

# FINAL



## SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT FOR KITSAP COUNTY 2016 COMPREHENSIVE PLAN UPDATE

April 2016

Vol. 2





## Appendix A: Growth Estimates



## Appendix A: Growth Estimates

### Land Capacity

Land capacity for the Preferred Alternative has been determined similar to the 2014 Buildable Lands Report and the Draft Supplemental Environmental Impact Statement for the Kitsap County 2016 Comprehensive Plan Update, published November 2015.

Worksheets for each Urban Growth Area (UGA) are provided following this summary description.

### 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 detailed TAZ worksheet and 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>1</sup>

**Alternative 2, Alternative 3, and the Preferred Alternative**

- County provided growth capacity for each UGA estimated by TAZ for each alternative.
- For Bainbridge Island 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 alternatives reflect the capacity information from that effort.
- For the Preferred Alternative, Bremerton’s preferred growth number equivalent to Alternative 1 was applied but distributed similar to the City’s land use plan.
- Rural estimated based on the CPP rural growth target adjusted for 2012 base year and distributed based on 2012 distribution.

**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>2</sup>

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<sup>1</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.

<sup>2</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.

**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>3</sup>
- Sector distribution based on 2012 distribution.

**Alternative 2, Alternative 3, and the Preferred Alternative**

- County provided growth capacity for each UGA estimated by TAZ for each alternative. 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 alternatives reflect the capacity information from that effort.
- 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.

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<sup>3</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.





KINGSTON  
URBAN GROWTH AREA  
Land Capacity - Staff Preferred Alternative

UNDERUTILIZED LANDS	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	GRAND TOTAL
<b>Gross Residential Acres (Developed Parcels only)</b>									
Total Gross Acres	319.10	0.00	48.44	9.82	148.37	0.00	0.00	26.83	552.56
Multi - Family Dwelling (-)	1.15	0.00	7.59	0.00	0.00	0.00	0.00	1.36	10.10
Parcels < 0.50 Acres (-)	105.28	0.00	6.98	0.00	3.23	0.00	0.00	15.34	130.83
Public/Current Use/Utilities (-)	91.24	0.00	14.61	9.82	101.82	0.00	0.00	6.43	223.92
Shoreline Parcel < 1.00 Acre (-)	4.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.92
<b>Subtotal</b>	<b>116.51</b>	<b>0.00</b>	<b>19.26</b>	<b>0.00</b>	<b>43.32</b>	<b>0.00</b>	<b>0.00</b>	<b>3.70</b>	<b>182.79</b>
<b>Redevelopable Acres</b>									
Median Value \$156,261									
Density < 2.5 (-)	18.34	0.00	0.00	0.00	2.19	0.00	0.00	0.00	20.53
Density >= 2.5 - < 4.00 Value > (-)	13.51	0.00	0.00	0.00	2.37	0.00	0.00	0.00	15.88
Density >= 4.0 - < 5.00 Value > (-)	9.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.18
Density >= 5.0 - < 10.00 Value > (-)	11.14	0.00	0.00	0.00	7.51	0.00	0.00	0.00	18.65
<b>Subtotal</b>	<b>64.34</b>	<b>0.00</b>	<b>19.26</b>	<b>0.00</b>	<b>31.25</b>	<b>0.00</b>	<b>0.00</b>	<b>3.70</b>	<b>118.55</b>
<b>Remove 100% of Platted lots (acres)</b>									
Critical Areas	8.21	0.00	1.14	0.00	0.65	0.00	0.00	3.70	13.70
Total Redevelopable Acres	56.13	0.00	18.12	0.00	30.60	0.00	0.00	0.00	104.85
Unencumbered Acres	29.79	0.00	13.55	0.00	10.17	0.00	0.00	0.00	53.51
Acres within Critical Areas	9.30	0.00	1.13	0.00	12.30	0.00	0.00	0.00	22.73
Critical Areas reduction 75% (-)	2.33	0.00	0.28	0.00	3.08	0.00	0.00	0.00	5.68
Acres within Area of Concern	17.05	0.00	3.43	0.00	8.12	0.00	0.00	0.00	28.60
Area of Concern reduction 50% (-)	8.53	0.00	1.72	0.00	4.06	0.00	0.00	0.00	14.30
<b>Subtotal</b>	<b>40.64</b>	<b>0.00</b>	<b>15.55</b>	<b>0.00</b>	<b>17.31</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>73.49</b>
<b>Roads/Right-of-Way (Future)</b>									
20% (-)	32.51	0.00	12.44	0.00	13.84	0.00	0.00	0.00	58.79
<b>Public Facility (Future)</b>									
20% (-)	26.01	0.00	9.95	0.00	11.08	0.00	0.00	0.00	47.04
<b>Unavailable Lands</b>									
15% (-)	22.11	0.00	8.46	0.00	9.41	0.00	0.00	0.00	39.98
<b>Commercial Split</b>									
50% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.85	1.85
<b>Platted Lots</b>									
Underutilized Platted Lots 25% (+)	2.05	0.00	0.29	0.00	0.16	0.00	0.00	0.00	2.50
Platted Lot existing dwelling unit (count)	6	0	2	0	0	0	0	3	11
Dwelling Unit count (-75%)	2	0	1	0	0	0	0	0	2
<b>Existing Dwelling Units</b>									
Existing Dwelling Units (non platted lots) (-)	26	0	7	0	7	0	0	0	40
Total Dwelling Units (-)	28	0	8	0	7	0	0	2	42
<b>TOTALS</b>									
<b>Net Developable Acres</b>	<b>24.16</b>	<b>0.00</b>	<b>8.74</b>	<b>0.00</b>	<b>9.58</b>	<b>0.00</b>	<b>0.00</b>	<b>1.85</b>	<b>44.33</b>
Dwelling Unit Capacity	117	0	97	0	17	0	0	21	253
Population Capacity	294	0	244	0	42	0	0	37	617

KINGSTON  
URBAN GROWTH AREA  
Land Capacity - Staff Preferred Alternative

VACANT LAND	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	GRAND TOTAL
<b>Gross Residential Zoned Acres</b>									
Total Gross Vacant Acres	37.61	0.00	29.28	0.00	23.46	328.58	0.00	2.53	421.46
<b>Subtotal</b>	<b>37.61</b>	<b>0.00</b>	<b>29.28</b>	<b>0.00</b>	<b>23.46</b>	<b>328.58</b>	<b>0.00</b>	<b>2.53</b>	<b>421.46</b>
<b>Redevelopable Acres</b>									
<b>Subtotal</b>	<b>37.61</b>	<b>0.00</b>	<b>29.28</b>	<b>0.00</b>	<b>23.46</b>	<b>328.58</b>	<b>0.00</b>	<b>2.53</b>	<b>421.46</b>
<b>Vacant Platted Lots (-)</b>	12.27	0.00	9.27	0.00	1.53	0.00	0.00	2.35	<b>25.42</b>
<b>Critical Areas</b>									
Total Redevelopable Acres	25.34	0.00	20.01	0.00	21.93	328.58	0.00	0.18	396.04
Unencumbered Acres	9.51	0.00	11.38	0.00	5.55	0.00	0.00	0.18	26.62
Acres within Critical Areas	5.05	0.00	0.18	0.00	7.18	0.00	0.00	0.00	12.41
Critical Areas reduction 75% (-)	1.26	0.00	0.05	0.00	1.80	0.00	0.00	0.00	3.10
Acres within Area of Concern	10.78	0.00	8.44	0.00	9.19	0.00	0.00	0.00	28.41
Area of Concern reduction 50% (-)	5.39	0.00	4.22	0.00	4.60	0.00	0.00	0.00	14.21
<b>Subtotal</b>	<b>16.16</b>	<b>0.00</b>	<b>15.65</b>	<b>0.00</b>	<b>11.94</b>	<b>0.00</b>	<b>0.00</b>	<b>0.18</b>	<b>43.93</b>
<b>Roads/Right-of-Way (Future)</b>									
20% (-)	12.93	0.00	12.52	0.00	9.55	0.00	0.00	0.14	35.14
<b>Public Facility (Future)</b>									
20% (-)	10.34	0.00	10.01	0.00	7.64	0.00	0.00	0.12	28.11
<b>Unavailable Lands</b>									
5% (-)	9.83	0.00	9.51	0.00	7.26	0.00	0.00	0.11	26.71
<b>Commercial Split</b>									
50% (-)								2.46	2.46
<b>Platted Lots</b>								<b>1.23</b>	
Vacant Platted Lots	41	0	4	0	7	0	0	15	67
<b>Net Developable Acres</b>	<b>9.83</b>	<b>0.00</b>	<b>9.51</b>	<b>0.00</b>	<b>7.26</b>	<b>328.58</b>	<b>0.00</b>	<b>1.23</b>	<b>356.41</b>
<b>Dwelling Unit Capacity</b>	<b>100</b>	<b>0</b>	<b>118</b>	<b>0</b>	<b>25</b>	<b>640</b>	<b>0</b>	<b>15</b>	<b>898</b>
<b>Population Capacity</b>	<b>250</b>	<b>0</b>	<b>295</b>	<b>0</b>	<b>63</b>	<b>1600</b>	<b>0</b>	<b>27</b>	<b>2235</b>

KINGSTON  
URBAN GROWTH AREA  
Land Capacity - Staff Preferred Alternative

UNDERUTILIZED LANDS	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	GRAND TOTAL
<b>Net Developable Acres</b>	<b>24.16</b>	<b>0.00</b>	<b>8.74</b>	<b>0.00</b>	<b>9.58</b>	<b>0.00</b>	<b>0.00</b>	<b>1.85</b>	<b>44.33</b>
<b>Dwelling Unit Capacity</b>	<b>117</b>	<b>0</b>	<b>97</b>	<b>0</b>	<b>17</b>	<b>0</b>	<b>0</b>	<b>21</b>	<b>253</b>
	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	
<b>Population Capacity</b>	<b>294</b>	<b>0</b>	<b>244</b>	<b>0</b>	<b>42</b>	<b>0</b>	<b>0</b>	<b>37</b>	<b>617</b>

VACANT LAND	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	GRAND TOTAL
<b>Net Developable Acres</b>	<b>9.83</b>	<b>0.00</b>	<b>9.51</b>	<b>0.00</b>	<b>7.26</b>	<b>328.58</b>	<b>0.00</b>	<b>1.23</b>	<b>356.41</b>
<b>Dwelling Unit Capacity</b>	<b>100</b>	<b>0</b>	<b>118</b>	<b>0</b>	<b>25</b>	<b>640</b>	<b>0</b>	<b>15</b>	<b>898</b>
	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	
<b>Population Capacity</b>	<b>250</b>	<b>0</b>	<b>295</b>	<b>0</b>	<b>63</b>	<b>1600</b>	<b>0</b>	<b>27</b>	<b>2235</b>

GRAND TOTAL	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	GRAND TOTAL
<b>Net Developable Acres</b>	<b>33.99</b>	<b>0.00</b>	<b>18.26</b>	<b>0.00</b>	<b>16.84</b>	<b>328.58</b>	<b>0.00</b>	<b>3.08</b>	<b>400.74</b>
<b>Dwelling Unit Capacity</b>	<b>217</b>	<b>0</b>	<b>216</b>	<b>0</b>	<b>42</b>	<b>640</b>	<b>0</b>	<b>35</b>	<b>1151</b>
	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	
<b>Population Capacity</b>	<b>544</b>	<b>0</b>	<b>539</b>	<b>0</b>	<b>105</b>	<b>1600</b>	<b>0</b>	<b>64</b>	<b>2852</b>



KINGSTON  
 URBAN GROWTH AREA  
 Employment Capacity - Staff Preferred Alternative

	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	COMMERCIAL	REGIONAL CENTER	URBAN VILLAGE CENTER	GRAND TOTAL
Net Developable Acres	38% 3.61	38% 0.00	38% 0.00	32% 0.00	32% 13.86	32% 0.00	32% 3.13	<b>20.60</b>
<b>Total Net Developable Acres</b>	<b>3.61</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>13.86</b>	<b>0.00</b>	<b>3.13</b>	<b>20.60</b>
<b>Conversion to Square Footage</b>	<b>157346</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>603839</b>	<b>0</b>	<b>136343</b>	<b>897528</b>
Existing Floor Area (-)								
<b>Total Square Footage</b>	<b>157346</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>603839</b>	<b>0</b>	<b>136343</b>	<b>897528</b>
Industrial Square Footage	59791	0	0					59791
Industrial Planned lots	0	0	0					0
<b>Total</b>	<b>59791</b>	<b>0</b>	<b>0</b>					<b>59791</b>
Commercial Square Footage				0	193229	0	136343	329571
Commercial Planned lots				0	0	0	0	0
<b>Total</b>				<b>0</b>	<b>193229</b>	<b>0</b>	<b>136343</b>	<b>329571</b>
<b>Total Building Square Footage</b>	<b>59791</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>193229</b>	<b>0</b>	<b>136343</b>	<b>389363</b>

## URBAN GROWTH AREA

## Resulting Jobs - Staff Preferred Alternative

	Industrial Zones	Commercial Zones	Total
Net Developable Acres	3.61	16.99	20.60
Building Area Estimates (Square Footage)	59,791.36	329,571.34	389,362.70
Vacancy Rate Adjustment (5%)	56,801.79	313,092.77	369,894.56
Employment Rate - Square Feet Per Employee	969	500	
Resulting Employment Capacity - Jobs	59	626	685

SILVERDALE  
URBAN GROWTH AREA  
Land Capacity - Staff Preferred Alternative

UNDERUTILIZED LANDS	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	GREENBELT 2 DU/AC	Regional Center 10 DU/AC	GRAND TOTAL
<b>Gross Residential Acres (Developed Parcels only)</b>									
Total Gross Acres	1965.84	0.00	89.35	186.32	201.47	0.00	0.00	0.00	2442.98
Multi - Family Dwelling (-)	44.75	0.00	25.64	80.04	5.99	0.00	0.00	0.00	156.42
Parcels < 0.50 Acres (-)	740.52	0.00	27.48	35.90	6.57	0.00	0.00	0.00	810.47
Public/Current Use/Utilities (-)	516.91	0.00	18.63	42.67	52.82	0.00	0.00	0.00	631.03
Shoreline Parcel < 1.00 Acre (-)	0.82	0.00	0.00	0.00	2.38	0.00	0.00	0.00	3.20
<b>Subtotal</b>	<b>662.84</b>	<b>0.00</b>	<b>17.60</b>	<b>27.71</b>	<b>133.71</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>841.86</b>
<b>Redevelopable Acres</b>									
Median Value \$159712									
Density < 2.5 (-)	49.77	0.00	0.00	0.00	44.41	0.00	0.00	0.00	94.18
Density >= 2.5 - < 4.00 Value > (-)	123.00	0.00	0.00	0.00	6.21	0.00	0.00	0.00	129.21
Density >= 4.0 - < 5.00 Value > (-)	142.32	0.00	0.00	0.00	7.11	0.00	0.00	0.00	149.43
Density >= 5.0 - < 10.00 Value > (-)	34.57	0.00	0.00	0.00	6.40	0.00	0.00	0.00	40.97
<b>Subtotal</b>	<b>313.18</b>	<b>0.00</b>	<b>17.60</b>	<b>27.71</b>	<b>69.58</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>428.07</b>
<b>Remove 100% of Platted lots (acres)</b>									
Critical Areas									
Total Redevelopable Acres	245.79	0.00	17.60	26.36	69.58	0.00	0.00	0.00	359.33
Unencumbered Acres	201.78	0.00	16.02	19.80	37.72	0.00	0.00	0.00	275.32
Acres within Critical Areas	32.92	0.00	1.57	0.52	27.25	0.00	0.00	0.00	62.26
Critical Areas reduction 75% (-)	8.23	0.00	0.39	0.13	6.81	0.00	0.00	0.00	15.57
Acres within Area of Concern	11.06	0.00	0.00	6.03	4.59	0.00	0.00	0.00	21.68
Area of Concern reduction 50% (-)	5.53	0.00	0.00	3.02	2.30	0.00	0.00	0.00	10.84
<b>Subtotal</b>	<b>215.54</b>	<b>0.00</b>	<b>16.41</b>	<b>22.95</b>	<b>46.83</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>301.73</b>
<b>Roads/Right-of-Way (Future)</b>									
20% (-)	172.43	0.00	13.13	18.36	37.46	0.00	0.00	0.00	241.38
<b>Public Facility (Future)</b>									
20% (-)	137.95	0.00	10.50	14.68	29.97	0.00	0.00	0.00	193.10
<b>Unavailable Lands</b>									
15% (-)	117.25	0.00	8.93	12.48	25.47	0.00	0.00	0.00	164.14
<b>Commercial Split</b>									
50% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Platted Lots</b>									
Underutilized Platted Lots 25% (+)	16.85	0.00	0.00	0.34	0.00	0.00	0.00	50% (-)	17.19
Platted Lot existing dwelling unit (count)	46	0	0	2	0	0	0	0	48
Dwelling Unit count (-75%)	12	0	0	1	0	0	0	0	12
<b>Existing Dwelling Units</b>									
Total Dwelling Units (non platted lots) (-)	141	0	14	25	22	0	0	0	202
Total Dwelling Units (-)	153	0	14	26	22	0	0	0	214
<b>TOTALS</b>									
<b>Net Developable Acres</b>	<b>134.10</b>	<b>0.00</b>	<b>8.93</b>	<b>12.82</b>	<b>25.47</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>181.32</b>
Dwelling Unit Capacity	652	0	93	253	42	0	0	0	1040
Population Capacity	1630	0	233	456	104	0	0	0	2423

SILVERDALE  
 URBAN GROWTH AREA  
 Land Capacity - Staff Preferred Alternative

VACANT LAND	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	GREENBELT 2 DU/AC	Regional Center 10 DU/AC	GRAND TOTAL
<b>Gross Residential Zoned Acres</b>									
Total Gross Vacant Acres	385.28	0.00	64.41	14.86	72.61	0.00	0.00	0.00	537.16
<b>Subtotal</b>	<b>385.28</b>	<b>0.00</b>	<b>64.41</b>	<b>14.86</b>	<b>72.61</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>537.16</b>
<b>Redevelopable Acres</b>									
<b>Subtotal</b>	<b>385.28</b>	<b>0.00</b>	<b>64.41</b>	<b>14.86</b>	<b>72.61</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>537.16</b>
<b>Vacant Platted Lots (-)</b>	31.77	0.00	3.87	0.50	0.00	0.00	0.00	0.00	<b>36.14</b>
<b>Critical Areas</b>									
Total Redevelopable Acres	353.51	0.00	60.54	14.36	72.61	0.00	0.00	0.00	501.02
Unencumbered Acres	296.84	0.00	45.50	5.33	20.32	0.00	0.00	0.00	367.99
Acres within Critical Areas	19.91	0.00	8.33	2.50	49.33	0.00	0.00	0.00	80.07
Critical Areas reduction 75% (-)	4.98	0.00	2.08	0.63	12.33	0.00	0.00	0.00	20.02
Acres within Area of Concern	36.76	0.00	6.69	6.53	2.95	0.00	0.00	0.00	52.93
Area of Concern reduction 50% (-)	18.38	0.00	3.35	3.27	1.48	0.00	0.00	0.00	26.47
<b>Subtotal</b>	<b>320.20</b>	<b>0.00</b>	<b>50.93</b>	<b>9.22</b>	<b>34.13</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>414.47</b>
<b>Roads/Right-of-Way (Future)</b>									
20% (-)	256.16	0.00	40.74	7.38	27.30	0.00	0.00	0.00	331.58
<b>Public Facility (Future)</b>									
20% (-)	204.93	0.00	32.59	5.90	21.84	0.00	0.00	0.00	265.26
<b>Unavailable Lands</b>									
5% (-)	194.68	0.00	30.96	5.61	20.75	0.00	0.00	0.00	252.00
<b>Commercial Split</b>									
50% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Platted Lots</b>									
Vacant Platted Lots	287	0	40	2	0	0	0	0	329
<b>Net Developable Acres</b>	<b>194.68</b>	<b>0.00</b>	<b>30.96</b>	<b>5.61</b>	<b>20.75</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>252.00</b>
<b>Dwelling Unit Capacity</b>	<b>1455</b>	<b>0</b>	<b>412</b>	<b>124</b>	<b>52</b>	<b>0</b>	<b>0</b>	<b>666</b>	<b>2708</b>
<b>Population Capacity</b>	<b>3638</b>	<b>0</b>	<b>1029</b>	<b>223</b>	<b>130</b>	<b>0</b>	<b>0</b>	<b>1199</b>	<b>6218</b>



SILVERDALE  
 URBAN GROWTH AREA  
 Land Capacity - Staff Preferred Alternative

UNDERUTILIZED LANDS	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	GRAND TOTAL
<b>Net Developable Acres</b>	<b>134.10</b>	<b>0.00</b>	<b>8.93</b>	<b>12.82</b>	<b>25.47</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>181.32</b>
<b>Dwelling Unit Capacity</b>	<b>652</b>	<b>0</b>	<b>93</b>	<b>253</b>	<b>42</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1040</b>
	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	
<b>Population Capacity</b>	<b>1630</b>	<b>0</b>	<b>233</b>	<b>456</b>	<b>104</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2423</b>

VACANT LAND	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	GRAND TOTAL
<b>Net Developable Acres</b>	<b>194.68</b>	<b>0.00</b>	<b>30.96</b>	<b>5.61</b>	<b>20.75</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>252.00</b>
<b>Dwelling Unit Capacity</b>	<b>1455</b>	<b>0</b>	<b>412</b>	<b>124</b>	<b>52</b>	<b>0</b>	<b>0</b>	<b>666</b>	<b>2708</b>
	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	
<b>Population Capacity</b>	<b>3638</b>	<b>0</b>	<b>1029</b>	<b>223</b>	<b>130</b>	<b>0</b>	<b>0</b>	<b>1199</b>	<b>6218</b>

GRAND TOTAL	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	GRAND TOTAL
<b>Net Developable Acres</b>	<b>328.78</b>	<b>0.00</b>	<b>39.89</b>	<b>18.43</b>	<b>46.22</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>433.32</b>
<b>Dwelling Unit Capacity</b>	<b>2107</b>	<b>0</b>	<b>505</b>	<b>377</b>	<b>94</b>	<b>0</b>	<b>0</b>	<b>666</b>	<b>3749</b>
	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	
<b>Population Capacity</b>	<b>5268</b>	<b>0</b>	<b>1262</b>	<b>679</b>	<b>234</b>	<b>0</b>	<b>0</b>	<b>1199</b>	<b>8641</b>

SILVERDALE  
URBAN GROWTH AREA

DRAFT

Commercial Land Capacity - Staff Preferred Alternative

UNDERUTILIZED LANDS	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	COMMERCIAL	REGIONAL CENTER	URBAN VILLAGE CENTER	GRAND TOTAL
<b>Gross Acres (Developed Parcels only)</b>							See Residential Sheet for split	
Total Gross Acres	373.86	27.46	4.76	41.46	166.63	523.14	0.00	1137.31
Multi - Family Dwelling (-)	12.80	0.00	0.00	4.20	0.00	40.13	0.00	57.13
Public/Current Use/Utilities (-)	278.43	11.53	4.76	31.63	55.82	431.56	0.00	813.73
<b>Subtotal</b>	<b>82.63</b>	<b>15.93</b>	<b>0.00</b>	<b>5.63</b>	<b>110.81</b>	<b>51.45</b>	<b>0.00</b>	<b>266.45</b>
<b>Remove 100% Planned 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>Remove 100% Platted</b>	<b>10.65</b>	<b>0.00</b>	<b>0.00</b>	<b>3.63</b>	<b>1.39</b>	<b>3.77</b>	<b>0.00</b>	<b>19.44</b>
<b>Subtotal</b>	<b>71.98</b>	<b>15.93</b>	<b>0.00</b>	<b>2.00</b>	<b>109.42</b>	<b>47.68</b>	<b>0.00</b>	<b>247.01</b>
<b>Critical Areas</b>								
Total Redevelopable Acres	71.98	15.93	0.00	2.00	109.42	47.68	0.00	247.01
Unencumbered Acres	41.00	4.75	0.00	1.54	59.47	31.81	0.00	138.57
Acres within Critical Areas	21.24	5.06	0.00	0.11	25.12	15.18	0.00	66.71
Critical Areas reduction 75% (-)	5.31	1.27	0.00	0.03	6.28	3.80	0.00	16.68
Acres within Area of Concern	9.73	6.11	0.00	0.33	24.82	0.66	0.00	41.65
Area of Concern reduction 50% (-)	4.87	3.06	0.00	0.17	12.41	0.33	0.00	20.83
<b>Subtotal</b>	<b>51.18</b>	<b>9.07</b>	<b>0.00</b>	<b>1.73</b>	<b>78.16</b>	<b>35.94</b>	<b>0.00</b>	<b>176.07</b>
<b>Roads/Right-of-Way (Future)</b>								
20% (-)	40.94	7.26	0.00	1.39	62.53	28.75	0.00	140.86
<b>Public Facility (Future)</b>								
20% (-)	32.75	5.80	0.00	1.11	50.02	23.00	0.00	112.69
<b>Unavailable Lands</b>								
25% (-)	24.56	4.35	0.00	0.83	37.52	17.25	0.00	84.51
<b>Underutilized Acres</b>	<b>35.21</b>	<b>4.35</b>	<b>0.00</b>	<b>4.46</b>	<b>38.91</b>	<b>21.02</b>	<b>0.00</b>	<b>103.95</b>
<b>VACANT LAND</b>	<b>INDUSTRIAL</b>	<b>BUSINESS CENTER</b>	<b>BUSINESS PARK</b>	<b>NEIGHBORHOOD COMMERCIAL</b>	<b>COMMERCIAL</b>	<b>REGIONAL CENTER</b>	<b>URBAN VILLAGE CENTER</b>	<b>GRAND TOTAL</b>
<b>Gross Acres</b>							See Residential Sheet for split	
Total Gross Acres	260.41	19.58	0.00	1.08	82.46	37.50	0.00	401.03
<b>Remove 100% Planned Development</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>15.91</b>	<b>0.00</b>	<b>0.00</b>	<b>1.08</b>	<b>0.00</b>	<b>3.01</b>	<b>0.00</b>	<b>20.00</b>
<b>Subtotal</b>	<b>244.50</b>	<b>19.58</b>	<b>0.00</b>	<b>0.00</b>	<b>82.46</b>	<b>34.49</b>	<b>0.00</b>	<b>381.03</b>
<b>Critical Areas</b>								
Total Redevelopable Acres	244.50	19.58	0.00	0.00	82.46	34.49	0.00	381.03
Unencumbered Acres	149.29	14.78	0.00	0.00	49.12	23.26	0.00	236.45
Acres within Critical Areas	26.56	0.53	0.00	0.00	21.28	11.22	0.00	59.59
Critical Areas reduction 75% (-)	6.64	0.13	0.00	0.00	5.32	2.81	0.00	14.90
Acres within Area of Concern	68.64	4.27	0.00	0.00	12.06	0.00	0.00	84.97
Area of Concern reduction 50% (-)	34.32	2.14	0.00	0.00	6.03	0.00	0.00	42.49
<b>Subtotal</b>	<b>190.25</b>	<b>17.05</b>	<b>0.00</b>	<b>0.00</b>	<b>60.47</b>	<b>26.07</b>	<b>0.00</b>	<b>293.83</b>
<b>Roads/Right-of-Way (Future)</b>								
20% (-)	152.20	13.64	0.00	0.00	48.38	20.85	0.00	235.07
<b>Public Facility (Future)</b>								
20% (-)	121.76	10.91	0.00	0.00	38.70	16.68	0.00	188.05
<b>Unavailable Lands</b>								
20% (-)	97.41	8.73	0.00	0.00	30.96	13.35	0.00	150.44
<b>Vacant Acres</b>	<b>113.32</b>	<b>8.73</b>	<b>0.00</b>	<b>1.08</b>	<b>30.96</b>	<b>16.36</b>	<b>0.00</b>	<b>170.44</b>
						<b>37.37</b>		
<b>Total Net Developable Acres</b>	<b>148.53</b>	<b>13.08</b>	<b>0.00</b>	<b>5.54</b>	<b>69.87</b>	<b>46.72</b>	<b>0.00</b>	<b>283.74</b>
Total Square Footage Planned Developments	36300	0	0	0	0	36629	0	72929

SILVERDALE  
 URBAN GROWTH AREA  
 Employment Capacity - Staff Preferred Alternative

	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	COMMERCIAL	REGIONAL CENTER	URBAN VILLAGE CENTER	GRAND TOTAL
Underutilized Acres	35.21	4.35	0.00	4.46	38.91	26.27	0.00	109.21
Vacant Acres	113.32	8.73	0.00	1.08	30.96	20.44	0.00	174.53
<b>Total Net Developable Acres</b>	<b>148.53</b>	<b>13.08</b>	<b>0.00</b>	<b>5.54</b>	<b>69.87</b>	<b>46.72</b>	<b>0.00</b>	<b>283.74</b>
Underutilized Square Feet	1533922	189643	0	194347	1694780	1144474	0	4757166
Vacant Square Feet	4936132	380206	0	47045	1348645	890545	0	7602573
<b>Total Square Feet</b>	<b>6470054</b>	<b>569848</b>	<b>0</b>	<b>241392</b>	<b>3043426</b>	<b>2035019</b>	<b>0</b>	<b>12359739</b>
<b>Conversion to Building Square Footage</b>								
Industrial (38%) underutilized	582890	72064	0					654955
Industrial (38%) vacant supply	1875730	144478	0					2020208
Industrial Planned lots	36300	0	0					36300
<i>Subtotal (vacant)</i>	<i>1912030</i>	<i>144478</i>	<i>0</i>					<i>2056508</i>
<b>Total</b>	<b>2494920</b>	<b>216542</b>	<b>0</b>					<b>2711463</b>
Commercial (32%) underutilized				62191	542330	1144474	0	1748994
Commercial (32%) vacant supply				15054	431567	890545	0	1337166
Commercial Planned lots				0	0	36629	0	36629
<i>Subtotal (vacant)</i>				<i>15054</i>	<i>431567</i>	<i>927174</i>	<i>0</i>	<i>1373795</i>
<b>Total</b>				<b>77245</b>	<b>973896</b>	<b>2071648</b>	<b>0</b>	<b>3122789</b>
<b>Total Building Square Footage</b>	<b>2494920</b>	<b>216542</b>	<b>0</b>	<b>77245</b>	<b>973896</b>	<b>2071648</b>	<b>0</b>	<b>5834252</b>

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## URBAN GROWTH AREA

## Resulting Jobs - Staff Preferred Alternative

	Industrial Zones	Commercial Zones	TOTAL
Net Developable Acres	161.61	122.13	283.74
Building Area Estimates (Square Footage)	2,711,462.89	3,122,789.35	5,834,252.24
Vacancy Rate Adjustment (5%)	2,575,889.75	2,966,649.88	5,542,539.63
Employment Rate - Square Feet Per Employee	969	500	
Resulting Employment Capacity - Jobs	2658	5933	8592

CENTRAL KITSAP  
URBAN GROWTH AREA  
Land Capacity - Staff Preferred Alternative

UNDERUTILIZED LANDS	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	GRAND TOTAL
<b>Gross Residential Acres (Developed Parcels only)</b>									
Total Gross Acres	1690.28	0.00	188.16	214.72	841.47	92.22	337.30	0.00	3364.15
Multi - Family Dwelling (-)	53.26	0.00	96.88	72.46	79.40	0.00	13.96	0.00	315.96
Parcels < 0.50 Acres (-)	917.36	0.00	15.49	18.32	288.19	0.00	95.94	0.00	1335.30
Public/Current Use/Utilities (-)	235.28	0.00	8.96	83.26	158.64	56.17	18.65	0.00	560.96
Shoreline Parcel < 1.00 Acre (-)	0.00	0.00	0.00	0.00	0.30	0.00	0.00	0.00	0.30
<b>Subtotal</b>	<b>484.38</b>	<b>0.00</b>	<b>66.83</b>	<b>40.68</b>	<b>314.94</b>	<b>36.05</b>	<b>208.75</b>	<b>0.00</b>	<b>1151.63</b>
<b>Remove 100% of Platted lots (acres)</b>									
<b>Redevelopable Acres</b>									
Median Value \$143,497									
Density < 2.5 (-)	54.78	0.00	0.00	0.00	146.79	0.00	102.57	0.00	304.14
Density >= 2.5 - < 4.00 Value > (-)	70.90	0.00	0.00	0.00	26.64	0.00	24.38	0.00	121.92
Density >= 4.0 - < 5.00 Value > (-)	63.33	0.00	0.00	0.00	7.45	0.00	2.60	0.00	73.38
Density >= 5.0 - < 10.00 Value > (-)	23.97	0.00	0.00	0.00	12.99	0.00	4.10	0.00	41.06
<b>Subtotal</b>	<b>271.40</b>	<b>0.00</b>	<b>66.83</b>	<b>40.68</b>	<b>121.07</b>	<b>36.05</b>	<b>75.10</b>	<b>0.00</b>	<b>611.13</b>
<b>Critical Areas</b>									
Total Redevelopable Acres	241.67	0.00	64.22	40.68	97.81	36.05	69.37	0.00	549.80
Unencumbered Acres	153.12	0.00	58.56	31.38	50.36	14.77	32.06	0.00	340.25
Acres within Critical Areas	21.92	0.00	5.63	3.47	26.96	14.33	20.51	0.00	92.82
Critical Areas reduction 75% (-)	5.48	0.00	1.41	0.87	6.74	3.58	5.13	0.00	23.21
Acres within Area of Concern	66.62	0.00	0.00	5.81	20.47	6.94	16.75	0.00	116.59
Area of Concern reduction 50% (-)	33.31	0.00	0.00	2.91	10.24	3.47	8.38	0.00	58.30
<b>Subtotal</b>	<b>191.91</b>	<b>0.00</b>	<b>59.97</b>	<b>35.15</b>	<b>67.34</b>	<b>21.82</b>	<b>45.56</b>	<b>0.00</b>	<b>421.75</b>
<b>Roads/Right-of-Way (Future)</b>									
20% (-)	153.53	0.00	47.97	28.12	53.87	17.46	36.45	0.00	337.40
<b>Public Facility (Future)</b>									
20% (-)	122.82	0.00	38.38	22.50	43.09	13.97	29.16	0.00	269.92
<b>Unavailable Lands</b>									
15% (-)	104.40	0.00	32.62	19.12	36.63	11.87	24.79	0.00	229.43
<b>Commercial Split</b>									
50% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Platted Lots</b>									
Underutilized Platted Lots 25% (+)	7.43	0.00	0.65	0.00	5.82	0.00	1.43	50% (-)	15.33
Platted Lot existing dwelling unit (count)	24	0	2	0	9	0	1	0	36
Dwelling Unit count (-75%)	6	0	1	0	2	0	0	0	9
<b>Existing Dwelling Units</b>									
Existing Dwelling Units (non platted lots) (-)	139	0	21	21	20	4	8	0	213
Total Dwelling Units (-)	145	0	22	21	22	4	8	0	222
<b>TOTALS</b>									
<b>Net Developable Acres</b>	<b>111.83</b>	<b>0.00</b>	<b>33.27</b>	<b>19.12</b>	<b>42.45</b>	<b>11.87</b>	<b>26.22</b>	<b>0.00</b>	<b>244.76</b>
6.0 DU/AC	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	
<b>Dwelling Unit Capacity</b>	<b>526</b>	<b>0</b>	<b>378</b>	<b>395</b>	<b>84</b>	<b>86</b>	<b>44</b>	<b>0</b>	<b>1513</b>
2.5 pph	1.8 pph	2.5 pph	2.5 pph	1.8 pph	2.5 pph	2.5 pph	2.5 pph	1.8 pph	
<b>Population Capacity</b>	<b>1315</b>	<b>0</b>	<b>944</b>	<b>711</b>	<b>210</b>	<b>216</b>	<b>110</b>	<b>0</b>	<b>3506</b>

CENTRAL KITSAP  
URBAN GROWTH AREA  
Land Capacity - Staff Preferred Alternative

VACANT LAND	URBAN LOW 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	GRAND TOTAL
<b>Gross Residential Zoned Acres</b>								
Total Gross Vacant Acres	117.05	2.07	14.77	199.74	92.13	103.00	0.00	528.76
<b>Subtotal</b>	<b>117.05</b>	<b>2.07</b>	<b>14.77</b>	<b>199.74</b>	<b>92.13</b>	<b>103.00</b>	<b>0.00</b>	<b>528.76</b>
<b>Redevelopable Acres</b>								
<b>Subtotal</b>	<b>117.05</b>	<b>2.07</b>	<b>14.77</b>	<b>199.74</b>	<b>92.13</b>	<b>103.00</b>	<b>0.00</b>	<b>528.76</b>
<b>Vacant Platted Lots (-)</b>	22.51	0.00	0.00	32.33	0.00	25.35	0.00	<b>80.19</b>
<b>Critical Areas</b>								
Total Redevelopable Acres	94.54	2.07	14.77	167.41	92.13	77.65	0.00	448.57
Unencumbered Acres	55.89	2.00	8.18	66.24	45.06	13.47	0.00	190.84
Acres within Critical Areas	9.89	0.07	0.39	74.53	38.14	27.38	0.00	150.40
Critical Areas reduction 75% (-)	2.47	0.02	0.10	18.63	9.54	6.85	0.00	37.60
Acres within Area of Concern	28.75	0.00	6.19	26.64	8.93	37.00	0.00	107.51
Area of Concern reduction 50% (-)	14.38	0.00	3.10	13.32	4.47	18.50	0.00	53.76
<b>Subtotal</b>	<b>72.74</b>	<b>2.02</b>	<b>11.37</b>	<b>98.19</b>	<b>59.06</b>	<b>38.82</b>	<b>0.00</b>	<b>282.20</b>
<b>Roads/Right-of-Way (Future)</b>								
20% (-)	58.19	1.61	9.10	78.55	47.25	31.05	0.00	225.76
<b>Public Facility (Future)</b>								
20% (-)	46.55	1.29	7.28	62.84	37.80	24.84	0.00	180.60
<b>Unavailable Lands</b>								
5% (-)	44.22	1.23	6.91	59.70	35.91	23.60	0.00	171.57
<b>Commercial Split</b>								
50% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Platted Lots</b>								
Vacant Platted Lots	118	0	0	80	0	92	0	290
<b>Net Developable Acres</b>	<b>44.22</b>	<b>1.23</b>	<b>6.91</b>	<b>59.70</b>	<b>35.91</b>	<b>23.60</b>	<b>0.00</b>	<b>171.57</b>
<b>Dwelling Unit Capacity</b>	<b>383</b>	<b>15</b>	<b>150</b>	<b>229</b>	<b>273</b>	<b>139</b>	<b>0</b>	<b>1190</b>
<b>Population Capacity</b>	<b>958</b>	<b>37</b>	<b>271</b>	<b>573</b>	<b>682</b>	<b>348</b>	<b>0</b>	<b>2869</b>

CENTRAL KITSAP  
 URBAN GROWTH AREA  
 Land Capacity - Staff Preferred Alternative

UNDERUTILIZED LANDS	URBAN LOW 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	GRAND TOTAL
<b>Net Developable Acres</b>	<b>111.83</b>	<b>33.27</b>	<b>19.12</b>	<b>42.45</b>	<b>11.87</b>	<b>26.22</b>	<b>0.00</b>	<b>244.76</b>
<b>Dwelling Unit Capacity</b>	<b>526</b>	<b>378</b>	<b>395</b>	<b>84</b>	<b>86</b>	<b>44</b>	<b>0</b>	<b>1513</b>
	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	
<b>Population Capacity</b>	<b>1315</b>	<b>944</b>	<b>711</b>	<b>210</b>	<b>216</b>	<b>110</b>	<b>0</b>	<b>3506</b>

VACANT LAND	URBAN LOW 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	GRAND TOTAL
<b>Net Developable Acres</b>	<b>44.22</b>	<b>1.23</b>	<b>6.91</b>	<b>59.70</b>	<b>35.91</b>	<b>23.60</b>	<b>0.00</b>	<b>171.57</b>
<b>Dwelling Unit Capacity</b>	<b>383</b>	<b>15</b>	<b>150</b>	<b>229</b>	<b>273</b>	<b>139</b>	<b>0</b>	<b>1190</b>
	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	
<b>Population Capacity</b>	<b>958</b>	<b>37</b>	<b>271</b>	<b>573</b>	<b>682</b>	<b>348</b>	<b>0</b>	<b>2869</b>

GRAND TOTAL	URBAN LOW 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	GRAND TOTAL
<b>Net Developable Acres</b>	<b>156.06</b>	<b>34.50</b>	<b>26.04</b>	<b>102.15</b>	<b>47.78</b>	<b>49.82</b>	<b>0.00</b>	<b>416.34</b>
<b>Dwelling Unit Capacity</b>	<b>909</b>	<b>393</b>	<b>545</b>	<b>313</b>	<b>359</b>	<b>183</b>	<b>0</b>	<b>2703</b>
	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	
<b>Population Capacity</b>	<b>2273</b>	<b>981</b>	<b>982</b>	<b>783</b>	<b>898</b>	<b>458</b>	<b>0</b>	<b>6375</b>

CENTRAL KITSAP  
URBAN GROWTH AREA

DRAFT

Commercial Land Capacity - Staff Preferred Alternative

UNDERUTILIZED LANDS	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	COMMERCIAL	REGIONAL CENTER	URBAN VILLAGE CENTER	GRAND TOTAL
<b>Gross Acres (Developed Parcels only)</b>							See Residential Sheet for split	
Total Gross Acres	14.26	0.00	0.00	13.25	255.89	0.00	0.00	283.40
Multi - Family Dwelling (-)	0.00	0.00	0.00	0.00	0.46	0.00	0.00	0.46
Public/Current Use/Utilities (-)	14.26	0.00	0.00	11.57	176.90	0.00	0.00	202.73
<b>Subtotal</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1.68</b>	<b>78.53</b>	<b>0.00</b>	<b>0.00</b>	<b>80.21</b>
<b>Remove 100% Planned 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>Remove 100% Platted</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.44</b>	<b>2.21</b>	<b>0.00</b>	<b>0.00</b>	<b>2.65</b>
<b>Subtotal</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1.24</b>	<b>76.32</b>	<b>0.00</b>	<b>0.00</b>	<b>77.56</b>
<b>Critical Areas</b>								
Total Redevelopable Acres	0.00	0.00	0.00	1.24	76.32	0.00	0.00	77.56
Unencumbered Acres	0.00	0.00	0.00	1.02	50.18	0.00	0.00	51.20
Acres within Critical Areas	0.00	0.00	0.00	0.00	17.84	0.00	0.00	17.84
Critical Areas reduction 75% (-)	0.00	0.00	0.00	0.00	4.46	0.00	0.00	4.46
Acres within Area of Concern	0.00	0.00	0.00	0.00	8.30	0.00	0.00	8.30
Area of Concern reduction 50% (-)	0.00	0.00	0.00	0.00	4.15	0.00	0.00	4.15
<b>Subtotal</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1.02</b>	<b>58.79</b>	<b>0.00</b>	<b>0.00</b>	<b>59.81</b>
<b>Roads/Right-of-Way (Future)</b>								
20% (-)	0.00	0.00	0.00	0.82	47.03	0.00	0.00	47.85
<b>Public Facility (Future)</b>								
20% (-)	0.00	0.00	0.00	0.65	37.63	0.00	0.00	38.28
<b>Unavailable Lands</b>								
25% (-)	0.00	0.00	0.00	0.49	28.22	0.00	0.00	28.71
<b>Underutilized Acres</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.93</b>	<b>30.43</b>	<b>0.00</b>	<b>0.00</b>	<b>31.36</b>
<b>VACANT LAND</b>	<b>INDUSTRIAL</b>	<b>BUSINESS CENTER</b>	<b>BUSINESS PARK</b>	<b>NEIGHBORHOOD COMMERCIAL</b>	<b>COMMERCIAL</b>	<b>REGIONAL CENTER</b>	<b>URBAN VILLAGE CENTER</b>	<b>GRAND TOTAL</b>
<b>Gross Acres</b>							See Residential Sheet for split	
Total Gross Acres	6.88	0.00	0.00	0.00	119.71	0.00	0.00	126.59
<b>Remove 100% Planned Development</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.18</b>	<b>0.00</b>	<b>0.00</b>	<b>0.18</b>
<b>Remove 100% Platted Lots</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1.32</b>	<b>0.00</b>	<b>0.00</b>	<b>1.32</b>
<b>Subtotal</b>	<b>6.88</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>118.21</b>	<b>0.00</b>	<b>0.00</b>	<b>125.09</b>
<b>Critical Areas</b>								
Total Redevelopable Acres	6.88	0.00	0.00	0.00	118.21	0.00	0.00	125.09
Unencumbered Acres	0.60	0.00	0.00	0.00	41.06	0.00	0.00	41.66
Acres within Critical Areas	2.29	0.00	0.00	0.00	57.52	0.00	0.00	59.81
Critical Areas reduction 75% (-)	0.57	0.00	0.00	0.00	14.38	0.00	0.00	14.95
Acres within Area of Concern	3.99	0.00	0.00	0.00	19.62	0.00	0.00	23.61
Area of Concern reduction 50% (-)	2.00	0.00	0.00	0.00	9.81	0.00	0.00	11.81
<b>Subtotal</b>	<b>3.17</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>65.25</b>	<b>0.00</b>	<b>0.00</b>	<b>68.42</b>
<b>Roads/Right-of-Way (Future)</b>								
20% (-)	2.53	0.00	0.00	0.00	52.20	0.00	0.00	54.73
<b>Public Facility (Future)</b>								
20% (-)	2.03	0.00	0.00	0.00	41.76	0.00	0.00	43.79
<b>Unavailable Lands</b>								
20% (-)	1.62	0.00	0.00	0.00	33.41	0.00	0.00	35.03
<b>Vacant Acres</b>	<b>1.62</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>34.73</b>	<b>0.00</b>	<b>0.00</b>	<b>36.35</b>
	38%	38%	38%	32%	32%	32%	32%	
<b>Total Net Developable Acres</b>	<b>1.62</b>	<b>0.00</b>	<b>0.00</b>	<b>0.93</b>	<b>65.16</b>	<b>0.00</b>	<b>0.00</b>	<b>67.71</b>
<b>Net Developable w/ Applied FAR</b>								
Total Square Footage Planned Developments	0	0	0	0	7980	0	0	7980



CENTRAL KITSAP  
 URBAN GROWTH AREA  
 Employment Capacity - Staff Preferred Alternative

	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	COMMERCIAL	REGIONAL CENTER	URBAN VILLAGE CENTER	GRAND TOTAL
Net Developable Acres	38% 1.62	38% 0.00	38% 0.00	32% 0.93	32% 65.16	32% 0.00	32% 0.00	67.71
<b>Total Net Developable Acres</b>	<b>1.62</b>	<b>0.00</b>	<b>0.00</b>	<b>0.93</b>	<b>65.16</b>	<b>0.00</b>	<b>0.00</b>	<b>67.71</b>
Conversion to Square Footage	70644	0	0	40493	2838248	0	0	2949385
Existing Floor Area (-)								
<b>Total Square Footage</b>	<b>70644</b>	<b>0</b>	<b>0</b>	<b>40493</b>	<b>2838248</b>	<b>0</b>	<b>0</b>	<b>2949385</b>
Industrial Square Footage	26845	0	0					26845
Industrial Planned lots	0	0	0					0
<b>Total</b>	<b>26845</b>	<b>0</b>	<b>0</b>					<b>26845</b>
Commercial Square Footage				12958	908239	0	0	921197
Commercial Planned lots				0	7980	0	0	7980
<b>Total</b>				<b>12958</b>	<b>916219</b>	<b>0</b>	<b>0</b>	<b>929177</b>
<b>Total Building Square Footage</b>	<b>26845</b>	<b>0</b>	<b>0</b>	<b>12958</b>	<b>916219</b>	<b>0</b>	<b>0</b>	<b>956022</b>

CENTRAL KITSAP  
URBAN GROWTH AREA

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	Industrial Zones	Commercial Zones	TOTAL
Net Developable Acres	1.62	66.09	67.71
Building Area Estimates (Square Footage)	26,844.67	929,177.12	956,021.79
Vacancy Rate Adjustment (5%)	25,502.44	882,718.27	908,220.70
Employment Rate - Square Feet Per Employee	969	500	
Resulting Employment Capacity - Jobs	26	1765	1792

BREMERTON EAST  
 URBAN GROWTH AREA  
 Land Capacity - Staff Preferred Alternative

UNDERUTILIZED LANDS	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	GRAND TOTAL
<b>Gross Residential Acres (Developed Parcels only)</b>									
Total Gross Acres	539.52	0.00	68.84	6.28	236.80	0.00	38.70	0.00	890.14
Multi - Family Dwelling (-)	6.85	0.00	11.37	3.90	1.72	0.00	0.00	0.00	23.84
Parcels < 0.50 Acres (-)	257.87	0.00	26.08	0.00	53.30	0.00	7.33	0.00	344.58
Public/Current Use/Utilities (-)	47.92	0.00	17.36	2.38	91.86	0.00	3.62	0.00	163.14
Shoreline Parcel < 1.00 Acre (-)	0.00	0.00	0.00	0.00	1.84	0.00	0.00	0.00	1.84
<b>Subtotal</b>	<b>226.88</b>	<b>0.00</b>	<b>14.03</b>	<b>0.00</b>	<b>88.08</b>	<b>0.00</b>	<b>27.75</b>	<b>0.00</b>	<b>356.74</b>
<b>Redevelopable Acres</b>									
Median Value \$128,322									
Density < 2.5 (-)	17.17	0.00	0.00	0.00	33.98	0.00	22.91	0.00	74.06
Density >= 2.5 - < 4.00 Value > (-)	26.68	0.00	0.00	0.00	14.80	0.00	4.50	0.00	45.98
Density >= 4.0 - < 5.00 Value > (-)	12.21	0.00	0.00	0.00	3.39	0.00	0.00	0.00	15.60
Density >= 5.0 - < 10.00 Value > (-)	27.80	0.00	0.00	0.00	5.19	0.00	0.00	0.00	32.99
<b>Subtotal</b>	<b>143.02</b>	<b>0.00</b>	<b>14.03</b>	<b>0.00</b>	<b>30.72</b>	<b>0.00</b>	<b>0.34</b>	<b>0.00</b>	<b>188.11</b>
<b>Remove 100% of Platted lots (acres)</b>	17.67	0.00	1.27	0.00	4.41	0.00	0.00	0.00	<b>23.35</b>
<b>Critical Areas</b>									
Total Redevelopable Acres	125.35	0.00	12.76	0.00	26.31	0.00	0.34	0.00	164.76
Unencumbered Acres	62.12	0.00	10.55	0.00	1.39	0.00	0.00	0.00	74.06
Acres within Critical Areas	32.67	0.00	1.99	0.00	6.29	0.00	0.00	0.00	40.95
Critical Areas reduction 75% (-)	8.17	0.00	0.50	0.00	1.57	0.00	0.00	0.00	10.24
Acres within Area of Concern	30.54	0.00	0.22	0.00	18.62	0.00	0.34	0.00	49.72
Area of Concern reduction 50% (-)	15.27	0.00	0.11	0.00	9.31	0.00	0.17	0.00	24.86
<b>Subtotal</b>	<b>85.56</b>	<b>0.00</b>	<b>11.16</b>	<b>0.00</b>	<b>12.27</b>	<b>0.00</b>	<b>0.17</b>	<b>0.00</b>	<b>109.16</b>
<b>Roads/Right-of-Way (Future)</b>									
20% (-)	68.45	0.00	8.93	0.00	9.82	0.00	0.14	0.00	87.33
<b>Public Facility (Future)</b>									
20% (-)	54.76	0.00	7.14	0.00	7.85	0.00	0.11	0.00	69.86
<b>Unavailable Lands</b>									
15% (-)	46.54	0.00	6.07	0.00	6.68	0.00	0.09	0.00	59.38
<b>Commercial Split</b>									
50% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Platted Lots</b>									
Underutilized Platted Lots 25% (+)	4.42	0.00	0.32	0.00	1.10	0.00	0.00	50% (-)	5.84
Platted Lot existing dwelling unit (count)	12	0	2	0	2	0	0	0	16
Dwelling Unit count (-75%)	3	0	1	0	1	0	0	0	4
<b>Existing Dwelling Units</b>									
Existing Dwelling Units (non platted lots) (-)	55	0	6	0	5	0	0	0	66
Total Dwelling Units (-)	58	0	7	0	6	0	0	0	70
<b>TOTALS</b>									
<b>Net Developable Acres</b>	<b>50.96</b>	<b>0.00</b>	<b>6.39</b>	<b>0.00</b>	<b>7.78</b>	<b>0.00</b>	<b>0.09</b>	<b>0.00</b>	<b>65.22</b>
<b>Dwelling Unit Capacity</b>	<b>248</b>	<b>0</b>	<b>70</b>	<b>0</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>332</b>
<b>Population Capacity</b>	<b>619</b>	<b>0</b>	<b>175</b>	<b>0</b>	<b>35</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>830</b>

BREMERTON EAST  
URBAN GROWTH AREA

Land Capacity - Staff Preferred Alternative

VACANT LAND	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	GRAND TOTAL
<b>Gross Residential Zoned Acres</b>									
Total Gross Vacant Acres	70.41	0.00	29.59	0.98	46.73	0.00	4.54	0.00	152.25
<b>Subtotal</b>	<b>70.41</b>	<b>0.00</b>	<b>29.59</b>	<b>0.98</b>	<b>46.73</b>	<b>0.00</b>	<b>4.54</b>	<b>0.00</b>	<b>152.25</b>
<b>Redevelopable Acres</b>									
<b>Subtotal</b>	<b>70.41</b>	<b>0.00</b>	<b>29.59</b>	<b>0.98</b>	<b>46.73</b>	<b>0.00</b>	<b>4.54</b>	<b>0.00</b>	<b>152.25</b>
<b>Vacant Platted Lots (-)</b>	13.00	0.00	7.80	0.00	2.70	0.00	0.60	0.00	<b>24.10</b>
<b>Critical Areas</b>									
Total Redevelopable Acres	57.41	0.00	21.79	0.98	44.03	0.00	3.94	0.00	128.15
Unencumbered Acres	22.61	0.00	10.72	0.48	9.11	0.00	0.20	0.00	43.12
Acres within Critical Areas	12.14	0.00	5.36	0.51	12.14	0.00	2.69	0.00	32.84
Critical Areas reduction 75% (-)	3.04	0.00	1.34	0.13	3.04	0.00	0.67	0.00	8.21
Acres within Area of Concern	22.66	0.00	5.71	0.00	22.78	0.00	1.04	0.00	52.19
Area of Concern reduction 50% (-)	11.33	0.00	2.86	0.00	11.39	0.00	0.52	0.00	26.10
<b>Subtotal</b>	<b>36.98</b>	<b>0.00</b>	<b>14.92</b>	<b>0.61</b>	<b>23.54</b>	<b>0.00</b>	<b>1.39</b>	<b>0.00</b>	<b>77.43</b>
<b>Roads/Right-of-Way (Future)</b>									
20% (-)	29.58	0.00	11.93	0.49	18.83	0.00	1.11	0.00	61.94
<b>Public Facility (Future)</b>									
20% (-)	23.66	0.00	9.55	0.39	15.06	0.00	0.89	0.00	49.55
<b>Unavailable Lands</b>									
5% (-)	22.48	0.00	9.07	0.37	14.31	0.00	0.85	0.00	47.07
<b>Commercial Split</b>									
50% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Platted Lots</b>									
Vacant Platted Lots	30	0	11	0	9	0	2	0	52
<b>Net Developable Acres</b>	<b>22.48</b>	<b>0.00</b>	<b>9.07</b>	<b>0.37</b>	<b>14.31</b>	<b>0.00</b>	<b>0.85</b>	<b>0.00</b>	<b>47.07</b>
<b>Dwelling Unit Capacity</b>	<b>165</b>	<b>0</b>	<b>120</b>	<b>8</b>	<b>45</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>341</b>
<b>Population Capacity</b>	<b>412</b>	<b>0</b>	<b>300</b>	<b>14</b>	<b>112</b>	<b>0</b>	<b>9</b>	<b>0</b>	<b>847</b>

BREMERTON EAST  
 URBAN GROWTH AREA  
 Land Capacity - Staff Preferred Alternative

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>	GREENBELT <i>2 DU/AC</i>	URBAN VILLAGE CENTER <i>12 DU/AC</i>	GRAND TOTAL
<b>Net Developable Acres</b>	<b>50.96</b>	<b>0.00</b>	<b>6.39</b>	<b>0.00</b>	<b>7.78</b>	<b>0.00</b>	<b>0.09</b>	<b>0.00</b>	<b>65.22</b>
<b>Dwelling Unit Capacity</b>	<b>248</b>	<b>0</b>	<b>70</b>	<b>0</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>332</b>
	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	
<b>Population Capacity</b>	<b>619</b>	<b>0</b>	<b>175</b>	<b>0</b>	<b>35</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>830</b>

VACANT LAND	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>	GREENBELT <i>2 DU/AC</i>	URBAN VILLAGE CENTER <i>12 DU/AC</i>	GRAND TOTAL
<b>Net Developable Acres</b>	<b>22.48</b>	<b>0.00</b>	<b>9.07</b>	<b>0.37</b>	<b>14.31</b>	<b>0.00</b>	<b>0.85</b>	<b>0.00</b>	<b>47.07</b>
<b>Dwelling Unit Capacity</b>	<b>165</b>	<b>0</b>	<b>120</b>	<b>8</b>	<b>45</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>341</b>
	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	
<b>Population Capacity</b>	<b>412</b>	<b>0</b>	<b>300</b>	<b>14</b>	<b>112</b>	<b>0</b>	<b>9</b>	<b>0</b>	<b>847</b>

GRAND TOTAL	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>	GREENBELT <i>2 DU/AC</i>	URBAN VILLAGE CENTER <i>12 DU/AC</i>	GRAND TOTAL
<b>Net Developable Acres</b>	<b>73.44</b>	<b>0.00</b>	<b>15.46</b>	<b>0.37</b>	<b>22.09</b>	<b>0.00</b>	<b>0.94</b>	<b>0.00</b>	<b>112.29</b>
<b>Dwelling Unit Capacity</b>	<b>413</b>	<b>0</b>	<b>190</b>	<b>8</b>	<b>59</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>673</b>
	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	
<b>Population Capacity</b>	<b>1032</b>	<b>0</b>	<b>475</b>	<b>14</b>	<b>147</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>1677</b>



BREMERTON EAST  
 URBAN GROWTH AREA  
 Employment Capacity - Staff Preferred Alternative

	INDUSTRIAL 38%	BUSINESS CENTER 38%	BUSINESS PARK 38%	NEIGHBORHOOD COMMERCIAL 32%	COMMERCIAL 32%	REGIONAL CENTER 32%	URBAN VILLAGE CENTER 32%	GRAND TOTAL
Net Developable Acres	0.00	0.00	0.00	0.00	10.72	0.00	0.00	10.72
<b>Total Net Developable Acres</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>10.72</b>	<b>0.00</b>	<b>0.00</b>	<b>10.72</b>
Conversion to Square Footage	0	0	0	0	466834	0	0	466834
Existing Floor Area (-)								
<b>Total Square Footage</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>466834</b>	<b>0</b>	<b>0</b>	<b>466834</b>
<hr/>								
Industrial Square Footage	0	0	0					0
Industrial Planned lots	0	0	0					0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>					<b>0</b>
Commercial Square Footage				0	149387	0	0	149387
Commercial Planned lots				0	0	0	0	0
<b>Total</b>				<b>0</b>	<b>149387</b>	<b>0</b>	<b>0</b>	<b>149387</b>
<b>Total Building Square Footage</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>149387</b>	<b>0</b>	<b>0</b>	<b>149387</b>

BREMERTON EAST  
URBAN GROWTH AREA

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Resulting Jobs - Staff Preferred Alternative

	Industrial Zones	Commercial Zones	TOTAL
Net Developable Acres	0.00	10.72	10.72
Building Area Estimates (Square Footage)	0.00	149,386.96	149,386.96
Vacancy Rate Adjustment (5%)	0.00	141,917.62	141,917.62
Employment Rate - Square Feet Per Employee	969	500	
Resulting Employment Capacity - Jobs	0	284	284



BREMERTON WEST  
 URBAN GROWTH AREA  
 Land Capacity - Staff Preferred Alternative

UNDERUTILIZED LANDS	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	GRAND TOTAL
<b>Gross Residential Acres (Developed Parcels only)</b>									
Total Gross Acres	544.63	0.00	138.60	0.00	0.00	0.00	0.00	0.00	683.23
Multi - Family Dwelling (-)	19.95	0.00	10.42	0.00	0.00	0.00	0.00	0.00	30.37
Parcels < 0.50 Acres (-)	229.25	0.00	50.27	0.00	0.00	0.00	0.00	0.00	279.52
Public/Current Use/Utilities (-)	41.43	0.00	17.19	0.00	0.00	0.00	0.00	0.00	58.62
Shoreline Parcel < 1.00 Acre (-)	31.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31.73
<b>Subtotal</b>	<b>222.27</b>	<b>0.00</b>	<b>60.72</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>282.99</b>
<b>Redevelopable Acres</b>									
Median Value \$109,094									
Density < 2.5 (-)	30.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.75
Density >= 2.5 - < 4.00 Value > (-)	7.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.19
Density >= 4.0 - < 5.00 Value > (-)	22.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22.94
Density >= 5.0 - < 10.00 Value > (-)	17.54	0.00	1.74	0.00	0.00	0.00	0.00	0.00	19.28
<b>Subtotal</b>	<b>143.85</b>	<b>0.00</b>	<b>58.98</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>202.83</b>
<b>Remove 100% of Platted lots (acres)</b>									
Critical Areas									
Total Redevelopable Acres	120.44	0.00	39.77	0.00	0.00	0.00	0.00	0.00	160.21
Unencumbered Acres	53.65	0.00	12.52	0.00	0.00	0.00	0.00	0.00	66.17
Acres within Critical Areas	12.52	0.00	8.72	0.00	0.00	0.00	0.00	0.00	21.24
Critical Areas reduction 75% (-)	3.13	0.00	2.18	0.00	0.00	0.00	0.00	0.00	5.31
Acres within Area of Concern	54.25	0.00	18.50	0.00	0.00	0.00	0.00	0.00	72.75
Area of Concern reduction 50% (-)	27.13	0.00	9.25	0.00	0.00	0.00	0.00	0.00	36.38
<b>Subtotal</b>	<b>83.91</b>	<b>0.00</b>	<b>23.95</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>107.86</b>
<b>Roads/Right-of-Way (Future)</b>									
20% (-)	67.12	0.00	19.16	0.00	0.00	0.00	0.00	0.00	86.28
<b>Public Facility (Future)</b>									
20% (-)	53.70	0.00	15.33	0.00	0.00	0.00	0.00	0.00	69.03
<b>Unavailable Lands</b>									
15% (-)	45.64	0.00	13.03	0.00	0.00	0.00	0.00	0.00	58.67
<b>Commercial Split</b>									
50% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Platted Lots</b>									
Platted Lots								50% (-)	
Underutilized Platted Lots 25% (+)	5.85	0.00	4.80	0.00	0.00	0.00	0.00	0.00	10.66
Platted Lot existing dwelling unit (count)	26	0	21	0	0	0	0	0	47
Dwelling Unit count (-75%)	7	0	5	0	0	0	0	0	12
<b>Existing Dwelling Units</b>									
Existing Dwelling Units (non platted lots) (-)	84	0	25	0	0	0	0	0	109
Total Dwelling Units (-)	91	0	30	0	0	0	0	0	121
<b>TOTALS</b>									
<b>Net Developable Acres</b>	<b>51.50</b>	<b>0.00</b>	<b>17.83</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>69.33</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	
<b>Dwelling Unit Capacity</b>	<b>218</b>	<b>0</b>	<b>184</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>402</b>
2.5 pph	1.8 pph	2.5 pph	1.8 pph	2.5 pph	2.5 pph	2.5 pph	2.5 pph	1.8 pph	
<b>Population Capacity</b>	<b>546</b>	<b>0</b>	<b>459</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1006</b>

BREMERTON WEST  
URBAN GROWTH AREA

Land Capacity - Staff Preferred Alternative

VACANT LAND	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	GRAND TOTAL
<b>Gross Residential Zoned Acres</b>									
Total Gross Vacant Acres	141.36	0.00	38.04	0.00	0.00	0.00	0.00	0.00	179.40
<b>Subtotal</b>	<b>141.36</b>	<b>0.00</b>	<b>38.04</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>179.40</b>
<b>Redevelopable Acres</b>									
<b>Subtotal</b>	<b>141.36</b>	<b>0.00</b>	<b>38.04</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>179.40</b>
<b>Vacant Platted Lots (-)</b>	67.71	0.00	9.68	0.00	0.00	0.00	0.00	0.00	<b>77.39</b>
<b>Critical Areas</b>									
Total Redevelopable Acres	73.65	0.00	28.36	0.00	0.00	0.00	0.00	0.00	102.01
Unencumbered Acres	24.92	0.00	2.63	0.00	0.00	0.00	0.00	0.00	27.55
Acres within Critical Areas	16.91	0.00	9.29	0.00	0.00	0.00	0.00	0.00	26.20
Critical Areas reduction 75% (-)	4.23	0.00	2.32	0.00	0.00	0.00	0.00	0.00	6.55
Acres within Area of Concern	31.83	0.00	16.42	0.00	0.00	0.00	0.00	0.00	48.25
Area of Concern reduction 50% (-)	15.92	0.00	8.21	0.00	0.00	0.00	0.00	0.00	24.13
<b>Subtotal</b>	<b>45.06</b>	<b>0.00</b>	<b>13.16</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>58.23</b>
<b>Roads/Right-of-Way (Future)</b>									
20% (-)	36.05	0.00	10.53	0.00	0.00	0.00	0.00	0.00	46.58
<b>Public Facility (Future)</b>									
20% (-)	28.84	0.00	8.42	0.00	0.00	0.00	0.00	0.00	37.26
<b>Unavailable Lands</b>									
5% (-)	27.40	0.00	8.00	0.00	0.00	0.00	0.00	0.00	35.40
<b>Commercial Split</b>									
50% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Platted Lots</b>									
Vacant Platted Lots	215	0	46	0	0	0	0	0	261
<b>Net Developable Acres</b>	<b>27.40</b>	<b>0.00</b>	<b>8.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>35.40</b>
<b>Dwelling Unit Capacity</b>	<b>379</b>	<b>0</b>	<b>142</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>521</b>
<b>Population Capacity</b>	<b>948</b>	<b>0</b>	<b>355</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1304</b>

BREMERTON WEST  
 URBAN GROWTH AREA  
 Land Capacity - Staff Preferred Alternative

UNDERUTILIZED LANDS	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	GRAND TOTAL
<b>Net Developable Acres</b>	<b>51.50</b>	<b>0.00</b>	<b>17.83</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>69.33</b>
<b>Dwelling Unit Capacity</b>	<b>218</b>	<b>0</b>	<b>184</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>402</b>
	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	
<b>Population Capacity</b>	<b>546</b>	<b>0</b>	<b>459</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1006</b>

VACANT LAND	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	GRAND TOTAL
<b>Net Developable Acres</b>	<b>27.40</b>	<b>0.00</b>	<b>8.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>35.40</b>
<b>Dwelling Unit Capacity</b>	<b>379</b>	<b>0</b>	<b>142</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>521</b>
	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	
<b>Population Capacity</b>	<b>948</b>	<b>0</b>	<b>355</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1304</b>

GRAND TOTAL	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	GRAND TOTAL
<b>Net Developable Acres</b>	<b>78.89</b>	<b>0.00</b>	<b>25.83</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>104.73</b>
<b>Dwelling Unit Capacity</b>	<b>598</b>	<b>0</b>	<b>326</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>924</b>
	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	
<b>Population Capacity</b>	<b>1495</b>	<b>0</b>	<b>814</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2309</b>



Bremerton West  
 Urban Growth Area  
 Employment Capacity - Staff Preferred Alternative

	INDUSTRIAL 38%	BUSINESS CENTER 38%	BUSINESS PARK 38%	NEIGHBORHOOD COMMERCIAL 32%	COMMERCIAL 32%	REGIONAL CENTER 32%	URBAN VILLAGE CENTER 32%	GRAND TOTAL
Net Developable Acres	24.17	0.00	0.00	0.00	12.74	0.00	0.00	36.91
<b>Total Net Developable Acres</b>	<b>24.17</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>12.74</b>	<b>0.00</b>	<b>0.00</b>	<b>36.91</b>
Conversion to Square Footage	1052845	0	0	0	555132	0	0	1607977
Existing Floor Area (-)								
<b>Total Square Footage</b>	<b>1052845</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>555132</b>	<b>0</b>	<b>0</b>	<b>1607977</b>
<hr/>								
Industrial Square Footage	400081	0	0					400081
Industrial Planned lots	0	0	0					0
<b>Total</b>	<b>400081</b>	<b>0</b>	<b>0</b>					<b>400081</b>
Commercial Square Footage				0	177642	0	0	177642
Commercial Planned lots				0	0	0	0	0
<b>Total</b>				<b>0</b>	<b>177642</b>	<b>0</b>	<b>0</b>	<b>177642</b>
<b>Total Building Square Footage</b>	<b>400081</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>177642</b>	<b>0</b>	<b>0</b>	<b>577723</b>

Bremerton West  
Resulting Jobs - Staff Preferred Alternative

DRAFT

	Industrial Zones	Commercial Zones	TOTAL
Net Developable Acres	24.17	12.74	36.91
Building Area Estimates (Square Footage)	400,081.18	177,642.28	577,723.46
Vacancy Rate Adjustment (5%)	380,077.12	168,760.17	548,837.28
Employment Rate - Square Feet Per Employee	969	500	
Resulting Employment Capacity - Jobs	392	338	730

GORST  
URBAN GROWTH AREA  
Land Capacity - Staff Preferred Alternative

	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	GRAND TOTAL
<b>Gross Residential Acres (Developed Parcels only)</b>									
Total Gross Acres	5.33	0.00	0.00	0.00	27.84	0.00	0.00	0.00	33.17
Multi - Family Dwelling (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Parcels < 0.50 Acres (-)	3.01	0.00	0.00	0.00	4.77	0.00	0.00	0.00	7.78
Public/Current Use/Utilities (-)	0.00	0.00	0.00	0.00	0.71	0.00	0.00	0.00	0.71
Shoreline Parcel < 1.00 Acre (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Subtotal</b>	<b>2.32</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>22.36</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>24.68</b>
<b>Redevelopable Acres</b>									
Median Value \$80,738									
Density < 2.5 (-)	0.00	0.00	0.00	0.00	2.67	0.00	0.00	0.00	2.67
Density >= 2.5 - < 4.00 Value > (-)	0.00	0.00	0.00	0.00	3.12	0.00	0.00	0.00	3.12
Density >= 4.0 - < 5.00 Value > (-)	0.00	0.00	0.00	0.00	2.07	0.00	0.00	0.00	2.07
Density >= 5.0 - < 10.00 Value > (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Subtotal</b>	<b>2.32</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>14.50</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>16.82</b>
<b>Remove 100% of Platted lots (acres)</b>									
Critical Areas									
Total Redevelopable Acres	2.32	0.00	0.00	0.00	12.24	0.00	0.00	0.00	14.56
Unencumbered Acres	0.54	0.00	0.00	0.00	5.06	0.00	0.00	0.00	5.60
Acres within Critical Areas	0.00	0.00	0.00	0.00	3.65	0.00	0.00	0.00	3.65
Critical Areas reduction 75% (-)	0.00	0.00	0.00	0.00	0.91	0.00	0.00	0.00	0.91
Acres within Area of Concern	1.77	0.00	0.00	0.00	3.50	0.00	0.00	0.00	5.27
Area of Concern reduction 50% (-)	0.89	0.00	0.00	0.00	1.75	0.00	0.00	0.00	2.64
<b>Subtotal</b>	<b>1.43</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>7.72</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>9.15</b>
<b>Roads/Right-of-Way (Future)</b>									
20% (-)	1.14	0.00	0.00	0.00	6.18	0.00	0.00	0.00	7.32
<b>Public Facility (Future)</b>									
20% (-)	0.91	0.00	0.00	0.00	4.94	0.00	0.00	0.00	5.85
<b>Unavailable Lands</b>									
15% (-)	0.78	0.00	0.00	0.00	4.20	0.00	0.00	0.00	4.98
<b>Commercial Split</b>									
50% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Platted Lots</b>									
Underutilized Platted Lots 25% (+)	0.00	0.00	0.00	0.00	0.57	0.00	0.00	50% (-)	0.57
Platted Lot existing dwelling unit (count)	0	0	0	0	2	0	0	0	2
Dwelling Unit count (-75%)	0	0	0	0	1	0	0	0	1
<b>Existing Dwelling Units</b>									
Existing Dwelling Units (non platted lots) (-)	3	0	0	0	9	0	0	0	12
Total Dwelling Units (-)	3	0	0	0	10	0	0	0	13
<b>TOTALS</b>									
<b>Net Developable Acres</b>	<b>0.78</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>4.77</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>5.54</b>
<b>Dwelling Unit Capacity</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>
<b>Population Capacity</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>

GORST

URBAN GROWTH AREA

Land Capacity - Staff Preferred Alternative

VACANT LAND	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	GRAND TOTAL
<b>Gross Residential Zoned Acres</b>									
Total Gross Vacant Acres	3.91	0.00	0.00	0.00	3.91	0.00	0.00	0.00	7.82
<b>Subtotal</b>	<b>3.91</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3.91</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>7.82</b>
<b>Redevelopable Acres</b>									
<b>Subtotal</b>	<b>3.91</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3.91</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>7.82</b>
<b>Vacant Platted Lots (-)</b>	0.00	0.00	0.00	0.00	0.69	0.00	0.00	0.00	<b>0.69</b>
<b>Critical Areas</b>									
Total Redevelopable Acres	3.91	0.00	0.00	0.00	3.22	0.00	0.00	0.00	7.13
Unencumbered Acres	0.26	0.00	0.00	0.00	0.68	0.00	0.00	0.00	0.94
Acres within Critical Areas	0.13	0.00	0.00	0.00	2.09	0.00	0.00	0.00	2.22
Critical Areas reduction 75% (-)	0.03	0.00	0.00	0.00	0.52	0.00	0.00	0.00	0.56
Acres within Area of Concern	3.53	0.00	0.00	0.00	0.43	0.00	0.00	0.00	3.96
Area of Concern reduction 50% (-)	1.77	0.00	0.00	0.00	0.22	0.00	0.00	0.00	1.98
<b>Subtotal</b>	<b>2.06</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1.42</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3.48</b>
<b>Roads/Right-of-Way (Future)</b>									
20% (-)	1.65	0.00	0.00	0.00	1.13	0.00	0.00	0.00	2.78
<b>Public Facility (Future)</b>									
20% (-)	1.32	0.00	0.00	0.00	0.91	0.00	0.00	0.00	2.22
<b>Unavailable Lands</b>									
5% (-)	1.25	0.00	0.00	0.00	0.86	0.00	0.00	0.00	2.11
<b>Commercial Split</b>									
50% (-)									
<b>Platted Lots</b>									
Vacant Platted Lots	0	0	0	0	3	0	0	0	3
<b>Net Developable Acres</b>	<b>1.25</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.86</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2.11</b>
<b>Dwelling Unit Capacity</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>13</b>
<b>Population Capacity</b>	<b>19</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>13</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>32</b>



GORST  
URBAN GROWTH AREA  
Land Capacity - Staff Preferred Alternative

UNDERUTILIZED LANDS	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	GRAND TOTAL
<b>Net Developable Acres</b>	<b>0.78</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>4.77</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>5.54</b>
<b>Dwelling Unit Capacity</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</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	
<b>Population Capacity</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>

VACANT LAND	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	GRAND TOTAL
<b>Net Developable Acres</b>	<b>1.25</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.86</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2.11</b>
<b>Dwelling Unit Capacity</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>13</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	
<b>Population Capacity</b>	<b>19</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>13</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>32</b>

GRAND TOTAL	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	GRAND TOTAL
<b>Net Developable Acres</b>	<b>2.03</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>5.63</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>7.65</b>
<b>Dwelling Unit Capacity</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>17</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	
<b>Population Capacity</b>	<b>23</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>19</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>42</b>



GORST  
 Urban Growth Area  
 Employment Capacity - Staff Preferred Alternative

	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	LIMITED IMPACT COMMERCIAL	COMMERCIAL	REGIONAL CENTER	URBAN VILLAGE CENTER	GRAND TOTAL
Net Developable Acres	38% 8.41	38% 0.00	38% 0.00	32% 4.81	32% 15.49	32% 0.00	32% 0.00	28.71
<b>Total Net Developable Acres</b>	<b>8.41</b>	<b>0.00</b>	<b>0.00</b>	<b>4.81</b>	<b>15.49</b>	<b>0.00</b>	<b>0.00</b>	<b>28.71</b>
Conversion to Square Footage	366127	0	0	209318	674960	0	0	1250405
Existing Floor Area (-)								
<b>Total Square Footage</b>	<b>366127</b>	<b>0</b>	<b>0</b>	<b>209318</b>	<b>674960</b>	<b>0</b>	<b>0</b>	<b>1250405</b>
Industrial Square Footage	139128	0	0					139128
Industrial Planned lots	0	0	0					0
<b>Total</b>	<b>139128</b>	<b>0</b>	<b>0</b>					<b>139128</b>
Commercial Square Footage				66982	215987	0	0	282969
Commercial Planned lots				0	0	0	0	0
<b>Total</b>				<b>66982</b>	<b>215987</b>	<b>0</b>	<b>0</b>	<b>282969</b>
<b>Total Building Square Footage</b>	<b>139128</b>	<b>0</b>	<b>0</b>	<b>66982</b>	<b>215987</b>	<b>0</b>	<b>0</b>	<b>422097</b>

Employment Capacity  
Land Capacity - Staff Preferred Alternative

	Industrial Zones	Commercial Zones	TOTAL
Net Developable Acres	8.41	20.30	28.71
Building Area Estimates (Square Footage)	139,128.27	282,969.11	422,097.38
Vacancy Rate Adjustment (5%)	132,171.86	268,820.65	400,992.51
Employment Rate - Square Feet Per Employee	969	500	
Resulting Employment Capacity - Jobs	136	538	674

PORT ORCHARD  
URBAN GROWTH AREA  
Land Capacity - Staff Preferred Alternative

	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	GRAND TOTAL
<b>Underutilized Lands</b>									
<b>Underutilized Lands (Developed Parcels only)</b>									
Total Gross Acres	1687.57	0.00	221.09	2.97	47.28	0.00	0.00	0.00	1958.91
Multi - Family Dwelling (-)	50.68	0.00	32.81	1.43	0.00	0.00	0.00	0.00	84.92
Parcels < 0.50 Acres (-)	792.22	0.00	63.38	1.03	7.82	0.00	0.00	0.00	864.45
Public/Current Use/Utilities (-)	269.96	0.00	76.87	0.00	10.78	0.00	0.00	0.00	357.61
Shoreline Parcel < 1.00 Acre (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Subtotal</b>	<b>574.71</b>	<b>0.00</b>	<b>48.03</b>	<b>0.51</b>	<b>28.68</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>651.93</b>
<b>Redevelopable Acres</b>									
Median Value \$120,875									
Density < 2.5 (-)	30.24	0.00	0.00	0.00	6.93	0.00	0.00	0.00	37.17
Density >= 2.5 - < 4.00 Value > (-)	53.78	0.00	0.00	0.00	2.16	0.00	0.00	0.00	55.94
Density >= 4.0 - < 5.00 Value > (-)	27.28	0.00	0.00	0.00	7.32	0.00	0.00	0.00	34.60
Density >= 5.0 - < 10.00 Value > (-)	22.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22.79
<b>Subtotal</b>	<b>440.62</b>	<b>0.00</b>	<b>48.03</b>	<b>0.51</b>	<b>12.27</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>501.43</b>
<b>Remove 100% of Platted lots (acres)</b>									
Critical Areas	86.96	0.00	15.22	0.00	0.00	0.00	0.00	0.00	102.18
Total Redevelopable Acres	353.66	0.00	32.81	0.51	12.27	0.00	0.00	0.00	399.25
Unencumbered Acres	236.38	0.00	11.77	0.51	1.44	0.00	0.00	0.00	250.10
Acres within Critical Areas	53.87	0.00	8.44	0.00	5.60	0.00	0.00	0.00	67.91
Critical Areas reduction 75% (-)	13.47	0.00	2.11	0.00	1.40	0.00	0.00	0.00	16.98
Acres within Area of Concern	63.39	0.00	12.58	0.00	5.21	0.00	0.00	0.00	81.18
Area of Concern reduction 50% (-)	31.70	0.00	6.29	0.00	2.61	0.00	0.00	0.00	40.59
<b>Subtotal</b>	<b>281.54</b>	<b>0.00</b>	<b>20.17</b>	<b>0.51</b>	<b>5.45</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>307.67</b>
<b>Roads/Right-of-Way (Future)</b>									
20% (-)	225.23	0.00	16.14	0.41	4.36	0.00	0.00	0.00	246.13
<b>Public Facility (Future)</b>									
20% (-)	180.19	0.00	12.91	0.33	3.48	0.00	0.00	0.00	196.91
<b>Unavailable Lands</b>									
15% (-)	153.16	0.00	10.97	0.28	2.96	0.00	0.00	0.00	167.37
<b>Commercial Split</b>									
50% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Platted Lots</b>									
Underutilized Platted Lots 25% (+)	21.74	0.00	3.81	0.00	0.00	0.00	0.00	50% (-)	25.55
Platted Lot existing dwelling unit (count)	50	0	17	0	0	0	0	0	67
Dwelling Unit count (-75%)	13	0	4	0	0	0	0	0	17
<b>Existing Dwelling Units</b>									
Existing Dwelling Units (non platted lots) (-)	185	0	16	1	2	0	0	0	204
Total Dwelling Units (-)	198	0	20	1	2	0	0	0	221
<b>TOTALS</b>									
<b>Net Developable Acres</b>	<b>174.90</b>	<b>0.00</b>	<b>14.78</b>	<b>0.28</b>	<b>2.96</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>192.92</b>
<b>Dwelling Unit Capacity</b>	<b>852</b>	<b>0</b>	<b>157</b>	<b>5</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1019</b>
<b>Population Capacity</b>	<b>2130</b>	<b>0</b>	<b>393</b>	<b>9</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2545</b>

PORT ORCHARD  
URBAN GROWTH AREA  
Land Capacity - Staff Preferred Alternative

VACANT LAND	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	GRAND TOTAL
<b>Gross Residential Zoned Acres</b>									
Total Gross Vacant Acres	245.14	0.00	19.48	0.83	22.64	0.00	0.00	0.00	288.09
<b>Subtotal</b>	<b>245.14</b>	<b>0.00</b>	<b>19.48</b>	<b>0.83</b>	<b>22.64</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>288.09</b>
<b>Redevelopable Acres</b>									
<b>Subtotal</b>	<b>245.14</b>	<b>0.00</b>	<b>19.48</b>	<b>0.83</b>	<b>22.64</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>288.09</b>
<b>Vacant Platted Lots (-)</b>	59.74	0.00	13.53	0.83	0.00	0.00	0.00	0.00	<b>74.10</b>
<b>Critical Areas</b>									
Total Redevelopable Acres	185.40	0.00	5.95	0.00	22.64	0.00	0.00	0.00	213.99
Unencumbered Acres	96.52	0.00	2.01	0.00	1.83	0.00	0.00	0.00	100.36
Acres within Critical Areas	30.88	0.00	1.70	0.00	11.15	0.00	0.00	0.00	43.73
Critical Areas reduction 75% (-)	7.72	0.00	0.43	0.00	2.79	0.00	0.00	0.00	10.93
Acres within Area of Concern	58.01	0.00	2.23	0.00	9.66	0.00	0.00	0.00	69.90
Area of Concern reduction 50% (-)	29.01	0.00	1.12	0.00	4.83	0.00	0.00	0.00	34.95
<b>Subtotal</b>	<b>133.25</b>	<b>0.00</b>	<b>3.55</b>	<b>0.00</b>	<b>9.45</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>146.24</b>
<b>Roads/Right-of-Way (Future)</b>									
20% (-)	106.60	0.00	2.84	0.00	7.56	0.00	0.00	0.00	116.99
<b>Public Facility (Future)</b>									
20% (-)	85.28	0.00	2.27	0.00	6.05	0.00	0.00	0.00	93.60
<b>Unavailable Lands</b>									
5% (-)	81.01	0.00	2.16	0.00	5.74	0.00	0.00	0.00	88.92
<b>Commercial Split</b>									
50% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Platted Lots</b>									
Vacant Platted Lots	152	0	143	1	0	0	0	0	296
<b>Net Developable Acres</b>	<b>81.01</b>	<b>0.00</b>	<b>2.16</b>	<b>0.00</b>	<b>5.74</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>88.92</b>
<b>Dwelling Unit Capacity</b>	<b>638</b>	<b>0</b>	<b>169</b>	<b>1</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>822</b>
<b>Population Capacity</b>	<b>1595</b>	<b>0</b>	<b>422</b>	<b>2</b>	<b>36</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2055</b>

PORT ORCHARD  
URBAN GROWTH AREA  
Land Capacity - Staff Preferred Alternative

UNDERUTILIZED LANDS	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	GRAND TOTAL
<b>Net Developable Acres</b>	<b>174.90</b>	<b>0.00</b>	<b>14.78</b>	<b>0.28</b>	<b>2.96</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>192.92</b>
<b>Dwelling Unit Capacity</b>	<b>852</b>	<b>0</b>	<b>157</b>	<b>5</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1019</b>
	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	
<b>Population Capacity</b>	<b>2130</b>	<b>0</b>	<b>393</b>	<b>9</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2545</b>

VACANT LAND	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	GRAND TOTAL
<b>Net Developable Acres</b>	<b>81.01</b>	<b>0.00</b>	<b>2.16</b>	<b>0.00</b>	<b>5.74</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>88.92</b>
<b>Dwelling Unit Capacity</b>	<b>638</b>	<b>0</b>	<b>169</b>	<b>1</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>822</b>
	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	
<b>Population Capacity</b>	<b>1595</b>	<b>0</b>	<b>422</b>	<b>2</b>	<b>36</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2055</b>

GRAND TOTAL	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	GRAND TOTAL
<b>Net Developable Acres</b>	<b>255.91</b>	<b>0.00</b>	<b>16.94</b>	<b>0.28</b>	<b>8.71</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>281.83</b>
<b>Dwelling Unit Capacity</b>	<b>1490</b>	<b>0</b>	<b>326</b>	<b>6</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1842</b>
	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	
<b>Population Capacity</b>	<b>3725</b>	<b>0</b>	<b>815</b>	<b>11</b>	<b>49</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4600</b>





PORT ORCHARD  
 URBAN GROWTH AREA  
 Employment Capacity - Staff Preferred Alternative

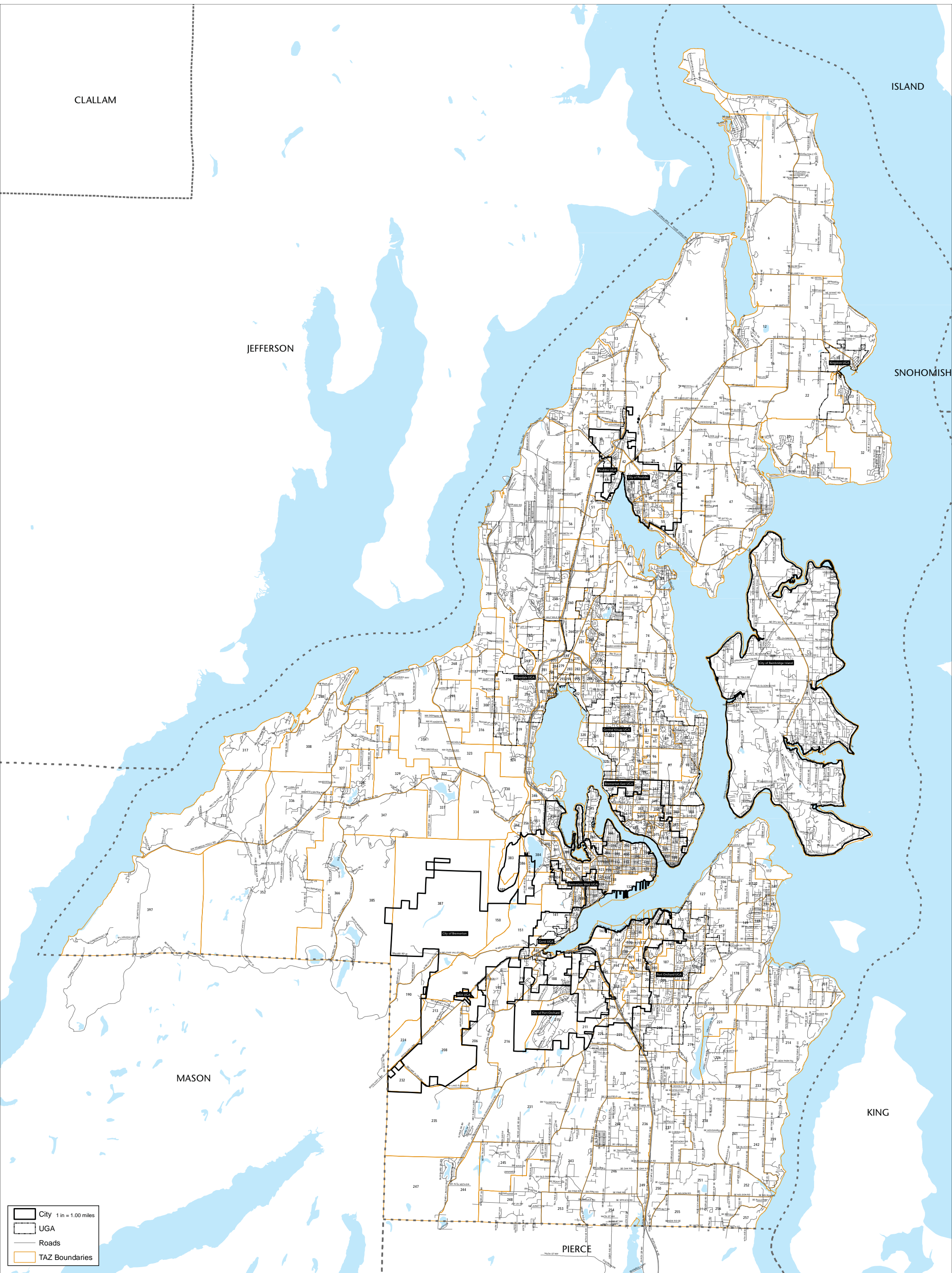
	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	COMMERCIAL	REGIONAL CENTER	URBAN VILLAGE CENTER	GRAND TOTAL
Net Developable Acres	38% 6.71	38% 0.00	38% 0.00	32% 1.26	32% 39.65	32% 0.00	32% 0.00	47.62
<b>Total Net Developable Acres</b>	<b>6.71</b>	<b>0.00</b>	<b>0.00</b>	<b>1.26</b>	<b>39.65</b>	<b>0.00</b>	<b>0.00</b>	<b>47.62</b>
Conversion to Square Footage	292200	0	0	54962	1726990	0	0	2074153
Existing Floor Area (-)								
<b>Total Square Footage</b>	<b>292200</b>	<b>0</b>	<b>0</b>	<b>54962</b>	<b>1726990</b>	<b>0</b>	<b>0</b>	<b>2074153</b>
Industrial Square Footage	111036	0	0					111036
Industrial Planned lots	0	0	0					0
<b>Total</b>	<b>111036</b>	<b>0</b>	<b>0</b>					<b>111036</b>
Commercial Square Footage				17588	552637	0	0	570225
Commercial Planned lots				0	0	0	0	0
<b>Total</b>				<b>17588</b>	<b>552637</b>	<b>0</b>	<b>0</b>	<b>570225</b>
<b>Total Building Square Footage</b>	<b>111036</b>	<b>0</b>	<b>0</b>	<b>17588</b>	<b>552637</b>	<b>0</b>	<b>0</b>	<b>681261</b>

PORT ORCHARD  
URBAN GROWTH AREA

DRAFT

Resulting Jobs - Staff Preferred Alternative

	Industrial Zones	Commercial Zones	TOTAL
Net Developable Acres	6.71	40.91	47.62
Building Area Estimates (Square Footage)	111,036.18	570,224.79	681,260.98
Vacancy Rate Adjustment (5%)	105,484.37	541,713.55	647,197.93
Employment Rate - Square Feet Per Employee	969	500	
Resulting Employment Capacity - Jobs	109	1083	1192





TAZ	Population		Housing Units & Households					Preferred Alternative Capacity						Preferred Alternative Totals						Employment							Preferred Alternative Capacity							Preferred Alternative Totals								
	2012 Base	Preferred Alt	2012 SFHU	2012 MFHU	2012 ToTHU	2012 SFHH	2012 MFHH	2012 ToTHH	Pref Alt SFHU	Pref Alt MFHU	Pref Alt ToTHU	Pref Alt SFHH	Pref Alt MFHH	Pref Alt ToTHH	Pref Alt SFHU	Pref Alt MFHU	Pref Alt ToTHU	Pref Alt SFHH	Pref Alt MFHH	Pref Alt ToTHH	2012 Total	2012 MAN	2012 WTU	2012 RETAIL	2012 FIRES	2012 CONRES	2012 GOVED	Pref Alt Capacity Total	Pref Alt MAN	Pref Alt WTU	Pref Alt RETAIL	Pref Alt FIRES	Pref Alt CONRES	Pref Alt GOVED	Pref Alt Total	Pref Alt MAN	Pref Alt WTU	Pref Alt RETAIL	Pref Alt FIRES	Pref Alt CONRES	Pref Alt GOVED	
1	274	49	197	22	219	120	13	134	20	-	20	19	-	19	217	22	239	139	13	153	16	-	4	-	11	1	-	5	0	0	1	2	0	2	21	0	4	1	13	1	2	
2	373	67	195	22	217	153	17	170	27	-	27	26	-	26	222	22	244	179	17	196	21	-	-	4	3	4	10	7	0	0	1	3	0	2	28	0	0	5	6	4	12	
3	607	110	269	72	341	203	54	257	44	-	44	42	-	42	313	72	385	245	54	299	22	2	-	3	5	12	-	7	0	0	1	3	0	2	29	2	0	4	8	12	2	
4	1,403	253	733	81	814	569	63	632	101	-	101	96	-	96	834	81	915	665	63	728	50	1	3	16	21	8	1	16	0	0	2	7	1	5	66	1	3	18	28	9	6	
5	362	65	138	15	154	130	14	144	26	-	26	25	-	25	164	15	180	155	14	169	19	-	-	4	13	2	-	6	0	0	1	3	0	2	25	0	0	5	16	2	2	
6	808	146	225	25	250	218	24	243	58	-	58	55	-	55	283	25	308	274	24	298	521	8	13	-	34	14	452	166	4	4	25	72	11	50	687	12	17	25	106	25	502	
7	517	93	170	53	223	145	45	190	37	-	37	35	-	35	207	53	260	180	45	225	19	1	-	-	5	13	-	6	0	0	1	3	0	2	25	1	0	1	8	13	2	
8	1,760	318	710	104	814	610	89	700	127	-	127	121	-	121	837	104	942	731	89	821	212	25	15	51	54	65	2	68	2	2	10	29	4	20	280	27	17	61	83	69	22	
9	171	31	88	10	97	62	7	69	12	-	12	12	-	12	100	10	110	73	7	80	7	-	4	-	3	-	-	2	0	0	0	1	0	1	9	0	4	0	4	0	1	
10	409	74	130	40	170	121	37	158	30	-	30	28	-	28	160	40	200	149	37	186	178	-	-	112	50	16	-	57	1	1	9	24	4	17	235	1	1	121	74	20	17	
11	1,655	512	667	205	872	581	179	760	186	26	212	177	25	202	853	232	1,085	758	204	961	315	6	18	120	64	7	100	390	-	-	67	190	-	133	705	6	18	187	254	7	233	
12	1,244	225	459	51	510	405	45	450	90	-	90	85	-	85	549	51	600	491	45	536	47	-	49	8	11	20	8	-	15	0	0	2	6	1	5	62	0	8	13	26	9	5
13	816	147	301	28	329	274	26	300	59	-	59	56	-	56	360	28	388	330	26	356	12	-	2	-	9	1	-	4	0	0	1	2	0	1	16	0	2	1	11	1	1	
14	878	701	302	41	343	284	39	323	279	1	281	265	1	267	581	42	623	550	40	589	120	-	45	13	30	14	18	170	3	3	35	93	7	30	290	3	48	48	123	21	48	
15	1,009	182	370	33	403	346	31	377	73	-	73	69	-	69	443	33	476	415	31	446	16	-	6	-	1	5	4	5	0	0	1	2	0	2	21	0	6	1	3	5	6	
16	394	71	134	15	149	128	14	142	28	-	28	27	-	27	162	15	177	155	14	169	104	-	-	13	16	3	72	33	1	1	5	14	2	10	137	1	1	18	30	5	82	
17	278	196	89	27	116	85	25	110	79	-	79	75	-	75	168	27	194	159	25	185	443	6	7	17	58	1	354	-	-	-	-	-	-	443	6	7	17	58	1	354		
18	617	221	204	64	268	189	59	247	81	10	91	77	10	87	285	74	359	265	69	334	188	-	-	1	131	20	18	18	295	13	13	41	115	33	80	483	13	14	172	135	51	98
19	166	30	68	8	75	62	7	69	12	-	12	11	-	11	80	8	87	74	7	80	152	57	23	2	18	52	-	49	1	1	7	21	3	15	201	58	24	9	39	55	15	
20	502	91	195	17	212	178	16	194	36	-	36	34	-	34	231	17	249	213	16	229	516	314	79	3	63	3	54	165	4	4	25	71	11	50	681	318	83	28	134	14	104	
21	371	67	131	20	150	121	18	139	27	-	27	25	-	25	158	20	177	146	18	164	21	-	-	-	12	9	-	7	0	0	1	3	0	2	28	0	0	1	15	9	2	
22	480	22	83	26	109	78	24	103	9	-	9	8	-	8	92	26	118	87	24	111	14	5	-	-	9	-	-	-	-	-	-	-	-	-	14	5	-	-	9	-	-	
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	-	-	-	-	-	-	-	30	-	-	6	23	1	-		
24	288	52	104	12	116	100	12	111	21	-	21	20	-	20	125	12	137	119	12	131	17	3	10	1	1	2	-	5	0	0	1	2	0	2	22	3	10	2	3	2	2	
25	502	91	195	17	212	178	16	194	36	-	36	34	-	34	231	17	248	213	16	230	30	10	3	-	4	13	-	10	0	0	1	4	1	3	40	10	3	1	8	14	3	
26	680	123	221	20	240	217	19	236	49	-	49	47	-	47	270	20	290	263	19	283	16	-	4	-	12	-	-	5	0	0	1	2	0	2	21	0	4	1	14	0	2	
27	621	112	199	18	216	194	17	211	45	-	45	43	-	43	244	18	261	237	17	254	44	-	1	4	11	9	19	66	12	12	2	6	30	4	110	12	13	6	17	39	23	
28	488	88	164	24	188	155	23	178	35	-	35	34	-	34	199	24	223	189	23	211	91	4	31	-	4	29	23	29	1	1	4	13	2	9	120	5	32	4	17	31	32	
29	576	104	213	66	279	180	56	236	42	-	42	40	-	40	255	66	321	220	56	275	13	-	2	6	4	1	-	4	0	0	1	2	0	1	17	0	2	7	6	1	1	
30	497	585	179	10	188	169	9	178	234	-	234	222	-	222	413	10	422	391	9	400	785	16	-	646	57	-	66	1,610	22	20	357	945	40	226	2,395	38	20	1,003	1,002	40	292	
31	6,077	1,097	463	824	1,286	431	766	1,197	439	-	439	417	-	417	902	824	1,725	848	766	1,614	3,809	121	11	99	1,004	34	2,540	1,216	31	30	185	524	79	366	5,025	152	41	284	1,528	113	2,906	
32	1,240	224	474	80	554	423	71	499	90	-	90	85	-	85	564	80	644	508	71	579	57	-	1	-	40	8	8	18	0	0	3	8	1	5	75	0	1	3	48	9	13	
33	1,338	242	461	69	530	432	64	496	97	-	97	92	-	92	558	69	627	524	64	588	56	6	4	-	36	10	-	18	0	0	3	8	1	5	74	6	4	3	44	11	5	
34	404	128	133	20	153	129	19	149	51	-	51	49	-	49	184	20	204	178	19	198	34	3	184	3	7	3	18	-	11	0	0	2	5	1	3	45	3	3	9	8	19	3
35	506	91	170	25	195	159	24	183	37	-	37	35	-	35	206	25	231	194	24	218	56	-	1	2	11	42	-	18	0	0	3	8	1	5	74	0	1	5	19	43	5	
36	2,113	382	811	171	982	718	151	870	153	-	153	145	-	145	964	171	1,135	863	151	1,015	172	-	8	37	45	10	72	55	1	1	8	24	4	17	227	1	9	45	69	14	89	
37	556	100	257	35	292	208	28	236	40	-	40	38	-	38	297	35	332	246	28	274	46	-	1	-	39	2	4	15	0	0	2	6	1	4	61	0	1	2	45	3	8	
38	267	48	90	18	107	85	17	102	19	-	19	18	-	18	109	18	127	103	17	120	9	-	-	-	3	6	-	4	0	0	1	2	0	1	13	0	0	1	5	6	1	
39	371	199	113	38	151	108	36	144	80	-	80	76	-	76	193	38	231	184	36	220	112	-	-	40	25	21	26	177	3	2	37	99	5	31	289	3	2	77	124	26	57	
40	914	270	274	33	307	265	32	298	108	-	108	102	-	102	381	33	415	368	32	400	75	-	-	67	8	-	-	63	1	1	14	37	1	9	138	1	1	81	45	1	9	
41																																										

TAZ	Population		Housing Units & Households					Preferred Alternative Capacity					Preferred Alternative Totals					Employment							Preferred Alternative Capacity							Preferred Alternative Totals										
	2012 Base	Preferred Alt	2012 SFHU	2012 MFHU	2012 ToTHU	2012 SFHH	2012 MFHH	2012 ToTHH	Pref Alt SFHU	Pref Alt MFHU	Pref Alt ToTHU	Pref Alt SFHH	Pref Alt MFHH	Pref Alt ToTHH	Pref Alt SFHU	Pref Alt MFHU	Pref Alt ToTHU	Pref Alt SFHH	Pref Alt MFHH	Pref Alt ToTHH	2012 Total	2012 MAN	2012 WTU	2012 RETAIL	2012 FIRES	2012 CONRES	2012 GOVED	Pref Alt Capacity Total	Pref Alt MAN	Pref Alt WTU	Pref Alt RETAIL	Pref Alt FIRES	Pref Alt CONRES	Pref Alt GOVED	Pref Alt Total	Pref Alt MAN	Pref Alt WTU	Pref Alt RETAIL	Pref Alt FIRES	Pref Alt CONRES	Pref Alt GOVED	
95	352	410	36	12	48	34	12	46	-	228	228	-	217	217	36	240	276	34	228	263	284	2	15	191	65	6	5	211	-	-	36	103	-	72	495	2	15	227	168	6	77	
96	3	118	1	0	1	1	0	1	-	65	65	-	62	62	1	65	66	1	62	63	110	11	33	16	50	-	-	189	-	-	32	92	-	64	299	11	33	48	142	-	64	
97	266	-	14	2	16	14	2	16	-	-	-	-	-	-	14	2	16	14	2	16	36	-	-	12	24	-	-	-	-	-	-	-	-	-	36	-	-	12	24	-	-	
98	388	225	243	30	273	233	29	262	90	-	90	86	-	86	333	30	363	319	29	348	8	-	-	6	2	-	4	-	-	1	2	-	1	12	-	-	1	8	2	1		
99	816	78	208	69	277	198	66	264	0	43	44	0	41	41	208	113	321	198	107	306	251	5	-	47	195	4	-	341	-	-	59	166	-	116	592	5	-	106	361	4	116	
100	50	98	5	1	5	4	1	4	0	54	54	0	52	52	5	55	60	4	52	56	930	38	-	405	455	-	32	58	-	-	10	28	-	20	988	38	-	415	483	-	52	
101	282	52	119	15	134	103	13	116	21	-	21	20	-	20	140	15	155	123	13	135	7	-	-	6	1	-	-	-	-	-	-	-	-	7	-	-	6	1	-			
102	523	196	172	22	195	164	21	185	78	-	78	74	-	74	251	22	273	239	21	260	25	-	-	3	9	1	12	-	-	-	-	-	-	25	-	-	3	9	1	12		
103	481	87	206	34	239	182	30	212	35	-	35	33	-	33	240	34	274	215	30	245	12	-	3	-	4	3	2	4	0	0	1	2	0	1	16	0	3	1	6	3	3	
104	966	493	225	274	498	198	241	439	96	140	236	92	133	224	321	413	735	290	374	663	173	-	-	7	159	-	7	750	15	18	49	260	12	396	923	15	18	56	419	12	403	
105	532	68	98	230	328	84	198	282	27	-	27	26	-	26	125	230	355	110	198	308	1	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	1	-	-	-		
106	875	158	285	92	377	261	84	345	63	-	63	60	-	60	349	92	441	321	84	406	30	-	-	9	16	5	-	10	0	0	1	4	1	3	40	0	0	10	20	6	3	
107	392	110	208	63	270	187	56	243	6	53	59	6	50	56	214	115	329	193	106	299	39	2	1	17	17	-	2	150	3	4	10	52	2	79	189	5	5	27	69	2	81	
108	364	23	135	41	176	125	38	163	8	2	10	7	2	9	143	43	186	132	40	172	19	-	-	11	2	1	5	11	0	0	1	4	0	6	30	0	0	12	6	1	11	
109	306	11	105	43	148	95	39	133	3	1	5	3	1	5	109	44	153	98	40	138	4	-	-	-	4	-	-	1	0	0	0	0	0	1	5	0	0	0	4	0	1	
110	370	10	126	52	177	115	47	163	4	-	4	4	-	4	130	52	181	119	47	167	387	-	-	5	55	327	-	120	2	3	8	41	2	63	507	2	8	63	368	2	63	
111	48	116	15	6	20	13	5	18	-	64	64	-	61	61	15	70	85	13	66	79	45	2	10	13	20	-	-	46	1	1	3	16	1	24	91	3	11	16	36	1	24	
112	526	100	145	68	214	133	62	195	2	53	55	2	50	52	147	121	269	134	113	247	235	-	1	137	33	-	64	72	1	2	5	25	1	38	307	1	3	142	58	1	102	
113	552	3	161	98	258	141	86	227	1	-	1	-	-	1	162	98	259	142	86	228	38	-	-	26	11	1	-	45	1	1	3	16	1	24	83	1	1	29	27	2	24	
114	861	116	239	193	432	213	172	385	16	43	58	15	40	55	255	235	490	228	213	441	106	-	-	43	47	16	-	202	4	5	13	70	3	107	308	4	5	56	117	19	107	
115	554	705	121	149	270	102	125	227	122	222	344	116	211	327	243	371	614	218	337	554	296	-	8	15	247	-	26	1,050	21	26	68	363	17	555	1,346	21	34	83	610	17	581	
116	408	65	139	72	211	125	64	189	26	-	26	25	-	25	165	72	237	150	64	214	83	3	-	16	26	-	38	53	1	1	3	18	1	28	136	4	1	19	44	1	66	
117	15	3	6	1	7	5	1	6	1	-	1	1	-	1	7	1	8	6	1	7	136	-	-	-	87	-	-	43	1	1	7	19	3	13	179	1	1	7	106	3	62	
118	476	548	134	165	298	106	130	236	-	304	304	-	289	289	134	469	603	106	419	525	50	-	1	2	32	-	15	816	16	20	53	282	13	431	866	16	21	55	314	13	446	
119	520	-	267	75	542	116	120	237	-	-	-	-	-	-	267	275	542	116	120	237	143	-	-	-	42	-	-	101	-	-	-	-	-	143	-	-	42	-	-	101		
120	376	38	201	61	262	181	55	235	3	18	20	3	17	19	204	78	282	183	71	255	74	19	1	37	17	-	-	111	2	3	7	38	2	59	185	21	4	44	55	2	59	
121	90	-	12	7	19	12	6	18	-	-	-	-	-	-	12	7	19	12	6	18	174	-	-	104	40	-	30	-	-	-	-	-	174	-	-	104	40	-	30			
122	1,183	214	414	67	481	378	61	439	85	-	85	81	-	81	500	67	566	459	61	520	85	1	2	3	25	2	52	27	1	1	4	12	2	8	112	2	3	7	37	4	60	
123	116	2	26	11	38	23	10	32	-	-	-	-	-	-	26	11	38	23	10	32	278	-	1	-	4	-	273	-	-	-	-	-	-	278	-	-	1	-	-	273		
124	217	96	70	37	108	63	34	97	-	53	53	-	50	50	70	91	161	63	84	148	291	-	-	40	251	-	-	113	2	3	7	39	2	60	404	2	3	47	290	2	60	
125	908	232	254	188	441	210	156	366	75	25	100	71	24	95	328	213	541	281	180	461	116	3	-	17	13	11	72	332	7	8	22	115	5	176	448	10	8	39	128	16	248	
126	288	109	109	43	152	94	37	131	25	26	51	24	24	48	134	68	202	118	61	179	43	11	-	16	16	-	-	39	1	1	3	13	1	21	82	12	1	19	29	1	21	
127	372	34	150	49	199	131	43	174	14	-	14	13	-	13	165	49	213	145	43	187	23	-	15	-	8	-	-	-	-	-	-	-	-	23	-	-	15	-	-	8	-	-
128	58	456	15	18	33	12	15	27	-	253	253	-	241	241	15	272	286	12	256	268	566	-	-	12	28	485	-	41	679	14	17	44	235	11	359	1,245	14	29	72	720	11	400
129	206	229	81	100	182	60	74	134	-	127	127	-	121	121	81	227	309	60	195	255	299	-	-	6	160	3	130	341	7	8	22	118	5	180	640	7	8	28	278	8	310	
130	437	114	164	100	264	140	85	225	30	22	52	29	21	49	194	122	316	168	106	274	15	-	1	-	14	-	-	45	1	1	3	16	1	24	60	1	2	3	30	1	24	
131	604	44	184	124	308	164	110	273	2	23	24	1	21	23	186	146	332	165	131	296	7	-	-	1	6	-	-	60	1	1	4	21	1	32	67	1	1	5	27	1	32	
132	3,509	12	35	9	44	35	9	44	-	7	7	-	6	6	35	16	51	35	15	50	11,754	-	2	130	201	26	11,395	18	0	0	1	6	0	10	11,772	0	2	131	207	26	11,405	
133	61	170	28	34	62	18	22	39	-	94	94	-	90	90	28	128	156	18	111	129	525	-	-	154	203	-	168	253	5	6	16	87	4	134	778	5	6	170	290	4	302	
134	247	34	65	48	113	60	44	104	14	-	14	13	-	13	78	48	126	73	44	117	85	-	-	2	23	-	60	392	78	76	3	16	196	24	477	78	76	5	39	196	84	
135	201	29	52	39	91	49	36	85	11	-	11	11	-	11	64	39	102	60	36	96	175	-	-	32	27	22	94	142	1	2	17	59										

Taz	Population		Housing Units & Households					Preferred Alternative Capacity					Preferred Alternative Totals					Employment							Preferred Alternative Capacity							Preferred Alternative Totals													
	2012 Base	Preferred Alt	2012 SFHU	2012 MFHU	2012 ToTHU	2012 SFHH	2012 MFHH	2012 ToTHH	Pref Alt SFHU	Pref Alt MFHU	Pref Alt ToTHU	Pref Alt SFHH	Pref Alt MFHH	Pref Alt ToTHH	Pref Alt SFHU	Pref Alt MFHU	Pref Alt ToTHU	Pref Alt SFHH	Pref Alt MFHH	Pref Alt ToTHH	2012 Total	2012 MAN	2012 WTU	2012 RETAIL	2012 FIRES	2012 CONRES	2012 GOVED	Pref Alt Capacity Total	Pref Alt MAN	Pref Alt WTU	Pref Alt RETAIL	Pref Alt FIRES	Pref Alt CONRES	Pref Alt GOVED	Pref Alt Total	Pref Alt MAN	Pref Alt WTU	Pref Alt RETAIL	Pref Alt FIRES	Pref Alt CONRES	Pref Alt GOVED				
189	3	-	1	0	1	1	0	1	-	-	-	-	-	-	1	0	1	1	0	1	10	-	10	-	-	-	-	-	-	10	-	-	-	-	-	-	10	-	-	-	-	-	-	-	
190	150	27	58	13	71	52	12	64	11	-	11	10	-	10	69	13	82	62	12	74	3	-	-	-	2	1	-	1	0	0	0	0	0	0	4	0	0	0	2	1	0	0			
191	398	49	148	21	169	136	20	156	2	-	2	2	-	2	150	21	172	139	20	158	30	-	18	-	2	2	8	75	-	-	13	37	-	26	105	-	18	13	39	2	34				
192	251	45	92	8	100	84	7	91	18	-	18	17	-	17	110	8	118	101	7	108	12	-	-	-	8	4	-	4	0	0	1	2	0	1	16	0	0	1	10	4	1				
193	700	126	222	44	265	212	42	254	51	-	51	48	-	48	272	44	316	260	42	302	63	-	-	-	4	-	59	20	1	0	3	9	1	6	83	1	0	3	13	1	65				
194	1,103	93	329	229	558	292	203	494	33	6	39	32	5	37	362	234	596	323	208	531	110	-	-	-	82	6	22	12	0	0	2	6	0	3	122	0	0	2	88	6	25				
195	398	29	81	56	137	76	52	128	8	4	13	8	4	12	90	60	150	84	56	140	343	-	-	3	223	3	114	151	1	3	27	72	5	42	494	1	3	30	295	8	156				
196	1,463	264	559	78	638	506	71	576	106	-	106	100	-	100	665	78	743	606	71	676	208	-	-	-	25	3	180	66	2	2	10	29	4	20	274	2	2	10	54	7	200				
197	110	100	29	20	50	27	19	45	40	-	40	38	-	38	69	20	90	65	19	83	2	2	-	-	-	-	-	-	-	-	-	-	-	2	2	-	-	-	-	-	-				
198	230	17	44	22	66	42	21	63	7	-	7	6	-	6	51	22	73	48	21	70	63	-	-	61	2	-	114	1	2	21	54	4	32	177	1	2	82	56	4	32					
199	71	30	29	15	44	26	13	40	12	-	12	11	-	11	41	15	56	38	13	51	2	-	-	-	2	-	-	-	-	-	-	-	-	2	-	-	-	2	-	-	-				
200	186	62	45	22	67	44	22	66	25	-	25	24	-	24	70	22	92	68	22	89	2	-	-	-	-	2	-	-	-	-	-	-	-	-	2	-	-	-	-	2	-	-	-		
201	200	3	60	12	72	55	11	66	1	-	1	1	-	1	61	12	73	56	11	67	101	-	-	-	-	-	100	101	-	-	-	-	-	-	-	-	-	-	-	-	100	-	-	-	-
202	1,897	437	487	328	815	459	309	768	173	3	176	164	3	167	660	331	990	623	312	935	348	-	-	-	348	-	-	96	1	2	18	46	3	27	444	1	2	18	394	3	27				
203	491	595	146	75	221	135	69	204	238	-	238	226	-	226	385	75	459	361	69	430	222	-	-	151	68	3	-	747	7	13	136	356	26	208	969	7	13	287	424	29	208				
204	488	99	121	61	182	119	60	178	40	-	40	38	-	38	161	61	222	156	60	216	428	6	1	389	31	1	-	279	3	5	51	133	10	78	707	9	6	440	164	11	78				
205	1,421	249	457	228	685	385	192	577	100	-	100	95	-	95	557	228	785	480	192	671	73	-	30	-	43	-	-	73	-	-	-	-	-	-	73	-	-	30	-	-	43	-	-		
206	480	90	167	33	200	155	31	186	35	-	35	33	-	33	201	33	234	188	31	219	43	-	-	11	3	29	-	14	0	0	2	6	1	4	57	0	0	13	9	30	4				
207	358	65	160	22	182	135	19	153	26	-	26	25	-	25	186	22	208	159	19	178	25	-	-	6	16	1	2	8	0	0	1	3	1	2	33	0	0	7	19	2	4				
208	116	0	48	10	58	43	9	52	0	-	0	0	-	0	48	10	58	43	9	52	131	14	8	25	36	11	37	-	-	-	-	-	-	131	14	8	25	36	11	37					
209	1,700	386	405	204	609	383	193	576	155	-	155	147	-	147	560	204	764	530	193	723	126	-	-	29	90	7	-	488	5	9	89	233	17	136	614	5	9	118	323	24	136				
210	486	210	100	74	174	95	71	165	84	-	84	80	-	80	184	74	258	175	71	245	6	-	-	-	2	4	-	80	-	-	14	39	-	27	86	-	-	14	41	4	27				
211	746	778	192	142	334	185	137	322	295	23	318	280	22	302	487	165	652	465	159	624	177	-	-	25	68	3	81	393	4	7	72	187	14	109	570	4	7	97	255	17	190				
212	23	25	8	2	10	8	2	10	10	-	10	9	-	9	18	2	20	18	2	19	57	-	-	-	-	-	-	648	5	10	117	310	20	185	705	5	10	174	310	20	185				
213	2	0	1	0	1	1	0	1	0	-	0	0	-	0	1	0	1	1	0	1	738	390	80	-	133	26	109	-	-	-	-	-	-	738	390	80	-	-	-	-	-	-	-		
214	1,407	254	513	70	583	454	62	516	102	-	102	96	-	96	614	70	685	550	62	612	63	-	15	1	33	6	8	20	1	0	3	9	1	6	83	1	15	4	42	7	14				
215	1,784	2,223	634	114	748	604	109	713	889	-	889	845	-	845	1,523	114	1,637	1,449	109	1,558	107	-	35	-	71	1	-	-	-	-	-	-	-	107	-	35	-	71	1	-					
216	165	3,784	54	11	65	53	10	63	1,514	-	1,514	1,438	-	1,438	1,568	11	1,579	1,491	10	1,501	8	-	-	-	8	-	-	3	0	0	0	1	0	1	11	0	0	0	9	0	1				
217	256	531	76	22	98	74	22	96	538	82	235	146	78	224	229	104	333	220	100	319	312	-	99	165	25	23	-	229	5	7	39	103	15	60	541	5	106	204	128	38	60				
218	2,551	1,295	775	228	1,003	744	219	963	1,518	-	1,518	492	-	492	1,293	228	1,521	1,236	219	1,455	478	1	-	283	90	5	99	503	10	11	83	226	27	146	981	11	11	366	316	32	245				
219	999	218	316	62	377	290	57	347	87	-	87	83	-	83	403	62	464	373	57	430	23	-	13	-	6	1	3	-	-	-	-	-	-	23	-	13	-	6	1	3					
220	292	53	101	9	110	99	9	107	21	-	21	20	-	20	122	9	131	119	9	127	2	-	-	-	2	-	-	1	0	0	0	0	0	3	0	0	0	2	0	0	0				
221	293	53	114	10	124	108	9	117	21	-	21	20	-	20	135	10	145	128	9	137	5	-	-	1	4	-	-	2	0	0	0	1	0	0	7	0	0	1	5	0	0				
222	486	88	167	14	181	160	13	174	35	-	35	33	-	33	203	14	216	194	13	207	23	-	1	-	5	17	-	7	0	0	1	3	0	2	30	0	1	1	8	17	2				
223	192	42	70	14	84	67	13	81	14	-	14	13	-	13	83	14	97	80	13	94	158	-	-	139	14	5	-	356	4	7	63	168	14	100	514	4	7	202	182	19	100				
224	21	4	8	2	9	7	1	9	2	-	2	1	-	1	9	2	11	9	1	10	91	-	-	-	1	-	-	0	0	0	0	0	0	0	1	0	0	0	1	0	0				
225	229	41	72	14	86	70	14	84	16	-	16	16	-	16	88	14	102	86	14	99	91	-	-	85	6	-	-	415	4	8	75	197	15	116	506	4	8	160	203	15	116				
226	1,051	190	386	32	418	366	30	396	76	-	76	72	-	72	462	32	494	438	30	468	3	-	-	-	2	1	-	1	0	0	0	0	0	4	0	0	0	2	1	0					
227	1,173	212	347	123	470	329	117	446	85	-	85	80	-	80	432	123	555	410	117	527	17	-	-	-	10	7	-	5	0	0	1	2	0	2	22	0	0	1	12	7	2				
228	856	155	232	81	312	223	78	301	62	-	62	59	-	59	293	81	374	282	78	360	42	-	-	7	31	4	-	13	0	0	2	6	1	4	55	0	0	9	37	5	4				
229	954	17	284	84	367	270	80	349	7	-	7	7	-	7	291	84	374	276	80	356	78	-	-	23	11	44	-	78	-	-	-	-	23	11	44	-	-	-	-	-	-	-			
230	147																																												

TAZ	Population		Housing Units & Households					Preferred Alternative Capacity					Preferred Alternative Totals					Employment							Preferred Alternative Capacity							Preferred Alternative Totals										
	2012 Base	Preferred Alt	2012 SFHU	2012 MFHU	2012 ToTHU	2012 SFHH	2012 MFHH	2012 ToTHH	Pref Alt SFHU	Pref Alt MFHU	Pref Alt ToTHU	Pref Alt SFHH	Pref Alt MFHH	Pref Alt ToTHH	Pref Alt SFHU	Pref Alt MFHU	Pref Alt ToTHU	Pref Alt SFHH	Pref Alt MFHH	Pref Alt ToTHH	2012 Total	2012 MAN	2012 WTU	2012 RETAIL	2012 FIRES	2012 CONRES	2012 GOVED	Pref Alt Capacity Total	Pref Alt MAN	Pref Alt WTU	Pref Alt RETAIL	Pref Alt FIRES	Pref Alt CONRES	Pref Alt GOVED	Pref Alt Total	Pref Alt MAN	Pref Alt WTU	Pref Alt RETAIL	Pref Alt FIRES	Pref Alt CONRES	Pref Alt GOVED	
283	5	119	1	1	2	1	1	2	-	66	66	-	63	63	1	67	68	1	64	65	931	12	31	434	448	-	6	313	-	-	54	153	-	107	1,244	12	31	488	601	-	113	
284	4	25	2	2	3	1	1	3	-	14	14	-	13	13	2	16	17	1	15	16	276	-	-	250	26	-	-	-	-	-	-	-	-	276	-	-	250	26	-	-		
285	420	81	129	135	264	114	119	234	-	45	45	-	43	43	129	180	309	114	162	276	109	-	1	3	85	-	20	633	-	-	109	309	-	216	742	-	1	112	394	-	236	
286	1,994	842	360	366	726	348	354	702	337	-	337	320	-	320	697	366	1,063	668	354	1,022	358	-	6	74	135	23	120	369	73	70	7	21	184	14	727	73	76	81	156	207	134	
287	421	598	49	55	104	43	49	92	239	-	239	227	-	227	288	55	344	271	49	319	120	-	-	-	11	-	109	-	-	-	-	-	-	-	120	-	-	-	-	-	109	
288	523	94	248	41	290	191	32	222	38	-	38	36	-	36	286	41	327	226	32	258	15	-	-	-	8	6	1	5	0	0	1	2	0	1	20	0	0	1	10	6	2	
289	1,028	17	316	261	577	299	247	546	7	-	7	6	-	6	322	261	584	305	247	553	141	-	-	13	124	4	-	242	-	-	42	118	-	82	383	-	-	55	242	4	82	
290	11	56	3	3	7	3	3	6	-	31	31	-	29	29	3	34	38	3	33	36	464	-	-	70	298	-	96	-	-	-	-	-	-	-	464	-	-	70	298	-	96	
291	25	13	12	13	25	12	13	25	-	7	7	-	7	7	12	20	32	12	19	31	185	2	2	98	83	-	-	-	-	-	-	-	-	185	2	2	98	83	-	-		
292	77	109	16	17	33	15	16	31	8	49	57	8	47	55	24	66	91	23	62	85	2	-	-	1	1	-	-	-	-	-	-	-	-	2	-	-	1	1	-	-		
293	57	68	2	2	4	2	2	4	-	38	38	-	36	36	2	40	42	2	38	40	655	-	3	445	186	18	3	211	-	-	36	103	-	72	866	-	3	481	289	18	75	
294	4	43	2	2	4	2	1	3	-	24	24	-	23	23	2	26	28	2	24	26	113	-	-	-	113	-	-	450	-	-	77	219	-	153	563	-	-	77	332	-	153	
295	360	74	112	92	205	108	89	198	-	41	41	-	39	39	112	133	246	108	128	237	429	-	-	198	230	1	-	464	-	-	80	226	-	158	893	-	-	278	456	1	158	
296	12	29	4	4	8	4	3	7	-	16	16	-	15	15	4	20	24	4	19	23	456	-	-	43	410	3	-	113	-	-	19	55	-	38	569	-	-	62	465	3	38	
297	480	87	136	24	161	134	24	158	35	-	35	33	-	33	171	24	195	167	24	190	13	-	-	-	11	2	-	4	0	0	1	2	0	1	17	0	0	1	13	2	1	
298	86	32	39	41	79	38	39	77	-	18	18	-	17	17	39	59	97	38	57	94	126	-	-	51	75	-	-	69	-	-	12	34	-	23	195	-	-	63	109	-	23	
299	37	-	16	15	31	14	14	28	-	-	-	-	-	-	16	15	31	14	14	28	317	-	-	249	68	-	-	168	-	-	29	82	-	57	485	-	-	278	150	-	57	
300	37	32	10	10	20	9	9	18	-	18	18	-	17	17	10	28	38	9	27	36	170	1	-	104	65	-	-	296	-	-	51	144	-	101	466	1	-	155	209	-	101	
301	349	462	74	76	150	70	72	142	17	233	250	16	222	238	91	310	401	86	294	380	175	-	15	9	138	13	-	146	0	0	25	70	1	49	321	0	15	34	208	14	49	
302	317	46	124	96	220	111	86	196	18	-	18	17	-	17	142	96	238	128	86	214	148	-	-	-	113	-	35	318	-	-	55	155	-	108	466	-	-	55	268	-	143	
303	1,493	610	327	246	574	311	234	545	244	-	244	232	-	232	571	246	817	542	234	776	12	-	3	-	7	2	-	46	-	-	8	23	-	16	58	-	3	8	30	2	16	
304	1,488	38	491	57	548	471	55	526	15	-	15	15	-	15	506	57	563	486	55	541	133	-	-	-	24	3	106	-	-	-	-	-	-	-	133	-	-	-	24	3	106	
305	1	22	0	0	1	0	0	1	-	12	12	-	11	11	0	12	13	0	12	12	147	-	-	16	19	-	-	68	-	-	12	33	-	23	215	-	-	28	52	-	135	
306	258	422	76	13	89	73	13	86	169	-	169	160	-	160	244	13	258	233	13	246	14	-	-	-	2	12	-	230	51	49	-	-	129	-	244	51	49	-	2	141	-	-
307	7	-	3	3	6	3	3	5	-	-	-	-	-	-	3	3	6	3	3	5	36	-	-	-	36	-	-	99	-	-	17	48	-	34	135	-	-	17	84	-	34	
308	525	95	172	38	210	160	36	196	38	-	38	36	-	36	210	38	248	196	36	232	18	-	3	-	13	2	-	6	0	0	1	2	0	2	24	0	3	1	15	2	2	
309	8	-	3	3	5	2	2	4	-	-	-	-	-	-	3	3	5	2	2	4	241	-	-	56	180	3	2	26	-	-	4	13	-	9	267	-	-	60	193	3	11	
310	64	0	22	23	44	16	17	33	0	-	0	0	-	0	22	23	44	16	17	33	24	4	-	-	20	-	-	39	-	-	7	19	-	13	63	4	-	7	39	-	13	
311	158	56	41	43	84	34	35	69	22	-	22	21	-	21	64	43	107	55	35	90	5	-	-	-	5	-	-	-	-	-	-	-	-	5	-	-	-	-	5	-	-	
312	480	87	151	25	177	145	24	169	35	-	35	33	-	33	186	25	211	178	24	202	16	-	3	-	1	12	-	5	0	0	1	2	0	2	21	0	3	1	3	12	2	
313	730	96	266	64	330	247	59	306	38	-	38	36	-	36	305	64	368	284	59	343	12	-	-	-	7	5	-	-	-	-	-	-	-	-	12	-	-	-	7	5	-	-
314	450	81	158	27	185	149	25	174	33	-	33	31	-	31	191	27	217	180	25	205	9	-	1	-	5	3	-	3	0	0	0	1	0	1	12	0	1	0	6	3	1	
315	87	16	28	5	33	27	5	32	6	-	6	6	-	6	35	5	40	33	5	38	164	-	-	6	-	-	158	52	1	1	8	23	3	16	216	1	1	14	23	3	174	
316	108	20	34	6	41	33	6	39	8	-	8	7	-	7	42	6	48	40	6	46	4	-	-	1	-	3	-	1	0	0	0	1	0	0	5	0	0	1	1	3	0	0
317	297	54	153	34	187	99	22	121	21	-	21	20	-	20	175	34	208	120	22	141	11	-	-	-	10	-	1	4	0	0	1	2	0	1	15	0	0	1	12	0	2	
318	488	497	139	25	164	137	24	162	199	-	199	189	-	189	338	25	363	326	24	350	43	-	-	21	3	15	4	123	27	26	-	-	69	-	166	27	26	21	3	84	4	
319	567	900	183	38	221	176	36	212	360	-	360	342	-	342	543	38	581	518	36	554	28	-	-	-	9	19	-	68	15	15	-	-	38	-	96	15	-	9	57	-	-	
320	250	45	102	10	113	90	9	99	18	-	18	17	-	17	120	10	131	108	9	116	3	-	1	-	2	-	-	1	0	0	0	0	0	4	0	1	0	2	0	0		
321	705	374	211	20	231	205	19	229	150	-	150	142	-	142	361	224	381	347	19	366	227	-	-	-	11	1	215	-	-	-	-	-	-	227	-	-	-	11	1	215		
322	1,238	177	385	38	423	375	37	412	71	-	71	67	-	67	455	38	493	442	37	479	8	-	-	-	7	1	-	-	-	-	-	-	-	8	-	-	-	7	1	-	-	
323	74	13	22	4	26	21	4	25	5	-	5	5	-	5	28	4	32	26	4	30	18	-	-	-	-	-	18	6	0	0	1	2	0	2	24	0	0	1	2	0	20	
324	445	80	150	30	181	138	28	166	32	-	32	31	-	31	183	30	213	168	28	196	5	-	-	-	5																	







## Appendix B: Reasonable Measures



## **KITSAP COUNTY 2016 COMPREHENSIVE PLAN UPDATE REASONABLE MEASURES**

### **WHAT IS A BUILDABLE LANDS REPORT?**

The state Growth Management Act (“GMA”), chapter 36.70A, requires some cities and counties, including Kitsap County, to prepare a “buildable lands report” (“BLR”) on a periodic basis. RCW 36.70A.215. The BLR is used:

- to determine whether there is sufficient land capacity to accommodate the projected population within the county for the planning period;
- to determine the actual density of housing that has been constructed and the actual amount of land developed for commercial and industrial uses within urban growth areas (UGAs) since the last update of the comprehensive plan and the last BLR;
- based on the actual density of development as determined under (b), to review commercial, industrial, and housing needs by type and density range to determine the amount of land needed for commercial, industrial, and housing for the remaining portion of the twenty-year planning period used in the most recently adopted comprehensive plan.<sup>1</sup>

### **WHAT ARE COUNTYWIDE PLANNING POLICIES (CPPs)?**

GMA requires that countywide planning policies (CPPs) are adopted to provide a framework for ensuring consistency between city and county comprehensive plans. RCW 36.70A.210(1). The CPPs are to be developed through a “collaborative process” agreed upon by the cities and the county. RCW 36.70A.210(2)(a). At a minimum, the CPPs must address the following:

- Policies to implement RCW 36.70A.110, the establishment of urban growth areas (UGAs);
- Policies regarding contiguous and orderly development and provision of urban services to the UGAs;
- Policies for siting public capital facilities of a countywide or statewide nature;
- Policies for countywide transportation facilities and strategies;
- Policies regarding affordable housing;

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<sup>1</sup> RCW 36.70A.215(3).

- Policies for joint county and city planning within urban growth areas;
- Policies for countywide economic development and employment, and
- An analysis of the fiscal impact.<sup>2</sup>

#### **WHAT ARE REASONABLE MEASURES?**

The GMA also requires that if the BLR demonstrates an inconsistency between what has occurred and what was envisioned in the planning process, the county must adopt and implement “measures that are reasonably likely to increase consistency during the subsequent five-year period.”<sup>3</sup> Such measures are referred to a “reasonable measures.” They typically are code provisions or comprehensive plan policies that encourage urban growth and help protect rural and resource areas.

#### **IS KITSAP COUNTY REQUIRED TO ADOPT REASONABLE MEASURES?**

Kitsap County is required to adopt Reasonable Measures. As of 2015, Kitsap County had completed three BLRs that measured the growth in Kitsap County. The first BLR was published in 2002; the second in 2007 and again in 2015. The County is required to annually monitor reasonable measures to determine their effect and may revise or rescind them as appropriate. While the three BLRs showed increasing consistency with the GMA and the goals and policies of the CPPs and comprehensive plans, there remain some inconsistencies. In 2004, the Central Puget Sound Growth Management Hearings Board (CPSGMHB) identified three inconsistencies revealed by the first BLR:

- the urban/rural split – more development was occurring in the rural areas than the urban areas;
- urban densities were occurring in the rural areas: and
- less than minimum urban densities being achieved in the UGAs.<sup>4</sup>

The County was subsequently involved in several years of litigation concerning its obligation to reasonable measures. The Growth Hearings Board and the courts ultimately held that Kitsap County needed to adopt reasonable measures to address the inconsistencies noted above. Last year, the adequacy of Kitsap County’s 2015 BLR was challenged before the CPSGMHB.<sup>5</sup> While finding the BLR methodology acceptable and significant progress had been made, the CPSGMHB noted it still demonstrated inconsistencies in the same three areas mentioned above. The Growth Hearings Board also found the BLR was deficient in failing to identify reasonable measures, but agreed that the adoption of new measures should be part of the comprehensive plan update.

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<sup>2</sup> RCW 36.70A.210 (3).

<sup>3</sup> RCW 36.70A.215(4).

<sup>4</sup> *Bremerton et al. v. Kitsap County*, CPSGMHB 04-3-0009c, FDO (8/20/04) (“*Bremerton II*”).

<sup>5</sup> *Harless and Suquamish Tribe v. Kitsap County*, CPSGMHB No. 15-3-0005, FDO (1/22/2016) (“*Harless IV*”).

**WHAT TYPES OF REASONABLE MEASURES SHOULD THE COUNTY BE CONSIDERING?**

The County has been ordered by the Growth Hearings Board to adopt reasonable measures. While neither the Courts nor the CPSGMHB have required any “specific” reasonable measures, they have suggested the types of reasonable measures that the County should consider. In 2005, the Growth Hearing Board stated:

The GMA gives counties ample discretion to adopt and implement a more varied array of measures . . . including measures to refocus development away from rural to urban lands. Measures to reduce rural density, such as TDRs and lot aggregation, should be on the table. Kitsap’s Comprehensive Plan Policy RL-3, mandates that the County evaluate *rural* growth patterns for consistency with the plan and “research and evaluate possible incentives” for rural lot aggregation. Kitsap County can take advantage of the success and failures of other Central Puget Sound counties in implementing such strategies.

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Measures might be on the table, for example, amending the CPPs to require higher density along transit routes in cities and unincorporated urban areas; establishing minimum densities for subdivisions in both cities and the unincorporated urban area; modifying sub-area planning to disallow UGA expansion; requiring UGA expansion to be offset by contraction elsewhere; requiring that all UGA adjustments be considered on a county-wide basis (e.g., discontinue sub-area and ad hoc site-specific UGA expansions); rolling population targets forward every ten years, as required by the GMA, rather than every five years; targeting capital facilities and amenities to support urban density.<sup>6</sup>

More recently, the CPSGMHB stated:

The BLR demonstrates that 91% of rural residential growth is occurring on pre-GMA platted lots, many of which are so small as to generate densities that compel urban-level roads and services. The BLR demonstrates that a great deal of urban residential growth is occurring on overly-large parcels, defeating the provision of efficient and compact urban services and hastening pressure to expand UGAs. Unless measures are adopted which are reasonably calculated to address these legacy lot challenges, it seems unlikely the discrepancies with County growth targets can be cured. It seems logical that a more robustly-analyzed list of identified measures would provide more productive guidance to the County and its citizens as they consider which measures to adopt.<sup>7</sup>

Given this direction, Kitsap County is proposing the matrix of measures attached to this document.

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<sup>6</sup> *1000 Friends of Washington et al. v. Kitsap County*, CPSGMHB No. 04-3-0031c, FDO , at 25, n. 15 (6/28/05).

<sup>7</sup> *Harless IV*, FDO at 17.

Kitsap County 2016 Comprehensive Plan Update – Reasonable Measures

Reasonable Measure	Where Implemented in Current Code	Description	Comment
1. Transfer of Development Rights	KCC 17.430	<p>Chapter 17.520 (formerly 17.430)</p> <p><b>See attached draft code</b></p> <p><u><b>17.520.010 Purpose.</b></u></p> <p><u><b>17.520.020 Authority.</b></u></p> <p><u><b>17.520.030 Applicability.</b></u></p> <p><u><b>17.520.040 General requirements.</b></u></p> <p><u><b>17.520.050 Sending areas - requirements.</b></u></p> <p><u><b>17.520.060 Sending site calculations.</b></u></p> <p><u><b>17.520.070 Receiving sites.</b></u></p> <p><u><b>17.520.080 Transfer of development rights – When required.</b></u></p> <p><u><b>17.520.090 Transfer of development rights (TDR) - Application Process; Letter of Intent; Issuance of TDR certificates.</b></u></p> <p><u><b>17.520.100 Transfer of development rights (TDR) - conservation easement.</b></u></p> <p><u><b>17.520.110 Transfer of development rights (TDR) - conveyance of certified development rights.</b></u></p> <p><u><b>17.520.120 Transfer of development rights (TDR) - application of TDR certificates to receiving sites and extinguishment of TDR certificates.</b></u></p> <p><u><b>17.520.130 Reinstating development rights of a sending site.</b></u></p>	<p>County adopted updated TDR Goals and Policies in Fall, 2015.</p> <p>Proposed code implementing TDR drafted.</p> <p>Proposed resolution establishing initial development credits drafted.</p> <p>Would have to be updated regularly based on market factors.</p>
2. Recognition of Rural Legacy Lots	KCC 17.382.110 (39)	<p>39. Unless otherwise stated in this title, if a lot of record which was legally created <u>after July 1, 1974</u>, is smaller in total square footage than that required within the zone, or if the dimensions of the lot are less than that required within the zone (<u>substandard lot</u>), said lot may be occupied by any use allowed within that zone subject to all other requirements of the zone. <u>For substandard lots that were created prior to July 1, 1974 that do not meet the minimum dimensions required for the zone, they may be considered for development permits if they meet one or more of the following exceptions: (a) a lot upon which there is, or was, a</u></p>	<p>Complete revision of Footnote 39.</p> <p>Criteria for proposed exemptions would be further clarified in permit checklists and application forms.</p>



Kitsap County 2016 Comprehensive Plan Update – Reasonable Measures

Reasonable Measure	Where Implemented in Current Code	Description	Comment
		<p><u>legally placed residence; or (b) there have been specific development investments in the lot prior to the enactment of this ordinance, including, an approved water or sewer connection, participation in a local improvement district, or (c) a vested development permit. An owner of contiguous substandard lots may choose to aggregate (combine) the lots in order to meet these requirements.</u></p>	
<p>3. Minimum / Maximum urban lot size</p>	<p>KCC 17.382.060</p>	<p>Urban Low Residential (ULR): Minimum Lot Size: Proposed increase from 2,400 sf to 3,600 sf (<i>not a reasonable measure</i>) Maximum Lot Size: Proposed a new maximum lot size of 9,000 sf Minimum Lot Width: Proposed increase from 40 ft to 60 ft.</p> <p>Urban Cluster Residential (UCR): Minimum Lot Size: No Change Maximum Lot Size: Proposed a new maximum lot size of 9,000 sf Minimum Lot Width: No Change</p>	<p>2,400 sf per acre equates to an Urban Medium Density, not Urban Low. If lots are overdeveloped, Kitsap County may be required to significantly decrease the UGA size.</p> <p>Gross Acreage Calculations (1 acre) 2,400 sf / 1 acre results in 18.15 du/acre 3,600 sf / 1 acre results in 12.1 du/acre 4,800 sf / 1 acre results in 9.08 du/acre</p> <p>Minimum Lot Width Change: Increased to 60 ft. 60' x 60' = 3,600 sf</p> <p>A maximum lot size is necessary to insure that large lots are not underdeveloped in the future. 5 du/ac = 43560 sf / 5 lots = 8,712 sf 10 du/ac = 43560 sf / 10 lots = 4,356 sf 19 du/ac = 43560 sf / 10 lots = 2,293 sf</p> <p>If lots are underdeveloped in the future, Kitsap County may be required to significantly increase the UGA size.</p>
<p>4. Silverdale Centers Plan</p>	<p>KCC 17.382.050</p>	<p>New Goals and Policies in Comp. Plan New Regional Center Zone. For parcels within the Silverdale Regional Center Boundary zoned Regional Center and Urban High residential: Proposed maximum allowed density increase from 30 to 60 dwelling units per acre. Proposed maximum height allowance increased from existing Silverdale Design Districts.</p>	<p><b>Height:</b> 15 ft Ground Floor Max Height and 10 ft subsequent floor Max Height 45 ft (4 stories) 65 ft (6 stories) 85 ft (8 stories) 105 ft (10 stories) 125 ft (12 stories) Harrison Hospital approved height 180 ft</p>

Kitsap County 2016 Comprehensive Plan Update – Reasonable Measures

Reasonable Measure	Where Implemented in Current Code	Description	Comment
5. Monitoring and tracking measures	Department and related Program Offices	Improvements to parcel data base (correcting land codes, etc.) underway. Automate tracking and monitoring parcel data. Ensure compatibility of assessor and planning and zoning data. Conduct ongoing continuous process improvement	Update annual monitoring and reporting process to improve future analysis.
6. New ADU Process	17.381.040(E) ADUs in rural areas 17.381.050	Accessory Dwelling Unit (ADU) Permissibility: . Add Use Table Footnote: FN # 96 An accessory dwelling unit is only allowed if the parcel on which it is located is twice the size of the minimum parcel size for the zone.	Rural Residential, Rural Protection, Rural Wooded: Proposed change from requiring a conditional use permit (CUP) to permitted outright (P) with a new footnote.

## Chapter 17.520

(Formerly Chapter 17.430)

### TRANSFER OF DEVELOPMENT RIGHTS

Sections:

**17.520.010 Purpose.**

**17.520.020 Authority.**

**17.520.030 Applicability.**

**17.520.040 General requirements.**

**17.520.050 Sending areas - requirements.**

**17.520.060 Sending site calculations.**

**17.520.070 Receiving sites.**

**17.520.080 Transfer of development rights – When required.**

**17.520.090 Transfer of development rights (TDR) - Application Process; Letter of Intent; Issuance of TDR certificates.**

**17.520.100 Transfer of development rights (TDR) - conservation easement.**

**17.520.110 Transfer of development rights (TDR) - conveyance of certified development rights.**

**17.520.120 Transfer of development rights (TDR) - application of TDR certificates to receiving sites and extinguishment of TDR certificates.**

**17.520.130 Reinstating development rights of a sending site.**

#### 17.520.010 Purpose.

The purpose of this chapter is to create a process for certification and transfer of Transferable Development Rights (TDR) from designated sending areas to designated receiving areas. Where the applicable Comprehensive Plan policies, designated overlay zone or zoning map designation provide the option for transfer of development rights (TDRs), the rights shall be transferred consistent with the requirements of this chapter, the Kitsap County Zoning Map and other requirements of Title 17. The transfer of development rights from one property to another is allowed in order to provide the following:

- A. Flexibility and efficient use of land and building techniques;
- B. Preservation of rural character, promotion of farming areas, and provision of long-term open space opportunities;;
- C. A mechanism to work toward achieving policies outlined in the Kitsap County Countywide Planning Policies, Kitsap County Comprehensive Plan, applicable sub-area plans and development regulations.

#### 17.520.020 Authority.

The transfer of residential development rights (“TDR”) system for Kitsap County is established. The base residential density of a sending site may be transferred and credited to a non-contiguous receiving site only when the TDR is approved in accordance with the rules and procedures in this chapter.

#### 17.520.030 Applicability.

This chapter supplements county land use regulations and other land protection efforts by establishing a TDR process, which may be employed at a landowner’s option to certify and transfer development rights from an eligible sending site to an eligible receiving site, and which may include transfer through an open market or TDR bank. This chapter regulates the following with respect to the transfer of development rights:

- A. Establishes candidate TDR sending sites to include specific comprehensive plan land use designations, zones, qualifying farming areas, and other rural lands, and establishes eligible TDR receiving areas;
- B. Provides a method to determine the number of certified development rights that a sending site is eligible to transfer;
- C. Provides a market-based TDR implementation system based on the issuance of TDR certificates that may be freely sold or otherwise transferred;
- D. Requires the recording of conservation easements that restrict development on sending sites;

#### 17.520.040 General requirements.

- A. Development Rights. Residential development rights are considered as interests in real property.

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- B. Transfer of Development Rights Permitted. The number of dwelling units allowed to be constructed on a sending parcel under Section 17.520.050 may be transferred to a receiving parcel. In approving a transfer of development rights, the appropriate decision-making body must find that such a transfer is consistent with the Comprehensive Plan, the existing zoning designation of the sending parcel and the proposed zoning designation of the receiving parcel. A transfer of development rights is allowed only under the provisions in this chapter.
- C. Transfer of Rights. In any transfer of rights, the sending parcel(s) may transfer all of its development rights to a receiving parcel or parcels, or sell its development rights to an individual, intermediate buyer, or entity.

### 17.520.050 Sending areas

- A. Designation of Sending Areas. Use of TDR sending areas must provide a public benefit i.e., the protection of that benefit by transferring residential development rights to another site is in the public interest. In addition to those areas that qualify as sending areas according to this chapter, the Kitsap County Board of County Commissioners may approve additional sending areas through a change to the Kitsap County Code or a Comprehensive Plan amendment.
- B. Rural Sending Areas. All parcels located within rural designated lands and zoned Rural Wooded, Rural Residential, Rural Protection, or Forest Resource are available to be certified as TDR sending sites.s.
- C. Sending Area Emphasis. While transfer of development rights from all sending sites is promoted, consistent with the Kitsap County Comprehensive Plan, specific areas or lot sizes may be emphasized as preferable sending sites. Such properties may receive additional incentives such as increased development rights to further encourage transfer. Such incentives shall be approved and further amended by Board of Commissioner resolution.
- D. Additional sending site qualifications.
  - 1. Contiguity of Sending Site Lots. If a sending site consists of more than one lot, the lots must be contiguous. For purposes of this chapter, lots separated only by a public street or right of way are considered contiguous.
  - 2. Code compliance required. If the sending site is the subject of code enforcement action by the county, the responsible party, upon whom a notice of violation has been served pursuant to KCC Chapter 2.116, must resolve the allegations of violation, which may include performance of any required abatement, restoration, or payment of civil penalties, or dismissal of charges pursuant to legal process, before development rights for the sending site may be certified or transferred by a sending site landowner. This requirement may be waived at the discretion of the director where a proposal is in the public interest, provided that any outstanding code violations do not materially affect the conservation value of the sending site and the person responsible for code compliance is making a good faith effort to resolve the violations. Waivers granted pursuant to this subsection are solely for the purpose of TDR sending site eligibility and do not constitute a waiver of any county land use regulations or affect ongoing or future code enforcement actions related to the sending site.
  - 3. Forest practices compliance required. For sending sites on which the entire lot or a portion of the lot has been cleared or graded pursuant to a Class II, III or IV special forest practices permit as defined by RCW 76.09.050 within the six years prior to application for certification or transfer of development rights, the applicant must provide an affidavit of compliance with the reforestation requirements of RCW 76.09.070, WAC 222-34-010 and any additional reforestation conditions of their forest practice permit. Sending sites that are subject to a six-year moratorium on development applications pursuant to RCW 76.09.060 shall not be qualified as TDR sending sites until the moratorium has expired or been lifted.
  - 4. Land already encumbered by a conservation easement shall not be eligible as a TDR sending site.
  - 5. Any land below ordinary high water of any fresh or saltwater body shall not be eligible as a TDR sending site.
  - 6. Development rights allocated to eligible sending sites may be converted to TDR certificates which may be transferred to eligible receiving sites through the TDR transfer process. After completion of the conveyance of a sending site's development rights, the property shall be maintained in a condition that is consistent with the TDR conservation easement imposed under 17.520.100.

### 17.520.060 Sending site calculations.

- A. Calculation for Transfer Purposes Only. The determination of the number of development rights that a sending site is eligible to transfer pursuant to this section, shall be valid for transfer purposes only, and does not entitle the sending site to building permits or other development approvals, or change the sending site property's zoning classification.
- B. Number of Certified Development Rights. The number of residential development rights that a sending site is eligible to transfer under this program shall be the larger of:
  - 1. The number of legal lots that comprise the sending site; or
  - 2. The number that is determined by applying the sending site base density dictated by the underlying zoning as established in KCC 17.420.060 to the gross area of the sending site.

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- C. No Fractional TDRs. Any fractions of development rights that result from the calculations in 17.520.060.B shall not be included in the final determination of total development rights available for sale.
- D. Sending Site Area. For purposes of calculating the number of development rights that may be transferred from a sending site, the gross area of a sending site shall be determined as follows:
  - 1. If the sending site is comprised of one or more undivided tax parcels, the acreage shall be determined by:
    - a. Kitsap County Assessor records; or
    - b. A survey funded by the applicant that has been prepared and stamped by a surveyor licensed in the State of Washington.
  - 2. If the proposed sending site includes one or more partial lots or involves a short subdivision or boundary line adjustment, then the applicant is required to provide, at the applicant's cost, a survey that has been prepared and stamped by a surveyor licensed in the State of Washington.
  - 3. Any portion of the sending site that is already subject to a conservation easement or other recorded encumbrance restricting development on the sending site shall be subtracted from the sending site area before applying the base density calculation under subsection 17.520.060.B.
  - 4. Any portion of the sending site used for residential development or reserved for future residential development shall be subtracted before applying the base density calculation under subsection 17.520.060.B.
- E. For purposes of determining the number of development rights that may be certified for transfer from a sending site, the number of existing and proposed residential dwelling units, if any, to be retained on the sending site shall be subtracted from the number of development rights eligible for transfer as determined pursuant to subsection 17.520.060.B.
- F. TDR calculation final. Upon issuance of the TDR Certificate Letter of Intent, the determination of the number of certified development rights that a sending site is eligible to transfer to a receiving site pursuant to subsection 17.520.060.B is final and shall not be revised due to subsequent rezones or other changes to the sending site.

**17.520.070 Receiving areas and exchange rates.**

- A. Designation of Receiving Areas. In addition to those areas that qualify as receiving areas according to the Kitsap County Comprehensive Plan, the board of county commissioners may approve additional areas as receiving areas. Additional areas may be approved through a change to the Kitsap County Code or a Comprehensive Plan amendment. The designation of additional TDR receiving areas is based on findings that the area or site is appropriate for higher residential densities, is not limited by significant critical areas, and no significant adverse impacts to the surrounding properties would occur.
- B. Designated Receiving Areas. Receiving areas or parcels are those within an urban growth area or are proposed to be included within an urban growth area by a Comprehensive Plan amendment, site-specific application or sub-area plan.
- C. Exchange Rates. For eligible receiving sites, the transfer to and use of TDR credits on a receiving site shall occur consistent with applicable development regulations established in the program authorizing use of TDR at the receiving site.
  - 1. For receiving areas defined in 17.520.060.B above, exchange rates are established by resolution of the Board of County Commissioners.
  - 2. Required development rights are calculated on a per acre basis. All fractional acreages shall be rounded up to the higher exchange rate.
  - 3. Exchange rates shall be periodically evaluated and may be modified to ensure they reflect market conditions.

**17.520.080 Transfer of development rights – When required.**

Transfer of development rights are required as described below.

- A. Site-Specific Comprehensive Plan Amendments. Site-specific Comprehensive Plan amendments pursuant to Chapter 21.08 requesting a higher density or intensity designation I require a transfer of development right. Development rights purchased for a site-specific amendment may also count towards any future rezone request within the new designation. The numbers of development rights required for each amendment shall be established by resolution of the board of county commissioners.
- B. Rezones. Rezones pursuant to Chapter [17.510](#) requesting a higher density or intensity zone shall require a transfer of development right. Rezones may be allowed only within the same Comprehensive Plan land use designation. Any rezone request that requires a change of Comprehensive Plan land use designation will require a Comprehensive Plan amendment. The numbers of development rights required for each rezone shall be established by resolution of the board of county commissioners.

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- C. Urban Growth Area Expansions. The board of county commissioners in the annual Comprehensive Plan Amendment docketing resolution may require a transfer of development right or rights as part of Comprehensive Plan or sub-area plan expansions of urban growth areas.
- D. Cities. In cooperation with Kitsap County, cities may designate additional TDR receiving areas within their jurisdictional boundaries for the purpose of receiving transferred densities pursuant to this chapter. The number of development rights that a Kitsap County unincorporated rural or natural resources land sending site is eligible to send to a Kitsap County city receiving site is determined through the application of a conversion ratio established by Kitsap County and each city.
- E. Except as provided in this chapter, development of a receiving site is subject to all use, lot coverage, setback and other requirements of the designated zone.

**17.520.090 Transfer of development rights (TDR) Application Process; Letter of Intent; Issuance of TDR certificates.**

- A. Application for TDR certificates. In order to obtain TDR certificates, the sending site owner(s) or authorized agent must submit an application for TDR certificates. The applicant for TDR certificates will submit on a form provided by the County, a calculation of the number of development right credits that proposed to be certified in accordance with 17.520.060, subject to review and approval by the director. The department shall use the application to determine whether the sending site meets the requirements of 17.520.050 and, if so, the number of development rights that the sending site is eligible to transfer pursuant to 17.520.060. The application shall include all of the following:
  - 1. Legal description and parcel numbers of the sending site for which TDR certificates are sought.
  - 2. The following documents, which shall be used as the basis for determining transferable development rights pursuant to 17.520.050:
    - a. If the sending site consists of one or more undivided tax parcels, the applicant(s) shall provide either official records from the Kitsap County Assessor or a survey that has been prepared and stamped by a surveyor licensed in the state of Washington.
    - b. If the sending site includes portions of one or more tax parcels, the applicant(s) shall provide a survey that has been prepared and stamped by a surveyor licensed in the state of Washington.
    - c. If one or more single family dwellings or other residential, commercial, or industrial structures exist on the sending site, the applicant(s) shall submit a site map showing the location of each dwelling unit and other structures.
    - d. If the applicant(s) propose to build one or more single family dwellings, or other residential structures permitted by the sending site zoning, following the issuance of TDR certificates for the sending site, the applicant(s) shall submit a general site plan showing the number and location of proposed dwelling units, together with any proposed subdivision, short subdivision, boundary line adjustment, or tax lot segregation.
  - 3. A title report issued no longer than 30 days prior to the date of application confirming that the ownership interest(s) in the sending site are in the name(s) of the person(s) whose signature(s) appear on the application for TDR certificates and that there are no existing conservation easements on the sending site.
  - 4. A declaration by the applicant(s) describing the status of ongoing code enforcement actions, if any, relating to the sending site and the steps taken by the applicant to resolve the violations.
  - 5. Any applicable review or other fees.
  - 6. If the information required by this section is inadequate or unavailable, the department may require additional documentation from the applicant or rely on information contained in the county geographic information system or other county records.
- B. Certification of TDR Letter of Intent
  - 1. Following application for TDR certificates by the sending site owner or authorized agent, staff shall verify the development right credit calculations prior to issuing a TDR Certificate Letter of Intent.
  - 2. The department will issue a TDR certificate letter of intent upon verification of sending site eligibility under this Chapter. The letter shall contain a determination of the number of development rights calculated for the sending site pursuant to 17.520.050 and an agreement by the department to issue a corresponding number of TDR certificates in exchange for a sending site conservation easement granted to the County by the sending site owner pursuant to 17.520.100. The sending site owner may use the TDR Certificate Letter of Intent to market sending site development rights to potential purchasers, but the TDR Certificate Letter of Intent shall have no intrinsic value and cannot be transferred or used to obtain increased density within receiving areas. A TDR Certificate Letter of Intent shall be valid for a period of five years from the date of issuance. If a TDR Certificate

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Letter of Intent has not been converted to serially numbered TDR certificates within five years from the date of issuance, the landowner must reapply to the program to update the determination of eligibility and calculation of development rights for the sending site.

3. As provided by the TDR Certificate Letter of Intent, the department shall issue serially numbered TDR certificates to the sending site owner upon acceptance and recording of a County-approved conservation easement pursuant to the requirements of this section and 17.520.100; provided, however, that the department shall have 30 days from the date the conservation easement is offered by the sending site owner in which to conduct, at its discretion, a review of the sending site permit file and/or a site inspection. If, based on such a review, the department determines that conditions on the sending site are materially different than those documented in the application and county review under this section, the department shall reject the conservation easement and the TDR certificate Letter of Intent shall be null and void. Where a TDR certificate has been determined to be null and void pursuant to this subsection, a sending site owner may reapply for TDR certificates and such reapplications shall be subject to the requirements of this section.

**17.520.100 Transfer of development rights (TDR) - conservation easement.**

- A. TDR conservation easement required. No TDR certificates shall be issued pursuant to subsection 17.520.090 unless a conservation easement is accepted by the director pursuant to the requirements of this section.
- B. Acceptance and recording of TDR conservation easement. Subject to the restrictions of subsection 17.520.100.B.3, the director shall accept and sign on behalf of the county a conservation easement offered by a sending site owner in exchange for TDR certificates following issuance of a TDR Certificate Letter of Intent; provided, however, that the easement meets the requirements set forth in subsection 17.520.100.C of this section. Following acceptance of a conservation easement by the director, the department shall record the easement with the county auditor and shall notify the assessor.
- C. Requirements for TDR conservation easement. The conservation easement shall be on a form approved by the prosecuting attorney and shall be reviewed and approved by the department, subject to the requirements of this section. The easement shall contain, at a minimum, all of the following:
  1. A legal description of the sending site.
  2. The serial numbers of the TDR certificates to be issued by the department on the sending site that is the subject of the conservation easement.
  3. A covenant prohibiting any subdivision of the sending site except for subdivisions, if any, that were proposed in the documentation submitted to the department pursuant to subsection 17.520.090.A.2.d
  4. A covenant prohibiting all uses that impair or diminish the functions and values of the property that comprise the public benefit being conserved, which, depending on the property will include the agricultural or forest use, and may include watershed function, habitat, or open space use, and prohibiting the construction of any new residential structures in the easement area.
  5. A covenant that all provisions of the conservation easement shall run with the land and bind the sending site in perpetuity, and may be enforced by the county.
  6. A statement that nothing in the restrictions shall be construed to convey to the public a right of access or use of the property and that the owner of the property, his or her heirs, successors and assigns shall retain exclusive rights to such access or use subject to the terms of the conservation easement.
  7. Additional provisions that are reasonably necessary for the enforcement and administration of the conservation easement as determined by the director, including a covenant granting the county a right of entry, subject to reasonable advance notice, to conduct brief inspections for the sole purpose of determining compliance with the requirements of the easement.

**17.520.110 Transfer of development rights (TDR) - conveyance of certified development rights.**

- A. Conveyance of certified development rights authorized. Subject to the requirements of this section, TDR certificates issued pursuant to subsection 17.520.090 may be sold or otherwise conveyed and held indefinitely before certified development rights are applied to a receiving site pursuant to 17.520.080.
- B. Deed of transferable development rights required. TDR certificates issued pursuant KCC 17.520.090 shall be sold or otherwise conveyed only by means of a deed of transferable development rights meeting the requirements of this section.
- C. Recording of deed and notice of transfer. At the time a TDR certificate is conveyed, the parties shall record the deed of transferable development rights documenting the conveyance. The department shall review and approve the deed

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of transferable development rights, subject to the requirements of this section, prior to its recording. Costs associated with the recordation shall be paid by the seller.

- D. Contents of deed. The deed of transferable development rights required by subsection B of this section shall specify the number of certified development rights sold or otherwise conveyed and shall be on a form provided by the department and approved by the prosecuting attorney. The deed of transferable development rights must include:
1. A legal description and map of the sending site.
  2. The names of the transferor and the transferee and the serial number(s) of the TDR certificates being transferred.
  3. A covenant that the transferor grants and assigns to the transferee a specified number of certified development rights from the sending site.
  4. Proof of ownership of the sending site by the transferor or, if the transferor is not the owner of the sending site, a declaration that the transferor has either:
    - a. Sold the sending site but retained the TDR certificates issued for the sending site pursuant to 17.520.090; or
    - b. Obtained TDR certificates previously conveyed by an original deed of transferable development rights, which shall be identified by date of execution, the names of the original transferor and transferee, and the volume and page where it was recorded with the auditor.
  5. Certification of the number of certified development rights on the sending site and copies of the TDR certificates issued by the department for the sending site pursuant to 17.520.090.
  6. Proof of payment to the state of any required excise taxes and payment to the county of recording fees for the transaction.
  7. Proof of the execution and recordation of a conservation easement on the sending site, as required by 17.520.100.
  8. The signature of the department staff member(s) who have reviewed the deed for completeness.

**17.520.120 Transfer of development rights (TDR) - application of TDR certificates to receiving sites and extinguishment of TDR certificates.**

- A. Application to a TDR receiving site. TDR certificates shall be considered applied to a receiving site when the agency with jurisdiction has made a final decision approving the receiving site development activity for which the TDR certificates are provided.
- B. Effect of applying TDR certificates to a receiving site. TDR certificates that have been applied to a receiving site pursuant to subsection 17.520.120.A shall be considered void by the county and may not be applied to receiving sites pursuant to this chapter; provided, however, that if a decision approving a receiving site development activity is appealed, the TDR certificates provided in connection with that approval shall not be considered void under this section unless the decision approving the development activity is affirmed following the exhaustion of all administrative and judicial appeals.
- C. TDR extinguishment document required. Upon application to a receiving site pursuant to subsection 17.520.120.A, the applicant receiving approval of a receiving site development activity shall provide a TDR extinguishment document to the department. The TDR extinguishment document shall be on a form provided by the department and shall include the serial number of each TDR certificate that has been applied to a receiving site and the legal description of the receiving site to which the certificate(s) have been applied.

17.520

**17.520.130 Reinstating development rights of a sending site.**

Unless otherwise prohibited by the board of county commissioners in the annual Comprehensive Plan Amendment docketing resolution, properties that have transferred their development right to an approved receiving site and have been included in an urban growth area expansion through sub-area plan or similar area-wide planning effort may have their development right(s) reinstated for development at urban densities. The reinstatement shall be automatic after review and approval of the Comprehensive Plan Amendment and associated SEPA review.

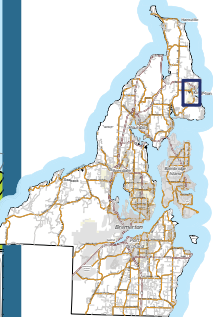
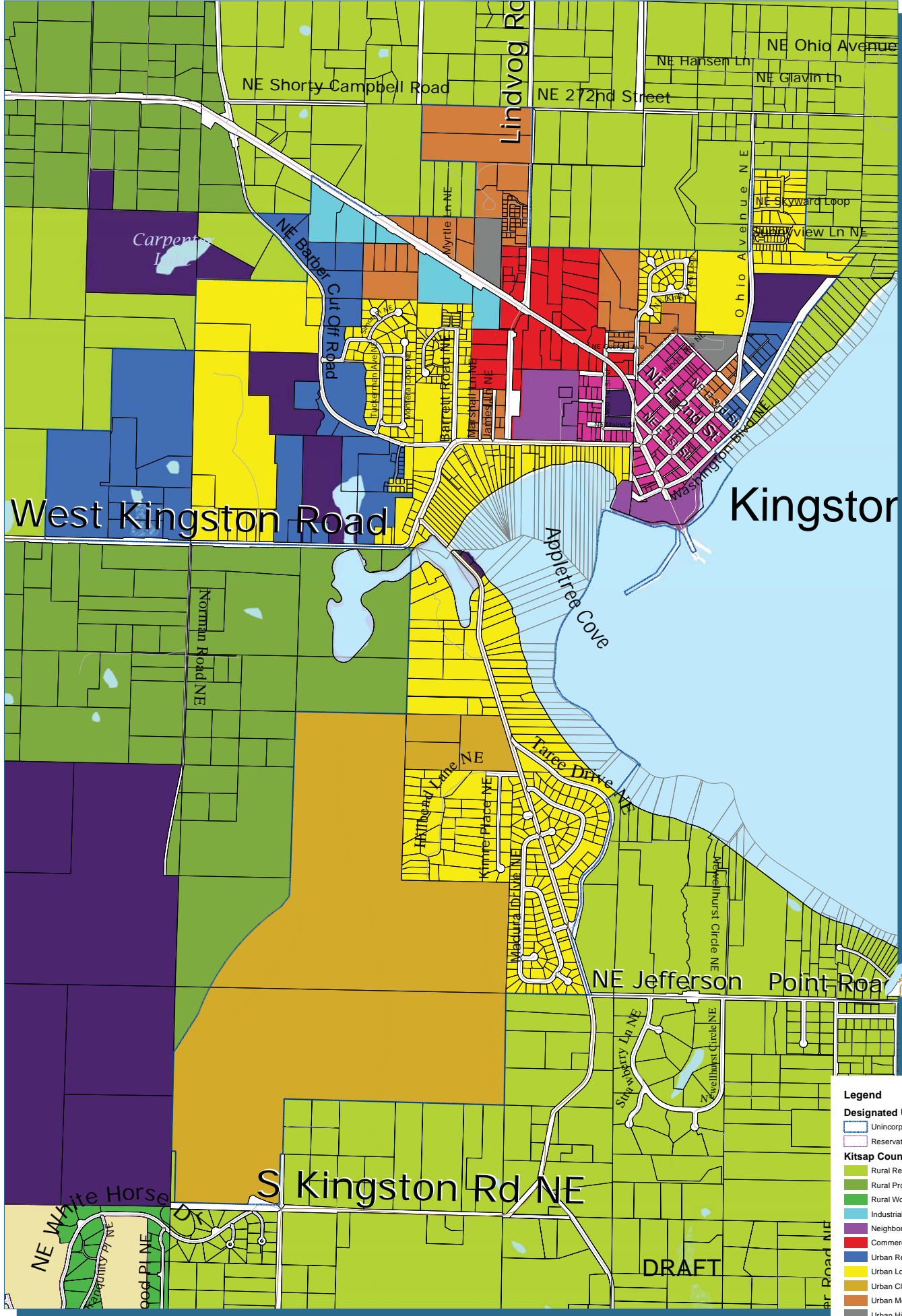


## Appendix C: Zoning Maps






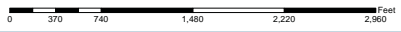
# Kingston Urban Growth Area Preferred Alternative



- Legend**
- Designated Urban Growth Areas
  - Unincorporated Urban Growth Area
  - Reservation Boundaries
  - Kitsap County Zoning Designations**
  - Rural Residential (1 DU/5 Ac)
  - Rural Protection (1 DU/10 Ac)
  - Rural Wooded (1 DU/20 Ac)
  - Industrial
  - Neighborhood Commercial (10-30 DU/Ac)
  - Commercial (10-30 DU/Ac)
  - Urban Restricted (1-5 DU/Ac)
  - Urban Low Residential (5-9 DU/Ac)
  - Urban Cluster Residential (5-9 DU/Ac)
  - Urban Medium Residential (10-18 DU/Ac)
  - Urban High Residential (19-30 DU/Ac)
  - Urban Village Center (up to 18 DU/Ac)
  - Park
  - Tribal Land
  - Salt Water

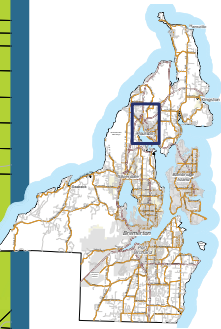
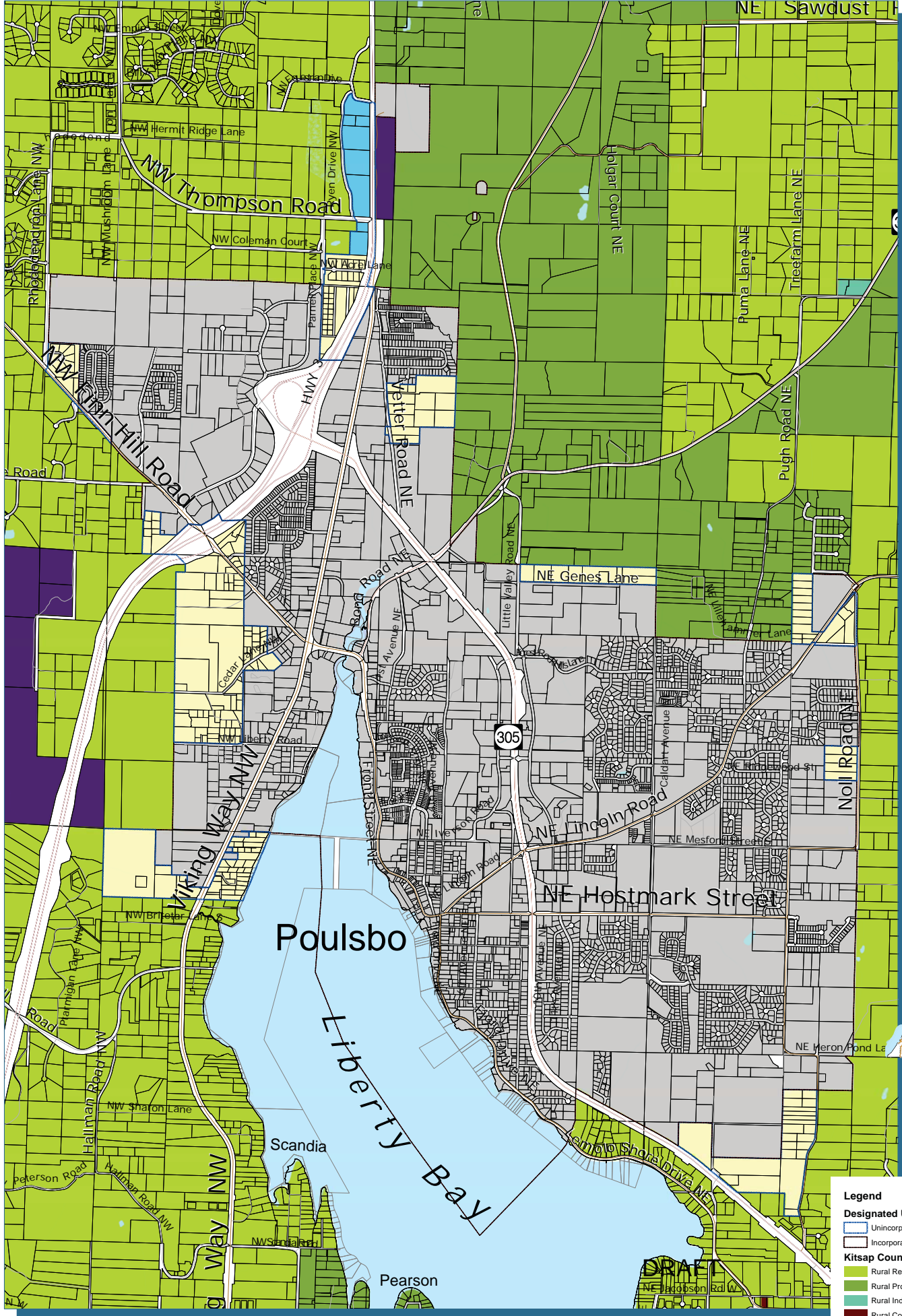
 Kitsap County Department of Community Development  
 614 Division Street, MS-36, Port Orchard, Washington 98366  
 VOICE (360) 337-5777 \* FAX (360) 337-4925

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 Published Date: March 8, 2016





# Poulsbo Urban Transition Area Preferred Alternative



- Legend**
- Designated Urban Growth Areas**
    - Unincorporated Urban Growth Area
    - Incorporated City
  - Kitsap County Zoning Designations**
    - Rural Residential (1 DU/5 Ac)
    - Rural Protection (1 DU/10 Ac)
    - Rural Industrial
    - Rural Commercial
    - Light Industrial
    - Residential Low
    - Park
    - Incorporated City



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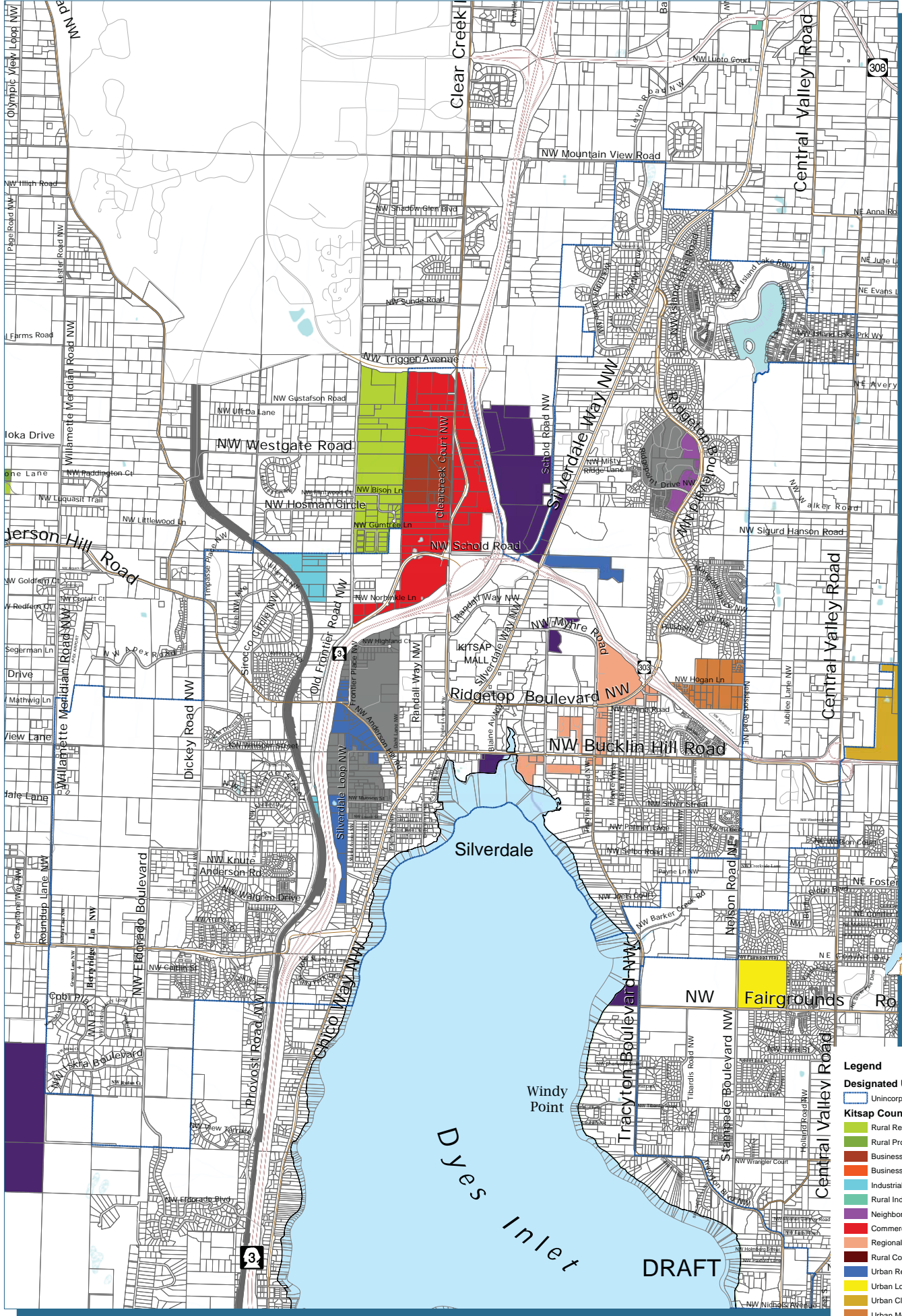
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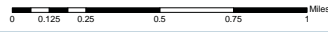
# Silverdale Preferred Alternative - Zoning Changes



- Legend**
- Designated Urban Growth Areas**
    - Unincorporated Urban Growth Area
  - Kitsap County Zoning Designations**
    - Rural Residential (1 DU/5 Ac)
    - Rural Protection (1 DU/10 Ac)
    - Business Center
    - Business Park
    - Industrial
    - Rural Industrial
    - Neighborhood Commercial (10-30 DU/Ac)
    - Commercial (10-30 DU/Ac)
    - Regional Center (10-30 DU/Ac)
    - Rural Commercial
    - Urban Restricted (1-5 DU/Ac)
    - Urban Low Residential (5-9 DU/Ac)
    - Urban Cluster Residential (5-9 DU/Ac)
    - Urban Medium Residential (10-18 DU/Ac)
    - Urban High Residential (19-30 DU/Ac)
    - Park
    - Military
    - Lake



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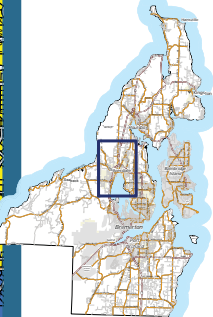
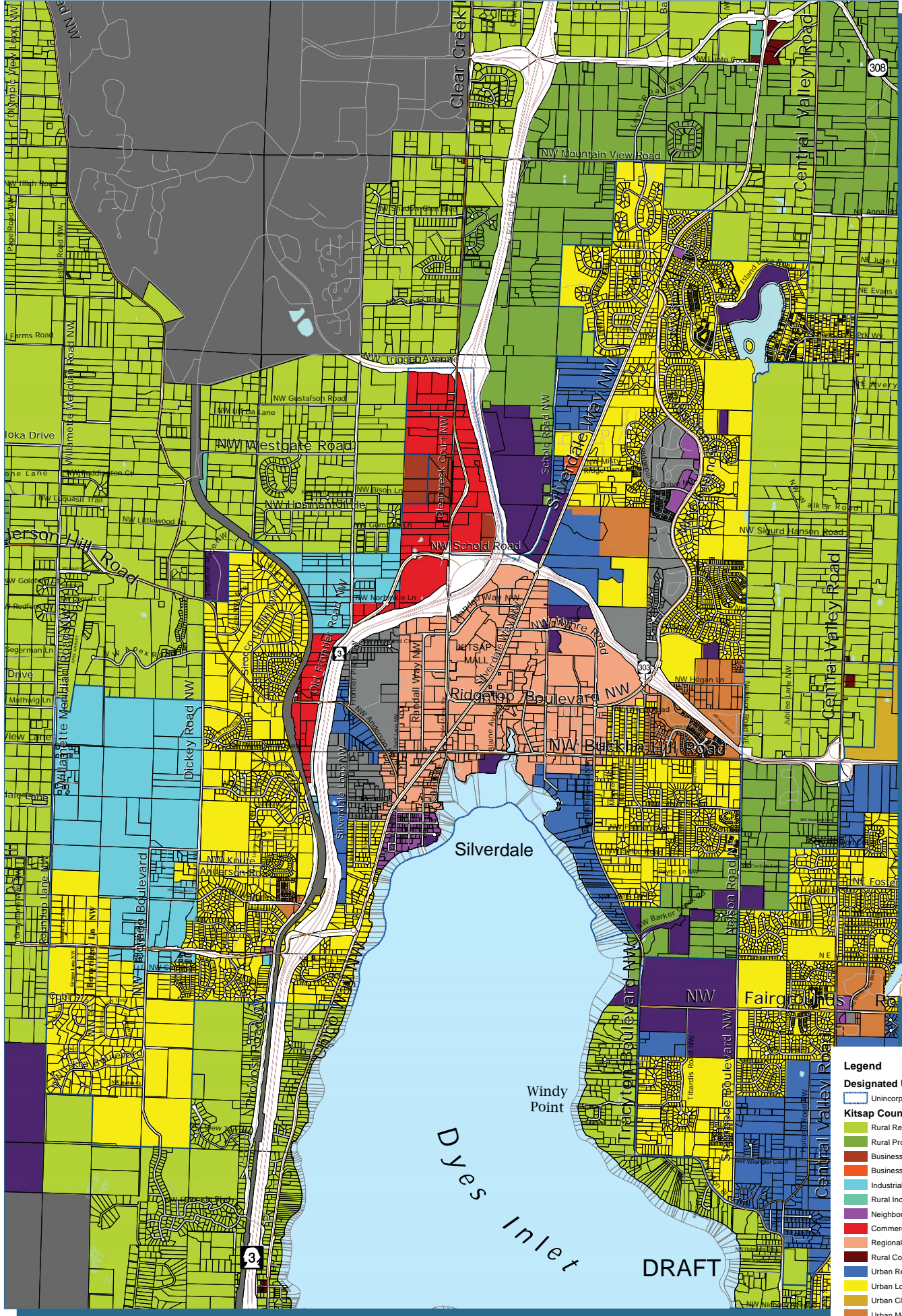


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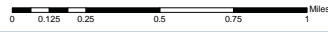
# Silverdale Urban Growth Area Preferred Alternative



- Legend**
- Designated Urban Growth Areas**
    - Unincorporated Urban Growth Area
  - Kitsap County Zoning Designations**
    - Rural Residential (1 DU/5 Ac)
    - Rural Protection (1 DU/10 Ac)
    - Business Center
    - Business Park
    - Industrial
    - Rural Industrial
    - Neighborhood Commercial (10-30 DU/Ac)
    - Commercial (10-30 DU/Ac)
    - Regional Center (10-30 DU/Ac)
    - Rural Commercial
    - Urban Restricted (1-5 DU/Ac)
    - Urban Low Residential (5-9 DU/Ac)
    - Urban Cluster Residential (5-9 DU/Ac)
    - Urban Medium Residential (10-18 DU/Ac)
    - Urban High Residential (19-30 DU/Ac)
    - Park
    - Military
    - Lake



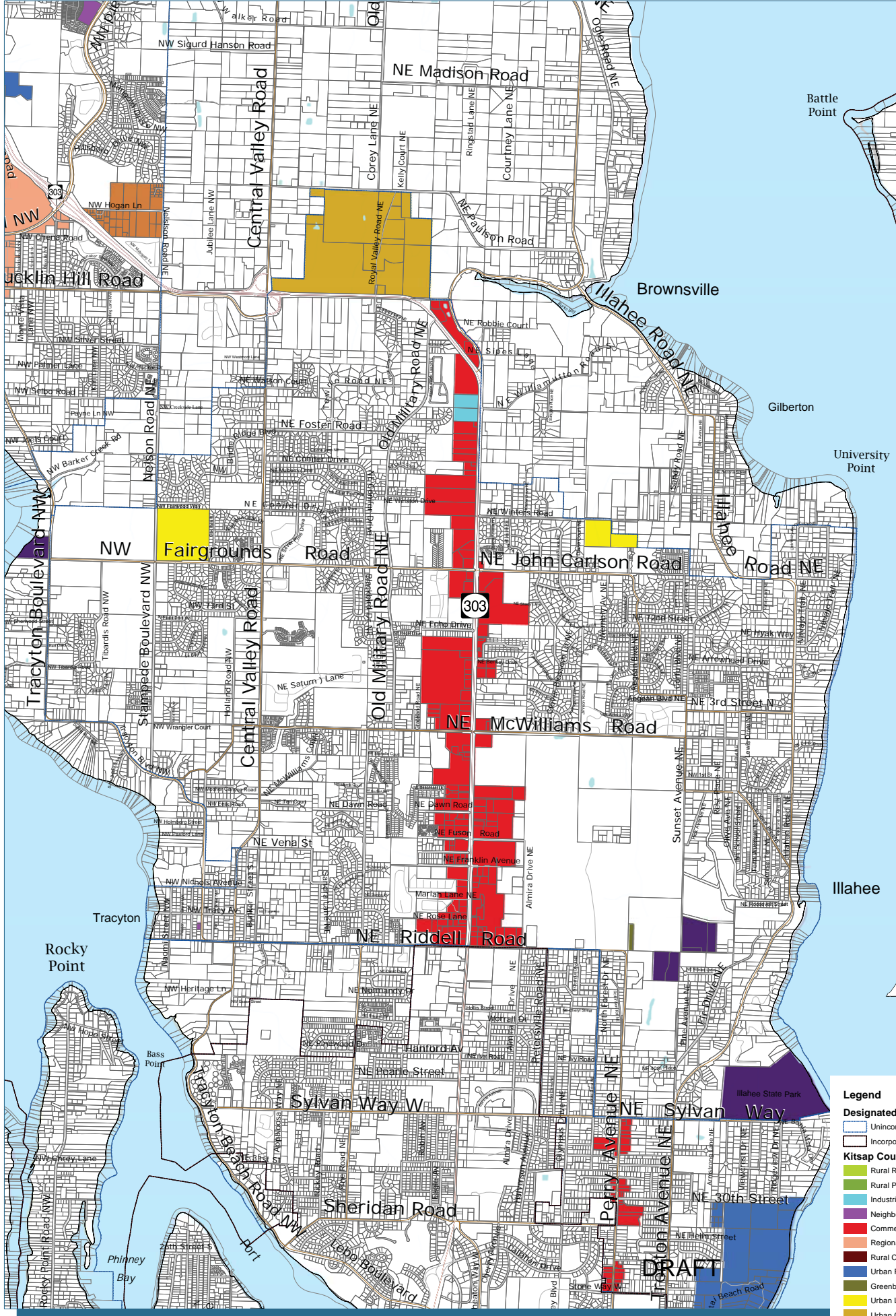
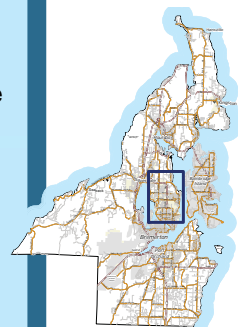
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# Central Kitsap Preferred Alternative - Zoning Changes




**Legend**

**Designated Urban Growth Areas**

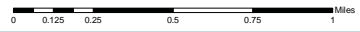
- Unincorporated Urban Growth Area
- Incorporated City

**Kitsap County Zoning Designations**

- Rural Residential (1 DU/5 Ac)
- Rural Protection (1 DU/10 Ac)
- Industrial
- Neighborhood Commercial (10-30 DU/Ac)
- Commercial (10-30 DU/Ac)
- Regional Center (10-30 DU/Ac)
- Rural Commercial
- Urban Restricted (1-5 DU/Ac)
- Greenbelt (1-4 DU/Ac)
- Urban Low Residential (5-9 DU/Ac)
- Urban Cluster Residential (5-9 DU/Ac)
- Urban Medium Residential (10-18 DU/Ac)
- Urban High Residential (19-30 DU/Ac)
- Park
- Incorporated City

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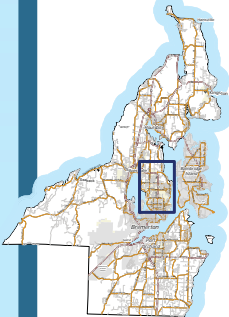
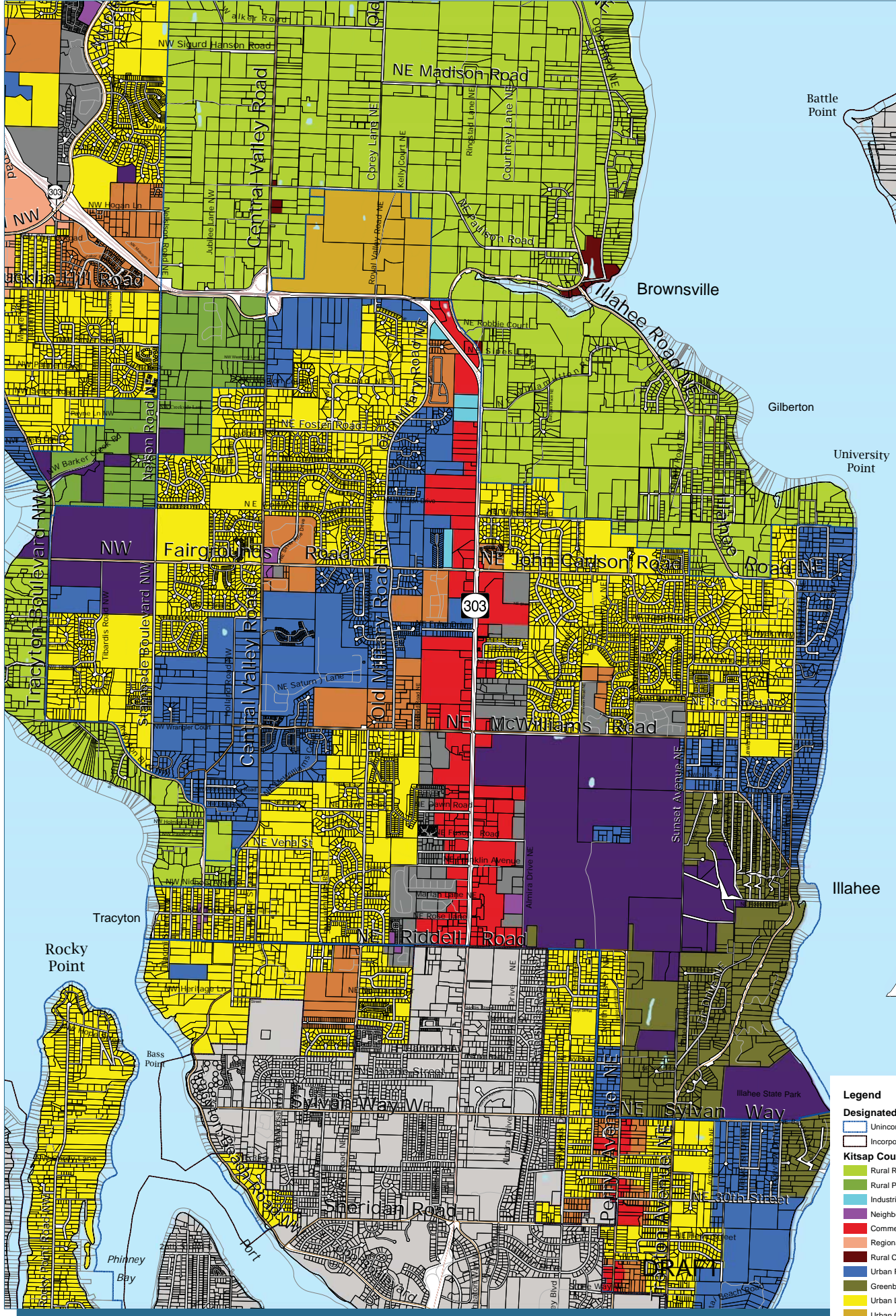
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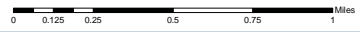
# Central Kitsap Urban Growth Area Preferred Alternative



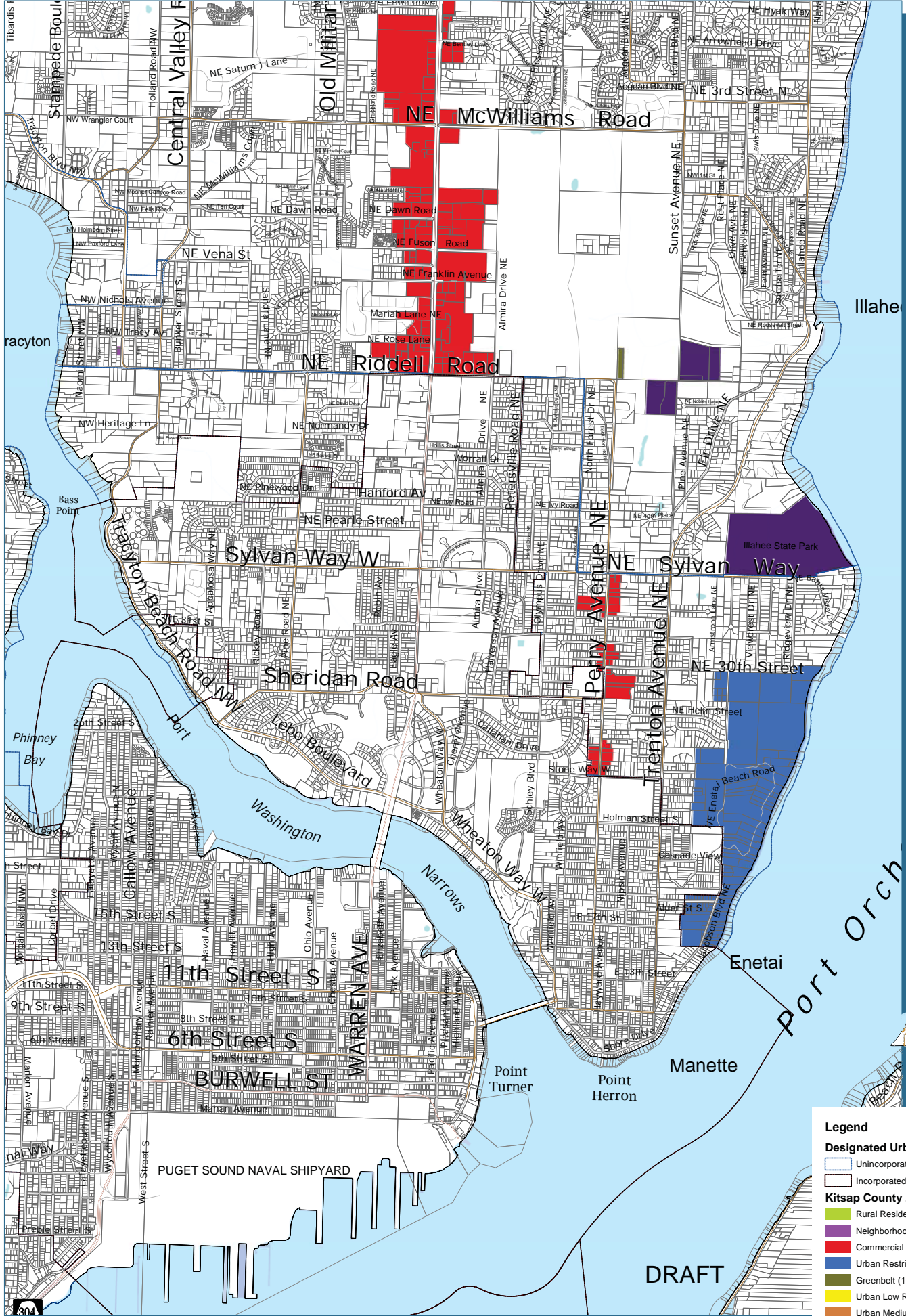
- Legend**
- Designated Urban Growth Areas
    - Unincorporated Urban Growth Area
    - Incorporated City
  - Kitsap County Zoning Designations
    - Rural Residential (1 DU/5 Ac)
    - Rural Protection (1 DU/10 Ac)
    - Industrial
    - Neighborhood Commercial (10-30 DU/Ac)
    - Commercial (10-30 DU/Ac)
    - Regional Center (10-30 DU/Ac)
    - Rural Commercial
    - Urban Restricted (1-5 DU/Ac)
    - Greenbelt (1-4 DU/Ac)
    - Urban Low Residential (5-9 DU/Ac)
    - Urban Cluster Residential (5-9 DU/Ac)
    - Urban Medium Residential (10-18 DU/Ac)
    - Urban High Residential (19-30 DU/Ac)
    - Park
    - Incorporated City



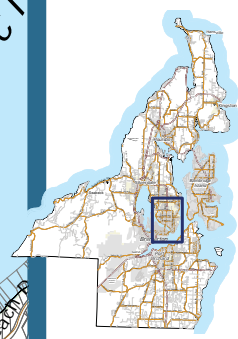
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# Bremerton East Preferred Alternative - Zoning Changes



- Legend**
- Designated Urban Growth Areas**
    - Unincorporated Urban Growth Area
    - Incorporated City
  - Kitsap County Zoning Designations**
    - Rural Residential (1 DU/5 Ac)
    - Neighborhood Commercial (10-30 DU/Ac)
    - Commercial (10-30 DU/Ac)
    - Urban Restricted (1-5 DU/Ac)
    - Greenbelt (1-4 DU/Ac)
    - Urban Low Residential (5-9 DU/Ac)
    - Urban Medium Residential (10-18 DU/Ac)
    - Urban High Residential (19-30 DU/Ac)
    - Park
    - Incorporated City
    - Military

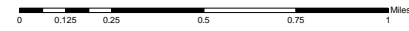
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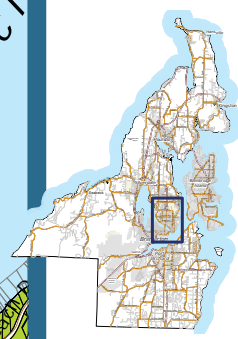
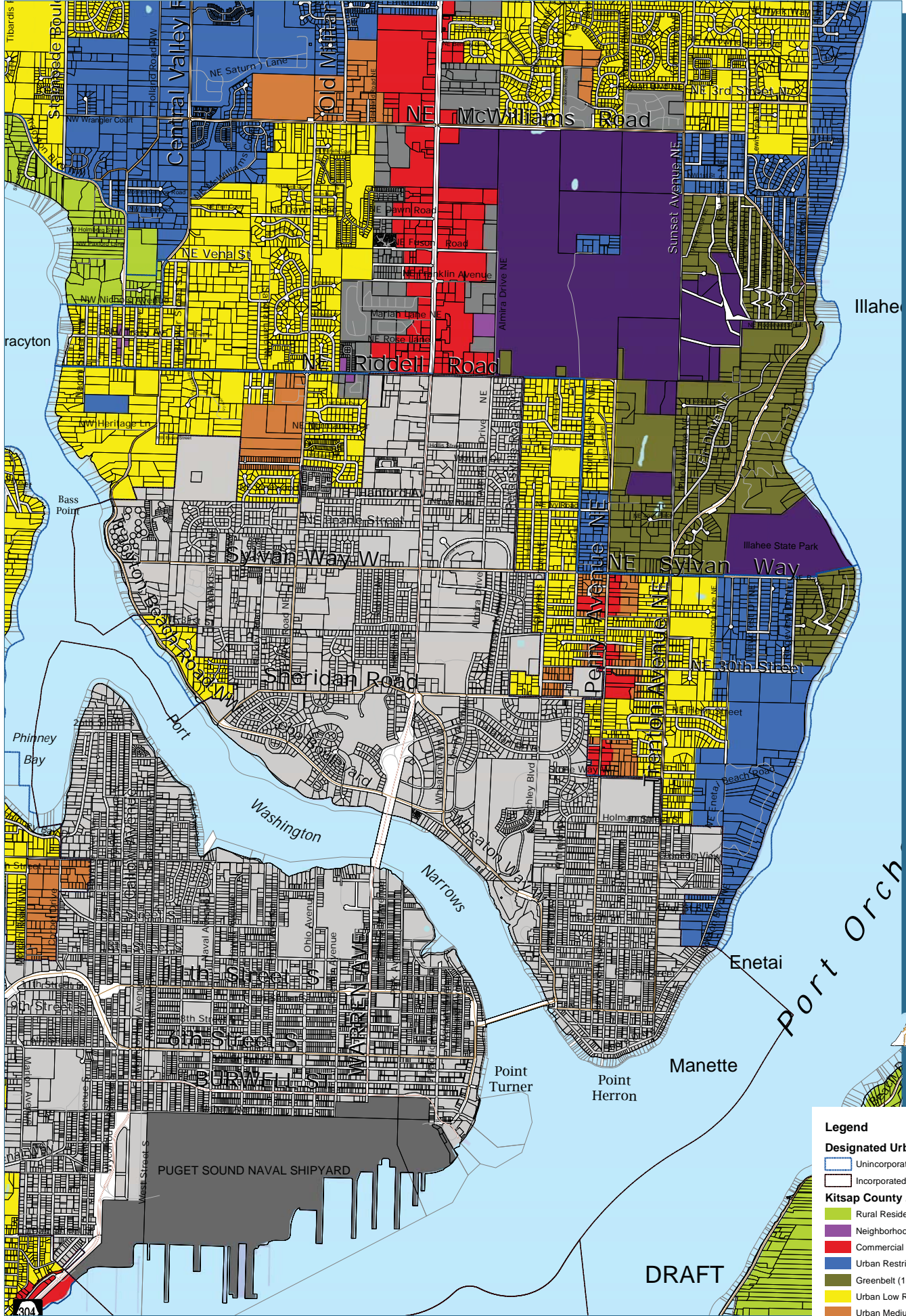
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# Bremerton East Urban Growth Area Preferred Alternative

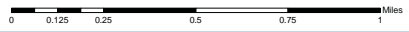


- Legend**
- Designated Urban Growth Areas**
- Unincorporated Urban Growth Area
  - Incorporated City
- Kitsap County Zoning Designations**
- Rural Residential (1 DU/5 Ac)
  - Neighborhood Commercial (10-30 DU/Ac)
  - Commercial (10-30 DU/Ac)
  - Urban Restricted (1-5 DU/Ac)
  - Greenbelt (1-4 DU/Ac)
  - Urban Low Residential (5-9 DU/Ac)
  - Urban Medium Residential (10-18 DU/Ac)
  - Urban High Residential (19-30 DU/Ac)
  - Park
  - Incorporated City
  - Military

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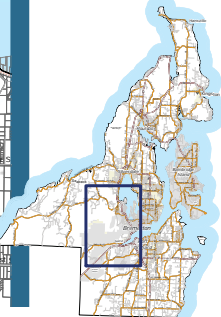
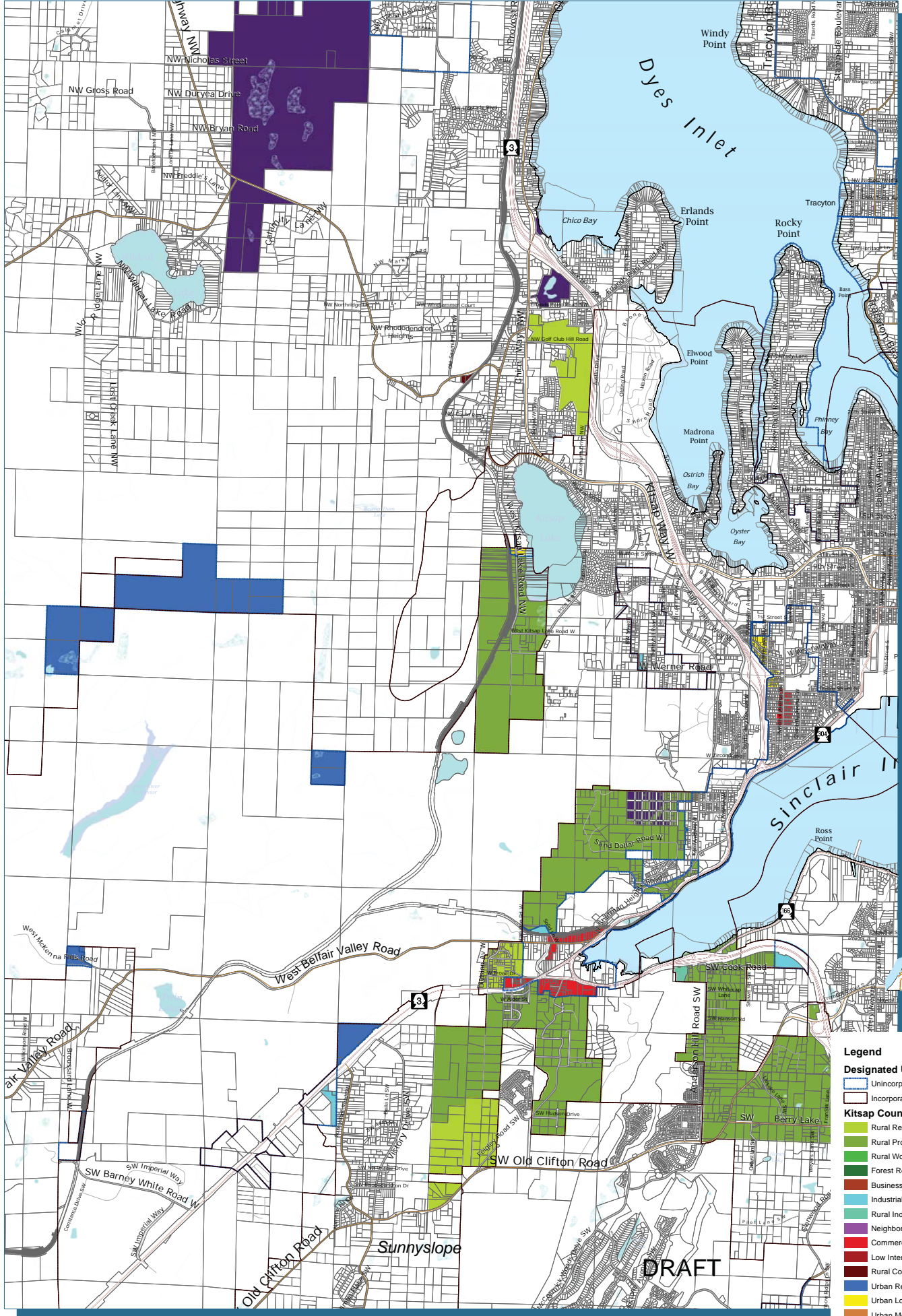
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# Bremerton West Preferred Alternative - Zoning Changes



- Legend**
- Designated Urban Growth Areas
    - Unincorporated Urban Growth Area
    - Incorporated City
  - Kitsap County Zoning Designations**
    - Rural Residential (1 DU/5 Ac)
    - Rural Protection (1 DU/10 Ac)
    - Rural Wooded (1 DU/20 Ac)
    - Forest Resource Lands (1 DU/40 Ac)
    - Business Center
    - Industrial
    - Rural Industrial
    - Neighborhood Commercial (10-30 DU/Ac)
    - Commercial (10-30 DU/Ac)
    - Low Intensity Commercial (10-30 DU/Ac)
    - Rural Commercial
    - Urban Restricted (1-5 DU/Ac)
    - Urban Low Residential (5-9 DU/Ac)
    - Urban Medium Residential (10-18 DU/Ac)
  - Park
  - Incorporated City
  - Military
  - Lake

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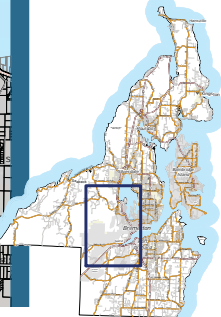
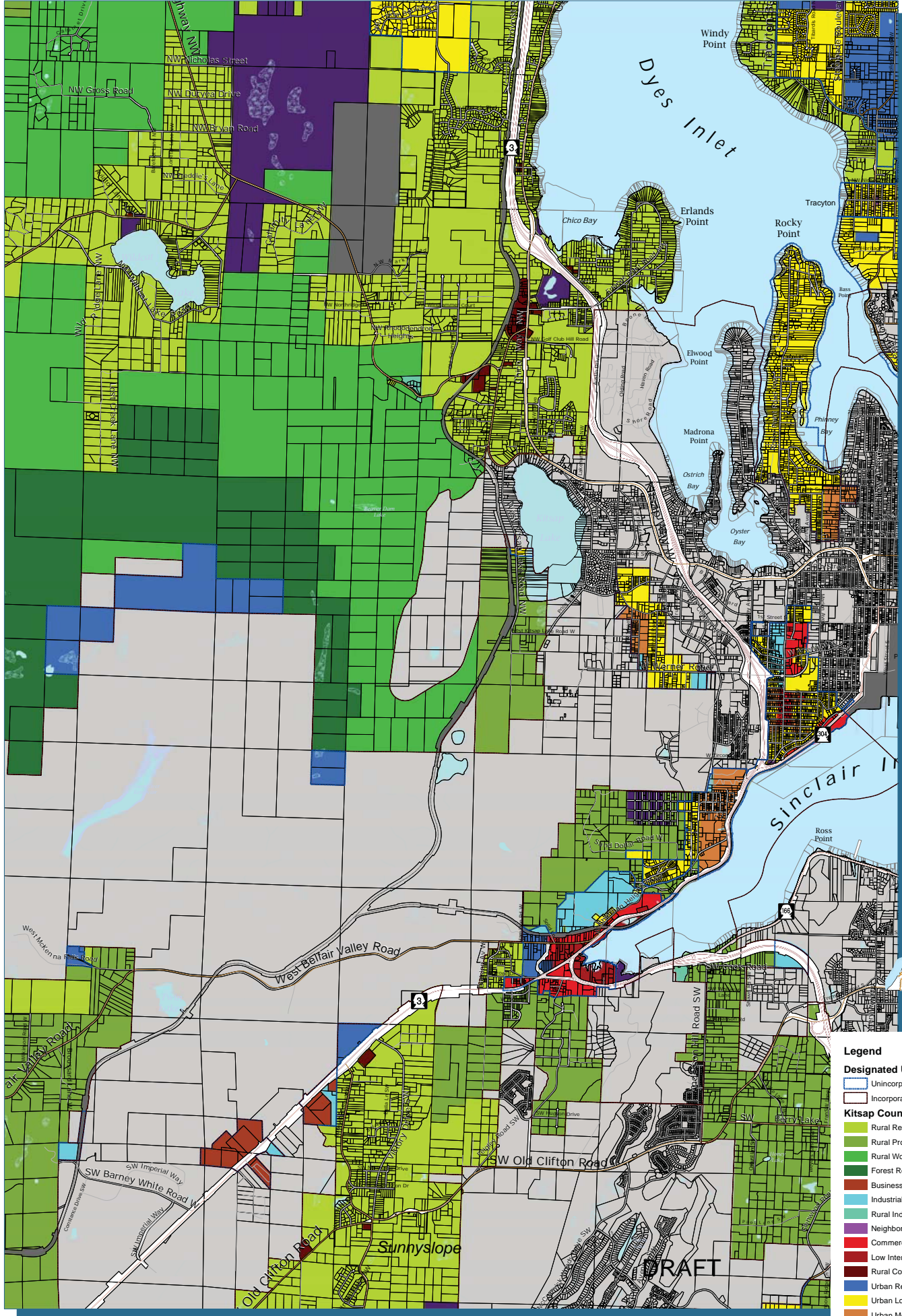
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# Bremerton West Urban Growth Area Preferred Alternative



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    - Rural Wooded (1 DU/20 Ac)
    - Forest Resource Lands (1 DU/40 Ac)
    - Business Center
    - Industrial
    - Rural Industrial
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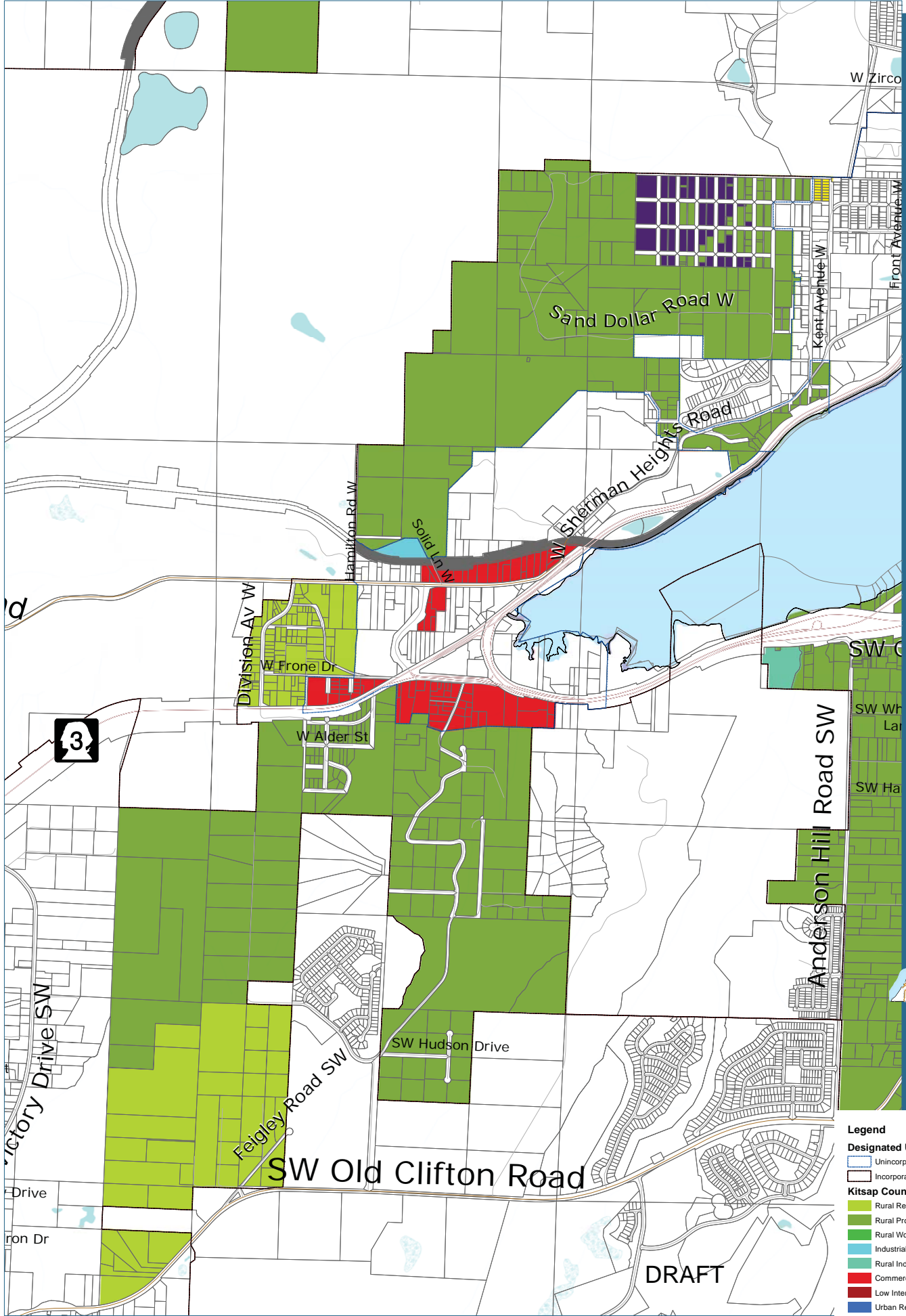
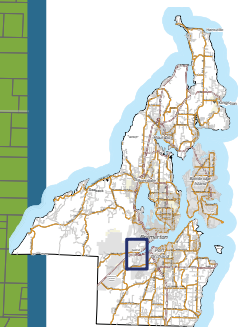
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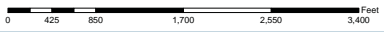


# Gorst Preferred Alternative - Zoning Changes



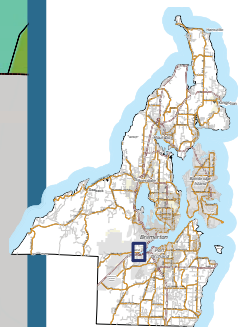
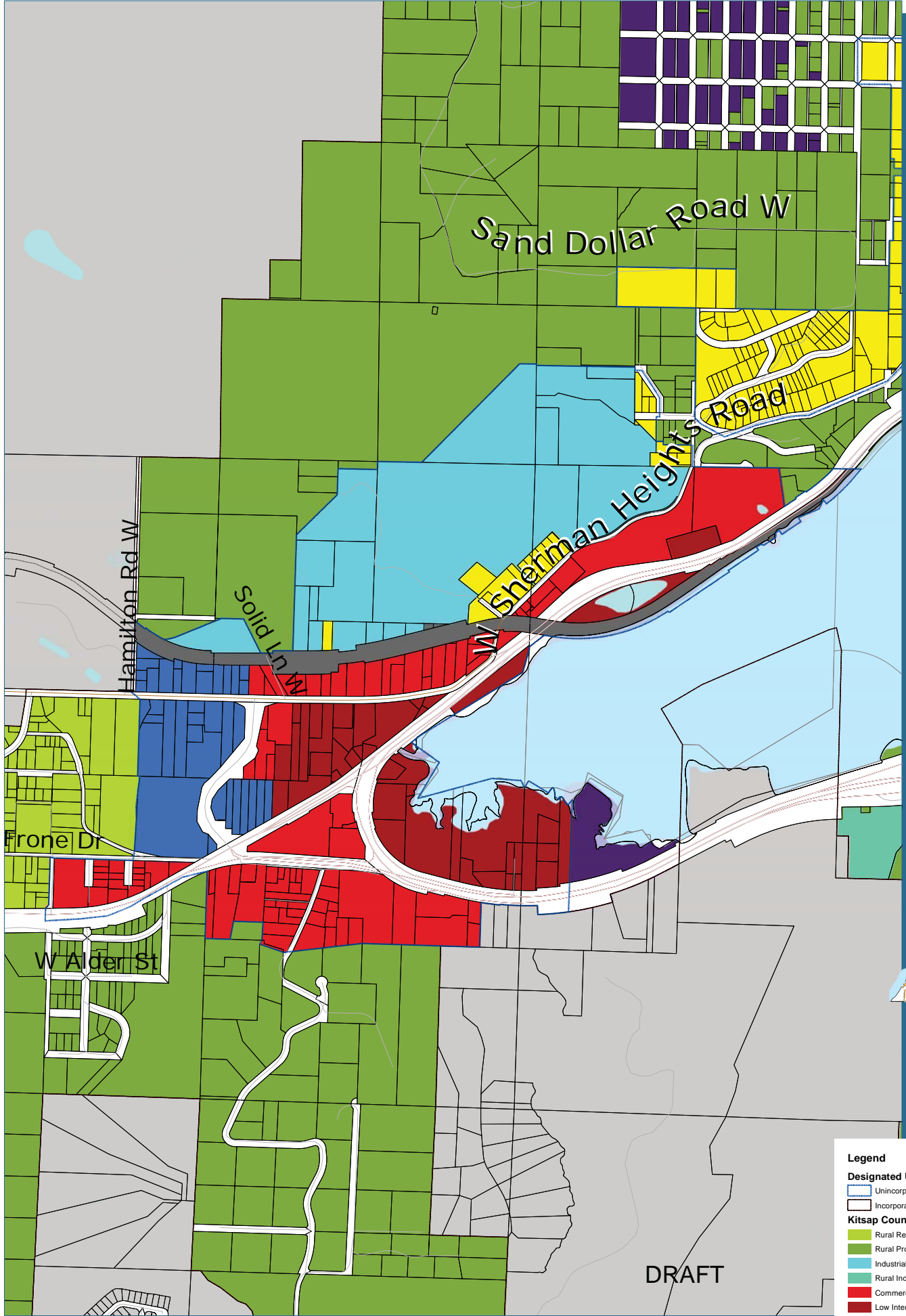
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- Legend**
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    - Rural Wooded (1 DU/20 Ac)
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    - Rural Industrial
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    - Park
    - Incorporated City
    - Military





# Gorst Urban Growth Area Preferred Alternative



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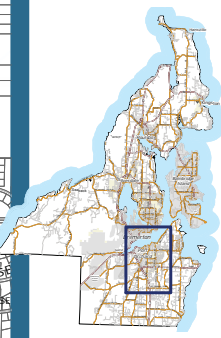
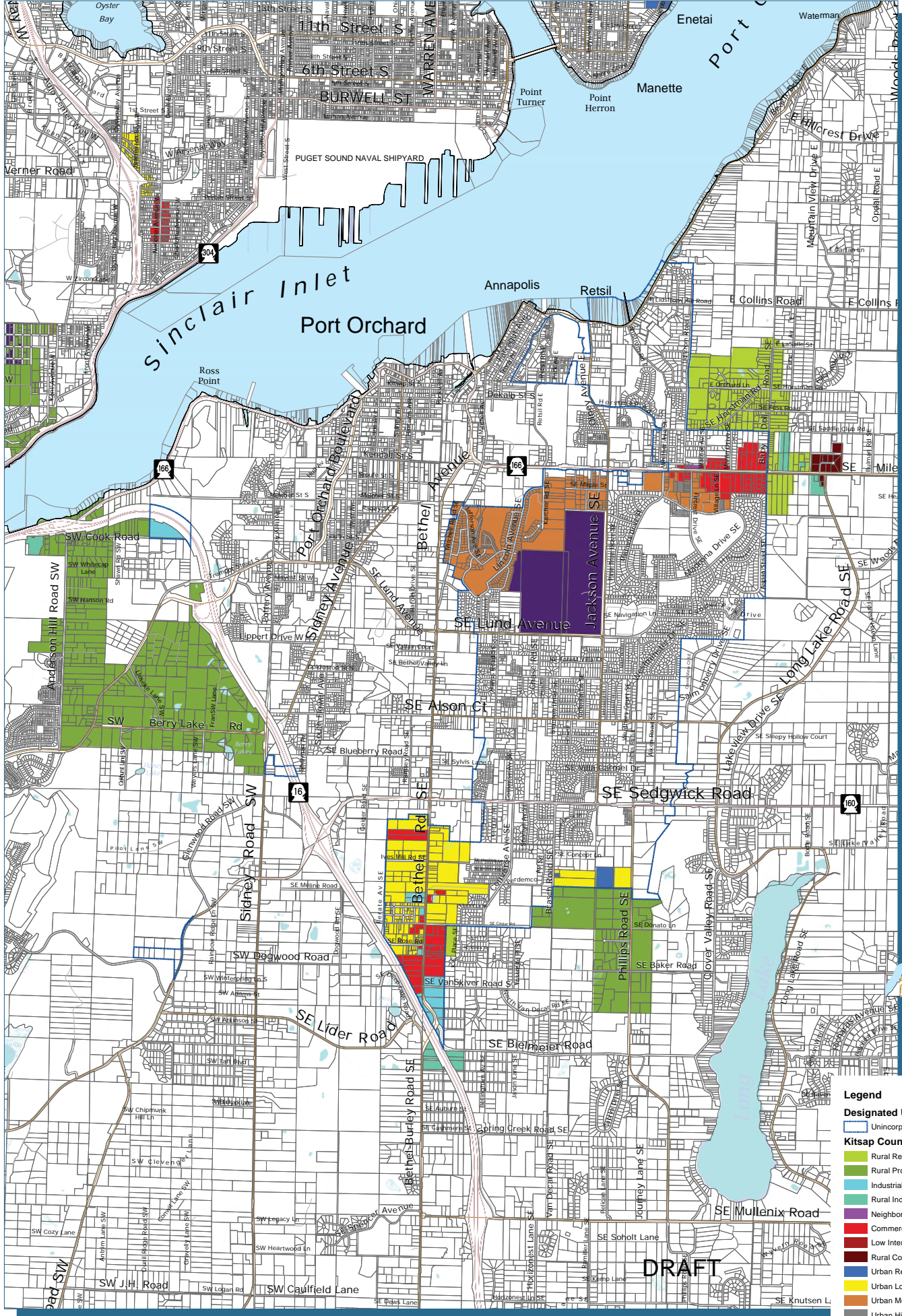
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# Port Orchard Preferred Alternative - Zoning Changes

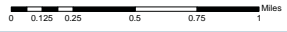


- Legend**
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    - Industrial
    - Rural Industrial
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    - Commercial (10-30 DU/Ac)
    - Low Intensity Commercial (10-30 DU/Ac)
    - Rural Commercial
    - Urban Restricted (1-5 DU/Ac)
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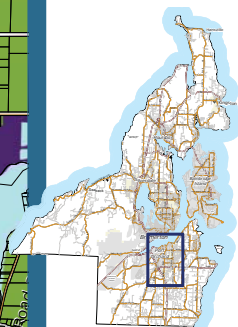
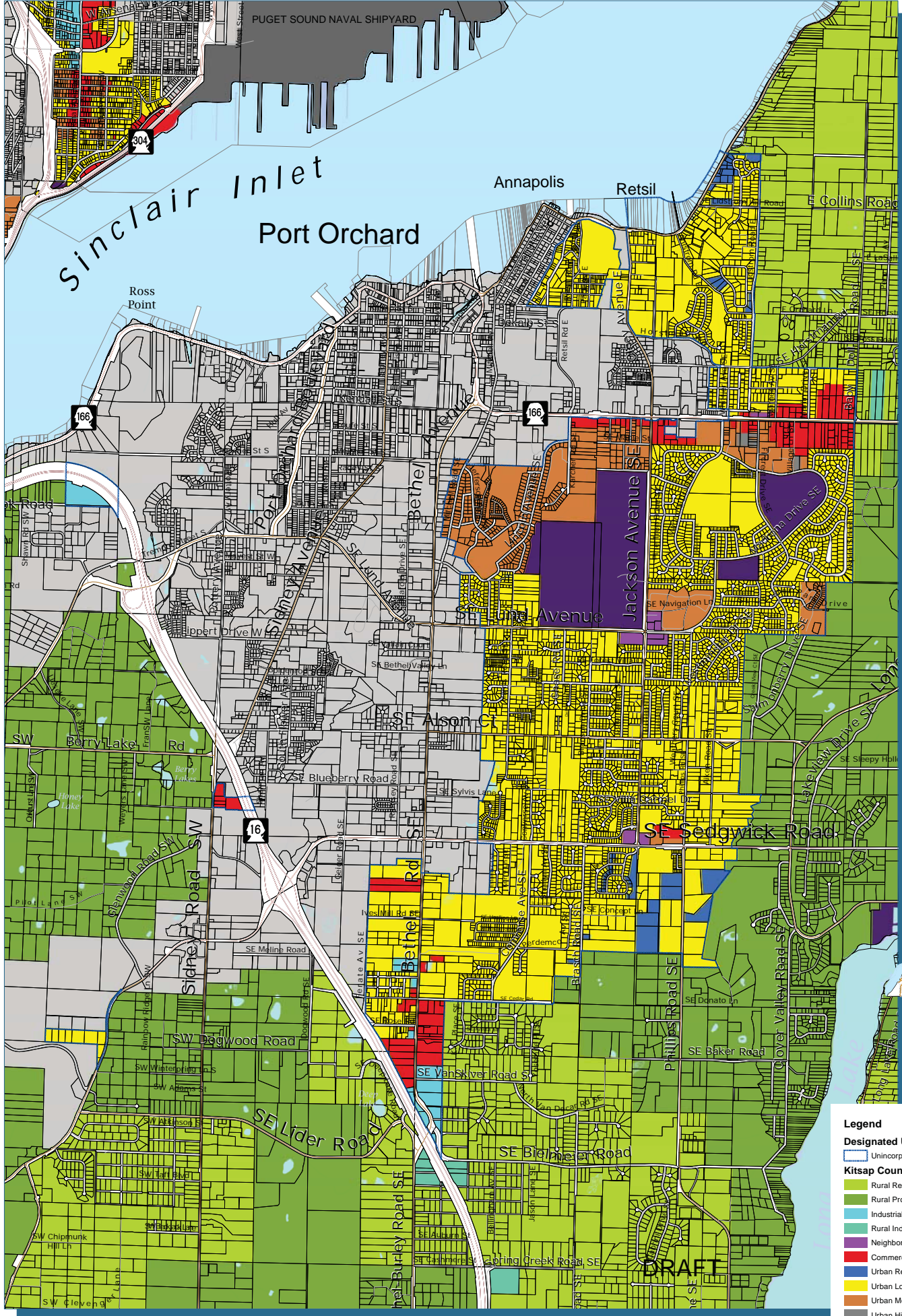
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# Port Orchard Urban Growth Area Preferred Alternative

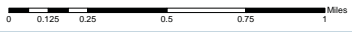


- Legend**
- Designated Urban Growth Areas**
    - Unincorporated Urban Growth Area
  - Kitsap County Zoning Designations**
    - Rural Residential (1 DU/5 Ac)
    - Rural Protection (1 DU/10 Ac)
    - Industrial
    - Rural Industrial
    - Neighborhood Commercial (10-30 DU/Ac)
    - Commercial (10-30 DU/Ac)
    - Urban Restricted (1-5 DU/Ac)
    - Urban Low Residential (5-9 DU/Ac)
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## Appendix D: Transportation



**Table C-1. Kitsap County Roadway Deficiencies (Functionally Classified Roads - North Region)**

Table C-1. Kitsap County Roadway Deficiencies (Functionally Classified Roads - North Region)										Links that Exceed LOS Standard														
Seg No.	Road #	Road Name	BMP	From	EMP	To	Link Length	Hourly Capacity	LOS Standard	Existing			No Action - unmitigated			Alternative 2 - unmitigated			Alternative 3 - unmitigated			FEIS Preferred Alternative - unmitigated		
								Hourly capacity is calculated based on selected road characteristics. Daily capacity is calculated based on the hourly capacity and K-factor.	V/C ratio is calculated for the peak hour period.	2012 Volume	V/C	Lane miles	2035 Volume	V/C	Lane miles	2035 Volume	V/C	Lane miles	2035 Volume	V/C	Lane miles	2035 Volume	V/C	Lane miles
21	57770	CLEAR CRK RD NW	0.00	Greaves Way	0.65	at CLEAR CRK CT NW	0.65	1,330	0.89															
43	71910	FINN HILL RD (NW)	1.48	at SR 3 OVERPASS	1.68	158 ft. SE of KARKAINEN LN (NW) PVT	0.20	1,150	0.89	1418	1.23	0.40	1072	0.93	0.40	1317	1.15	0.40	1279	1.11	0.40	1387	1.21	0.40
47	70400	HANSVILLE RD NE	0.00	at SR104	1.00	at Albertson's P&R	1.00	1,400	0.79				1139	0.81	2.00	1171	0.84	2.00	1179	0.84	2.00	1169	0.84	2.00
90	77150	LINCOLN RD (NE)	1.31	at STOTTLEMEYER RD NE	1.61	at NOLL RD NE	0.30	1,280	0.79							1063	0.83	0.60	1048	0.82	0.60			
103	70370	MILLER BAY RD NE	2.26	at GUNDERSON RD (NE)	2.54	at INDIANOLA RD NE	0.28	1,080	0.79	1534	1.42	0.56	1445	1.34	0.56	1484	1.37	0.56	1508	1.40	0.56	1466	1.36	0.56
118	57810	OLD FRONTIER RD NW	1.01	at HOSMAN CIRCLE (NW)	1.76	at TRIGGER AVE (NW)	0.75	1,300	0.89							1093	0.84	1.50						
137	56791	RIDGETOP BLVD NW	0.99	at SR 303 ON/OFF RAMP	2.35	at PINNACLE CT (NW)	1.36	1,490	0.89	1344	0.90	2.73												
142	19515	SILVERDALE WAY NW	2.10	at SR 303 WB OFF RAMP	2.28	0.18 mi. NE of SR 303 WB OFF RAMP	0.18	1,440	0.89							1393	0.97	0.35						
163	74200	VIKING WAY NW	0.00	at SR 308	0.77	at SCANDIA RD (NW)	0.77	1,380	0.79	1620	1.17	1.54	1393	1.01	1.54	1500	1.09	1.54	1462	1.06	1.54	1465	1.06	1.54
164	74200	VIKING WAY NW	0.77	at SCANDIA RD (NW)	0.89	at HALLMAN RD NW	0.12	1,320	0.79	1586	1.20	0.24	1352	1.02	0.24	1454	1.10	0.24	1417	1.07	0.24	1420	1.08	0.24
165	74200	VIKING WAY NW	0.89	at HALLMAN RD NW	1.82	at SHERMAN HILL RD (NW)	0.93	1,320	0.79	1586	1.20	1.86	1352	1.02	1.86	1454	1.10	1.86	1417	1.07	1.86	1420	1.08	1.86
166	74200	VIKING WAY NW	1.82	at SHERMAN HILL RD (NW)	2.12	222 ft. North of NORFINN LN (NW)	0.30	1,360	0.79	1648	1.21	0.59	1428	1.05	0.59	1531	1.13	0.59	1499	1.10	0.59	1502	1.10	0.59
<b>Est Length of Deficiencies (lane-miles)</b>										<b>7.92</b>			<b>7.19</b>			<b>10.94</b>			<b>7.79</b>			<b>7.19</b>		

**Table C-1. Kitsap County Roadway Deficiencies (Functionally Classified Roads - Central Region)**

Table C-1. Kitsap County Roadway Deficiencies (Functionally Classified Roads - Central Region)										Links that Exceed LOS Standard															
Seg No.	Road #	Road Name	BMP	From	EMP	To	Link Length	Hourly Capacity	LOS Standard	Existing			No Action - unmitigated			Alternative 2 - unmitigated			Alternative 3 - unmitigated			FEIS Preferred Alternative - unmitigated			
								Hourly capacity is calculated based on selected road characteristics. Daily capacity is calculated based on the hourly capacity and K-factor.	V/C ratio is calculated for the peak hour period.	2012 Volume	V/C	Lane miles	2035 Volume	V/C	Lane miles	2035 Volume	V/C	Lane miles	2035 Volume	V/C	Lane miles	2035 Volume	V/C	Lane miles	
15	13549	ANDERSON HILL RD (NW)	3.20	at APEX RD (NW)	3.30	317 ft. NW of STOLI LN NW	0.10		0.89				1,170	0.91	0.20										
16	13549	ANDERSON HILL RD (NW)	3.30	at STOLI LN NW	3.36	317 ft. NW of STOLI LN NW	0.06		0.89				1,170	0.91	0.12										
17	13549	ANDERSON HILL RD (NW)	3.36	at STOLI LN NW	3.64	at BN RR OVERPASS	0.28		0.89				1,295	1.00	0.55	1,151	0.89	0.55	1,194	0.93	0.55				
18	13549	ANDERSON HILL RD (NW)	3.64	at BN RR OVERPASS	3.93	63 ft. NW of FRONTIER PL NW	0.29		0.89				1,295	1.03	0.59	1,151	0.91	0.59	1,194	0.95	0.59	1,142	0.91	0.59	
19	13549	ANDERSON HILL RD (NW)	3.93	63 ft. NW of FRONTIER PL NW	3.95	63 ft. SE of FRONTIER PL NW	0.02		0.89				1,295	1.21	0.05	1,151	1.08	0.05	1,348	1.26	0.05	1,316	1.23	0.05	
20	13549	ANDERSON HILL RD (NW)	3.95	63 ft. SE of FRONTIER PL NW	4.22	95 ft. NW of BUCKLIN HILL RD (NW)	0.27		0.89	1,157	1.05	0.54	1,427	1.30	0.54	1,384	1.26	0.54	1,416	1.29	0.54	1,380	1.25	0.54	
21	13549	ANDERSON HILL RD (NW)	4.22	95 ft. NW of BUCKLIN HILL RD (NW)	4.24	at BUCKLIN HILL RD (NW)	0.02		0.89	1,157	1.07	0.04	1,427	1.32	0.04	1,384	1.28	0.04	1,416	1.31	0.04	1,380	1.28	0.04	
27	17430	BROAD ST W	0.00	at HARLOW DR NW	0.08	"O" ST (W)/Rodgers St??	0.08		0.89							863	0.93	0.16	893	0.96	0.16	870	0.94	0.16	
28	57740	BUCKLIN HILL RD (NW)	0.00	at ANDERSON HILL RD (NW)	0.18	at RANDALL WAY (NW)	0.18		0.89	1,000	1.04	0.37	1,680	1.75	0.37	1,555	1.62	0.37	1,575	1.64	0.37	1,578	1.64	0.37	
29	57740	BUCKLIN HILL RD (NW)	0.18	at RANDALL WAY (NW)	0.25	at SILVERDALE WAY NW	0.07		0.89	1,000	1.04	0.13	1,567	1.63	0.13	1,584	1.65	0.13	1,544	1.61	0.13	1,570	1.64	0.13	
33	57740	BUCKLIN HILL RD (NW)	0.80	at MICKELBERRY RD NW	1.05	at TRACYTON BLVD NW	0.25		0.89	1,432	1.26	0.50	1,432	1.26	0.50	1,432	1.26	0.50	1,432	1.26	0.50	1,432	1.26	0.50	
34	57740	BUCKLIN HILL RD (NW)	1.05	at TRACYTON BLVD NW	1.39	at SPINNAKER BLVD NW	0.35		0.89				1,327	0.99	0.69	1,398	1.04	0.69	1,355	1.01	0.69	1,371	1.02	0.69	
35	57740	BUCKLIN HILL RD (NW)	1.39	at SPINNAKER BLVD NW	1.60	at SPINNAKER BLVD NW	0.21		0.89							1,282	0.92	0.42							
36	57740	BUCKLIN HILL RD (NW)	1.60	at SPINNAKER BLVD NW	1.79	at NELS NELSON RD NW	0.19		0.89							1,282	0.92	0.38				1,278	0.91	0.38	
40	59050	CENTRAL VALLEY RD NW	0.59	at McWILLIAMS RD (NE)	1.10	at HOLLAND RD NW	0.51		0.89										1,256	0.90	1.01				
42	59050	CENTRAL VALLEY RD NW	1.35	at FAIRGROUNDS RD (NW)	1.97	at FOSTER RD (NE)	0.63		0.89				1,136	0.92	1.26	1,119	0.91	1.26	1,150	0.93	1.26	1,135	0.92	1.26	
43	59050	CENTRAL VALLEY RD NW	1.97	at FOSTER RD (NE)	2.51	at SR 303 ON RAMP	0.53		0.89				1,186	0.96	1.06	1,214	0.99	1.06	1,207	0.98	1.06	1,242	1.01	1.06	
75	17539	HARLOW DR NW	0.17	at BREMERTON CITY LIMITS (EAST)	0.67	at BREMERTON CITY LIMITS (NORTH)	0.49		0.89							1,227	1.25	0.99	1,266	1.29	0.99	1,245	1.27	0.99	
83	12009	HOLLY RD (NW)	4.60	at LAKEVIEW AVE NW	5.02	at SEABECK HIGHWAY NW	0.42		0.79				1,179	0.84	0.84	1,223	0.87	0.84	1,103	0.79	0.84	1,226	0.88	0.84	
		Kent Ave		Sherman Heights Rd		3rd Ave	0.40		0.89							924	1.11	0.80	900	1.08	0.80	917	1.10	0.80	
106	57769	KITSAP MALL BLVD NW	0.44	at RANDALL WAY (NW)	0.53	at SR 3 NB OFF RAMP	0.08		0.89							2,019	0.94	0.16							
110	17400	LOXIE EAGANS BLVD (W)	0.28	at NATIONAL AVE W	0.42	at BREMERTON CITY LIMITS	0.14		0.89				3,159	1.30	0.56	3,075	1.27	0.56	3,160	1.30	0.56	3,099	1.28	0.28	
128	57720	MYHRE RD (NW)	0.83	at MICKELBERRY RD NW	1.00	at SILVERDALE WAY NW	0.17		0.89				1,075	0.95	0.33	1,075	0.95	0.33	1,075	0.95	0.33				
133	16330	NATIONAL AVE W	0.57	at LOXIE EAGANS BLVD (W)	0.62	at L ST (W)	0.05		0.89				1,181	0.94	0.10	1,244	1.00	0.10	1,233	0.99	0.10	1,265	1.01	0.10	
134	16330	NATIONAL AVE W	0.62	at L ST (W)	0.70	at ARSENAL WAY (W)	0.08		0.89				1,181	0.90	0.15	1,244	0.95	0.15	1,233	0.94	0.15	1,265	0.97	0.15	
135	16330	NATIONAL AVE W	0.70	at ARSENAL WAY (W)	0.96	at 1ST ST (CITY LIMITS)	0.27		0.89				1,181	0.90	0.54	1,165	0.89	0.54				1,187	0.91	0.54	
149	13429	NEWBERRY HILL RD (NW)	2.80	at PROVOST RD NW	2.82	at SR 3 SB ON RAMP	0.02		0.89	1,370	1.02	0.04	1,747	1.30	0.04	1,653	1.23	0.04	1,769	1.32	0.04	1,370	1.02	0.04	
150	13429	NEWBERRY HILL RD (NW)	2.82	at SR 3 SB ON RAMP	2.96	at SR 3 SB ON/OFF RAMPS	0.15		0.89				1,370	0.99	0.29	1,370	0.99	0.29	1,370	0.99	0.29	1,370	0.99	0.29	
187	54600	RIDDELL RD (NE)	1.43	at SR 303 (WHEATON WAY)	1.68	at ALMIRA DR NE	0.25		0.89				1,309	1.10	0.50	1,170	0.98	0.50	1,184	0.99	0.50	1,186	1.00	0.50	
191	56791	RIDGETOP BLVD NW	0.00	at SILVERDALE WAY NW	0.26	at LEVIN RD NW	0.26		0.89				1,001	0.92	0.53	1,001	0.92	0.53	1,001	0.92	0.53	1,001	0.92	0.53	
192	56791	RIDGETOP BLVD NW	0.26	at LEVIN RD NW	0.37	at MICKELBERRY RD NW	0.10		0.89				1,077	0.99	0.21	1,077	0.99	0.21	1,077	0.99	0.21	1,077	0.99	0.21	
193	56791	RIDGETOP BLVD NW	0.37	at MICKELBERRY RD NW	0.62	at MYHRE RD (NW)	0.25		0.89	1,432	1.31	0.51	1,191	1.09	0.51	1,246	1.14	0.51	1,191	1.09	0.51	1,191	1.09	0.51	
194	56791	RIDGETOP BLVD NW	0.62	at MYHRE RD (NW)	0.99	at SR 303 SB ON/OFF RAMP	0.37		0.89				1,651	0.95	0.73	1,651	0.95	0.73	1,651	0.95	0.73	1,651	0.95	0.73	
197	11709	SEABECK HIGHWAY NW	0.00	at NORTHLAKE WAY NW	0.48	354 ft. NE of OLD SAWMILL PL NW	0.48		0.79							1,099	0.81	0.96	1,103	0.81	0.96	1,103	0.81	0.96	
		Sherman Heights Rd		Belfair Valley Rd		Kent Ave	1.00		0.89							924	0.97	2.00	900	0.95	2.00	917	0.97	2.00	
230	19515	SILVERDALE WAY NW	0.00	at NEWBERRY HILL RD (NW)	0.53	at BYRON ST (NW)	0.53		0.89	2,029	1.60	1.05	2,029	1.60	1.05	2,029	1.60	1.05	2,029	1.60	1.05	2,029	1.60	1.05	
231	19515	SILVERDALE WAY NW	0.53	at BYRON ST (NW)	0.65	at CARLTON ST (NW)	0.12		0.89	2,029	1.65	0.25													
263	17402	WERNER RD (W)	0.09	at CITY LIMITS	0.53	at SKYLARK DR W	0.44		0.89							996	1.05	0.88	997	1.05	0.88	1,006	1.06	0.88	

Est Length of Deficiencies (lane-miles)

3.42

12.46

18.89

18.40

17.14

**Table C-1. Kitsap County Roadway Deficiencies (Functionally Classified Roads - South Region)**

										Links that Exceed LOS Standard														
Seg No.	Road #	Road Name	BMP	From	EMP	To		Hourly Capacity	LOS Standard	Existing			No Action - unmitigated			Alternative 2 - unmitigated			Alternative 3 - unmitigated			FEIS Preferred Alternative - unmitigated		
								Hourly capacity is calculated based on selected road characteristics. Daily capacity is calculated based on the hourly capacity and K-factor.	V/C ratio is calculated for the peak hour period.															
							Link Length			2012 Volume	V/C	Lane miles	2035 Volume	V/C	Lane miles	2035 Volume	V/C	Lane miles	2035 Volume	V/C	Lane miles	2035 Volume	V/C	Lane miles
31	10609	BELFAIR VALLEY RD (W)	5.65	at SAM CHRISTOPHERSON AVE W	6.04	at SR 3	0.39	1,170	0.89						1125	0.96	0.78	1099	0.94	0.78	1049	0.90	0.78	
33	21107	BETHEL RD SE	0.00	at LIDER RD (SE)	0.08	290 ft. SW of BIELMEIER RD (SE)	0.08	1,300	0.89				1183	0.91	0.15									
34	21107	BETHEL RD SE	0.08	290 ft. SW of BIELMEIER RD (SE)	0.13	at BIELMEIER RD (SE)	0.06	1,300	0.89				1183	0.91	0.11									
35	21107	BETHEL RD SE	0.13	at BIELMEIER RD (SE)	0.63	at ROSE RD (SE)	0.50	1,300	0.89				1183	0.91	1.00									
36	21107	BETHEL RD SE	0.63	at ROSE RD (SE)	0.76	at CEDAR RD E (SE)	0.13	1,300	0.89				1183	0.91	0.26									
37	21107	BETHEL RD SE	0.76	at CEDAR RD E (SE)	1.14	at IVES MILL RD SE	0.38	1,300	0.89				1428	1.10	0.76	1279	0.98	0.76	1261	0.97	0.76	1359	1.05	0.76
57	23760	BURLEY-OLALLA RD (SE)	0.00	at BETHEL-BURLEY RD SE	0.36	at C/L SR16	0.36	1,270	0.79				1161	0.91	0.72	1217	0.96	0.72	1226	0.97	0.72	1220	0.96	0.72
		Feigley Rd		McCary Rd		Fronatge Rd	0.52	980	0.89							935	0.95	1.04						
		Frontage Rd		SR 3		Feigley Rd	0.15	1,920	0.89							2215	1.15	0.30	2122	1.11	0.30	2159	1.12	0.30
		Frontage Rd		Feigley Rd		SR 16	0.13	960	0.89							964	1.00	0.25	926	0.96	0.25	1048	1.09	0.25
126	40700	LUND AVE (SE)	0.13	at MADRONA DR SE	0.72	at JACKSON AVE SE	0.59	1,130	0.89				1150	1.02	1.18	1186	1.05	1.18	1159	1.03	1.18	1185	1.05	1.18
127	40700	LUND AVE (SE)	0.72	at JACKSON AVE SE	1.34	at HARRIS RD SE	0.62	1,330	0.89	1476	1.11	1.25	1476	1.11	1.25	1476	1.11	1.25	1476	1.11	1.25	1476	1.11	1.25
128	40700	LUND AVE (SE)	1.34	at HARRIS RD SE	1.58	at CATHIE AVE SE	0.24	1,370	0.89	1663	1.21	0.48	1663	1.21	0.48	1663	1.21	0.48	1663	1.21	0.48	1663	1.21	0.48
137	42600	MILE HILL DR (SE)	0.82	at WOODS RD SE	1.48	at LONG LAKE RD SE	0.66	1,560	0.89				1476	0.95	1.32	1461	0.94	1.32	1489	0.95	1.32	1472	0.94	1.32
138	42600	MILE HILL DR (SE)	1.48	at LONG LAKE RD SE	1.83	at BABY DOLL RD SE	0.35	1,450	0.89	1368	0.94	0.70	1368	0.94	0.70	1368	0.94	0.70	1368	0.94	0.70	1368	0.94	0.70
139	42600	MILE HILL DR (SE)	1.83	at BABY DOLL RD SE	2.05	at MARLIN DR SE	0.22	1,370	0.89	1674	1.22	0.44	1674	1.22	0.44	1674	1.22	0.44	1674	1.22	0.44	1674	1.22	0.44
140	42600	MILE HILL DR (SE)	2.05	at MARLIN DR SE	2.11	at VILLAGE LN SE	0.06	1,330	0.89	1818	1.37	0.13	1818	1.37	0.13	1818	1.37	0.13	1818	1.37	0.13	1818	1.37	0.13
141	42600	MILE HILL DR (SE)	2.11	at VILLAGE LN SE	2.20	at WARNER AVE SE	0.09	1,390	0.89	1700	1.22	0.18	1700	1.22	0.18	1700	1.22	0.18	1700	1.22	0.18	1700	1.22	0.18
142	42600	MILE HILL DR (SE)	2.20	at WARNER AVE SE	2.43	at WHITTIER AVE SE	0.23	1,370	0.89	1700	1.24	0.45	1700	1.24	0.45	1700	1.24	0.45	1700	1.24	0.45	1700	1.24	0.45
146	31009	MULLENIX RD (SE)	0.00	at BETHEL-BURLEY RD SE	0.29	at SR 16 SB ON/OFF RAMP	0.29	1,080	0.79				935	0.87	0.58	897	0.83	0.58	881	0.82	0.58	925	0.86	0.58
147	31009	MULLENIX RD (SE)	0.29	at SR 16 SB ON/OFF RAMP	0.39	at SR 16 NB ON/OFF RAMP	0.10	1,410	0.79															
148	31009	MULLENIX RD (SE)	0.39	at SR 16 NB ON/OFF RAMP	0.44	at SPRING CRK RD SE	0.05	1,410	0.79				1597	1.13	0.10	1634	1.16	0.10	1630	1.16	0.10	1634	1.16	0.10
149	31009	MULLENIX RD (SE)	0.44	at SPRING CRK RD SE	0.46	106 ft. East of SPRING CRK RD SE	0.02	1,410	0.79				1310	0.93	0.04	1331	0.94	0.04	1331	0.94	0.04	1331	0.94	0.04
150	31009	MULLENIX RD (SE)	0.46	106 ft. East of SPRING CRK RD SE	1.48	at PHILLIPS RD SE	1.02	1,390	0.79				1310	0.94	2.04	1331	0.96	2.04	1331	0.96	2.04	1331	0.96	2.04
210	22450	SUNNYSLOPE RD SW	3.12	at RHODODENDRON DR (SW)	4.00	at SR 3	0.89	1,030	0.79				940	0.91	1.77	874	0.85	1.77	886	0.86	1.77	886	0.86	1.77
		Whittier Avenue		Maile Hill Road		Harriet Street	0.13						951	1.03	0.26				830	0.90	0.26			

Est Length of Deficiencies (lane-miles) 3.63 13.92 14.51 13.73 13.47

