

CENTRAL KITSAP URBAN GROWTH AREA
Land Capacity December 31, 2012

| 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 | 1708.18 | 93.65 | 188.16 | 214.72 | 876.48 | 0.00 | 408.93 | 0.00 | 80.21 | 3570.33 |
| Multi - Family Dwelling (-) | 53.26 | 0.00 | 96.89 | 72.46 | 79.40 | 0.00 | 13.97 | 0.00 | 0.46 | 316.44 |
| Parcels < 0.50 Acres (-) | 917.70 | 0.00 | 15.49 | 18.32 | 288.75 | 0.00 | 95.94 | 0.00 | 0.00 | 1336.20 |
| Public/Current Use/Utilities (-) | 251.08 | 20.44 | 8.96 | 83.26 | 157.48 | 0.00 | 90.28 | 0.00 | 58.19 | 669.69 |
| Shoreline Parcel < 1.00 Acre (-) | 0.00 | 0.00 | 0.00 | 0.00 | 0.30 | 0.00 | 0.00 | 0.00 | 0.00 | 0.30 |
| Subtotal | 486.14 | 73.21 | 66.82 | 40.68 | 350.55 | 0.00 | 208.74 | 0.00 | 21.56 | 1247.70 |
| Redevelopable Acres | | | | | | | | | | |
| <i>Median Value \$143,497</i> | | | | | | | | | | |
| Density < 2.5 (-) | 54.78 | 0.00 | 0.00 | 0.00 | 148.95 | 0.00 | 102.57 | 0.00 | 0.00 | 306.30 |
| Density >= 2.5 - < 4.00 Value > (-) | 70.90 | 0.00 | 0.00 | 0.00 | 28.51 | 0.00 | 24.38 | 0.00 | 0.00 | 123.79 |
| Density >= 4.0 - < 5.00 Value > (-) | 63.33 | 0.00 | 0.00 | 0.00 | 7.46 | 0.00 | 2.62 | 0.00 | 0.00 | 73.41 |
| Density >= 5.0 - < 10.00 Value > (-) | 23.97 | 0.00 | 0.00 | 0.00 | 12.99 | 0.00 | 4.11 | 0.00 | 0.00 | 41.07 |
| Subtotal | 273.16 | 73.21 | 66.82 | 40.68 | 152.64 | 0.00 | 75.06 | 0.00 | 21.56 | 703.13 |
| Remove 100% of Platted lots (acres) | 29.73 | 0.00 | 2.62 | 0.00 | 23.26 | 0.00 | 5.74 | 0.00 | 2.21 | 63.56 |
| Critical Areas | | | | | | | | | | |
| Total Redevelopable Acres | 243.43 | 73.21 | 64.20 | 40.68 | 129.38 | 0.00 | 69.32 | 0.00 | 19.35 | 639.57 |
| Unencumbered Acres | 154.26 | 39.84 | 58.56 | 31.38 | 58.88 | 0.00 | 32.06 | 0.00 | 18.08 | 393.06 |
| Acres within Critical Areas | 21.99 | 32.54 | 5.64 | 3.47 | 43.42 | 0.00 | 20.52 | 0.00 | 0.83 | 128.41 |
| Critical Areas reduction 75% (-) | 5.50 | 8.14 | 1.41 | 0.87 | 10.86 | 0.00 | 5.13 | 0.00 | 0.21 | 32.10 |
| Acres within Area of Concern | 67.17 | 0.82 | 0.00 | 5.82 | 27.07 | 0.00 | 16.75 | 0.00 | 0.44 | 118.07 |
| Area of Concern reduction 50% (-) | 33.59 | 0.41 | 0.00 | 2.91 | 13.54 | 0.00 | 8.38 | 0.00 | 0.22 | 59.04 |
| Subtotal | 193.34 | 48.39 | 59.97 | 35.16 | 83.27 | 0.00 | 45.57 | 0.00 | 18.51 | 484.20 |
| Roads/Right-of-Way (Future) | | | | | | | | | | |
| 20% (-) | 154.67 | 38.71 | 47.98 | 28.13 | 66.62 | 0.00 | 36.45 | 0.00 | 14.81 | 387.36 |
| Public Facility (Future) | | | | | | | | | | |
| 20% (-) | 123.74 | 30.97 | 38.38 | 22.50 | 53.29 | 0.00 | 29.16 | 0.00 | 11.84 | 309.89 |
| Unavailable Lands | | | | | | | | | | |
| 15% (-) | 105.18 | 26.32 | 32.62 | 19.13 | 45.30 | 0.00 | 24.79 | 0.00 | 10.07 | 263.40 |
| Commercial Split | | | | | | | | | | |
| 50% (-) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 6.14 | 6.14 |
| Platted Lots | | | | | | | | | | |
| Underutilized Platted Lots 25% (+) | 7.43 | 0.00 | 0.66 | 0.00 | 5.82 | 0.00 | 1.44 | 0.00 | 0.00 | 15.34 |
| Platted Lot existing dwelling unit (count) | 24 | 0 | 2 | 0 | 9 | 0 | 1 | 0 | 8 | 44 |
| Dwelling Unit count (-75%) | 6 | 0 | 1 | 0 | 2 | 0 | 0 | 0 | 0 | 9 |
| Existing Dwelling Units | | | | | | | | | | |
| Existing Dwelling Units (non platted lots) (-) | 141 | 8 | 23 | 21 | 25 | 0 | 8 | 0 | 13 | 239 |
| Total Dwelling Units (-) | 147 | 8 | 24 | 21 | 27 | 0 | 8 | 0 | 11 | 248 |
| TOTALS | | | | | | | | | | |
| Net Developable Acres | 112.61 | 26.32 | 33.28 | 19.13 | 51.11 | 0.00 | 26.22 | 0.00 | 6.14 | 274.81 |
| | 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 | 529 | 150 | 376 | 395 | 101 | 0 | 44 | 0 | 82 | 1676 |
| | 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 | 1322 | 270 | 940 | 711 | 251 | 0 | 110 | 0 | 147 | 3751 |

CENTRAL KITSAP URBAN GROWTH AREA
Land Capacity December 31, 2012

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| 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 | 118.44 | 80.76 | 2.07 | 14.77 | 226.72 | 0.00 | 128.98 | 0.00 | 54.98 | 626.72 |
| Subtotal | 118.44 | 80.76 | 2.07 | 14.77 | 226.72 | 0.00 | 128.98 | 0.00 | 54.98 | 626.72 |
| Redevelopable Acres | | | | | | | | | | |
| Subtotal | 118.44 | 80.76 | 2.07 | 14.77 | 226.72 | 0.00 | 128.98 | 0.00 | 54.98 | 626.72 |
| Vacant Platted Lots (-) | 22.51 | 0.00 | 0.00 | 0.00 | 32.33 | 0.00 | 40.34 | 0.00 | 0.79 | 95.97 |
| Critical Areas | | | | | | | | | | |
| Total Redevelopable Acres | 95.93 | 80.76 | 2.07 | 14.77 | 194.39 | 0.00 | 88.64 | 0.00 | 54.19 | 530.75 |
| Unencumbered Acres | 56.72 | 28.27 | 2.00 | 8.18 | 73.85 | 0.00 | 16.49 | 0.00 | 19.40 | 204.91 |
| Acres within Critical Areas | 10.46 | 50.80 | 0.07 | 0.40 | 87.42 | 0.00 | 32.25 | 0.00 | 23.01 | 204.41 |
| Critical Areas reduction 75% (-) | 2.62 | 12.70 | 0.02 | 0.10 | 21.86 | 0.00 | 8.06 | 0.00 | 5.75 | 51.10 |
| Acres within Area of Concern | 28.75 | 1.68 | 0.00 | 6.19 | 33.13 | 0.00 | 39.91 | 0.00 | 11.78 | 121.44 |
| Area of Concern reduction 50% (-) | 14.38 | 0.84 | 0.00 | 3.10 | 16.57 | 0.00 | 19.96 | 0.00 | 5.89 | 60.72 |
| Subtotal | 73.71 | 41.81 | 2.02 | 11.38 | 112.27 | 0.00 | 44.51 | 0.00 | 31.04 | 316.73 |
| Roads/Right-of-Way (Future) | | | | | | | | | | |
| 20% (-) | 58.97 | 33.45 | 1.61 | 9.10 | 89.82 | 0.00 | 35.61 | 0.00 | 24.83 | 253.39 |
| Public Facility (Future) | | | | | | | | | | |
| 20% (-) | 47.17 | 26.76 | 1.29 | 7.28 | 71.85 | 0.00 | 28.48 | 0.00 | 19.87 | 202.71 |
| Unavailable Lands | | | | | | | | | | |
| 5% (-) | 44.82 | 25.42 | 1.23 | 6.92 | 68.26 | 0.00 | 27.06 | 0.00 | 18.87 | 192.57 |
| Commercial Split | | | | | | | | | | |
| 50% (-) | 42.57 | 24.15 | 1.17 | 6.57 | 64.85 | 0.00 | 25.71 | 0.00 | 9.44 | 174.45 |
| | | | | | | | | 0.00 | 9.83 | |
| Platted Lots | | | | | | | | | | |
| Vacant Platted Lots | 118 | 0 | 0 | 0 | 80 | 0 | 94 | 0 | 3 | 295 |
| | | | | | | | | 0 | 2 | |
| Net Developable Acres | 44.82 | 25.42 | 1.23 | 6.92 | 68.26 | 0.00 | 27.06 | 0.00 | 9.44 | 183.14 |
| | <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 | 387 | 153 | 15 | 150 | 251 | 0 | 148 | 0 | 145 | 1248 |
| | <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 | 967 | 275 | 37 | 271 | 627 | 0 | 370 | 0 | 260 | 2806 |

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Land Capacity December 31, 2012

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| UNDERUTILIZED LANDS | URBAN LOW <i>6.0 DU/AC</i> | SENIOR LIVING HOMESTEAD <i>6.0 DU/AC</i> | URBAN MEDIUM <i>12 DU/AC</i> | URBAN HIGH <i>21.75 DU/AC</i> | URBAN RESTRICTED <i>2.5 DU/AC</i> | URBAN CLUSTER <i>7.6 DU/AC</i> | ILLAHEE GREENBELT <i>2 DU/AC</i> | URBAN VILLAGE CENTER <i>12 DU/AC</i> | MIXED USE <i>15 DU/AC</i> | GRAND TOTAL |
|-------------------------------|-------------------------------|--|------------------------------------|----------------------------------|---|--------------------------------------|--|--|------------------------------|----------------|
| Net Developable Acres | 112.61 | 26.32 | 33.28 | 19.13 | 51.11 | 0.00 | 26.22 | 0.00 | 6.14 | 274.81 |
| Dwelling Unit Capacity | 529 | 150 | 376 | 395 | 101 | 0 | 44 | 0 | 82 | 1676 |
| | <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 | 1322 | 270 | 940 | 711 | 251 | 0 | 110 | 0 | 147 | 3751 |

| 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 | 44.82 | 25.42 | 1.23 | 6.92 | 68.26 | 0.00 | 27.06 | 0.00 | 9.44 | 183.14 |
| Dwelling Unit Capacity | 387 | 153 | 15 | 150 | 251 | 0 | 148 | 0 | 145 | 1248 |
| | <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 | 967 | 275 | 37 | 271 | 627 | 0 | 370 | 0 | 260 | 2806 |

| 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 | 157.43 | 51.74 | 34.51 | 26.04 | 119.37 | 0.00 | 53.28 | 0.00 | 15.58 | 457.95 |
| Dwelling Unit Capacity | 916 | 302 | 391 | 545 | 351 | 0 | 192 | 0 | 226 | 2924 |
| | <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 | 2289 | 544 | 976 | 982 | 878 | 0 | 481 | 0 | 407 | 6557 |