

APPENDIX C



Countywide Employment Capacity and Demand

WINSLOW MIXED USE TOWN CENTER											
	Central Core Overlay	Madison Avenue Overlay	Ericksen Avenue Overlay	Gateway Overlay	Ferry Terminal Overlay	High School Road I	High School Road II	Neighborhood Service Center	Business Industrial	Water-Dependent Industrial	GRAND TOTAL
UNDERUTILIZED LANDS											
Gross Acres (Developed Parcels only)											
Total Gross Acres	70.74	43.65	24.29	0.00	0.00	31.81	6.21	23.27	77.08	58.71	335.76
Multi - Family Dwelling (-)	10.86	9.44	4.90	0.00	0.00	0.00	0.00	0.00	0.00	58.71	83.91
Public/Current Use/Utilities (-)	55.00	27.98	19.17	0.00	0.00	31.81	6.21	12.28	53.92	0.00	206.37
Subtotal	4.88	6.23	0.22	0.00	0.00	0.00	0.00	10.99	23.16	0.00	45.48
Remove 100% Planned Lots	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remove 100% Platted	1.18	0.00	0.00	0.00	0.00	0.00	0.00	1.16	2.36	0.00	4.70
Subtotal	3.70	6.23	0.22	0.00	0.00	0.00	0.00	9.83	20.80	0.00	40.78
Critical Areas											
Total Redevelopable Acres	3.70	6.23	0.22	0.00	0.00	0.00	0.00	9.83	20.80	0.00	40.78
Unencumbered Acres	3.70	6.23	0.22	0.00	0.00	0.00	0.00	5.02	12.65	0.00	27.82
Acres within Critical Areas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.11	2.15	0.00	2.26
Critical Areas reduction 75% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.54	0.00	0.57
Acres within Area of Concern	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.71	5.99	0.00	10.70
Area of Concern reduction 50% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.36	3.00	0.00	5.35
Subtotal	3.70	6.23	0.22	0.00	0.00	0.00	0.00	7.40	16.18	0.00	33.74
Public Facility (Future)											
15% (-)	3.15	5.30	0.19	0.00	0.00	0.00	0.00	6.29	13.76	0.00	28.67
Unavailable Lands											
25% (-)	2.36	3.97	0.14	0.00	0.00	0.00	0.00	4.72	10.32	0.00	21.51
Underutilized Acres	3.54	3.97	0.14	0.00	0.00	0.00	0.00	5.88	12.68	0.00	26.21
VACANT LAND											
Gross Acres											
Total Gross Acres	1.46	0.00	2.39	14.39	0.67	4.37	6.50	5.38	40.70	0.00	75.86
Remove 100% Planned Development	0.00	0.00	0.00	0.16	0.00	0.00	0.00	0.00	0.28	0.00	0.44
Remove 100% Platted Lots	0.54	0.00	0.00	0.00	0.67	0.00	0.00	0.00	0.00	0.00	1.21
Subtotal	0.92	0.00	2.39	14.23	0.00	4.37	6.50	5.38	40.42	0.00	74.21
Critical Areas											
Total Redevelopable Acres	0.92	0.00	2.39	14.23	0.00	4.37	6.50	5.38	40.42	0.00	74.21
Unencumbered Acres	0.73	0.00	2.39	0.17	0.00	1.27	5.47	3.65	24.91	0.00	38.59
Acres within Critical Areas	0.19	0.00	0.00	10.49	0.00	0.00	0.91	0.00	5.84	0.00	17.43
Critical Areas reduction 75% (-)	0.05	0.00	0.00	2.62	0.00	0.00	0.23	0.00	1.46	0.00	4.36
Acres within Area of Concern	0.00	0.00	0.00	3.56	0.00	0.09	0.11	1.73	9.68	0.00	15.17
Area of Concern reduction 50% (-)	0.00	0.00	0.00	1.78	0.00	0.05	0.06	0.87	4.84	0.00	7.59
Subtotal	0.78	0.00	2.39	4.57	0.00	1.32	5.75	4.52	31.21	0.00	50.53
Public Facility (Future)											
15% (-)	0.66	0.00	2.03	3.89	0.00	1.12	4.89	3.84	26.53	0.00	42.95
Unavailable Lands											
20% (-)	0.53	0.00	1.63	3.11	0.00	0.89	3.91	3.07	21.22	0.00	34.36
Vacant Acres	1.07	0.00	1.63	3.11	0.67	0.89	3.91	0.00	0.00	0.00	11.28
	FAR 1.0	FAR 0.6	FAR 0.6	FAR 0.3	FAR 0.2	FAR 0.6	FAR 0.6				
Total Net Developable Acres	4.61	3.97	1.77	3.11	0.67	0.89	3.91	5.88	12.68	0.00	37.49
Net Developable w/Applied FAR	9.21	6.35	2.82	4.04	0.80	1.43	6.26	5.88	12.68	0.00	49.49
Total Square Footage Planned Developments	0	0	0	9295	0	0	0	0	12109	0	21404

	Central Core Overlay	Madison Avenue Overlay	Ericksen Avenue Overlay	Gateway Overlay	Ferry Terminal Overlay	High School Road I	High School Road II	Neighborhood Service Center	Business Industrial	Water- Dependent Industrial	GRAND TOTAL
	FAR 1.0	FAR 0.6	FAR 0.6	FAR 0.3	FAR 0.2	FAR 0.6	FAR 0.6	35%	35%	50%	
Total Net Developable Acres	9.21	6.35	2.82	4.04	0.80	1.43	6.26	5.88	12.68	0.00	49.49
Existing Floor Area (-)	0	4,432	0	0	0	0	0				
Conversion to Building Square Footage	401,401	276,806	123,045	176,073	35,022	62,322	272,630	256,093	552,182	0	2,155,575
Total Square Feet	401,401	272,374	123,045	176,073	35,022	62,322	272,630	256,093	552,182	0	2,151,143
Industrial Square Footage									193,264	0	
Industrial Planned lots									12,109	0	
Total	0	0	0	0	0	0	0	0	205,373	0	205,373
Commercial Square Footage	401,401	272,374	123,045	176,073	35,022	62,322	272,630	89,633			
Commercial Planned lots	0	0	0	9,295	0	0	0	0			
Total	401,401	272,374	123,045	185,368	35,022	62,322	272,630	89,633			1,441,796
Total Building Square Footage	401,401	272,374	123,045	185,368	35,022	62,322	272,630	89,633	205,373	0	1,647,168

	Industrial Zones	Commercial Zones
Net Developable Acres	12.68	36.81
Building Area Estimates (Square Footage)	205,373	1,441,796
Vacancy Rate Adjustment (5%)	195,104	1,369,706
Employment Rate - Square Feet Per Employee	969	500
Resulting Employment Capacity - Jobs	201	2739

**CITY OF BREMERTON
 BUILDABLE LANDS REVIEW
 AUGUST 2014**



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

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

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

CENTER DESIGNATIONS – SUMMARY
(CITY OF BREMERTON METHODOLOGY)

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

INDIVIDUAL CENTERS - DETAIL

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

DISTRICT CENTERS

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

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

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

NEIGHBORHOOD CENTERS

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

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

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

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

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

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

EMPLOYMENT CENTERS

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

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

NON-CENTERS ZONES CAPACITY – SUMMARY

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

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

NON-CENTERS ZONES – DETAIL

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

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

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

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

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

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

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

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

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

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

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

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

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LOW DENSITY RESIDENTIAL CAPACITY – SUMMARY
(CITY OF BREMERTON METHODOLOGY)

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

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

*See City of Bremerton ULCA Methods Memo

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

*See City of Bremerton ULCA Methods Memo

	INDUSTRIAL	INDUSTRIAL PARK	MARINE INDUSTRY	INSTITUTIONAL	NEIGHBORHOOD BUSINESS	LIMITED COMMERCIAL	COMMERCIAL CORRIDOR	FREEWAY CORRIDOR	WHEATON WAY REDEVELOPMENT CORRIDOR	DISTRICT CENTER CORE	EMPLOYMENT CENTER	NEIGHBORHOOD CENTER CORE	WATERSHED	GRAND TOTAL
UNDERUTILIZED LANDS														
Gross Acres (Developed Parcels only)														
Total Gross Acres	282.53	257.48	7.73	41.91	9.72	20.99	61.88	162.65	38.73	101.34	40.72	31.86	3000.16	4057.70
Multi - Family Dwelling (-)	8.03	0.00	0.00	0.14	0.00	1.27	6.81	3.92	0.00	0.79	2.86	3.39	0.00	27.21
Public/Current Use/Utilities/Developed (-)	246.00	247.42	7.73	40.83	5.75	13.28	38.49	132.42	33.22	86.69	28.62	25.06	3000.16	3905.67
Subtotal	28.50	10.06	0.00	0.94	3.97	6.44	16.58	26.31	5.51	13.86	9.24	3.41	0.00	124.82
Remove 100% Planned Lots	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remove 100% Platted	0.00	1.12	0.00	0.94	2.25	1.39	7.70	14.02	2.74	8.90	9.24	2.53	0.00	50.83
Subtotal	28.50	8.94	0.00	0.00	1.72	5.05	8.88	12.29	2.77	4.96	0.00	0.88	0.00	73.99
Critical Areas														
Total Redevelopable Acres	28.50	8.94	0.00	0.00	1.72	5.05	8.88	12.29	2.77	4.96	0.00	0.88	0.00	73.99
Unencumbered Acres	9.02	7.00	0.00	0.00	1.72	4.32	4.21	8.01	2.00	2.75	0.00	0.62	0.00	39.65
Acres within Critical Areas	3.32	0.00	0.00	0.00	0.00	0.03	0.02	0.00	0.02	0.71	0.00	0.00	0.00	4.10
Critical Areas reduction 75% (-)	0.83	0.00	0.00	0.00	0.00	0.01	0.01	0.00	0.01	0.18	0.00	0.00	0.00	1.03
Acres within Area of Concern	16.15	1.94	0.00	0.00	0.00	0.68	4.64	4.27	0.75	1.49	0.00	0.25	0.00	30.17
Area of Concern reduction 50% (-)	8.08	0.97	0.00	0.00	0.00	0.34	2.32	2.14	0.38	0.75	0.00	0.13	0.00	15.09
Subtotal	17.93	7.97	0.00	0.00	1.72	4.67	6.54	10.15	2.38	3.67	0.00	0.75	0.00	55.76
Roads/Right-of-Way (Future)														
20% (-)	14.34	6.38	0.00	0.00	1.38	3.73	5.23	8.12	1.90	2.94	0.00	0.60	0.00	44.61
Public Facility (Future)														
20% (-)	11.47	5.10	0.00	0.00	1.10	2.99	4.18	6.49	1.52	2.35	0.00	0.48	0.00	35.69
Unavailable Lands														
25% (-)	8.60	3.83	0.00	0.00	0.83	2.24	3.14	4.87	1.14	1.76	0.00	0.36	0.00	26.76
Underutilized Acres	8.60	4.95	0.00	0.94	3.08	3.63	10.84	18.89	3.88	10.66	9.24	2.89	0.00	77.59
VACANT LAND														
Gross Acres														
Total Gross Acres	125.93	61.77	0.59	0.00	1.32	0.48	4.10	15.13	11.78	53.28	7.85	3.37	0.00	285.60
Remove 100% Planned Development	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remove 100% Platted Lots	39.78	14.10	0.59	0.00	0.82	0.48	3.60	9.15	1.33	4.89	7.85	1.20	0.00	83.79
Subtotal	86.15	47.67	0.00	0.00	0.50	0.00	0.50	5.98	10.45	48.39	0.00	2.17	0.00	201.81
Critical Areas														
Total Redevelopable Acres	86.15	47.67	0.00	0.00	0.50	0.00	0.50	5.98	10.45	48.39	0.00	2.17	0.00	201.81
Unencumbered Acres	52.18	27.44	0.00	0.00	0.50	0.00	0.00	2.38	8.05	30.03	0.00	1.14	0.00	121.72
Acres within Critical Areas	3.51	4.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.89	0.00	0.00	0.00	14.62
Critical Areas reduction 75% (-)	0.88	1.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.72	0.00	0.00	0.00	3.66
Acres within Area of Concern	30.45	16.00	0.00	0.00	0.00	0.00	0.50	3.60	2.40	11.46	0.00	1.02	0.00	65.43
Area of Concern reduction 50% (-)	15.23	8.00	0.00	0.00	0.00	0.00	0.25	1.80	1.20	5.73	0.00	0.51	0.00	32.72
Subtotal	68.28	36.50	0.00	0.00	0.50	0.00	0.25	4.18	9.25	37.48	0.00	1.65	0.00	158.09
Roads/Right-of-Way (Future)														
20% (-)	54.63	29.20	0.00	0.00	0.40	0.00	0.20	3.34	7.40	29.99	0.00	1.32	0.00	126.47
Public Facility (Future)														
20% (-)	43.70	23.36	0.00	0.00	0.32	0.00	0.16	2.68	5.92	23.99	0.00	1.06	0.00	101.18
Unavailable Lands														
20% (-)	34.96	18.69	0.00	0.00	0.26	0.00	0.13	2.14	4.74	19.19	0.00	0.84	0.00	80.94
Vacant Acres	74.74	32.79	0.59	0.00	1.08	0.48	3.73	11.29	6.07	24.08	7.85	2.04	0.00	164.73
	38%	38%	38%	32%	32%	32%	32%	32%	32%	32%	32%	32%	32%	
Total Net Developable Acres	83.34	37.73	0.59	0.94	4.15	4.11	14.56	30.18	9.95	34.74	17.09	4.93	0.00	242.33
Net Developable w/Applied FAR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Square Footage Planned Developments	0	0	0	0	0	0	0	0	0	0	0	0	0	0

	INDUSTRIAL	INDUSTRIAL PARK	MARINE INDUSTRY	INSTITUTIONAL	NEIGHBORHOOD BUSINESS	LIMITED COMMERCIAL	COMMERCIAL CORRIDOR	FREEWAY CORRIDOR	WHEATON WAY REDEVELOPMENT CORRIDOR	DISTRICT CENTER CORE	EMPLOYMENT CENTER	NEIGHBORHOOD CENTER CORE	WATERSHED	GRAND TOTAL
Net Developable Acres	38%	38%	38%	32%	32%	32%	32%	32%	32%	32%	32%	32%	32%	
	83.34	37.73	0.59	0.94	4.15	4.11	14.56	30.18	9.95	34.74	17.09	4.93	0.00	242.33
Total Net Developable Acres	83.34	37.73	0.59	0.94	4.15	4.11	14.56	30.18	9.95	34.74	17.09	4.93	0.00	242.33
Conversion to Square Footage	3,630,493	1,643,564	25,700	40,946	180,844	179,049	634,443	1,314,630	433,352	1,513,442	744,440	214,855	0	10,555,759
Total Square Footage	3,630,493	1,643,564	25,700	40,946	180,844	179,049	634,443	1,314,630	433,352	1,513,442	744,440	214,855	0	10,555,759
Industrial Square Footage	1,379,587	624,554	9,766											2,013,908
Industrial Planned lots	0	0	0											0
Total	1,379,587	624,554	9,766											2,013,908
Commercial Square Footage				13,103	57,870	57,296	203,022	420,682	138,673	484,301	238,221	68,754	0	1,681,921
Commercial Planned lots				0	0	0	0	0	0	0	0	0	0	0
Total				13,103	57,870	57,296	203,022	420,682	138,673	484,301	238,221	68,754	0	1,681,921
Total Building Square Footage	1,379,587	624,554	9,766	13,103	57,870	57,296	203,022	420,682	138,673	484,301	238,221	68,754	0	3,695,828

Corrected Institutional Analysis July 8, 2014

	Industrial Zones	Commercial Zones
Net Developable Acres	121.67	120.66
Building Area Estimates (Square Footage)	2,013,907.67	1,681,920.60
Vacancy Rate Adjustment (5%)	1,913,212.28	1,597,824.57
Employment Rate - Square Feet Per Employee	969	500
Resulting Employment Capacity - Jobs	1974	3196

South Kitsap Industrial Area
Urban Growth Area
Commercial Land Capacity
December 31, 2012

DRAFT

UNDERUTILIZED LANDS	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
Gross Acres (Developed Parcels only)							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	1202.40								1202.40
Multi - Family Dwelling (-)	0.00								0.00
Public/Current Use/Utilities (-)	1127.61								1127.61
Subtotal	74.79								74.79
Remove 100% Planned Lots	0.00								0.00
Remove 100% Platted	0.00								0.00
Subtotal	74.79								74.79
Critical Areas									
Total Redevelopable Acres	74.79								74.79
Unencumbered Acres	60.68								60.68
Acres within Critical Areas	7.37								7.37
Critical Areas reduction 75% (-)	1.84								1.84
Acres within Area of Concern	6.74								6.74
Area of Concern reduction 50% (-)	3.37								3.37
Subtotal	65.89								65.89
Roads/Right-of-Way (Future)									
20% (-)	52.71								52.71
Public Facility (Future)									
25% (-)	39.53								39.53
Unavailable Lands									
25% (-)	29.65								29.65
Underutilized Acres	29.65								29.65
VACANT LAND	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
Gross Acres							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	1790.54								1790.54
Remove 100% Planned Development	0.00								0.00
Remove 100% Platted Lots	0.00								0.00
Subtotal	1790.54								1790.54
Critical Areas									
Total Redevelopable Acres	1790.54								1790.54
Unencumbered Acres	1316.29								1316.29
Acres within Critical Areas	287.45								287.45
Critical Areas reduction 75% (-)	71.86								71.86
Acres within Area of Concern	186.80								186.80
Area of Concern reduction 50% (-)	93.40								93.40
Subtotal	1481.55								1481.55
Roads/Right-of-Way (Future)									
20% (-)	1185.24								1185.24
Public Facility (Future)									
25% (-)	888.93								888.93
Unavailable Lands									
20% (-)	711.15								711.15
Vacant Acres	711.15								711.15
Total Net Developable Acres	740.80								740.80
Total Square Footage Planned Developments	0								0

South Kitsap Industrial Area
Urban Growth Area
Employment Capacity

DRAFT

	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
Underutilized Acres	29.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	29.65
Vacant Acres	711.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	711.15
Total Net Developable Acres	740.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	740.80
Underutilized Square Feet	1,291,591.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,291,591.66
Vacant Square Feet	30,977,478.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,977,478.40
Planned Development	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Vacant Square Feet	30,977,478.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,977,478.40
Total Square Feet	32,269,070.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	32,269,070.06
Conversion to Building Square Footage									
Industrial (38%) underutilized	490,804.83	0.00	0.00						490,804.83
Industrial (38%) vacant supply	11,771,441.79	0.00	0.00						11,771,441.79
Industrial Planned lots	0.00	0.00	0.00						0.00
<i>Subtotal (vacant)</i>	<i>11,771,441.79</i>	<i>0.00</i>	<i>0.00</i>						<i>#####</i>
Total	12,262,246.62	0.00	0.00						12,262,246.62
Commercial (32%) underutilized				0.00	0.00	0.00	0.00	0.00	0.00
Commercial (32%) vacant supply				0.00	0.00	0.00	0.00	0.00	0.00
Total				0.00	0.00	0.00	0.00	0.00	0.00
Total Building Square Footage	12,262,246.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,262,246.62

South Kitsap Industrial Area
Employment Capacity
December 31, 2012

DRAFT

	Industrial Zones	Commercial Zones
Net Developable Acres	740.80	0.00
Building Area Estimates (Square Footage)	12,262,246.62	0.00
Vacancy Rate Adjustment (5%)	11649134.29	0.00
Employment Rate - Square Feet Per Employee	969	500
Resulting Employment Capacity - Jobs	12022	0

**City of Port Orchard
 Commercial Land Capacity
 December 31, 2012**

UNDERUTILIZED LANDS	COMMUNITY FACILITIES	COMMERCIAL RETAIL	INDUSTRIAL OFFICE	BUSINESS PROFESSIONAL	MIXED USE	GRAND TOTAL
Gross Acres (Developed Parcels only)					See Residential Sheet for split	
Total Gross Acres	368.32	523.63	147.44	34.05	0.00	1073.44
Multi - Family Dwelling (-)	0.00	9.26	0.00	1.10	0.00	10.36
Public/Current Use/Utilities (-)	368.32	341.75	118.13	13.45	0.00	841.65
Subtotal	0.00	172.62	29.31	19.50	0.00	221.43
Remove 100% Platted Lots	0.00	11.04	2.44	9.27	0.00	22.75
Critical Areas						
Total Redevelopable Acres	0.00	161.58	26.87	10.23	0.00	198.68
Unencumbered Acres	0.00	95.17	11.77	9.00	0.00	115.94
Acres within Critical Areas	0.00	50.84	10.25	0.82	0.00	61.91
Critical Areas reduction 75% (-)	0.00	12.71	2.56	0.21	0.00	15.48
Acres within Area of Concern	0.00	15.56	4.85	0.40	0.00	20.81
Area of Concern reduction 50% (-)	0.00	7.78	2.43	0.20	0.00	10.41
Subtotal	0.00	115.66	16.76	9.41	0.00	141.82
Roads/Right-of-Way (Future)						
20% (-)	0.00	92.53	13.41	7.52	0.00	113.46
Public Facility (Future)						
20% (-)	0.00	74.02	10.72	6.02	0.00	90.77
Unavailable Lands						
25% (-)	0.00	55.52	8.04	4.51	0.00	68.07
Underutilized Acres	0.00	66.56	10.48	13.78	0.00	90.82
VACANT LAND	COMMUNITY FACILITIES	COMMERCIAL RETAIL	INDUSTRIAL OFFICE	BUSINESS PROFESSIONAL	MIXED USE	GRAND TOTAL
Gross Acres					See Residential Sheet for split	
Total Gross Acres	0.00	232.68	57.95	14.07	0.00	304.70
Subtotal	0.00	232.68	57.95	14.07	0.00	304.70
Remove 100% Platted Lots	0.00	29.55	12.75	1.04	0.00	43.34
Critical Areas						
Total Redevelopable Acres	0.00	203.13	45.20	13.03	0.00	261.36
Unencumbered Acres	0.00	114.62	12.48	6.96	0.00	134.06
Acres within Critical Areas	0.00	69.57	13.79	3.60	0.00	86.96
Critical Areas reduction 75% (-)	0.00	17.39	3.45	0.90	0.00	21.74
Acres within Area of Concern	0.00	19.07	18.94	2.47	0.00	40.48
Area of Concern reduction 50% (-)	0.00	9.54	9.47	1.24	0.00	20.24
Subtotal	0.00	141.55	25.40	9.10	0.00	176.04
Roads/Right-of-Way (Future)						
20% (-)	0.00	113.24	20.32	7.28	0.00	140.83
Public Facility (Future)						
20% (-)	0.00	90.59	16.25	5.82	0.00	112.67
Unavailable Lands						
20% (-)	0.00	72.47	13.00	4.66	0.00	90.13
Vacant Acres	0.00	102.02	25.75	5.70	0.00	133.47
21 Total Net Developable Acres	0.00	168.58	36.24	19.48	0.00	224.30

City of Port Orchard Employment Capacity

	COMMUNITY FACILITIES	COMMERCIAL RETAIL	INDUSTRIAL OFFICE	BUSINESS PROFESSIONAL	MIXED USE	GRAND TOTAL
Underutilized Acres	0.00	66.56	10.48	13.78	0.00	90.82
Vacant Acres	0.00	102.02	25.75	5.70	0.00	133.47
Total Net Developable Acres	0.00	168.58	36.24	19.48	0.00	224.30
Underutilized Square Feet	0.00	2899214.21	456665.62	600448.46	0.00	3956328.29
Vacant Square Feet	0.00	4444092.26	1121823.33	248145.64	0.00	5814061.23
Total Square Feet	0.00	7343306.47	1578488.95	848594.10	0.00	9770389.52

Conversion to Building Square Footage						
Industrial (38%) underutilized			173532.93			
Industrial (38%) vacant supply			426292.87			
Total	0.00	0.00	599825.80			599825.80
Commercial (32%) underutilized	0.00	927748.55		192143.51	0.00	1119892.06
Commercial (32%) vacant supply	0.00	1422109.52		79406.60	0.00	1501516.13
Total	0.00	2349858.07		271550.11	0.00	2621408.18
Total Building Square Footage	0.00	2349858.07	599825.80	271550.11	0.00	3221233.98

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

	Industrial Zones	Commercial Zones
Net Developable Acres	36.24	188.06
Building Area Estimates (Square Footage)	599,825.80	2,621,408.18
Vacancy Rate Adjustment (5%)	569,834.51	2,490,337.77
Employment Rate - Square Feet Per Employee	969	500
Resulting Employment Capacity - Jobs	588	4981

Poulsbo Incorporated City Limits								
UNDERUTILIZED LAND	C-1 DOWNTOWN	C-2 VIKING	C-3 SR-305	C-4 COLLEGE MARKETPLACE (OLHAVA)	BUSINESS PARK (OLHAVA)	OFFICE COMMERCIAL INDUSTRIAL	LIGHT INDUSTRIAL	GRAND TOTAL
Gross Commercial, Business & Employment Zoned Acres								
	Acres	Acres	Acres	Acres	Acres	Acres	Acres	Total Acres
Total Gross Acres (All Commercial Parcels)	30.60132	68.76319	226.1904	75.96903	33.93959	42.10915	55.33194	532.905
Parcels that are underutilized for commercial development	3.755	22.878	14.663	0.000	0.000	18.406	5.350	65.053
Subtotal	3.755	22.878	14.663	0.000	0.000	18.406	5.350	65.053
Critical Areas								
	26.5%	26.5%	26.5%	N/A		26.5%	26.5%	
26.5% (-)	0.995	6.063	3.886			4.878	1.418	
Subtotal	2.760	16.815	10.778	W/N MASTER PLAN		13.528	3.932	47.814
Roads/ROW (Future)								
	5%	5%	5%	N/A		5%	5%	
5% (-)	0.138	0.841	0.539			0.676	0.197	
Subtotal	2.622	15.975	10.239	W/N MASTER PLAN		12.852	3.736	45.423
Public Facilities (Future)								
	10%	10%	10%	N/A		10%	10%	
10% (-)	0.262	1.597	1.024			1.285	0.374	
Subtotal	2.360	14.377	9.215	W/N MASTER PLAN		11.567	3.362	40.881
Unavailable Land								
	25%	25%	25%	N/A		25%	25%	
25% (-)	0.590	3.594	2.304			2.892	0.841	
Subtotal	1.770	10.783	6.911	W/N MASTER PLAN		8.675	2.522	30.660
Net Available Acres								
	C-1 DOWNTOWN	C-2 VIKING	C-3 SR-305	C-4 COLLEGE MARKETPLACE (OLHAVA)	BUSINESS PARK (OLHAVA)	OFFICE COMMERCIAL INDUSTRIAL	LIGHT INDUSTRIAL	GRAND TOTAL
	Acres	Acres	Acres	Acres	Acres	Acres	Acres	Acres
	1.770	10.783	6.911	0.000	0.000	8.675	2.522	30.660

Poulsbo Incorporated City Limits								
VACANT LAND	C-1 DOWNTOWN	C-2 VIKING	C-3 SR-305	C-4 COLLEGE MARKETPLACE (OLHAVA)	BUSINESS PARK (OLHAVA)	OFFICE COMMERCIAL INDUSTRIAL	LIGHT INDUSTRIAL	GRAND TOTAL
Gross Commercial, Business & Employment Zoned Acres								
	Acres	Acres	Acres	Acres	Acres	Acres	Acres	Total Acres
Total Gross Acres	30.60132	68.76319	226.1904	75.96903	33.93959	42.10915	55.33194	532.905
Total Gross Vacant Acres	1.200416	9.229443	74.65376	26.15029	17.35449	9.810797	2.512991	
Subtotal	1.200	9.229	74.654	26.150	17.354	9.811	2.512991	140.912
Critical Areas								
	26.5%	26.5%	26.5%	N/A		26.5%	26.5%	
26.5% (-)	0.318	2.446	19.783	W/N MASTER PLAN		2.600	0.666	
Subtotal	0.882	6.784	54.871			7.211	1.847	71.594
Roads/ROW (Future)								
	5%	5%	5%	N/A		5%	5%	
5% (-)	0.044	0.339	2.744	W/N MASTER PLAN		0.361	0.092	
Subtotal	0.838	6.444	52.127			6.850	1.755	68.015
Public Facilities (Future)								
	10%	10%	10%	N/A		10%	10%	
10% (-)	0.084	0.644	5.213	W/N MASTER PLAN		0.685	0.175	
Subtotal	0.754	5.800	46.914			6.165	1.579	61.213
Unavailable Land								
	20%	20%	20%	N/A		20%	20%	
20% (-)	0.151	1.160	9.383	W/N MASTER PLAN		1.233	0.316	
Subtotal	0.603	4.640	37.531			4.932	1.263	48.971
Net Available Acres								
	C-1 DOWNTOWN	C-2 VIKING	C-3 SR-305	C-4 COLLEGE MARKETPLACE (OLHAVA)	BUSINESS PARK (OLHAVA)	OFFICE COMMERCIAL INDUSTRIAL	LIGHT INDUSTRIAL	GRAND TOTAL
	Acres	Acres	Acres	Acres	Acres	Acres	Acres	Acres
	0.603	4.640	37.531	26.150	17.354	4.932	1.263	92.475

COMMERCIAL CAPACITY TOTALS								
UNDERUTILIZED LANDS	C-1 DOWNTOWN	C-2 VIKING	C-3 SR-305	C-4 COLLEGE MARKETPLACE (OLHAVA)	BUSINESS PARK (OLHAVA)	OFFICE COMMERCIAL INDUSTRIAL	LIGHT INDUSTRIAL	TOTAL
	Acres	Acres	Acres	Acres	Acres	Acres	Acres	
Net Developable Acres	1.770	10.783	6.911	0.000	0.000	8.675	2.521555313	30.660
VACANT LANDS	C-1 DOWNTOWN	C-2 VIKING	C-3 SR-305	C-4 COLLEGE MARKETPLACE (OLHAVA)	BUSINESS PARK (OLHAVA)	OFFICE COMMERCIAL INDUSTRIAL	LIGHT INDUSTRIAL	TOTAL
	Acres	Acres	Acres	Acres	Acres	Acres	Acres	
Net Developable Acres	0.603	4.640	37.531	26.150	17.354	4.932	1.263381095	92.475
GRAND TOTAL	C-1 DOWNTOWN	C-2 VIKING	C-3 SR-305	C-4 COLLEGE MARKETPLACE (OLHAVA)	BUSINESS PARK (OLHAVA)	OFFICE COMMERCIAL INDUSTRIAL	LIGHT INDUSTRIAL	TOTAL
	Acres	Acres	Acres	Acres	Acres	Acres	Acres	
Net Developable Acres	2.373	15.423	44.443	26.150	17.354	13.607	3.785	123.136
CONVERTING ACRES INTO EMPLOYMENT CAPACITY								
	C-1 DOWNTOWN	C-2 VIKING	C-3 SR-305	C-4 COLLEGE MARKETPLACE (OLHAVA)	BUSINESS PARK (OLHAVA)	OFFICE COMMERCIAL INDUSTRIAL	LIGHT INDUSTRIAL	TOTAL
	1.5 FAR	32% Lot Cov.	38% Lot Cov.	BASED ON MASTER PLAN MAXIMUMS		32% Lot Cov.	38% Lot Cov.	
Building Square Footage (Underutilized + Vacant)	155077.457	214983.110	735649.308	438079.000	204650.000	189674.186	62651.295	2000764.356
Building Square Footage (Planned Developments)		4144.000	72260.000				22800.000	99204.000
TOTAL	155077.457	219127.110	807909.308	438079.000	204650.000	189674.186	85451.295	2099968.356
	5%	5%	5%	5%	5%	5%	5%	
Vacancy Rate Adjustment	7753.873	10956.355	40395.465	21903.950	10232.500	9483.709	4272.565	
Net Building Square Footage	147323.584	208170.754	767513.842	416175.050	194417.500	180190.476	81178.731	1,994,969.94
	375 SF/emp	500 SF/emp	500 SF/emp	500 SF/emp	500 SF/emp	500 SF/emp	969 SF/emp	
Employment Density	392.863	416.342	1535.028	832.350	388.835	360.381	83.776	4010

Poulsbo Urban Growth Area		
UNDERUTILIZED LAND	LIGHT INDUSTRIAL	GRAND TOTAL
Gross Business & Employment Zoned Acres		
	Acres	Total Acres
Total Gross Acres (All Commercial Parcels)	27.74896	27.749
Parcels that are underutilized for commercial development	0.000	0.000
Subtotal	0.000	0.000
Critical Areas		
	26.5%	
26.5% (-)	0.000	
Subtotal	0.000	0.000
Roads/ROW (Future)		
	5.0%	
5.0% (-)	0.000	
Subtotal	0.000	0.000
Public Facilities (Future)		
	10%	
10% (-)	0.000	
Subtotal	0.000	0.000
Unavailable Land		
	25%	
25% (-)	0.000	
Subtotal	0.000	0.000
Net Available Acres		
	LIGHT INDUSTRIAL	GRAND TOTAL
	Acres	Acres
	0.000	0.000

Poulsbo Incorporated City Limits

VACANT LAND	LIGHT INDUSTRIAL	GRAND TOTAL
Gross Business & Employment Zoned Acres		
	Acres	Total Acres
Total Gross Acres	27.74896	27.749
Total Gross Vacant Acres	7.815889	
Subtotal	7.815889	7.816
Critical Areas		
	26.5%	
26.5% (-)	2.071	
Subtotal	5.745	5.745
Roads/ROW (Future)		
	5.0%	
5.0% (-)	0.287	
Subtotal	5.457	5.457
Public Facilities (Future)		
	10%	
10% (-)	0.546	
Subtotal	4.912	4.912
Unavailable Land		
	20%	
20% (-)	0.982	
Subtotal	3.929	3.929
Net Available Acres		
	LIGHT INDUSTRIAL	GRAND TOTAL
	Acres	Acres
	3.929	3.929

Poulsbo Urban Growth Area		
COMMERCIAL CAPACITY TOTALS		
UNDERUTILIZED LANDS	LIGHT INDUSTRIAL	TOTAL
Acres		
Net Developable Acres	0	0.000
VACANT LANDS	LIGHT INDUSTRIAL	TOTAL
Acres		
Net Developable Acres	3.929360036	3.929
GRAND TOTAL	LIGHT INDUSTRIAL	TOTAL
Acres		
Net Developable Acres	3.929	3.929
CONVERTING ACRES INTO EMPLOYMENT CAPACITY		
	LIGHT INDUSTRIAL	TOTAL
38% Lot Cov.		
Building Square Footage (Underutilized + Vacant)	65041.911	65041.911
Building Square Footage (Planned Developments)	0.000	0.000
TOTAL	65041.911	65041.911
5%		
Vacancy Rate Adjustment (-)	3252.096	
Net Building Square Footage	61789.815	61,789.82
969 SF/emp		
Employment Density	63.767	64

	LAMIRDS
Net Developable Acres	1.95
Building Area Estimates (Square Footage)	32,356.09
Vacancy Rate Adjustment (5%)	30,738.28
Employment Rate - Square Footage per Employee	969
Resulting Employment Capacity - Jobs	32

	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
UNDERUTILIZED LANDS									
Gross Acres (Developed Parcels only)							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Multi - Family Dwelling (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Public/Current Use/Utilities (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remove 100% Planned Lots	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remove 100% Platted	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Critical Areas									
Total Redevelopable Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Unencumbered Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Acres within Critical Areas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Critical Areas reduction 75% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Acres within Area of Concern	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area of Concern reduction 50% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Roads/Right-of-Way (Future)									
20% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Public Facility (Future)									
20% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Unavailable Lands									
25% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Underutilized Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	2.00
VACANT LAND									
Gross Acres							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remove 100% Planned Development	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remove 100% Platted Lots	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Critical Areas									
Total Redevelopable Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Unencumbered Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Acres within Critical Areas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Critical Areas reduction 75% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Acres within Area of Concern	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area of Concern reduction 50% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Roads/Right-of-Way (Future)									
20% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Public Facility (Future)									
20% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Unavailable Lands									
20% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vacant Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.92	2.92
	38%	38%	38%	32%	32%	32%	32%	32%	
Total Net Developable Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.92	4.92
Net Developable w/Applied FAR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Square Footage Planned Developments	0	0	0	0	0	0	0	0	0

Bremerton East
 Urban Growth Area
 Employment Capacity

	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
	38%	38%	38%	32%	32%	32%	32%	32%	
Net Developable Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.92	4.92
Total Net Developable Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.92	4.92
Conversion to Square Footage	0	0	0	0	0	0	0	214315	214315
Existing Floor Area (-)									
Total Square Footage	0	0	0	0	0	0	0	214315	214315
Industrial									
Industrial Square Footage	0	0	0						0
Industrial Planned lots	0	0	0						0
Total	0	0	0						0
Commercial									
Commercial Square Footage				0	0	0	0	68581	68581
Commercial Planned lots				0	0	0	0	0	0
Total				0	0	0	0	68581	68581
Total Building Square Footage	0	0	0	0	0	0	0	68581	68581

	Industrial Zones	Commercial Zones	Grand Total
Net Developable Acres	0.00	4.92	4.92
Building Area Estimates (Square Footage)	0.00	68,580.86	68,580.86
Vacancy Rate Adjustment (5%)	0.00	65,151.82	65,151.82
Employment Rate - Square Feet Per Employee	969	500	500
Resulting Employment Capacity - Jobs	0	130	130

UNDERUTILIZED LANDS	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
Gross Acres (Developed Parcels only)							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	51.31	0.00	0.00	0.00	35.14	0.00	0.00	0.00	86.45
Multi - Family Dwelling (-)	8.83	0.00	0.00	0.00	0.16	0.00	0.00	0.00	8.99
Public/Current Use/Utilities (-)	14.99	0.00	0.00	0.00	28.22	0.00	0.00	0.00	43.21
Subtotal	27.49	0.00	0.00	0.00	6.76	0.00	0.00	0.00	34.25
Remove 100% Planned Lots	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remove 100% Platted	27.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27.49
Subtotal	0.00	0.00	0.00	0.00	6.76	0.00	0.00	0.00	6.76
Critical Areas									
Total Redevelopable Acres	0.00	0.00	0.00	0.00	6.76	0.00	0.00	0.00	6.76
Unencumbered Acres	0.00	0.00	0.00	0.00	2.39	0.00	0.00	0.00	2.39
Acres within Critical Areas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Critical Areas reduction 75% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Acres within Area of Concern	0.00	0.00	0.00	0.00	4.36	0.00	0.00	0.00	4.36
Area of Concern reduction 50% (-)	0.00	0.00	0.00	0.00	2.18	0.00	0.00	0.00	2.18
Subtotal	0.00	0.00	0.00	0.00	4.57	0.00	0.00	0.00	4.57
Roads/Right-of-Way (Future)									
20% (-)	0.00	0.00	0.00	0.00	3.66	0.00	0.00	0.00	3.66
Public Facility (Future)									
20% (-)	0.00	0.00	0.00	0.00	2.92	0.00	0.00	0.00	2.92
Unavailable Lands									
25% (-)	0.00	0.00	0.00	0.00	2.19	0.00	0.00	0.00	2.19
Underutilized Acres	27.49	0.00	0.00	0.00	2.19	0.00	0.00	4.89	34.57
VACANT LAND									
Gross Acres							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	9.32	0.00	0.00	0.00	2.26	0.00	0.00	0.00	11.58
Remove 100% Planned Development	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remove 100% Platted Lots	7.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.50
Subtotal	1.82	0.00	0.00	0.00	2.26	0.00	0.00	0.00	4.08
Critical Areas									
Total Redevelopable Acres	1.82	0.00	0.00	0.00	2.26	0.00	0.00	0.00	4.08
Unencumbered Acres	1.82	0.00	0.00	0.00	0.34	0.00	0.00	0.00	2.16
Acres within Critical Areas	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.01
Critical Areas reduction 75% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Acres within Area of Concern	0.00	0.00	0.00	0.00	1.92	0.00	0.00	0.00	1.92
Area of Concern reduction 50% (-)	0.00	0.00	0.00	0.00	0.96	0.00	0.00	0.00	0.96
Subtotal	1.82	0.00	0.00	0.00	1.30	0.00	0.00	0.00	3.12
Roads/Right-of-Way (Future)									
20% (-)	1.46	0.00	0.00	0.00	1.04	0.00	0.00	0.00	2.50
Public Facility (Future)									
20% (-)	1.16	0.00	0.00	0.00	0.83	0.00	0.00	0.00	2.00
Unavailable Lands									
20% (-)	0.93	0.00	0.00	0.00	0.67	0.00	0.00	0.00	1.60
Vacant Acres	8.43	0.00	0.00	0.00	0.67	0.00	0.00	0.00	9.10
	38%	38%	38%	32%	32%	32%	32%	32%	
Total Net Developable Acres	35.92	0.00	0.00	0.00	2.86	0.00	0.00	4.89	43.67
Net Developable w/Applied FAR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Square Footage Planned Developments	0	0	0	0	0	0	0	0	0

Bremerton West
Urban Growth Area
Employment Capacity

	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
	38%	38%	38%	32%	32%	32%	32%	32%	
Net Developable Acres	35.92	0.00	0.00	0.00	2.86	0.00	0.00	4.89	43.67
Total Net Developable Acres	35.92	0.00	0.00	0.00	2.86	0.00	0.00	4.89	43.67
Conversion to Square Footage	1564755	0	0	0	124603	0	0	213008	1902366
Existing Floor Area (-)									
Total Square Footage	1564755	0	0	0	124603	0	0	213008	1902366
Industrial									
Industrial Square Footage	594607	0	0						594607
Industrial Planned lots	0	0	0						0
Total	594607	0	0						594607
Commercial									
Commercial Square Footage				0	39873	0	0	68163	108035
Commercial Planned lots				0	0	0	0	0	0
Total				0	39873	0	0	68163	108035
Total Building Square Footage	594607	0	0	0	39873	0	0	68163	702643

	Industrial Zones	Commercial Zones	Grand Total
Net Developable Acres	35.92	7.75	43.67
Building Area Estimates (Square Footage)	594,607.03	108,035.49	702,642.52
Vacancy Rate Adjustment (5%)	564,876.68	102,633.72	667,510.40
Employment Rate - Square Feet Per Employee	969	500	500
Resulting Employment Capacity - Jobs	583	205	788

UNDERUTILIZED LANDS	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
Gross Acres (Developed Parcels only)							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	14.26	0.00	0.00	12.90	123.11	0.00	0.00	0.00	150.27
Multi - Family Dwelling (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Public/Current Use/Utilities (-)	14.26	0.00	0.00	11.23	104.06	0.00	0.00	0.00	129.55
Subtotal	0.00	0.00	0.00	1.67	19.05	0.00	0.00	0.00	20.72
Remove 100% Planned Lots	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remove 100% Platted	0.00	0.00	0.00	0.66	0.00	0.00	0.00	0.00	0.66
Subtotal	0.00	0.00	0.00	1.01	19.05	0.00	0.00	0.00	20.06
Critical Areas									
Total Redevelopable Acres	0.00	0.00	0.00	1.01	19.05	0.00	0.00	0.00	20.06
Unencumbered Acres	0.00	0.00	0.00	1.01	18.56	0.00	0.00	0.00	19.57
Acres within Critical Areas	0.00	0.00	0.00	0.00	0.49	0.00	0.00	0.00	0.49
Critical Areas reduction 75% (-)	0.00	0.00	0.00	0.00	0.12	0.00	0.00	0.00	0.12
Acres within Area of Concern	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area of Concern reduction 50% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	0.00	0.00	0.00	1.01	18.68	0.00	0.00	0.00	19.69
Roads/Right-of-Way (Future)									
20% (-)	0.00	0.00	0.00	0.81	14.95	0.00	0.00	0.00	15.75
Public Facility (Future)									
20% (-)	0.00	0.00	0.00	0.65	11.96	0.00	0.00	0.00	12.60
Unavailable Lands									
25% (-)	0.00	0.00	0.00	0.48	8.97	0.00	0.00	0.00	9.45
Underutilized Acres	0.00	0.00	0.00	1.14	8.97	0.00	0.00	6.14	16.25
VACANT LAND									
Gross Acres							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	0.00	0.00	0.00	13.80	29.43	0.00	0.00	0.00	43.23
Remove 100% Planned Development	0.00	0.00	0.00	0.00	0.18	0.00	0.00	0.00	0.18
Remove 100% Platted Lots	0.00	0.00	0.00	0.00	0.53	0.00	0.00	0.00	0.53
Subtotal	0.00	0.00	0.00	13.80	28.72	0.00	0.00	0.00	42.52
Critical Areas									
Total Redevelopable Acres	0.00	0.00	0.00	13.80	28.72	0.00	0.00	0.00	42.52
Unencumbered Acres	0.00	0.00	0.00	4.20	9.62	0.00	0.00	0.00	13.82
Acres within Critical Areas	0.00	0.00	0.00	4.48	18.86	0.00	0.00	0.00	23.34
Critical Areas reduction 75% (-)	0.00	0.00	0.00	1.12	4.72	0.00	0.00	0.00	5.84
Acres within Area of Concern	0.00	0.00	0.00	5.11	0.24	0.00	0.00	0.00	5.35
Area of Concern reduction 50% (-)	0.00	0.00	0.00	2.56	0.12	0.00	0.00	0.00	2.68
Subtotal	0.00	0.00	0.00	7.88	14.46	0.00	0.00	0.00	22.33
Roads/Right-of-Way (Future)									
20% (-)	0.00	0.00	0.00	6.30	11.56	0.00	0.00	0.00	17.86
Public Facility (Future)									
20% (-)	0.00	0.00	0.00	5.04	9.25	0.00	0.00	0.00	14.29
Unavailable Lands									
20% (-)	0.00	0.00	0.00	4.03	7.40	0.00	0.00	0.00	11.43
Vacant Acres	0.00	0.00	0.00	4.03	7.93	0.00	0.00	9.44	21.40
	38%	38%	38%	32%	32%	32%	32%	32%	
Total Net Developable Acres	0.00	0.00	0.00	5.18	16.90	0.00	0.00	15.58	37.66
Net Developable w/Applied FAR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Square Footage Planned Developments	0	0	0	0	7980	0	0	0	7980

Central Kitsap
 Urban Growth Area
 Employment Capacity

	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
	38%	38%	38%	32%	32%	32%	32%	32%	
Net Developable Acres	0.00	0.00	0.00	5.18	16.90	0.00	0.00	15.58	37.66
Total Net Developable Acres	0.00	0.00	0.00	5.18	16.90	0.00	0.00	15.58	37.66
Conversion to Square Footage	0	0	0	225501	736101	0	0	678665	1640267
Existing Floor Area (-)									
Total Square Footage	0	0	0	225501	736101	0	0	678665	1640267
Industrial Square Footage	0	0	0						0
Industrial Planned lots	0	0	0						0
Total	0	0	0						0
Commercial Square Footage				72160	235552	0	0	217173	524886
Commercial Planned lots				0	7980	0	0	0	7980
Total				72160	243532	0	0	217173	532866
Total Building Square Footage	0	0	0	72160	243532	0	0	217173	532866

	Industrial Zones	Commercial Zones
Net Developable Acres	0.00	37.66
Building Area Estimates (Square Footage)	0.00	532,865.59
Vacancy Rate Adjustment (5%)	0.00	506,222.31
Employment Rate - Square Feet Per Employee	969	500
Resulting Employment Capacity - Jobs	0	1012

ECOLOGY ROAD TYPE III
LIMITED ARE OF MORE INTENSE RURAL DEVELOPMENT
Commercial Land Capacity
December 31, 2012

DRAFT

UNDERUTILIZED LANDS	RURAL EMPLOYMENT CENTER	TWELVE TREES EMPLOYMENT CENTER	GRAND TOTAL
Gross Acres (Developed Parcels only)			
Total Gross Acres	46.93	0.00	46.93
Multi - Family Dwelling (-)	0.00	0.00	0.00
Public/Current Use/Utilities (-)	21.14	0.00	21.14
Subtotal	25.79	0.00	25.79
Remove 100% Platted Lots	0.00	0.00	0.00
Critical Areas			
Total Redevelopable Acres	25.79	0.00	25.79
Unencumbered Acres	20.48	0.00	20.48
Acres within Critical Areas	0.51	0.00	0.51
Critical Areas reduction 75% (-)	0.13	0.00	0.13
Acres within Area of Concern	4.79	0.00	4.79
Area of Concern reduction 50% (-)	2.40	0.00	2.40
Subtotal	23.00	0.00	23.00
Roads/Right-of-Way (Future)			
20% (-)	18.40	0.00	18.40
Public Facility (Future)			
20% (-)	14.72	0.00	14.72
Unavailable Lands			
15% (-)	12.51	0.00	12.51
Underutilized Acres	12.51	0.00	12.51
VACANT LAND	RURAL EMPLOYMENT CENTER	TWELVE TREES EMPLOYMENT CENTER	GRAND TOTAL
Gross Acres (Developed Parcels only)			
Total Gross Acres	14.48	0.00	14.48
Subtotal	14.48	0.00	14.48
Remove Planned Development	12.41		
Remove 100% Platted Lots	1.08	0.00	1.08
Critical Areas			
Total Redevelopable Acres	0.99	0.00	0.99
Unencumbered Acres	0.99	0.00	0.99
Acres within Critical Areas	0.00	0.00	0.00
Critical Areas reduction 75% (-)	0.00	0.00	0.00
Acres within Area of Concern	0.00	0.00	0.00
Area of Concern reduction 50% (-)	0.00	0.00	0.00
Subtotal	0.99	0.00	0.99
Roads/Right-of-Way (Future)			
20% (-)	0.79	0.00	0.79
Public Facility (Future)			
20% (-)	0.63	0.00	0.63
Unavailable Lands			
5% (-)	0.60	0.00	0.60
Vacant Acres	14.09	0.00	14.09
Total Net Developable Acres	26.61	0.00	26.61
Total Square Footage Planned Development	62,000		62,000

George's Corner
Limited Area of More Intense Development Type I
Commercial Land Capacity
December 31, 2012

UNDERUTILIZED LANDS	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
Gross Acres (Developed Parcels only)							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	0.00	0.00	0.00	28.31	0.00	0.00	0.00	0.00	28.31
Multi - Family Dwelling (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Public/Current Use/Utilities (-)	0.00	0.00	0.00	21.34	0.00	0.00	0.00	0.00	21.34
Subtotal	0.00	0.00	0.00	6.97	0.00	0.00	0.00	0.00	6.97
Remove 100% Planned Lots	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remove 100% Platted	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	0.00	0.00	0.00	6.97	0.00	0.00	0.00	0.00	6.97
Critical Areas									
Total Redevelopable Acres	0.00	0.00	0.00	6.97	0.00	0.00	0.00	0.00	6.97
Unencumbered Acres	0.00	0.00	0.00	1.61	0.00	0.00	0.00	0.00	1.61
Acres within Critical Areas	0.00	0.00	0.00	1.95	0.00	0.00	0.00	0.00	1.95
Critical Areas reduction 75% (-)	0.00	0.00	0.00	0.49	0.00	0.00	0.00	0.00	0.49
Acres within Area of Concern	0.00	0.00	0.00	3.40	0.00	0.00	0.00	0.00	3.40
Area of Concern reduction 50% (-)	0.00	0.00	0.00	1.70	0.00	0.00	0.00	0.00	1.70
Subtotal	0.00	0.00	0.00	3.80	0.00	0.00	0.00	0.00	3.80
Roads/Right-of-Way (Future)									
20% (-)	0.00	0.00	0.00	3.04	0.00	0.00	0.00	0.00	3.04
Public Facility (Future)									
20% (-)	0.00	0.00	0.00	2.43	0.00	0.00	0.00	0.00	2.43
Unavailable Lands									
25% (-)	0.00	0.00	0.00	1.82	0.00	0.00	0.00	0.00	1.82
Underutilized Acres	0.00	0.00	0.00	1.82	0.00	0.00	0.00	0.00	1.82
VACANT LAND									
Gross Acres							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	0.00	0.00	0.00	23.17	0.00	0.00	0.00	0.00	23.17
Remove 100% Planned Development	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remove 100% Platted Lots	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	0.00	0.00	0.00	23.17	0.00	0.00	0.00	0.00	23.17
Critical Areas									
Total Redevelopable Acres	0.00	0.00	0.00	23.17	0.00	0.00	0.00	0.00	23.17
Unencumbered Acres	0.00	0.00	0.00	9.75	0.00	0.00	0.00	0.00	9.75
Acres within Critical Areas	0.00	0.00	0.00	8.42	0.00	0.00	0.00	0.00	8.42
Critical Areas reduction 75% (-)	0.00	0.00	0.00	2.11	0.00	0.00	0.00	0.00	2.11
Acres within Area of Concern	0.00	0.00	0.00	5.00	0.00	0.00	0.00	0.00	5.00
Area of Concern reduction 50% (-)	0.00	0.00	0.00	2.50	0.00	0.00	0.00	0.00	2.50
Subtotal	0.00	0.00	0.00	14.36	0.00	0.00	0.00	0.00	14.36
Roads/Right-of-Way (Future)									
20% (-)	0.00	0.00	0.00	11.48	0.00	0.00	0.00	0.00	11.48
Public Facility (Future)									
20% (-)	0.00	0.00	0.00	9.19	0.00	0.00	0.00	0.00	9.19
Unavailable Lands									
20% (-)	0.00	0.00	0.00	7.35	0.00	0.00	0.00	0.00	7.35
Vacant Acres	0.00	0.00	0.00	7.35	0.00	0.00	0.00	0.00	7.35
	38%	38%	38%	32%	32%	32%	32%	32%	
Total Net Developable Acres	0.00	0.00	0.00	9.17	0.00	0.00	0.00	0.00	9.17
Net Developable w/Applied FAR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Square Footage Planned Developments	0	0	0	0	0	0	0	0	0

George's Corner
 Limited Area of More Intense Development Type I
 Employment Capacity

	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
	38%	38%	38%	32%	32%	32%	32%	32%	
Net Developable Acres	0.00	0.00	0.00	9.17	0.00	0.00	0.00	0.00	9.17
Total Net Developable Acres	0.00	0.00	0.00	9.17	0.00	0.00	0.00	0.00	9.17
Conversion to Square Footage	0	0	0	399557	0	0	0	0	399557
Existing Floor Area (-)									
Total Square Footage	0	0	0	399557	0	0	0	0	399557
Industrial Square Footage	0	0	0						0
Industrial Planned lots	0	0	0						0
Total	0	0	0						0
Commercial Square Footage				127858	0	0	0	0	127858
Commercial Planned lots				0	0	0	0	0	0
Total				127858	0	0	0	0	127858
Total Building Square Footage	0	0	0	127858	0	0	0	0	127858

	Industrial Zones	Commercial Zones
Net Developable Acres	0.00	9.17
Building Area Estimates (Square Footage)	0.00	127,858.15
Vacancy Rate Adjustment (5%)	0.00	121,465.24
Employment Rate - Square Feet Per Employee	969	500
Resulting Employment Capacity - Jobs	0	243

Gorst
Urban Growth Area
Commercial Land Capacity
December 31, 2012

UNDERUTILIZED LANDS	INDUSTRIAL	BUSINESS CENTER	LOW IMPACT COMMERCIAL	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
Gross Acres (Developed Parcels only)									
Total Gross Acres	107.95	0.00	30.45	0.00	22.52	0.00	0.00	63.82	224.74
Multi - Family Dwelling (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.09	1.09
Public/Current Use/Utilities (-)	102.35	0.00	15.59	0.00	19.21	0.00	0.00	29.57	166.72
Subtotal	5.60	0.00	14.86	0.00	3.31	0.00	0.00	33.16	56.93
Remove 100% Planned Lots	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remove 100% Platted	0.00	0.00	1.28	0.00	0.00	0.00	0.00	4.16	5.44
Subtotal	5.60	0.00	13.58	0.00	3.31	0.00	0.00	29.00	51.49
Critical Areas									
Total Redevelopable Acres	5.60	0.00	13.58	0.00	3.31	0.00	0.00	29.00	51.49
Unencumbered Acres	0.01	0.00	3.25	0.00	0.25	0.00	0.00	9.36	12.87
Acres within Critical Areas	0.84	0.00	10.31	0.00	2.98	0.00	0.00	10.59	24.72
Critical Areas reduction 75% (-)	0.21	0.00	2.58	0.00	0.75	0.00	0.00	2.65	6.18
Acres within Area of Concern	4.74	0.00	0.00	0.00	0.08	0.00	0.00	9.03	13.85
Area of Concern reduction 50% (-)	2.37	0.00	0.00	0.00	0.04	0.00	0.00	4.52	6.93
Subtotal	2.59	0.00	5.83	0.00	1.04	0.00	0.00	16.52	25.98
Roads/Right-of-Way (Future)									
20% (-)	2.07	0.00	4.66	0.00	0.83	0.00	0.00	13.22	20.78
Public Facility (Future)									
20% (-)	1.66	0.00	3.73	0.00	0.66	0.00	0.00	10.57	16.62
Unavailable Lands									
25% (-)	1.24	0.00	2.80	0.00	0.50	0.00	0.00	7.93	12.47
Underutilized Acres	1.24	0.00	4.08	0.00	0.50	0.00	0.00	7.93	13.75
VACANT LAND									
Gross Acres									
Total Gross Acres	10.83	0.00	2.88	0.00	0.51	0.00	0.00	13.57	27.79
Remove 100% Planned Development	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remove 100% Platted Lots	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.11	0.11
Subtotal	10.83	0.00	2.88	0.00	0.51	0.00	0.00	13.46	27.68
Critical Areas									
Total Redevelopable Acres	10.83	0.00	2.88	0.00	0.51	0.00	0.00	13.46	27.68
Unencumbered Acres	2.20	0.00	0.96	0.00	0.23	0.00	0.00	0.81	4.20
Acres within Critical Areas	1.73	0.00	1.92	0.00	0.28	0.00	0.00	2.81	6.74
Critical Areas reduction 75% (-)	0.43	0.00	0.48	0.00	0.07	0.00	0.00	0.70	1.69
Acres within Area of Concern	6.92	0.00	0.00	0.00	0.00	0.00	0.00	9.94	16.86
Area of Concern reduction 50% (-)	3.46	0.00	0.00	0.00	0.00	0.00	0.00	4.97	8.43
Subtotal	6.09	0.00	1.44	0.00	0.30	0.00	0.00	6.48	14.32
Roads/Right-of-Way (Future)									
20% (-)	4.87	0.00	1.15	0.00	0.24	0.00	0.00	5.19	11.45
Public Facility (Future)									
20% (-)	3.90	0.00	0.92	0.00	0.19	0.00	0.00	4.15	9.16
Unavailable Lands									
20% (-)	3.12	0.00	0.74	0.00	0.15	0.00	0.00	3.32	7.33
Vacant Acres	3.12	0.00	0.74	0.00	0.15	0.00	0.00	3.32	7.33
	38%	38%	38%	32%	32%	32%	32%	32%	
Total Net Developable Acres	4.36	0.00	4.81	0.00	0.65	0.00	0.00	11.25	21.08
Net Developable w/Applied FAR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Square Footage Planned Developments	0	0	0	0	0	0	0	0	0

Gorst
Urban Growth Area
Employment Capacity

	INDUSTRIAL	BUSINESS CENTER	LOW IMPACT COMMERCIAL	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
	38%	38%	38%	32%	32%	32%	32%	32%	
Net Developable Acres	4.36	0.00	4.81	0.00	0.65	0.00	0.00	11.25	21.08
Total Net Developable Acres	4.36	0.00	4.81	0.00	0.65	0.00	0.00	11.25	21.08
Conversion to Square Footage	190033	0	209719	0	28331	0	0	490043	918126
Existing Floor Area (-)									
Total Square Footage	190033	0	209719	0	28331	0	0	490043	918126
Industrial Square Footage	72213	0	79693						151906
Industrial Planned lots	0	0	0						0
Total	72213	0	79693						151906
Commercial Square Footage				0	9066	0	0	156814	165880
Commercial Planned lots				0	0	0	0	0	0
Total				0	9066	0	0	156814	165880
Total Building Square Footage	72213	0	79693	0	9066	0	0	156814	317786

	Industrial Zones	Commercial Zones	Grand Total
Net Developable Acres	9.18	11.90	21.08
Building Area Estimates (Square Footage)	151,905.71	165,879.83	331,759.65
Vacancy Rate Adjustment (5%)	144,310.42	157,585.83	315,171.67
Employment Rate - Square Feet Per Employee	969	500	500
Resulting Employment Capacity - Jobs	149	315	464

Kingston
Urban Growth Area
Commercial Land Capacity
December 31, 2012

UNDERUTILIZED LANDS	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
Gross Acres (Developed Parcels only)							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	10.20	0.00	0.00	23.13	31.69	0.00	0.00	0.00	65.02
Multi - Family Dwelling (-)	0.00	0.00	0.00	1.15	0.62	0.00	0.00	0.00	1.77
Public/Current Use/Utilities (-)	10.20	0.00	0.00	21.98	19.24	0.00	0.00	0.00	51.42
Subtotal	0.00	0.00	0.00	0.00	11.83	0.00	0.00	0.00	11.83
Remove 100% Planned Lots	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remove 100% Platted	0.00	0.00	0.00	0.00	1.85	0.00	0.00	0.00	1.85
Subtotal	0.00	0.00	0.00	0.00	9.98	0.00	0.00	0.00	9.98
Critical Areas									
Total Redevelopable Acres	0.00	0.00	0.00	0.00	9.98	0.00	0.00	0.00	9.98
Unencumbered Acres	0.00	0.00	0.00	0.00	8.81	0.00	0.00	0.00	8.81
Acres within Critical Areas	0.00	0.00	0.00	0.00	0.85	0.00	0.00	0.00	0.85
Critical Areas reduction 75% (-)	0.00	0.00	0.00	0.00	0.21	0.00	0.00	0.00	0.21
Acres within Area of Concern	0.00	0.00	0.00	0.00	0.31	0.00	0.00	0.00	0.31
Area of Concern reduction 50% (-)	0.00	0.00	0.00	0.00	0.16	0.00	0.00	0.00	0.16
Subtotal	0.00	0.00	0.00	0.00	9.18	0.00	0.00	0.00	9.18
Roads/Right-of-Way (Future)									
20% (-)	0.00	0.00	0.00	0.00	7.34	0.00	0.00	0.00	7.34
Public Facility (Future)									
20% (-)	0.00	0.00	0.00	0.00	5.87	0.00	0.00	0.00	5.87
Unavailable Lands									
25% (-)	0.00	0.00	0.00	0.00	4.41	0.00	0.00	0.00	4.41
Underutilized Acres	0.00	0.00	0.00	0.00	6.26	0.00	1.85	4.89	13.00
VACANT LAND									
Gross Acres							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	10.16	0.00	0.00	0.00	15.96	0.00	0.00	0.00	26.12
Remove 100% Planned Development	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remove 100% Platted Lots	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	10.16	0.00	0.00	0.00	15.96	0.00	0.00	0.00	26.12
Critical Areas									
Total Redevelopable Acres	10.16	0.00	0.00	0.00	15.96	0.00	0.00	0.00	26.12
Unencumbered Acres	5.78	0.00	0.00	0.00	14.48	0.00	0.00	0.00	20.26
Acres within Critical Areas	3.64	0.00	0.00	0.00	1.45	0.00	0.00	0.00	5.09
Critical Areas reduction 75% (-)	0.91	0.00	0.00	0.00	0.36	0.00	0.00	0.00	1.27
Acres within Area of Concern	0.73	0.00	0.00	0.00	0.03	0.00	0.00	0.00	0.76
Area of Concern reduction 50% (-)	0.37	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.38
Subtotal	7.06	0.00	0.00	0.00	14.86	0.00	0.00	0.00	21.91
Roads/Right-of-Way (Future)									
20% (-)	5.64	0.00	0.00	0.00	11.89	0.00	0.00	0.00	17.53
Public Facility (Future)									
20% (-)	4.52	0.00	0.00	0.00	9.51	0.00	0.00	0.00	14.02
Unavailable Lands									
20% (-)	3.61	0.00	0.00	0.00	7.61	0.00	0.00	0.00	11.22
Vacant Acres	3.61	0.00	0.00	0.00	7.61	0.00	0.00	1.27	12.49
	38%	38%	38%	32%	32%	32%	32%	32%	
Total Net Developable Acres	3.61	0.00	0.00	0.00	13.86	0.00	1.85	6.16	25.48
Net Developable w/Applied FAR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Square Footage Planned Developments	0	0	0	0	0	0	0	0	0

Kingston
Urban Growth Area
Employment Capacity

	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
	38%	38%	38%	32%	32%	32%	32%	32%	
Net Developable Acres	3.61	0.00	0.00	0.00	13.86	0.00	1.85	6.16	25.48
Total Net Developable Acres	3.61	0.00	0.00	0.00	13.86	0.00	1.85	6.16	25.48
Conversion to Square Footage	157346	0	0	0	603839	0	80586	268330	1110100
Existing Floor Area (-)									
Total Square Footage	157346	0	0	0	603839	0	80586	268330	1110100
Industrial Square Footage	59791	0	0						59791
Industrial Planned lots	0	0	0						0
Total	59791	0	0						59791
Commercial Square Footage				0	193229	0	25788	85865	304882
Commercial Planned lots				0	0	0	0	0	0
Total				0	193229	0	25788	85865	304882
Total Building Square Footage	59791	0	0	0	193229	0	25788	85865	364673

	Industrial Zones	Commercial Zones	Grand Total
Net Developable Acres	3.61	21.87	25.48
Building Area Estimates (Square Footage)	59,791.36	304,881.53	364,672.89
Vacancy Rate Adjustment (5%)	56,801.79	289,637.45	346,439.25
Employment Rate - Square Feet Per Employee	969	500	500
Resulting Employment Capacity - Jobs	59	579	638

UNDERUTILIZED LANDS	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
Gross Acres (Developed Parcels only)							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	41.53	0.00	0.00	16.69	180.41	0.00	0.00	0.00	238.63
Multi - Family Dwelling (-)	0.00	0.00	0.00	0.00	10.09	0.00	0.00	0.00	10.09
Public/Current Use/Utilities (-)	9.89	0.00	0.00	14.56	65.96	0.00	0.00	0.00	90.41
Subtotal	31.64	0.00	0.00	2.13	104.36	0.00	0.00	0.00	138.13
Remove 100% Planned Lots	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remove 100% Platted	0.00	0.00	0.00	0.36	4.68	0.00	0.00	0.00	5.04
Subtotal	31.64	0.00	0.00	1.77	99.68	0.00	0.00	0.00	133.09
Critical Areas									
Total Redevelopable Acres	31.64	0.00	0.00	1.77	99.68	0.00	0.00	0.00	133.09
Unencumbered Acres	10.19	0.00	0.00	1.77	74.76	0.00	0.00	0.00	86.72
Acres within Critical Areas	3.54	0.00	0.00	0.00	11.72	0.00	0.00	0.00	15.26
Critical Areas reduction 75% (-)	0.89	0.00	0.00	0.00	2.93	0.00	0.00	0.00	3.82
Acres within Area of Concern	17.89	0.00	0.00	0.00	13.18	0.00	0.00	0.00	31.07
Area of Concern reduction 50% (-)	8.95	0.00	0.00	0.00	6.59	0.00	0.00	0.00	15.54
Subtotal	20.02	0.00	0.00	1.77	84.28	0.00	0.00	0.00	106.07
Roads/Right-of-Way (Future)									
20% (-)	16.02	0.00	0.00	1.42	67.42	0.00	0.00	0.00	84.86
Public Facility (Future)									
20% (-)	12.81	0.00	0.00	1.13	53.94	0.00	0.00	0.00	67.88
Unavailable Lands									
25% (-)	9.61	0.00	0.00	0.85	40.45	0.00	0.00	0.00	50.91
Underutilized Acres	9.61	0.00	0.00	1.21	45.13	0.00	0.00	38.16	94.11
VACANT LAND									
Gross Acres							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	22.96	0.00	0.00	1.93	60.44	0.00	0.00	0.00	85.33
Remove 100% Planned Development	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remove 100% Platted Lots	6.80	0.00	0.00	0.00	8.49	0.00	0.00	0.00	15.29
Subtotal	16.16	0.00	0.00	1.93	51.95	0.00	0.00	0.00	70.04
Critical Areas									
Total Redevelopable Acres	16.16	0.00	0.00	1.93	51.95	0.00	0.00	0.00	70.04
Unencumbered Acres	5.59	0.00	0.00	0.43	31.04	0.00	0.00	0.00	37.06
Acres within Critical Areas	3.82	0.00	0.00	1.50	12.90	0.00	0.00	0.00	18.22
Critical Areas reduction 75% (-)	0.96	0.00	0.00	0.38	3.23	0.00	0.00	0.00	4.56
Acres within Area of Concern	6.74	0.00	0.00	0.00	7.99	0.00	0.00	0.00	14.73
Area of Concern reduction 50% (-)	3.37	0.00	0.00	0.00	4.00	0.00	0.00	0.00	7.37
Subtotal	9.92	0.00	0.00	0.81	38.26	0.00	0.00	0.00	48.98
Roads/Right-of-Way (Future)									
20% (-)	7.93	0.00	0.00	0.64	30.61	0.00	0.00	0.00	39.18
Public Facility (Future)									
20% (-)	6.35	0.00	0.00	0.52	24.49	0.00	0.00	0.00	31.35
Unavailable Lands									
20% (-)	5.08	0.00	0.00	0.41	19.59	0.00	0.00	0.00	25.08
Vacant Acres	11.88	0.00	0.00	0.41	28.08	0.00	0.00	11.04	51.41
	38%	38%	38%	32%	32%	32%	32%	32%	
Total Net Developable Acres	21.49	0.00	0.00	1.62	73.21	0.00	0.00	49.20	145.52
Net Developable w/Applied FAR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Square Footage Planned Developments	0	0	0	0	0	0	0	0	0

Port Orchard
 Urban Growth Area
 Employment Capacity

	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
	38%	38%	38%	32%	32%	32%	32%	32%	
Net Developable Acres	21.49	0.00	0.00	1.62	73.21	0.00	0.00	49.20	145.52
Total Net Developable Acres	21.49	0.00	0.00	1.62	73.21	0.00	0.00	49.20	145.52
Conversion to Square Footage	935934	0	0	70644	3189181	0	0	2143152	6338910
Existing Floor Area (-)									
Total Square Footage	935934	0	0	70644	3189181	0	0	2143152	6338910
Industrial									
Industrial Square Footage	355655	0	0						355655
Industrial Planned lots	0	0	0						0
Total	355655	0	0						355655
Commercial									
Commercial Square Footage				22606	1020538	0	0	685809	1728953
Commercial Planned lots				0	0	0	0	0	0
Total				22606	1020538	0	0	685809	1728953
Total Building Square Footage	355655	0	0	22606	1020538	0	0	685809	2084607

	Industrial Zones	Commercial Zones	Grand Total
Net Developable Acres	21.49	124.04	145.52
Building Area Estimates (Square Footage)	355,654.79	1,728,952.57	2,084,607.36
Vacancy Rate Adjustment (5%)	337,872.05	1,642,504.95	1,980,376.99
Employment Rate - Square Feet Per Employee	969	500	500
Resulting Employment Capacity - Jobs	349	3285	3634

Poulsbo
 Urban Transition Area
 Commercial Land Capacity
 December 31, 2012

UNDERUTILIZED LANDS	LIGHT INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
Gross Acres (Developed Parcels only)							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Multi - Family Dwelling (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Public/Current Use/Utilities (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remove 100% Planned Lots	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remove 100% Platted	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Critical Areas									
Total Redevelopable Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Unencumbered Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Acres within Critical Areas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Critical Areas reduction 75% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Acres within Area of Concern	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area of Concern reduction 50% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Roads/Right-of-Way (Future)									
20% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Public Facility (Future)									
20% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Unavailable Lands									
25% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Underutilized Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
VACANT LAND									
Gross Acres							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	7.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.82
Remove 100% Planned Development	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remove 100% Platted Lots	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	7.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.82
Critical Areas									
Total Redevelopable Acres	7.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.82
Unencumbered Acres	7.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.82
Acres within Critical Areas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Critical Areas reduction 75% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Acres within Area of Concern	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area of Concern reduction 50% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	7.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.82
Roads/Right-of-Way (Future)									
20% (-)	6.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.26
Public Facility (Future)									
20% (-)	5.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.00
Unavailable Lands									
20% (-)	4.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.00
Vacant Acres	4.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.00
Total Net Developable Acres	4.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.00
Total Square Footage Planned Developments	0	0	0	0	0	0	0	0	0

	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
Underutilized Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vacant Acres	4.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.00
Total Net Developable Acres	4.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.00
Underutilized Square Feet	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vacant Square Feet	174,407.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	174,407.27
Planned Development	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Vacant Square Feet	174,407.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	174,407.27
Total Square Feet	174,407.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	174,407.27
Conversion to Building Square Footage									
Industrial (38%) underutilized	0.00	0.00	0.00						0.00
Industrial (38%) vacant supply	66,274.76	0.00	0.00						66,274.76
Industrial Planned lots	0.00	0.00	0.00						0.00
<i>Subtotal (vacant)</i>	<i>66,274.76</i>	<i>0.00</i>	<i>0.00</i>						<i>66,274.76</i>
Total	66,274.76	0.00	0.00						66,274.76
Commercial (32%) underutilized				0.00	0.00	0.00	0.00	0.00	0.00
Commercial (32%) vacant supply				0.00	0.00	0.00	0.00	0.00	0.00
Total				0.00	0.00	0.00	0.00	0.00	0.00
Total Building Square Footage	66,274.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	66,274.76

	Industrial Zones	Commercial Zones
Net Developable Acres	4.00	0.00
Building Area Estimates (Square Footage)	66,274.76	0.00
Vacancy Rate Adjustment (5%)	62961.02	0.00
Employment Rate - Square Feet Per Employee	969	500
Resulting Employment Capacity - Jobs	65	0

Kitsap County
Unincorporated Rural Commercial/Industrial Capacity

	Sum of ACRES
NEIGHBORHOOD COMMERCIAL	48.22
CURRENT USE/COMMON AREA	2.16
DEVELOPED	11.30
EXEMPT	0.68
MULTI-FAMILY*	1.26
UNDERUTILIZED	5.54
UTILITIES/TRANSPORTATION	6.88
VACANT LAND	20.41
*Keyport LAMIRD	
RURAL COMMERCIAL	201.91
CURRENT USE/COMMON AREA	3.51
DEVELOPED	47.06
EXEMPT	12.20
GOVERNMENTAL SERVICES	1.00
MULTI-FAMILY	3.63
PARKS/INSTITUTIONAL	16.72
UNDERUTILIZED	55.53
UTILITIES/TRANSPORTATION	38.04
VACANT LAND	24.22
RURAL INDUSTRIAL	231.36
CURRENT USE/COMMON AREA	12.27
DEVELOPED	59.08
EXEMPT	7.30
FISHING/MINING	2.32
UNDERUTILIZED	33.92
UTILITIES/TRANSPORTATION	93.69
VACANT LAND	22.80
Grand Total	481.49

Neighborhood Commercial exists within George's Corner LAMIRD except for 1.26 acres (Multi-family) that is within the Keyport LAMIRD.

Unincorporated Rural Commercial/Industrial Capacity

	Sum of ACRES
NEIGHBORHOOD COMMERCIAL*	5.54
UNDERUTILIZED	5.54
RURAL COMMERCIAL	55.53
UNDERUTILIZED	55.53
RURAL INDUSTRIAL	33.92
UNDERUTILIZED	33.92
Grand Total	94.98

	Sum of ACRES
NEIGHBORHOOD COMMERCIAL*	20.41
VACANT LAND	20.41
RURAL COMMERCIAL	24.22
VACANT LAND	24.22
RURAL INDUSTRIAL	22.80
VACANT LAND	22.80
Grand Total	67.43

*George's Corner LAMIRD

Unincorporated Rural Commercial/Industrial Capacity

ZONE	Sum of ACRES
NEIGHBORHOOD COMMERCIAL*	25.95
UNDERUTILIZED	5.54
VACANT LAND	20.41
RURAL COMMERCIAL	79.75
UNDERUTILIZED	55.53
VACANT LAND	24.22
RURAL INDUSTRIAL	56.72
UNDERUTILIZED	33.92
VACANT LAND	22.80
Grand Total	162.41

*George's Corner LAMIRD

Silverdale
Urban Growth Area
Commercial Land Capacity
December 31, 2012

UNDERUTILIZED LANDS	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
Gross Acres (Developed Parcels only)							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	362.16	133.31	4.76	51.82	105.17	454.58	0.00	0.00	1111.80
Multi - Family Dwelling (-)	12.80	0.00	0.00	14.56	0.00	5.78	0.00	0.00	33.14
Public/Current Use/Utilities (-)	272.89	16.91	4.76	31.63	82.16	370.32	0.00	0.00	778.67
Subtotal	76.47	116.40	0.00	5.63	23.01	78.48	0.00	0.00	299.99
Remove 100% Planned Lots	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remove 100% Platted	10.65	0.00	0.00	3.63	1.39	3.49	0.00	0.00	19.16
Subtotal	65.82	116.40	0.00	2.00	21.62	74.99	0.00	0.00	280.83
Critical Areas									
Total Redevelopable Acres	65.82	116.40	0.00	2.00	21.62	74.99	0.00	0.00	280.83
Unencumbered Acres	36.13	63.81	0.00	1.54	5.77	49.27	0.00	0.00	156.52
Acres within Critical Areas	19.95	26.04	0.00	0.11	3.78	23.11	0.00	0.00	72.99
Critical Areas reduction 75% (-)	4.99	6.51	0.00	0.03	0.95	5.78	0.00	0.00	18.25
Acres within Area of Concern	9.73	26.53	0.00	0.33	12.06	2.59	0.00	0.00	51.24
Area of Concern reduction 50% (-)	4.87	13.27	0.00	0.17	6.03	1.30	0.00	0.00	25.62
Subtotal	45.98	83.59	0.00	1.73	12.75	56.34	0.00	0.00	200.39
Roads/Right-of-Way (Future)									
20% (-)	36.79	66.87	0.00	1.39	10.20	45.07	0.00	0.00	160.31
Public Facility (Future)									
20% (-)	29.43	53.49	0.00	1.11	8.16	36.06	0.00	0.00	128.25
Unavailable Lands									
25% (-)	22.07	40.12	0.00	0.83	6.12	27.04	0.00	0.00	96.19
Underutilized Acres	32.72	40.12	0.00	4.46	7.51	30.53	0.00	17.00	132.35
VACANT LAND									
Gross Acres							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	264.90	46.85	0.00	1.08	20.98	90.28	0.00	0.00	424.09
Remove 100% Planned Development	1.87	0.00	0.00	0.00	0.00	3.92	0.00	0.00	5.79
Remove 100% Platted Lots	15.91	0.00	0.00	1.08	0.00	8.88	0.00	0.00	25.87
Subtotal	247.12	46.85	0.00	0.00	20.98	77.48	0.00	0.00	392.43
Critical Areas									
Total Redevelopable Acres	247.12	46.85	0.00	0.00	20.98	77.48	0.00	0.00	392.43
Unencumbered Acres	155.93	20.52	0.00	0.00	14.70	47.14	0.00	0.00	238.29
Acres within Critical Areas	22.55	20.85	0.00	0.00	0.46	28.99	0.00	0.00	72.85
Critical Areas reduction 75% (-)	5.64	5.21	0.00	0.00	0.12	7.25	0.00	0.00	18.21
Acres within Area of Concern	68.53	5.47	0.00	0.00	5.82	1.33	0.00	0.00	81.15
Area of Concern reduction 50% (-)	34.27	2.74	0.00	0.00	2.91	0.67	0.00	0.00	40.58
Subtotal	195.83	28.47	0.00	0.00	17.73	55.05	0.00	0.00	297.08
Roads/Right-of-Way (Future)									
20% (-)	156.67	22.77	0.00	0.00	14.18	44.04	0.00	0.00	237.66
Public Facility (Future)									
20% (-)	125.33	18.22	0.00	0.00	11.34	35.23	0.00	0.00	190.13
Unavailable Lands									
20% (-)	100.27	14.58	0.00	0.00	9.08	28.19	0.00	0.00	152.10
Vacant Acres	116.18	14.58	0.00	1.08	9.08	37.07	0.00	6.52	184.49
	38%	FAR .25	38%	32%	32%	32%	32%	FAR .25	
Total Net Developable Acres	148.90	54.70	0.00	5.54	16.58	67.60	0.00	23.52	316.84
Net Developable w/Applied FAR	0.00	68.37	0.00	0.00	0.00	0.00	0.00	29.40	97.77
Total Square Footage Planned Developments	36300	0	0	0	0	36629	0	0	72929

Silverdale
Urban Growth Area
Employment Capacity

	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
	38%	FAR .25	38%	32%	32%	32%	32%	FAR .25	
Net Developable Acres	148.90	68.37	0.00	5.54	16.58	67.60	0.00	29.40	336.39
Total Net Developable Acres	148.90	68.37	0.00	5.54	16.58	67.60	0.00	29.40	336.39
Conversion to Square Footage	6485990	2978206	0	241392	722347	2944712	0	1280664	14653310
Existing Floor Area (-)									
Total Square Footage	6485990	2978206	0	241392	722347	2944712	0	1280664	14653310
Industrial Square Footage	2464676	1131718	0						3596394
Industrial Planned lots	36300	0	0						36300
Total	2500976	1131718	0						3632694
Commercial Square Footage				77245	231151	942308	0	1280664	2531368
Commercial Planned lots				0	0	36629	0	0	36629
Remove existing square footage						102588			
Total				77245	231151	876349	0	1280664	2465409
Total Building Square Footage	2500976	1131718	0	77245	231151	876349	0	1280664	6098104

	Industrial Zones	Commercial Zones	Grand Total
Net Developable Acres	217.27	119.13	336.39
Building Area Estimates (Square Footage)	3,632,694.41	2,465,409.20	6,098,103.61
Vacancy Rate Adjustment (5%)	3,451,059.69	2,342,138.74	5,793,198.43
Employment Rate - Square Feet Per Employee	969	500	500
Resulting Employment Capacity - Jobs	3561	4684	8246

	LAMIRDS
Net Developable Acres	26.69
Building Area Estimates (Square Footage)	466,045.24
Vacancy Rate Adjustment (5%)	442,742.97
Employment Rate - Square Footage per Employee	969
Resulting Employment Capacity - Jobs	457

	RURAL EMPLOYMENT CENTER	TWELVE TREES EMPLOYMENT CENTER
	38%	38%
Net Developable Acres	0.00	17.59
Total Net Developable Acres	0.00	17.59
Conversion to Square Footage	0	766,412
Existing Floor Area (-)	0	0
Total Square Footage	0	766,412
Industrial Square Footage	0	291,237
Industrial Planned lots	0	30,000
Total	0	321,237
Total Building Square Footage	0	321,237

MEMORANDUM

DATE: December 11, 2013; Updated February 6, 2014

TO: Katrina Knutson, Senior Planner, Kitsap County

FROM: Kapena Pflum, Erik Rundell and Lisa Grueter, BERK

RE: Preliminary Review of Kitsap County Countywide Employment Projection Options

This memo outlines preliminary approaches and options Kitsap County can consider when setting 2036 countywide employment targets as part of the 2016 Comprehensive Plan update. All of the projections included in this memo are intended to demonstrate the range of employment target options and are not recommended employment targets for Kitsap County. Although Kitsap County is expected to set 2036 targets as part of its Comprehensive Plan update, this memo uses 2035 as the horizon year to stay consistent with the 2035 population targets recently proposed to the Kitsap Regional Coordinating Council.

COUNTYWIDE POPULATION

At the regional or county level, population and employment are typically linked and related, and grow or decline at similar rates. Growth or decline in population will contribute to growth or decline in employment, and vice versa. For this reason, it is important to understand the relationship between population and employment in Kitsap County when setting countywide employment targets.

The Washington Office of Financial Management (OFM) updates county and state long-range population forecasts every five years to support Growth Management Act planning. The most recent forecasts out to 2040 were issued in May 2012 and are shown in Exhibit 1. OFM considers the medium projection the most likely (RCW 43.62.035) because it is based on assumptions that have been validated with past and current information. The high and low projections represent the range of uncertainty that should be considered when using these projections for planning purposes.

The Kitsap Regional Coordinating Council (KRCC) Planning Directors Forum has taken the OFM projections and PSRC's regional growth strategy into account and recently recommended the County adopt a 2035 population target of 331,571. The recommended target is slightly higher than the OFM medium projection to account for uncertainty and unforeseen local circumstances such as changes in military activity in the County. The recommended target is consistent with the PSRC's Regional Growth Strategy.

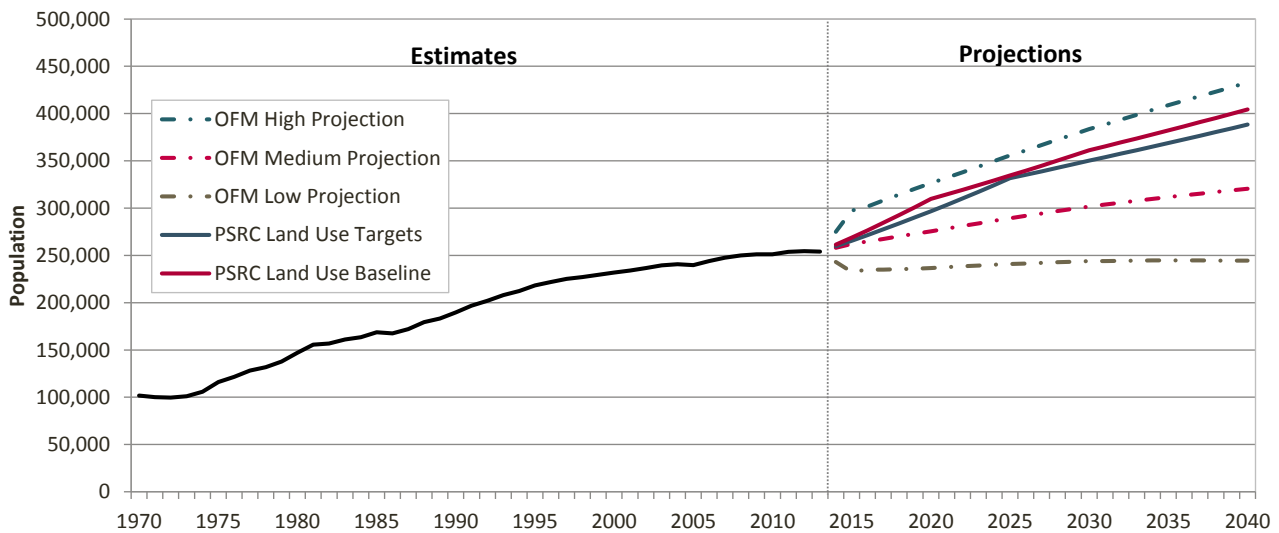
The Puget Sound Regional Council (PSRC) has also developed two products that provide long-range population and employment forecasts for Kitsap County and the region.

- **Land Use Baseline.** The Land Use Baseline is a long-range small area forecast developed using PSRC's new UrbanSim model. The Land Use Baseline is a representation of future development based on how the market responds to development capacities established in local jurisdictions' pre-VISION 2040 comprehensive plans (circa 2012).

- Land Use Targets.** The Land Use Targets is a companion product to the Land Use Baseline that provides a long-range future land use dataset based on local growth targets developed (or being developed) by each county to align with VISION 2040’s Regional Growth Strategy. Although this product is supposed to reflect local adopted targets, in Kitsap County’s case, an adopted long-range employment target was not available, so targets were created using PSRC forecast models.

Both of these forecast products are slated for a maintenance release update as of the current date of this memo. The forecasts included in this memo are from the September 2013 data releases.

Exhibit 1
Kitsap County Population Historical Estimates and Projections, 1970-2040



Source: Office of Financial Management historical data and May 2012 projections; Puget Sound Regional Council, 2013

In Kitsap County, PSRC’s VISION 2040 population projections are closer to the OFM high projection than the OFM medium projection, which is important to keep in mind when reviewing PSRC employment projections in the next section.

COUNTYWIDE POPULATION AND EMPLOYMENT RATIOS

Exhibit 2 shows how the ratio between Kitsap County’s population and total non-agricultural employment has shifted between 2000 and 2010 and how these estimates compare to the current comprehensive plan population targets and employment assumptions established in 2006 (see Appendix A for additional information on employment projections); population was again reviewed in 2012. The gradual increase in the population-employment ratio between 2000 and 2010 is expected to continue as the population continues to age and the Baby Boom Generation retires. As the retired portion of the population grows, there will be more persons out of the workforce and the ratio between population and employment should increase.

Exhibit 2
Kitsap County Population-Employment Ratios, 2000, 2010, and Comprehensive Plan

	Estimates		Current Comp Plan
	2000	2010	2025
Population	231,969	251,133	331,571
Total Employment	94,909	97,417	127,400
Population-Employment Ratio	2.44	2.58	2.60

Source: Population – Office of Financial Management, 2000 and 2010; Total Employment as reported in Puget Sound Regional Council, Land Use Baseline Workbook, 2013

Note: The total employment estimate listed for 2025 reflects the original assumption developed in 2006 by E.D. Hovee & Company. Since then, different assumptions have been used in the 2006 EIS (131,592), 2012 Comprehensive Plan EIS for Remand (137,621), and 2013 Gorst Watershed Plan (131,353). For the purposes of calculating a reference point population-employment ratio, the original employment assumption is most appropriate to use.

When considering the countywide 2035 employment assumption, the implied population-employment ratio is an important indicator that can be used to test the reasonableness of possible targets. Given trends between 2000 and 2010 and projected for the future, the population-employment ratio is likely to increase higher than the 2.58 value in 2010.

OPTIONS FOR ESTIMATING FUTURE COUNTYWIDE EMPLOYMENT TARGET

There are several options available for projecting the 2035 or other long-range employment target. The range of options is described below and estimated 2035 employment targets are calculated later based on each of these methods.

- **Use 2025 Assumed Employment Totals as a Starting Point.** Kitsap County’s current comprehensive plan uses a 2025 employment assumption of 127,400. This planning estimate can be extended to 2035 using two different methods:
 1. Applying the 2025 assumed population-employment ratio to a revised 2035 population target to estimate total employment. This memo uses the KRCC recommended 2035 population target of 331,571 for this calculation.
 2. Growing the 2025 employment total out to 2035 at the same growth rate assumed under the current comprehensive plan.
- **Adjust Kitsap County’s Current Population-Employment Ratio to Match Projected State Trends.** Unlike population, there are no state agency-generated long-range projections of employment at the county level. For Washington State, there are forecasts out to 2040 for total employment that can be used to estimate how population-employment ratios are expected to change over time.

Under this projection method, the current Kitsap County population-employment ratio is increased out to 2035 at the same rate Washington State’s ratio is projected to increase¹. This ratio is then applied to the KRCC recommended 2035 population target to estimate total employment.

- **Use PSRC Forecasts.** The PSRC Land Use Baseline and Land Use Targets both provide employment forecasts. This memo includes both as reference points and also includes two additional options applying PSRC 2035 population-employment ratios to the KRCC recommended 2035 population target.
- **Use PSRC VISION 2040 Regional Growth Strategy.** VISION 2040 is a regional growth strategy applicable to the four-county Central Puget Sound area including Kitsap County. It describes Kitsap County’s share of population and employment growth between 2000 and 2040.

Exhibit 3 below shows the total population, total non-agricultural employment, and population-employment ratios for each of the options outlined above.

**Exhibit 3
Summary of Employment Target Options**

Method	2035 Projections (except 3e)		
	Population	Total Non-Agricultural Employment	Population-Employment Ratio
1a. Applying 2025 adopted pop-emp ratio to new 2035 population	331,571	127,400	2.60
1b. Extending 2025 employment to 2035 at 2010-2025 growth rate	331,571	152,356	2.18
2. Growing 2010 Pop-Emp Ratio at same rate as State average	331,571	121,646	2.73
3a. PSRC Land Use Baseline	382,210	129,810	2.94
3b. PSRC Land Use Targets	368,881	136,119	2.71
3c. PSRC Land Use Baseline - Recommended 2035 Pop Target	331,571	112,611	2.94
3d. PSRC Land Use Targets - Recommended 2035 Pop Target	331,571	122,351	2.71
3e. PSRC VISION 2040 Regional Growth Strategy - 2040	380,969	134,936	2.82

Source: Office of Financial Management, Puget Sound Regional Council, and BERK, 2013

- The KRCC recommended population target for 2035 (331,571) is the same as the 2025 target adopted under the current comprehensive plan. For this reason, Option 1a represents a baseline comparison point with a projection of 127,400 total employment.
- Growing the 2025 employment target under method 1b results in an unrealistically high employment target (152,356) relative to the recommended 2035 population target. The population-employment ratio under this option (2.18) is much lower than Kitsap County’s current and historical ratios. Unless the County has reason to believe a fundamental economic shift will drive employment growth to outpace population growth, this projected target is not reasonable.

¹ The March 2013 OFM Long-term Forecast of the Washington State Labor Force was used as a source for projected changes in the statewide population-employment ratio.

- Under method 2, when the current population-employment ratio is grown at the same rate the State's ratio is projected, the resulting ratio is 2.73 and the 2035 employment target would be 121,646, about 5,800 jobs less than the current 2025 assumed target.
- The PSRC Land Use Baseline and Land Use Targets both project much higher population than the KRCC recommended target, and as a result, have the highest 2035 employment projections (129,810 and 136,119). When the population-employment ratios assumed under these forecasts are applied to the KRCC recommended target population, the resulting employment projections drop to 112,611 and 122,351.
- PSRC's VISION 2040 numbers show much higher population than the KRCC target, though it does extend five additional years in time; employment is also higher than for other projections. The population/employment ratio is 2.82, higher than other methods. Appendix B illustrates the approximate share that each type of community or center in Kitsap County would receive according to the Regional Growth Strategy as modified to reflect a base year of 2010 and annexations of SKIA to Bremerton and portions of commercial corridors to Port Orchard.

The projections shown in Exhibit 3 are a starting point for discussions about what a reasonable 2035 employment target would be. Since the population target is adopted, there is flexibility in estimating the population-employment ratio to assume. To be reasonable, the final 2035 population and employment targets should result in a population-employment ratio higher than seen today. The aging population base and retiring Baby Boomers are expected to drive this shift and Kitsap County is likely to follow this trend. Among the methods shown in Exhibit 3, the reasonable population-employment ratios range from the 2025 ratio of 2.6 to the methods estimating ratios around 2.8.

OTHER CONSIDERATIONS AND NEXT STEPS

As the County considers the range of potential 2035 employment targets, there are a few economic factors that could inform or guide the decision-making process. Some of these considerations affect the estimate of a countywide employment target, and some will play a stronger role in the next phase of our analysis to characterize the geographic and industry distribution of employment to UGAs and other areas of the County.

- **Military Activity.** Future plans for military activity in Kitsap County are not accurately estimated in any of the regional forecasts developed by the PSRC or OFM. If the County can develop reasonable projections for military activity through direct inquiries or through information gathered in the upcoming Joint Land Use Study with Naval Base Kitsap, the County can adjust its baseline projections of future employment.
- **Changing Vision for the South Kitsap Industrial Area (SKIA).** SKIA was recently annexed by the City of Bremerton and updated subarea planning has shifted some of the employment expectations for the area. The previous comprehensive plan included specific industrial employment adjustments for SKIA, which can either be maintained or adjusted to reflect shifts in expectations for the area under Bremerton's jurisdiction.
- **Major Market-changing Developments or Industry Clusters.** Emerging industry clusters, if any, could generate more employment than historical trends and would impact UGA-level employment projections. In addition, major developments should be considered, such as the Port Gamble Redevelopment Plan, which could result in a significant number of new population and jobs concentrated in a specific area. Assessment of these major developments or emerging industry

clusters will most likely affect the UGA-level distributions of future employment by industry, which is the next phase of our analysis.

- **Regional Jobs-Housing Balance:** The VISION 2040 Regional Growth Strategy guides employment and housing growth through 2040 in the four-county Central Puget Sound.

APPENDIX A

During the 2006 Comprehensive Plan Update, manufacturing sector estimates were adjusted up to 9% to match a policy choice to create a more diverse economy, attract family wage jobs, and increase industry in the county primarily in the South Kitsap Industrial Area (SKIA) consistent with the 2003 Kitsap County SKIA Subarea Plan. The two tables below show employment projections for 2025 before and after the 9% increase was applied to manufacturing employment in the 2006 Comprehensive Plan effort.

2006 Trends-Based Projections documented in Kitsap County Comprehensive Plan DEIS Appendix D

Sector	1995	2004	AAGR	2025 Trended	2004 Distribution	2025 Distribution
Industrial Sector Jobs						
Construction Resources	3,331	4,263	2.8%	7,600	5%	6%
Manufacturing	1,303	1,589	2.2%	2,500	2%	2%
Warehousing/Transportation/Utilities	1,523	1,877	2.3%	3,100	2%	3%
Total Industrial Jobs	6,157	7,729	2.6%	13,200	10%	11%
Commercial Sector Jobs						
Retail	8,336	9,969	2.0%	15,100	13%	13%
Finance/Insurance/Real Estate	2,504	3,269	3.0%	6,100	4%	5%
Services	21,725	28,541	3.1%	53,900	37%	45%
Government	27,680	28,607	0.4%	30,900	37%	26%
Total Commercial Jobs	60,245	70,386	1.7%	106,000	90%	89%
Total	66,402	78,115	1.8%	119,200	100%	100%

Sources: PSRC; Hovee & Company, LLC as reported in Kitsap County Comprehensive Plan DEIS memorandum, Appendix D, Figure 16, 2006

Kitsap County 2006 Comprehensive Plan: Employment Forecasts Assumed in Plans and EIS

Sector	1995	2004	AAGR	2025 Trended	2004 Distribution	2025 Distribution
Industrial Sector Jobs						
Construction Resources	3,331	4,263	2.8%	7,600	5%	6%
Manufacturing	1,303	1,589	2.2%	10,700*	2%	9%
Warehousing/Transportation/Utilities	1,523	1,877	2.3%	3,100	2%	2%
Total Industrial Jobs	6,157	7,729	2.6%	21,400	10%	17%
Commercial Sector Jobs						
Retail	8,336	9,969	2.0%	15,100	13%	12%
Finance/Insurance/Real Estate	2,504	3,269	3.0%	6,100	4%	5%
Services	21,725	28,541	3.1%	53,900	37%	24%
Government	27,680	28,607	0.4%	30,900	37%	24%
Total Commercial Jobs	60,245	70,386	1.7%	106,000	90%	83%
Total	66,402	78,115	1.8%	127,400	100%	100%

Sources: PSRC; E.D. Hovee & Company, LLC as reported in Kitsap County 10-Year Comprehensive Plan Update and Integrated Final Environmental Impact Statement, December 2006

Note: *For the manufacturing sector, the 2025 number was first trended and then adjusted to equal 9% of the employment total (allowing the new jobs total to float upwards).

Kitsap County prepared a 2003 subarea plan for SKIA assuming about 9,350 jobs by 2017. In 2006, Kitsap County estimated about 895 buildable acres in SKIA with a development potential for around 15,000 jobs between 2003 and 2025; similar assumptions were considered in Kitsap County's 2012 Comprehensive Plan Update updated for a 2010-2025 period.

Following annexation, the City of Bremerton prepared its own Subarea Plan and Planned Action to promote and encourage employment growth. To develop an infrastructure investment plan to spur development the City developed a Planned Action Ordinance to incentivize the creation of 6,500 jobs, and it had an associated capital facilities plan for needed roadway, water, sewer and stormwater projects. The 6,500 job estimate served as Bremerton’s planning assumption for the Planned Action incentive and capital plans rather than a buildout estimate, and was considered a floor, not a ceiling (or an indication of “development capacity”), for growth. The 6,500 estimate of jobs has been considered in the Bremerton-Kitsap County Gorst Watershed Planning efforts in 2013. Gorst and SKIA share some major highways. Comparing 2012 Kitsap County Capital Facility Plan transportation projects to the 2013 Gorst Watershed Plan capital facilities analysis, the types of roadway improvements necessary in the Gorst UGA vicinity did not substantively change when the jobs assumed were 15,000 or 6,500. Therefore to reflect current plans, the job assumptions were modified to match Bremerton’s SKIA Subarea Plan, but the reader should note that the capital facilities needs are substantially the same for the two job estimates.

Through a collaborative effort with the Kitsap Regional Coordinating Council, a new 2035 countywide employment forecast is under consideration, and would allow employment growth targets to be allocated to the cities and unincorporated Urban Growth Areas. It would be appropriate to revisit employment capacity in SKIA and associated capital plans in the 2016 Comprehensive Plan Update; similarly other employment centers and nodes should be analyzed in the 2016 Comprehensive Plan Updates of all jurisdictions in the County.

APPENDIX B

PSRC staff provided the following VISION 2040 Regional Growth Strategy employment estimates with adjustments for annexations in SKIA and Port Orchard and a base year of 2010 instead of 2000. The estimates show potential employment growth by each type of regional geography. The most important information is the share of employment in each regional geographic category.

VISION 2040 Regional Growth Strategy – Adjusted for Annexations between 2007 and 2012 in SKIA and Port Orchard UGAs

RegGeog	Emp00	EmpChg	Emp40	RGS	RGS Adj	EmpChg		EmpChg	% Share	
	No Mil	No Mil	No Mil	Share	Share	RGS Adj		10-40	of Total	
	Rev'd	REF	REF	Emp	Emp	No Mil	Emp10	RGS Adj	10-40	
Metro	29,588	12,201	41,789	21.5%	39.3%	22,240	29,079	(509.00)	22,749	46.8%
Core	10,226	13,209	23,435	23.1%	23.1%	13,072	11,708	1,482	11,590	23.9%
Larger	6,053	4,357	10,410	7.7%	7.7%	4,357	6,926	873	3,484	7.2%
Small	10,868	7,557	18,425	12.3%	14.6%	8,296	11,652	784	7,512	15.5%
Urban Unincorporated	9,901	15,456	25,356	27.7%	7.6%	4,323	12,386	2,485	1,838	3.8%
Rural	11,653	3,867	15,520	7.7%	7.7%	4,357	14,624	2,971	1,386	2.9%
Total	78,289	56,647	134,936	100.0%	100.0%	56,647	86,375	8,086	48,561	100.0%

Source: Puget Sound Regional Council, pers com Maskin, January 27, 2014; BERK Consulting 2014

Regional geography categories occasionally include more than one community. Therefore, the following table was prepared to identify each community's regional category under VISION 2040. The share of growth for each community within the same category (e.g. small city) is based on their 2012 share of employment.

Growth Shares by Regional Geography - City, UGA, and Rural Area

City	Regional Geography	Regional Share	Subshare	Resulting Share
Brainbridge Island	Larger	7.2%	100%	7.2%
Bremerton	Metro	46.8%	100%	46.8%
Bremerton UGA	Urban Unincorporated	3.8%	19%	0.7%
Central Kitsap	Urban Unincorporated	3.8%	34%	1.3%
Kingston	Urban Unincorporated	3.8%	5%	0.2%
Port Orchard	Small	15.5%	42%	6.5%
Port Orchard UGA	Urban Unincorporated	3.8%	38%	1.4%
Poulsbo	Small	15.5%	58%	9.0%
Poulsbo UGA	Urban Unincorporated	3.8%	4%	0.1%
Silverdale	Core	23.9%	100%	23.9%
Rural	Rural	2.9%	100%	2.9%
Total				100.0%

Source: PSRC 2008 and 2014; BERK Consulting 2014

MEMORANDUM

DATE: March 24, 2014

TO: Katrina Knutson, Senior Planner, Kitsap County

FROM: Kapena Pflum, AICP, Manager, BERK; Erik Rundell, AICP, Senior Associate; Lisa Grueter, AICP, Manager

RE: Kitsap County Commercial Buildable Lands Methods

This memo outlines adjustments to the Kitsap County buildable lands methodology for use in the next buildable lands report (BLR) due in 2014. The following documents were reviewed in developing the findings in this memo:

- *Kitsap County UGA Sizing and Composition Remand: Local Circumstances, Trends, and Land Capacity Methods. BERK and Mark Personius, April 30, 2012, updated on August 6, 2012.*
- *Kitsap County 10-Year Comprehensive Plan Update and Integrated Draft Environmental Impact Statement Appendix D: Employment Capacity. August 2006.*
- *Kitsap County 2005 Updated Land Capacity Analysis (ULCA). Mark Personius, October 2005.*
- *Snohomish County 2012 Buildable Lands Report. June 12, 2013.*
- Various other county 2007 Buildable Lands Reports or land capacity analyses.

The 2012 BERK and Mark Personius memo on land capacity methods reviewed and recommended changes to Kitsap County's residential buildable lands methodology. This review addressed several analytical steps that also apply to the commercial buildable lands methodology. Where appropriate, this memo also highlights a few of the major recommendations from the 2012 document,¹ but will refer the reader to the original memo for more details.

Of the six counties required to conduct buildable lands analyses per the Growth Management Act (GMA),² only one county, Snohomish County, has completed its BLR in 2013. Snohomish County determined that it needed to complete its BLR earlier than the June 30, 2014 deadline per the GMA in order to provide data needed to support upcoming 2035 growth target development and GMA Comprehensive Plan Update

¹ Kitsap County UGA Sizing and Composition Remand: Local Circumstances, Trends, and Land Capacity Methods, Prepared by BERK and Mark Personius, April 30, 2012; Updated August 6, 2012. Appendix A of the Kitsap County Urban Growth Area (UGA) Sizing and Composition Remand Final Supplemental Environmental Impact Statement, August 10, 2012. Available: http://www.kitsapgov.com/dcd/community_plan/comp_plan/eis/vol_2/final%20seis/FSEIS%20Appendix%20Development%20Trends.pdf

² Clark, King, Kitsap, Pierce, Snohomish, and Thurston counties.

efforts. As a result of completing their BLR a year early, Snohomish County is the first to address some of the emerging issues in buildable lands methodology and is an important reference for some of the methods recommended in this memo.

This memo is organized around the primary steps in the commercial buildable lands methodology, describing the method used for Kitsap County’s 2007 BLR and identifying any potential adjustments or improvements that should be considered for the 2014 BLR.

OVERALL STRUCTURE OF SUPPLY AND DEMAND ESTIMATES

The Kitsap County 2007 BLR³ methodology takes several steps to convert projected employment into net acres of buildable land demanded in the 20-year planning period. These acres of demand were compared to net buildable acres in the land supply to determine the adequacy of buildable land in the County. The demand-side approach included the use of several gross countywide assumptions about lot coverage and parcel constraints that did not allow flexibility to address unique characteristics of different zoning categories or parcel constraints. The biggest structural change BERK recommends is to shift from an acres-based final comparison to an employee-based final comparison. In other words, compare employment projected to the number of employees the land supply can accommodate. In order to make this shift, several of the conversion factors previously applied to the demand-side estimate, would now be applied to the supply-side estimate. The following sections provide greater detail on how these changes could be implemented.

LAND SUPPLY ESTIMATES

The major steps to estimate buildable land supply are as follows:

Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9
Identify Vacant Parcels Zoned Commercial or Industrial	Identify Underutilized Parcels by Zone	Deduct Areas Impacted by Critical Areas	Deduct Future Roads/ R-O-W Needs	Deduct Future Public Facilities Needs	Deduct Capacity to Account for Unavailable Lands	Combine All Factors to Estimate Net Buildable Acres by Zone	Convert Net Buildable Acres to Determine Employment Capacity	Factoring in Vacant Employment Capacity

Step 1. Identify Vacant Parcels Zoned Commercial or Industrial

This step involves selecting parcels from the Kitsap County Assessor’s database based on vacancy status as described in the 2005 ULCA.

The first step is to identify all vacant parcels (Assessors Tax Code 9100) in each of the commercial/industrial zones. This step is further refined by eliminating all vacant tax exempt parcels within these zones. The result can be considered the inventory of “gross acres” for all vacant urban C/I zoned lands in the respective UGAs.

³ http://www.kitsapgov.com/dcd/community_plan/blp/bls.htm

No change to the basic Urban Land Capacity Analysis (ULCA) methodology employed by Kitsap County is recommended for this step.

A few additional considerations are listed below:

- **Treatment of mixed-use zones.** It is unclear in the ULCA how mixed-use zones are being handled; however, in practice a 50/50 split between residential and commercial capacity appears to be used. For these zones, assumptions on the share of capacity that will be dedicated to residential development and commercial development should be established. Only the commercial portion of capacity should be included in the commercial supply estimates. Analysis of recent or existing mixed-use developments in the County can be used to establish these assumptions, if they don't already exist. Given little mixed use development in the past⁴ Kitsap County prefers to continue the 50/50 split.
- **Planned developments.** The ULCA was not clear on how planned developments (permitted but not built yet or planned under an approved development agreement) are being handled. Parcels for these projects should be removed from the buildable land supply and have their planned capacity added directly to final buildable land inventories. This practice could be applied for developments receiving final land use approval. Kitsap County staff have found that properties with preliminary approval can morph over time with amended applications, particularly during the recession and recovery.
- **Rural areas.** Kitsap County does not conduct buildable lands analysis in rural areas, as it is not required under GMA. However, the County may want to consider doing an informal buildable lands analysis in rural areas to assist with subarea and traffic analysis zone (TAZ) growth allocations.

Step 2. Identify Underutilized Parcels by Zone

The original 2005 ULCA approach included the following procedures:

Identify All Developed Parcels Zoned Commercial or Industrial: *The first step is to identify all developed parcels in each of the six commercial/industrial zones. This step is then refined by eliminating: 1) all "unavailable" developed parcels in the non-residential zones—essentially multifamily residential units, mobile home parks, streets and rights-of-way and current use tax parcels within these zones; and 2) all developed tax-exempt parcels within these zones.*

Identify Developed Parcels Zoned Commercial or Industrial that are Likely to Redevelop (-): *The second step is to identify already developed lands (from Step 1) that are likely to redevelop over the course of the planning period. This is done by examining the relationship between a parcel's improvement (i.e., building) value and its land value. The primary assumption is that a developed C/I parcel is considered to be underutilized when the parcel's improvement value is less than its corresponding land value (i.e., the land is worth more than the buildings on it). Put another way, developed parcels are most often considered underutilized when the*

⁴ The 2012 Remand trends analysis noted that essentially no redevelopable land was consumed for residential purposes; redevelopable land is often in mixed use designations.

improvement-to-land value ratio is less than 1.0. Most communities use improvement-to-land value ratios generally ranging from 0.25 to 1.5 to identify redevelopment opportunities among non-residential parcels, depending on local market conditions and characteristics. In this C/I approach, parcels with improvement to land value ratios greater than 0.5 are deducted from the C/I inventory identified in Step 1—leaving an estimate of the “gross acres” of developed C/I parcels considered underutilized or likely to redevelop over the course of the planning period in each of the respective UGAs.

The following sections provide some potential considerations for determining underutilized lands. Kitsap County anticipates no changes to the basic method, but may choose to analyze additional options to see if location specific options are appropriate.

Redevelopable Parcels

The Kitsap County ULCA currently considers commercial and industrial parcels with a ratio of improvement value to land value less than 0.5 to be underutilized and having the potential for redevelopment in the 20-year planning period. This ratio is in line with the methods used in several jurisdictions and is the most common ratio used by King County jurisdictions. Snohomish and Whatcom County use a 1.0 ratio so there is flexibility if Kitsap County had rationale for increasing the 0.5 threshold.

Kitsap County could consider doing some analysis of historical parcel data and see what the improvement value to land value ratio has been for commercial and industrial parcels that have seen redevelopment over the past five to ten years. This would provide information on whether the 0.5 threshold should be adjusted or not. If additional analysis is not feasible at this point, continuing to use the 0.5 threshold or increasing the threshold to 1.0 are both reasonable options.

Another category of redevelopable parcels used in other jurisdictions is to flag any commercial or industrial zoned parcels currently occupied by single-family residential uses. These are parcels likely to redevelop given their highest and best use is likely a more dense commercial or industrial use. Kitsap County could consider adding this designation of redevelopable parcels if it has a number of single-family uses located on commercially-zoned property. Depending on the location of these parcels, and market conditions, some of the homes may be converted to office or retail uses, or demolished and replaced. If trend information shows these homes are being replaced, this could be incorporated into the buildable land analysis.

Partially-used or Partially Vacant Parcels

Kitsap County currently does not factor in “partially-used” or “partially-vacant” commercial or industrial parcels in its ULCA. This category, used by some jurisdictions, is used to describe parcels where existing buildings only use a portion of a parcel and additional development could occur on the site without demolition. Partially-used parcels are often identified for residential land, but not always for commercial/industrial land, because non-residential development patterns can vary widely, making it difficult to properly identify partially-used commercial parcels. The typical method of identifying partially-used commercial/industrial parcels is to set a floor-area-ratio (FAR) threshold and select parcels with FAR below the threshold. The County could consider adding this category of underutilized parcels but need not do so given the complexity of the issue and the fact that improvement value to land value ratios, used to identify redevelopable parcels, will capture many of the these partially-used parcels already.

Step 3. Deduct Areas Impacted by Critical Areas

Kitsap County currently deducts critical areas from the vacant and underutilized land supply. The method considers the critical areas ordinance definitions and buffers for “streams, wetlands, floodplains and geologic hazard areas”:

This step measures critical areas ordinance (CAO) impacts on all underutilized C/I parcels identified in Step 2. First it identifies unencumbered acres (i.e., acres of vacant C/I zoned parcels without CAO coverage or impact). Then it identifies the acres with CAO coverage and estimates the net impact of those critical areas on the parcel’s development potential by deducting the portions of the affected parcels’ assumed to be unavailable for redevelopment due to the provisions of the CAO. These calculations are based on the same CAO “reduction factor” assumptions recommended by the Board for use in the Urban Residential ULCA on April 25, 2005.

No change to the ULCA methodology is recommended for this step.

Step 4. Deduct Future Roads/ Rights-of-Way Needs

Kitsap County currently applies a 20% reduction factor to the buildable land supply to account for future roads and rights-of-way (ROW) required to accommodate future development. The August 2012 memo by BERK and Mark Personius on land capacity methods provides analysis of recent plat activity to support the 20% reduction factor as well as a comprehensive table comparing ROW reduction factors in other jurisdictions. No change to the ULCA methodology is recommended for this step.

Step 5. Deduct Future Public Facilities Needs

Kitsap County previously applied a 15% reduction factor to the buildable land supply to account for future public facility needs (e.g. parks, schools, stormwater treatment, fire and public safety facilities, utilities, libraries, churches). The August 2012 memo by BERK and Mark Personius on residential land capacity methods recommended that the County consider altering this assumption based on plat analysis showing a trend of 22-25%, higher than the 15%. Other considerations included the potential for greater percentages due to regional facilities, variable deductions for short plats that have less efficient lot patterns, and increasing stormwater standards for smaller lots. As part of the Remand, a 20% factor was assumed, and could be applied to employment lands as well. Alternatively, the County could first remove known regional public land needs identified in the comprehensive plan, then apply an onsite reduction factor based on trends. This methodology refinement could be considered.

Kitsap County intends to apply results of Remand which increased the factor to 20% based on trends. In particular locations, the County may choose to remove known regional needs identified in comprehensive plans.

Step 6. Deduct Capacity to Account for Unavailable Lands

As noted in the 2005 ULCA not all land would develop or redevelop:

This step seeks to identify C/I zoned underutilized lands remaining in the inventory to this point that are likely to be unavailable for development over the planning period due to legal constraints or factors related to landowner intent (e.g., property owners who withhold land from sale,

property subject to legal encumbrances, easements that preclude development, etc.).

Kitsap County currently applies a 5% reduction factor to vacant land and 15% reduction factor to redevelopable land to account for parcels unlikely to be redeveloped in the 20-year planning period based on landowner preferences. These reduction factors, sometimes referred to as “market factors” are the lowest market factors used by any major GMA counties in Western Washington (see 2012 *Kitsap County UGA Sizing and Composition Remand: Local Circumstances, Trends, and Land Capacity Methods*). However, under Kitsap County’s commercial buildable lands methodology, additional “safety” reduction factors are applied in demand-side calculations to effectively increase the deduction for unavailable lands.

BERK recommends removing or reducing the safety reduction factors in demand calculations (see Demand section below), and thus Kitsap County may want to consider increasing its market factor assumptions to be in line with other jurisdictions.⁵

Kitsap County intends to remove or reduce the safety reduction factors in demand calculations, and increase market factor assumptions to be in line with other jurisdictions. For example, the market factor for vacant lands could be 20% and the market factor for redevelopable lands could be 25%.

Step 7. Combine All Factors to Estimate Net Buildable Acres by Zone

This step simply applies all the previous steps to arrive at net buildable acres by commercial or industrial zone as described in the 2005 ULCA:

This is the final step in the C/I ULCA methodology. It calculates the remaining supply of underutilized land (in “net” acres) able to accommodate new commercial and industrial development within the applicable UGAs after all the preceding reduction factors have been accounted for...

Step 8. Convert Net Buildable Acres to Determine Employment Capacity

This step was not carried out in the 2007 BLR methodology because the final supply versus demand comparison was in terms of net buildable acres. We have outlined below, the ways in which net buildable

⁵ The 2006 Draft EIS for the Kitsap County Comprehensive Plan, August 2006, documented the County’s original market/safety factor for employment in 1998 and 2006 as follows:

STEP 7: In addition, staff used an appropriate market/safety factor for industrial and commercial development to ensure that job growth was not deterred by a limited land supply and/or incorrect assumptions. This factor was set at 50% for industrial and 25% for commercial (A-182 and A-183).

2006

In 2006, because the ULCA deducts 5% of vacant land as “unavailable” and 15% of underdeveloped land as “unavailable” (contained in the 46% constraints factor above) the market/safety factor was set so that in combination with the ULCA unavailable lands deduction, the 50% safety factor for industrial and the 25% safety factor for commercial set in the 1998 Plan would not be exceeded. The net effect is that vacant industrial land would have a combined unavailability/safety factor of 40% while the underdeveloped industrial land would have a combined factor of 50%. Likewise for commercial, the combined unavailability/safety factor would be 15% for vacant and 25% for underdeveloped lands. This recognizes that vacant land is more desirable and typically easier to develop than land that is already partially used.

acres can be converted into employment capacity, which can then be compared directly to employment projections. This change in methodology will allow Kitsap County to avoid a few problematic conversion assumptions on the demand-side estimates and give the ULCA flexibility to incorporate land-supply-side adjustments by zoning category, geographic area, or other parcel attribute.

Converting Acres into Building Square Footage: Lot Coverage Percentages versus Floor Area Ratios

The traditional method of converting net buildable acres to employment capacity is to first convert acres to building square footage capacity by multiplying net buildable acres by an assumed FAR for each commercial/industrial zone.

Kitsap County has approached this conversion differently in previous buildable lands analyses. The County applied “percentage of lot coverage” averages (38% for industrial and 32% for commercial) on the demand-side estimate acres of land demanded. The key limitation of this method is that it assumes all future commercial development will be one-story buildings. This is not a reasonable assumption in some locations, particularly for office space, which is often multi-story; however, one story is appropriate for retail development. BERK recommends switching from a lot coverage factor to FAR assumptions for each commercial/industrial zone and applying this conversion on the land supply-side estimates. FAR assumptions would take into account commercial development types that have more than one story and more accurately estimate future building capacity on developable land.

The August 2012 memo by BERK and Mark Personius on land capacity methods provides updated analysis of residential achieved densities over the past ten years, to update density assumptions for the buildable lands analysis. Kitsap County could consider doing a similar analysis for recent commercial and industrial development activity to develop FAR assumptions for each zone. In places where recent building data are not readily available, FAR can be calculated for older commercial developments in Kitsap County, or commonly accepted FAR assumptions used in neighboring jurisdictions could be used. FAR assumptions could also vary by UGA based on local circumstances.

Kitsap County intends to apply an FAR approach; areas with greater than one story should be limited to particular locations where the market supports that level of development.

Vacancy Rate Adjustment

The current ULCA does not include an assumption about vacancies in future commercial space, which is fairly common in other jurisdictions’ land capacity methodologies. BERK recommends that Kitsap County adopt a five percent (5%) vacancy rate assumption on future commercial space estimates. Five percent is a well-accepted base assumption for commercial vacancies.

The way this factor could be applied is after net buildable acres is converted to building square footage using FAR assumptions, the square footage total can be reduced by 5% to represent vacancies.

Converting Square Footage into Employment Capacity: Employment Density

The traditional method of converting building square footage into employment capacity is to divide square footage capacity by employment density assumptions (square footage of building required per employee). Kitsap County carried this conversion out on the demand-side in the 2007 BLR. BERK recommends that this step be carried out on the supply-side instead. Kitsap County already has a range of employment density factors developed for the 2007 BLR (969 sf/employee for industrial, 375-500 sf/employee for commercial). Based on the most recent buildable lands guidance from the Department of Commerce, jurisdictions may use 2007 BLR density and FAR factors in 2014 updates if little housing or commercial development has

occurred since the last BLR evaluation period.⁶ Limited commercial activity during the recession is likely justification to continue using 2007 BLR employment density factors.

The County may also consider continuing its approach of assuming a percent split of commercial space in industrial zones and industrial space in commercial zones. This percentage split could be optionally applied by the County and cities using available trend information (including past assumptions if little development has occurred).⁷ See Exhibit 1.

**Exhibit 1. Percentage of Employment in Commercial or Industrial Space:
1998 Comprehensive Plan as Modified by 2006 Comprehensive Plan**

Sector	Percent of Employment in Industrial Buildings	Percent of Employment in Commercial Buildings
Construction/Resource	0.15	0.85
Manufacturing	0.95	0.05
WTU [warehousing/transportation/utilities]	0.8	0.2
Retail	0.1	0.9
FIRE	0.1	0.9
Services	0.2	0.8
Government	0.5	0

Note: This distribution was based upon percentages of each employment sector that was expected to be located in either industrial or commercial structures per the 1998 Kitsap County Comprehensive Plan for the 1997-2017 period. It was carried forward in the 2006 plan, except that the WTU category indicates 80% employees in industrial buildings and 20% in commercial buildings. This was based on professional recommendations from ED Hovee & Company to the County.

Source: Kitsap County 10-Year Comprehensive Plan Update and Integrated Draft Environmental Impact Statement, August 29, 2006, Appendix D.

Example Calculation to Determine Employment Capacity

Exhibit 2 provides an example converting net acres to square footages based on floor area ratios, a 5% vacancy rate, and jobs based on square footage rates per employee:

⁶ November 27, 2012 Department of Commerce memo to Buildable Lands County-wide Decision-Making Bodies. Subject: Buildable Lands Reports.

⁷ In 1998 and 2006, Kitsap County applied this assumption in its land demand estimates. Splits varied by sector (e.g. in industrial zone allowing warehousing 80% would be industrial employment space and 20% commercial; in commercial zones retail would require 90% of estimated space and 10% would be industrial).

Exhibit 2. Example Employment Capacity Assumptions

	Industrial Zone	Neighborhood Commercial Zone
Net Developable Acres	35.66	4.57
Floor Area Ratio Assumptions	0.3	0.25
Building Area Estimates Square Footage	466,063	49,794
Vacancy Rate Adjustment (5%)	442,760	47,305
Employment Rate - Square Feet Per Employee	969	500
Resulting Employment Capacity - Jobs	457	95
Share of Industrial Jobs	434	9
Share of Commercial Jobs	23	85

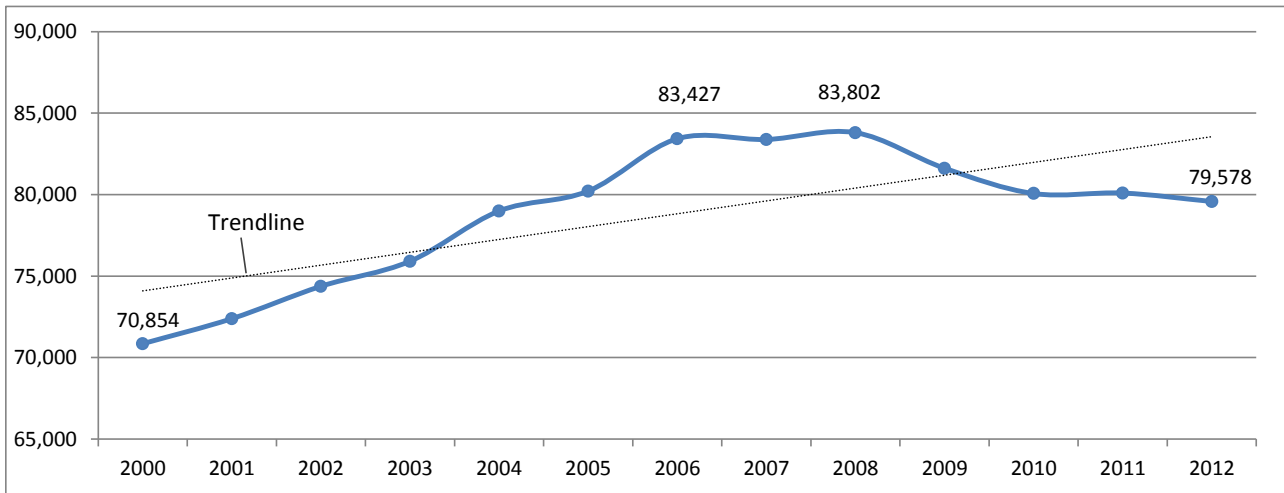
Note: Floor area ratios are based on 1) average floor area ratios for industrial uses in Manufacturing Industrial Areas designated by the Puget Sound Regional Council, compiled by Community Attributes in 2012, for the City of Kent Industrial Center Assessment. and 2) a mean retail floor area ratio (0.25) value for King County based on a 2006 study, Frank, Lawrence D. et al., Many Pathways from Land Use to Health: Associations between Neighborhood Walkability and Active Transportation, Body Mass Index, and Air Quality. Journal of the American Planning Association, Winter 2006, Vol. 72, No. 1. Available: <http://www.actrees.org/files/Research/JAPAFrank06.pdf>.

The floor area ratio assumptions are illustrative, and the County and cities will need to develop appropriate assumptions based on permit trends or assumed plan-based ratios.

Step 9. Factoring in Vacant Employment Capacity

One issue that has not been considered in previous land capacity analyses for any of the major GMA counties in western Washington is the issue of excessive commercial and industrial space vacancies caused by the recent economic downturn. Kitsap County has lost over 4,000 jobs since the most recent employment peak between 2006 and 2008. Exhibit 3 below shows the trend in total covered employment in Kitsap County between 2000 and 2012.

Exhibit 3
Kitsap County Total Covered Employment, 2000-2012



Source: Puget Sound Regional Council, 2013

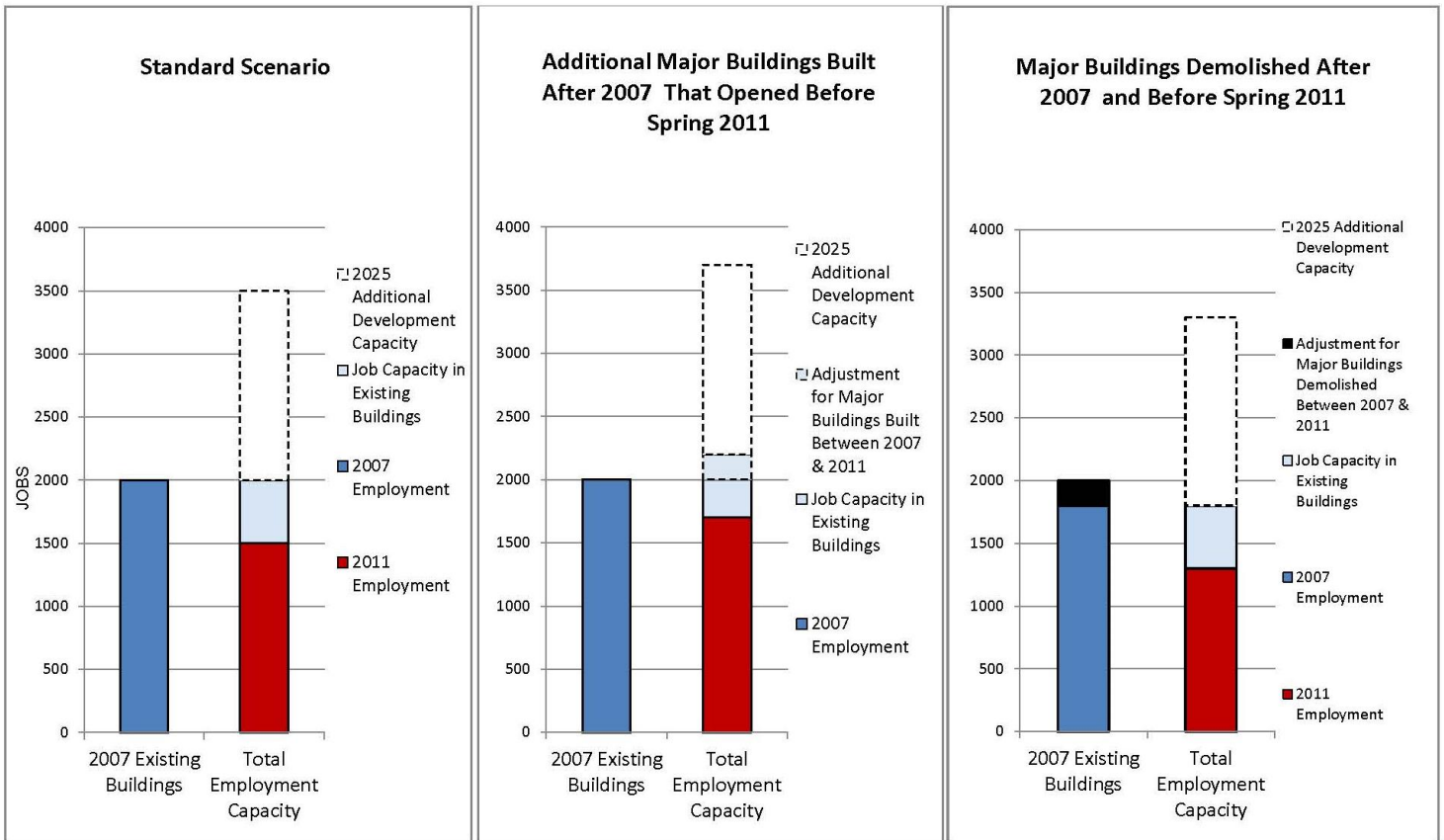
The current ULCA only estimates future employment capacity on vacant or underutilized lands, but does not factor in unused vacant capacity in the existing commercial building stock. Snohomish County’s 2012 BLR is the only updated land capacity methodology that accounts for this latent capacity caused by the recession. Snohomish County has decided to count employment lost since the spring of 2007 as additional employment capacity to add to the capacity estimated for buildable land. The Snohomish County method factors in any major commercial/industrial buildings built or demolished between 2007 and their BLR base year (2011) to adjust the vacant capacity figure. Exhibit 4 is the visual representation of this method included in the 2012 Snohomish BLR.

In Kitsap County’s situation, the BLR period is probably 2006-2012 and the most recent employment peak was 2008. BERK recommends that the County consider counting the employment lost between 2008 and 2012 as unused capacity in existing commercial/industrial buildings. The County should make adjustments for commercial buildings built or demolished since 2008 to best estimate the capacity in existing buildings.⁸

Snohomish County has expressed that this method is temporary, in response to the economic recession, and expects to return to its standard method of estimating employment capacity in future BLRs. However, given that previous employment peaks show a documented level of capacity, we recommend that this approach be used for all future land capacity analyses to ensure that unused vacant capacity, if it exists, is always factored into long-range estimates of capacity.

⁸ The County’s most detailed employment information, at the transportation analysis zone level, is for the years 2003 and 2010. In that case, if permit information is available for that period, it would be worthwhile to report building permit information by year to compare growth/loss in jobs versus building space added and demolished.

Exhibit 4
Snohomish County Visual Representation of Job Capacity in Existing Buildings Concept



Source: Snohomish County 2012 Buildable Lands Report, pg. 33.

Our suggested approach for Kitsap County is to compare the building permits between the last base year and the current base year, including building space added or demolished, to the change in employment in the same period. If the amount of building space is greater than would be implied by the employment change (comparing to the employee square footage rates) the excess building space and associated employee capacity could be added to the supply side.

LAND DEMAND ESTIMATES

As discussed earlier, the previous 2007 BLR methodology included several steps to convert employment projections into net acres of land demanded. BERK recommends that most of these steps be moved to the supply-side estimates so that no adjustments need to be made to employment projections. The final comparison for adequacy can be total employment projected compared to total employment capacity in buildable land. Listed below are several of the conversion steps used in the 2007 BLR and a description of how BERK recommends the step be removed or shifted to the supply-side calculations.

Splitting Employment Projections into Industrial and Commercial Categories

The previous BLR methodology used assumptions about what share of each employment sector is in commercial or industrial space. See Exhibit 1. This is the one step Kitsap County may want to keep in its

next BLR methodology. By converting employment projections by sector into industrial and commercial categories, final employment demand can be compared to industrial and commercial land supply.

Converting Employment Projections into Square Footage Demanded

BERK recommends this conversion, which uses employment density factors, be moved to the supply-side estimate as described in the previous section.

Converting Square Footage Demanded into Gross Buildable Acres Demanded

This step involved using the lot coverage percentages described earlier to take square footage and convert it into gross acres demanded. BERK recommends moving this conversion to the supply-side estimate and change the factor from a problematic lot coverage percentage to achieved floor area ratios by zoning category.

Converting Gross Buildable Acres Demanded to Net Buildable Acres Demanded

This step involved applying a countywide percentage of developable land constraints (46%) to convert gross acres demanded into net acres demanded. BERK recommends that this conversion only be handled in the supply-side calculations. The combination of rights-of-way, public uses, and market factors in the supply-side calculations address this issue. By keeping the parcel constraints calculations on the supply-side, the County can adjust deduction factors flexibly for different geographic areas, zoning classes, or parcel types, as necessary. The 46% developable land adjustment applied on demand-side calculations does not offer the same flexibility.

Safety Factors

The previous BLR applied additional “safety factors” on space demand projections to ensure job growth was not deterred by a limited land supply and/or incorrect assumptions. BERK recommends removing these safety factors and increasing the market factors for unavailable land used in the supply-side capacity estimates.

SUMMARY RECOMMENDATIONS

The following chart in Exhibit 5. identifies the options considered in this memo. Kitsap County has met with Kitsap Regional Coordinating Council member jurisdictions to review these options. Kitsap County has also tested the methods. Based on its evaluation, Kitsap County has adapted the commercial buildable land methods for use in its 2014 BLR (right column).

Exhibit 5. Kitsap County – Commercial Buildable Lands Approach

Topic	Description of Current Approach and Options	Kitsap County Direction
Land Supply Estimates		
Identify Vacant Parcels	Determines which parcels are vacant. Maintain basic approach, but add clarity around mixed use split and planned developments. Consider rural capacity as appropriate.	Maintain 50/50 commercial and residential split. Identify planned developments with final land use approval, not preliminary approval.

Topic	Description of Current Approach and Options	Kitsap County Direction
Identify Underutilized Parcels	<p>Determines which parcels are redevelopable.</p> <p>Can continue basic assumptions. Consider analyzing improvement to land value ratio. Consider addressing commercial and industrial lands with single family development or partially developed lands. However, this may be market dependent and UGA specific.</p>	<p>No changes to basic method.</p> <p>Analyze additional options to see if location specific options are appropriate.</p>
Deduct Area Impacted by Critical Areas	Removes critical area acres from buildable parcels.	No changes.
Deduct Future Roads/ROW Needs	Applies 20% reduction factor to buildable land supply.	No changes
Deduct Future Public Facilities Needs	<p>Original method applies 15% reduction factor to buildable land supply. Remand documented 22-25% deduction in plats, and short plats were more variable as is stormwater deductions on smaller properties. A deduction of 20% was used for residential land capacity in the Remand. Consider applying Remand deduction of 20%. Alternatively consider what regional facilities may need to be deducted and apply a parcel deduction based on trends.</p>	<p>Generally, apply results of Remand which increased the factor based on trends.</p> <p>In particular locations, the County can remove known regional needs identified in comprehensive plans.</p>
Deduct Capacity for Unavailable Lands	<p>Current method applies 5% reduction factor to vacant land and 15% reduction factor as well as a safety factor (combined total deduction is: vacant industrial land has a combined unavailability/safety factor of 40% while the underdeveloped industrial land would have a combined factor of 50%. For commercial land, the combined unavailability/safety factor is 15% for vacant and 25% for underdeveloped lands.</p>	<p>Remove or reduce the safety reduction factors in demand calculations, and increase market factor assumptions to be in line with other jurisdictions. For example, the market factor for vacant lands could be 20% and the market factor for redevelopable lands could be 25%.</p>
Convert Net Acres to Employment Capacity	<p>Converts net acres to jobs.</p> <p>Consider using FAR and employment density assumptions.</p>	<p>FAR should be added; areas with greater than one story should be limited to particular locations where the market supports that level of development.</p>
Vacancy Rate Adjustment	Consider using 5% reduction factor to square feet capacity figures	Include adjustment.
Factoring in Vacant Employment Capacity	Consider factoring in vacant employment capacity due to job loss from recession starting in 2008	Include adjustment.

Topic	Description of Current Approach and Options	Kitsap County Direction
Land Demand Estimates		
Splitting Employment Estimates into Commercial and Industrial Jobs	Breaks employment projections into broad commercial and industrial categories – continue current approach.	No changes.
Converting Employment to Square Feet Demanded	Converts employment projections to square feet needed to accommodate jobs. Apply on supply-side.	Include method.
Converting Square Feet to Gross Acres	Converts square feet to gross acres of land needed. Apply on supply-side and use FARs	Include method.
Converting Gross Acres to Net Acres	Applies reduction factors to gross acres. Apply on supply-side.	Include method.
Safety Factor	Consider removing safety factors and increasing the market factors for unavailable land used in the supply-side capacity estimates. See above.	See above.



PLANNING DEPARTMENT



MEMO

To: Katrina Knutson, Senior Planner
From: Alyse Nelson, Associate Planner
Subject: City of Poulsbo's 2014 Buildable Lands Report – Commercial Land Capacity Assumptions
Date: May 30, 2014

The City of Poulsbo has determined to run the analysis for Commercial Land Capacity with several variations to the assumptions from the Kitsap County approach. The purpose of this memo is to document these variations. Unless specifically mentioned within, the City followed the Land Capacity methodology laid out in the BERK memorandum prepared to review Kitsap County Commercial Buildable Lands Methods (dated March 24, 2014).

I. Underutilized Parcels (Step 2)

In the BERK memorandum, the authors discuss appropriate ratios to determine whether a parcel is likely to redevelop in the planning period. Redevelopable properties typically include parcels where the land value is higher than the improvement value. In Kitsap County, parcels with an improvement value to land value ratio of less than 0.5 are considered underutilized and likely to redevelop. The BERK memo noted that jurisdictions across Washington State use ratios ranging from 0.25 to 1.5 to identify redevelopment opportunities, depending on the local market conditions.

The City performed a GIS analysis of all commercial and business properties (Commercial, Business Park, Office Commercial Industrial, and Light Industrial zones) in the city limits and urban growth area (UGA) to consider what an appropriate redevelopable ratio would be in Poulsbo. Throughout Poulsbo and the UGA, the average

improvement value/land value ratio (excluding public properties and properties with an improvement value of \$0) was 3.4. In more developed areas of the City, like the C-1 and C-3 zoning districts, the average was over 4.5.

The GIS analysis revealed that most properties were either not underutilized (high improvement/land value) or clearly underutilized with a ratio of less than 0.5. However, there were several properties clustered mainly around Viking Avenue where the improvement value/land value ratio was between 0.5 and 1.0. The Viking Avenue corridor lost several key businesses during the recession, including RV and vehicle sales businesses. Many of the properties with a ratio between 0.5 and 1.0 are vacant car/sales lots where there were small or no physical structures. Some properties were either single-family residences or homes that had been converted to commercial use.

The City has adopted incentives for the Viking Avenue corridor with its latest zoning code update (adopted in 2013) that should spur further redevelopment of the corridor. Based on the City's local knowledge of vacant developed properties and the adoption of incentives for the corridor, the City decided to utilize a 1.0 ratio for all commercial and industrial properties along the Viking corridor.

There were just a handful of parcels outside of the Viking corridor that had improvement/land value ratios between 0.5 and 1.0. These included converted single-family residences being used for business and a couple of small commercial buildings in the C-1 and C-3 zones. The City determined to apply the 1.0 ratio to these properties as well because these zoning districts have an average improvement/land value ratio greater than 4.5, which is higher than the City's overall average ratio of 3.4.

The City determined that the 0.5 ratio would remain in effect along the City's shoreline properties due to reduced redevelopment potential because of shoreline regulations. The properties with a ratio between 0.5 and 1.0 along the shoreline are all located within the Urban Conservancy shoreline designation.

II. Critical Area Reduction Factor (Step 3)

The City conducted a GIS parcel-by-parcel analysis to determine an accurate percentage of critical areas for the city and urban growth area. This calculation was completed in 2008 during the Comprehensive Plan update. Since the City is still operating under the same Critical Areas Ordinance and buffer widths have not changed, no further analysis is contemplated with this update. The 26.5% critical area reduction factor is appropriate within the Poulsbo city limits and urban growth area.

III. Floor Area Ratio (FAR) Analysis (Step 8)

The County's updated land capacity methodology had utilized a percent of lot coverage calculation to convert net buildable acres to employment capacity. The lot coverage percentage was 38% for industrial zones and 32% for commercial zones. BERK noted that a key limitation to lot coverage was that it assumed buildings would be one-story, which is not always the case, particularly in office zoning areas. BERK recommended that the County consider utilizing the FAR approach rather than lot coverage, particularly where buildings were expected to be over one story.

In order to determine the appropriate methodology for the City, Planning staff reviewed the existing building stock in the commercial and industrial zones to determine the average Floor Area Ratios within Poulsbo. Using GIS, the City analyzed the FAR for parcels that were considered "not underutilized." Most of the City's commercial/business zoning districts had an average FAR/lot coverage percentage near the County's assumed lot coverage of 32% or 38%.

The C-1 Downtown/Front Street zoning district had a higher FAR than the lot coverage ratio assumption. The average FAR for non-underutilized properties in the C-1 district is 0.75. In this zoning district, the City allows up to 100% lot coverage, and buildings can be up to 35 feet in height. It is likely that most new buildings in the zoning district will attempt to maximize the development potential by achieving FAR greater than 1. After reviewing development trends, the City determined that a 1.5 FAR is an appropriate assumption for future development in the C-1 zoning district.

The C-3 SR 305 Corridor zoning district also had a higher FAR when reviewing buildings built since the late-1990s. The average FAR for buildings built during that time period was 0.37. In the C-3 zoning district, the City allows up to 50% lot coverage. New buildings built in the C-3 zoning district are typically office structures with more than 1 story. Based on this trend, the City decided to utilize the 38% lot coverage percentage for the C-3 zoning district.

IV. Olhava Master Plan Area (Step 2-Step 8)

There are two Business & Employment District zones that fall entirely within the Olhava Master Plan area – C-4 College MarketPlace Commercial and Business Park. In these zoning districts, there is a recorded development agreement that documents the overall square footage of development approved with the master plan. The land within the master

plan boundaries has already had critical areas, road rights-of-way, and public facilities reductions taken out during the planning process. The development agreement places a limit on commercial and business park building square footage, which is more appropriate to apply to this area than using gross acreage and applying the reduction factor steps 2-7.

The developers' agreement set limit on commercial (C-4) square footage of 840,000 square feet. To date, 395,917 square feet has been built and 6,004 square feet is under construction. That leaves 438,079 square feet left to develop.

In the business park zoning area, there is 325,000 square feet approved for development. To date, 120,350 square feet has been built. There is 204,650 square feet left to build in the Business Park area.

Rather than using a lot coverage calculation assumption to determine building square footage in these zoning districts (Step 8), the City used the remaining square footage left to build in calculations. The "Building Square Footage" field on the City's tables is based on the total development approved as part of the development agreement after subtracting existing approved and developed square footage.

V. Roads and Right-of-Way Reduction

The City performed a GIS analysis to determine an appropriate road and right-of-way reduction factor for the City's commercial land capacity analysis. This involved a two-step process. First, the Transportation Element Future Roads Map of the City's Comprehensive Plan was analyzed for future roads located within the commercial/business zoning districts. The City's street grid is well developed, and there are only a few planned future roads within the commercial/business zoning areas.

Next, the commercial/business zoned underutilized and vacant parcels were analyzed for frontage improvements. This involved measuring frontage length of properties along vacant and underutilized properties in the commercial/business zoning districts (including the UGA and city limits). While not all new developments will require additional right-of-way dedication, the City determined it would be conservative to assume that each frontage would require a 10-foot right-of-way dedication.

Adding together the planned future roads length along with the 10-foot right-of-way width dedications along vacant and underutilized properties, there was approximately 355,000 square feet of planned future roads and right-of-way. Out of a total of approximately 9,312,300 square feet of Business and Employment vacant and

underutilized parcels, this accounts for approximately 3.8% of the total vacant and underutilized land.

The City decided to apply a 5% road and right-of-way reduction factor in the city limits and urban growth area after completing this analysis.

VI. Public Facilities Reduction

The City performed an analysis to determine an appropriate public facilities reduction factor for the City's commercial/business zoning districts. The public facilities reduction factor is meant to capture land needed for a variety of public and quasi-public facilities, including parks, utilities, stormwater management facilities, schools, government buildings, and churches. In the 2005 ULCA, the County applied a 15% public facilities reduction factor. In the 2014 BERK memo, the County decided to apply a 20% reduction factor based on its trends.

In order to determine an appropriate number for the City of Poulsbo, the City approached the analysis by 1) reviewing commercial/business zoning district projects for stormwater facilities, 2) analyzing the overall percentage of public facilities placed within the Business and Employment District zoned land within the urban growth area and city limits, and 3) reviewing the Comprehensive Plan's Capital Facilities Plan for anticipated future public facilities.

First, the City reviewed recent projects within the commercial/business zoning districts, looking in particular for projects where stormwater management occurred above ground. Many commercial and light industrial projects manage stormwater completely in underground facilities, such as stormwater vaults. Others utilize direct discharge to Liberty Bay. Some have the majority of their stormwater system below ground with small above-ground water quality features. Most above-ground facilities are incorporated within the site's landscape areas and in required yard setbacks.

The overall percentage of land taken up by above-ground facilities based on the average of 15 projects with above ground facilities was 1.9%. The other 9 surveyed commercial and light industrial projects had no above-ground stormwater facilities.

Second, the City considered what an appropriate deduction for the other public and quasi-public facilities should be. This was approached from two angles: by looking at the current land uses in the commercial/business zones and by reviewing the City's Capital Facilities Plan.

Utilizing the Kitsap County Assessor's Property Class codes, the City used GIS to analyze the overall percentage of public facilities within the City's commercial/business zoning districts (including the UGA and city limits). The City removed the old City Hall and Police Station site from this analysis since both properties are for sale and will have commercial uses. Approximately 10.3% of all commercial/business land within the city and UGA is devoted to public facilities currently.

Third, the staff reviewed the City's Capital Facility Plan (CFP) to determine what an appropriate future trend will be with regard to public facilities. The City expects to see a reduction of public facilities as an overall percentage of the commercial/business zones based on a review of the Comprehensive Plan's Capital Facility Plan (CFP). The CFP does not identify a need for additional libraries, police or fire stations, or regional stormwater facilities. New schools are not anticipated; the North Kitsap School District recently closed a school and schools are typically within residential areas due to land price and access to students. The City is also seeing a decline in new church building. Churches have been moving into existing commercial storefronts, but not building new structures in the commercial/business zones. Any new church structures built in Poulsbo have been within the City's residential zones.

Based on a review of the existing facilities currently in place and an analysis of future public facility needs based on the CFP, the City doesn't anticipate growth of public facilities within the commercial/business zones in the city limits or urban growth area.

Based on the lack of new facilities planned within the 20-year CFP horizon, the City has decided a 10% public facility deduction adequately addresses the City's trends and future need for public facilities.

VII. Miscellaneous Methodology Notes

- City Hall & Police Station were kept in the analysis even though they are public properties because they are currently listed for sale. Although the improvement value/land value ratio would have defined them as non-underutilized (ratios of approximately 1.5 for each property), it was determined that they qualified as underutilized because their past public use would make it more difficult to transition to a private retail/service use and demolition will likely be necessary to develop.
- Private parking lots (Assessor's code 460) were left in the analysis where they were private and not part of an approved site plan.

- The Business Park and Office Commercial Industrial zoning districts are considered “Commercial” areas for purposes of lot coverage and employee square footage ratios.
- The smaller employee/square foot ratio for commercial zones was utilized in the C-1 zoning district due to the prevalence of small-scale retail stores in the downtown district.
- The acreage of approved planned developments were removed from the underutilized and vacant analysis and added back into the analysis as “Planned Developments” with their specific approved square footage amounts. The planned projects were selected because they either had a binding site plan, development agreement, or were clearing and grading the site with building permit review underway. The planned developments included in the analysis were:
 - Liberty Bay LLC Binding Site Plan (4,144 square feet in the C-2 zoning district)
 - Edward Rose Master Plan commercial square footage (12,975 square feet in the C-3 zoning district)
 - Safeway (59,285 square feet in the C-3 zoning district)
 - Eagle Harbor Light Industrial Buildings (22,800 square feet in the LI zoning district).
- The Poulsbo Place Master Plan commercial square footage was not included as planned development square footage because the development of Poulsbo Place has been largely residential and it is unlikely that the approved “maximum” square footage for commercial can be accommodated in the remaining property. The vacant commercial area in Poulsbo Place remained in the analysis as “vacant” property in the C-1 zone.