Zoning Amendments

Kitsap County Department of Community Development
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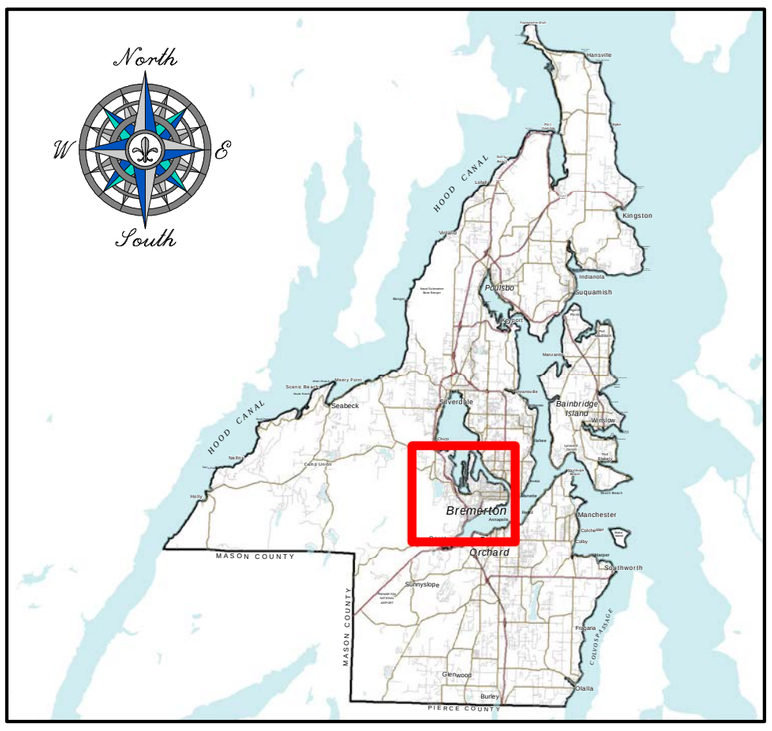
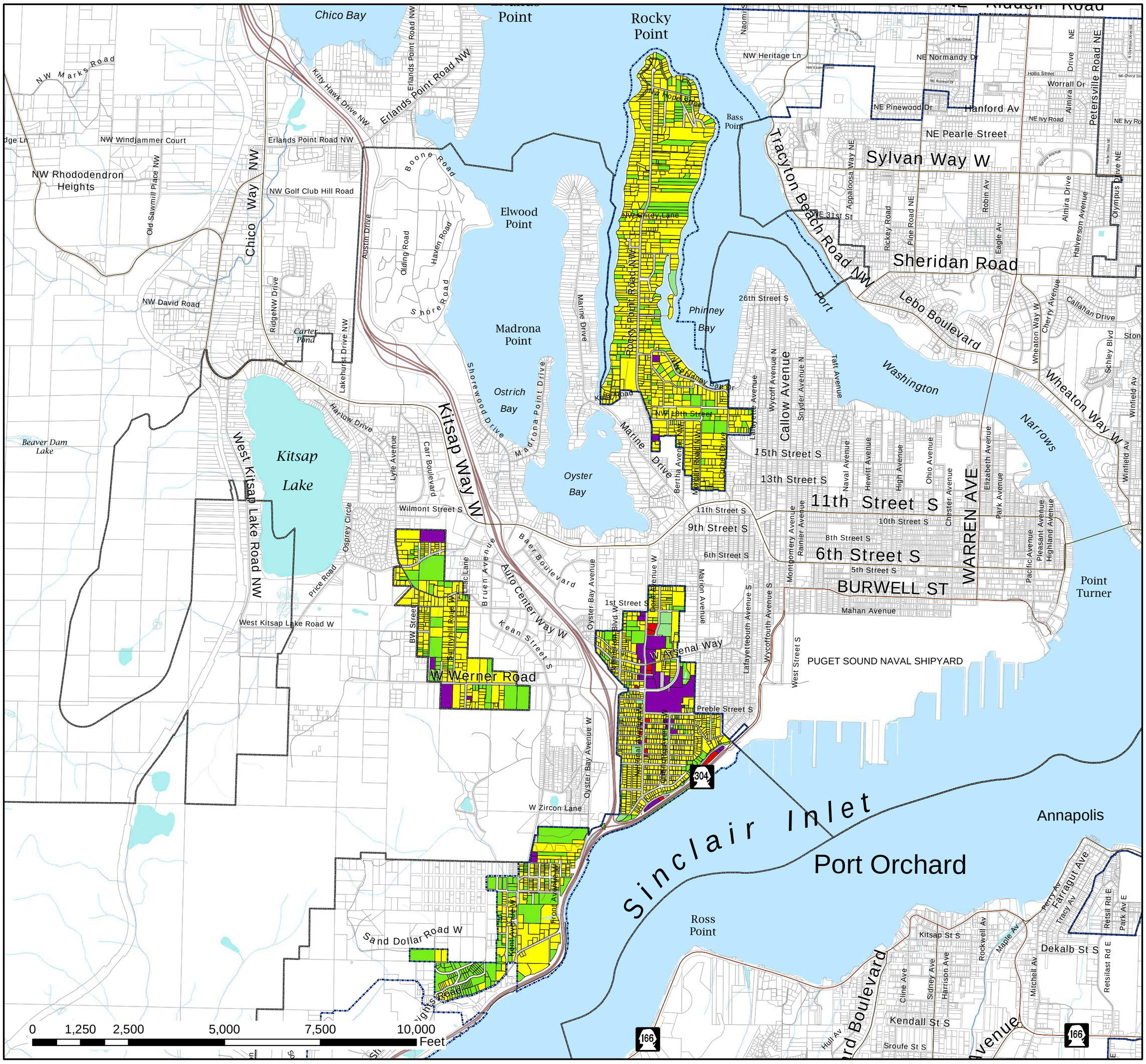


Bremerton West Urban Growth Area



- Cultural, Entertainment and Recreational
- Industrial and Manufacturing Services
- Residential
- Resource Production and Extraction
- Retail Trade
- Services
- Transportation, Communications and Utilities
- Undeveloped Land and Water Areas

Waterbodies (defined in WAC 222-16-030)

WaterBody Cartographic Feature Code

- Bay, estuary, Puget Sound
- Lake, Pond, Reservoir, Gravel pit or quarry filled with water
- DNR, NWI, and Surveyed Wetlands

Watercourses (defined in WAC 222-16-030)

Fish Habitat Water Type Code

- (S) Designated Shoreline of the State
- (F) Fish Habitat
- (N) Non-fish Habitat
- (U) Unknown, unmodeled hydrographic feature.

- Urban Growth Area Boundary
- Incorporated City Boundary
- Tax Parcel Boundaries
- State Highway
- Major Road
- Collector / Arterial
- Local Access; Local Road

Current Land Use

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* THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY *

Current Land Use was created from information provided by the Kitsap County Assessors property class code.

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Map Date: September, 2013

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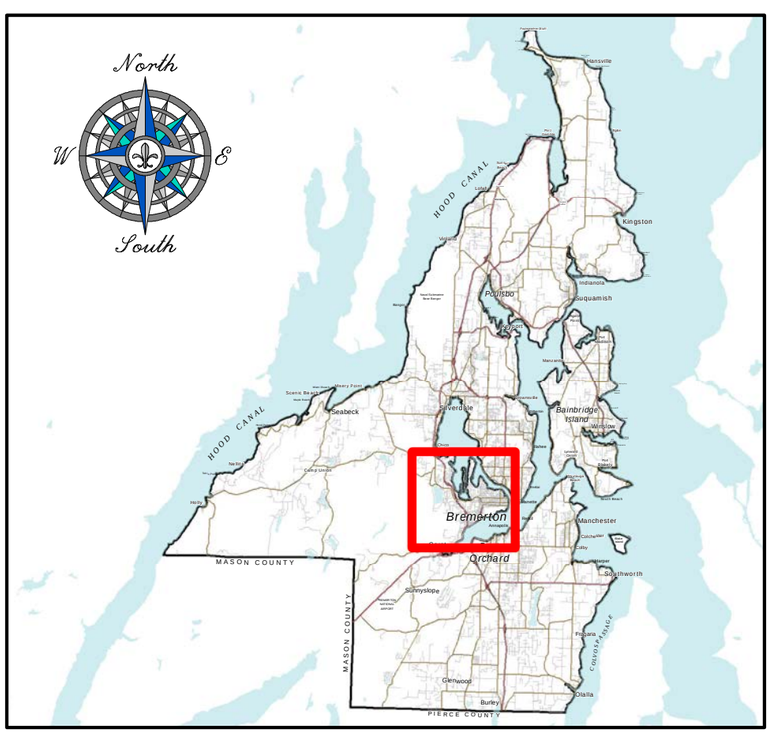
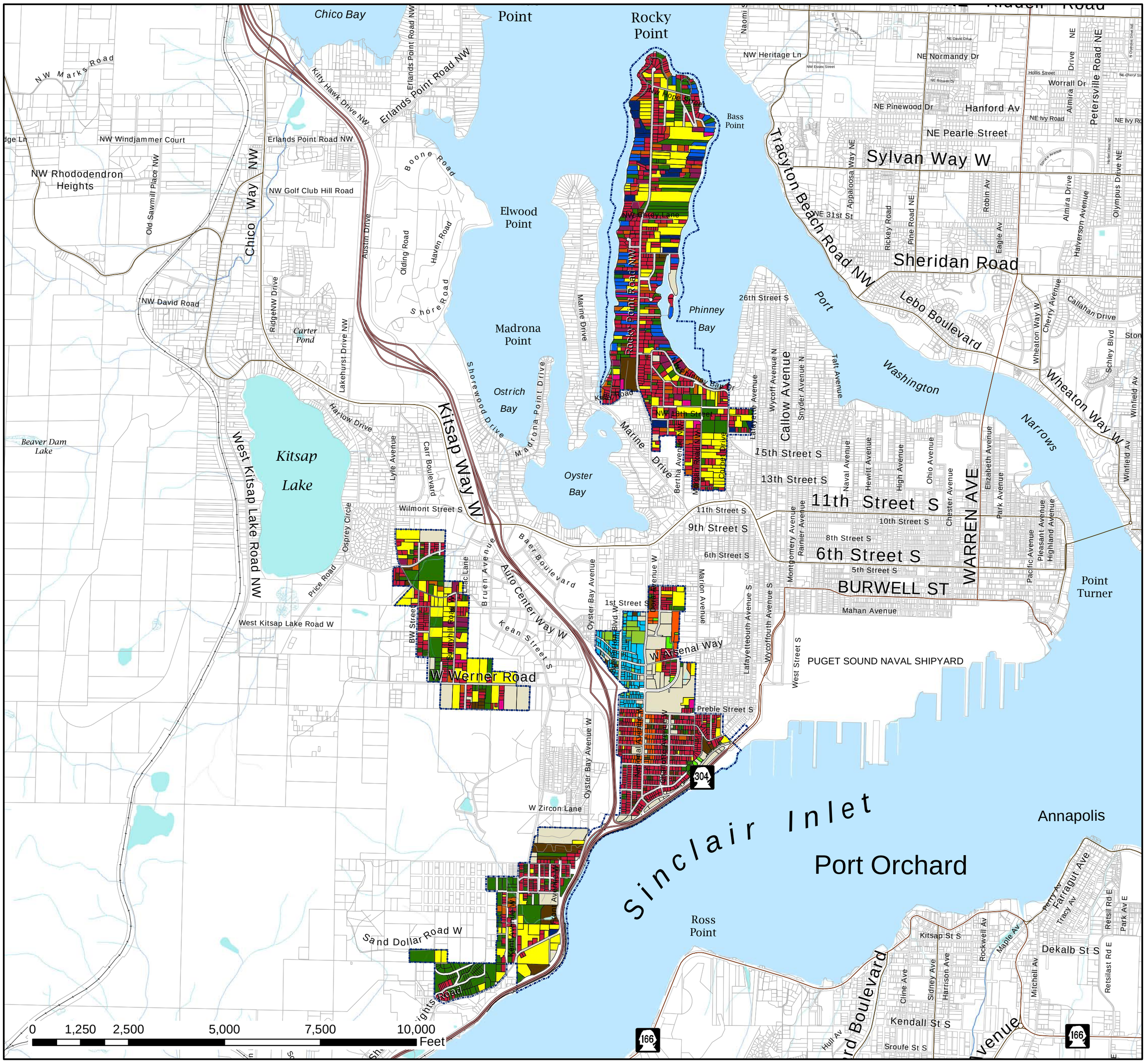


Bremerton West Urban Growth Area



- Developed Parcel
- *Parcel not considered for additional capacity*
- Underutilized - Residential
- Vacant Land - Residential
- Parcel less than .50 acres
- Parcel density less than 2.5 times the zoning size
- Parcel density 2.5 - 4 times zoning size and building value is less than 1/2 median value
- Parcel density 4 - 5 times zoning size and building value is less than median value
- Parcel density 5 - 10 times zoning size and building value is less than 1.5 x median value
- Shoreline parcel less than 1.00 acre
- Multi-Family
- Underutilized - Commercial
- Vacant Land - Commercial
- Underutilized - Industrial
- Vacant Land - Industrial
- Urban Growth Area Boundary
- Incorporated City Boundary

Waterbodies
(defined in WAC 222-16-030)
WaterBody Cartographic Feature Code

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- Lake, Pond, Reservoir, Gravel pit or quarry filled with water
- DNR, NWI, and Surveyed Wetlands
- Tax Parcel

Watercourses
(defined in WAC 222-16-030)
Fish Habitat Water Type Code

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- State Highway
- Major Road
- Collector / Arterial
- Local Access; Local Road
- Railroad Lines

Land Capacity Analysis

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Vacant and Underutilized parcels created from Land Capacity Analysis were done as part of the Kitsap County Buildable Lands Analysis report. This data represents analysis from parcel data as reflected on January 2, 2012.
Continuing permit and development activity will alter the vacant and underutilized parcels results.

DRAFT

Map Date: September, 2013

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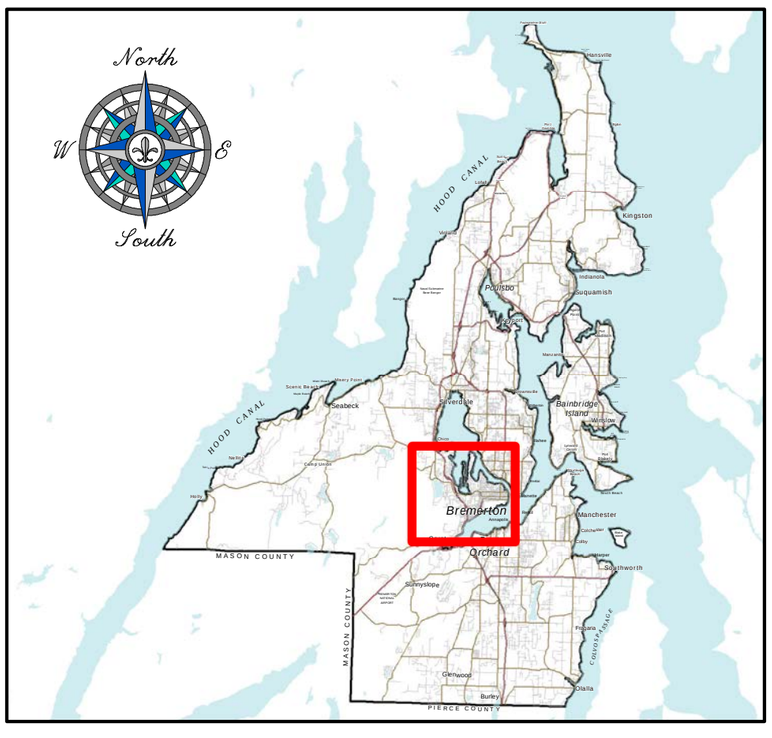
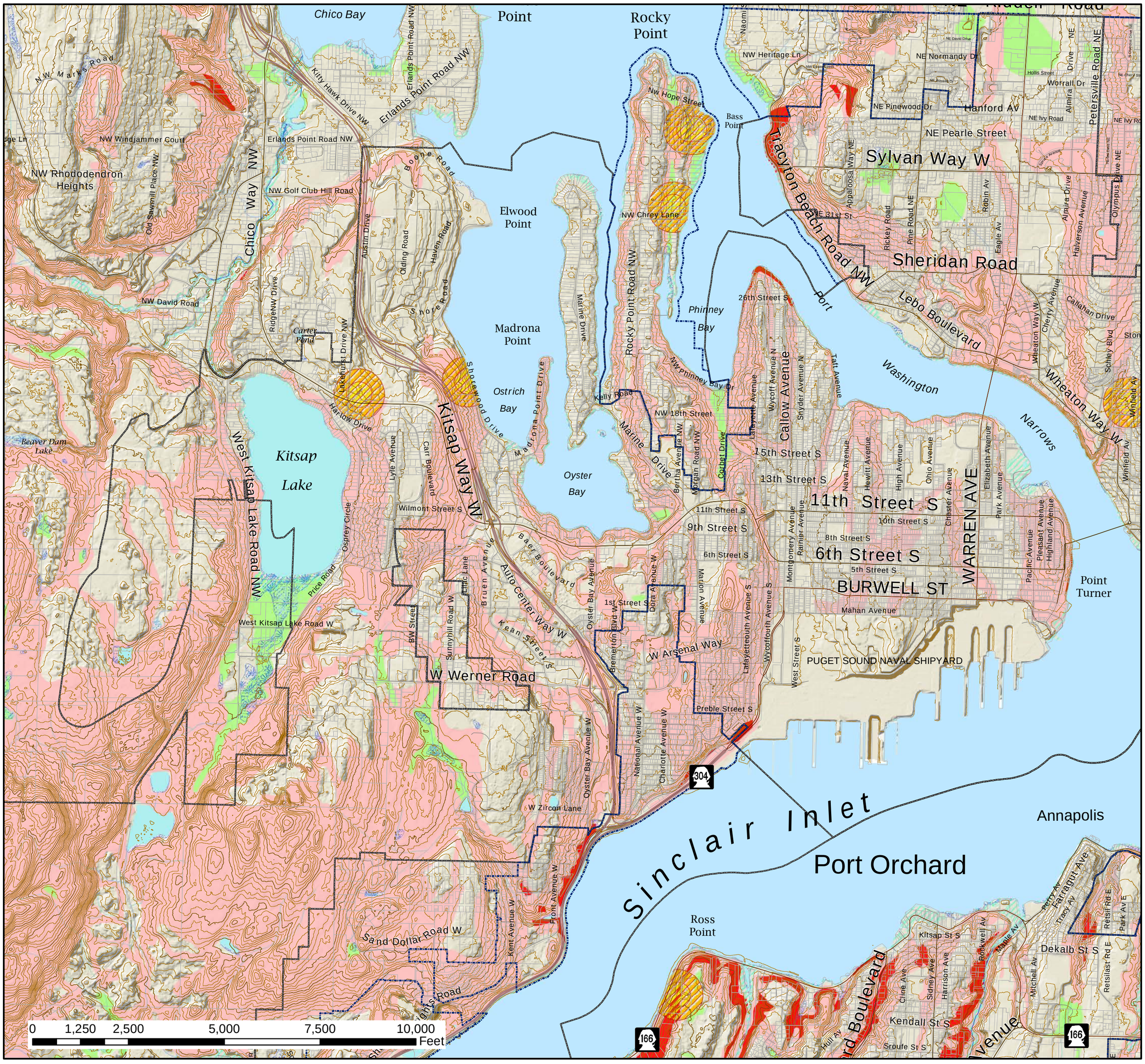


Bremerton West Urban Growth Area



Waterbodies
(defined in WAC 222-16-030)
WaterBody Cartographic Feature Code

- Bay, estuary, Puget Sound
- Lake, Pond, Reservoir, Gravel pit or quarry filled with water
- Includes DNR, NWI and Surveyed Wetlands

Watercourses
(defined in WAC 222-16-030)
Fish Habitat Water Type Code

- (S) Designated Shoreline of the State
- (F) Fish Habitat
- (N) Non-fish Habitat
- (U) Unknown, unmodeled hydrographic feature.

- 100 Year Floodplain

The primary risk classification shown is the 1-percent-annual-chance flood event

- Potential Wetlands

Geohazards
Description

- High Hazard Areas
- Moderate Hazard Areas

- 100' Contours
- 20' Contours

Eagle Habitat Buffers

- 330 Feet
- 660 Feet

- Tax Parcels
- Urban Growth Area Boundary
- Incorporated City Boundary

- State Highway
- Major Road
- Collector / Arterial
- Local Access; Local Road

Building Limitations

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Kitsap County Code
Title 19 - Critical Areas Ordinance

DRAFT

Map Date: October, 2013

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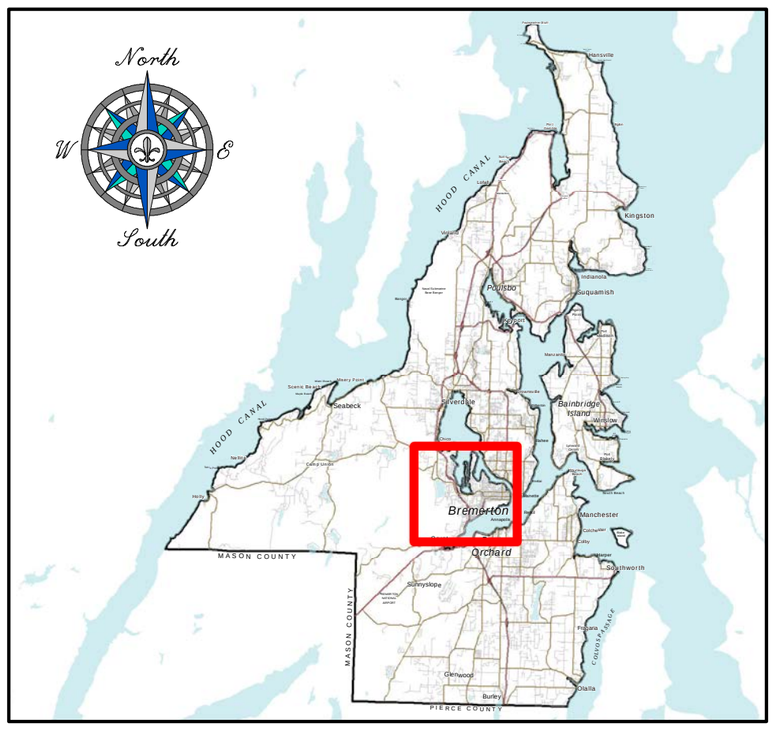
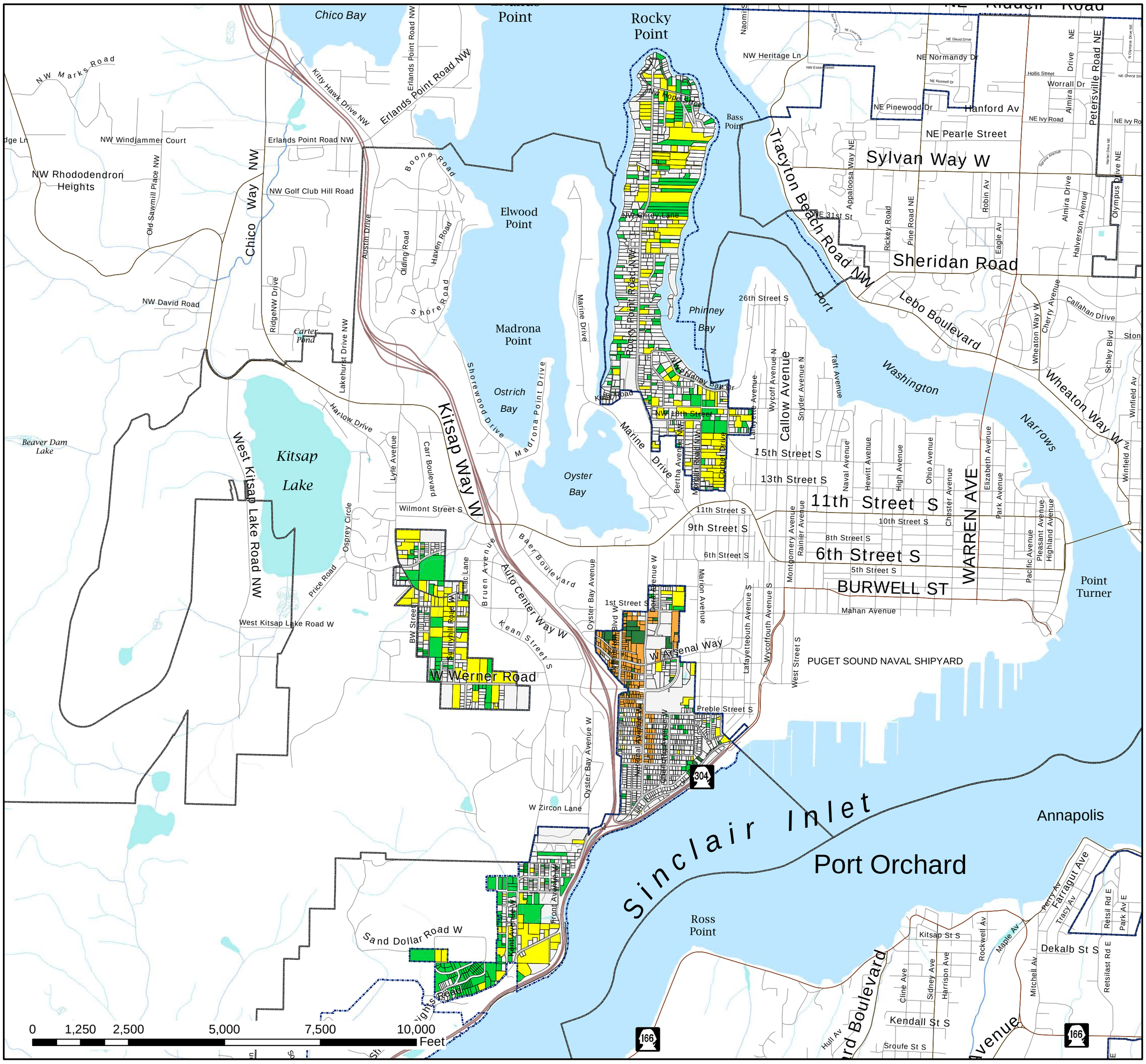


Bremerton West Urban Growth Area



Developed/Exempt

Parcels removed from Urban Land Supply described as follows:
Utitlites/Transportation parcels
Current Use/Common area parcels
Parks/Recreation parcels
Institutional parcels
Governmental services

Residential Land
- Underutilized
- Vacant Land

Commercial Land
- Underutilized
- Vacant Land

- Urban Growth Area Boundary
- Incorporated City Boundary
- Tax Parcel Boundary

- State Highway
- Major Road
- Collector / Arterial
- Local Access; Local Road

WaterBody Cartographic Feature
- Bay, estuary, Puget Sound
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Fish Habitat Water Type
- Designated Shoreline of the State
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Land Capacity Analysis

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Map Date: September, 2013

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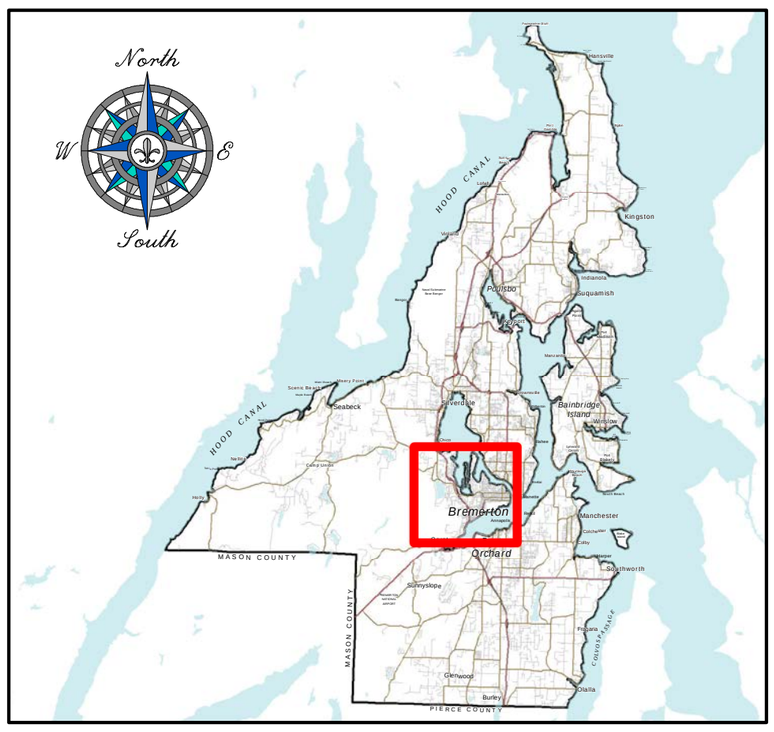


UNDERUTILIZED LANDS	URBAN LOW *6.0 DU/AC*	SENIOR LIVING HOMESTEAD *6.0 DU/AC*	URBAN MEDIUM *12 DU/AC*	URBAN HIGH *21.75 DU/AC*	URBAN RESTRICTED *2.5 DU/AC*	URBAN CLUSTER *7.6 DU/AC*	ILLAHEE GREENBELT *2 DU/AC*	URBAN VILLAGE CENTER *12 DU/AC*	MIXED USE *15 DU/AC*	GRAND TOTAL
Gross Residential Acres (Developed Parcels only)										
Total Gross Acres	1708.18	93.65	188.16	214.72	876.48	0.00	408.93	0.00	80.21	3570.33
Multi - Family Dwelling (-)	53.26	0.00	96.89	72.46	79.40	0.00	13.97	0.00	0.46	316.44
Parcels < 0.50 Acres (-)	917.70	0.00	15.49	18.32	288.75	0.00	95.94	0.00	0.00	1336.20
Public/Current Use/Utilities (-)	251.08	20.44	8.96	83.26	157.48	0.00	90.28	0.00	58.19	669.69
Shoreline Parcel < 1.00 Acre (-)	0.00	0.00	0.00	0.00	0.30	0.00	0.00	0.00	0.00	0.30
Subtotal	**486.14**	**73.21**	**66.82**	**40.68**	**350.55**	**0.00**	**208.74**	**0.00**	**21.56**	**1247.70**
Redevelopable Acres										
Median Value $143,497										
Density < 2.5 (-)	54.78	0.00	0.00	0.00	148.95	0.00	102.57	0.00	0.00	306.30
Density >= 2.5 - < 4.00 Value > (-)	70.90	0.00	0.00	0.00	28.51	0.00	24.38	0.00	0.00	123.79
Density >= 4.0 - < 5.00 Value > (-)	63.33	0.00	0.00	0.00	7.46	0.00	2.62	0.00	0.00	73.41
Density >= 5.0 - < 10.00 Value > (-)	23.97	0.00	0.00	0.00	12.99	0.00	4.11	0.00	0.00	41.07
Subtotal	**273.16**	**73.21**	**66.82**	**40.68**	**152.64**	**0.00**	**75.06**	**0.00**	**21.56**	**703.13**
Remove 100% of Platted lots (acres)	29.73	0.00	2.62	0.00	23.26	0.00	5.74	0.00	2.21	**63.56**
Critical Areas										
Total Redevelopable Acres	243.43	73.21	64.20	40.68	129.38	0.00	69.32	0.00	19.35	639.57
Unencumbered Acres	154.26	39.84	58.56	31.38	58.88	0.00	32.06	0.00	18.08	393.06
Acres within Critical Areas	21.99	32.54	5.64	3.47	43.42	0.00	20.52	0.00	0.83	128.41
Critical Areas reduction 75% (-)	5.50	8.14	1.41	0.87	10.86	0.00	5.13	0.00	0.21	32.10
Acres within Area of Concern	67.17	0.82	0.00	5.82	27.07	0.00	16.75	0.00	0.44	118.07
Area of Concern reduction 50% (-)	33.59	0.41	0.00	2.91	13.54	0.00	8.38	0.00	0.22	59.04
Subtotal	**193.34**	**48.39**	**59.97**	**35.16**	**83.27**	**0.00**	**45.57**	**0.00**	**18.51**	**484.20**
Roads/Right-of-Way (Future)										
20% (-)	**154.67**	**38.71**	**47.98**	**28.13**	**66.62**	**0.00**	**36.45**	**0.00**	**14.81**	**387.36**
Public Facility (Future)										
20% (-)	**123.74**	**30.97**	**38.38**	**22.50**	**53.29**	**0.00**	**29.16**	**0.00**	**11.84**	**309.89**
Unavailable Lands										
15% (-)	**105.18**	**26.32**	**32.62**	**19.13**	**45.30**	**0.00**	**24.79**	**0.00**	**10.07**	**263.40**
Commercial Split										
50% (-)	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	0.00	6.14	6.14
Platted Lots								*50% (-)*	*50% (-)*	
Underutilized Platted Lots 25% (+)	**7.43**	**0.00**	**0.66**	**0.00**	**5.82**	**0.00**	**1.44**	~~0.00~~	~~0.00~~	**15.34**
Platted Lot existing dwelling unit (count)	**24**	**0**	**2**	**0**	**9**	**0**	**1**	**0**	**8**	**44**
Dwelling Unit count (-75%)	**6**	**0**	**1**	**0**	**2**	**0**	**0**	**0**	**0**	**9**
Existing Dwelling Units										
Existing Dwelling Units (non platted lots) (-)	**141**	**8**	**23**	**21**	**25**	**0**	**8**	**0**	**13**	**239**
Total Dwelling Units (-)	**147**	**8**	**24**	**21**	**27**	**0**	**8**	**0**	**11**	**248**
TOTALS										
Net Developable Acres	**112.61**	**26.32**	**33.28**	**19.13**	**51.11**	**0.00**	**26.22**	**0.00**	**6.14**	**274.81**
	6.0 DU/AC	*6.0 DU/AC*	*12 DU/AC*	*21.75 DU/AC*	*2.5 DU/AC*	*7.6 DU/AC*	*2 DU/AC*	*12 DU/AC*	*15 DU/AC*	
Dwelling Unit Capacity	**529**	**150**	**376**	**395**	**101**	**0**	**44**	**0**	**82**	**1676**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**1322**	**270**	**940**	**711**	**251**	**0**	**110**	**0**	**147**	**3751**

VACANT LAND	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Gross Residential Zoned Acres										
Total Gross Vacant Acres	118.44	80.76	2.07	14.77	226.72	0.00	128.98	0.00	54.98	626.72
Subtotal	**118.44**	**80.76**	**2.07**	**14.77**	**226.72**	**0.00**	**128.98**	**0.00**	**54.98**	**626.72**
Redevelopable Acres										
Subtotal	**118.44**	**80.76**	**2.07**	**14.77**	**226.72**	**0.00**	**128.98**	**0.00**	**54.98**	**626.72**
Vacant Platted Lots (-)	22.51	0.00	0.00	0.00	32.33	0.00	40.34	0.00	0.79	**95.97**
Critical Areas										
Total Redevelopable Acres	95.93	80.76	2.07	14.77	194.39	0.00	88.64	0.00	54.19	530.75
Unencumbered Acres	56.72	28.27	2.00	8.18	73.85	0.00	16.49	0.00	19.40	204.91
Acres within Critical Areas	10.46	50.80	0.07	0.40	87.42	0.00	32.25	0.00	23.01	204.41
Critical Areas reduction 75% (-)	2.62	12.70	0.02	0.10	21.86	0.00	8.06	0.00	5.75	51.10
Acres within Area of Concern	28.75	1.68	0.00	6.19	33.13	0.00	39.91	0.00	11.78	121.44
Area of Concern reduction 50% (-)	14.38	0.84	0.00	3.10	16.57	0.00	19.96	0.00	5.89	60.72
Subtotal	**73.71**	**41.81**	**2.02**	**11.38**	**112.27**	**0.00**	**44.51**	**0.00**	**31.04**	**316.73**
Roads/Right-of-Way (Future)										
20% (-)	58.97	33.45	1.61	9.10	89.82	0.00	35.61	0.00	24.83	253.39
Public Facility (Future)										
20% (-)	47.17	26.76	1.29	7.28	71.85	0.00	28.48	0.00	19.87	202.71
Unavailable Lands										
5% (-)	44.82	25.42	1.23	6.92	68.26	0.00	27.06	0.00	18.87	192.57
Commercial Split										
50% (-)	42.57	24.15	1.17	6.57	64.85	0.00	25.71	0.00	9.44	174.45
								0.00	**9.83**	
Platted Lots										
Vacant Platted Lots	118	0	0	0	80	0	94	0	3	295
								0	2	
Net Developable Acres	**44.82**	**25.42**	**1.23**	**6.92**	**68.26**	**0.00**	**27.06**	**0.00**	**9.44**	**183.14**
	6.0 DU/AC	*6.0 DU/AC*	*12 DU/AC*	*21.75 DU/AC*	*2.5 DU/AC*	*7.6 DU/AC*	*2 DU/AC*	*12 DU/AC*	*15 DU/AC*	
Dwelling Unit Capacity	**387**	**153**	**15**	**150**	**251**	**0**	**148**	**0**	**145**	**1248**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**967**	**275**	**37**	**271**	**627**	**0**	**370**	**0**	**260**	**2806**

UNDERUTILIZED LANDS	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Net Developable Acres	**112.61**	**26.32**	**33.28**	**19.13**	**51.11**	**0.00**	**26.22**	**0.00**	**6.14**	**274.81**
Dwelling Unit Capacity	**529**	**150**	**376**	**395**	**101**	**0**	**44**	**0**	**82**	**1676**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**1322**	**270**	**940**	**711**	**251**	**0**	**110**	**0**	**147**	**3751**

VACANT LAND	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Net Developable Acres	**44.82**	**25.42**	**1.23**	**6.92**	**68.26**	**0.00**	**27.06**	**0.00**	**9.44**	**183.14**
Dwelling Unit Capacity	**387**	**153**	**15**	**150**	**251**	**0**	**148**	**0**	**145**	**1248**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**967**	**275**	**37**	**271**	**627**	**0**	**370**	**0**	**260**	**2806**

GRAND TOTAL	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Net Developable Acres	**157.43**	**51.74**	**34.51**	**26.04**	**119.37**	**0.00**	**53.28**	**0.00**	**15.58**	**457.95**
Dwelling Unit Capacity	**916**	**302**	**391**	**545**	**351**	**0**	**192**	**0**	**226**	**2924**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**2289**	**544**	**976**	**982**	**878**	**0**	**481**	**0**	**407**	**6557**

UNDERUTILIZED LANDS	URBAN LOW *6.0 DU/AC*	SENIOR LIVING HOMESTEAD *6.0 DU/AC*	URBAN MEDIUM *12 DU/AC*	URBAN HIGH *21.75 DU/AC*	URBAN RESTRICTED *2.5 DU/AC*	URBAN CLUSTER *7.6 DU/AC*	ILLAHEE GREENBELT *2 DU/AC*	URBAN VILLAGE CENTER *12 DU/AC*	MIXED USE *15 DU/AC*	GRAND TOTAL
Gross Residential Acres (Developed Parcels only)										
Total Gross Acres	19.86	0.00	0.00	0.00	9.47	0.00	0.00	0.00	0.00	29.33
Multi - Family Dwelling (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Parcels < 0.50 Acres (-)	6.38	0.00	0.00	0.00	1.40	0.00	0.00	0.00	0.00	7.78
Public/Current Use/Utilities (-)	0.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.19
Shoreline Parcel < 1.00 Acre (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	**13.29**	**0.00**	**0.00**	**0.00**	**8.07**	**0.00**	**0.00**	**0.00**	**0.00**	**21.36**
Redevelopable Acres										
Median Value $80,738										
Density < 2.5 (-)	0.00	0.00	0.00	0.00	2.67	0.00	0.00	0.00	0.00	2.67
Density >= 2.5 - < 4.00 Value > (-)	1.46	0.00	0.00	0.00	1.66	0.00	0.00	0.00	0.00	3.12
Density >= 4.0 - < 5.00 Value > (-)	0.00	0.00	0.00	0.00	2.07	0.00	0.00	0.00	0.00	2.07
Density >= 5.0 - < 10.00 Value > (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	**11.83**	**0.00**	**0.00**	**0.00**	**1.67**	**0.00**	**0.00**	**0.00**	**0.00**	**13.50**
Remove 100% of Platted lots (acres)	0.60	0.00	0.00	0.00	1.67	0.00	0.00	0.00	0.00	**2.27**
Critical Areas										
Total Redevelopable Acres	11.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11.23
Unencumbered Acres	5.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.35
Acres within Critical Areas	0.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.68
Critical Areas reduction 75% (-)	0.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.17
Acres within Area of Concern	5.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.19
Area of Concern reduction 50% (-)	2.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.60
Subtotal	**8.12**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**8.12**
Roads/Right-of-Way (Future)										
20% (-)	**6.49**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**6.49**
Public Facility (Future)										
20% (-)	**5.19**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**5.19**
Unavailable Lands										
15% (-)	**4.41**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**4.41**
Commercial Split										
50% (-)	~~**0.00**~~	~~**0.00**~~	~~**0.00**~~	~~**0.00**~~	~~**0.00**~~	~~**0.00**~~	~~**0.00**~~	**0.00**	**0.00**	**0.00**
Platted Lots								*50% (-)*	*50% (-)*	
Underutilized Platted Lots 25% (+)	**0.15**	**0.00**	**0.00**	**0.00**	**0.42**	**0.00**	**0.00**	~~**0.00**~~	~~**0.00**~~	**0.57**
Platted Lot existing dwelling unit (count)	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**2**
Dwelling Unit count (-75%)	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**
Existing Dwelling Units										
Existing Dwelling Units (non platted lots) (-)	**5**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**6**
Total Dwelling Units (-)	**5**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**7**
TOTALS										
Net Developable Acres	**4.56**	**0.00**	**0.00**	**0.00**	**0.42**	**0.00**	**0.00**	**0.00**	**0.00**	**4.98**
	6.0 DU/AC	*6.0 DU/AC*	*12 DU/AC*	*21.75 DU/AC*	*2.5 DU/AC*	*7.6 DU/AC*	*2 DU/AC*	*12 DU/AC*	*15 DU/AC*	
Dwelling Unit Capacity	**22**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**22**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**55**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**55**

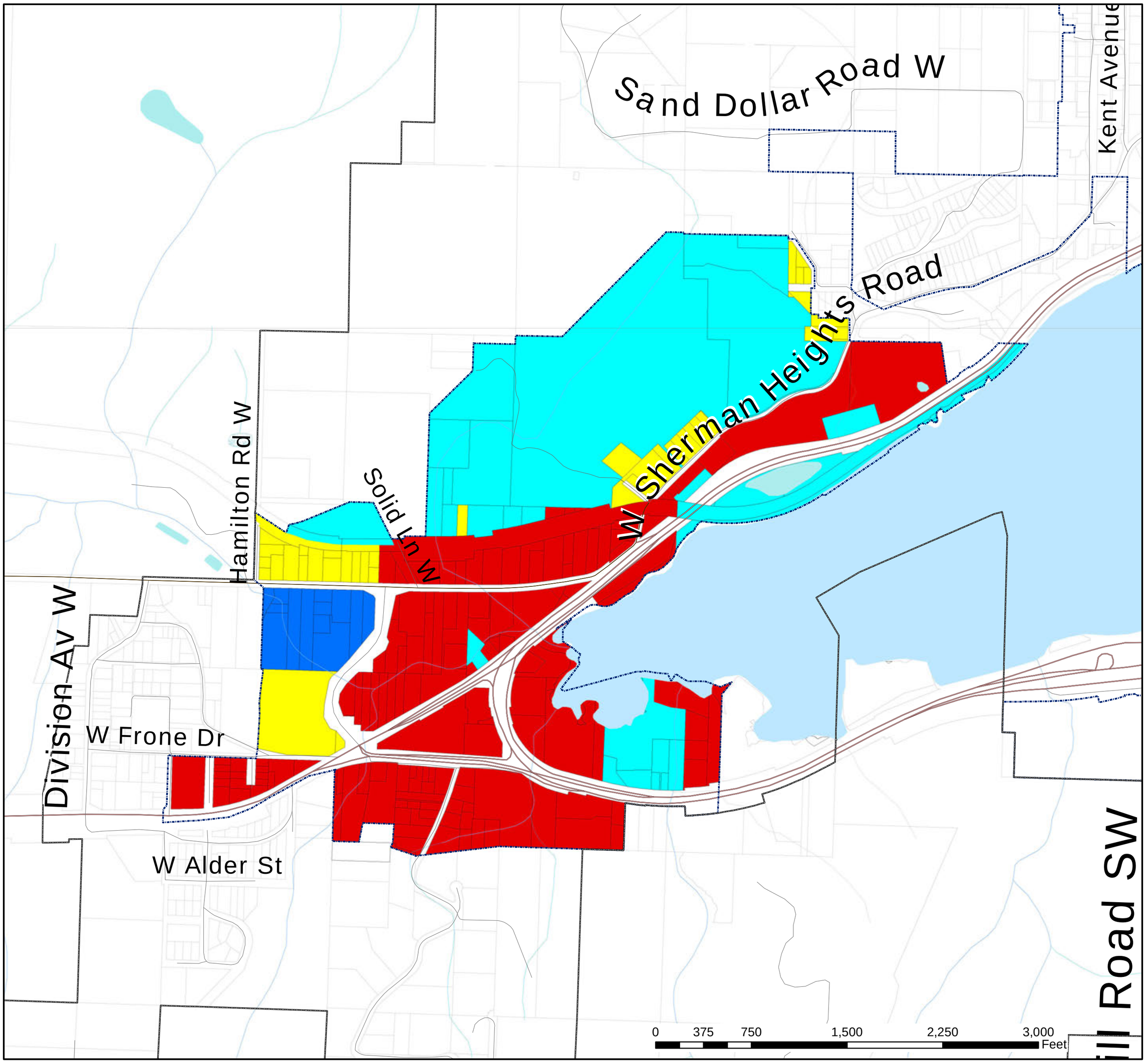
VACANT LAND	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Gross Residential Zoned Acres										
Total Gross Vacant Acres	4.40	0.00	0.00	0.00	2.90	0.00	0.00	0.00	0.00	7.30
Subtotal	**4.40**	**0.00**	**0.00**	**0.00**	**2.90**	**0.00**	**0.00**	**0.00**	**0.00**	**7.30**
Redevelopable Acres										
Subtotal	**4.40**	**0.00**	**0.00**	**0.00**	**2.90**	**0.00**	**0.00**	**0.00**	**0.00**	**7.30**
Vacant Platted Lots (-)	0.12	0.00	0.00	0.00	0.57	0.00	0.00	0.00	0.00	**0.69**
Critical Areas										
Total Redevelopable Acres	4.28	0.00	0.00	0.00	2.33	0.00	0.00	0.00	0.00	6.61
Unencumbered Acres	0.33	0.00	0.00	0.00	0.39	0.00	0.00	0.00	0.00	0.72
Acres within Critical Areas	0.13	0.00	0.00	0.00	1.81	0.00	0.00	0.00	0.00	1.94
Critical Areas reduction 75% (-)	0.03	0.00	0.00	0.00	0.45	0.00	0.00	0.00	0.00	0.49
Acres within Area of Concern	3.82	0.00	0.00	0.00	0.14	0.00	0.00	0.00	0.00	3.96
Area of Concern reduction 50% (-)	1.91	0.00	0.00	0.00	0.07	0.00	0.00	0.00	0.00	1.98
Subtotal	**2.27**	**0.00**	**0.00**	**0.00**	**0.91**	**0.00**	**0.00**	**0.00**	**0.00**	**3.19**
Roads/Right-of-Way (Future)										
20% (-)	1.82	0.00	0.00	0.00	0.73	0.00	0.00	0.00	0.00	2.55
Public Facility (Future)										
20% (-)	1.45	0.00	0.00	0.00	0.58	0.00	0.00	0.00	0.00	2.04
Unavailable Lands										
5% (-)	1.38	0.00	0.00	0.00	0.55	0.00	0.00	0.00	0.00	1.94
Commercial Split										
50% (-)	1.31	0.00	0.00	0.00	0.53	0.00	0.00	0.00	0.00	1.84
								0.00	**0.00**	
Platted Lots										
Vacant Platted Lots	1	0	0	0	2	0	0	0	0	3
								0	0	
Net Developable Acres	**1.38**	**0.00**	**0.00**	**0.00**	**0.55**	**0.00**	**0.00**	**0.00**	**0.00**	**1.94**
	6.0 DU/AC	*6.0 DU/AC*	*12 DU/AC*	*21.75 DU/AC*	*2.5 DU/AC*	*7.6 DU/AC*	*2 DU/AC*	*12 DU/AC*	*15 DU/AC*	
Dwelling Unit Capacity	**9**	**0**	**0**	**0**	**3**	**0**	**0**	**0**	**0**	**13**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**23**	**0**	**0**	**0**	**8**	**0**	**0**	**0**	**0**	**32**

UNDERUTILIZED LANDS	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Net Developable Acres	**4.56**	**0.00**	**0.00**	**0.00**	**0.42**	**0.00**	**0.00**	**0.00**	**0.00**	**4.98**
Dwelling Unit Capacity	**22**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**22**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**55**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**55**

VACANT LAND	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Net Developable Acres	**1.38**	**0.00**	**0.00**	**0.00**	**0.55**	**0.00**	**0.00**	**0.00**	**0.00**	**1.94**
Dwelling Unit Capacity	**9**	**0**	**0**	**0**	**3**	**0**	**0**	**0**	**0**	**13**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**23**	**0**	**0**	**0**	**8**	**0**	**0**	**0**	**0**	**32**

GRAND TOTAL	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Net Developable Acres	**5.95**	**0.00**	**0.00**	**0.00**	**0.97**	**0.00**	**0.00**	**0.00**	**0.00**	**6.92**
Dwelling Unit Capacity	**31**	**0**	**0**	**0**	**3**	**0**	**0**	**0**	**0**	**35**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**79**	**0**	**0**	**0**	**8**	**0**	**0**	**0**	**0**	**87**

Gorst Urban Growth Area



- Highway/Tourist Commercial (10-30 DU/Ac)
- Industrial
- Urban Restricted (1-5 DU/Ac)
- Urban Low Residential (5-9 DU/Ac)
- Urban Growth Area Boundary
- Incorporated City Boundary
- Tax Parcel Boundary
- State Highway
- Major Road
- Collector / Arterial
- Local Access; Local Road

WaterBody Cartographic Feature

- Bay, estuary, Puget Sound
- Lake, Pond or Reservoir
- Includes DNR, NWI and Surveyed Wetlands

Fish Habitat Water Type

- Designated Shoreline of the State
- Fish Habitat
- Non-fish Habitat
- Unknown, unmodeled hydrographic feature.

Zoning

KITSAP COUNTY COMPREHENSIVE PLANNING MAP SERIES
This map was developed for general land use planning purposes.
The user of this map must assume responsibility for determining its suitability for other purposes.
Amendments:
February 8, 1999 Forest Resource Lands
April 19, 1999 Suquamish Rural Village
May 10, 1999 Modified Joint Planning Areas
July 21, 1999 Port Gamble Rural Historic Town
June 10, 2002 Manchester Community Plan
June 10, 2002 Ord No. 274-2002 Comprehensive Plan/Zoning Amendments
September 8, 2003 Res No. 168-2003 (Map Corrections)
December 8, 2003 Ord No. 311-2003 Comprehensive Plan/Zoning Amendments
October 25, 2004 George's Corner Commercial LAMIRD
October 25, 2004 Ord No. 326-2004 Comprehensive Plan/Zoning Amendments
December 22, 2005 Ord No. 352-2005 Comprehensive Plan/Zoning Amendments
December 11, 2006 Ord No. 370-2006 10-Year Update
June 11, 2007 Ord No. 384-2007 Repeal of Urban Holding Zone (UHA)
November 19, 2007 Ord No. 402-2007 Keyport Community Plan
December 31, 2007 Ord No. 405-2007 Comprehensive Plan/Zoning Amendments
October 13, 2008 Ord No. 414-2008 Comprehensive Plan/Zoning Amendments
December 23, 2008 Ord No. 420-2008 Comprehensive Plan/Zoning Amendments
December 14, 2009 Ord No. 443-2009 Comprehensive Plan/Zoning Amendments
December 15, 2010 Ord No. 467-2010 Comprehensive Plan/Zoning Amendments
December 15, 2010 Ord No. 467-2010 Type III LAMIRDS
August 31, 2012 Ord No. 493-2012 2012 Urban Growth Area - Remand
December 13, 2012 Ord No. 498-2012 Comprehensive Plan/Zoning Amendments

Kitsap County Department of Community Development
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Port Orchard, Washington 98366
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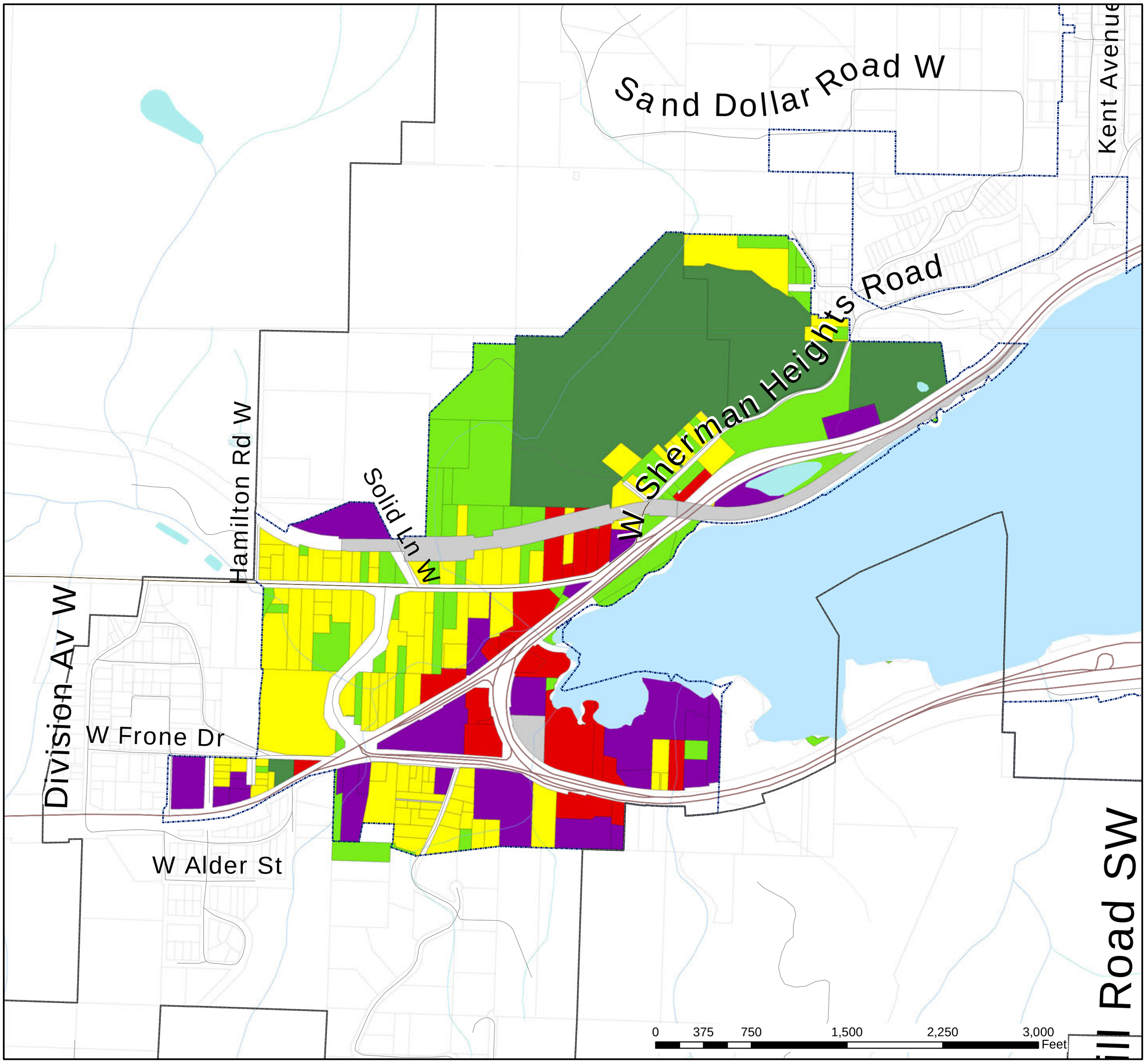
Gorst Urban Growth Area



- Cultural, Entertainment and Recreational
- Industrial and Manufacturing Services
- Residential
- Resource Production and Extraction
- Retail Trade
- Services
- Transportation, Communications and Utilities
- Undeveloped Land and Water Areas

- Urban Growth Area Boundary
- Incorporated City Boundary
- Tax Parcel Boundaries
- State Highway
- Major Road
- Collector / Arterial
- Local Access; Local Road

Waterbodies (defined in WAC 222-16-030)

WaterBody Cartographic Feature Code

- Bay, estuary, Puget Sound
- Lake, Pond, Reservoir, Gravel pit or quarry filled with water
- DNR, NWI, and Surveyed Wetlands

Watercourses (defined in WAC 222-16-030)

Fish Habitat Water Type Code

- (S) Designated Shoreline of the State
- (F) Fish Habitat
- (N) Non-fish Habitat
- (U) Unknown, unmodeled hydrographic feature.

Current Land Use

This map was created from existing map sources, not from field surveys. While great care was taken in using the most current map sources available, no warranties of any sort, including accuracy, fitness, or merchantability accompany this product. The user of this map assumes responsibility for determining its suitability for its intended use.

* THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY *

Current Land Use was created from information provided by the Kitsap County Assessors property class code.

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Map Date: September, 2013

Kitsap County Department of Community Development
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Port Orchard, Washington 98366
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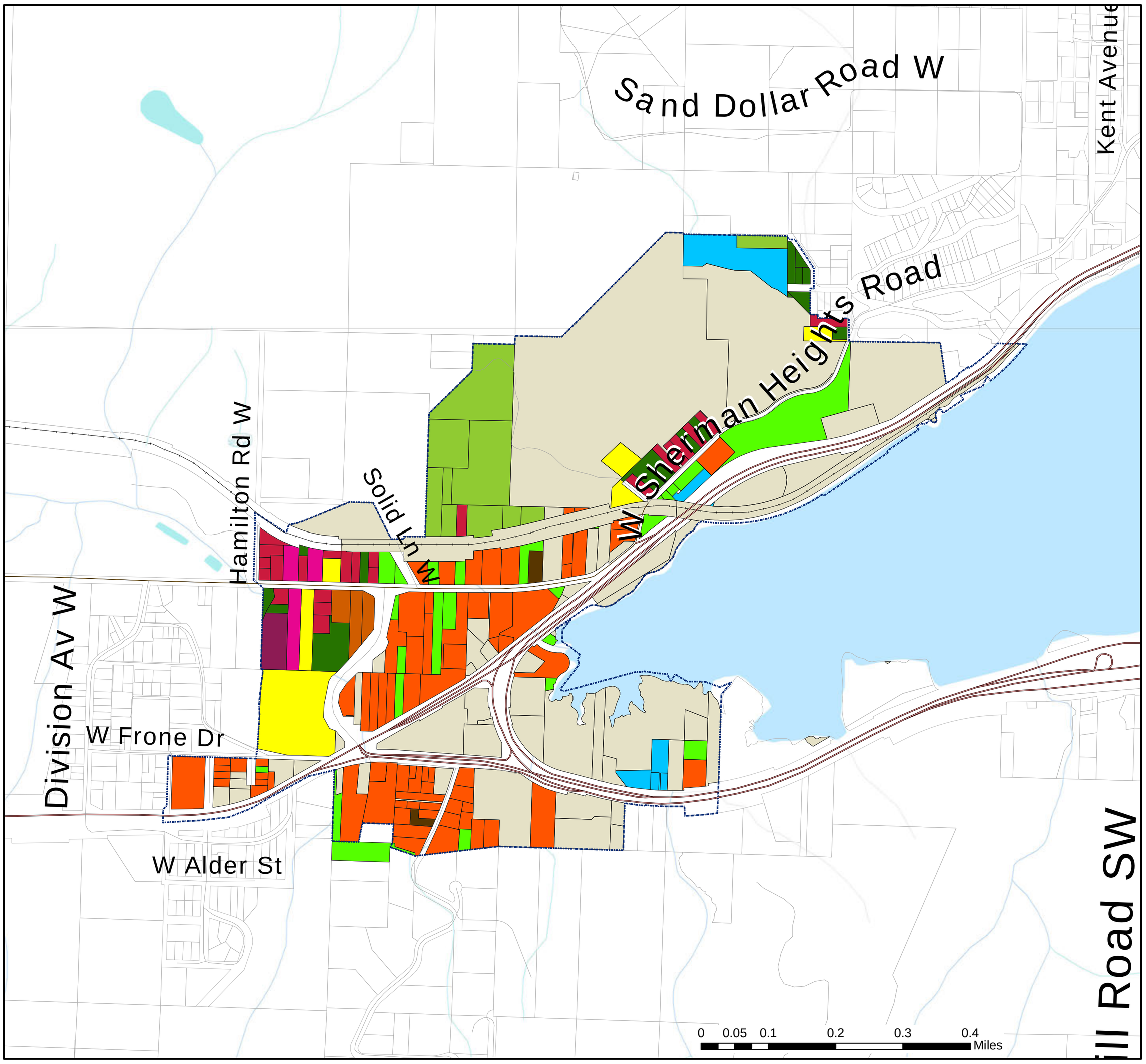
Gorst Urban Growth Area



- Developed Parcel
- *Parcel not considered for additional capacity*
- Underutilized - Residential
- Vacant Land - Residential
- Parcel less than .50 acres
- Parcel density less than 2.5 times the zoning size
- Parcel density 2.5 - 4 times zoning size and building value is less than 1/2 median value
- Parcel density 4 - 5 times zoning size and building value is less than median value
- Parcel density 5 - 10 times zoning size and building value is less than 1.5 x median value
- Shoreline parcel less than 1.00 acre
- Multi-Family
- Underutilized - Commercial
- Vacant Land - Commercial
- Underutilized - Industrial
- Vacant Land - Industrial
- Urban Growth Area Boundary
- Incorporated City Boundary

Waterbodies (defined in WAC 222-16-030)
WaterBody Cartographic Feature Code
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- State Highway
- Major Road
- Collector / Arterial
- Local Access; Local Road
- Railroad Lines

Land Capacity Analysis

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Vacant and Underutilized parcels created from Land Capacity Analysis were done as part of the Kitsap County Buildable Lands Analysis report. This data represents analysis from parcel data as reflected on January 2, 2012.
Continuing permit and development activity will alter the vacant and underutilized parcels results.

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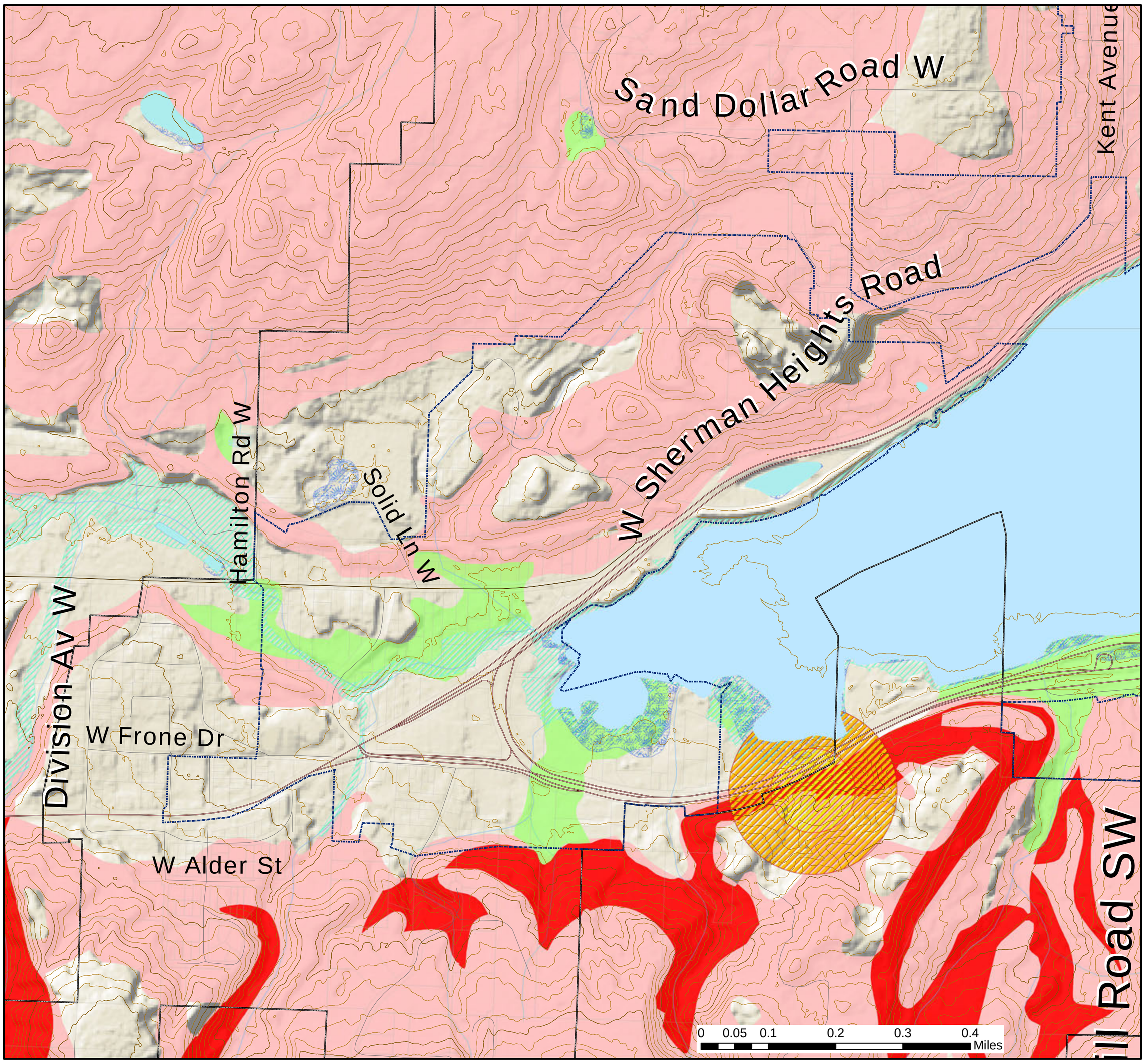
Map Date: September, 2013

Kitsap County Department of Community Development
614 Division Street, MS-36
Port Orchard, Washington 98366
VOICE (360) 337-5777 * FAX (360) 337-4925

Gorst Urban Growth Area



Waterbodies
(defined in WAC 222-16-030)
WaterBody Cartographic Feature Code

- Bay, estuary, Puget Sound
- Lake, Pond, Reservoir, Gravel pit or quarry filled with water
- Includes DNR, NWI and Surveyed Wetlands

Watercourses
(defined in WAC 222-16-030)
Fish Habitat Water Type Code

- (S) Designated Shoreline of the State
- (F) Fish Habitat
- (N) Non-fish Habitat
- (U) Unknown, unmodeled hydrographic feature.
- 100 Year Floodplain

The primary risk classification shown is the 1-percent-annual-chance flood event

- Potential Wetlands

Geohazards
Description

- High Hazard Areas
- Moderate Hazard Areas

- 100' Contours
- 20' Contours

Eagle Habitat Buffers

- 330 Feet
- 660 Feet
- Tax Parcels
- Urban Growth Area Boundary
- Incorporated City Boundary
- State Highway
- Major Road
- Collector / Arterial
- Local Access; Local Road

Building Limitations

This map was created from existing map sources, not from field surveys. While great care was taken in using the most current map sources available, no warranties of any sort, including accuracy, fitness, or merchantability accompany this product. The user of this map assumes responsibility for determining its suitability for its intended use.

* THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY *

Kitsap County Code
Title 19 - Critical Areas Ordinance

DRAFT

Map Date: October, 2013

Kitsap County Department of
Community Development
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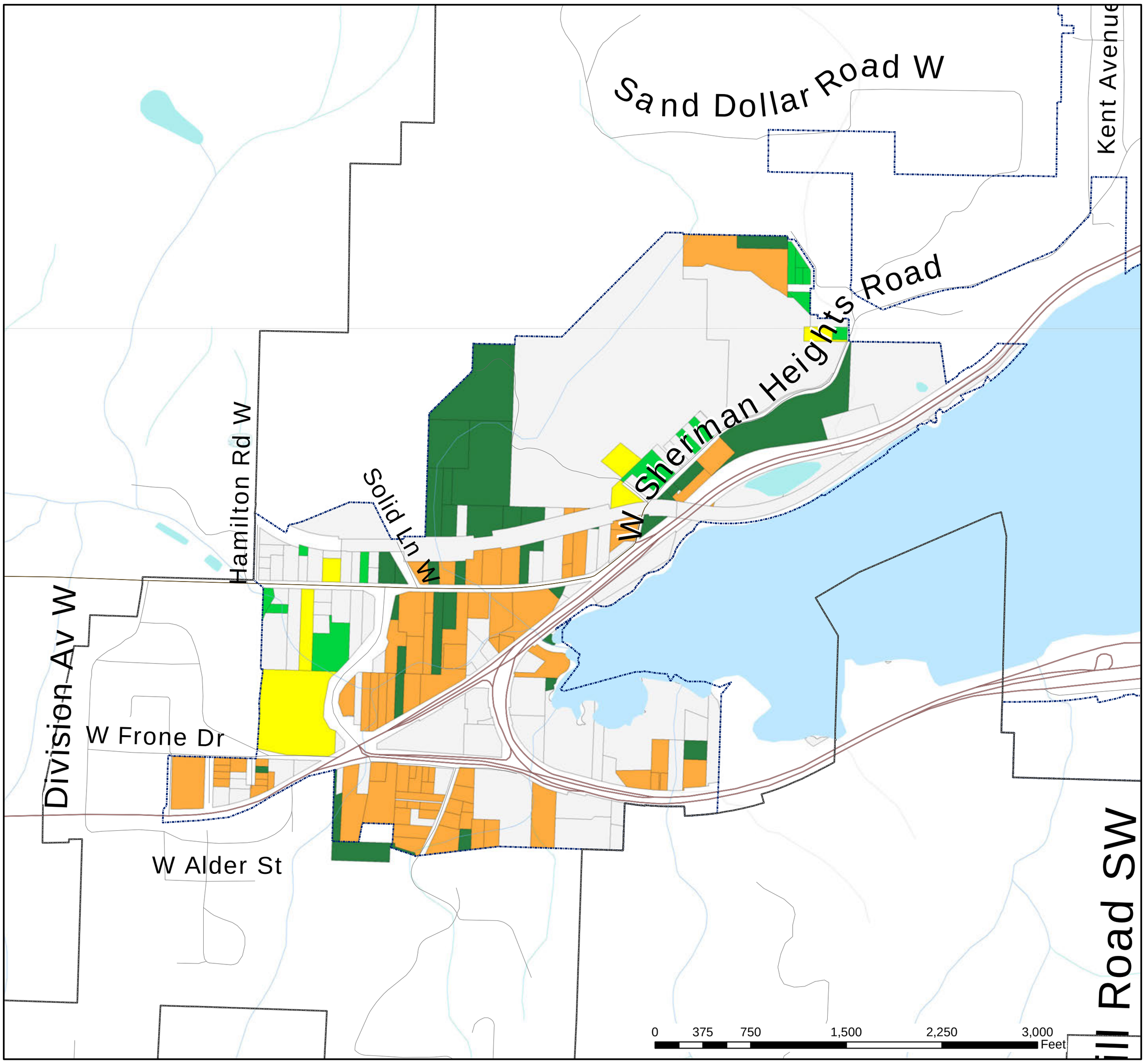
Gorst Urban Growth Area



Developed/Exempt

Parcels removed from Urban Land Supply described as follows:
Utitlites/Transportation parcels
Current Use/Common area parcels
Parks/Recreation parcels
Institutional parcels
Governmental services

Residential Land
- Underutilized
- Vacant Land

Commercial Land
- Underutilized
- Vacant Land

- Urban Growth Area Boundary
- Incorporated City Boundary
- Tax Parcel Boundary

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Fish Habitat Water Type
- Designated Shoreline of the State
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- Non-fish Habitat
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Land Capacity Analysis

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Vacant and Underutilized parcels created from Land Capacity Analysis were done as part of the Kitsap County Buildable Lands Analysis report. This data represents analysis from parcel data as reflected on January 2, 2012. Continuing permit and development activity will alter the vacant and underutilized parcels results.

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Map Date: September, 2013

Kitsap County Department of Community Development
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UNDERUTILIZED LANDS	URBAN LOW *6.0 DU/AC*	SENIOR LIVING HOMESTEAD *6.0 DU/AC*	URBAN MEDIUM *12 DU/AC*	URBAN HIGH *21.75 DU/AC*	URBAN RESTRICTED *2.5 DU/AC*	URBAN CLUSTER *7.6 DU/AC*	ILLAHEE GREENBELT *2 DU/AC*	URBAN VILLAGE CENTER *12 DU/AC*	MIXED USE *15 DU/AC*	GRAND TOTAL
Gross Residential Acres (Developed Parcels only)										
Total Gross Acres	319.52	0.00	55.03	9.82	68.01	0.00	0.00	26.83	0.00	479.21
Multi - Family Dwelling (-)	1.15	0.00	7.59	0.00	0.00	0.00	0.00	1.36	0.00	10.10
Parcels < 0.50 Acres (-)	105.28	0.00	9.72	0.00	0.50	0.00	0.00	15.34	0.00	130.84
Public/Current Use/Utilities (-)	91.90	0.00	14.61	9.82	44.66	0.00	0.00	6.44	0.00	167.43
Shoreline Parcel < 1.00 Acre (-)	4.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.93
Subtotal	**116.26**	**0.00**	**23.11**	**0.00**	**22.85**	**0.00**	**0.00**	**3.69**	**0.00**	**165.91**
Redevelopable Acres										
Median Value $156,261										
Density < 2.5 (-)	18.34	0.00	0.00	0.00	2.20	0.00	0.00	0.00	0.00	20.54
Density >= 2.5 - < 4.00 Value > (-)	13.51	0.00	0.00	0.00	2.38	0.00	0.00	0.00	0.00	15.89
Density >= 4.0 - < 5.00 Value > (-)	9.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.18
Density >= 5.0 - < 10.00 Value > (-)	11.14	0.00	0.84	0.00	3.38	0.00	0.00	0.00	0.00	15.36
Subtotal	**64.09**	**0.00**	**22.27**	**0.00**	**14.89**	**0.00**	**0.00**	**3.69**	**0.00**	**104.94**
Remove 100% of Platted lots (acres)	8.21	0.00	4.14	0.00	0.00	0.00	0.00	3.69	0.00	**16.04**
Critical Areas										
Total Redevelopable Acres	55.88	0.00	18.13	0.00	14.89	0.00	0.00	0.00	0.00	88.90
Unencumbered Acres	29.79	0.00	13.55	0.00	6.29	0.00	0.00	0.00	0.00	49.63
Acres within Critical Areas	9.30	0.00	1.13	0.00	6.49	0.00	0.00	0.00	0.00	16.92
Critical Areas reduction 75% (-)	2.33	0.00	0.28	0.00	1.62	0.00	0.00	0.00	0.00	4.23
Acres within Area of Concern	16.79	0.00	3.43	0.00	2.12	0.00	0.00	0.00	0.00	22.34
Area of Concern reduction 50% (-)	8.40	0.00	1.72	0.00	1.06	0.00	0.00	0.00	0.00	11.17
Subtotal	**40.51**	**0.00**	**15.55**	**0.00**	**8.97**	**0.00**	**0.00**	**0.00**	**0.00**	**65.03**
Roads/Right-of-Way (Future)										
20% (-)	**32.41**	**0.00**	**12.44**	**0.00**	**7.18**	**0.00**	**0.00**	**0.00**	**0.00**	**52.02**
Public Facility (Future)										
20% (-)	**25.93**	**0.00**	**9.95**	**0.00**	**5.74**	**0.00**	**0.00**	**0.00**	**0.00**	**41.62**
Unavailable Lands										
15% (-)	**22.04**	**0.00**	**8.46**	**0.00**	**4.88**	**0.00**	**0.00**	**0.00**	**0.00**	**35.38**
Commercial Split										
50% (-)	~~**0.00**~~	~~**0.00**~~	~~**0.00**~~	~~**0.00**~~	~~**0.00**~~	~~**0.00**~~	~~**0.00**~~	**1.85**	**0.00**	**1.85**
Platted Lots								*50% (-)*	*50% (-)*	
Underutilized Platted Lots 25% (+)	**2.05**	**0.00**	**1.04**	**0.00**	**0.00**	**0.00**	**0.00**	~~**0.00**~~	~~**0.00**~~	**3.09**
Platted Lot existing dwelling unit (count)	**6**	**0**	**5**	**0**	**0**	**0**	**0**	**3**	**0**	**14**
Dwelling Unit count (-75%)	**2**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**3**
Existing Dwelling Units										
Existing Dwelling Units (non platted lots) (-)	**26**	**0**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**32**
Total Dwelling Units (-)	**28**	**0**	**7**	**0**	**0**	**0**	**0**	**2**	**0**	**35**
TOTALS										
Net Developable Acres	**24.09**	**0.00**	**9.49**	**0.00**	**4.88**	**0.00**	**0.00**	**1.85**	**0.00**	**40.31**
	6.0 DU/AC	*6.0 DU/AC*	*12 DU/AC*	*21.75 DU/AC*	*2.5 DU/AC*	*7.6 DU/AC*	*2 DU/AC*	*12 DU/AC*	*15 DU/AC*	
Dwelling Unit Capacity	**117**	**0**	**107**	**0**	**12**	**0**	**0**	**21**	**0**	**257**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**293**	**0**	**267**	**0**	**31**	**0**	**0**	**37**	**0**	**627**

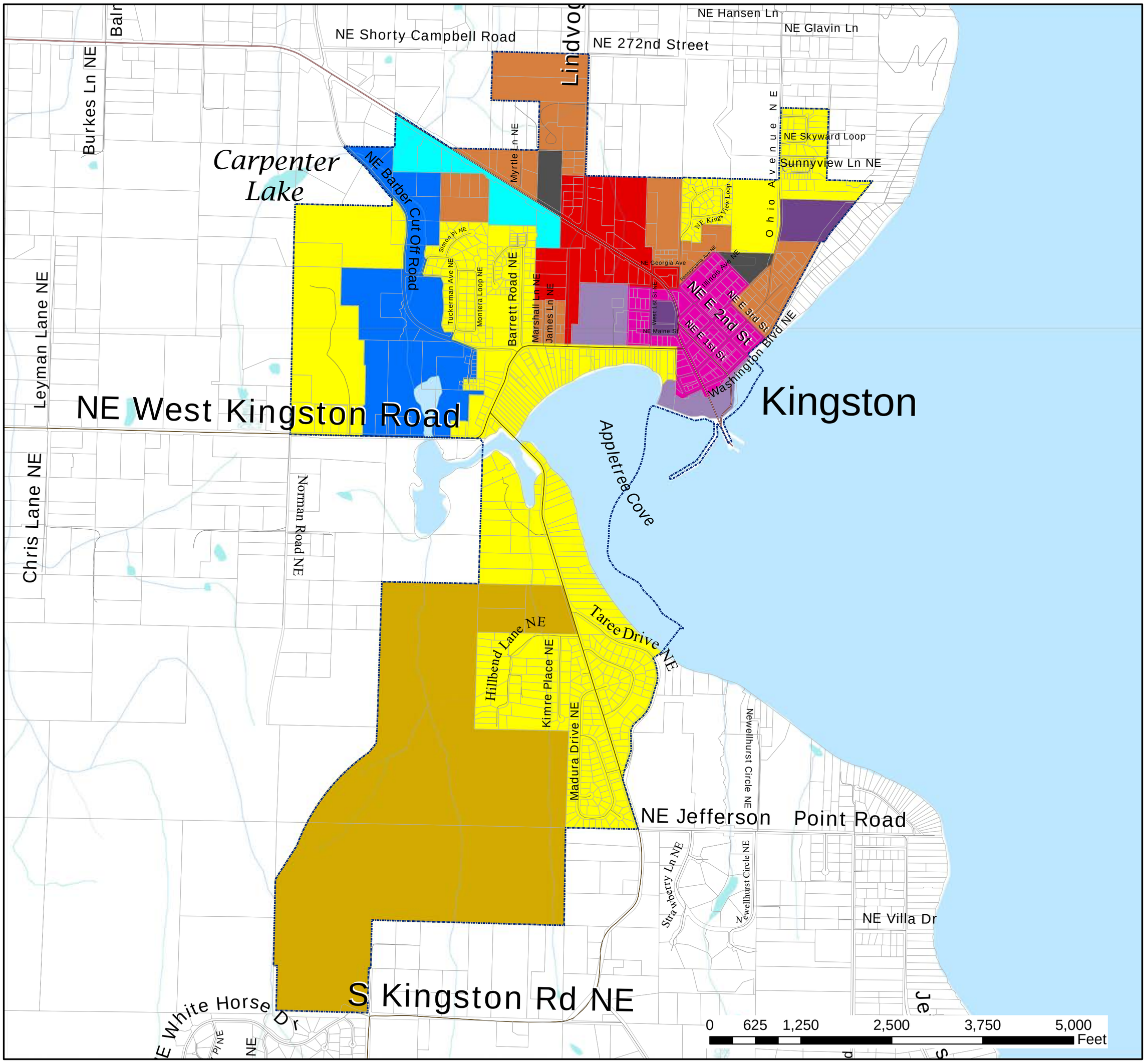
VACANT LAND	URBAN LOW *6.0 DU/AC*	SENIOR LIVING HOMESTEAD *6.0 DU/AC*	URBAN MEDIUM *12 DU/AC*	URBAN HIGH *21.75 DU/AC*	URBAN RESTRICTED *2.5 DU/AC*	URBAN CLUSTER *7.6 DU/AC*	ILLAHEE GREENBELT *2 DU/AC*	URBAN VILLAGE CENTER *12 DU/AC*	MIXED USE *15 DU/AC*	GRAND TOTAL
Gross Residential Zoned Acres										
Total Gross Vacant Acres	37.61	0.00	30.55	0.00	22.19	328.58	0.00	2.53	0.00	421.46
Subtotal	**37.61**	**0.00**	**30.55**	**0.00**	**22.19**	**328.58**	**0.00**	**2.53**	**0.00**	**421.46**
Redevelopable Acres										
Subtotal	**37.61**	**0.00**	**30.55**	**0.00**	**22.19**	**328.58**	**0.00**	**2.53**	**0.00**	**421.46**
Vacant Platted Lots (-)	12.27	0.00	10.53	0.00	0.28	0.00	0.00	2.53	0.00	**25.61**
Critical Areas										
Total Redevelopable Acres	25.34	0.00	20.02	0.00	21.91	328.58	0.00	0.00	0.00	395.85
Unencumbered Acres	9.51	0.00	11.39	0.00	5.55	0.00	0.00	0.00	0.00	26.45
Acres within Critical Areas	5.05	0.00	0.18	0.00	7.18	0.00	0.00	0.00	0.00	12.41
Critical Areas reduction 75% (-)	1.26	0.00	0.05	0.00	1.80	0.00	0.00	0.00	0.00	3.10
Acres within Area of Concern	10.78	0.00	8.46	0.00	9.18	0.00	0.00	0.00	0.00	28.42
Area of Concern reduction 50% (-)	5.39	0.00	4.23	0.00	4.59	0.00	0.00	0.00	0.00	14.21
Subtotal	**16.16**	**0.00**	**15.67**	**0.00**	**11.94**	**0.00**	**0.00**	**0.00**	**0.00**	**43.76**
Roads/Right-of-Way (Future)										
20% (-)	12.93	0.00	12.53	0.00	9.55	0.00	0.00	0.00	0.00	35.01
Public Facility (Future)										
20% (-)	10.34	0.00	10.03	0.00	7.64	0.00	0.00	0.00	0.00	28.01
Unavailable Lands										
5% (-)	9.83	0.00	9.52	0.00	7.26	0.00	0.00	0.00	0.00	26.61
Commercial Split										
50% (-)	9.34	0.00	9.05	0.00	6.89	0.00	0.00	1.27	0.00	26.54
								1.27	**0.00**	
Platted Lots										
Vacant Platted Lots	41	0	0	0	3	0	0	14	0	58
								7	0	
Net Developable Acres	**9.83**	**0.00**	**9.52**	**0.00**	**7.26**	**328.58**	**0.00**	**1.27**	**0.00**	**356.45**
	6.0 DU/AC	*6.0 DU/AC*	*12 DU/AC*	*21.75 DU/AC*	*2.5 DU/AC*	*7.6 DU/AC*	*2 DU/AC*	*12 DU/AC*	*15 DU/AC*	
Dwelling Unit Capacity	**100**	**0**	**114**	**0**	**21**	**640**	**0**	**29**	**0**	**905**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**250**	**0**	**286**	**0**	**53**	**1600**	**0**	**53**	**0**	**2241**

UNDERUTILIZED LANDS	URBAN LOW *6.0 DU/AC*	SENIOR LIVING HOMESTEAD *6.0 DU/AC*	URBAN MEDIUM *12 DU/AC*	URBAN HIGH *21.75 DU/AC*	URBAN RESTRICTED *2.5 DU/AC*	URBAN CLUSTER *7.6 DU/AC*	ILLAHEE GREENBELT *2 DU/AC*	URBAN VILLAGE CENTER *12 DU/AC*	MIXED USE *15 DU/AC*	GRAND TOTAL
Net Developable Acres	**24.09**	**0.00**	**9.49**	**0.00**	**4.88**	**0.00**	**0.00**	**1.85**	**0.00**	**40.31**
Dwelling Unit Capacity	**117**	**0**	**107**	**0**	**12**	**0**	**0**	**21**	**0**	**257**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**293**	**0**	**267**	**0**	**31**	**0**	**0**	**37**	**0**	**627**

VACANT LAND	URBAN LOW *6.0 DU/AC*	SENIOR LIVING HOMESTEAD *6.0 DU/AC*	URBAN MEDIUM *12 DU/AC*	URBAN HIGH *21.75 DU/AC*	URBAN RESTRICTED *2.5 DU/AC*	URBAN CLUSTER *7.6 DU/AC*	ILLAHEE GREENBELT *2 DU/AC*	URBAN VILLAGE CENTER *12 DU/AC*	MIXED USE *15 DU/AC*	GRAND TOTAL
Net Developable Acres	**9.83**	**0.00**	**9.52**	**0.00**	**7.26**	**328.58**	**0.00**	**1.27**	**0.00**	**356.45**
Dwelling Unit Capacity	**100**	**0**	**114**	**0**	**21**	**640**	**0**	**29**	**0**	**905**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**250**	**0**	**286**	**0**	**53**	**1600**	**0**	**53**	**0**	**2241**

GRAND TOTAL	URBAN LOW *6.0 DU/AC*	SENIOR LIVING HOMESTEAD *6.0 DU/AC*	URBAN MEDIUM *12 DU/AC*	URBAN HIGH *21.75 DU/AC*	URBAN RESTRICTED *2.5 DU/AC*	URBAN CLUSTER *7.6 DU/AC*	ILLAHEE GREENBELT *2 DU/AC*	URBAN VILLAGE CENTER *12 DU/AC*	MIXED USE *15 DU/AC*	GRAND TOTAL
Net Developable Acres	**33.92**	**0.00**	**19.02**	**0.00**	**12.14**	**328.58**	**0.00**	**3.11**	**0.00**	**396.76**
Dwelling Unit Capacity	**217**	**0**	**221**	**0**	**33**	**640**	**0**	**50**	**0**	**1161**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**543**	**0**	**552**	**0**	**83**	**1600**	**0**	**90**	**0**	**2868**

Kingston Urban Growth Area



- Neighborhood Commercial (10-30 DU/Ac)
- Highway Tourist Commercial (10-30 DU/Ac)
- Mixed Use (10-30 DU/Ac)
- Urban Village Center (up to 18 DU/Ac)
- Industrial
- Urban Restricted (1-5 DU/Ac)
- Urban Low Residential (5-9 DU/Ac)
- Urban Cluster Residential (5-9 DU/Ac)
- Urban Medium Residential (10-18 DU/Ac)
- Park
- Urban Growth Area Boundary
- Incorporated City Boundary
- State Highway
- Major Road
- Collector / Arterial
- Local Access; Local Road
- Tax Parcel Boundary

WaterBody Cartographic Feature

- Bay, estuary, Puget Sound
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Fish Habitat Water Type

- Designated Shoreline of the State
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- Non-fish Habitat
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Zoning

KITSAP COUNTY COMPREHENSIVE PLANNING MAP SERIES
This map was developed for general land use planning purposes.
The user of this map must assume responsibility for determining its suitability for other purposes.
Amendments:
February 8, 1999 Forest Resource Lands
April 19, 1999 Suquamish Rural Village
May 10, 1999 Modified Joint Planning Areas
July 21, 1999 Port Gamble Rural Historic Town
June 10, 2002 Manchester Community Plan
June 10, 2002 Ord No. 274-2002 Comprehensive Plan/Zoning Amendments
September 8, 2003 Res No. 168-2003 (Map Corrections)
December 8, 2003 Ord No. 311-2003 Comprehensive Plan/Zoning Amendments
October 25, 2004 George's Corner Commercial LAMIRD
October 25, 2004 Ord No. 326-2004 Comprehensive Plan/Zoning Amendments
December 22, 2005 Ord No. 352-2005 Comprehensive Plan/Zoning Amendments
December 11, 2006 Ord No. 370-2006 10-Year Update
June 11, 2007 Ord No. 384-2007 Repeal of Urban Holding Zone (UHA)
November 19, 2007 Ord No. 402-2007 Keyport Community Plan
December 31, 2007 Ord No. 405-2007 Comprehensive Plan/Zoning Amendments
October 13, 2008 Ord No. 414-2008 Comprehensive Plan/Zoning Amendments
December 23, 2008 Ord No. 420-2008 Comprehensive Plan/Zoning Amendments
December 14, 2009 Ord No. 443-2009 Comprehensive Plan/Zoning Amendments
December 15, 2010 Ord No. 467-2010 Comprehensive Plan/Zoning Amendments
December 15, 2010 Ord No. 467-2010 Type III LAMIRDS
August 31, 2012 Ord No. 493-2012 2012 Urban Growth Area - Remand
December 13, 2012 Ord No. 498-2012 Comprehensive Plan/Zoning Amendments

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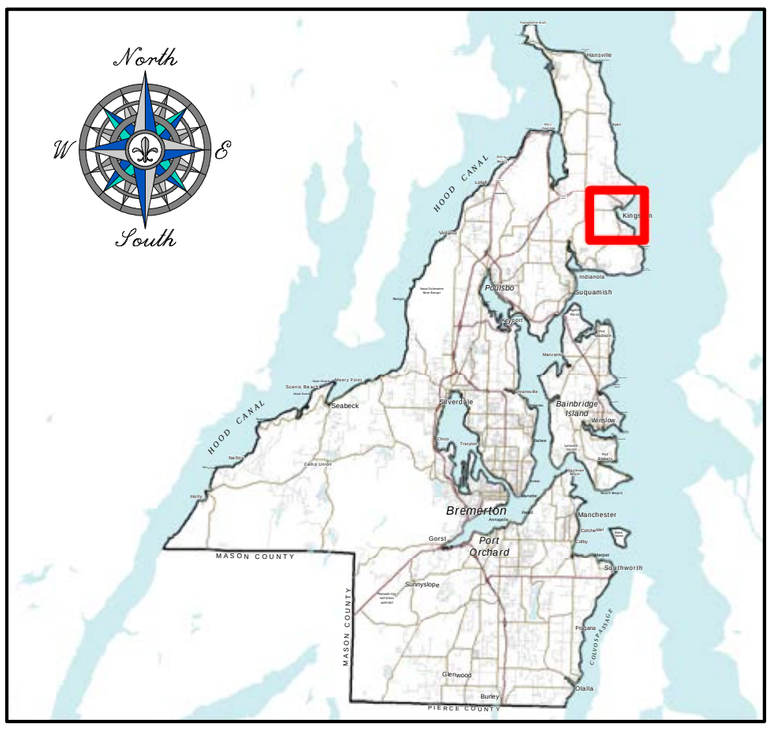
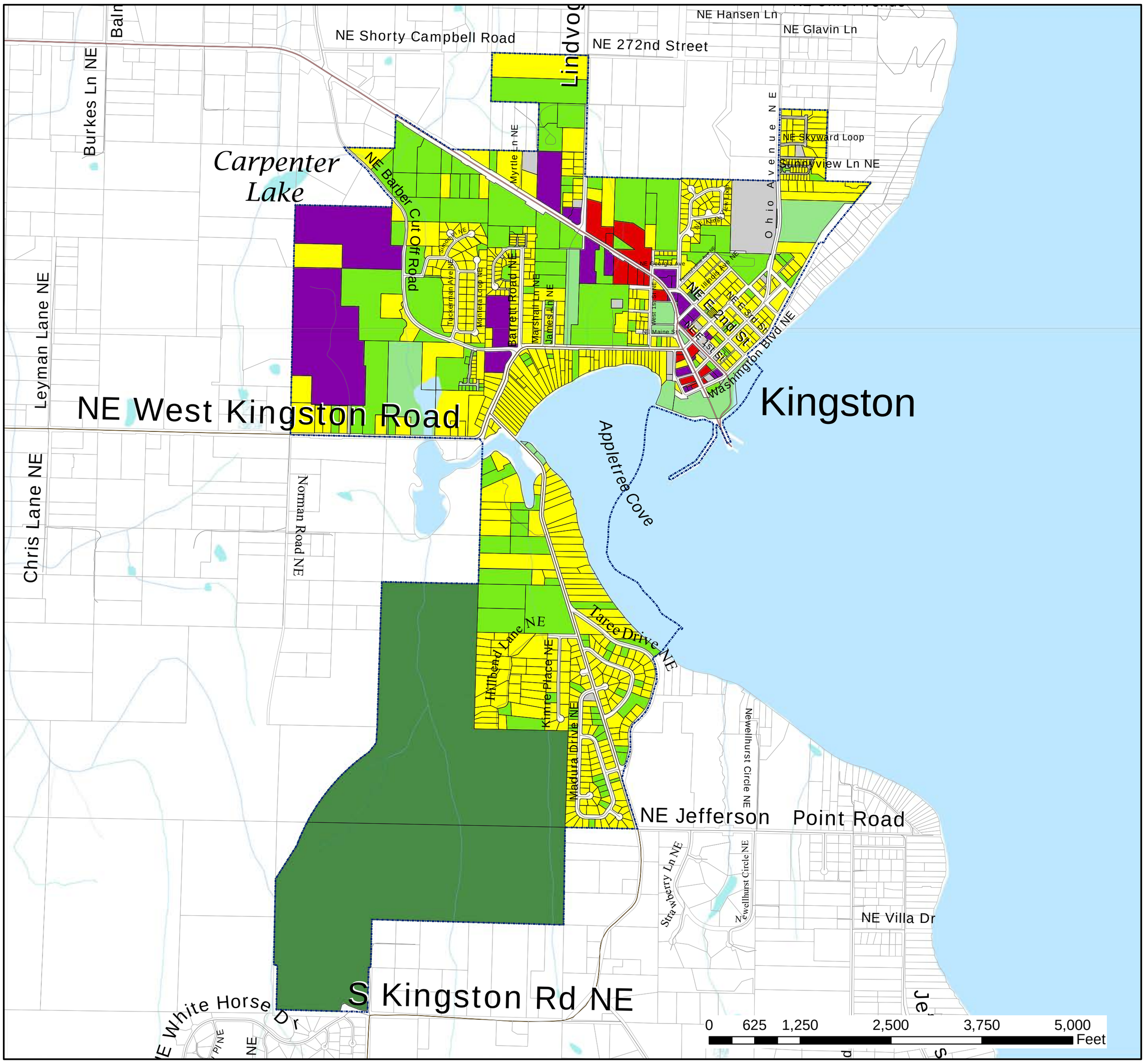


Kingston Urban Growth Area



- Cultural, Entertainment and Recreational
- Industrial and Manufacturing Services
- Residential
- Resource Production and Extraction
- Retail Trade
- Services
- Transportation, Communications and Utilities
- Undeveloped Land and Water Areas

- Urban Growth Area Boundary
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Current Land Use

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Current Land Use was created from information provided by the Kitsap County Assessors property class code.

DRAFT

Map Date: September, 2013

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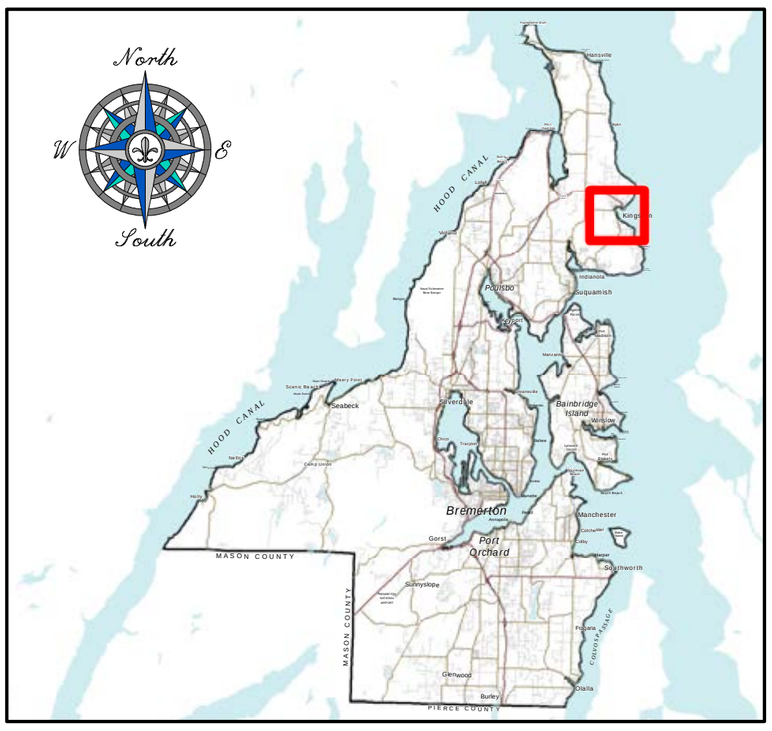
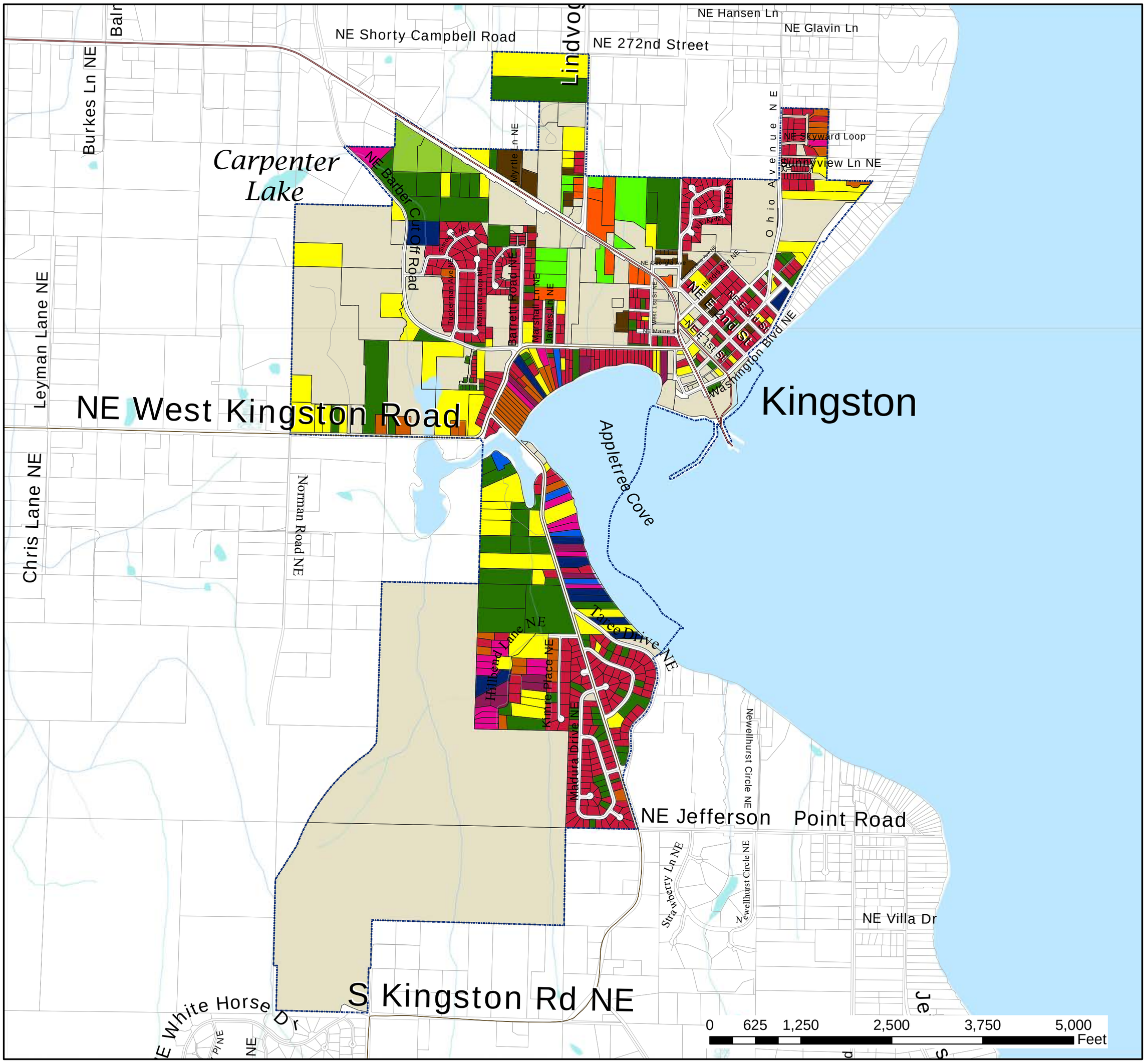


Kingston Urban Growth Area



- Developed Parcel
- *Parcel not considered for additional capacity*
- Underutilized - Residential
- Vacant Land - Residential
- Parcel less than .50 acres
- Parcel density less than 2.5 times the zoning size
- Parcel density 2.5 - 4 times zoning size and building value is less than 1/2 median value
- Parcel density 4 - 5 times zoning size and building value is less than median value
- Parcel density 5 - 10 times zoning size and building value is less than 1.5 x median value
- Shoreline parcel less than 1.00 acre
- Multi-Family
- Underutilized - Commercial
- Vacant Land - Commercial
- Underutilized - Industrial
- Vacant Land - Industrial
- Urban Growth Area Boundary
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- State Highway
- Major Road
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- Local Access; Local Road
- Railroad Lines

Land Capacity Analysis

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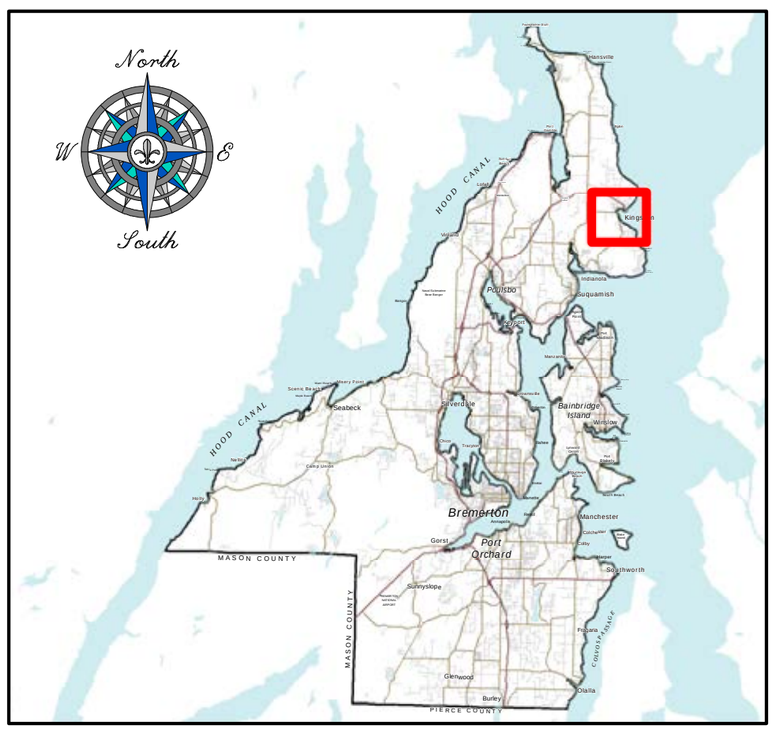
Vacant and Underutilized parcels created from Land Capacity Analysis were done as part of the Kitsap County Buildable Lands Analysis report. This data represents analysis from parcel data as reflected on January 2, 2012.
Continuing permit and development activity will alter the vacant and underutilized parcels results.

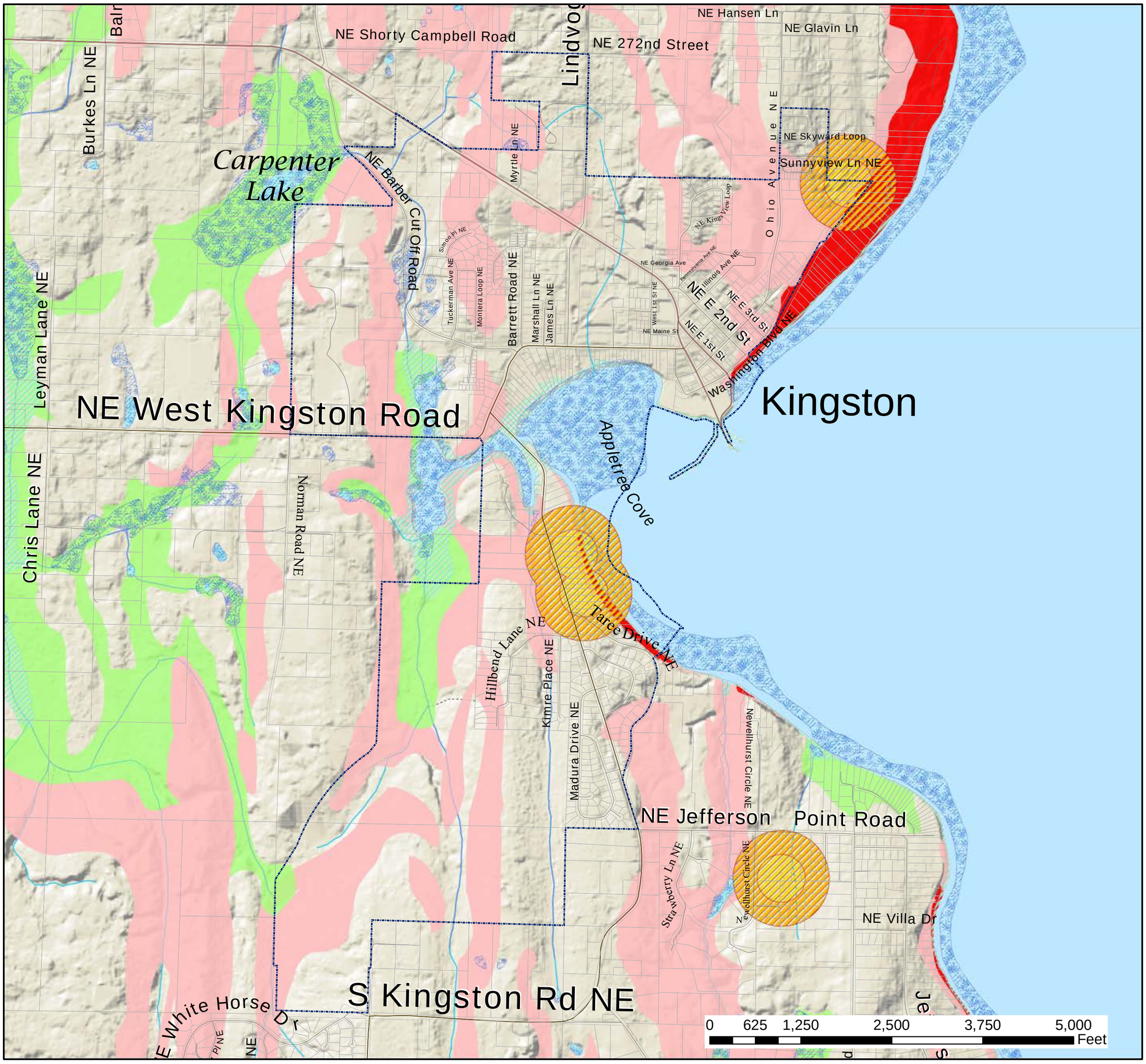
DRAFT

Map Date: September, 2013

Kitsap County Department of Community Development
614 Division Street, MS-36
Port Orchard, Washington 98366
VOICE (360) 337-5777 * FAX (360) 337-4925



Kingston Urban Growth Area



Waterbodies
(defined in WAC 222-16-030)
WaterBody Cartographic Feature Code

- Bay, estuary, Puget Sound
- Lake, Pond, Reservoir, Gravel pit or quarry filled with water
- Includes DNR, NWI and Surveyed Wetlands

Watercourses
(defined in WAC 222-16-030)
Fish Habitat Water Type Code

- (S) Designated Shoreline of the State
- (F) Fish Habitat
- (N) Non-fish Habitat
- (U) Unknown, unmodeled hydrographic feature.

- 100 Year Floodplain

The primary risk classification shown is the 1-percent-annual-chance flood event

- Potential Wetlands

Geohazards
Description

- High Hazard Areas
- Moderate Hazard Areas

- 100' Contours
- 20' Contours

Eagle Habitat Buffers

- 330 Feet
- 660 Feet

- Tax Parcels

- Urban Growth Area Boundary
- Incorporated City Boundary

- State Highway
- Major Road
- Collector / Arterial
- Local Access; Local Road

Building Limitations

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Kitsap County Code
Title 19 - Critical Areas Ordinance

DRAFT

Map Date: October, 2013

Kitsap County Department of
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614 Division Street, MS-36
Port Orchard, Washington 98366
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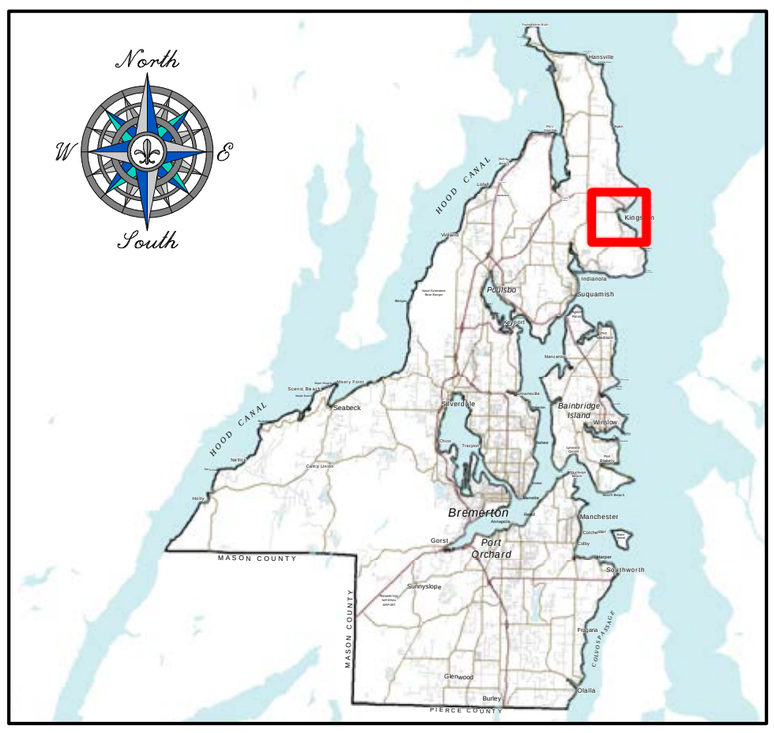
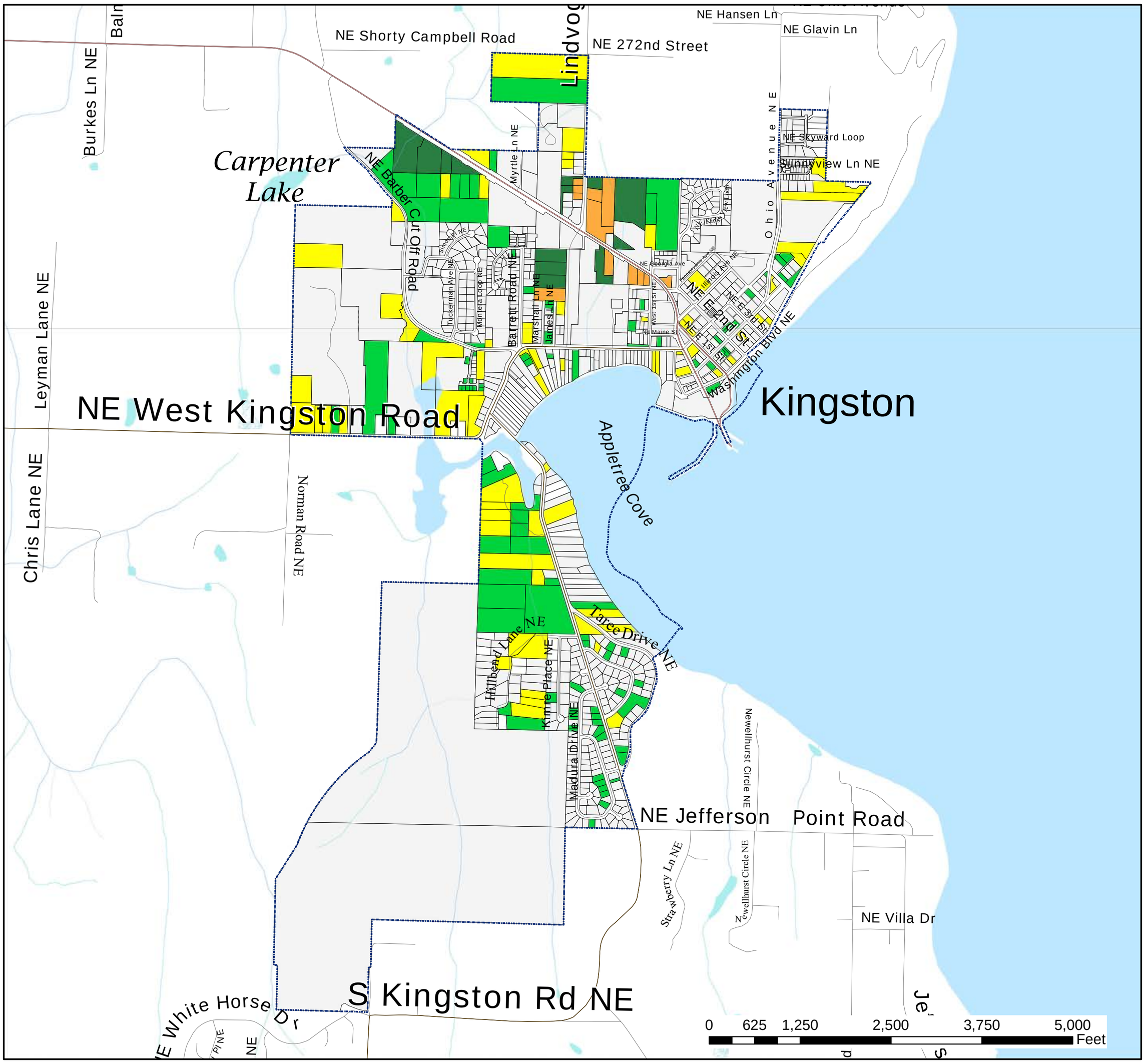


Kingston Urban Growth Area



Developed/Exempt

Parcels removed from Urban Land Supply described as follows:
Utitlites/Transportation parcels
Current Use/Common area parcels
Parks/Recreation parcels
Institutional parcels
Governmental services

Residential Land
- Underutilized
- Vacant Land

Commercial Land
- Underutilized
- Vacant Land

Urban Growth Area Boundary

Incorporated City Boundary

Tax Parcel Boundary

State Highway

Major Road

Collector / Arterial

Local Access; Local Road

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- Fish Habitat
- Non-fish Habitat
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Map Date: September, 2013

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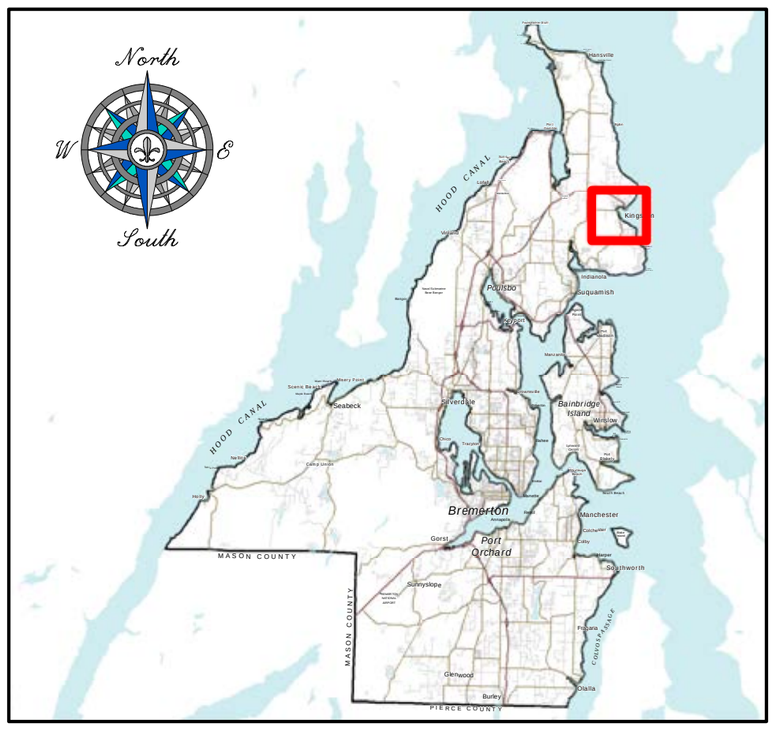


City of
Port Orchard

kitsap2035
Growing for a Better Tomorrow

CITY OF PORT ORCHARD
Land Capacity - Underutilized Land

UNDERUTILIZED LANDS	RESIDENTIAL 4.5 (R4.5) *3.04 DU/AC*	RESIDENTIAL 8 (R8) *5.88 DU/AC*	RESIDENTIAL 12 (R12) *7.41 DU/AC*	RESIDENTIAL 20 (R20) *20 DU/AC*	GREENBELT (GB) *0.5 DU/AC*	RESIDENTIAL 8 (RMH)	MIXED USE (MXD) *12 DU/AC*	GRAND TOTAL
Gross Residential Zoned Acres								
Total Gross Acres	358.45	1658.50	16.54	195.14	250.28	8.80	43.39	2531.10
Multi - Family Dwelling (-)	34.26	21.94	8.95	54.16	10.91	8.80	0.00	139.02
Parcels < 0.50 Acres (-)	59.74	542.07	3.65	24.60	6.88	0.00	7.54	644.48
Public/Current Use/Utilities/Water/Developed (-)	90.88	928.69	0.82	65.14	232.49	0.00	35.85	1353.87
Shoreline Parcel < 1.00 Acre (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	**173.57**	**165.80**	**3.12**	**51.24**	**0.00**	**0.00**	**0.00**	**393.73**
Redevelopable Acres								
Median Value $146362								0.00
Density < 2.5 (-)	6.32	0.00	0.00	0.00	0.00	0.00	0.00	6.32
Density >= 2.5 - < 4.00 Value > (-)	20.59	0.00	0.00	0.00	0.00	0.00	0.00	20.59
Density >= 4.0 - < 5.00 Value > (-)	5.85	0.00	0.00	0.00	0.00	0.00	0.00	5.85
Density >= 5.0 - < 10.00 Value > (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	**140.81**	**165.80**	**3.12**	**51.24**	**0.00**	**0.00**	**0.00**	**360.97**
Remove 100% underutilized platted lots (total)	**18.83**	**36.73**	**0.00**	**11.92**	**0.00**	**0.00**	**0.00**	**67.48**
	121.98	**129.07**	**3.12**	**39.32**	**0.00**	**0.00**	**0.00**	**293.49**
Critical Areas								
Total Redevelopable Acres	121.98	129.07	3.12	39.32	0.00	0.00	0.00	293.49
Unencumbered Acres	63.59	55.03	2.28	27.59	0.00	0.00	0.00	148.49
Acres within Critical Areas	25.77	9.46	0.84	2.89	0.00	0.00	0.00	38.96
Critical Areas reduction 75% (-)	6.44	2.37	0.21	0.72	0.00	0.00	0.00	9.74
Acres within Area of Concern	32.61	64.58	0.00	8.82	0.00	0.00	0.00	106.01
Area of Concern reduction 50% (-)	16.31	32.29	0.00	4.41	0.00	0.00	0.00	53.01
Subtotal	**86.34**	**89.69**	**2.49**	**32.72**	**0.00**	**0.00**	**0.00**	**211.24**
Roads/Right-of-Way (Future)								
20% (-)	**69.07**	**71.75**	**1.99**	**26.18**	**0.00**	**0.00**	**0.00**	**168.99**
Public Facility (Future)								
20% (-)	**55.26**	**57.40**	**1.59**	**20.94**	**0.00**	**0.00**	**0.00**	**135.19**
Unavailable Lands								
15% (-)	**46.97**	**48.79**	**1.35**	**17.80**	**0.00**	**0.00**	**0.00**	**114.91**
Platted lots								
Underutilized Platted Lots TOTAL	18.83	36.73	0.00	11.92	0.00	0.00	0.00	67.48
Underutilized Platted Lots (25%) (+)	4.71	9.18	0.00	2.98	0.00	0.00	0.00	16.87
Net Developable Acres	**51.68**	**57.97**	**1.35**	**20.78**	**0.00**	**0.00**	**0.00**	**131.78**
Dwelling Unit Capacity	**36**	**153**	**5**	**386**	**0**	**0**	**0**	**580**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*
Population Capacity	**90**	**275**	**13**	**694**	**0**	**0**	**0**	**1072**

CITY OF PORT ORCHARD
Land Capacity - Vacant Land

VACANT LAND	RESIDENTIAL 4.5 (R4.5) *3.04 DU/AC*	RESIDENTIAL 8 (R8) *5.88 DU/AC*	RESIDENTIAL 12 (R12) *7.41 DU/AC*	RESIDENTIAL 20 (R20) *20 DU/AC*	GREENBELT (GB) *0.5 DU/AC*	RESIDENTIAL 8 (RMH)	MIXED USE (MXD) *12 DU/AC*	GRAND TOTAL
Gross Residential Zoned Acres								
Total Gross Acres	145.93	1192.07	117.85	110.52	244.27	0.00	0.41	1811.05
Subtotal	**145.93**	**1192.07**	**117.85**	**110.52**	**244.27**	**0.00**	**0.41**	**1811.05**
Redevelopable Acres								
Subtotal	**145.93**	**1192.07**	**117.85**	**110.52**	**244.27**	**0.00**	**0.41**	**1811.05**
Vacant platted lots acres (-)	44.67	51.66	8.00	40.64	17.83	0.00	0.41	163.21
	101.26	**1140.41**	**109.85**	**69.88**	**226.44**	**0.00**	**0.00**	**1647.84**
Critical Areas								
Total Redevelopable Acres	101.26	1140.41	109.85	69.88	226.44	0.00	0.00	1647.84
Unencumbered Acres	45.82	833.26	66.53	12.96	19.48	0.00	0.00	978.05
Acres within Critical Areas	15.90	201.76	11.56	22.68	161.98	0.00	0.00	413.88
Critical Areas reduction 75% (-)	3.98	50.44	2.89	5.67	40.50	0.00	0.00	103.47
Acres within Area of Concern	39.54	105.39	31.75	34.23	44.96	0.00	0.00	255.87
Area of Concern reduction 50% (-)	19.77	52.70	15.88	17.12	22.48	0.00	0.00	127.94
Subtotal	**69.57**	**936.40**	**85.30**	**35.75**	**82.46**	**0.00**	**0.00**	**1209.46**
Roads/Right-of-Way (Future)								
20% (-)	55.65	749.12	68.24	28.60	65.96	0.00	0.00	967.56
Public Facility (Future)								
20% (-)	44.52	599.29	54.59	22.88	52.77	0.00	0.00	774.05
Unavailable Lands								
5% (-)	42.30	569.33	51.86	21.73	50.13	0.00	0.00	735.35
Platted lots								
Vacant platted lots total	67	328	15	28	110	0	5	553
Net Developable Acres	**42.30**	**569.33**	**51.86**	**21.73**	**50.13**	**0.00**	**0.00**	**735.35**
Dwelling Unit Capacity	**196**	**3676**	**399**	**463**	**135**	**0**	**5**	**4873**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*
Population Capacity	**489**	**6616**	**998**	**833**	**338**	**0**	**13**	**9286**

CITY OF PORT ORCHARD
Land Capacity - TOTAL

UNDERUTILIZED LANDS	RESIDENTIAL 4.5 (R4.5) *3.04 DU/AC*	RESIDENTIAL 8 (R8) *5.88 DU/AC*	RESIDENTIAL 12 (R12) *7.41 DU/AC*	RESIDENTIAL 20 (R20) *20 DU/AC*	GREENBELT (GB) *0.5 DU/AC*	RESIDENTIAL 8 (RMH)	MIXED USE (MXD) *12 DU/AC*	GRAND TOTAL
Net Developable Acres	**51.68**	**57.97**	**1.35**	**20.78**	**0.00**	**0.00**	**0.00**	**131.78**
Dwelling Unit Capacity	**36**	**153**	**5**	**386**	**0**	**0**	**0**	**580**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*		*2.5 pph*	*1.8 pph*
Population Capacity	**90**	**275**	**13**	**694**	**0**	**0**	**0**	**1072**

VACANT LAND	RESIDENTIAL 4.5 (R4.5) *3.04 DU/AC*	RESIDENTIAL 8 (R8) *5.88 DU/AC*	RESIDENTIAL 12 (R12) *7.41 DU/AC*	RESIDENTIAL 20 (R20) *20 DU/AC*	GREENBELT (GB) *0.5 DU/AC*	RESIDENTIAL 8 (RMH)	MIXED USE (MXD) *12 DU/AC*	GRAND TOTAL
Net Developable Acres	**42.30**	**569.33**	**51.86**	**21.73**	**50.13**		**0.00**	**735.35**
Dwelling Unit Capacity	**196**	**3676**	**399**	**463**	**135**		**5**	**4873**
	2.5 pph	*2.5 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*		*2.5 pph*	*1.8 pph*
Population Capacity	**489**	**6616**	**998**	**833**	**338**		**13**	**9286**

GRAND TOTAL	RESIDENTIAL 4.5 (R4.5) *3.04 DU/AC*	RESIDENTIAL 8 (R8) *5.88 DU/AC*	RESIDENTIAL 12 (R12) *7.41 DU/AC*	RESIDENTIAL 20 (R20) *20 DU/AC*	GREENBELT (GB) *0.5 DU/AC*	RESIDENTIAL 8 (RMH)	MIXED USE (MXD) *12 DU/AC*	GRAND TOTAL
Net Developable Acres	**93.97**	**627.30**	**53.21**	**42.51**	**50.13**		**0.00**	**867.13**
Dwelling Unit Capacity	**232**	**3829**	**404**	**848**	**135**		**5**	**5453**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*		*2.5 pph*	*1.8 pph*
Population Capacity	**579**	**6891**	**1011**	**1527**	**338**		**13**	**10358**

UNDERUTILIZED LANDS	URBAN LOW *6.0 DU/AC*	SENIOR LIVING HOMESTEAD *6.0 DU/AC*	URBAN MEDIUM *12 DU/AC*	URBAN HIGH *21.75 DU/AC*	URBAN RESTRICTED *2.5 DU/AC*	URBAN CLUSTER *7.6 DU/AC*	ILLAHEE GREENBELT *2 DU/AC*	URBAN VILLAGE CENTER *12 DU/AC*	MIXED USE *15 DU/AC*	GRAND TOTAL
Gross Residential Acres (Developed Parcels only)										
Total Gross Acres	2264.49	0.00	73.98	2.98	64.55	0.00	0.00	0.00	183.45	2589.45
Multi - Family Dwelling (-)	72.64	0.00	62.84	1.43	0.00	0.00	0.00	0.00	14.96	151.87
Parcels < 0.50 Acres (-)	874.23	0.00	5.03	1.04	8.11	0.00	0.00	0.00	0.00	888.41
Public/Current Use/Utilities (-)	590.85	0.00	6.11	0.00	15.00	0.00	0.00	0.00	26.69	638.65
Shoreline Parcel < 1.00 Acre (-)	0.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.19
Subtotal	**726.58**	**0.00**	**0.00**	**0.51**	**41.44**	**0.00**	**0.00**	**0.00**	**141.80**	**910.33**
Redevelopable Acres										
Median Value $120,875										
Density < 2.5 (-)	39.50	0.00	0.00	0.00	11.69	0.00	0.00	0.00	0.00	51.19
Density >= 2.5 - < 4.00 Value > (-)	75.73	0.00	0.00	0.00	5.18	0.00	0.00	0.00	0.00	80.91
Density >= 4.0 - < 5.00 Value > (-)	35.29	0.00	0.00	0.00	7.32	0.00	0.00	0.00	0.00	42.61
Density >= 5.0 - < 10.00 Value > (-)	33.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33.68
Subtotal	**542.38**	**0.00**	**0.00**	**0.51**	**17.25**	**0.00**	**0.00**	**0.00**	**141.80**	**701.94**
Remove 100% of Platted lots (acres)	100.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28.08	**128.40**
Critical Areas										
Total Redevelopable Acres	442.06	0.00	0.00	0.51	17.25	0.00	0.00	0.00	113.72	573.54
Unencumbered Acres	280.31	0.00	0.00	0.51	2.32	0.00	0.00	0.00	73.86	357.00
Acres within Critical Areas	70.59	0.00	0.00	0.00	9.73	0.00	0.00	0.00	20.44	100.76
Critical Areas reduction 75% (-)	17.65	0.00	0.00	0.00	2.43	0.00	0.00	0.00	5.11	25.19
Acres within Area of Concern	91.15	0.00	0.00	0.00	5.21	0.00	0.00	0.00	19.41	115.77
Area of Concern reduction 50% (-)	45.58	0.00	0.00	0.00	2.61	0.00	0.00	0.00	9.71	57.89
Subtotal	**343.53**	**0.00**	**0.00**	**0.51**	**7.36**	**0.00**	**0.00**	**0.00**	**88.68**	**440.08**
Roads/Right-of-Way (Future)										
20% (-)	**274.83**	**0.00**	**0.00**	**0.41**	**5.89**	**0.00**	**0.00**	**0.00**	**70.94**	**352.06**
Public Facility (Future)										
20% (-)	**219.86**	**0.00**	**0.00**	**0.33**	**4.71**	**0.00**	**0.00**	**0.00**	**56.75**	**281.65**
Unavailable Lands										
15% (-)	**186.88**	**0.00**	**0.00**	**0.28**	**4.00**	**0.00**	**0.00**	**0.00**	**48.24**	**239.40**
Commercial Split										
50% (-)	~~**0.00**~~	~~**0.00**~~	~~**0.00**~~	~~**0.00**~~	~~**0.00**~~	~~**0.00**~~	~~**0.00**~~	**0.00**	**38.16**	**38.16**
Platted Lots								*50% (-)*	*50% (-)*	
Underutilized Platted Lots 25% (+)	**25.08**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	~~**0.00**~~	~~**0.00**~~	**25.08**
Platted Lot existing dwelling unit (count)	**61**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**57**	**118**
Dwelling Unit count (-75%)	**15**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**15**
Existing Dwelling Units										
Existing Dwelling Units (non platted lots) (-)	**215**	**0**	**0**	**1**	**4**	**0**	**0**	**0**	**51**	**271**
Total Dwelling Units (-)	**230**	**0**	**0**	**1**	**4**	**0**	**0**	**0**	**54**	**286**
TOTALS										
Net Developable Acres	**211.96**	**0.00**	**0.00**	**0.28**	**4.00**	**0.00**	**0.00**	**0.00**	**38.16**	**254.40**
	6.0 DU/AC	*6.0 DU/AC*	*12 DU/AC*	*21.75 DU/AC*	*2.5 DU/AC*	*7.6 DU/AC*	*2 DU/AC*	*12 DU/AC*	*15 DU/AC*	
Dwelling Unit Capacity	**1042**	**0**	**0**	**5**	**6**	**0**	**0**	**0**	**518**	**1571**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**2604**	**0**	**0**	**9**	**15**	**0**	**0**	**0**	**933**	**3561**

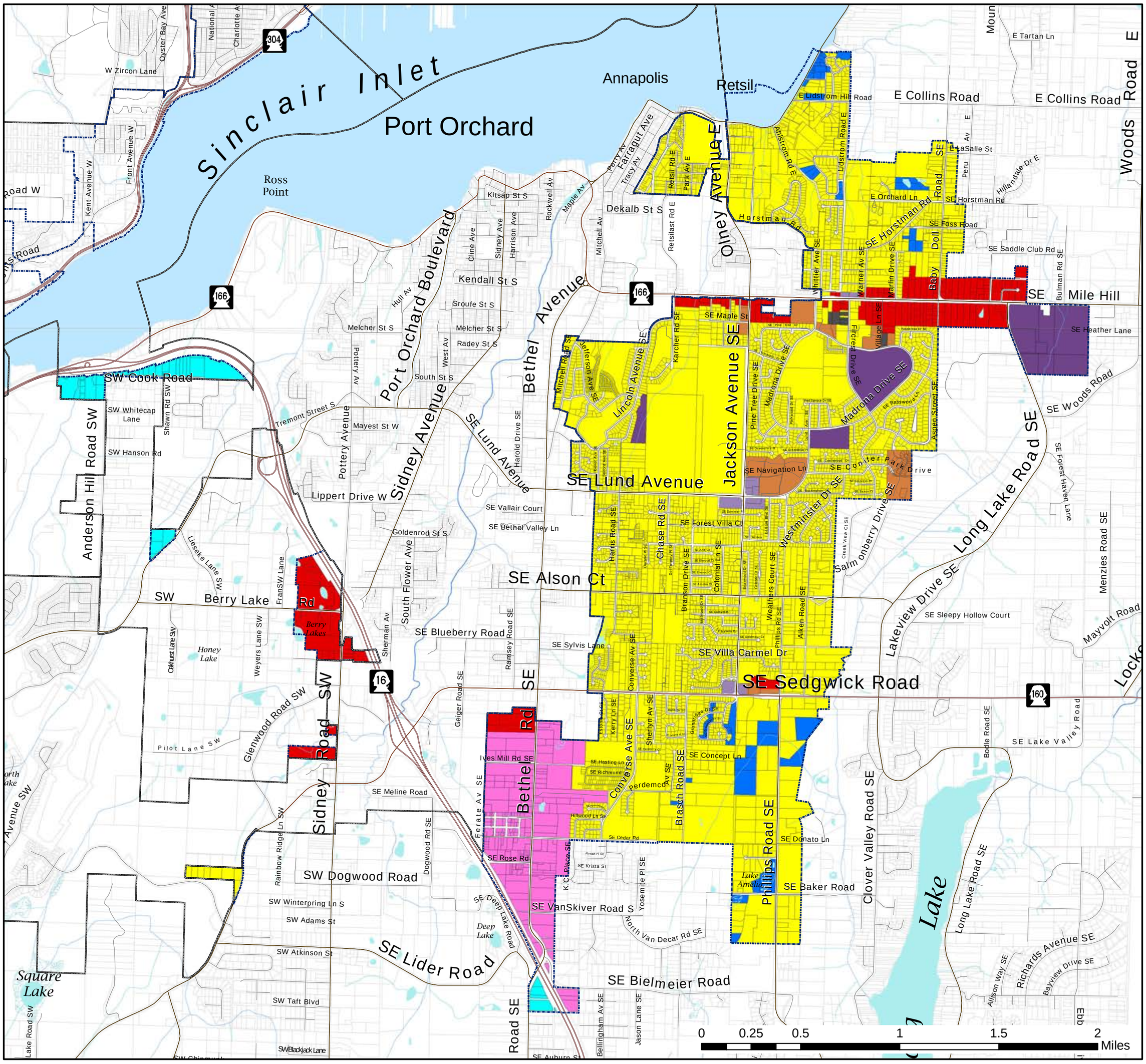
VACANT LAND	URBAN LOW *6.0 DU/AC*	SENIOR LIVING HOMESTEAD *6.0 DU/AC*	URBAN MEDIUM *12 DU/AC*	URBAN HIGH *21.75 DU/AC*	URBAN RESTRICTED *2.5 DU/AC*	URBAN CLUSTER *7.6 DU/AC*	ILLAHEE GREENBELT *2 DU/AC*	URBAN VILLAGE CENTER *12 DU/AC*	MIXED USE *15 DU/AC*	GRAND TOTAL
Gross Residential Zoned Acres										
Total Gross Vacant Acres	306.92	0.00	0.28	0.83	26.72	0.00	0.00	0.00	67.56	402.31
Subtotal	**306.92**	**0.00**	**0.28**	**0.83**	**26.72**	**0.00**	**0.00**	**0.00**	**67.56**	**402.31**
Redevelopable Acres										
Subtotal	**306.92**	**0.00**	**0.28**	**0.83**	**26.72**	**0.00**	**0.00**	**0.00**	**67.56**	**402.31**
Vacant Platted Lots (-)	65.29	0.00	0.28	0.83	0.00	0.00	0.00	0.00	20.53	**86.93**
Critical Areas										
Total Redevelopable Acres	241.63	0.00	0.00	0.00	26.72	0.00	0.00	0.00	47.03	315.38
Unencumbered Acres	136.40	0.00	0.00	0.00	2.94	0.00	0.00	0.00	31.70	171.04
Acres within Critical Areas	25.16	0.00	0.00	0.00	14.12	0.00	0.00	0.00	12.17	51.45
Critical Areas reduction 75% (-)	6.29	0.00	0.00	0.00	3.53	0.00	0.00	0.00	3.04	12.86
Acres within Area of Concern	80.07	0.00	0.00	0.00	9.66	0.00	0.00	0.00	3.16	92.89
Area of Concern reduction 50% (-)	40.04	0.00	0.00	0.00	4.83	0.00	0.00	0.00	1.58	46.45
Subtotal	**182.73**	**0.00**	**0.00**	**0.00**	**11.30**	**0.00**	**0.00**	**0.00**	**36.32**	**230.35**
Roads/Right-of-Way (Future)										
20% (-)	146.18	0.00	0.00	0.00	9.04	0.00	0.00	0.00	29.06	184.28
Public Facility (Future)										
20% (-)	116.94	0.00	0.00	0.00	7.23	0.00	0.00	0.00	23.25	147.42
Unavailable Lands										
5% (-)	111.10	0.00	0.00	0.00	6.87	0.00	0.00	0.00	22.08	140.05
Commercial Split										
50% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11.04	11.04
								0.00	**21.31**	
Platted Lots										
Vacant Platted Lots	267	0	1	1	10	0	0	0	35	314
								0	18	
Net Developable Acres	**111.10**	**0.00**	**0.00**	**0.00**	**6.87**	**0.00**	**0.00**	**0.00**	**11.04**	**129.01**
	6.0 DU/AC	*6.0 DU/AC*	*12 DU/AC*	*21.75 DU/AC*	*2.5 DU/AC*	*7.6 DU/AC*	*2 DU/AC*	*12 DU/AC*	*15 DU/AC*	
Dwelling Unit Capacity	**934**	**0**	**1**	**1**	**27**	**0**	**0**	**0**	**183**	**1146**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**2334**	**0**	**3**	**2**	**68**	**0**	**0**	**0**	**330**	**2736**

UNDERUTILIZED LANDS	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Net Developable Acres	**211.96**	**0.00**	**0.00**	**0.28**	**4.00**	**0.00**	**0.00**	**0.00**	**38.16**	**254.40**
Dwelling Unit Capacity	**1042**	**0**	**0**	**5**	**6**	**0**	**0**	**0**	**518**	**1571**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**2604**	**0**	**0**	**9**	**15**	**0**	**0**	**0**	**933**	**3561**

VACANT LAND	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Net Developable Acres	**111.10**	**0.00**	**0.00**	**0.00**	**6.87**	**0.00**	**0.00**	**0.00**	**11.04**	**129.01**
Dwelling Unit Capacity	**934**	**0**	**1**	**1**	**27**	**0**	**0**	**0**	**183**	**1146**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**2334**	**0**	**3**	**2**	**68**	**0**	**0**	**0**	**330**	**2736**

GRAND TOTAL	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Net Developable Acres	**323.06**	**0.00**	**0.00**	**0.28**	**10.87**	**0.00**	**0.00**	**0.00**	**49.20**	**383.41**
Dwelling Unit Capacity	**1975**	**0**	**1**	**6**	**33**	**0**	**0**	**0**	**702**	**2717**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**4938**	**0**	**3**	**11**	**83**	**0**	**0**	**0**	**1263**	**6297**

Port Orchard Urban Growth Area



Highway/Tourist Commercial (10-30 DU/Ac)
Neighborhood Commercial (10-30 DU/Ac)
Mixed Use (10-30 DU/Ac)
Industrial
Urban Restricted (1-5 DU/Ac)
Urban Low Residential (5-9 DU/Ac)
Urban Medium Residential (10-18 DU/Ac)
Urban High Residential (19-30 DU/Ac)
Park (Kitsap County)
Urban Growth Area Boundary
Incorporated City Boundary
Tax Parcel Boundary

State Highway
Major Road
Collector / Arterial
Local Access; Local Road

WaterBody Cartographic Feature

Bay, estuary, Puget Sound
Lake, Pond or Reservoir
Includes DNR, NWI and Surveyed Wetlands

Fish Habitat Water Type

Designated Shoreline of the State
Fish Habitat
Non-fish Habitat
Unknown, unmodeled hydrographic feature.

Zoning

KITSAP COUNTY COMPREHENSIVE PLANNING MAP SERIES
This map was developed for general land use planning purposes.
The user of this map must assume responsibility for determining its suitability for other purposes.
Amendments:
February 8, 1999 Forest Resource Lands
April 19, 1999 Suquamish Rural Village
May 10, 1999 Modified Joint Planning Areas
July 21, 1999 Port Gamble Rural Historic Town
June 10, 2002 Manchester Community Plan
June 10, 2002 Ord No. 274-2002 Comprehensive Plan/Zoning Amendments
September 8, 2003 Res No. 168-2003 (Map Corrections)
December 8, 2003 Ord No. 311-2003 Comprehensive Plan/Zoning Amendments
October 25, 2004 George's Corner Commercial LAMIRD
October 25, 2004 Ord No. 326-2004 Comprehensive Plan/Zoning Amendments
December 22, 2005 Ord No. 352-2005 Comprehensive Plan/Zoning Amendments
December 11, 2006 Ord No. 370-2006 10-Year Update
June 11, 2007 Ord No. 384-2007 Repeal of Urban Holding Zone (UHA)
November 19, 2007 Ord No. 402-2007 Keyport Community Plan
December 31, 2007 Ord No. 405-2007 Comprehensive Plan/Zoning Amendments
October 13, 2008 Ord No. 414-2008 Comprehensive Plan/Zoning Amendments
December 23, 2008 Ord No. 420-2008 Comprehensive Plan/Zoning Amendments
December 14, 2009 Ord No. 443-2009 Comprehensive Plan/Zoning Amendments
December 15, 2010 Ord No. 467-2010 Comprehensive Plan/Zoning Amendments
December 15, 2010 Ord No. 467-2010 Type III LAMIRDS
August 31, 2012 Ord No. 493-2012 2012 Urban Growth Area - Remand
December 13, 2012 Ord No. 498-2012 Comprehensive Plan/Zoning Amendments

Kitsap County Department of Community Development
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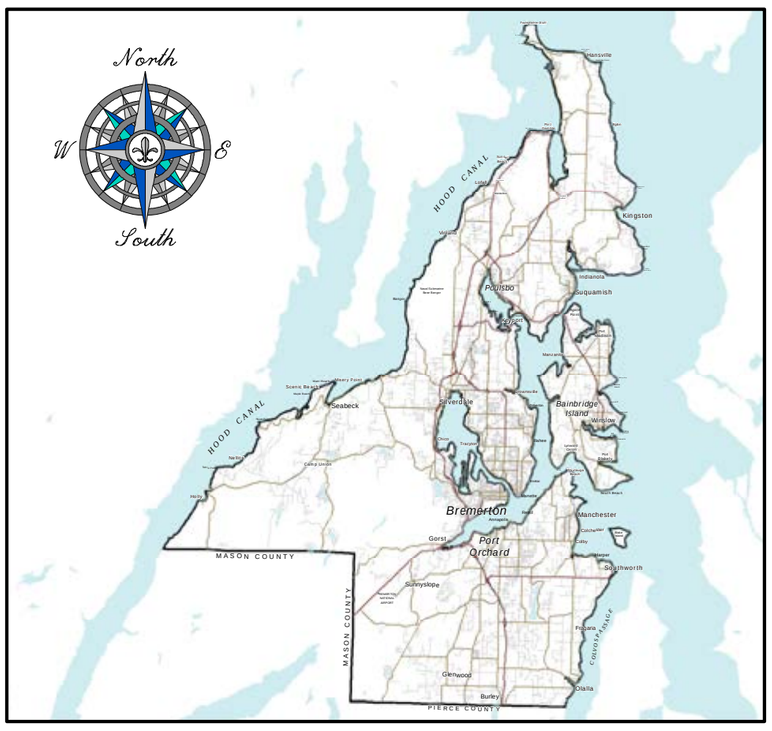
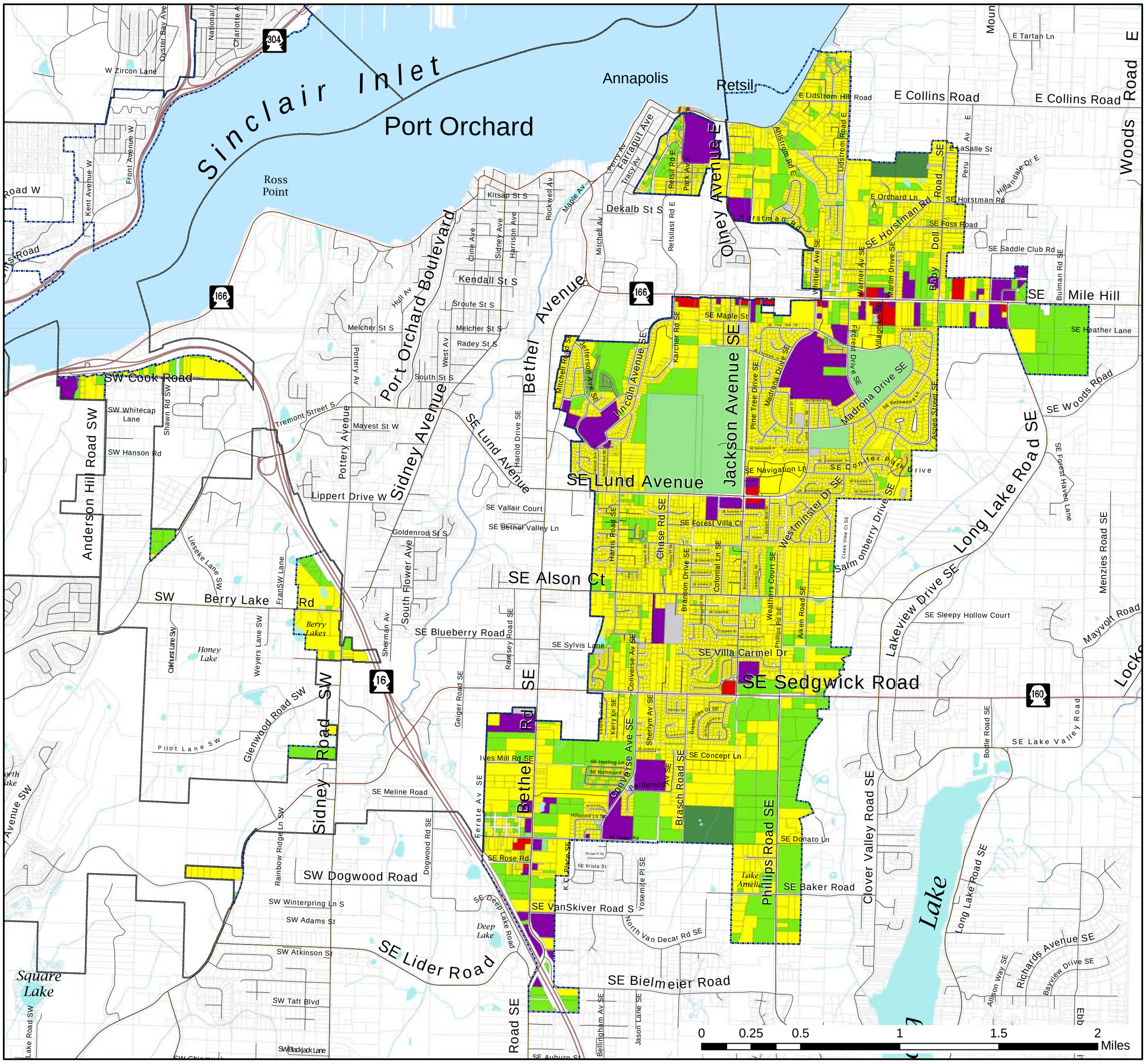


Port Orchard Urban Growth Area



- Cultural, Entertainment and Recreational
- Industrial and Manufacturing Services
- Residential
- Resource Production and Extraction
- Retail Trade
- Services
- Transportation, Communications and Utilities
- Undeveloped Land and Water Areas

Waterbodies (defined in WAC 222-16-030)

WaterBody Cartographic Feature Code

- Bay, estuary, Puget Sound
- Lake, Pond, Reservoir, Gravel pit or quarry filled with water
- DNR, NWI, and Surveyed Wetlands

Watercourses (defined in WAC 222-16-030)

Fish Habitat Water Type Code

- (S) Designated Shoreline of the State
- (F) Fish Habitat
- (N) Non-fish Habitat
- (U) Unknown, unmodeled hydrographic feature.

- Urban Growth Area Boundary
- Incorporated City Boundary
- Tax Parcel Boundaries
- State Highway
- Major Road
- Collector / Arterial
- Local Access; Local Road

Current Land Use

This map was created from existing map sources, not from field surveys. While great care was taken in using the most current map sources available, no warranties of any sort, including accuracy, fitness, or merchantability accompany this product. The user of this map assumes responsibility for determining its suitability for its intended use.

* THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY *

Current Land Use was created from information provided by the Kitsap County Assessors property class code.

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Map Date: September, 2013

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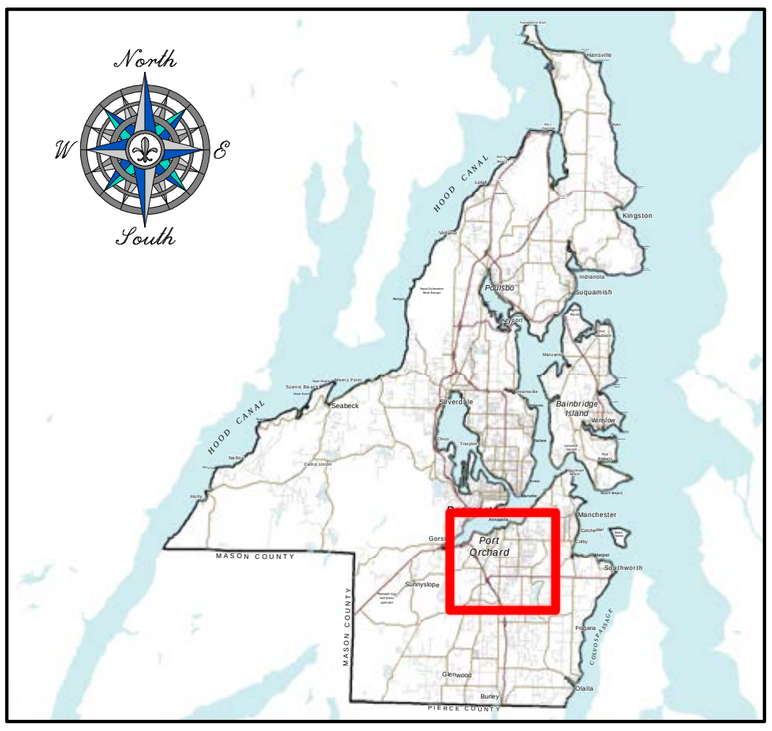
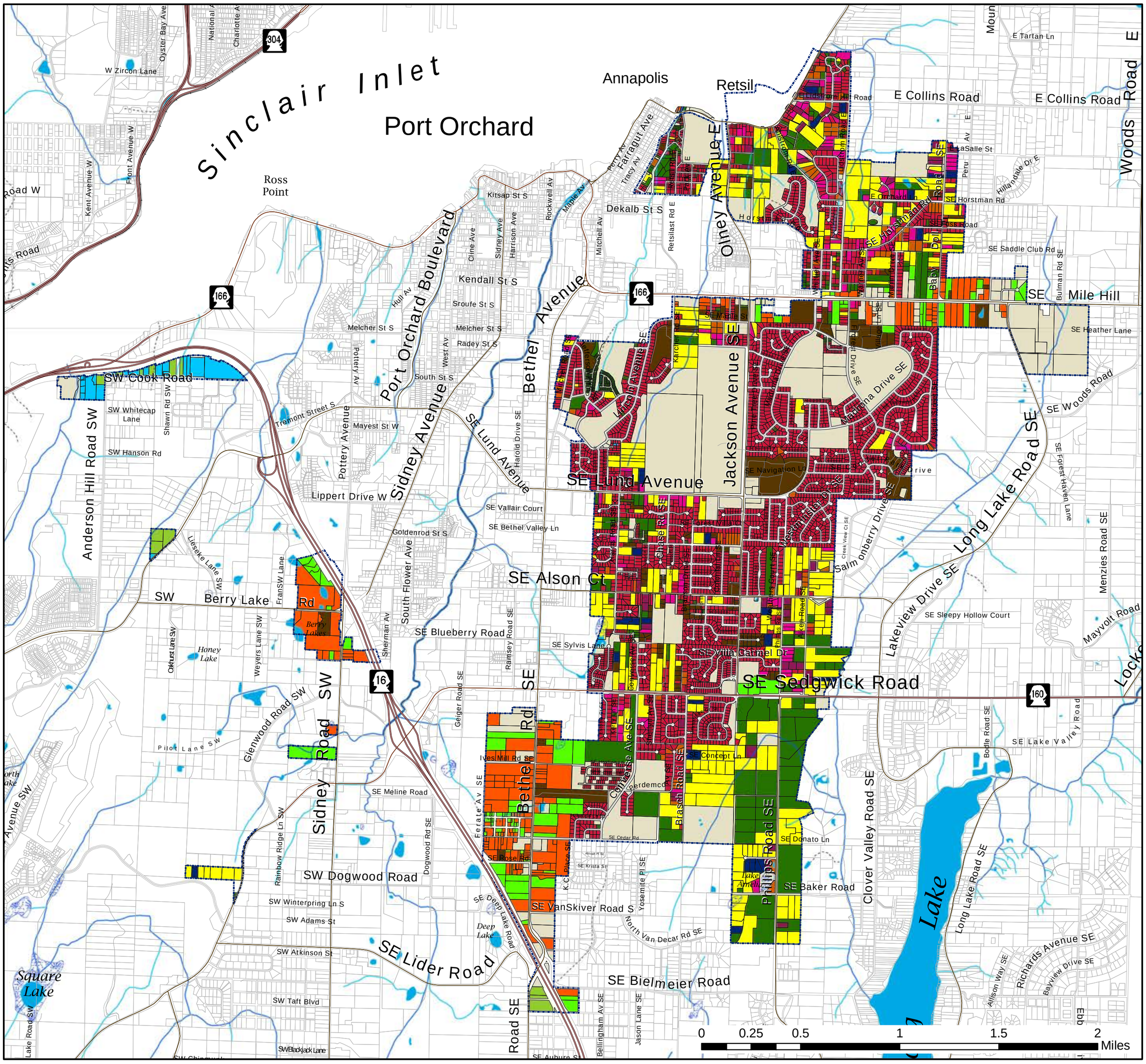


Port Orchard Urban Growth Area



- Developed Parcel
- *Parcel not considered for additional capacity*
- Underutilized - Residential
- Vacant Land - Residential
- Parcel less than .50 acres
- Parcel density less than 2.5 times the zoning size
- Parcel density 2.5 - 4 times zoning size and building value is less than 1/2 median value
- Parcel density 4 - 5 times zoning size and building value is less than median value
- Parcel density 5 - 10 times zoning size and building value is less than 1.5 x median value
- Shoreline parcel less than 1.00 acre
- Multi-Family
- Underutilized - Commercial
- Vacant Land - Commercial
- Underutilized - Industrial
- Vacant Land - Industrial
- Urban Growth Area Boundary
- Incorporated City Boundary

Waterbodies
(defined in WAC 222-16-030)
WaterBody Cartographic Feature Code
- Bay, estuary, Puget Sound
- Lake, Pond, Reservoir, Gravel pit or quarry filled with water
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- Tax Parcel

Watercourses
(defined in WAC 222-16-030)
Fish Habitat Water Type Code
- (S) Designated Shoreline of the State
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- State Highway
- Major Road
- Collector / Arterial
- Local Access; Local Road
- Railroad Lines

Land Capacity Analysis

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* THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY *

Vacant and Underutilized parcels created from Land Capacity Analysis were done as part of the Kitsap County Buildable Lands Analysis report. This data represents analysis from parcel data as reflected on January 2, 2012.
Continuing permit and development activity will alter the vacant and underutilized parcels results.

DRAFT

Map Date: September, 2013

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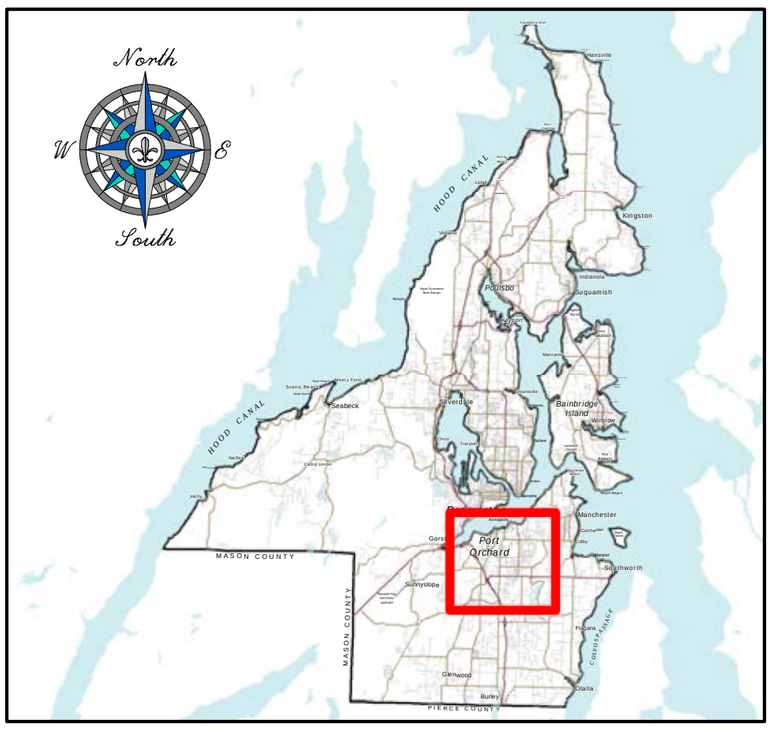
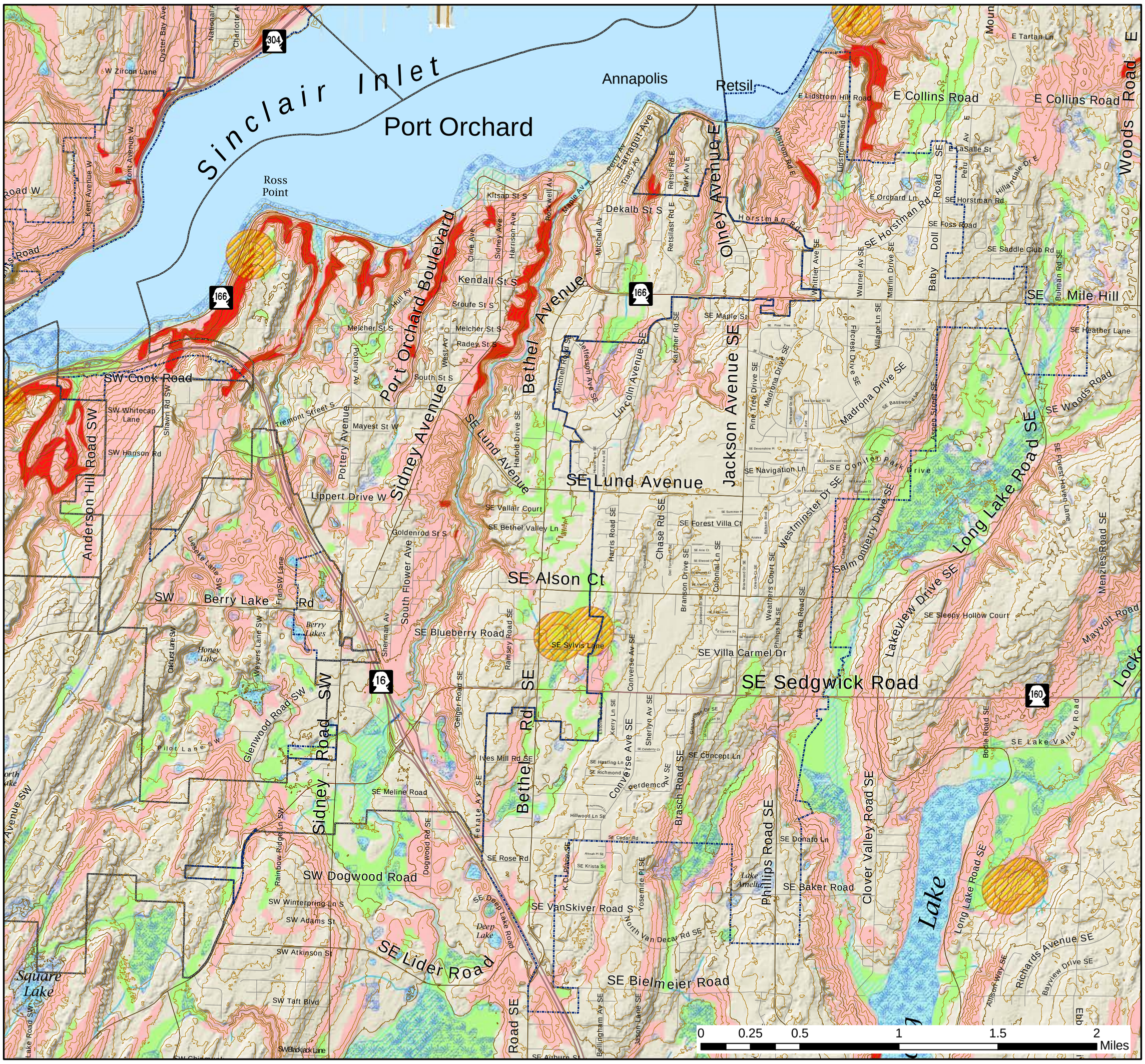


Port Orchard Urban Growth Area



Waterbodies
(defined in WAC 222-16-030)
WaterBody Cartographic Feature Code

- Bay, estuary, Puget Sound
- Lake, Pond, Reservoir, Gravel pit or quarry filled with water
- Includes DNR, NWI and Surveyed Wetlands

Watercourses
(defined in WAC 222-16-030)
Fish Habitat Water Type Code

- (S) Designated Shoreline of the State
- (F) Fish Habitat
- (N) Non-fish Habitat
- (U) Unknown, unmodeled hydrographic feature.

- 100 Year Floodplain

The primary risk classification shown is the 1-percent-annual-chance flood event

- Potential Wetlands

Geohazards
Description

- High Hazard Areas
- Moderate Hazard Areas

- 100' Contours
- 20' Contours

Eagle Habitat Buffers

- 330 Feet
- 660 Feet

- Tax Parcels

- Urban Growth Area Boundary
- Incorporated City Boundary

- State Highway
- Major Road
- Collector / Arterial
- Local Access; Local Road

Building Limitations

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* THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY *

Kitsap County Code
Title 19 - Critical Areas Ordinance

DRAFT

Map Date: October, 2013

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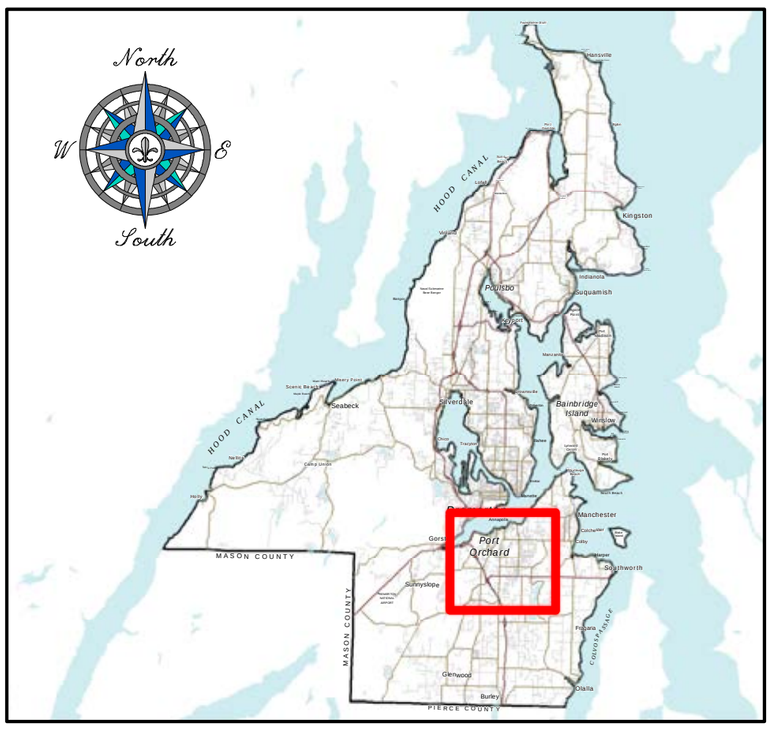
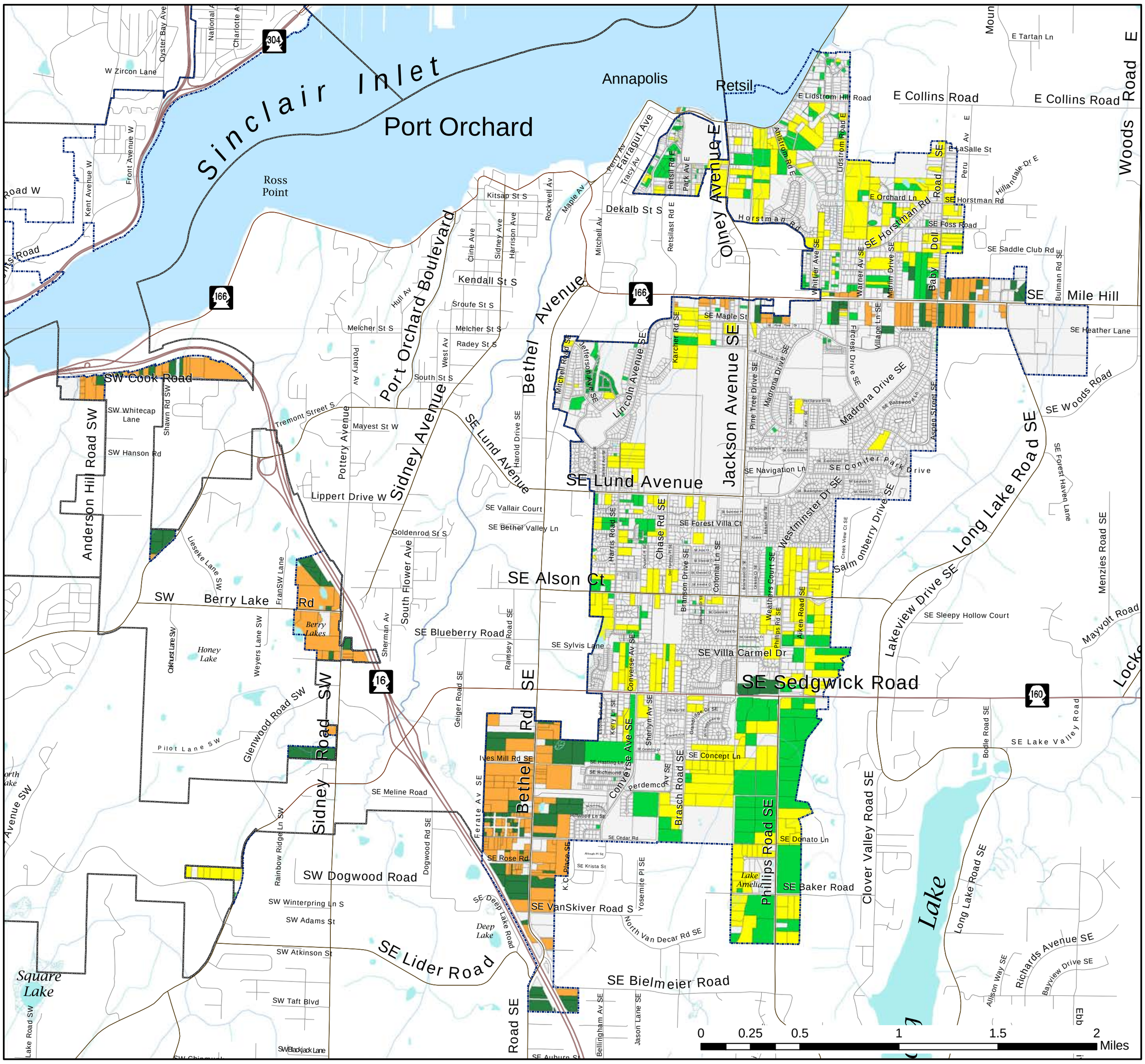


Port Orchard Urban Growth Area



Developed/Exempt

Parcels removed from Urban Land Supply described as follows:
Utitlites/Transportation parcels
Current Use/Common area parcels
Parks/Recreation parcels
Institutional parcels
Governmental services

Residential Land
- Underutilized
- Vacant Land

Commercial Land
- Underutilized
- Vacant Land

Urban Growth Area Boundary

Incorporated City Boundary

Tax Parcel Boundary

State Highway

Major Road

Collector / Arterial

Local Access; Local Road

WaterBody Cartographic Feature
- Bay, estuary, Puget Sound
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Fish Habitat Water Type
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Land Capacity Analysis

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DRAFT

Map Date: September, 2013

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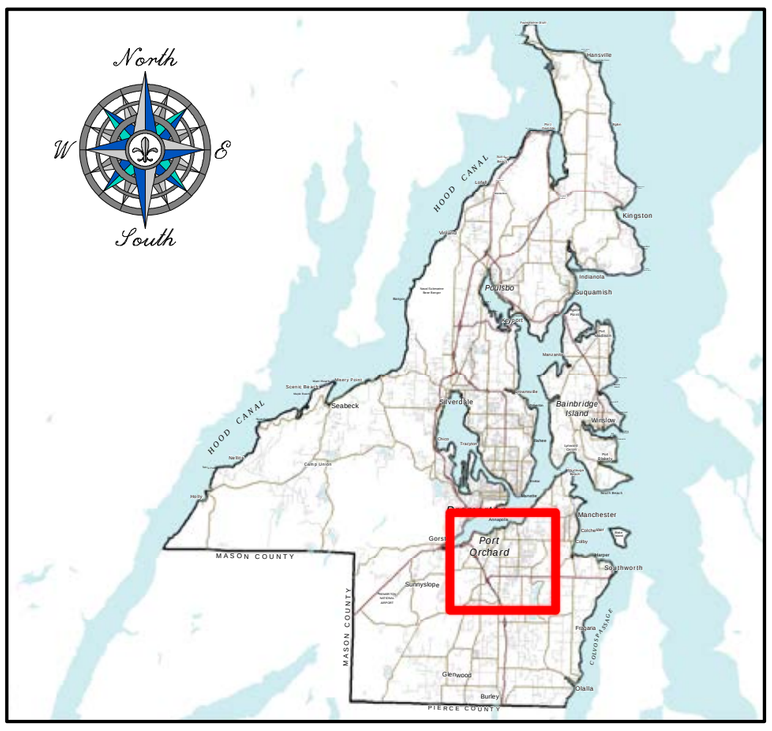


SILVERDALE
URBAN GROWTH AREA
Land Capacity December 31, 2012

UNDERUTILIZED LANDS	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Gross Residential Acres (Developed Parcels only)										
Total Gross Acres	2048.74	0.00	73.03	214.01	132.88	0.00	0.00	0.00	82.47	2551.13
Multi - Family Dwelling (-)	44.75	0.00	25.65	96.03	4.98	0.00	0.00	0.00	9.00	180.41
Parcels < 0.50 Acres (-)	750.62	0.00	23.95	17.66	2.02	0.00	0.00	0.00	0.00	794.25
Public/Current Use/Utilities (-)	499.44	0.00	18.03	90.47	45.73	0.00	0.00	0.00	5.46	659.13
Shoreline Parcel < 1.00 Acre (-)	3.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.20
Subtotal	**750.73**	**0.00**	**5.40**	**9.85**	**80.15**	**0.00**	**0.00**	**0.00**	**68.01**	**914.14**
Redevelopable Acres										
Median Value $159,712										
Density < 2.5 (-)	53.56	0.00	0.00	0.00	30.81	0.00	0.00	0.00	0.00	84.37
Density >= 2.5 - < 4.00 Value > (-)	133.82	0.00	0.00	0.00	3.09	0.00	0.00	0.00	0.00	136.91
Density >= 4.0 - < 5.00 Value > (-)	145.02	0.00	0.00	0.00	4.41	0.00	0.00	0.00	0.00	149.43
Density >= 5.0 - < 10.00 Value > (-)	40.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.98
Subtotal	**377.35**	**0.00**	**5.40**	**9.85**	**41.84**	**0.00**	**0.00**	**0.00**	**68.01**	**502.45**
Remove 100% of Platted lots (acres)	67.39	0.00	0.00	0.74	0.00	0.00	0.00	0.00	8.73	**76.86**
Critical Areas										
Total Redevelopable Acres	309.96	0.00	5.40	9.11	41.84	0.00	0.00	0.00	59.28	425.59
Unencumbered Acres	250.16	0.00	5.40	6.38	24.43	0.00	0.00	0.00	39.20	325.57
Acres within Critical Areas	41.29	0.00	0.00	2.70	13.05	0.00	0.00	0.00	11.20	68.24
Critical Areas reduction 75% (-)	10.32	0.00	0.00	0.68	3.26	0.00	0.00	0.00	2.80	17.06
Acres within Area of Concern	18.49	0.00	0.00	0.03	4.34	0.00	0.00	0.00	8.87	31.73
Area of Concern reduction 50% (-)	9.25	0.00	0.00	0.02	2.17	0.00	0.00	0.00	4.44	15.87
Subtotal	**269.73**	**0.00**	**5.40**	**7.07**	**29.86**	**0.00**	**0.00**	**0.00**	**46.44**	**358.50**
Roads/Right-of-Way (Future)										
20% (-)	**215.78**	**0.00**	**4.32**	**5.66**	**23.89**	**0.00**	**0.00**	**0.00**	**37.15**	**286.80**
Public Facility (Future)										
20% (-)	**172.63**	**0.00**	**3.46**	**4.52**	**19.11**	**0.00**	**0.00**	**0.00**	**29.72**	**229.44**
Unavailable Lands										
15% (-)	**146.73**	**0.00**	**2.94**	**3.85**	**16.25**	**0.00**	**0.00**	**0.00**	**25.26**	**195.02**
Commercial Split										
50% (-)	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	0.00	17.00	17.00
Platted Lots								*50% (-)*	*50% (-)*	
Underutilized Platted Lots 25% (+)	**16.85**	**0.00**	**0.00**	**0.19**	**0.00**	**0.00**	**0.00**	~~0.00~~	~~0.00~~	**17.03**
Platted Lot existing dwelling unit (count)	**46**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**28**	**75**
Dwelling Unit count (-75%)	**12**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**12**
Existing Dwelling Units										
Existing Dwelling Units (non platted lots) (-)	**176**	**0**	**2**	**6**	**11**	**0**	**0**	**0**	**83**	**278**
Total Dwelling Units (-)	**188**	**0**	**2**	**6**	**11**	**0**	**0**	**0**	**56**	**290**
TOTALS										
Net Developable Acres	**163.58**	**0.00**	**2.94**	**4.03**	**16.25**	**0.00**	**0.00**	**0.00**	**17.00**	**203.79**
	6.0 DU/AC	*6.0 DU/AC*	*12 DU/AC*	*21.75 DU/AC*	*2.5 DU/AC*	*7.6 DU/AC*	*2 DU/AC*	*12 DU/AC*	*15 DU/AC*	
Dwelling Unit Capacity	**794**	**0**	**33**	**81**	**30**	**0**	**0**	**0**	**199**	**1138**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**1985**	**0**	**83**	**147**	**74**	**0**	**0**	**0**	**359**	**2648**

URBAN GROWTH AREA
Land Capacity December 31, 2012

DRAFT

VACANT LAND	URBAN LOW *6.0 DU/AC*	SENIOR LIVING HOMESTEAD *6.0 DU/AC*	URBAN MEDIUM *12 DU/AC*	URBAN HIGH *21.75 DU/AC*	URBAN RESTRICTED *2.5 DU/AC*	URBAN CLUSTER *7.6 DU/AC*	ILLAHEE GREENBELT *2 DU/AC*	URBAN VILLAGE CENTER *12 DU/AC*	MIXED USE *15 DU/AC*	GRAND TOTAL
Gross Residential Zoned Acres										
Total Gross Vacant Acres	420.83	0.00	42.55	11.66	36.21	0.00	0.00	0.00	38.09	549.34
Subtotal	**420.83**	**0.00**	**42.55**	**11.66**	**36.21**	**0.00**	**0.00**	**0.00**	**38.09**	**549.34**
Redevelopable Acres										
Subtotal	**420.83**	**0.00**	**42.55**	**11.66**	**36.21**	**0.00**	**0.00**	**0.00**	**38.09**	**549.34**
Vacant Platted Lots (-)	33.68	0.00	1.97	0.00	0.00	0.00	0.00	0.00	0.50	**36.15**
Critical Areas										
Total Redevelopable Acres	387.15	0.00	40.58	11.66	36.21	0.00	0.00	0.00	37.59	513.19
Unencumbered Acres	313.26	0.00	26.95	8.67	11.88	0.00	0.00	0.00	13.84	374.60
Acres within Critical Areas	30.97	0.00	6.93	2.98	21.69	0.00	0.00	0.00	17.10	79.67
Critical Areas reduction 75% (-)	7.74	0.00	1.73	0.75	5.42	0.00	0.00	0.00	4.28	19.92
Acres within Area of Concern	42.92	0.00	6.69	0.01	2.63	0.00	0.00	0.00	6.64	58.89
Area of Concern reduction 50% (-)	21.46	0.00	3.35	0.01	1.32	0.00	0.00	0.00	3.32	29.45
Subtotal	**342.46**	**0.00**	**32.03**	**9.42**	**18.62**	**0.00**	**0.00**	**0.00**	**21.44**	**423.96**
Roads/Right-of-Way (Future)										
20% (-)	273.97	0.00	25.62	7.54	14.89	0.00	0.00	0.00	17.15	339.17
Public Facility (Future)										
20% (-)	219.18	0.00	20.50	6.03	11.92	0.00	0.00	0.00	13.72	271.34
Unavailable Lands										
5% (-)	208.22	0.00	19.47	5.73	11.32	0.00	0.00	0.00	13.03	257.77
Commercial Split										
50% (-)	197.81	0.00	18.50	5.44	10.75	0.00	0.00	0.00	6.52	239.02
								0.00	**6.77**	
Platted Lots										
Vacant Platted Lots	300	0	27	0	0	0	0	0	2	329
								0	1	
Net Developable Acres	**208.22**	**0.00**	**19.47**	**5.73**	**11.32**	**0.00**	**0.00**	**0.00**	**6.52**	**251.25**
	6.0 DU/AC	*6.0 DU/AC*	*12 DU/AC*	*21.75 DU/AC*	*2.5 DU/AC*	*7.6 DU/AC*	*2 DU/AC*	*12 DU/AC*	*15 DU/AC*	
Dwelling Unit Capacity	**1549**	**0**	**261**	**125**	**28**	**0**	**0**	**0**	**100**	**2063**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**3873**	**0**	**652**	**224**	**71**	**0**	**0**	**0**	**180**	**4999**

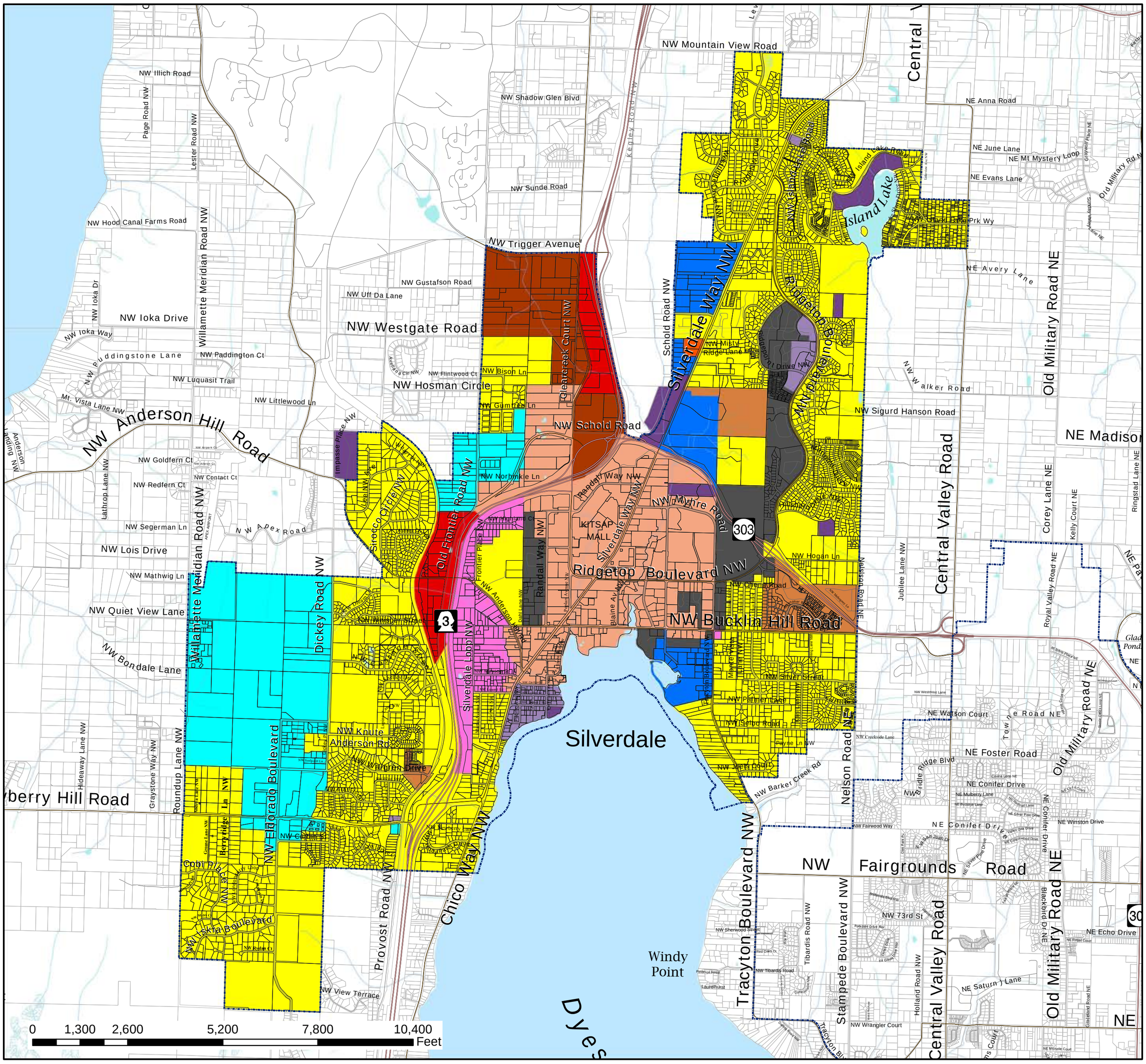
8/31/2017

UNDERUTILIZED LANDS	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Net Developable Acres	**163.58**	**0.00**	**2.94**	**4.03**	**16.25**	**0.00**	**0.00**	**0.00**	**17.00**	**203.79**
Dwelling Unit Capacity	**794**	**0**	**33**	**81**	**30**	**0**	**0**	**0**	**199**	**1138**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**1985**	**0**	**83**	**147**	**74**	**0**	**0**	**0**	**359**	**2648**

VACANT LAND	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Net Developable Acres	**208.22**	**0.00**	**19.47**	**5.73**	**11.32**	**0.00**	**0.00**	**0.00**	**6.52**	**251.25**
Dwelling Unit Capacity	**1549**	**0**	**261**	**125**	**28**	**0**	**0**	**0**	**100**	**2063**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**3873**	**0**	**652**	**224**	**71**	**0**	**0**	**0**	**180**	**4999**

GRAND TOTAL	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Net Developable Acres	**371.80**	**0.00**	**22.41**	**9.76**	**27.56**	**0.00**	**0.00**	**0.00**	**23.51**	**455.04**
Dwelling Unit Capacity	**2343**	**0**	**294**	**206**	**58**	**0**	**0**	**0**	**299**	**3200**
	2.5 pph	*1.8 pph*	*2.5 pph*	*1.8 pph*	*2.5 pph*	*2.5 pph*	*2.5 pph*	*1.8 pph*	*1.8 pph*	
Population Capacity	**5858**	**0**	**735**	**371**	**145**	**0**	**0**	**0**	**539**	**7647**

Silverdale Urban Growth Area



Neighborhood Commercial (10-30 DU/Ac)
Highway Tourist Commercial (10-30 DU/Ac)
Mixed Use (10-30 DU/Ac)
Regional Commercial (10-30 DU/Ac)
Business Center
Industrial
Urban Restricted (1-5 DU/Ac)
Urban Low Residential (5-9 DU/Ac)
Urban Medium Residential (10-18 DU/Ac)
Urban High Residential (19-30 DU/Ac)
Park
Urban Growth Area Boundary
Incorporated City Boundary

State Highway
Major Road
Collector / Arterial
Local Access; Local Road
Tax Parcel Boundary

WaterBody Cartographic Feature

Bay, estuary, Puget Sound
Lake, Pond or Reservoir
Includes DNR, NWI and Surveyed Wetlands

Fish Habitat Water Type

Designated Shoreline of the State
Fish Habitat
Non-fish Habitat
Unknown, unmodeled hydrographic feature.

Zoning

KITSAP COUNTY COMPREHENSIVE PLANNING MAP SERIES
This map was developed for general land use planning purposes.
The user of this map must assume responsibility for determining its suitability for other purposes.
Amendments:
February 8, 1999 Forest Resource Lands
April 19, 1999 Suquamish Rural Village
May 10, 1999 Modified Joint Planning Areas
July 21, 1999 Port Gamble Rural Historic Town
June 10, 2002 Manchester Community Plan
June 10, 2002 Ord No. 274-2002 Comprehensive Plan/Zoning Amendments
September 8, 2003 Res No. 168-2003 (Map Corrections)
December 8, 2003 Ord No. 311-2003 Comprehensive Plan/Zoning Amendments
October 25, 2004 George's Corner Commercial LAMIRD
October 25, 2004 Ord No. 326-2004 Comprehensive Plan/Zoning Amendments
December 22, 2005 Ord No. 352-2005 Comprehensive Plan/Zoning Amendments
December 11, 2006 Ord No. 370-2006 10-Year Update
June 11, 2007 Ord No. 384-2007 Repeal of Urban Holding Zone (UHA)
November 19, 2007 Ord No. 402-2007 Keyport Community Plan
December 31, 2007 Ord No. 405-2007 Comprehensive Plan/Zoning Amendments
October 13, 2008 Ord No. 414-2008 Comprehensive Plan/Zoning Amendments
December 23, 2008 Ord No. 420-2008 Comprehensive Plan/Zoning Amendments
December 14, 2009 Ord No. 443-2009 Comprehensive Plan/Zoning Amendments
December 15, 2010 Ord No. 467-2010 Comprehensive Plan/Zoning Amendments
December 15, 2010 Ord No. 467-2010 Type III LAMIRDS
August 31, 2012 Ord No. 493-2012 2012 Urban Growth Area - Remand
December 13, 2012 Ord No. 498-2012 Comprehensive Plan/Zoning Amendments

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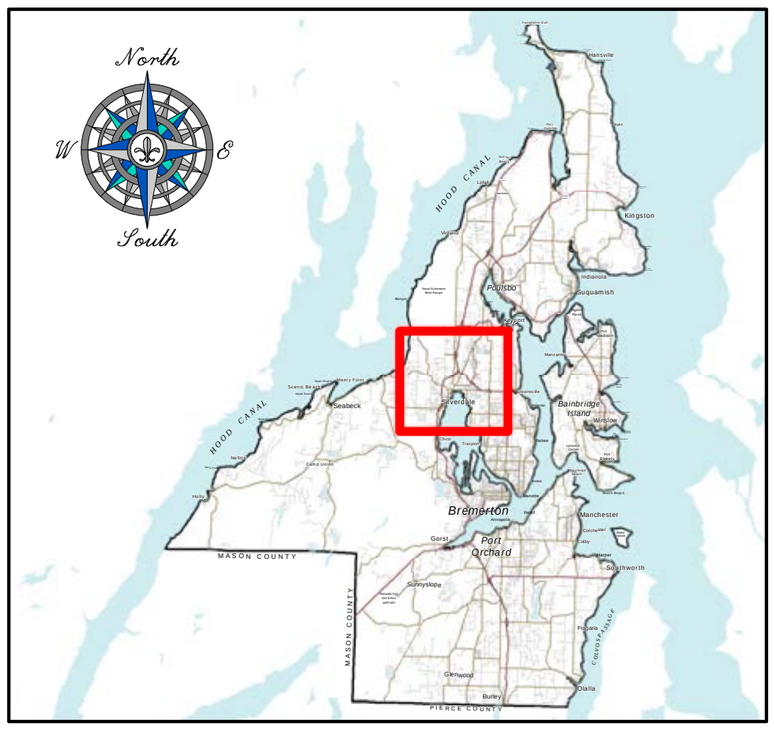
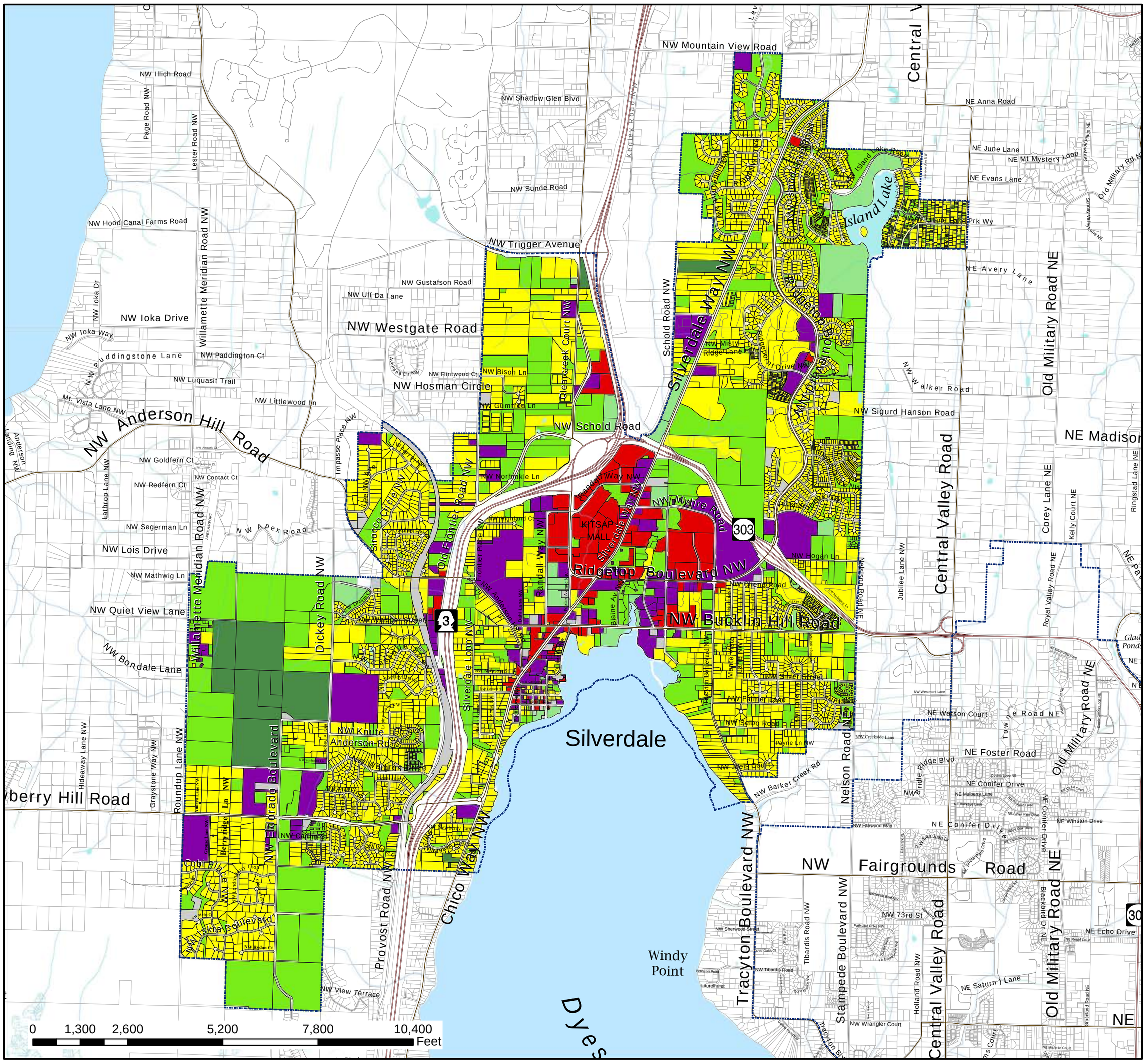


Silverdale Urban Growth Area


NW Mountain View Road
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NW Uff Da Lane
NW Westgate Road
NW Ioka Drive
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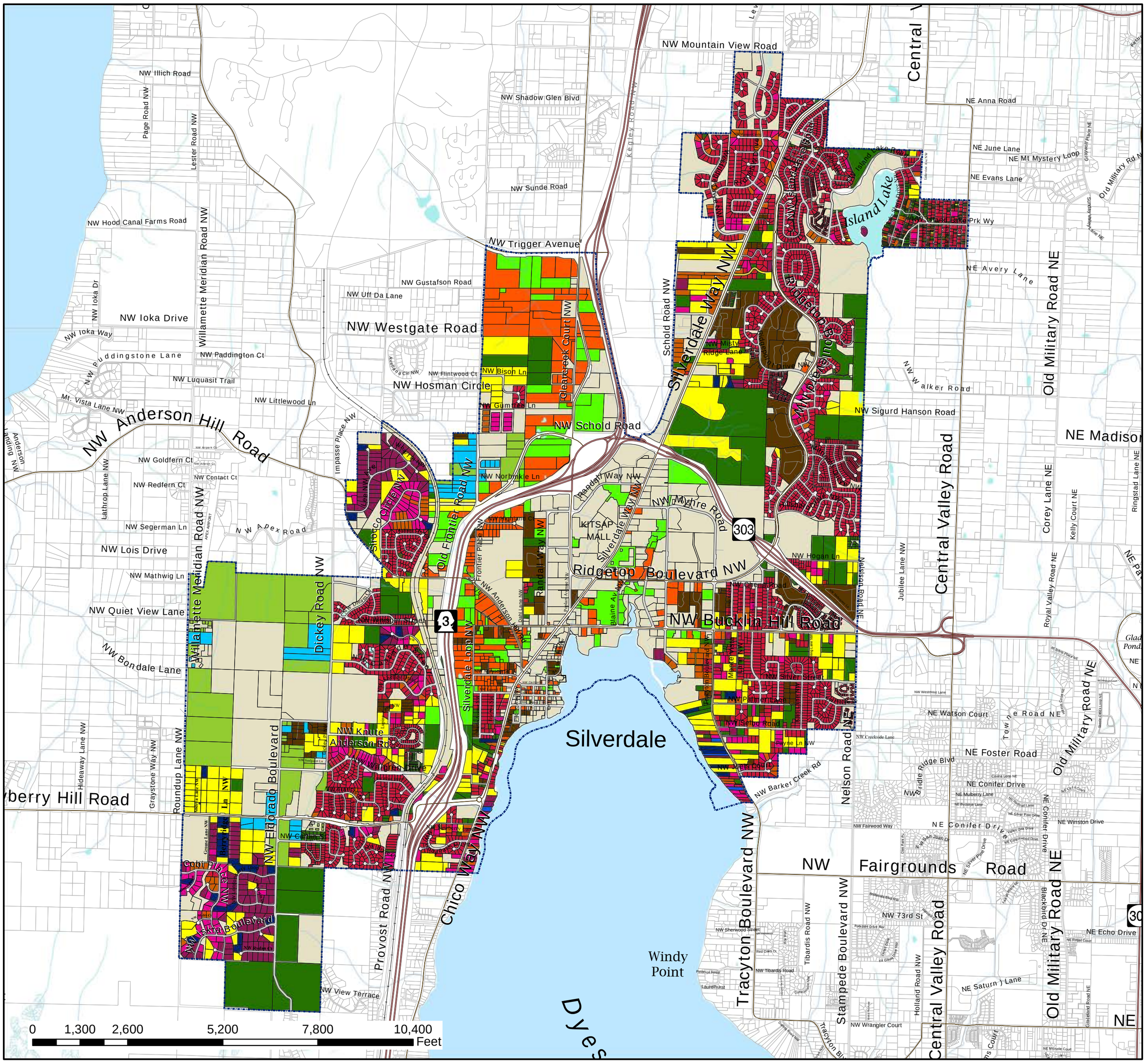
NW Puddingstone Lane
NW Paddington Ct
NW Luquasit Trail
NW Littlewood Ln
Mt. Vista Lane NW
NW Anderson Hill Road
NW Flintwood Ct
NW Bisoh Ln
NW Hosman Circle
NW Gumtree Ln
NW Schold Road
NW Goldfern Ct
NW Contact Ct
NW Redfern Ct
NW Segerman Ln
NW Apex Road
NW Lois Drive
NW Mathwig Ln
NW Quiet View Lane
NW Bondale Lane
NW Northkle Ln
Randall Way NW
NW Myhra Road
KITSAP MALL
Silverdale Way NW
Ridgetop Boulevard NW
NW Hogan Ln
NW Cherry Road
NW Buckiia Hill Road
NW Silver Street
NW Partner Lane
NW Selbo Road
Silverdale
NW Knute
Anderson Rd
NW Chatham
NW Jeels Court
Peyne Ln NW
NW Barker Creek Rd
Chico Way NW
Provost Road NW
NW View Terrace
Windy Point
Dyes
NW Fairgrounds Road
NW 73rd St
NW Sherwood Street
NW Tibbards Road
NW Wrangler Court
NE Anna Road
NE June Lane
NE Mt Mystery Loop
NE Evans Lane
NE Avery Lane
NE Foster Road
NE Conifer Drive
NE Winston Drive
NE Echo Drive
NE Saturn Lane
NE Watson Court
NW Fairwood Way
NW Misty Ridge Lane
NW Walker Road
NW Sigurd Hanson Road
NE Madison
Central Valley Road
Old Military Road NE
Nelson Road NE
Corey Lane NE
Kelly Court NE
Jubilee Lane NW
Royal Valley Road NE
Ringstad Lane NE
Lester Road NW
Page Road NW
Willamette Meridian Road NW
Dickey Road NW
Old Frontier Road NW
Frontier Place NW
Sirocco Circle NW
Impasse Place NW
Lathrop Lane NW
Anderson Landing NW
Hideaway Lane NW
Graystone Way NW
Roundup Lane NW
Silverdale Loop NW
Tracyton Boulevard NW
Stampede Boulevard NW
Holland Road NW
Tibbards Road NW
Colorado Boulevard
Cobi Place NW
Berry Ridge Ln NW
Mariska Boulevard
Keyport Road NW
Island Lake Drive
Island Lake
NW Island Lake Prk Wy
Island Lake Boulevard
Island Lake Loop
Island Lake Court
Island Lake Place
Island Lake Way
Island Lake Ct
Island Lake Dr
Island Lake Ln
Island Lake Pl
Island Lake Blvd
Island Lake Pkwy
Island Lake Cir
Island Lake Rd
Island Lake Pkwy
Island Lake Prk Wy
Island Lake Ave
Island Lake Ave NW
Island Lake Blvd

Silverdale Urban Growth Area



- Developed Parcel
- *Parcel not considered for additional capacity*
- Underutilized - Residential
- Vacant Land - Residential
- Parcel less than .50 acres
- Parcel density less than 2.5 times the zoning size
- Parcel density 2.5 - 4 times zoning size and building value is less than 1/2 median value
- Parcel density 4 - 5 times zoning size and building value is less than median value
- Parcel density 5 - 10 times zoning size and building value is less than 1.5 x median value
- Shoreline parcel less than 1.00 acre
- Multi-Family
- Underutilized - Commercial
- Vacant Land - Commercial
- Underutilized - Industrial
- Vacant Land - Industrial
- Urban Growth Area Boundary
- Incorporated City Boundary

Waterbodies
(defined in WAC 222-16-030)
WaterBody Cartographic Feature Code
- Bay, estuary, Puget Sound
- Lake, Pond, Reservoir, Gravel pit or quarry filled with water
- DNR, NWI, and Surveyed Wetlands
- Tax Parcel

Watercourses
(defined in WAC 222-16-030)
Fish Habitat Water Type Code
- (S) Designated Shoreline of the State
- (F) Fish Habitat
- (N) Non-fish Habitat
- (U) Unknown, unmodeled hydrographic feature.

- State Highway
- Major Road
- Collector / Arterial
- Local Access; Local Road
- Railroad Lines

Land Capacity Analysis

This map was created from existing map sources, not from field surveys. While great care was taken in using the most current map sources available, no warranties of any sort, including accuracy, fitness, or merchantability accompany this product. The user of this map assumes responsibility for determining its suitability for its intended use.

* THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY *

Vacant and Underutilized parcels created from Land Capacity Analysis were done as part of the Kitsap County Buildable Lands Analysis report. This data represents analysis from parcel data as reflected on January 2, 2012. Continuing permit and development activity will alter the vacant and underutilized parcels results.

DRAFT

Map Date: September, 2013

Kitsap County Department of Community Development
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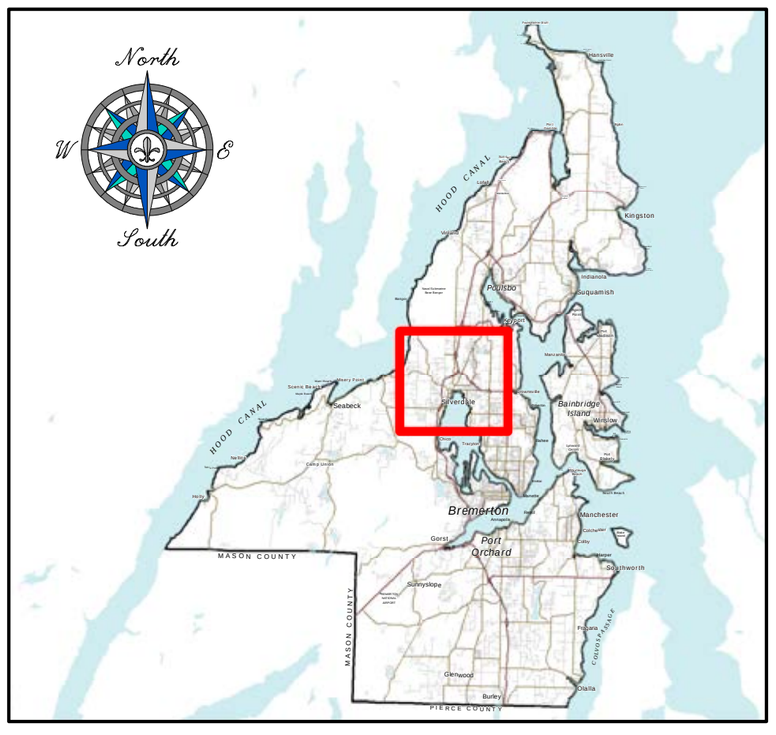
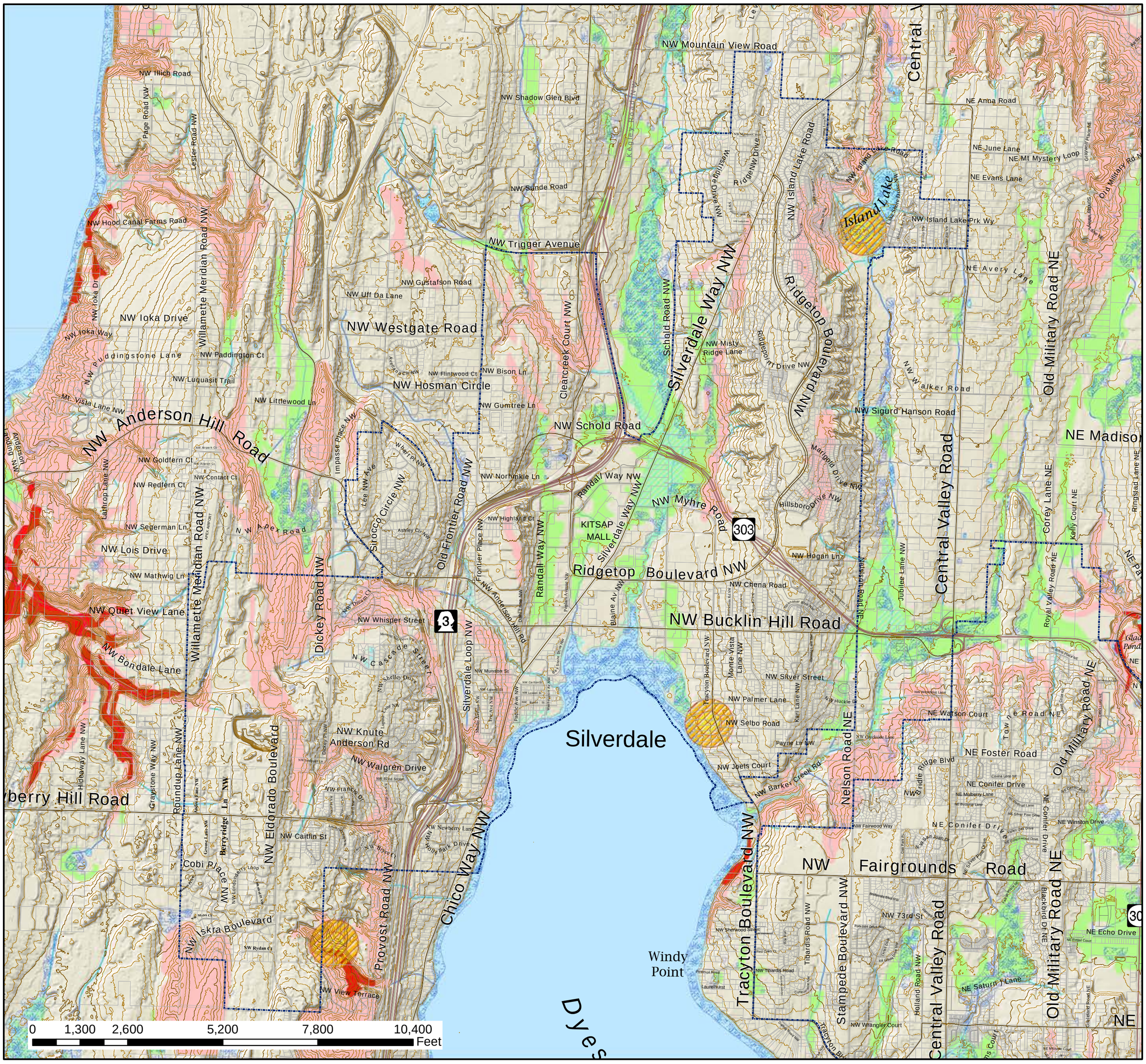


Silverdale Urban Growth Area



Waterbodies
(defined in WAC 222-16-030)
WaterBody Cartographic Feature Code

- Bay, estuary, Puget Sound
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- Includes DNR, NWI and Surveyed Wetlands

Watercourses
(defined in WAC 222-16-030)
Fish Habitat Water Type Code

- (S) Designated Shoreline of the State
- (F) Fish Habitat
- (N) Non-fish Habitat
- (U) Unknown, unmodeled hydrographic feature.
- 100 Year Floodplain

The primary risk classification shown is the 1-percent-annual-chance flood event

- Potential Wetlands

Geohazards
Description

- High Hazard Areas
- Moderate Hazard Areas

- 100' Contours
- 20' Contours

Eagle Habitat Buffers

- 330 Feet
- 660 Feet
- Tax Parcels
- Urban Growth Area Boundary
- Incorporated City Boundary
- State Highway
- Major Road
- Collector / Arterial
- Local Access; Local Road

Building Limitations

This map was created from existing map sources, not from field surveys. While great care was taken in using the most current map sources available, no warranties of any sort, including accuracy, fitness, or merchantability accompany this product. The user of this map assumes responsibility for determining its suitability for its intended use.

* THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY *

Kitsap County Code
Title 19 - Critical Areas Ordinance

DRAFT

Map Date: October, 2013

Kitsap County Department of
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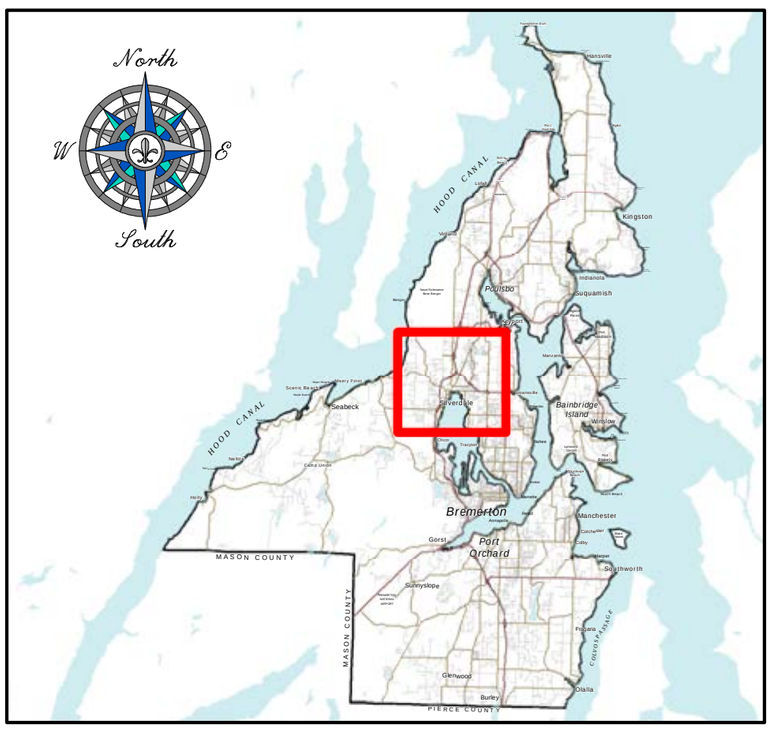
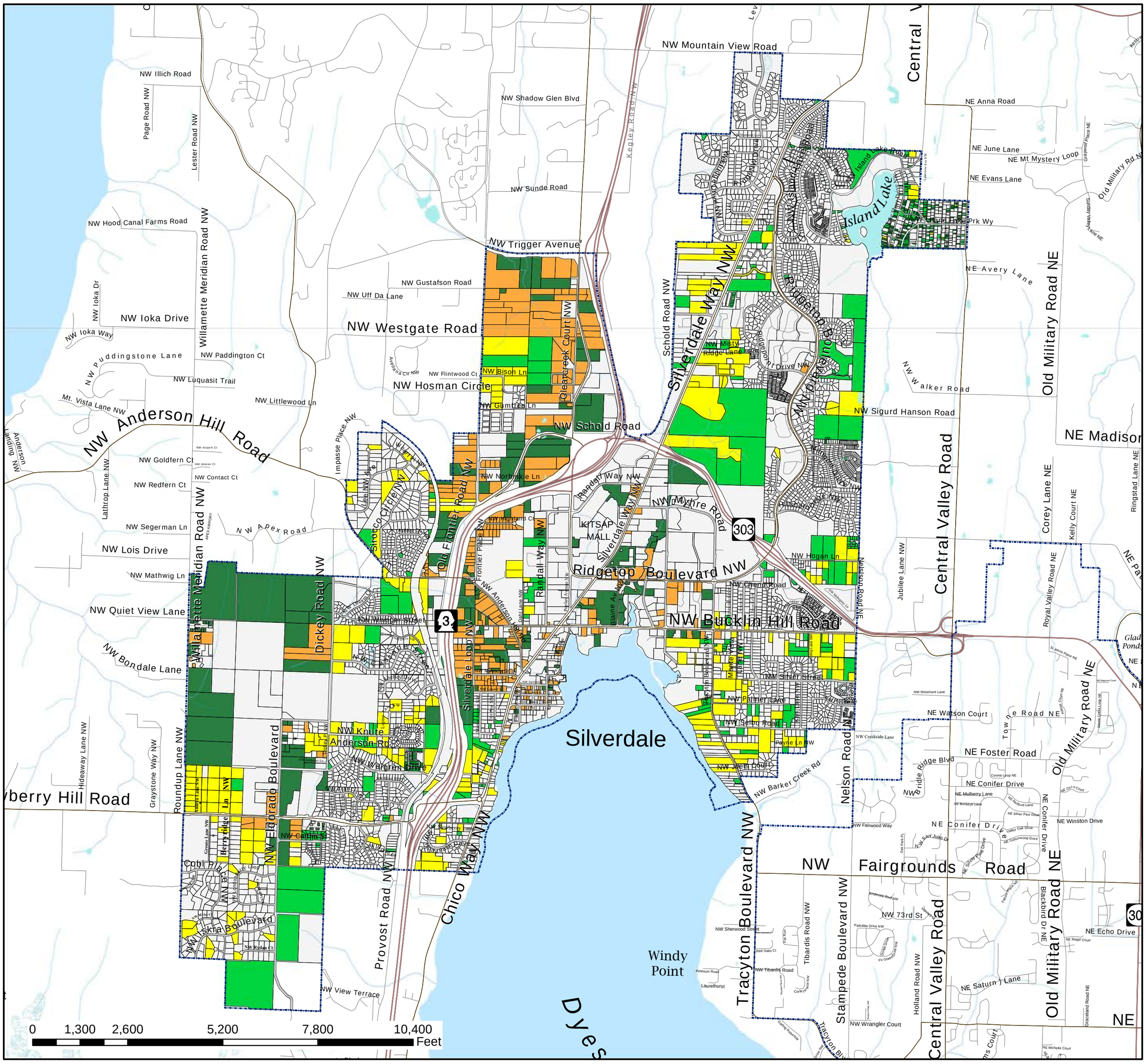


Silverdale Urban Growth Area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NW Hosman Circle
NW Flintwood Ct
NW Bison Ln
Clearcreek Court NW
NW Gumtree Ln
NW Anderson Hill Road
NW School Road
Impasse Place NW
Anderson Landing NW
NW Goldfern Ct
NW Redfern Ct
NW Contact Ct
Lathrop Lane NW
NW Segerman Ln
NW Apex Road
NW Lois Drive
NW Mathwig Ln
NW Quiet View Lane
NW Bondale Lane
Hideaway Lane NW
Graystone Way NW
Roundup Lane NW
Dickey Road NW
NW Eldorado Boulevard
NW Knute Anderson Rd
NW Barker Creek Rd
Silverdale
Chico Way NW
Provost Road NW
Windy Point
Dyes
NW View Terrace
Silverdale Loop NW
Old Frontier Road NW
Sirocco Circle NW
NW Norbanke Ln
Randall Way NW
Silverdale Way NW
NW Myhre Road
KITSAP MALL
Ridgetop Boulevard NW
NW Hogan Ln
NW Buckin Hill Road
NW Silver Street
NW Partner Lane
NW Serbu Road
NW Creekside Lane
NW Joels Court
Schold Road NW
NW Misty Ridge Lane
Ridgetop Blvd NW
Island Lake Drive
Island Lake
NW Grand Lake Prk Wy
NE Anna Road
NE June Lane
NE Mt Mystery Loop
NE Evans Lane
NE Avery Lane
Old Military Rd NE
Central Valley Road
NW Walker Road
NW Sigurd Hanson Road
NE Madison
Corey Lane NE
Kelly Court NE
Ringstad Lane NE
Jubilee Lane NW
Royal Valley Road NE
Nelson Road NE
NW Alderwood Ln
NW Alderwood Ct
NW Alderwood Dr
NW Alderwood Pl
NW Alderwood Cir
NW Alderwood Loop
NW Alderwood Ln
NW Knute Anderson Rd
NW Knute Anderson Rd
NW Alderwood Ln
NW Alderwood Ct
NW Alderwood Dr
NW Alderwood Pl
NW Alderwood Cir
NW Alderwood Loop
NW Alderwood Ln

Unincorporated

County

kitsap2035

Growing for a Better Tomorrow

	Acres	Sum of NEW UNITS
FOREST RESOURCE LANDS (1 DU/40 AC)	**3157.04**	**0**
CURRENT USE/COMMON AREA	550.31	0
EXEMPT	1620.84	0
PARKS/INSTITUTIONAL	946.70	0
UTILITIES/TRANSPORTATION	39.18	0
RURAL PROTECTION (1 DU/10 AC)	**28153.45**	**1784**
CURRENT USE/COMMON AREA	3883.01	0
DEVELOPED	14723.41	0
EXEMPT	881.32	0
FISHING/MINING	355.08	0
GOVERNMENTAL SERVICES	97.87	0
MULTI-FAMILY	45.05	0
PARKS/INSTITUTIONAL	246.21	0
TIDELANDS	0.49	0
UNDERUTILIZED	668.04	170
UTILITIES/TRANSPORTATION	313.39	0
VACANT LAND	6939.56	1614
RURAL RESIDENTIAL (1 DU/5 AC)	**80809.70**	**8096**
CURRENT USE/COMMON AREA	10328.74	0
DEVELOPED	45007.97	0
EXEMPT	2000.25	0
FISHING/MINING	456.61	0
GOVERNMENTAL SERVICES	385.83	0
MULTI-FAMILY	254.48	0
PARKS/INSTITUTIONAL	1775.77	0
TIDELANDS	0.53	0
UNDERUTILIZED	4122.14	795
UTILITIES/TRANSPORTATION	492.90	0
VACANT LAND	15984.48	7301
RURAL WOODED (1 DU/20 AC)	**49205.09**	**299**
CURRENT USE/COMMON AREA	32529.07	0
DEVELOPED	1129.68	0
EXEMPT	12165.46	0
FISHING/MINING	54.80	0
GOVERNMENTAL SERVICES	37.50	0
PARKS/INSTITUTIONAL	1320.04	0
UNDERUTILIZED	244.36	17
UTILITIES/TRANSPORTATION	116.80	0
VACANT LAND	1607.38	281
URBAN RESERVE (1 DU/10 AC)	**1986.22**	**259**
CURRENT USE/COMMON AREA	250.21	0
DEVELOPED	804.88	0
EXEMPT	72.72	0
FISHING/MINING	40.68	0
GOVERNMENTAL SERVICES	1.36	0
MULTI-FAMILY	3.26	0
PARKS/INSTITUTIONAL	16.89	0
UNDERUTILIZED	38.11	18
UTILITIES/TRANSPORTATION	62.40	0
VACANT LAND	695.72	241
Grand Total	**163311.50**	**10438**

Preliminary Draft – For Internal Use Only – Not for Public Release at this Time.

Kitsap County
Unincorporated Rural Capacity (Residential)
January 27, 2014

	Sum of ACRES	Sum of NEW UNITS
RURAL PROTECTION	**668.04**	**170**
UNDERUTILIZED	668.04	170
RURAL RESIDENTIAL	**4122.14**	**795**
UNDERUTILIZED	4122.14	795
RURAL WOODED	**244.36**	**17**
UNDERUTILIZED	244.36	17
URBAN RESERVE	**38.11**	**18**
UNDERUTILIZED	38.11	18
Grand Total	**5072.65**	**1000**

	Sum of ACRES	Sum of NEW UNITS
RURAL PROTECTION	**6939.56**	**1614**
VACANT LAND	6939.56	1614
RURAL RESIDENTIAL	**15984.48**	**7301**
VACANT LAND	15984.48	7301
RURAL WOODED	**1607.38**	**281**
VACANT LAND	1607.38	281
URBAN RESERVE	**695.72**	**241**
VACANT LAND	695.72	241
Grand Total	**25227.13**	**9438**

Preliminary Draft – For Internal Use Only – Not for Public Release at this Time.

ZONE		Sum of ACRES	Sum of NEW UNITS
Rural Residential	**(1 DU/5 AC)**	**20106.62**	**8096**
	Underutilized	4122.14	795
	Vacant	15984.48	7301
Urban Reserve	**(1 DU/10 AC)**	**733.82**	**259**
	Underutilized	38.11	18
	Vacant	695.72	241
Rural Protection	**(1 DU/10 AC)**	**7607.60**	**1784**
	Underutilized	668.04	170
	Vacant	6939.56	1614
Rural Wooded	**(1 DU/20 AC)**	**1851.74**	**299**
	Underutilized	244.36	17
	Vacant	1607.38	281
Forest Resource Lands	**(1 DU/40 AC)**	**0.00**	**0**
	Underutilized	0.00	0
	Vacant	0.00	0

Manchester LAMIRD

	Sum of Total Acres for Residential Zones	Sum of Acres for Underutilized and Vacant Lands	Count of Additonal Units	Population
MVLR	**513.77**	**297.82**	**326**	**815**
DEVELOPED	213.12	0.00	0	0
MULTI-FAMILY	2.83	0.00	0	0
UNDERUTILIZED	186.62	186.62	121	302.5
VACANT LAND	111.20	111.20	205	512.5
MVR	**384.85**	**67.63**	**164**	**410**
DEVELOPED	309.84	0.00	0	0
MULTI-FAMILY	7.38	0.00	0	0
UNDERUTILIZED	45.33	45.33	69	172.5
VACANT LAND	22.30	22.30	95	237.5
Grand Total	**898.62**	**365.45**	**490**	**1225**

Suquamish LAMIRD

	Sum of Total Acres for Residential Zones	Sum of Acres for Underutilized and Vacant Lands	Count of Additonal Units	Count of Additonal Units
SVLR	**112.14**	**28.15**	**45**	**112.5**
DEVELOPED	83.99	0.00	0	0
UNDERUTILIZED	9.48	9.48	8	20
VACANT LAND	18.67	18.67	37	92.5
SVR	**182.95**	**42.79**	**261**	**652.5**
DEVELOPED	138.10	0.00	0	0
MULTI-FAMILY	2.06	0.00	0	0
UNDERUTILIZED	16.17	16.17	64	160
VACANT LAND	26.62	26.62	197	492.5
Grand Total	**295.09**	**70.94**	**306**	**765**

Port Gamble LAMIRD

	Sum of Total Acres for Residential Zones	Sum of Acres for Underutilized and Vacant Lands	Count of Additonal Units	Count of Additonal Units
RHTR	**36.73**	**24.72**	**7**	**18**
DEVELOPED	12.01	0.00	0	0
UNDERUTILIZED	20.67	20.67	3	7.5
VACANT LAND	4.05	4.05	4	10
RHTW	**34.74**	**0.00**	**0**	**0**
DEVELOPED	34.74	0.00	0	0
Grand Total	**71.46**	**24.72**	**7**	**18**

Keyport Village LAMIRD

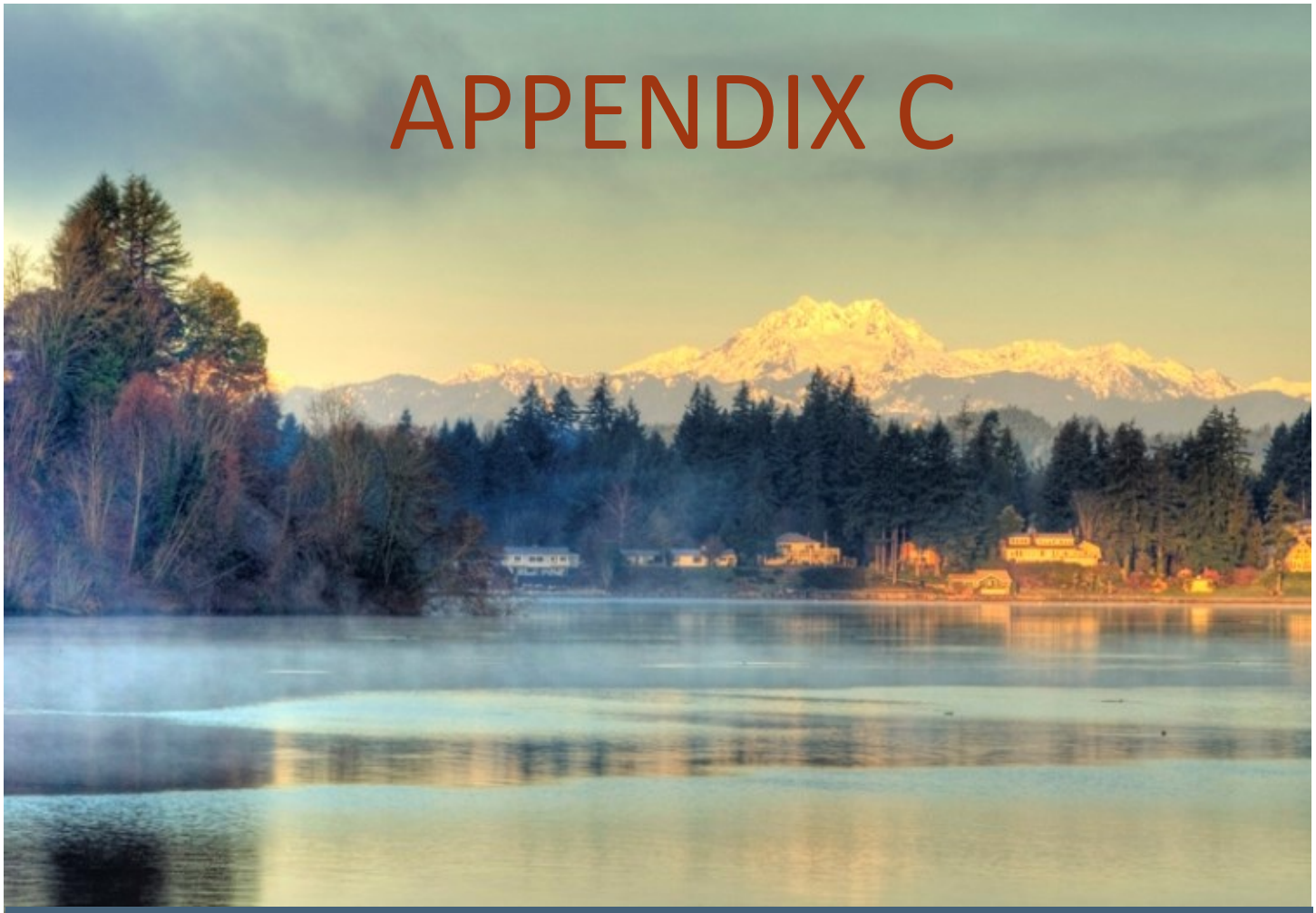
	Sum of Total Acres for Residential Zones	Sum of Acres for Underutilized and Vacant Lands	Count of Additonal Units	Count of Additonal Units
KVLR	**31.74**	**31.74**	**16**	**40**
DEVELOPED	18.97	0.00	0	0
UNDERUTILIZED	9.64	9.64	8	20
VACANT LAND	3.13	3.13	8	20
KVR	**17.43**	**17.43**	**18**	**45**
DEVELOPED	10.99	0.00	0	0
MULTI-FAMILY	1.69	0.00	0	0
UNDERUTILIZED	3.99	3.99	13	32.5
VACANT LAND	0.75	0.75	5	12.5
Grand Total	**49.17**	**49.17**	**34**	**85**

GEORGE'S CORNER TYPE 1
LIMITED AREA OF MORE INTENSE RURAL DEVELOPMENT
Commercial Land Capacity
December 31, 2012

UNDERUTILIZED LANDS	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	MIXED USE	URBAN VILLAGE CENTER	GRAND TOTAL
Gross Acres (Developed Parcels only)							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	0.00	0.00	0.00	28.31	0.00	0.00	0.00	0.00	28.31
Multi - Family Dwelling (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Public/Current Use/Utilities (-)	0.00	0.00	0.00	21.34	0.00	0.00	0.00	0.00	21.34
Subtotal	**0.00**	**0.00**	**0.00**	**6.97**	**0.00**	**0.00**	**0.00**	**0.00**	**6.97**
Remove 100% Platted Lots	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Critical Areas									
Total Redevelopable Acres	0.00	0.00	0.00	6.97	0.00	0.00	0.00	0.00	6.97
Unencumbered Acres	0.00	0.00	0.00	1.61	0.00	0.00	0.00	0.00	1.61
Acres within Critical Areas	0.00	0.00	0.00	1.95	0.00	0.00	0.00	0.00	1.95
Critical Areas reduction 75% (-)	0.00	0.00	0.00	0.49	0.00	0.00	0.00	0.00	0.49
Acres within Area of Concern	0.00	0.00	0.00	3.40	0.00	0.00	0.00	0.00	3.40
Area of Concern reduction 50% (-)	0.00	0.00	0.00	1.70	0.00	0.00	0.00	0.00	1.70
Subtotal	**0.00**	**0.00**	**0.00**	**3.80**	**0.00**	**0.00**	**0.00**	**0.00**	**3.80**
Roads/Right-of-Way (Future)									
20% (-)	**0.00**	**0.00**	**0.00**	**3.04**	**0.00**	**0.00**	**0.00**	**0.00**	**3.04**
Public Facility (Future)									
20% (-)	**0.00**	**0.00**	**0.00**	**2.43**	**0.00**	**0.00**	**0.00**	**0.00**	**2.43**
Unavailable Lands									
15% (-)	**0.00**	**0.00**	**0.00**	**2.07**	**0.00**	**0.00**	**0.00**	**0.00**	**2.07**
Underutilized Acres	**0.00**	**0.00**	**0.00**	**2.07**	**0.00**	**0.00**	**0.00**	**0.00**	**2.07**

VACANT LAND	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	MIXED USE	URBAN VILLAGE CENTER	GRAND TOTAL
Gross Acres (Developed Parcels only)							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	0.00	0.00	0.00	23.17	0.00	0.00	0.00	0.00	23.17
Subtotal	**0.00**	**0.00**	**0.00**	**23.17**	**0.00**	**0.00**	**0.00**	**0.00**	**23.17**
Remove 100% Platted Lots	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Critical Areas									
Total Redevelopable Acres	0.00	0.00	0.00	23.17	0.00	0.00	0.00	0.00	23.17
Unencumbered Acres	0.00	0.00	0.00	9.75	0.00	0.00	0.00	0.00	9.75
Acres within Critical Areas	0.00	0.00	0.00	8.42	0.00	0.00	0.00	0.00	8.42
Critical Areas reduction 75% (-)	0.00	0.00	0.00	2.11	0.00	0.00	0.00	0.00	2.11
Acres within Area of Concern	0.00	0.00	0.00	5.00	0.00	0.00	0.00	0.00	5.00
Area of Concern reduction 50% (-)	0.00	0.00	0.00	2.50	0.00	0.00	0.00	0.00	2.50
Subtotal	**0.00**	**0.00**	**0.00**	**14.36**	**0.00**	**0.00**	**0.00**	**0.00**	**14.36**
Roads/Right-of-Way (Future)									
20% (-)	**0.00**	**0.00**	**0.00**	**11.48**	**0.00**	**0.00**	**0.00**	**0.00**	**11.48**
Public Facility (Future)									
20% (-)	**0.00**	**0.00**	**0.00**	**9.19**	**0.00**	**0.00**	**0.00**	**0.00**	**9.19**
Unavailable Lands									
5% (-)	**0.00**	**0.00**	**0.00**	**8.73**	**0.00**	**0.00**	**0.00**	**0.00**	**8.73**
Vacant Acres	**0.00**	**0.00**	**0.00**	**8.73**	**0.00**	**0.00**	**0.00**	**0.00**	**8.73**
Total Net Developable Acres	**0.00**	**0.00**	**0.00**	**10.79**	**0.00**	**0.00**	**0.00**	**0.00**	**10.79**

APPENDIX C



Countywide Employment Capacity and Demand

City of Bainbridge Island
Commercial Land Capacity
December 31, 2012

	WINSLOW MIXED USE TOWN CENTER										
UNDERUTILIZED LANDS	Central Core Overlay	Madison Avenue Overlay	Ericksen Avenue Overlay	Gateway Overlay	Ferry Terminal Overlay	High School Road I	High School Road II	Neighborhood Service Center	Business Industrial	Water-Dependent Industrial	GRAND TOTAL
Gross Acres (Developed Parcels only)											
Total Gross Acres	70.74	43.65	24.29	0.00	0.00	31.81	6.21	23.27	77.08	58.71	335.76
Multi - Family Dwelling (-)	10.86	9.44	4.90	0.00	0.00	0.00	0.00	0.00	0.00	58.71	83.91
Public/Current Use/Utilities (-)	55.00	27.98	19.17	0.00	0.00	31.81	6.21	12.28	53.92	0.00	206.37
Subtotal	**4.88**	**6.23**	**0.22**	**0.00**	**0.00**	**0.00**	**0.00**	**10.99**	**23.16**	**0.00**	**45.48**
Remove 100% Planned Lots	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Remove 100% Platted	**1.18**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1.16**	**2.36**	**0.00**	**4.70**
Subtotal	**3.70**	**6.23**	**0.22**	**0.00**	**0.00**	**0.00**	**0.00**	**9.83**	**20.80**	**0.00**	**40.78**
Critical Areas											
Total Redevelopable Acres	3.70	6.23	0.22	0.00	0.00	0.00	0.00	9.83	20.80	0.00	40.78
Unencumbered Acres	3.70	6.23	0.22	0.00	0.00	0.00	0.00	5.02	12.65	0.00	27.82
Acres within Critical Areas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.11	2.15	0.00	2.26
Critical Areas reduction 75% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.54	0.00	0.57
Acres within Area of Concern	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.71	5.99	0.00	10.70
Area of Concern reduction 50% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.36	3.00	0.00	5.35
Subtotal	**3.70**	**6.23**	**0.22**	**0.00**	**0.00**	**0.00**	**0.00**	**7.40**	**16.18**	**0.00**	**33.74**
Public Facility (Future)											
15% (-)	**3.15**	**5.30**	**0.19**	**0.00**	**0.00**	**0.00**	**0.00**	**6.29**	**13.76**	**0.00**	**28.67**
Unavailable Lands											
25% (-)	**2.36**	**3.97**	**0.14**	**0.00**	**0.00**	**0.00**	**0.00**	**4.72**	**10.32**	**0.00**	**21.51**
Underutilized Acres	**3.54**	**3.97**	**0.14**	**0.00**	**0.00**	**0.00**	**0.00**	**5.88**	**12.68**	**0.00**	**26.21**
VACANT LAND	Central Core Overlay	Madison Avenue Overlay	Ericksen Avenue Overlay	Gateway Overlay	Ferry Terminal Overlay	High School Road I	High School Road II	Neighborhood Service Center	Light Manufacturing	Water-Dependent Industrail	GRAND TOTAL
Gross Acres											
Total Gross Acres	1.46	0.00	2.39	14.39	0.67	4.37	6.50	5.38	40.70	0.00	75.86
Remove 100% Planned Development	**0.00**	**0.00**	**0.00**	**0.16**	**0.00**	**0.00**	**0.00**	**0.00**	**0.28**	**0.00**	**0.44**
Remove 100% Platted Lots	**0.54**	**0.00**	**0.00**	**0.00**	**0.67**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1.21**
Subtotal	**0.92**	**0.00**	**2.39**	**14.23**	**0.00**	**4.37**	**6.50**	**5.38**	**40.42**	**0.00**	**74.21**
Critical Areas											
Total Redevelopable Acres	0.92	0.00	2.39	14.23	0.00	4.37	6.50	5.38	40.42	0.00	74.21
Unencumbered Acres	0.73	0.00	2.39	0.17	0.00	1.27	5.47	3.65	24.91	0.00	38.59
Acres within Critical Areas	0.19	0.00	0.00	10.49	0.00	0.00	0.91	0.00	5.84	0.00	17.43
Critical Areas reduction 75% (-)	0.05	0.00	0.00	2.62	0.00	0.00	0.23	0.00	1.46	0.00	4.36
Acres within Area of Concern	0.00	0.00	0.00	3.56	0.00	0.09	0.11	1.73	9.68	0.00	15.17
Area of Concern reduction 50% (-)	0.00	0.00	0.00	1.78	0.00	0.05	0.06	0.87	4.84	0.00	7.59
Subtotal	**0.78**	**0.00**	**2.39**	**4.57**	**0.00**	**1.32**	**5.75**	**4.52**	**31.21**	**0.00**	**50.53**
Public Facility (Future)											
15% (-)	**0.66**	**0.00**	**2.03**	**3.89**	**0.00**	**1.12**	**4.89**	**3.84**	**26.53**	**0.00**	**42.95**
Unavailable Lands											
20% (-)	**0.53**	**0.00**	**1.63**	**3.11**	**0.00**	**0.89**	**3.91**	**3.07**	**21.22**	**0.00**	**34.36**
Vacant Acres	**1.07**	**0.00**	**1.63**	**3.11**	**0.67**	**0.89**	**3.91**	**0.00**	**0.00**	**0.00**	**11.28**
	FAR 1.0	**FAR 0.6**	**FAR 0.6**	**FAR 0.3**	**FAR 0.2**	**FAR 0.6**	**FAR 0.6**				
Total Net Developable Acres	**4.61**	**3.97**	**1.77**	**3.11**	**0.67**	**0.89**	**3.91**	**5.88**	**12.68**	**0.00**	**37.49**
Net Developable w/Applied FAR	**9.21**	**6.35**	**2.82**	**4.04**	**0.80**	**1.43**	**6.26**	**5.88**	**12.68**	**0.00**	**49.49**
Total Square Footage Planned Developments	**0**	**0**	**0**	**9295**	**0**	**0**	**0**	**0**	**12109**	**0**	**21404**

	Central Core Overlay	Madison Avenue Overlay	Ericksen Avenue Overlay	Gateway Overlay	Ferry Terminal Overlay	High School Road I	High School Road II	Neighborhood Service Center	Business Industrial	Water-Dependent Industrial	GRAND TOTAL
	FAR 1.0	FAR 0.6	FAR 0.6	FAR 0.3	FAR 0.2	FAR 0.6	FAR 0.6	35%	35%	50%	
Total Net Developable Acres	**9.21**	**6.35**	**2.82**	**4.04**	**0.80**	**1.43**	**6.26**	**5.88**	**12.68**	**0.00**	**49.49**
Existing Floor Area (-)	**0**	**4,432**	**0**	**0**	**0**	**0**	**0**				
Conversion to Building Square Footage	**401,401**	**276,806**	**123,045**	**176,073**	**35,022**	**62,322**	**272,630**	**256,093**	**552,182**	**0**	**2,155,575**
Total Square Feet	**401,401**	**272,374**	**123,045**	**176,073**	**35,022**	**62,322**	**272,630**	**256,093**	**552,182**	**0**	**2,151,143**
Industrial Square Footage									193,264	0	
Industrial Planned lots									12,109	0	
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**205,373**	**0**	**205,373**
Commercial Square Footage	401,401	272,374	123,045	176,073	35,022	62,322	272,630	89,633			
Commercial Planned lots	0	0	0	9,295	0	0	0	0			
Total	**401,401**	**272,374**	**123,045**	**185,368**	**35,022**	**62,322**	**272,630**	**89,633**			**1,441,796**
Total Building Square Footage	**401,401**	**272,374**	**123,045**	**185,368**	**35,022**	**62,322**	**272,630**	**89,633**	**205,373**	**0**	**1,647,168**

	Industrial Zones	Commercial Zones
Net Developable Acres	12.68	36.81
Building Area Estimates (Square Footage)	205,373	1,441,796
Vacancy Rate Adjustment (5%)	195,104	1,369,706
Employment Rate - Square Feet Per Employee	969	500
Resulting Employment Capacity - Jobs	201	2739

CITY OF BREMERTON
BUILDABLE LANDS REVIEW
AUGUST 2014

METHODS DOCUMENT IN CITY OF BREMERTON
UPDATE LAND CAPACITY ANALYSIS (ULCA) METHODOLOGY MEMO
(MINOR MODIFICATION FROM KITSAP COUNTY METHODOLOGY)

Included in this document is the summary and individual analysis for:

- Centers Capacity – Commercial and Residential Capacity (page 1-5),
- Non-Center Commercial Zones Capacity – Commercial Capacity (page 6-9), and
- Low Density Residential Capacity – Residential Capacity (page 10)

CENTER DESIGNATIONS – SUMMARY

(CITY OF BREMERTON METHODOLOGY)

	COMMERCIAL CAPACITY (GSF)	EMPLOYEE CAPACITY (JOBS)	RESIDENTIAL CAPACITY (UNITS)	POPULATION CAPACITY (RESIDENTS)
NEIGHBORHOOD CENTERS				
BAY VISTA	13,908	146	216	483
HADDON	10,687	36	71	160
MANETTE	16,677	56	69	156
PERRY AVENUE	7,279	24	49	109
SYLVAN/PINE	5,045	17	34	75
OYSTER BAY	7,453	25	50	111
TOTAL		**304**	**489**	**1,094**
DISTRICT CENTERS				
CHARLESTON	27,589	92	138	309
WHEATON/RIDDELL	93,354	187	468	1048
WHEATON/SHERIDAN	76,282	254	381	854
TOTAL		**533**	**987**	**2,211**
DOWNTOWN REGIONAL CENTER				
DOWNTOWN	423,686	1,412	1,695	3,796
EMPLOYMENT CENTERS				
HARRISON	58,343	194	219	480
SKIA	11,649,134	12,022	0	0
TOTAL CENTERS CAPACITY	**12,389,437**	**14,465**	**3,390**	**7,581**

INDIVIDUAL CENTERS - DETAIL

Downtown Regional Center	
Gross Land Area	126.3
Base Net Area	107.2
Critical Areas	7.5
Nonbuildable Area	14.9
Remaining Area	84.7
Housing @ 40 DU/Acre	3,389
Population Capacity	7,592
Buildable Commercial SQFT	847,372
Market Factor	
Housing Units After Market Factor	1,695
Population After Market Factor	3,796
Commercial SQFT After Market Factor	423,686
Employment After Market Factor	1,412

DISTRICT CENTERS

Charleston District Center	
Gross Land Area	63.7
Base Net Area	40.5
Critical Areas	0
Nonbuildable Area	6
Remaining Area	34.4
Housing @ 20 DU/Acre	690
Population Capacity	1,545
Buildable Commercial SQFT	137,943
Market Factor	
Housing Units After Market Factor	138
Population After Market Factor	309
Commercial SQFT After Market Factor	27,588
Employment After Market Factor	92

Wheaton/Riddell District Center	
Gross Land Area	99.7
Base Net Area	91.5
Critical Areas	0
Nonbuildable Area	13.7
Remaining Area	77.7
Housing @ 20 DU/Acre	1,559
Population Capacity	3,485
Buildable Commercial SQFT	311,179
Market Factor	
Housing Units After Market Factor	468
Population After Market Factor	1,048
Commercial SQFT After Market Factor	93,354
Employment After Market Factor	187

Wheaton/Sheridan District Center	
Gross Land Area	83.4
Base Net Area	74.7
Critical Areas	0
Nonbuildable Area	11.2
Remaining Area	63.5
Housing @ 20 DU/Acre	1,271
Population Capacity	2,848
Buildable Commercial SQFT	254,272
Market Factor	
Housing Units After Market Factor	381
Population After Market Factor	854
Commercial SQFT After Market Factor	76,282
Employment After Market Factor	254

NEIGHBORHOOD CENTERS

Bay Vista Neighborhood Center	
Base Net Land Area of Commercial	6.6
Critical Areas	0
Nonbuildable Area	1.0
Remaining Area	5.6
Buildable Commercial SQFT (0.2 FAR)	48,787
Population Capacity	537
Market Factor	
Population After Market Factor	483
Commercial SQFT After Market Factor	43,908
Employment After Market Factor	146

Haddon Neighborhood Center	
Gross Land Area	42.5
Base Net Area	41.9
Critical Areas	0
Nonbuildable Area	6.2
Remaining Area	35.6
Housing @ 20 DU/Acre	712.4
Population Capacity	1,595.9
Buildable Commercial SQFT	106,875
Market Factor	
Housing Units After Market Factor	71.2
Population After Market Factor	159.6
Commercial SQFT After Market Factor	10,688
Employment After Market Factor	36

Manette Neighborhood Center	
Gross Land Area	34
Base Net Area	20.8
Critical Areas	4.4
Nonbuildable Area	2.4
Remaining Area	13.9
Housing @ 20 DU/Acre	174
Population Capacity	389
Buildable Commercial SQFT	41,692
Market Factor	
Housing Units After Market Factor	69
Population After Market Factor	156
Commercial SQFT After Market Factor	16,677
Employment After Market Factor	56

Perry Avenue Neighborhood Center	
Gross Land Area	20.6
Base Net Area	14.2
Critical Areas	0
Nonbuildable Area	2.1
Remaining Area	12.1
Housing @ 20 DU/Acre	243
Population Capacity	543
Buildable Commercial SQFT	36,395
Market Factor	
Housing Units After Market Factor	49
Population After Market Factor	109
Commercial SQFT After Market Factor	7,279
Employment After Market Factor	24

Sylvan/Pine Neighborhood Center	
Gross Land Area	34.3
Base Net Area	20.4
Critical Areas	0.6
Nonbuildable Area	2.9
Remaining Area	16.8
Housing @ 20 DU/Acre	336
Population Capacity	753
Buildable Commercial SQFT	50,448
Market Factor	
Housing Units After Market Factor	34
Population After Market Factor	75
Commercial SQFT After Market Factor	5,045
Employment After Market Factor	17

Oyster Bay Neighborhood Center	
Gross Land Area	24.7
Base Net Area	18.1
Critical Areas	3.5
Nonbuildable Area	2.1
Remaining Area	12.4
Housing @ 20 DU/Acre	248
Population Capacity	556
Buildable Commercial SQFT	37,264
Market Factor	
Housing Units After Market Factor	50
Population After Market Factor	111
Commercial SQFT After Market Factor	7,453
Employment After Market Factor	25

EMPLOYMENT CENTERS

Harrison Employment Center	
Gross Land Area	109.6
Base Net Area	66.5
Critical Areas	8.1
Nonbuildable Area	9.9
Remaining Area	48.6
Housing @ 20 DU/Acre	729
Population Capacity	1,634
Buildable Commercial SQFT	194,477
Market Factor	
Housing Units After Market Factor	219
Population After Market Factor	490
Commercial SQFT After Market Factor	58,343
Employment After Market Factor	194

South Kitsap Industrial Area Employment Center (Kitsap County Methodology – 38%)	
Gross Land Area	2992.94
Critical Areas	1445.5
Nonbuildable Area	856
Net Developable Acres	691.4
Buildable Industrial SQFT (38%)	12,262,247
Vacancy Rate Adjustment (5%)	11,649,134
Employment Rate – SQFT per Employee	969
Employment Capacity	12,022

NON-CENTERS ZONES CAPACITY – SUMMARY

Please note that this analysis, for commercial zones not located within a Centers location, was completed using the Kitsap County Methodology.

(KITSAP COUNTY METHODOLOGY)	INDUSTRIAL ZONES	COMMERCIAL ZONES
Net Developable Acres	121.67	103.57
Building Area Estimates (Square Footage)	2,013,907.67	1,443,701
Vacancy Rate Adjustment (5%)	1,913,212.28	1,371,516
Employment Rate - Square Feet Per Employee	969	500
Employment Capacity (Jobs)	**1,974**	**2,743**

NON-CENTERS ZONES – DETAIL

Industrial Zone (Kitsap County Methodology – 38%)	
Base Gross Area	408.46
Underutilize Acres	8.6
Vacant	74.74
Total Net Developable Acres	83.34
Conversion to Square Footage	3,630,493
Industrial Square Footage	1,379,587
Industrial Planned Lots	0
Total Building Industrial Square Footage	1,379,587
Job Capacity (969 SQFT/Employee)	1,424

Industrial Park Zone (Kitsap County Methodology – 38%)	
Base Gross Area	319.25
Underutilize Acres	4.95
Vacant	32.79
Total Net Developable Acres	37.73
Conversion to Square Footage	1,643,564
Industrial Square Footage	624,554
Industrial Planned Lots	0
Total Building Industrial Square Footage	624,554
Job Capacity (969 SQFT/Employee)	645

Marine Industrial Zone (Kitsap County Methodology – 38%)	
Base Gross Area	8.32
Underutilize Acres	0
Vacant	0.59
Total Net Developable Acres	0.59
Conversion to Square Footage	25,700
Industrial Square Footage	9,766
Industrial Planned Lots	0
Total Building Industrial Square Footage	9,766
Job Capacity (969 SQFT/Employee)	10

Institutional Zone (Kitsap County Methodology – 32%)	
Base Gross Area	41.91
Underutilize Acres	0.94
Vacant	0
Total Net Developable Acres	0.94
Conversion to Square Footage	40,946
Commercial Square Footage	13,103
Commercial Planned Lots	0
Total Building Commercial Square Footage	13,103
Job Capacity (500 SQFT/Employee)	26

Neighborhood Business Zone (Kitsap County Methodology – 32%)	
Base Gross Area	11.04
Underutilize Acres	3.08
Vacant	1.08
Total Net Developable Acres	4.15
Conversion to Square Footage	180,844
Commercial Square Footage	57,870
Commercial Planned Lots	0
Total Building Commercial Square Footage	57,870
Job Capacity (500 SQFT/Employee)	116

Limited Commercial Zone (Kitsap County Methodology – 32%)	
Base Gross Area	21.47
Underutilize Acres	3.63
Vacant	0.48
Total Net Developable Acres	4.11
Conversion to Square Footage	179,049
Commercial Square Footage	57,296
Commercial Planned Lots	0
Total Building Commercial Square Footage	57,296
Job Capacity (500 SQFT/Employee)	115

Commercial Corridor Zone (Kitsap County Methodology – 32%)	
Base Gross Area	65.98
Underutilize Acres	10.84
Vacant	3.73
Total Net Developable Acres	14.56
Conversion to Square Footage	634,443
Commercial Square Footage	203,022
Commercial Planned Lots	0
Total Building Commercial Square Footage	203,022
Job Capacity (500 SQFT/Employee)	406

Freeway Corridor Zone (Kitsap County Methodology – 32%)	
Base Gross Area	177.78
Underutilize Acres	18.89
Vacant	11.29
Total Net Developable Acres	30.18
Conversion to Square Footage	1,314,630
Commercial Square Footage	420,682
Commercial Planned Lots	0
Total Building Commercial Square Footage	420,682
Job Capacity (500 SQFT/Employee)	841

Wheaton Way Redevelopment Corridor Zone (Kitsap County Methodology – 32%)	
Base Gross Area	50.51
Underutilize Acres	3.88
Vacant	6.07
Total Net Developable Acres	9.95
Conversion to Square Footage	433,352
Commercial Square Footage	138,673
Commercial Planned Lots	0
Total Building Commercial Square Footage	138,673
Job Capacity (500 SQFT/Employee)	277

District Center Core Zone (Kitsap County Methodology – 32%)	
Base Gross Area	154.62
Underutilize Acres	10.66
Vacant	24.08
Total Net Developable Acres	34.74
Conversion to Square Footage	1,513,442
Commercial Square Footage	484,301
Commercial Planned Lots	0
Total Building Commercial Square Footage	484,301
Job Capacity (500 SQFT/Employee)	969

Neighborhood Center Core Zone (Kitsap County Methodology – 32%)	
Base Gross Area	35.23
Underutilize Acres	2.89
Vacant	2.04
Total Net Developable Acres	4.93
Conversion to Square Footage	214,855
Commercial Square Footage	68,754
Commercial Planned Lots	0
Total Building Commercial Square Footage	68,754
Job Capacity (500 SQFT/Employee)	138

Watershed Zone (Kitsap County Methodology – 32%)	
Base Gross Area	4375.8
Underutilize Acres	80.30
Vacant	166.03
Total Net Developable Acres	246.34
Conversion to Square Footage	0
Commercial Square Footage	0
Commercial Planned Lots	0
Total Building Commercial Square Footage	0
Job Capacity (500 SQFT/Employee)	0

DRAFT

LOW DENSITY RESIDENTIAL CAPACITY – SUMMARY

(CITY OF BREMERTON METHODOLOGY)

Low Density Residential Lands	
Net Available Vacant Acres LDR	840
Estimated Unit Buildout of Vacant LDR	6,689
Estimated Pop. Capacity of Vacant LDR	14,987
Net Available Underutilized Acres LDR	642
Estimated Unit Buildout Underutilized LDR	5,192
Estimated Pop. Capacity Underutilized LDR	11,630
Total Buildout Capacity LDR Lands: Units	**6,032**
Total Pop. Capacity LDR Lands: Residents	**26,617**

Summary: Underutilized* Low Density Residential Parcels	
Total Underutilized Acres	1,206
Critical Area Deduction	261
ROW Reduction (20%)	188
Facilities Deduction (15%)	113
Remaining Acres	642
Estimated Buildout Units @7.5/Acre & 8.5/Acre (Urban Fringe)	5,192
Estimate Population @ 2.24 / Unit	11,630

*See City of Bremerton ULCA Methods Memo

Summary: Vacant* Low Density Residential Parcels	
Total Vacant Acres	1,574
Critical Area Deduction	337
ROW Reduction (20%)	246
Facilities Deduction (15%)	148
Remaining Acres	840
Estimated Buildout Units @7.5/Acre & 8.5/Acre (Urban Fringe)	6,689
Estimate Population @ 2.24 / Unit	14,987

*See City of Bremerton ULCA Methods Memo

Incorporated City of Bremerton
Commercial Land Capacity
Corrected Institutional Analysis July 8, 2014

UNDERUTILIZED LANDS	INDUSTRIAL	INDUSTRIAL PARK	MARINE INDUSTRY	INSTITUTIONAL	NEIGHBORHOOD BUSINESS	LIMITED COMMERCIAL	COMMERCIAL CORRIDOR	FREEWAY CORRIDOR	WHEATON WAY REDEVELOPMENT CORRIDOR	DISTRICT CENTER CORE	EMPLOYMENT CENTER	NEIGHBORHOOD CENTER CORE	WATERSHED	GRAND TOTAL
Gross Acres (Developed Parcels only)														
Total Gross Acres	282.53	257.48	7.73	41.91	9.72	20.99	61.88	162.65	38.73	101.34	40.72	31.86	3000.16	4057.70
Multi - Family Dwelling (-)	8.03	0.00	0.00	0.14	0.00	1.27	6.81	3.92	0.00	0.79	2.86	3.39	0.00	27.21
Public/Current Use/Utilities/Developed (-)	246.00	247.42	7.73	40.83	5.75	13.28	38.49	132.42	33.22	86.69	28.62	25.06	3000.16	3905.67
Subtotal	**28.50**	**10.06**	**0.00**	**0.94**	**3.97**	**6.44**	**16.58**	**26.31**	**5.51**	**13.86**	**9.24**	**3.41**	**0.00**	**124.82**
Remove 100% Planned Lots	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Remove 100% Platted	**0.00**	**1.12**	**0.00**	**0.94**	**2.25**	**1.39**	**7.70**	**14.02**	**2.74**	**8.90**	**9.24**	**2.53**	**0.00**	**50.83**
Subtotal	**28.50**	**8.94**	**0.00**	**0.00**	**1.72**	**5.05**	**8.88**	**12.29**	**2.77**	**4.96**	**0.00**	**0.88**	**0.00**	**73.99**
Critical Areas														
Total Redevelopable Acres	28.50	8.94	0.00	0.00	1.72	5.05	8.88	12.29	2.77	4.96	0.00	0.88	0.00	73.99
Unencumbered Acres	9.02	7.00	0.00	0.00	1.72	4.32	4.21	8.01	2.00	2.75	0.00	0.62	0.00	39.65
Acres within Critical Areas	3.32	0.00	0.00	0.00	0.00	0.03	0.02	0.00	0.02	0.71	0.00	0.00	0.00	4.10
Critical Areas reduction 75% (-)	0.83	0.00	0.00	0.00	0.00	0.01	0.01	0.00	0.01	0.18	0.00	0.00	0.00	1.03
Acres within Area of Concern	16.15	1.94	0.00	0.00	0.00	0.68	4.64	4.27	0.75	1.49	0.00	0.25	0.00	30.17
Area of Concern reduction 50% (-)	8.08	0.97	0.00	0.00	0.00	0.34	2.32	2.14	0.38	0.75	0.00	0.13	0.00	15.09
Subtotal	**17.93**	**7.97**	**0.00**	**0.00**	**1.72**	**4.67**	**6.54**	**10.15**	**2.38**	**3.67**	**0.00**	**0.75**	**0.00**	**55.76**
Roads/Right-of-Way (Future)														
20% (-)	**14.34**	**6.38**	**0.00**	**0.00**	**1.38**	**3.73**	**5.23**	**8.12**	**1.90**	**2.94**	**0.00**	**0.60**	**0.00**	**44.61**
Public Facility (Future)														
20% (-)	**11.47**	**5.10**	**0.00**	**0.00**	**1.10**	**2.99**	**4.18**	**6.49**	**1.52**	**2.35**	**0.00**	**0.48**	**0.00**	**35.69**
Unavailable Lands														
25% (-)	**8.60**	**3.83**	**0.00**	**0.00**	**0.83**	**2.24**	**3.14**	**4.87**	**1.14**	**1.76**	**0.00**	**0.36**	**0.00**	**26.76**
Underutilized Acres	**8.60**	**4.95**	**0.00**	**0.94**	**3.08**	**3.63**	**10.84**	**18.89**	**3.88**	**10.66**	**9.24**	**2.89**	**0.00**	**77.59**

VACANT LAND	INDUSTRIAL	INDUSTRIAL PARK	MARINE INDUSTRY	INSTITUTIONAL	NEIGHBORHOOD BUSINESS	LIMITED COMMERCIAL	COMMERCIAL CORRIDOR	FREEWAY CORRIDOR	WHEATON WAY REDEVELOPMENT CORRIDOR	DISTRICT CENTER CORE	EMPLOYMENT CENTER	NEIGHBORHOOD CENTER CORE	WATERSHED	GRAND TOTAL
Gross Acres														
Total Gross Acres	125.93	61.77	0.59	0.00	1.32	0.48	4.10	15.13	11.78	53.28	7.85	3.37	0.00	285.60
Remove 100% Planned Development	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Remove 100% Platted Lots	**39.78**	**14.10**	**0.59**	**0.00**	**0.82**	**0.48**	**3.60**	**9.15**	**1.33**	**4.89**	**7.85**	**1.20**	**0.00**	**83.79**
Subtotal	**86.15**	**47.67**	**0.00**	**0.00**	**0.50**	**0.00**	**0.50**	**5.98**	**10.45**	**48.39**	**0.00**	**2.17**	**0.00**	**201.81**
Critical Areas														
Total Redevelopable Acres	86.15	47.67	0.00	0.00	0.50	0.00	0.50	5.98	10.45	48.39	0.00	2.17	0.00	201.81
Unencumbered Acres	52.18	27.44	0.00	0.00	0.50	0.00	0.00	2.38	8.05	30.03	0.00	1.14	0.00	121.72
Acres within Critical Areas	3.51	4.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.89	0.00	0.00	0.00	14.62
Critical Areas reduction 75% (-)	0.88	1.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.72	0.00	0.00	0.00	3.66
Acres within Area of Concern	30.45	16.00	0.00	0.00	0.00	0.00	0.50	3.60	2.40	11.46	0.00	1.02	0.00	65.43
Area of Concern reduction 50% (-)	15.23	8.00	0.00	0.00	0.00	0.00	0.25	1.80	1.20	5.73	0.00	0.51	0.00	32.72
Subtotal	**68.28**	**36.50**	**0.00**	**0.00**	**0.50**	**0.00**	**0.25**	**4.18**	**9.25**	**37.48**	**0.00**	**1.65**	**0.00**	**158.09**
Roads/Right-of-Way (Future)														
20% (-)	**54.63**	**29.20**	**0.00**	**0.00**	**0.40**	**0.00**	**0.20**	**3.34**	**7.40**	**29.99**	**0.00**	**1.32**	**0.00**	**126.47**
Public Facility (Future)														
20% (-)	**43.70**	**23.36**	**0.00**	**0.00**	**0.32**	**0.00**	**0.16**	**2.68**	**5.92**	**23.99**	**0.00**	**1.06**	**0.00**	**101.18**
Unavailable Lands														
20% (-)	**34.96**	**18.69**	**0.00**	**0.00**	**0.26**	**0.00**	**0.13**	**2.14**	**4.74**	**19.19**	**0.00**	**0.84**	**0.00**	**80.94**
Vacant Acres	**74.74**	**32.79**	**0.59**	**0.00**	**1.08**	**0.48**	**3.73**	**11.29**	**6.07**	**24.08**	**7.85**	**2.04**	**0.00**	**164.73**
	38%	38%	38%	32%	32%	32%	32%	32%	32%	32%	32%	32%	32%	
Total Net Developable Acres	**83.34**	**37.73**	**0.59**	**0.94**	**4.15**	**4.11**	**14.56**	**30.18**	**9.95**	**34.74**	**17.09**	**4.93**	**0.00**	**242.33**
Net Developable w/Applied FAR	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Total Square Footage Planned Developments	0	0	0	0	0	0	0	0	0	0	0	0	0	0

	INDUSTRIAL	INDUSTRIAL PARK	MARINE INDUSTRY	INSTITUTIONAL	NEIGHBORHOOD BUSINESS	LIMITED COMMERCIAL	COMMERCIAL CORRIDOR	FREEWAY CORRIDOR	WHEATON WAY REDEVELOPMENT CORRIDOR	DISTRICT CENTER CORE	EMPLOYMENT CENTER	NEIGHBORHOOD CENTER CORE	WATERSHED	GRAND TOTAL
	38%	38%	38%	32%	32%	32%	32%	32%	32%	32%	32%	32%	32%	
Net Developable Acres	83.34	37.73	0.59	0.94	4.15	4.11	14.56	30.18	9.95	34.74	17.09	4.93	0.00	**242.33**
Total Net Developable Acres	**83.34**	**37.73**	**0.59**	**0.94**	**4.15**	**4.11**	**14.56**	**30.18**	**9.95**	**34.74**	**17.09**	**4.93**	**0.00**	**242.33**
Conversion to Square Footage	**3,630,493**	**1,643,564**	**25,700**	**40,946**	**180,844**	**179,049**	**634,443**	**1,314,630**	**433,352**	**1,513,442**	**744,440**	**214,855**	**0**	**10,555,759**
Total Square Footage	**3,630,493**	**1,643,564**	**25,700**	**40,946**	**180,844**	**179,049**	**634,443**	**1,314,630**	**433,352**	**1,513,442**	**744,440**	**214,855**	**0**	**10,555,759**

Industrial Square Footage	1,379,587	624,554	9,766											**2,013,908**
Industrial Planned lots	0	0	0											**0**
Total	**1,379,587**	**624,554**	**9,766**											**2,013,908**
Commercial Square Footage				13,103	57,870	57,296	203,022	420,682	138,673	484,301	238,221	68,754	0	**1,681,921**
Commercial Planned lots				0	0	0	0	0	0	0	0	0	0	**0**
Total				**13,103**	**57,870**	**57,296**	**203,022**	**420,682**	**138,673**	**484,301**	**238,221**	**68,754**	**0**	1,681,921
Total Building Square Footage	**1,379,587**	**624,554**	**9,766**	**13,103**	**57,870**	**57,296**	**203,022**	**420,682**	**138,673**	**484,301**	**238,221**	**68,754**	**0**	**3,695,828**

Corrected Institutional Analysis July 8, 2014

	Industrial Zones	Commercial Zones
Net Developable Acres	121.67	120.66
Building Area Estimates (Square Footage)	2,013,907.67	1,681,920.60
Vacancy Rate Adjustment (5%)	1,913,212.28	1,597,824.57
Employment Rate - Square Feet Per Employee	969	500
Resulting Employment Capacity - Jobs	1974	3196

UNDERUTILIZED LANDS	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
Gross Acres (Developed Parcels only)							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	1202.40								1202.40
Multi - Family Dwelling (-)	0.00								0.00
Public/Current Use/Utilities (-)	1127.61								1127.61
Subtotal	**74.79**								**74.79**
Remove 100% Planned Lots	**0.00**								**0.00**
Remove 100% Platted	**0.00**								**0.00**
Subtotal	**74.79**								**74.79**
Critical Areas									
Total Redevelopable Acres	74.79								74.79
Unencumbered Acres	60.68								60.68
Acres within Critical Areas	7.37								7.37
Critical Areas reduction 75% (-)	1.84								1.84
Acres within Area of Concern	6.74								6.74
Area of Concern reduction 50% (-)	3.37								3.37
Subtotal	**65.89**								**65.89**
Roads/Right-of-Way (Future)									
20% (-)	**52.71**								**52.71**
Public Facility (Future)									
25% (-)	**39.53**								**39.53**
Unavailable Lands									
25% (-)	**29.65**								**29.65**
Underutilized Acres	**29.65**								**29.65**

VACANT LAND	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
Gross Acres							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	1790.54								1790.54
Remove 100% Planned Development	**0.00**								**0.00**
Remove 100% Platted Lots	**0.00**								**0.00**
Subtotal	**1790.54**								**1790.54**
Critical Areas									
Total Redevelopable Acres	1790.54								1790.54
Unencumbered Acres	1316.29								1316.29
Acres within Critical Areas	287.45								287.45
Critical Areas reduction 75% (-)	71.86								71.86
Acres within Area of Concern	186.80								186.80
Area of Concern reduction 50% (-)	93.40								93.40
Subtotal	**1481.55**								**1481.55**
Roads/Right-of-Way (Future)									
20% (-)	**1185.24**								**1185.24**
Public Facility (Future)									
25% (-)	**888.93**								**888.93**
Unavailable Lands									
20% (-)	**711.15**								**711.15**
Vacant Acres	**711.15**								**711.15**
Total Net Developable Acres	**740.80**								**740.80**
Total Square Footage Planned Developments	**0**								**0**

South Kitsap Industrial Area
Urban Growth Area
Employment Capacity

	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
Underutilized Acres	29.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**29.65**
Vacant Acres	711.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**711.15**
Total Net Developable Acres	**740.80**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**740.80**
Underutilized Square Feet	1,291,591.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**1,291,591.66**
Vacant Square Feet	30,977,478.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**30,977,478.40**
Planned Development	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.00**
Total Vacant Square Feet	30,977,478.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**30,977,478.40**
Total Square Feet	**32,269,070.06**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**32,269,070.06**
Conversion to Building Square Footage									
Industrial (38%) underutilized	490,804.83	0.00	0.00						**490,804.83**
Industrial (38%) vacant supply	11,771,441.79	0.00	0.00						**11,771,441.79**
Industrial Planned lots	0.00	0.00	0.00						**0.00**
Subtotal (vacant)	*11,771,441.79*	*0.00*	*0.00*						**########**
Total	**12,262,246.62**	**0.00**	**0.00**						**12,262,246.62**
Commercial (32%) underutilized				0.00	0.00	0.00	0.00	0.00	**0.00**
Commercial (32%) vacant supply				0.00	0.00	0.00	0.00	0.00	**0.00**
Total				**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Total Building Square Footage	**12,262,246.62**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**12,262,246.62**

South Kitsap Industrial Area
Employment Capacity
December 31, 2012

	Industrial Zones	Commercial Zones
Net Developable Acres	740.80	0.00
Building Area Estimates (Square Footage)	12,262,246.62	0.00
Vacancy Rate Adjustment (5%)	11649134.29	0.00
Employment Rate - Square Feet Per Employee	969	500
Resulting Employment Capacity - Jobs	12022	0

Preliminary Draft – For Internal Use Only
Not for Public Release at this Time.

DRAFT

City of Port Orchard
Commercial Land Capacity
December 31, 2012

UNDERUTILIZED LANDS	COMMUNITY FACILITIES	COMMERCIAL RETAIL	INDUSTRIAL OFFICE	BUSINESS PROFFESSIONAL	MIXED USE	GRAND TOTAL
Gross Acres (Developed Parcels only)					See Residential Sheet for split	
Total Gross Acres	368.32	523.63	147.44	34.05	0.00	1073.44
Multi - Family Dwelling (-)	0.00	9.26	0.00	1.10	0.00	10.36
Public/Current Use/Utilities (-)	368.32	341.75	118.13	13.45	0.00	841.65
Subtotal	**0.00**	**172.62**	**29.31**	**19.50**	**0.00**	**221.43**
Remove 100% Platted Lots	**0.00**	**11.04**	**2.44**	**9.27**	**0.00**	**22.75**
Critical Areas						
Total Redevelopable Acres	0.00	161.58	26.87	10.23	0.00	198.68
Unencumbered Acres	0.00	95.17	11.77	9.00	0.00	115.94
Acres within Critical Areas	0.00	50.84	10.25	0.82	0.00	61.91
Critical Areas reduction 75% (-)	0.00	12.71	2.56	0.21	0.00	15.48
Acres within Area of Concern	0.00	15.56	4.85	0.40	0.00	20.81
Area of Concern reduction 50% (-)	0.00	7.78	2.43	0.20	0.00	10.41
Subtotal	**0.00**	**115.66**	**16.76**	**9.41**	**0.00**	**141.82**
Roads/Right-of-Way (Future)						
20% (-)	**0.00**	**92.53**	**13.41**	**7.52**	**0.00**	**113.46**
Public Facility (Future)						
20% (-)	**0.00**	**74.02**	**10.72**	**6.02**	**0.00**	**90.77**
Unavailable Lands						
25% (-)	**0.00**	**55.52**	**8.04**	**4.51**	**0.00**	**68.07**
Underutilized Acres	**0.00**	**66.56**	**10.48**	**13.78**	**0.00**	**90.82**

VACANT LAND	COMMUNITY FACILITIES	COMMERCIAL RETAIL	INDUSTRIAL OFFICE	BUSINESS PROFFESSIONAL	MIXED USE	GRAND TOTAL
Gross Acres					See Residential Sheet for split	
Total Gross Acres	0.00	232.68	57.95	14.07	0.00	304.70
Subtotal	**0.00**	**232.68**	**57.95**	**14.07**	**0.00**	**304.70**
Remove 100% Platted Lots	**0.00**	**29.55**	**12.75**	**1.04**	**0.00**	**43.34**
Critical Areas						
Total Redevelopable Acres	0.00	203.13	45.20	13.03	0.00	261.36
Unencumbered Acres	0.00	114.62	12.48	6.96	0.00	134.06
Acres within Critical Areas	0.00	69.57	13.79	3.60	0.00	86.96
Critical Areas reduction 75% (-)	0.00	17.39	3.45	0.90	0.00	21.74
Acres within Area of Concern	0.00	19.07	18.94	2.47	0.00	40.48
Area of Concern reduction 50% (-)	0.00	9.54	9.47	1.24	0.00	20.24
Subtotal	**0.00**	**141.55**	**25.40**	**9.10**	**0.00**	**176.04**
Roads/Right-of-Way (Future)						
20% (-)	**0.00**	**113.24**	**20.32**	**7.28**	**0.00**	**140.83**
Public Facility (Future)						
20% (-)	**0.00**	**90.59**	**16.25**	**5.82**	**0.00**	**112.67**
Unavailable Lands						
20% (-)	**0.00**	**72.47**	**13.00**	**4.66**	**0.00**	**90.13**
Vacant Acres	**0.00**	**102.02**	**25.75**	**5.70**	**0.00**	**133.47**
Total Net Developable Acres	**0.00**	**168.58**	**36.24**	**19.48**	**0.00**	**224.30**

City of Port Orchard
Employment Capacity

	COMMUNITY FACILITIES	COMMERCIAL RETAIL	INDUSTRIAL OFFICE	BUSINESS PROFFESSIONAL	MIXED USE	GRAND TOTAL
Underutilized Acres	0.00	66.56	10.48	13.78	0.00	90.82
Vacant Acres	0.00	102.02	25.75	5.70	0.00	133.47
Total Net Developable Acres	**0.00**	**168.58**	**36.24**	**19.48**	**0.00**	**224.30**
Underutilized Square Feet	0.00	2899214.21	456665.62	600448.46	0.00	3956328.29
Vacant Square Feet	0.00	4444092.26	1121823.33	248145.64	0.00	5814061.23
Total Square Feet	**0.00**	**7343306.47**	**1578488.95**	**848594.10**	**0.00**	**9770389.52**

Conversion to Building Square Footage						
Industrial (38%) underutilized			173532.93			
Industrial (38%) vacant supply			426292.87			
Total	**0.00**	**0.00**	**599825.80**			**599825.80**
Commercial (32%) underutilized	0.00	927748.55		192143.51	0.00	1119892.06
Commercial (32%) vacant supply	0.00	1422109.52		79406.60	0.00	1501516.13
Total	**0.00**	**2349858.07**		**271550.11**	**0.00**	**2621408.18**
Total Building Square Footage	**0.00**	**2349858.07**	**599825.80**	**271550.11**	**0.00**	**3221233.98**

	Industrial Zones	Commercial Zones
Net Developable Acres	36.24	188.06
Building Area Estimates (Square Footage)	599,825.80	2,621,408.18
Vacancy Rate Adjustment (5%)	569,834.51	2,490,337.77
Employment Rate - Square Feet Per Employee	969	500
Resulting Employment Capacity - Jobs	588	4981

Poulsbo Incorporated City Limits

UNDERUTILIZED LAND	C-1 DOWNTOWN	C-2 VIKING	C-3 SR-305	C-4 COLLEGE MARKETPLACE (OLHAVA)	BUSINESS PARK (OLHAVA)	OFFICE COMMERCIAL INDUSTRIAL	LIGHT INDUSTRIAL	GRAND TOTAL
Gross Commercial, Business & Employment Zoned Acres								
	Acres	Acres	Acres	Acres	Acres	Acres	Acres	Total Acres
Total Gross Acres (All Commercial Parcels)	30.60132	68.76319	226.1904	75.96903	33.93959	42.10915	55.33194	532.905
Parcels that are underutilized for commercial development	3.755	22.878	14.663	0.000	0.000	18.406	5.350	65.053
Subtotal	**3.755**	**22.878**	**14.663**	**0.000**	**0.000**	**18.406**	**5.350**	**65.053**
Critical Areas								
	26.5%	26.5%	26.5%	N/A		26.5%	26.5%	
26.5% (-)	0.995	6.063	3.886			4.878	1.418	
Subtotal	2.760	16.815	10.778	W/N MASTER PLAN		13.528	3.932	47.814
Roads/ROW (Future)								
	5%	5%	5%	N/A		5%	5%	
5% (-)	0.138	0.841	0.539			0.676	0.197	
Subtotal	2.622	15.975	10.239	W/N MASTER PLAN		12.852	3.736	45.423
Public Facilities (Future)								
	10%	10%	10%	N/A		10%	10%	
10% (-)	0.262	1.597	1.024			1.285	0.374	
Subtotal	2.360	14.377	9.215	W/N MASTER PLAN		11.567	3.362	40.881
Unavailable Land								
	25%	25%	25%	N/A		25%	25%	
25% (-)	0.590	3.594	2.304			2.892	0.841	
Subtotal	1.770	10.783	6.911	W/N MASTER PLAN		8.675	2.522	30.660
Net Available Acres								
	C-1 DOWNTOWN	C-2 VIKING	C-3 SR-305	C-4 COLLEGE MARKETPLACE (OLHAVA)	BUSINESS PARK (OLHAVA)	OFFICE COMMERCIAL INDUSTRIAL	LIGHT INDUSTRIAL	GRAND TOTAL
	Acres	Acres	Acres	Acres	Acres	Acres	Acres	Acres
	1.770	10.783	6.911	0.000	0.000	8.675	2.522	30.660

Poulsbo Incorporated City Limits

VACANT LAND	C-1 DOWNTOWN	C-2 VIKING	C-3 SR-305	C-4 COLLEGE MARKETPLACE (OLHAVA)	BUSINESS PARK (OLHAVA)	OFFICE COMMERCIAL INDUSTRIAL	LIGHT INDUSTRIAL	GRAND TOTAL
Gross Commercial, Business & Employment Zoned Acres								
	Acres	Acres	Acres	Acres	Acres	Acres	Acres	Total Acres
Total Gross Acres	30.60132	68.76319	226.1904	75.96903	33.93959	42.10915	55.33194	532.905
Total Gross Vacant Acres	1.200416	9.229443	74.65376	26.15029	17.35449	9.810797	2.512991	
Subtotal	**1.200**	**9.229**	**74.654**	**26.150**	**17.354**	**9.811**	**2.512991**	**140.912**
Critical Areas								
	26.5%	26.5%	26.5%	N/A		26.5%	26.5%	
26.5% (-)	0.318	2.446	19.783			2.600	0.666	
Subtotal	0.882	6.784	54.871	W/N MASTER PLAN		7.211	1.847	71.594
Roads/ROW (Future)								
	5%	5%	5%	N/A		5%	5%	
5% (-)	0.044	0.339	2.744			0.361	0.092	
Subtotal	0.838	6.444	52.127	W/N MASTER PLAN		6.850	1.755	68.015
Public Facilities (Future)								
	10%	10%	10%	N/A		10%	10%	
10% (-)	0.084	0.644	5.213			0.685	0.175	
Subtotal	0.754	5.800	46.914	W/N MASTER PLAN		6.165	1.579	61.213
Unavailable Land								
	20%	20%	20%	N/A		20%	20%	
20% (-)	0.151	1.160	9.383			1.233	0.316	
Subtotal	0.603	4.640	37.531	W/N MASTER PLAN		4.932	1.263	48.971
Net Available Acres								
	C-1 DOWNTOWN	C-2 VIKING	C-3 SR-305	C-4 COLLEGE MARKETPLACE (OLHAVA)	BUSINESS PARK (OLHAVA)	OFFICE COMMERCIAL INDUSTRIAL	LIGHT INDUSTRIAL	GRAND TOTAL
	Acres	Acres	Acres	Acres	Acres	Acres	Acres	Acres
	0.603	4.640	37.531	26.150	17.354	4.932	1.263	92.475

Poulsbo Incorporated City Limits

COMMERCIAL CAPACITY TOTALS

UNDERUTILIZED LANDS	C-1 DOWNTOWN	C-2 VIKING	C-3 SR-305	C-4 COLLEGE MARKETPLACE (OLHAVA)	BUSINESS PARK (OLHAVA)	OFFICE COMMERCIAL INDUSTRIAL	LIGHT INDUSTRIAL	TOTAL
	Acres	Acres	Acres	Acres	Acres	Acres	Acres	
Net Developable Acres	1.770	10.783	6.911	0.000	0.000	8.675	2.521555313	30.660

VACANT LANDS	C-1 DOWNTOWN	C-2 VIKING	C-3 SR-305	C-4 COLLEGE MARKETPLACE (OLHAVA)	BUSINESS PARK (OLHAVA)	OFFICE COMMERCIAL INDUSTRIAL	LIGHT INDUSTRIAL	TOTAL
	Acres	Acres	Acres	Acres	Acres	Acres	Acres	
Net Developable Acres	0.603	4.640	37.531	26.150	17.354	4.932	1.263381095	92.475

GRAND TOTAL	C-1 DOWNTOWN	C-2 VIKING	C-3 SR-305	C-4 COLLEGE MARKETPLACE (OLHAVA)	BUSINESS PARK (OLHAVA)	OFFICE COMMERCIAL INDUSTRIAL	LIGHT INDUSTRIAL	TOTAL
	Acres	Acres	Acres	Acres	Acres	Acres	Acres	
Net Developable Acres	2.373	15.423	44.443	26.150	17.354	13.607	3.785	**123.136**

CONVERTING ACRES INTO EMPLOYMENT CAPACITY

	C-1 DOWNTOWN	C-2 VIKING	C-3 SR-305	C-4 COLLEGE MARKETPLACE (OLHAVA)	BUSINESS PARK (OLHAVA)	OFFICE COMMERCIAL INDUSTRIAL	LIGHT INDUSTRIAL	TOTAL
	1.5 FAR	32% Lot Cov.	38% Lot Cov.	BASED ON MASTER PLAN MAXIMUMS		32% Lot Cov.	38% Lot Cov.	
Building Square Footage (Underutilized + Vacant)	155077.457	214983.110	735649.308	438079.000	204650.000	189674.186	62651.295	2000764.356
Building Square Footage (Planned Developments)		4144.000	72260.000				22800.000	99204.000
TOTAL	155077.457	219127.110	807909.308	438079.000	204650.000	189674.186	85451.295	2099968.356
	5%	5%	5%	5%	5%	5%	5%	
Vacancy Rate Adjustment	7753.873	10956.355	40395.465	21903.950	10232.500	9483.709	4272.565	
Net Building Square Footage	147323.584	208170.754	767513.842	416175.050	194417.500	180190.476	81178.731	**1,994,969.94**
	375 SF/emp	500 SF/emp	500 SF/emp	500 SF/emp	500 SF/emp	500 SF/emp	969 SF/emp	
Employment Density	392.863	416.342	1535.028	832.350	388.835	360.381	83.776	**4010**

Poulsbo Urban Growth Area		
UNDERUTILIZED LAND	**LIGHT INDUSTRIAL**	**GRAND TOTAL**
Gross Business & Employment Zoned Acres		
	Acres	**Total Acres**
Total Gross Acres (All Commercial Parcels)	27.74896	27.749
Parcels that are underutilized for commercial development	0.000	0.000
Subtotal	**0.000**	**0.000**
Critical Areas		
	26.5%	
26.5% (-)	0.000	
Subtotal	0.000	0.000
Roads/ROW (Future)		
	5.0%	
5.0% (-)	0.000	
Subtotal	0.000	0.000
Public Facilities (Future)		
	10%	
10% (-)	0.000	
Subtotal	0.000	0.000
Unavailable Land		
	25%	
25% (-)	0.000	
Subtotal	0.000	0.000
Net Available Acres		
	LIGHT INDUSTRIAL	**GRAND TOTAL**
	Acres	**Acres**
	0.000	0.000

Poulsbo Incorporated City Limits		
VACANT LAND	**LIGHT INDUSTRIAL**	**GRAND TOTAL**
Gross Business & Employment Zoned Acres		
	Acres	**Total Acres**
Total Gross Acres	27.74896	27.749
Total Gross Vacant Acres	7.815889	
Subtotal	**7.815889**	**7.816**
Critical Areas		
	26.5%	
26.5% (-)	2.071	
Subtotal	5.745	5.745
Roads/ROW (Future)		
	5.0%	
5.0% (-)	0.287	
Subtotal	5.457	5.457
Public Facilities (Future)		
	10%	
10% (-)	0.546	
Subtotal	4.912	4.912
Unavailable Land		
	20%	
20% (-)	0.982	
Subtotal	3.929	3.929
Net Available Acres		
	LIGHT INDUSTRIAL	**GRAND TOTAL**
	Acres	**Acres**
	3.929	3.929

Poulsbo Urban Growth Area		
COMMERCIAL CAPACITY TOTALS		
UNDERUTILIZED LANDS	**LIGHT INDUSTRIAL**	**TOTAL**
	Acres	
Net Developable Acres	0	0.000
VACANT LANDS	**LIGHT INDUSTRIAL**	**TOTAL**
	Acres	
Net Developable Acres	3.929360036	3.929
GRAND TOTAL	**LIGHT INDUSTRIAL**	**TOTAL**
	Acres	
Net Developable Acres	3.929	**3.929**
CONVERTING ACRES INTO EMPLOYMENT CAPACITY		
	LIGHT INDUSTRIAL	**TOTAL**
	38% Lot Cov.	
Building Square Footage (Underutilized + Vacant)	65041.911	65041.911
Building Square Footage (Planned Developments)	0.000	0.000
TOTAL	65041.911	65041.911
	5%	
Vacancy Rate Adjustment (-)	3252.096	
Net Building Square Footage	61789.815	**61,789.82**
	969 SF/emp	
Employment Density	63.767	**64**

	LAMIRDS
Net Developable Acres	1.95
Building Area Estimates (Square Footage)	32,356.09
Vacancy Rate Adjustment (5%)	30,738.28
Employment Rate - Square Footage per Employee	969
Resulting Employment Capacity - Jobs	**32**

UNDERUTILIZED LANDS	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
Gross Acres (Developed Parcels only)							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Multi - Family Dwelling (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Public/Current Use/Utilities (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Remove 100% Planned Lots	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Remove 100% Platted	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Subtotal	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Critical Areas									
Total Redevelopable Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Unencumbered Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Acres within Critical Areas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Critical Areas reduction 75% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Acres within Area of Concern	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area of Concern reduction 50% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Roads/Right-of-Way (Future)									
20% (-)	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Public Facility (Future)									
20% (-)	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Unavailable Lands									
25% (-)	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Underutilized Acres	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**2.00**	**2.00**

VACANT LAND	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
Gross Acres							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remove 100% Planned Development	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Remove 100% Platted Lots	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Subtotal	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Critical Areas									
Total Redevelopable Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Unencumbered Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Acres within Critical Areas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Critical Areas reduction 75% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Acres within Area of Concern	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area of Concern reduction 50% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Roads/Right-of-Way (Future)									
20% (-)	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Public Facility (Future)									
20% (-)	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Unavailable Lands									
20% (-)	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Vacant Acres	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**2.92**	**2.92**
	38%	38%	38%	32%	32%	32%	32%	32%	
Total Net Developable Acres	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**4.92**	**4.92**
Net Developable w/Applied FAR	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Total Square Footage Planned Developments	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
	38%	38%	38%	32%	32%	32%	32%	32%	
Net Developable Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.92	**4.92**
Total Net Developable Acres	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**4.92**	**4.92**
Conversion to Square Footage	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**214315**	**214315**
Existing Floor Area (-)									
Total Square Footage	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**214315**	**214315**
Industrial Square Footage	0	0	0						**0**
Industrial Planned lots	0	0	0						**0**
Total	**0**	**0**	**0**						**0**
Commercial Square Footage				0	0	0	0	68581	**68581**
Commercial Planned lots				0	0	0	0	0	**0**
Total				**0**	**0**	**0**	**0**	**68581**	**68581**
Total Building Square Footage	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**68581**	**68581**

	Industrial Zones	Commercial Zones	Grand Total
Net Developable Acres	0.00	4.92	4.92
Building Area Estimates (Square Footage)	0.00	68,580.86	68,580.86
Vacancy Rate Adjustment (5%)	0.00	65,151.82	65,151.82
Employment Rate - Square Feet Per Employee	969	500	500
Resulting Employment Capacity - Jobs	0	130	130

UNDERUTILIZED LANDS	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
Gross Acres (Developed Parcels only)							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	51.31	0.00	0.00	0.00	35.14	0.00	0.00	0.00	86.45
Multi - Family Dwelling (-)	8.83	0.00	0.00	0.00	0.16	0.00	0.00	0.00	8.99
Public/Current Use/Utilities (-)	14.99	0.00	0.00	0.00	28.22	0.00	0.00	0.00	43.21
Subtotal	**27.49**	**0.00**	**0.00**	**0.00**	**6.76**	**0.00**	**0.00**	**0.00**	**34.25**
Remove 100% Planned Lots	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Remove 100% Platted	**27.49**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**27.49**
Subtotal	**0.00**	**0.00**	**0.00**	**0.00**	**6.76**	**0.00**	**0.00**	**0.00**	**6.76**
Critical Areas									
Total Redevelopable Acres	0.00	0.00	0.00	0.00	6.76	0.00	0.00	0.00	6.76
Unencumbered Acres	0.00	0.00	0.00	0.00	2.39	0.00	0.00	0.00	2.39
Acres within Critical Areas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Critical Areas reduction 75% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Acres within Area of Concern	0.00	0.00	0.00	0.00	4.36	0.00	0.00	0.00	4.36
Area of Concern reduction 50% (-)	0.00	0.00	0.00	0.00	2.18	0.00	0.00	0.00	2.18
Subtotal	**0.00**	**0.00**	**0.00**	**0.00**	**4.57**	**0.00**	**0.00**	**0.00**	**4.57**
Roads/Right-of-Way (Future)									
20% (-)	**0.00**	**0.00**	**0.00**	**0.00**	**3.66**	**0.00**	**0.00**	**0.00**	**3.66**
Public Facility (Future)									
20% (-)	**0.00**	**0.00**	**0.00**	**0.00**	**2.92**	**0.00**	**0.00**	**0.00**	**2.92**
Unavailable Lands									
25% (-)	**0.00**	**0.00**	**0.00**	**0.00**	**2.19**	**0.00**	**0.00**	**0.00**	**2.19**
Underutilized Acres	**27.49**	**0.00**	**0.00**	**0.00**	**2.19**	**0.00**	**0.00**	**4.89**	**34.57**

VACANT LAND	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
Gross Acres							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	9.32	0.00	0.00	0.00	2.26	0.00	0.00	0.00	11.58
Remove 100% Planned Development	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Remove 100% Platted Lots	**7.50**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**7.50**
Subtotal	**1.82**	**0.00**	**0.00**	**0.00**	**2.26**	**0.00**	**0.00**	**0.00**	**4.08**
Critical Areas									
Total Redevelopable Acres	1.82	0.00	0.00	0.00	2.26	0.00	0.00	0.00	4.08
Unencumbered Acres	1.82	0.00	0.00	0.00	0.34	0.00	0.00	0.00	2.16
Acres within Critical Areas	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.01
Critical Areas reduction 75% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Acres within Area of Concern	0.00	0.00	0.00	0.00	1.92	0.00	0.00	0.00	1.92
Area of Concern reduction 50% (-)	0.00	0.00	0.00	0.00	0.96	0.00	0.00	0.00	0.96
Subtotal	**1.82**	**0.00**	**0.00**	**0.00**	**1.30**	**0.00**	**0.00**	**0.00**	**3.12**
Roads/Right-of-Way (Future)									
20% (-)	**1.46**	**0.00**	**0.00**	**0.00**	**1.04**	**0.00**	**0.00**	**0.00**	**2.50**
Public Facility (Future)									
20% (-)	**1.16**	**0.00**	**0.00**	**0.00**	**0.83**	**0.00**	**0.00**	**0.00**	**2.00**
Unavailable Lands									
20% (-)	**0.93**	**0.00**	**0.00**	**0.00**	**0.67**	**0.00**	**0.00**	**0.00**	**1.60**
Vacant Acres	**8.43**	**0.00**	**0.00**	**0.00**	**0.67**	**0.00**	**0.00**	**0.00**	**9.10**
	38%	38%	38%	32%	32%	32%	32%	32%	
Total Net Developable Acres	**35.92**	**0.00**	**0.00**	**0.00**	**2.86**	**0.00**	**0.00**	**4.89**	**43.67**
Net Developable w/Applied FAR	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Total Square Footage Planned Developments	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
	38%	38%	38%	32%	32%	32%	32%	32%	
Net Developable Acres	35.92	0.00	0.00	0.00	2.86	0.00	0.00	4.89	**43.67**
Total Net Developable Acres	**35.92**	**0.00**	**0.00**	**0.00**	**2.86**	**0.00**	**0.00**	**4.89**	**43.67**
Conversion to Square Footage	**1564755**	**0**	**0**	**0**	**124603**	**0**	**0**	**213008**	**1902366**
Existing Floor Area (-)									
Total Square Footage	**1564755**	**0**	**0**	**0**	**124603**	**0**	**0**	**213008**	**1902366**
Industrial Square Footage	594607	0	0						**594607**
Industrial Planned lots	0	0	0						**0**
Total	**594607**	**0**	**0**						**594607**
Commercial Square Footage				0	39873	0	0	68163	**108035**
Commercial Planned lots				0	0	0	0	0	**0**
Total				**0**	**39873**	**0**	**0**	**68163**	**108035**
Total Building Square Footage	**594607**	**0**	**0**	**0**	**39873**	**0**	**0**	**68163**	**702643**

	Industrial Zones	Commercial Zones	Grand Total
Net Developable Acres	35.92	7.75	43.67
Building Area Estimates (Square Footage)	594,607.03	108,035.49	702,642.52
Vacancy Rate Adjustment (5%)	564,876.68	102,633.72	667,510.40
Employment Rate - Square Feet Per Employee	969	500	500
Resulting Employment Capacity - Jobs	583	205	788

UNDERUTILIZED LANDS	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
Gross Acres (Developed Parcels only)							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	14.26	0.00	0.00	12.90	123.11	0.00	0.00	0.00	150.27
Multi - Family Dwelling (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Public/Current Use/Utilities (-)	14.26	0.00	0.00	11.23	104.06	0.00	0.00	0.00	129.55
Subtotal	**0.00**	**0.00**	**0.00**	**1.67**	**19.05**	**0.00**	**0.00**	**0.00**	**20.72**
Remove 100% Planned Lots	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Remove 100% Platted	**0.00**	**0.00**	**0.00**	**0.66**	**0.00**	**0.00**	**0.00**	**0.00**	**0.66**
Subtotal	**0.00**	**0.00**	**0.00**	**1.01**	**19.05**	**0.00**	**0.00**	**0.00**	**20.06**
Critical Areas									
Total Redevelopable Acres	0.00	0.00	0.00	1.01	19.05	0.00	0.00	0.00	20.06
Unencumbered Acres	0.00	0.00	0.00	1.01	18.56	0.00	0.00	0.00	19.57
Acres within Critical Areas	0.00	0.00	0.00	0.00	0.49	0.00	0.00	0.00	0.49
Critical Areas reduction 75% (-)	0.00	0.00	0.00	0.00	0.12	0.00	0.00	0.00	0.12
Acres within Area of Concern	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area of Concern reduction 50% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	**0.00**	**0.00**	**0.00**	**1.01**	**18.68**	**0.00**	**0.00**	**0.00**	**19.69**
Roads/Right-of-Way (Future)									
20% (-)	**0.00**	**0.00**	**0.00**	**0.81**	**14.95**	**0.00**	**0.00**	**0.00**	**15.75**
Public Facility (Future)									
20% (-)	**0.00**	**0.00**	**0.00**	**0.65**	**11.96**	**0.00**	**0.00**	**0.00**	**12.60**
Unavailable Lands									
25% (-)	**0.00**	**0.00**	**0.00**	**0.48**	**8.97**	**0.00**	**0.00**	**0.00**	**9.45**
Underutilized Acres	**0.00**	**0.00**	**0.00**	**1.14**	**8.97**	**0.00**	**0.00**	**6.14**	**16.25**

VACANT LAND	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
Gross Acres							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	0.00	0.00	0.00	13.80	29.43	0.00	0.00	0.00	43.23
Remove 100% Planned Development	**0.00**	**0.00**	**0.00**	**0.00**	**0.18**	**0.00**	**0.00**	**0.00**	**0.18**
Remove 100% Platted Lots	**0.00**	**0.00**	**0.00**	**0.00**	**0.53**	**0.00**	**0.00**	**0.00**	**0.53**
Subtotal	**0.00**	**0.00**	**0.00**	**13.80**	**28.72**	**0.00**	**0.00**	**0.00**	**42.52**
Critical Areas									
Total Redevelopable Acres	0.00	0.00	0.00	13.80	28.72	0.00	0.00	0.00	42.52
Unencumbered Acres	0.00	0.00	0.00	4.20	9.62	0.00	0.00	0.00	13.82
Acres within Critical Areas	0.00	0.00	0.00	4.48	18.86	0.00	0.00	0.00	23.34
Critical Areas reduction 75% (-)	0.00	0.00	0.00	1.12	4.72	0.00	0.00	0.00	5.84
Acres within Area of Concern	0.00	0.00	0.00	5.11	0.24	0.00	0.00	0.00	5.35
Area of Concern reduction 50% (-)	0.00	0.00	0.00	2.56	0.12	0.00	0.00	0.00	2.68
Subtotal	**0.00**	**0.00**	**0.00**	**7.88**	**14.46**	**0.00**	**0.00**	**0.00**	**22.33**
Roads/Right-of-Way (Future)									
20% (-)	**0.00**	**0.00**	**0.00**	**6.30**	**11.56**	**0.00**	**0.00**	**0.00**	**17.86**
Public Facility (Future)									
20% (-)	**0.00**	**0.00**	**0.00**	**5.04**	**9.25**	**0.00**	**0.00**	**0.00**	**14.29**
Unavailable Lands									
20% (-)	**0.00**	**0.00**	**0.00**	**4.03**	**7.40**	**0.00**	**0.00**	**0.00**	**11.43**
Vacant Acres	**0.00**	**0.00**	**0.00**	**4.03**	**7.93**	**0.00**	**0.00**	**9.44**	**21.40**
	38%	38%	38%	32%	32%	32%	32%	32%	
Total Net Developable Acres	**0.00**	**0.00**	**0.00**	**5.18**	**16.90**	**0.00**	**0.00**	**15.58**	**37.66**
Net Developable w/Applied FAR	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Total Square Footage Planned Developments	**0**	**0**	**0**	**0**	**7980**	**0**	**0**	**0**	**7980**

	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
	38%	38%	38%	32%	32%	32%	32%	32%	
Net Developable Acres	0.00	0.00	0.00	5.18	16.90	0.00	0.00	15.58	**37.66**
Total Net Developable Acres	**0.00**	**0.00**	**0.00**	**5.18**	**16.90**	**0.00**	**0.00**	**15.58**	**37.66**
Conversion to Square Footage	**0**	**0**	**0**	**225501**	**736101**	**0**	**0**	**678665**	**1640267**
Existing Floor Area (-)									
Total Square Footage	**0**	**0**	**0**	**225501**	**736101**	**0**	**0**	**678665**	**1640267**
Industrial Square Footage	0	0	0						**0**
Industrial Planned lots	0	0	0						**0**
Total	**0**	**0**	**0**						**0**
Commercial Square Footage				72160	235552	0	0	217173	**524886**
Commercial Planned lots				0	7980	0	0	0	**7980**
Total				**72160**	**243532**	**0**	**0**	**217173**	**532866**
Total Building Square Footage	**0**	**0**	**0**	**72160**	**243532**	**0**	**0**	**217173**	**532866**

	Industrial Zones	Commercial Zones
Net Developable Acres	0.00	37.66
Building Area Estimates (Square Footage)	0.00	532,865.59
Vacancy Rate Adjustment (5%)	0.00	506,222.31
Employment Rate - Square Feet Per Employee	969	500
Resulting Employment Capacity - Jobs	0	1012

ECOLOGY ROAD TYPE III
LIMITED ARE OF MORE INTENSE RURAL DEVELOPMENT
Commercial Land Capacity
December 31, 2012

UNDERUTILIZED LANDS	RURAL EMPLOYMENT CENTER	TWELVE TREES EMPLOYMENT CENTER	GRAND TOTAL
Gross Acres (Developed Parcels only)			
Total Gross Acres	46.93	0.00	46.93
Multi - Family Dwelling (-)	0.00	0.00	0.00
Public/Current Use/Utilities (-)	21.14	0.00	21.14
Subtotal	**25.79**	**0.00**	**25.79**
Remove 100% Platted Lots	**0.00**	**0.00**	**0.00**
Critical Areas			
Total Redevelopable Acres	25.79	0.00	25.79
Unencumbered Acres	20.48	0.00	20.48
Acres within Critical Areas	0.51	0.00	0.51
Critical Areas reduction 75% (-)	0.13	0.00	0.13
Acres within Area of Concern	4.79	0.00	4.79
Area of Concern reduction 50% (-)	2.40	0.00	2.40
Subtotal	**23.00**	**0.00**	**23.00**
Roads/Right-of-Way (Future)			
20% (-)	**18.40**	**0.00**	**18.40**
Public Facility (Future)			
20% (-)	**14.72**	**0.00**	**14.72**
Unavailable Lands			
15% (-)	**12.51**	**0.00**	**12.51**
Underutilized Acres	**12.51**	**0.00**	**12.51**

VACANT LAND	RURAL EMPLOYMENT CENTER	TWELVE TREES EMPLOYMENT CENTER	GRAND TOTAL
Gross Acres (Developed Parcels only)			
Total Gross Acres	14.48	0.00	14.48
Subtotal	**14.48**	**0.00**	**14.48**
Remove Planned Development	**12.41**		
Remove 100% Platted Lots	**1.08**	**0.00**	**1.08**
Critical Areas			
Total Redevelopable Acres	0.99	0.00	0.99
Unencumbered Acres	0.99	0.00	0.99
Acres within Critical Areas	0.00	0.00	0.00
Critical Areas reduction 75% (-)	0.00	0.00	0.00
Acres within Area of Concern	0.00	0.00	0.00
Area of Concern reduction 50% (-)	0.00	0.00	0.00
Subtotal	**0.99**	**0.00**	**0.99**
Roads/Right-of-Way (Future)			
20% (-)	**0.79**	**0.00**	**0.79**
Public Facility (Future)			
20% (-)	**0.63**	**0.00**	**0.63**
Unavailable Lands			
5% (-)	**0.60**	**0.00**	**0.60**
Vacant Acres	**14.09**	**0.00**	**14.09**
Total Net Developable Acres	**26.61**	**0.00**	**26.61**
Total Square Footage Planned Development	**62,000**		**62,000**

UNDERUTILIZED LANDS	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
Gross Acres (Developed Parcels only)							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	0.00	0.00	0.00	28.31	0.00	0.00	0.00	0.00	28.31
Multi - Family Dwelling (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Public/Current Use/Utilities (-)	0.00	0.00	0.00	21.34	0.00	0.00	0.00	0.00	21.34
Subtotal	**0.00**	**0.00**	**0.00**	**6.97**	**0.00**	**0.00**	**0.00**	**0.00**	**6.97**
Remove 100% Planned Lots	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Remove 100% Platted	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Subtotal	**0.00**	**0.00**	**0.00**	**6.97**	**0.00**	**0.00**	**0.00**	**0.00**	**6.97**
Critical Areas									
Total Redevelopable Acres	0.00	0.00	0.00	6.97	0.00	0.00	0.00	0.00	6.97
Unencumbered Acres	0.00	0.00	0.00	1.61	0.00	0.00	0.00	0.00	1.61
Acres within Critical Areas	0.00	0.00	0.00	1.95	0.00	0.00	0.00	0.00	1.95
Critical Areas reduction 75% (-)	0.00	0.00	0.00	0.49	0.00	0.00	0.00	0.00	0.49
Acres within Area of Concern	0.00	0.00	0.00	3.40	0.00	0.00	0.00	0.00	3.40
Area of Concern reduction 50% (-)	0.00	0.00	0.00	1.70	0.00	0.00	0.00	0.00	1.70
Subtotal	**0.00**	**0.00**	**0.00**	**3.80**	**0.00**	**0.00**	**0.00**	**0.00**	**3.80**
Roads/Right-of-Way (Future)									
20% (-)	**0.00**	**0.00**	**0.00**	**3.04**	**0.00**	**0.00**	**0.00**	**0.00**	**3.04**
Public Facility (Future)									
20% (-)	**0.00**	**0.00**	**0.00**	**2.43**	**0.00**	**0.00**	**0.00**	**0.00**	**2.43**
Unavailable Lands									
25% (-)	**0.00**	**0.00**	**0.00**	**1.82**	**0.00**	**0.00**	**0.00**	**0.00**	**1.82**
Underutilized Acres	**0.00**	**0.00**	**0.00**	**1.82**	**0.00**	**0.00**	**0.00**	**0.00**	**1.82**

VACANT LAND	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
Gross Acres							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	0.00	0.00	0.00	23.17	0.00	0.00	0.00	0.00	23.17
Remove 100% Planned Development	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Remove 100% Platted Lots	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Subtotal	**0.00**	**0.00**	**0.00**	**23.17**	**0.00**	**0.00**	**0.00**	**0.00**	**23.17**
Critical Areas									
Total Redevelopable Acres	0.00	0.00	0.00	23.17	0.00	0.00	0.00	0.00	23.17
Unencumbered Acres	0.00	0.00	0.00	9.75	0.00	0.00	0.00	0.00	9.75
Acres within Critical Areas	0.00	0.00	0.00	8.42	0.00	0.00	0.00	0.00	8.42
Critical Areas reduction 75% (-)	0.00	0.00	0.00	2.11	0.00	0.00	0.00	0.00	2.11
Acres within Area of Concern	0.00	0.00	0.00	5.00	0.00	0.00	0.00	0.00	5.00
Area of Concern reduction 50% (-)	0.00	0.00	0.00	2.50	0.00	0.00	0.00	0.00	2.50
Subtotal	**0.00**	**0.00**	**0.00**	**14.36**	**0.00**	**0.00**	**0.00**	**0.00**	**14.36**
Roads/Right-of-Way (Future)									
20% (-)	**0.00**	**0.00**	**0.00**	**11.48**	**0.00**	**0.00**	**0.00**	**0.00**	**11.48**
Public Facility (Future)									
20% (-)	**0.00**	**0.00**	**0.00**	**9.19**	**0.00**	**0.00**	**0.00**	**0.00**	**9.19**
Unavailable Lands									
20% (-)	**0.00**	**0.00**	**0.00**	**7.35**	**0.00**	**0.00**	**0.00**	**0.00**	**7.35**
Vacant Acres	**0.00**	**0.00**	**0.00**	**7.35**	**0.00**	**0.00**	**0.00**	**0.00**	**7.35**
	38%	38%	38%	32%	32%	32%	32%	32%	
Total Net Developable Acres	**0.00**	**0.00**	**0.00**	**9.17**	**0.00**	**0.00**	**0.00**	**0.00**	**9.17**
Net Developable w/Applied FAR	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Total Square Footage Planned Developments	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

George's Corner
Limited Area of More Intense Development Type I
Employment Capacity

	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
	38%	38%	38%	32%	32%	32%	32%	32%	
Net Developable Acres	0.00	0.00	0.00	9.17	0.00	0.00	0.00	0.00	**9.17**
Total Net Developable Acres	**0.00**	**0.00**	**0.00**	**9.17**	**0.00**	**0.00**	**0.00**	**0.00**	**9.17**
Conversion to Square Footage	**0**	**0**	**0**	**399557**	**0**	**0**	**0**	**0**	**399557**
Existing Floor Area (-)									
Total Square Footage	**0**	**0**	**0**	**399557**	**0**	**0**	**0**	**0**	**399557**

Industrial Square Footage	0	0	0						**0**
Industrial Planned lots	0	0	0						**0**
Total	**0**	**0**	**0**						**0**
Commercial Square Footage				127858	0	0	0	0	**127858**
Commercial Planned lots				0	0	0	0	0	**0**
Total				**127858**	**0**	**0**	**0**	**0**	**127858**
Total Building Square Footage	**0**	**0**	**0**	**127858**	**0**	**0**	**0**	**0**	**127858**

Employment Capacity

December 31, 2012

	Industrial Zones	Commercial Zones
Net Developable Acres	0.00	9.17
Building Area Estimates (Square Footage)	0.00	127,858.15
Vacancy Rate Adjustment (5%)	0.00	121,465.24
Employment Rate - Square Feet Per Employee	969	500
Resulting Employment Capacity - Jobs	0	243

UNDERUTILIZED LANDS	INDUSTRIAL	BUSINESS CENTER	LOW IMPACT COMMERCIAL	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
Gross Acres (Developed Parcels only)									
Total Gross Acres	107.95	0.00	30.45	0.00	22.52	0.00	0.00	63.82	224.74
Multi - Family Dwelling (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.09	1.09
Public/Current Use/Utilities (-)	102.35	0.00	15.59	0.00	19.21	0.00	0.00	29.57	166.72
Subtotal	**5.60**	**0.00**	**14.86**	**0.00**	**3.31**	**0.00**	**0.00**	**33.16**	**56.93**
Remove 100% Planned Lots	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Remove 100% Platted	**0.00**	**0.00**	**1.28**	**0.00**	**0.00**	**0.00**	**0.00**	**4.16**	**5.44**
Subtotal	**5.60**	**0.00**	**13.58**	**0.00**	**3.31**	**0.00**	**0.00**	**29.00**	**51.49**
Critical Areas									
Total Redevelopable Acres	5.60	0.00	13.58	0.00	3.31	0.00	0.00	29.00	51.49
Unencumbered Acres	0.01	0.00	3.25	0.00	0.25	0.00	0.00	9.36	12.87
Acres within Critical Areas	0.84	0.00	10.31	0.00	2.98	0.00	0.00	10.59	24.72
Critical Areas reduction 75% (-)	0.21	0.00	2.58	0.00	0.75	0.00	0.00	2.65	6.18
Acres within Area of Concern	4.74	0.00	0.00	0.00	0.08	0.00	0.00	9.03	13.85
Area of Concern reduction 50% (-)	2.37	0.00	0.00	0.00	0.04	0.00	0.00	4.52	6.93
Subtotal	**2.59**	**0.00**	**5.83**	**0.00**	**1.04**	**0.00**	**0.00**	**16.52**	**25.98**
Roads/Right-of-Way (Future)									
20% (-)	**2.07**	**0.00**	**4.66**	**0.00**	**0.83**	**0.00**	**0.00**	**13.22**	**20.78**
Public Facility (Future)									
20% (-)	**1.66**	**0.00**	**3.73**	**0.00**	**0.66**	**0.00**	**0.00**	**10.57**	**16.62**
Unavailable Lands									
25% (-)	**1.24**	**0.00**	**2.80**	**0.00**	**0.50**	**0.00**	**0.00**	**7.93**	**12.47**
Underutilized Acres	**1.24**	**0.00**	**4.08**	**0.00**	**0.50**	**0.00**	**0.00**	**7.93**	**13.75**

VACANT LAND	INDUSTRIAL	BUSINESS CENTER	LOW IMPACT COMMERCIAL	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
Gross Acres							See Residential Sheet for split		
Total Gross Acres	10.83	0.00	2.88	0.00	0.51	0.00	0.00	13.57	27.79
Remove 100% Planned Development	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Remove 100% Platted Lots	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.11**	**0.11**
Subtotal	**10.83**	**0.00**	**2.88**	**0.00**	**0.51**	**0.00**	**0.00**	**13.46**	**27.68**
Critical Areas									
Total Redevelopable Acres	10.83	0.00	2.88	0.00	0.51	0.00	0.00	13.46	27.68
Unencumbered Acres	2.20	0.00	0.96	0.00	0.23	0.00	0.00	0.81	4.20
Acres within Critical Areas	1.73	0.00	1.92	0.00	0.28	0.00	0.00	2.81	6.74
Critical Areas reduction 75% (-)	0.43	0.00	0.48	0.00	0.07	0.00	0.00	0.70	1.69
Acres within Area of Concern	6.92	0.00	0.00	0.00	0.00	0.00	0.00	9.94	16.86
Area of Concern reduction 50% (-)	3.46	0.00	0.00	0.00	0.00	0.00	0.00	4.97	8.43
Subtotal	**6.09**	**0.00**	**1.44**	**0.00**	**0.30**	**0.00**	**0.00**	**6.48**	**14.32**
Roads/Right-of-Way (Future)									
20% (-)	**4.87**	**0.00**	**1.15**	**0.00**	**0.24**	**0.00**	**0.00**	**5.19**	**11.45**
Public Facility (Future)									
20% (-)	**3.90**	**0.00**	**0.92**	**0.00**	**0.19**	**0.00**	**0.00**	**4.15**	**9.16**
Unavailable Lands									
20% (-)	**3.12**	**0.00**	**0.74**	**0.00**	**0.15**	**0.00**	**0.00**	**3.32**	**7.33**
Vacant Acres	**3.12**	**0.00**	**0.74**	**0.00**	**0.15**	**0.00**	**0.00**	**3.32**	**7.33**
	38%	38%	38%	32%	32%	32%	32%	32%	
Total Net Developable Acres	**4.36**	**0.00**	**4.81**	**0.00**	**0.65**	**0.00**	**0.00**	**11.25**	**21.08**
Net Developable w/Applied FAR	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Total Square Footage Planned Developments	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

	INDUSTRIAL	BUSINESS CENTER	LOW IMPACT COMMERCIAL	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
	38%	38%	38%	32%	32%	32%	32%	32%	
Net Developable Acres	4.36	0.00	4.81	0.00	0.65	0.00	0.00	11.25	**21.08**
Total Net Developable Acres	**4.36**	**0.00**	**4.81**	**0.00**	**0.65**	**0.00**	**0.00**	**11.25**	**21.08**
Conversion to Square Footage	**190033**	**0**	**209719**	**0**	**28331**	**0**	**0**	**490043**	**918126**
Existing Floor Area (-)									
Total Square Footage	**190033**	**0**	**209719**	**0**	**28331**	**0**	**0**	**490043**	**918126**
Industrial Square Footage	72213	0	79693						**151906**
Industrial Planned lots	0	0	0						**0**
Total	**72213**	**0**	**79693**						**151906**
Commercial Square Footage				0	9066	0	0	156814	**165880**
Commercial Planned lots				0	0	0	0	0	**0**
Total				**0**	**9066**	**0**	**0**	**156814**	**165880**
Total Building Square Footage	**72213**	**0**	**79693**	**0**	**9066**	**0**	**0**	**156814**	**317786**

	Industrial Zones	Commercial Zones	Grand Total
Net Developable Acres	9.18	11.90	21.08
Building Area Estimates (Square Footage)	151,905.71	165,879.83	331,759.65
Vacancy Rate Adjustment (5%)	144,310.42	157,585.83	315,171.67
Employment Rate - Square Feet Per Employee	969	500	500
Resulting Employment Capacity - Jobs	149	315	464

UNDERUTILIZED LANDS	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
Gross Acres (Developed Parcels only)							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	10.20	0.00	0.00	23.13	31.69	0.00	0.00	0.00	65.02
Multi - Family Dwelling (-)	0.00	0.00	0.00	1.15	0.62	0.00	0.00	0.00	1.77
Public/Current Use/Utilities (-)	10.20	0.00	0.00	21.98	19.24	0.00	0.00	0.00	51.42
Subtotal	**0.00**	**0.00**	**0.00**	**0.00**	**11.83**	**0.00**	**0.00**	**0.00**	**11.83**
Remove 100% Planned Lots	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Remove 100% Platted	**0.00**	**0.00**	**0.00**	**0.00**	**1.85**	**0.00**	**0.00**	**0.00**	**1.85**
Subtotal	**0.00**	**0.00**	**0.00**	**0.00**	**9.98**	**0.00**	**0.00**	**0.00**	**9.98**
Critical Areas									
Total Redevelopable Acres	0.00	0.00	0.00	0.00	9.98	0.00	0.00	0.00	9.98
Unencumbered Acres	0.00	0.00	0.00	0.00	8.81	0.00	0.00	0.00	8.81
Acres within Critical Areas	0.00	0.00	0.00	0.00	0.85	0.00	0.00	0.00	0.85
Critical Areas reduction 75% (-)	0.00	0.00	0.00	0.00	0.21	0.00	0.00	0.00	0.21
Acres within Area of Concern	0.00	0.00	0.00	0.00	0.31	0.00	0.00	0.00	0.31
Area of Concern reduction 50% (-)	0.00	0.00	0.00	0.00	0.16	0.00	0.00	0.00	0.16
Subtotal	**0.00**	**0.00**	**0.00**	**0.00**	**9.18**	**0.00**	**0.00**	**0.00**	**9.18**
Roads/Right-of-Way (Future)									
20% (-)	**0.00**	**0.00**	**0.00**	**0.00**	**7.34**	**0.00**	**0.00**	**0.00**	**7.34**
Public Facility (Future)									
20% (-)	**0.00**	**0.00**	**0.00**	**0.00**	**5.87**	**0.00**	**0.00**	**0.00**	**5.87**
Unavailable Lands									
25% (-)	**0.00**	**0.00**	**0.00**	**0.00**	**4.41**	**0.00**	**0.00**	**0.00**	**4.41**
Underutilized Acres	**0.00**	**0.00**	**0.00**	**0.00**	**6.26**	**0.00**	**1.85**	**4.89**	**13.00**

VACANT LAND	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
Gross Acres							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	10.16	0.00	0.00	0.00	15.96	0.00	0.00	0.00	26.12
Remove 100% Planned Development	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Remove 100% Platted Lots	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Subtotal	**10.16**	**0.00**	**0.00**	**0.00**	**15.96**	**0.00**	**0.00**	**0.00**	**26.12**
Critical Areas									
Total Redevelopable Acres	10.16	0.00	0.00	0.00	15.96	0.00	0.00	0.00	26.12
Unencumbered Acres	5.78	0.00	0.00	0.00	14.48	0.00	0.00	0.00	20.26
Acres within Critical Areas	3.64	0.00	0.00	0.00	1.45	0.00	0.00	0.00	5.09
Critical Areas reduction 75% (-)	0.91	0.00	0.00	0.00	0.36	0.00	0.00	0.00	1.27
Acres within Area of Concern	0.73	0.00	0.00	0.00	0.03	0.00	0.00	0.00	0.76
Area of Concern reduction 50% (-)	0.37	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.38
Subtotal	**7.06**	**0.00**	**0.00**	**0.00**	**14.86**	**0.00**	**0.00**	**0.00**	**21.91**
Roads/Right-of-Way (Future)									
20% (-)	**5.64**	**0.00**	**0.00**	**0.00**	**11.89**	**0.00**	**0.00**	**0.00**	**17.53**
Public Facility (Future)									
20% (-)	**4.52**	**0.00**	**0.00**	**0.00**	**9.51**	**0.00**	**0.00**	**0.00**	**14.02**
Unavailable Lands									
20% (-)	**3.61**	**0.00**	**0.00**	**0.00**	**7.61**	**0.00**	**0.00**	**0.00**	**11.22**
Vacant Acres	**3.61**	**0.00**	**0.00**	**0.00**	**7.61**	**0.00**	**0.00**	**1.27**	**12.49**
	38%	38%	38%	32%	32%	32%	32%	32%	
Total Net Developable Acres	**3.61**	**0.00**	**0.00**	**0.00**	**13.86**	**0.00**	**1.85**	**6.16**	**25.48**
Net Developable w/Applied FAR	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Total Square Footage Planned Developments	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
	38%	38%	38%	32%	32%	32%	32%	32%	
Net Developable Acres	3.61	0.00	0.00	0.00	13.86	0.00	1.85	6.16	**25.48**
Total Net Developable Acres	**3.61**	**0.00**	**0.00**	**0.00**	**13.86**	**0.00**	**1.85**	**6.16**	**25.48**
Conversion to Square Footage	**157346**	**0**	**0**	**0**	**603839**	**0**	**80586**	**268330**	**1110100**
Existing Floor Area (-)									
Total Square Footage	**157346**	**0**	**0**	**0**	**603839**	**0**	**80586**	**268330**	**1110100**

Industrial Square Footage	59791	0	0						**59791**
Industrial Planned lots	0	0	0						**0**
Total	**59791**	**0**	**0**						**59791**
Commercial Square Footage				0	193229	0	25788	85865	**304882**
Commercial Planned lots				0	0	0	0	0	**0**
Total				**0**	**193229**	**0**	**25788**	**85865**	**304882**
Total Building Square Footage	**59791**	**0**	**0**	**0**	**193229**	**0**	**25788**	**85865**	**364673**

	Industrial Zones	Commercial Zones	Grand Total
Net Developable Acres	3.61	21.87	25.48
Building Area Estimates (Square Footage)	59,791.36	304,881.53	364,672.89
Vacancy Rate Adjustment (5%)	56,801.79	289,637.45	346,439.25
Employment Rate - Square Feet Per Employee	969	500	500
Resulting Employment Capacity - Jobs	59	579	638

UNDERUTILIZED LANDS	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
Gross Acres (Developed Parcels only)							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	41.53	0.00	0.00	16.69	180.41	0.00	0.00	0.00	238.63
Multi - Family Dwelling (-)	0.00	0.00	0.00	0.00	10.09	0.00	0.00	0.00	10.09
Public/Current Use/Utilities (-)	9.89	0.00	0.00	14.56	65.96	0.00	0.00	0.00	90.41
Subtotal	**31.64**	**0.00**	**0.00**	**2.13**	**104.36**	**0.00**	**0.00**	**0.00**	**138.13**
Remove 100% Planned Lots	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Remove 100% Platted	**0.00**	**0.00**	**0.00**	**0.36**	**4.68**	**0.00**	**0.00**	**0.00**	**5.04**
Subtotal	**31.64**	**0.00**	**0.00**	**1.77**	**99.68**	**0.00**	**0.00**	**0.00**	**133.09**
Critical Areas									
Total Redevelopable Acres	31.64	0.00	0.00	1.77	99.68	0.00	0.00	0.00	133.09
Unencumbered Acres	10.19	0.00	0.00	1.77	74.76	0.00	0.00	0.00	86.72
Acres within Critical Areas	3.54	0.00	0.00	0.00	11.72	0.00	0.00	0.00	15.26
Critical Areas reduction 75% (-)	0.89	0.00	0.00	0.00	2.93	0.00	0.00	0.00	3.82
Acres within Area of Concern	17.89	0.00	0.00	0.00	13.18	0.00	0.00	0.00	31.07
Area of Concern reduction 50% (-)	8.95	0.00	0.00	0.00	6.59	0.00	0.00	0.00	15.54
Subtotal	**20.02**	**0.00**	**0.00**	**1.77**	**84.28**	**0.00**	**0.00**	**0.00**	**106.07**
Roads/Right-of-Way (Future)									
20% (-)	**16.02**	**0.00**	**0.00**	**1.42**	**67.42**	**0.00**	**0.00**	**0.00**	**84.86**
Public Facility (Future)									
20% (-)	**12.81**	**0.00**	**0.00**	**1.13**	**53.94**	**0.00**	**0.00**	**0.00**	**67.88**
Unavailable Lands									
25% (-)	**9.61**	**0.00**	**0.00**	**0.85**	**40.45**	**0.00**	**0.00**	**0.00**	**50.91**
Underutilized Acres	**9.61**	**0.00**	**0.00**	**1.21**	**45.13**	**0.00**	**0.00**	**38.16**	**94.11**

VACANT LAND	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
Gross Acres							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	22.96	0.00	0.00	1.93	60.44	0.00	0.00	0.00	85.33
Remove 100% Planned Development	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Remove 100% Platted Lots	**6.80**	**0.00**	**0.00**	**0.00**	**8.49**	**0.00**	**0.00**	**0.00**	**15.29**
Subtotal	**16.16**	**0.00**	**0.00**	**1.93**	**51.95**	**0.00**	**0.00**	**0.00**	**70.04**
Critical Areas									
Total Redevelopable Acres	16.16	0.00	0.00	1.93	51.95	0.00	0.00	0.00	70.04
Unencumbered Acres	5.59	0.00	0.00	0.43	31.04	0.00	0.00	0.00	37.06
Acres within Critical Areas	3.82	0.00	0.00	1.50	12.90	0.00	0.00	0.00	18.22
Critical Areas reduction 75% (-)	0.96	0.00	0.00	0.38	3.23	0.00	0.00	0.00	4.56
Acres within Area of Concern	6.74	0.00	0.00	0.00	7.99	0.00	0.00	0.00	14.73
Area of Concern reduction 50% (-)	3.37	0.00	0.00	0.00	4.00	0.00	0.00	0.00	7.37
Subtotal	**9.92**	**0.00**	**0.00**	**0.81**	**38.26**	**0.00**	**0.00**	**0.00**	**48.98**
Roads/Right-of-Way (Future)									
20% (-)	**7.93**	**0.00**	**0.00**	**0.64**	**30.61**	**0.00**	**0.00**	**0.00**	**39.18**
Public Facility (Future)									
20% (-)	**6.35**	**0.00**	**0.00**	**0.52**	**24.49**	**0.00**	**0.00**	**0.00**	**31.35**
Unavailable Lands									
20% (-)	**5.08**	**0.00**	**0.00**	**0.41**	**19.59**	**0.00**	**0.00**	**0.00**	**25.08**
Vacant Acres	**11.88**	**0.00**	**0.00**	**0.41**	**28.08**	**0.00**	**0.00**	**11.04**	**51.41**
	38%	38%	38%	32%	32%	32%	32%	32%	
Total Net Developable Acres	**21.49**	**0.00**	**0.00**	**1.62**	**73.21**	**0.00**	**0.00**	**49.20**	**145.52**
Net Developable w/Applied FAR	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Total Square Footage Planned Developments	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
	38%	38%	38%	32%	32%	32%	32%	32%	
Net Developable Acres	21.49	0.00	0.00	1.62	73.21	0.00	0.00	49.20	**145.52**
Total Net Developable Acres	**21.49**	**0.00**	**0.00**	**1.62**	**73.21**	**0.00**	**0.00**	**49.20**	**145.52**
Conversion to Square Footage	**935934**	**0**	**0**	**70644**	**3189181**	**0**	**0**	**2143152**	**6338910**
Existing Floor Area (-)									
Total Square Footage	**935934**	**0**	**0**	**70644**	**3189181**	**0**	**0**	**2143152**	**6338910**
Industrial Square Footage	355655	0	0						**355655**
Industrial Planned lots	0	0	0						**0**
Total	**355655**	**0**	**0**						**355655**
Commercial Square Footage				22606	1020538	0	0	685809	**1728953**
Commercial Planned lots				0	0	0	0	0	**0**
Total				**22606**	**1020538**	**0**	**0**	**685809**	**1728953**
Total Building Square Footage	**355655**	**0**	**0**	**22606**	**1020538**	**0**	**0**	**685809**	**2084607**

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	Industrial Zones	Commercial Zones	Grand Total
Net Developable Acres	21.49	124.04	145.52
Building Area Estimates (Square Footage)	355,654.79	1,728,952.57	2,084,607.36
Vacancy Rate Adjustment (5%)	337,872.05	1,642,504.95	1,980,376.99
Employment Rate - Square Feet Per Employee	969	500	500
Resulting Employment Capacity - Jobs	349	3285	3634

Poulsbo
Urban Transition Area
Commercial Land Capacity
December 31, 2012

UNDERUTILIZED LANDS	LIGHT INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
Gross Acres (Developed Parcels only)							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Multi - Family Dwelling (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Public/Current Use/Utilities (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Remove 100% Planned Lots	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Remove 100% Platted	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Subtotal	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Critical Areas									
Total Redevelopable Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Unencumbered Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Acres within Critical Areas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Critical Areas reduction 75% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Acres within Area of Concern	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area of Concern reduction 50% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Roads/Right-of-Way (Future)									
20% (-)	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Public Facility (Future)									
20% (-)	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Unavailable Lands									
25% (-)	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Underutilized Acres	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

VACANT LAND	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
Gross Acres							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	7.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.82
Remove 100% Planned Development	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Remove 100% Platted Lots	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Subtotal	**7.82**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**7.82**
Critical Areas									
Total Redevelopable Acres	7.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.82
Unencumbered Acres	7.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.82
Acres within Critical Areas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Critical Areas reduction 75% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Acres within Area of Concern	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area of Concern reduction 50% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	**7.82**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**7.82**
Roads/Right-of-Way (Future)									
20% (-)	**6.26**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**6.26**
Public Facility (Future)									
20% (-)	**5.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**5.00**
Unavailable Lands									
20% (-)	**4.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**4.00**
Vacant Acres	**4.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**4.00**
Total Net Developable Acres	**4.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**4.00**
Total Square Footage Planned Developments	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
Underutilized Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.00**
Vacant Acres	4.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**4.00**
Total Net Developable Acres	**4.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**4.00**
Underutilized Square Feet	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.00**
Vacant Square Feet	174,407.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**174,407.27**
Planned Development	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.00**
Total Vacant Square Feet	174,407.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**174,407.27**
Total Square Feet	**174,407.27**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**174,407.27**
Conversion to Building Square Footage									
Industrial (38%) underutilized	0.00	0.00	0.00						**0.00**
Industrial (38%) vacant supply	66,274.76	0.00	0.00						**66,274.76**
Industrial Planned lots	0.00	0.00	0.00						**0.00**
Subtotal (vacant)	*66,274.76*	*0.00*	*0.00*						***66,274.76***
Total	**66,274.76**	**0.00**	**0.00**						**66,274.76**
Commercial (32%) underutilized				0.00	0.00	0.00	0.00	0.00	**0.00**
Commercial (32%) vacant supply				0.00	0.00	0.00	0.00	0.00	**0.00**
Total				**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Total Building Square Footage	**66,274.76**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**66,274.76**

Poulsbo
Urban Transition Area
Employment Capacity
December 31, 2012

	Industrial Zones	Commercial Zones
Net Developable Acres	4.00	0.00
Building Area Estimates (Square Footage)	66,274.76	0.00
Vacancy Rate Adjustment (5%)	62961.02	0.00
Employment Rate - Square Feet Per Employee	969	500
Resulting Employment Capacity - Jobs	65	0

Kitsap County
Unincorporated Rural Commercial/Industrial Capacity

	Sum of ACRES
NEIGHBORHOOD COMMERCIAL	**48.22**
CURRENT USE/COMMON AREA	2.16
DEVELOPED	11.30
EXEMPT	0.68
MULTI-FAMILY*	1.26
UNDERUTILIZED	5.54
UTILITIES/TRANSPORTATION	6.88
VACANT LAND	20.41
*Keyport LAMIRD	
RURAL COMMERCIAL	**201.91**
CURRENT USE/COMMON AREA	3.51
DEVELOPED	47.06
EXEMPT	12.20
GOVERNMENTAL SERVICES	1.00
MULTI-FAMILY	3.63
PARKS/INSTITUTIONAL	16.72
UNDERUTILIZED	55.53
UTILITIES/TRANSPORTATION	38.04
VACANT LAND	24.22
RURAL INDUSTRIAL	**231.36**
CURRENT USE/COMMON AREA	12.27
DEVELOPED	59.08
EXEMPT	7.30
FISHING/MINING	2.32
UNDERUTILIZED	33.92
UTILITIES/TRANSPORTATION	93.69
VACANT LAND	22.80
Grand Total	**481.49**

Neighborhood Commercial exists within George's Corner LAMIRD except for 1.26 acres (Multi-family) that is within the Keyport LAMIRD.

Preliminary Draft – For Internal Use Only – Not for Public Release at this Time.

	Sum of ACRES
NEIGHBORHOOD COMMERCIAL*	**5.54**
UNDERUTILIZED	5.54
RURAL COMMERCIAL	**55.53**
UNDERUTILIZED	55.53
RURAL INDUSTRIAL	**33.92**
UNDERUTILIZED	33.92
Grand Total	**94.98**

	Sum of ACRES
NEIGHBORHOOD COMMERCIAL*	**20.41**
VACANT LAND	20.41
RURAL COMMERCIAL	**24.22**
VACANT LAND	24.22
RURAL INDUSTRIAL	**22.80**
VACANT LAND	22.80
Grand Total	**67.43**

*George's Corner LAMIRD

ZONE		Sum of ACRES
NEIGHBORHOOD COMMERCIAL*		**25.95**
	UNDERUTILIZED	5.54
	VACANT LAND	20.41
RURAL COMMERCIAL		**79.75**
	UNDERUTILIZED	55.53
	VACANT LAND	24.22
RURAL INDUSTRIAL		**56.72**
	UNDERUTILIZED	33.92
	VACANT LAND	22.80
Grand Total		**162.41**

*George's Corner LAMIRD

UNDERUTILIZED LANDS	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
Gross Acres (Developed Parcels only)							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	362.16	133.31	4.76	51.82	105.17	454.58	0.00	0.00	1111.80
Multi - Family Dwelling (-)	12.80	0.00	0.00	14.56	0.00	5.78	0.00	0.00	33.14
Public/Current Use/Utilities (-)	272.89	16.91	4.76	31.63	82.16	370.32	0.00	0.00	778.67
Subtotal	**76.47**	**116.40**	**0.00**	**5.63**	**23.01**	**78.48**	**0.00**	**0.00**	**299.99**
Remove 100% Planned Lots	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Remove 100% Platted	**10.65**	**0.00**	**0.00**	**3.63**	**1.39**	**3.49**	**0.00**	**0.00**	**19.16**
Subtotal	**65.82**	**116.40**	**0.00**	**2.00**	**21.62**	**74.99**	**0.00**	**0.00**	**280.83**
Critical Areas									
Total Redevelopable Acres	65.82	116.40	0.00	2.00	21.62	74.99	0.00	0.00	280.83
Unencumbered Acres	36.13	63.81	0.00	1.54	5.77	49.27	0.00	0.00	156.52
Acres within Critical Areas	19.95	26.04	0.00	0.11	3.78	23.11	0.00	0.00	72.99
Critical Areas reduction 75% (-)	4.99	6.51	0.00	0.03	0.95	5.78	0.00	0.00	18.25
Acres within Area of Concern	9.73	26.53	0.00	0.33	12.06	2.59	0.00	0.00	51.24
Area of Concern reduction 50% (-)	4.87	13.27	0.00	0.17	6.03	1.30	0.00	0.00	25.62
Subtotal	**45.98**	**83.59**	**0.00**	**1.73**	**12.75**	**56.34**	**0.00**	**0.00**	**200.39**
Roads/Right-of-Way (Future)									
20% (-)	**36.79**	**66.87**	**0.00**	**1.39**	**10.20**	**45.07**	**0.00**	**0.00**	**160.31**
Public Facility (Future)									
20% (-)	**29.43**	**53.49**	**0.00**	**1.11**	**8.16**	**36.06**	**0.00**	**0.00**	**128.25**
Unavailable Lands									
25% (-)	**22.07**	**40.12**	**0.00**	**0.83**	**6.12**	**27.04**	**0.00**	**0.00**	**96.19**
Underutilized Acres	**32.72**	**40.12**	**0.00**	**4.46**	**7.51**	**30.53**	**0.00**	**17.00**	**132.35**

VACANT LAND	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
Gross Acres							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	264.90	46.85	0.00	1.08	20.98	90.28	0.00	0.00	424.09
Remove 100% Planned Development	**1.87**	**0.00**	**0.00**	**0.00**	**0.00**	**3.92**	**0.00**	**0.00**	**5.79**
Remove 100% Platted Lots	**15.91**	**0.00**	**0.00**	**1.08**	**0.00**	**8.88**	**0.00**	**0.00**	**25.87**
Subtotal	**247.12**	**46.85**	**0.00**	**0.00**	**20.98**	**77.48**	**0.00**	**0.00**	**392.43**
Critical Areas									
Total Redevelopable Acres	247.12	46.85	0.00	0.00	20.98	77.48	0.00	0.00	392.43
Unencumbered Acres	155.93	20.52	0.00	0.00	14.70	47.14	0.00	0.00	238.29
Acres within Critical Areas	22.55	20.85	0.00	0.00	0.46	28.99	0.00	0.00	72.85
Critical Areas reduction 75% (-)	5.64	5.21	0.00	0.00	0.12	7.25	0.00	0.00	18.21
Acres within Area of Concern	68.53	5.47	0.00	0.00	5.82	1.33	0.00	0.00	81.15
Area of Concern reduction 50% (-)	34.27	2.74	0.00	0.00	2.91	0.67	0.00	0.00	40.58
Subtotal	**195.83**	**28.47**	**0.00**	**0.00**	**17.73**	**55.05**	**0.00**	**0.00**	**297.08**
Roads/Right-of-Way (Future)									
20% (-)	**156.67**	**22.77**	**0.00**	**0.00**	**14.18**	**44.04**	**0.00**	**0.00**	**237.66**
Public Facility (Future)									
20% (-)	**125.33**	**18.22**	**0.00**	**0.00**	**11.34**	**35.23**	**0.00**	**0.00**	**190.13**
Unavailable Lands									
20% (-)	**100.27**	**14.58**	**0.00**	**0.00**	**9.08**	**28.19**	**0.00**	**0.00**	**152.10**
Vacant Acres	**116.18**	**14.58**	**0.00**	**1.08**	**9.08**	**37.07**	**0.00**	**6.52**	**184.49**
	38%	FAR .25	38%	32%	32%	32%	32%	FAR .25	
Total Net Developable Acres	**148.90**	**54.70**	**0.00**	**5.54**	**16.58**	**67.60**	**0.00**	**23.52**	**316.84**
Net Developable w/Applied FAR	**0.00**	**68.37**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**29.40**	**97.77**
Total Square Footage Planned Developments	36300	0	0	0	0	36629	0	0	72929

	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
	38%	FAR .25	38%	32%	32%	32%	32%	FAR .25	
Net Developable Acres	148.90	68.37	0.00	5.54	16.58	67.60	0.00	29.40	**336.39**
Total Net Developable Acres	**148.90**	**68.37**	**0.00**	**5.54**	**16.58**	**67.60**	**0.00**	**29.40**	**336.39**
Conversion to Square Footage	**6485990**	**2978206**	**0**	**241392**	**722347**	**2944712**	**0**	**1280664**	**14653310**
Existing Floor Area (-)									
Total Square Footage	**6485990**	**2978206**	**0**	**241392**	**722347**	**2944712**	**0**	**1280664**	**14653310**
Industrial Square Footage	2464676	1131718	0						**3596394**
Industrial Planned lots	36300	0	0						**36300**
Total	**2500976**	**1131718**	**0**						**3632694**
Commercial Square Footage				77245	231151	942308	0	1280664	**2531368**
Commercial Planned lots				0	0	36629	0	0	**36629**
Remove existing square footage						102588			
Total				**77245**	**231151**	**876349**	**0**	**1280664**	**2465409**
Total Building Square Footage	**2500976**	**1131718**	**0**	**77245**	**231151**	**876349**	**0**	**1280664**	**6098104**

	Industrial Zones	Commercial Zones	Grand Total
Net Developable Acres	217.27	119.13	336.39
Building Area Estimates (Square Footage)	3,632,694.41	2,465,409.20	6,098,103.61
Vacancy Rate Adjustment (5%)	3,451,059.69	2,342,138.74	5,793,198.43
Employment Rate - Square Feet Per Employee	969	500	500
Resulting Employment Capacity - Jobs	3561	4684	8246

	LAMIRDS
Net Developable Acres	26.69
Building Area Estimates (Square Footage)	466,045.24
Vacancy Rate Adjustment (5%)	442,742.97
Employment Rate - Square Footage per Employee	969
Resulting Employment Capacity - Jobs	**457**

	RURAL EMPLOYMENT CENTER	TWELVE TREES EMPLOYMENT CENTER
	38%	38%
Net Developable Acres	0.00	17.59
Total Net Developable Acres	**0.00**	**17.59**
Conversion to Square Footage	**0**	**766,412**
Existing Floor Area (-)	**0**	**0**
Total Square Footage	**0**	**766,412**

Industrial Square Footage	0	291,237
Industrial Planned lots	0	30,000
Total	**0**	**321,237**
Total Building Square Footage	**0**	**321,237**

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MEMORANDUM

DATE: December 11, 2013; Updated February 6, 2014

TO: Katrina Knutson, Senior Planner, Kitsap County

FROM: Kapena Pflum, Erik Rundell and Lisa Grueter, BERK

RE: Preliminary Review of Kitsap County Countywide Employment Projection Options

This memo outlines preliminary approaches and options Kitsap County can consider when setting 2036 countywide employment targets as part of the 2016 Comprehensive Plan update. All of the projections included in this memo are intended to demonstrate the range of employment target options and are not recommended employment targets for Kitsap County. Although Kitsap County is expected to set 2036 targets as part of its Comprehensive Plan update, this memo uses 2035 as the horizon year to stay consistent with the 2035 population targets recently proposed to the Kitsap Regional Coordinating Council.

COUNTYWIDE POPULATION

At the regional or county level, population and employment are typically linked and related, and grow or decline at similar rates. Growth or decline in population will contribute to growth or decline in employment, and vice versa. For this reason, it is important to understand the relationship between population and employment in Kitsap County when setting countywide employment targets.

The Washington Office of Financial Management (OFM) updates county and state long-range population forecasts every five years to support Growth Management Act planning. The most recent forecasts out to 2040 were issued in May 2012 and are shown in Exhibit 1. OFM considers the medium projection the most likely (RCW 43.62.035) because it is based on assumptions that have been validated with past and current information. The high and low projections represent the range of uncertainty that should be considered when using these projections for planning purposes.

The Kitsap Regional Coordinating Council (KRCC) Planning Directors Forum has taken the OFM projections and PSRC's regional growth strategy into account and recently recommended the County adopt a 2035 population target of 331,571. The recommended target is slightly higher than the OFM medium projection to account for uncertainty and unforeseen local circumstances such as changes in military activity in the County. The recommended target is consistent with the PSRC's Regional Growth Strategy.

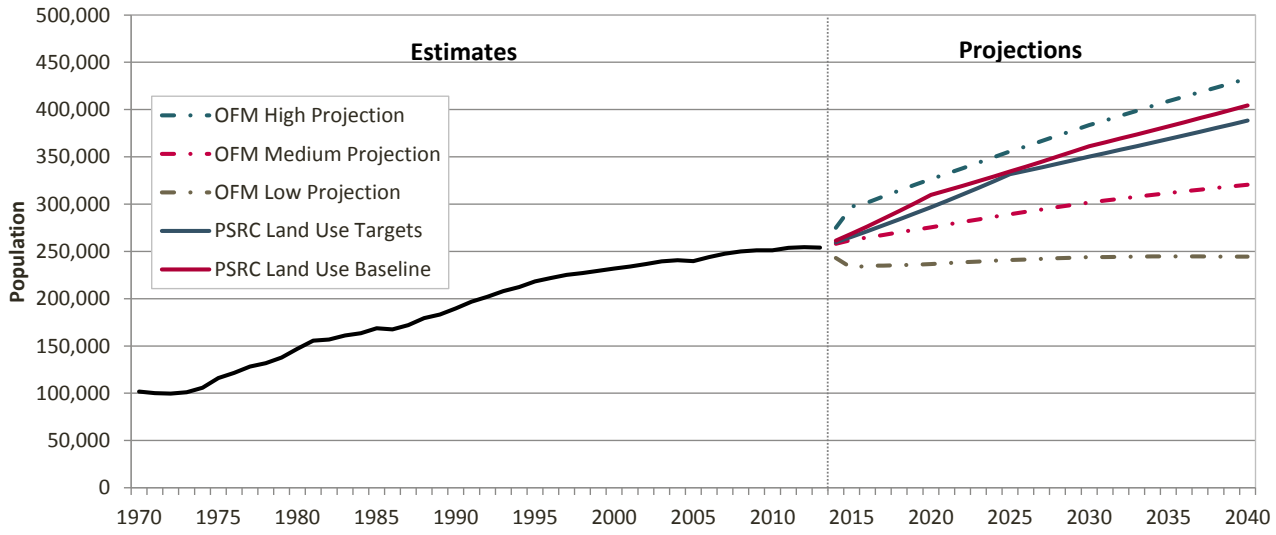
The Puget Sound Regional Council (PSRC) has also developed two products that provide long-range population and employment forecasts for Kitsap County and the region.

- **Land Use Baseline.** The Land Use Baseline is a long-range small area forecast developed using PSRC's new UrbanSim model. The Land Use Baseline is a representation of future development based on how the market responds to development capacities established in local jurisdictions' pre-VISION 2040 comprehensive plans (circa 2012).

- **Land Use Targets.** The Land Use Targets is a companion product to the Land Use Baseline that provides a long-range future land use dataset based on local growth targets developed (or being developed) by each county to align with VISION 2040's Regional Growth Strategy. Although this product is supposed to reflect local adopted targets, in Kitsap County's case, an adopted long-range employment target was not available, so targets were created using PSRC forecast models.

Both of these forecast products are slated for a maintenance release update as of the current date of this memo. The forecasts included in this memo are from the September 2013 data releases.

Exhibit 1
Kitsap County Population Historical Estimates and Projections, 1970-2040



Source: Office of Financial Management historical data and May 2012 projections; Puget Sound Regional Council, 2013

In Kitsap County, PSRC's VISION 2040 population projections are closer to the OFM high projection than the OFM medium projection, which is important to keep in mind when reviewing PSRC employment projections in the next section.

COUNTYWIDE POPULATION AND EMPLOYMENT RATIOS

Exhibit 2 shows how the ratio between Kitsap County's population and total non-agricultural employment has shifted between 2000 and 2010 and how these estimates compare to the current comprehensive plan population targets and employment assumptions established in 2006 (see Appendix A for additional information on employment projections); population was again reviewed in 2012. The gradual increase in the population-employment ratio between 2000 and 2010 is expected to continue as the population continues to age and the Baby Boom Generation retires. As the retired portion of the population grows, there will be more persons out of the workforce and the ratio between population and employment should increase.

Exhibit 2
Kitsap County Population-Employment Ratios, 2000, 2010, and Comprehensive Plan

	Estimates		Current Comp Plan
	2000	2010	2025
Population	231,969	251,133	331,571
Total Employment	94,909	97,417	127,400
Population-Employment Ratio	2.44	2.58	2.60

Source: Population – Office of Financial Management, 2000 and 2010; Total Employment as reported in Puget Sound Regional Council, Land Use Baseline Workbook, 2013
Note: The total employment estimate listed for 2025 reflects the original assumption developed in 2006 by E.D. Hovee & Company. Since then, different assumptions have been used in the 2006 EIS (131,592), 2012 Comprehensive Plan EIS for Remand (137,621), and 2013 Gorst Watershed Plan (131,353). For the purposes of calculating a reference point population-employment ratio, the original employment assumption is most appropriate to use.

When considering the countywide 2035 employment assumption, the implied population-employment ratio is an important indicator that can be used to test the reasonableness of possible targets. Given trends between 2000 and 2010 and projected for the future, the population-employment ratio is likely to increase higher than the 2.58 value in 2010.

OPTIONS FOR ESTIMATING FUTURE COUNTYWIDE EMPLOYMENT TARGET

There are several options available for projecting the 2035 or other long-range employment target. The range of options is described below and estimated 2035 employment targets are calculated later based on each of these methods.

- **Use 2025 Assumed Employment Totals as a Starting Point.** Kitsap County's current comprehensive plan uses a 2025 employment assumption of 127,400. This planning estimate can be extended to 2035 using two different methods:
    1. Applying the 2025 assumed population-employment ratio to a revised 2035 population target to estimate total employment. This memo uses the KRCC recommended 2035 population target of 331,571 for this calculation.
    2. Growing the 2025 employment total out to 2035 at the same growth rate assumed under the current comprehensive plan.
- **Adjust Kitsap County's Current Population-Employment Ratio to Match Projected State Trends.** Unlike population, there are no state agency-generated long-range projections of employment at the county level. For Washington State, there are forecasts out to 2040 for total employment that can be used to estimate how population-employment ratios are expected to change over time.

Under this projection method, the current Kitsap County population-employment ratio is increased out to 2035 at the same rate Washington State's ratio is projected to increase[1]. This ratio is then applied to the KRCC recommended 2035 population target to estimate total employment.

- **Use PSRC Forecasts.** The PSRC Land Use Baseline and Land Use Targets both provide employment forecasts. This memo includes both as reference points and also includes two additional options applying PSRC 2035 population-employment ratios to the KRCC recommended 2035 population target.
- **Use PSRC VISION 2040 Regional Growth Strategy.** VISION 2040 is a regional growth strategy applicable to the four-county Central Puget Sound area including Kitsap County. It describes Kitsap County's share of population and employment growth between 2000 and 2040.

Exhibit 3 below shows the total population, total non-agricultural employment, and population-employment ratios for each of the options outlined above.

Exhibit 3
Summary of Employment Target Options

	2035 Projections (except 3e)		
Method	Population	Total Non-Agricultural Employment	Population-Employment Ratio
1a. Applying 2025 adopted pop-emp ratio to new 2035 population	331,571	127,400	2.60
1b. Extending 2025 employment to 2035 at 2010-2025 growth rate	331,571	152,356	2.18
2. Growing 2010 Pop-Emp Ratio at same rate as State average	331,571	121,646	2.73
3a. PSRC Land Use Baseline	382,210	129,810	2.94
3b. PSRC Land Use Targets	368,881	136,119	2.71
3c. PSRC Land Use Baseline - Recommended 2035 Pop Target	331,571	112,611	2.94
3d. PSRC Land Use Targets - Recommended 2035 Pop Target	331,571	122,351	2.71
3e. PSRC VISION 2040 Regional Growth Strategy - *2040*	380,969	134,936	2.82

Source: Office of Financial Management, Puget Sound Regional Council, and BERK, 2013

- The KRCC recommended population target for 2035 (331,571) is the same as the 2025 target adopted under the current comprehensive plan. For this reason, Option 1a represents a baseline comparison point with a projection of 127,400 total employment.
- Growing the 2025 employment target under method 1b results in an unrealistically high employment target (152,356) relative to the recommended 2035 population target. The population-employment ratio under this option (2.18) is much lower than Kitsap County's current and historical ratios. Unless the County has reason to believe a fundamental economic shift will drive employment growth to outpace population growth, this projected target is not reasonable.

[1] The March 2013 OFM Long-term Forecast of the Washington State Labor Force was used as a source for projected changes in the statewide population-employment ratio.

- Under method 2, when the current population-employment ratio is grown at the same rate the State's ratio is projected, the resulting ratio is 2.73 and the 2035 employment target would be 121,646, about 5,800 jobs less than the current 2025 assumed target.
- The PSRC Land Use Baseline and Land Use Targets both project much higher population than the KRCC recommended target, and as a result, have the highest 2035 employment projections (129,810 and 136,119). When the population-employment ratios assumed under these forecasts are applied to the KRCC recommended target population, the resulting employment projections drop to 112,611 and 122,351.
- PSRC's VISION 2040 numbers show much higher population than the KRCC target, though it does extend five additional years in time; employment is also higher than for other projections. The population/employment ratio is 2.82, higher than other methods. Appendix B illustrates the approximate share that each type of community or center in Kitsap County would receive according to the Regional Growth Strategy as modified to reflect a base year of 2010 and annexations of SKIA to Bremerton and portions of commercial corridors to Port Orchard.

The projections shown in Exhibit 3 are a starting point for discussions about what a reasonable 2035 employment target would be. Since the population target is adopted, there is flexibility in estimating the population-employment ratio to assume. To be reasonable, the final 2035 population and employment targets should result in a population-employment ratio higher than seen today. The aging population base and retiring Baby Boomers are expected to drive this shift and Kitsap County is likely to follow this trend. Among the methods shown in Exhibit 3, the reasonable population-employment ratios range from the 2025 ratio of 2.6 to the methods estimating ratios around 2.8.

OTHER CONSIDERATIONS AND NEXT STEPS

As the County considers the range of potential 2035 employment targets, there are a few economic factors that could inform or guide the decision-making process. Some of these considerations affect the estimate of a countywide employment target, and some will play a stronger role in the next phase of our analysis to characterize the geographic and industry distribution of employment to UGAs and other areas of the County.

- **Military Activity.** Future plans for military activity in Kitsap County are not accurately estimated in any of the regional forecasts developed by the PSRC or OFM. If the County can develop reasonable projections for military activity through direct inquiries or through information gathered in the upcoming Joint Land Use Study with Naval Base Kitsap, the County can adjust its baseline projections of future employment.
- **Changing Vision for the South Kitsap Industrial Area (SKIA).** SKIA was recently annexed by the City of Bremerton and updated subarea planning has shifted some of the employment expectations for the area. The previous comprehensive plan included specific industrial employment adjustments for SKIA, which can either be maintained or adjusted to reflect shifts in expectations for the area under Bremerton's jurisdiction.
- **Major Market-changing Developments or Industry Clusters.** Emerging industry clusters, if any, could generate more employment than historical trends and would impact UGA-level employment projections. In addition, major developments should be considered, such as the Port Gamble Redevelopment Plan, which could result in a significant number of new population and jobs concentrated in a specific area. Assessment of these major developments or emerging industry

clusters will most likely affect the UGA-level distributions of future employment by industry, which is the next phase of our analysis.

- **Regional Jobs-Housing Balance:** The VISION 2040 Regional Growth Strategy guides employment and housing growth through 2040 in the four-county Central Puget Sound.

APPENDIX A

During the 2006 Comprehensive Plan Update, manufacturing sector estimates were adjusted up to 9% to match a policy choice to create a more diverse economy, attract family wage jobs, and increase industry in the county primarily in the South Kitsap Industrial Area (SKIA) consistent with the 2003 Kitsap County SKIA Subarea Plan. The two tables below show employment projections for 2025 before and after the 9% increase was applied to manufacturing employment in the 2006 Comprehensive Plan effort.

2006 Trends-Based Projections documented in Kitsap County Comprehensive Plan DEIS Appendix D

Sector	1995	2004	AAGR	2025 Trended	2004 Distribution	2025 Distribution
Industrial Sector Jobs						
Construction Resources	3,331	4,263	2.8%	7,600	5%	6%
Manufacturing	1,303	1,589	2.2%	2,500	2%	2%
Warehousing/Transportation/Utilities	1,523	1,877	2.3%	3,100	2%	3%
Total Industrial Jobs	6,157	7,729	2.6%	13,200	10%	11%
Commercial Sector Jobs						
Retail	8,336	9,969	2.0%	15,100	13%	13%
Finance/Insurance/Real Estate	2,504	3,269	3.0%	6,100	4%	5%
Services	21,725	28,541	3.1%	53,900	37%	45%
Government	27,680	28,607	0.4%	30,900	37%	26%
Total Commercial Jobs	60,245	70,386	1.7%	106,000	90%	89%
Total	66,402	78,115	1.8%	119,200	100%	100%

Sources: PSRC; Hovee & Company, LLC as reported in Kitsap County Comprehensive Plan DEIS memorandum, Appendix D, Figure 16, 2006

Kitsap County 2006 Comprehensive Plan: Employment Forecasts Assumed in Plans and EIS

Sector	1995	2004	AAGR	2025 Trended	2004 Distribution	2025 Distribution
Industrial Sector Jobs						
Construction Resources	3,331	4,263	2.8%	7,600	5%	6%
Manufacturing	1,303	1,589	2.2%	10,700*	2%	9%
Warehousing/Transportation/Utilities	1,523	1,877	2.3%	3,100	2%	2%
Total Industrial Jobs	6,157	7,729	2.6%	21,400	10%	17%
Commercial Sector Jobs						
Retail	8,336	9,969	2.0%	15,100	13%	12%
Finance/Insurance/Real Estate	2,504	3,269	3.0%	6,100	4%	5%
Services	21,725	28,541	3.1%	53,900	37%	24%
Government	27,680	28,607	0.4%	30,900	37%	24%
Total Commercial Jobs	60,245	70,386	1.7%	106,000	90%	83%
Total	66,402	78,115	1.8%	127,400	100%	100%

Sources: PSRC; E.D. Hovee & Company, LLC as reported in Kitsap County 10-Year Comprehensive Plan Update and Integrated Final Environmental Impact Statement, December 2006

Note: *For the manufacturing sector, the 2025 number was first trended and then adjusted to equal 9% of the employment total (allowing the new jobs total to float upwards).

Kitsap County prepared a 2003 subarea plan for SKIA assuming about 9,350 jobs by 2017. In 2006, Kitsap County estimated about 895 buildable acres in SKIA with a development potential for around 15,000 jobs between 2003 and 2025; similar assumptions were considered in Kitsap County's 2012 Comprehensive Plan Update updated for a 2010-2025 period.

Following annexation, the City of Bremerton prepared its own Subarea Plan and Planned Action to promote and encourage employment growth. To develop an infrastructure investment plan to spur development the City developed a Planned Action Ordinance to incentivize the creation of 6,500 jobs, and it had an associated capital facilities plan for needed roadway, water, sewer and stormwater projects. The 6,500 job estimate served as Bremerton's planning assumption for the Planned Action incentive and capital plans rather than a buildout estimate, and was considered a floor, not a ceiling (or an indication of "development capacity"), for growth. The 6,500 estimate of jobs has been considered in the Bremerton-Kitsap County Gorst Watershed Planning efforts in 2013. Gorst and SKIA share some major highways. Comparing 2012 Kitsap County Capital Facility Plan transportation projects to the 2013 Gorst Watershed Plan capital facilities analysis, the types of roadway improvements necessary in the Gorst UGA vicinity did not substantively change when the jobs assumed were 15,000 or 6,500. Therefore to reflect current plans, the job assumptions were modified to match Bremerton's SKIA Subarea Plan, but the reader should note that the capital facilities needs are substantially the same for the two job estimates.

Through a collaborative effort with the Kitsap Regional Coordinating Council, a new 2035 countywide employment forecast is under consideration, and would allow employment growth targets to be allocated to the cities and unincorporated Urban Growth Areas. It would be appropriate to revisit employment capacity in SKIA and associated capital plans in the 2016 Comprehensive Plan Update; similarly other employment centers and nodes should be analyzed in the 2016 Comprehensive Plan Updates of all jurisdictions in the County.

APPENDIX B

PSRC staff provided the following VISION 2040 Regional Growth Strategy employment estimates with adjustments for annexations in SKIA and Port Orchard and a base year of 2010 instead of 2000. The estimates show potential employment growth by each type of regional geography. The most important information is the share of employment in each regional geographic category.

VISION 2040 Regional Growth Strategy – Adjusted for Annexations between 2007 and 2012 in SKIA and Port Orchard UGAs

RegGeog	Emp00 No Mil Rev'd	EmpChg No Mil REF	Emp40 No Mil REF	RGS Share Emp	RGS Adj Share Emp	EmpChg RGS Adj No Mil REF	Emp10	EmpChg 00-10	EmpChg 10-40 RGS Adj No Mil	% Share of Total 10-40 RGS
Metro	29,588	12,201	41,789	21.5%	39.3%	22,240	29,079	(509.00)	22,749	46.8%
Core	10,226	13,209	23,435	23.1%	23.1%	13,072	11,708	1,482	11,590	23.9%
Larger	6,053	4,357	10,410	7.7%	7.7%	4,357	6,926	873	3,484	7.2%
Small	10,868	7,557	18,425	12.3%	14.6%	8,296	11,652	784	7,512	15.5%
Urban Unincorporated	9,901	15,456	25,356	27.7%	7.6%	4,323	12,386	2,485	1,838	3.8%
Rural	11,653	3,867	15,520	7.7%	7.7%	4,357	14,624	2,971	1,386	2.9%
Total	78,289	56,647	134,936	100.0%	100.0%	56,647	86,375	8,086	48,561	100.0%

Source: Puget Sound Regional Council, pers com Maskin, January 27, 2014; BERK Consulting 2014

Regional geography categories occasionally include more than one community. Therefore, the following table was prepared to identify each community's regional category under VISION 2040. The share of growth for each community within the same category (e.g. small city) is based on their 2012 share of employment.

Growth Shares by Regional Geography - City, UGA, and Rural Area

City	Regional Geography	Regional Share	Subshare	Resulting Share
Brainbridge Island	Larger	7.2%	100%	7.2%
Bremerton	Metro	46.8%	100%	46.8%
Bremerton UGA	Urban Unincorporated	3.8%	19%	0.7%
Central Kitsap	Urban Unincorporated	3.8%	34%	1.3%
Kingston	Urban Unincorporated	3.8%	5%	0.2%
Port Orchard	Small	15.5%	42%	6.5%
Port Orchard UGA	Urban Unincorporated	3.8%	38%	1.4%
Poulsbo	Small	15.5%	58%	9.0%
Poulsbo UGA	Urban Unincorporated	3.8%	4%	0.1%
Silverdale	Core	23.9%	100%	23.9%
Rural	Rural	2.9%	100%	2.9%
Total				**100.0%**

Source: PSRC 2008 and 2014; BERK Consulting 2014

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MEMORANDUM

DATE: March 24, 2014

TO: Katrina Knutson, Senior Planner, Kitsap County

FROM: Kapena Pflum, AICP, Manager, BERK; Erik Rundell, AICP, Senior Associate; Lisa Grueter, AICP, Manager

RE: Kitsap County Commercial Buildable Lands Methods

This memo outlines adjustments to the Kitsap County buildable lands methodology for use in the next buildable lands report (BLR) due in 2014. The following documents were reviewed in developing the findings in this memo:

- *Kitsap County UGA Sizing and Composition Remand: Local Circumstances, Trends, and Land Capacity Methods. BERK and Mark Personius, April 30, 2012, updated on August 6, 2012.*
- *Kitsap County 10-Year Comprehensive Plan Update and Integrated Draft Environmental Impact Statement Appendix D: Employment Capacity. August 2006.*
- *Kitsap County 2005 Updated Land Capacity Analysis (ULCA). Mark Personius, October 2005.*
- *Snohomish County 2012 Buildable Lands Report. June 12, 2013.*
- Various other county 2007 Buildable Lands Reports or land capacity analyses.

The 2012 BERK and Mark Personius memo on land capacity methods reviewed and recommended changes to Kitsap County's residential buildable lands methodology. This review addressed several analytical steps that also apply to the commercial buildable lands methodology. Where appropriate, this memo also highlights a few of the major recommendations from the 2012 document,[1] but will refer the reader to the original memo for more details.

Of the six counties required to conduct buildable lands analyses per the Growth Management Act (GMA),[2] only one county, Snohomish County, has completed its BLR in 2013. Snohomish County determined that it needed to complete its BLR earlier than the June 30, 2014 deadline per the GMA in order to provide data needed to support upcoming 2035 growth target development and GMA Comprehensive Plan Update

[1] Kitsap County UGA Sizing and Composition Remand: Local Circumstances, Trends, and Land Capacity Methods, Prepared by BERK and Mark Personius, April 30, 2012; Updated August 6, 2012. Appendix A of the Kitsap County Urban Growth Area (UGA) Sizing and Composition Remand Final Supplemental Environmental Impact Statement, August 10, 2012. Available: http://www.kitsapgov.com/dcd/community_plan/comp_plan/eis/vol_2/final%20seis/FSEIS%20Appendix%20Development%20Trends.pdf

[2] Clark, King, Kitsap, Pierce, Snohomish, and Thurston counties.

efforts. As a result of completing their BLR a year early, Snohomish County is the first to address some of the emerging issues in buildable lands methodology and is an important reference for some of the methods recommended in this memo.

This memo is organized around the primary steps in the commercial buildable lands methodology, describing the method used for Kitsap County's 2007 BLR and identifying any potential adjustments or improvements that should be considered for the 2014 BLR.

OVERALL STRUCTURE OF SUPPLY AND DEMAND ESTIMATES

The Kitsap County 2007 BLR[3] methodology takes several steps to convert projected employment into net acres of buildable land demanded in the 20-year planning period. These acres of demand were compared to net buildable acres in the land supply to determine the adequacy of buildable land in the County. The demand-side approach included the use of several gross countywide assumptions about lot coverage and parcel constraints that did not allow flexibility to address unique characteristics of different zoning categories or parcel constraints. The biggest structural change BERK recommends is to shift from an acres-based final comparison to an employee-based final comparison. In other words, compare employment projected to the number of employees the land supply can accommodate. In order to make this shift, several of the conversion factors previously applied to the demand-side estimate, would now be applied to the supply-side estimate. The following sections provide greater detail on how these changes could be implemented.

LAND SUPPLY ESTIMATES

The major steps to estimate buildable land supply are as follows:

Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9
Identify Vacant Parcels Zoned Commercial or Industrial	Identify Underutilized Parcels by Zone	Deduct Areas Impacted by Critical Areas	Deduct Future Roads/ R-O-W Needs	Deduct Future Public Facilities Needs	Deduct Capacity to Account for Unavailable Lands	Combine All Factors to Estimate Net Buildable Acres by Zone	Convert Net Buildable Acres to Determine Employment Capacity	Factoring in Vacant Employment Capacity

Step 1. Identify Vacant Parcels Zoned Commercial or Industrial

This step involves selecting parcels from the Kitsap County Assessor's database based on vacancy status as described in the 2005 ULCA.

> *The first step is to identify all vacant parcels (Assessors Tax Code 9100) in each of the commercial/industrial zones. This step is further refined by eliminating all vacant tax exempt parcels within these zones. The result can be considered the inventory of "gross acres" for all vacant urban C/I zoned lands in the respective UGAs.*

[3] http://www.kitsapgov.com/dcd/community_plan/blp/bla.htm

No change to the basic Urban Land Capacity Analysis (ULCA) methodology employed by Kitsap County is recommended for this step.

A few additional considerations are listed below:

- **Treatment of mixed-use zones.** It is unclear in the ULCA how mixed-use zones are being handled; however, in practice a 50/50 split between residential and commercial capacity appears to be used. For these zones, assumptions on the share of capacity that will be dedicated to residential development and commercial development should be established. Only the commercial portion of capacity should be included in the commercial supply estimates. Analysis of recent or existing mixed-use developments in the County can be used to establish these assumptions, if they don't already exist. Given little mixed use development in the past[4] Kitsap County prefers to continue the 50/50 split.
- **Planned developments.** The ULCA was not clear on how planned developments (permitted but not built yet or planned under an approved development agreement) are being handled. Parcels for these projects should be removed from the buildable land supply and have their planned capacity added directly to final buildable land inventories. This practice could be applied for developments receiving final land use approval. Kitsap County staff have found that properties with preliminary approval can morph over time with amended applications, particularly during the recession and recovery.
- **Rural areas.** Kitsap County does not conduct buildable lands analysis in rural areas, as it is not required under GMA. However, the County may want to consider doing an informal buildable lands analysis in rural areas to assist with subarea and traffic analysis zone (TAZ) growth allocations.

Step 2. Identify Underutilized Parcels by Zone

The original 2005 ULCA approach included the following procedures:

> ***Identify All Developed Parcels Zoned Commercial or Industrial:*** *The first step is to identify all developed parcels in each of the six commercial/industrial zones. This step is then refined by eliminating: 1) all "unavailable" developed parcels in the non-residential zones—essentially multifamily residential units, mobile home parks, streets and rights-of-way and current use tax parcels within these zones; and 2) all developed tax-exempt parcels within these zones.*
>
> ***Identify Developed Parcels Zoned Commercial or Industrial that are Likely to Redevelop (-):*** *The second step is to identify already developed lands (from Step 1) that are likely to redevelop over the course of the planning period. This is done by examining the relationship between a parcel's improvement (i.e., building) value and its land value. The primary assumption is that a developed C/I parcel is considered to be underutilized when the parcel's improvement value is less than its corresponding land value (i.e., the land is worth more than the buildings on it). Put another way, developed parcels are most often considered underutilized when the*

[4] The 2012 Remand trends analysis noted that essentially no redevelopable land was consumed for residential purposes; redevelopable land is often in mixed use designations.

> *improvement-to-land value ratio is less than 1.0. Most communities use improvement-to-land value ratios generally ranging from 0.25 to 1.5 to identify redevelopment opportunities among non-residential parcels, depending on local market conditions and characteristics. In this C/I approach, parcels with improvement to land value ratios greater than 0.5 are deducted from the C/I inventory identified in Step 1—leaving an estimate of the "gross acres" of developed C/I parcels considered underutilized or likely to redevelop over the course of the planning period in each of the respective UGAs.*

The following sections provide some potential considerations for determining underutilized lands. Kitsap County anticipates no changes to the basic method, but may choose to analyze additional options to see if location specific options are appropriate.

Redevelopable Parcels

The Kitsap County ULCA currently considers commercial and industrial parcels with a ratio of improvement value to land value less than 0.5 to be underutilized and having the potential for redevelopment in the 20-year planning period. This ratio is in line with the methods used in several jurisdictions and is the most common ratio used by King County jurisdictions. Snohomish and Whatcom County use a 1.0 ratio so there is flexibility if Kitsap County had rationale for increasing the 0.5 threshold.

Kitsap County could consider doing some analysis of historical parcel data and see what the improvement value to land value ratio has been for commercial and industrial parcels that have seen redevelopment over the past five to ten years. This would provide information on whether the 0.5 threshold should be adjusted or not. If additional analysis is not feasible at this point, continuing to use the 0.5 threshold or increasing the threshold to 1.0 are both reasonable options.

Another category of redevelopable parcels used in other jurisdictions is to flag any commercial or industrial zoned parcels currently occupied by single-family residential uses. These are parcels likely to redevelop given their highest and best use is likely a more dense commercial or industrial use. Kitsap County could consider adding this designation of redevelopable parcels if it has a number of single-family uses located on commercially-zoned property. Depending on the location of these parcels, and market conditions, some of the homes may be converted to office or retail uses, or demolished and replaced. If trend information shows these homes are being replaced, this could be incorporated into the buildable land analysis.

Partially-used or Partially Vacant Parcels

Kitsap County currently does not factor in "partially-used" or "partially-vacant" commercial or industrial parcels in its ULCA. This category, used by some jurisdictions, is used to describe parcels where existing buildings only use a portion of a parcel and additional development could occur on the site without demolition. Partially-used parcels are often identified for residential land, but not always for commercial/industrial land, because non-residential development patterns can vary widely, making it difficult to properly identify partially-used commercial parcels. The typical method of identifying partially-used commercial/industrial parcels is to set a floor-area-ratio (FAR) threshold and select parcels with FAR below the threshold. The County could consider adding this category of underutilized parcels but need not do so given the complexity of the issue and the fact that improvement value to land value ratios, used to identify redevelopable parcels, will capture many of the these partially-used parcels already.

Step 3. Deduct Areas Impacted by Critical Areas

Kitsap County currently deducts critical areas from the vacant and underutilized land supply. The method considers the critical areas ordinance definitions and buffers for "streams, wetlands, floodplains and geologic hazard areas":

> *This step measures critical areas ordinance (CAO) impacts on all underutilized C/I parcels identified in Step 2. First it identifies unencumbered acres (i.e., acres of vacant C/I zoned parcels without CAO coverage or impact). Then it identifies the acres with CAO coverage and estimates the net impact of those critical areas on the parcel's development potential by deducting the portions of the affected parcels' assumed to be unavailable for redevelopment due to the provisions of the CAO. These calculations are based on the same CAO "reduction factor" assumptions recommended by the Board for use in the Urban Residential ULCA on April 25, 2005.*

No change to the ULCA methodology is recommended for this step.

Step 4. Deduct Future Roads/ Rights-of-Way Needs

Kitsap County currently applies a 20% reduction factor to the buildable land supply to account for future roads and rights-of-way (ROW) required to accommodate future development. The August 2012 memo by BERK and Mark Personius on land capacity methods provides analysis of recent plat activity to support the 20% reduction factor as well as a comprehensive table comparing ROW reduction factors in other jurisdictions. No change to the ULCA methodology is recommended for this step.

Step 5. Deduct Future Public Facilities Needs

Kitsap County previously applied a 15% reduction factor to the buildable land supply to account for future public facility needs (e.g. parks, schools, stormwater treatment, fire and public safety facilities, utilities, libraries, churches). The August 2012 memo by BERK and Mark Personius on residential land capacity methods recommended that the County consider altering this assumption based on plat analysis showing a trend of 22-25%, higher than the 15%. Other considerations included the potential for greater percentages due to regional facilities, variable deductions for short plats that have less efficient lot patterns, and increasing stormwater standards for smaller lots. As part of the Remand, a 20% factor was assumed, and could be applied to employment lands as well. Alternatively, the County could first remove known regional public land needs identified in the comprehensive plan, then apply an onsite reduction factor based on trends. This methodology refinement could be considered.

Kitsap County intends to apply results of Remand which increased the factor to 20% based on trends. In particular locations, the County may choose to remove known regional needs identified in comprehensive plans.

Step 6. Deduct Capacity to Account for Unavailable Lands

As noted in the 2005 ULCA not all land would develop or redevelop:

> *This step seeks to identify C/I zoned underutilized lands remaining in the inventory to this point that are likely to be unavailable for development over the planning period due to legal constraints or factors related to landowner intent (e.g., property owners who withhold land from sale,*

> *property subject to legal encumbrances, easements that preclude development, etc.).*

Kitsap County currently applies a 5% reduction factor to vacant land and 15% reduction factor to redevelopable land to account for parcels unlikely to be redeveloped in the 20-year planning period based on landowner preferences. These reduction factors, sometimes referred to as "market factors" are the lowest market factors used by any major GMA counties in Western Washington (see 2012 *Kitsap County UGA Sizing and Composition Remand: Local Circumstances, Trends, and Land Capacity Methods*). However, under Kitsap County's commercial buildable lands methodology, additional "safety" reduction factors are applied in demand-side calculations to effectively increase the deduction for unavailable lands.

BERK recommends removing or reducing the safety reduction factors in demand calculations (see Demand section below), and thus Kitsap County may want to consider increasing its market factor assumptions to be in line with other jurisdictions. [5]

Kitsap County intends to remove or reduce the safety reduction factors in demand calculations, and increase market factor assumptions to be in line with other jurisdictions. For example, the market factor for vacant lands could be 20% and the market factor for redevelopable lands could be 25%.

Step 7. Combine All Factors to Estimate Net Buildable Acres by Zone

This step simply applies all the previous steps to arrive at net buildable acres by commercial or industrial zone as described in the 2005 ULCA:

> *This is the final step in the C/I ULCA methodology. It calculates the remaining supply of underutilized land (in "net" acres) able to accommodate new commercial and industrial development within the applicable UGAs after all the preceding reduction factors have been accounted for…*

Step 8. Convert Net Buildable Acres to Determine Employment Capacity

This step was not carried out in the 2007 BLR methodology because the final supply versus demand comparison was in terms of net buildable acres. We have outlined below, the ways in which net buildable

---

[5] The 2006 Draft EIS for the Kitsap County Comprehensive Plan, August 2006, documented the County's original market/safety factor for employment in 1998 and 2006 as follows:

> STEP 7: In addition, staff used an appropriate market/safety factor for industrial and commercial development to ensure that job growth was not deterred by a limited land supply and/or incorrect assumptions. This factor was set at 50% for industrial and 25% for commercial (A-182 and A-183).
>
> 2006
>
> In 2006, because the ULCA deducts 5% of vacant land as "unavailable" and 15% of underdeveloped land as "unavailable" (contained in the 46% constraints factor above) the market/safety factor was set so that in combination with the ULCA unavailable lands deduction, the 50% safety factor for industrial and the 25% safety factor for commercial set in the 1998 Plan would not be exceeded. The net effect is that vacant industrial land would have a combined unavailability/safety factor of 40% while the underdeveloped industrial land would have a combined factor of 50%. Likewise for commercial, the combined unavailability/safety factor would be 15% for vacant and 25% for underdeveloped lands. This recognizes that vacant land is more desirable and typically easier to develop than land that is already partially used.

acres can be converted into employment capacity, which can then be compared directly to employment projections. This change in methodology will allow Kitsap County to avoid a few problematic conversion assumptions on the demand-side estimates and give the ULCA flexibility to incorporate land-supply-side adjustments by zoning category, geographic area, or other parcel attribute.

Converting Acres into Building Square Footage: Lot Coverage Percentages versus Floor Area Ratios

The traditional method of converting net buildable acres to employment capacity is to first convert acres to building square footage capacity by multiplying net buildable acres by an assumed FAR for each commercial/industrial zone.

Kitsap County has approached this conversion differently in previous buildable lands analyses. The County applied "percentage of lot coverage" averages (38% for industrial and 32% for commercial) on the demand-side estimate acres of land demanded. The key limitation of this method is that it assumes all future commercial development will be one-story buildings. This is not a reasonable assumption in some locations, particularly for office space, which is often multi-story; however, one story is appropriate for retail development. BERK recommends switching from a lot coverage factor to FAR assumptions for each commercial/industrial zone and applying this conversion on the land supply-side estimates. FAR assumptions would take into account commercial development types that have more than one story and more accurately estimate future building capacity on developable land.

The August 2012 memo by BERK and Mark Personius on land capacity methods provides updated analysis of residential achieved densities over the past ten years, to update density assumptions for the buildable lands analysis. Kitsap County could consider doing a similar analysis for recent commercial and industrial development activity to develop FAR assumptions for each zone. In places where recent building data are not readily available, FAR can be calculated for older commercial developments in Kitsap County, or commonly accepted FAR assumptions used in neighboring jurisdictions could be used. FAR assumptions could also vary by UGA based on local circumstances.

Kitsap County intends to apply an FAR approach; areas with greater than one story should be limited to particular locations where the market supports that level of development.

Vacancy Rate Adjustment

The current ULCA does not include an assumption about vacancies in future commercial space, which is fairly common in other jurisdictions' land capacity methodologies. BERK recommends that Kitsap County adopt a five percent (5%) vacancy rate assumption on future commercial space estimates. Five percent is a well-accepted base assumption for commercial vacancies.

The way this factor could be applied is after net buildable acres is converted to building square footage using FAR assumptions, the square footage total can be reduced by 5% to represent vacancies.

Converting Square Footage into Employment Capacity: Employment Density

The traditional method of converting building square footage into employment capacity is to divide square footage capacity by employment density assumptions (square footage of building required per employee). Kitsap County carried this conversion out on the demand-side in the 2007 BLR. BERK recommends that this step be carried out on the supply-side instead. Kitsap County already has a range of employment density factors developed for the 2007 BLR (969 sf/employee for industrial, 375-500 sf/employee for commercial). Based on the most recent buildable lands guidance from the Department of Commerce, jurisdictions may use 2007 BLR density and FAR factors in 2014 updates if little housing or commercial development has

occurred since the last BLR evaluation period.[6] Limited commercial activity during the recession is likely justification to continue using 2007 BLR employment density factors.

The County may also consider continuing its approach of assuming a percent split of commercial space in industrial zones and industrial space in commercial zones. This percentage split could be optionally applied by the County and cities using available trend information (including past assumptions if little development has occurred).[7] See Exhibit 1.

Exhibit 1. Percentage of Employment in Commercial or Industrial Space: 1998 Comprehensive Plan as Modified by 2006 Comprehensive Plan

Sector	Percent of Employment in Industrial Buildings	Percent of Employment in Commercial Buildings
Construction/Resource	0.15	0.85
Manufacturing	0.95	0.05
WTU [warehousing/transportation/utilities]	0.8	0.2
Retail	0.1	0.9
FIRE	0.1	0.9
Services	0.2	0.8
Government	0.5	0

Note: This distribution was based upon percentages of each employment sector that was expected to be located in either industrial or commercial structures per the 1998 Kitsap County Comprehensive Plan for the 1997-2017 period. It was carried forward in the 2006 plan, except that the WTU category indicates 80% employees in industrial buildings and 20% in commercial buildings. This was based on professional recommendations from ED Hovee & Company to the County.

Source: Kitsap County 10-Year Comprehensive Plan Update and Integrated Draft Environmental Impact Statement, August 29, 2006, Appendix D.

Example Calculation to Determine Employment Capacity

Exhibit 2 provides an example converting net acres to square footages based on floor area ratios, a 5% vacancy rate, and jobs based on square footage rates per employee:

[6] November 27, 2012 Department of Commerce memo to Buildable Lands County-wide Decision-Making Bodies. Subject: Buildable Lands Reports.

[7] In 1998 and 2006, Kitsap County applied this assumption in its land demand estimates. Splits varied by sector (e.g. in industrial zone allowing warehousing 80% would be industrial employment space and 20% commercial; in commercial zones retail would require 90% of estimated space and 10% would be industrial).

Exhibit 2. Example Employment Capacity Assumptions

	Industrial Zone	Neighborhood Commercial Zone
Net Developable Acres	35.66	4.57
Floor Area Ratio Assumptions	0.3	0.25
Building Area Estimates Square Footage	466,063	49,794
Vacancy Rate Adjustment (5%)	442,760	47,305
Employment Rate - Square Feet Per Employee	969	500
Resulting Employment Capacity - Jobs	457	95
Share of Industrial Jobs	434	9
Share of Commercial Jobs	23	85

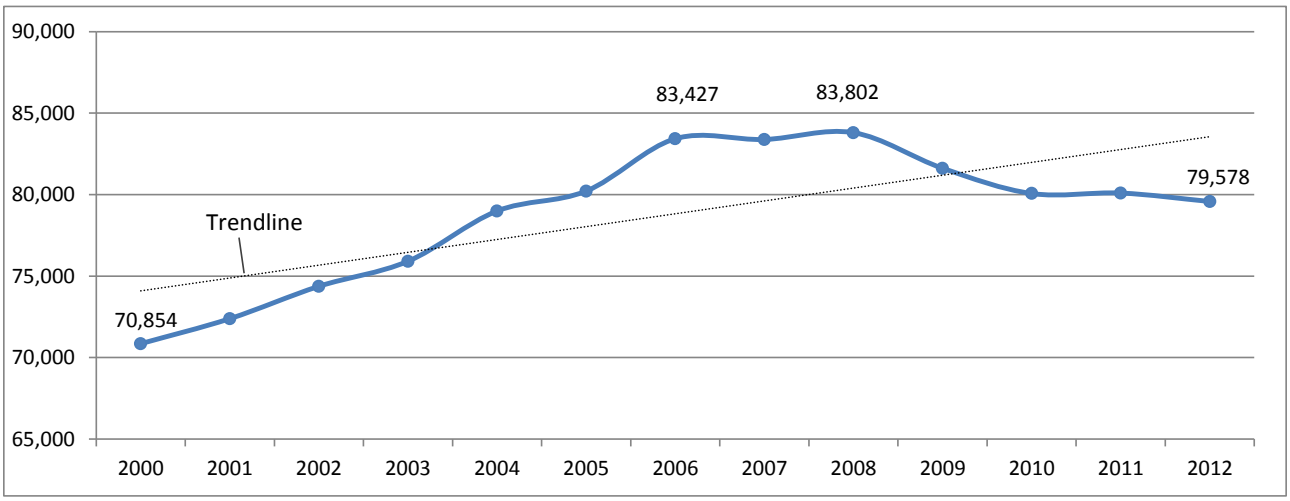
Note: Floor area ratios are based on 1) average floor area ratios for industrial uses in Manufacturing Industrial Areas designated by the Puget Sound Regional Council, compiled by Community Attributes in 2012, for the City of Kent Industrial Center Assessment. and 2) a mean retail floor area ratio (0.25) value for King County based on a 2006 study, Frank, Lawrence D. et al., Many Pathways from Land Use to Health: Associations between Neighborhood Walkability and Active Transportation, Body Mass Index, and Air Quality. Journal of the American Planning Association, Winter 2006, Vol. 72, No. 1. Available: http://www.actrees.org/files/Research/JAPAFrank06.pdf.

The floor area ratio assumptions are illustrative, and the County and cities will need to develop appropriate assumptions based on permit trends or assumed plan-based ratios.

Step 9. Factoring in Vacant Employment Capacity

One issue that has not been considered in previous land capacity analyses for any of the major GMA counties in western Washington is the issue of excessive commercial and industrial space vacancies caused by the recent economic downturn. Kitsap County has lost over 4,000 jobs since the most recent employment peak between 2006 and 2008. Exhibit 3 below shows the trend in total covered employment in Kitsap County between 2000 and 2012.

Exhibit 3
Kitsap County Total Covered Employment, 2000-2012



Source: Puget Sound Regional Council, 2013

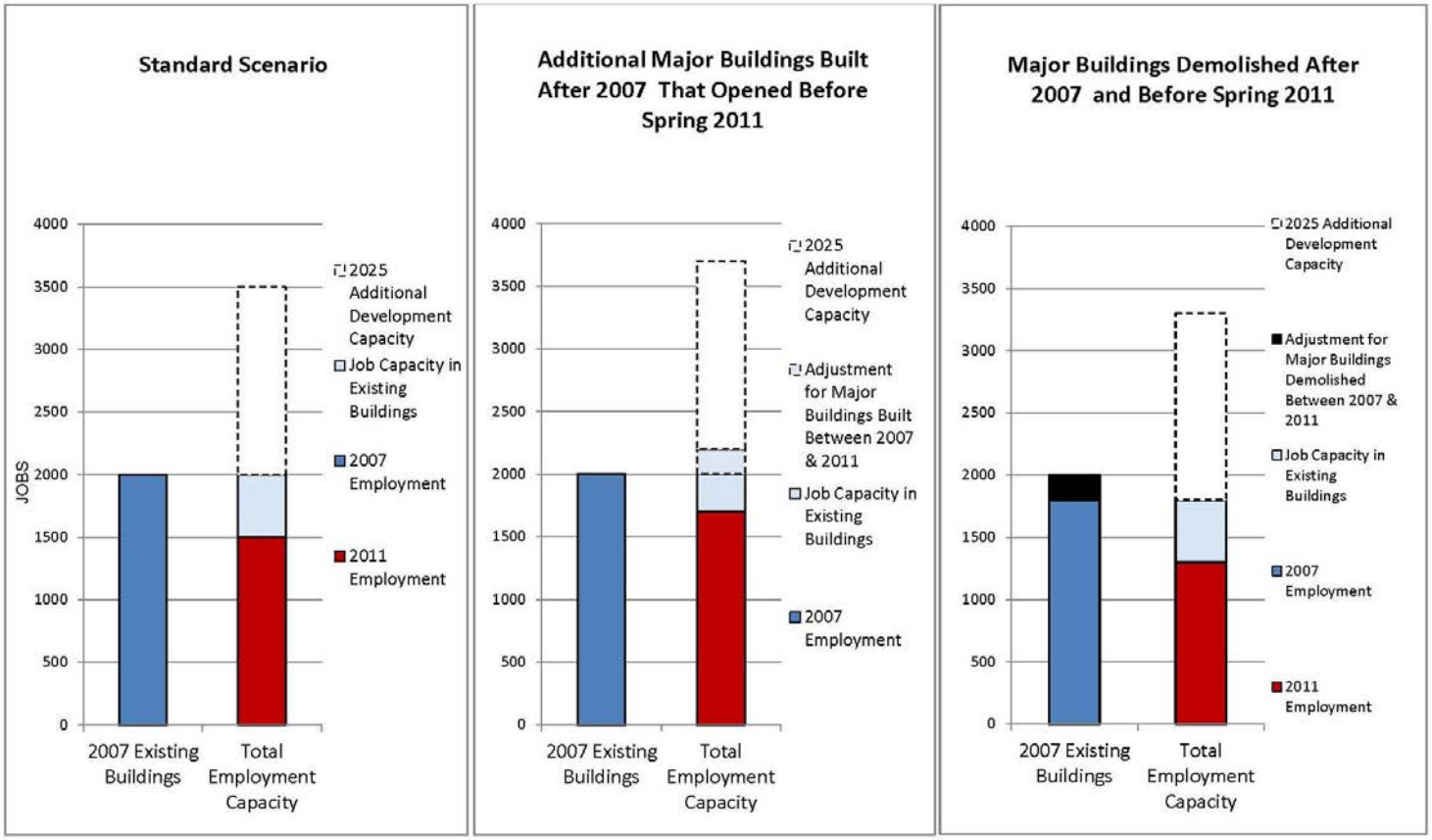
The current ULCA only estimates future employment capacity on vacant or underutilized lands, but does not factor in unused vacant capacity in the existing commercial building stock. Snohomish County's 2012 BLR is the only updated land capacity methodology that accounts for this latent capacity caused by the recession. Snohomish County has decided to count employment lost since the spring of 2007 as additional employment capacity to add to the capacity estimated for buildable land. The Snohomish County method factors in any major commercial/industrial buildings built or demolished between 2007 and their BLR base year (2011) to adjust the vacant capacity figure. Exhibit 4 is the visual representation of this method included in the 2012 Snohomish BLR.

In Kitsap County's situation, the BLR period is probably 2006-2012 and the most recent employment peak was 2008. BERK recommends that the County consider counting the employment lost between 2008 and 2012 as unused capacity in existing commercial/industrial buildings. The County should make adjustments for commercial buildings built or demolished since 2008 to best estimate the capacity in existing buildings.[8]

Snohomish County has expressed that this method is temporary, in response to the economic recession, and expects to return to its standard method of estimating employment capacity in future BLRs. However, given that previous employment peaks show a documented level of capacity, we recommend that this approach be used for all future land capacity analyses to ensure that unused vacant capacity, if it exists, is always factored into long-range estimates of capacity.

[8] The County's most detailed employment information, at the transportation analysis zone level, is for the years 2003 and 2010. In that case, if permit information is available for that period, it would be worthwhile to report building permit information by year to compare growth/loss in jobs versus building space added and demolished.

Exhibit 4
Snohomish County Visual Representation of Job Capacity in Existing Buildings Concept



Source: Snohomish County 2012 Buildable Lands Report, pg. 33.

Our suggested approach for Kitsap County is to compare the building permits between the last base year and the current base year, including building space added or demolished, to the change in employment in the same period. If the amount of building space is greater than would be implied by the employment change (comparing to the employee square footage rates) the excess building space and associated employee capacity could be added to the supply side.

LAND DEMAND ESTIMATES

As discussed earlier, the previous 2007 BLR methodology included several steps to convert employment projections into net acres of land demanded. BERK recommends that most of these steps be moved to the supply-side estimates so that no adjustments need to be made to employment projections. The final comparison for adequacy can be total employment projected compared to total employment capacity in buildable land. Listed below are several of the conversion steps used in the 2007 BLR and a description of how BERK recommends the step be removed or shifted to the supply-side calculations.

Splitting Employment Projections into Industrial and Commercial Categories

The previous BLR methodology used assumptions about what share of each employment sector is in commercial or industrial space. See Exhibit 1. This is the one step Kitsap County may want to keep in its

next BLR methodology. By converting employment projections by sector into industrial and commercial categories, final employment demand can be compared to industrial and commercial land supply.

Converting Employment Projections into Square Footage Demanded

BERK recommends this conversion, which uses employment density factors, be moved to the supply-side estimate as described in the previous section.

Converting Square Footage Demanded into Gross Buildable Acres Demanded

This step involved using the lot coverage percentages described earlier to take square footage and convert it into gross acres demanded. BERK recommends moving this conversion to the supply-side estimate and change the factor from a problematic lot coverage percentage to achieved floor area ratios by zoning category.

Converting Gross Buildable Acres Demanded to Net Buildable Acres Demanded

This step involved applying a countywide percentage of developable land constraints (46%) to convert gross acres demanded into net acres demanded. BERK recommends that this conversion only be handled in the supply-side calculations. The combination of rights-of-way, public uses, and market factors in the supply-side calculations address this issue. By keeping the parcel constraints calculations on the supply-side, the County can adjust deduction factors flexibly for different geographic areas, zoning classes, or parcel types, as necessary. The 46% developable land adjustment applied on demand-side calculations does not offer the same flexibility.

Safety Factors

The previous BLR applied additional "safety factors" on space demand projections to ensure job growth was not deterred by a limited land supply and/or incorrect assumptions. BERK recommends removing these safety factors and increasing the market factors for unavailable land used in the supply-side capacity estimates.

SUMMARY RECOMMENDATIONS

The following chart in Exhibit 5. identifies the options considered in this memo. Kitsap County has met with Kitsap Regional Coordinating Council member jurisdictions to review these options. Kitsap County has also tested the methods. Based on its evaluation, Kitsap County has adapted the commercial buildable land methods for use in its 2014 BLR (right column).

Exhibit 5. Kitsap County – Commercial Buildable Lands Approach

Topic	Description of Current Approach and Options	Kitsap County Direction
Land Supply Estimates		
Identify Vacant Parcels	Determines which parcels are vacant. Maintain basic approach, but add clarity around mixed use split and planned developments. Consider rural capacity as appropriate.	Maintain 50/50 commercial and residential split. Identify planned developments with final land use approval, not preliminary approval.

Topic	Description of Current Approach and Options	Kitsap County Direction
Identify Underutilized Parcels	Determines which parcels are redevelopable. Can continue basic assumptions. Consider analyzing improvement to land value ratio. Consider addressing commercial and industrial lands with single family development or partially developed lands. However, this may be market dependent and UGA specific.	No changes to basic method. Analyze additional options to see if location specific options are appropriate.
Deduct Area Impacted by Critical Areas	Removes critical area acres from buildable parcels.	No changes.
Deduct Future Roads/ROW Needs	Applies 20% reduction factor to buildable land supply.	No changes
Deduct Future Public Facilities Needs	Original method applies 15% reduction factor to buildable land supply. Remand documented 22-25% deduction in plats, and short plats were more variable as is stormwater deductions on smaller properties. A deduction of 20% was used for residential land capacity in the Remand. Consider applying Remand deduction of 20%. Alternatively consider what regional facilities may need to be deducted and apply a parcel deduction based on trends.	Generally, apply results of Remand which increased the factor based on trends. In particular locations, the County can remove known regional needs identified in comprehensive plans.
Deduct Capacity for Unavailable Lands	Current method applies 5% reduction factor to vacant land and 15% reduction factor as well as a safety factor (combined total deduction is: vacant industrial land has a combined unavailability/safety factor of 40% while the underdeveloped industrial land would have a combined factor of 50%. For commercial land, the combined unavailability/safety factor is 15% for vacant and 25% for underdeveloped lands.	Remove or reduce the safety reduction factors in demand calculations, and increase market factor assumptions to be in line with other jurisdictions. For example, the market factor for vacant lands could be 20% and the market factor for redevelopable lands could be 25%.
Convert Net Acres to Employment Capacity	Converts net acres to jobs. Consider using FAR and employment density assumptions.	FAR should be added; areas with greater than one story should be limited to particular locations where the market supports that level of development.
Vacancy Rate Adjustment	Consider using 5% reduction factor to square feet capacity figures	Include adjustment.
Factoring in Vacant Employment Capacity	Consider factoring in vacant employment capacity due to job loss from recession starting in 2008	Include adjustment.

Topic	Description of Current Approach and Options	Kitsap County Direction
Land Demand Estimates		
Splitting Employment Estimates into Commercial and Industrial Jobs	Breaks employment projections into broad commercial and industrial categories – continue current approach.	No changes.
Converting Employment to Square Feet Demanded	Converts employment projections to square feet needed to accommodate jobs. Apply on supply-side.	Include method.
Converting Square Feet to Gross Acres	Converts square feet to gross acres of land needed. Apply on supply-side and use FARs	Include method.
Converting Gross Acres to Net Acres	Applies reduction factors to gross acres. Apply on supply-side.	Include method.
Safety Factor	Consider removing safety factors and increasing the market factors for unavailable land used in the supply-side capacity estimates. See above.	See above.

PLANNING DEPARTMENT

MEMO

To:	Katrina Knutson, Senior Planner
From:	Alyse Nelson, Associate Planner
Subject:	City of Poulsbo's 2014 Buildable Lands Report – Commercial Land Capacity Assumptions
Date:	May 30, 2014

The City of Poulsbo has determined to run the analysis for Commercial Land Capacity with several variations to the assumptions from the Kitsap County approach. The purpose of this memo is to document these variations. Unless specifically mentioned within, the City followed the Land Capacity methodology laid out in the BERK memorandum prepared to review Kitsap County Commercial Buildable Lands Methods (dated March 24, 2014).

I. Underutilized Parcels (Step 2)

In the BERK memorandum, the authors discuss appropriate ratios to determine whether a parcel is likely to redevelop in the planning period. Redevelopable properties typically include parcels where the land value is higher than the improvement value. In Kitsap County, parcels with an improvement value to land value ratio of less than 0.5 are considered underutilized and likely to redevelop. The BERK memo noted that jurisdictions across Washington State use ratios ranging from 0.25 to 1.5 to identify redevelopment opportunities, depending on the local market conditions.

The City performed a GIS analysis of all commercial and business properties (Commercial, Business Park, Office Commercial Industrial, and Light Industrial zones) in the city limits and urban growth area (UGA) to consider what an appropriate redevelopable ratio would be in Poulsbo. Throughout Poulsbo and the UGA, the average

improvement value/land value ratio (excluding public properties and properties with an improvement value of $0) was 3.4. In more developed areas of the City, like the C-1 and C-3 zoning districts, the average was over 4.5.

The GIS analysis revealed that most properties were either not underutilized (high improvement/land value) or clearly underutilized with a ratio of less than 0.5. However, there were several properties clustered mainly around Viking Avenue where the improvement value/land value ratio was between 0.5 and 1.0. The Viking Avenue corridor lost several key businesses during the recession, including RV and vehicle sales businesses. Many of the properties with a ratio between 0.5 and 1.0 are vacant car/sales lots where there were small or no physical structures. Some properties were either single-family residences or homes that had been converted to commercial use.

The City has adopted incentives for the Viking Avenue corridor with its latest zoning code update (adopted in 2013) that should spur further redevelopment of the corridor. Based on the City's local knowledge of vacant developed properties and the adoption of incentives for the corridor, the City decided to utilize a 1.0 ratio for all commercial and industrial properties along the Viking corridor.

There were just a handful of parcels outside of the Viking corridor that had improvement/land value ratios between 0.5 and 1.0. These included converted single-family residences being used for business and a couple of small commercial buildings in the C-1 and C-3 zones. The City determined to apply the 1.0 ratio to these properties as well because these zoning districts have an average improvement/land value ratio greater than 4.5, which is higher than the City's overall average ratio of 3.4.

The City determined that the 0.5 ratio would remain in effect along the City's shoreline properties due to reduced redevelopment potential because of shoreline regulations. The properties with a ratio between 0.5 and 1.0 along the shoreline are all located within the Urban Conservancy shoreline designation.

II. Critical Area Reduction Factor (Step 3)

The City conducted a GIS parcel-by-parcel analysis to determine an accurate percentage of critical areas for the city and urban growth area. This calculation was completed in 2008 during the Comprehensive Plan update. Since the City is still operating under the same Critical Areas Ordinance and buffer widths have not changed, no further analysis is contemplated with this update. The 26.5% critical area reduction factor is appropriate within the Poulsbo city limits and urban growth area.

III. Floor Area Ratio (FAR) Analysis (Step 8)

The County's updated land capacity methodology had utilized a percent of lot coverage calculation to convert net buildable acres to employment capacity. The lot coverage percentage was 38% for industrial zones and 32% for commercial zones. BERK noted that a key limitation to lot coverage was that it assumed buildings would be one-story, which is not always the case, particularly in office zoning areas. BERK recommended that the County consider utilizing the FAR approach rather than lot coverage, particularly where buildings were expected to be over one story.

In order to determine the appropriate methodology for the City, Planning staff reviewed the existing building stock in the commercial and industrial zones to determine the average Floor Area Ratios within Poulsbo. Using GIS, the City analyzed the FAR for parcels that were considered "not underutilized." Most of the City's commercial/business zoning districts had an average FAR/lot coverage percentage near the County's assumed lot coverage of 32% or 38%.

The C-1 Downtown/Front Street zoning district had a higher FAR than the lot coverage ratio assumption. The average FAR for non-underutilized properties in the C-1 district is 0.75. In this zoning district, the City allows up to 100% lot coverage, and buildings can be up to 35 feet in height. It is likely that most new buildings in the zoning district will attempt to maximize the development potential by achieving FAR greater than 1. After reviewing development trends, the City determined that a 1.5 FAR is an appropriate assumption for future development in the C-1 zoning district.

The C-3 SR 305 Corridor zoning district also had a higher FAR when reviewing buildings built since the late-1990s. The average FAR for buildings built during that time period was 0.37. In the C-3 zoning district, the City allows up to 50% lot coverage. New buildings built in the C-3 zoning district are typically office structures with more than 1 story. Based on this trend, the City decided to utilize the 38% lot coverage percentage for the C-3 zoning district.

IV. Olhava Master Plan Area (Step 2-Step 8)

There are two Business & Employment District zones that fall entirely within the Olhava Master Plan area – C-4 College MarketPlace Commercial and Business Park. In these zoning districts, there is a recorded development agreement that documents the overall square footage of development approved with the master plan. The land within the master

plan boundaries has already had critical areas, road rights-of-way, and public facilities reductions taken out during the planning process. The development agreement places a limit on commercial and business park building square footage, which is more appropriate to apply to this area than using gross acreage and applying the reduction factor steps 2-7.

The developers' agreement set limit on commercial (C-4) square footage of 840,000 square feet. To date, 395,917 square feet has been built and 6,004 square feet is under construction. That leaves 438,079 square feet left to develop.

In the business park zoning area, there is 325,000 square feet approved for development. To date, 120,350 square feet has been built. There is 204,650 square feet left to build in the Business Park area.

Rather than using a lot coverage calculation assumption to determine building square footage in these zoning districts (Step 8), the City used the remaining square footage left to build in calculations. The "Building Square Footage" field on the City's tables is based on the total development approved as part of the development agreement after subtracting existing approved and developed square footage.

V. Roads and Right-of-Way Reduction

The City performed a GIS analysis to determine an appropriate road and right-of-way reduction factor for the City's commercial land capacity analysis. This involved a two-step process. First, the Transportation Element Future Roads Map of the City's Comprehensive Plan was analyzed for future roads located within the commercial/business zoning districts. The City's street grid is well developed, and there are only a few planned future roads within the commercial/business zoning areas.

Next, the commercial/business zoned underutilized and vacant parcels were analyzed for frontage improvements. This involved measuring frontage length of properties along vacant and underutilized properties in the commercial/business zoning districts (including the UGA and city limits). While not all new developments will require additional right-of-way dedication, the City determined it would be conservative to assume that each frontage would require a 10-foot right-of-way dedication.

Adding together the planned future roads length along with the 10-foot right-of-way width dedications along vacant and underutilized properties, there was approximately 355,000 square feet of planned future roads and right-of-way. Out of a total of approximately 9,312,300 square feet of Business and Employment vacant and

underutilized parcels, this accounts for approximately 3.8% of the total vacant and underutilized land.

The City decided to apply a 5% road and right-of-way reduction factor in the city limits and urban growth area after completing this analysis.

VI. Public Facilities Reduction

The City performed an analysis to determine an appropriate public facilities reduction factor for the City's commercial/business zoning districts. The public facilities reduction factor is meant to capture land needed for a variety of public and quasi-public facilities, including parks, utilities, stormwater management facilities, schools, government buildings, and churches. In the 2005 ULCA, the County applied a 15% public facilities reduction factor. In the 2014 BERK memo, the County decided to apply a 20% reduction factor based on its trends.

In order to determine an appropriate number for the City of Poulsbo, the City approached the analysis by 1) reviewing commercial/business zoning district projects for stormwater facilities, 2) analyzing the overall percentage of public facilities placed within the Business and Employment District zoned land within the urban growth area and city limits, and 3) reviewing the Comprehensive Plan's Capital Facilities Plan for anticipated future public facilities.

First, the City reviewed recent projects within the commercial/business zoning districts, looking in particular for projects where stormwater management occurred above ground. Many commercial and light industrial projects manage stormwater completely in underground facilities, such as stormwater vaults. Others utilize direct discharge to Liberty Bay. Some have the majority of their stormwater system below ground with small above-ground water quality features. Most above-ground facilities are incorporated within the site's landscape areas and in required yard setbacks.

The overall percentage of land taken up by above-ground facilities based on the average of 15 projects with above ground facilities was 1.9%. The other 9 surveyed commercial and light industrial projects had no above-ground stormwater facilities.

Second, the City considered what an appropriate deduction for the other public and quasi-public facilities should be. This was approached from two angles: by looking at the current land uses in the commercial/business zones and by reviewing the City's Capital Facilities Plan.

Utilizing the Kitsap County Assessor's Property Class codes, the City used GIS to analyze the overall percentage of public facilities within the City's commercial/business zoning districts (including the UGA and city limits). The City removed the old City Hall and Police Station site from this analysis since both properties are for sale and will have commercial uses. Approximately 10.3% of all commercial/business land within the city and UGA is devoted to public facilities currently.

Third, the staff reviewed the City's Capital Facility Plan (CFP) to determine what an appropriate future trend will be with regard to public facilities. The City expects to see a reduction of public facilities as an overall percentage of the commercial/business zones based on a review of the Comprehensive Plan's Capital Facility Plan (CFP). The CFP does not identify a need for additional libraries, police or fire stations, or regional stormwater facilities. New schools are not anticipated; the North Kitsap School District recently closed a school and schools are typically within residential areas due to land price and access to students. The City is also seeing a decline in new church building. Churches have been moving into existing commercial storefronts, but not building new structures in the commercial/business zones. Any new church structures built in Poulsbo have been within the City's residential zones.

Based on a review of the existing facilities currently in place and an analysis of future public facility needs based on the CFP, the City doesn't anticipate growth of public facilities within the commercial/business zones in the city limits or urban growth area.

Based on the lack of new facilities planned within the 20-year CFP horizon, the City has decided a 10% public facility deduction adequately addresses the City's trends and future need for public facilities.

VII. Miscellaneous Methodology Notes

- City Hall & Police Station were kept in the analysis even though they are public properties because they are currently listed for sale. Although the improvement value/land value ratio would have defined them as non-underutilized (ratios of approximately 1.5 for each property), it was determined that they qualified as underutilized because their past public use would make it more difficult to transition to a private retail/service use and demolition will likely be necessary to develop.

- Private parking lots (Assessor's code 460) were left in the analysis where they were private and not part of an approved site plan.

- The Business Park and Office Commercial Industrial zoning districts are considered “Commercial” areas for purposes of lot coverage and employee square footage ratios.

- The smaller employee/square foot ratio for commercial zones was utilized in the C-1 zoning district due to the prevalence of small-scale retail stores in the downtown district.

- The acreage of approved planned developments were removed from the underutilized and vacant analysis and added back into the analysis as “Planned Developments” with their specific approved square footage amounts. The planned projects were selected because they either had a binding site plan, development agreement, or were clearing and grading the site with building permit review underway. The planned developments included in the analysis were:

    - Liberty Bay LLC Binding Site Plan (4,144 square feet in the C-2 zoning district)

    - Edward Rose Master Plan commercial square footage (12,975 square feet in the C-3 zoning district)

    - Safeway (59,285 square feet in the C-3 zoning district)

    - Eagle Harbor Light Industrial Buildings (22,800 square feet in the LI zoning district).

- The Poulsbo Place Master Plan commercial square footage was not included as planned development square footage because the development of Poulsbo Place has been largely residential and it is unlikely that the approved “maximum” square footage for commercial can be accommodated in the remaining property. The vacant commercial area in Poulsbo Place remained in the analysis as “vacant” property in the C-1 zone.

APPENDIX D

Procedures for Data Collection

Issued Permits 2006 - 2012

KITSAP COUNTY

Washington

R2W R1W R1E R2E

T 28 N T 27 N T 26 N T 25 N T 24 N T 23 N

Legend

Commercial/Industrial Permits

- Commercial
- Industrial
- Mixed Use

Residential Permits

- Multi Residential (3+ units)
- Duplex
- Single Family Residence
- Mobile Home
- Accessory Dwelling Unit

Tenant Improvements/Demolition Permits

- Tenant Improvement
- Demolition (Commercial/Residential)

- Urban Growth Area Boundary
- Incorporated City Boundary
- Limited Area of More Intense Rural Development (LAMIRD)
- Military

- Tax Parcels

Street Center Lines

- State Highway
- Major Road
- Collector / Arterial
- Local Access; Local Road

Watercourses (defined in WAC 222-16-030)

Fish Habitat Water Type Code

- (S) Designated Shoreline of the State
- (F) Fish Habitat
- (N) Non-fish Habitat
- (U) Unknown, unmodeled hydrographic feature.

- Lake, Pond, Reservoir, Gravel pit or quarry filled with water
- Salt Water

JEFFERSON COUNTY

MASON COUNTY

PIERCE COUNTY

Hood Canal

Puget Sound

Port Gamble Bay

Port Madison Bay

Port Orchard Bay

Dyes Inlet

Sinclair Inlet

Colvos Passage

Skunk Bay

Scale of Miles

1 0 1 Mile 2 Miles

Kitsap County Department of Community Development

614 Division Street, MS-36 Port Orchard, Washington 98366

(360) 337-5777 * FAX (360) 337-4925

Product of Kitsap County Geographic Information System

Data Collection Methodology: 2014 Kitsap County Buildable Lands Report

Below is the recommended methodology for collecting data pertinent to the Kitsap County Buildable Lands Update and identifies a preferred approach to the reporting and collection of selected permit data in support of that effort.

This document provides definitions and procedures to collect data and analyze development activity consistent with the requirements of RCW 36.70A.215. The intent is to outline *how* the data will be reported for buildable lands purposes—to the maximum extent practicable.

1) Residential Permit Data Reporting Formats

Single-Family Residential Subdivisions—The recommended approach to residential plat data collection and display is outlined below. The data will be reported in a table format and include all residential subdivision plats recorded from January 1, 2006-December 31, 2012, inclusive. Include long plats, short plats and large lot subdivisions. Each line in the table should contain data for an individual plat. Instructions for each column in the table are shown below:

- Zone—Zoning district that governed approval of the plat.
- TAZ—Transportation Analysis Zone in which the approved plat is located.
- Planned Density—Minimum and maximum allowed (net) density, where applicable, in the zoning district.
- Project Name—Name of plat or file number.
- Gross Plat Area—Total gross acreage of the site platted prior to subdivision.
- Common Areas—Tracts or acreage dedicated for purposes other than single-family house lots, to include:
    - Critical Areas—Acreage of tract created and precluded from development due to the presence of environmentally sensitive or critical areas (e.g., wetlands, steep slopes, stream corridors, wildlife habitat areas, etc.).
    - Rights-of-Way—Acreage deeded to local jurisdictions for public ROWs (both for newly created streets and expansion of existing streets) as well as privately owned tracts created for the purpose of

providing access to lots within subdivisions. Private access easements (which remain within house lots) may also be counted as ROWs, especially where easements are the primary means for providing access to lots in short plats.

- Public Purpose Lands—Acreage of tracts created for retention/detention /drainage facilities, open space and parks, or other on-site public facilities. Do not include public utilities easements within house lots.

- Net Plat Area—Gross plat area minus common areas.

- Number of Lots—Total lots in the plat.

- Achieved Density—Number of lots divided by net plat area. Compare with "planned density" as indicator of consistency of actual development with that envisioned in the Comprehensive Plan.

Single-Family Residential Building Permits—The recommended approach to single-family residential building permit data collection and display is outlined below and will be reported in table format. Include data for all single-family building permits issued from January 1, 2006-December 31, 2012, inclusive. Include permits issued for manufactured homes, if they occupy individually platted building lots in residential subdivisions. Each line in the table should contain data for all permits issued in a given zoning district, by UGA and Rural zoning classification. If possible, identify data separately for building permits that represent demolition of existing homes on lots not recently platted. Instructions for each column in the table are shown below:

- Zone—Zoning district within which the permit was issued.

- TAZ—Traffic Analysis Zone within which the permit was issued.

- Planned Density—Minimum and maximum allowed (net) density, where applicable, in the zoning district.

- Total Land Area—Sum of acreage of all lots for which permits were issued.

- Total Units—Sum of permitted units.

- Achieved Density—Total units divided by total land area. Compare with "planned density" as indicator of consistency of actual development with that envisioned in the Comprehensive Plan.

Multi-Family Residential Building Permits—The recommended approach to multi-family residential building permit data collection and display is outlined below and will be shown in table format. Include data for all multi-family building permits issued from

January 1, 2006-December 31, 2012, inclusive. Do not include permits for multi-family residential buildings that are mixed-use projects (i.e., ones that include commercial space along with residential units). These will be reported separately.

- Zone—Zoning district within which the permit was issued.
- TAZ—Traffic Analysis Zone within which the permit was issued.
- Planned Density—Minimum and maximum allowed (net) density, where applicable, in the zoning district.
- Project Name—Name of project or file number.
- Gross Land Area—Total gross acreage of the site prior to any public dedications.
- Common Areas—Acreage of the site dedicated for purposes other than multi-family building lots, to include:
    - Critical Areas—Acreage of site precluded from development due to the presence of environmentally sensitive or critical areas (e.g., wetlands, steep slopes, stream corridors, wildlife habitat areas, etc.).
    - Rights-of-Way— Acreage deeded to local jurisdictions for public ROWs (both for newly created streets and expansion of existing streets). Do not include private access easements or private roadways internal to housing complexes.
    - Public Purpose Lands— Acreage of site dedicated to retention/detention /drainage facilities, open space and parks, or other on-site public facilities. Do not include public utilities easements or landscaping.
- Net Land Area—Gross land area minus common areas.
- Units Permitted—Sum of units in project permitted during given year.
- Achieved Density—Sum of units divided by net land area. Compare with “planned density” as indicator of consistency of actual development with that envisioned in the Comprehensive Plan.

Miscellaneous Residential Permit Data—Additional data collection needs could include (but are not necessarily limited to):

- Accessory Dwelling Units—Total ADUs for which permits were issued from January 1, 2006-December 31, 2012, inclusive.

- Units Permitted (Other)—Sum of units added to existing multi-family buildings from January 1, 2006-December 31, 2012, inclusive.
- SF Units Demolished—Total single-family units for which demolition permits were issued from January 1, 2006-December 31, 2012, inclusive.
- MF Units Demolished—Total multi-family units for which demolition permits were issued from January 1, 2006-December 31, 2012, inclusive.

Determination of achieved densities on sites that have more than one existing or permitted structure on them may be more problematic (e.g., on-site infill, phased development, multiple structure projects, etc.). More specific methodology may be developed to address these sites if permit data identifies them as a significant issue.

2) Commercial/Industrial Permit Data Reporting Formats

Non-Residential Building Permits—The recommended approach to non-residential (commercial and industrial) building permit data collection and display is outlined below and will be shown in table format. Include data for all non-residential building permits issued from January 1, 2006-December 31, 2012, inclusive. Each line in the table should show data for an individual project (which may entail one or more structures, each with their own building permit). Instructions for each column in the table are shown below:

- Zone—Zoning district within which the permit was issued.
- TAZ—Traffic Analysis Zone within which the permit was issued.
- Project Name—Name of project, address or file number.
- Gross Land Area—Total gross acreage of the site prior to any public dedications.
- Common Areas—Acreage of the site dedicated for purposes other than commercial or industrial building lots, to include:
    - Critical Areas—Acreage of site precluded from development due to the presence of environmentally sensitive or critical areas (e.g., wetlands, steep slopes, stream corridors, wildlife habitat areas, etc.).
    - Rights-of-Way— Acreage deeded to local jurisdictions for public ROWs (both for newly created streets and expansion of existing streets). Do not include private access easements or private roadways internal to commercial and industrial complexes.
    - Public Purpose Lands— Acreage of site dedicated to retention/detention /drainage facilities, open space and parks, or

other on-site public facilities. Do not include public utilities easements or landscaping.

- Net Land Area (Acres and Square Feet)—Gross land area minus common areas.
- Floor Area—Gross square feet of floor area in the project.
- Floor Area Ratio (FAR)—Floor area divided by net land area (in square feet).

Mixed Use (Residential and Commercial) Building Permits—The recommended approach to mixed use (residential and commercial) building permit data collection and display is outlined below. It will be reported in table format and include data for all mixed use (residential and commercial) building permits issued from January 1, 2006-December 31, 2012, inclusive. Each line in the table should show data for an individual project (which may entail one or more structures, each with their own building permit). Instructions for each column in the table are shown below:

- Zone—Zoning district within which the permit was issued.
- TAZ—Traffic Analysis Zone within which the permit was issued.
- Project Name—Name of project, address or file number.
- Gross Land Area—Total gross acreage of the site prior to any public dedications.
- Common Areas—Acreage of the site dedicated for purposes other than building lots, to include:
    - Critical Areas—Acreage of site precluded from development due to the presence of environmentally sensitive or critical areas (e.g., wetlands, steep slopes, stream corridors, wildlife habitat areas, etc.).
    - Rights-of-Way— Acreage deeded to local jurisdictions for public ROWs (both for newly created streets and expansion of existing streets). Do not include private access easements or private roadways internal to mixed use complexes.
    - Public Purpose Lands— Acreage of site dedicated to retention/detention /drainage facilities, open space and parks, or other on-site public facilities. Do not include public utilities easements or landscaping.
- Net Land Area (Acres and Square Feet)—Gross land area minus common areas.

- Percentage of Project Floor Area Residential—Measure or estimate the percentage of the total floor area of the project that is intended for residential use.

- Units Permitted—Sum of units in project permitted during given year.

- Residential Density—Sum of units divided by net land area (acres) multiplied by percent of floor area devoted to residential.

- Percentage of Project Floor Area Commercial—Measure or estimate the percentage of the total floor area of the project that is intended for commercial use.

- Commercial Floor Area—Gross square feet of commercial floor area in the project.

- Floor Area Ratio (FAR)—Commercial floor area divided by net land area (in square feet) multiplied by percent of floor area devoted to commercial use.

Miscellaneous Non-Residential Permit Data—Total square feet of commercial and industrial space additions to existing structures is not required for Buildable Lands reporting purposes.

APPENDIX E

Reasonable Measures

Table C-1 Reasonable Measure Table

KRCC Reasonable Measure Title (*Based on 6/13/05 draft*)	KRCC Measure Discussion	KRCC Reasonable Measure Used in County?	Related Kitsap County Reasonable Measure Resolution 158-2004	Quantified or Analyzed for Review in 10-Year Update	New or Expanded in 10-Year Update Preferred Alternative
1 Create Annexation Plans	In an Annexation Plan, cities identify outlying areas that are likely to be eligible for annexation. The Plan identifies probable timing of annexation, needed urban services, effects of annexation on current service providers, and other likely impacts of annexation.	Yes, all UGAs	7. Create annexation plans		▪ Updated UGAMA policies in Land Use Element (expanded)
2 Encourage Transportation-Efficient Land Use	Review and amend comprehensive plans to encourage patterns of land development that encourage pedestrian, bike, and transit travel. This policy is typically implemented at the development review level.	Yes, all UGAs	13. Encourage transportation-efficient land use		▪ Application of a new Mixed Use Zone in more UGAs than at present – Silverdale, Central Kitsap, East Bremerton, West Bremerton, Port Orchard (expanded) ▪ Greater density range in commercial zones to encourage efficient land use (expanded)
3 Environmental Review and Mitigation Built into the Sub area Planning Process	Building environmental review and mitigation into the sub area planning process can address key land use concerns at a broader geographic scale, streamlining review and approval of individual developments.	Yes, Kingston, Poulsbo, SKIA			▪ Downtown Silverdale SEPA Mixed Use/Infill Exemption proposed (new) ▪ Countywide SEPA threshold increases (new) ▪ Sub-area Environmental Review: Port Orchard/South Kitsap and Silverdale (expanded)

KRCC Reasonable Measure Title (*Based on 6/13/05 draft*)	KRCC Measure Discussion	KRCC Reasonable Measure Used in County?	Related Kitsap County Reasonable Measure Resolution 158-2004	Quantified or Analyzed for Review in 10-Year Update	New or Expanded in 10-Year Update Preferred Alternative
4 Urban Growth Area Management Agreements	Urban Growth Area Management Agreements define lead responsibility for planning, zoning, and urban service extension within these areas. The agreements exist between various government jurisdictions and specify jurisdiction over land use decisions, infrastructure provision, and other elements of urban growth.	Yes, Poulsbo, SKIA, ULID#6	16. Urban growth management agreements		▪ Updated UGAMA policies in Land Use Element (expanded)
5 Capital Facilities Investments	Give priority to capital facility projects (e.g. regional storm water facilities and sanitary sewers) that most support urban growth at urban densities. Provide urban services to help reduce sprawl development and maintain the edge of the urban growth boundary.	Yes, all UGAs	10. Targeted capital facilities investments	Experience in other "buildable lands" counties that have implemented reasonable measures suggests that this measure is shown to have a significant impact on increasing UGA capacity: Targeted capital facility investments (e.g., increase sewer connection feasibility in areas deemed currently unfeasible for developer extension due to small lot sizes, critical areas, topography, etc.) [a sewer policy change or new public expenditures]	▪ Updated Capital Facilities sewer and stormwater policies to support targeted investments (expanded) ▪ Removal of pre-planning to encourage sewer connection and urban densities sooner (new)
6 Encourage innovative infrastructure technology	Within the Urban Growth Area, encourage individual home sewage treatment systems that produce potable water; green roofs and net zero storm water equates to a $20,000 cost for each of these on-site systems, which is easily off set by the avoided costs of the sewer infrastructure hook-up and monthly sewer bills.	No			▪ Updates and additions to low impact development policies. (expanded)

KRCC Reasonable Measure Title (*Based on 6/13/05 draft*)	KRCC Measure Discussion	KRCC Reasonable Measure Used in County?	Related Kitsap County Reasonable Measure Resolution 158-2004	Quantified or Analyzed for Review in 10-Year Update	New or Expanded in 10-Year Update Preferred Alternative
7 Economic Development Strategy	Include strategy for sustainable economic development in local comprehensive plan. This strategy could include: • A downtown revitalization program • Incentives for development that meet local goals • Transit and transportation system upgrades • Enhancement of the natural resource base • An Industrial needs assessment •infrastructure	No			▪ Silverdale downtown mixed use (expanded) and design guidelines strategy (new)
8 Phasing/tiering Urban Growth	Incorporate strategies in comprehensive plans and capital facilities plans to phase urban growth as a way to provide for orderly development and encourage infill ahead of "urban fringe" development.	No			▪ See Capital Facility investments #5 above
9 Downtown Revitalization	Develop a strategy to encourage downtown vitality. Include techniques such as promoting mixed residential and commercial uses, reuse of existing buildings rather than tearing down and rebuilding, and alternative urban landscaping and infrastructure that encourage pedestrian use.	No			▪ Silverdale downtown mixed use (expanded) and design guidelines strategy (new)
10 Multifamily Housing and Tax Credits	Provide tax incentives (e.g., property tax exemption program) for multiple-unit housing for targeted areas in urban centers.	No			
11 Transfer/ Purchase of Development Rights	Develop a program to encourage the purchase or transfer of development authority in order to increase urban densities and decrease non-urban densities within UGAs.	No			▪ TDR program to transfer rural development rights to UGAs (new)

KRCC Reasonable Measure Title (*Based on 6/13/05 draft*)	KRCC Measure Discussion	KRCC Reasonable Measure Used in County?	Related Kitsap County Reasonable Measure Resolution 158-2004	Quantified or Analyzed for Review in 10-Year Update	New or Expanded in 10-Year Update Preferred Alternative
12 Implement a program to identify and redevelop vacant and abandoned buildings	Many buildings sit vacant for years before the market facilitates redevelopment. This policy encourages demolition and would clear sites, making them more attractive to developers and would facilitate redevelopment.	No			
13 Creative use of Impact Fees	Adjust impact fees so that lower fees are required in the UGAs than in rural areas, while still contributing to the cost of development within the urban area.	No			
14 Develop or strengthen local brownfields programs	Local jurisdictions provide policies or incentives to encourage the redevelopment of underused industrial sites, known as brownfields. Incentives for redevelopment of brownfields such as expedited permitting, reduced fees or targeted public investments can be implemented through local zoning ordinances.	No			
15 Require Adequate Public Facilities	Local jurisdictions require developers to provide adequate levels of public services, such as roads, sewer, water, drainage, and parks, as a condition of development. (Requirement by Growth Management Act)	Yes, all UGAs			▪ New regulation to require urban level sewer for residential development in UGAs to implement sewer related policies (new)

KRCC Reasonable Measure Title (*Based on 6/13/05 draft*)	KRCC Measure Discussion	KRCC Reasonable Measure Used in County?	Related Kitsap County Reasonable Measure Resolution 158-2004	Quantified or Analyzed for Review in 10-Year Update	New or Expanded in 10-Year Update Preferred Alternative
16 Promote Vertical Growth	Allow modifications to the building height restrictions in the Urban Growth Areas.	No			▪ Application of a new Mixed Use Zone in more UGAs than at present – Silverdale, Central Kitsap, East Bremerton, West Bremerton and Port Orchard (expanded) ▪ Increased heights in several multifamily, commercial, and mixed use zones (new)
17 Accessory Dwelling Units	Accessory dwelling units provide another housing option by allowing a second residential unit on a tax lot.	Yes, all unincorporated areas	1. Encourage Accessory Dwelling Units (ADUs) in single-family zones.	See following report for identification of the number of ADUs approved in the existing UGAs from 2000-2005 (two units permitted). ADUs alone are not likely to accommodate a significant amount of future population growth or significantly increase housing unit capacity within existing UGAs).	

KRCC Reasonable Measure Title (*Based on 6/13/05 draft*)	KRCC Measure Discussion	KRCC Reasonable Measure Used in County?	Related Kitsap County Reasonable Measure Resolution 158-2004	Quantified or Analyzed for Review in 10-Year Update	New or Expanded in 10-Year Update Preferred Alternative
18 Clustering	Clustering allows developers to increase density on portions of a site, while preserving other areas of the site. Clustering is a tool most commonly used to preserve natural areas or avoid natural hazards during development. Clustering can also be used in conjunction with increased density to preserve the aesthetic of less dense development while increasing actual density. It uses characteristics of the site and adjacent uses as a primary consideration in determining building footprints, access, etc.	Yes, all unincorporated areas	2. Allow clustered residential development	See following report regarding the number of new cluster lots approved in the existing UGAs from 2000-2005 (three single family units). New cluster lots alone are not likely to accommodate a significant amount of future population growth or significantly increase housing unit capacity within existing UGAs.	

KRCC Reasonable Measure Title (*Based on 6/13/05 draft*)	KRCC Measure Discussion	KRCC Reasonable Measure Used in County?	Related Kitsap County Reasonable Measure Resolution 158-2004	Quantified or Analyzed for Review in 10-Year Update	New or Expanded in 10-Year Update Preferred Alternative
19 Duplexes, Town homes, and Condominiums	Permit duplexes, town homes, and condominiums in both mixed-use and residential districts of UGAs.	Yes, all UGAs	3. Allow duplexes 4. Allowing townhouses and condominiums in single-family zones	Duplexes accounted for approximately 1% of all new units permitted in unincorporated UGAs from 2000-2005: Assuming an average 5,000 s.f. lot, duplexes could be estimated to account for approximately 2-3 acres of "saved" land accommodated by "infill" development rather than by UGA expansion countywide for the next five years (i.e., not a significant measure to increase capacity inside existing UGAs). Condominiums accounted for approximately 3% of all new units permitted in unincorporated UGAs from 2000-2005: Using similar assumptions as duplexes, condominiums could be estimated to account for approximately 6-10 acres of "saved" land accommodated by "infill" development rather than by UGA expansion countywide for the next five years (i.e., not likely a significant measure to increase capacity inside existing UGAs).	

KRCC Reasonable Measure Title (*Based on 6/13/05 draft*)	KRCC Measure Discussion	KRCC Reasonable Measure Used in County?	Related Kitsap County Reasonable Measure Resolution 158-2004	Quantified or Analyzed for Review in 10-Year Update	New or Expanded in 10-Year Update Preferred Alternative
20 Density Bonuses	Some communities allow bonus densities in certain areas as an incentive for achieving other community values such as affordable housing, mixed-use developments, infill, rehabilitating existing structures and open space preservation.	Yes, Poulsbo	14. Density bonuses in UGAs (only in Poulsbo UTA)	Experience in other "buildable lands" counties that have implemented reasonable measures suggests that this measure is shown to have a significant impact on increasing UGA capacity: Adopt density bonus provisions in urban single-family residential zones (e.g., beyond Poulsbo) [a zoning code change]	▪ Proposed policy amendments support density bonuses more broadly in County (expanded)

KRCC Reasonable Measure Title (*Based on 6/13/05 draft*)	KRCC Measure Discussion	KRCC Reasonable Measure Used in County?	Related Kitsap County Reasonable Measure Resolution 158-2004	Quantified or Analyzed for Review in 10-Year Update	New or Expanded in 10-Year Update Preferred Alternative
21 Higher Allowable Densities	Where appropriate (and supported by companion planning techniques), allow more housing units per acre.	Yes, all UGAs	15. Increase allowable residential densities	Experience in other "buildable lands" counties that have implemented reasonable measures suggests that this measure is shown to have a significant impact on increasing UGA capacity: Increase residential densities (i.e., up-zones) [a land use/zoning map change] County-initiated sub-area plan rezones since adoption of the 1998 Plan include Kingston Phase I and ULID #6. Significant net gain in density in ULID #6 due to re-designation of land from urban low to urban medium and mixed use, offset to some extent by re-designation of urban low to business park use. Kingston Phase I obtained a net increase in density by redesignating lands from neighborhood commercial and urban medium to urban village center.	▪ Increased densities in Urban High and Commercial districts. New mixed use zone allows higher densities along corridors. (expanded) Higher allowable density offset to some degree by the change in single-family minimum density from 5 du/ac to 4 du/ac. See EIS section 3.2.3, *Population, Housing, and Employment.*
22 Industrial Zones	Limit non-industrial uses in industrial zones. For example, require that any commercial use be sized to primarily serve the industrial needs in the zone. Preclude residential use unless it is accessory to the industrial use.	Yes, SKIA			

KRCC Reasonable Measure Title (*Based on 6/13/05 draft*)	KRCC Measure Discussion	KRCC Reasonable Measure Used in County?	Related Kitsap County Reasonable Measure Resolution 158-2004	Quantified or Analyzed for Review in 10-Year Update	New or Expanded in 10-Year Update Preferred Alternative
23 Minimum Density Requirements	Zoning ordinances can establish minimum and maximum densities in each zone to ensure that development occurs as envisioned for the community.	No		Experience in other "buildable lands" counties that have implemented reasonable measures suggests that this measure is shown to have a significant impact on increasing UGA capacity: Adopt minimum urban densities/maximum lot sizes in urban residential zones [a zoning code change].	▪ Proposed minimum density regulations (new)
24 Mixed Use	Allow residential and commercial development to occur in many of the same buildings and areas within UGAs.	Yes, Kingston, Poulsbo, ULID#6	6. Encourage Mixed Use Development	Many of Kitsap County's commercial zones and urban medium to high density residential zones allow mixed use development via a conditional use permit. However, as currently applied, this measure, in and of itself, is not likely to significantly increase capacity inside existing UGAs.	▪ Application of a new Mixed Use Zone in more UGAs than at present – Silverdale, Central Kitsap, East Bremerton, West Bremerton, and Port Orchard. New mixed use zone intended to provide more incentives for mixed use development. (expanded) ▪ Application of Silverdale SEPA exemption for mixed use and infill development (new)
25 Small Lot/Cottage Housing	Allow or require small lots (5,000 square feet or less) for single-family neighborhoods within UGAs.	No		Experience in other "buildable lands" counties that have implemented reasonable measures suggests that this measure promotes infill development but is not likely to have a significant impact on UGA capacity.	▪ Policy support for alternative housing types. (expanded)

KRCC Reasonable Measure Title (*Based on 6/13/05 draft*)	KRCC Measure Discussion	KRCC Reasonable Measure Used in County?	Related Kitsap County Reasonable Measure Resolution 158-2004	Quantified or Analyzed for Review in 10-Year Update	New or Expanded in 10-Year Update Preferred Alternative
26 Transit-Oriented Development	Encourage convenient, safe and attractive transit-oriented development; including the possibility of reduced off street parking that could encourage more efficient use of urban lands.	Yes, all UGAs	18. Transit-oriented development		▪ Application of a new Mixed Use Zone in more UGAs than at present – Silverdale, Central Kitsap, East Bremerton, West Bremerton, and Port Orchard (expanded)
27 Urban Centers and Urban Villages	Use urban centers and urban villages to encourage mixed uses, higher densities, inter-connected neighborhoods, and a variety of housing types that can serve different income levels.	Yes, Kingston, ULID#6	5. Encourage development of Urban Centers and Villages		▪ Application of a new Mixed Use Zone in more UGAs than at present – Silverdale, Central Kitsap, East Bremerton, West Bremerton and Port Orchard (expanded) ▪ In Highway Tourist Commercial areas, target "centers" for mixed uses in Port Orchard/South Kitsap UGA per sub-area policies (new)
28 Lot Size Averaging	This technique is similar to clustering. If the zoning ordinance establishes a minimum lot size, the land use designation is calculated based on the average size of all lots proposed for development, within the range required for urban density. Development proposals may create a range of lot sizes both larger and smaller provided the average lot size is within the range consistent with the designation.	No			
29 Allow Co-Housing	Co-housing communities balance the traditional advantages of home ownership with the benefits of shared common facilities and connections with neighbors.	Yes, all UGAs			

KRCC Reasonable Measure Title (*Based on 6/13/05 draft*)	KRCC Measure Discussion	KRCC Reasonable Measure Used in County?	Related Kitsap County Reasonable Measure Resolution 158-2004	Quantified or Analyzed for Review in 10-Year Update	New or Expanded in 10-Year Update Preferred Alternative
30 Encourage Infill and Redevelopment	This policy seeks to maximize use of lands that are fully developed or underdeveloped by making use of existing infrastructure and by identifying and implementing policies that improve market opportunities and reduce impediments to development in areas suitable for infill or redevelopment.	Yes, all UGAs			▪ Application of a new Mixed Use Zone in more UGAs than at present – Silverdale, Central Kitsap, East Bremerton, West Bremerton, and Port Orchard (expanded) ▪ Proposed Silverdale Mixed Use/Infill SEPA Exemption (new)
31 Mandate Maximum Lot Sizes	This policy places an upper bound on lot size and a lower bound on density in single-family zones. For example, a residential zone with a 6,000 sq. ft. minimum lot size might have an 8,000 sq. ft. maximum lot size yielding an effective net density range between 5.4 and 7.3 dwelling units per net acre.	No		Experience in other "buildable lands" counties that have implemented reasonable measures suggests that this measure is shown to have a significant impact on increasing UGA capacity: Adopt minimum urban densities/maximum lot sizes in urban residential zones [a zoning code change]	▪ Provides for minimum densities (new)
32 Enact inclusionary zoning ordinance for new housing developments	Inclusionary zoning requires developers to provide a certain amount of affordable housing in developments over a certain size. It is applied during the development review process.	No			▪ Updated Housing Element and implementation strategies support (expanded)
33 Zone areas by performance, not by use	A local jurisdiction can alter its zoning code so that zones define the physical aspects of allowed buildings, not the uses in those buildings. This zoning approach recognizes that many land uses are compatible and locate in similar building types (i.e. a manufacturing firm may have similar	No			

KRCC Reasonable Measure Title (*Based on 6/13/05 draft*)	KRCC Measure Discussion	KRCC Reasonable Measure Used in County?	Related Kitsap County Reasonable Measure Resolution 158-2004	Quantified or Analyzed for Review in 10-Year Update	New or Expanded in 10-Year Update Preferred Alternative
34 Design Standards	Design standards seek to preserve and enhance the character of a community or district. They are typically applied in the project's design phase or during site review.	Yes, Kingston, Poulsbo, ULID#6			▪ Proposed Silverdale Downtown Design Guidelines (new)
35 Develop Manufactured Housing	Adopt standards to ensure compatibility between manufactured housing and surrounding housing design standards.	Yes, all unincorporated areas	8. Allow manufactured housing development		▪ Updated Housing Element and implementation strategies support (expanded)
36 Specific Development Plans	Work with landowners, developers, and neighbors to develop a detailed site plan for development of an area. Allow streamlined approval for projects consistent with the plan. This policy results in a plan for a specific geographic area that is adopted as a supplement or amendment to the jurisdictions comprehensive plan.	Yes, all UGAs	11. Master planning large parcel developments		
37 Encourage developers to reduce off-street surface parking	This policy provides incentives to developers to reduce the amount of off-street surface parking through shared parking arrangements, multi-level parking, use of alternative transportation modes, particularly in areas with urban-level transit service.	No			

KRCC Reasonable Measure Title (*Based on 6/13/05 draft*)	KRCC Measure Discussion	KRCC Reasonable Measure Used in County?	Related Kitsap County Reasonable Measure Resolution 158-2004	Quantified or Analyzed for Review in 10-Year Update	New or Expanded in 10-Year Update Preferred Alternative
38 Implement a process to expedite plan & permit approval in UGAs	Streamlined permitting processes provide incentives to developers. This policy would be implemented at the development review phase.	No			▪ Countywide SEPA threshold exemption increases, particularly in UGAs (new) ▪ Proposed Silverdale Mixed Use/Infill SEPA Exemption (new) ▪ Consolidated Comprehensive Plan categories which could facilitate rezones to other densities (e.g. Urban Medium to Urban High or Highway Tourist Commercial to Mixed Use) (new) ▪ 9-lot short plat allowed through administrative process (new)
39 Narrow Streets	Encourage or require street widths that are the minimum necessary to ensure that transportation and affordable housing goals can be achieved.	No			
40 Concentrate critical services near homes, jobs, transit	This policy would require critical facilities and services (e.g. fire, police, hospital) be located in areas that are accessible by all people. For example, a hospital could not be located at the urban fringe in a business park.	Yes, all UGAs			
41 Urban Amenities for Increased Densities	Identify and provide amenities that will attract urban development in UGAs and enhance the quality of life for urban residents and businesses.	Yes, all UGAs	9. Urban amenities		▪ Amended density bonus policies would support this reasonable measure (expanded)

KRCC Reasonable Measure Title (*Based on 6/13/05 draft*)	KRCC Measure Discussion	KRCC Reasonable Measure Used in County?	Related Kitsap County Reasonable Measure Resolution 158-2004	Quantified or Analyzed for Review in 10-Year Update	New or Expanded in 10-Year Update Preferred Alternative
42 Locate civic buildings in existing communities rather than in Greenfield areas	Local governments, like private builders, are tempted to build on greenfield sites because it is less expensive and easier. However, local governments can "lead by example" by making public investments in desired areas, or redeveloping target sites.	Yes, all UGAs	17. Locate critical "public" services near homes, jobs and transit		
43 Urban Holding Zones	Use low intensity zoning in certain areas adjacent to or within the UGA where municipal services will not be available within the near future. (For example: Urban Reserve)	Yes, rural areas	12. Interim development standards (e.g., urban reserve designation)		▪ Industrial-Multipurpose Recreational Area designation and policies (new)
44 Mandate Low Densities in Rural Resource Lands	This policy is intended to limit development in rural areas by mandating large lot sizes. It can also be used to preserve lands targeted for future urban area expansion. Low-density urban development in fringe areas can have negative impacts of future densities and can increase the need for and cost of roads and other infrastructure.	Yes, rural areas			
45 Partnership with non-governmental organizations to preserve natural resource lands	Local governments can partner with land trusts and other non-governmental organizations to leverage limited public resources in preserving open space. The two work together to acquire lands or to place conservation easements on them. Land trusts are natural partners in this process and have more flexibility than local governments in facilitating land transactions.	Yes, all unincorporated areas			

KRCC Reasonable Measure Title (*Based on 6/13/05 draft*)	KRCC Measure Discussion	KRCC Reasonable Measure Used in County?	Related Kitsap County Reasonable Measure Resolution 158-2004	Quantified or Analyzed for Review in 10-Year Update	New or Expanded in 10-Year Update Preferred Alternative
46 Impose Restrictions on Physically Developable Land	The local jurisdiction places restrictions on the type of development that can occur on vacant land. Restrictions can vary in strictness, from no development to limited development. This policy is implemented through city limit or UGA boundaries.	No			

Appendix F: Kitsap County Reasonable Measures Monitoring Report

January 1, 2006 - December 31, 2012
Kitsap County Dept. of Community Development
June 23, 2016

The Growth Management Act (GMA) requires that counties and cities plan for a 20-year period to accommodate projected population growth. A "buildable lands" review and evaluation program (BLR) was added to the GMA in 1997 through RCW 36.70A.215. The program requires certain counties and cities to determine if land is being used efficiently in urban growth areas (UGAs), and to determine if growth is occurring consistent with adopted comprehensive plans. If the buildable lands review demonstrates inconsistencies between actual growth and planning policies, the jurisdiction is required to identify reasonable measures that could be taken to improve consistency other than adjusting UGA boundaries. Reasonable measures designed to increase consistency are required to be monitored annually.

Thirty-five reasonable measures were utilized by Kitsap County (the County) to encourage improvements in urban densities and decrease growth in the rural area. These 35 reasonable measure were designed and approved through the Kitsap Regional Coordinating Council (KRCC) in 2005 and subsequently implemented by the County. In January 2016, the Central Puget Sound Growth Management Hearings Board[1] found that, while Kitsap County had previously adopted reasonable measures, the County has not written a report reflecting the annual monitoring. Although a reasonable measures report was not prepared previously, data had been collected for the majority of measures. As directed by the Growth Hearings Board this report has been prepared to reflect the annual reporting requirements detailing the monitoring efforts that are required by the GMA.

The 2015 BLR demonstrated considerable improvement in all areas since the first BLR was completed in 2002. The share of growth occurring in the urban areas has been increasing, while the share in the rural areas has been steadily decreasing. On a whole, the County has been making progress in achieving consistency between its GMA comprehensive plan and development regulations and the actual development occurring.

This report provides a review of the 35 adopted measures as well an additional measure regarding sewer. Each reasonable measure reviewed includes an overview under the *Comments* section, related *Supporting Policy Statements and/or Policies*, associated *Title 17 (*Kitsap County Code) and a *Data and Analysis* section.

[1] *Jerry Harless and Suquamish Tribe (Intervenor) v. Kitsap County,* CPSGMHB No. 15-3-0005, Final Decision & Order (1/22/2016).

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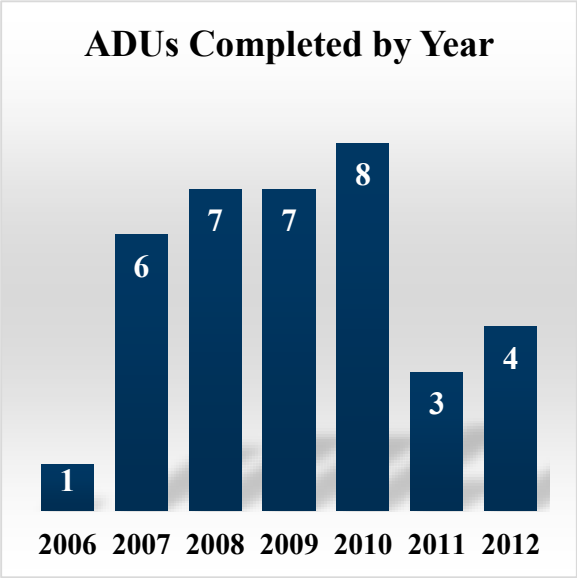
1. Encourage Accessory Dwelling Units (ADUs) in single-family zones

KRCC Guide Measure No. 17

Comments - Kitsap County Code currently allows ADUs, duplexes, manufactured housing, and attached single-family dwelling units (commonly known as townhomes or condominiums) in all single-family residential zones.

Supporting Policy Statements and/or Policies

- Policy HS-11 Permit and encourage the development of residential accessory dwelling units (mother-in-law apartments) in all residential zones with sufficient public facilities to support such development. Subject accessory dwelling units to development standards and design guidance that facilitates their compatibility with existing neighborhood character.
- Policy King-39 The zoning code shall allow for the approval of accessory dwellings within each residential zone.



Title 17 - 17.110.020 Accessory dwelling unit. "Accessory dwelling unit" means separate living quarters detached from the primary residence. No mobile home or recreational vehicle shall be considered an accessory dwelling unit. This definition excludes guest houses. ADUs are permitted outright in Urban Low-Density Residential and Urban Medium Density Residential, and allowed in Urban Town Center with restrictions.

Data and Analysis

Please see graph.

2. Allow clustered residential development

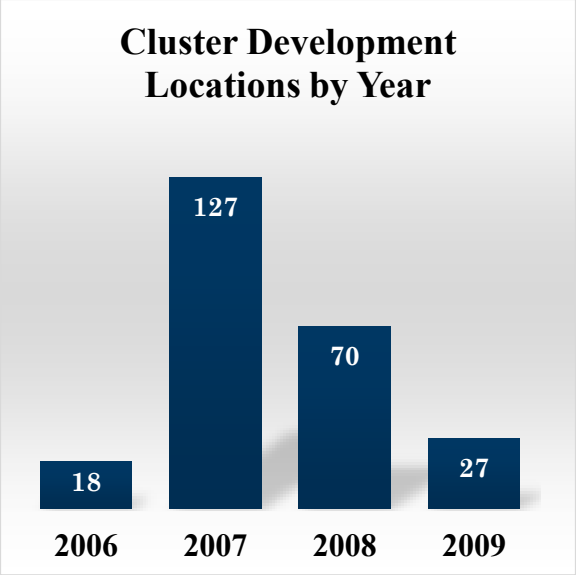
KRCC Guide Measure No. 18

Comments - In 2006 the County adopted the Urban Cluster Residential (UCR) Zone, intended to apply to areas that have large contiguous ownership parcels and can therefore be more easily developed through a master plan. The zone allows for, and encourages, additional flexibility related to site planning to enable clustering in areas most suitable for residential development.

In 2006, the County lowered the minimum allowable density in single-family zones (Urban Low and Urban Cluster) from five dwelling units per acre (dua) to four dua. That minimum density reverted to five dua. Additionally, in 2006 the maximum density for the Urban High zone was raised from 24 to 30 dua. Also in 2006, minimum residential densities were applied to several commercial and mixed use zones.

Supporting Policy Statements and/or Policies

- Policy King-7 Encourage innovation and variety in housing and site design. Support unique and sustainable housing development such as co-housing, openspace based cluster development, live-work mixed use buildings and small-lot urban cottages.
- Policy King-10 Encourage contextually-based, clustered single and multi-family residential development as a means of preserving open spaces and natural areas.
- Policy King-40 Possible approaches may include a variety of regulatory, incentive and program strategies. Guidelines should address the following issues: a) preservation of historic and natural characteristics of neighborhoods and sites; b) provision of community space, pedestrian mobility and safety; c) creation of usable open spaces, community facilities and nonmotorized access; d) design variety through lot clustering, flexible setback requirements and mixed attached and detached housing types; and e) design variations in multi-family buildings such as variations in facades, roof lines and other building design features.
- Policy Sil-54 Create development standards that promote innovation in housing, such as small lots, flexible setbacks, "attached" single family style development, clustering and other measures.

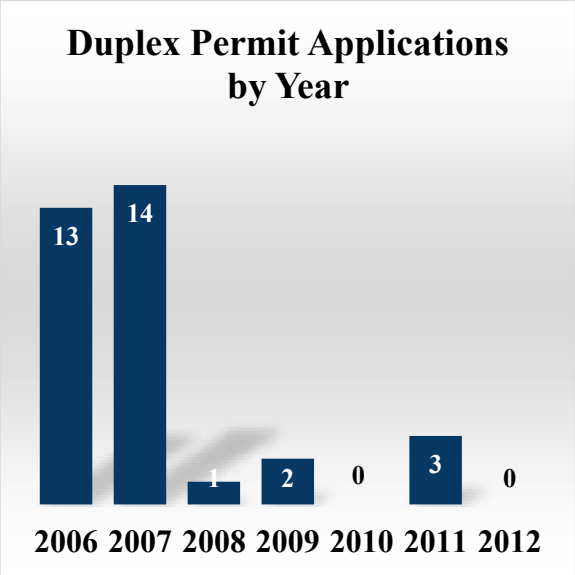


Title 17 - 17.110.572 Performance based development (PBD). "Performance based development" (or "PBD") means a property development characterized by comprehensive planning of the total project, though it may contain a variety of individual lots and/or uses. Typically, such a project may include clustering of structures and preservation of open space with a number of flexible and customized design features specific to the natural features of the property and the uses sought to be implemented. Specific lot area, dimension and setback requirements may be reduced or deleted in order to allow flexibility and innovation in building design or placement, to facilitate allowed densities and to increase open space, critical areas protection and similar components of the project. (Ord. 415 (2008) § 57, 2008) **17.110.667** Rural cluster. "Rural cluster" means site development that avoids sensitive areas while preserving forested land, steep slopes, wetlands, prairies and other ecologically or visually valuable landscape features while still obtaining residential density. Typically a percentage of a site area is preserved in its existing natural or farmed state, with individual house lots occupying the remaining acreage.

Data and Analysis - Data are not available to determine whether development in the UCR zone was implemented in a cluster design. However County permit data indicate that 233 units were permitted in UCR zones between 2006 and 2009, with a peak of 127 units in 2007.

3. Allow duplexes

KRCC Guide Measure No. 19



Comments - Kitsap County Code currently allows ADUs, duplexes, manufactured housing, and attached single-family dwelling units (commonly known as townhomes or condominiums) in all single-family residential zones.

Supporting Policy Statements and/or Policies

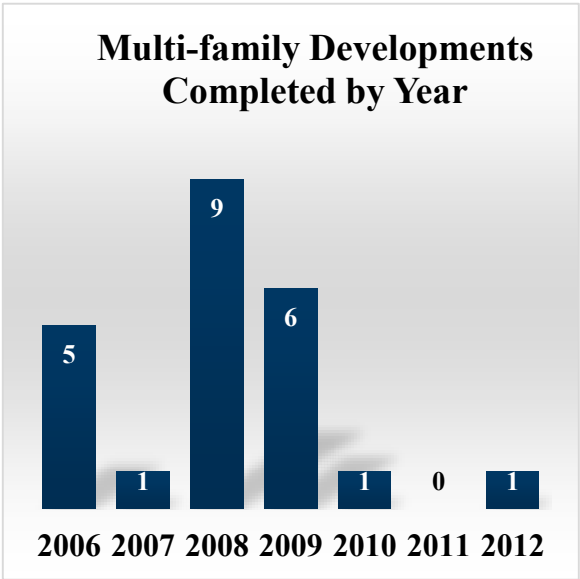
- Policy LU-51 Provide development standards that allow for a range of housing types such as single-family, clustered, duplexes, townhouses, zero lot-line, condominiums, and manufactured homes.

Title 17 - Duplexes are permitted outright, in Urban Reserve, in Urban Low-Density Residential, and in Urban Medium Residential.

Data and Analysis
Please see graph.

4. Allowing townhouses and condominiums in single-family zone

KRCC Guide Measure No. 19



Comments - Kitsap County Code currently allows ADUs, duplexes, manufactured housing, and attached single-family dwelling units (commonly known as townhomes or condominiums) in all single-family residential zones.

Supporting Policy Statements and/or Policies

- Policy LU-51 Provide development standards that allow for a range of housing types such as single-family, clustered, duplexes, townhouses, zero lot-line, condominiums, and manufactured homes.

Title 17 - Condominiums and townhomes are included under the terms multi-family and cottage housing, and are allowed conditionally or outright in all Urban Residential zones.

Data and Analysis
Please see graph.

5. Encourage development of Urban Centers and Villages

KRCC Guide Measure No. 27

Comments - Use urban centers and urban villages to encourage mixed uses, higher densities, inter-connected neighborhoods, and a variety of housing types that can serve different income levels.

Supporting Policy Statements and/or Policies

- Policy King-4 Implement the Urban Village Center (UVC) to accommodate a central gathering site.
- Policy King-13 Encourage well-designed residential infill development and redevelopment that protects and enhances community character in established residential areas. Specific design and development standards for the UVC designation considers the following:
    - buffering for infill and re-development
    - view protection
    - lot size and setbacks
    - landscaping
    - architectural characteristics and building scale.
- Policy King-22 Within the UVC create places that have pedestrian emphasis, connectivity, mixed use, and centralized public spaces.
- Goal 41. Encourage mixed use development to include but not limited to retail, professional offices, personal services and high-density residential in the UVC within the urban area.

Title 17 - 17.353.010 - The Urban Village Center (UVC) zone provides for a compatible mix of small-scale commercial uses and mixed-density housing, typically in multistory buildings. Development within the zone should promote neighborhood identity, by providing a range of commercial retail and service opportunities in close proximity to housing. The UVC zone is intended to encourage flexible land uses, recognizing that the exact configuration of uses must be responsive to community needs and market conditions. Accordingly, commercial and residential uses may be mixed either vertically or horizontally in the UVC zone, though the more common configuration locates commercial uses on the lower floors of multi-story structures, with residential units located above. Residential densities within this zone may not exceed 18 units per net acre. Development within the UVC zone must occur in a manner that results in the design and construction of an interconnected system of pedestrian and bicycle trails and facilities linking the development in the UVC zone to surrounding residential neighborhoods, open spaces, recreational areas, and transportation corridors.

Data and Analysis – Please see analysis for reasonable measure 2.

6. Encourage Mixed Use Development

KRCC Guide Measure No. 24

Comments - Mixed-use development is allowed in several commercial zones, but. there have been only two mixed-use permits within UGAs during the analysis period. Some developers believe the code is too constraining with regard to minimum density and the need for ground-floor retail.

Supporting Policy Statements and/or Policies

- Policy LU-29 Encourage development patterns in UGAs that support and encourage transit use, such as in and around more intensive nodes of mixed use development along major transportation corridors, and major employment centers.
- Policy LU-69 Create a new Mixed Use zone, which focuses on pedestrian-friendly urban development, to be applied within UGAs.
- Policy LU-70 Encourage a mix of uses in either a horizontal or vertical configuration in the new Mixed Use zone. Allow for phasing in of the mix of uses over time.
- Policy LU-71 Allow residential unit densities of 10–30 du/ac in the Mixed Use zone.
- Policy LU-72 Allow structure height that accommodates higher density construction in the Mixed Use zone.
- Policy LU-73 Allow flexibility in design and development standards in the new Mixed Use zone, depending on area-specific design guidelines or standards.
- Policy LU-78 Encourage mixed use development in UGAs along portions of Silverdale Loop Road NW, Frontier Place NW, SR 303 (Wheaton Way), Perry Avenue, Bethel Road, and National Avenue.
- Goal 17. Encourage and facilitate mixed use development in commercial designations.
- Policy LU-80 Provide development standards that allow for attractive, integrated, mixed use development within planned commercial centers to provide affordable housing and reduce auto trips.
- Policy LU-81 Provide flexible development standards that facilitate permitting of new mixed use developments.
- Policy LU-82 Ensure adequate infrastructure is in place for new mixed use development.
- Policy LU-83 Provide a regional approach to stormwater management facilities in order to facilitate mixed use development.
- Policy LU-84 Use the Mixed Use zone to promote pedestrian-friendly development.
- Policy King-7 Encourage innovation and variety in housing and site design. Support unique and sustainable housing development such as co-housing, openspace based cluster development, live-work mixed use buildings and small-lot urban cottages.
- Policy King-22 Within the UVC create places that have pedestrian emphasis, connectivity, mixed use, and centralized public spaces.

Title 17 - **17.354.070** Building design – Commercial and mixed use. [Establishes design standards for commercial and mixed use development.]

Data and Analysis - Only five residential permits have been submitted for projects involving residential development in mixed-use zones over the 2007-2012 period. These were for projects in the Silverdale and Port Orchard UGAs. None of the permits were for mixed-used projects. Instead, they included two single-family permits, a duplex permit, and two manufactured home permits. During the same period, six commercial permits were issued in mixed-use zones. Among the five permits for which built area data are available, these

permits totaled 59,912 square feet and averaged nearly 12,000 square feet in size. Mixed-use projects are allowed in other zones. Four mixed-use permits have been issued by the County, three of which were for rural projects outside of UGAs. Two rural permits were inside the Manchester Village Commercial (LAMIRD) zone and included 18 units each. One rural permit was in an industrial zone and included an unknown number of units. The UGA permit was in an Urban Village Center and also included an unknown number of units. There were no commercial mixed use permits during the analysis period.

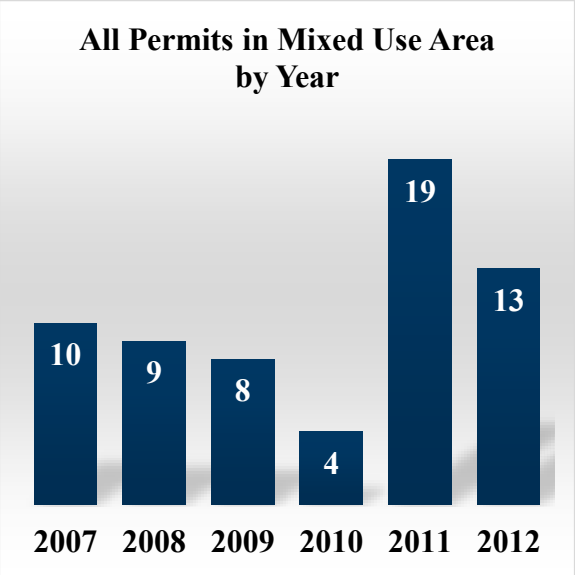
7. Create annexation plan

KRCC Guide Measure No. 1

Comments - Annexations have occurred in the past several years by Bremerton, Poulsbo, and Port Orchard. In addition, Bremerton has conducted annexation studies and the County has conducted joint planning with cities in some UGAs.

Supporting Policy Statements and/or Policies

The City of Bremerton, through its adopted comprehensive plan, has shown interest in the future annexation of associated UGAs. A map with anticipated annexation areas shows East Bremerton and West Bremerton UGAs including areas such as Rocky Point West Hills and the Gorst area is available on the City of Bremerton website. (As many issues remain about the provision of urban services, revenue sharing, and coordinated annexation of the area, the County will pursue association of the Central Kitsap UGA to the City of Bremerton concurrently with the negotiation of a UGAMA. As encouraged under the CPPs, the development of this agreement shall be consistent with policies LU-26 through LU-30 in 2007/2008.

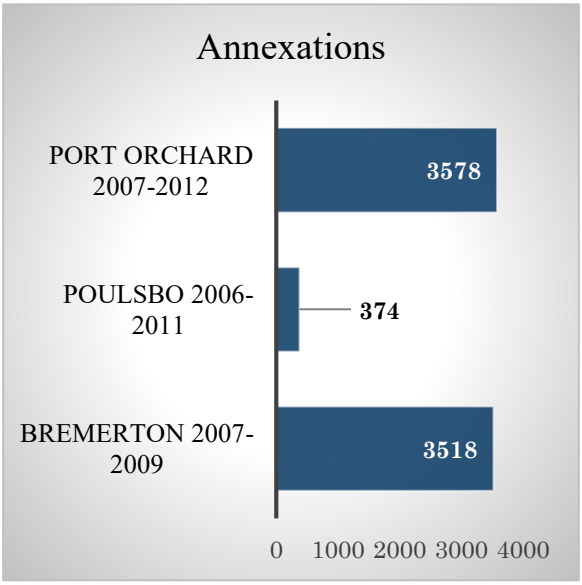


- Goal 4. Accommodate the 20-year projected population growth, consistent with the County's adopted population targets, within designated urban areas.
- Policy LU-13 Designate and associate unincorporated UGAs by allocating population according to the factors and priorities identified in the GMA: 1) currently urbanized areas with existing service capacity to accommodate future growth; 2) currently urbanized areas where a combination of existing and planned services provide capacity to accommodate future growth; and 3) lands adjacent to such currently urbanized and serviced areas. To the extent possible, define UGAs (in concert with cities) as urban areas within which the majority of future growth will be encouraged to occur.
- Policy LU-14 Reallocate and resolve any significant population growth target not accommodated by a UGA boundary or zoning within the UGA, when a UGA is in close proximity to an incorporated jurisdiction and logical upzoning or UGA expansions are not available, based on the following:

    - The County will enter into discussions with the incorporated jurisdiction and, through an UGAMA (see LU-26 through LU-30), distribute the remaining population growth target in a manner that serves the public interest and facilitates future annexation of the area; or
    - The remaining population growth target will be redistributed to another unincorporated UGA through discussions at the KRCC and a subsequent amendment to the CPP.
- Goal 7. Recognize and support current and prior sub-area planning processes and adopted sub-area plans.
- Policy LU-30 incorporate goals and policies from adopted sub-area plans and on-going subarea planning processes as chapters of this Plan.
- Policy LU-31 Use background data contained in former stand-alone sub-area plan documents for reference purposes only.
- Policy LU-15 Resolve the oversizing of the ULID #3/McCormick UGA before allocating any new population to the South Kitsap area through the KRCC.
- Goal 8. Facilitate and encourage incorporation or annexation with associated cities of urban areas over the 20-year planning period and ensure compatibility of development with future planned uses within the unincorporated UGA consistent with the UGAMA process called for in the CPPs.
- Policy LU-32 Address the issues related to the association of unincorporated UGAs with their corresponding incorporated cities, consistent with CPP. The following unincorporated UGAs are currently associated: Poulsbo (City of Poulsbo), East Bremerton (City of Bremerton), West Bremerton (City of Bremerton), Gorst UGA (City of Bremerton), South Kitsap Industrial Area UGA (City of Bremerton), ULID #6/McCormick UGA (City of Port Orchard) and South Kitsap/Port Orchard (City of Port Orchard).
- Policy LU-33 Establish a planning process, concurrent with the determination of UGA association, within each unincorporated UGA that abuts an incorporated area, with the goal of improving consistency between city and County plans, zoning and development regulations, as well as providing efficient delivery of urban services. The goals and procedures of the process should be described in an UGAMA between the County and the city associated with the UGA.
- Policy LU-34 Include the following components in each UGAMA:
    - Specification that the city's zoning code; densities; development, subdivision, environmental and construction standards; and levels of service shall apply to the entire UGA unless mutually agreed otherwise by the city and the County.
    - Confirmation that the city's comprehensive plan should reflect land use and capital facilities planning for the entire UGA. This should include agreement regarding the operation and maintenance of County-owned public facilities such as parks and other community buildings.
    - Identification of the responsibility and mechanisms for comprehensive plan amendments, zoning changes and development applications within the UGA.
    - Identification of the services to be provided, the service provider and the terms of services. All service providers should be included in UGA planning.
    - Provisions on revenue sharing.
    - Description of the city's pre-annexation planning to ensure logical and coordinated boundaries which shall include: conditioning city service extensions upon annexation for properties contiguous to the city boundary; agreements of no protest to future annexation for properties that are not contiguous; offering pre-annexation agreements to property owners

interested in annexation and needing assurances for the city about services, planning or other issues; and other mechanisms.
    - Other issues as appropriate for specific UGAMAs.
- Policy LU-35 Enter into discussions with any newly incorporated areas to address the logical transfer of jurisdiction, including the issues of infrastructure provision, ownership and maintenance; revenue sharing; and regional planning.

Title 17 - 17.318.010 - recognize the adoption of the Poulsbo Sub-Area Plan and designation of the Poulsbo Urban Growth Area (UGA), and to provide for development within the UGA that is consistent with the City of Poulsbo's existing development standards, thereby allowing for a smooth transition of the UGA into the city's corporate limits through future annexations



Data and Analysis - Annexations have proceeded as follows in accordance with annexation procedures though formal UGAMAs and annexation agreements were not developed; in some cases joint planning has occurred as described further below.

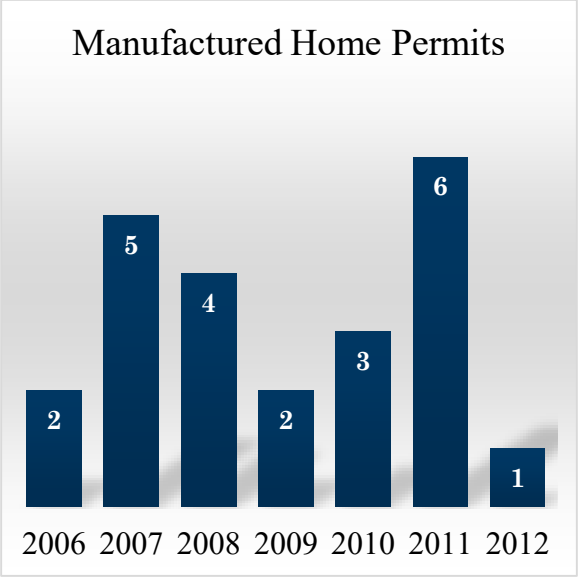
- Bremerton 2007-2009: 3518 acres annexed
- Poulsbo 2006-2011: 374 acres annexed
- Port Orchard 2007-2012: 3578 acres annexed

In 2007, the KRCC coordinated a study of transition of governance using Central Kitsap as a case study and developing a template.

8. Allow manufactured housing development

KRCC Guide Measure No. 35

Comments - Manufactured homes are allowed in all residential zones with the exception of Urban High. Between 2006 and 2012 there were few permits for manufactured homes inside UGAs, indicating this measure has had little impact.



Supporting Policy Statements and/or Policies

- Policy LU-51 Provide development standards that allow for a range of housing types such as single-family,

clustered, duplexes, townhouses, zero lot-line, condominiums, and manufactured homes.

Title 17 - Use table demonstrates permissible locations. Where a family member is in need of special, frequent and routine care and assistance by reason of advanced age or ill health, a manufactured home or mobile home may be placed upon the same lot as a single-family dwelling for occupancy by the individual requiring or providing such special care subject to limitations.

Data and Analysis - Between 2002 and 2012, 570 manufactured home units were permitted in unincorporated Kitsap County, nearly 8 percent of all units permitted during the period. Eighty-eight percent of manufactured homes permitted were for lots outside of UGAs. However the total number of non-UGA units permitted has declined significantly since 2004 when this measure was adopted. Manufactured homes make up 3 percent of the single-family permits in UGAs and 11 percent in rural areas over the 2002-2012 period; thus they are not a high percentage of new single-family home permits in either location.

9. Urban amenities

KRCC Guide Measure No. 41

Comments - Amenities contribute to the overall design vision of the community and promote livability in UGAs. This measure however could be made more measurable by providing specific standards for each type of urban amenity in areas targeted for high density residential development.

10. Targeted capital facilities investments

KRCC Guide Measure No. 5

Comments - This covers giving priority to capital facility projects (e.g. regional storm water facilities and sanitary sewers) that most support urban growth at urban densities. Provide urban services to help reduce sprawl development and maintain the edge of the urban growth boundary. Details of this impact are captured in reasonable measures 21, 23, and 24.

11. Master planning large parcel developments

See reasonable measure 2

12. Interim development standards

KRCC Guide Measure No. 43
Comments - This includes use of low intensity zoning in certain areas adjacent to or within the UGA where municipal services will not be available within the near future. No impact has been seen from this reasonable measure.

13. Encourage transportation-efficient land use

KRCC Guide Measure No. 2

Comments - Permitted residential density within one half mile of bus stops has slowly but steadily increased during the period of analysis, indicating some progress.

Supporting Policy Statements and/or Policies

- Policy LU-29 Encourage development patterns in UGAs that support and encourage transit use, such as in and around more intensive nodes of mixed use development along major transportation corridors, and major employment centers.

Title 17 - Urban Medium/High-Density Residential. These designations primarily focus on multifamily residential units and innovative housing types but may also include single-family housing. These designations encourage development at densities that make efficient use of public investments in infrastructure, facilitate public transit, and promote pedestrian and other nonmotorized transportation. Zones that implement the Urban Medium/High-Density Residential designation include: Urban Medium Residential and Urban High Residential. Urban Medium Residential. This zone allows duplexes, townhouses, and multiple-family, dwelling and small lot single-family residences. (10–18 du/ac) Urban High Residential. This zone provides for higher density dwellings, and allows mix of land uses, including residential and professional offices. It is applied in areas on or near major transportation corridors and/or ferry terminals. (19–30 du/ac)

Data and Analysis - Data shows that between 2007 and 2012, 75 percent of permits for residential units were for parcels located within .5 miles of a transit stop.

14. Density bonuses in UGAs Specifically in the Poulsbo Urban Transition Area.

KRCC Guide Measure No. 20

To date there have been no identified permits that have taken advantage of either the density or height bonus programs established by the County. Therefore no impact has been seen from this reasonable measure. Table 17.378.080(B) – Public Benefit and Incentives shows examples of how density bonuses may be achieved, including specific projects involving habitat, stormwater, and access improvements.

15. Increase allowable residential densities

KRCC Guide Measure No. 21

Comments – The overall objective is - where appropriate and supported by companion planning techniques, allow more housing units per acre. (Resolution 158-2004). The County has taken actions to increase minimum densities and rezone parcels to allow for higher density residential development. This measure appears effective at the minimum density level for subdivisions. The County has encouraged higher density and mixed use development, though market forces have not led to that form of development to date.

Supporting Policy Statements and/or Policies

- Mandate minimum densities for new subdivisions. See 17.382.037 for additional details.
- Policy LU-54 Provide density incentives in the UGA to encourage affordable housing.
- Policy LU-55 Increase the allowed structure height to accommodate higher density construction in the Urban Medium Residential and Urban High Residential zones.
- Policy LU-57 Establish specific development standards for medium- and high-density developments to ensure compatibility with existing low-density neighborhoods

- Policy LU-64 Provide density incentives in the UGA to encourage the provision of significant open space, community amenities, transportation-oriented planning and high quality design.
- Policy LU-72 Allow structure height that accommodates higher density construction in the Mixed Use zone.
- Policy Sil-50 Encourage density bonuses for development of affordable housing.
- Policy Sil-95 Provide incentives, such as density bonuses, increased height or similar measures, for development projects that incorporate trails, public open space or trail connections into the project design.

Title 17 - Section 17.340.020 an Section 17.350.020 As a conditional use, UM and UH zones adjacent to a commercial zone may allow coordinated projects that include commercial uses within their boundaries. Such projects must meet the following conditions:

a. The project must include a combination of UM and/or UH and commercially zoned land;

b. The overall project must meet the density required for the net acreage of the UM or UH zoned land included in the project 17.382.020

Also, except as provided in **Section 17.382.110(A)(18),** density shall be calculated as follows: In all zones where a maximum or base density is identified, maximum or base density is calculated on gross acreage of the site. In all zones where a minimum density is required, minimum density is calculated on net developable acreage.

Data and Analysis – Comparing urban residential densities before and after 2006 via Kitsap County permit data, reveals an overall increase since reasonable measures were adopted in the 2006 Comprehensive Plan. Average permitted gross residential density from 2002 to 2006 was 3.89 units per acre. From 2007 to 2012 the average density was 4.95 units per acre. This increase in gross density is an indicator that reasonable measures have been successful in accommodating more single-family housing growth within UGAs on a per-acre basis because from 2002 to 2006 the average gross density of these permitted units was 3.91 units per acre, compared to 7.79 units per acre from 2007 to 2012.

16. Urban growth management agreements

KRCC Guide Measure No. 4

Please see reasonable measure 7.

Comments - An Urban Growth Area Management Agreement (UGAMA) is a mechanism to identify and address efficient and cost-effective urban-service delivery (parks/open space, sewer, transportation, stormwater, etc.), logical transfer of jurisdiction, ownership and maintenance; revenue sharing; and regional planning.

17. Locate critical public services near homes, jobs and transit

KRCC Guide Measure No. 40

Comments - This measure requires that critical facilities and services (e.g. fire, police, and hospital) be located in areas that are accessible by all people.

Supporting Policy Statements and/or Policies – Please see current Capital Facilities Plan.

Title 17 - N/A

Data and Analysis - Fire stations in Kitsap County are spaced in relation to population served and access. The Washington Survey and Rating Bureau (WSRB) ratings consider an appropriate spacing in urban areas at 1.5 miles and in rural areas at 4 miles. Most of the County is served in an urban spacing. Police stations are located in strategic urban locations and are in less frequent locations compared to fire stations. The County's primary station locations are Port Orchard and Silverdale. A sheriff substation was closed in Kingston in 2010.

18. Transit-oriented development

KRCC Guide Measure No.26
A transit-oriented development (TOD) is a mixed-use residential and commercial area designed to maximize access to public transport, and often incorporates features to encourage transit ridership. For information about this topic please see reasonable measure No. 13

19. Increase residential densities within existing UGA boundaries

Urban Growth Area is an area where urban growth will be encouraged. Counties establish UGAs under the Washington State Growth Management Act (GMA). Consistent with the GMA, all growth outside of UGAs must be rural in nature. Please see Reasonable Measure No. 15 for additional information.

20. Permit plats of up to nine lots through an administrative short plat process

Comments - The County has adopted a short plat subdivision process that is less stringent than the long plat subdivision process. Prior to 2007, the short plat process could be used for a maximum of 4 lots. Following the Comprehensive Plan adoption in December 2006, the County amended its subdivision code [KCC 16.48.010] to allow up to 9 lots to be created through the short plat process in UGAs. This change promotes short subdivisions in UGAs. Though the evidence is anecdotal, staff presume that this additional flexibility in the short plat process through lowering the maximum number necessary has resulted in additional subdivisions with in the UGAs.

Supporting Policy Statements and/or Policies – N/A

Data and Analysis – Please see graph.

21. Allow for and monitor alternative sanitary sewer systems in unincorporated UGAs

Comments - The 2006 Comprehensive Plan proposed to allow alternative systems such as package plants, membrane systems and community drain fields in areas where other sewer provision is not financially feasible. In addition, in 2006 the Kitsap County Code was changed to prohibit individual septic systems in UGAs. (KCC 17.381.050(48)). As of 2010, the Code also requires connection to sewer in UGAs where a line is available within 200 feet. (KCC 17.383.020).

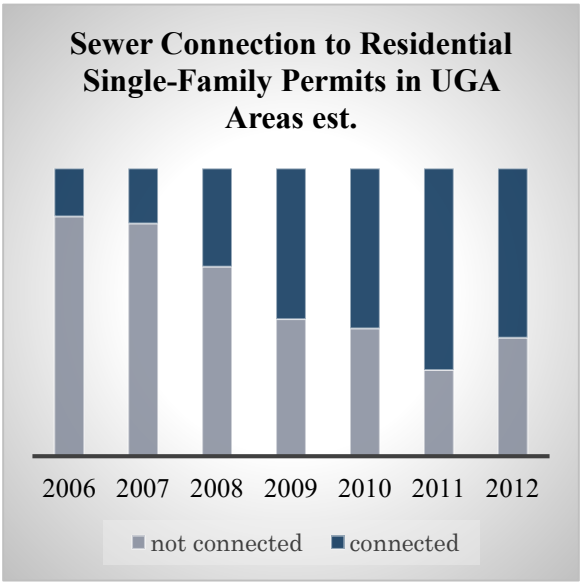
Supporting Policy Statements and/or Policies N/A

Title 17 - Within urban growth areas, all new residential subdivisions, single-family or multifamily developments are required to provide an urban level of sanitary sewer service for all proposed dwelling units.

Data and Analysis - The trend in UGA areas since 2006 has been an increase in the ratio of permitted single-family residences that are connected to sewer systems.

22. Remove pre-planning allowances in UGAs

Comments - Development regulations previously allowed "shadow platting" for subdivisions to show how urban densities could be achieved at a future date and how sanitary sewer could be used to serve all lots at that future date when the plat was fully developed. In the interim period, portions of the "shadow plat" could have been developed with on-site septic systems. In an effort to reach higher urban densities, this program was not continued by the County between 2006 and 2012 because pre-planning appeared to allow lower density development inside the urban area.



23. Provide for regional stormwater facilities in unincorporated UGAs

KRCC Guide Measure No. 5

Comments - During the 2006 to 2012 time period, the County did not build any large-scale regional stormwater facilities.

Supporting Policy Statements and/or Policies

- Policy CF-1 Public facilities include the capital improvements and systems of each of the following: Stormwater management.
- Policy LU-68 Limit commercial centers within the Highway Tourist Commercial zone to a maximum of twenty acres in size unless a larger site is needed to accommodate requirements of permit approval such as stormwater facilities.
- Policy LU-83 Provide a regional approach to stormwater management facilities in order to facilitate mixed use development.
- Policy LU-129 Consider cumulative impacts of stormwater quantity and quality in any long range planning activity. Through zoning and other development regulations, avoid and minimize impacts; mitigate unavoidable impacts.
- Policy LU-130 Implement development regulations to manage stormwater to: a) protect human life and health; b) protect private and public property and infrastructure; c) protect resources such as shellfish beds, eelgrass beds, kelp, marine and freshwater

habitat and other resources; d) prevent the contamination of sediments from urban runoff; and e) achieve standards for water and sediment quality by reducing and eventually eliminating harm from pollutant discharges.

- Policy LU-132 Implement development regulations to control stormwater runoff that meet or exceed the state's minimum stormwater technical requirements. Require stormwater facilities concurrent with development. Emphasize source control for stormwater and nonpoint pollutants. Emphasize water quantity and quality protection of natural drainage s, fish and wildlife habitat and wetlands. Utilize infiltration to the fullest extent practicable to minimize downstream impacts and maximize groundwater resources.
- Policy LU-139 Require individuals and groups responsible for operation and maintenance of stormwater facilities to operate and maintain their facilities in accordance with the requirements of Title 12 of the KCC, Stormwater Management Ordinance and Design Manual.

Data and Analysis – Please see Title 12.

24. Strengthen and amend policies to promote low impact development (LID)

Comments – In 2012, Kitsap County adopted new subdivision standards that encourage low impact development and provide incentives for it. Currently, it is unclear if LID has led to development of more units than would be possible with traditional stormwater features.

Supporting Policy Statements and/or Policies

- Goal 32. Encourage the development of low-impact development standards for stormwater mitigation and to maximize groundwater resources
- Policy LU-157 Utilize infiltration to the fullest extent practicable, as part of stream bank erosion BMPs.
- Policy LU-158 Provide incentives for the use of LID practices to minimize the need for traditional stormwater facilities.
- Policy LU-159 Develop a system of fair flow credits for the use of LID practices.
- Policy LU-160 Use LID standards to encourage the preservation of natural drainage systems and historic hydrology.
- Policy LU-161 Monitor the effectiveness of LID techniques when they are implemented as stormwater control BMPs.

Title 17 - 17.378.040 Standards and requirements.
A. For commercial and mixed use zones, lot requirements shall be in accordance with Chapter 17.382.B. New development or redevelopment in the LIC zone shall remove existing impervious area at a rate of 1.25:1 within two hundred feet of the Sinclair Inlet shoreline. If stormwater incentives are provided consistent with Section17.378.080 this shall not apply. For the purposes of this section, "new development or redevelopment" refers to proposals that result in two thousand square feet, or greater, of new, replaced, or new plus replaced hard surface area, or land disturbing activity of seven thousand square feet or greater.
C. All development within the Gorst UGA must be consistent with the Gorst Subarea Plan Design Guidelines as adopted in the Gorst Subarea Plan.
D. Stormwater.
1. Inclusion of Low Impact Development (LID) and Feasibility Determination. All development in Gorst shall be consistent with Kitsap County Code Title 12 (Storm Water Drainage) and incorporate LID to the maximum extent a. Site Evaluation – Dispersion. A site

evaluation shall assess the feasibility for dispersion, including topography, sensitive slopes and required setbacks. Where dispersion is feasible for all or part of the site, this method shall be used. In areas where dispersion is not feasible, infiltration shall be used if feasible.
b. Site Evaluation – Infiltration. The evaluation shall assess the feasibility of infiltration, including a soils reconnaissance and pilot infiltration test (PIT) for any outwash soils identified where infiltration may be possible. Where infiltration is feasible for all or part of the site, it shall be implemented.
c. Where Full Infiltration Is Not Feasible. In areas where full infiltration is not feasible, LID BMPs per subsection (D)(3)(b) of this section shall be used for all water quality treatment and partial flow control. Projects shall meet water quality treatment needs with LID best management practices (BMPs) if feasible. d. Site Soils. Site soils in landscaped areas shall be amended pursuant to manuals described in subsection (D)(2)(a) of this section.
e. Limit Impervious Surfaces. Impervious surfaces shall be limited to the greatest extent feasible and shall comply with the provisions of the Gorst Subarea Plan.
2. LID Design.
a. Design of LID facilities such as bioretention, pervious pavements, and others shall be in accordance with the design criteria in Kitsap County Code Title 12 (Storm Water Drainage). Further guidance can be found in the Puget Sound Partnership's Low Impact Development Technical Manual for Puget Sound ("the LID Manual") and the Stormwater Management Manual for Western Washington ("the Stormwater Manual"), except as provided in this subsection.
b. Conceptual Bioretention Facility Design. Preference shall be given to facility designs that fully infiltrate all stormwater on site. Refer to Kitsap County Code Title 12 (Storm Water Drainage) for the most current diagrammatic drawings.
3. LID Implementation Standards.
a. Projects shall implement a comprehensive stormwater management plan for the project that manages all rainfall on site, incorporates soil amendments in landscaped areas, utilizes permeable pavement for all pedestrian areas and uses feasible LID techniques, consistent with subsection (D)(2) of this section.
b. Projects shall implement a stormwater management plan that uses LID BMPs for all required water quality treatment from pollution generating surfaces (PGS), e.g., bioretention and pervious pavement.
c. All existing storm drains or inlets shall be clearly labeled to indicate the drain or inlet leads to a stream or groundwater and that dumping in the drain or inlet is prohibited. No additional storm drains shall be installed that lead to streams or to Sinclair Inlet, nor shall new drain systems that connect directly to existing drains that flow to a stream or Sinclair Inlet be allowed.
d. If additional impervious area is required for development in the low intensity waterfront designation, removal or infiltration capacity of stormwater shall be required at one hundred twenty-five percent of projected runoff based on the one-hundred-year storm event.

16.24.060 Low impact development.
A. To encourage and facilitate the use of low impact development (LID) techniques for storm water management, developments that fully incorporate LID techniques may be allowed flexibility in road geometrics, parking requirements, density and side yard building setbacks. Such flexibility shall not increase the allowed density by more than fifteen percent and must demonstrate adequate emergency services access. These bonuses are available only for sites where commitment to maximum site and environmental protection through use of site assessment and planning, integrated site design, minimized site disturbance, and low impact development standards is successfully demonstrated.

B. Only land segregations submitted concurrently with a performance based development (PBD) application under Chapter 17.425 may be considered for LID flexibility under this section. The PBD standards of Chapter 17.425 shall be applied except that additional flexibility may be permitted as follows:
1. Reduction of required parking spaces per residential unit, from two and one-half to two;
2. Allowance of zero lot line side yard setback for subdivisions and short subdivisions;
3. Reduction of side yard setback to fifteen feet for large lot subdivisions;
4. Application of very low volume road standards to low volume local and local cul-de-sac road classifications, where safety can be demonstrated to the satisfaction of the fire marshal;
5. Increase in lot density by a maximum of fifteen percent, subject to successful demonstration of compliance with this section.
C. In addition, all applications for LID PBDs will require a pre-application meeting with Kitsap County department of community development and a joint site visit with county staff prior to application submittal. The applicant shall also conduct thorough site assessment and planning as required under the Kitsap County Low Impact Development Standards as now or hereafter adopted with the Kitsap County Storm Water Manual. Demonstration of preservation of native vegetation, protection of environmental resources and critical areas, ground water recharge and compliance with Title 12 shall be required.

Data and Analysis - Data on use of low impact development (LID) techniques was not available for this analysis. It is unclear if LID has led to development of more units than would be possible with traditional stormwater features.

25. Consolidated Comprehensive Plan land use designations

Comments - This relates to measures taken to make it easier to rezone urban parcels without the additional time and expense of a comprehensive plan amendment process while this occurred within land use designations, since the 2006 Comprehensive Plan Update, the acres of upzones have been relatively small.

26. Adopt a new Mixed Use zone

KRCC Guide Measure No. 24
See Reasonable Measure No. 6.

27. Mandate minimum densities for new subdivisions

KRCC Guide Measure No. 23
See Reasonable Measure No. 15.

28. Increased building height limits through incentives

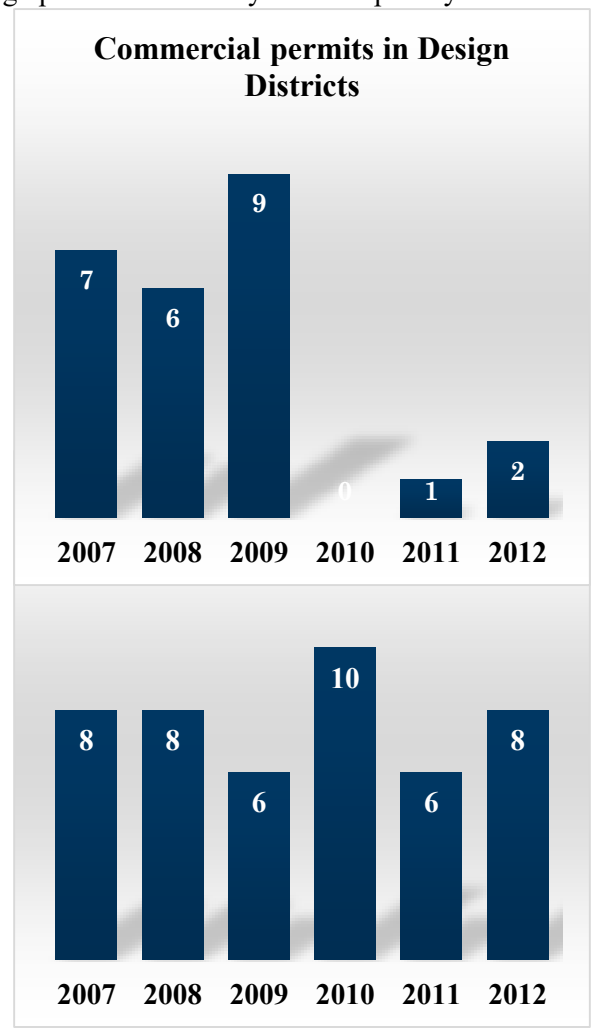
KRCC Guide Measure No. 16
To date there have been no identified permits that have taken advantage of either the density or height bonus programs established by the County, therefore no impact has been seen from this reasonable measure.

29. Proposed design guidelines for Silverdale

KRCC Guide Measure 13

Comments - In May 2007 Kitsap County adopted Silverdale Design Standards as part of the development code for certain areas within the Silverdale UGA. These standards were amended in 2008 and again in 2014. The standards include 9 distinct districts, each with unique guidelines.

Supporting Policy Statements and/or Policies Within the UGA, Silverdale has a mix of residential development, commercial centers and light industrial areas that serve the housing and employment needs of the community. These areas are integrated with the natural amenities of the landscape, including the striking views of mountains and water, and access to open space, maintaining Silverdale's high quality of life. Community gathering places, which provide local shopping, services and opportunities for recreation, are interspersed throughout the area and are connected through pedestrian-friendly trail and path systems. Through the application of urban design guidelines, the unique characteristics of existing districts are preserved and identities for new development are fostered.



- Policy Sil-9 In areas where vehicular transportation will continue to be the predominate mode of travel, ensure that access to rights-of-way and site design guidelines provide for safe and convenient access by the traveling public.
- Policy Sil-18 Support design guidelines that encourage provision of plazas, greens or other informal public meeting spaces with new development.
- Goal 7. Enhance the character of the downtown commercial core.
- Policy Sil-23 Establish design districts that reflect the varied and discrete character of different areas of the downtown core.
- Policy Sil-24 Establish design guidelines that promote the future vision for downtown Silverdale.
- Policy Sil-47 Establish and exercise design guidelines that are compatible with Goal 7 and with the needs of individual businesses.
- Policy Sil-61 Develop requirements for streetscape and design guidelines applicable to the individual core districts and which reflect the overall character of Silverdale.
- Policy Sil-71 Develop design guidelines for establishing pedestrian and non-motorized access in the core districts and surrounding areas.
- Policy Sil- 106 Provide guidance in the form of design guidelines and/or regulatory requirements for development of stormwater facilities to ensure that design compatibility with the surrounding area, public safety, habitat value, and recreational value are considered.

Title 17 - All development within the Silverdale Design District boundaries must be consistent with the Silverdale Design Standards.

Data and Analysis - Not all guidelines are mandatory, and no data is available to determine the percentage of permits in these areas that were for projects that opted into the voluntary standards. All permits issued after 2007 would have had to comply with the mandatory standards. Please see graphs.

30. State Environmental Policy Act (SEPA) categorical exemptions for mixed use and infill development for Silverdale

Comments - In 2006 and again in 2012 the County adopted an ordinance pursuant to SEPA to encourage infill residential and mixed use development in the Silverdale Urban Center. It established a SEPA exemption to streamline the development review process and encourage more efficient development within existing UGA boundaries.

Title 17 - 18.04.100 Categorical exemptions for infill development.
A. In order to accommodate infill development in the Silverdale Infill Area, except for in the Urban Low Residential (UL) and Urban Restricted (UR) zones, the county establishes the following exempt levels for construction of residential developments, mixed use, and commercial nonretail developments under RCW 43.21C.229.
1. For residential developments in the Urban Medium Residential (UM) and Urban High Residential (UH) zones, up to the maximum total number of available trips in the Silverdale Mixed Use Infill Trip Bank, as established by the department of public works; or
2. For (a) mixed use developments or (b) commercial (nonretail) developments in the Neighborhood Commercial (NC), Highway/Tourist Commercial (HTC), Regional Commercial (RC), and Mixed Use (MU) zones, up to the maximum total number of available trips in the Silverdale Mixed Use Infill Trip Bank, as established in subsection (A)(3) of this section. The exemption does not apply to stand-alone nonretail commercial development that exceeds sixty-five thousand square feet in size.
3. The Silverdale Mixed Use Infill Trip Bank is as follows:
a. The residential and mixed use trip bank equals seven hundred seventy-five new trips between 2010 and 2025.
b. The commercial (nonretail) trip bank equals six thousand two hundred eighty new trips between 2010 and 2025.
B. In determining whether or not a proposal is exempt, the department shall consider a traffic analysis based on the quantity of development units and the related applicable trip generation. The traffic analysis shall be filed by the applicant at the same time as an application for a permit, license, certificate or other approval. Traffic analysis will follow Traffic Impact Analysis guidelines as set forth in Chapter 20.04. Developments that qualify for this SEPA exemption would still be subject to the Transportation Facilities Concurrency Ordinance (Chapter 20.04). Development will be allowed under this exemption up to the point that all the trips in the trip bank have been taken, unless denied by concurrency.
C. Upon approval of the proposal according to the provisions of Title 21, the department shall document the change in total available trips in accordance with adopted administrative guidelines. These exempt levels are not applicable once the total available trips have been utilized.
D. The department of public works will monitor the total number of trips taken from the Silverdale Mixed Use Infill Trip Bank as part of the development approval process.

Data and Analysis - The Silverdale infill exemption has not been used to date.

31. Increased thresholds for SEPA categorical exemptions countywide

Comments - The County's use of the residential exemption for 9 units or more in UGAs would mirror the results of the Short Plat discussion therefore for additional detail please refer to text and data in reasonable measure 20.

32. Adopt Transfer of Development Rights (TDR) policies/implementing regulations

KRCC Guide Measure No. 11

The County commissioned studies of its TDR program and an updated code prepared by Forterra and Heartland (March 2015). A proposed code amendment is under consideration with the 2016 Comprehensive Plan Update. However, no impact had been seen from this reasonable measure during the monitoring period.

33. Adopt allowances for density bonuses in policies

KRCC Guide Measure No. 20

To date there have been no identified permits that have taken advantage of either the density or height bonus programs established by the Count, therefore no impact had been seen from this reasonable measure during the monitoring period.

34. Adopt policies addressing and promoting reasonable measures

Comments - In 2006 the County committed to adopting and implementing adequate reasonable measures. The County introduced several *new and or enhanced* reasonable measures as part of the Comprehensive Plan 10-Year Update to increase urban growth, increase efficiency in the delivery of public services in urban areas, and to address the imbalance in urban and rural growth.

Supporting Policy Statements and/or Policies

- Goal 3. Enact and implement reasonable measures to ensure that growth in urban areas is consistent with Plan growth targets.
- Policy LU-8 Use the Buildable Lands Program to help track the type, location, amount, and rate of growth in the urban and rural areas. Growth will be evaluated to ensure that it is consistent with Plan assumptions and policies.
- Policy LU-9 Consider the need, based on the findings of the Buildable Lands Program, to further evaluate or increase the amount or rate of growth in urban areas, or to modify the County's development regulations to ensure that urban growth does not occur in the rural area.
- Policy LU-10 Adopt and implement reasonable measures if Plan policies result in inconsistencies between achieved and planned densities.
- Policy LU-11 Monitor the effectiveness of adopted reasonable measures annually. Document the effectiveness of reasonable measures in 5-year intervals with the publication of the BLR.
- Policy LU-12 Kitsap County should monitor, along with its Buildable Lands Program, the rate of new wastewater infrastructure expansion within its UGAs.

Title 17 note part of County Code - Many parts of Title 17 related to Reasonable Measure implementation as noted under each related topic in this brief.

Data and Analysis - The Buildable Lands Report was completed in 2015 and it recorded and analyzed the some of the topics noted in the policies above. Appendix G in the 2016 Draft Supplemental Environmental Impact Statement includes detailed analysis of the reasonable measures. This report complies with the statutory requirement for monitoring.

35. Adopt policies addressing association and UGA Mgmt. Agreements (UGAMAs)

KRCC Guide Measure No. 4
In an Annexation Plan, cities identify outlying areas that are likely to be eligible for annexation. The Plan identifies probable timing of annexation, needed urban services, effects of annexation on current service providers, and other likely impacts of annexation. For additional detail please refer to text and data in reasonable measure 7.

Other Measures: Code Provisions Regarding Sewer Provision.

Comments - In 2010 and 2012, Kitsap County adopted code restrictions on community septic systems in rural areas. Chapters 13.12 and 17.383 of the Kitsap County Code. The restriction precludes the development of undersized parcels that might otherwise develop utilizing an offsite community drainfield, or Large On-Site Septic System (LOSS). Kitsap County also adopted code provisions further requiring urban development to connect to public sewer.

Data and Analysis - The restrictions on larger septic systems in the rural area precludes the issuance of building permits on undersized lots that cannot accommodate an onsite septic system because they would not have an approved sewage disposal system. The code provisions that require connection in urban areas added force to preexisting state health laws. The effects of these provisions are not quantifiable, but nevertheless may have been effective as protecting rural areas and promoting urban services.