

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

PORT ORCHARD URBAN GROWTH AREA
Land Capacity December 31, 2012

DRAFT

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

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

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

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