

## Appendix B: Growth Estimates



## Appendix B: Growth Estimates

### Land Capacity Estimates

Kitsap County and cities prepare estimates of future capacity consistent with methods and assumptions in the Buildable Lands Report. The method is summarized in Exhibit 1.

**Exhibit 1. Land Capacity Steps**

Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8 - Resid	Step 8 - Jobs
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	Convert Net Buildable Acres to Determine Employment Capacity

Source: Kitsap County Buildable Lands Report 2014; BERK Consulting 2015

The assumed densities are summarized in Exhibit. They largely follow the results of the 2012 trends analysis issued with the 2012 Remand SEIS and the 2014 Buildable Lands Report. See Exhibit 2.

**Exhibit 2. Land Capacity Assumed Densities based on Platted Densities**

Zoning	Dwelling Units Per Acres	Assumed Density in Land Capacity (1)	2014 BLR Density (2)
Urban Low Residential	5 – 9 DU/AC	6 DU/AC	6.10 DU/AC
Urban Medium Residential	10 – 19 DU/AC	12 DU/AC	10.95 DU/AC
Urban High Residential	19 – 30 DU/AC	21.75 DU/AC	13.77 DU/AC
Urban Restricted	1 – 5 DU/AC	2.5 DU/AC	5.42 DU/AC
Urban Cluster Residential	5 – 9 DU/AC	7.6 DU/AC	5.53 DU/AC
Mixed Use	10 – 30 DU/AC	15 DU/AC	15.79 DU/AC
Illahee Greenbelt Zone	1 – 4 DU/AC	2 DU/AC	NA
Urban Village Center	Up to 18 DU/AC	12 DU/AC	NA
Senior Living Homestead	5 – 9 DU/AC	6 DU/AC	NA

1. Based on August 2012 Final Supplemental Environmental Impact Statement for the Kitsap County Urban Growth Area (UGA) Sizing and Composition Remand; Appendix A.

2. Reflects Average Platted Densities, except for Mixed Use which is based on Condominium Densities.

Source: (Kitsap County, 2012); Kitsap County Buildable Lands Report 2014; BERK Consulting 2015

The basic deductions are summarized in Exhibit 3. These deductions are similar to those described in the 2012 trends analysis issued with the Kitsap County Urban Growth Area (UGA)

Sizing and Composition Remand, Final Supplemental Environmental Impact Statement (Final SEIS), August 10, 2012. The trends analysis is incorporated by reference along with the Final SEIS as noted in the Fact Sheet and Chapter 2 of this 2016 SEIS.

### Exhibit 3. Assumed Deductions in Land Capacity Analysis

Deduction	Assumption
Critical Areas	Remove 75% of mapped critical areas and 50% of Areas of Moderate Geologic Hazard
Roads/Right-of-Way (Future)	20% (-)
Public Facility (Future)	20% (-)
Unavailable Lands	Vacant 5% (-), Underutilized 15% (-)

Source: (Kitsap County, 2012); Kitsap County Buildable Lands Report 2014; BERK Consulting 2015

Based on the method detailed in Appendix A of the Kitsap County Buildable Lands Report 2014 land capacity has been estimated for each unincorporated Urban Growth Area (UGA). An excerpt of the Buildable Lands Report 2014 method is provided at the conclusion of this appendix to the Draft Supplemental EIS for the 2016 Comprehensive Plan Update.

## Silverdale UGA Capacity – Alternatives 2 and 3

The Silverdale Regional Growth Center was established in 2003 consistent with the Puget Sound Regional Council's criteria in place at the time and consistent with Countywide Planning Policies for Kitsap County.

The importance of centers to the region's planning is summarized below based on the paper: *Growth Targets and Mode Split Goals for Regional Centers: A PSRC Guidance Paper (July 2014)*<sup>1</sup>.

*Regionally-designated centers are a focal point of the growth management and transportation strategies for the central Puget Sound region advanced by VISION 2040 and Transportation 2040. As the region grows to approximately 5 million people and 3 million jobs by the year 2040, growth is envisioned to occur in a compact pattern that makes efficient use of land and infrastructure. To date, the Puget Sound Regional Council has designated 28 Regional Growth Centers as current and future concentrated areas of mixed housing, employment, and services, linked by a network of high capacity transit services. An additional eight Manufacturing / Industrial Centers have been designated as regionally significant locations for employment in these sectors. Individually and as a whole, regionally designated centers are intended to be vibrant urban districts with a high quality of life, thriving economy, options for local and regional mobility, and broad benefits for the region's communities.*

<sup>1</sup> Available: <http://www.psrc.org/assets/11659/Guidance-Centers-Target-Mode-Split.pdf?processed=true>

As part of Comprehensive Plan Updates it is anticipated that these centers will accommodate a significant share of the community's growth, and the growth should represent a greater share than is presently found in the center.

*In order to maintain consistency with state, regional, and countywide requirements for growth targets, the housing and employment targets for RGCs and employment targets for MICs must represent a significant portion of the jurisdictions' overall housing and employment growth targets for the 20-year planning period. MPP-DP-5 and the Centers Plan Checklist, which call for a "significant" share of growth in centers, strongly suggest that the targets established for Regional Growth Centers and Manufacturing / Industrial Centers result in an increased share of the jurisdiction's overall employment and (for RGCs) housing locating in the centers. Consequently, the housing and/or employment targets for each center should exceed the center's shares of existing housing and/or jobs AND exceed the center's shares of recent growth in housing and/or jobs.*

There is flexibility in how the target is set for the Regional Growth Center.

*There is no single approach, technical methodology, or set of data used to determine appropriate housing and employment growth target for every center and every community. Communities and the centers within them are sufficiently unique to warrant individual analysis and policy setting that reflects the community's local opportunities, challenges, and vision for the future.*

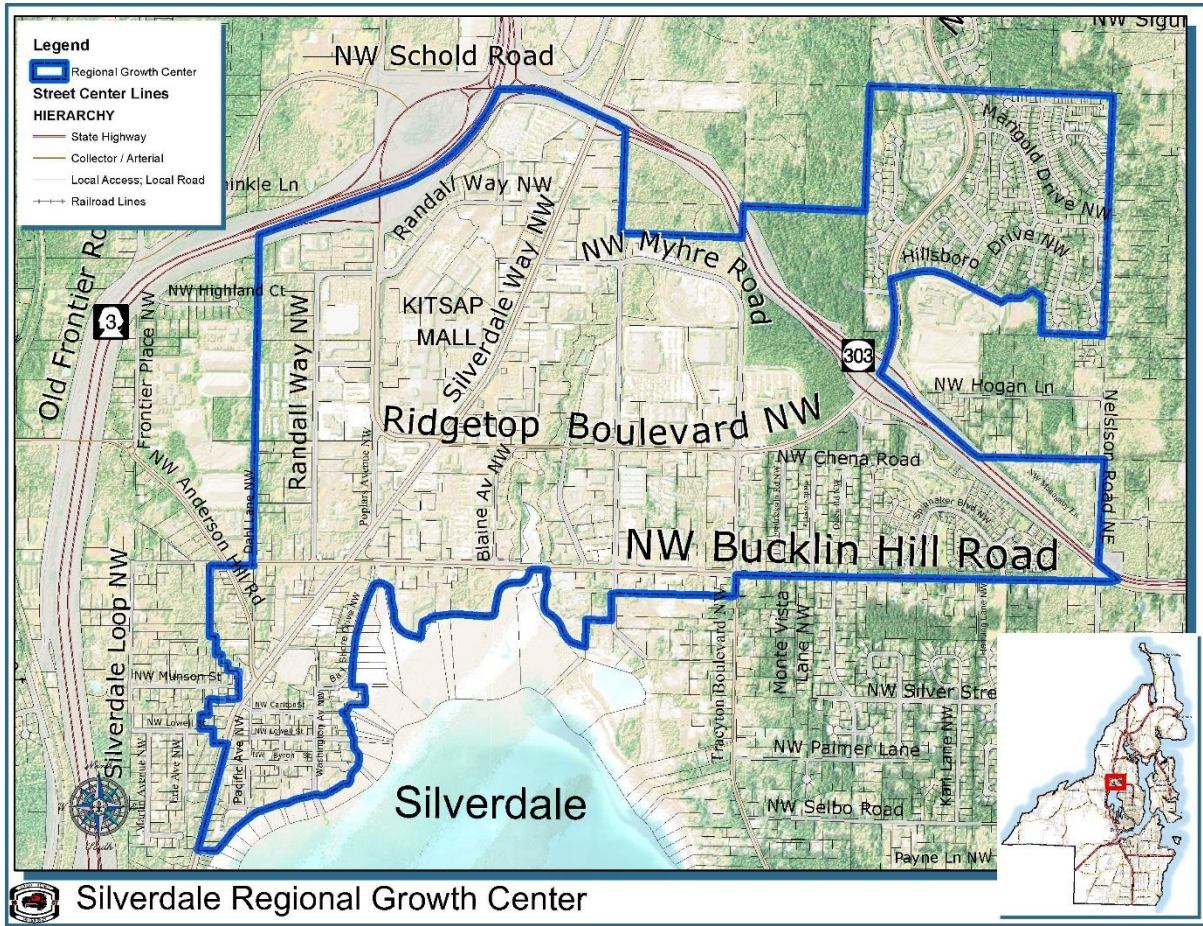
Based on the need to set a growth level for the Silverdale Regional Growth Center, the County has adapted its standard land capacity method for Alternatives 2 and 3 to: 1) for commercial development, add a floor area ratio bump of +25% within the zones in the center such as Regional Commercial (called Regional Center under Alternatives 2 and 3); 2) assume mixed use development will happen in more commercial zones, and redirect population growth not otherwise contained in the rest of the UGA zoned capacity into the center.

Exhibit 4. Silverdale Regional Growth Center and other Puget Sound Centers



Source: Puget Sound Regional Council; Kitsap County Department of Community Development 2015

Exhibit 5. Silverdale Regional Growth Center – 2015 Boundary



Other Examples

This section provides example land capacity methods and assumptions being utilized in other jurisdictions with designated centers according to the Puget Sound Regional Council VISION 2040. These examples may be helpful in planning efforts for Silverdale which has a regionally approved Center designation.

The following table illustrates a variety of centers with malls similar to Silverdale (e.g. Southcenter, Totem Lake, and Tacoma Mall) or with an area where significant commercial and mixed use development were accomplished (e.g. Kent Station in Downtown Kent). In all cases, the plan target or growth assumptions are not identical to growth capacity. Growth capacity is may be used to help allocate growth in the Center. Links to Center planning documents are provided in links in the following section.

**Exhibit 6. Example Center Land Capacity and Growth Assumptions**

Topic	Center Target	Estimated Center Capacity	Plan Growth Assumption												
<p><b>Southcenter</b> Gross acreage 847 2010 Population: 9 2010 Jobs: 17,399</p> <ul style="list-style-type: none"> <li>Contains Southcenter Mall and other employment areas</li> </ul>	<p>The City's 20-year growth targets (through 2031) are for 4,850 new households and 17,550 new employees.</p> <p>Year 2031 household and employment targets for the City are assumed to be the same as for the subarea plan, and growth would occur in response to operation of market forces.</p>	<p>Within the mixed use center:</p> <ul style="list-style-type: none"> <li>3,499 housing units (BLR 2014)</li> <li>4,148 jobs (BLR 2014).</li> <li>In addition there is pipeline job development.</li> </ul>	<ul style="list-style-type: none"> <li>2,710 households</li> <li>5,359 jobs</li> </ul> <p>Method not explained in detail December 2009 market analysis helped inform land use. A proposed land use scenario was developed in the 2012 draft Southcenter Plan and studied in the SEIS above.</p>												
<p><b>Totem Lake</b> Gross acreage 860 (City is considering expanding boundaries) 2010 Population: 5,487 2010 Employment: 11,782</p> <ul style="list-style-type: none"> <li>Contains Totem Lake Mall and other employment and residential areas</li> </ul>	<p>Targets will be determined through the Comprehensive Plan EIS process, and will be added to Plan in 2015 adoption process.</p> <p>EIS Alternatives study the same citywide growth but vary the amount of growth in the Totem Lake neighborhood which is largely made up of the Center:</p> <table border="1" data-bbox="527 1081 803 1197"> <thead> <tr> <th></th> <th>Pop</th> <th>Jobs</th> </tr> </thead> <tbody> <tr> <td>No Action</td> <td>2,768</td> <td>8,817</td> </tr> <tr> <td>Alt 1</td> <td>3,662</td> <td>11,164</td> </tr> <tr> <td>Alt 2</td> <td>1,466</td> <td>8,637</td> </tr> </tbody> </table>		Pop	Jobs	No Action	2,768	8,817	Alt 1	3,662	11,164	Alt 2	1,466	8,637	<p>Totem Lake Neighborhood:</p> <ul style="list-style-type: none"> <li>8,607 to 36,788 jobs</li> <li>2,902 to 9,217 households</li> </ul> <p>Low range based on standard buildable lands report method. High range based on FAR approach: Parcels with a ratio of &lt; 0.25 should be considered potentially redevelopable. In other words, parcels whose potential FAR is at least 4 times the existing FAR may be included as redevelopable. (Use local judgment for this.) See Attachment B.</p>	<p>Rather than assume that development in 2035 will occur at capacity levels, for planning purposes it is assumed that growth will occur at target levels.</p> <p>The capacity figures were reduced by 5% to account for presumed vacancies.</p> <p>See also the "Center Target" which will be selected from EIS alternatives and included in Final Plan in 2015.</p>
	Pop	Jobs													
No Action	2,768	8,817													
Alt 1	3,662	11,164													
Alt 2	1,466	8,637													
<p><b>Tacoma Mall</b> Gross Acres: 485 2010 Population: 3,761 2010 Jobs: 7,171 New centers plan underway</p>	<p>Allocations to individual Mixed Use Centers (MUCs) were determined according to development capacity, which was estimated at the parcel level. Each MUC was allocated population and employment proportional to its fraction of the total capacity found in all the MUCs. For example, if a MUC comprised 10% of the population capacity found in all the MUCs, and 15% of the employment capacity found in all the MUCs, then that MUC received 10% of the total MUC population allocation, and 15%</p>	<p>The capacity analysis within Centers uses different assumptions than the land outside of Centers.</p> <p>The Centers analysis assumes that land within designated Centers is more likely to develop and result in higher densities than land outside of Centers. Therefore, the analysis only uses a 25 percent market factor deduction at the end of the analysis to calculate capacity. This analysis incorporates larger deductions to land available for development outside of Centers and assumes that land will be</p>	<p>New plan is in progress To date, the City uses the Target to plan towards</p>												



Topic	Center Target	Estimated Center Capacity	Plan Growth Assumption															
	<p>of the total MUC employment allocation.</p> <p>Tacoma Mall Regional Growth Center: 6% of 2030 County population allocation to City</p> <ul style="list-style-type: none"> <li>• 2030 pop 5,000</li> <li>• 2040 pop 8,079</li> </ul> <p>Employment percent of 2030 County allocation, 8%</p> <ul style="list-style-type: none"> <li>• 2030 jobs 5,000</li> <li>• 2040 jobs 7,555</li> </ul> <p>Year 2040 approach is based on VISION 2040</p>	<p>built at lower densities than the land within Centers.</p> <p>Capacity within Tacoma Mall Center with 25% market factor:</p> <ul style="list-style-type: none"> <li>• Population 37,396</li> <li>• Jobs 33,570</li> </ul>																
<p><b>Kent Downtown</b></p> <p>Gross acres: Gross acreage 292</p> <p>2010 population 1,486</p> <p>2010 employment 4,242</p> <p>Original urban center adoption 0.47 square miles</p> <p>Proposed revised center boundary: 0.76 square miles.</p> <ul style="list-style-type: none"> <li>• Includes traditional downtown plus major institutions (e.g. regional justice center and city hall) plus Kent Station commercial and mixed use development around train station.</li> </ul>	<table border="1" data-bbox="511 787 828 913"> <thead> <tr> <th></th> <th>2006</th> <th>Alt 2</th> </tr> </thead> <tbody> <tr> <td>Households</td> <td>595</td> <td>6,890</td> </tr> <tr> <td>Population</td> <td>1,672</td> <td>19,361</td> </tr> <tr> <td>Employment</td> <td>3,678</td> <td>7,786</td> </tr> <tr> <td>Activity Units</td> <td>5,350</td> <td>27,147</td> </tr> </tbody> </table> <p>Numbers reflect Urban Center land use plan map boundaries which is a subset of the Subarea Plan boundaries. Within larger subarea plan area the Activity Units (Jobs and Population) equal:</p> <ul style="list-style-type: none"> <li>• Total 38,497</li> <li>• Population 29,957</li> <li>• Jobs of 8,540.</li> </ul>		2006	Alt 2	Households	595	6,890	Population	1,672	19,361	Employment	3,678	7,786	Activity Units	5,350	27,147	<p>City allows for unlimited height and density in the DCE zone that largely implements the Regional Growth Center.</p> <p>For purposes of buildable lands report, City assumed growth shown under “targets” assuming a more moderate average of 5 stories.</p>	<p>Same as “Targets” – except for expanded center area.</p>
	2006	Alt 2																
Households	595	6,890																
Population	1,672	19,361																
Employment	3,678	7,786																
Activity Units	5,350	27,147																

Links

- Kent Downtown Subarea Action Plan: <http://kentwa.gov/VentureDowntownKent.aspx>
- Kirkland Comprehensive Plan Update: [http://www.kirklandwa.gov/Residents/Community/Kirkland2035/Comprehensive\\_Plan\\_Update/Supporting\\_Documents.htm](http://www.kirklandwa.gov/Residents/Community/Kirkland2035/Comprehensive_Plan_Update/Supporting_Documents.htm)
- Tacoma Mall Urban Center Assumptions – See Appendix D in 2014 Buildable Lands Report: <https://www.co.pierce.wa.us/DocumentCenter/View/30444>
- Tukwila Comprehensive Plan including Urban Center Plan for Southcenter: <http://www.tukwilawa.gov/dcd/dcdcompplan.html>

## Growth Capacity by Alternative

### No Action Capacity by Zone

Population

Exhibit 7. Kingston UGA: No Action Population

		NET DEVELOPABLE ACRES	DWELLING UNIT CAPACITY	POPULATION CAPACITY
<b>UNDERUTILIZED</b>				
URBAN LOW TOTAL		24.1	117.5	293.9
URBAN MEDIUM TOTAL		9.5	107.0	267.4
URBAN HIGH TOTAL		-	-	-
URBAN RESTRICTED TOTAL		4.9	7.2	18.0
URBAN CLUSTER TOTAL		-	-	-
MIXED USE TOTAL		-	-	-
ILLAHEE GREENBELT TOTAL		-	-	-
SENIOR LIVING HOMESTEAD TOTAL		-	-	-
URBAN VILLAGE CENTER TOTAL		0.5	5.0	10.6
<b>VACANT LAND</b>				
URBAN LOW TOTAL		9.8	100.0	249.9
URBAN MEDIUM TOTAL		9.5	122.3	305.7
URBAN HIGH TOTAL		-	-	-
URBAN RESTRICTED TOTAL		7.3	21.1	52.9
URBAN CLUSTER TOTAL		328.6	640.0	1,600.0
MIXED USE TOTAL		-	-	-
ILLAHEE GREENBELT		-	-	-
SENIOR LIVING HOMESTEAD		-	-	-
URBAN VILLAGE CENTER		0.1	14.3	25.2
<b>TOTAL</b>				
URBAN LOW TOTAL		33.9	217.5	543.7
URBAN MEDIUM TOTAL		19.0	229.2	573.1
URBAN HIGH TOTAL		-	-	-
URBAN RESTRICTED TOTAL		12.1	28.3	70.9
URBAN CLUSTER TOTAL		328.6	640.0	1,600.0
MIXED USE TOTAL		-	-	-
ILLAHEE GREENBELT		-	-	-
SENIOR LIVING HOMESTEAD		-	-	-
URBAN VILLAGE CENTER		0.5	19.3	35.8
<b>GRAND TOTAL</b>				
		<b>394.2</b>	<b>1,134.4</b>	<b>2,823.5</b>

## Exhibit 8. Silverdale UGA: No Action Population

		NET DEVELOPABLE ACRES	DWELLING UNIT CAPACITY	POPULATION CAPACITY
<b>UNDERUTILIZED</b>				
URBAN LOW TOTAL		163.6	794.5	1,986.2
URBAN MEDIUM TOTAL		2.9	33.3	83.3
URBAN HIGH TOTAL		4.0	80.7	145.3
URBAN RESTRICTED TOTAL		16.2	28.6	71.6
URBAN CLUSTER TOTAL		-	-	-
MIXED USE TOTAL		17.0	199.0	358.2
ILLAHEE GREENBELT TOTAL		-	-	-
SENIOR LIVING HOMESTEAD TOTAL		-	-	-
URBAN VILLAGE CENTER TOTAL		-	-	-
<b>VACANT LAND</b>				
URBAN LOW TOTAL		208.2	1,549.3	3,873.3
URBAN MEDIUM TOTAL		19.5	260.7	651.8
URBAN HIGH TOTAL		5.7	124.6	224.2
URBAN RESTRICTED TOTAL		11.3	28.3	70.8
URBAN CLUSTER TOTAL		-	-	-
MIXED USE TOTAL		6.5	99.8	179.6
ILLAHEE GREENBELT		-	-	-
SENIOR LIVING HOMESTEAD		-	-	-
URBAN VILLAGE CENTER		-	-	-
<b>TOTAL</b>				
URBAN LOW TOTAL		371.8	2,343.8	5,859.4
URBAN MEDIUM TOTAL		22.4	294.0	735.1
URBAN HIGH TOTAL		9.8	205.3	369.5
URBAN RESTRICTED TOTAL		27.6	56.9	142.3
URBAN CLUSTER TOTAL		-	-	-
MIXED USE TOTAL		23.5	298.8	537.8
ILLAHEE GREENBELT		-	-	-
SENIOR LIVING HOMESTEAD		-	-	-
URBAN VILLAGE CENTER		-	-	-
<b>GRAND TOTAL</b>				
		<b>455.1</b>	<b>3,198.8</b>	<b>7,644.1</b>

## Exhibit 9. Central Kitsap UGA: No Action Population

		NET DEVELOPABLE ACRES	DWELLING UNIT CAPACITY	POPULATION CAPACITY
<b>UNDERUTILIZED</b>				
URBAN LOW TOTAL		112.6	528.7	1,321.7
URBAN MEDIUM TOTAL		33.3	378.3	945.8
URBAN HIGH TOTAL		19.1	395.0	711.1
URBAN RESTRICTED TOTAL		51.1	101.8	254.5
URBAN CLUSTER TOTAL		-	-	-
MIXED USE TOTAL		6.1	82.1	79.1
ILLAHEE GREENBELT TOTAL		26.3	43.7	109.2
SENIOR LIVING HOMESTEAD TOTAL		26.3	149.9	269.9
URBAN VILLAGE CENTER TOTAL		-	-	-
<b>VACANT LAND</b>				
URBAN LOW TOTAL		44.8	386.9	967.2
URBAN MEDIUM TOTAL		1.2	14.7	36.9
URBAN HIGH TOTAL		6.9	150.5	270.8
URBAN RESTRICTED TOTAL		68.3	250.6	626.6
URBAN CLUSTER TOTAL		-	-	-
MIXED USE TOTAL		9.4	144.6	160.0
ILLAHEE GREENBELT		27.1	148.1	370.3
SENIOR LIVING HOMESTEAD		25.4	152.5	274.5
URBAN VILLAGE CENTER		-	-	-
<b>TOTAL</b>				
URBAN LOW TOTAL		157.4	915.6	2,288.9
URBAN MEDIUM TOTAL		34.5	393.1	982.7
URBAN HIGH TOTAL		26.0	545.5	981.9
URBAN RESTRICTED TOTAL		119.4	352.4	881.1
URBAN CLUSTER TOTAL		-	-	-
MIXED USE TOTAL		15.6	226.7	239.1
ILLAHEE GREENBELT		53.4	191.8	479.5
SENIOR LIVING HOMESTEAD		51.7	302.4	544.4
URBAN VILLAGE CENTER		-	-	-
<b>GRAND TOTAL</b>				
		<b>458.1</b>	<b>2,927.5</b>	<b>6,397.7</b>

## Exhibit 10. Bremerton UGA – East: No Action Population

		NET DEVELOPABLE ACRES	DWELLING UNIT CAPACITY	POPULATION CAPACITY
<b>UNDERUTILIZED</b>				
URBAN LOW TOTAL		64.4	314.2	785.5
URBAN MEDIUM TOTAL		6.4	68.7	171.7
URBAN HIGH TOTAL		-	-	-
URBAN RESTRICTED TOTAL		1.0	2.4	6.0
URBAN CLUSTER TOTAL		-	-	-
MIXED USE TOTAL		2.0	23.0	41.4
ILLAHEE GREENBELT TOTAL		0.1	0.2	0.5
SENIOR LIVING HOMESTEAD TOTAL		-	-	-
URBAN VILLAGE CENTER TOTAL		-	-	-
<b>VACANT LAND</b>				
URBAN LOW TOTAL		31.3	222.6	556.5
URBAN MEDIUM TOTAL		9.1	119.8	299.6
URBAN HIGH TOTAL		0.4	8.0	14.5
URBAN RESTRICTED TOTAL		5.6	18.1	45.3
URBAN CLUSTER TOTAL		-	-	-
MIXED USE TOTAL		0.4	10.8	19.4
ILLAHEE GREENBELT		0.7	3.5	8.6
SENIOR LIVING HOMESTEAD		-	-	-
URBAN VILLAGE CENTER		-	-	-
<b>TOTAL</b>				
URBAN LOW TOTAL		95.6	536.8	1,341.9
URBAN MEDIUM TOTAL		15.5	188.5	471.3
URBAN HIGH TOTAL		0.4	8.0	14.5
URBAN RESTRICTED TOTAL		6.6	20.5	51.2
URBAN CLUSTER TOTAL		-	-	-
MIXED USE TOTAL		2.4	33.8	60.9
ILLAHEE GREENBELT		0.8	3.6	9.1
SENIOR LIVING HOMESTEAD		-	-	-
URBAN VILLAGE CENTER		-	-	-
<b>GRAND TOTAL</b>				
		<b>121.3</b>	<b>791.3</b>	<b>1,948.9</b>

## Exhibit 11. Bremerton UGA – West: No Action Population

		NET DEVELOPABLE ACRES	DWELLING UNIT CAPACITY	POPULATION CAPACITY
<b>UNDERUTILIZED</b>				
URBAN LOW TOTAL		50.4	214.3	535.8
URBAN MEDIUM TOTAL		17.8	184.3	460.7
URBAN HIGH TOTAL		-	-	-
URBAN RESTRICTED TOTAL		-	-	-
URBAN CLUSTER TOTAL		-	-	-
MIXED USE TOTAL		4.9	43.4	78.1
ILLAHEE GREENBELT TOTAL		-	-	-
SENIOR LIVING HOMESTEAD TOTAL		-	-	-
URBAN VILLAGE CENTER TOTAL		-	-	-
<b>VACANT LAND</b>				
URBAN LOW TOTAL		27.4	351.4	877.5
URBAN MEDIUM TOTAL		8.1	144.0	360.1
URBAN HIGH TOTAL		-	-	-
URBAN RESTRICTED TOTAL		-	-	-
URBAN CLUSTER TOTAL		-	-	-
MIXED USE TOTAL		-	2.0	3.6
ILLAHEE GREENBELT		-	-	-
SENIOR LIVING HOMESTEAD		-	-	-
URBAN VILLAGE CENTER		-	-	-
<b>TOTAL</b>				
URBAN LOW TOTAL		77.8	565.7	1,413.3
URBAN MEDIUM TOTAL		25.9	328.3	820.7
URBAN HIGH TOTAL		-	-	-
URBAN RESTRICTED TOTAL		-	-	-
URBAN CLUSTER TOTAL		-	-	-
MIXED USE TOTAL		4.9	45.4	81.7
ILLAHEE GREENBELT		-	-	-
SENIOR LIVING HOMESTEAD		-	-	-
URBAN VILLAGE CENTER		-	-	-
<b>GRAND TOTAL</b>				
		<b>108.6</b>	<b>939.4</b>	<b>2,315.7</b>

## Exhibit 12. Bremerton UGA – Gorst: No Action Population

		NET DEVELOPABLE ACRES	DWELLING UNIT CAPACITY	POPULATION CAPACITY
<b>UNDERUTILIZED</b>				
URBAN LOW TOTAL		4.6	21.4	53.5
URBAN MEDIUM TOTAL		0.0	0.0	0.0
URBAN HIGH TOTAL		0.0	0.0	0.0
URBAN RESTRICTED TOTAL		0.4	0.0	0.1
URBAN CLUSTER TOTAL		0.0	0.0	0.0
MIXED USE TOTAL		0.0	0.0	0.0
ILLAHEE GREENBELT TOTAL		0.0	0.0	0.0
SENIOR LIVING HOMESTEAD TOTAL		0.0	0.0	0.0
URBAN VILLAGE CENTER TOTAL		0.0	0.0	0.0
<b>VACANT LAND</b>				
URBAN LOW TOTAL		1.4	9.3	23.2
URBAN MEDIUM TOTAL		0.0	0.0	0.0
URBAN HIGH TOTAL		0.0	0.0	0.0
URBAN RESTRICTED TOTAL		0.6	3.4	8.5
URBAN CLUSTER TOTAL		0.0	0.0	0.0
MIXED USE TOTAL		0.0	0.0	0.0
ILLAHEE GREENBELT		0.0	0.0	0.0
SENIOR LIVING HOMESTEAD		0.0	0.0	0.0
URBAN VILLAGE CENTER		0.0	0.0	0.0
<b>TOTAL</b>				
URBAN LOW TOTAL		5.9	30.7	76.7
URBAN MEDIUM TOTAL		0.0	0.0	0.0
URBAN HIGH TOTAL		0.0	0.0	0.0
URBAN RESTRICTED TOTAL		1.0	3.4	8.6
URBAN CLUSTER TOTAL		0.0	0.0	0.0
MIXED USE TOTAL		0.0	0.0	0.0
ILLAHEE GREENBELT		0.0	0.0	0.0
SENIOR LIVING HOMESTEAD		0.0	0.0	0.0
URBAN VILLAGE CENTER		0	0	0
<b>GRAND TOTAL</b>				
		<b>6.9</b>	<b>34.1</b>	<b>85.3</b>

## Exhibit 13. Port Orchard UGA: No Action Population

		NET DEVELOPABLE ACRES	DWELLING UNIT CAPACITY	POPULATION CAPACITY
<b>UNDERUTILIZED</b>				
URBAN LOW TOTAL		212.3	1,045.1	2,612.7
URBAN MEDIUM TOTAL		-	-	-
URBAN HIGH TOTAL		0.3	5.1	9.2
URBAN RESTRICTED TOTAL		4.0	6.0	15.0
URBAN CLUSTER TOTAL		-	-	-
MIXED USE TOTAL		38.2	518.4	933.1
ILLAHEE GREENBELT TOTAL		-	-	-
SENIOR LIVING HOMESTEAD TOTAL		-	-	-
URBAN VILLAGE CENTER TOTAL		-	-	-
<b>VACANT LAND</b>				
URBAN LOW TOTAL		113.7	948.9	2,372.3
URBAN MEDIUM TOTAL		-	1.0	2.5
URBAN HIGH TOTAL		-	1.0	1.8
URBAN RESTRICTED TOTAL		6.9	17.2	42.9
URBAN CLUSTER TOTAL		-	-	-
MIXED USE TOTAL		11.0	183.6	330.5
ILLAHEE GREENBELT		-	-	-
SENIOR LIVING HOMESTEAD		-	-	-
URBAN VILLAGE CENTER		-	-	-
<b>TOTAL</b>				
URBAN LOW TOTAL		326.1	1,994.0	4,985.0
URBAN MEDIUM TOTAL		-	1.0	2.5
URBAN HIGH TOTAL		0.3	6.1	11.0
URBAN RESTRICTED TOTAL		10.9	23.2	57.9
URBAN CLUSTER TOTAL		-	-	-
MIXED USE TOTAL		49.2	702.0	1,263.7
ILLAHEE GREENBELT		-	-	-
SENIOR LIVING HOMESTEAD		-	-	-
URBAN VILLAGE CENTER		-	-	-
<b>GRAND TOTAL</b>				
		<b>386.4</b>	<b>2,726.3</b>	<b>6,320.1</b>



## Employment

**Exhibit 14. No Action Employment by UGA, Zone,  
Parcel Status and Transportation Analysis Zone**

UGA/TAZ/Zone	NET DEVELOPABLE	CONVERSION	PLANNED LOTS	BUILDING SQUARE FOOTAGE	VACANCY RATE (-5%)	EMPLOYMENT CAPACITY (JOBS)
<b>Bremerton East</b>						
<b>UGA</b>						<b>407.1</b>
359.0	0.9	38,246.2	-	38,246.2	36,333.9	72.7
MU	0.9	38,246.2	-	38,246.2	36,333.9	72.7
UNDERUTILIZED	0.2	6,719.7	-	6,719.7	6,383.8	12.8
VACANT LAND	0.7	31,526.4	-	31,526.4	29,950.1	59.9
360.0	0.9	37,076.8	-	37,076.8	35,223.0	70.4
MU	0.9	37,076.8	-	37,076.8	35,223.0	70.4
UNDERUTILIZED	0.5	20,241.1	-	20,241.1	19,229.1	38.5
VACANT LAND	0.4	16,835.7	-	16,835.7	15,993.9	32.0
365.0	2.7	118,347.2	-	118,347.2	112,429.8	224.9
MU	2.7	118,347.2	-	118,347.2	112,429.8	224.9
UNDERUTILIZED	0.9	39,596.7	-	39,596.7	37,616.9	75.2
VACANT LAND	1.8	78,750.5	-	78,750.5	74,812.9	149.6
373.0	0.5	20,607.8	-	20,607.8	19,577.4	39.2
MU	0.5	20,607.8	-	20,607.8	19,577.4	39.2
UNDERUTILIZED	0.5	20,607.8	-	20,607.8	19,577.4	39.2
<b>Bremerton West</b>						
<b>UGA</b>						<b>1,063.3</b>
134.0	31.3	1,363,868.4	-	518,270.0	492,356.5	508.1
IND	31.3	1,363,868.4	-	518,270.0	492,356.5	508.1
UNDERUTILIZED	23.3	1,015,388.4	-	385,847.6	366,555.2	378.3
VACANT LAND	8.0	348,480.0	-	132,422.4	125,801.3	129.8
135.0	2.7	116,385.6	-	37,243.4	35,381.2	70.8
HTC	2.7	116,385.6	-	37,243.4	35,381.2	70.8
UNDERUTILIZED	2.2	95,690.5	-	30,621.0	29,089.9	58.2
VACANT LAND	0.5	20,695.1	-	6,622.4	6,291.3	12.6
139.0	0.5	20,377.3	-	11,446.5	10,874.2	16.7
IND	0.3	14,404.5	-	5,473.7	5,200.0	5.4
UNDERUTILIZED	0.3	14,404.5	-	5,473.7	5,200.0	5.4
MU	0.1	5,972.8	-	5,972.8	5,674.2	11.3
UNDERUTILIZED	0.1	5,972.8	-	5,972.8	5,674.2	11.3
143.0	6.6	6.6	6.6	6.6	6.6	259.7
IND	4.3	185,621.6	-	70,536.2	67,009.4	69.2
UNDERUTILIZED	3.8	167,326.4	-	63,584.0	60,404.8	62.3
VACANT LAND	0.4	18,295.2	-	6,952.2	6,604.6	6.8
MU	2.3	100,267.3	-	100,267.3	95,253.9	190.5

UGA/TAZ/Zone	NET DEVELOPABLE	CONVERSION	PLANNED LOTS	BUILDING SQUARE FOOTAGE	VACANCY RATE (-5%)	EMPLOYMENT CAPACITY (JOBS)
UNDERUTILIZED	2.3	100,267.3	-	100,267.3	95,253.9	190.5
145.0	2.6	115,138.2	-	109,507.0	104,031.7	208.1
HTC	0.2	8,281.1	-	2,649.9	2,517.4	5.0
VACANT LAND	0.2	8,281.1	-	2,649.9	2,517.4	5.0
MU	2.5	106,857.1	-	106,857.1	101,514.2	203.0
UNDERUTILIZED	2.5	106,857.1	-	106,857.1	101,514.2	203.0
VACANT LAND	-	-	-	-	-	-
<b>Central Kitsap</b>						
<b>UGA</b>						<b>1,889.3</b>
83.0	6.0	262,198.7	-	83,903.6	79,708.4	159.4
HTC	2.0	86,422.3	-	27,655.1	26,272.4	52.5
UNDERUTILIZED	1.0	41,859.6	-	13,395.1	12,725.3	25.5
VACANT LAND	1.0	44,562.7	-	14,260.1	13,547.1	27.1
NC	4.0	175,776.4	-	56,248.4	53,436.0	106.9
VACANT LAND	4.0	175,776.4	-	56,248.4	53,436.0	106.9
87.0	2.7	117,418.0	7,980.0	45,553.7	43,276.1	86.6
HTC	2.7	117,418.0	7,980.0	45,553.7	43,276.1	86.6
VACANT LAND	2.7	117,418.0	7,980.0	45,553.7	43,276.1	86.6
88.0	3.8	163,767.9	-	163,767.9	155,579.5	311.2
MU	3.8	163,767.9	-	163,767.9	155,579.5	311.2
VACANT LAND	3.8	163,767.9	-	163,767.9	155,579.5	311.2
91.0	1.4	60,325.3	-	60,325.3	18,338.9	36.7
HTC	1.4	60,325.3	-	60,325.3	18,338.9	36.7
VACANT LAND	1.4	60,325.3	-	19,304.1	18,338.9	36.7
92.0	2.6	113,905.0	-	36,449.6	34,627.1	69.3
HTC	2.6	113,905.0	-	36,449.6	34,627.1	69.3
UNDERUTILIZED	1.2	51,365.6	-	16,437.0	15,615.1	31.2
VACANT LAND	1.4	62,539.4	-	20,012.6	19,012.0	38.0
95.0	7.0	306,512.4	-	135,604.8	128,824.5	257.6
HTC	5.8	251,334.7	-	80,427.1	76,405.8	152.8
UNDERUTILIZED	5.8	251,334.7	-	80,427.1	76,405.8	152.8
MU	1.3	55,177.6	-	55,177.6	52,418.8	104.8
UNDERUTILIZED	0.8	35,261.6	-	35,261.6	33,498.6	67.0
VACANT LAND	0.5	19,916.0	-	19,916.0	18,920.2	37.8
96.0	4.5	195,872.6	-	170,381.5	161,862.4	323.7
HTC	0.9	37,486.9	-	11,995.8	11,396.0	22.8
VACANT LAND	0.9	37,486.9	-	11,995.8	11,396.0	22.8
MU	3.6	158,385.7	-	158,385.7	150,466.4	300.9
UNDERUTILIZED	1.7	76,226.7	-	76,226.7	72,415.3	144.8

UGA/TAZ/Zone	NET DEVELOPABLE	CONVERSION	PLANNED LOTS	BUILDING SQUARE FOOTAGE	VACANCY RATE (-5%)	EMPLOYMENT CAPACITY (JOBS)
VACANT LAND	1.9	82,159.1	-	82,159.1	78,051.1	156.1
98.0	0.2	6,553.4	-	2,097.1	1,992.2	4.0
NC	0.2	6,553.4	-	2,097.1	1,992.2	4.0
UNDERUTILIZED	0.2	6,553.4	-	2,097.1	1,992.2	4.0
99.0	7.7	336,691.7	-	275,154.3	261,396.6	522.8
HTC	1.6	69,246.4	-	22,158.9	21,050.9	42.1
UNDERUTILIZED	1.1	46,085.9	-	14,747.5	14,010.1	28.0
VACANT LAND	0.5	23,160.5	-	7,411.4	7,040.8	14.1
MU	5.7	246,195.5	-	246,195.5	233,885.7	467.8
UNDERUTILIZED	2.7	116,464.4	-	116,464.4	110,641.2	221.3
VACANT LAND	3.0	129,731.1	-	129,731.1	123,244.6	246.5
NC	0.5	21,249.8	-	6,799.9	6,459.9	12.9
UNDERUTILIZED	0.5	21,249.8	-	6,799.9	6,459.9	12.9
100.0	1.3	55,088.8	-	55,088.8	52,334.4	104.7
MU	1.3	55,088.8	-	55,088.8	52,334.4	104.7
UNDERUTILIZED	0.9	39,590.6	-	39,590.6	37,611.1	75.2
VACANT LAND	0.4	15,498.2	-	15,498.2	14,723.3	29.4
326.0	0.5	22,041.7	-	7,053.3	6,700.7	13.4
NC	0.5	22,041.7	-	7,053.3	6,700.7	13.4
UNDERUTILIZED	0.5	22,041.7	-	7,053.3	6,700.7	13.4
<b>Gorst UGA</b>						<b>985.3</b>
141.0	2.6	113,556.8	-	60,307.6	57,292.2	84.6
IND	2.0	85,885.8	-	32,636.6	31,004.8	32.0
UNDERUTILIZED	1.2	54,233.3	-	20,608.7	19,578.2	20.2
VACANT LAND	0.7	31,652.5	-	12,027.9	11,426.6	11.8
MU	0.6	27,671.0	-	27,671.0	26,287.5	52.6
UNDERUTILIZED	0.4	16,715.4	-	16,715.4	15,879.6	31.8
VACANT LAND	0.3	10,955.6	-	10,955.6	10,407.9	20.8
151.0	8.3	361,619.2	-	185,391.0	176,121.5	254.2
IND	6.4	280,502.8	-	106,591.1	101,261.5	104.5
VACANT LAND	6.4	280,502.8	-	106,591.1	101,261.5	104.5
LIC	0.1	3,406.5	-	1,090.1	1,035.6	2.1
VACANT LAND	0.1	3,406.5	-	1,090.1	1,035.6	2.1
MU	1.8	77,709.9	-	77,709.9	73,824.4	147.6
UNDERUTILIZED	1.7	73,263.9	-	73,263.9	69,600.7	139.2
VACANT LAND	0.1	4,446.0	-	4,446.0	4,223.7	8.4
179.0	1.6	69,341.0	-	22,189.1	21,079.7	42.2
LIC	1.6	69,341.0	-	22,189.1	21,079.7	42.2
UNDERUTILIZED	1.3	57,877.2	-	18,520.7	17,594.7	35.2

UGA/TAZ/Zone	NET DEVELOPABLE	CONVERSION	PLANNED LOTS	BUILDING SQUARE FOOTAGE	VACANCY RATE (-5%)	EMPLOYMENT CAPACITY (JOBS)
VACANT LAND	0.3	11,463.7	-	3,668.4	3,485.0	7.0
184.0	0.5	22,698.1	-	22,698.1	21,563.2	43.1
MU	0.5	22,698.1	-	22,698.1	21,563.2	43.1
UNDERUTILIZED	0.5	22,698.1	-	22,698.1	21,563.2	43.1
VACANT LAND	-	-	-	-	-	-
185.0	3.5	153,541.8	-	74,120.1	70,414.1	140.8
HTC	0.7	28,398.7	-	9,087.6	8,633.2	17.3
UNDERUTILIZED	0.5	21,761.5	-	6,963.7	6,615.5	13.2
VACANT LAND	0.2	6,637.3	-	2,123.9	2,017.7	4.0
LIC	2.0	88,397.8	-	28,287.3	26,872.9	53.7
UNDERUTILIZED	1.6	71,065.0	-	22,740.8	21,603.7	43.2
VACANT LAND	0.4	17,332.8	-	5,546.5	5,269.2	10.5
MU	0.8	36,745.3	-	36,745.3	34,908.0	69.8
UNDERUTILIZED	0.8	35,957.7	-	35,957.7	34,159.8	68.3
VACANT LAND	0.0	787.6	-	787.6	748.2	1.5
188.0	2.4	104,899.1	-	104,899.1	99,654.2	199.3
MU	2.4	104,899.1	-	104,899.1	99,654.2	199.3
UNDERUTILIZED	2.4	104,304.8	-	104,304.8	99,089.5	198.2
VACANT LAND	0.0	594.3	-	594.3	564.6	1.1
191.0	2.7	116,350.0	-	116,350.0	110,532.5	221.1
MU	2.7	116,350.0	-	116,350.0	110,532.5	221.1
UNDERUTILIZED	2.6	115,368.6	-	115,368.6	109,600.2	219.2
VACANT LAND	0.0	981.4	-	981.4	932.3	1.9
<b>Kingston UGA</b>						<b>578.7</b>
11.0	9.2	399,306.2	-	171,583.8	163,004.6	326.0
HTC	7.7	334,885.9	-	107,163.5	101,805.3	203.6
UNDERUTILIZED	3.6	155,630.2	-	49,801.7	47,311.6	94.6
VACANT LAND	4.1	179,255.7	-	57,361.8	54,493.7	109.0
UVC	1.5	64,420.3	-	64,420.3	61,199.2	122.4
UNDERUTILIZED	1.5	64,420.3	-	64,420.3	61,199.2	122.4
VACANT LAND	-	-	-	-	-	-
18.0	10.2	442,321.3	-	161,892.3	153,797.7	252.6
HTC	6.2	269,019.0	-	86,086.1	81,781.8	163.6
UNDERUTILIZED	2.7	116,771.0	-	37,366.7	35,498.4	71.0
VACANT LAND	3.5	152,248.0	-	48,719.4	46,283.4	92.6
IND	3.6	157,251.6	-	59,755.6	56,767.8	58.6
VACANT LAND	3.6	157,251.6	-	59,755.6	56,767.8	58.6
UVC	0.4	16,050.6	-	16,050.6	15,248.1	30.5
UNDERUTILIZED	0.4	16,050.6	-	16,050.6	15,248.1	30.5
VACANT LAND	-	-	-	-	-	-

UGA/TAZ/Zone	NET DEVELOPABLE	CONVERSION	PLANNED LOTS	BUILDING SQUARE FOOTAGE	VACANCY RATE (-5%)	EMPLOYMENT CAPACITY (JOBS)
<b>Port Orchard UGA</b>						<b>3,634.3</b>
154.0	0.4	15,899.0	-	5,087.7	4,833.3	9.7
NC	0.4	15,899.0	-	5,087.7	4,833.3	9.7
UNDERUTILIZED	0.4	15,899.0	-	5,087.7	4,833.3	9.7
157.0	11.4	496,527.1	-	158,888.7	150,944.2	301.9
HTC	11.4	496,527.1	-	158,888.7	150,944.2	301.9
UNDERUTILIZED	5.9	256,749.6	-	82,159.9	78,051.9	156.1
VACANT LAND	5.5	239,777.5	-	76,728.8	72,892.4	145.8
167.0	6.5	283,222.4	-	90,631.2	86,099.6	172.2
HTC	5.7	246,220.4	-	78,790.5	74,851.0	149.7
UNDERUTILIZED	1.4	59,635.0	-	19,083.2	18,129.0	36.3
VACANT LAND	4.3	186,585.3	-	59,707.3	56,721.9	113.4
NC	0.8	37,002.0	-	11,840.6	11,248.6	22.5
UNDERUTILIZED	0.8	37,002.0	-	11,840.6	11,248.6	22.5
174.0	3.9	168,411.0	-	53,891.5	51,196.9	102.4
HTC	3.9	168,411.0	-	53,891.5	51,196.9	102.4
UNDERUTILIZED	3.9	168,411.0	-	53,891.5	51,196.9	102.4
175.0	6.1	264,388.2	-	84,604.2	80,374.0	160.7
HTC	6.1	264,388.2	-	84,604.2	80,374.0	160.7
UNDERUTILIZED	1.5	66,114.7	-	21,156.7	20,098.9	40.2
VACANT LAND	4.6	198,273.5	-	63,447.5	60,275.1	120.6
176.0	9.7	420,718.8	-	134,630.0	127,898.5	255.8
HTC	9.7	420,718.8	-	134,630.0	127,898.5	255.8
UNDERUTILIZED	6.5	284,929.8	-	91,177.5	86,618.7	173.2
VACANT LAND	3.1	135,789.0	-	43,452.5	41,279.9	82.6
177.0	7.5	325,001.6	-	104,000.5	98,800.5	197.6
HTC	7.5	325,001.6	-	104,000.5	98,800.5	197.6
UNDERUTILIZED	5.0	217,044.0	-	69,454.1	65,981.4	132.0
VACANT LAND	2.5	107,957.6	-	34,546.4	32,819.1	65.6
183.0	12.3	535,005.8	-	203,302.2	193,137.1	199.3
IND	12.3	535,005.8	-	203,302.2	193,137.1	199.3
UNDERUTILIZED	7.6	329,696.3	-	125,284.6	119,020.4	122.8
VACANT LAND	4.7	205,309.5	-	78,017.6	74,116.7	76.5
188.0	2.4	104,754.1	-	39,806.5	37,816.2	39.0
IND	2.4	104,754.1	-	39,806.5	37,816.2	39.0
UNDERUTILIZED	2.0	88,862.4	-	33,767.7	32,079.3	33.1
VACANT LAND	0.4	15,891.7	-	6,038.8	5,736.9	5.9
201.0	9.0	390,702.6	-	125,024.8	118,773.6	237.5
HTC	9.0	390,702.6	-	125,024.8	118,773.6	237.5
UNDERUTILIZED	6.9	300,888.2	-	96,284.2	91,470.0	182.9

UGA/TAZ/Zone	NET DEVELOPABLE	CONVERSION	PLANNED LOTS	BUILDING SQUARE FOOTAGE	VACANCY RATE (-5%)	EMPLOYMENT CAPACITY (JOBS)
VACANT LAND	2.1	89,814.4	-	28,740.6	27,303.6	54.6
210.0	3.0	114,229.0	-	42,325.0	40,208.8	80.4
HTC	2.6	114,229.0	-	36,553.3	34,725.6	69.5
VACANT LAND	2.6	114,229.0	-	36,553.3	34,725.6	69.5
NC	0.4	18,036.7	-	5,771.7	5,483.2	11.0
VACANT LAND	0.4	18,036.7	-	5,771.7	5,483.2	11.0
211.0	13.7	596,929.1	-	191,017.3	181,466.5	362.9
HTC	13.7	596,929.1	-	191,017.3	181,466.5	362.9
UNDERUTILIZED	10.9	473,363.5	-	151,476.3	143,902.5	287.8
VACANT LAND	2.8	123,565.7	-	39,541.0	37,564.0	75.1
212.0	2.6	114,367.9	-	36,597.7	34,767.8	69.5
HTC	2.6	114,367.9	-	36,597.7	34,767.8	69.5
UNDERUTILIZED	2.0	86,978.2	-	27,833.0	26,441.4	52.9
VACANT LAND	0.6	27,389.7	-	8,764.7	8,326.5	16.7
217.0	25.4	1,108,404.4	-	354,689.4	336,954.9	673.9
HTC	1.2	52,255.5	-	16,721.7	15,885.7	31.8
UNDERUTILIZED	1.2	52,255.5	-	16,721.7	15,885.7	31.8
MU	24.2	1,056,149.0	-	337,967.7	321,069.3	642.1
UNDERUTILIZED	21.3	925,707.2	-	296,226.3	281,415.0	562.8
VACANT LAND	3.0	130,441.7	-	41,741.4	39,654.3	79.3
218.0	23.8	1,034,942.8	-	331,181.7	314,622.6	629.2
MU	23.8	1,034,942.8	-	331,181.7	314,622.6	629.2
UNDERUTILIZED	15.7	684,395.4	-	219,006.5	208,056.2	416.1
VACANT LAND	8.0	350,547.3	-	112,175.1	106,566.4	213.1
229.0	1.2	52,172.3	-	16,695.1	15,860.4	31.7
MU	1.2	52,172.3	-	16,695.1	15,860.4	31.7
UNDERUTILIZED	1.2	52,172.3	-	16,695.1	15,860.4	31.7
VACANT LAND	-	-	-	-	-	-
230.0	6.8	296,329.0	-	112,605.0	106,974.8	110.4
IND	6.8	296,329.0	-	112,605.0	106,974.8	110.4
VACANT LAND	6.8	296,329.0	-	112,605.0	106,974.8	110.4
<b>Silverdale UGA</b>						<b>6,800.7</b>
266.0	68.9	4,059,890.6	-	1,465,707.8	1,392,422.4	1,814.9
BC	54.7	2,382,891.9	-	905,498.9	860,224.0	887.7
UNDERUTILIZED	40.1	1,747,868.2	-	664,189.9	630,980.4	651.2
VACANT LAND	14.6	635,023.6	-	241,309.0	229,243.5	236.6
HTC	5.2	225,484.1	-	72,154.9	68,547.2	137.1
UNDERUTILIZED	3.6	155,888.3	-	49,884.2	47,390.0	94.8
VACANT LAND	1.6	69,595.9	-	22,270.7	21,157.1	42.3

UGA/TAZ/Zone	NET DEVELOPABLE	CONVERSION	PLANNED LOTS	BUILDING SQUARE FOOTAGE	VACANCY RATE (-5%)	EMPLOYMENT CAPACITY (JOBS)
IND	9.0	392,821.9	-	149,272.3	141,808.7	146.3
UNDERUTILIZED	1.8	76,286.3	-	28,988.8	27,539.3	28.4
VACANT LAND	7.3	316,535.6	-	120,283.5	114,269.4	117.9
RC	24.3	1,058,692.8	-	338,781.7	321,842.6	643.7
UNDERUTILIZED	14.6	635,866.7	-	203,477.3	193,303.5	386.6
VACANT LAND	9.7	422,826.1	-	135,304.3	128,539.1	257.1
267.0	0.4	16,775.6	-	5,368.2	5,099.8	10.2
NC	0.4	16,775.6	-	5,368.2	5,099.8	10.2
UNDERUTILIZED	0.4	16,775.6	-	5,368.2	5,099.8	10.2
270.0	4.5	197,191.9	-	74,932.9	71,186.3	73.5
IND	4.5	197,191.9	-	74,932.9	71,186.3	73.5
UNDERUTILIZED	2.7	117,861.3	-	44,787.3	42,547.9	43.9
VACANT LAND	1.8	79,330.6	-	30,145.6	28,638.4	29.6
271.0	21.4	931,085.4	-	327,666.6	311,283.3	449.5
HTC	10.0	435,764.4	-	139,444.6	132,472.4	264.9
UNDERUTILIZED	2.8	122,669.5	-	39,254.2	37,291.5	74.6
VACANT LAND	7.2	313,094.9	-	100,190.4	95,180.8	190.4
IND	11.4	495,321.0	-	188,222.0	178,810.9	184.5
UNDERUTILIZED	10.2	442,739.2	-	168,240.9	159,828.9	164.9
VACANT LAND	1.2	52,581.8	-	19,981.1	18,982.0	19.6
275.0	1.4	60,901.7	-	19,488.5	18,514.1	37.0
RC	1.4	60,901.7	-	19,488.5	18,514.1	37.0
VACANT LAND	1.4	60,901.7	-	19,488.5	18,514.1	37.0
276.0	65.7	2,863,588.7	36,300.0	1,124,463.7	1,068,240.5	1,102.4
IND	65.7	2,863,588.7	36,300.0	1,124,463.7	1,068,240.5	1,102.4
UNDERUTILIZED	4.7	203,379.5	-	77,284.2	73,420.0	75.8
VACANT LAND	61.1	2,660,209.2	36,300.0	1,047,179.5	994,820.5	1,026.6
277.0	0.8	33,120.6	-	10,598.6	10,068.7	20.1
RC	0.8	33,120.6	-	10,598.6	10,068.7	20.1
VACANT LAND	0.8	33,120.6	-	10,598.6	10,068.7	20.1
279.0	4.8	210,748.2	-	67,439.4	64,067.5	128.1
RC	4.8	210,748.2	-	67,439.4	64,067.5	128.1
UNDERUTILIZED	2.2	93,966.7	-	30,069.3	28,565.9	57.1
VACANT LAND	2.7	116,781.5	-	37,370.1	35,501.6	71.0
281.0	7.7	334,105.2	-	334,105.2	317,399.9	634.8
MU	6.1	267,567.2	-	85,621.5	81,340.4	162.7
UNDERUTILIZED	5.9	257,878.3	-	82,521.1	78,395.0	156.8
VACANT LAND	0.2	9,688.9	-	3,100.5	2,945.4	5.9
282.0	0.6	25,731.5	-	8,234.1	7,822.4	15.6
RC	0.6	25,731.5	-	8,234.1	7,822.4	15.6

UGA/TAZ/Zone	NET DEVELOPABLE	CONVERSION	PLANNED LOTS	BUILDING SQUARE FOOTAGE	VACANCY RATE (-5%)	EMPLOYMENT CAPACITY (JOBS)
UNDERUTILIZED	0.6	25,731.5	-	8,234.1	7,822.4	15.6
283.0	8.1	353,824.9	-	113,224.0	107,562.8	215.1
RC	8.1	353,824.9	-	113,224.0	107,562.8	215.1
UNDERUTILIZED	2.1	89,415.7	-	28,613.0	27,182.4	54.4
VACANT LAND	6.1	264,409.2	-	84,610.9	80,380.4	160.8
285.0	1.4	59,968.1	-	19,189.8	18,230.3	36.5
RC	1.4	59,968.1	-	19,189.8	18,230.3	36.5
UNDERUTILIZED	0.6	28,149.7	-	9,007.9	8,557.5	17.1
VACANT LAND	0.7	31,818.4	-	10,181.9	9,672.8	19.3
286.0	23.9	1,040,367.2	-	385,495.5	366,220.7	426.2
HTC	1.4	61,528.1	-	19,689.0	18,704.5	37.4
UNDERUTILIZED	1.1	48,841.8	-	15,629.4	14,847.9	29.7
VACANT LAND	0.3	12,686.3	-	4,059.6	3,856.6	7.7
IND	20.1	876,299.7	-	332,993.9	316,344.2	326.5
UNDERUTILIZED	1.4	60,805.9	-	23,106.2	21,950.9	22.7
VACANT LAND	18.7	815,493.8	-	309,887.6	294,393.3	303.8
MU	2.2	94,525.2	-	30,248.1	28,735.7	57.5
VACANT LAND	2.2	94,525.2	-	30,248.1	28,735.7	57.5
NC	0.2	8,014.3	-	2,564.6	2,436.3	4.9
UNDERUTILIZED	0.2	8,014.3	-	2,564.6	2,436.3	4.9
290.0	0.0	783.9	-	250.9	238.3	0.5
RC	0.0	783.9	-	250.9	238.3	0.5
UNDERUTILIZED	0.0	783.9	-	250.9	238.3	0.5
292.0	4.3	186,562.5	-	59,700.0	56,715.0	113.4
MU	4.3	186,562.5	-	59,700.0	56,715.0	113.4
UNDERUTILIZED	2.7	117,302.1	-	37,536.7	35,659.8	71.3
VACANT LAND	1.6	69,260.4	-	22,163.3	21,055.2	42.1
293.0	8.9	388,088.5	-	124,188.3	117,978.9	236.0
RC	8.9	388,088.5	-	124,188.3	117,978.9	236.0
UNDERUTILIZED	2.0	88,965.0	-	28,468.8	27,045.4	54.1
VACANT LAND	6.9	299,123.6	-	95,719.5	90,933.6	181.9
294.0	3.6	156,470.9	-	50,070.7	47,567.2	95.1
RC	3.6	156,470.9	-	50,070.7	47,567.2	95.1
UNDERUTILIZED	0.1	3,776.3	-	1,208.4	1,148.0	2.3
VACANT LAND	3.5	152,694.6	-	48,862.3	46,419.2	92.8
295.0	3.8	165,917.8	65,959.0	53,093.7	50,439.0	100.9
RC	3.8	165,917.8	65,959.0	53,093.7	50,439.0	100.9
UNDERUTILIZED	2.1	92,177.0	-	29,496.6	28,021.8	56.0
VACANT LAND	1.7	73,740.8	65,959.0	23,597.1	22,417.2	44.8



UGA/TAZ/Zone	NET DEVELOPABLE	CONVERSION	PLANNED LOTS	BUILDING SQUARE FOOTAGE	VACANCY RATE (-5%)	EMPLOYMENT CAPACITY (JOBS)
296.0	1.1	47,524.7	-	15,207.9	14,447.5	28.9
RC	1.1	47,524.7	-	15,207.9	14,447.5	28.9
UNDERUTILIZED	0.6	25,319.1	-	8,102.1	7,697.0	15.4
VACANT LAND	0.5	22,205.6	-	7,105.8	6,750.5	13.5
298.0	0.7	28,956.6	-	9,266.1	8,802.8	17.6
RC	0.7	28,956.6	-	9,266.1	8,802.8	17.6
UNDERUTILIZED	0.5	19,838.1	-	6,348.2	6,030.8	12.1
VACANT LAND	0.2	9,118.5	-	2,917.9	2,772.0	5.5
299.0	1.6	70,620.3	-	22,598.5	21,468.6	42.9
RC	1.6	70,620.3	-	22,598.5	21,468.6	42.9
UNDERUTILIZED	1.0	42,694.6	-	13,662.3	12,979.2	26.0
VACANT LAND	0.6	27,925.8	-	8,936.2	8,489.4	17.0
300.0	2.9	124,552.9	-	39,856.9	37,864.1	75.7
RC	2.9	124,552.9	-	39,856.9	37,864.1	75.7
UNDERUTILIZED	1.8	78,853.8	-	25,233.2	23,971.5	47.9
VACANT LAND	1.0	45,699.1	-	14,623.7	13,892.5	27.8
301.0	11.6	507,398.2	-	162,367.4	154,249.0	308.5
MU	10.3	446,601.6	-	142,912.5	135,766.9	271.5
UNDERUTILIZED	8.1	354,254.4	-	113,361.4	107,693.3	215.4
VACANT LAND	2.1	92,347.2	-	29,551.1	28,073.5	56.1
RC	1.4	60,796.6	-	19,454.9	18,482.2	37.0
UNDERUTILIZED	1.1	47,049.5	-	15,055.8	14,303.1	28.6
VACANT LAND	0.3	13,747.1	-	4,399.1	4,179.1	8.4
302.0	1.3	56,827.2	-	18,184.7	17,275.5	34.6
RC	1.3	56,827.2	-	18,184.7	17,275.5	34.6
UNDERUTILIZED	0.5	22,993.3	-	7,357.9	6,990.0	14.0
VACANT LAND	0.8	33,833.9	-	10,826.8	10,285.5	20.6
303.0	0.3	11,027.8	-	3,528.9	3,352.4	6.7
MU	0.3	11,027.8	-	3,528.9	3,352.4	6.7
UNDERUTILIZED	0.3	11,027.8	-	3,528.9	3,352.4	6.7
305.0	2.0	85,804.7	-	27,457.5	26,084.6	52.2
NC	1.8	76,924.4	-	24,615.8	23,385.0	46.8
UNDERUTILIZED	1.5	66,124.3	-	21,159.8	20,101.8	40.2
VACANT LAND	0.2	10,800.1	-	3,456.0	3,283.2	6.6
RC	0.2	8,880.3	-	2,841.7	2,699.6	5.4
UNDERUTILIZED	0.1	4,319.9	-	1,382.4	1,313.3	2.6
VACANT LAND	0.1	4,560.4	-	1,459.3	1,386.4	2.8
306.0	24.1	1,048,642.3	-	398,484.1	378,559.9	390.7
IND	24.1	1,048,642.3	-	398,484.1	378,559.9	390.7
UNDERUTILIZED	4.2	183,773.3	-	69,833.8	66,342.2	68.5
VACANT LAND	19.9	864,869.1	-	328,650.2	312,217.7	322.2

UGA/TAZ/Zone	NET DEVELOPABLE	CONVERSION	PLANNED LOTS	BUILDING SQUARE FOOTAGE	VACANCY RATE (-5%)	EMPLOYMENT CAPACITY (JOBS)
307.0	1.5	66,859.2	-	21,394.9	20,325.2	40.7
NC	0.8	33,974.1	-	10,871.7	10,328.1	20.7
UNDERUTILIZED	0.4	15,774.1	-	5,047.7	4,795.3	9.6
VACANT LAND	0.4	18,200.0	-	5,824.0	5,532.8	11.1
RC	0.8	32,885.1	-	10,523.2	9,997.1	20.0
UNDERUTILIZED	0.7	30,565.6	-	9,781.0	9,292.0	18.6
VACANT LAND	0.1	2,319.4	-	742.2	705.1	1.4
309.0	1.0	42,350.7	-	13,552.2	12,874.6	25.7
NC	1.0	42,350.7	-	13,552.2	12,874.6	25.7
UNDERUTILIZED	0.9	39,850.7	-	12,752.2	12,114.6	24.2
VACANT LAND	0.1	2,500.0	-	800.0	760.0	1.5
310.0	1.5	63,777.4	-	20,408.8	19,388.3	38.8
NC	1.5	63,777.4	-	20,408.8	19,388.3	38.8
UNDERUTILIZED	1.1	48,117.4	-	15,397.6	14,627.7	29.3
VACANT LAND	0.4	15,660.0	-	5,011.2	4,760.6	9.5
318.0	7.6	329,925.9	-	125,371.8	119,103.2	122.9
IND	7.6	329,925.9	-	125,371.8	119,103.2	122.9
UNDERUTILIZED	6.1	264,556.2	-	100,531.4	95,504.8	98.6
VACANT LAND	1.5	65,369.7	-	24,840.5	23,598.4	24.4
319.0	6.5	281,949.7	-	107,140.9	101,783.9	105.0
IND	6.5	281,949.7	-	107,140.9	101,783.9	105.0
UNDERUTILIZED	1.7	76,013.8	-	28,885.2	27,441.0	28.3
VACANT LAND	4.7	205,935.9	-	78,255.7	74,342.9	76.7

**Alternative 2 Whole Community Capacity**

## Population

**Exhibit 15. Kingston UGA: Alternative 2 Population**

		<b>NET DEVELOPABLE ACRES</b>	<b>DWELLING UNIT CAPACITY</b>	<b>POPULATION CAPACITY</b>
<b>UNDERUTILIZED</b>				
URBAN LOW TOTAL		32.0	206.5	516.3
URBAN MEDIUM TOTAL		1.0	9.4	23.5
URBAN HIGH TOTAL		-	-	-
URBAN RESTRICTED TOTAL		4.9	7.2	18.0
URBAN CLUSTER TOTAL		-	-	-
MIXED USE TOTAL		-	-	-
ILLAHEE GREENBELT TOTAL		-	-	-
SENIOR LIVING HOMESTEAD TOTAL		-	-	-
URBAN VILLAGE CENTER TOTAL		0.6	6.2	15.0
<b>VACANT LAND</b>				
URBAN LOW TOTAL		15.9	182.3	455.8
URBAN MEDIUM TOTAL		3.4	40.9	102.2
URBAN HIGH TOTAL		-	-	-
URBAN RESTRICTED TOTAL		7.3	21.1	52.9
URBAN CLUSTER TOTAL		10.1	640.0	1,600.0
MIXED USE TOTAL		-	-	-
ILLAHEE GREENBELT		-	-	-
SENIOR LIVING HOMESTEAD		-	-	-
URBAN VILLAGE CENTER		0.1	15.3	27.5
<b>TOTAL</b>				
URBAN LOW TOTAL		47.9	388.8	972.1
URBAN MEDIUM TOTAL		4.4	50.3	125.7
URBAN HIGH TOTAL		-	-	-
URBAN RESTRICTED TOTAL		12.1	28.3	70.9
URBAN CLUSTER TOTAL		10.1	640.0	1,600.0
MIXED USE TOTAL		-	-	-
ILLAHEE GREENBELT		-	-	-
SENIOR LIVING HOMESTEAD		-	-	-
URBAN VILLAGE CENTER		0.7	21.5	42.5
<b>GRAND TOTAL</b>				
		<b>75.2</b>	<b>1,128.9</b>	<b>2,811.1</b>

## Exhibit 16. Silverdale UGA: Alternative 2 Population

		NET DEVELOPABLE ACRES	DWELLING UNIT CAPACITY	POPULATION CAPACITY
<b>UNDERUTILIZED</b>				
URBAN LOW TOTAL		154.1	747.3	1,868.3
URBAN MEDIUM TOTAL		10.3	111.2	277.9
URBAN HIGH TOTAL		17.3	334.7	602.5
URBAN RESTRICTED TOTAL		17.4	29.6	73.9
URBAN CLUSTER TOTAL		-	-	-
MIXED USE TOTAL		-	-	-
ILLAHEE GREENBELT TOTAL		-	-	-
SENIOR LIVING HOMESTEAD TOTAL		-	-	-
URBAN VILLAGE CENTER TOTAL		-	-	-
<b>VACANT LAND</b>				
URBAN LOW TOTAL		199.1	1,482.7	3,706.9
URBAN MEDIUM TOTAL		31.0	411.7	1,029.1
URBAN HIGH TOTAL		8.4	187.7	1,120.9
URBAN RESTRICTED TOTAL		15.5	38.8	97.1
URBAN CLUSTER TOTAL		-	-	-
MIXED USE TOTAL		-	-	-
ILLAHEE GREENBELT		-	-	-
SENIOR LIVING HOMESTEAD		-	-	-
URBAN VILLAGE CENTER		-	-	-
<b>TOTAL</b>				
URBAN LOW TOTAL		353.2	2,230.1	5,575.2
URBAN MEDIUM TOTAL		41.3	522.8	1,307.0
URBAN HIGH TOTAL		25.7	522.5	1,723.5
URBAN RESTRICTED TOTAL		33.0	68.4	171.1
URBAN CLUSTER TOTAL		-	-	-
MIXED USE TOTAL		-	-	-
ILLAHEE GREENBELT		-	-	-
SENIOR LIVING HOMESTEAD		-	-	-
URBAN VILLAGE CENTER		-	-	-
<b>GRAND TOTAL</b>				
		<b>453.2</b>	<b>3,343.8</b>	<b>8,776.8</b>

## Exhibit 17. Central Kitsap UGA: Alternative 2 Population

		NET DEVELOPABLE ACRES	DWELLING UNIT CAPACITY	POPULATION CAPACITY
<b>UNDERUTILIZED</b>				
URBAN LOW TOTAL		102.7	485.2	1212.9
URBAN MEDIUM TOTAL		33.3	378.3	945.8
URBAN HIGH TOTAL		19.1	395.0	711.1
URBAN RESTRICTED TOTAL		51.1	101.8	254.5
URBAN CLUSTER TOTAL		26.3	200.0	500.0
MIXED USE TOTAL		0.0	0.0	0.0
ILLAHEE GREENBELT TOTAL		26.2	44.4	111.1
SENIOR LIVING HOMESTEAD TOTAL		0.0	0.0	0.0
URBAN VILLAGE CENTER TOTAL		0.0	0.0	0.0
<b>VACANT LAND</b>				
URBAN LOW TOTAL		36.0	289.0	722.6
URBAN MEDIUM TOTAL		1.2	14.7	36.9
URBAN HIGH TOTAL		6.9	150.5	270.8
URBAN RESTRICTED TOTAL		66.3	245.8	614.6
URBAN CLUSTER TOTAL		25.4	193.0	483.0
MIXED USE TOTAL		0.0	0.0	0.0
ILLAHEE GREENBELT		27.1	148.1	370.3
SENIOR LIVING HOMESTEAD		0.0	0.0	0.0
URBAN VILLAGE CENTER		0.0	0.0	0.0
<b>TOTAL</b>				
URBAN LOW TOTAL		138.7	774.2	1935.5
URBAN MEDIUM TOTAL		34.5	393.1	982.7
URBAN HIGH TOTAL		26.0	545.5	981.9
URBAN RESTRICTED TOTAL		117.4	347.6	869.0
URBAN CLUSTER TOTAL		51.7	393.0	983.0
MIXED USE TOTAL		0.0	0.0	0.0
ILLAHEE GREENBELT		53.3	192.6	481.4
SENIOR LIVING HOMESTEAD		0.0	0.0	0.0
URBAN VILLAGE CENTER		0	0	0
<b>GRAND TOTAL</b>				
		<b>421.7</b>	<b>2646.0</b>	<b>6233.6</b>

## Exhibit 18. Bremerton UGA – East: Alternative 2 Population

		NET DEVELOPABLE ACRES	DWELLING UNIT CAPACITY	POPULATION CAPACITY
<b>UNDERUTILIZED</b>				
URBAN LOW TOTAL		22.8	109.6	274.0
URBAN MEDIUM TOTAL		1.0	4.6	12.5
URBAN HIGH TOTAL		-	-	-
URBAN RESTRICTED TOTAL		1.0	2.4	6.0
URBAN CLUSTER TOTAL		-	-	-
MIXED USE TOTAL		-	-	-
ILLAHEE GREENBELT TOTAL		13.5	15.0	37.5
SENIOR LIVING HOMESTEAD TOTAL		-	-	-
URBAN VILLAGE CENTER TOTAL		-	-	-
<b>VACANT LAND</b>				
URBAN LOW TOTAL		7.9	73.1	182.8
URBAN MEDIUM TOTAL		3.0	45.9	114.8
URBAN HIGH TOTAL		0.4	8.0	14.5
URBAN RESTRICTED TOTAL		0.8	6.1	15.2
URBAN CLUSTER TOTAL		-	-	-
MIXED USE TOTAL		-	-	-
ILLAHEE GREENBELT		9.5	26.0	65.1
SENIOR LIVING HOMESTEAD		-	-	-
URBAN VILLAGE CENTER		-	-	-
<b>TOTAL</b>				
URBAN LOW TOTAL		30.6	182.7	456.9
URBAN MEDIUM TOTAL		4.0	50.5	127.3
URBAN HIGH TOTAL		0.4	8.0	14.5
URBAN RESTRICTED TOTAL		1.8	8.5	21.1
URBAN CLUSTER TOTAL		-	-	-
MIXED USE TOTAL		-	-	-
ILLAHEE GREENBELT		23.0	41.0	102.5
SENIOR LIVING HOMESTEAD		-	-	-
URBAN VILLAGE CENTER		-	-	-
<b>GRAND TOTAL</b>				
		<b>59.7</b>	<b>290.8</b>	<b>722.3</b>

**Exhibit 19. Bremerton UGA – West: Alternative 2 Population**

		<b>NET DEVELOPABLE ACRES</b>	<b>DWELLING UNIT CAPACITY</b>	<b>POPULATION CAPACITY</b>
<b>UNDERUTILIZED</b>				
URBAN LOW TOTAL		88.5	374.0	935.6
URBAN MEDIUM TOTAL		17.8	24.7	61.8
URBAN HIGH TOTAL		-	-	-
URBAN RESTRICTED TOTAL		-	-	-
URBAN CLUSTER TOTAL		-	-	-
MIXED USE TOTAL		-	-	-
ILLAHEE GREENBELT TOTAL		-	-	-
SENIOR LIVING HOMESTEAD TOTAL		-	-	-
URBAN VILLAGE CENTER TOTAL		-	-	-
<b>VACANT LAND</b>				
URBAN LOW TOTAL		59.5	555.7	1,389.3
URBAN MEDIUM TOTAL		8.0	55.0	133.0
URBAN HIGH TOTAL		-	-	-
URBAN RESTRICTED TOTAL		-	-	-
URBAN CLUSTER TOTAL		-	-	-
MIXED USE TOTAL		-	-	-
ILLAHEE GREENBELT		-	-	-
SENIOR LIVING HOMESTEAD		-	-	-
URBAN VILLAGE CENTER		-	-	-
<b>TOTAL</b>				
URBAN LOW TOTAL		148.0	929.7	2,324.8
URBAN MEDIUM TOTAL		25.8	79.7	194.8
URBAN HIGH TOTAL		-	-	-
URBAN RESTRICTED TOTAL		-	-	-
URBAN CLUSTER TOTAL		-	-	-
MIXED USE TOTAL		-	-	-
ILLAHEE GREENBELT		-	-	-
SENIOR LIVING HOMESTEAD		-	-	-
URBAN VILLAGE CENTER		-	-	-
<b>GRAND TOTAL</b>				
		<b>173.8</b>	<b>1,009.4</b>	<b>2,519.7</b>

**Exhibit 20. Bremerton UGA – Gorst: Alternative 2 Population**

		<b>NET DEVELOPABLE ACRES</b>	<b>DWELLING UNIT CAPACITY</b>	<b>POPULATION CAPACITY</b>
<b>UNDERUTILIZED</b>				
URBAN LOW TOTAL		4.6	22.4	56.0
URBAN MEDIUM TOTAL		0.0	0.0	0.0
URBAN HIGH TOTAL		0.0	0.0	0.0
URBAN RESTRICTED TOTAL		0.4	0.4	1.0
URBAN CLUSTER TOTAL		0.0	0.0	0.0
MIXED USE TOTAL		0.0	0.0	0.0
ILLAHEE GREENBELT TOTAL		0.0	0.0	0.0
SENIOR LIVING HOMESTEAD TOTAL		0.0	0.0	0.0
URBAN VILLAGE CENTER TOTAL		0.0	0.0	0.0
<b>VACANT LAND</b>				
URBAN LOW TOTAL		1.4	9.3	23.2
URBAN MEDIUM TOTAL		0.0	0.0	0.0
URBAN HIGH TOTAL		0.0	0.0	0.0
URBAN RESTRICTED TOTAL		0.6	2.6	6.4
URBAN CLUSTER TOTAL		0.0	0.0	0.0
MIXED USE TOTAL		0.0	0.0	0.0
ILLAHEE GREENBELT		0.0	0.0	0.0
SENIOR LIVING HOMESTEAD		0.0	0.0	0.0
URBAN VILLAGE CENTER		0.0	0.0	0.0
<b>TOTAL</b>				
URBAN LOW TOTAL		5.9	31.7	79.2
URBAN MEDIUM TOTAL		0.0	0.0	0.0
URBAN HIGH TOTAL		0.0	0.0	0.0
URBAN RESTRICTED TOTAL		1.0	3.0	7.4
URBAN CLUSTER TOTAL		0.0	0.0	0.0
MIXED USE TOTAL		0.0	0.0	0.0
ILLAHEE GREENBELT		0.0	0.0	0.0
SENIOR LIVING HOMESTEAD		0.0	0.0	0.0
URBAN VILLAGE CENTER		0	0	0
<b>GRAND TOTAL</b>				
		<b>6.9</b>	<b>34.7</b>	<b>86.7</b>



## Exhibit 21. Port Orchard UGA: Alternative 2 Population

	NET DEVELOPABLE ACRES	DWELLING UNIT CAPACITY	POPULATION CAPACITY
<b>UNDERUTILIZED</b>			
URBAN LOW TOTAL	182.2	887.2	2,218.1
URBAN MEDIUM TOTAL	14.8	157.2	393.1
URBAN HIGH TOTAL	0.3	5.1	9.2
URBAN RESTRICTED TOTAL	3.5	6.2	15.6
URBAN CLUSTER TOTAL	-	-	-
MIXED USE TOTAL	-	-	-
ILLAHEE GREENBELT TOTAL	-	-	-
SENIOR LIVING HOMESTEAD TOTAL	-	-	-
URBAN VILLAGE CENTER TOTAL	-	-	-
<b>VACANT LAND</b>			
URBAN LOW TOTAL	84.2	630.3	1,575.7
URBAN MEDIUM TOTAL	2.2	169.0	422.4
URBAN HIGH TOTAL	-	1.0	1.8
URBAN RESTRICTED TOTAL	6.4	16.0	40.1
URBAN CLUSTER TOTAL	-	-	-
MIXED USE TOTAL	-	-	-
ILLAHEE GREENBELT	-	-	-
SENIOR LIVING HOMESTEAD	-	-	-
URBAN VILLAGE CENTER	-	-	-
<b>TOTAL</b>			
URBAN LOW TOTAL	266.4	1,517.5	3,793.8
URBAN MEDIUM TOTAL	16.9	326.2	815.5
URBAN HIGH TOTAL	0.3	6.1	11.0
URBAN RESTRICTED TOTAL	9.9	22.3	55.7
URBAN CLUSTER TOTAL	-	-	-
MIXED USE TOTAL	-	-	-
ILLAHEE GREENBELT	-	-	-
SENIOR LIVING HOMESTEAD	-	-	-
URBAN VILLAGE CENTER	-	-	-
<b>GRAND TOTAL</b>			
	<b>293.5</b>	<b>1,872.1</b>	<b>4,675.9</b>

Employment

**Exhibit 22. Alternative 2 Employment by UGA, Zone, Parcel Status and Transportation Analysis Zone**

UGA/TAZ/Zone	NET DEVELOPABLE	CONVERSION	PLANNED LOTS	BUILDING SQUARE FOOTAGE	VACANCY RATE (- 5%)	EMPLOYMENT CAPACITY (JOBS)
<b>Bremerton East UGA</b>	<b>10.7</b>	<b>467,333.8</b>		<b>149,546.8</b>	<b>142,069.5</b>	<b>284.1</b>
359.0	2.5	110,272.9		35,287.3	33,523.0	67.0
COM	2.5	110,272.9		35,287.3	33,523.0	67.0
UNDERUTILIZED	1.1	47,220.0		15,110.4	14,354.9	28.7
VACANT LAND	1.4	63,052.9		20,176.9	19,168.1	38.3
360.0	1.9	81,709.0		26,146.9	24,839.5	49.7
COM	1.9	81,709.0		26,146.9	24,839.5	49.7
UNDERUTILIZED	1.2	53,354.1		17,073.3	16,219.6	32.4
VACANT LAND	0.7	28,354.9		9,073.6	8,619.9	17.2
365.0	5.5	238,985.2		76,475.3	72,651.5	145.3
COM	5.5	238,985.2		76,475.3	72,651.5	145.3
UNDERUTILIZED	1.9	81,484.3		26,075.0	24,771.2	49.5
VACANT LAND	3.6	157,500.9		50,400.3	47,880.3	95.8
373.0	0.8	36,366.8		11,637.4	11,055.5	22.1
COM	0.8	36,366.8		11,637.4	11,055.5	22.1
UNDERUTILIZED	0.8	36,366.8		11,637.4	11,055.5	22.1
<b>Bremerton West UGA</b>	<b>35.9</b>	<b>1,563,605.9</b>		<b>560,808.2</b>	<b>532,767.8</b>	<b>713.4</b>
134.0	21.4	931,439.4		353,947.0	336,249.6	347.0
IND	21.4	931,439.4		353,947.0	336,249.6	347.0
UNDERUTILIZED	15.3	665,012.3		252,704.7	240,069.4	247.7
VACANT LAND	6.1	266,427.1		101,242.3	96,180.2	99.3
135.0	2.7	116,385.6		37,243.4	35,381.2	70.8
COM	2.7	116,385.6		37,243.4	35,381.2	70.8

UGA/TAZ/Zone	NET DEVELOPABLE	CONVERSION	PLANNED LOTS	BUILDING SQUARE FOOTAGE	VACANCY RATE (- 5%)	EMPLOYMENT CAPACITY (JOBS)
UNDERUTILIZED	2.2	95,690.5		30,621.0	29,089.9	58.2
VACANT LAND	0.5	20,695.1		6,622.4	6,291.3	12.6
139.0	0.6	26,350.2		9,296.3	8,831.5	12.6
COM	0.3	11,945.7		3,822.6	3,631.5	7.3
UNDERUTILIZED	0.3	11,945.7		3,822.6	3,631.5	7.3
IND	0.3	14,404.5		5,473.7	5,200.0	5.4
UNDERUTILIZED	0.3	14,404.5		5,473.7	5,200.0	5.4
143.0	6.0	262,262.8		87,627.8	83,246.4	144.9
COM	4.6	200,534.5		64,171.1	60,962.5	121.9
UNDERUTILIZED	4.6	200,534.5		64,171.1	60,962.5	121.9
IND	1.4	61,728.2		23,456.7	22,283.9	23.0
UNDERUTILIZED	1.3	58,709.0		22,309.4	21,193.9	21.9
VACANT LAND	0.1	3,019.2		1,147.3	1,089.9	1.1
145.0	5.2	227,167.9		72,693.7	69,059.0	138.1
COM	5.2	227,167.9		72,693.7	69,059.0	138.1
UNDERUTILIZED	4.9	213,714.2		68,388.5	64,969.1	129.9
VACANT LAND	0.3	13,453.7		4,305.2	4,089.9	8.2
<b>Central Kitsap UGA</b>	<b>52.2</b>	<b>2,273,802.4</b>		<b>735,596.8</b>	<b>698,816.9</b>	<b>1,397.6</b>
79.0	1.2	51,437.3		16,459.9	15,636.9	31.3
COM	1.2	51,437.3		16,459.9	15,636.9	31.3
UNDERUTILIZED	0.7	29,876.9		9,560.6	9,082.6	18.2
VACANT LAND	0.5	21,560.3		6,899.3	6,554.3	13.1
83.0	7.6	332,913.3		106,532.2	101,205.6	202.4
COM	7.6	332,913.3		106,532.2	101,205.6	202.4
UNDERUTILIZED	1.0	41,859.6		13,395.1	12,725.3	25.5

UGA/TAZ/Zone	NET DEVELOPABLE	CONVERSION	PLANNED LOTS	BUILDING SQUARE FOOTAGE	VACANCY RATE (-5%)	EMPLOYMENT CAPACITY (JOBS)
VACANT LAND	6.7	291,053.7		93,137.2	88,480.3	177.0
87.0	2.7	117,418.0		45,553.7	43,276.1	86.6
COM	2.7	117,418.0		45,553.7	43,276.1	86.6
VACANT LAND	2.7	117,418.0	7,980.0	45,553.7	43,276.1	86.6
88.0	6.3	275,819.6		88,262.3	83,849.2	167.7
COM	6.3	275,819.6		88,262.3	83,849.2	167.7
VACANT LAND	6.3	275,819.6		88,262.3	83,849.2	167.7
91.0	1.4	61,977.8		19,832.9	18,841.2	37.7
COM	1.4	61,977.8		19,832.9	18,841.2	37.7
VACANT LAND	1.4	61,977.8		19,832.9	18,841.2	37.7
92.0	2.6	113,905.0		36,449.6	34,627.1	69.3
COM	2.6	113,905.0		36,449.6	34,627.1	69.3
UNDERUTILIZED	1.2	51,365.6		16,437.0	15,615.1	31.2
VACANT LAND	1.4	62,539.4		20,012.6	19,012.0	38.0
95.0	8.0	347,103.9		111,073.2	105,519.6	211.0
COM	8.0	347,103.9		111,073.2	105,519.6	211.0
UNDERUTILIZED	7.2	313,561.1		100,339.6	95,322.6	190.6
VACANT LAND	0.8	33,542.7		10,733.7	10,197.0	20.4
96.0	7.1	310,377.7		99,320.8	94,354.8	188.7
COM	7.1	310,377.7		99,320.8	94,354.8	188.7
UNDERUTILIZED	3.1	134,517.6		43,045.6	40,893.4	81.8
VACANT LAND	4.0	175,860.0		56,275.2	53,461.4	106.9
98.0	0.2	6,553.4		2,097.1	1,992.2	4.0
NC	0.2	6,553.4		2,097.1	1,992.2	4.0
UNDERUTILIZED	0.2	6,553.4		2,097.1	1,992.2	4.0

UGA/TAZ/Zone	NET DEVELOPABLE	CONVERSION	PLANNED LOTS	BUILDING SQUARE FOOTAGE	VACANCY RATE (- 5%)	EMPLOYMENT CAPACITY (JOBS)
99.0	12.9	560,328.6		179,305.2	170,339.9	340.7
COM	12.4	539,078.8		172,505.2	163,880.0	327.8
UNDERUTILIZED	6.0	262,964.4		84,148.6	79,941.2	159.9
VACANT LAND	6.3	276,114.5		88,356.6	83,938.8	167.9
NC	0.5	21,249.8		6,799.9	6,459.9	12.9
UNDERUTILIZED	0.5	21,249.8		6,799.9	6,459.9	12.9
100.0	2.2	95,968.0		30,709.8	29,174.3	58.3
COM	2.2	95,968.0		30,709.8	29,174.3	58.3
UNDERUTILIZED	1.6	69,865.8		22,357.1	21,239.2	42.5
VACANT LAND	0.6	26,102.2		8,352.7	7,935.1	15.9
<b>Gorst UGA</b>						<b>985.3</b>
141.0	2.6	113,556.8	-	60,307.6	57,292.2	84.6
IND	2.0	85,885.8	-	32,636.6	31,004.8	32.0
UNDERUTILIZED	1.2	54,233.3	-	20,608.7	19,578.2	20.2
VACANT LAND	0.7	31,652.5	-	12,027.9	11,426.6	11.8
MU	0.6	27,671.0	-	27,671.0	26,287.5	52.6
UNDERUTILIZED	0.4	16,715.4	-	16,715.4	15,879.6	31.8
VACANT LAND	0.3	10,955.6	-	10,955.6	10,407.9	20.8
151.0	8.3	361,619.2	-	185,391.0	176,121.5	254.2
IND	6.4	280,502.8	-	106,591.1	101,261.5	104.5
VACANT LAND	6.4	280,502.8	-	106,591.1	101,261.5	104.5
LIC	0.1	3,406.5	-	1,090.1	1,035.6	2.1
VACANT LAND	0.1	3,406.5	-	1,090.1	1,035.6	2.1
MU	1.8	77,709.9	-	77,709.9	73,824.4	147.6
UNDERUTILIZED	1.7	73,263.9	-	73,263.9	69,600.7	139.2

UGA/TAZ/Zone	NET DEVELOPABLE	CONVERSION	PLANNED LOTS	BUILDING SQUARE FOOTAGE	VACANCY RATE (- 5%)	EMPLOYMENT CAPACITY (JOBS)
VACANT LAND	0.1	4,446.0	-	4,446.0	4,223.7	8.4
179.0	1.6	69,341.0	-	22,189.1	21,079.7	42.2
LIC	1.6	69,341.0	-	22,189.1	21,079.7	42.2
UNDERUTILIZED	1.3	57,877.2	-	18,520.7	17,594.7	35.2
VACANT LAND	0.3	11,463.7	-	3,668.4	3,485.0	7.0
184.0	0.5	22,698.1	-	22,698.1	21,563.2	43.1
MU	0.5	22,698.1	-	22,698.1	21,563.2	43.1
UNDERUTILIZED	0.5	22,698.1	-	22,698.1	21,563.2	43.1
VACANT LAND	-	-	-	-	-	-
185.0	3.5	153,541.8	-	74,120.1	70,414.1	140.8
HTC	0.7	28,398.7	-	9,087.6	8,633.2	17.3
UNDERUTILIZED	0.5	21,761.5	-	6,963.7	6,615.5	13.2
VACANT LAND	0.2	6,637.3	-	2,123.9	2,017.7	4.0
LIC	2.0	88,397.8	-	28,287.3	26,872.9	53.7
UNDERUTILIZED	1.6	71,065.0	-	22,740.8	21,603.7	43.2
VACANT LAND	0.4	17,332.8	-	5,546.5	5,269.2	10.5
MU	0.8	36,745.3	-	36,745.3	34,908.0	69.8
UNDERUTILIZED	0.8	35,957.7	-	35,957.7	34,159.8	68.3
VACANT LAND	0.0	787.6	-	787.6	748.2	1.5
188.0	2.4	104,899.1	-	104,899.1	99,654.2	199.3
MU	2.4	104,899.1	-	104,899.1	99,654.2	199.3
UNDERUTILIZED	2.4	104,304.8	-	104,304.8	99,089.5	198.2
VACANT LAND	0.0	594.3	-	594.3	564.6	1.1
191.0	2.7	116,350.0	-	116,350.0	110,532.5	221.1
MU	2.7	116,350.0	-	116,350.0	110,532.5	221.1

UGA/TAZ/Zone	NET DEVELOPABLE	CONVERSION	PLANNED LOTS	BUILDING SQUARE FOOTAGE	VACANCY RATE (- 5%)	EMPLOYMENT CAPACITY (JOBS)
UNDERUTILIZED	2.6	115,368.6	-	115,368.6	109,600.2	219.2
VACANT LAND	0.0	981.4	-	981.4	932.3	1.9
<b>Kingston UGA</b>						<b>578.7</b>
11.0	9.2	399,306.2	-	171,583.8	163,004.6	326.0
HTC	7.7	334,885.9	-	107,163.5	101,805.3	203.6
UNDERUTILIZED	3.6	155,630.2	-	49,801.7	47,311.6	94.6
VACANT LAND	4.1	179,255.7	-	57,361.8	54,493.7	109.0
UVC	1.5	64,420.3	-	64,420.3	61,199.2	122.4
UNDERUTILIZED	1.5	64,420.3	-	64,420.3	61,199.2	122.4
VACANT LAND	-	-	-	-	-	-
18.0	10.2	442,321.3	-	161,892.3	153,797.7	252.6
HTC	6.2	269,019.0	-	86,086.1	81,781.8	163.6
UNDERUTILIZED	2.7	116,771.0	-	37,366.7	35,498.4	71.0
VACANT LAND	3.5	152,248.0	-	48,719.4	46,283.4	92.6
IND	3.6	157,251.6	-	59,755.6	56,767.8	58.6
VACANT LAND	3.6	157,251.6	-	59,755.6	56,767.8	58.6
UVC	0.4	16,050.6	-	16,050.6	15,248.1	30.5
UNDERUTILIZED	0.4	16,050.6	-	16,050.6	15,248.1	30.5
VACANT LAND	-	-	-	-	-	-
<b>Port Orchard UGA</b>	<b>56.9</b>	<b>2,477,830.2</b>		<b>792,905.7</b>	<b>753,260.4</b>	<b>1,506.5</b>
154.0	0.4	15,899.0		5,087.7	4,833.3	9.7
NC	0.4	15,899.0		5,087.7	4,833.3	9.7
UNDERUTILIZED	0.4	15,899.0		5,087.7	4,833.3	9.7
157.0	0.8	36,944.5		11,822.2	11,231.1	22.5
COM	0.8	36,944.5		11,822.2	11,231.1	22.5

UGA/TAZ/Zone	NET DEVELOPABLE	CONVERSION	PLANNED LOTS	BUILDING SQUARE FOOTAGE	VACANCY RATE (- 5%)	EMPLOYMENT CAPACITY (JOBS)
UNDERUTILIZED	0.8	36,944.5		11,822.2	11,231.1	22.5
167.0	6.5	283,222.4		90,631.2	86,099.6	172.2
COM	5.7	246,220.4		78,790.5	74,851.0	149.7
UNDERUTILIZED	1.4	59,635.0		19,083.2	18,129.0	36.3
VACANT LAND	4.3	186,585.3		59,707.3	56,721.9	113.4
NC	0.8	37,002.0		11,840.6	11,248.6	22.5
UNDERUTILIZED	0.8	37,002.0		11,840.6	11,248.6	22.5
174.0	3.9	168,411.0		53,891.5	51,196.9	102.4
COM	3.9	168,411.0		53,891.5	51,196.9	102.4
UNDERUTILIZED	3.9	168,411.0		53,891.5	51,196.9	102.4
175.0	6.1	264,388.2		84,604.2	80,374.0	160.7
COM	6.1	264,388.2		84,604.2	80,374.0	160.7
UNDERUTILIZED	1.5	66,114.7		21,156.7	20,098.9	40.2
VACANT LAND	4.6	198,273.5		63,447.5	60,275.1	120.6
176.0	9.7	420,718.8		134,630.0	127,898.5	255.8
COM	9.7	420,718.8		134,630.0	127,898.5	255.8
UNDERUTILIZED	6.5	284,929.8		91,177.5	86,618.7	173.2
VACANT LAND	3.1	135,789.0		43,452.5	41,279.9	82.6
177.0	1.2	53,981.0		17,273.9	16,410.2	32.8
COM	1.2	53,981.0		17,273.9	16,410.2	32.8
VACANT LAND	1.2	53,981.0		17,273.9	16,410.2	32.8
201.0	9.0	390,702.6		125,024.8	118,773.6	237.5
COM	9.0	390,702.6		125,024.8	118,773.6	237.5
UNDERUTILIZED	6.9	300,888.2		96,284.2	91,470.0	182.9
VACANT LAND	2.1	89,814.4		28,740.6	27,303.6	54.6



UGA/TAZ/Zone	NET DEVELOPABLE	CONVERSION	PLANNED LOTS	BUILDING SQUARE FOOTAGE	VACANCY RATE (- 5%)	EMPLOYMENT CAPACITY (JOBS)
210.0	3.0	132,265.8		42,325.0	40,208.8	80.4
COM	2.6	114,229.0		36,553.3	34,725.6	69.5
VACANT LAND	2.6	114,229.0		36,553.3	34,725.6	69.5
NC	0.4	18,036.7		5,771.7	5,483.2	11.0
VACANT LAND	0.4	18,036.7		5,771.7	5,483.2	11.0
211.0	13.7	596,929.1		191,017.3	181,466.5	362.9
COM	13.7	596,929.1		191,017.3	181,466.5	362.9
UNDERUTILIZED	10.9	473,363.5		151,476.3	143,902.5	287.8
VACANT LAND	2.8	123,565.7		39,541.0	37,564.0	75.1
212.0	2.6	114,367.9		36,597.7	34,767.8	69.5
COM	2.6	114,367.9		36,597.7	34,767.8	69.5
UNDERUTILIZED	2.0	86,978.2		27,833.0	26,441.4	52.9
VACANT LAND	0.6	27,389.7		8,764.7	8,326.5	16.7
<b>Silverdale UGA</b>	<b>204.3</b>	<b>9,119,341.7</b>		<b>4,090,211.2</b>	<b>3,885,700.7</b>	<b>10,923.9</b>
266.0	93.2	4,161,533.1	-	1,836,782.8	1,744,943.6	2,560.9
BC	49.2	2,144,276.5	-	814,825.1	774,083.8	798.8
UNDERUTILIZED	40.1	1,747,868.2	-	664,189.9	630,980.4	651.2
VACANT LAND	9.1	396,408.3	-	150,635.2	143,103.4	147.7
COM	22.8	994,859.1	-	318,354.9	302,437.2	604.9
UNDERUTILIZED	12.4	540,140.5	-	172,845.0	164,202.7	328.4
VACANT LAND	10.4	454,718.6	-	145,510.0	138,234.5	276.5
IND	11.8	514,185.0	-	195,390.3	185,620.8	191.6
UNDERUTILIZED	3.4	148,668.3	-	56,494.0	53,669.3	55.4
VACANT LAND	8.4	365,516.7	-	138,896.3	131,951.5	136.2
RC	9.3	508,212.5	-	508,212.5	482,801.9	965.6

UGA/TAZ/Zone	NET DEVELOPABLE	CONVERSION	PLANNED LOTS	BUILDING SQUARE FOOTAGE	VACANCY RATE (- 5%)	EMPLOYMENT CAPACITY (JOBS)
UNDERUTILIZED	4.1	224,040.5	-	224,040.5	212,838.5	425.7
VACANT LAND	5.2	284,172.0	-	284,172.0	269,963.4	539.9
267.0	0.4	16,775.6	-	5,368.2	5,099.8	10.2
NC	0.4	16,775.6	-	5,368.2	5,099.8	10.2
UNDERUTILIZED	0.4	16,775.6	-	5,368.2	5,099.8	10.2
270.0	4.5	197,191.9	-	74,932.9	71,186.3	73.5
IND	4.5	197,191.9	-	74,932.9	71,186.3	73.5
UNDERUTILIZED	2.7	117,861.3	-	44,787.3	42,547.9	43.9
VACANT LAND	1.8	79,330.6	-	30,145.6	28,638.4	29.6
271.0	32.1	1,397,845.6	-	531,181.3	504,622.2	520.8
IND	32.1	1,397,845.6	-	531,181.3	504,622.2	520.8
UNDERUTILIZED	15.5	673,986.2	-	256,114.8	243,309.0	251.1
VACANT LAND	16.6	723,859.3	-	275,066.5	261,313.2	269.7
275.0	0.1	3,213.6	-	3,213.6	3,052.9	6.1
RC	0.1	3,213.6	-	3,213.6	3,052.9	6.1
VACANT LAND	0.1	3,213.6	-	3,213.6	3,052.9	6.1
276.0	66.7	2,907,110.5	36,300.0	1,141,002.0	1,083,951.9	1,118.6
IND	66.7	2,907,110.5	36,300.0	1,141,002.0	1,083,951.9	1,118.6
UNDERUTILIZED	4.7	203,379.5	-	77,284.2	73,420.0	75.8
VACANT LAND	62.1	2,703,731.0	36,300.0	1,063,717.8	1,010,531.9	1,042.9
277.0	0.8	41,400.7	-	41,400.7	39,330.7	78.7
RC	0.8	41,400.7	-	41,400.7	39,330.7	78.7
VACANT LAND	0.8	41,400.7	-	41,400.7	39,330.7	78.7
279.0	4.8	263,435.2	-	263,435.2	250,263.5	500.5
RC	4.8	263,435.2	-	263,435.2	250,263.5	500.5

UGA/TAZ/Zone	NET DEVELOPABLE	CONVERSION	PLANNED LOTS	BUILDING SQUARE FOOTAGE	VACANCY RATE (- 5%)	EMPLOYMENT CAPACITY (JOBS)
UNDERUTILIZED	2.2	117,458.4	-	117,458.4	111,585.4	223.2
VACANT LAND	2.7	145,976.9	-	145,976.9	138,678.0	277.4
282.0	0.6	32,164.3	-	32,164.3	30,556.1	61.1
RC	0.6	32,164.3	-	32,164.3	30,556.1	61.1
UNDERUTILIZED	0.6	32,164.3	-	32,164.3	30,556.1	61.1
283.0	8.9	484,703.3	-	484,703.3	460,468.1	920.9
RC	8.9	484,703.3	-	484,703.3	460,468.1	920.9
UNDERUTILIZED	2.1	111,769.7	-	111,769.7	106,181.2	212.4
VACANT LAND	6.8	372,933.6	-	372,933.6	354,286.9	708.6
285.0	6.1	333,274.5	-	333,274.5	316,610.8	633.2
RC	6.1	333,274.5	-	333,274.5	316,610.8	633.2
UNDERUTILIZED	2.1	116,589.9	-	116,589.9	110,760.4	221.5
VACANT LAND	4.0	216,684.6	-	216,684.6	205,850.3	411.7
286.0	21.7	946,613.4	-	359,232.2	341,270.6	354.5
IND	21.5	938,599.1	-	356,667.7	338,834.3	349.7
UNDERUTILIZED	2.5	109,647.7	-	41,666.1	39,582.8	40.8
VACANT LAND	19.0	828,951.5	-	315,001.6	299,251.5	308.8
NC	0.2	8,014.3	-	2,564.6	2,436.3	4.9
UNDERUTILIZED	0.2	8,014.3	-	2,564.6	2,436.3	4.9
289.0	2.3	127,225.5	-	127,225.5	120,864.2	241.7
RC	2.3	127,225.5	-	127,225.5	120,864.2	241.7
UNDERUTILIZED	1.4	75,513.3	-	75,513.3	71,737.7	143.5
VACANT LAND	0.9	51,712.2	-	51,712.2	49,126.6	98.3
290.0	0.0	979.9	-	979.9	930.9	1.9
RC	0.0	979.9	-	979.9	930.9	1.9

UGA/TAZ/Zone	NET DEVELOPABLE	CONVERSION	PLANNED LOTS	BUILDING SQUARE FOOTAGE	VACANCY RATE (- 5%)	EMPLOYMENT CAPACITY (JOBS)
UNDERUTILIZED	0.0	979.9	-	979.9	930.9	1.9
293.0	8.9	485,110.7	-	485,110.7	460,855.1	921.7
RC	8.9	485,110.7	-	485,110.7	460,855.1	921.7
UNDERUTILIZED	2.0	111,206.2	-	111,206.2	105,645.9	211.3
VACANT LAND	6.9	373,904.5	-	373,904.5	355,209.2	710.4
294.0	4.4	236,977.9	-	236,977.9	225,129.0	450.3
RC	4.4	236,977.9	-	236,977.9	225,129.0	450.3
UNDERUTILIZED	0.1	4,720.4	-	4,720.4	4,484.4	9.0
VACANT LAND	4.3	232,257.5	-	232,257.5	220,644.7	441.3
295.0	3.8	207,397.2	36,629.0	244,026.2	231,824.9	463.6
RC	3.8	207,397.2	36,629.0	244,026.2	231,824.9	463.6
UNDERUTILIZED	2.1	115,221.2	-	115,221.2	109,460.1	218.9
VACANT LAND	1.7	92,176.0	36,629.0	128,805.0	122,364.8	244.7
296.0	1.1	59,405.9	-	59,405.9	56,435.6	112.9
RC	1.1	59,405.9	-	59,405.9	56,435.6	112.9
UNDERUTILIZED	0.6	31,648.9	-	31,648.9	30,066.5	60.1
VACANT LAND	0.5	27,757.0	-	27,757.0	26,369.1	52.7
298.0	0.7	36,195.8	-	36,195.8	34,386.0	68.8
RC	0.7	36,195.8	-	36,195.8	34,386.0	68.8
UNDERUTILIZED	0.5	24,797.6	-	24,797.6	23,557.8	47.1
VACANT LAND	0.2	11,398.2	-	11,398.2	10,828.3	21.7
299.0	1.6	88,275.4	-	88,275.4	83,861.6	167.7
RC	1.6	88,275.4	-	88,275.4	83,861.6	167.7
UNDERUTILIZED	1.0	53,368.2	-	53,368.2	50,699.8	101.4
VACANT LAND	0.6	34,907.2	-	34,907.2	33,161.8	66.3

UGA/TAZ/Zone	NET DEVELOPABLE	CONVERSION	PLANNED LOTS	BUILDING SQUARE FOOTAGE	VACANCY RATE (- 5%)	EMPLOYMENT CAPACITY (JOBS)
300.0	2.9	155,691.1	-	155,691.1	147,906.6	295.8
RC	2.9	155,691.1	-	155,691.1	147,906.6	295.8
UNDERUTILIZED	1.8	98,567.2	-	98,567.2	93,638.8	187.3
VACANT LAND	1.0	57,123.9	-	57,123.9	54,267.7	108.5
301.0	1.5	80,531.5	-	77,719.3	73,833.3	146.1
IND	0.1	4,535.7	-	1,723.6	1,637.4	1.7
VACANT LAND	0.1	4,535.7	-	1,723.6	1,637.4	1.7
RC	1.4	75,995.7	-	75,995.7	72,196.0	144.4
UNDERUTILIZED	1.1	58,811.9	-	58,811.9	55,871.3	111.7
VACANT LAND	0.3	17,183.8	-	17,183.8	16,324.6	32.6
302.0	3.1	167,550.7	-	167,550.7	159,173.1	318.3
RC	3.1	167,550.7	-	167,550.7	159,173.1	318.3
UNDERUTILIZED	2.3	124,310.2	-	124,310.2	118,094.7	236.2
VACANT LAND	0.8	43,240.5	-	43,240.5	41,078.5	82.2
303.0	0.4	24,325.9	-	24,325.9	23,109.6	46.2
RC	0.4	24,325.9	-	24,325.9	23,109.6	46.2
UNDERUTILIZED	0.4	24,325.9	-	24,325.9	23,109.6	46.2
305.0	2.0	88,024.8	-	35,716.2	33,930.4	67.9
NC	1.8	76,924.4	-	24,615.8	23,385.0	46.8
UNDERUTILIZED	1.5	66,124.3	-	21,159.8	20,101.8	40.2
VACANT LAND	0.2	10,800.1	-	3,456.0	3,283.2	6.6
RC	0.2	11,100.4	-	11,100.4	10,545.4	21.1
UNDERUTILIZED	0.1	5,399.9	-	5,399.9	5,129.9	10.3
VACANT LAND	0.1	5,700.5	-	5,700.5	5,415.4	10.8
306.0	24.1	1,048,642.3	-	398,484.1	378,559.9	390.7

UGATAZ/Zone	NET DEVELOPABLE	CONVERSION	PLANNED LOTS	BUILDING SQUARE FOOTAGE	VACANCY RATE (- 5%)	EMPLOYMENT CAPACITY (JOBS)
IND	24.1	1,048,642.3	-	398,484.1	378,559.9	390.7
UNDERUTILIZED	4.2	183,773.3	-	69,833.8	66,342.2	68.5
VACANT LAND	19.9	864,869.1	-	328,650.2	312,217.7	322.2
307.0	1.5	75,080.4	-	51,978.1	49,379.2	98.8
NC	0.8	33,974.1	-	10,871.7	10,328.1	20.7
UNDERUTILIZED	0.4	15,774.1	-	5,047.7	4,795.3	9.6
VACANT LAND	0.4	18,200.0	-	5,824.0	5,532.8	11.1
RC	0.8	41,106.4	-	41,106.4	39,051.0	78.1
UNDERUTILIZED	0.7	38,207.0	-	38,207.0	36,296.7	72.6
VACANT LAND	0.1	2,899.3	-	2,899.3	2,754.3	5.5
309.0	1.0	42,350.7	-	13,552.2	12,874.6	25.7
NC	1.0	42,350.7	-	13,552.2	12,874.6	25.7
UNDERUTILIZED	0.9	39,850.7	-	12,752.2	12,114.6	24.2
VACANT LAND	0.1	2,500.0	-	800.0	760.0	1.5
310.0	1.5	63,777.4	-	20,408.8	19,388.3	38.8
NC	1.5	63,777.4	-	20,408.8	19,388.3	38.8
UNDERUTILIZED	1.1	48,117.4	-	15,397.6	14,627.7	29.3
VACANT LAND	0.4	15,660.0	-	5,011.2	4,760.6	9.5
318.0	7.6	329,925.9	-	125,371.8	119,103.2	122.9
IND	7.6	329,925.9	-	125,371.8	119,103.2	122.9
UNDERUTILIZED	6.1	264,556.2	-	100,531.4	95,504.8	98.6
VACANT LAND	1.5	65,369.7	-	24,840.5	23,598.4	24.4
319.0	6.5	281,949.7	-	107,140.9	101,783.9	105.0
IND	6.5	281,949.7	-	107,140.9	101,783.9	105.0
UNDERUTILIZED	1.7	76,013.8	-	28,885.2	27,441.0	28.3

UGA/TAZ/Zone	NET DEVELOPABLE	CONVERSION	PLANNED LOTS	BUILDING SQUARE FOOTAGE	VACANCY RATE (- 5%)	EMPLOYMENT CAPACITY (JOBS)
VACANT LAND	4.7	205,935.9	-	78,255.7	74,342.9	76.7

**Alternative 3 All Inclusive**

## Population

**Exhibit 23. Kingston UGA: Alternative 3 Population**

		<b>NET DEVELOPABLE ACRES</b>	<b>DWELLING UNIT CAPACITY</b>	<b>POPULATION CAPACITY</b>
<b>UNDERUTILIZED</b>				
URBAN LOW TOTAL		24.1	121.2	303.0
URBAN MEDIUM TOTAL		8.7	98.0	244.9
URBAN HIGH TOTAL		0.0	0.0	0.0
URBAN RESTRICTED TOTAL		9.8	18.5	46.2
URBAN CLUSTER TOTAL		0.0	0.0	0.0
MIXED USE TOTAL		0.0	0.0	0.0
ILLAHEE GREENBELT TOTAL		0.0	0.0	0.0
SENIOR LIVING HOMESTEAD TOTAL		0.0	0.0	0.0
URBAN VILLAGE CENTER TOTAL		1.8	18.9	15.0
<b>VACANT LAND</b>				
URBAN LOW TOTAL		9.8	104.0	259.9
URBAN MEDIUM TOTAL		9.5	116.2	290.6
URBAN HIGH TOTAL		0.0	0.0	0.0
URBAN RESTRICTED TOTAL		22.4	65.9	164.8
URBAN CLUSTER TOTAL		328.6	640.0	1600.0
MIXED USE TOTAL		0.0	0.0	0.0
ILLAHEE GREENBELT		0.0	0.0	0.0
SENIOR LIVING HOMESTEAD		0.0	0.0	0.0
URBAN VILLAGE CENTER		1.2	18.3	32.9
<b>TOTAL</b>				
URBAN LOW TOTAL		33.9	225.2	562.9
URBAN MEDIUM TOTAL		18.3	214.2	535.5
URBAN HIGH TOTAL		0.0	0.0	0.0
URBAN RESTRICTED TOTAL		32.2	84.4	210.9
URBAN CLUSTER TOTAL		328.6	640.0	1600.0
MIXED USE TOTAL		0.0	0.0	0.0
ILLAHEE GREENBELT		0.0	0.0	0.0
SENIOR LIVING HOMESTEAD		0.0	0.0	0.0
URBAN VILLAGE CENTER		3.0	37.1	47.9
<b>GRAND TOTAL</b>				
		<b>415.9</b>	<b>1200.9</b>	<b>2957.2</b>



## Exhibit 24. Silverdale UGA: Alternative 3 Population

		NET DEVELOPABLE ACRES	DWELLING UNIT CAPACITY	POPULATION CAPACITY
<b>UNDERUTILIZED</b>				
URBAN LOW TOTAL		153.1	731.8	1,829.6
URBAN MEDIUM TOTAL		9.4	98.3	245.8
URBAN HIGH TOTAL		17.3	334.2	601.5
URBAN RESTRICTED TOTAL		17.4	29.5	73.8
URBAN CLUSTER TOTAL		-	-	-
MIXED USE TOTAL		-	-	-
ILLAHEE GREENBELT TOTAL		-	-	-
SENIOR LIVING HOMESTEAD TOTAL		-	-	-
URBAN VILLAGE CENTER TOTAL		-	-	-
<b>VACANT LAND</b>				
URBAN LOW TOTAL		262.9	1,864.4	4,661.1
URBAN MEDIUM TOTAL		31.0	411.7	1,029.1
URBAN HIGH TOTAL		8.4	183.7	330.7
URBAN RESTRICTED TOTAL		14.2	35.5	88.7
URBAN CLUSTER TOTAL		-	-	-
MIXED USE TOTAL		-	-	-
ILLAHEE GREENBELT		-	-	-
SENIOR LIVING HOMESTEAD		-	-	-
URBAN VILLAGE CENTER		-	-	-
<b>TOTAL</b>				
URBAN LOW TOTAL		416.0	2,596.3	6,490.7
URBAN MEDIUM TOTAL		40.3	510.0	1,274.9
URBAN HIGH TOTAL		25.7	517.9	932.3
URBAN RESTRICTED TOTAL		31.6	65.0	162.5
URBAN CLUSTER TOTAL		-	-	-
MIXED USE TOTAL		-	-	-
ILLAHEE GREENBELT		-	-	-
SENIOR LIVING HOMESTEAD		-	-	-
URBAN VILLAGE CENTER		-	-	-
<b>GRAND TOTAL</b>				
		<b>513.6</b>	<b>3,689.2</b>	<b>8,860.4</b>

## Exhibit 25. Central Kitsap UGA: Alternative 3 Population

		NET DEVELOPABLE ACRES	DWELLING UNIT CAPACITY	POPULATION CAPACITY
<b>UNDERUTILIZED</b>				
URBAN LOW TOTAL		110.2	528.9	1,322.4
URBAN MEDIUM TOTAL		34.3	387.2	968.0
URBAN HIGH TOTAL		19.2	395.1	711.3
URBAN RESTRICTED TOTAL		66.9	131.2	328.0
URBAN CLUSTER TOTAL		26.3	200.0	500.1
MIXED USE TOTAL		-	-	-
ILLAHEE GREENBELT TOTAL		50.3	73.6	184.1
SENIOR LIVING HOMESTEAD TOTAL		-	-	-
URBAN VILLAGE CENTER TOTAL		-	-	-
<b>VACANT LAND</b>				
URBAN LOW TOTAL		36.8	293.6	733.9
URBAN MEDIUM TOTAL		1.2	15.7	39.4
URBAN HIGH TOTAL		10.5	234.6	481.2
URBAN RESTRICTED TOTAL		86.1	295.3	738.3
URBAN CLUSTER TOTAL		25.4	193.2	483.0
MIXED USE TOTAL		-	-	-
ILLAHEE GREENBELT		58.1	133.1	332.7
SENIOR LIVING HOMESTEAD		-	-	-
URBAN VILLAGE CENTER		-	-	-
<b>TOTAL</b>				
URBAN LOW TOTAL		146.9	822.5	2,056.3
URBAN MEDIUM TOTAL		35.5	402.9	1,007.3
URBAN HIGH TOTAL		29.7	629.8	1,192.5
URBAN RESTRICTED TOTAL		153.0	426.5	1,066.3
URBAN CLUSTER TOTAL		51.7	393.2	983.1
MIXED USE TOTAL		-	-	-
ILLAHEE GREENBELT		108.4	206.7	516.8
SENIOR LIVING HOMESTEAD		-	-	-
URBAN VILLAGE CENTER	MF	-	-	-
<b>GRAND TOTAL</b>				
		<b>525.2</b>	<b>2,881.7</b>	<b>6,822.4</b>

## Exhibit 26. Bremerton UGA – East: Alternative 3 Population

		NET DEVELOPABLE ACRES	DWELLING UNIT CAPACITY	POPULATION CAPACITY
<b>UNDERUTILIZED</b>				
URBAN LOW TOTAL		22.8	109.6	274.8
URBAN MEDIUM TOTAL		1.0	6.6	17.5
URBAN HIGH TOTAL		-	-	-
URBAN RESTRICTED TOTAL		7.9	15.7	39.2
URBAN CLUSTER TOTAL		-	-	-
MIXED USE TOTAL		-	-	-
ILLAHEE GREENBELT TOTAL		-	-	-
SENIOR LIVING HOMESTEAD TOTAL		-	-	-
URBAN VILLAGE CENTER TOTAL		-	-	-
<b>VACANT LAND</b>				
URBAN LOW TOTAL		7.9	73.1	182.8
URBAN MEDIUM TOTAL		3.0	45.9	114.8
URBAN HIGH TOTAL		0.4	8.0	14.5
URBAN RESTRICTED TOTAL		10.8	38.0	95.0
URBAN CLUSTER TOTAL		-	-	-
MIXED USE TOTAL		-	-	-
ILLAHEE GREENBELT		-	-	-
SENIOR LIVING HOMESTEAD		-	-	-
URBAN VILLAGE CENTER		-	-	-
<b>TOTAL</b>				
URBAN LOW TOTAL		30.6	182.7	457.7
URBAN MEDIUM TOTAL		4.0	52.5	132.3
URBAN HIGH TOTAL		0.4	8.0	14.5
URBAN RESTRICTED TOTAL		18.7	53.7	134.2
URBAN CLUSTER TOTAL		-	-	-
MIXED USE TOTAL		-	-	-
ILLAHEE GREENBELT		-	-	-
SENIOR LIVING HOMESTEAD		-	-	-
URBAN VILLAGE CENTER		-	-	-
<b>GRAND TOTAL</b>				
		<b>53.6</b>	<b>297.0</b>	<b>738.6</b>

**Exhibit 27. Bremerton UGA – West: Alternative 3 Population**

		<b>NET DEVELOPABLE ACRES</b>	<b>DWELLING UNIT CAPACITY</b>	<b>POPULATION CAPACITY</b>
<b>UNDERUTILIZED</b>				
URBAN LOW TOTAL		84.5	364.2	910.4
URBAN MEDIUM TOTAL		25.8	258.6	642.0
URBAN HIGH TOTAL		-	-	-
URBAN RESTRICTED TOTAL		-	-	-
URBAN CLUSTER TOTAL		-	-	-
MIXED USE TOTAL		-	-	-
ILLAHEE GREENBELT TOTAL		-	-	-
SENIOR LIVING HOMESTEAD TOTAL		-	-	-
URBAN VILLAGE CENTER TOTAL		-	-	-
<b>VACANT LAND</b>				
URBAN LOW TOTAL		53.8	560.8	1,402.0
URBAN MEDIUM TOTAL		15.9	244.4	611.0
URBAN HIGH TOTAL		-	-	-
URBAN RESTRICTED TOTAL		-	-	-
URBAN CLUSTER TOTAL		-	-	-
MIXED USE TOTAL		-	-	-
ILLAHEE GREENBELT		-	-	-
SENIOR LIVING HOMESTEAD		-	-	-
URBAN VILLAGE CENTER		-	-	-
<b>TOTAL</b>				
URBAN LOW TOTAL		138.3	925.0	2,312.5
URBAN MEDIUM TOTAL		41.7	503.0	1,253.0
URBAN HIGH TOTAL		-	-	-
URBAN RESTRICTED TOTAL		-	-	-
URBAN CLUSTER TOTAL		-	-	-
MIXED USE TOTAL		-	-	-
ILLAHEE GREENBELT		-	-	-
SENIOR LIVING HOMESTEAD		-	-	-
URBAN VILLAGE CENTER		-	-	-
<b>GRAND TOTAL</b>				
		<b>180.0</b>	<b>1,428.0</b>	<b>3,565.5</b>

**Exhibit 28. Bremerton UGA – Gorst: Alternative 3 Population**

		<b>NET DEVELOPABLE ACRES</b>	<b>DWELLING UNIT CAPACITY</b>	<b>POPULATION CAPACITY</b>
<b>UNDERUTILIZED</b>				
URBAN LOW TOTAL		6.0	28.8	72.1
URBAN MEDIUM TOTAL		-	-	-
URBAN HIGH TOTAL		-	-	-
URBAN RESTRICTED TOTAL		0.4	0.0	0.1
URBAN CLUSTER TOTAL		-	-	-
MIXED USE TOTAL		-	-	-
ILLAHEE GREENBELT TOTAL		-	-	-
SENIOR LIVING HOMESTEAD TOTAL		-	-	-
URBAN VILLAGE CENTER TOTAL		-	-	-
<b>VACANT LAND</b>				
URBAN LOW TOTAL		38.4	231.3	578.2
URBAN MEDIUM TOTAL		-	-	-
URBAN HIGH TOTAL		-	-	-
URBAN RESTRICTED TOTAL		0.6	5.3	13.3
URBAN CLUSTER TOTAL		-	-	-
MIXED USE TOTAL		-	-	-
ILLAHEE GREENBELT		-	-	-
SENIOR LIVING HOMESTEAD		-	-	-
URBAN VILLAGE CENTER		-	-	-
<b>TOTAL</b>				
URBAN LOW TOTAL		44.4	260.1	650.3
URBAN MEDIUM TOTAL		-	-	-
URBAN HIGH TOTAL		-	-	-
URBAN RESTRICTED TOTAL		1.0	5.4	13.4
URBAN CLUSTER TOTAL		-	-	-
MIXED USE TOTAL		-	-	-
ILLAHEE GREENBELT		-	-	-
SENIOR LIVING HOMESTEAD		-	-	-
URBAN VILLAGE CENTER		-	-	-
<b>GRAND TOTAL</b>				
		<b>45.3</b>	<b>265.5</b>	<b>663.7</b>

## Exhibit 29. Port Orchard UGA: Alternative 3 Population

		NET DEVELOPABLE ACRES	DWELLING UNIT CAPACITY	POPULATION CAPACITY
<b>UNDERUTILIZED</b>				
URBAN LOW TOTAL		173.5	839.8	2,099.4
URBAN MEDIUM TOTAL		-	-	-
URBAN HIGH TOTAL		0.3	5.1	9.2
URBAN RESTRICTED TOTAL		2.0	3.0	7.4
URBAN CLUSTER TOTAL		-	-	-
MIXED USE TOTAL		-	-	-
ILLAHEE GREENBELT TOTAL		-	-	-
SENIOR LIVING HOMESTEAD TOTAL		-	-	-
URBAN VILLAGE CENTER TOTAL		-	-	-
<b>VACANT LAND</b>				
URBAN LOW TOTAL		62.6	641.7	1,604.3
URBAN MEDIUM TOTAL		-	1.0	2.5
URBAN HIGH TOTAL		-	1.0	1.8
URBAN RESTRICTED TOTAL		3.2	8.1	20.1
URBAN CLUSTER TOTAL		-	-	-
MIXED USE TOTAL		-	-	-
ILLAHEE GREENBELT		-	-	-
SENIOR LIVING HOMESTEAD		-	-	-
URBAN VILLAGE CENTER		-	-	-
<b>TOTAL</b>				
URBAN LOW TOTAL		236.1	1,481.5	3,703.7
URBAN MEDIUM TOTAL		-	1.0	2.5
URBAN HIGH TOTAL		0.3	6.1	11.0
URBAN RESTRICTED TOTAL		5.2	11.0	27.6
URBAN CLUSTER TOTAL		-	-	-
MIXED USE TOTAL		-	-	-
ILLAHEE GREENBELT		-	-	-
SENIOR LIVING HOMESTEAD		-	-	-
URBAN VILLAGE CENTER		-	-	-
<b>GRAND TOTAL</b>				
		<b>241.6</b>	<b>1,499.6</b>	<b>3,744.8</b>

## Employment

**Exhibit 30. Alternative 3 Employment by UGA, Zone,  
Parcel Status and Transportation Analysis Zone**

UGA/TAZ	ZONE	NET DEVELOPABLE	CONVERSION	PLANNED LOTS	BUILDING SQUARE FOOTAGE	VACANCY RATE (- 5%)	EMPLOYMENT CAPACITY (JOBS)
<b>Bremerton East UGA</b>							
		<b>10.7</b>	<b>467,333.8</b>		<b>149,546.8</b>	<b>142,069.5</b>	<b>284.1</b>
359.0	COM	2.5	110,272.9		35,287.3	33,523.0	67.0
360.0	COM	1.9	81,709.0		26,146.9	24,839.5	49.7
365.0	COM	5.5	238,985.2		76,475.3	72,651.5	145.3
373.0	COM	0.8	36,366.8		11,637.4	11,055.5	22.1
<b>Bremerton West UGA</b>							
		<b>35.9</b>	<b>1,563,605.9</b>		<b>560,808.2</b>	<b>532,767.8</b>	<b>713.4</b>
134.0	IND	21.4	931,439.4		353,947.0	336,249.6	347.0
135.0	COM	2.7	116,385.6		37,243.4	35,381.2	70.8
139.0		0.6	26,350.2		9,296.3	8,831.5	12.6
139.0	COM	0.3	11,945.7		3,822.6	3,631.5	7.3
139.0	IND	0.3	14,404.5		5,473.7	5,200.0	5.4
143.0		6.0	262,262.8		87,627.8	83,246.4	144.9
143.0	COM	4.6	200,534.5		64,171.1	60,962.5	121.9
143.0	IND	1.4	61,728.2		23,456.7	22,283.9	23.0
145.0	COM	5.2	227,167.9		72,693.7	69,059.0	138.1
<b>Central Kitsap UGA</b>							
		<b>52.2</b>	<b>2,273,802.4</b>		<b>735,596.8</b>	<b>698,816.9</b>	<b>1,397.6</b>
79.0	COM	1.2	51,437.3		16,459.9	15,636.9	31.3
83.0	COM	7.6	332,913.3		106,532.2	101,205.6	202.4

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UGA/TAZ	ZONE	NET DEVELOPABLE	CONVERSION	PLANNED LOTS	BUILDING SQUARE FOOTAGE	VACANCY RATE (-5%)	EMPLOYMENT CAPACITY (JOBS)
87.0	COM	2.7	117,418.0		45,553.7	43,276.1	86.6
88.0	COM	6.3	275,819.6		88,262.3	83,849.2	167.7
91.0	COM	1.4	61,977.8		19,832.9	18,841.2	37.7
92.0	COM	2.6	113,905.0		36,449.6	34,627.1	69.3
95.0	COM	8.0	347,103.9		111,073.2	105,519.6	211.0
96.0	COM	7.1	310,377.7		99,320.8	94,354.8	188.7
98.0	NC	0.2	6,553.4		2,097.1	1,992.2	4.0
99.0	99.0	12.9	560,328.6		179,305.2	170,339.9	340.7
99.0	COM	12.4	539,078.8		172,505.2	163,880.0	327.8
99.0	NC	0.5	21,249.8		6,799.9	6,459.9	12.9
100.0	COM	2.2	95,968.0		30,709.8	29,174.3	58.3
<b>Gorst UGA</b>		<b>21.5</b>	<b>935,817.7</b>		<b>301,335.7</b>	<b>286,268.9</b>	<b>561.6</b>
141.0		2.4	104,597.1		33,851.7	32,159.1	62.1
141.0	COM	2.3	98,253.1		31,441.0	29,868.9	59.7
141.0	IND	0.1	6,344.0		2,410.7	2,290.2	2.4
151.0	COM	2.6	112,238.4		35,916.3	34,120.5	68.2
179.0	179.0	2.7	118,652.4	-	39,462.1	37,489.0	66.3
179.0	COM	2.2	93,763.0		30,004.2	28,504.0	57.0
179.0	IND	0.6	24,889.3		9,458.0	8,985.1	9.3
184.0	COM	4.3	186,583.4		59,706.7	56,721.4	113.4
185.0	COM	3.7	159,054.9		50,897.6	48,352.7	96.7
188.0	COM	2.5	109,059.5		34,899.1	33,154.1	66.3



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UGA/TAZ	ZONE	NET DEVELOPABLE	CONVERSION	PLANNED LOTS	BUILDING SQUARE FOOTAGE	VACANCY RATE (-5%)	EMPLOYMENT CAPACITY (JOBS)
191.0	COM	3.3	145,632.0		46,602.2	44,272.1	88.5
<b>Kingston UGA</b>		<b>19.3</b>	<b>841,627.5</b>		<b>333,476.1</b>	<b>316,802.3</b>	<b>578.7</b>
11.0	11.0	9.2	399,306.2	-	171,583.8	163,004.6	326.0
11.0	HTC	7.7	334,885.9	-	107,163.5	101,805.3	203.6
11.0	UVC	1.5	64,420.3	-	64,420.3	61,199.2	122.4
18.0	18.0	10.2	442,321.3	-	161,892.3	153,797.7	252.6
18.0	HTC	6.2	269,019.0	-	86,086.1	81,781.8	163.6
18.0	IND	3.6	157,251.6	-	59,755.6	56,767.8	58.6
18.0	UVC	0.4	16,050.6	-	16,050.6	15,248.1	30.5
<b>Port Orchard UGA</b>		<b>49.2</b>	<b>2,141,421.0</b>		<b>685,254.7</b>	<b>650,992.0</b>	<b>1,302.0</b>
154.0	NC	0.4	15,899.0		5,087.7	4,833.3	9.7
157.0	COM	11.4	496,527.1		158,888.7	150,944.2	301.9
167.0	167.0	7.1	310,192.0	-	99,261.4	94,298.4	188.6
167.0	COM	6.3	273,190.0		87,420.8	83,049.8	166.1
167.0	NC	0.8	37,002.0		11,840.6	11,248.6	22.5
174.0	COM	3.9	168,411.0		53,891.5	51,196.9	102.4
175.0	COM	6.1	264,388.2		84,604.2	80,374.0	160.7
176.0	COM	9.7	420,718.8		134,630.0	127,898.5	255.8
177.0	COM	7.5	325,001.6		104,000.5	98,800.5	197.6
210.0	210.0	3.0	132,265.8		42,325.0	40,208.8	80.4
210.0	COM	2.6	114,229.0		36,553.3	34,725.6	69.5
210.0	NC	0.4	18,036.7		5,771.7	5,483.2	11.0

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UGA/TAZ	ZONE	NET DEVELOPABLE	CONVERSION	PLANNED LOTS	BUILDING SQUARE FOOTAGE	VACANCY RATE (- 5%)	EMPLOYMENT CAPACITY (JOBS)
218.0	COM	0.2	8,017.5		2,565.6	2,437.3	4.9
<b>Silverdale</b>		<b>381.7</b>	<b>16,626,932.4</b>	<b>72,929.0</b>	<b>6,151,043.3</b>	<b>5,843,491.1</b>	<b>9,106.8</b>
266.0	266.0	128.7	5,606,816.2	-	2,046,504.4	1,944,179.2	2,548.8
266.0	BC	40.1	1,747,868.2	-	664,189.9	630,980.4	651.2
266.0	BC	9.1	396,408.3	-	150,635.2	143,103.4	147.7
266.0	COM	12.4	540,140.5	-	172,845.0	164,202.7	328.4
266.0	COM	10.4	454,718.6	-	145,510.0	138,234.5	276.5
266.0	IND	25.9	1,128,906.1	-	428,984.3	407,535.1	420.6
266.0	IND	21.4	932,204.4	-	354,237.7	336,525.8	347.3
266.0	RC	4.1	179,232.4	-	57,354.4	54,486.6	239.0
266.0	RC	5.2	227,337.6	-	72,748.0	69,110.6	138.2
267.0	NC	0.4	16,775.6	-	5,368.2	5,099.8	10.2
270.0	270.0	4.5	197,191.9	-	74,932.9	71,186.3	73.5
270.0	IND	2.7	117,861.3	-	44,787.3	42,547.9	43.9
270.0	IND	1.8	79,330.6	-	30,145.6	28,638.4	29.6
271.0		32.1	1,397,845.5	-	531,181.3	504,622.2	520.8
271.0	IND	15.5	673,986.3	-	256,114.8	243,309.0	251.1
271.0	IND	16.6	723,859.3	-	275,066.5	261,313.2	269.7
275.0	RC	1.4	60,901.7	-	19,488.5	18,514.1	110.0
276.0		87.0	3,789,254.8	36,300.0	1,476,216.8	1,402,406.0	1,447.3
276.0	IND	21.7	943,176.5	-	358,407.1	340,486.7	351.4
276.0	IND	65.3	2,846,078.4	36,300.0	1,117,809.8	1,061,919.3	1,095.9

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UGA/TAZ	ZONE	NET DEVELOPABLE	CONVERSION	PLANNED LOTS	BUILDING SQUARE FOOTAGE	VACANCY RATE (- 5%)	EMPLOYMENT CAPACITY (JOBS)
277.0	RC	0.8	33,120.6	-	10,598.6	10,068.7	71.1
279.0		4.8	210,748.2	-	67,439.4	64,067.5	293.1
279.0	RC	2.2	93,966.7	-	30,069.3	28,565.9	222.1
279.0	RC	2.7	116,781.5	-	37,370.1	35,501.6	71.0
280.0	RC	-	-	-	-	-	84.0
281.0	RC	-	-	-	-	-	222.0
282.0	RC	0.6	25,731.5	-	8,234.1	7,822.4	140.6
283.0		8.9	387,762.6	-	124,084.0	117,879.8	373.8
283.0	RC	2.1	89,415.7	-	28,613.0	27,182.4	192.4
283.0	RC	6.8	298,346.9	-	95,471.0	90,697.5	181.4
285.0		6.1	266,619.6	-	85,318.3	81,052.4	257.1
285.0	RC	2.1	93,271.9	-	29,847.0	28,354.7	151.7
285.0	RC	4.0	173,347.6	-	55,471.2	52,697.7	105.4
286.0		31.6	1,378,213.1	-	523,240.1	497,078.1	515.3
286.0	IND	8.6	376,020.2	-	142,887.7	135,743.3	140.1
286.0	IND	22.8	994,178.7	-	377,787.9	358,898.5	370.4
286.0	NC	0.2	8,014.3	-	2,564.6	2,436.3	4.9
289.0		2.3	101,780.4	-	32,569.7	30,941.2	103.9
289.0	RC	1.4	60,410.7	-	19,331.4	18,364.8	78.7
289.0	RC	0.9	41,369.7	-	13,238.3	12,576.4	25.2
290.0	RC	0.0	783.9	-	250.9	238.3	65.5
293.0		8.9	388,088.5	-	124,188.3	117,978.9	315.0

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UGA/TAZ	ZONE	NET DEVELOPABLE	CONVERSION	PLANNED LOTS	BUILDING SQUARE FOOTAGE	VACANCY RATE (- 5%)	EMPLOYMENT CAPACITY (JOBS)
293.0	RC	2.0	88,965.0	-	28,468.8	27,045.4	133.1
293.0	RC	6.9	299,123.6	-	95,719.5	90,933.6	181.9
294.0		4.4	189,582.3	-	60,666.4	57,633.0	165.3
294.0	RC	0.1	3,776.3	-	1,208.4	1,148.0	52.3
294.0	RC	4.3	185,806.0	-	59,457.9	56,485.0	113.0
295.0	295.0	3.8	165,917.8	36,629.0	89,722.7	85,236.6	256.5
295.0	RC	2.1	92,177.0	-	29,496.6	28,021.8	142.0
295.0	RC	1.7	73,740.8	36,629.0	60,226.1	57,214.8	114.4
296.0		1.1	47,524.7	-	15,207.9	14,447.5	62.9
296.0	RC	0.6	25,319.1	-	8,102.1	7,697.0	49.4
296.0	RC	0.5	22,205.6	-	7,105.8	6,750.5	13.5
298.0		0.7	28,956.6	-	9,266.1	8,802.8	54.6
298.0	RC	0.5	19,838.1	-	6,348.2	6,030.8	49.1
298.0	RC	0.2	9,118.5	-	2,917.9	2,772.0	5.5
299.0		1.6	70,620.3	-	22,598.5	21,468.6	151.9
299.0	RC	1.0	42,694.6	-	13,662.3	12,979.2	135.0
299.0	RC	0.6	27,925.8	-	8,936.2	8,489.4	17.0
300.0		2.9	124,552.9	-	39,856.9	37,864.1	113.7
300.0	RC	1.8	78,853.8	-	25,233.2	23,971.5	85.9
300.0	RC	1.0	45,699.1	-	14,623.7	13,892.5	27.8
301.0		1.5	65,332.3	-	21,178.5	20,119.6	189.7
301.0	IND	0.1	4,535.7	-	1,723.6	1,637.4	1.7

Kitsap County 2016 Comprehensive Plan Update

UGA/TAZ	ZONE	NET DEVELOPABLE	CONVERSION	PLANNED LOTS	BUILDING SQUARE FOOTAGE	VACANCY RATE (- 5%)	EMPLOYMENT CAPACITY (JOBS)
301.0	RC	1.1	47,049.5	-	15,055.8	14,303.1	179.6
301.0	RC	0.3	13,747.1	-	4,399.1	4,179.1	8.4
302.0		3.1	134,040.5	-	42,893.0	40,748.3	154.5
302.0	RC	2.3	99,448.1	-	31,823.4	30,232.2	133.5
302.0	RC	0.8	34,592.4	-	11,069.6	10,516.1	21.0
303.0	RC	0.4	19,460.7	-	6,227.4	5,916.1	11.8
305.0		2.0	85,804.7	-	27,457.5	26,084.6	70.2
305.0	NC	1.5	66,124.3	-	21,159.8	20,101.8	40.2
305.0	NC	0.2	10,800.1	-	3,456.0	3,283.2	6.6
305.0	RC	0.1	4,319.9	-	1,382.4	1,313.3	20.6
305.0	RC	0.1	4,560.4	-	1,459.3	1,386.4	2.8
306.0		24.1	1,048,642.3	-	398,484.1	378,559.9	390.7
306.0	IND	4.2	183,773.3	-	69,833.8	66,342.2	68.5
306.0	IND	19.9	864,869.1	-	328,650.2	312,217.7	322.2
307.0		1.5	66,859.2	-	21,394.9	20,325.2	40.7
307.0	NC	0.4	15,774.1	-	5,047.7	4,795.3	9.6
307.0	NC	0.4	18,200.0	-	5,824.0	5,532.8	11.1
307.0	RC	0.7	30,565.6	-	9,781.0	9,292.0	18.6
307.0	RC	0.1	2,319.4	-	742.2	705.1	1.4
309.0		1.0	42,350.7	-	13,552.2	12,874.6	25.7
309.0	NC	0.9	39,850.7	-	12,752.2	12,114.6	24.2
309.0	NC	0.1	2,500.0	-	800.0	760.0	1.5

UGA/TAZ	ZONE	NET DEVELOPABLE	CONVERSION	PLANNED LOTS	BUILDING SQUARE FOOTAGE	VACANCY RATE (- 5%)	EMPLOYMENT CAPACITY (JOBS)
310.0		1.5	63,777.4	-	20,408.8	19,388.3	38.8
310.0	NC	1.1	48,117.4	-	15,397.6	14,627.7	29.3
310.0	NC	0.4	15,660.0	-	5,011.2	4,760.6	9.5
318.0		7.6	329,925.9	-	125,371.8	119,103.2	122.9
318.0	IND	6.1	264,556.2	-	100,531.4	95,504.8	98.6
318.0	IND	1.5	65,369.7	-	24,840.5	23,598.4	24.4
319.0		6.5	281,949.7	-	107,140.9	101,783.9	105.0
319.0	IND	1.7	76,013.8	-	28,885.2	27,441.0	28.3
319.0	IND	4.7	205,935.9	-	78,255.7	74,342.9	76.7

## Growth Distribution

The methodology of allocating population and employment forecasts is two-fold. First, the capacity within existing UGA boundaries and land use designations is determined as described above. Second, forecast growth must be disaggregated to the transportation analysis zone (TAZ) level to evaluate the land use plan alternatives for public services including transportation modeling. A TAZ map follows the conclusion of this report.

This section describes in summary form the approach used to update the County’s 2010 base year model used in the 2012 Remand effort to a 2012 base year matching the 2014 Buildable Lands Report. It also describes the method to distribute the growth in the cities, unincorporated UGAs by TAZ and by type of dwelling and job sector.

## POPULATION AND HOUSING

### Base Year 2012

- US Census Block 2010 aligned to Transportation Analysis Zones (TAZs): Use population, households, and single family and multifamily dwelling and household breakdowns.
- Dwelling Permits from County and Cities developed for Buildable Lands Report sorted into TAZs and defined as single family or multifamily dwelling units based on permit type.

- 2010-2012 estimated households based on percentage occupied single family and multifamily dwelling units using 2010 Census block ratios.
- Buildable lands report (and Remand Trends Report recommendation) single family household size (2.5) and multifamily household size (1.8) applied to households to determine 2010-2012 population.
- Population 2010-2012 added to 2010 base and 2012 estimates controlled to 2012 State Office of Financial Management estimate for County and cities.
- 2010-2012 housing units and households added to 2010 base to create 2012 base.

#### **No Action: Alternative 1**

- County provided growth capacity for each UGA based on current land use plan and current zoning estimated by TAZ, see 2014 Buildable Lands Report methodology.
- City estimates drawn from 2012 Kitsap County UGA Sizing and Composition Remand Preferred Alternative.
- Rural growth based on Remand Preferred Alternative rural growth, adjusted for 2012 base year, and adjusted for PSRC land use baseline trend. Growth is distributed based on the 2012 distribution.<sup>2</sup>

#### **Alternative 2 and Alternative 3**

- County provided growth capacity for each UGA estimated by TAZ with Alternative 2 or Alternative land use plan adjustments.
- For Bainbridge Island, Bremerton, and Poulsbo, City estimates are equivalent to the Countywide Planning Policy population growth target for 2010-2036 adjusted for 2012 base year and bumped up by 5% for a conservative estimate. Growth is distributed based on City capacity estimates to the “control total” of target plus 5%. These cities’ plans are in progress to meet the June 2016 GMA timeframe. Their growth patterns are expected to be similar to the No Action and the Action alternatives and would accommodate their growth targets. Port Orchard and the County have been coordinating on buildable lands and growth estimates for the city limits and UGA, with the County providing the land capacity information. Thus the Action Alternatives reflect the capacity information from that effort. As appropriate a preferred alternative in the Final EIS may reflect known plan amendments by any of the cities at that time.
- Rural estimated based on the CPP rural growth target adjusted for 2012 base year and distributed based on 2012 distribution.

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<sup>2</sup> When updated with the 2012 BLR population growth, the 2012-2036 Remand rural level of growth would not only remain below the CPP target but also below observed rural trends. While retaining the Remand concept of a low rural growth below the CPP target, but recognizing there is sufficient available land in the Rural area under No Action land use designations to accommodate Rural growth (consistent with GMA Rural is not “sized”), the No Action level of Rural growth was modified to apply the PSRC Land Use Baseline growth rate reflecting market trends.

## EMPLOYMENT

### Base Year 2012

- Employment Security Department point level employment data for 2012 sorted by Transportation Analysis Zone by the Puget Sound Regional Council. Consists of “covered employment”.<sup>3</sup>

### No Action: Alternative 1

- County provided growth capacity for each UGA estimated by TAZ, see 2014 Buildable Lands Report methodology.
- City estimates drawn from 2012 Kitsap County UGA Sizing and Composition Remand Preferred Alternative.
- Rural growth based on Countywide Planning Policy (CPP) rural allocation for 2010-2036 adjusted for 2012 base year and distributed based on 2012 distribution.<sup>4</sup>
- Sector distribution based on 2012 distribution.

### Alternative 2 and Alternative 3

- County provided growth capacity for each UGA estimated by TAZ with Alternative 2 or Alternative land use plan adjustments. Sector distribution based upon underlying zoning (commercial or industrial) and corresponding 2012 PSRC sector distribution for Unincorporated Kitsap County.
- For Bainbridge Island, Bremerton, and Poulsbo, City estimates are equivalent to the Countywide Planning Policy employment growth target for 2010-2036 adjusted for 2012 base year and bumped up by 5% for a conservative estimate. Growth is distributed based on City capacity estimates to the “control total” of target plus 5%. Bremerton estimate is further adjusted to add in actual increase of jobs at Naval Shipyard of 1,800 over 2013-2014 per the Joint Land Use Study and another 200 jobs expected in the short term (NBK, Lynn Wall, August 26, 2015) for a total of 2,000 jobs. Sector distribution based upon underlying zoning (commercial or industrial) and corresponding 2012 PSRC sector distribution per City. Port Orchard and the County have been coordinating on buildable lands and growth estimates for the city limits and UGA, with the County providing the land capacity information. Thus the Action Alternatives reflect the capacity information from that effort. As appropriate a preferred alternative in the Final EIS may reflect known plan amendments by any of the cities at that time.

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<sup>3</sup> These employment estimates are based on the Washington State Employment Security Department's (ESD) Quarterly Census of Employment and Wages (QCEW) series (formerly known as ES-202). This series consists of employment for those firms, organizations and individuals whose employees are covered by the Washington Unemployment Insurance Act. Covered employment excludes self-employed workers, proprietors, CEOs, etc., and other non-insured workers. Typically, covered employment has represented 85-90% of total employment. Note that this includes part-time and temporary employment, and if a worker holds more than one job, each job would appear in the database.

<sup>4</sup> This was the level of growth studied in the Remand as refined by the model updates with the Gorst Subarea Plan and SKIA Subarea Plans. Thus it is both the No Action Assumption and the CPP Target.

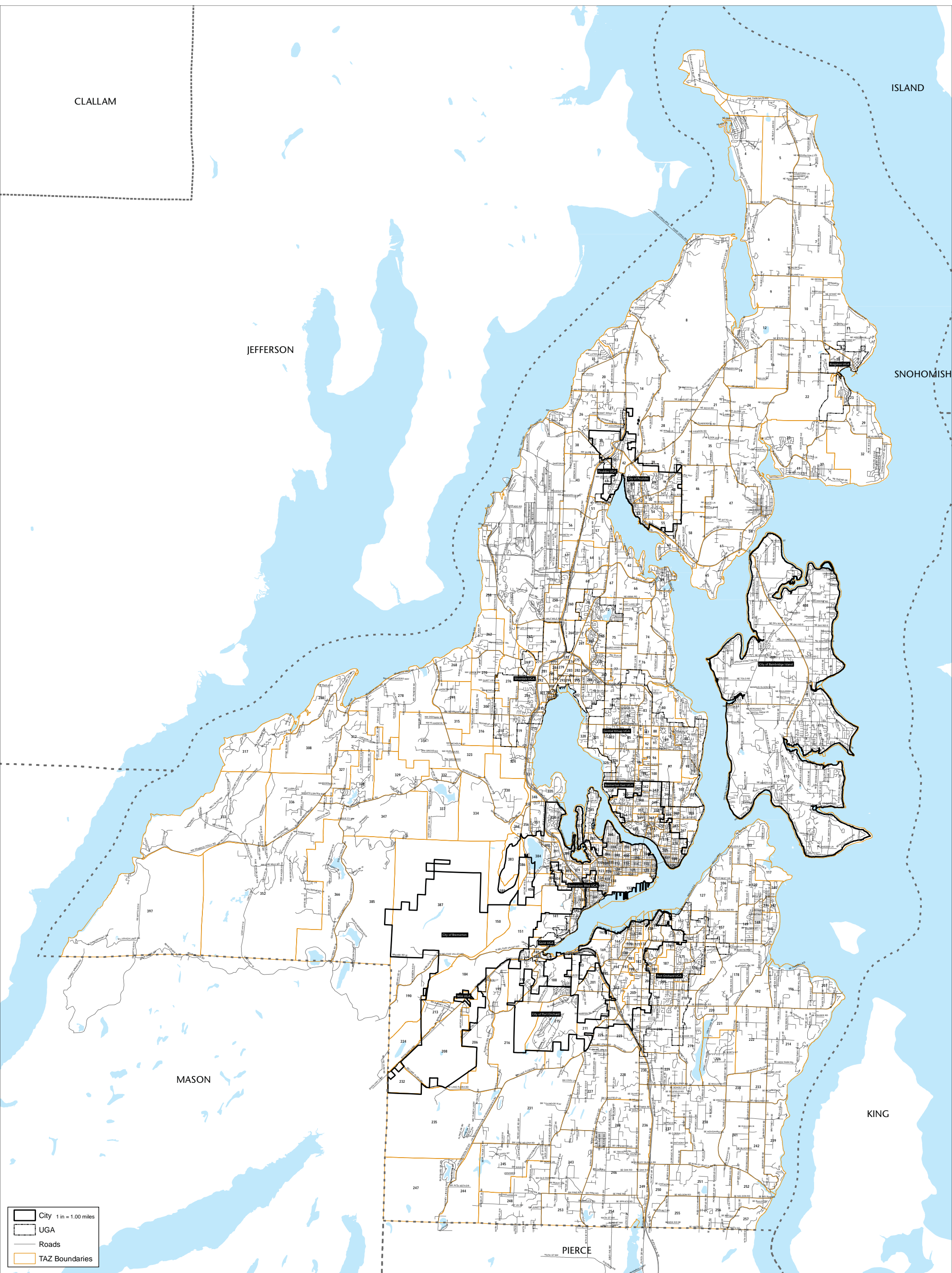


- Rural estimated based on CPP rural growth adjusted for 2012 base year and distributed based on 2012 PRSC sector distribution for Unincorporated Kitsap.
- Sector distribution based on zoning and 2012 distribution whereby Commercial zones assigned sectors that are retail and service oriented and industrial zones assigned sectors that are manufacturing, warehousing, construction and resource.



***TAZ Map***







## *Growth Assumptions by Transportation Analysis Zones*





TAZ	Population		Housing Units & Households						No Action Capacity						No Action Totals						Employment						No Action Capacity						No Action Totals									
	2012 Base	No Action	2012 SFHU	2012 MFHU	2012 ToTHU	2012 SFHH	2012 MFHH	2012 ToTHH	No Action SFHU	No Action MFHU	No Action ToTHU	No Action SFHH	No Action MFHH	No Action ToTHH	No Action SFHU	No Action MFHU	No Action ToTHU	No Action SFHH	No Action MFHH	No Action ToTHH	2012 Total	2012 MAN	2012 WTU	2012 RETAIL	2012 FIRES	2012 CONRES	2012 GOVED	No Action Capacity Total	No Action MAN	No Action WTU	No Action RETAIL	No Action FIRES	No Action CONRES	No Action GOVED	No Action Total	No Action MAN	No Action WTU	No Action RETAIL	No Action FIRES	No Action CONRES	No Action GOVED	
1	274	46	197	22	219	120	13	134	17	-	17	17	-	17	214	22	236	137	13	13	150	16	-	4	-	11	1	-	5	-	1	-	3	0	-	21	-	5	-	14	1	-
2	373	62	195	22	217	153	17	170	21	-	21	20	-	20	217	22	238	174	17	191	21	21	-	4	3	4	10	7	-	-	1	1	1	3	28	-	-	5	4	5	13	
3	607	101	269	72	341	203	54	257	37	-	37	36	-	36	306	72	378	239	54	293	22	2	-	3	5	12	-	7	1	-	1	2	4	-	29	3	-	4	7	16	-	
4	1,403	234	733	81	814	569	63	632	84	-	84	80	-	80	817	81	898	649	63	712	50	1	3	16	21	8	1	16	0	1	5	7	3	0	66	1	4	21	28	11	1	
5	362	60	138	15	154	130	14	144	21	-	21	20	-	20	159	15	174	150	14	164	19	-	-	4	13	2	-	6	-	-	1	4	1	-	25	-	-	5	17	3	-	
6	808	135	225	25	250	218	24	243	36	21	57	34	20	54	261	46	307	253	44	297	521	8	13	-	34	14	452	164	3	4	-	11	4	142	685	11	17	-	45	18	594	
7	517	86	170	53	223	145	45	190	31	0	32	30	0	30	201	53	254	175	45	220	19	1	-	-	5	13	-	6	0	-	-	2	4	-	25	1	-	7	17	-		
8	1,760	293	710	104	814	610	89	700	107	0	107	102	0	102	817	104	922	712	90	802	212	25	15	51	54	65	2	67	8	5	16	17	20	1	279	33	20	67	71	85	3	
9	171	28	88	10	97	62	7	69	11	-	11	10	-	10	98	10	108	72	7	79	7	-	4	-	3	-	2	-	1	-	-	-	9	-	-	5	4	-	-			
10	409	68	130	40	170	121	37	158	25	-	25	24	-	24	155	40	195	144	37	182	7	-	-	112	50	16	-	56	-	-	35	16	5	-	234	-	-	147	66	21	-	
11	1,655	506	667	205	872	581	179	760	189	15	204	179	15	194	856	221	1,077	760	194	954	315	6	18	120	64	7	100	326	6	19	124	66	7	103	641	12	37	244	130	14	203	
12	1,244	207	459	51	510	405	45	450	79	-	79	75	-	75	538	51	589	480	45	525	47	7	-	8	11	20	8	15	-	3	3	6	3	62	-	11	14	26	11	-		
13	816	136	301	28	329	274	26	300	52	-	52	49	-	49	353	28	381	323	26	349	12	-	2	-	9	1	-	4	-	1	-	3	0	-	16	-	3	-	12	1	-	
14	878	453	302	41	343	284	39	323	163	-	163	154	-	154	464	41	505	439	39	477	120	-	45	13	30	14	18	38	-	14	4	9	4	6	158	-	59	17	39	18	24	
15	1,009	168	370	33	403	346	31	377	62	-	62	59	-	59	432	33	465	404	31	435	16	-	6	-	1	5	4	5	-	2	-	0	2	1	21	-	8	-	1	7	5	
16	394	66	134	15	149	128	14	142	25	-	25	24	-	24	159	15	174	152	14	166	104	-	-	13	16	3	72	33	-	-	4	5	1	23	137	-	-	17	21	4	95	
17	278	169	89	27	116	85	25	110	67	-	67	64	-	64	156	27	183	149	25	174	443	6	7	17	58	1	354	(46)	(6)	(7)	4	(36)	5	(6)	397	-	-	21	22	6	348	
18	617	206	204	64	268	189	59	247	80	4	84	76	4	80	285	67	352	265	62	327	188	-	1	131	20	18	18	253	-	1	176	27	24	24	441	-	2	307	47	42	42	
19	166	28	68	8	75	62	7	69	7	4	12	7	4	11	75	12	87	69	11	80	152	57	23	2	18	52	-	48	18	7	1	6	16	-	200	75	30	3	24	68	-	
20	502	84	195	17	212	178	16	194	31	0	31	29	0	29	226	18	243	208	16	224	516	314	79	3	63	3	54	162	99	25	1	20	1	17	678	413	104	4	83	4	71	
21	371	62	131	20	150	121	18	139	24	-	24	22	-	22	154	20	174	143	18	161	21	-	-	-	12	9	-	7	-	-	-	4	3	-	28	-	-	-	16	12	-	
22	480	96	83	26	109	78	24	103	24	-	24	23	-	23	107	26	133	101	24	125	14	5	-	-	9	-	-	4	-	2	-	3	-	18	-	7	-	-	12	-	-	
23	424	1,930	218	68	286	190	59	249	772	-	772	733	-	733	990	68	1,058	923	59	982	30	-	-	6	23	1	-	(6)	-	-	1	(16)	9	-	24	-	-	7	7	10	-	
24	288	48	104	12	116	100	12	111	18	0	18	17	0	17	122	12	135	117	12	129	17	3	10	1	1	2	-	5	1	3	0	0	1	-	22	4	13	1	1	3	-	
25	502	84	195	17	212	179	16	195	32	0	32	30	0	30	226	18	244	209	16	225	30	10	3	-	4	13	-	9	3	1	-	1	4	-	39	13	4	-	5	17	-	
26	680	113	221	20	240	217	19	236	43	-	43	41	-	41	264	20	284	258	19	277	16	-	4	-	12	-	-	5	-	-	1	-	4	-	21	-	-	5	-	16	-	
27	621	103	199	18	216	194	17	211	38	-	38	36	-	36	237	18	255	230	17	248	44	-	23	1	4	11	9	19	14	-	0	1	3	3	6	58	-	1	5	14	12	25
28	488	81	164	24	188	155	23	178	29	0	29	27	0	27	192	24	217	182	23	205	91	4	31	-	4	29	23	29	1	10	-	1	9	7	120	5	41	-	5	38	30	
29	576	96	213	66	279	180	56	236	34	-	34	33	-	33	248	66	314	213	56	268	13	-	2	6	4	1	-	4	-	1	2	1	0	-	17	-	3	8	5	1	-	
30	497	234	179	10	188	169	9	178	51	-	51	49	-	49	230	10	240	217	9	227	785	16	-	646	57	-	66	713	9	12	(15)	586	10	111	1,498	25	12	631	643	10	177	
31	6,077	1,012	463	824	1,286	431	766	1,197	226	222	448	215	211	426	689	1,046	1,735	645	978	1,623	3,809	121	11	99	1,004	34	2,540	1,199	38	3	31	316	11	799	5,008	159	14	130	1,320	45	3,339	
32	1,240	207	474	80	554	423	71	494	76	-	76	73	-	73	551	80	631	495	71	567	57	-	1	-	40	8	-	18	-	0	-	13	3	3	75	-	1	-	53	11	11	
33	1,338	223	461	69	530	432	64	496	83	-	83	79	-	79	544	69	613	510	64	575	56	6	4	-	36	10	-	18	2	1	-	11	3	-	74	8	5	-	47	13	-	
34	404	116	133	20	153	129	19	149	45	-	45	43	-	43	178	20	198	172	19	192	34	3	17	3	18	-	11	1	1	2	1	6	-	45	4	4	9	4	24	-		
35	506	84	170	25	195	159	24	183	32	-	32	31	-	31	202	25	227	190	24	214	56	-	1	2	11	42	-	18	-	0	1	3	13	-	74	-	1	3	14	55	-	
36	2,113	352	811	171	982	718	151	870	129	3	132	122	3	125	940	174	1,114	841	154	995	172	-	8	37	45	10	72	54	-	3	12	14	3	23	226	-	11	49	59	13	95	
37	556	93	257	35	292	208	28	236	32	-	32	30	-	30	289	35	323	288	28	266	46	-	1	-	39	2	4	14	-	0	-	12	1	1	60	-	1	-	51	3	5	
38	267	44	90	18	107	85	17	102	17	0	17	16	0	16	106	18	124	101	17	118	9	-	-	-	3	6	-	3	-	-	-	1	2	-	12	-	-	-	4	8	-	
39	371	411	113	38	151	108	36	144	164	-	164	156	-	156	277	38	315	264	36	300	112	-	-	40	25	21	26	35	-	-	13	8	7	8	147	-	-	53	33	28	34	
40	914	21	274	33	307	265	32	298	9	-	9	8	-	8	282	33	316	274	32	306	75	-	-	67	8	-	-	(4)	-	-	(16)	12	-	-	71	-	-	51	20	-	-	
41	784	131	394	53	447	296	40	335	48	-	48	45	-	45	442	53	495	341	40	381	20	1	1	8	10	-	6	0	0	3	3	-										

TAZ	Population		Housing Units & Households							No Action Capacity							No Action Totals							Employment							No Action Capacity							No Action Totals						
	2012 Base	No Action	2012 SFHU	2012 MFHU	2012 ToTHU	2012 SFHH	2012 MFHH	2012 ToTHH	No Action SFHU	No Action MFHU	No Action ToTHU	No Action SFHH	No Action MFHH	No Action ToTHH	No Action SFHU	No Action MFHU	No Action ToTHU	No Action SFHH	No Action MFHH	No Action ToTHH	2012 Total	2012 MAN	2012 WTU	2012 RETAIL	2012 FIRES	2012 CONRES	2012 GOVED	No Action Capacity Total	No Action MAN	No Action WTU	No Action RETAIL	No Action FIRES	No Action CONRES	No Action GOVED	No Action Total	No Action MAN	No Action WTU	No Action RETAIL	No Action FIRES	No Action CONRES	No Action GOVED			
95	352	433	36	12	48	34	12	46	-	247	247	-	235	235	36	259	295	34	246	281	284	2	15	191	65	6	5	258	2	14	173	59	5	5	542	4	29	364	124	11	10			
96	3	216	1	0	1	1	0	1	-	120	120	-	114	114	1	120	121	1	114	115	110	11	33	16	50	-	-	324	32	97	47	147	-	-	434	43	130	63	197	-	-			
97	266	(0)	14	2	16	14	2	16	-	-	-	-	-	-	14	2	16	14	2	16	36	-	-	12	24	-	-	8	-	5	3	-	-	44	-	-	17	27	-	-				
98	388	226	243	30	273	233	29	262	90	-	90	86	-	86	333	30	363	319	29	348	8	-	-	6	2	-	4	-	-	3	1	-	12	-	-	-	9	3	-	-				
99	816	327	208	69	277	198	66	264	18	224	242	17	213	230	226	293	519	216	279	495	251	5	-	47	195	4	-	523	10	98	406	8	-	774	15	-	145	601	12	-				
100	50	334	5	1	5	4	1	4	94	71	165	89	68	157	98	72	170	93	68	161	930	38	-	405	455	-	32	105	4	-	46	51	-	4	1,035	42	-	451	506	-	36			
101	282	52	119	15	134	103	13	116	21	-	21	20	-	20	140	15	155	123	13	135	7	-	-	6	1	-	1	-	-	(6)	7	-	8	-	-	-	8	-	-					
102	523	216	172	22	195	164	21	185	86	-	86	82	-	82	259	22	281	246	21	267	25	-	-	3	9	1	12	27	-	1	27	(1)	-	52	-	-	4	36	-	12				
103	481	80	206	34	239	182	30	212	29	-	29	28	-	28	235	34	269	210	30	240	12	-	3	-	4	3	2	4	-	1	-	1	1	1	16	-	4	5	4	3				
104	966	101	225	274	498	198	241	439	32	13	45	30	12	42	257	287	543	228	253	481	173	-	-	7	159	-	7	226	1	88	1	61	8	67	399	1	88	8	220	8	74			
105	532	399	98	230	328	84	198	282	123	51	174	117	49	165	221	281	502	201	246	447	1	-	-	1	-	-	89	-	-	45	42	2	-	90	-	-	45	43	2	-				
106	875	146	285	92	377	261	84	345	51	5	56	48	5	53	336	97	433	310	89	398	30	-	-	9	16	5	-	9	-	-	3	5	2	-	39	-	-	12	21	7	-			
107	392	392	208	63	270	187	56	243	87	97	184	83	92	175	294	160	454	270	149	418	39	2	1	17	17	-	2	154	8	4	42	91	10	(1)	193	10	5	59	108	10	1			
108	364	48	135	41	176	125	38	163	18	2	20	17	2	19	153	43	196	142	40	182	19	-	-	11	2	1	5	3	-	2	(11)	5	(1)	8	22	-	2	-	7	-	13			
109	306	33	105	43	148	95	39	133	13	1	14	12	1	13	118	44	162	107	39	146	4	-	-	4	-	-	10	-	-	4	(3)	10	-	14	-	-	4	1	10	-				
110	370	33	126	52	177	115	47	163	8	8	16	7	8	15	133	60	193	123	55	178	387	-	5	55	327	-	-	309	-	4	(4)	110	36	163	696	-	9	51	437	36	163			
111	48	101	15	6	20	13	5	18	33	10	43	31	10	41	48	16	64	44	15	59	45	2	10	13	20	-	151	1	19	36	40	55	-	196	3	29	49	60	55	-				
112	526	156	145	68	214	133	62	195	54	12	66	51	12	63	199	81	280	184	74	258	235	-	1	137	33	-	64	137	-	2	34	51	-	50	372	-	3	171	84	-	114			
113	552	63	161	98	258	141	86	227	21	6	27	20	6	26	182	104	286	161	92	253	38	-	-	26	11	1	-	5	-	-	(11)	13	3	-	43	-	-	15	24	4	-			
114	861	113	239	193	432	213	172	385	35	15	50	33	14	47	274	208	482	246	186	433	106	-	-	43	47	16	-	28	-	-	5	35	(12)	-	134	-	-	48	82	4	-			
115	554	470	121	149	270	102	125	227	123	90	213	117	86	203	244	239	484	219	211	430	296	-	8	15	247	-	26	568	8	32	215	293	2	18	864	8	40	230	540	2	44			
116	408	81	139	72	211	125	64	189	27	8	35	26	7	33	166	80	246	151	72	223	83	3	-	16	26	-	38	196	(2)	-	-	(0)	6	193	279	1	-	16	26	6	231			
117	15	2	6	1	7	5	1	6	-	-	-	-	-	-	6	1	7	5	1	6	136	-	-	-	8	-	-	49	43	-	-	27	-	-	15	179	-	-	114	-	-	64		
118	476	470	134	165	298	106	130	236	79	152	231	75	144	219	212	317	529	180	275	455	50	-	1	2	32	-	15	429	-	4	205	221	-	(1)	479	-	5	207	253	-	14			
119	520	1,200	267	275	542	116	120	237	-	708	708	-	672	672	267	983	1,249	116	792	909	143	-	-	-	42	-	101	657	-	-	303	325	-	29	800	-	-	303	367	-	130			
120	376	58	201	61	262	181	55	235	16	11	27	15	10	25	217	72	288	196	65	261	74	19	1	37	17	-	71	2	-	17	52	-	-	145	21	1	54	69	-	-				
121	90	(0)	12	7	19	12	6	18	-	-	-	-	-	-	12	7	19	12	6	18	174	-	-	104	40	-	30	541	29	6	9	28	31	438	715	29	6	113	68	31	468			
122	1,183	197	414	67	481	378	61	439	62	1	63	59	1	59	476	67	543	437	62	498	85	1	2	3	25	2	52	27	0	1	1	8	1	16	112	1	3	4	33	3	68			
123	116	(0)	26	11	38	23	10	32	-	-	-	-	-	-	26	11	38	23	10	32	278	-	1	-	4	-	273	170	-	(1)	-	41	-	130	448	-	-	45	-	403				
124	217	81	70	37	108	63	34	97	23	13	36	22	12	34	93	50	143	86	46	131	291	-	-	40	251	-	(96)	2	1	43	(154)	4	8	195	2	1	83	97	4	8				
125	908	111	254	188	441	210	156	366	34	15	49	32	14	47	287	203	490	242	170	412	116	3	-	17	13	11	72	98	(3)	3	10	81	(11)	18	214	-	3	27	94	-	90			
126	288	117	109	43	152	94	37	131	27	28	55	25	27	52	136	71	206	119	63	183	43	11	-	16	16	-	11	(11)	2	18	2	-	54	-	2	34	18	-	-					
127	372	30	150	49	199	131	43	174	12	-	12	11	-	11	162	49	211	142	43	185	23	-	15	-	8	-	(9)	-	-	(15)	-	4	2	-	14	-	-	12	2	-				
128	58	333	15	18	33	12	15	27	34	137	172	33	131	163	49	156	205	45	145	190	566	-	12	28	485	-	41	872	-	27	252	592	6	(5)	1,438	-	39	280	1,077	6	36			
129	206	350	81	100	182	60	74	134	3	190	193	3	181	184	84	291	375	63	255	318	299	-	-	6	160	3	130	763	2	1	171	456	(3)	136	1,062	2	1	177	616	-	266			
130	437	92	164	100	264	140	85	225	18	26	44	17	25	42	183	126	308	157	110	26																								

TAZ	Population		Housing Units & Households							No Action Capacity							No Action Totals							Employment							No Action Capacity							No Action Totals						
	2012 Base	No Action	2012 SFHU	2012 MFHU	2012 ToTHU	2012 SFHH	2012 MFHH	2012 ToTHH	No Action SFHU	No Action MFHU	No Action ToTHU	No Action SFHH	No Action MFHH	No Action ToTHH	No Action SFHU	No Action MFHU	No Action ToTHU	No Action SFHH	No Action MFHH	No Action ToTHH	2012 Total	2012 MAN	2012 WTU	2012 RETAIL	2012 FIRES	2012 CONRES	2012 GOVED	No Action Capacity Total	No Action MAN	No Action WTU	No Action RETAIL	No Action FIRES	No Action CONRES	No Action GOVED	No Action Total	No Action MAN	No Action WTU	No Action RETAIL	No Action FIRES	No Action CONRES	No Action GOVED			
189	3	-	1	0	1	1	0	1	-	-	-	-	-	-	1	0	1	1	0	1	10	-	10	-	-	1	-	31	1	(9)	26	13	(0)	(0)	41	1	1	26	13	(0)	(0)			
190	150	27	58	13	71	52	12	64	10	0	10	10	0	10	68	13	81	62	12	73	3	-	-	2	1	-	1	-	-	-	-	1	0	-	4	-	-	3	1	-				
191	398	468	148	21	169	136	20	156	141	1	142	134	1	135	289	22	312	271	21	291	30	-	18	-	2	2	8	221	-	133	-	15	15	59	251	-	151	-	17	17	67			
192	251	42	92	8	100	84	7	91	14	1	15	14	1	14	106	9	115	98	8	105	12	-	-	8	4	-	4	-	-	-	3	1	-	16	-	-	11	5	-					
193	700	117	222	44	265	212	42	254	41	4	46	39	4	43	263	48	311	251	46	297	63	-	-	4	-	59	20	-	-	-	1	-	19	83	-	-	5	-	78					
194	1,103	134	329	229	558	292	203	494	24	42	66	23	40	63	353	270	623	315	242	557	110	-	-	-	82	6	22	281	-	-	-	165	(4)	120	391	-	-	247	2	142				
195	398	63	81	56	137	76	52	128	25	-	25	24	-	24	107	56	162	100	52	152	343	-	-	3	223	3	114	137	-	5	15	106	(9)	14	480	-	5	18	329	-	128			
196	1,463	244	559	78	638	506	71	576	89	3	93	85	3	88	649	81	730	591	74	664	208	-	-	-	25	3	180	65	-	-	-	8	1	57	273	-	-	33	4	237				
197	110	27	29	20	50	27	19	45	11	-	11	10	-	10	40	20	61	37	19	56	2	2	-	-	-	-	2	(2)	-	-	-	4	-	4	-	-	4	-	-					
198	230	(0)	44	22	66	42	21	63	-	-	-	-	-	-	44	22	66	42	21	63	63	-	-	61	2	-	72	6	0	(3)	69	-	-	135	6	0	58	71	-	-				
199	71	(0)	29	15	44	26	13	40	-	-	-	-	-	-	29	15	44	26	13	40	2	-	-	2	-	-	(2)	-	-	-	(2)	-	-	-	-	-	-	-	-	-				
200	186	61	45	22	67	44	22	66	24	-	24	23	-	23	69	22	92	67	22	89	2	-	-	-	2	-	6	-	-	-	-	6	-	-	8	-	-	-	8	-	-			
201	200	33	60	12	72	55	11	66	13	-	13	12	-	12	73	12	84	67	11	78	101	-	-	-	1	-	100	238	-	-	-	2	-	235	339	-	-	3	-	335				
202	1,897	280	487	328	815	459	309	768	106	9	116	101	9	110	594	337	930	560	318	878	348	-	-	-	348	-	25	0	0	37	(50)	38	-	373	0	0	37	298	38	-				
203	491	37	146	75	221	135	69	204	15	-	15	14	-	14	161	75	236	149	69	218	222	-	-	-	151	68	3	685	23	19	(30)	663	10	-	907	23	19	121	731	13	-			
204	488	73	121	61	182	119	60	178	29	-	29	28	-	28	150	61	211	146	60	206	428	6	1	389	31	1	-	304	8	1	(41)	330	(1)	7	732	14	2	348	361	-	7			
205	1,421	249	457	228	685	385	192	577	100	-	100	95	-	95	557	228	785	480	192	671	73	-	30	-	43	-	(60)	-	(29)	-	(33)	2	-	13	-	1	-	10	2	-				
206	480	80	167	33	200	155	31	186	26	5	31	24	5	29	192	38	230	179	36	215	43	-	-	11	3	29	850	422	10	(1)	445	(25)	-	893	422	10	10	448	4	-				
207	358	60	160	22	182	135	19	153	20	1	21	19	1	20	180	23	203	153	19	173	25	-	-	2	6	16	1	8	-	-	5	0	1	33	-	-	8	21	1	3				
208	116	(0)	48	10	58	43	9	52	-	-	-	-	-	-	48	10	58	43	9	52	131	14	8	25	36	11	37	4,268	2,061	24	21	2,163	31	(32)	4,399	2,075	32	46	2,199	42	5			
209	1,700	281	405	204	609	383	193	576	112	-	112	107	-	107	126	107	517	29	490	193	683	126	-	-	29	90	7	469	8	18	7	400	35	-	595	8	18	36	490	42	-			
210	486	210	100	74	174	95	71	165	84	-	84	80	-	80	184	74	258	174	71	245	6	-	-	-	2	4	-	80	-	-	-	27	54	-	86	-	-	29	58	-				
211	746	20	192	142	334	185	137	322	25	-	25	23	-	23	217	142	359	209	137	345	177	-	-	25	68	3	81	363	-	-	51	139	6	166	540	-	-	76	207	9	247			
212	23	10	8	2	10	8	2	10	4	-	4	4	-	4	13	2	14	12	2	14	57	-	-	-	57	-	-	70	-	-	-	70	-	-	127	-	-	-	-	-	-			
213	2	(0)	1	0	1	1	0	1	-	-	-	-	-	-	1	0	1	1	0	1	738	390	80	-	133	26	109	(290)	(215)	(33)	2	13	(5)	(53)	448	175	47	2	146	21	56			
214	1,407	234	513	70	583	454	62	516	79	0	79	75	0	75	591	71	662	528	63	591	63	-	15	1	33	6	8	20	-	5	0	10	2	3	83	-	20	1	43	8	11			
215	1,784	2,812	634	114	748	604	109	713	1,125	-	1,125	1,069	-	1,069	1,759	114	1,873	1,674	109	1,783	107	-	35	-	71	1	-	9	-	(18)	1	21	5	-	116	-	17	1	92	6	-			
216	165	4,525	54	11	65	53	10	63	1,810	-	1,810	1,719	-	1,719	1,864	11	1,875	1,772	10	1,782	8	-	-	-	8	-	-	4	-	-	-	4	-	-	12	-	-	12	-	-				
217	256	633	76	22	98	74	22	96	-	352	352	-	334	334	76	374	449	74	356	430	312	-	99	165	25	23	-	674	-	214	356	54	50	-	986	-	313	521	79	73	-			
218	2,551	2,161	775	228	1,003	744	219	963	625	330	956	594	314	908	1,400	558	1,959	1,338	533	1,871	478	1	1,400	-	283	90	5	99	629	1	-	373	118	7	130	1,107	2	-	656	208	12	229		
219	999	760	316	62	377	290	57	347	301	-	301	286	-	286	616	62	678	576	57	633	23	-	13	-	6	1	3	7	-	4	-	2	0	1	30	-	17	-	8	1	4			
220	292	1	101	9	110	99	9	107	-	-	-	-	-	-	101	9	110	99	9	107	2	-	-	-	2	-	-	1	-	-	-	1	-	-	3	-	-	3	-	-	-	-	-	
221	293	49	114	10	124	108	9	117	19	-	19	18	-	18	133	10	142	125	9	134	5	-	-	1	4	-	2	-	-	-	0	1	-	7	-	-	7	-	-	1	5	-		
222	486	81	167	14	181	160	13	174	29	-	29	27	-	27	196	14	210	187	13	201	23	27	196	1	-	5	17	7	-	0	-	2	5	-	30	-	1	-	7	22	-			
223	192	32	70	14	84	67	13	81	12	-	12	12	-	12	82	14	96	79	13	92	158	-	-	139	14	5	-	50	-	-	-	44	4	2	208	-	-	183	18	7	-			
224	21	3	8	2	9	7	1	9	1	-	1	1	-	1	9	2	11	8	1	10	1	-	-	-	1	-	-	0	-	-	-	0	-	-	1	-	-	1	-	-	1	-	-	
225	229	38	72	14	86	70	14	84	12	-	12	12	-	12	84	14	98	82	14	95	91	-	-	85	6	-	29	-	-	-	27	2	-	120	-	-	112	8	-	-				
226	1,051	175	386	32	418	366	30	396	57	1	58	54	1	55	443	33	476	420	31	451	3	-	-	-	2	1	-	1	-	-	-	1	0	-	4	-	-	3	1	-				
227	1,173	195	347	123	470	329	117	446	72	-	72	69	-	69	419	123	542	398	117	515	17	-	-	-	10	7	-	5	-	-	-	3	2	-	22	-	-	13	9	-				
228	856	143	232	81	312	223	78	301	54	0	54	51	0	52	286	81	367	275	78	353	42	-	-	7	31	4	-	13	-	-	-	2	10	1	55	-	-	9	41	5	-			
229	954	40	284	84	367	270	80	349	-	20	20	-	19	19	284	104	387	270	99	368	78	-	-	23	11	44	-	32	-	-	-	9	4	18	-	-	110	-	-	32	15	62	-	
230	147	25	48	17	65	44	15	60	9	-																																		

TAZ	Population		Housing Units & Households					No Action Capacity						No Action Totals						Employment						No Action Capacity						No Action Totals										
	2012 Base	No Action	2012 SFHU	2012 MFHU	2012 ToTHU	2012 SFHH	2012 MFHH	2012 ToTHH	No Action SFHU	No Action MFHU	No Action ToTHU	No Action SFHH	No Action MFHH	No Action ToTHH	No Action SFHU	No Action MFHU	No Action ToTHU	No Action SFHH	No Action MFHH	No Action ToTHH	2012 Total	2012 MAN	2012 WTU	2012 RETAIL	2012 FIRES	2012 CONRES	2012 GOVED	No Action Capacity Total	No Action MAN	No Action WTU	No Action RETAIL	No Action FIRES	No Action CONRES	No Action GOVED	No Action Total	No Action MAN	No Action WTU	No Action RETAIL	No Action FIRES	No Action CONRES	No Action GOVED	
283	5	-	1	1	2	1	1	2	-	-	-	-	-	-	1	1	2	1	1	2	931	12	31	434	448	-	6	215	3	7	100	104	-	1	1,146	15	38	534	552	-	7	
284	4	-	2	2	3	1	1	3	-	-	-	-	-	-	2	2	3	1	1	3	276	-	-	250	26	-	-	17	-	-	(22)	39	-	-	293	-	-	228	65	-	-	
285	420	185	129	135	264	114	119	234	-	103	103	-	-	98	129	238	367	114	217	331	109	-	1	3	85	-	20	36	-	0	1	28	-	7	145	-	1	4	113	-	27	
286	1,994	815	360	366	726	348	354	702	307	26	333	292	25	317	667	393	1,060	640	379	1,019	358	-	6	74	135	23	120	426	-	7	88	161	27	143	784	-	13	162	296	50	263	
287	421	288	49	55	104	43	49	92	115	-	115	109	-	109	164	55	219	153	49	201	120	-	-	11	-	109	11	-	-	-	3	-	-	8	131	-	-	-	14	-	117	
288	523	87	248	41	290	191	32	222	28	0	29	27	0	27	277	42	318	217	32	250	15	-	-	8	-	1	5	-	-	-	3	2	0	20	-	-	-	11	8	1		
289	1,028	91	316	261	577	299	247	546	7	41	48	7	39	46	323	302	625	306	286	592	141	-	-	13	124	4	-	(12)	113	-	(11)	(112)	(0)	-	0	17	-	2	12	4	-	
290	11	-	3	3	7	3	3	6	-	-	-	-	-	-	3	3	7	3	3	6	464	-	-	70	298	-	96	0	-	-	0	0	-	0	464	-	-	70	298	-	96	
291	25	-	12	13	25	12	13	25	-	-	-	-	-	-	12	13	25	12	13	25	185	2	2	98	83	-	-	(61)	-	(2)	(6)	(53)	-	-	124	2	-	92	30	-	-	
292	77	113	16	17	33	15	16	31	-	63	63	-	60	60	16	80	96	15	75	90	2	-	-	1	1	-	-	113	-	-	57	57	-	-	115	-	-	58	58	-	-	
293	57	-	2	2	4	2	2	4	-	-	-	-	-	-	2	2	4	2	2	4	655	-	3	445	186	18	3	236	-	1	160	67	6	1	891	-	4	605	253	24	4	
294	4	-	2	2	4	2	1	3	-	-	-	-	-	-	2	2	4	2	1	3	113	-	-	-	113	-	-	95	-	-	-	95	-	-	208	-	-	-	208	-	-	
295	360	-	112	92	205	108	89	198	-	-	-	-	-	-	112	92	205	108	89	198	429	-	-	198	230	1	-	101	-	-	47	54	0	-	530	-	-	245	284	1	-	
296	12	-	4	4	8	4	3	7	-	-	-	-	-	-	4	4	8	4	3	7	456	-	-	43	410	3	-	29	-	-	3	26	0	-	485	-	-	46	436	3	-	
297	480	80	136	24	161	134	24	158	30	-	30	29	-	29	167	24	191	163	24	186	13	-	-	-	11	2	-	4	-	-	-	3	1	-	17	-	-	-	14	3	-	
298	86	-	39	41	79	38	39	77	-	-	-	-	-	-	39	41	79	38	39	77	126	-	-	51	75	-	-	18	-	-	7	10	-	-	144	-	-	58	85	-	-	
299	37	-	16	15	31	14	14	28	-	-	-	-	-	-	16	15	31	14	14	28	317	-	-	249	68	-	-	43	-	-	34	9	-	-	360	-	-	283	77	-	-	
300	37	-	10	10	20	9	9	18	-	-	-	-	-	-	10	10	20	9	9	18	170	1	-	104	65	-	-	76	0	-	46	29	-	-	246	1	-	150	94	-	-	
301	349	257	74	76	150	70	72	142	12	126	138	11	120	131	86	202	288	81	192	273	175	-	15	9	138	13	-	308	-	26	16	243	23	-	483	-	41	25	381	36	-	
302	317	189	124	96	220	111	86	196	45	42	87	43	40	83	169	138	307	154	126	279	148	-	-	-	113	-	35	35	-	-	26	-	8	183	-	-	-	139	-	43		
303	1,493	614	327	246	574	311	234	545	243	3	246	231	3	234	570	249	820	542	236	778	12	234	3	-	7	2	-	7	-	2	-	4	1	-	19	-	5	-	11	3	-	
304	1,488	35	491	57	548	471	55	526	14	-	14	13	-	13	504	57	561	484	55	539	133	-	-	-	24	3	106	32	-	-	(2)	30	5	165	-	-	-	22	33	111		
305	1	-	0	0	1	0	0	1	-	-	-	-	-	-	0	0	1	0	0	1	147	-	-	16	19	-	112	52	-	-	6	7	-	40	199	-	-	22	26	-	152	
306	258	292	76	13	89	73	13	86	116	-	116	110	-	110	192	13	205	183	13	196	14	-	-	-	2	12	-	391	-	-	-	56	335	-	405	-	-	-	58	347	-	
307	7	-	3	3	6	3	3	5	-	-	-	-	-	-	3	3	6	3	3	5	36	-	-	-	36	-	-	41	-	-	-	41	-	-	77	-	-	-	77	-	-	
308	525	87	172	38	210	160	36	196	33	-	33	32	-	32	205	38	244	192	36	228	18	-	3	-	13	2	-	6	-	1	-	4	1	-	24	-	4	-	17	3	-	
309	8	-	3	3	5	2	2	4	-	-	-	-	-	-	3	3	5	2	2	4	241	-	-	56	180	3	2	26	-	-	6	19	0	0	267	-	-	62	199	3	2	
310	64	0	22	23	44	16	17	33	0	-	0	0	-	0	22	23	44	16	17	33	24	4	-	-	20	-	-	39	6	-	-	32	-	-	63	10	-	-	52	-	-	
311	158	56	41	43	84	34	35	69	22	-	22	21	-	21	64	43	107	55	35	90	5	-	-	-	5	-	35	1	0	0	23	10	-	40	1	0	0	23	15	-		
312	480	80	151	25	177	145	24	169	29	-	29	28	-	28	181	25	206	173	24	197	16	28	3	-	1	12	-	5	-	1	-	0	4	-	21	-	4	-	1	16	-	
313	730	89	266	64	330	247	59	306	35	-	35	33	-	33	301	64	365	280	59	339	12	-	-	-	7	5	-	4	2	-	-	(4)	6	-	16	2	-	-	3	11	-	
314	450	75	158	27	185	149	25	174	27	-	27	26	-	26	185	27	212	175	25	200	9	-	1	-	5	3	-	3	-	0	-	2	1	-	12	-	1	-	7	4	-	
315	87	14	28	5	33	27	5	32	6	-	6	5	-	5	34	5	39	32	5	37	164	-	-	6	-	-	158	52	-	-	2	-	-	50	216	-	-	8	-	-	208	
316	108	18	34	6	41	33	6	39	7	-	7	7	-	7	41	6	47	39	6	45	4	-	-	1	-	3	-	1	-	0	-	1	-	5	-	-	1	-	4	-		
317	297	49	153	34	187	99	22	121	18	-	18	17	-	17	171	34	205	116	22	138	11	-	-	-	10	-	1	3	-	-	-	3	-	0	14	-	-	-	13	-	1	
318	488	499	139	25	164	137	24	162	200	-	200	190	-	190	339	25	364	327	24	351	43	-	-	21	3	15	4	123	-	-	60	9	43	11	166	-	-	81	12	58	15	
319	567	855	183	38	221	176	36	212	342	-	342	325	-	325	525	38	562	500	36	536	28	-	-	-	9	19	-	105	-	-	-	34	71	-	133	-	-	-	43	90	-	
320	250	1	102	10	113	90	9	99	-	-	-	-	-	-	102	10	113	90	9	99	3	-	1	-	2	-	-	2	-	(1)	-	1	2	-	5	-	-	-	3	2	-	
321	705	374	211	20	231	205	19	224	150	-	150	142	-	142	361	220	381	347	19	366	227	-	-	-	11	1	215	11	-	-	(9)	5	15	238	-	-	-	2	6	230		
322	1,238	177	385	38	423	375	37	412	71	-	71	67	-	67	455	38	493	442	37	479	8	-	-	-	7	1	-	12	-	-	-	2	10	-	20	-	-	-	9	11	-	
323	74	12	22	4	26	21	4	25	5	-	5	4	-	4	27	4	31	26	4	29	18	-	-	-	-	-	18	6	-	-	-	-	6	24	-	-	-	-	-	24	-	-
324	445	2	150	30	181	138	28	166	-	-	-	-	-	-	150	30	181	138	28	166	5	-	-	-	5	-	-	(5)	-	-	-	(5)	-	-	-	-	-	-	-	-	-	-
325	445	60	167	39	206	153	36	189	24	-	24	22	-	22	190	39	229	175	36	211	26	-	-	10	8	6	2	(1)	0	0	(2)	4	(4)	1	25	0	0	8	12	2	3	
326	529	149																																								

TAZ	Population		Housing Units & Households						No Action Capacity						No Action Totals						Employment							No Action Capacity						No Action Totals									
	2012 Base	No Action	2012 SFHU	2012 MFHU	2012 ToTHU	2012 SFHH	2012 MFHH	2012 ToTHH	No Action SFHU	No Action MFHU	No Action ToTHU	No Action SFHH	No Action MFHH	No Action ToTHH	No Action SFHU	No Action MFHU	No Action ToTHU	No Action SFHH	No Action MFHH	No Action ToTHH	2012 Total	2012 MAN	2012 WTU	2012 RETAIL	2012 FIRES	2012 CONRES	2012 GOVED	No Action Capacity Total	No Action MAN	No Action WTU	No Action RETAIL	No Action FIRES	No Action CONRES	No Action GOVED	No Action Total	No Action MAN	No Action WTU	No Action RETAIL	No Action FIRES	No Action CONRES	No Action GOVED		
377	372	214	157	46	203	143	42	185	83	2	85	79	2	81	240	49	289	222	44	266	13	-	3	-	6	4	-	(9)	-	(3)	-	(2)	(4)	-	4	-	-	-	4	-	-		
378	712	63	110	263	374	100	237	337	9	23	32	9	22	30	120	286	406	108	259	368	141	-	-	-	141	-	-	69	-	-	-	40	-	29	210	-	-	-	181	-	29		
379	820	96	283	85	368	264	80	344	36	3	40	35	3	38	319	89	408	299	83	382	171	-	-	-	18	-	153	(13)	-	-	-	(12)	-	(0)	158	-	-	-	6	-	153		
380	671	66	269	83	352	239	74	313	22	6	29	21	6	27	291	89	381	260	80	340	201	-	-	75	89	5	32	115	-	-	31	73	8	2	316	-	-	106	162	13	34		
381	239	68	89	27	116	83	25	108	27	-	27	26	-	26	116	27	143	109	25	133	8	-	-	-	7	1	-	2	-	-	-	(3)	5	-	10	-	-	-	4	6	-		
382	242	34	88	27	115	83	25	107	12	3	14	11	-	14	100	29	130	94	27	121	4	-	-	-	-	4	-	17	-	-	-	-	4	13	-	21	-	-	-	4	17	-	
383	11	723	2	1	3	2	1	3	-	401	401	-	381	381	2	403	405	2	382	384	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
384	804	80	248	127	374	228	117	345	28	6	34	26	6	32	275	133	408	254	123	377	46	-	25	1	14	6	-	38	-	1	(24)	8	20	23	11	84	1	1	9	34	29	11	
385	404	69	148	33	181	129	29	158	26	-	26	25	-	25	174	33	207	154	29	183	14	-	-	-	9	5	-	4	-	-	-	3	2	-	18	-	-	-	12	7	-		
386	70	14	21	11	32	19	10	29	5	0	6	5	0	5	26	11	37	24	11	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
387	364	18	123	27	150	114	25	140	7	-	7	6	-	6	129	27	157	121	25	146	16	-	-	-	1	15	-	135	-	-	-	(1)	136	-	151	-	-	-	-	151	-	-	
388	245	24	80	41	121	72	37	110	7	4	11	6	4	10	87	45	132	79	41	120	28	-	24	1	3	-	-	41	-	33	9	(1)	-	-	69	-	-	57	10	2	-	-	
389	0	0	0	0	0	0	0	0	-	-	-	-	-	-	0	0	0	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
390	505	36	221	63	285	205	59	264	9	8	17	8	8	16	230	71	302	214	66	280	37	2	-	26	9	-	-	127	0	10	(13)	(0)	130	-	164	2	10	13	9	130	-		
391	219	30	74	38	111	59	30	89	9	4	13	9	4	13	83	42	124	67	34	101	182	-	-	7	116	3	56	246	-	-	6	74	5	162	428	-	-	13	190	8	218		
392	386	198	130	39	168	119	35	154	78	0	78	74	0	75	208	39	247	193	36	229	198	-	-	97	37	6	58	80	-	-	7	61	2	10	278	-	-	104	98	8	68		
393	304	20	157	47	204	126	38	164	8	1	8	7	0	8	165	48	213	134	38	172	303	-	52	105	140	6	-	87	-	(52)	(24)	161	2	-	390	-	-	81	301	8	-		
394	1,221	243	392	113	505	354	101	455	68	41	109	65	39	103	461	153	614	419	140	559	26	-	-	9	17	-	-	20	-	-	8	7	4	1	46	-	-	17	24	4	1		
395	199	28	79	23	102	69	20	89	10	2	12	9	2	11	89	25	114	78	22	100	888	-	-	-	6	-	882	67	-	-	-	(3)	-	70	955	-	-	-	3	-	952		
396	451	75	157	45	203	134	39	172	27	5	32	26	4	30	184	50	234	160	43	203	98	-	-	98	-	-	(8)	-	-	-	(15)	7	-	90	-	-	83	7	-	-			
397	175	29	98	21	119	66	15	81	10	-	10	9	-	9	108	21	129	76	15	90	13	-	-	2	7	3	3	4	-	-	2	1	1	-	17	-	-	9	4	4	-		
398	281	40	110	32	142	97	28	125	11	7	18	11	7	17	121	39	160	108	35	143	7	-	-	-	7	-	-	(1)	-	-	-	4	(5)	-	6	-	-	4	2	-	-		
399	463	82	173	50	224	151	44	195	25	11	36	24	10	34	199	61	260	175	54	230	3	-	-	-	3	-	-	8	-	-	3	5	-	11	-	-	3	8	-	-			
400	539	65	199	58	257	170	49	220	21	7	28	20	7	27	221	65	285	191	56	246	7	-	-	-	7	-	-	(5)	-	-	-	(5)	-	-	2	-	-	-	2	-	-		
401	216	190	72	37	109	63	33	96	76	0	76	72	0	72	148	38	185	135	33	169	118	-	63	-	27	28	-	(7)	-	11	-	10	(28)	-	111	-	-	74	-	37	-	-	
402	59	49	17	9	26	16	8	24	16	6	22	15	6	21	33	15	48	31	14	45	334	-	17	-	248	69	-	(321)	-	(17)	-	(235)	(69)	-	13	-	-	-	13	-	-		
403	72	(0)	39	20	59	36	19	54	-	-	-	-	-	-	39	20	59	36	19	54	106	-	70	30	6	-	-	307	-	56	129	72	48	2	413	-	-	126	159	78	48	2	
404	172	220	48	25	72	43	23	66	88	-	88	83	-	83	135	25	160	127	23	149	22	7	-	-	14	-	1	(22)	(7)	-	-	(14)	-	(1)	-	-	-	-	-	-	-	-	
405	70	114	23	12	34	19	10	29	46	-	46	43	-	43	68	12	80	63	10	73	65	-	16	39	10	-	76	-	37	33	5	-	-	141	-	-	53	72	15	-			
406	203	727	53	27	80	50	26	76	270	28	299	257	27	284	323	56	378	307	53	360	254	-	126	4	113	10	1	80	-	-	40	1	36	3	0	334	-	-	166	5	149	13	1
407	23	3	10	5	16	9	4	13	1	-	1	-	-	1	12	5	17	10	4	14	503	-	69	181	123	51	79	453	-	-	178	68	140	(24)	91	956	-	-	247	249	263	27	170
408	5,266	694	2,158	83	2,240	1,898	73	1,971	279	1	280	265	1	266	2,437	84	2,520	2,163	74	2,237	692	145	25	41	357	26	98	121	(25)	(6)	97	(60)	68	46	813	120	19	138	297	94	144		
409	4,190	740	1,728	79	1,807	1,558	72	1,629	297	1	298	283	1	283	2,026	80	2,106	1,840	72	1,913	779	91	83	33	336	38	198	449	133	85	93	(4)	73	70	1,228	224	168	126	332	111	268		
410	6,765	1,147	2,733	189	2,922	2,467	171	2,637	458	6	464	435	6	440	3,190	195	3,385	2,901	176	3,078	747	14	32	86	348	105	162	130	3	15	13	(60)	86	73	877	17	47	99	288	191	235		
411	7,198	2,656	2,347	1,426	3,773	2,098	1,275	3,373	884	252	1,136	840	240	1,079	3,231	1,678	4,909	2,938	1,515	4,453	4,059	43	147	1,047	1,639	117	1,066	2,263	50	57	802	999	344	11	6,322	93	204	1,849	2,638	461	1,077		
Total	254,500	75,423	78,591	30,094	108,685	71,373	27,000	98,373	24,978	6,739	31,718	23,730	6,402	30,132	103,569	36,834	140,403	95,103	33,402	128,505	78,796	1,822	2,398	15,894	25,720	2,852	30,110	50,181	3,835	1,998	7,892	24,281	4,487	7,688	128,977	5,657	4,396	23,786	50,001	7,339	37,798		





Taz	Population		Housing Units & Households: Alt 2 Capacity							Alt 2 Totals							Alt 3 Capacity							Alt 3 Totals							Employment: Alt 2 Capacity							Alt 3 Totals							Alt 3 Capacity																
	Alt 2	Alt 3	Alt 2 SFHU	Alt 2 MFHU	Alt 2 THU	Alt 2 SFHH	Alt 2 MFHH	Alt 2 THHH	Alt 2 SFHU	Alt 2 MFHU	Alt 2 THU	Alt 2 SFHH	Alt 2 MFHH	Alt 2 THHH	Alt 3 SFHU	Alt 3 MFHU	Alt 3 THU	Alt 3 SFHH	Alt 3 MFHH	Alt 3 THHH	Alt 3 SFHU	Alt 3 MFHU	Alt 3 THU	Alt 3 SFHH	Alt 3 MFHH	Alt 3 THHH	Capacity Total	Alt 2 MAN	Alt 2 WTU	Alt 2 RETAIL	Alt 2 FIRES	Alt 2 CONRES	Alt 2 GOVED	Alt 3 Total	Alt 3 MAN	Alt 3 WTU	Alt 3 RETAIL	Alt 3 FIRES	Alt 3 CONRES	Alt 3 GOVED	Alt 3 Capacity Total	Alt 3 MAN	Alt 3 WTU	Alt 3 RETAIL	Alt 3 FIRES	Alt 3 CONRES	Alt 3 GOVED	Alt 3 Total	Alt 3 MAN	Alt 3 WTU	Alt 3 RETAIL	Alt 3 FIRES	Alt 3 CONRES	Alt 3 GOVED							
251	124	124	50	-	50	47	-	47	247	85	332	231	80	311	50	-	50	47	-	47	247	85	332	231	80	311	22	1	1	3	9	1	1	17	1	1	3	9	1	1	17	1	1	3	9	1	1	90	1	1	3	9	1	1	90	1	1	3	9	1	1
252	36	36	15	-	15	14	-	14	70	24	94	63	22	85	14	-	14	14	-	14	70	24	94	63	22	85	4	0	0	1	2	0	1	17	0	0	1	15	0	1	4	0	0	1	15	0	1	4	0	0	1	17	0	0	1	15	0	1			
253	61	61	24	-	24	23	-	23	116	32	148	111	30	141	24	-	24	23	-	23	116	32	148	111	30	141	8	0	0	0	1	2	0	8	1	1	3	19	2	3	8	0	0	1	19	2	3	8	0	0	1	19	2	3	8	0	0	1			
254	151	151	60	-	60	57	-	57	295	81	377	279	77	356	60	-	60	57	-	57	295	81	377	279	77	356	20	1	1	3	9	1	6	84	1	6	8	54	8	8	20	1	1	3	9	1	6	84	1	6	8	54	8	8							
255	71	71	28	-	28	27	-	27	128	44	171	123	42	165	28	-	28	27	-	27	128	44	171	123	42	165	6	0	0	1	3	0	1	17	0	0	1	15	0	1	4	0	0	1	15	0	1	4	0	0	1	15	0	1							
256	152	152	61	-	61	58	-	58	306	107	412	289	101	390	61	-	61	58	-	58	306	107	412	289	101	390	6	0	0	1	3	0	2	25	0	0	1	19	3	2	6	0	0	1	3	0	2	25	0	0	1	19	3	2							
257	49	49	20	-	20	19	-	19	100	35	135	91	31	122	20	-	20	19	-	19	100	35	135	91	31	122	1	0	0	0	0	0	4	4	0	0	0	0	3	0	0	1	0	0	0	0	0	0	4	0	0	0	0	0	3						
258	162	162	65	-	65	62	-	62	393	59	452	358	53	411	65	-	65	62	-	62	393	59	452	358	53	411	35	1	1	5	15	2	11	145	1	4	5	27	10	98	35	1	1	5	15	2	11	145	1	4	5	27	10	98							
259	154	154	61	-	61	58	-	58	315	69	384	305	67	372	61	-	61	58	-	58	315	69	384	305	67	372	51	1	1	8	22	3	15	210	1	1	10	34	42	12	51	1	1	8	22	3	15	210	1	1	8	22	3	15							
260	23	23	9	-	9	9	-	9	45	10	55	44	10	54	9	-	9	9	-	9	45	10	55	44	10	54	2	0	0	0	1	0	7	0	0	0	0	5	1	0	2	0	0	0	0	0	0	5	1	0	2	0	0	0							
261	1,290	1,287	516	-	516	490	-	490	612	101	713	570	84	654	515	-	515	489	-	489	612	101	713	570	84	654	8	0	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
262	73	73	29	-	29	28	-	28	186	28	213	169	25	194	29	-	29	28	-	28	186	28	213	169	25	194	2	0	0	0	1	0	0	7	0	0	0	6	0	0	2	0	0	0	1	0	0	2	0	0	0	6	0	0	2						
263	102	102	41	-	41	39	-	39	219	32	251	210	31	240	41	-	41	39	-	39	219	32	251	210	31	240	27	1	1	4	12	2	8	113	1	1	4	12	2	8	113	1	1	4	12	2	8	113	1	1	4	12	2	8							
264	63	63	25	-	25	24	-	24	126	28	154	118	26	144	25	-	25	24	-	24	126	28	154	118	26	144	3	0	0	0	0	0	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
265	550	553	220	-	220	209	-	209	382	192	576	366	186	552	221	-	221	210	-	210	382	192	576	366	186	552	3	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
266	448	0	179	-	179	170	-	170	248	19	267	233	17	250	0	-	0	0	-	0	69	19	88	62	17	79	2,561	221	212	270	765	557	535	2,705	221	212	320	830	586	535	2,549	349	336	169	478	881	335	2,693	349	336	169	478	881	335							
267	41	39	2	20	22	2	19	21	733	887	1,619	591	717	1,308	1	20	21	1	19	20	732	887	1,619	591	717	1,307	10	-	-	-	2	5	-	195	-	-	5	11	174	-	3	10	-	-	2	5	-	195	-	-	5	11	174	-	3	10	-	-	2		
268	65	65	26	-	26	25	-	25	150	22	171	138	20	158	26	-	26	25	-	25	150	22	171	138	20	158	2	0	0	0	1	0	0	7	0	0	0	5	1	0	2	0	0	0	1	0	0	2	0	0	0	5	1	0	2						
269	114	121	46	-	46	43	-	43	228	32	260	224	32	256	46	-	46	43	-	43	228	32	260	224	32	256	66	-	-	-	-	-	66	-	-	1	-	-	4	61	-	-	-	-	-	66	-	-	1	-	-	4	61	-	-	-	-	-	66		
270	11	11	4	-	4	4	-	4	200	35	235	192	33	225	4	-	4	4	-	4	200	35	235	192	33	225	73	16	16	-	-	-	168	35	16	-	72	45	-	73	16	16	-	72	45	-	73	16	16	-	72	45	-	73							
271	18	18	7	-	7	7	-	7	57	9	66	56	9	64	7	-	7	7	-	7	57	9	66	56	9	64	521	116	112	-	-	-	568	116	112	-	5	328	-	521	116	112	-	5	328	-	521	116	112	-	5	328	-	521							
272	0	0	0	-	0	0	-	0	1	1	2	0	1	2	0	-	0	1	0	-	0	1	1	2	0	1	2	93	-	-	-	-	-	93	-	-	3	-	-	71	-	-	3	-	-	71	-	-	3	-	-	71									
273	3	154	1	-	1	1	-	1	183	215	398	180	212	392	1	84	85	1	80	81	183	215	398	180	212	392	300	-	-	-	-	-	300	-	-	8	40	252	-	300	-	-	8	40	252	-	300	-	-	8	40	252	-	300							
274	8	2	3	-	3	3	-	3	55	9	64	52	9	61	1	-	1	1	-	1	55	9	64	52	9	61	1,119	250	240	-	-	-	1,147	250	240	-	49	629	-	1,147	250	240	-	49	629	-	1,147	250	240	-	49	629	-	1,147							
275	23	23	9	-	9	9	-	9	25	26	52	22	23	25	9	-	9	9	-	9	25	26	52	22	23	25	2	0	0	0	1	0	2	27	0	0	0	1	0	2	27	0	0	0	1	0	2	27	0	0	0	1	0	2							
276	170	170	68	-	68	65	-	65	434	61	495	393	55	448	68	-	68	65	-	65	434	61	495	393	55	448	24	1	1	4	10	2	7	100	1	11	23	45	14	7	100	1	11	23	45	14	7	100	1	11	23	45	14	7							
279	1	1	1	-	1	1	-	1	1	1	3	1	1	2	1	-	1	1	-	1	1	1	3	1	1	2	501	-	-	-	-	-	501	-	-	86	244	-	171	2,126	-	-	29	1,519	362	9	171	2,093	-	-	29	1,519	362	9	171	2,093	-	-	29		
280	84	84	84	-	84	80	-	80	161	251	411	139	224	363	84	-	84	80	-	80	161	251	411	139	224	363	335	-	-	-	-	-	335	-	-	17	-	-	2	316	222	-	38	108	-	76	557	-	-	38	108	-	76								
281	413	413	161	-	161	158	-	158	282	45	327	232	45	313	161	-	161	158	-	158	282	45	327	232	45	313	61	-	-	-	-	-	61	-	-	11	30	-	21	751	-	-	519	212	-	21	751	-	-	519	212	-	21								
282	1	1	1	-	1	1	-	1	1	1	2	1	1	2	1	-	1	1	-	1	1	1	2	1	1	2	92	-	-	-	-	-	92	-	-	158	449	-	314	1,852	12	31	592	897	-	320	374	-	64	182	-	127	1,830	12	31	592					
283	2	2	2	-	2	2	-	2	2	2	3	1	1	3	2	-	2	2	-	2	2	2	3	1	1	3	2	0	0	0	1	0	1	4	0	0	1	0	0	1	4	0	0	1	0	0	1	4	0	0	1	0	0	1							
284	1	1	1	-	1	1	-	1	1	1	2	1	1	2	1																																														



TAX	Population		Housing Units & Households: Alt 2 Capacity										Alt 2 Totals					Alt 3 Capacity					Alt 3 Totals					Employment, Alt 2 Capacity						Alt 2 Totals						Alt 3 Capacity						Alt 3 Totals										
	Alt 2	Alt 3	Alt 2 SFHU	Alt 2 MFHU	Alt 2 ToTHU	Alt 2 SFHH	Alt 2 MFHH	Alt 2 ToTHH	Alt 2 SFHU	Alt 2 MFHU	Alt 2 ToTHU	Alt 2 SFHH	Alt 2 MFHH	Alt 2 ToTHH	Alt 3 SFHU	Alt 3 MFHU	Alt 3 ToTHU	Alt 3 SFHH	Alt 3 MFHH	Alt 3 ToTHH	Alt 3 SFHU	Alt 3 MFHU	Alt 3 ToTHU	Alt 3 SFHH	Alt 3 MFHH	Alt 3 ToTHH	Alt 2 Capacity Total	Alt 2 MAN	Alt 2 WTU	Alt 2 RETAIL	Alt 2 FIRES	Alt 2 CONRES	Alt 2 GOVED	Alt 2 Total	Alt 2 MAN	Alt 2 WTU	Alt 2 RETAIL	Alt 2 FIRES	Alt 2 CONRES	Alt 2 GOVED	Alt 3 Capacity Total	Alt 3 MAN	Alt 3 WTU	Alt 3 RETAIL	Alt 3 FIRES	Alt 3 CONRES	Alt 3 GOVED	Alt 3 Total	Alt 3 MAN	Alt 3 WTU	Alt 3 RETAIL	Alt 3 FIRES	Alt 3 CONRES	Alt 3 GOVED		
376	253	253	-	141	141	-	133	133	66	310	376	58	282	340	-	141	141	-	133	133	66	310	376	58	282	340	354	7	9	23	123	6	187	817	7	9	27	559	6	210	354	7	9	23	123	6	187	817	7	9	27	559	6	210		
377	89	94	23	-	23	22	-	22	180	46	226	165	42	207	25	-	25	23	-	23	181	46	228	166	42	208	-	-	-	-	-	-	13	-	3	-	6	4	-	-	-	-	-	-	13	-	3	-	6	4	-					
378	60	60	23	1	24	22	1	23	133	264	398	121	239	360	23	1	24	22	1	23	133	264	398	121	239	360	3	0	0	0	1	0	2	144	0	0	142	0	2	3	0	0	0	1	0	2	144	0	0	142	0	2				
379	34	34	-	-	-	-	-	-	283	85	368	264	80	344	-	-	-	-	-	-	283	85	368	264	80	344	-	-	-	-	-	-	171	-	-	-	18	-	153	-	-	-	-	-	-	-	171	-	-	-	18	-	153			
380	92	92	37	-	37	35	-	35	306	83	389	274	74	348	37	-	37	35	-	35	306	83	389	274	74	348	175	3	4	11	61	3	92	376	3	4	86	150	8	124	175	3	4	11	61	3	92	376	3	4	86	150	8	124		
381	80	80	32	-	32	30	-	30	121	27	148	113	25	138	32	-	32	30	-	30	121	27	148	113	25	138	-	-	-	-	-	-	8	-	-	-	7	1	-	-	-	-	-	-	-	8	-	-	-	7	1	-				
382	34	34	6	-	6	6	-	6	95	27	122	89	25	114	6	-	6	6	-	6	95	27	122	89	25	114	-	-	-	-	-	-	4	-	-	-	4	-	-	-	-	-	-	-	-	-	4	-	-	-	4	-	-			
383	1,072	1,072	0	-	0	0	-	0	2	1	3	2	1	3	0	-	0	0	-	0	2	1	3	2	1	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
384	260	272	104	-	104	99	-	99	352	127	479	327	117	444	109	-	109	109	-	109	356	127	483	331	117	448	36	1	1	2	13	1	19	82	1	26	3	27	7	19	36	1	1	2	13	1	19	82	1	26	3	27	7	19		
385	73	73	29	-	29	28	-	28	177	33	210	157	29	186	29	-	29	28	-	28	177	33	210	157	29	186	4	0	0	1	2	0	1	18	0	0	1	11	5	1	4	0	0	1	2	0	1	18	0	0	1	11	5	1		
386	394	394	124	-	124	118	-	118	145	11	156	138	10	148	124	-	124	118	-	118	145	11	156	138	10	148	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					
387	7	7	3	-	3	3	-	3	125	27	153	117	25	142	3	-	3	3	-	3	125	27	153	117	25	142	-	-	-	-	-	-	16	-	-	-	1	15	-	-	-	-	-	-	-	-	16	-	-	-	1	15	-			
388	25	25	10	-	10	9	-	9	90	41	131	82	37	119	10	-	10	9	-	9	90	41	131	82	37	119	100	2	2	7	35	2	53	128	2	26	8	38	2	53	100	2	2	7	35	2	53	128	2	26	8	38	2	53		
389	296	296	0	-	0	0	-	0	0	0	0	0	0	0	0	-	0	0	-	0	0	0	0	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-							
390	41	41	16	-	16	16	-	16	238	63	301	221	59	280	16	-	16	16	-	16	238	63	301	221	59	280	75	1	2	5	26	1	40	112	3	2	31	35	1	40	75	1	2	5	26	1	40	112	3	2	31	35	1	40		
391	131	131	-	-	-	-	-	-	74	38	111	50	30	89	-	-	-	-	-	-	74	38	111	50	30	89	-	-	-	-	-	-	182	-	-	-	7	116	1	96	-	-	-	-	-	-	-	-	182	-	-	-	7	116	1	96
392	98	292	39	-	39	37	-	37	169	39	208	156	35	191	117	-	117	111	-	111	246	39	285	230	35	265	214	4	5	14	74	3	113	412	4	5	111	111	9	171	214	4	5	14	74	3	113	412	4	5	111	111	9	171		
393	46	46	18	-	18	18	-	18	176	47	223	144	38	181	18	-	18	18	-	18	176	47	223	144	38	181	129	3	3	8	45	2	68	432	3	55	113	185	8	68	129	3	3	8	45	2	68	432	3	55	113	185	8	68		
394	257	280	105	-	105	99	-	99	497	113	610	453	101	554	112	-	112	107	-	107	505	113	617	460	101	562	13	0	0	1	4	0	7	39	0	0	10	21	0	7	13	0	0	10	21	0	7	13	0	0	10	21	0	7		
395	10	10	-	-	-	-	-	-	79	23	102	69	20	89	-	-	-	-	-	-	79	23	102	69	20	89	-	-	-	-	-	-	888	-	-	-	6	-	882	-	-	-	-	-	-	-	888	-	-	-	6	-	882			
396	94	94	17	29	46	16	27	43	174	74	248	150	66	216	17	29	46	16	27	43	174	74	248	150	66	216	41	1	1	3	14	1	21	139	1	1	101	14	1	21	139	1	1	101	14	1	21	139								
397	32	32	13	-	13	12	-	12	110	21	132	78	15	93	13	-	13	12	-	12	110	21	132	78	15	93	4	0	0	1	2	0	1	17	0	0	8	5	3	1	4	0	0	1	2	0	1	17	0	0	8	5	3	1		
398	22	22	9	-	9	8	-	8	119	32	151	106	28	134	9	-	9	8	-	8	119	32	151	106	28	134	216	4	5	14	75	3	114	223	4	5	14	82	3	114	216	4	5	14	75	3	114	223	4	5	14	75	3	114		
399	28	28	10	1	12	10	1	11	184	52	235	161	45	206	10	1	12	10	1	11	184	52	235	161	45	206	8	0	0	0	3	0	4	11	0	0	0	6	0	4	8	0	0	0	3	0	4	11	0	0	0	6	0	4		
400	13	13	-	-	-	-	-	-	199	58	257	170	49	220	-	-	-	-	-	-	199	58	257	170	49	220	-	-	-	-	-	-	7	-	-	-	7	-	-	-	-	-	-	-	-	-	-	-	-							
401	228	385	91	-	91	87	-	87	163	37	200	150	33	183	154	-	154	146	-	146	226	37	263	210	33	243	110	2	3	7	38	2	58	228	2	66	7	65	30	58	110	2	3	7	38	2	66	7	65	30	58					
402	63	90	25	-	25	24	-	24	42	9	51	40	8	48	36	-	36	34	-	34	53	9	62	50	8	58	188	4	5	12	65	3	99	522	4	22	12	313	72	99	188	4	5	12	65	3	99	522	4	22	12	313	72	99		
403	-	-	-	-	-	-	-	-	39	20	59	36	19	54	-	-	-	-	-	-	39	20	59	36	19	54	407	8	10	26	141	6	215	513	8	80	56	147	6	215	513	8	80	56	147	6	215	513								
404	88	200	35	-	35	33	-	33	83	25	107	77	23	99	82	-	82	78</																																						



***Buildable Lands Report 2014: Method Excerpt***





## 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	<i>Residential LCA Query</i>
118	Mobile Home - leased land	Residential	<i>Residential LCA Query</i>
119	Mobile Home - real property	Residential	<i>Residential LCA Query</i>
180	Other residential	Residential	<i>Residential LCA Query</i>
183	Sheds/Garage	Residential	<i>Residential LCA Query</i>
198	Cabin	Residential	<i>Residential LCA Query</i>
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**

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

**TRANSPORTATION, COMMUNICATION AND UTILITIES**

<b>Class Code</b>	<b>Description</b>	<b>Category for LCA</b>	<b>Results for LCA</b>
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**

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

**SERVICES**

<b>Class Code</b>	<b>Description</b>	<b>Category for LCA</b>	<b>Results for LCA</b>
610	Finance, insurance, etc.	Commercial	<i>Commercial LCA query</i>
611	Banks	Commercial	<i>Commercial LCA query</i>
620	Personal services	Commercial	<i>Commercial LCA query</i>
624	Cemeteries	Cemetery	Exempt
630	Business services	Commercial	<i>Commercial LCA query</i>
637	General warehouse	Industrial	<i>Commercial LCA query</i>
638	Mini-warehouse	Industrial	<i>Commercial LCA query</i>
640	Repair services	Commercial	<i>Commercial LCA query</i>
641	Service Station	Commercial	<i>Commercial LCA query</i>
650	Professional service	Commercial	<i>Commercial LCA query</i>
651	Medical/Dental office	Commercial	<i>Commercial LCA query</i>
653	Hospitals	Hospital	Exempt
656	Convalescent center	Institutional	Exempt
660	Construction service	Commercial	<i>Commercial LCA query</i>
670	Governmental service	Government	Governmental Service
680	Educational service	School	Governmental Service
690	Miscellaneous service	Commercial	<i>Commercial LCA query</i>
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)		<i>Residential LCA Query</i>
820	Agriculture related		<i>Residential LCA Query</i>
822	Veterinarian service		<i>Commercial LCA query</i>
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		<i>Rural Lands query</i>

**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	<p><b>S</b></p> <p>All waters, within their bankfull width, as inventoried as “shoreline of the state” under chapter 90.58 RCW</p> <p><i>(Segments of Big Beef Creek, Curley Creek, Chico Creek, Burley Creek, Union River, Blackjack Creek and Tahuya River)</i></p>	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.
	<p><b>F</b></p> <p>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</p>	150 feet	15 feet beyond buffer		
	<p><b>NP</b></p> <p>Segments of natural waters within the bankfull width of defined channels that are perennial</p>	50 feet	15 feet beyond buffer		



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	<p>nonfish habitat streams. Perennial streams are flowing waters that do not go dry any time of the year of normal rainfall</p>				
	<p><b>NS</b>            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.</p>	<p>50 feet</p>	<p>15 feet beyond buffer</p>		



WETLANDS					
TYPE	TYPE DESCRIPTION	BUFFER WIDTH	MINIMUM BUILDING SETBACK	% of reduction	COMMENT
Wetlands	<p><b>Category I</b></p> <p>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.</p>	75 FEET		75%	<p>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</p>
	<p><b>Category II</b></p> <p>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.</p>				
	<p><b>Category III</b></p> <p>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.</p>				
	<p><b>Category IV</b></p> <p>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.</p>				



SALTWATER SHORELINES AND LAKES					
TYPE	TYPE DESCRIPTION	BUFFER WIDTH	MINIMUM BUILDING SETBACK	% of reduction	COMMENT
Waterbody	<b>Bay, Estuary, Ocean or Sea</b> (Water Body cartographic feature code: 116)			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.
	<b>Lake, Pond, Reservoir, Gravel pit or quarry filled with water</b> (Water Body cartographic feature code: 421, 101, 402)				
	<b>Marsh, wet area, swamp or bog</b> (Water Body cartographic feature code: 111)				
HYDRIC SOILS					
TYPE	TYPE DESCRIPTION	BUFFER WIDTH	MINIMUM BUILDING SETBACK	% of reduction	COMMENT
Department of Natural Resources Soil Survey	<b>Soil Description:</b> <ul style="list-style-type: none"> <li>• Bellingham silty clay loam</li> <li>• McKenna gravelly loam</li> <li>• Mukilteo peat</li> <li>• Norma fine sandy loam</li> <li>• Semiahmoo muck</li> <li>• Shalcar muck</li> <li>• Shelton-McKenna complex               <ul style="list-style-type: none"> <li>○ 0-10 percent slope</li> </ul> </li> <li>• Tacoma silt loam</li> </ul>		S	75%	Potential Wetlands





GEOHAZARDS					
TYPE	TYPE DESCRIPTION	BUFFER WIDTH	MINIMUM BUILDING SETBACK	% of reduction	COMMENT
Geohazard	<p><b>Areas of High Geologic Hazard</b>            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.</p>			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.
	<p><b>Areas of Moderate Geologic Hazard</b>            (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.</p>			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.

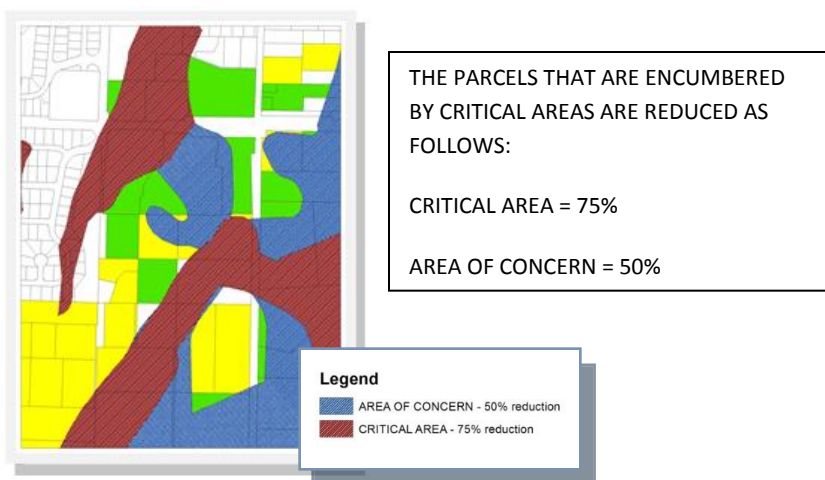
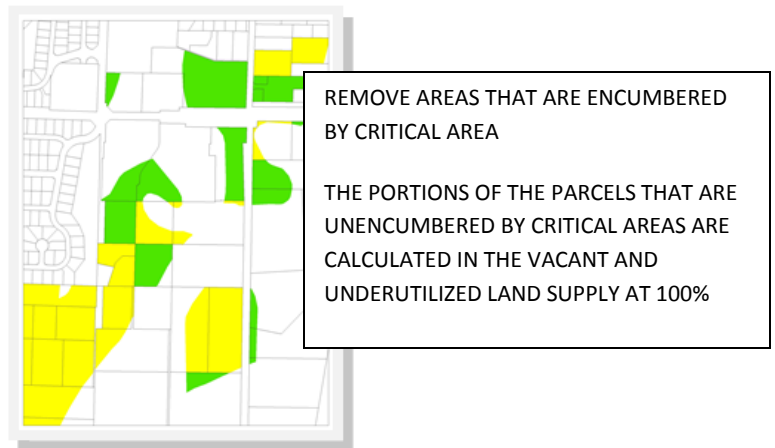
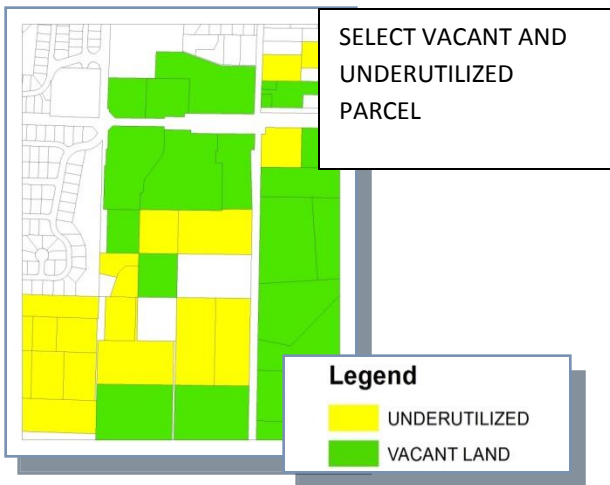
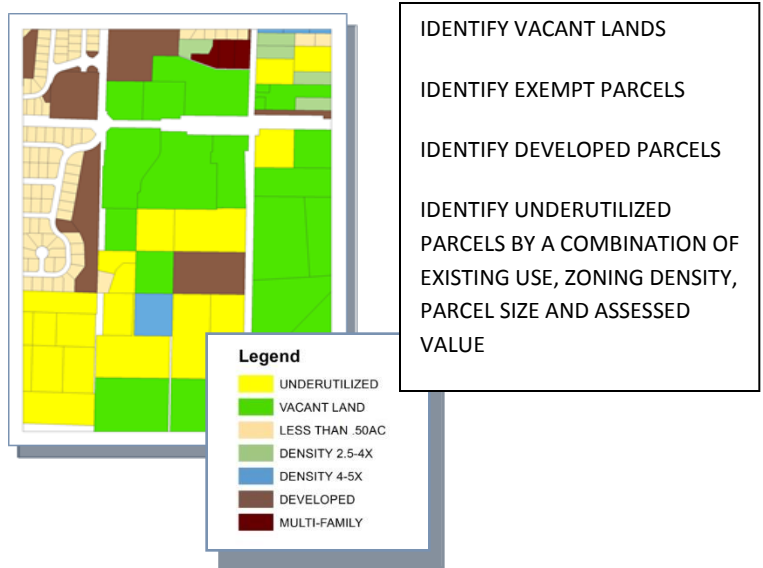
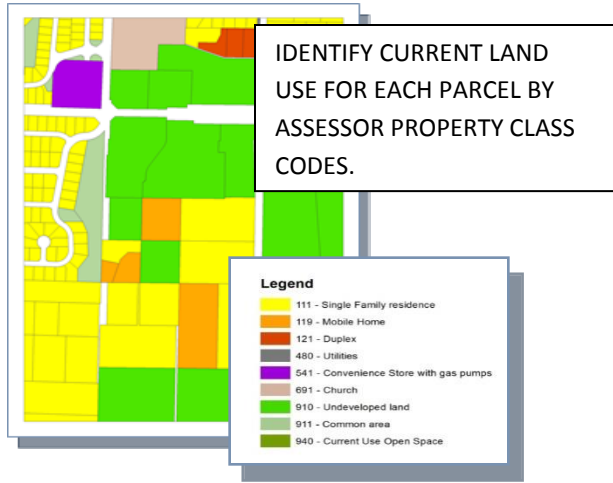
The dwelling units per acre are calculated based on the achieved densities. This calculation will determine the total new housing unit capacity in each zone.

<b>ZONING</b>	<b>ALLOWED UNITS PER ACRES</b>	<b>DWELLING UNIT CAPACITY USED FOR CALCULATION</b>
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.





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UNDERUTILIZED LANDS	URBAN LOW <i>6.0 DU/AC</i>	SENIOR LIVING HOMESTEAD <i>6.0 DU/AC</i>	URBAN MEDIUM <i>12 DU/AC</i>	URBAN HIGH <i>21.75 DU/AC</i>	URBAN RESTRICTED <i>2.5 DU/AC</i>	URBAN CLUSTER <i>7.6 DU/AC</i>	ILLAHEE GREENBELT <i>2 DU/AC</i>	URBAN VILLAGE CENTER <i>12 DU/AC</i>	MIXED USE <i>15 DU/AC</i>	GRAND TOTAL
<b>Gross Residential Acres (Developed Parcels only)</b>										
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
<b>Subtotal</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Redevelopable Acres</b>										
<i>Median Value \$000,000</i>										
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
<b>Subtotal</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Remove 100% of Platted lots (acres)</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	<b>0.00</b>
<b>Critical Areas</b>										
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
<b>Subtotal</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Roads/Right-of-Way (Future)</b>										
20% (-)	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Public Facility (Future)</b>										
20% (-)	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Unavailable Lands</b>										
15% (-)	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Commercial Split</b>										
50% (-)	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>



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
<b>Existing Dwelling Units</b>										
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
<b>TOTALS</b>										
<b>Net Developable Acres</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
	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	
<b>Dwelling Unit Capacity</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	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	
<b>Population Capacity</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### 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 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. 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

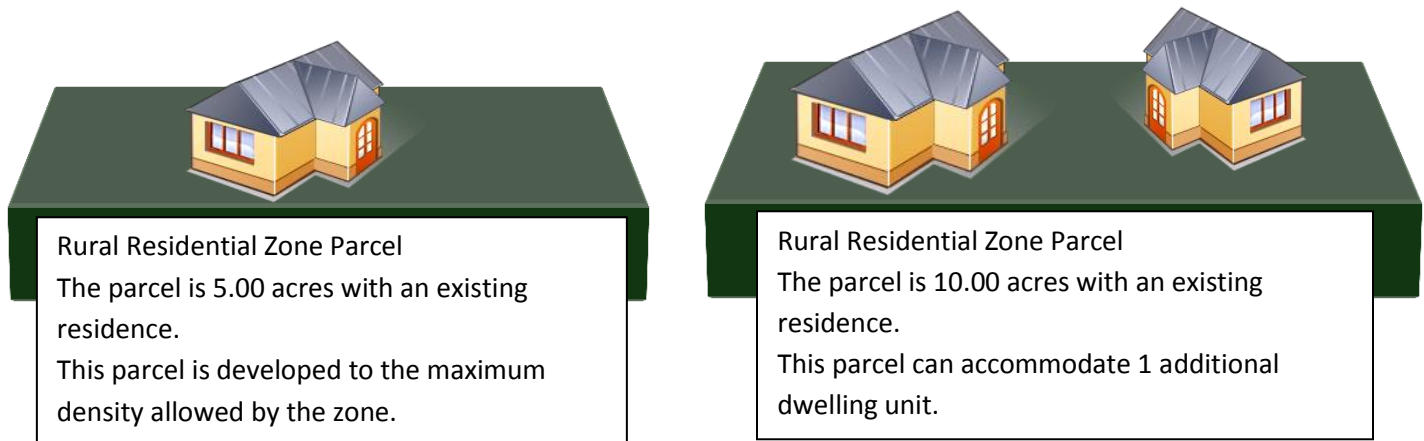
Critical areas in the rural land capacity analysis are not deducted from the land supply. Parcel development in the rural areas will allow for any additional dwelling unit as long as the parcel is large enough to accommodate the addition.

## 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.



## 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
<b>Gross Acres (Developed Parcels only)</b>							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
<b>Subtotal</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Remove 100% Platted Lots</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Critical Areas</b>									
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



## Kitsap County Land Capacity Analysis – GIS Methodology

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
<b>Subtotal</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Roads/Right-of-Way (Future)</b>									
20% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Public Facility (Future)</b>									
20% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Unavailable Lands</b>									
25% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Underutilized Acres</b>									
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>VACANT LAND</b>									
	<b>INDUSTRIAL</b>	<b>BUSINESS CENTER</b>	<b>BUSINESS PARK</b>	<b>NEIGHBORHOOD COMMERCIAL</b>	<b>HIGHWAY TOURIST COMMERCIAL</b>	<b>REGIONAL COMMERCIAL</b>	<b>URBAN VILLAGE CENTER</b>	<b>MIXED USE</b>	<b>GRAND TOTAL</b>
<b>Gross Acres</b>							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
<b>Subtotal</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Remove 100% Platted Lots</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Critical Areas</b>									
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
<b>Subtotal</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Roads/Right-of-Way (Future)</b>									
20% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Public Facility (Future)</b>									
20% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Unavailable Lands</b>									
20% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Vacant Acres</b>									
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00



<b>Total Net Developable Acres</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**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.