

Land Capacity Analysis by Jurisdiction

- City of Bremerton
- City of Port Orchard
- City of Poulsbo
- Kitsap County ULCA
 - Urban Growth Areas
 - Bremerton East UGA
 - Bremerton West UGA
 - Central Kitsap UGA
 - Gorst UGA
 - Kingston UGA
 - Port Orchard UGA
 - Poulsbo JPA
 - SKIA UGA
 - Silverdale UGA
 - ULID #6 UGA

CITY OF BREMERTON

**City of Bremerton
2006 Buildable Lands Review
January 9, 2006**

**Methods Documented in City of Bremerton
ULCA Methodology Memo
(Minor modifications from Kitsap County methodology)
See Excel Tables as Submitted 1/9/06 for full data tables.**

Center Designations

	Commercial Capacity (GSF)	Residential Capacity (Units)	Population Capacity (Residents)
Neighborhood Centers			
Sylvan - Pine	6,722	45	99
Perry Ave.	8,328	56	122
Oyster Bay	43,376	289	636
Manette	27,030	180	396
Haddon Park	7,492	50	110
District Centers			
Wheaton - Riddell	134,640	1,558	3,428
Wheaton - Sylvan	77,969	780	1,715
Charleston	26,928	269	592
Downtown Regional Center			
Downtown Regional Center	481,254	1,925	4,235
Total Centers	813,739	5,152	11,334

Individual Centers

<i>Sylvan - Pine Neighborhood Center</i>	
Base Net Land Area (Acres)	26.36
Non - Buildable Factor	3.95
Remainder Net Land Area	22.41
Housing Buildout @ 20 / Acre	448
Population Capacity	986
Buildable Commercial Footprint	6.72
Buildable Commercial GSF	67,218
Housing Buildout After Market Factor	45
Population After Market Factor	99
Commercial GSF After Market Factor	6,722


<i>Perry Ave. Neighborhood Center</i>	
Base Net Land Area (Acres)	16.33
Non - Buildable Factor	2.45
Remainder Net Land Area	13.88
Housing Buildout @ 20 / Acre	278
Population Capacity	611
Buildable Commercial Footprint	4.16
Buildable Commercial GSF	41,642
Housing Buildout After Market Factor	56
Population After Market Factor	122
Commercial GSF After Market Factor	8,328



<i>Oyster Bay Neighborhood Center</i>	
Base Net Land Area (Acres)	18.90
Non - Buildable Factor	2.84
Remainder Net Land Area	16.07
Housing Buildout @ 20 / Acre	321
Population Capacity	707
Buildable Commercial Footprint	4.82
Buildable Commercial GSF	48,195
Housing Buildout After Market Factor	289
Population After Market Factor	636
Commercial GSF After Market Factor	43,376

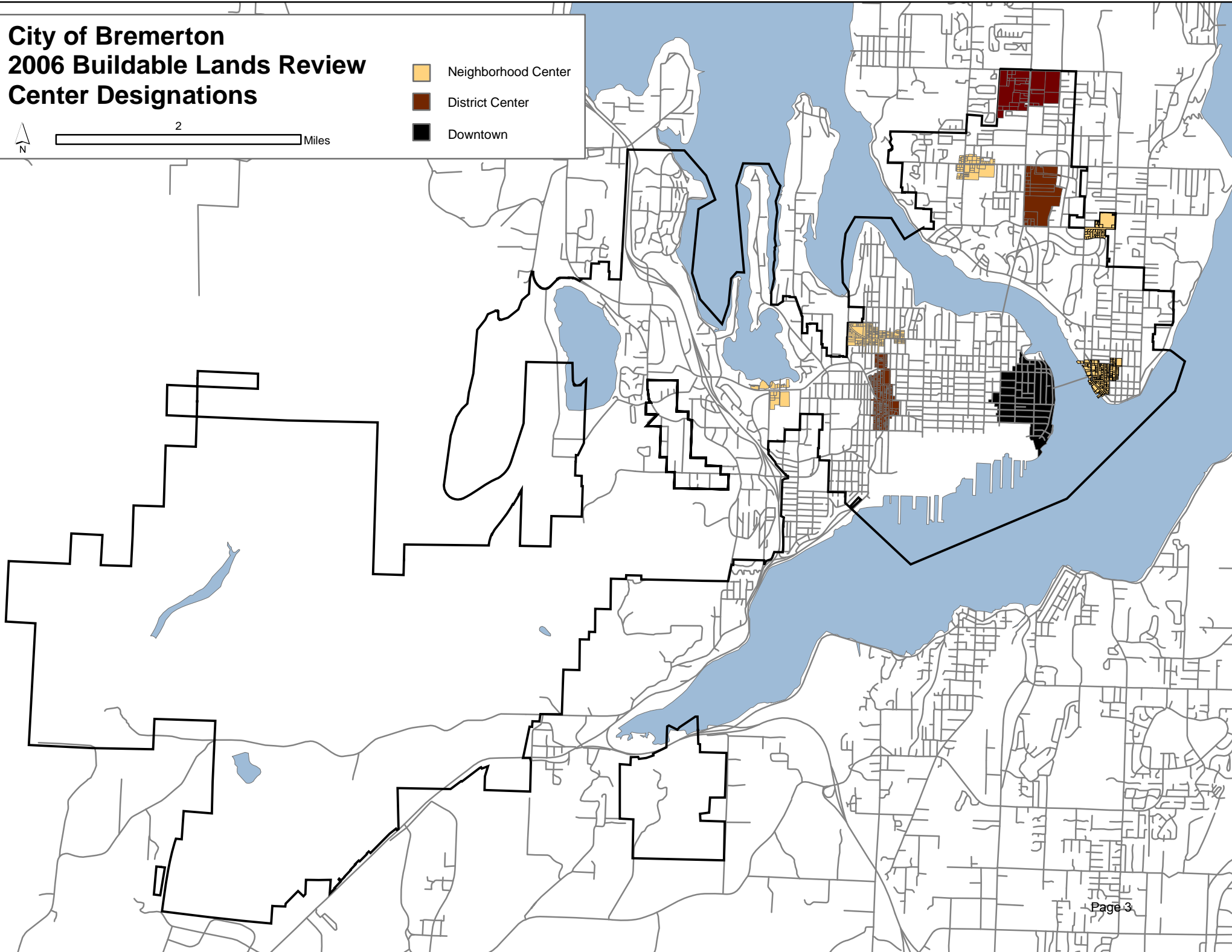
<i>Manette Neighborhood Center</i>	
Base Net Land Area (Acres)	26.50
Non - Buildable Factor	3.98
Remainder Net Land Area	22.53
Housing Buildout @ 20 / Acre	451
Population Capacity	991
Buildable Commercial Footprint	6.76
Buildable Commercial GSF	67,575
Housing Buildout After Market Factor	180
Population After Market Factor	396
Commercial GSF After Market Factor	27,030

<i>Haddon Park Neighborhood Center</i>	
Base Net Land Area (Acres)	29.38
Non - Buildable Factor	4.41
Remainder Net Land Area	24.97
Housing Buildout @ 20 / Acre	499
Population Capacity	1,099
Buildable Commercial Footprint	7.49
Buildable Commercial GSF	74,919
Housing Buildout After Market Factor	50
Population After Market Factor	110
Commercial GSF After Market Factor	7,492

City of Bremerton 2006 Buildable Lands Review Center Designations

-  Neighborhood Center
-  District Center
-  Downtown

  Miles



**City of Bremerton
2006 Buildable Lands Review
January 9, 2006**

Methods Documented in City of Bremerton
ULCA Methodology Memo
(Minor modifications from Kitsap County methodology)
See Excel Tables as Submitted 1/9/06 for full data tables.

Commercial / Industrial Designations

City of Bremerton 2006 Buildable Lands Review Single Purpose Commercial and Industrial Lands	
	Acres
Total Underutilized C / I Lands	189
Total Vacant C / I Lands	342
Total	531

<i>Underutilized Commercial and Industrial</i>	
Total Underutilized C / I Acres	315
ROW Deduction	63
Facilities Deduction	47
Unavailability Factor	16
Net Acres Vacant C / I Lands	189

<i>Vacant Commercial and Industrial</i>	
Total Vacant C / I Acres	787
Critical Areas Deduction	218
ROW Deduction	114
Facilities Deduction	85
Unavailability Factor	28
Net Acres Vacant C / I Lands	342

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Low Density Residential

<i>City of Bremerton 2006 Buildable Lands Update Low Density Residential Lands</i>	
Net Available Vacant Acres LDR	528
Estimated Unit Buildout of Vacant LD	4,347
Estimated Pop. Capacity of Vacant LDR	10,692
Net Available Underutilized Acres LDR	252
Estimated Unit Buildout Underutilized LDR	1,888
Estimated Pop. Capacity Underutilized LDR	4,644
Total Buildout Capacity LDR Lands: Units	6,234
Total Pop. Capacity LDR Lands: Residents	15,336

<i>Summary: Underutilized* Low Density Residential Parcels</i>	
Total Underutilized Acres	387
20% ROW Deduction	77
15% Facilities Deduction	58
Remaining Net Acres	252
Estimated Buildout Units @ 7.5 / Acre	1,888
Estimated Pop. Capacity @ 2.46 / Unit	4,644

*See City of Bremerton ULCA Methods Memo

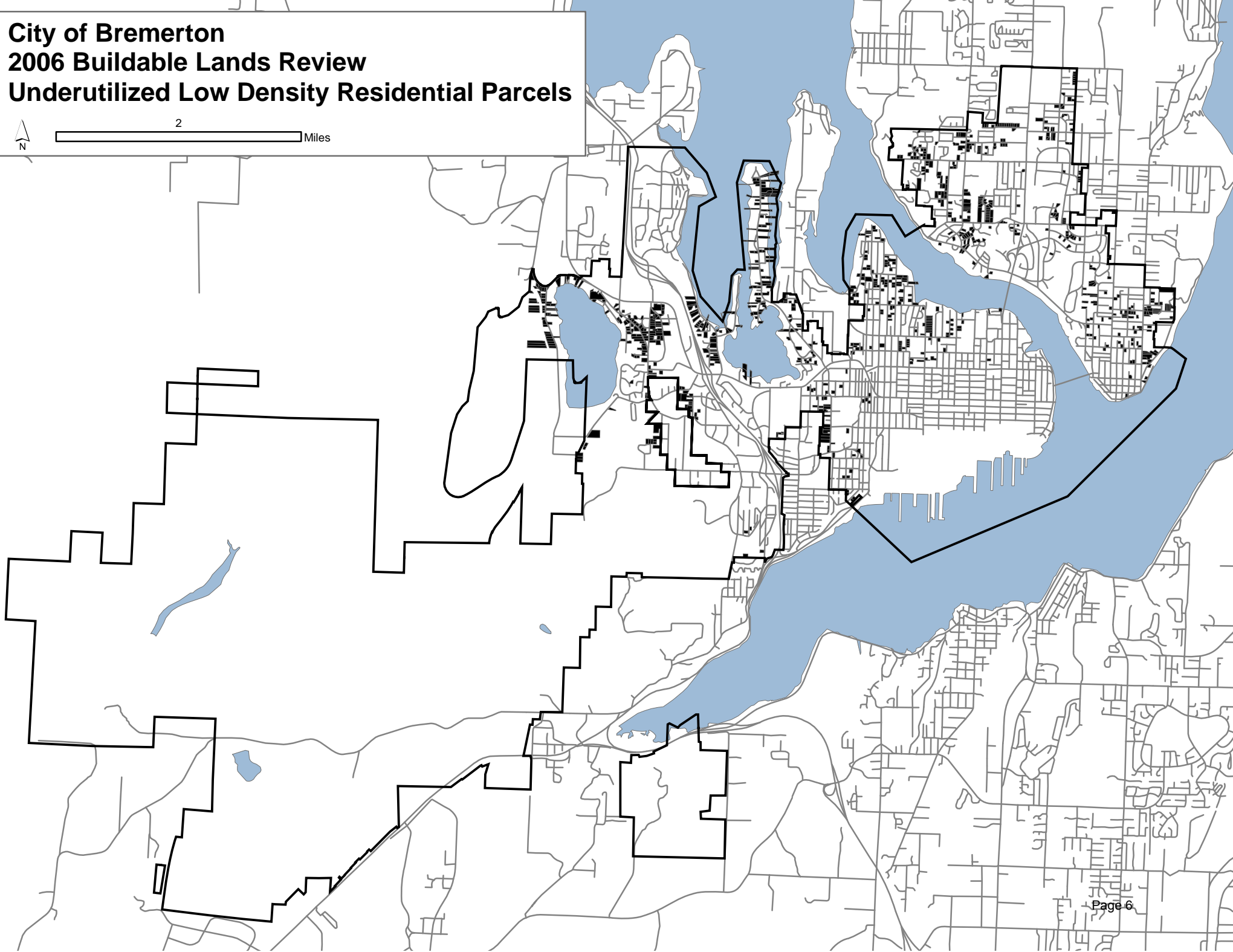
<i>Summary: Vacant* Low Density Residential Parcels</i>	
Total Vacant Acres	1,151
Critical Areas Deduction	340
ROW Deduction	162
Facilities Deduction	122
Remaining Net Acres	528
Estimated Buildout Units @ 7.5 / Acre	4,347
Estimated Population @ 2.46 / Unit	10,692

*See City of Bremerton ULCA Methods Memo

**City of Bremerton
2006 Buildable Lands Review
Underutilized Low Density Residential Parcels**



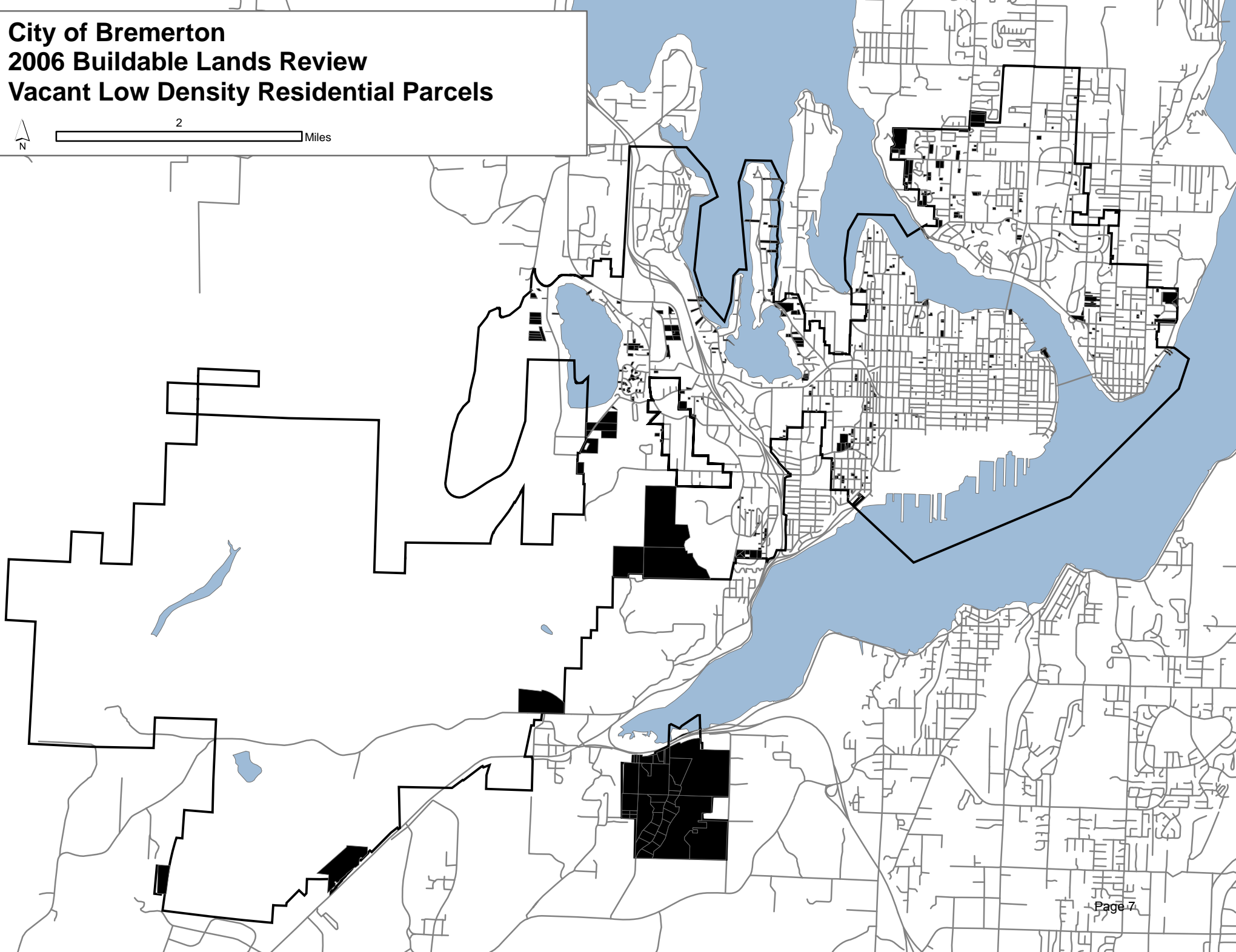
2 Miles



**City of Bremerton
2006 Buildable Lands Review
Vacant Low Density Residential Parcels**



2 Miles



CITY OF PORT ORCHARD

		VACANT LAND						UNDERUTILIZED LAND						TOTAL		
		R45 (4.5 Du/Ac)	R8 (8 Du/Ac)	R12 (12 Du/Ac)	R20 (20 Du/Ac)	GB (1 Du/2.5Ac)	MXD (Up to 12 Du/Ac)	SUBTOTAL	R45 (4.5 Du/Ac)	R8 (8 Du/Ac)	R12 (12 Du/Ac)	R20 (20 Du/Ac)	GB (1 Du/2.5Ac)	MXD (Up to 12 Du/Ac)	SUBTOTAL	ACREAGE BY ROW
	Acres	146.19	139.71	3.98	50.44	241.47	17.69	599.48	204.96	61.41	0.00	1.27	40.69	0.00	308.33	907.81
Redevelopment	Vacant (Actual Acres) (-)	141.96	134.68	3.98	50.44	202.55	0.70	534.31								
	Underutilized (Actual Acres) (-)								112.38	50.76	0.00	1.27	0.00	0.00	164.41	698.72
Critical Areas	Vacant (Actual Acres)	92.32	109.43	1.89	29.06	79.84	0.67	313.21								
Includes Buffers	Area of Concern (50% reduction)															
	Critical Area (75% reduction)															
	Underutilized (Actual Acres)								74.05	34.11	0.00	0.84	0.00	0.00	109.00	422.21
	Area of Concern (50% reduction)															
	Critical Area (75% reduction)															
Roads/ROW (Future)	Vacant 20% (-)	73.86	87.54	1.51	23.25	63.87	0.53	250.57								
	Underutilized 20% (-)								59.24	27.29	0.00	0.67	0.00	0.00	87.20	337.76
Public Facilities (Future)	Vacant 15% (-)	62.78	74.41	1.29	19.76	54.29	0.45	212.98								
	Underutilized 15% (-)								50.35	23.20	0.00	0.57	0.00	0.00	74.12	287.10
Unavailable Lands	Vacant 5% (-)	59.64	70.69	1.22	18.77	51.58	0.43	202.33								
	Underutilized 15% (-)								42.80	19.72	0.00	0.48	0.00	0.00	63.00	265.33
	Net Developable Acres	59.64	70.69	1.22	18.77	51.58	0.43	202.33	42.80	19.72	0.00	0.48	0.00	0.00	63.00	265.33
	Dwelling Unit Capacity	268	566	15	375	21	5	1250	136	115	0	8	0	0	258	1508
	Population Capacity	2.5 pph	2.5 pph	2.5 pph	1.8 pph	2.5 pph	1.8 pph		2.5 pph	2.5 pph	2.5 pph	1.8 pph	2.5 pph	1.8 pph		
		671	1414	37	676	52	9	2858	339	287	0	14	0	0	640	3498

Updated Land Capacity Analysis (ULCA) 2005
Method Direction from the Kitsap County Board of Commissioners
April 25, 2005

Updated Land Capacity Analysis (ULCA)
per KCRP IV Hearings Board Decision August 2006

Critical Area Ordinance 351-2005
adopted December 1, 2005



**City of Port Orchard UGA (Incorporated)
Commerical/Industrial**

**Kitsap County
Updated Land Capacity Analysis 2005**

		COMMERCIAL/INDUSTRIAL VACANT LAND				COMMERCIAL/INDUSTRIAL UNDERUTILIZED LAND				TOTAL ACREAGE BY ROW
		Community Facilities	Commercial Retail and Office	Industrial Office	SUBTOTAL	Community Facilities	Commercial Retail and Office	Industrial Office	SUBTOTAL	
	Total Gross Acres	13.38	69.19	36.20	118.77	249.30	200.34	64.79	514.43	633.20
Redevelopment	Vacant (Actual Acres) (-)	1.29	67.86	32.34	101.49					
	Underutilized (Actual Acres) (-)					0.75	27.93	0.00	28.68	130.17
Critical Areas	Vacant (Actual Acres)	1.11	51.76	20.57	73.43					
Includes Buffers	Area of Concern (50% reduction)									
	Critical Area (75% reduction)									
	Underutilized (Actual Acres)					0.42	16.11	0.00	16.53	89.96
	Area of Concern (50% reduction)									
	Critical Area (75% reduction)									
Roads/ROW (Future)	Vacant 20% (-)	0.88	41.41	16.45	58.74					
	Underutilized 20% (-)					0.33	12.89	0.00	13.22	71.97
Public Facilities (Future)	Vacant 15% (-)	0.75	35.20	13.98	49.93					
	Underutilized 15% (-)					0.28	10.96	0.00	11.24	61.17
Unavailable Lands	Vacant 5% (-)	0.71	33.44	13.28	47.44					
	Underutilized 15% (-)					0.24	9.31	0.00	9.55	56.99
	Net Developable Acres	0.71	33.44	13.28	47.44	0.24	9.31	0.00	9.55	56.99

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CITY OF POULSBO

**Land Capacity Analysis
Incorporated City of Poulsbo**

		VACANT LAND					UNDERUTILIZED LAND					TOTAL ACREAGE BY ROW
		Residential Low (4 Du/Ac)	Residential Medium (5 Du/Ac)	Residential High (10 Du/Ac)	Redevelopment District	SUBTOTAL	Residential Low (4 Du/Ac)	Residential Medium (5 Du/Ac)	Residential High (10 Du/Ac)	Redevelopment District	SUBTOTAL	
	Acres	226.10	122.19	63.00	10.19	421.48	1003.81	36.51	161.55	21.12	1222.99	1644.47
Redevelopment	Vacant (Actual Acres) (-)	226.10	122.19	63.00	10.19	421.48						
	Underutilized (Actual Acres) (-)						281.38	33.40	37.70	0.00	352.48	773.96
Critical Areas	Vacant (-22%)	176.36	95.31	49.14	7.95	328.75						
	Underutilized (-22%)						219.48	26.05	29.41	0.00	274.93	603.69
Sewer Availability	Vacant (N/A)	176.36	95.31	49.14	7.95	328.75						
	Underutilized (N/A)						219.48	26.05	29.41	0.00	274.93	603.69
Roads/ROW (Future)	Vacant 20% (-)	141.09	76.25	39.31	6.36	263.00						
	Underutilized 20% (-)						175.58	20.84	23.52	0.00	219.95	482.95
Public Facilities (Future)	Vacant 15% (-)	119.92	64.81	33.42	5.40	223.55						
	Underutilized 15% (-)						149.24	17.72	20.00	0.00	186.96	410.51
Unavailable Lands	Vacant 15% (-)	101.93	55.09	28.40	4.59	190.02						
	Underutilized 15% (-)						126.86	15.06	17.00	0.00	158.91	348.93
	Net Developable Acres	101.93	55.09	28.40	4.59	190.02	126.86	15.06	17.00	0.00	158.91	348.93
	Dwelling Unit Capacity	408	275	284	5	972	507	75	170	0	753	1724
		2.45 pph	2.45 pph	2.45 pph	2.45 pph		2.45 pph	2.45 pph	2.45 pph	2.45 pph		
	Population Capacity	999	675	696	11	2381	1243	184	416	0	1844	4225

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Method Direction from the Kitsap County Board of Commissioners
April 25, 2005

Methodology provided by the City of Poulsbo



Land Capacity Analysis Incorporated City of Poulsbo

		COMMERCIAL/INDUSTRIAL VACANT LAND				COMMERCIAL/INDUSTRIAL UNDERUTILIZED LAND				TOTAL ACREAGE BY ROW
		Business Park	Commercial	Light Industrial	SUBTOTAL	Business Park	Commercial	Light Industrial	SUBTOTAL	
	Total Gross Acres	34.27	147.87	29.68	211.82	0.00	268.20	67.75	335.95	547.77
Redevelopment	Vacant (Actual Acres) (-)	34.27	147.87	29.68	211.82					
	Underutilized (Actual Acres) (-)					0.00	20.75	27.73	48.48	260.30
Critical Areas	Vacant (-22%)	26.73	115.34	23.15	165.22					
	Underutilized (-22%)					0.00	16.19	21.63	37.81	203.03
Sewer Availability	Vacant (Actual Acres) (-)	26.73	115.34	23.15	165.22					
Not Applicable	Underutilized (Actual Acres) (-)					0.00	16.19	21.63	37.81	203.03
Roads/ROW (Future)	Vacant 20% (-)	21.38	92.27	18.52	132.18					
	Underutilized 20% (-)					0.00	12.95	17.30	30.25	162.43
Public Facilities (Future)	Vacant 15% (-)	18.18	78.43	15.74	112.35					
	Underutilized 15% (-)					0.00	11.01	14.71	25.71	138.06
Unavailable Lands	Vacant 15% (-)	15.45	66.67	13.38	95.50					
	Underutilized 15% (-)					0.00	9.35	12.50	21.86	117.35
	Net Developable Acres	15.45	66.67	13.38	95.50	0.00	9.35	12.50	21.86	117.35

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April 25, 2005

Methodology provided by the City of Poulsbo



KITSAP COUNTY ULCA

	Acres	VACANT LAND						UNDERUTILIZED LAND						TOTAL ACREAGE BY ROW
		Urban Low (4 Du/Ac)	Urban Medium (10 Du/Ac)	Urban High (19 Du/Ac)	Urban Restricted (1 Du/Ac)	*Mixed Use (10 Du/Ac)	SUBTOTAL	Urban Low (4 Du/Ac)	Urban Medium (10 Du/Ac)	Urban High (19 Du/Ac)	Urban Restricted (1 Du/Ac)	*Mixed Use (10 Du/Ac)	SUBTOTAL	
		158.77	26.73	0.99	14.12	6.23	206.84	703.15	66.41	6.28	92.59	20.17	888.60	1095.44
Redevelopment	Vacant (Actual Acres) (-)	141.86	26.73	0.99	12.63	6.23	188.44							
	Underutilized (Actual Acres) (-)							158.22	16.61	2.38	0.00	7.15	184.36	372.80
Critical Areas	Vacant (Actual Acres)	83.39	20.65	0.61	5.38	3.93	113.96							
Includes Buffers	Area of Concern (50% reduction)													
	Critical Area (75% reduction)													
	Underutilized (Actual Acres)							93.41	12.95	1.67	0.00	5.30	113.33	227.29
	Area of Concern (50% reduction)													
	Critical Area (75% reduction)													
Roads/ROW (Future)	Vacant 20% (-)	66.71	16.52	0.49	4.30	3.15	91.17							
	Underutilized 20% (-)							74.73	10.36	1.33	0.00	4.24	90.66	181.83
Public Facilities (Future)	Vacant 15% (-)	56.71	14.04	0.41	3.66	2.67	77.49							
	Underutilized 15% (-)							63.52	8.81	1.13	0.00	3.60	77.06	154.56
Unavailable Lands	Vacant 5% (-)	53.87	13.34	0.39	3.48	2.54	73.62							
	Underutilized 15% (-)							53.99	7.49	0.96	0.00	3.06	65.50	139.12
	Net Developable Acres	53.87	13.34	0.39	3.48	2.54	73.62	53.99	7.49	0.96	0.00	3.06	65.50	139.12
	Dwelling Unit Capacity	215	133	7	3	23	383	151	64	17	0	30	262	644
	Population Capacity	539	333	13	9	41	935	377	160	31	0	53	622	1557

*Mixed Use Zone is divided to reflect 100% Net developable acres-Residential and 50% Net developable acres-Commercial

Updated Land Capacity Analysis (ULCA) 2005
 Method Direction from the Kitsap County Board of Commissioners
 April 25, 2005



Updated Land Capacity Analysis (ULCA)
 per KCRP IV Hearings Board Decision August 2006

Critical Area Ordinance 351-2005
 adopted December 1, 2005

**Bremerton East UGA (Unincorporated)
Commerical/Industrial**

**Kitsap County
Updated Land Capacity Analysis
Board of County Commissioner Approved
November 6, 2006**

Final

		COMMERCIAL/INDUSTRIAL VACANT LAND								COMMERCIAL/INDUSTRIAL UNDERUTILIZED LAND								TOTAL ACREAGE BY ROW
		Highway Tourist Commercial	Neighborhood Commercial	*Mixed Use	Regional Commercial	Business Park	Business Center	Industrial	SUBTOTAL	Highway Tourist Commercial	Neighborhood Commercial	*Mixed Use	Regional Commercial	Business Park	Business Center	Industrial	SUBTOTAL	
	Total Gross Acres	0.00	0.74	0.00	0.00	0.00	0.00	0.00	0.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.74
Redevelopment	Vacant (Actual Acres) (-)	0.00	0.74	0.00	0.00	0.00	0.00	0.00	0.74									
	Underutilized (Actual Acres) (-)									0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.74
Critical Areas	Vacant (Actual Acres)	0.00	0.46	0.00	0.00	0.00	0.00	0.00	0.46									
Includes Buffers	Area of Concern (50% reduction)																	
	Critical Area (75% reduction)																	
	Underutilized (Actual Acres)									0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.46
	Area of Concern (50% reduction)																	
	Critical Area (75% reduction)																	
Roads/ROW (Future)	Vacant 20% (-)	0.00	0.36	0.00	0.00	0.00	0.00	0.00	0.36									
	Underutilized 20% (-)									0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.36
Public Facilities (Future)	Vacant 15% (-)	0.00	0.31	0.00	0.00	0.00	0.00	0.00	0.31									
	Underutilized 15% (-)									0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.31
Unavailable Lands	Vacant 5% (-)	0.00	0.29	0.00	0.00	0.00	0.00	0.00	0.29									
	Underutilized 15% (-)									0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.29
	Net Developable Acres	0.00	0.29	1.27	0.00	0.00	0.00	0.00	1.56	0.00	0.00	1.53	0.00	0.00	0.00	0.00	1.53	3.09

*Mixed Use Zone is divided to reflect 100% Net developable acres-Residential and 50% Net developable acres-Commercial

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per KCRP IV Hearings Board Decision August 2006



Critical Area Ordinance 351-2005
adopted December 1, 2005

		VACANT LAND						UNDERUTILIZED LAND						TOTAL ACREAGE BY ROW
		Urban Low (4 Du/Ac)	Urban Medium (10 Du/Ac)	Urban High (19 Du/Ac)	Urban Restricted (1 Du/Ac)	*Mixed Use (10 Du/Ac)	SUBTOTAL	Urban Low (4 Du/Ac)	Urban Medium (10 Du/Ac)	Urban High (19 Du/Ac)	Urban Restricted (1 Du/Ac)	*Mixed Use (10 Du/Ac)	SUBTOTAL	
	Acres	131.07	48.90	0.00	0.00	0.12	180.09	488.96	135.42	0.00	0.00	12.63	637.01	817.10
Redevelopment	Vacant (Actual Acres) (-)	131.07	48.90	0.00	0.00	0.12	180.09							
	Underutilized (Actual Acres) (-)							66.72	52.81	0.00	0.00	1.16	120.69	300.78
Critical Areas	Vacant (Actual Acres)	77.03	27.50	0.00	0.00	0.12	104.65							
Includes Buffers	Area of Concern (50% reduction)													
	Critical Area (75% reduction)													
	Underutilized (Actual Acres)							43.86	29.65	0.00	0.00	1.16	74.67	179.32
	Area of Concern (50% reduction)													
	Critical Area (75% reduction)													
Roads/ROW (Future)	Vacant 20% (-)	61.62	22.00	0.00	0.00	0.10	83.72							
	Underutilized 20% (-)							35.09	23.72	0.00	0.00	0.93	59.74	143.46
Public Facilities (Future)	Vacant 15% (-)	52.38	18.70	0.00	0.00	0.08	71.16							
	Underutilized 15% (-)							29.82	20.16	0.00	0.00	0.79	50.78	121.94
Unavailable Lands	Vacant 5% (-)	49.76	17.77	0.00	0.00	0.08	67.60							
	Underutilized 15% (-)							25.35	17.14	0.00	0.00	0.67	43.16	110.76
	Net Developable Acres	49.76	17.77	0.00	0.00	0.08	67.60	25.35	17.14	0.00	0.00	0.67	43.16	110.76
	Dwelling Unit Capacity	199	178	0	0	1	377	74	119	0	0	5	198	576
	Population Capacity	498	444	0	0	1	943	186	298	0	0	8	493	1436

*Mixed Use Zone is divided to reflect 100% Net developable acres-Residential and 50% Net developable acres-Commercial

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COMMERCIAL/INDUSTRIAL VACANT LAND

COMMERCIAL/INDUSTRIAL UNDERUTILIZED LAND

		Highway Tourist Commercial	Neighborhood Commercial	*Mixed Use	Regional Commercial	Business Park	Business Center	Industrial	SUBTOTAL	Highway Tourist Commercial	Neighborhood Commercial	*Mixed Use	Regional Commercial	Business Park	Business Center	Industrial	SUBTOTAL	TOTAL ACREAGE BY ROW
	Total Gross Acres	4.44	0.00	0.00	0.00	0.00	0.00	9.49	13.93	29.14	0.00	0.00	0.00	0.00	0.00	42.83	71.97	85.90
Redevelopment	Vacant (Actual Acres) (-)	4.44	0.00	0.00	0.00	0.00	0.00	9.49	13.93									
	Underutilized (Actual Acres) (-)									11.35	0.00	0.00	0.00	0.00	0.00	26.76	38.11	52.04
Critical Areas	Vacant (Actual Acres)	2.81	0.00	0.00	0.00	0.00	0.00	5.84	8.64									
Includes Buffers	Area of Concern (50% reduction)																	
	Critical Area (75% reduction)																	
	Underutilized (Actual Acres)									7.81	0.00	0.00	0.00	0.00	0.00	21.70	29.51	38.15
	Area of Concern (50% reduction)																	
	Critical Area (75% reduction)																	
Roads/ROW (Future)	Vacant 20% (-)	2.24	0.00	0.00	0.00	0.00	0.00	4.67	6.91									
	Underutilized 20% (-)									6.25	0.00	0.00	0.00	0.00	0.00	17.36	23.61	30.52
Public Facilities (Future)	Vacant 15% (-)	1.91	0.00	0.00	0.00	0.00	0.00	3.97	5.88									
	Underutilized 15% (-)									5.31	0.00	0.00	0.00	0.00	0.00	14.76	20.07	25.94
Unavailable Lands	Vacant 5% (-)	1.81	0.00	0.00	0.00	0.00	0.00	3.77	5.58									
	Underutilized 15% (-)									4.52	0.00	0.00	0.00	0.00	0.00	12.54	17.06	22.64
	Net Developable Acres	1.81	0.00	0.04	0.00	0.00	0.00	3.77	5.62	4.52	0.00	0.34	0.00	0.00	0.00	12.54	17.40	23.02

*Mixed Use Zone is divided to reflect 100% Net developable acres-Residential and 50% Net developable acres-Commercial

Updated Land Capacity Analysis (ULCA) 2005
Method Direction from the Kitsap County Board of Commissioners
April 25, 2005

Updated Land Capacity Analysis (ULCA)
per KCRP IV Hearings Board Decision August 2006



Critical Area Ordinance 351-2005
adopted December 1, 2005

		VACANT LAND						UNDERUTILIZED LAND						TOTAL ACREAGE BY ROW
		Urban Low (4 Du/Ac)	Urban Medium (10 Du/Ac)	Urban High (19 Du/Ac)	Urban Restricted (1 Du/Ac)	*Mixed-Use (10 DU/Ac)	SUBTOTAL	Urban Low (4 Du/Ac)	Urban Medium (10 Du/Ac)	Urban High (19 Du/Ac)	Urban Restricted (1 Du/Ac)	*Mixed-Use (10 DU/Ac)	SUBTOTAL	
	Acres	332.81	2.00	28.10	914.72	46.81	1324.44	2252.16	183.51	179.42	1534.89	80.00	4229.98	5554.42
Redevelopment	Vacant (Actual Acres) (-)	324.61	2.00	27.89	530.05	46.81	931.36							
	Underutilized (Actual Acres) (-)							375.05	65.99	32.93	252.32	30.46	756.75	1688.11
Critical Areas Includes Buffers	Vacant (Actual Acres)	234.55	2.00	19.96	303.64	28.65	588.79							
	Area of Concern (50% reduction)													
	Critical Area (75% reduction)													
	Underutilized (Actual Acres)							292.27	61.09	28.50	150.54	28.35	560.75	1149.54
	Area of Concern (50% reduction)													
	Critical Area (75% reduction)													
Roads/ROW (Future)	Vacant 20% (-)	187.64	1.60	15.96	242.91	22.92	471.03							
	Underutilized 20% (-)							233.82	48.87	22.80	120.43	22.68	448.60	919.63
Public Facilities (Future)	Vacant 15% (-)	159.49	1.36	13.57	206.48	19.48	400.38							
	Underutilized 15% (-)							198.74	41.54	19.38	102.37	19.28	381.31	781.69
Unavailable Lands	Vacant 5% (-)	151.52	1.29	12.89	196.15	18.51	380.36							
	Underutilized 15% (-)							168.93	35.31	16.47	87.01	16.39	324.11	704.47
	Net Developable Acres	151.52	1.29	12.89	196.15	18.51	380.36	168.93	35.31	16.47	87.01	16.39	324.11	704.47
	Dwelling Unit Capacity	606	13	245	196	167	1227	523	335	294	59	157	1368	2594
	Population Capacity	1515	32	441	490	300	2779	1307	838	529	148	282	3104	5882

*Mixed Use Zone is divided to reflect 100% Net developable acres-Residential and 50% Net developable acres-Commercial

Updated Land Capacity Analysis (ULCA) 2005
 Method Direction from the Kitsap County Board of Commissioners
 April 25, 2005

Updated Land Capacity Analysis (ULCA)
 per KCRP IV Hearings Board Decision August 2006

Critical Area Ordinance 351-2005
 adopted December 1, 2005



**Central Kitsap UGA (Unincorporated)
Commerical/Industrial**

**Kitsap County
Updated Land Capacity Analysis
Board of County Commissioner Approved
November 6, 2006**

Final

		COMMERCIAL/INDUSTRIAL VACANT LAND							COMMERCIAL/INDUSTRIAL UNDERUTILIZED LAND							TOTAL ACREAGE BY ROW		
		Highway Tourist Commercial	Neighborhood Commercial	*Mixed Use (10 Du/Ac)	Regional Commercial	Business Park	Business Center	Industrial	SUBTOTAL	Highway Tourist Commercial	Neighborhood Commercial	*Mixed Use (10 Du/Ac)	Regional Commercial	Business Park	Business Center		Industrial	SUBTOTAL
	Total Gross Acres	41.06	7.77	0.00	0.00	0.00	0.00	0.00	48.83	73.18	8.45	0.00	0.00	0.00	0.00	12.28	93.91	142.74
Redevelopment	Vacant (Actual Acres) (-)	41.06	7.77	0.00	0.00	0.00	0.00	0.00	48.83									
	Underutilized (Actual Acres) (-)									3.70	2.06	0.00	0.00	0.00	0.00	0.00	5.76	54.59
Critical Areas	Vacant (Actual Acres)	26.89	7.08	0.00	0.00	0.00	0.00	0.00	33.97									
Includes Buffers	Area of Concern (50% reduction)																	
	Critical Area (75% reduction)																	
	Underutilized (Actual Acres)									3.08	1.99	0.00	0.00	0.00	0.00	0.00	5.07	39.03
	Area of Concern (50% reduction)																	
	Critical Area (75% reduction)																	
Roads/ROW (Future)	Vacant 20% (-)	21.51	5.66	0.00	0.00	0.00	0.00	0.00	27.17									
	Underutilized 20% (-)									2.46	1.59	0.00	0.00	0.00	0.00	0.00	4.05	31.23
Public Facilities (Future)	Vacant 15% (-)	18.29	4.81	0.00	0.00	0.00	0.00	0.00	23.10									
	Underutilized 15% (-)									2.09	1.35	0.00	0.00	0.00	0.00	0.00	3.44	26.54
Unavailable Lands	Vacant 5% (-)	17.37	4.57	0.00	0.00	0.00	0.00	0.00	21.94									
	Underutilized 15% (-)									1.78	1.15	0.00	0.00	0.00	0.00	0.00	2.93	24.87
	Net Developable Acres	17.37	4.57	9.25	0.00	0.00	0.00	0.00	31.19	1.78	1.15	8.19	0.00	0.00	0.00	0.00	11.12	42.31

*Mixed Use Zone is divided to reflect 100% Net developable acres-Residential and 50% Net developable acres-Commercial

Updated Land Capacity Analysis (ULCA) 2005
Method Direction from the Kitsap County Board of Commissioners
April 25, 2005

Updated Land Capacity Analysis (ULCA)
per KCRP IV Hearings Board Decision August 2006

Critical Area Ordinance 351-2005
adopted December 1, 2005



		VACANT LAND					UNDERUTILIZED LAND					TOTAL ACREAGE BY ROW		
		Urban Low (4 Du/Ac)	Urban Medium (10 Du/Ac)	Urban High (19 Du/Ac)	Urban Restricted (1 Du/Ac)	Urban Village Center (up to 18 Du/Ac)	SUBTOTAL	Urban Low (4 Du/Ac)	Urban Medium (10 Du/Ac)	Urban High (19 Du/Ac)	Urban Restricted (1 Du/Ac)		Urban Village Center (up to 18 Du/Ac)	SUBTOTAL
	Acres	3.86	0.00	0.00	2.77	0.00	6.63	21.88	0.00	0.00	9.03	0.00	30.91	37.54
Redevelopment	Vacant (Actual Acres) (-)	3.86	0.00	0.00	2.77	0.00	6.63							
	Underutilized (Actual Acres) (-)							9.86	0.00	0.00	0.00	0.00	9.86	16.49
Critical Areas	Vacant (Actual Acres)	2.26	0.00	0.00	0.98	0.00	3.24							
Includes Buffers	Area of Concern (50% reduction)													
	Critical Area (75% reduction)													
	Underutilized (Actual Acres)							7.39	0.00	0.00	0.00	0.00	7.39	10.63
	Area of Concern (50% reduction)													
	Critical Area (75% reduction)													
Roads/ROW (Future)	Vacant 20% (-)	1.81	0.00	0.00	0.78	0.00	2.59							
	Underutilized 20% (-)							5.91	0.00	0.00	0.00	0.00	5.91	8.50
Public Facilities (Future)	Vacant 15% (-)	1.54	0.00	0.00	0.67	0.00	2.20							
	Underutilized 15% (-)							5.03	0.00	0.00	0.00	0.00	5.03	7.23
Unavailable Lands	Vacant 5% (-)	1.46	0.00	0.00	0.63	0.00	2.09							
	Underutilized 15% (-)							4.27	0.00	0.00	0.00	0.00	4.27	6.36
	Net Developable Acres	1.46	0.00	0.00	0.63	0.00	2.09	4.27	0.00	0.00	0.00	0.00	4.27	6.36
	Dwelling Unit Capacity	6	0	0	1	0	6	14	0	0	0	0	14	21
		2.5 pph	2.5 pph	1.8 pph	2.5 pph	1.8 pph		2.5 pph	2.5 pph	1.8 pph	2.5 pph	1.8 pph		
	Population Capacity	15	0	0	2	0	16	35	0	0	0	0	35	51

Updated Land Capacity Analysis (ULCA) 2005
 Method Direction from the Kitsap County Board of Commissioners
 April 25, 2005



Updated Land Capacity Analysis (ULCA)
 per KCRP IV Hearings Board Decision August 2006

Critical Area Ordinance 351-2005
 adopted December 1, 2005

**Gorst UGA (Unincorporated)
Commerical/Industrial**

**Kitsap County
Updated Land Capacity Analysis
Board of County Commissioner Approved
November 6, 2006**

Final

COMMERCIAL/INDUSTRIAL VACANT LAND										COMMERCIAL/INDUSTRIAL UNDERUTILIZED LAND									TOTAL ACREAGE BY ROW
	Airport	Highway Tourist Commercial	Neighborhood Commercial	Urban Commercial	Regional Commercial	Business Park	Business Center	Industrial	SUBTOTAL	Airport	Highway Tourist Commercial	Neighborhood Commercial	Urban Commercial	Regional Commercial	Business Park	Business Center	Industrial	SUBTOTAL	
Total Gross Acres	0.00	13.64	0.00	8.34	0.00	0.00	0.00	32.92	54.90	0.00	90.30	0.00	9.72	0.00	0.00	0.00	89.30	189.32	244.22
Redevelopment																			
Vacant (Actual Acres) (-)	0.00	10.80	0.00	8.34	0.00	0.00	0.00	31.36	50.50										
Underutilized (Actual Acres) (-)										0.00	45.63	0.00	1.16	0.00	0.00	0.00	11.90	58.69	109.19
Critical Areas																			
Includes Buffers																			
Vacant (Actual Acres)	0.00	4.91	0.00	4.50	0.00	0.00	0.00	15.92	25.33										
Area of Concern (50% reduction)																			
Critical Area (75% reduction)																			
Underutilized (Actual Acres)										0.00	26.24	0.00	0.58	0.00	0.00	0.00	4.94	31.76	57.09
Area of Concern (50% reduction)																			
Critical Area (75% reduction)																			
Roads/ROW (Future)																			
Vacant 20% (-)	0.00	3.93	0.00	3.60	0.00	0.00	0.00	12.73	20.26										
Underutilized 20% (-)										0.00	20.99	0.00	0.46	0.00	0.00	0.00	3.95	25.41	45.67
Public Facilities (Future)																			
Vacant 15% (-)	0.00	3.34	0.00	3.06	0.00	0.00	0.00	10.82	17.22										
Underutilized 15% (-)										0.00	17.84	0.00	0.39	0.00	0.00	0.00	3.36	21.60	38.82
Unavailable Lands																			
Vacant 5% (-)	0.00	3.17	0.00	2.91	0.00	0.00	0.00	10.28	16.36										
Underutilized 15% (-)										0.00	15.17	0.00	0.34	0.00	0.00	0.00	2.86	18.36	34.72
Net Developable Acres	0.00	3.17	0.00	2.91	0.00	0.00	0.00	10.28	16.36	0.00	15.17	0.00	0.34	0.00	0.00	0.00	2.86	18.36	34.72

Updated Land Capacity Analysis (ULCA) 2005
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April 25, 2005

Updated Land Capacity Analysis (ULCA)
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Critical Area Ordinance 351-2005
adopted December 1, 2005



		VACANT LAND						UNDERUTILIZED LAND						TOTAL ACREAGE BY ROW		
		Urban Low (4 Du/Ac)	Urban Medium (10 Du/Ac)	Urban High (19 Du/Ac)	Urban Cluster (4 DU/Ac)	Urban Restricted (1 DU/Ac)	*Urban Village Center (up to 18 Du/Ac)	SUBTOTAL	Urban Low (4 Du/Ac)	Urban Medium (10 Du/Ac)	Urban High (19 Du/Ac)	Urban Cluster (4 DU/Ac)	Urban Restricted (1 DU/Ac)		*Urban Village Center (up to 18 Du/Ac)	SUBTOTAL
	Acres	51.95	31.47	0.00	360.39	234.00	2.52	680.33	321.43	52.21	9.81	0.00	225.02	36.96	645.43	1325.76
Redevelopment	Vacant (Actual Acres) (-)	47.74	30.05	0.00	360.39	168.87	2.43	609.48								
	Underutilized (Actual Acres) (-)								55.48	20.93	0.00	0.00	23.31	12.01	111.73	721.21
Critical Areas	Vacant (Actual Acres)	38.12	22.84	0.00	237.47	106.66	2.35	407.44								
Includes Buffers	Area of Concern (50% reduction)															
	Critical Area (75% reduction)															
	Underutilized (Actual Acres)								41.09	17.23	0.00	0.00	12.67	7.38	78.37	485.81
	Area of Concern (50% reduction)															
	Critical Area (75% reduction)															
Roads/ROW (Future)	Vacant 20% (-)	30.50	18.27	0.00	189.97	85.33	1.88	325.95								
	Underutilized 20% (-)								32.87	13.78	0.00	0.00	10.13	5.90	62.69	388.65
Public Facilities (Future)	Vacant 15% (-)	25.92	15.53	0.00	161.48	72.53	1.60	277.06								
	Underutilized 15% (-)								27.94	11.72	0.00	0.00	8.61	5.02	53.29	330.35
Unavailable Lands	Vacant 5% (-)	24.63	14.75	0.00	153.40	68.90	1.52	263.21								
	Underutilized 15% (-)								23.75	9.96	0.00	0.00	7.32	4.26	45.29	308.50
	Net Developable Acres	24.63	14.75	0.00	153.40	68.90	0.76	262.45	23.75	9.91	0.00	0.00	7.32	3.26	44.24	306.69
	Dwelling Unit Capacity	99	148	0	614	69	14	942	71	87	0	0	3	4	165	1107
	Population Capacity	246	369	0	1534	172	25	2346	178	218	0	0	8	6	410	2756

*Urban Village Center is divided to reflect 50% Net developable acres-Residential and 50% Net developable acres-Commercial per Updated Land Capacity Analysis Methodology (ULCA)

Updated Land Capacity Analysis (ULCA) 2005
 Method Direction from the Kitsap County Board of Commissioners
 April 25, 2005



Updated Land Capacity Analysis (ULCA)
 per KCRP IV Hearings Board Decision August 2006

Critical Area Ordinance 351-2005
 adopted December 1, 2005

COMMERCIAL/INDUSTRIAL VACANT LAND

COMMERCIAL/INDUSTRIAL UNDERUTILIZED LAND

	Highway Tourist Commercial	Neighborhood Commercial	Urban Commercial	Regional Commercial	Business Park	Business Center	Industrial	*Urban Village Center	SUBTOTAL	Highway Tourist Commercial	Neighborhood Commercial	Urban Commercial	Regional Commercial	Business Park	Business Center	Industrial	*Urban Village Center	SUBTOTAL	TOTAL ACREAGE BY ROW	
Total Gross Acres	20.11	0.00	0.00	0.00	0.00	0.00	20.37	0.00	40.48	27.44	25.34	0.00	0.00	0.00	0.00	0.00	9.90	62.68	103.16	
Redevelopment																				
Vacant (Actual Acres) (-)	18.14	0.00	0.00	0.00	0.00	0.00	10.17	0.00	28.31											
Underutilized (Actual Acres) (-)										12.08	0.00	0.00	0.00	0.00	0.00	0.00	3.96	16.04	44.35	
Critical Areas																				
Vacant (Actual Acres)	17.29	0.00	0.00	0.00	0.00	0.00	7.07	0.00	24.35											
Includes Buffers																				
Area of Concern (50% reduction)																				
Critical Area (75% reduction)																				
Underutilized (Actual Acres)										10.75	0.00	0.00	0.00	0.00	0.00	0.00	3.93	14.68	39.04	
Area of Concern (50% reduction)																				
Critical Area (75% reduction)																				
Roads/ROW (Future)																				
Vacant 20% (-)	13.83	0.00	0.00	0.00	0.00	0.00	5.65	0.00	19.48											
Underutilized 20% (-)										8.60	0.00	0.00	0.00	0.00	0.00	0.00	3.14	11.75	31.23	
Public Facilities (Future)																				
Vacant 15% (-)	11.76	0.00	0.00	0.00	0.00	0.00	4.80	0.00	16.56											
Underutilized 15% (-)										7.31	0.00	0.00	0.00	0.00	0.00	0.00	2.67	9.98	26.54	
Unavailable Lands																				
Vacant 5% (-)	11.17	0.00	0.00	0.00	0.00	0.00	4.56	0.00	15.73											
Underutilized 15% (-)										6.21	0.00	0.00	0.00	0.00	0.00	0.00	2.27	8.49	24.22	
																	1.13			
								1.52									2.13			
Net Developable Acres	11.17	0.00	0.00	0.00	0.00	0.00	4.56	0.76	16.49	6.21	0.00	0.00	0.00	0.00	0.00	0.00	3.26	9.47	25.97	

*Urban Village Center is divided to reflect 50% Net developable acres-Residential and 50% Net developable acres-Commercial per Updated Land Capacity Analysis Methodology (ULCA)

Updated Land Capacity Analysis (ULCA) 2005
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April 25, 2005

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Critical Area Ordinance 351-2005
adopted December 1, 2005



Kitsap County
Updated Land Capacity Analysis
Board of County Commissioner Approved
November 6, 2006

	Acres	VACANT LAND					UNDERUTILIZED LAND					TOTAL ACREAGE BY ROW		
		Urban Low (4 Du/Ac)	Urban Medium (10 Du/Ac)	Urban High (19 Du/Ac)	Urban Restricted (1 Du/Ac)	*Mixed Use (10 Du/Ac)	SUBTOTAL	Urban Low (4 Du/Ac)	Urban Medium (10 Du/Ac)	Urban High (19 Du/Ac)	Urban Restricted (1 Du/Ac)		*Mixed Use (10 Du/Ac)	SUBTOTAL
		843.99	8.71	2.39	154.02	74.58	1083.69	3390.92	84.06	2.98	175.13	174.49	3827.58	4911.27
Redevelopment	Vacant (Actual Acres) (-)	784.73	8.71	2.39	147.48	68.68	1011.99							
	Underutilized (Actual Acres) (-)							929.22	6.81	0.52	9.95	59.65	1006.15	2018.14
Critical Areas	Vacant (Actual Acres)	569.77	4.75	2.39	59.80	53.66	690.37							
Includes Buffers	Area of Concern (50% reduction)													
	Critical Area (75% reduction)													
	Underutilized (Actual Acres)							711.25	6.08	0.51	3.93	38.59	760.35	1450.71
	Area of Concern (50% reduction)													
	Critical Area (75% reduction)													
Roads/ROW (Future)	Vacant 20% (-)	455.82	3.80	1.91	47.84	42.93	552.29							
	Underutilized 20% (-)							569.00	4.86	0.41	3.14	30.87	608.28	1160.57
Public Facilities (Future)	Vacant 15% (-)	387.44	3.23	1.63	40.66	36.49	469.45							
	Underutilized 15% (-)							483.65	4.13	0.35	2.67	26.24	517.04	986.48
Unavailable Lands	Vacant 5% (-)	368.07	3.07	1.54	38.63	34.66	445.98							
	Underutilized 15% (-)							411.10	3.51	0.29	2.27	22.31	439.48	885.46
	Net Developable Acres	368.07	3.07	1.54	38.63	34.66	445.98	411.10	3.51	0.29	2.27	22.31	439.48	885.46
	Dwelling Unit Capacity	1472	31	29	39	312	1883	1319	29	5	0	201	1554	3437
	Population Capacity	3681	77	53	97	562	4468	3298	73	8	0	362	3742	8210

*Mixed Use Zone is divided to reflect 100% Net developable acres-Residential and 50% Net developable acres-Commercial

Updated Land Capacity Analysis (ULCA) 2005
 Method Direction from the Kitsap County Board of Commissioners
 April 25, 2005



Updated Land Capacity Analysis (ULCA)
 per KCRP IV Hearings Board Decision August 2006

Critical Area Ordinance 351-2005
 adopted December 1, 2005

		COMMERCIAL/INDUSTRIAL VACANT LAND								COMMERCIAL/INDUSTRIAL UNDERUTILIZED LAND								TOTAL ACREAGE BY ROW
		Highway Tourist Commercial	Neighborhood Commercial	*Mixed Use	Regional Commercial	Business Park	Business Center	Industrial	SUBTOTAL	Highway Tourist Commercial	Neighborhood Commercial	*Mixed Use	Regional Commercial	Business Park	Business Center	Industrial	SUBTOTAL	
	Total Gross Acres	197.88	4.12	0.00	0.00	0.00	0.00	46.15	248.15	512.44	99.10	0.00	0.00	0.00	0.00	51.82	663.36	911.51
Redevelopment	Vacant (Actual Acres) (-)	188.89	2.18	0.00	0.00	0.00	0.00	44.28	235.35									
	Underutilized (Actual Acres) (-)									342.47	2.84	0.00	0.00	0.00	0.00	49.00	394.31	629.66
Critical Areas	Vacant (Actual Acres)	134.07	2.18	0.00	0.00	0.00	0.00	25.36	161.61									
Includes Buffers	Area of Concern (50% reduction)																	
	Critical Area (75% reduction)																	
	Underutilized (Actual Acres)									255.58	2.57	0.00	0.00	0.00	0.00	29.56	287.71	449.32
	Area of Concern (50% reduction)																	
	Critical Area (75% reduction)																	
Roads/ROW (Future)	Vacant 20% (-)	107.26	1.74	0.00	0.00	0.00	0.00	20.29	129.29									
	Underutilized 20% (-)									204.46	2.06	0.00	0.00	0.00	0.00	23.65	230.17	359.46
Public Facilities (Future)	Vacant 15% (-)	91.17	1.48	0.00	0.00	0.00	0.00	17.24	109.89									
	Underutilized 15% (-)									173.79	1.75	0.00	0.00	0.00	0.00	20.10	195.64	305.54
Unavailable Lands	Vacant 5% (-)	86.61	1.41	17.33	0.00	0.00	0.00	16.38	121.73									
	Underutilized 15% (-)									147.73	1.49	11.15	0.00	0.00	0.00	17.09	177.45	299.18
	Net Developable Acres	86.61	1.41	17.33	0.00	0.00	0.00	16.38	121.73	147.73	1.49	11.15	0.00	0.00	0.00	17.09	177.45	299.18

*Mixed Use Zone is divided to reflect 100% Net developable acres-Residential and 50% Net developable acres-Commercial

Updated Land Capacity Analysis (ULCA) 2005
Method Direction from the Kitsap County Board of Commissioners
April 25, 2005

Updated Land Capacity Analysis (ULCA)
per KCRP IV Hearings Board Decision August 2006



Critical Area Ordinance 351-2005
adopted December 1, 2005

Kitsap County
Updated Land Capacity Analysis
Board of County Commissioner Approved
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		VACANT LAND					UNDERUTILIZED LAND					TOTAL ACREAGE BY ROW
		Residential Low (4 Du/Ac)	Residential Medium (5 Du/Ac)	Residential High (10 Du/Ac)	Redevelopment Zone (1 Du/Ac)	SUBTOTAL	Residential Low (4 Du/Ac)	Residential Medium (5 Du/Ac)	Residential High (10 Du/Ac)	Redevelopment Zone (1 Du/Ac)	SUBTOTAL	
	Acres	174.62	0.00	0.00	0.00	174.62	553.33	0.00	0.00	0.00	553.33	727.95
Redevelopment	Vacant	174.62	0.00	0.00	0.00	174.62						
	Underutilized						282.25	0.00	0.00	0.00	282.25	456.87
Critical Areas	Vacant 22% (-)	136.20	0.00	0.00	0.00	136.20						
	Underutilized 22% (-)						220.16	0.00	0.00	0.00	220.16	356.36
Roads/Right-of-way	Vacant 20% (-)	108.96	0.00	0.00	0.00	108.96						
	Underutilized 20% (-)						176.12	0.00	0.00	0.00	176.12	285.09
Public Facilities	Vacant 15% (-)	92.62	0.00	0.00	0.00	92.62						
	Underutilized 15% (-)						149.71	0.00	0.00	0.00	149.71	242.32
Unavailable Land	Vacant 5% (-)	87.99	0.00	0.00	0.00	87.99						
	Underutilized 15% (-)						127.25	0.00	0.00	0.00	127.25	215.24
	Net Developable Acres	87.99	0.00	0.00	0.00	87.99	127.25	0.00	0.00	0.00	127.25	215.24
	Dwelling Unit Capacity	352	0	0	0	352	509	0	0	0	509	861
		2.5 pph	2.5 pph	1.8 pph	2.5 pph		2.5 pph	2.5 pph	1.8 pph	2.5 pph		
	Population Capacity	880	0	0	0	880	1272	0	0	0	1272	2152

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		Commercial/Industrial Vacant Land		Commercial/Industrial Underutilized Land		TOTAL ACREAGE BY ROW
		Light Industrial	SUBTOTAL	Light Industrial	SUBTOTAL	
	Total Gross Acres	10.35	10.35	12.83	12.83	23.18
Redevelopment	Vacant (Actual Acres) (-)	10.35	10.35			
	Underutilized (Actual Acres) (-)			0.00	0.00	10.35
Critical Areas	Vacant 22% (-)	8.07	8.07			
	Underutilized 22% (-)			0.00	0.00	8.07
Roads/ROW (Future)	Vacant 20% (-)	6.46	6.46			
	Underutilized 20% (-)			0.00	0.00	6.46
Public Facilities (Future)	Vacant 15% (-)	5.49	5.49			
	Underutilized 15% (-)			0.00	0.00	5.49
Unavailable Lands	Vacant 5% (-)	5.22	5.22			
	Underutilized 15% (-)			0.00	0.00	5.22
	Net Developable Acres	5.22	5.22	0.00	0.00	5.22

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adopted December 1, 2005

Prepared by Kitsap County Department of
Community Development
GIS Division
Created November 6, 2006



Kitsap County
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		COMMERCIAL/INDUSTRIAL VACANT LAND				COMMERCIAL/INDUSTRIAL UNDERUTILIZED LAND				TOTAL ACREAGE BY ROW
		Airport	Business Center	Industrial	SUBTOTAL	Airport	Business Center	Industrial	SUBTOTAL	
	Total Gross Acres	0.00	211.55	68.43	279.98	253.98	1293.60	1751.97	3299.55	3579.53
Redevelopment	Vacant (Actual Acres) (-)	0.00	207.60	68.43	276.03					
	Underutilized (Actual Acres) (-)					0.00	1147.30	330.53	1477.83	1753.86
Critical Areas	Vacant (Actual Acres)	0.00	158.34	66.65	224.98					
Includes Buffers	Area of Concern (50% reduction)									
	Critical Area (75% reduction)									
	Underutilized (Actual Acres)					0.00	977.33	320.25	1297.58	1522.56
	Area of Concern (50% reduction)									
	Critical Area (75% reduction)									
Roads/ROW (Future)	Vacant 20% (-)	0.00	126.67	53.32	179.99					
	Underutilized 20% (-)					0.00	781.87	256.20	1038.06	1218.05
Public Facilities (Future)	Vacant 15% (-)	0.00	107.67	45.32	152.99					
	Underutilized 15% (-)					0.00	664.59	217.77	882.35	1035.34
Unavailable Lands	Vacant 5% (-)	0.00	102.29	43.05	145.34					
	Underutilized 15% (-)					0.00	564.90	185.10	750.00	895.34
	Net Developable Acres	0.00	102.29	43.05	145.34	0.00	564.90	185.10	750.00	895.34

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Critical Area Ordinance 351-2005
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	VACANT LAND						UNDERUTILIZED LAND						TOTAL ACREAGE BY ROW
	Urban Low (4 Du/Ac)	Urban Medium (10 Du/Ac)	Urban High (19 Du/Ac)	Urban Restricted (1 Du/Ac)	*Mixed-Use (10 Du/Ac)	SUBTOTAL	Urban Low (4 Du/Ac)	Urban Medium (10 Du/Ac)	Urban High (19 Du/Ac)	Urban Restricted (1 Du/Ac)	*Mixed-Use (10 Du/Ac)	SUBTOTAL	
Acres	712.67	0.57	47.70	294.97	37.07	1092.98	2657.18	74.09	186.58	795.53	83.23	3796.61	4889.59
Redevelopment													
Vacant (Actual Acres) (-)	632.89	0.57	20.45	286.85	35.98	976.74							
Underutilized (Actual Acres) (-)							502.49	5.36	12.08	177.83	24.25	722.01	1698.75
Critical Areas													
Includes Buffers													
Vacant (Actual Acres)	545.02	0.57	18.31	184.89	18.79	767.57							
Area of Concern (50% reduction)													
Critical Area (75% reduction)													
Underutilized (Actual Acres)							418.34	5.14	9.96	90.97	20.19	544.60	1312.17
Area of Concern (50% reduction)													
Critical Area (75% reduction)													
Roads/ROW (Future)													
Vacant 20% (-)	436.02	0.46	14.65	147.91	15.03	614.06							
Underutilized 20% (-)							334.67	4.11	7.96	72.78	16.15	435.68	1049.74
Public Facilities (Future)													
Vacant 15% (-)	370.61	0.39	12.45	125.72	12.78	521.95							
Underutilized 15% (-)							284.47	3.50	6.77	61.86	13.73	370.33	892.28
Unavailable Lands													
Vacant 5% (-)	352.08	0.37	11.83	119.44	12.14	495.85							
Underutilized 15% (-)							241.80	2.97	5.75	52.58	11.67	314.78	810.63
Net Developable Acres	352.08	0.37	11.83	119.44	12.14	495.85	241.80	2.97	5.75	52.58	11.67	314.78	810.63
Dwelling Unit Capacity	1408	4	225	119	109	1865	765	28	100	41	102	1036	2901
Population Capacity	3521	9	405	299	197	4430	1913	69	181	101	183	2447	6877

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**Silverdale UGA (Unincorporated)
Commerical/Industrial**

**Kitsap County
Updated Land Capacity Analysis
Board of County Commissioner Approved
November 6, 2006**

Final

COMMERCIAL/INDUSTRIAL VACANT LAND

COMMERCIAL/INDUSTRIAL UNDERUTILIZED LAND

	Highway Tourist Commercial	Neighborhood Commercial	*Mixed Use (10 Du/Ac)	Regional Commercial	Business Park	Business Center	Industrial	SUBTOTAL	Highway Tourist Commercial	Neighborhood Commercial	*Mixed Use (10 Du/Ac)	Regional Commercial	Business Park	Business Center	Industrial	SUBTOTAL	TOTAL ACREAGE BY ROW
Total Gross Acres	28.57	3.36	37.07	110.39	0.00	46.36	329.19	554.94	53.92	44.01	83.23	451.71	4.76	134.00	305.60	1077.23	1632.17
Redevelopment																	
Vacant (Actual Acres) (-)	28.57	2.99	0.00	77.23	0.00	46.36	324.13	479.28									
Underutilized (Actual Acres) (-)									26.58	1.55	0.00	118.98	4.76	117.08	78.93	347.88	827.16
Critical Areas																	
Includes Buffers																	
Vacant (Actual Acres)	22.10	2.55	0.00	56.65	0.00	27.99	262.93	372.20									
Area of Concern (50% reduction)																	
Critical Area (75% reduction)																	
Underutilized (Actual Acres)									16.85	1.14	0.00	94.36	3.53	84.29	60.08	260.24	632.44
Area of Concern (50% reduction)																	
Critical Area (75% reduction)																	
Roads/ROW (Future)																	
Vacant 20% (-)	17.68	2.04	0.00	45.32	0.00	22.39	210.34	297.76									
Underutilized 20% (-)									13.48	0.91	0.00	75.49	2.82	67.43	48.06	208.19	505.95
Public Facilities (Future)																	
Vacant 15% (-)	15.02	1.73	0.00	38.52	0.00	19.03	178.79	253.10									
Underutilized 15% (-)									11.46	0.78	0.00	64.16	2.40	57.31	40.85	176.96	430.06
Unavailable Lands																	
Vacant 5% (-)	14.27	1.65	0.00	36.59	0.00	18.08	169.85	240.44									
Underutilized 15% (-)									9.74	0.66	0.00	54.54	2.04	48.72	34.72	150.42	390.86
Net Developable Acres	14.27	1.65	6.07	36.59	0.00	18.08	169.85	246.51	9.74	0.66	5.84	54.54	2.04	48.72	34.72	156.26	402.77

*Mixed Use Zone is divided to reflect 100% Net developable acres-Residential and 50% Net developable acres-Commercial

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		VACANT LAND					UNDERUTILIZED LAND							
		Urban Low (4 Du/Ac)	Urban Medium (10 Du/Ac)	Urban High (19 Du/Ac)	Urban Cluster (4 DU/Ac)	*Urban Village Center (up to 18 Du/Ac)	SUBTOTAL	Urban Low (4 Du/Ac)	Urban Medium (10 Du/Ac)	Urban High (19 Du/Ac)	Urban Cluster (4 DU/Ac)	*Urban Village Center (up to 18 Du/Ac)	SUBTOTAL	TOTAL ACREAGE BY ROW
	Acres	495.53	77.95	0.00	705.81	10.22	1289.51	742.49	1.13	0.00	34.34	0.00	777.96	2067.47
Redevelopment	Vacant (Actual Acres) (-)	495.53	77.95	0.00	705.81	10.22	1289.51							
	Underutilized (Actual Acres) (-)							0.00	0.00	0.00	0.00	0.00	0.00	1289.51
Critical Areas	Vacant (Actual Acres)	397.73	69.26	0.00	574.29	10.22	1051.49							
Includes Buffers	Area of Concern (50% reduction)													
	Critical Area (75% reduction)													
	Underutilized (Actual Acres)							0.00	0.00	0.00	0.00	0.00	0.00	1051.49
	Area of Concern (50% reduction)													
	Critical Area (75% reduction)													
Sewer Availability	Vacant (Actual Acres) (-)	397.73	69.26	0.00	574.29	10.22	1051.50							
	Underutilized (Actual Acres) (-)							0.00	0.00	0.00	0.00	0.00	0.00	1051.50
Roads/ROW (Future)	Vacant 20% (-)	318.18	55.41	0.00	459.43	8.18	841.20							
	Underutilized 20% (-)							0.00	0.00	0.00	0.00	0.00	0.00	841.20
Public Facilities (Future)	Vacant 15% (-)	270.46	47.10	0.00	390.52	6.95	715.02							
	Underutilized 15% (-)							0.00	0.00	0.00	0.00	0.00	0.00	715.02
Unavailable Lands	Vacant 5% (-)	256.93	44.74	0.00	370.99	6.60	679.27							
	Underutilized 15% (-)							0.00	0.00	0.00	0.00	0.00	0.00	679.27
	Net Developable Acres	256.93	44.74	0.00	370.99	3.30	675.97	0.00	0.00	0.00	0.00	0.00	0.00	675.97
	Dwelling Unit Capacity	1028	447	0	1484	59	3019	0	0	0	0	0	0	3019
	Population Capacity	2569	1119	0	3710	107	7505	0	0	0	0	0	0	7505

*Urban Village Center is divided to reflect 50% Net developable acres-Residential and 50% Net developable acres-Commercial per Updated Land Capacity Analysis Methodology (ULCA)

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COMMERCIAL/INDUSTRIAL VACANT LAND										COMMERCIAL/INDUSTRIAL UNDERUTILIZED LAND								TOTAL ACREAGE BY ROW
	Highway Tourist Commercial	Neighborhood Commercial	Urban Commercial	Regional Commercial	Business Park	Business Center	Industrial	*Urban Village Center	SUBTOTAL	Highway Tourist Commercial	Neighborhood Commercial	Urban Commercial	Regional Commercial	Business Park	Business Center	Industrial	SUBTOTAL	
Total Gross Acres	0.00	0.00	0.00	0.00	52.94	0.00	0.00	0.00	52.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	52.94
Redevelopment																		
Vacant (Actual Acres) (-)	0.00	0.00	0.00	0.00	52.94	0.00	0.00	0.00	52.94									
Underutilized (Actual Acres) (-)										0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	52.94
Critical Areas																		
Vacant (Actual Acres)	0.00	0.00	0.00	0.00	47.13	0.00	0.00	0.00	47.13									
Includes Buffers																		
Area of Concern (50% reduction)																		
Critical Area (75% reduction)																		
Underutilized (Actual Acres)										0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	47.13
Area of Concern (50% reduction)																		
Critical Area (75% reduction)																		
Roads/ROW (Future)																		
Vacant 20% (-)	0.00	0.00	0.00	0.00	37.71	0.00	0.00	0.00	37.71									
Underutilized 20% (-)										0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37.71
Public Facilities (Future)																		
Vacant 15% (-)	0.00	0.00	0.00	0.00	32.05	0.00	0.00	0.00	32.05									
Underutilized 15% (-)										0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	32.05
Unavailable Lands																		
Vacant 5% (-)	0.00	0.00	0.00	0.00	30.45	0.00	0.00	0.00	30.45									
Underutilized 15% (-)										0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.45
								6.60										
Net Developable Acres	0.00	0.00	0.00	0.00	30.45	0.00	0.00	3.30	33.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33.75

*Urban Village Center is divided to reflect 50% Net developable acres-Residential and 50% Net developable acres-Commercial per Updated Land Capacity Analysis Methodology (ULCA)

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