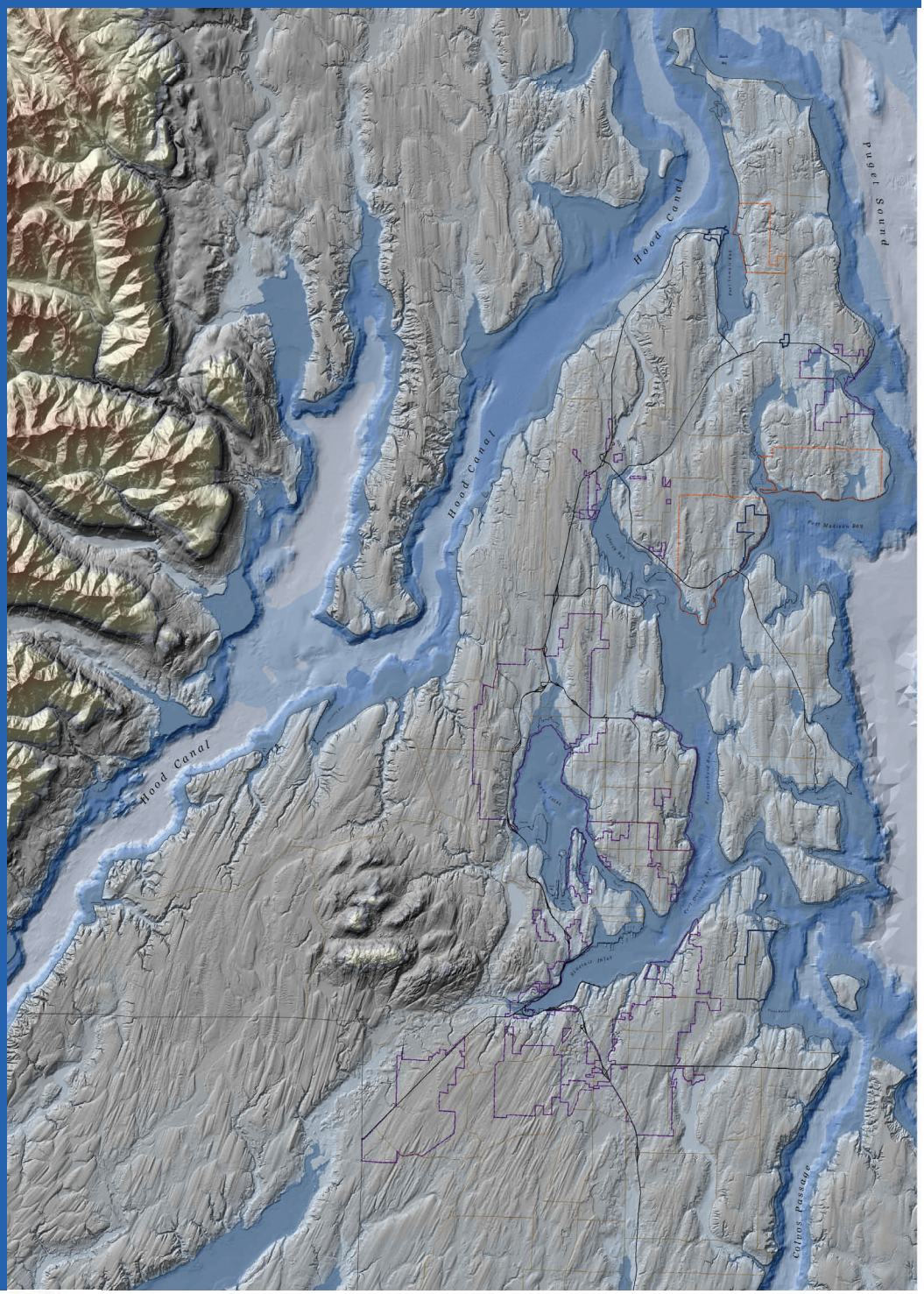
BUILDABLE LANDS REPORT 2000-2005

Kitsap County

AUGUST 2007



KITSAP COUNTY 18 57 WASHINGTON

CITY of POULSBO VIKING CITY

City of Port Orchard

CITY OF BAINBRIDGE ISLAND

CITY OF BREMERTON

RESOLUTION 078 - 2008

A RESOLUTION ADOPTING THE 2007 KITSAP COUNTY BUILDABLE LANDS REPORT

WHEREAS, RCW 36.70A.215 requires that Kitsap County, along with its cities, must adopt a review and evaluation program, commonly known as a Buildable Lands Report (BLR); and

WHEREAS, the Buildable Lands Report is meant to assess whether the county and its cities are achieving densities within urban growth areas by comparing growth and development assumptions, targets, and objectives contained in the county-wide planning policies and the county and city comprehensive plans with actual growth and development that has occurred in the county and its cities; and

WHEREAS, the Buildable Lands Report shall encompass rural and urban areas to determine land suitable for development and establish methods to resolve inconsistencies in collection and analysis of data and amend the Kitsap County Comprehensive Plan (Plan) and County-wide Planning Policies (CPPs) as necessary; and

WHEREAS, Kitsap County is required by RCW 36.70A.215 (2)(b) to conduct a Buildable Lands Analysis every five years; and

WHEREAS, the Buildable Lands Report determines whether the County's urban growth areas (UGAs) contain sufficient land to accommodate the population allocated by the Washington State Office of Financial Management, and reviews commercial, industrial and housing needs; and

WHEREAS, reasonable measures must be adopted if inconsistencies are found between planned and achieved growth; and

WHEREAS, Kitsap County prepared and adopted its first Buildable Lands Report in October 2002, which reviewed development during the years 1995-1999; and

WHEREAS, the 2002 Buildable Lands Report identified some inconsistencies between the County's Plan and CPPs and development that had occurred, and therefore Kitsap County adopted Resolution 158-2004 adopting eighteen reasonable measures; and

WHEREAS, additional reasonable measures were adopted on December 11, 2006 through the adoption of Kitsap County's 10-Year Comprehensive Plan Update; and

WHEREAS, Kitsap County established a Technical Advisory Committee consisting of major stakeholders in order to review development data for the BLR. Meetings were held on June 21, 2006, September 12, 2006, November 7, 2006, January 1, 2007, September 10, 2007 and September 25, 2007; and

WHEREAS, on September 25, 2007, following a timely and effective public notice, the Planning Commission held a work-study session to review and discuss the 2007 Kitsap County Buildable Lands Report; and

WHEREAS, on March 19, 2007, following a timely and effective public notice, the Kitsap County Board of Commissioners held a work-study session to review and discuss the 2007 Kitsap County Buildable Lands Report; and

WHEREAS, on April 14, 2008, following a timely and effective public notice, the Kitsap County Board of Commissioners held a public hearing to consider testimony on the 2007 Kitsap County Buildable Lands Report.

NOW THEREFORE, BE IT RESOLVED:

The Board of County Commissioners hereby adopts the 2007 Kitsap County Buildable Lands Report.

BOARD OF COUNTY COMMISSIONERS
KITSAP COUNTY, WASHINGTON

BOARD OF COMMISSIONERS STATE OF WASHINGTON KITSAP COUNTY

STEPHEN BAUER, Chair

JAN ANGEL, Commissioner

JOSH BROWN, Commissioner

ATTEST:

Opal Robertson, Clerk of the Board

Kitsap County Buildable Lands Report

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The Kitsap County Department of Community Development

August 2007

Acknowledgements

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Executive Summary

What was the Amount of Growth from 2000-2005?

- According to the Washington Office of Financial Management (OFM), the total Kitsap County resident population grew by 8,431[1] persons. The majority of this growth occurred in unincorporated Kitsap County.

- Countywide population growth grew slower than anticipated. The Countywide Planning Policies (CPPs) predicted an average annual growth rate of 1.44% over the course of the 20-year planning period. Countywide, actual average annual population growth during the past five years was 0.72%. Though most jurisdictions grew faster than the countywide average.

- Kitsap County and the cities cumulatively permitted 9,945 new housing units from 2000-2005[2]. The majority of these new units were permitted in unincorporated Kitsap County.

- Countywide, new single family units accounted for 80% and multi-family units 20% of all new units permitted.

- Approximately 803 existing single family residential units were demolished countywide. More than one-half of those units were in unincorporated rural areas.

- Countywide, 57% of all new permitted housing units were in cities and UGAs and 43% were in unincorporated rural areas. The 2000-2005 urban share of new permitted housing units increased significantly from the previous five year period—from 43% (1995-1999) to 57% (2000-2005). The 57% total countywide share of new urban *housing unit* growth, however, still appears short of the adopted 76% CPP urban *population* growth target. Nevertheless, the data show that there has been significant progress toward this twenty-year goal since the 2002 BLR.

- Approximately 84% of all new permitted housing units in rural areas were located on pre-existing lots.

[1] Total Kitsap County population in 2000 (based on US Census) was 231,969 and 2005 OFM estimated population was 240,400. All jurisdictions experienced population gains, according to OFM estimates, except for Bremerton which lost 2,679 in population from 2000-2005, according to OFM.
[2] This compares with 8,271 new residential units permitted countywide from 1995-1999 according to the initial 2002 Kitsap County Buildable Lands Analysis report.

- Almost 90% of the approximately 2,800 new lots created countywide through the final long plat process were in cities and UGAs[3].

- Kitsap County and the cities cumulatively permitted almost 18 million square feet of new commercial/industrial building space. The majority of this new space was permitted in unincorporated UGAs.

Has Development Occurred at Densities Consistent with Planning Assumptions and Targets?

- In cities and UGAs achieved net platted densities from 2000-2005 met or exceeded the planned densities indicated in the various jurisdiction's comprehensive plan's and implementing regulations in almost all applicable urban zones. In some very limited exceptions, net platted densities fell short of the target plan density. However, these circumstances were characterized by a very small number of plats that did not represent a large enough sample size to effectively assess average achieved densities across the entire applicable zone.

- In unincorporated rural areas, average achieved net platted and permitted densities were generally higher than planned rural densities in the applicable zones. This is attributed to both to pre-GMA vested subdivisions that did not receive final plat approval until 2000-2005 and the fact that the majority of new permitted rural units were on pre-existing small non-conforming lots approved under old pre-GMA density standards.

- Appendix B of the Countywide Planning Policies (CPPs) allocated 2000-2025 forecast growth among the cities, UGAs and unincorporated rural areas based on a 76% urban/24% rural share *target* for new *population* growth. Official published OFM population estimates for the county unfortunately do not estimate population by GMA class of lands (i.e., urban and rural). So we cannot plainly compare OFM estimated population growth within the UGAs to their forecast CPP target share of new population growth[4]. However, new *housing unit* growth is a significant component of population growth and often serves as a proxy to population growth. Given that approximately 55% of all new *housing units* permitted countywide from 2000-2005 were in cities and UGAs, the data suggest that the urban share of new population growth during the first five years of the planning forecast period is still short of meeting its planned CPP target. Appendix B of the CPPs specifically indicates that should this goal not be met, *"the target may be reaffirmed or explicitly modified"* through the KRCC process during the next five year population distribution review. The next five year KRCC population review will occur prior to 2010.

[3] Long plats are a type of land subdivision, subject to RCW 58.17, where a parcel is subdivided into more than four lots for purposes of subsequent development.

[4] OFM calculates total incorporated and unincorporated county populations only in their published annual county and city population estimates. OFM calculates annual incorporated city population estimates, but not the unincorporated urban (i.e.,UGA) portion of the unincorporated population.

Are Urban Densities Being Achieved within the Urban Growth Areas?

- In all jurisdictions, the average net platted densities of all final approved urban residential plats and condominiums met or exceeded four units per acre.

Is the Capacity of the Land Supply Adequate to Accommodate Forecast Growth?

- Countywide, the existing 2005 residential buildable land supply of all jurisdictions can accommodate a total of approximately 117,387 persons. The planned 2000-2025 countywide population growth forecast is 99,602 persons.

- Cities and UGAs have a combined residential buildable land capacity sufficient to accommodate approximately 79,884 persons. The planned 2000-2025 incorporated city and UGA share of the forecast population growth is 75,697 persons.

- Unincorporated rural lands, including Limited Areas of More Intensive Rural Development (LAMIRDs), have a combined residential buildable land capacity sufficient to accommodate approximately 37,503 persons. The planned 2000-2025 non-UGA share of the population growth forecast is 23,905 persons.

- Cities and UGAs have a combined commercial/industrial buildable land supply that exceeds the forecast demand from 2005-2025.

Recommendations

- Kitsap County should request the Washington Office of Financial Management (OFM) to conduct a special small area population estimate for the unincorporated UGAs using OFM's Small Area Estimates Program (SAEP) methodology. OFM can prepare such estimates if requested by local governments and supported with county-provided GIS spatial data to delineate the unincorporated UGA boundaries. OFM's SAEP program analyzes the geography of the delineated UGA lands and matches them to census geography boundaries to ascertain more accurate population and housing estimates. Such a project would more accurately identify existing and future population estimates for the unincorporated urban share of the total county population (UGAs) and be a more reliable method of determining the net UGA share of new population growth in future years. It will help evaluate—through a more statistically valid method—how well the county and cities are doing at achieving their CPP urban/rural share population growth targets. It can also provide better information for KRCC to utilize during its next five year population distribution review cycle prior to 2010.

- Kitsap County should continue to monitor its adopted reasonable measures to encourage more urban growth as required by RCW 36.70A.215(4). Monitoring reasonable measures and key growth management indicators related to land use, population, housing, capital facilities and economic development activities will help evaluate the relative effectiveness of the county's efforts to encourage a greater share of future urban growth countywide.

- Consistent, comprehensive, and timely permit data collection and reporting is a key foundation to fulfill the buildable lands program requirements. It is also vital to evaluating the success or failure of growth management policies, strategies and plans over time. In spite of clear identification of what the data needs were for the buildable lands program, there were challenges in data collection during development of the 2007 Buildable Lands Report. These included the fact that every jurisdiction in the county, at some point in time over the past five years, changed its land development permitting system. This fact caused problems in permit recording consistency and record-keeping for some jurisdictions more than others when "looking back" at permit data over the past five years. But it was more problematic for the smaller cities who are also faced with smaller planning staffs and budgets. The county and the cities should work together to better coordinate buildable lands data collection and reporting on a consistent annual basis. The jurisdictions should consider a standardized approach to permit data entry protocols and reporting formats.

Introduction

Overview

RCW 36.70A.215 requires counties, in consultation with their cities, to establish a "review and evaluation" program (commonly referred to as the "buildable lands report" or "BLR") to determine whether a county and its cities are achieving urban densities within urban growth areas. If "inconsistencies" are found between "actual" and "planned" densities in urban growth areas, the statute requires local jurisdictions to implement "reasonable measures" likely to correct those inconsistencies in the future.

The Buildable Lands Report is a diagnostic tool to help jurisdictions evaluate how effective their comprehensive plans and development regulations are at achieving efficient urban development patterns. The program examines development trends in five-year increments and "looks back" to review development trends during the past five years in order to determine whether any "inconsistencies" exist between *actual* and *planned* densities.

According to RCW 36.70A.215(2)(a), the review process for a BLR must:

"Encompass land uses and activities both within and outside of urban growth areas and provide for annual collection of data on urban and rural land uses, development, critical areas, and capital facilities to the extent necessary to determine the quantity and type of land suitable for development, both for residential and employment-based activities."

The county and its cities jointly adopted county-wide planning policies to establish and implement the review and evaluation program. Those policies include provisions for using consistent methodologies for evaluating buildable lands among the responsible jurisdictions.

The first BLR was prepared by the county in 2002. The statute requires updates every five years. The next BLR Update must be completed by September 1, 2007.

The statute requires several evaluation components to the review and evaluation program. The BLR must:

- Determine whether there is sufficient suitable land in urban areas to accommodate the projected twenty-year population forecast allocated to the county and its cities;

- Determine the actual density of housing that has been constructed and the actual amount of land developed for commercial and industrial uses within urban growth areas;

- Review residential, commercial and industrial land use needs by type and density range to determine the amount of land needed in urban areas for these uses for the remaining portion of the twenty-year planning period; and

- Based upon these evaluation components, determine whether an ”inconsistency” exists between the *actual* densities and intensities of land use documented by the BLR during the previous five years and the *planned* densities and intensities of use in the adopted comprehensive plans and development regulations of local jurisdictions.

If the BLR identifies any “inconsistencies” from its analysis, the statute requires the affected jurisdiction(s) to separately “*adopt and implement measures that are reasonably likely to increase consistency during the subsequent five-year period.”* The statute also requires annual monitoring of these so-called “reasonable measures” so that affected jurisdictions can determine their effectiveness over time.

Countywide Planning Policies (CPPs) Requirements

The Kitsap Regional Coordinating Council (KRCC) is comprised of elected officials from Kitsap County and the Cities of Bremerton, Bainbridge Island, Poulsbo and Port Orchard and the Suquamish and Port Gamble S’Klallam Tribes. The KRCC is the body that works collaboratively to coordinate multi-jurisdictional GMA planning in Kitsap County. The KRCC is the venue for collaborative development of County-wide Planning Policies (CPPs) that guide GMA planning efforts among the different jurisdictions. Kitsap County then adopts the CPPs and they are ratified by the cities.

Two components of the CPPs in particular directly affect the BLR. First are the policies directing the “Land Capacity Analysis Program” and second are the “20-Year Population Distributions” that allocate future population growth among all the jurisdictions.

Land Capacity Analysis Program

This CPP outlines how the county’s various jurisdictions mutually plan to implement the buildable lands program requirements in the county. CPP *Element B. Urban Growth Areas, Policy 1. Land Capacity Analysis Program* indicates that the county and cities shall maintain a land capacity analysis program to monitor land supply and trends for residential, commercial and industrial lands in order to determine the success of their comprehensive planning efforts. It also requires that the county and cities:

- use a consistent methodology for determining land capacity;
- develop strategies to efficiently utilize available development capacity within the urban growth areas; and
- establish procedures to resolve inconsistencies in the collection and analysis of land capacity data.

20-Year Population Distribution

Appendix B of the CPPs indicates the future 20-year population growth distribution amongst the jurisdictions in the county. These are the forecast growth allocations (derived from OFM countywide forecasts) that each jurisdiction uses in developing its own GMA comprehensive plan. The KRCC Board endorsed Appendix B: Population Distribution 2005-2025 on September 14, 2004. Kitsap County adopted the CPPs, including the appendices, on November 22, 2004.

Population distributions are reviewed every five years by the KRCC. That review must include an analysis of the Cities' and the County's progress in achieving the "target" population distributions. The future growth allocations are based on a "target" of accommodating 76% of new population growth within urban growth areas (UGAs) and 24% of new growth in rural areas. Appendix B notes that if the 76% UGA growth target is met or exceeded, the UGA target for accommodating new growth in the succeeding forecast growth period shall increase to 83% of total forecast countywide growth. It also notes that if the 76% UGA growth target is not met, *"the target may be reaffirmed or otherwise modified"* prior to the succeeding forecast growth period. The next "five year" KRCC review of future population growth distribution should occur prior to 2010.

Buildable Lands Report Public Process

Kitsap County established a Citizen Advisory Group (or CAG) in 2004 comprised of interested citizens, developers, builders, realtors, local residents and growth management advocates to help develop the Updated Land Capacity Analysis (ULCA). The purpose of the ULCA is to establish an objective approach by which to determine the current supply of buildable land and how much population and development Kitsap County can expect to accommodate under current zoning and development regulations in the existing rural lands and urban growth areas (UGAs).
The CAG also included staff from the county and local municipalities who provided technical advice and expertise in the development of the ULCA. The CAG met intensely over a period of 7 months to develop and evaluate alternative approaches. The final CAG recommendations—with a focus on incorporating a heightened sense of "reality" to the land capacity analysis—were made to staff in early 2005.

The staff then prepared a draft recommended ULCA framework that incorporated many of the CAG recommendations. The draft ULCA framework was presented to the Kitsap County Planning Commission in early 2005. The Planning Commission reviewed the ULCA alternative approaches and recommended selection of a preferred ULCA framework that was presented to the Kitsap Board of County Commissioners (Board) and the Kitsap Regional Coordinating Council (KRCC). After significant review and evaluation by the Board and the KRCC and subsequent public input, the Board of County Commissioners (Board) recommended a preferred ULCA methodology on April 25, 2005. The ULCA is used as the basis for the land capacity analysis portion of the 2007 Buildable Lands Report[5].

Kitsap County established a BLR Technical Advisory Committee (TAC) in 2006 to help in the preparation of the 2007 BLR Update. The Technical Advisory Committee (TAC) is comprised of city, county and tribal staff as well as other parties interested in and/or responsible for preparation of the 2007 BLR Update. The TAC met from 2006-2007 to coordinate and ensure consistency in the BLR data gathering, formatting, evaluation and reporting amongst all the responsible jurisdictions in the county. The cities also prepared their land capacity analyses and permit data reports during 2006-2007 in coordination with the TAC.

[5] See Appendix A. Based upon a decision of the Central Puget Sound Growth Management Hearings Board, the ULCA is slightly modified from that recommended by the Board in 2005 in that the "sewer reduction factor" was removed.

Countywide Population & Housing Growth

Countywide Planning Policies 2000-2025 Population Growth Forecast

Appendix B of the adopted Kitsap Countywide Planning Policies (CPPs) adopts future population growth allocations for all jurisdictions in the county, including unincorporated UGAs, rural areas and the incorporated cities[6]. The CPPs only allocate forecast population growth. There are no forecast housing units or employment adopted in the CPPs. The total countywide population growth forecast is based on the GMA Intermediate Growth Projection provided by the Washington state Office of Financial Management (OFM). The distribution of total countywide forecast growth among the cities, unincorporated UGAs and rural areas is guided by forecast average annual growth rates for each jurisdiction and UGA over the course of the planning period. Existing 2000 population estimates for the jurisdictions are shown in the following table from Appendix B of the CPPs.

Jurisdiction	2000 Population
Cities	
Bainbridge Island	20,308
Bremerton	37,258
Bremerton Port	68
Port Orchard	7,693
Poulsbo	6,813
Unincorporated UGAs	
Kingston	1,871
Poulsbo	901
Silverdale	15,276
Central Kitsap	21,743
E. Bremerton	5,412
W. Bremerton	3,229
Gorst	154
Port Orchard[7]	11,570
ULID #6/South Kitsap	1,241
SKIA	0
Rural Areas (non-UGA)	98,432
TOTAL	**231,969**

Source: Kitsap County CPPs, Appendix B: Population Distribution 2005-2025.

[6] The future population growth allocations are labeled for the twenty year planning period 2005-2025 but also account for forecast growth for a twenty-five year period from 2000-2025.
[7] The Port Orchard UGA allocation includes the allocation for the Port Orchard UGA Expansion Study Area.

The adopted 2000-2025 future population growth allocations to cities, unincorporated UGAs, and rural areas based on the 76% urban/24% rural targets are shown in the following table. Overall, the county and its cities are forecast to accommodate more than 99,000 new residents in the next twenty-five years. This amounts to a countywide average annual population growth rate of 1.44% over the planning period. The county and the cities are responsible for allocating sufficient land at sufficient densities to accommodate the forecast growth through their respective comprehensive plans.

Kitsap County
Forecast Population Growth Allocations
2000-2025

Jurisdiction	Net Population Growth Allocation (2000-2025)	Average Annual Growth Rate (2000-2025)
Cities		
Bainbridge Island	8,352	1.39%
Bremerton	14,759	1.34%
Bremerton Port	-68	-100%
Port Orchard	3,600	1.55%
Poulsbo	3,739	1.77%
Unincorporated UGAs		
Kingston	3,135	4.02%
Poulsbo	3,355	6.41%
Silverdale	8,059	1.71%
Central Kitsap	8,733	1.36%
E. Bremerton	2,210	1.38%
W. Bremerton	2,017	1.96%
Gorst	73	1.56%
Port Orchard[8]	9,709	1.03%
ULID #6/South Kitsap	8,024	8.37%
SKIA	0	0
Rural Areas (non-UGA)	23,905	0.87%
TOTAL	**99,602**	**1.44%**

Source: Kitsap County CPPs, Appendix B: Population Distribution 2005-2025.

[8] The Port Orchard UGA allocation includes the allocation for the Port Orchard UGA Expansion Study Area.

Countywide Population Growth 2000-2005

The Washington state Office of Financial Management (OFM) prepares annual population estimates for counties and cities (as of April 1 every year) for the allocation of state revenues and state program administration. The estimates are based on a variety of factors that may differ between counties and cities and towns. All cities and counties report new housing units permitted in their jurisdictions to OFM annually. This data is the foundation for OFM's *Housing Unit Method* of estimating population. The housing unit data is the primary source used by OFM to prepare unincorporated county, city and town population estimates. However, there are some weaknesses to relying solely on the housing unit-derived population estimates. Key among them is that accuracy is highly dependent on average household size and housing occupancy rates which are difficult to update since the last census. So OFM estimates total county population by averaging the *Housing Unit Method* with two other methods[9]. Total county population estimates are also determined by OFM by measuring population change since the last census based on births, less deaths, plus migration estimated from school-age migration. This approach is called the *Component Method*. OFM also utilizes a *Ratio Correlation Method* which distributes state level population estimates to counties based on changes to the county's share of state population and other supporting data such as school enrollment, voter and automobile registration, driver's licenses and natural increase. OFM considers the total county *combined method* population estimates more accurate than any single estimate method based on a single indicator of change—such as housing. Finally, OFM adjusts the estimated unincorporated and incorporated populations within each county by comparing the *combined method* total county population distribution estimates with the housing unit method to ensure an accurate estimate of population distribution between incorporated and unincorporated parts of each county.

All of this is to introduce OFM's population estimates for Kitsap County and its cities from 2000-2005 which are shown in the following table. The OFM analysis indicates that the overall county population increased by 8,431 persons from 2000-2005. The majority of that growth occurred in unincorporated Kitsap County followed by the City of Bainbridge Island. Bremerton, notably, lost population according to OFM. While Poulsbo and Port Orchard each gained in the range of 500-600 new residents.

OFM does not disaggregate unincorporated population estimates between urban and rural areas unless a special unincorporated area analysis is requested. So we cannot discern the share of unincorporated population growth between urban and rural areas solely by the OFM population estimates.

[9] See "Overview of City, Town, and County Annual Population Estimation Process", Washington state Office of Financial Management, agency website, 2007.

Kitsap County
OFM Population Estimates by Jurisdiction
2000-2005

Jurisdiction	2000 Population (1)	Percent of Total County 2000 Pop.	2005 Population (2)	Percent of Total County 2005 Pop.	2000-2005 Population Growth	Percent of Total 2000-2005 Growth
Total Kitsap County	**231,969**		**240,400**		**8,431**	
Unincorporated	**159,896**	**0.69**	**167,920**	**0.70**	**8,024**	**0.95**
Incorporated	**72,073**	**0.31**	**72,480**	**0.30**	**407**	**0.05**
Bainbridge Island	**20,308**	**0.09**	**22,200**	**0.09**	**1,892**	**0.22**
Bremerton	**37,259**	**0.16**	**34,580**	**0.14**	**-2,679**	**-0.32**
Port Orchard	**7,693**	**0.03**	**8,250**	**0.03**	**557**	**0.07**
Poulsbo	**6,813**	**0.03**	**7,450**	**0.03**	**637**	**0.08**

Notes:
(1) 2000 populations from US Census

(2) 2005 population estimates from Washington Office of Financial Management (OFM).

Source: Washington Office of Financial Management

Population growth is influenced by many factors, including regional, national and even global socio-economic events that local governments cannot control. Forecasting growth over a 20 year period or longer therefore is often a challenging exercise. Population growth rarely occurs in a steady state—meaning that growth rates are likely to vary, often significantly, over longer periods of time. But comparing growth during the past five years with the overall 25-year forecast period can provide some early indications of how actual growth is occurring in the county compared to previous forecasts.

Countywide population growth from 2000-2005 occurred at an average annual growth rate of 0.72 %. This rate is one-half the forecast 25 year average annual growth rate of 1.44 %. Estimated population loss in Bremerton over the past five years contributed to overall slower-than-predicted countywide growth for the past five years. In total, the OFM estimates indicate that overall county population growth from 2000-2005 accounted for approximately 8.5% of the total 25 year countywide forecast growth. If growth had occurred at the steady-state average annual forecast rate for the past five years, population growth would have been expected to account for approximately 20% of the total 25-year forecast total.

Nevertheless some individual jurisdictions experienced faster growth than forecast from 2000-2005. Individual jurisdiction growth rates are shown in the following table. The City of Poulsbo experienced the highest growth rate in the county, followed closely by the City of Bainbridge Island and Port Orchard. The unincorporated county, though accommodating the greatest share of total growth, grew at an average annual rate of less than one percent. The City of Bremerton experienced a significant loss of population. Analysis of individual jurisdiction's population growth rates and characteristics is discussed in the Population & Housing Analysis chapter.

Population Growth Rates
Cities & Unincorporated Kitsap County
2000-2005

Jurisdiction	2000-2005 Average Annual Population Growth Rate
Total KitsapCounty	0.72%
Unincorporated Kitsap County	0.99%
City of Bainbridge Island	1.81%
City of Bremerton	-1.48%
City of Port Orchard	1.43%
City of Poulsbo	1.83%

Sources: Washington OFM; Mark Personius, AICP, Growth Management Consultant

Countywide Growth of the Housing Supply 2000-2005

Kitsap County and the cities cumulatively permitted 9,945 new housing units from 2000-2005. The detailed breakdown of permitted units by jurisdiction is shown on the following table. Unincorporated Kitsap County permitted the largest share (6,873 units or 69% of the total) followed by Bainbridge Island (15%), Bremerton (7%), Poulsbo (6%) and Port Orchard (3%). Countywide, new single family units accounted for 80% and multi-family units 20% of all new units permitted.

Countywide, approximately 57% of all new units were permitted in cities and UGAs while 43% were permitted in unincorporated rural areas.

Total Permitted Housing Units
Unincorporated Kitsap County and Cities
2000-2005

Jurisdiction	Permitted Housing Units (200-2005)
Urban	
Unincorporated UGAs	
SFR	1,678
MFR	875
Subtotal	*2,553*
City of Bainbridge Island	
SFR	989
MFR	524
Subtotal	*1,513*
City of Bremerton	
SFR	250
MFR	398
Subtotal	*648*
City of Port Orchard	
SFR	260
MFR	72
Subtotal	*332*
City of Poulsbo	
SFR	458
MFR	121
Subtotal	*579*
Subtotal Urban	***5,625***
Unincorporated Rural	
SFR	4,320
Subtotal Rural	***4,320***
Total Housing Units Permitted	***9,945***
Percentage of Total Permitted Units Created by GMA Land Class	
Urban	**57%**
Rural	**43%**

Note: SFR=Single Family Residential; MFR=Multi-Family Residential
Sources: Kitsap County DCD; City of Bainbridge Island; City of Bremerton; City of Port Orchard; City of Poulsbo; Mark Personius, AICP, Growth Management Consultant

The relatively high rate of new rural housing units indicates a strong demand for housing in a rural setting. The majority of this growth appears to be occurring on pre-existing rural lots not on new platted rural parcels. The following table illustrates the share of permitted rural residential units allocated to pre-existing lots compared to new rural lots created from 2000-2005 subdivision activity. The data indicate that if *all* the new rural lots created from 2000-2005 in the county were built upon during the same time period, they could only have accommodated a maximum 16% of the new rural housing units permitted during the past five years. Conversely, this means that at least 84% of all the permitted rural housing units in the last five years were on pre-existing lots. The large pre-existing lot share of new growth is attributed to the supply of smaller legal non-conforming lots found in the unincorporated rural areas—mostly in the Rural Residential zone. These small so-called "legacy lots"—typically smaller than current zoning allows —were approved under old pre-GMA density standards. These non-conforming lots will continue to influence the urban/rural share of new housing unit growth until they have been developed, consolidated, or had their development rights purchased, transferred or otherwise extinguished.

Unincorporated Kitsap County
Rural Residential Lot Development
2000-2005

	2000-2005	
Type of Activity	**Lots**	**Units**
Rural Subdivisions		
Long Plat	298	
Short Plat	212	
Large Lot	175	
Total New Rural Lots Created	***685***	
Total Rural Residential Units Permitted		***4,320***
2000-2005 Rural Housing Unit Growth Share		
Share of Units Permitted on Pre-existing Lots		**0.84**
Share of Units Permitted on New Lots		**0.16**

Source: Kitsap County DCD; Mark Personius, AICP, Growth Management Consultant

More than 800 pre-existing housing units were demolished from 2000-2005 countywide. The distribution of residential demolition permits is shown in the following table. If all of these units were replaced by new units during the same time period, the replacement units could have accounted for as much as 8% of the total new permitted housing units countywide. More than one-half of all residential demolition permits were issued in unincorporated rural zones. If all those rural residential demolitions were replaced by new units, those replacement units could have accounted for as much as 9.5% of the total new housing units issued in unincorporated rural areas of the county.

Residential Demolition Permits
Cities & Unincorporated Kitsap County
2000-2005

Jurisdiction	Residential Demolition Permits Issued (2000-2005)
Unincorporated Kitsap County	
UGAs	141
Rural	411
City of Bainbridge Island	64
City of Bremerton	148
City of Port Orchard	37
City of Poulsbo	2
Total Kitsap County	803

Sources: Kitsap County DCD; City of Bremerton; City of Bainbridge Island; City of Port Orchard; City of Poulsbo

Another way to view housing development activity (and the effectiveness of post-GMA implementing plans and regulations) in the county is by examining the rate and type of new lot creation. Subdivision activity is an excellent and early indicator of future development patterns and housing unit densities. Long plats are land subdivisions that create five or more new lots. They are the predominant form of land division in both urban and rural areas and account for the creation of more new buildable lots than either short plats or large lot rural subdivisions. Analysis in the following table evaluates the number of new lots created through the long plat process. It identifies the total number of new lots created in each jurisdiction from final approved long plats recorded by the Kitsap County Assessor from 2000-2005. Countywide, 2,790 new residential lots from final long plats were added to the buildable land supply in the past five years. Almost 90% of these new lots were located in cities and UGAs. This shows that the cities and UGAs are on course to increase their share of future housing unit growth.

New Residential Lots
Created by Long Plats
Unincorporated Kitsap County & Cities (2000-2005)

Jurisdiction	2000-2005 Long Plat Lots
Urban	
Unincorporated UGAs	
SF Lots	507
MF Lots	785
Subtotal	*1,292*
City of Bainbridge Island	
SF Lots	218
MF Lots	270
Subtotal	*488*
City of Bremerton	
SF Lots	55
MF Lots	70
Subtotal	*125*
City of Port Orchard	
SF Lots	157
MF Lots	8
Subtotal	*165*
City of Poulsbo	
SF Lots	361
MF Lots	61
Subtotal	*422*
Subtotal Urban	***2,492***
Unincorporated Rural	
Unincorporated Rural	298
Subtotal Rural	***298***
Total New Lots Created by Long Plat	**2,790**

Percentage of Total Long Plat Lots Created by GMA Land Class	
Urban	**89.3%**
Rural	**10.7%**

Note: SFR=Single Family Residential; MFR=Multi-Family Residential
Sources: Kitsap County DCD; City of Bainbridge Island; City of Bremerton; City of Port Orchard; City of Poulsbo; Mark Personius, AICP, Growth Management Consultant

Data Collection & Land Capacity Analysis Methodology

Overview

There are three major data collection and analysis requirements of the buildable lands review and evaluation program.

1. Conduct a buildable lands inventory to determine existing urban land capacity for future development within the county and cities;
2. Collect permit and plat data on the amount of growth that actually occurred and urban densities achieved from 2000-2005; and
3. Compare forecast growth with available capacity for growth in the urban areas.

The broad methodology, process and significant issues associated with each of these program requirements will be discussed in this section of the report.

Land Capacity Analysis

The land capacity analysis framework methodology for the initial 2002 BLR was updated in 2005. Each jurisdiction was responsible for preparation of their respective 2005 buildable lands inventories. The complete and detailed discussion of the methodology, process, assumptions and factors involved in that analysis are shown in Appendix A. The ULCA methodology was endorsed by the KRCC and used to determine the 2005 buildable lands inventory for all of unincorporated Kitsap County as well the cities of Port Orchard and Poulsbo. The cities of Bremerton and Bainbridge Island utilized the ULCA methodology as their framework for buildable lands analysis. However, in some cases, both cities utilized slightly different definitions and/or assumptions within that overall framework that best applied to the factors affecting land supply for their own respective jurisdictions[10].

The 2005 Updated Land Capacity Analysis (ULCA) involves ten basic steps to determine net population and housing unit capacity for residential lands and net buildable acres for commercial/industrial zoned lands. A brief overview of those steps is shown in the following section[11].

[10] See Appendix A: Land Capacity Analysis Methodology for detailed descriptions of the Kitsap County 2005 Updated Land Capacity Analysis (ULCA) methodology as well as the variations to that methodology documented by the cities of Bainbridge Island and Bremerton.

[11] The land capacity analysis yields a buildable land supply which can then be compared to population and employment demand to indicate a relative supply and demand comparison for the forecast 20-year planning period. The ULCA begins with determining a gross supply of existing vacant and underutilized lands zoned for future development that can accommodate additional growth. The methodology then applies a series of "reduction factors" to that gross supply of developable land to account for undeveloped or underutilized

2005 Updated Land Capacity Analysis Steps:

1. Define Vacant and Underutilized Parcels by Residential Zone
2. Identify Underutilized Lands Likely to Redevelop over the next 20 Years (-)
3. Identify Critical Areas (-)
4. Infrastructure Constraints—Sewer & Water (-)
5. Future Roads/R-O-W Needs (-)
6. Future Public Facilities Needs (-)
7. Account for Unavailable Lands (-)
8. Yields Net Available Acres by Zone
9. Apply Minimum Density in each Zone Yields Housing Unit Capacity
10. Apply Average Household Size (SF/MF) to Housing Unit Capacity Yields Net Population Capacity

Note: (-) Reduction Factors

Step 1—Define Vacant and Underutilized Parcels by Residential Zone

The first step determines the gross supply of vacant and underutilized parcels by residential, commercial and industrial zone. This data is retrieved from queries of the Kitsap County Assessor‘s parcel database.

Step 2—Identify Underutilized Lands Likely to Redevelop over the next 20 Years (-)

Underutilized parcels are those with some existing development that have remaining capacity for growth based on three variables—zoning density, parcel size and assessed value. Underutilized parcels are identified based on the relationship between those three variables[12]. This step determines which of the total amount of underutilized lands identified in Step 1 are actually likely to redevelop or accommodate additional future development.

Step 3—Identify Critical Areas (-)

Critical areas are defined by the GMA generally as wetlands, floodplains, geologically hazardous areas, fish and wildlife habitat conservation areas, and critical aquifer recharge areas. These are environmentally sensitive areas that must be protected under the GMA. The ULCA determines actual critical areas boundaries, including buffers and required setbacks through site-specific GIS analysis[13]. Once identified, these areas are deducted from the remaining vacant and underutilized land supply. The GIS applications to determine critical area coverage at the parcel level are based on the currently adopted Critical Areas Ordinance (CAO), as applicable.

Step 4—Infrastructure Constraints—Sewer & Water (-)

RCW 36.70A.215 requires that consideration of capital facilities impacts on land supply be taken into consideration in determining the buildable lands inventory. This step specifically examined the availability and feasibility of public water and sanitary systems to serve new development in the unincorporated UGAs. This analysis originally applied a tiered “reduction factor” to the

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lands that, for a variety of reasons, are not likely to accommodate additional residential, commercial or industrial growth.

[12] See Appendix A: Kitsap County 2005 Updated Land Capacity Analysis (ULCA)

[13] Ibid.

remaining land supply in certain unincorporated UGAs based on zoning density, availability of public sewer lines, distance from the parcel to the closest sewer line, and sewer infrastructure costs. The reduction factor was meant to address the concern that due to location, topography and cost of providing sewer infrastructure, some areas of the UGAs were not likely to develop as planned under the current developer-financed sewer infrastructure improvement requirements of the county code. That portion of the ULCA methodology was appealed to the Central Puget Sound Growth Management Hearings Board. The CPSGMHB subsequently ruled that the sewer reduction factor was invalid and that all UGAs are presumed, by definition, to have adequate sanitary sewer service provision. The ULCA for this buildable lands analysis was appropriately modified to eliminate the sewer reduction factor for all jurisdictions[14].

Step 5—Future Roads/R-O-W Needs (-)

This step accounts for the fact that future roads and rights-of-way will be needed to accommodate new development in UGAs and that land needed for new roads, trails, and other rights-of-way will not be available to accommodate residential or commercial/industrial development. A standard reduction factor was applied to the remaining buildable land supply at this point to account for future road and rights-of-way needs.

Step 6—Future Public Facilities Needs (-)

This step accounts for the fact that future public facilities will be needed to serve new development in UGAs and that land needed for new parks, schools, stormwater and wastewater treatment facilities, fire and public safety services, libraries and other public-purpose lands will not otherwise be available to accommodate residential or commercial/industrial development. A standard reduction factor was applied to the remaining buildable land supply at this point to account for future public facility needs.

Step 7—Account for Unavailable Lands (-)

This step accounts for vacant and underutilized lands, otherwise considered buildable, but that are likely to be unavailable for further development (i.e., held off the market) based on landowner intent (e.g., property owners who don't wish to sell, properties with legal encumbrances, property owners who choose not to maximize their zoned development potential, etc.). A standard reduction factor was applied to the remaining buildable land supply at this point to account for unavailable lands.

Step 8—Yields Net Available Net Acres by Zone

This step calculates the net buildable acres remaining in each applicable zone after all the "reduction factors" have been applied and accounted for in the ULCA.

Step 9—Apply Minimum Density in each Zone Yields Housing Unit Capacity

This step applies the minimum housing unit density in each zone to determine total housing unit capacity for the applicable jurisdiction.

[14] For further discussion and analysis of capital facilities needs, planned improvements in the unincorporated UGAs, and policy amendments to address the issues of sewer availability in UGAs refer to the Kitsap County Comprehensive Plan 10-Year Update (2006).

Step 10—Apply Average Household Size (SF/MF) to Housing Unit Capacity Yields Net Population Capacity

Finally average household size populations (taken from the 2000 US Census) are applied to the appropriate jurisdiction to determine total population capacities. This result offers a direct comparison of the total population capacity or supply for each jurisdiction and UGA with its associated 20-year forecast population growth or demand.

Detailed reports on each jurisdiction's 2005 land capacity analysis is exhibited in Appendix B: Land Capacity Analysis by Jurisdiction.

Permitted Development from 2000-2005

This phase of the buildable lands program collects data on new residential, commercial and industrial development permitted from 2000-2005 in each jurisdiction. The building permit data collection methodology was prepared and coordinated with the TAC[15]. Each jurisdiction was responsible for collecting and reporting their respective permit data. However, in some instances, jurisdictions did not submit complete information. These instances are noted in the applicable sections of the report.

The permitted development data provides information in several important areas.

- It helps to determine "achieved urban densities". In essence, to determine whether the actual urban densities achieved on the ground in the UGAs from 2000-2005 are consistent with "planned urban densities" in the jurisdiction's respective comprehensive plans. There are basically two ways to measure "achieved densities:" By examining "platted densities" and/or "permitted densities". Each technique illuminates different aspects of the residential growth characteristics for each jurisdiction.

- It helps to assess the integrity of the assumptions used in sizing UGAs; and

- It helps to establish development trends and can be used to evaluate buildable land assumptions incorporated in subsequent land capacity analyses.

However, a note of caution regarding development trends is appropriate. There are potential problems with using the 5-year analysis results as indicators of future activity. First of all, jurisdictions may not have experienced a sufficient level of development to establish statistically valid trends. Secondly, some of the new development reported may be vested under pre-GMA regulations and built to different standards than post-GMA approved development. Finally, jurisdictions may amend planned or allowed densities in their comprehensive plan updates (as Kitsap County has done) that may affect future achieved development densities. All of these situations may affect the veracity of any interpretations made regarding future development trends based on the past five-year permitted development data.

[15] See Appendix D: Buildable Lands Permit Data Collection Methodology Memorandum, from Mark Personius, AICP, Growth Management Consultant to Kitsap County Buildable Lands Technical Advisory Committee.

Platted Densities

Platted densities reflect the density of new lots created in final subdivisions (long plats) approved from 2000-2005. For this analysis final long plats (subdivisions resulting in the creation of five or more new lots) recorded by the Kitsap County Assessor from 2000-2005 were collected and analyzed for each jurisdiction. Data indicating total gross acres, total common areas not devoted to building lots, net building lot area acres and total number of lots created yielded a *net* "platted density" for each final plat. Those *net* densities were then averaged by zone and reported. In cases where jurisdictions did not report the applicable zoning for each plat, summary net platted densities are reported. Platted densities are the best indicator of "achieved densities" since a *net* density figure can be accurately ascertained that accounts for critical areas, roads, and other lands not devoted to buildable lots as part of the development process.

Permitted Densities

Permitted densities measure the total amount of new residential units permitted in a given time period divided by the total *gross* acres of their associated parcels. This measure examines building activity on existing lots and parcels rather than on new lot creation. This data provides a good indicator of the total amount of land consumed for new residential development in a given period since it measures *gross* acres rather than *net* acres of new units developed. However, the *gross* acre density results from this approach are a less accurate indicator for evaluating achieved *net* densities. This is due to the fact that new units built on larger (non-conforming) parcels are also included in the total permitted density analysis. This has a tendency to artificially deflate overall average gross permitted densities reported for the cities and UGAs.

Commercial and industrial permitted development for 2000-2005 is reported by net square feet of gross floor area (gfa). That is the net square footage of actual commercial/industrial buildings permitted from 2000-2005 by jurisdiction.

Comparing Existing Development Capacity to Forecast Growth Demand

The land capacity analyses tell us how much future growth can be accommodated in the cities and UGAs. The last key component of the buildable lands program is to compare that development capacity with the forecast development over the next 20 years. The purpose of this analysis is to ensure that adequate land has been designated for urban development and at sufficient urban densities to accommodate the forecast growth.

The *supply* and *demand* components of this analysis are reported in the same formats. The 2005 net buildable acres of residential zoned land reported in the ULCA are converted to population (based on average household size) so as to make a direct comparison with the 2005-2025 population growth forecast allocated to every UGA and city through the CPPs. The ULCA reports the supply of commercial/industrial land by net acre. The Kitsap County Comprehensive Plan 10-Year Update reports countywide 20-year commercial/industrial demand by employees[16]. The BLR utilizes the same methodology used in the 10-Year Update to convert employees to commercial/industrial acres needed for the cities and unincorporated UGAs and to allocate them accordingly. Again, however, a note of caution. The assumptions of forecast employee growth by jurisdiction are derived from countywide forecasts and may not necessarily reflect jurisdiction-specific policy preferences for allocation of commercial/industrial lands.

[16] See Appendix D: Employment Capacity, from the Kitsap County Comprehensive Plan 10-Year Update (2006), E.D. Hovee & Co.

Population & Housing Analysis by Jurisdiction

City of Bainbridge Island

What was the Amount of Growth from 2000-2005?

OFM Population Estimates Highlights

- The City of Bainbridge Island had a 2000 population of 20,308 residents.
- The City of Bainbridge Island had a 2005 population of 22,200 residents.
- Resident population grew by 1,892 persons from 2000-2005.
- Countywide Planning Policies forecast average annual population growth rate = 1.39%
- Actual 2000-2005 average annual population growth rate = 1.81%

Permitted Residential Development

Summary residential building permit activity for 2000-2005 is shown in the following table. The City permitted 1,513 total new housing units over the past five years. Almost two-thirds of those were single family units.

City of Bainbridge Island
Residential Building Permits
2000-2005

	Year						2000-2005 Totals
Bainbridge Island	**2000**	**2001**	**2002**	**2003**	**2004**	**2005**	
SFRs	235	166	136	152	146	154	989
MFRs	40	24	74	69	94	223	524
Subtotal	***275***	***190***	***210***	***221***	***240***	***377***	***1,513***

SFRs=Single Family Units, Duplexes,Mobile Homes & ADUs
MFRs= Multi-Family Units & Mixed Use Units

Sources: City of Bainbridge Island

What was the Actual Density of Growth from 2000-2005?

This analysis seeks to determine whether development has occurred at densities consistent with planning assumptions and targets.

Achieved densities are measured in two basic ways. The first measure is platted densities. That is the lot density of new subdivisions approved during the past five years. Platted densities include subdivisions that were committed to a specific lot size, whether or not development actually occurred on each separate parcel. Plat data allows for the determination of net densities. The second measure is permitted densities. This technique measures the density of all new units approved on existing lots or parcels. Permitted densities include new units permitted on larger parcels that may not reflect the full buildout value of each parcel based on its respective zoning—

which tends to lower the overall density estimate. They may also include new units permitted on pre-GMA lots of record—which tends to inflate the overall density estimate. Permitted density data also only identifies gross densities. Therefore, platted densities are a generally more accurate means to ascertain achieved densities for the purposes of the buildable lands program. Taken together, however, permitted and platted density data are a good indicator of gross land consumption for residential purposes. Achieved net platted densities can be compared to "plan densities" or the target densities identified in the jurisdiction's comprehensive plan and implementing development regulations to assess how well those target plan densities are being met based on the creation of new lots.

Platted Densities

Platted density analysis for Bainbridge Island is shown in the following table. The data indicate 11 single-family final plats were recorded during the past five years creating a total of 218 new lots and another 26 condominium and multi-family projects that created 270 multi-family lots. The average achieved net densities in each zone appear to meet or exceed the target plan densities.

City of Bainbridge Island
Platted Urban Densities
2000-2005

Zone	Final Plats	Lots	Gross Acres	Net Acres	Gross Density	Net Density	Plan Density
Single-Family							
R-0.4	**3**	**46**	**134.9**	**40.4**	**0.3**	**1.1**	**0.4**
R-1	**2**	**16**	**14.1**	**5.8**	**1.1**	**2.7**	**1.0**
R-2	**3**	**104**	**34.6**	**17.6**	**3.0**	**5.9**	**2.0**
R-2.9	**1**	**18**	**18.6**	**3.3**	**1.0**	**5.4**	**2.9**
R-3.5	**1**	**24**	**5.4**	**3.2**	**4.5**	**7.5**	**3.5**
R-4.3	**1**	**10**	**2.3**	**2.3**	**4.4**	**4.4**	**4.3**
Subtotal	***11***	***218***	***209.9***	***72.7***			
Multi-Family	**26**	**270**	**53.9**	**na**	**5.0**	**na**	
Totals	**37**	**488**	**263.7**				

Densities reported in lots per acre
na=data not available
Sources: Kitsap County Assessors Office; City of Bainbridge Island;
Mark Personius, AICP, Growth Management Consultant

Permitted Densities

Permitted density analysis is shown in the following table. The data indicate more than 1,100 acres were utilized for residential development in the city over the past five years.

City of Bainbridge Island
Permitted Urban Densities
2000-2005

Zone	Gross Acres	Units*	Units/Gross Acre Density
Single Family*			
R-0.4	**692.8**	**232**	**0.33**
R-1	**177.3**	**164**	**0.93**
R-2	**191.9**	**332**	**1.73**
R-2.9	**16.2**	**64**	**3.95**
R-3.5	**15.1**	**59**	**3.92**
R-4.3	**10.4**	**31**	**2.99**
R-6	**0.3**	**3**	**10.00**
NSC	**0.4**	**5**	**12.82**
Subtotal	***1,104.3***	***890****	
Multi-Family			
R-8	**26.7**	**175**	**6.56**
R-14	**0.4**	**4**	**9.30**
Subtotal	***27.1***	***179***	
Totals	***1,131.4***	***1,069***	***0.94***

Note: * Does not include all permited SFRs; Excludes new mobile homes and other SFR's not linked to GIS zoning database

Sources: City of Bainbridge Island; Mark Personius, AICP, Growth Management Consultant

Is the Land Supply Adequate to Accommodate Forecast Growth?

This analysis seeks to determine whether sufficient development capacity exists to accommodate forecast growth. The analysis compares existing buildable land capacity (converted to population growth capacity) with forecast population growth for the planning period. It determines an estimated net growth capacity surplus or deficiency and expresses that result as a ratio. The population capacity/demand ratio can be viewed as a general indicator of how well the UGA is "sized" to accommodate its forecast population growth. Ideally, the supply/demand ratios should be close to 1.0. However, ratios may vary between 0.75 and 1.25 or even larger and still provide for an adequately sized UGA under the GMA. It should be noted that these ratios do not take into account "market factors" applied to the "demand" side of the population growth equation.

Buildable Land Capacity

The results of the buildable lands inventory comparison with forecast growth for Bainbridge Island are shown in the following table. The analysis indicates a net remaining capacity sufficient to accommodate forecast growth over the planning period.

City of Bainbridge Island
2005-2025 Population Capacity & Demand

City	Population Capacity & Demand
Bainbridge Island	
2005 UGA Population Capacity	8,879
2000-2025 Allocated Population Growth	8,352
Net 20-Year Capacity (+ or -)	527
UGA Pop. Capacity/Demand Ratio	1.06

Sources: Kitsap County CPPs; City of Bainbridge Island; Mark Personius, AICP, Growth Management Consultant

City of Bremerton

What was the Amount of Growth from 2000-2005?

OFM Population Estimates Highlights

- The City of Bremerton had a 2000 population of 37,259 residents.
- The City of Bremerton had a 2005 population of 34,580 residents.
- Resident population decreased by 2,679 persons from 2000-2005.
- Countywide Planning Policies forecast average annual population growth rate = 1.34%
- Actual 2000-2005 average annual population growth rate = -1.48%

Permitted Residential Development

Summary residential building permit activity for the city from 2000-2005 is shown in the following table. Despite its estimated population loss, the city permitted a total of 648 new housing units over the past five years. Almost two-thirds of all the new units permitted were multi-family and condominium units.

City of Bremerton
Residential Building Permits
2000-2005

	Year						2000-2005 Totals
Bremerton	**2000**	**2001**	**2002**	**2003**	**2004**	**2005**	
SFRs	28	30	31	43	62	56	250
MFRs	143	33	14	16	34	158	398
Totals	***171***	***63***	***45***	***59***	***96***	***214***	***648***

SFRs=Single Family Units, Duplexes,Mobile Homes & ADUs
MFRs= Multi-Family Units & Mixed Use Units

Sources: City of Bremerton; Mark Personius, AICP, Growth Management Consultant

What was the Actual Density of Growth from 2000-2005?

This analysis seeks to determine whether development has occurred at densities consistent with planning assumptions and targets.

Achieved densities are measured in two basic ways. The first measure is platted densities. That is the lot density of new subdivisions approved during the past five years. Platted densities include subdivisions that were committed to a specific lot size, whether or not development actually occurred on each separate parcel. Plat data allows for the determination of net densities. The

second measure is permitted densities. This technique measures the density of all new units approved on existing lots or parcels. Permitted densities include new units permitted on larger parcels that may not reflect the full buildout value of each parcel based on its respective zoning—which tends to lower the overall density estimate. They may also include new units permitted on pre-GMA lots of record—which tends to inflate the overall density estimate. Permitted density data also only identifies gross densities. Therefore, platted densities are a generally more accurate means to ascertain achieved densities for the purposes of the buildable lands program. Taken together, however, permitted and platted density data are a good indicator of gross land consumption for residential purposes. Achieved net platted densities can be compared to "plan densities" or the target densities identified in the jurisdiction's comprehensive plan and implementing development regulations to assess how well those target plan densities are being met based on the creation of new lots.

Platted Densities

Platted density analysis for Bremerton is shown in the following table. The data indicate five single-family final plats were recorded during the past five years creating a total of 55 new lots and another 7 condominium projects that created 70 multi-family lots. The average achieved net densities in the applicable zones appear to meet or exceed the target plan densities.

City of Bremerton
Platted Urban Densities
2000-2005

Zone	Final Plats	Lots	Gross Acres	Net Acres	Gross Density	Net Density	Plan Density
Single-Family							
Low Density Residential (LDR)	**5**	**55**	**6.49**	**5.9**	**8.5**	**9.4**	**5.0**
Condominiums	**7**	**70**	**10.17**	**na**	**6.9**	**na**	
Totals	**12**	**125**	**16.66**				

Densities reported in lots per acre
na=data not available
Sources: Kitsap County Assessors Office; City of Bremerton; Mark Personius, AICP, Growth Management Consultant

Permitted Densities

Permitted density analysis for Bremerton is shown in the following table. The data indicate an efficient rate of residential land development—approximately 70 acres were utilized to accommodate 648 new residential units over the past five years.

City of Bremerton
Permitted Urban Densities
2000-2005

Zone	Gross Acres	Units	Units/Gross Acre Density
Low Density Residential (LDR)			
Single Family	55.85	238	4.26
Multi-Family	11.94	240	20.10
Subtotal	***67.79***	***478***	
Downtown Regional Center (DRC)			
Single Family	0.37	10	27.03
Multi-Family	2.38	154	64.71
Subtotal	***2.75***	***164***	
Wheaton Way Redevelopment Corridor (WWRC)			
Single Family	0.15	2	13.33
Subtotal	***0.15***	***2***	
Neighborhood Center (NC)			
Multi-Family	0.28	4	14.29
Subtotal	***0.28***	***4***	
Totals	***70.97***	***648***	***9.13***

Note: Excludes new mobile homes permitted in mobile home parks but includes new mobile homes permitted on individual lots

Sources: City of Bremerton; Mark Personius, AICP, Growth Management Consultant

Is the Land Supply Adequate to Accommodate Forecast Growth?

This analysis seeks to determine whether sufficient development capacity exists to accommodate forecast growth. The analysis compares existing buildable land capacity (converted to population growth capacity) with forecast population growth for the planning period. It determines an estimated net growth capacity surplus or deficiency and expresses that result as a ratio. The population capacity/demand ratio can be viewed as a general indicator of how well the UGA is "sized" to accommodate its forecast population growth. Ideally, the supply/demand ratios should be close to 1.0. However, ratios may vary between 0.75 and 1.25 or even larger and still provide for an adequately sized UGA under the GMA. It should be noted that these ratios do not take into account "market factors" applied to the "demand" side of the population growth equation.

Buildable Land Capacity

The results of the buildable lands inventory comparison with forecast growth for Bremerton are shown in the following table. The analysis indicates a net remaining capacity sufficient to accommodate forecast growth over the planning period.

City of Bremerton
2005-2025 Population Capacity & Demand

City	Population Capacity & Demand
Bremerton	
2005 UGA Population Capacity	26,670
2000-2025 Allocated Population Growth	14,759
Net 20-Year Capacity (+ or -)	11,911
UGA Pop. Capacity/Demand Ratio	1.81

Sources: Kitsap County CPPs; City of Bremerton; Mark Personius, AICP, Growth Management Consultant

City of Port Orchard

What was the Amount of Growth from 2000-2005?

OFM Population Estimates Highlights

- The City of Port Orchard had a 2000 population of 7,693 residents.
- The City of Port Orchard had a 2005 population of 8,250 residents.
- Resident population increased by 557 persons from 2000-2005.
- Countywide Planning Policies forecast average annual population growth rate = 1.55%
- Actual 2000-2005 average annual population growth rate =1.43 %

Permitted Residential Development

Summary residential building permit activity for Port Orchard from 2000-2005 is shown in the following table. The city permitted a total of 332 new housing units over the past five years. More than three-quarters of all the new units permitted were single-family units.

City of Port Orchard
Residential Building Permits
2000-2005

	Year						2000-2005 Totals
Port Orchard	**2000**	**2001**	**2002**	**2003**	**2004**	**2005**	
SFRs	43	31	48	65	49	24	260
MFRs	4	48	2	0	4	14	72
Subtotal	***47***	***79***	***50***	***65***	***53***	***38***	***332***

SFRs=Single Family Units, Duplexes,Mobile Homes & ADUs
MFRs= Multi-Family Units & Mixed Use Units
Source: City of Port Orchard

What was the Actual Density of Growth from 2000-2005?

This analysis seeks to determine whether development has occurred at densities consistent with planning assumptions and targets.

Achieved densities are measured in two basic ways. The first measure is platted densities. That is the lot density of new subdivisions approved during the past five years. Platted densities include subdivisions that were committed to a specific lot size, whether or not development actually occurred on each separate parcel. Plat data allows for the determination of net densities. The second measure is permitted densities. This technique measures the density of all new units approved on existing lots or parcels. Permitted densities include new units permitted on larger parcels that may not reflect the full buildout value of each parcel based on its respective zoning—

which tends to lower the overall density estimate. They may also include new units permitted on pre-GMA lots of record—which tends to inflate the overall density estimate. Permitted density data also only identifies gross densities. Therefore, platted densities are a generally more accurate means to ascertain achieved densities for the purposes of the buildable lands program. Taken together, however, permitted and platted density data are a good indicator of gross land consumption for residential purposes. Achieved net platted densities can be compared to "plan densities" or the target densities identified in the jurisdiction's comprehensive plan and implementing development regulations to assess how well those target plan densities are being met based on the creation of new lots.

Platted Densities

Platted density analysis for Port Orchard is shown in the following table. The data indicate eight final plats were recorded during the past five years creating a total of 157 new single family lots and another 2 condominium projects that created 8 multi-family lots. The average achieved net densities in the applicable zones appear to meet or exceed the target planned urban densities, with minor exceptions. In these instances, the significance of the achieved net density measure is constrained by the limited number of final plats within some zones.

City of Port Orchard
Platted Urban Densities
2000-2005

Zone	Final Plats	Lots	Gross Acres	Net Acres	Gross Density	Net Density	Plan Density
Single-Family							
R 4.5	**5**	**79**	**18.1**	**12.9**	**4.4**	**6.1**	**4.5**
R 8	**1**	**30**	**7.7**	**4.7**	**3.9**	**6.5**	**8.0**
R 20	**1**	**40**	**3.3**	**3.3**	**12.3**	**12.3**	**12-20**
CO	**1**	**8**	**17.4**	**8.0**	**0.5**	**1.0**	
Subtotal	***8***	***157***	***46.5***	***28.9***			
Condominiums	**2**	**8**	**0.7**	**na**	**11.9**	**na**	
Totals	**10**	**165**	**47.2**				

Densities reported in lots per acre
na=data not available
Sources: Kitsap County Assessors Office; City of Port Orchard;
Mark Personius, AICP, Growth Management Consultant

Permitted Densities

Permitted housing units by density were not reported by the City of Port Orchard.

Is the Land Supply Adequate to Accommodate Forecast Growth?

This analysis seeks to determine whether sufficient development capacity exists to accommodate forecast growth. The analysis compares existing buildable land capacity (converted to population growth capacity) with forecast population growth for the planning period. It determines an estimated net growth capacity surplus or deficiency and expresses that result as a ratio. The population capacity/demand ratio can be viewed as a general indicator of how well the UGA is "sized" to accommodate its forecast population growth. Ideally, the supply/demand ratios should be close to 1.0. However, ratios may vary between 0.75 and 1.25 or even larger and still provide for an adequately sized UGA under the GMA. It should be noted that these ratios do not take into account "market factors" applied to the "demand" side of the population growth equation.

Buildable Land Capacity

The results of the buildable lands inventory comparison with forecast growth for Port Orchard are shown in the following table. The analysis indicates a net remaining capacity sufficient to accommodate forecast growth over the planning period.

City of Port Orchard
2005-2025 Population Capacity & Demand

City	Population Capacity & Demand
Port Orchard	
2005 UGA Population Capacity	3,498
2000-2025 Allocated Population Growth	3,600
Net 20-Year Capacity (+ or -)	-102
UGA Pop. Capacity/Demand Ratio	0.97

Sources: Kitsap County CPPs; Kitsap County DCD; Mark Personius, AICP, Growth Management Consultant

City of Poulsbo

What was the Amount of Growth from 2000-2005?

OFM Population Estimates Highlights

- The City of Poulsbo had a 2000 population of 6,813 residents.
- The City of Poulsbo had a 2005 population of 7,450 residents.
- Resident population increased by 637 persons from 2000-2005.
- Countywide Planning Policies forecast average annual population growth rate = 1.77%
- Actual 2000-2005 average annual population growth rate = 1.83%

Permitted Residential Development

Summary residential building permit activity for Poulsbo from 2000-2005 is shown in the following table. The city permitted a total of 579 new housing units over the past five years. More than three-quarters of all the new units permitted were single-family units.

City of Poulsbo
Residential Building Permits
2000-2005

	Year						2000-2005 Totals
Poulsbo	**2000**	**2001**	**2002**	**2003**	**2004**	**2005**	
SFRs	82	73	67	72	85	79	458
MFRs	0	105	16	0	0	0	121
Total	***82***	***178***	***83***	***72***	***85***	***79***	***579***

SFRs=Single Family Units, Duplexes,Mobile Homes & ADUs
MFRs= Multi-Family Units & Mixed Use Units
Source: City of Poulsbo

What was the Actual Density of Growth from 2000-2005?

This analysis seeks to determine whether development has occurred at densities consistent with planning assumptions and targets.

Achieved densities are measured in two basic ways. The first measure is platted densities. That is the lot density of new subdivisions approved during the past five years. Platted densities include subdivisions that were committed to a specific lot size, whether or not development actually occurred on each separate parcel. Plat data allows for the determination of net densities. The

second measure is permitted densities. This technique measures the density of all new units approved on existing lots or parcels. Permitted densities include new units permitted on larger parcels that may not reflect the full buildout value of each parcel based on its respective zoning—which tends to lower the overall density estimate. They may also include new units permitted on pre-GMA lots of record—which tends to inflate the overall density estimate. Permitted density data also only identifies gross densities. Therefore, platted densities are a generally more accurate means to ascertain achieved densities for the purposes of the buildable lands program. Taken together, however, permitted and platted density data are a good indicator of gross land consumption for residential purposes. Achieved net platted densities can be compared to "plan densities" or the target densities identified in the jurisdiction's comprehensive plan and implementing development regulations to assess how well those target plan densities are being met based on the creation of new lots.

Platted Densities

Platted density analysis for Poulsbo is shown in the following table. The data indicate eighteen final plats were recorded during the past five years creating a total of 361 new single family lots and another 4 condominium projects that created 61 multi-family lots. The average achieved net densities in the applicable zones appear to meet the target range of planned urban densities.

City of Poulsbo
Platted Urban Densities
2000-2005

Zone	Final Plats	Lots	Gross Acres	Net Acres	Gross Density	Net Density	Plan Density
Single Family*	**18**	**361**	**74.6**	**54.6**	**4.8**	**6.6**	**4-7**
Condominiums*	**4**	**61**	**10.3**	**na**	**5.9**	**na**	
Totals	**22**	**422**	**84.9**				

Densities reported in lots per acre. Plan density range applies to Low Density Residential (RL) zone
* Data not reported by zone.
na= data not available
Sources: Kitsap County Assessors Office; City of Poulsbo; Mark Personius, AICP, Growth Management Consultant

Permitted Densities

Permitted housing units by density were not reported by the City of Poulsbo.

Is the Land Supply Adequate to Accommodate Forecast Growth?

This analysis seeks to determine whether sufficient development capacity exists to accommodate forecast growth. The analysis compares existing buildable land capacity (converted to population growth capacity) with forecast population growth for the planning period. It determines an estimated net growth capacity surplus or deficiency and expresses that result as a ratio. The population capacity/demand ratio can be viewed as a general indicator of how well the UGA is "sized" to accommodate its forecast population growth. Ideally, the supply/demand ratios should be close to 1.0. However, ratios may vary between 0.75 and 1.25 or even larger and still provide for an adequately sized UGA under the GMA. It should be noted that these ratios do not take into account "market factors" applied to the "demand" side of the population growth equation.

Buildable Land Capacity

The results of the buildable lands inventory comparison with forecast growth for Poulsbo are shown in the following table. The analysis indicates a net remaining capacity sufficient to accommodate forecast growth over the planning period.

City of Poulsbo
Population Capacity & Demand
2000-2025

City	Population Capacity & Demand
Poulsbo	
2005 UGA Population Capacity	4,225
2000-2025 Allocated Population Growth	3,739
Net 20-Year Capacity (+ or -)	486
UGA Pop. Capacity/Demand Ratio	1.13

Sources: Kitsap County CPPs; Kitsap County DCD; Mark Personius, AICP, Growth Management Consultant

Unincorporated Kitsap County

What was the Amount of Growth from 2000-2005?

OFM Total Unincorporated County Population Estimates Highlights

- Unincorporated Kitsap County had a 2000 population of 159,896 residents.
- Unincorporated Kitsap County had a 2005 population of 167,920 residents.
- Resident population increased by 8,024 persons from 2000-2005.
- Actual 2000-2005 average annual population growth rate = 0.99%

Permitted Residential Development

Summary residential building permit activity for 2000-2005 is shown in the following table. The data indicate that from 2000-2005 the county permitted 6,873 new single-family and multi-family units—of which 63% were in rural areas and 37% in unincorporated UGAs. Housing units permitted in rural areas were exclusively single family. Single family units accounted for two-thirds of all new housing units permitted in the UGAs.

The rate of rural residential unit growth, while not specifically targeted in the CPPs, appears to be occurring at a faster rate than anticipated at least in relation to growth in the supply of urban housing supply from 2000-2005. Interestingly, there appears to be somewhat of a discrepancy between the OFM estimated resident population growth for the county from 2000-2005 and the number of total housing units permitted during that time. OFM estimates that the unincorporated county grew by approximately 8,000 new residents while the county alone permitted almost 7,000 new units. Based on the number of units permitted one would expect a higher unincorporated population figure. This suggests either an increasing delay between when housing units are permitted, built and occupied by new full-time residents and/or that the rural housing supply may be being utilized differently than the urban housing supply. For example, rural units may not be occupied by full-time residents at the same rate as urban units. More of the rural units may be held for seasonal or part-time use, vacancy rates may differ, some units may be permitted but not built, etc. This also suggests that the urban/rural *housing unit* growth share from 2000-2005 may not necessarily be an accurate sole proxy for estimating *population* growth share between the UGAs and rural areas of the county[17].

The County should consider requesting that OFM conduct a special population estimate of the unincorporated UGAs by means of their SAEP (Small Area Estimates Program) methodology to help better understand and delineate future urban/rural population growth as distinguished from urban/rural housing unit growth.

[17] OFM noted in its population estimate methodology that the Housing Unit Method alone often tended to overestimate resident population.

Unincorporated Kitsap County
Residential Building Permits
2000-2005

	Year						2000-2005
Uninc. Kitsap County	**2000**	**2001**	**2002**	**2003**	**2004**	**2005**	**Totals**
Urban							
SFRs	276	300	286	336	246	234	1,678
MFRs	0	9	15	34	3	814	875
Subtotal	***276***	***309***	***301***	***370***	***249***	***1,048***	***2,553***
Rural							
SFRs	712	694	687	733	765	729	4,320
Subtotal	***712***	***694***	***687***	***733***	***765***	***729***	***4,320***
Totals	***988***	***1,003***	***988***	***1,103***	***1,014***	***1,777***	***6,873***
Urban	276	309	301	370	249	1,048	2,553
Rural	712	694	687	733	765	729	4,320
% Urban	***0.28***	***0.31***	***0.30***	***0.34***	***0.25***	***0.59***	***0.37***
% Rural	***0.72***	***0.69***	***0.70***	***0.66***	***0.75***	***0.41***	***0.63***

SFRs=Single Family Units, Duplexes,Mobile Homes & ADUs
MFRs= Multi-Family Units & Mixed Use Units
Sources: Kitsap County DCD; Mark Personius, AICP, Growth Management Consultant

What was the Actual Density of Growth from 2000-2005?

This analysis seeks to determine whether development has occurred at densities consistent with planning assumptions and targets.

Achieved densities are measured in two basic ways. The first measure is platted densities. That is the lot density of new subdivisions approved during the past five years. Platted densities include subdivisions that were committed to a specific lot size, whether or not development actually occurred on each separate parcel. Plat data allows for the determination of net densities. The second measure is permitted densities. This technique measures the density of all new units approved on existing lots or parcels. Permitted densities include new units permitted on larger parcels that may not reflect the full buildout value of each parcel based on its respective zoning—which tends to lower the overall density estimate. They may also include new units permitted on pre-GMA lots of record—which tends to inflate the overall density estimate. Permitted density data also only identifies gross densities. Therefore, platted densities are a generally more accurate means to ascertain achieved densities for the purposes of the buildable lands program. Taken together, however, permitted and platted density data are a good indicator of gross land consumption for residential purposes. Achieved net platted densities can be compared to "plan densities" or the target densities identified in the jurisdiction's comprehensive plan and implementing development regulations to assess how well those target plan densities are being met based on the creation of new lots.

Urban Growth Areas (UGAs)

Platted Urban Densities

Platted urban density analysis for unincorporated Kitsap County is shown in the following table. The data indicate seventeen final plats were recorded during the past five years creating a total of 507 new urban single family lots and another14 condominium and multi-family projects that created 875 multi-family lots. The average achieved net densities in the applicable urban zones appear to meet the target range of planned urban densities.

Unincorporated Kitsap County UGAs
Platted Urban Densities
2000-2005

Zone	Final Plats	Lots	Gross Acres	Net Acres	Gross Density	Net Density	Minimum Plan Density
Single-Family							
Urban Restricted	**1**	**66**	**9.4**	**2.5**	**7.0**	**26.4**	**1.0**
Urban Low	**15**	**401**	**119.3**	**71.6**	**3.4**	**5.6**	**5.0**
Urban High	**1**	**40**	**4.3**	**2.8**	**9.4**	**14.2**	**11-19**
Subtotal	***17***	***507***	***133.0***	***76.9***	***3.8***	***6.6***	
Condominiums							
Urban Restricted	**6**	**24**	**41.2**	**na**	**0.6**	**na**	**1.0**
Urban Medium	**5**	**66**	**10.4**	**na**	**6.4**	**na**	**6-10**
Urban High	**1**	**240**	**4.7**	**na**	**51.3**	**na**	**11-19**
Urban Village Center	**1**	**3**	**0.2**	**na**	**13.6**	**na**	**max 18**
Neighborhood Commercial	**1**	**542**	**4.1**	**na**	**133.8**	**na**	
Subtotal	***14***	***875***	***60.5***		***14.5***		
Totals	***31***	***1,382***	***193.44***				

Densities reported in lots per acre. na=data not available
Sources: Kitsap County DCD; Mark Personius, AICP, Growth Management Consultant

Permitted Urban Densities

Permitted density analysis for the unincorporated UGAs is shown in the following table. The data indicate that more than 740 gross acres were utilized to accommodate 1,518 new residential units in the UGAs over the past five years. Platted density analysis indicates that achieved net urban densities are, on average, about twice as high as the reported gross densities. Applying that same relationship to the permitted unit density data in the following table suggests that, overall, the achieved permitted unit densities are likely meeting the minimum urban densities targeted in the County's comprehensive plan and implementing regulations. Some UGA zone achieved densities also reflect development on larger parcels which have lowered the reported gross densities resulting in a distorted average reported gross density.

Unincorporated Kitsap County
Urban Permitted Densities
2000-2005

UGA/Zone	Acres	Units	Units/Gross Acre Density
Bremerton East			
Urban Low	30.53	49	1.60
Urban Medium	3.4	4	1.18
Totals	***33.93***	***53***	***1.56***
Bremerton West			
Urban Low	12.93	29	2.24
Totals	***12.93***	***29***	***2.24***
Central Kitsap			
Urban Restricted	81.81	128	1.56
Urban Low	169.98	507	2.98
Urban Medium	4.92	64	13.01
Totals	***256.71***	***699***	***2.72***
Kingston			
Urban Restricted	4.81	7	1.46
Urban Low	26.4	84	3.18
Urban Medium	223.42	84	0.38
Urban Village Center	0.45	2	4.44
Totals	***255.08***	***177***	***0.69***
Port Orchard			
Urban Low	64.22	228	3.55
Totals	***64.22***	***228***	***3.55***
Poulsbo UTA			
Urban Low	27.17	13	0.48
Totals	***27.17***	***13***	***0.48***
Silverdale			
Urban Restricted	3.85	4	1.04
Urban Low	38.97	98	2.51
Urban Medium	2.19	25	11.42
Urban High	3.52	50	14.20
Totals	***48.53***	***177***	***3.65***
McCormick Woods/ULID #6			
Urban Low	42.37	142	3.35
Totals	***42.37***	***142***	***3.35***
Grand Total	***740.94***	***1,518***	***2.05***

Note: Excludes new mobile homes
Sources: Kitsap County DCD; Mark Personius, AICP, Growth Management Consultant

Multi-family permitted densities for unincorporated UGAs are the same as multi-family platted densities for 2000-2005. Overall, the multi-family permitted unit average gross density for all the UGAs is more than 14 units per acre.

Unincorporated Kitsap County
Multi-Family
Urban Permitted Densities
2000-2005

Zone	Units Permitted*	Gross Acres	Ave. Density (Units/Acre)
Urban Restricted	**24**	**41.2**	**0.6**
Urban Medium	**66**	**10.4**	**6.4**
Urban Village Center	**3**	**0.2**	**13.6**
Urban High	**240**	**4.7**	**51.3**
Neighborhood Commercial	**542**	**4.1**	**133.8**
Total	**875**	**60.5**	**14.5**

* Includes condominiums, apartments and townhouses

Sources: Kitsap County DCD; Mark Personius, AICP, Growth Management Consultant

Rural Areas

Platted Rural Densities

Platted rural density analysis for unincorporated Kitsap County is shown in the following table. The data indicate twelve final plats totaling almost 675 acres were recorded during the past five years creating a total of 298 new rural single family lots. The average achieved net platted densities in the applicable rural zones are higher than the target planned rural densities. This is attributed to pre-GMA vested preliminary plats that did not receive final plat approval until 2000-2005. In these instances, the plats were subject to pre-GMA regulations in effect at the time of their application which generally allowed higher rural densities than post-GMA regulations.

Unincorporated Kitsap County
Platted Rural Densities
2000-2005

Zone	Final Plats	Lots	Gross Acres	Net Acres	Gross Density	Net Density	Plan Density
Interim Rural Forest	**1**	**75**	**448.7**	**176.4**	**0.2**	**0.4**	**0.05**
Rural Protection	**4**	**111**	**107.8**	**50.2**	**1.0**	**2.2**	**0.1**
Rural Residential	**7**	**112**	**117.6**	**63.3**	**1.0**	**1.8**	**0.2**
Totals	***12***	***298***	***674.1***	***289.9***	**0.4**	**1.0**	

Densities reported in lots per acre
Sources: Kitsap County DCD; Mark Personius, AICP, Growth Management Consultant

Permitted Rural Densities

Permitted density analysis for the unincorporated rural areas is shown in the following table. The data indicate that more than 10,000 gross acres were utilized to accommodate 4,030 new residential units in the rural areas over the past five years. The overall average gross densities in the applicable rural zones are higher than the target planned rural densities. These higher-than-currently-allowed densities are likely due to the large number of smaller legal non-conforming lots of record (the so-called "legacy lots") that were approved in the Rural Residential zone under the old pre-GMA density standards. These lots will continue to influence the achieved rural densities analysis until they have been developed, consolidated, or have sold, transferred or otherwise extinguished their development rights.

Unincorporated Kitsap County
Rural Permitted Densities
2000-2005

Rural Zone	Gross Acres	Units	Units/Gross Acre Density
Interim Rural Forest ***(1 unit/20 acres)***	937.2	86	0.09
Rural Protection ***(1 unit/10 acres)***	2183.8	736	0.34
Rural Residential ***(1 unit/5 acres)***	6628.2	3,015	0.45
Urban Reserve ***(1 unit/10 acres)***	339.5	193	0.57
Totals	***10,088.7***	***4,030***	***0.40***

Sources: Kitsap County DCD; Mark Personius, AICP, Growth Management Consultant

Permitted LAMIRD Densities

Permitted density analysis for the unincorporated Limited Areas of More Intensive Rural Development (LAMIRDs) is shown in the following table. The data indicate that approximately 54 gross acres were utilized to accommodate 142 new residential units in the Manchester LAMIRD over the past five years. In the Suquamish LAMIRD, 79 new housing units were permitted covering approximately 15 acres. No new housing units were permitted in the Port Gamble LAMIRD from 2000-2005.

The overall average gross densities achieved in the applicable LAMIRD zones do not exceed the maximum planned LAMIRD densities in either Manchester or Suquamish. Both of these LAMIRDs contain small non-conforming lots. However, according to their respective Subarea plans, development in both of these LAMIRDs is subject to maximum density restrictions and lot consolidation for non-conforming lots in common ownership[18].

Unincorporated Kitsap County
LAMIRD Permitted Densities
2000-2005

LAMIRD & Zone	Gross Acres	Units	Units/Gross Acre Density
Manchester			
Village Low Density Residential	25.18	39	1.55
Village Residential	29.24	103	3.52
Totals	***54.42***	***142***	***2.61***
Suquamish			
Village Low Density Residential	4.34	11	2.53
Village Residential	11.11	68	6.12
Totals	***15.45***	***79***	***5.11***

Sources: Kitsap County DCD; Mark Personius, AICP, Growth Management Consultant

Is the Land Supply Adequate to Accommodate Forecast Growth?

This analysis seeks to determine whether sufficient development capacity exists to accommodate forecast growth. The analysis compares existing buildable land capacity (converted to population growth capacity) with forecast population growth for the planning period. It determines an estimated net growth capacity surplus or deficiency and expresses that result as a ratio. The

[18] Both the Manchester Village Low Density Residential (MVLR) and the Manchester Village Residential (MVR) zones establish a 0.25 acre minimum lot size. Minimum density for new lots created in the MVLR zone is 0.50 acre unless clustered. The Suquamish Village Low Residential (SVLR) zone requires a minimum 0.10 acre lot size for pre-existing lots and a 0.50 acre minimum lot size for new lots. The Suquamish Village Residential (SVR) zone requires a minimum 0.08 acre lot size for pre-existing lots and a 0.50 acre minimum lot size for new lots. Non-conforming contiguous lots in common ownership must consolidate to meet the minimum density standards in both LAMIRDs.

population capacity/demand ratio can be viewed as a general indicator of how well the UGA is "sized" to accommodate its forecast population growth. Ideally, the supply/demand ratios should be close to 1.0. However, ratios may vary between 0.75 and 1.25 or even larger and still provide for an adequately sized UGA under the GMA. It should be noted that these ratios do not take into account "market factors" applied to the "demand" side of the population growth equation. In some UGAs, "population banking" may have been applied in the Kitsap County Comprehensive Plan 10-Year Update (2006). This technique may reserve some portion of the 20-year forecast population growth for a particular UGA to be allocated or re-allocated to another UGA or jurisdiction at a later date during the planning period.

Urban Growth Areas (UGAs)

The Updated Land Capacity Analysis (ULCA) was conducted in 2005 for unincorporated Kitsap County[19]. The summary results of that analysis are illustrated in the following tables. The ULCA determined net buildable acres by zone for each unincorporated UGA from which net population capacity was determined based on forecast densities for each zone and average household sizes for the respective single-family and multi-family zones.

For summary purposes the following table compares existing 2005 population capacity for each UGA with the 20-year population growth forecast to determine net planned UGA capacity status.

Given that this analysis does not incorporate a market factor for population demand, it appears that, overall, most UGAs appear to be adequately sized to accommodate their forecast 20 year growth. Most of the estimated population capacity/demand ratios are within the target 0.75-1.25 range. One exception is the Gorst UGA but it has an insignificant 20 year population growth forecast. The Central Kitsap UGA appears to have the only significant forecast population capacity deficiency. However, population banking was utilized to reserve some of the forecast population growth allocated to this UGA as part of the Kitsap County Comprehensive Plan 10-Year Update.

[19] See Appendix A: Land Capacity Analysis Methodology and Appendix B: Land Capacity Analysis by Jurisdiction for the detailed land capacity analysis reports for UGAs and rural areas.

Unincorporated UGA	Population Capacity & Demand
Bremerton East	
2005 UGA Population Capacity	1,557
2005-2025 Allocated Population Growth	1,905
Net 20-Year Population Capacity (+ or -)	-348
UGA Pop. Capacity/Demand Ratio	0.82
Bremerton West	
2005 UGA Population Capacity	1,436
2005-2025 Allocated Population Growth	1,756
Net 20-Year Capacity (+ or -)	-320
UGA Pop. Capacity/Demand Ratio	0.82
Central Kitsap	
2005 UGA Population Capacity	5,882
2005-2025 Allocated Population Growth	7,526
Net 20-Year Capacity (+ or -)	-1,644
UGA Pop. Capacity/Demand Ratio	0.78
Kingston	
2005 UGA Population Capacity	2,942
2005-2025 Allocated Population Growth	2,816
Net 20-Year Capacity (+ or -)	126
UGA Pop. Capacity/Demand Ratio	1.04
Port Orchard	
2005 UGA Population Capacity	8,210
2005-2025 Allocated Population Growth	8,212
Net 20-Year Capacity (+ or -)	-2
UGA Pop. Capacity/Demand Ratio	1.00
Poulsbo	
2005 UGA Population Capacity	2,152
2005-2025 Allocated Population Growth	2,378
Net 20-Year Capacity (+ or -)	-226
UGA Pop. Capacity/Demand Ratio	0.90
Silverdale	
2005 UGA Population Capacity	6,877
2005-2025 Allocated Population Growth	6,988
Net 20-Year Capacity (+ or -)	-111
UGA Pop. Capacity/Demand Ratio	0.98
McCormick Woods/ULID #6	
2005 UGA Population Capacity	7,505
2005-2025 Allocated Population Growth	7,553
Net 20-Year Capacity (+ or -)	-48
UGA Pop. Capacity/Demand Ratio	0.99
Gorst	
2005 UGA Population Capacity	51
2005-2025 Allocated Population Growth	73
Net 20-Year Capacity (+ or -)	-22
UGA Pop. Capacity/Demand Ratio	0.70

Sources: Kitsap County DCD; Mark Personius, AICP, Growth Management Consultant

Rural Areas & LAMIRDs

The Updated Land Capacity Analysis (ULCA) was conducted in 2005 for unincorporated Kitsap County[20]. The ULCA determined the number of vacant and underutilized parcels by size for each rural zone and LAMIRD—including development potential on remaining non-conforming lots—from which net dwelling unit and population capacity was determined based on allowable densities for each zone and average household sizes for single-family units.

The following table summarizes existing 2005 population capacity for each rural zone and LAMIRD. The analysis indicates that remaining rural and LAMIRD land capacity could accommodate a maximum of more than 37,500 persons. Appendix B of the CPPs indicate the total 2000-2025 countywide non-UGA population growth forecast is 23,905 persons. Sufficient capacity exists within the rural areas to accommodate the forecast non-UGA population growth countywide.

Unincorporated Kitsap County
Maximum Population Capacity Estimates
Rural Zones & LAMIRDs

Zone	2005 Dwelling Unit Capacity	2005 Population Capacity
Rural		
Interim Rural Forest/Rural Wooded	277	693
Mineral Resource Lands	46	115
Rural Protection	1,883	4,708
Rural Residential	8,179	20,448
Urban Reserve	768	1,920
Subtotal	***11,153***	***27,883***
LAMIRDs		
Manchester	1,930	4,825
Suquamish	1,658	4,145
Port Gamble	260	650
Subtotal	***3,848***	***9,620***
Total	***15,001***	***37,503***

Sources: Kitsap County DCD; Mark Personius, AICP, Growth Management Consultant

[20] See Appendix A: Land Capacity Analysis Methodology and Appendix B: Land Capacity Analysis by Jurisdiction for the detailed land capacity analysis reports for UGAs and rural areas.

Commercial & Industrial Land Analysis

Employment Projections

Unlike population, there is no specific employment target for Kitsap County or its jurisdictions. However, based on observed employment trends, a countywide jobs forecast was developed as part of the Kitsap Comprehensive Plan 10-Year Update (2006). The 2025 countywide employment forecast is shown in the following table. The forecast indicates a net projected growth of more than 49,000 new jobs countywide from 2005-2025.

Kitsap County
Countywide Employment Forecasts
2005-2025

Employment Sector	1995	2004	AAGR	2025	Actual 2004 Share	Projected 2025 Share
Industrial Sector						
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 Employment	***6,157***	***7,729***	***2.6%***	***21,400***	***10%***	***17%***
Commercial Sector						
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%
Total Commercial Employment	***60,245***	***70,386***	***1.7%***	***106,000***	***90%***	***83%***
Totals	***66,402***	***78,115***	***1.8%***	***127,400***	***100%***	***100%***

Note: AAGR=Average Annual Growth Rate
Sources: PSRC; E.D. Hovee & Co.

Supporting analyses in the Kitsap County Comprehensive Plan 10-Year Update (2006) allocated the 2005-2025 countywide employment forecasts to individual jurisdictions based on a variety of sources, including individual city comprehensive plans, Puget Sound Regional Council (PSRC) forecasts, and Washington Employment Security Department data[21]. The allocation of 2005-2025 forecast net employment growth by jurisdiction is shown in the following table.

Kitsap County
Employment Growth Forecasts by Jurisdiction
2005-2025

Employment Sector Growth by Jurisdiction	Bremerton	Bainbridge Island	Port Orchard	Poulsbo	Uninc. Kitsap County
Industrial Sector					
Construction Resources	176	163	57	87	2,835
Manufacturing	-1,888	73	4	13	10,939
Warehousing/Transportation/ Utilities	631	195	107	9	238
Total Industrial Employment	***-1,081***	***431***	***168***	***109***	***14,012***
Commercial Sector					
Retail	2,475	1,469	239	594	387
Finance/Insurance/Real Estate/Services	4,577	490	1,992	2,904	18,266
Govt/Education	1,627	500	374	296	0
Total Commercial Employment	***8,679***	***2,459***	***2,605***	***3,794***	***18,653***
Totals	***7,598***	***2,890***	***2,773***	***3,903***	***32,665*** [22]

Source: Kitsap County Comprehensive Plan 10-Year Update (2006), Appendix D: Employment Capacity

[21] See Kitsap County Comprehensive Plan 10-Year Update (2006), Appendix D: Employment Capacity
[22] Because most of the industrial areas are located within unincorporated UGAs, the Kitsap County Comprehensive Plan 10-Year Update (2006), Appendix D: Employment Capacity, allocates 90% of the forecast 20-year employment growth in the unincorporated county (approx. 29,228 jobs) to unincorporated UGAs and the remaining 10% (or approx. 3,436 jobs) to non-UGA areas (i.e., rural and resource lands).

What was the Amount of Growth from 2000-2005?

Total square footage of gross floor area associated with permitted commercial/industrial buildings countywide from 2000-2005 is shown on the following table. Unincorporated Kitsap County and the cities of Bremerton and Bainbridge Island cumulatively permitted approximately eighteen million square feet of new commercial/industrial building space from 2000-2005. The majority of the approved commercial/industrial development occurred in the unincorporated Kitsap County UGAs.

Unincorporated Kitsap County & Incorporated Cities
Commercial/Industrial Permitted Development[23]
2000-2005

Jurisdiction	Permitted Development (Square Feet of GFA)
Unincorporated County	**16,745,328**
Incorporated Cities	
Bremerton	**901,788**
Bainbridge Island	**326,951**
Port Orchard	**Data not reported**
Poulsbo	**Data not reported**
Totals	**17,974,067**

Note: GFA=Gross Floor Area
Sources: Kitsap County DCD; City of Bremerton; City of Bainbridge Island

Estimated Commercial & Industrial Land Demand

The methodology for estimating forecast employment demand countywide, distribution of that forecast employment by jurisdiction, and calculating commercial/industrial land demand necessary to accommodate those forecast jobs is contained in *Appendix D: Employment Capacity, of the Kitsap County Comprehensive Plan 10-Year Update (2006).* Total commercial/industrial land demand countywide was forecast for 2005- 2025 based on the countywide employment forecasts for the same time period. Independent city employment forecasts were subtracted from the total countywide job forecast. The remaining residual projected employment was applied to the unincorporated county UGAs. A detailed discussion of the data, factors and assumptions regarding those employment forecasts and the methodology to convert those forecast jobs into land demand are included in Appendix D of the Buildable Lands Report.

[23] Data collection and permit data formatting issues precluded the reporting of total acres associated with these approved commercial/industrial developments.

Commercial/industrial land demand at the sub-county level (i.e., for cities and individual UGAs) was estimated for the buildable lands program based on the same methodology used in Appendix D of the Kitsap County Comprehensive Plan 10-Year Update to forecast countywide commercial/industrial land demand. That methodology includes assumptions regarding employee space needs, net/gross acre conversions, land market factors and other features of the commercial/industrial land development process. These assumptions were held constant for determining commercial/industrial land demand across all jurisdictions. Those assumptions may not reflect actual or future conditions common across all jurisdictions, however. But they do provide a consistent methodology for converting forecast jobs by employment sector to needed commercial and industrial land supply.

Is the Land Supply Adequate to Accommodate Forecast Growth?

The commercial/industrial land supply for the cities and unincorporated county was calculated based on the 2005 Kitsap County ULCA. A detailed description of the steps involved and the factors and assumptions used in that analysis is contained in Appendix A. Detailed output reports on the commercial/industrial land capacity for each jurisdiction are reported in Appendix B. Summary results of the comparison between commercial/industrial land demand and supply for the unincorporated county UGAs and the cities, respectively, are shown in the following tables.

Note that the calculated surplus or deficiency for each UGA and city are based on assumed distributions of forecast employment demand. They do not necessarily reflect local preference for siting new employment in particular locales or economic development initiatives based on specific cities or UGAs. Readers are cautioned that forecast commercial/industrial land demand estimates do not necessarily reflect the jurisdiction's policy preference for those geographic entities. The more significant reading to take from this analysis is whether, in total, enough land is designated countywide to accommodate the countywide forecast demand for commercial/industrial development.

Unincorporated Kitsap County

In unincorporated Kitsap County, total 2005 industrial land capacity exceeds the forecast demand for the planning period. The SKIA UGA is the single largest and most dominant provider of industrial land supply in the county. The Silverdale UGA provides the only other significant supply of industrial lands in the unincorporated county.

Total commercial zoned land capacity also exceeds forecast demand for the unincorporated county. The Port Orchard and Silverdale UGAs provide the largest share of available zoned commercial land supply. The largest forecast demand for new commercial space is in Silverdale.

Kitsap County Unincorporated UGAs
Commercial/Industrial Land Supply & Demand Analysis
2005-2025

UGA	Industrial (Net Acres)			Commercial (Net Acres)		
	2005-2025 Demand	2005 Capacity	Surplus or Deficit	2005-2025 Demand	2005 Capacity	Surplus or Deficit
Bremerton East	**19**	**0**	**-19**	**2**	**3**	**1**
Bremerton West	**26**	**16**	**-10**	**37**	**7**	**-30**
Central Kitsap	**136**	**0**	**-136**	**97**	**42**	**-55**
Gorst	**34**	**13**	**-21**	**3**	**22**	**19**
Kingston	**34**	**5**	**-29**	**35**	**21**	**-14**
Port Orchard	**75**	**34**	**-41**	**56**	**266**	**210**
Poulsbo	**42**	**5**	**-37**	**19**	**0**	**-19**
Silverdale	**240**	**205**	**-35**	**160**	**198**	**38**
SKIA	**181**	**895**	**714**	**19**	**0**	**-19**
ULID #6/South Kitsap	**4**	**0**	**-4**	**1**	**34**	**33**
Totals	**791**	**1,173**	**382**	**429**	**593**	**164**
Land Supply/Demand Ratio			**1.48**			**1.38**

Sources: Kitsap County Comprehensive Plan 10-Year Update (2006), Appendix D: Employment Capacity (E.D. Hovee & Co.); Mark Personius, AICP, Growth Management Consultant

Incorporated Cities

For the incorporated cities, total 2005 industrial land capacity also exceeds the forecast demand for the planning period. The City of Bremerton is the single largest and most dominant provider of industrial land supply among the cities and is second only to the SKIA UGA in total industrial land capacity countywide.

For the incorporated cities, total 2005 commercial land capacity slightly exceeds the forecast demand for the planning period. Bremerton and Poulsbo provide the largest share of available zoned commercial land supply among the cities. Among all the cities, the largest forecast demand for new commercial space is in Bremerton.

Incorporated Cities
Commercial/Industrial Land Supply & Demand Analysis
2005-2025

Jurisdiction	Industrial (Net Acres)			Commercial (Net Acres)		
	2005-2025 Demand	2005 Capacity	Surplus or Deficit	2005-2025 Demand	2005 Capacity	Surplus or Deficit
Bremerton (1)	**-14**	**265**	**279**	**232**	**265**	**33**
Bainbridge Island (2)	**32**	**35**	**3**	**77**	**83**	**6**
Port Orchard	**23**	**13**	**-10**	**67**	**43**	**-24**
Poulsbo	**26**	**26**	**0**	**99**	**92**	**-7**
Totals	**67**	**339**	**272**	**475**	**483**	**8**
Land Supply/Demand Ratio			**5.05**			**1.02**

Notes:
(1) Bremerton reported a vacant and underutilized supply of 531 total combined Commercial/Industrial net acres. This table assumes a 50/50 split of those acres between Industrial and Commercial zones. This excludes available commercial land within the neighborhood centers.

(2) Bainbridge Island reported 21 acres vacant commercial, 30 acres underutilized with a high likelihood of redevelopment to commercial and 32 acres underutilized with a potential for redevelopment to commercial.

Sources: Kitsap County Comprehensive Plan 10-Year Update (2006), Appendix D: Employment Capacity (E.D. Hovee & Co.); Kitsap County DCD; City of Bremerton; City of Bainbridge Island; Mark Personius, AICP, Growth Management Consultant

Reasonable Measures

RCW 36.70A.215(4) requires that:

"If the evaluation required by [the buildable lands statutes] demonstrates an inconsistency between what has occurred since the adoption of the county-wide planning policies and the county and city comprehensive plans and development regulations and what was envisioned in those policies and plans as the inconsistency relates to the evaluation factors specified [in RCW 36.70A.215(3)], the county and its cities shall adopt and implement measures that are reasonably likely to increase consistency during the subsequent five-year period. If necessary, a county, in consultation with its cities…shall adopt amendments to county-wide planning policies to increase consistency. The county and its cities shall annually monitor the measures adopted…to determine their net effect and may revise or rescind them as appropriate."

The initial 2002 Buildable Lands Analysis Report (2002 BLR) indicated that in some cases, urban densities (defined as 5 du/acre in the 1998 Kitsap County Comprehensive Plan) were not being achieved within certain UGAs. However, the report noted that since the Growth Management Act (GMA) compliant Kitsap County Comprehensive Plan (Plan) was adopted in 1998 and the 2002 BLR used a 1995-1999 analysis period, *"…only one year of data reflects the current GMA-compliant [Plan]. Therefore, comparing zoning from 1995-1999 is problematic. A more meaningful analysis will be available for the next 5-year analysis period."*[24] The 2002 BLR reported plat densities were also influenced by "pre-GMA" low-density vested plats recorded from 1995-1999.

The 2002 BLR also identified an issue between "planned" and "actual" development patterns in that more growth was occurring in rural areas than was targeted in the Countywide Planning Policies (CPP). The 2002 BLR reported that from 1995-1999, the rural areas of the county including LAMIRDs[25] accounted for 57% of total new permitted residential units. The cities and unincorporated UGAs accounted for the remaining 43% of all new permitted dwelling units[26]. At that time, the CPP target share of new growth was 83% urban and 17% rural.

[24] The 2000-2005 buildable lands analysis indicates that urban densities have been achieved in the UGAs—resolving the 1995-1999 inconsistency.
[25] Limited Areas of More Intensive Rural Development
[26] The 2000-2005 buildable lands analysis in indicates that the urban/rural share of new permitted housing units increased significantly from the previous five year period—from 43%/57% (1995-1999) to 57%/43% (2000-2005). But the share of new urban/rural housing unit growth still appears short of the adopted 76%/24% CPP population growth target.

Subsequently, Appendix B of the Countywide Planning Policies (CPPs) was amended in 2004, which adopted a new 20-year population growth allocation and identified a new target population growth share for urban and rural areas. The new target indicates that 76% of the 2005-2025 forecasted population growth in the county should be accommodated within urban growth areas (including cities and unincorporated UGAs). The remaining 24% future growth should occur in rural areas outside of UGAs. The 2002 BLR noted that *"…a central issue concerning rural development is that much of it occurs on [already platted] parcels that are smaller than the prescribed density standard…Until these..."legacy lots" are fully absorbed, the County may face some obstacles in its efforts to direct most of the new growth towards urban areas".*

In 2004, the County amended the 2002 BLR Report to adopt a set of "reasonable measures" meant to help increase consistency between actual development and that envisioned in the countywide planning policies and the county's comprehensive plan. The County recognized eighteen (18) reasonable measures already in existing in Kitsap County Code and existing sub-area planning documents, in Resolution No. 158-2004, including:

1. Encourage Accessory Dwelling Units (ADU) in single-family zones
2. Allow clustered residential development
3. Allow duplexes
4. Allowing townhouses and condominiums in single-family zones
5. Encourage development of Urban Centers and Villages
6. Encourage Mixed Use Development
7. Create annexation plans
8. Allow manufactured housing development
9. Urban amenities
10. Targeted capital facilities investments
11. Master planning large parcel developments
12. Interim development standards (e.g., urban reserve designation)
13. Encourage transportation-efficient land use
14. Density bonuses in UGAs (only in Poulsbo Urban Transition Area)
15. Increase allowable residential densities
16. Urban growth management agreements
17. Locate critical "public" services near homes, jobs and transit
18. Transit-oriented development

The County committed to adopting and implementing adequate reasonable measures to help meet the urban/rural population growth target identified in Appendix B of the CPPs in Kitsap County Resolution No. 158-2004 which stated, in part, *"…2. In addition to those reasonable measures that the County has already adopted and implemented,…Kitsap County staff should begin the process of identifying additional reasonable measures the Board of County Commissioners should consider adopting and implementing."*

In 2005, the Kitsap Regional Coordinating Council (KRCC) identified a "menu" of forty-six (46) "Reasonable Measures" to encourage urban growth and increase residential development capacity in existing UGAs (i.e., to promote "infill" development) for jurisdictions to consider during their comprehensive plan updates, in compliance with RCW 26.70A.215.

Subsequently, in 2006, the County augmented existing measures and adopted an additional fourteen (14) new reasonable measures intended to attract and accommodate a greater share of future urban growth as part of the Kitsap County Comprehensive Plan 10-Year Update. These measures are specifically intended to increase consistency with the urban and rural population growth target identified in Appendix B of the Countywide Planning Policies.

The measures focus on several objectives: to make development more feasible in UGAs; to increase the efficient utilization of urban land and improve permitting efficiency; and craft development regulations more responsive to current housing and land market conditions. The reasonable measures address a number of issues related to each of those objectives. Some may address multiple objectives. A more detailed discussion of the new 2006 adopted reasonable measures follows by objective.

IMPROVE URBAN DEVELOPMENT FEASIBILITY

- **Allow for Alternative Sanitary Sewer Systems in Unincorporated UGAs** to ensure urban-level sewer or equivalent wastewater service in all UGAs for the 20-year planning horizon. New policies allow for alternative systems such as package plants, membrane systems and community drain fields in areas where other sewer provision is not financially feasible. This measure will provide significant benefit to aquifer recharge and would enable Kitsap County to monitor and maintain those facilities to ensure their long-term effectiveness.

- **Provide for Regional Stormwater Facilities in Unincorporated UGAs** to increase development feasibility on small and/or development constrained parcels. This new reasonable measure would allow for funding and construction of regional stormwater treatment facilities in areas where individual on-site treatment facilities are not financially feasible.

- **Strengthen and Amend Policies to Promote Low Impact Development.** Policies have been adopted that support clustered development with surface water features that allow for minimal site disturbance. This could allow for innovative infrastructure resulting in more efficient use of developable land.

- **Bonus Incentives for Increased Building Height Limits** to accommodate higher density residential development, increase residential development capacity within existing UGAs and promote more efficient development patterns in areas appropriately zoned to accommodate such development with supporting urban services and amenities.

IMPROVE URBAN LAND UTILIZATION & PERMITTING EFFICIENCY

- **Minimum Densities for New Subdivisions** are now mandated to ensure that any new urban lots created through the subdivision process meet the minimum urban densities specified in their respective zones.

- **Remove Pre-planning Allowances in UGAs.** Development regulations have allowed subdivisions to "shadow plat" and show how urban densities can be achieved in the future and how sanitary sewer can be accommodated to serve all lots when fully developed. In the meantime, portions of the "shadow plat" can be developed with on-site

septic systems. To increase the incentive for sewer provision and urban densities, the pre-planning regulation requirements have been removed.

- **SEPA Categorical Exemptions for Mixed Use and Infill Development & Increased Thresholds for SEPA Categorical Exemptions** were adopted to streamline the development review process and encourage more efficient development within existing UGA boundaries.

- **Consolidated Comprehensive Plan Land Use Designations** will make it easier to rezone urban parcels in the future without the additional time and expense of a comprehensive plan amendment process.

- **UGA Management Agreements** are scheduled to be adopted between 2007-2008 to address transformation of governance issues such as delivery of urban services, annexation plans, applicable development regulations and standards, etc., for unincorporated UGAs, including Bremerton East and West, Central Kitsap, South Kitsap Industrial Area, Gorst, ULID #6/McCormick Woods and Port Orchard/South Kitsap.

- **Policies Addressing and Promoting Reasonable Measures** to increase efficient use of UGAs by requiring consideration of reasonable measures prior to any proposed future UGA expansion.

RESPONSIVENESS TO LAND & HOUSING MARKET CONDITIONS

- **Adjusting Residential Densities within Existing UGA Boundaries** by rezoning specific parcels within the existing UGAs to higher densities and increasing the range of allowable densities in some of the County's urban residential zones. Parcel-specific "up-zones" in the adopted 10-Year Update were accompanied by development code changes to allow for a higher range of allowable maximum densities in multi-family and mixed use zones (to encourage and make mixed use development more feasible) and by slightly lowering the minimum density required in the Urban Low and Urban Cluster Residential zones from 5 units/acre to 4 units/acre (to allow for "family-friendly" larger homes and yards but still maintain minimum urban densities). The 4 unit/acre density minimum in the Urban Low and Urban Cluster Residential zones remains GMA compliant[27].

  Changes to the range of allowable zoning densities in the Kitsap County 10-Year GMA Update in 2006 compared to the initial 1998 Comprehensive Plan are presented in the following table.

[27] According to the CPSGMHB, "Generally, any residential pattern of four net dwelling units per acre, or higher, is compact urban development and satisfies the low end of the range required by the [GMA]". [Bremerton I, 5339c, FDO, at pg. 50]

Kitsap County 10-Year GMA Update (2006)
Allowable Density Amendments

Land Use Designation	1998 Plan Allowable Density Ranges	2006 Plan Allowable Density Ranges
Urban Low	5-9 units/acre	4-9 units/acre
Urban Cluster	5-9 units/acre	4-9 units/acre
Urban High	19-24 units/acre	19-30 units/acre
Neighborhood Commercial *	10-24 units/acre	10-30 units/acre
Highway Tourist Commercial *	10-24 units/acre	10-30 units/acre
Regional Commercial*	10-24 units/acre	10-30 units/acre
Mixed Use	None	10-30 units/acre

*Note: Residential uses are encouraged but not required in these commercial zones
Source: Kitsap County DCD

- **New Mixed Use Zones** were adopted for the Silverdale, East and West Bremerton and Central Kitsap UGAs to promote more transit-oriented urban development and increase residential development capacity within existing UGA boundaries.

- **Design Guidelines for Silverdale** have been adopted to promote pedestrian and transit-friendly development and increased aesthetic appeal to encourage more efficient and higher density residential development within the Downtown core of the Silverdale UGA.

- **Transfer of Development Rights (TDR) Policies and Implementing Regulations** were adopted to allow for the transfer of development capacity from rural parcels to UGAs in order to encourage more efficient development patterns countywide.

Conclusion

An assessment of all reasonable measures adopted by Kitsap County was conducted to the extent practical as part of the Comprehensive Plan 10-Year Update (2006)[28].

The County's continuing growth monitoring will address the RCW 36.70A.215(4) reasonable measure monitoring requirements. The monitoring program will seek to further examine and assess the effectiveness of these adopted reasonable measures at accommodating a greater share of urban growth in future years. The growth monitoring program may also consider further actions that the county or cities could take to increase the share of future urban growth countywide and explore some of the situational factors that influence urban growth rates such as the supply of non-conforming rural lots and local real estate market conditions.

[28] See Appendix C: Reasonable Measures

Appendices

UNDER SEPARATE COVER

Appendix A—*Land Capacity Analysis Methodology by Jurisdiction*

Appendix B—*Land Capacity Analysis by Jurisdiction*

Appendix C—*Kitsap County Reasonable Measures Evaluation (Appendix C from 10-Year CP Update FEIS)*

Appendix D— *Kitsap County Countywide Employment Capacity Analysis (Appendix D from 10-Year CP Update FEIS)*

Appendix E— *KRCC Menu of Reasonable Measures*

Appendix F—*Kitsap County Buildable Lands Program, Procedures for Collecting and Monitoring Data*

Appendix A

Land Capacity Analysis Methodology

- Unincorporated Kitsap County
- City of Bainbridge Island
- City of Bremerton
- City of Port Orchard
- City of Poulsbo

KITSAP COUNTY
2005 UPDATED LAND CAPACITY ANALYSIS (ULCA)

Prepared For:

Kitsap County
Department of Community Development

Prepared By:

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October 2005

ACKNOWLEDGEMENTS

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URBAN LANDS

Introduction

This document illustrates the rationale and assumptions used for determining the current residential and commercial/industrial capacity of urban and rural zoned lands in Kitsap County. The actual land capacity analysis worksheets with reported outcomes for all parcels were prepared by Kitsap County GIS.

The purpose of the Updated Land Capacity Analysis (ULCA) is to establish an objective approach by which to determine the current supply of land and how much population and development Kitsap County can expect to accommodate under current zoning and development regulations in the existing rural lands and urban growth areas (UGAs).

Analysis of UGA land capacity is required by the Growth Management Act (GMA) in two different sections of the Act: 1) RCW 36.70A.130(3) requires it as a part of a County's Comprehensive Plan 10-year update when expanding UGAs to accommodate additional population allocations; and 2) RCW 36.70A.215(3)(a), the so-called "Buildable Lands" provision, requires a determination of *"…whether there is sufficient suitable land to accommodate the county-wide population projection…"*.

The Kitsap County Countywide Planning Policies (CPPs) provide further guidance on how land capacity analyses should be implemented by the County and its cities as a part of their respective on-going growth management planning efforts in Element B. Urban Growth Areas, *Policy 1—Land Capacity Analysis Program*:

a. *The County and the Cities shall maintain a Land Capacity Analysis Program to monitor land supply and trends for residential, commercial, and industrial lands to determine the success of implementation of their respective comprehensive plans. This Program is intended to fulfill the state requirement for a Buildable Lands Program.*
b. *The County and the Cities shall participate in the Land Capacity Analysis using a consistent methodology for review and evaluation.*
c. *The County and the Cities shall develop strategies from the Land Capacity Analysis to efficiently use the available capacity of residential, commercial and industrial uses within Urban Growth Areas, reducing the need to expand the urban growth boundaries.*
d. *The County and Cities shall establish procedures for resolving inconsistencies in collection and analysis of land capacity data. In the event a resolution cannot be achieved, the Kitsap Regional Coordinating Council shall be a forum to review and if possible facilitate any disputes between parties.*

The County was also in the process of developing new and updated subarea plans for several UGAs during the development of the ULCA. The ULCA provided updated capacity analysis for those efforts in South Kitsap, Port Orchard, Kingston and Silverdale consistent with the CPPs Element B. UGAs, Policy 2.h.(i-iii). Staff also provided ULCA framework updates to each of the citizen advisory committees for their respective subarea planning efforts.

Kitsap County examined four different optional approaches as a part of the Urban Lands ULCA development process. These included review and evaluation of the rationale used in two previous GMA-related land capacity analysis efforts in the County—the 1998 Comprehensive Plan and the 2002 Buildable Lands Report—as well as two new alternative approaches developed in concert with a public involvement program to solicit input from interested individuals and stakeholders in the process. An additional private-initiated alternative land capacity analysis performed by a local real estate company was also evaluated.

Public Involvement Process

The County established a Citizen Advisory Group (or CAG) comprised of interested citizens, developers, builders, realtors, local residents and growth management advocates to help develop the Updated Land Capacity Analysis. The CAG also included staff from the County and local municipalities who provided technical advice and expertise in the development of the ULCA. The CAG met intensely over a period of 7 months to develop and evaluate the alternative approaches. The final CAG recommendations—with a focus on incorporating a heightened sense of "reality" to the land capacity analysis—were made to staff in early 2005.

The staff then prepared a draft recommended ULCA framework that incorporated many of the CAG recommendations. The draft ULCA framework was presented to the Kitsap County Planning Commission in early 2005. The Planning Commission reviewed the ULCA alternative approaches and recommended selection of a preferred ULCA framework that was presented to the Kitsap Board of County Commissioners (Board) and the Kitsap Regional Coordinating Council (KRCC). After significant review and evaluation by the Board and the KRCC and subsequent public input, the Board of County Commissioners (Board) recommended a preferred Urban Residential Lands ULCA methodology on April 25, 2005. That preferred approach is presented in this document. It also provides the basis for the subsequent Urban Commercial/Industrial Lands and Rural Lands ULCA presented herein.

A chronology of public involvement steps during development of the ULCA is presented in the following table.

2004-2005 ULCA Public Involvement Program Chronology

Public Meeting	*Date*	*Topic*
Citizen Advisory Group	September 29, 2004	Land Capacity Analysis Overview
Citizen Advisory Group	October 6, 2004	Critical Area Reduction Factors
Citizen Advisory Group	October 13, 2004	Underutilized Lands and Redevelopment Constraints
Citizen Advisory Group	October 20, 2004	Public Purpose Lands Reduction Factors and Sewer Service Constraints
Citizen Advisory Group	October 27, 2004	Sewer Service Constraints
Citizen Advisory Group	November 3, 2004	ULCA Alternative Approaches
Citizen Advisory Group	November 10, 2004	Water Service Constraints
Citizen Advisory Group	November 17, 2004	Unavailable Land Factors & Alternative ULCA Approaches
Citizen Advisory Group	December 15, 2004	Sewer Service Constraints, Underutilized Lands and Unavailable Lands Reduction Factors
Planning Commission	January 11, 2005	ULCA Briefing
Board	January 12, 2005	ULCA Update briefing
KRCC Board	January 13, 2005	ULCA Briefing & Discussion
Citizen Advisory Group	January 19, 2005	Sewer Service Constraints and Wetlands Reduction Factors
Citizen Advisory Group	January 26, 2005	Preliminary ULCA UGA Outcomes & Discussion of Rural Lands and Commercial/Industrial ULCA
KRCC Board	February 1, 2005	ULCA Briefing & Discussion
Planning Commission	February 8, 2005	ULCA Review
Citizen Advisory Group	February 9, 2005	Draft CAG-recommended ULCA Framework
KRCC Planning Directors	February 10, 2005	ULCA Briefing & Discussion
Board	February 16, 2005	ULCA Update briefing
Kingston Subarea CAC	February 22, 2005	ULCA Briefing & Discussion
Silverdale Subarea CAC	February 24, 2005	ULCA Briefing & Discussion
KRCC Board	March 1, 2005	ULCA Briefing & Discussion
Port Orchard Subarea CAC	March 2, 2005	ULCA Briefing & Discussion
KRCC Planning Directors	March 10, 2005	ULCA Briefing & Discussion
Board	March 21, 2005	ULCA Work Study
Board	April 11, 2005	ULCA Work Study
Planning Commission	April 12, 2005	ULCA Public Hearing/Recommendation
Board	April 18, 2005	ULCA Work Study
Board	April 25, 2005	ULCA Public Hearing/Final Framework Recommendation
Kitsap Commercial Real Estate Brokers	August 10, 2005	Commercial/Industrial ULCA Briefing

Applicability

Land capacity analysis is an "*inexact science*" and jurisdictions have discretion in choosing their methodology but its assumptions should be based on best available data and actual conditions to the maximum extent practical. Assumptions made about particular factors affecting development are often subject to debate or interpretation[1]. Lively CAG meetings provided ample opportunity for such discussions to occur. Where assumptions are made as a part of the preferred ULCA rationale, consideration was given to alternative viewpoints and the evaluation of those issues is documented to the extent practical and applicable in this paper. Detailed discussion of alternative approaches, background information and rationale regarding particular land capacity factors are contained in the footnotes in this paper.

The preferred ULCA approach outlines a step-by-step process by which the land supply is analyzed and "reduction factors" applied to "gross" acres of land in particular zones in order to eliminate lands presumed to be unbuildable for the purposes of accommodating additional housing and employment (e.g., lands needed for public purposes, environmentally sensitive or critical areas, land held off the real estate market, etc.). Ultimately the ULCA derives the number of "net" acres available for development in each respective zone and converts those net acres into available capacity for new housing units, population and commercial/industrial development.

[1] Assumptions made in the 2005 preferred ULCA approach are documented in the text and/or footnotes accompanying the step-by-step methodology. However, there are also several significant criteria or factors that were discussed and *not included* in the preferred approach. The most significant of those are documented here.

- The impact of CC&Rs (Covenants, Conditions & Restrictions) on land capacity is not included in the preferred methodology. These are private deed restrictions that often preclude further subdivision of platted lots even if allowed by zoning. They are not enforceable by cities or counties. If they had been utilized, the net effect would likely be to reduce existing development capacity.

- Accessory Dwelling Units (ADUs) are not included in the analysis. These are small "Mother-in-Law" units allowed on parcels with existing homes. ADUs typically only account for 1%-2% of total housing stock, so they are not considered to have a significant impact on total housing capacity in most communities. If they had been utilized, the net effect would be to increase existing development capacity.

- Consideration of Concurrency-Restricted Roadways was not utilized in the land capacity analysis. These are. areas potentially subject to development restriction due to inadequate existing or anticipated future roadway capacity. If utilized, the net effect would potentially reduce existing development capacity.

Urban Residential Lands ULCA Approach

This section illustrates the rationale and assumptions used in the preliminary updated land capacity analysis (ULCA) for urban residential zoned lands in Kitsap County. It is intended as a guide to understanding the background and rationale for assumptions made in determining the current residential capacity of the Urban Growth Areas (UGAs) in Kitsap County. The actual residential land capacity analysis worksheets with reported outcomes for all UGAs were prepared by Kitsap County GIS.

The urban residential zones and their *minimum* dwelling unit densities included in the Urban Lands ULCA include:

- Urban Restricted (1 DU/Acre)
- Urban Low (5 DUs/Acre)
- Urban Medium (10 DUs/Acre)
- Urban High (18 DUs/Acre)
- Urban Village Center[2]

The rationale and assumptions for the Urban Residential land capacity analysis were reviewed and recommended by the Kitsap County Board of Commissioners on April 25, 2005. The Urban Residential ULCA seeks to identify both *vacant* and *underutilized* lands in the inventory. The methodologies for the *vacant* and *underutilized* residential land capacity analyses are each presented separately. "Reduction factors" applied in the analysis are indicated by the symbol (-). The summary totals of vacant and underutilized urban residential lands by zone for the unincorporated UGAs based on this approach is illustrated in Table 1.1. Detailed individual unincorporated UGA housing capacity analysis is contained in Appendix A.

[2] The Urban Village Center (UVC) zone is a mixed use commercial/residential zone found only in the Kingston UGA. It requires a more complex set of assumptions to determine vacant land capacity since both residential and commercial use capacity have to be estimated on the same parcel. Vacant parcels can only be geo-coded once—meaning that they can only be identified (i.e., mapped) in the GIS database in one category of land use—as either vacant residential or vacant commercial. Since the ULCA applies some reduction factors on a site-specific basis (e.g., critical areas) this prevents double counting the capacity of the zone. The zoning code specifies a maximum residential density of 18 dwelling units per acre in the UVC zone. There is no minimum residential density specified. For purposes of the ULCA all vacant UVC zoned parcels are evaluated for capacity purposes in the residential ULCA at the *maximum* density assuming coverage of one-half of the parcel. Therefore no vacant UVC acres are identified in the Kingston UGA commercial/industrial ULCA outcome worksheets. Nevertheless some commercial capacity remains on the other one-half of those same vacant net acres. See footnotes on the Kingston UGA Commercial/Industrial Vacant Lands Worksheet in the Appendix of this report for the specific estimate of vacant UVC zoned land that is assumed to remain available for commercial development but is unaccounted for due to geo-coding protocols. Underutilized UVC parcels, on the other hand, can be classified as either residential or commercial based on their current use Assessors code. Therefore, no "split zoning" assumptions are needed to calculate capacity. Residential capacity is calculated—consistent with all other zones—assuming a *minimum* density (10 units per acre is the assumed minimum density for purposes of the ULCA) applied to all remaining net acres of underutilized UVC acres in current (single-family) residential use. Similarly, underutilized UVC lands in current non-residential use are accounted for in the commercial/industrial ULCA.

VACANT LANDS METHODOLOGY

Step 1: Identify All Vacant Parcels Zoned for Residential Use

The first step is to identify all *vacant* parcels (Assessors Code 9100) in each of the five urban residential zones. This step is further refined by eliminating all vacant tax-exempt and current use tax parcels within these zones[3]. The result can be considered the inventory of "gross acres" for all *vacant* urban residential zoned lands in the respective UGAs[4].

Step 2: Identify Critical Areas Affecting Vacant Parcels Zoned Residential (-)

The second step measures critical areas ordinance (CAO) impacts on all *vacant* urban residential parcels identified in the first step. First it identifies *unencumbered* acres (i.e., acres of vacant residential 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 development due to the provisions of the CAO.

These calculations are based on the CAO "reduction factor" assumptions recommended by the Board for use in the Urban Residential ULCA on April 25, 2005[5].

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[3] The vast majority of parcels enrolled in *current use* are in rural and resource land designated areas of the county. However, there are some located within UGAs. The ULCA assumes that those parcels voluntarily enrolled in the current use program—that nonetheless have an urban residential zone designation—are not likely to develop or redevelop to minimum urban standards during the planning period. And so those parcels are removed from the urban land supply. There are several reasons for this: First, the current use designation is a technique whereby we can actually identify owner intent **not** to develop property. Whether that remains the case for the next twenty years is, of course, unknown. But at least for the present—and in the case of open space general lands at least for ten years—we have some measurable means to identify property owners who do not intend to develop; Secondly, properties enrolled in the program must meet strict criteria for enrollment to ensure that the "open space" benefit is reflective of actual parcel characteristics. Many of these parcels are already characterized by the presence of critical areas that significantly impair their development potential, such as stream buffers, steep slopes and wildlife habitat areas or have conservation easements recorded on them that preclude further development—even if they were not enrolled in the current use program. Both the agricultural and timber open space programs have strict economic criteria that parcels must meet demonstrating that they are indeed producing income from the current agricultural or timber use. This precludes derelict properties being included in the program as a "holding" zone until considered ripe for development.

[4] There is no minimum lot size exclusion applied to vacant lands. All vacant residentially zoned parcels—regardless of size or location within the UGA—are included in the residential land supply, except for tax-exempt and current use tax parcels.

[5] The recommended methodology assumes *adopted* CAO definitions and buffers for streams, wetlands, floodplains and geologic hazard areas. Stream buffers are per the current adopted CAO and include the 200 foot HMP buffers on salmon-bearing streams. Wetlands are mapped in the GIS database but are not classified by type. Therefore, an average 75' wetland buffer is used based on recommendations from the Kitsap County DCD wetland biologist for NWI wetlands that are not classified in the database. This is based on review of delineated wetlands identified on preliminary plats from 1998-2004 where most unclassified wetlands were determined to be Type 2 (100 foot buffer) and Type 3 (50 foot buffer) wetlands. Some areas of CAO-encumbered parcels will be unbuildable due to environmental constraints. However, the County's adopted CAO allows for buffers and portions of critical areas outside of open water to be included in the density calculation for a particular parcel (i.e., density transfer from the CAO-encumbered portions of parcels—outside of open water areas—is allowed). It is presumed that developers seeking to maximize their return-on-

Step 3: Identify Vacant Residential Zoned Lands that are Sewer Constrained (-)

This step recognizes the sewer constraint approach recommended by the Board for use in the Urban Residential ULCA. Such a constraint analysis is authorized by state buildable lands guidelines, but does not appear to have been implemented by any other jurisdictions to date[6]. The application of a sewer constraint is intended to acknowledge that due to the unique topography of the County, some small, low density (hence relatively low value) residential zoned lots in fragmented ownership located in close proximity to critical areas and steep slopes may be unfeasible to develop at urban densities when located at significant distances from existing sewer mains[7].

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investment will utilize this policy to the maximum extent practicable. Even though all CAO buffers may allow for some development potential (for purposes of avoiding "takings" and to allow for reasonable uses), it is clearly the practical intent of the CAO to discourage, if not prevent development altogether, within the buffers. Studies of approved plats in Snohomish County, noted in the Kitsap County 1998 Comp Plan, indicated, on average, that 60% of density was lost on CAO-encumbered plats.

The County's wetlands are mapped primarily on the basis of the National Wetlands Inventory (NWI). The NWI utilizes aerial photography to identify wetlands which often fails to adequately identify forested wetlands. This typically means that the NWI data undercounts wetland acres, especially where forested wetlands are prevalent. However, according to Kitsap County GIS analysis, soil types associated with forested wetlands lie mostly in the rural areas of the county. The developed areas of the UGAs actually contain the most accurately mapped wetlands data in the county based on surveyed wetlands from pending and approved plats. Consequently, for the purposes of the 2005 ULCA, an additional (unaccounted for) wetland factor is not recommended. *However, the overall recommended approach utilizes a 75% density reduction figure for CAO-encumbered acreage from the minimum zone density to account both for some unaccounted for wetlands and density transfer from the buffer areas to other portions of parcels intended for development.*

The impact of *"areas of geologic concern"* (AOCs) which comprise slopes less 30% with unstable or highly erodable soils, slopes less than 15% with springs or groundwater present, etc., were also evaluated. The AOCs are buildable under the CAO but their site characteristics present challenges to development which often results in developments avoiding these areas altogether or resulting in loss of density to the overall site. The recommended ULCA methodology utilizes a 50% density reduction factor on the AOCs.

[6] The Washington Department of Community, Trade and Economic Development (CTED), Buildable Lands Program Guidelines notes that *"land assumed to not have water and sewer infrastructure available within the 20-year planning period"* should be deducted from the buildable land supply and that all assumptions should be well documented. In addition, both Snohomish County and King County recognized that such constraints should be incorporated in their Buildable Lands Program methodologies. The King County Buildable Lands Program, Reference Guide II: Land Supply Inventory, report specifically pointed out that *"an additional and optional step in the land inventory analysis is to deduct from the inventory land for which the provision of basic utility services (e.g., sewer and water) is judged to be infeasible or otherwise very unlikely within the planning horizon*". Although it appears that no jurisdictions in King County actually took that step in their buildable lands analysis. It appears that no other county subject to the buildable lands requirements of the GMA had included an infrastructure constraint factor in their land capacity analyses.

[7] The ULCA Citizen Advisory Group (CAG) discussed addition of an "infrastructure constraint" reduction factor in the 2005 ULCA to more accurately address the issue of development infeasibility on small lots due to lack of efficient sewer access. In instituting such a factor for consideration, the CAG discussed and evaluated overall infrastructure constraints in the County's UGAs (e.g., prevalence of small lots which are less efficient to develop, sewer and water service constraints based on remaining vacant lands site location related to availability of infrastructure or impact of topography and critical areas that makes development of these sites infeasible due to the cost of providing expensive pump stations, utility extensions having to cross or avoid critical areas, and the constraint associated with developer extension and ULID financing mechanisms, etc.).

The CAG took testimony from all the sanitary sewer service providers in the UGAs as to capacity and their 6-year and 20-year facility and conveyance improvement plans. The sewer providers all indicated that they had adequate *treatment capacity* for the 20-year planning period but the issue of concern about the ability to accommodate new growth was *conveyance* of sewage. The only existing viable mechanisms to extend sewer mains into currently unsewered areas of

Sewer service constraint criteria examined several different parameters including: 1) distance from sewer main; 2) size of parcel; and 3) zoning density as surrogate variables to assess development feasibility based on lack of sewer availability or the excessive cost of extending sewer at developer expense to reach undeveloped or re-developable lots, given distance, topography, critical area, and small lot size constraints[8].

The recommended sewer constraint reduction factor analysis is applied to all urban residential zones except the urban restricted zone.[9]

The sewer service constraint formula includes application of a tiered set of (%) reduction factors based on distance of the parcel from the sewer main and the zoning density of the property in each UGA. The percentage reduction factor applies to the actual acreage of particular affected parcels—not to parcels in total.

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the UGAs to accommodate growth is through ULID formation or by developer extension. The former of which is extremely difficult to do in areas of fragmented land ownership (often the case in areas with a prevalence of small lots) and the latter of which is often infeasible, according to testimony from developers, due to the lack of remaining large vacant parcels in the UGAs where sufficient density is available to make sewer extension feasible based on development economies-of-scale.

[8] Staff and the CAG prepared and evaluated numerous options for measuring sewer constraint based on available GIS data. Consensus was that the selected option that included "tiered" reduction factors based on zoning and distance of the parcel from the sewer main best utilized the existing data and was the most reflective of actual constraint, insofar as the ULCA can accurately assess without site-specific parcel analysis. The recommended methodology is designed to reflect the impact of lack of sewer on otherwise buildable lands while acknowledging:

- the need to plan for a 20-year land supply;
- the presumption that as land values increase over the planning period, sewer extension will become more feasible; and
- consideration of "reasonable measures" that could be taken to increase feasibility of sewer extension within the current UGAs (e.g., upzoning, public subsidy of sewer construction, etc.).

A "ground truthing" exercise was incorporated in the analysis that included average cost assumptions to construct sewers as a means to better define the actual sewer feasibility threshold based on "real world" data in the current UGAs. The average cost assumptions for sewer and pump station construction were based on actual developer experience and were reviewed by the Kitsap County Department of Public Works. The "ground truthing" analysis incorporated parcel size as a third component of the feasibility analysis. The analysis identified the various parcel sizes needed in each respective residential zone (based on distance from the closest sewer main in 500 foot intervals) in order to maintain the feasibility threshold of developing and sewering 20 lots at a distance of at least 2500 feet from the closest existing sewer main. Minimum parcel sizes needed to maintain feasibility are reduced equally by 25% for each of the four 500-foot intervals (i.e., ¼ reduction in minimum parcel size needed to maintain feasibility for each of the four subsequent 500 foot 'distance from sewer main' intervals in each zone from 500-2500 feet). There is no minimum parcel size constraint applied if the parcel is less than 500 feet from an existing sewer main.

[9] The recommended approach removes the Urban Restricted (UR) zone parcels from the sewer constraint analysis since at the minimum density of 1 du/acre in the UR zone, no sewer is required. Sewer would only be required to achieve the maximum 5 du/acre density allowed in the zone. The ULCA assumes the minimum density in each zone.

Sewer Constraint Reduction Factors (%) Applied to Parcel Acreage in Existing UGAs based on Distance of Parcel from Sewer Main in each Residential Zone		
Urban Low Zone 0% = less than 500 feet 20%= 500-1000' 40%= 1000-1500' 60%= 1500-2500' 75%= >2500'	Urban Medium Zone 0% = less than 500 feet 15%= 500-1000' 30%= 1000-1500' 45%= 1500-2500' 60%= >2500'	Urban High Zone 0% = less than 500 feet 10%= 500-1000' 20%= 1000-1500' 30%= 1500-2500' 40%= >2500'

Vacant acres in the three urban residential zones noted above, remaining to this point in the inventory, that meet the criteria identified in this step are removed from the supply of land considered buildable to this point in the land capacity analysis.

Step 4: Identify Vacant Residential Lands that are Water Constrained (-)

Consistent with the recommendation of the Board on April 25, 2005 this reduction factor is **not** applied to either the Urban Residential or Urban Commercial/Industrial land capacity analyses[10]. In the accompanying ULCA worksheets prepared by GIS staff, the reader will observe that this step is labeled as "not applicable" in the land capacity analysis.

Step 5: Identify Vacant Residential Lands Needed for Future Roads & Rights-of-Way (-)

This step identifies urban residential zoned *vacant* lands remaining in the inventory to this point that are likely to be needed for future roads and/or as dedicated rights-of-way.

This step is based on the 20% Roads/R-O-W "reduction factor" recommended by the Board for use in the Urban Residential ULCA on April 25, 2005[11].

[10] Analysis of public water constraints focused on water purveyors' ability to provide fire flow, water rights and water supply availability based on the 20 year planning period. Evaluation indicated that no development constraint was likely at the present time based on current and anticipated water availability based on review of the Kitsap County Coordinated Water System Plan. Although fire flow and water availability remain constraints to achieving higher urban densities within the UGAs, uncertainty about water issues means that no *measurable* development constraints are identified at the present time in terms of land capacity

[11] This is based on discussions with development review engineers at the Department of Public Works, experience of local developers with recent plats, and discussions among CAG members based on the needs of new development and future road rights-of-way in the UGAs.

Step 6: Identify Vacant Residential Lands Needed for Future Public & Quasi-Public Facilities (-)

This step identifies urban residential zoned *vacant* lands remaining in the inventory to this point that are likely to be needed for future public and quasi-public facilities. These include needs for regional public facilities such as schools, parks, stormwater treatment facilities, utilities and transmission facilities as well as internal lands within new development devoted to similar purposes. It also includes quasi-public land needs for facilities such as churches, community centers, clubhouses and fraternal organizations, etc. that could occupy lands otherwise intended for residential development.

A 15% Public Facilities "reduction factor" was recommended by the Board for use in the Urban Residential ULCA on April 25, 2005[12].

Step 7: Identify Vacant Residential Lands Likely to be Unavailable for Development (-)

This step seeks to identify urban residential zoned *vacant* 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.).

These calculations are based on a 5% "reduction factor" applied to vacant lands as recommended by the Board for use in the Urban Residential ULCA on April 25, 2005[13].

Step 8: Report Remaining Net Acres of Vacant Residential Zoned Parcels Available for Development

This step calculates the remaining supply of *vacant* land (in "net" acres) able to accommodate new residential development in each urban residential zone within the applicable UGAs after all the preceding *reduction factors* have been accounted for in Steps 2-7.

[12] Maintains the same 15% reduction factor for public purpose lands used in the 2002 Buildable Lands Report.

[13] This is a significantly smaller reduction factor than was applied in the 1998 Comprehensive Plan land capacity analysis since new sewer infrastructure-constraint and larger defined critical area reduction factors are incorporated in the 2005 ULCA. This should more accurately reflect lands deducted from the land supply solely for "market" reasons or due to landowner intent—which is the sole intent of this reduction factor.

Step 9: Calculate Total Housing Unit and Population Holding Capacity for each Residential Zone by UGA

This is the last step in the *vacant* urban residential lands analysis. This step first calculates the total new housing unit capacity in each zone by multiplying the net remaining vacant acres in each zone by the *minimum density* allowed in each zone. Total population capacity for each zone and UGA is then derived by multiplying the housing unit capacity in each zone by the average household size for applicable single-family and multi-family zones.

UNDERUTILIZED LANDS METHODOLOGY

Step 1: Identify All Developed but Underutilized Residential Parcels

The first step is to identify all developed but *underutilized* residential parcels in each of the five urban residential zones. *Underutilized* parcels are identified as all developed residential parcels with the ability to accommodate at least one additional housing unit under existing zoning (based on a comparison of parcel size, zoning density and the number of existing units on the parcel). This step excludes all tax-exempt parcels, all shoreline parcels less than one acre and all otherwise underutilized parcels that are 0.5 acres or smaller in size[14].

[14] The CAG agreed to maintain the basic 1998 Comp Plan methodology of defining underutilized parcels with a few exceptions (noted below) aimed at getting a more accurate assessment of truly underutilized lands. The CAG discussed and agreed to exclude *small* shoreline parcels since the County's residential developed shorelines were almost exclusively platted and the potential for redevelopment (where density increase was potential) was negated by the high land and improvement values (i.e., redevelopment was occurring on shoreline lots but not in a manner that increased density on existing parcels, it merely replaced one home with another, usually larger structure).

The CAG also discussed increasing the minimum parcel size threshold for consideration as underutilized from 0.5 acre to 2.5 and even 5 acres due to the development feasibility constraints placed on small parcels. However, the group decided this was inappropriately large and excluded too many potentially redevelopable albeit small parcels. The ½ acre exclusion only applies to underutilized parcels (parcels that already have a home on them but are large enough to accommodate at least one additional home). The Urban Low Zone (5-9 units per acre) is the predominant residential zone in all UGAs. In the Urban Low zone, the minimum lot area needed to accommodate one unit at the minimum zoning code-mandated density of 5 units/acre is approximately 1/5 acre (or $2/10^{th}$ acre). Therefore to accommodate an additional unit (assuming the parcel already has one home on it occupying $1/5^{th}$ of an acre) one would need, at a theoretical minimum, a parcel at least $2/5^{th}$ of an acre in size (or $4/10^{th}$ acre). Even to reach this theoretical minimum size, the existing home would have to be situated on the lot in such a way that would allow for a new home to be built and still meet all required setbacks, utility and driveway access conditions. As well as any private covenants, codes and restrictions that might restrict further subdivision or blockage of existing views. These *in situ* issues typically have a dampening effect on further subdivision of small parcels. This is why the ½ acre exclusion is applied—because ½ acre parcels with a home already on them are almost exclusively located in the Urban Low zone and are not expected to accommodate a significant amount of future urban growth.

Existing dwelling units on underutilized parcels will be removed in the final step prior to calculation of net available dwelling unit capacity for each UGA. This will prevent any potential for double-counting density on underutilized parcels.

Step 2: Identify Underutilized Residential Parcels that are Likely to Redevelop (-)

The second step is to identify *underutilized* lands (from Step 1) that are likely to redevelop over the course of the planning period. This is done by evaluating the residential parcel size-to-density ratio and the existing assessed home value on the parcel. This step attempts to identify residential parcels of land within an Urban Growth Area (UGA) that:

1. Are larger than minimum zoning size
2. Contain building improvements, and
3. Have re-development potential

Minimum *zoning size* indicates the lot area necessary to accommodate additional development at the minimum density in each particular zone—where a home already exists on the parcel. In the ***Urban Low*** Zone, for example, the minimum density is 5 dwelling units per acre (approx. $1/5^{th}$ acre per unit), therefore the minimum parcel 'zoning size' necessary to accommodate at least one additional unit is at least $2/5^{th}$ acre (i.e., $1/5^{th}$ acre each for the existing home and the potential new dwelling unit). For purposes of the capacity analysis the *zoning size* figure is estimated to be approximately one-half (0.5) acre for the ***Urban Low*** Zone. It is of course correspondingly different for the ***Urban Medium*** and ***Urban High*** residential zones based on their respective minimum densities.

Determining which existing residential parcels are likely to redevelop is based on two factors: the value of existing building improvements (based on the median assessed home value within each UGA); and the size of the parcel[15]. This particular approach does not take into account the value of the land or the age of the home already existing on the parcel in determining which lands are likely to redevelop[16]. However, it adds an additional large parcel size screen to recognize that especially large parcels (based on zoning) within the UGAs may have redevelopment potential regardless of the value of the existing home[17].

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[15] This factor seeks to differentiate between all underutilized lands (identified in the previous step) from those underutilized lands with the most potential to redevelop over the next 20 years. These are lands identified as underutilized but due to the value and age of the existing building improvements, size of the parcel, or layout of existing development on the site, are not likely to redevelop over the course of the planning period. A general rule of thumb regarding redevelopment analysis indicates that between 20%-80% of relatively *lower value* underutilized lands can be expected to further subdivide, depending on local market conditions. This set of criteria does not include examination of redevelopment constraint based on the availability or feasibility of infrastructure needed for urban development (e.g., sewer and water). See infrastructure constraint criteria discussion in previous section.

[16] Empirical studies in other areas indicate that improvement value is generally a more accurate indicator of redevelopment potential than land value for residential development. The age of the existing home on the parcel was reviewed and evaluated during development of the ULCA—the idea being that recent home construction (e.g., homes built in the last 10 years) would be less likely to be redeveloped during the next 20 years. However, this screen was not recommended for inclusion in the final methodology.

[17] This step assigns assessed improvement value thresholds to underutilized parcels based on an appropriate value (based on standard variation from the median home values in each UGA rather than arbitrary assumed home value thresholds) cross-referenced to parcel size. The general idea is that the more expensive the improvements already on the property the less likely the parcel is to redevelop during the planning period.

- Redevelopment potential is assumed to not exist if the parcel size is less than 2.5 X (times) the minimum zoning size[18].
- Between 2.5 and 4X zoning size, redevelopment potential is assumed to not exist unless the assessed value of the onsite buildings are less than one-half (0.5X) the assessed median home value in that UGA.
- Between 4X and 5X zoning size, the building value must be less than median home value in the particular UGA for the parcel to have redevelopment potential.
- Between 5X-10X zoning size, the value of the home must be less than 1.5X median home value in the UGA for the parcel to have redevelopment potential.
- If the parcel is greater than 10X zoning size, then redevelopment is assumed likely regardless of existing home value on the parcel.

For example, in the ***Urban Low*** Zone, if median UGA home value is $100,000, redevelopment potential would be calculated on the following basis:

Building Value	Parcel Size	Redevelopment Potential?
	Less than 2.5 X 'zoning size' (0.5 acre X 2.5= 1.25 acre)	No—parcel must be at least 1.25 acres to have redevelopment potential
Less than $50,000	Between 2.5 X and 4X 'zoning size' (1.25-<2 acres)	Yes
More than $50,000	Between 2.5 X and 4X 'zoning size' (1.25-<2 acres)	No
Between $50,000 and $100,000	Between 4 X and 5X 'zoning size' (2-2.5 acres)	Yes
More than $100,000	Between 4 X and 5X 'zoning size' (2-2.5 acres)	No
Between $100,000 and $150,000	Between 5X and 10X 'zoning size' (>2.5 acre-<5 acres)	Yes
Greater than $150,000	Between 5X and 10X 'zoning size' (>2.5 acre-<5 acres)	No
	Greater than 10 X 'zoning size' (0.5 acre X 10= 5 acres)	Yes—parcels 5 acres or larger likely to subdivide regardless of existing home value

[18] The first step in this analysis was to identify developed parcels that could accommodate additional dwelling units based on adopted zoning and size of parcel. The Kitsap County 2002 Buildable Lands Report utilized an existing/zoned density ratio of 2 (i.e., the allowed density is more than twice the existing parcel density) as a first step to identify the likelihood of "underutilized" parcels actually being redeveloped. This ratio provides an indicator of subdivision potential that is fundamental to redevelopment. However, the King County Buildable Lands Program, Reference Guide II: Land Supply Inventory report, noted that *"…a threshold of 2 is probably, for many jurisdictions, overly inclusive of parcels that have little realistic subdivision potential over the remainder of the planning horizon. The infill potential of many parcels between 2 and 3 times the minimum lot size is hindered by numerous factors, such as the position of the existing house on the lot and parcel shape. A recommended threshold ratio of between 2.5 and 3 will, in most cases, provide a more realistic estimate of the number of single-family parcels with infill potential.*" Therefore, the 2005 Kitsap County ULCA increases the minimum underutilized parcel size threshold to 2.5X current zoning.

Underutilized parcels identified in Step 1 of the ULCA that meet the criteria identified in Step 2 are the parcels considered to have ***potential*** for redevelopment over the 20-year timeframe. The worksheets calculate an estimate of the "gross acres" of *underutilized* parcels considered likely to redevelop over the course of the planning period in each of the respective UGAs.

Step 3: Identify Critical Areas Affecting Underutilized Residential Parcels Likely to Redevelop(-)

This step measures critical areas ordinance (CAO) impacts on all *underutilized* urban residential parcels identified in Step 2. First it identifies *unencumbered* acres (i.e., acres of underutilized urban residential 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 CAO "reduction factor" assumptions recommended by the Board for use in the Urban Residential ULCA on April 25, 2005.

Step 4: Identify Parcels Likely to Redevelop that are Sewer Constrained (-)

This step recognizes the sewer constraint approach recommended by the Board for use in the Urban Residential ULCA. The application of a sewer constraint acknowledges that due to the unique topography of the County, some small, low density (hence relatively low value) residential zoned lots in fragmented ownership located in close proximity to critical areas and steep slopes may be unfeasible to develop at urban densities when located at significant distances from existing sewer mains.

See discussion of how the criteria were developed and are applied in the previous *Vacant Land* section.

Step 5: Identify Parcels Likely to Redevelop that are Water Constrained (-)

The water constraint reduction factor is *not* recommended for use in the Urban Residential ULCA. In the accompanying ULCA worksheets prepared by GIS staff, the reader will observe that this step is labeled as "not applicable" in the analysis. Refer to the rationale for the applicability of this reduction factor in the *Vacant Land* section previously discussed.

Step 6: Identify Land Needed for Future Roads and Rights-of-Way (-)

This step identifies urban residential zoned *underutilized* lands remaining in the inventory to this point that are likely to be needed for future roads and/or as dedicated rights-of-way.

These calculations are based on the 20% Roads/R-O-W "reduction factor" recommended by the Board for use in the Urban Residential ULCA on April 25, 2005.

Step 7: Identify Land Needed for Future Public & Quasi-Public Facilities (-)

This step identifies urban residential zoned *underutilized* lands remaining in the inventory to this point that are likely to be needed for future public and quasi-public facilities such as parks, utilities, stormwater management facilities, schools, churches, etc. Meaning that lands devoted to these uses will not otherwise be available for residential development.

These calculations are based on the same (15%) Public Facilities "reduction factor" recommended by the Board for use on vacant lands in the Urban Residential ULCA on April 25, 2005.

Step 8: Identify Land Likely to be Unavailable for Redevelopment (-)

This step seeks to identify urban residential 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.).

These calculations are based on the 15% "reduction factor" recommended by the Board for use on *underutilized* lands in the Urban Residential ULCA on April 25, 2005[19].

Step 9: Report Remaining Net Acres of Underutilized Residential Zoned Parcels Available for Redevelopment

This step calculates the remaining supply of *underutilized* land (in "net" acres) able to accommodate new residential development within the applicable UGAs after all the preceding *reduction factors* have been accounted for in Steps 2-8.

[19] Unavailable lands factors are typically higher for underutilized lands than vacant lands (i.e., in general, a vacant parcel is more likely to develop than an underutilized parcel is to redevelop).

Step 10: Calculate Total Housing Unit and Population Holding Capacity for each Residential Zone by UGA

This is the last step in the *underutilized* urban residential lands analysis. This step first calculates the total new housing unit capacity in each zone by multiplying the net remaining *underutilized* acres in each zone available for development by the minimum density allowed in each zone. Total population capacity for each zone and UGA is then derived by multiplying the housing unit capacity in each zone by the average household size for applicable single-family and multi-family zones.

Urban Commercial/Industrial (C/I) Lands (ULCA) Approach

This section illustrates the rationale and assumptions used in the preliminary updated land capacity analysis (ULCA) for urban commercial and industrial (C/I) zoned lands in Kitsap County. It is intended as a guide to understanding the background and rationale for assumptions made (including alternative assumptions in some cases) in the methodology for determining the current supply (inventory) of commercial and industrial (C/I) lands in Kitsap County. The actual land capacity analysis worksheets with reported outcomes for all urban commercial and industrial zoned parcels were prepared by Kitsap County GIS.

The overall structure of the C/I ULCA generally follows the same approach used in the Urban Residential land capacity analysis and recommended by the Kitsap County Board of Commissioners on April 25, 2005. However, the C/I methodology differs from the urban residential analysis approach in some ways necessary to address the unique nature of commercial/industrial lands.

The urban commercial/industrial zones included in the Urban Lands ULCA include:

- Highway Tourist Commercial
- Neighborhood Commercial
- Urban Commercial
- Urban Village Center
- Regional Commercial
- Business Park
- Business Center
- Industrial

Similar to the Urban Residential ULCA, the C/I approach seeks to identify both *vacant* and *underutilized* lands in the inventory. The approaches for the *vacant* and *underutilized* C/I land capacity analyses are each presented separately. “Reduction factors” applied in the analysis are indicated by the symbol (-).

The summary totals of vacant and underutilized urban commercial/industrial lands by zone for the unincorporated UGAs based on this approach is illustrated in Table 1.2. Detailed individual unincorporated UGA commercial/industrial land capacity analysis results are contained in Appendix A.

VACANT LANDS METHODOLOGY

Step 1: Identify All Vacant Parcels Zoned Commercial or Industrial

The first step is to identify all *vacant* parcels (Assessors Tax Code 9100) in each of the commercial/industrial zones[20]. 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.

Step 2: Identify Critical Areas Affecting Vacant Parcels Zoned Commercial/Industrial (-)

The second step measures critical areas ordinance (CAO) impacts on all *vacant* C/I parcels identified in the first step. 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 development due to the provisions of the CAO. These calculations are based on the same CAO "reduction factor" assumptions recommended by the BoCC for use in the Urban Residential ULCA on April 25, 2005.

Step 3: Identify Vacant C/I Lands that are Sewer Constrained (-)

This step was intended to recognize the same sewer constraint approach recommended by the Board for use in the Urban Residential ULCA. However, upon analysis of C/I zoned parcels, this approach appeared problematic for several reasons. First many of the characteristics noted for its application to the Urban Residential ULCA are not present in regards to commercial/industrial zoned parcels—namely, that small, low density (hence relatively low value) residential zoned lots in fragmented ownership located in close proximity to critical areas and steep slopes were considered likely to be unfeasible to develop at urban densities when located at significant distances from existing sewer mains. Most of the C/I parcels are more concentrated, of higher value and located in closer proximity to existing sewer mains than the more prevalent residential parcels. Second, during GIS analysis, very few C/I parcels were actually found at distances from existing sewer mains that would have triggered the sewer constraint reduction factors recommended by the Board in the urban residential portion of the ULCA. Of those parcels that were, most were already developed C/I parcels with existing uses that do not require sanitary sewer service for their operation (e.g., warehouses, storage, etc.). Hence the need for sewer extension in these areas is not considered as critical a requirement to foster development (or redevelopment) of existing C/I lands.

[20] See Footnote #2 for explanation of how C/I land capacity is calculated in the ULCA for parcels in the Urban Village Center (UVC) zone.

Therefore, the sewer constraint reduction factor is *not* recommended for use in the Urban C/I ULCA. In the accompanying ULCA worksheets prepared by GIS staff, the reader will observe that this step is labeled as "not applicable" in the C/I analysis worksheets.

Step 4: Identify Vacant C/I Lands that are Water Constrained (-)

Consistent with the recommendation of the Board on April 25, 2005 this reduction factor is not applied to either the Urban Residential or Urban C/I land capacity analyses. In the accompanying ULCA worksheets prepared by GIS staff, the reader will observe that this step is labeled as "not applicable" in the land capacity analysis.

Step 5: Identify Vacant C/I Lands Needed for Future Roads and Rights-of-Way (-)

This step identifies C/I zoned *vacant* lands remaining in the inventory to this point that are likely to be needed for future roads and/or as dedicated rights-of-way. These calculations are based on the same (20%) Roads/R-O-W "reduction factor" recommended by the Board for use in the Urban Residential ULCA on April 25, 2005[21].

Step 6: Identify Vacant C/I Lands Needed for Future Public & Quasi-Public Facilities (-)

This step identifies C/I zoned *vacant* lands remaining in the inventory to this point that are likely to be needed for future public and quasi-public facilities such as parks, utilities including stormwater management facilities, schools, churches, etc. Meaning that lands devoted to these uses will not otherwise be available for C/I development. These calculations are based on the same (15%) Public Facilities "reduction factor" recommended by the Board for use in the Urban Residential ULCA on April 25, 2005[22].

[21] Two alternatives for the Roads/R-O-W reduction factor were developed and evaluated by staff. The first option was the same 20% reduction factor applied to the Urban Residential ULCA. The second option applied a smaller 10% reduction factor based on the rationale that most of the land needed for new roads or roadway lanes in the UGAs will have already been accounted for in the aforementioned Urban Residential ULCA (20%) Road/R-O-W reduction factor—since most—but certainly not all—of the demand for new roads will likely come from new residential rather than new commercial development. Those new lanes needed exclusively for commercial development should consume commensurately less land (especially considering that at least some underutilized C/I lands may already have adequate roadway access). However off-street parking requirements for C/I uses typically require more land be set-aside for on-site parking than is needed for public rights-of-way (compared to residential uses). For this reason, the recommended Urban C/I ULCA approach maintains the same 20% road reduction factor as the Urban Residential ULCA. Staff made presentation of these alternatives and evaluated their applicability with the Kitsap County Commercial Real Estate Brokers Group on August 10, 2005. After review and discussion, the commercial real estate professionals also suggested maintaining the 20% figure to account for greater parking, truck turning and storage requirements of C/I development which result in less land area being available to accommodate actual building square footage.

[22] Two alternatives for the Public Facilities reduction factor were also developed and evaluated by staff. The first option was the same 15% reduction factor applied to the Urban Residential ULCA. The second option applied a smaller 10% reduction factor based on the rationale that most of the land needed for new public and quasi-public facilities in the UGAs will have already been accounted for in the aforementioned Urban Residential ULCA (15%) Public Facilities reduction factor—since most—but not all—of the demand for new public facilities will likely come from new residential not new commercial development. However, owing to the lack of public or regional stormwater treatment facilities in the County, all stormwater treatment must be provided on-site. The increased impervious surfaces

Step 7: Identify Vacant C/I Lands Likely to be Unavailable for Development (-)

This step seeks to identify C/I zoned *vacant* 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.).

This step applies the same 5% "reduction factor" recommended by the Board for use in the Urban Residential ULCA on April 25, 2005 for *vacant* lands.

Step 8: Report Remaining Net Acres of Vacant C/I Zoned Parcels Available for Development

This is the final step in the C/I ULCA methodology. It calculates the remaining supply of *vacant* 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 in Steps 2-7.

UNDERUTILIZED LANDS METHODOLOGY

Step 1: 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.

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associated with C/I development (e.g., for off-street parking) means that more land is usually required to be set-aside for on-site stormwater treatment (compared to residential uses). For this reason, the recommended Urban C/I ULCA approach maintains the same 15% public facilities reduction factor as the Urban Residential ULCA. Staff made presentation of these alternatives and evaluated their applicability with the Kitsap County Commercial Real Estate Brokers Group on August 10, 2005. After review and discussion, the commercial real estate professionals also suggested maintaining the 15% figure to account for greater land area needed for stormwater treatment, setbacks and buffer requirements of C/I development which result in less land area being available to accommodate actual building square footage.

Step 2: 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 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[23]. 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.

Step 3: Identify Critical Areas Affecting C/I Developed Parcels Likely to Redevelop(-)

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

[23] Kitsap County used a 1.0 improvement-to-land value ratio threshold to identify underutilized C/I lands in the 2002 Buildable Lands Report. King County, however, noted in its Buildable Lands methodology that *"[a] threshold of 0.5 has historically been most widely adopted by King County jurisdictions (although significant variation exists within the county)."* Unfortunately, there is little empirical evidence to support one universal ratio in determining redevelopment potential. King County notes that the 0.5 improvement to land value ratio figure is based more on "*professional judgment rather than data analysis*". In theory, the ratio reflects the potential profitability of more intensive uses of a site relative to the revenue-generating potential of the existing use. The widely acknowledged professional judgment is that, in general, as the improvement-to-land value ratio decreases, the confidence of predicting potential redevelopment in most communities increases. Staff review of preliminary C/I methodology included discussion of situations where a high revenue-generating business that would otherwise appear to be underutilized based purely on a 1.0 improvement-to-land value ratio would, in reality, **not** be likely to redevelop owing to its presumed profitability. Individual business revenues are private information. However the Washington State Department of Revenue (DOR) does track retail sales by business type—but these records are typically collated and published at the Standard Industrial Classification (SIC) code level. Again, for privacy reasons, individual business sales tax records are not published by DOR. So we cannot directly connect state sales tax revenue to C/I parcels in the Kitsap County Assessors database. As an alternative, however, the improvement-to-land value ratio can be adjusted downward to account for or acknowledge such situations where relatively low building value but "high revenue generating" businesses are discounted from the inventory of available C/I lands assumed likely to redevelop over the course of the planning period. The C/I ULCA uses a threshold improvement-to-land value ratio of 0.5 (rather than 1.0) to identify underutilized C/I lands. The 0.5 ratio is the same used by the majority of King County jurisdictions in their land capacity analyses. Staff discussed this approach with the Kitsap County Commercial Real Estate Brokers Group on August 10, 2005. After review and discussion, the commercial real estate professionals concurred with using the 0.5 improvement-to-land value ratio to more accurately identify underutilized C/I lands in the ULCA.

based on the same CAO "reduction factor" assumptions recommended by the Board for use in the Urban Residential ULCA on April 25, 2005.

Step 4: Identify Parcels Likely to Redevelop that are Sewer Constrained (-)

The sewer constraint reduction factor is *not* recommended for use in the Urban C/I ULCA. In the accompanying ULCA worksheets prepared by GIS staff, the reader will observe that this step is labeled as "not applicable" in the C/I analysis. Refer to the rationale for the applicability of this reduction factor in the *Vacant Land* section previously discussed.

Step 5: Identify Parcels Likely to Redevelop that are Water Constrained (-)

The water constraint reduction factor is *not* recommended for use in the Urban C/I ULCA. In the accompanying ULCA worksheets prepared by GIS staff, the reader will observe that this step is labeled as "not applicable" in the C/I analysis. Refer to the rationale for the applicability of this reduction factor in the *Vacant Land* approach previously discussed.

Step 6: Identify Land Needed for Future Roads and Rights-of-Way (-)

This step identifies C/I zoned *underutilized* lands remaining in the inventory to this point that are likely to be needed for future roads and/or as dedicated rights-of-way. This step utilizes the same (20%) Roads/R-O-W "reduction factor" recommended by the Board for use in the Urban Residential ULCA on April 25, 2005.

Step 7: Identify Land Needed for Future Public and Quasi-Public Facilities (-)

This step identifies C/I zoned *underutilized* lands remaining in the inventory to this point that are likely to be needed for future public and quasi-public facilities such as parks, utilities including stormwater management facilities, schools, churches, etc. Meaning that lands devoted to these uses will not otherwise be available for C/I development. This step utilizes the same (15%) Public Facilities "reduction factor" recommended by the Board for use in the Urban Residential ULCA on April 25, 2005.

Step 8: Identify Land Likely to be Unavailable for Redevelopment (-)

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.).

This step applies the same 15% "reduction factor" recommended by the Board for use in the Urban Residential ULCA on April 25, 2005 for *underutilized* lands.

Step 9: Report Remaining Net Acres of Underutilized C/I Zoned Parcels Available for Redevelopment

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 in Steps 2-8.

Comparison of 2005 ULCA to Previous Land Capacity Analysis Approaches

The attached summary tables compares the major criteria, assumptions and rationale used in the 2005 Urban Residential and Urban Commercial/Industrial ULCA's with those used in the 1998 Kitsap County Comprehensive Plan Land Capacity Analysis and the 2002 Buildable Lands Report.

URBAN RESIDENTIAL LANDS

LAND CAPACITY ANALYSIS CRITERIA	COMPARISON OF APPROACHES TO DEFINING LAND CAPACITY ANALYSIS CRITERIA		
	Updated Land Capacity Analysis (2005)	***Buildable Lands Report (2002)***	***Comprehensive Plan (1998)***
Vacant Land	GIS-identified parcels with the Kitsap County Assessor Property Tax Code "91000". The code "91000" is used specifically to denote undeveloped land.	✓	✓
Underutilized Land	All residential parcels with ability to accommodate at least one additional dwelling unit under the current adopted zoning. o Excludes all shoreline parcels *less than one acre* o Excludes underutilized parcels 0.5 acre and less	✓ o Excludes all shoreline parcels o Excludes underutilized parcels 0.5 acre and less	✓ o Includes all shoreline parcels o Excludes underutilized parcels 0.5 acre and less

LAND CAPACITY ANALYSIS CRITERIA	COMPARISON OF APPROACHES TO DEFINING LAND CAPACITY ANALYSIS CRITERIA		
	Updated Land Capacity Analysis (2005)	***Buildable Lands Report (2002)***	***Comprehensive Plan (1998)***
Identify Underutilized Lands Likely to Redevelop	Residential properties are evaluated based on two factors: the parcel size-to-density ratio and the building improvement value compared to the specific UGA median building improvement value. • If parcel is less than 2.5x zoning size, it is assumed that it will ***not*** redevelop • If parcel is between 2.5x and 4x zoning size, it will only redevelop if building value is less than 50% of the median home value in that UGA • If parcel is 4x-5x zoning size it will only redevelop if building value is less than the UGA median home value • If parcel is 5x-10x zoning size it will only redevelop if building value is less than 1.5x UGA median home value • If the parcel is >10x zoning size, it will redevelop regardless of building value.	Residential properties are evaluated based on two factors: the parcel size-to-density ratio and a fixed building improvement value. • If parcel is less than 2x zoning size, it is assumed that it will ***not*** redevelop. • If parcel is 2x zoning size, it will only redevelop if building value is $100,000 or less. • If parcel is 3x-4x zoning size, it will only redevelop if building value is $250,000 or less. • If parcel is >5x zoning size, it only redevelop is building value is $500,000 or less. • Redevelopment won't occur if building value is greater than $500,000	Assumed 20% reduction factor applied uniformly to underutilized lands in all UGAs

LAND CAPACITY ANALYSIS CRITERIA	COMPARISON OF APPROACHES TO DEFINING LAND CAPACITY ANALYSIS CRITERIA		
	Updated Land Capacity Analysis (2005)	***Buildable Lands Report (2002)***	***Comprehensive Plan (1998)***
Critical Areas	Actual by UGA. GIS-identified actual gross acreage + buffers by UGA according to *adopted* CAO standards Assumed 75% density loss on wetland and stream buffer affected portions of parcels Assume 50% density loss on areas of geologic concern affected portions of parcels.	Actual by UGA. GIS-identified actual gross acreage + buffers by UGA according to *adopted* CAO standards Assumed 50% density loss on all CAO-affected parcels	Assumed 15% of land remaining in the inventory in each UGA to this point to be impacted by critical areas Assumed 50% density loss on affected acreage

LAND CAPACITY ANALYSIS CRITERIA	COMPARISON OF APPROACHES TO DEFINING LAND CAPACITY ANALYSIS CRITERIA		
	Updated Land Capacity Analysis (2005)	***Buildable Lands Report (2002)***	***Comprehensive Plan (1998)***
Sewer Constrained Lands	GIS-application of tiered set of (%) acreage reduction factors based on distance of the parcel from the closest sewer main and the zoning. <u>Urban Low Zone</u> 0% = less than 500 feet 20%= 500-1000' 40%= 1000-1500' 60%= 1500-2500' 75%= >2500' <u>Urban Medium Zone</u> 0% = less than 500 feet 15%= 500-1000' 30%= 1000-1500' 45%= 1500-2500' 60%= >2500' <u>Urban High Zone</u> 0% = less than 500 feet 10%= 500-1000' 20%= 1000-1500' 30%= 1500-2500' 40%= >2500'	No Reduction Factor Applied	No Reduction Factor Applied

LAND CAPACITY ANALYSIS CRITERIA	COMPARISON OF APPROACHES TO DEFINING LAND CAPACITY ANALYSIS CRITERIA		
	Updated Land Capacity Analysis (2005)	***Buildable Lands Report (2002)***	***Comprehensive Plan (1998)***
Water Constrained Lands	No Reduction Factor Applied	✓	✓
Future Roads/ROW	***20%*** of acreage remaining to this point in the inventory assumed to be needed for future roads/ROW	***17%*** of acreage remaining to this point in the inventory assumed to be needed for future roads/ROW	***17%*** of acreage remaining to this point in the inventory assumed to be needed for future roads/ROW
Future Public Facilities	***15%*** of acreage remaining to this point in the inventory assumed to be needed for future public facilities	✓	✓
Unavailable Lands			
• Vacant	o ***5%*** of acreage remaining in the *vacant* land inventory to this point is removed to account for lands likely to be held off the market	o No Reduction Factor Applied	o ***15%*** of acreage remaining in the *vacant* land inventory to this point is removed to account for lands likely to be held off the market
• Underutilized	o ***15%*** of acreage remaining in the *underutilized* land inventory to this point is removed to account for lands likely to be held off the market	o No Reduction Factor Applied	o ***30%*** of acreage remaining in the *underutilized* land inventory to this point is removed to account for lands likely to be held off the market

URBAN COMMERCIAL/INDUSTRIAL LANDS

LAND CAPACITY ANALYSIS CRITERIA	COMPARISON OF APPROACHES TO DEFINING LAND CAPACITY ANALYSIS CRITERIA		
	Updated Land Capacity Analysis (2005)	***Buildable Lands Report (2002)***	***Comprehensive Plan (1998)***
Vacant Land	GIS-identified parcels with the Kitsap County Assessor Property Tax Code "91000". The code "91000" is used specifically to denote undeveloped land.	✓	✓
Identify Developed Commercial/Industrial (C/I) Parcels Considered Underutilized & Likely to Redevelop	Identify *developed* commercial/industrial parcels in each C/I zone: o Excluding all *unavailable* developed parcels (i.e., C/I zoned parcels Assessors coded as multifamily units, mobile home parks, or streets and ROW; and o Excluding current use tax parcels and tax-exempt parcels in all C/I zones All remaining developed C/I parcels with an improvement-to-land value ratio less than ***0.5*** are considered *underutilized and likely to redevelop*	Identify *developed* commercial/industrial parcels in each C/I zone: o Excluding all *unavailable* developed parcels (i.e., C/I zoned parcels Assessors coded as multifamily units, mobile home parks, or streets and ROW; and o Excluding tax-exempt parcels in all C/I zones All remaining developed C/I parcels with an improvement-to-land value ratio less than ***1.0*** are considered *underutilized and likely to redevelop*	**NA** No analysis of *underutilized* C/I lands appears to have been included in the 1998 Comprehensive Plan land capacity analysis

LAND CAPACITY ANALYSIS CRITERIA	COMPARISON OF APPROACHES TO DEFINING LAND CAPACITY ANALYSIS CRITERIA		
	Updated Land Capacity Analysis (2005)	***Buildable Lands Report (2002)***	***Comprehensive Plan (1998)***
Critical Areas	Actual by UGA. GIS-identified actual gross acreage + buffers by UGA according to *adopted* CAO standards Assumed 75% density loss on wetland and stream buffer affected portions of parcels Assume 50% density loss on areas of geologic concern affected portions of parcels.	Actual by UGA. GIS-identified actual gross acreage + buffers by UGA according to *adopted* CAO standards Assumed 50% density loss on all CAO-affected parcels	Assumed 15% of land remaining in the inventory in each UGA to this point to be impacted by critical areas Assumed 50% density loss on affected acreage

LAND CAPACITY ANALYSIS CRITERIA	COMPARISON OF APPROACHES TO DEFINING LAND CAPACITY ANALYSIS CRITERIA		
	Updated Land Capacity Analysis (2005)	***Buildable Lands Report (2002)***	***Comprehensive Plan (1998)***
Sewer Constrained Lands	No Reduction Factor Applied	✓	✓
Water Constrained Lands	No Reduction Factor Applied	✓	✓
Future Roads/ROW	***20%*** of acreage remaining to this point in the inventory assumed to be needed for future roads/ROW	***17%*** of acreage remaining to this point in the inventory assumed to be needed for future roads/ROW	***17%*** of acreage remaining to this point in the inventory assumed to be needed for future roads/ROW
Future Public Facilities	***15%*** of acreage remaining to this point in the inventory assumed to be needed for future public facilities	✓	✓
Unavailable Lands			
• Vacant	o ***5%*** of acreage remaining in the *vacant* land inventory to this point is removed to account for lands likely to be held off the market	o No Reduction Factor Applied	o ***15%*** of acreage remaining in the *vacant* land inventory to this point is removed to account for lands likely to be held off the market
• Underutilized	o ***15%*** of acreage remaining in the *underutilized* land inventory to this point is removed to account for lands likely to be held off the market	o No Reduction Factor Applied	o ***NA***. No analysis of underutilized C/I lands appears to have been included in the 1998 Comprehensive Plan land capacity analysis

RURAL LANDS

This section illustrates the rationale and assumptions used for determining the current residential capacity of rural and resource land zoned lands in Kitsap County. The actual land capacity analysis worksheets with reported outcomes for all rural zoned parcels were prepared by Kitsap County GIS. The assumptions and rationale used for the Rural Lands ULCA are consistent with those utilized in the 2002 Buildable Lands Report for determining rural land capacity.

Due to the very low residential densities and relatively large parcel sizes in rural areas, the overall structure of the Rural Lands ULCA is less complex and more straightforward than that prepared for the Urban Lands ULCA analysis. Parcel size and zoning in the rural areas are the prime determinant of density. In most cases in rural zones—unlike urban zones—the stated residential density is both a minimum and a maximum. The Rural Lands ULCA approach only identifies vacant land capacity—since rural residential density is limited to one single-family unit per parcel—it is not necessary to identify underutilized lands. Furthermore the use of "reduction factors"—as applied in the Urban Lands analysis—are not necessary here since densities in the rural areas are based on gross (not net) parcel size. As an example, even if a rural residential parcel were non-conforming to the zoning—meaning that it was smaller than the minimum parcel size required by the zone—and were completely covered by critical areas, the County's non-conforming parcel use regulations and "reasonable use" exceptions in the Critical Areas Ordinance would still likely allow for the minimum density development allowed under the applicable zone.

The Rural Lands ULCA is based on a parcel method analysis—meaning capacity is determined by first identifying all rural parcels by zone, then determining whether there is additional capacity based on the parcel size comparison to allowed zoning density. Non-conforming parcel capacity is identified first based on parcel size class, then as existing parcel size increases and begins to exceed the minimum zoned parcel size (i.e., conforming zoned parcels), density is calculated based on how many new parcels could be created by subdivision (assuming one new unit of residential capacity per parcel).

Additional assumptions affecting the Rural Lands ULCA include: 1) accessory dwelling units are not considered in this approach (same assumption as used in the Urban Lands ULCA); 2) clustering provisions in the Rural Wooded zone are not considered (since these regulations are currently being re-evaluated per order from the Western Washington Growth Management Hearings Board); and 3) Resource land residential capacity—Forest and Mineral Resource designated parcels—are included in the Rural Lands analysis (Kitsap County has no designated agricultural lands of long-term commercial significance).

The rural and resource land zones and their stated residential densities included in the Rural Lands ULCA include:

- Rural Residential (1 DU/5 Acres)
- Rural Protection (1 DU/10 Acres)
- Rural Wooded (1 DU/20 Acres)
- Forest Resource Lands (1 DU/40 Acres)
- Mineral Resource Lands (1 DU/20 Acres)
- Urban Reserve (1 DU/10 Acres)

The four-step approach for the rural residential land capacity analysis is presented below.

Rural and Resource Land (ULCA) Approach

Step 1: Identify All Rural and Resource Land Zoned Parcels by Size

The first step is to identify all parcels in their respective zones. Parcels in each zone are then classified by size. Parcel size ranges are developed in order from smallest to largest to identify the range of non-conforming parcels (i.e., those parcels which are of insufficient size to further subdivide) and conforming parcels (i.e., those parcels which are large enough to further subdivide) in each respective zone.

Step 2: Identify the Use of Parcels in Each Zone

The second step identifies the range of parcels by type of existing use. All parcels are classified as either:

- Vacant (undeveloped),
- Developed,
- Underutilized (developed but large enough to further subdivide),
- Current use tax parcels,
- Miscellaneous non-residential uses, or
- Tax-exempt.

Vacant parcels are coded as vacant in the Assessors parcel database. *Developed* parcels are those with an existing dwelling unit that are of insufficient size to further subdivide (i.e., they are not able to accommodate any additional residential density). *Underutilized* parcels are those with an existing dwelling unit that are of sufficient size to further subdivide. *Miscellaneous non-residential use* parcels are those with an Assessors code indicating it is in public use or subject to an easement preventing further development. *Current Use/Exempt* parcels are those either enrolled in the current use tax program or in tax-exempt status.

Step 3: Calculate Residential Capacity in each Zone for Conforming and Non-conforming Parcels

The ULCA methodology calculates residential capacity in each rural zone by adding the sum of the total ***vacant*** parcels and ***underutilized*** parcels (including current use parcels due to their prevalence in the rural areas) for each parcel size class in each zone. These are the parcels considered "available for development". All other parcel types, including developed, miscellaneous non-residential use, tax-exempt and developed current use tax parcels within these zones are not considered available for development and are excluded from the residential capacity calculation. The result is the inventory of all undeveloped rural zoned parcels in each respective parcel size class by zone.

For *non-conforming* parcel size classes (and conforming parcels unable to further subdivide), housing unit capacity is assigned at the rate of one dwelling unit per undeveloped parcel. For *conforming* parcel size classes larger than 2X the minimum density zoned parcel size, the housing unit capacity is derived by dividing the total acres of undeveloped parcels by the minimum zone density (indicating the resulting capacity of the larger parcels to further subdivide and accommodate additional density).

Step 4: Report the Total Number, Gross Acres, and Housing Unit Capacity of Undeveloped Parcels Available for Development by Rural and Resource Land Zone

This is the final step in the Rural Lands ULCA methodology. It calculates the **total** residential capacity in each zone by summarizing the undeveloped parcel housing capacity derived by both the (non-conforming) parcel-count method and the (conforming) acreage method for each parcel size class range. Population capacity is then derived by multiplying the total dwelling unit capacity figure in each zone by the County's average household size.

The summary total of the 2005 rural residential land capacity analysis (excluding residential LAMIRDs) is shown in Table 1.3. Detailed rural and resource land housing capacity analysis results pertaining to the range of parcel sizes by rural zone and identification of conforming and non-conforming parcels are contained in Appendix A.

Rural Commercial/Industrial Zoned Land (ULCA) Approach

The rationale and assumptions used for determining the supply of rural commercial/industrial lands are the same as those used for the Urban Lands Commercial/Industrial ULCA. The summary total of the 2005 rural commercial/industrial land capacity analysis is shown in Table 1.3.

Limited Areas of More Intense Rural Development (LAMIRD) Land Capacity Analysis Approach

There are three residential LAMIRDs designated according to RCW 36.70A.070(5)(d) in Kitsap County: 1) Manchester; 2) Suquamish; and 3) Port Gamble. Georges Corner is the fourth LAMIRD in the County but it is comprised exclusively of commercial lands and is included in the Rural Commercial/Industrial land capacity analysis in Table 1.3.

LAMIRDS by their definition contain higher density zoned residential lands than their surrounding (non-LAMIRD) rural zones. Subarea Plans have been adopted by the County for each of the three LAMIRD communities which spell out the particular minimum density standards allowed in each zone. Many of these LAMIRDS constitute the legacy of small historic settlements from the late 19th or early 20th centuries. They almost always contain antiquated or very small lots that do not meet modern minimum lot size planning requirements. Lot consolidation is required in most instances for small non-conforming contiguous parcels in common ownership in order to meet the minimum lot sizes specified by the Subarea plans. However, for lots legally created prior to adoption of the particular Subarea Plan (and not in common ownership), residential density is assigned at the rate of one dwelling unit per lot.

For *conforming* vacant parcels in each LAMIRD residential zone, dwelling unit capacity is calculated by dividing the amount of vacant residentially zoned acres by the minimum developable lot size designated in the applicable Subarea Plan and/or Zone. For *non-conforming* parcels (those smaller than the minimum lot size established in the Subarea Plan), housing unit capacity is assigned at the rate of one dwelling unit per undeveloped parcel subject to particular development restrictions on non-conforming contiguous lots in common ownership as specified in each particular Subarea Plan. GIS analysis compared cadastral ownership with parcel size characteristics to determine non-conforming contiguous lots in common ownership for each LAMIRD. Lot consolidation estimates were made for the affected parcels as required by the particular LAMIRD Subarea Plan to determine the probable housing unit capacity.

Underutilized parcels are either: 1) developed *conforming* residential parcels at least 2X the minimum lot size; or 2) developed (*conforming or non-conforming*) parcels that have a Kitsap County Assessor property class which indicates potential for redevelopment or more intense rural development based on the applicable zoning designation. For example, parcels in residential zones with current uses such as sheds, garages, mobile homes, cabins, etc. are identified and analyzed for their ability to accommodate additional dwelling units based on the adopted minimum lot size in each LAMIRD zone.

The summary total of the 2005 LAMIRD residential land capacity analysis is shown in Table 1.4. Detailed housing capacity analysis results for each LAMIRD, including the particular minimum lot size requirements and non-conforming lot standards and development restrictions for each applicable zone are contained in Appendix A.

City of Bainbridge Island

PLANNING & COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Larry Frazier, AICP, Planning Director

FROM: Libby Hudson, Senior Planner

DATE: June 27, 2005

RE: Population Allocation for the Year 2025 - Preliminary Report
Phase I: Research and Analysis

2025 Population Allocation Study

This project will result in amending our Comprehensive Plan with two main goals in mind:

A. Plan for and accommodate the City of Bainbridge Island growth projections for the 2025 population growth allocation; and
B. Address the GMA Central Hearings Board Ruling regarding "urban densities."

The study is designed in three parts:

- **Phase I** includes the preliminary analysis of the existing Comprehensive Plan in terms of the growth strategy and the new growth projections to determine whether areas of the Plan are not sufficient to accommodate the anticipated twenty-year population growth to the year 2025;
- **Phase II** includes development of alternative growth strategies that will accommodate the 2025 population estimate and address the Growth Management Act, Central Hearings Board Ruling regarding "urban densities." This phase includes interfacing with the Winslow Tomorrow Project and involving public input on the alternative strategies and selecting a preferred alternative to accommodate the growth;
- **Phase III** is the implementation phase of the project and would include a detailed analysis of the selected alternative and the associated infrastructure needed to support the growth scenario, such as sufficient sewer, water and transportation facilities. This phase would include infrastructure analysis, environmental review, and the processing of necessary amendments to the Comprehensive Plan to accomplish the adoption of the selected alternative.

Phase I of the 2025 Population Allocation Study
Research and Analysis

This phase of the project includes a preliminary analysis of the new 2025 population growth allocation using the existing growth strategy of our Comprehensive Plan, which is to provide for 50% of the new growth to the Winslow Study Area (with half of that, or 25% of the total Island growth, being targeted for the Mixed Use Town Center); 5% to the Neighborhood Service Centers (Lynwood Center, Island Center and Rolling Bay); and the remainder of the new growth to the rest of the Island.

The City of Bainbridge Island population projection for the year 2025 is 28,660 people. Our Island population for the year 2004 is estimated to be 21,760. This means that under the Growth Management Act, the growth strategies in our Comprehensive Plan must accommodate an additional 6,900 people in the next 20 years.

Population Estimates	
Population 2004 – 21760	
Population 2025 – 28660	Difference – 6,900

2025 Population Growth Figures by Area	
50% to Winslow Master Plan Study Area	3,450
5% to Neighbor Service Centers (NSC)	345
45% Area Outside of Winslow and NSC (remainder of Island – single-family residential)	3,105

Capacity Analysis
The capacity analysis answers the following question: Does the City have the capacity to accommodate the new growth projections under the existing growth strategy and existing zoning? This question is broken down into the three growth target areas as outlined in the Comprehensive Plan, A) the residential areas outside of Winslow and the Neighborhood Service Centers, B) Winslow and the Mixed Use Town Center/High School Road Districts, and C) the Neighborhood Service Centers.

A. Outside Winslow and Neighborhood Service Center - Population Growth Allocation of 3,105 by the Year 2025
The following questions guided the capacity analysis:
- What is the current population?
- What residential land remains undeveloped or underdeveloped?

Staff analyzed the undeveloped land to determine the additional residential development capacity that exists within the various zoning districts of the area outside of Winslow and the NSC. Assuming an additional population of 3,105 needs to be accommodated, at a standard single- family housing size of 2.5 people per household, a total of 1,242 new dwelling units are needed.

Population Growth for Area Outside of Winslow and NSC	Standard Household Size for a Single-Family Residential Unit	Necessary Units to Accommodate Estimated Growth for Area Outside Winslow and NSC
3,105 New Residents	2.5 People	1,242 dwelling Units

This preliminary analysis indicates that the existing undeveloped land outside of Winslow and the NSC can easily accommodate the new growth allocation for this area, even after discounting for wetland density calculations on those properties that are affected by existing wetland areas. The following table compares how many new units could be accommodated in each of the zones under the current Critical Areas Ordinance (CAO), and how this number would be affected if density calculations on wetlands are permitted under the revised CAO. (This issue is currently being considered by the City Council.)

(Please note that once it became apparent that the existing undeveloped land provided surplus development capacity, staff did not evaluate other types of land, for example, under-developed land.)

Outside Winslow and Neighborhood Service Center Vacant Land Only		
Zoning	Potential Units Under Current CAO Regulations	Potential Units If Wetland Density Is Allowed
R-0.4	860	880
R-1	555	572
R-2	828	856

R-4.3 (Bill Point)	3	3
R-6	6	6
Total	2252	2317

B. Winslow Master Plan Study Area and the Mixed Use Town Center - Projected Population Growth of 3,450 by the Year 2025

The following questions guided the capacity analysis:

Winslow: (The current growth strategy anticipated a growth capacity for Winslow of 1,827 units through the year 2012.)

- What is the current estimated 2004 population for Winslow?
- What land is currently vacant in Winslow, by district?
- What property might convert to a higher density?

Under the Comprehensive Plan, 50% of the anticipated population growth is targeted to the Winslow Master Plan Study Area. Half of that amount, or 1,725 new residents, is to be concentrated in the Mixed Use Town Center and High School Road Districts (MUTC/HSR). The other half, another 1,725 new residents, is directed to the Winslow Study area outside of the MUTC/HSR.

To estimate how much new development potential could be accommodated in the Winslow Study area outside of the MUTC/HSR, staff assumed that all vacant land in the multifamily zones would develop at full density; all vacant parcels in the single-family zones would develop at full density (unless otherwise encumbered by critical areas), and that larger parcels in the single-family zones would subdivide at full potential (unless encumbered by critical areas.) The following table shows the potential number of new units and corresponding population that could be accommodated in the subject area. The assumed household size is 1.7 persons per multifamily residence and 2.5 persons per single-family residence.

Winslow Master Plan Study Area Outside of Mixed Use Town Center Population Growth Allocation (2004-2025): 1,725 New Residents		
Type of Units	Units	Estimated Population
Single-Family Residence	302	755
Multifamily	279	475
Total	581	1,230

This preliminary analysis shows that of the 1,725 new residents targeted for this area, approximately 1,230 could be accommodated under existing zoning. This leaves a shortfall of approximately 500 new residents. Accommodating this additional growth would require approximately 200 additional new single-family residential units, or approximately 295 new multifamily units, or some combination thereof. These additional units cannot be accommodated under existing zoning.

Mixed Use Town Center/High School Road Districts (MUTC/HSR)

As stated above, the 2025 population allocation for this area is 25% of the projected total Island growth, or 1,725 new residents. All the units in this area are multifamily, and are therefore provided with an average household size of 1.7 persons per unit. An estimated 1,015 new units will be needed in the MUTC/HSR to accommodate the population growth allocation through 2025.

Population Growth for MUTC/HSR	Standard Household Size for a Multifamily Residential Unit	Necessary Units to Accommodate the Estimated Growth for MUTC/HSR
1,725 New Residents	1.7 People	1,015 Dwelling Units

To determine the additional multifamily units and associated population growth that can be accommodated in the MUTC/HSR, staff first reviewed the multifamily and mixed use projects in process. There are currently 440 new residential units that have not yet been occupied, but are in the application, permitting and construction phase. (Some of these are part of major projects, such as Harbor Square – 180 units, Island Crossing – 60 units, and Madison Square North – 30 units.)

Staff also reviewed the undeveloped and under-developed land in the MUTC/HCR that would be likely to develop or redevelop with multifamily residences. Based on this review, staff estimates that there is the potential for approximately 593 additional multifamily units in the MUTC/HSR. That brings the total number to 1,033 new multifamily units. To estimate the development and redevelopment potential of properties, staff assumed that most future projects would include residential development at a minimum density equal to the base density of the district, and that certain parcels would develop at higher than base density, in accordance with surrounding development patterns. This assumption does not account for the possibility that some properties might develop below base density or others might develop as strictly commercial developments.
Therefore, staff advises that the estimated 1,033 new multifamily units would marginally provide for the projected population increase.

Estimated Multifamily Units in the MUTC		
Multifamily Units in Process	440 Units	748 New Residents
Multifamily Units Likely to be built	593 Units	1008 New Residents
Total Estimated Units	1,033 Units	1,756 New Residents

There are several large relatively undeveloped parcels that contribute a significant portion of the estimated units. Two parcels provide about 43% of this growth: A parcel to the north of Harbor Square, which provides approximately 180 units (assuming development density at the same rate as Harbor Square); and the former John Nelson Park, which provides an additional 75 units (assuming development density at the same rate as the Winery project.)

The rest of the development potential comes primarily from redevelopment of parcels that are presently occupied with single-family residences or from parcels with older commercial buildings (about 74 parcels.)

Since floor area ratio (FAR) is used to determine the allowed square footage of residential development in the Mixed Use Town Center and High School Road Districts, the number of units achieved in the future is dependent on the square footage of the units being developed. For this reason, staff has completed a study that assesses the size of multifamily units recently developed within Winslow to determine an average square footage size for multifamily development as high, medium and low unit sizes.

- **Low = <800 sq. ft.**
- **Medium = 800-1200 sq. ft.**
- **High = >1200 sq. ft.**

This study can help convert FAR to a likely multifamily unit number as projected for the future residential development in the Mixed Use Town Center. The high, medium and low unit sizes can be used in future modeling to project growth potential in the MUTC/HSR. The study is attached for your information.

Please note that no new population was assigned to the Winslow Way Commercial area (Madison to Ericksen). This area provides for mixed-use development and could accommodate additional residential units to add to the potential; however, this preliminary study assumed that no new residential development would occur in this area.

Another issue that has been identified in this preliminary study is the difficulty in determining how the area located along Ericksen Avenue might redevelop in the next twenty years, due to the special characteristics of this area. Many of the properties are small in size and are greatly impacted by the environmental constraints of the adjacent Winslow Ravine. In addition, several of the properties located along this street are developed with small residences that are potentially historic structures as identified by the City's historic resource inventory. Another consideration in redevelopment for this area is the concern for transportation, including the opening of the Ericksen/Hildebrand connection. Further study is needed to obtain a more accurate picture of how this area might redevelop under the Plan.

C. Neighborhood Service Centers - Projected Population Growth of 345 by the Year 2025

The following questions guided the capacity analysis:

- What land area is included in these neighborhood service areas?
- What is the current population of the NSC?
- What land remains undeveloped?

The number of potential residential units that could be accommodated in the three Neighborhood Service Center areas (Lynwood Center, Island Center, and Rolling Bay) is highly dependent on the definition of what land area is included in the analysis. For Lynwood Center, the area was defined through the Lynwood Center Special Planning Area. The Island Center Special Planning Area process has been put on hold, in part so that it can be re-examined in the context of the 2025 population analysis. Therefore, only the land zoned NSC was included in this analysis. Rolling Bay has not been processed as a Special Planning Area, and therefore is also defined as only the area with NSC zoning.

Lynwood Center – The Lynwood Commons project has the potential for an additional 30 units of multifamily. The R-5 zoning area, located within the Special Planning Area boundaries, has the potential for 70 single-family residences. The plans for the Serenity House property could add to the amount of multifamily potential in the area. Wetlands located within the subject area and west of the Lynwood Center Road will reduce the potential for development. There are eleven vacant parcels that could produce one single-family residence per parcel. It should be noted that the four parcels west of Lynwood Commons are applying for a Comprehensive Plan amendment for increased density.

Island Center NSC – The potential to accommodate additional population depends on the definition of land area. If it includes only land zoned as NSC, very little, if any, residential development can be expected. Lack of sewer service limits the density of development in this area.

Rolling Bay – One vacant 2-acre parcel could be used for mixed-use development, but without sewer, growth potential is limited. It's likely that this parcel will develop at a density similar to the parcel to the north and produce 4 single-family residences. The rest of the NSC parcels are developed and would be unlikely to redevelop without sewer service.

The following table shows the potential number of new units and corresponding population that could be accommodated in the Neighborhood Service Center areas. The assumed household size is 1.7 persons per multifamily residence and 2.5 persons per single-family residence.

Neighborhood Service Centers	Single-Family Units/Additional Population	Multifamily Units/Additional Population
Rolling Bay	4 units = 10 new residents	0
Lynwood	81 units = 202 new residents	30 units = 51 new residents
Island Center	0	0
Total	85 units = 212 new residents	30 units = 51 new residents

The 2025 population growth allocation for the three Neighborhood Service Centers is 345 new residents. The above preliminary analysis shows that under current zoning, the NSCs could provide a total of 115 new units, accommodating approximately 263 new residents. Therefore, the shortfall in the NSCs is 82 new residents, which would require 33 new single-family residences, or 48 new multifamily residences, or some combination thereof. These units cannot be accommodated by existing zoning.

Conclusion

This preliminary study indicates that the existing growth strategy of our Comprehensive Plan is adequate to accommodate the additional growth expected in the next twenty years for the area located outside of Winslow Master Plan Study Area, which is targeted for 45% of the new growth, but adjustments to the Plan are necessary to accommodate the additional growth in the Winslow Master Plan Study Area and the three Neighborhood Service Areas. The area located within the Winslow Master Plan Study Area and outside of the MUTC/High School Rd. districts has the greatest shortfall, needing to accommodate an additional population of approximately 500 people to meet the 2025 growth projection for this area. In addition, although the preliminary analysis indicates that the MUTC/ High School Rd. districts can marginally accommodate the anticipated growth, the analysis includes assumptions that may not occur in the future, presuming that most properties will develop with a residential component (except for properties located along Winslow Way) and that the residential densities will be similar to adjacent densities or at the base density, both of which may not be the case with future development.

The analysis also indicates that the three Neighborhood Service Centers cannot accommodate the full anticipated growth, needing to accommodate an additional population of 82 people. If not served by a sewer system, these NSC areas cannot easily accommodate additional growth. Further geographical definition of what constitutes the Neighborhood Service Centers (especially Island Center and Rolling Bay) is needed to address the capacity for these areas.

The properties situated along Ericksen Avenue also warrant additional study and analysis to determine development potential since these properties 1) are relatively small; 2) are affected by the environmental constraints of the Winslow Ravine; 3) include potentially historic structures; and 4) are affected by transportation concerns.

The table below summarizes the preliminary analysis contained in this report.

Comprehensive Plan Growth Target Area	2025 Population Allocation for Area	Capacity to Accommodate Population Growth	Surplus/Shortfall of Comprehensive Plan
Area Outside of Winslow Master Plan Study Area and NSC	45% of Growth Allocation or 3,105 people	5,630 people	Surplus of 2,525 people
Winslow Master Plan Study Area	50% of Growth Allocation, or 3,450 people	2,986 people	Shortfall of 464 people
This Study Area includes: ▪ Outside MUTC/ HSR	25% of Growth or 1,725 people	1,230 people	Shortfall of 495 people
▪ MUTC/ HSR	25% of Growth or 1,725 people	1,756 people	Surplus of 31 people
Neighborhood Service Centers (NSC)	5% of the Growth Allocation, or 345 people	263 people	Shortfall of 82 people

Please feel free to contact us if you have questions about this preliminary analysis, or you would like further information.

BAINBRIDGE ISLAND
ASSUMPTIONS FOR DETERMINING POTENTIAL DWELLING UNITS

The assumptions focused on four different areas on the Island:

1. Open Space Residential Areas (OSR) [Island-wide areas that are not in the Neighborhood Services Centers or the Winslow Study Area]

2. Winslow Study Area (WSA) [not including the Mixed Use Town Center and the High School Road Districts]

3. Mixed Use Town Center and the High School Road Districts (MUTC)

4. Neighborhood Service Centers (NSC)

General Assumptions

1. The population growth for the year 2025 is based on the growth projection provided to and approved by the Kitsap Regional Coordinating Council.

2. The 2000 population is derived from the 2000 US Census data. Based on this census data, population estimates are provided to the Office of Financial Management (OFM) for approval every year. The population for the year 2005 is based on these OFM estimates.

   A. Bainbridge Island Population for the year 2000 = 20,308
   Bainbridge Island Population Estimate for 2005 = 22,200

   B. Winslow Study Area population for the year 2000

Mixed Use Town Center/High School Road Districts	1,178	
Area outside MUTC/HSR		3,368
Total population for Winslow Study Area		4,846

   Winslow Study Area Population Growth from 2000 to 2005

Mixed Use Town Center/High School Road Districts	294	
Area outside MUTC/HSR		606
Total population growth for Winslow Study Area		900

   Winslow Study Area 2005 Population

Mixed Use Town Center/High School Road Districts	1,472	
Area outside MUTC/HSR		3,974
Total population for Winslow Study Area		5,746

3. Household size for single family residential development is assumed to be 2.5 persons per house. Household size for multifamily residential is assumed to be 1.7 persons per house.

1. Open Space Residential Areas (OSR) [Island-wide areas that are not in the Neighborhood Services Centers or the Winslow Study Area]

A. The OSR areas were evaluated using the County Assessor's land use information to determine the number of parcels that are undeveloped.

B. Areas with very small parcels, such as Fletcher Bay, were reviewed to determine if more than one parcel was associated with a house. If two parcels were associated with one house and one was actually listed as vacant, the status of that parcel was changed to "developed."

C. All remaining vacant parcels were assigned at least one dwelling unit potential. Parcels large enough to be subdivided using the current zoning were assumed to yield as many parcels as allowed by the zoning and the corresponding potential dwelling units were included.

D. Only vacant land was evaluated. An evaluation of under-developed land was not necessary since it was apparent that there are more than enough potential dwelling units available to meet the 2025 population growth allocated to this area.

E. The Bainbridge Island study determining dwelling unit potential for the Island differs from the Kitsap County Updated Land Use Capacity Analysis (ULCA) in that Kitsap County looked at various methods of assessing vacant land and considered redevelopment or underutilization of land, while the Bainbridge study reviewed only vacant land in the OSR areas of the Island.

2. Winslow Study Area [not including the Mixed Use Town Center and the High School Road Districts (MUTC)]

This area includes both multi-family zoning and single family residential zoning. Unlike the approach used in the OSR areas, under-developed parcels were considered in the Winslow Study Area (as well as in the areas described in sections 3 and 4 below).

A. ***Wing Point Golf Course Area, current density ranges from 2 to 3.5 dwelling units to the acre (du/ac)*** – Mainly newer housing; lots are primarily divided to the size allowed by current zoning. The following assumptions were used for this area:
   1) The golf course will not be converted to housing.
   2) All vacant lots that are subdivided will be developed to the base density potential.
   3) Vacant or under-developed parcels large enough to be subdivided using the current zoning were assumed to yield as many parcels as allowed by the zoning and the corresponding potential dwelling units were included.

B. ***East of Grand Avenue, current density ranges from 2 to 8 du/ac –*** Mainly shoreline parcels with high bank. Older subdivisions are located east of Grand Avenue down to the shoreline. The current average size of these lots is about 2 acres. Some of these parcels located east of Grand Avenue have been subdivided to create two lots. The following assumptions were used for this area:

1) About one half of the longer lots east of Grand Avenue will subdivide into two parcels in the next 20 years.
2) All the vacant lots will be developed.

C. ***West of MUTC, current density ranges from 2.9 to 4.3 du/ac*** – Most of this area has been subdivided to the current zoning density. There are two large parcels (one in the R-2.9 district that is 8.9 acres and one in the R-4.3 district that is 4.6 acres). The following assumptions were used for this area:

1) All lots will be developed to full density potential under the current zoning.
2) The two large undeveloped parcels will develop to full density potential under current zoning.

D. ***Multi-Family Zoning, current density ranges from 8 to 14 du/ac –*** Limited areas east of Grow Avenue and east of Madison Avenue, North of High School Road.

- **East of Grow Avenue, north of Winslow Way, current density ranges from 8 to 14 du/ac**

  The following assumptions were used for this area:

  1) All vacant parcels will develop to full density potential.
  2) The U.S. Navy property will develop to full density potential. (Note: the total is reduced to reflect the loss of existing units.)
  3) Property at the northwest corner of Grow and Wyatt Way is now owned by a developer and will likely be redeveloped at a density of 14 du/ac. The property includes seven parcels totaling approximately 2.83 acres in size and will likely yield 39 additional units.

- **East of Madison, north of High School Road, current density ranges from 8 to 14 du/ac**

  The following assumptions were used for this area:

  1) Two parcels with total area of 18.4 acres in size, located south of the Sakai Village, have been issued development permits at five units per acre (the parcels are zoned R-8, but there is a large wetland on the eastern portion of the parcels). This project will yield 93 dwelling units.
  2) A third large parcel, 13.3 acres in size, also located south of the Sakai Village properties will likely redevelop to a density similar to the Sakai Village properties, at a density of 8 du/ac.

3. **Mixed Use Town Center and the High School Road Districts (MUTC)**
The following assumptions were used for this area:

A. There are seven overlay districts in this area. All development in these districts is controlled by floor area ratio (FAR). Each overlay district has different floor area ratios. Density bonuses are also available in each district, allowing for an increase in FAR. This makes it much more difficult to assign a number of units to a parcel as it is not possible to know what FAR may be used and the size of the units developed. In addition, development in these districts may be a mix of residential and commercial, or strictly commercial without a residential component, making it difficult to predict future development. As part of the process of estimating the number of units, a study of recent multi-family developments was conducted to learn what size units were being developed. The study examined 367 recent multi-family dwelling units and determined that the average size was 1,300 square feet, with a range of unit sizes between 700 square feet and 2,300 square feet. Since there was a wide range of unit sizes and relatively unpredictable development options for this area, the assumption used was that vacant or under-developed properties would develop at a density similar to recent surrounding development, including use of density bonuses. For example, the five acre parcel located in the Ferry District north of the Harbor Square project (5 acres in size, developed with 180 units at a density of 36 du/ac), was assumed to develop at the same density as the Harbor Square property; and the property located in the Gateway District north of the Vineyard project (former John Nelson Park property, 4.88 acres in size), was assumed to develop at the same density as the Vineyard property (15.5 units per acre).

B. No housing was allocated for properties located in the High School Road II District as it was determined that the proximity to Highway 305 and the retail lumber yard were deterrents to residential development.

C. Determining development potential on Ericksen Avenue south of Wyatt Way was challenging. This area has many historic houses and the footprint of new buildings is restricted to assure compatibility with the historic character of the neighborhood, which will affect redevelopment potential. The Ericksen Cottage project was used as the assumption model for density in this area. The presence of the Ravine located along the eastern edge of this district may also impact future development. (Note: A more extensive study of this area is needed.)

D. This study assumes that no new residential development will occur in the Winslow Way Commercial area (along Winslow Way, between Madison Avenue and Ericksen Avenue.)

4. Neighborhood Service Centers (NSC)

A. Lynwood Center - The expected development is based on the Lynwood Center Special Planning Area plan that was developed in 1997 for this Neighborhood Service Center.

B. Island Center – All areas zoned as NSC are developed and little additional potential for providing additional residential development is available. In addition, since sewer is not available in this area there is low redevelopment potential for additional residential units.

C. Rolling Bay – The lack of public sewer availability impacts development in this area. There is one parcel located at the northwest corner of Valley and Sunrise that is zoned NSC and largely undeveloped with only a convenience store. If this parcel were to redevelop, it is assumed that it would be with a commercial use, rather than a residential use, since sewer is not available. Another 2.1 acre parcel directly to the north may develop similarly to the adjacent 2.9 acre parcel which produced six homesites (R-2). All developed parcels are unlikely to redevelop in the next 20 years as the buildings were constructed fairly recently or are occupied by a well established use.

DEPARTMENT OF COMMUNITY DEVELOPMENT

MEMORANDUM

To: **Mark Personius, Growth Management Consultant**

From: **Geoffrey Wentlandt, City Planner**

Date: **January 9, 2006**

Re: **2006 Urban Land Capacity Analysis (ULCA) Methodology**

This is to document the methodology the City of Bremerton proposes for updating the Urban Land Capacity Analysis (ULCA) for those territories located within the City of Bremerton City Limits.

General Approach

As an overview, the City of Bremerton relies on the structure of the ULCA methodology as outlined in the document *Kitsap County 2005 Updated Land Capacity Analysis (ULCA)* dated October 2005. However, there are several elements that the City of Bremerton adjusts for estimating land capacity based on conditions within City Limits that differ substantially from those under Kitsap County jurisdiction. For purposes of summarizing these differences points where Bremerton's proposed approach deviates substantively from the County are summarized below. A step-by-step summary of Bremerton's proposed methods follows later in the memo.

1. *Underutilized Lot Sizes in Low Density Residential Designation:* Bremerton proposes to determine 'underutilized' lots in the LDR zone differently from Kitsap County. In Bremerton a smaller lot size threshold for determining potentially underutilized lots is proposed. The County uses a lot size of 1.25 acres as a base threshold for determining potentially subdividable lots. Bremerton has an already compact urban form where many urban lots of much smaller size can (and based on recent evidence are) subdividing to add additional units. Therefore Bremerton's threshold for potentially underutilized lots is derived by taking the mid-range[1] minimum lot size allowed in the City's 5 to 10 Unit Per Acre LDR designation (5,000 SF), and multiplying by 2.5, to arrive at a threshold underutilized minimum lot size of 12,500 SF. This 12,500 threshold is appropriate for Bremerton, because subdivision of lots

[1] The City of Bremerton's Low Density Residential zone allows for infill density between 5 and 10 units per acre. A calculation of neighborhood average lot area determines what density (and minimum lot size) within this range is allowable. The middle minimum lot size within this range is 5,000 SF.

as small as 4,300 SF is encouraged in established neighborhoods in the City, and because the City has a large number of relatively low-value single family homes that are subject to full replacement.

The City, like the County, will use an additional building value screen to select out those lots greater than 12,500SF with high structure values that are unlikely to redevelop or subdivide. This additional property value screen is intended to capture high value waterfront homes, and other luxury homes, where property owners have made substantial investments in their single family houses and are unlikely to split off new lots. This figure was arrived at by taking the approximate median assessed value of single family home structure in Bremerton ($118,000 in 2006) and multiplying by 2.75, to arrive at an assessed home value screen of $324,000. If a home is assessed in 2006 with a structure value greater than $324,000 it will not be included as an underutilized lot, regardless of lot size.

2. Underutilized Lots and Development Capacity in Center Designations: The 2004 Bremerton Comprehensive Plan designated 6 Center locations, planned to accommodate all of the City's new mixed use and multifamily development, and roughly half of it's population growth over the next 20 years. These Centers are programmed for high densities and a thorough mix of commercial and residential uses. It is difficult to determine on a parcel-by-parcel basis with GIS which parcels are underutilized, since as the county notes, a parcel can only be geocoded once, and therefore it is challenging to systematically account for separate development capacities of commercial and residential on the same parcel. Secondly, due to generous 'upzoning' of lands within Centers it is the case that nearly all parcels in Centers have substantially underutilized development capacities that the market is only starting to make use of at the time of this report.

Because of these factors, the City proposes using more of a 'macro' approach to estimating development capacity in Centers. This is based on the assumption that, at the time of this update, a negligible amount of land in Centers has been developed to full capacity per the Comprehensive Plan. The City will take the net developable area of all lands within Centers (Neighborhood, District, and the Downtown Regional Center), and apply a blanket target density and commercial GSF allocation, which are assigned per the Comprehensive Plan and allowed by current zoning. Target densities and commercial GSF allocations are at different levels for the City's Neighborhood Center, District Center, and Downtown Regional Center designations. After arriving at a maximum development capacity, substantial market reduction factors are applied to each resultant total to account for the lag time during which the market will not realize full development capacity. In centers, market reduction factors are calibrated to account for the relative market viability of the centers based on observed development trends.

To demonstrate that this proposed 'macro' ULCA approach for Centers is no less accurate than a parcel-by-parcel GIS approach, the City attaches Appendix A to this Memo. Appendix A applies an appropriate parcel-by-parcel analysis method for one representative Center (The Downtown Regional Center) and compares the results to the proposed City of Bremerton approach. Findings demonstrate that the parcel-by-parcel approach and the

proposed approach yield the same results.

STEP BY STEP METHODS – LOW DENSITY RESIDENTIAL (LDR)

This summarizes the method proposed for the LDR designation. As noted above several elements are different from the ULCA proposed for use by Kitsap County.

Vacant Lands Methodology (LDR)

Note that several steps from the County ULCA are not included, since they are not necessary in Bremerton. No water or sewer constraint factors are applied, and no land 'unavailability' factor is applied.

1. Identify all vacant LDR parcels with County Assessor Code 9100.

2. Identify Critical Areas: A Critical Areas reduction will be applied only to those large undeveloped tracts of land in Bremerton including the West Hills area and the Port Blakely area at the City's outer fringe. It is assumed that the remainder of parcels within the core of the City of Bremerton are already within a highly urban setting, so they have been previously altered or are mitigated with urban infrastructure. Critical areas reductions for large parcels will be based on maximum CAO buffers per the Bremerton CAO.

3. Vacant Residential Lands Needed for Future ROW: A 20% Right of Way deduction is used as consistent with Kitsap County.

4. Vacant Residential Lands Needed for Future Public and Quasi Public Facilities: A 15% facilities reduction factor is used as consistent with Kitsap County.

5. Report Remaining Net Acres: As consistent with Kitsap County.

6. Calculate Total Housing Unit and Population Holding Capacity: Apply an average buildout density of 7.5 Units / Acre (mid range of the City's LDR designation), and average household size as consistent with Kitsap County.

Underutilized Lands Methodology (LDR)

Note that several steps from the County ULCA are not included, since they are not necessary in Bremerton. No water or sewer constraint factors are applied, and no land 'unavailability' factor is applied.

1. Identify developed underutilized parcels. Parcels with area of 12,500 SF or greater and having one single family home shall be considered underutilized. (See discussion in General Approach above.)

2. Identify Underutilized Parcels that are Likely to Redevelop: Screen out all parcels having home structures with 2006 Assessed value of $324,000 or greater. (See discussion in General Approach above.)

3. Identify Critical Areas: A Critical Areas reduction will be applied only to those large undeveloped tracts of land in Bremerton including the West Hills area and the Port Blakely area at the City's outer fringe. It is assumed that the remainder of parcels within the core of the City of Bremerton are already within a highly urban setting, so they have been previously altered or are mitigated with urban infrastructure. Critical areas reductions for large parcels will be based on maximum CAO buffers per the Bremerton CAO.

4. Vacant Residential Lands Needed for Future ROW: A 20% Right of Way deduction is used as consistent with Kitsap County.

5. Vacant Residential Lands Needed for Future Public and Quasi Public Facilities: A 15% facilities reduction factor is used as consistent with Kitsap County.

6. Report Remaining Net Acres: As consistent with Kitsap County.

7. Calculate Total Housing Unit and Population Holding Capacity: Apply an average buildout density of 7.5 Units / Acre (mid range of the City's LDR designation), and average household size as consistent with Kitsap County.

STEP BY STEP METHODS – CENTER DESIGNATED AREAS

This summarizes the method proposed for estimating urban land capacity in Bremerton's neighborhood, district and downtown regional, center designations. As noted above in General Approach this differs from Kitsap County.

1. *Determine Base Net Land Area in Center:* Aggregate net area of all parcels within the Neighborhood, District, or Downtown Regional Center.

2. *Apply General Non-Buildable Factor:* Apply a blanket 15% reduction to account for future ROW areas, future public and quasi public facilities, and undevelopable terrain. (Note: These factors are consolidated and reduced because Center locations generally have all infrastructure, roadways and facilities already in place.)

3. *Calculate Total Housing Unit and Population Holding Capacity:* Apply an overall housing unit density factor as consistent with the City of Bremerton Comprehensive Plan as follows:

   a. Neighborhood Centers: Apply housing density factor of 20 Units / Acre

b. District Centers: Apply housing density factor of 20 Units / Acre.

c. Downtown Regional Center: Apply housing density factor of 40 Units / Acre.

4. *Calculate Total Commercial Development Capacity:* Apply an overall commercial development capacity as follows:

a. Neighborhood Centers: Neighborhood Center Commercial Acreage estimated at 30% of Base Net Land Areas as consistent with Bremerton Comprehensive Plan. Then apply a factor of 10,000 GSF commercial per available Commercial acre of land. Note: Commercial includes both retail and office uses.

b. District Centers: District Center Commercial Acreage estimated at 40% of Base Net Land Area as consistent with Bremerton Comprehensive Plan. Then apply a factor of 10,000 GSF commercial space per available Commercial acre of land. Note: Commercial includes both retail and office uses.

c. Downtown Regional Center: DRC Commercial Acreage estimated at 100% of Base Net Land Area. This assumes that Commercial space is included as a full buildout of ground levels of buildings in the Downtown Regional Center as consistent with the Comprehensive Plan and zoning standards. Then apply a factor of 10,000 GSF commercial space per available commercial acre of land.

5. *Apply Market Reduction Factor:* Bremerton's methods assume that essentially all parcels within Center locations are underutilized. This is based on the fact that a negligible amount of parcels are developed to full capacity. There are however a number of existing uses in some centers. The interim period during which these uses will continue in their current configurations is accounted for by a market factor. A percentage market factor deduction is applied to both the Residential Development Capacity and the Commercial Development Capacity totals for each Center. This factor is an estimated percentage of development capacity that can be reasonably expected within a 20 year planning horizon. Some centers have shown greater market momentum than others, and so the factors are adjusted accordingly. These factors are as consistent with the 2004 Bremerton Comprehensive Plan.

a. Downtown Regional Center: -50% Market Factor
b. Charleston District Center: -80% Market Factor
c. Wheaton / Riddell District Center: -50% Market Factor
d. Wheaton / Sheridan District Center: -70% Market Factor
e. West Park Opportunty Site: -10% Market Factor
f. Manette Neighborhood Center: -60% Market Factor

g. Perry Avenue Neighborhood Center: -80% Market Factor
h. Sylvan / Pine Neighborhood Center: -90% Market Factor
i. Haddon Park Neighborhood Center: -90% Market Factor

SINGLE PURPOSE COMMERCIAL / INDUSTRIAL AREAS

In single purpose commercial and industrial lands Bremerton's methods for calculating capacity are the same as those used by the County with minor modifications not to include the Sewer or Water constraint factors since these are not applicable in Bremerton.

ATTACHMENT A
To August 31, 2006 DCD MEMORANDUM ON 2006 ULCA DEMONSTRATION OF COMPARABLE METHODOLOGY

This attachment demonstrates the parity of outcomes between the methodology Bremerton proposes for calculating urban land capacity in Centers, and a more detailed parcel-based approach similar to that of the County ULCA. Bremerton supplies this comparison because it proposes using a 'macro' approach to calculating urban land capacity in its Center locations. Bremerton's Centers contain existing developments, but the City maintains that despite existing development, the majority of parcels in Centers are underutilized because development is far below the scale and intensity of allowable and prescribed targets. Further, prescribed and allowable zoning in Center locations is for a thorough mix of uses, which is difficult to quantify using the County's standard methodology. Bremerton understands that it may be important to demonstrate how the proposed 'macro' approach is as reliable and accurate as a more detailed parcel based approach. To do so, Bremerton supplies a comparison of development capacity outcomes for the Downtown Regional Center using the two different methods in this Attachment A.

CITY OF BREMERTON PROPOSED APPROACH

The proposed approach for Center locations is documented in full in the body of this memorandum. Bremerton proposes taking a net total of available lands within the Center as a whole, and applying a blanket undevelopable percentage of 15%, and then applies blanket commercial and residential development density/capacity targets as consistent with the Comprehensive Plan and existing zoning regulations. The blanket targets are buildout estimates, that are accurate when applied wholistically to centers. The capacity targets are based on empirical evidence from other observed buildouts of Centers.

In the example the Downtown Regional Center (DRC) is assumed to have an overall buildout of 40 units per net acre, and a commercial buildout of 12,500 SF of retail per available net acre of commercial land. Then a 50% market factor is applied to this maximum potential buildout amount. This factor is consistent with the market viability factor assigned to the downtown regional center at the time of the comprehensive plan. Detailed figures on the urban land capacity outcome based on the proposed Bremerton approach are included in Table 2. The area of the DRC is depicted in Figure 1.

COMPARISON / PARCEL-BY-PARCEL APPROACH

To provide a comparison, a parcel by parcel approach similar to the County ULCA is constructed for the downtown regional center. For the comparison approach Bremerton used the following steps.

Residential Capacity: Comparison Approach
Detailed figures on the application of this approach for residential are included in Table 3.

1. Identify all parcels greater than 5,000 SF as those lots having adequate size for redevelopment. Note that while development capacity for units is calculated per each lot, lots of 5,000 SF or more may be aggregated into single developments and the unit totals will hold true.
2. Screen out those lots already having 5 or more residential units, since existing development to this density is not underutilized and is not likely to redevelop. (Remaining parcels are those identified in Figure 2 for the DRC. Note that no critical areas factor, right of way factor, public facilities factor is necessary because this is an area that has been highly urbanized for more than 100 years and all infrastructure and streets are already in place.)
3. Take 60% of the parcel area as a developable footprint for residential structures at the second story and above as consistent with zoning regulations, and space allocations for light and air penetration. The assumption is that, as consistent with Bremerton zoning rules for the DRC, buildings will have upper story residential above or mixed with commercial space.
4. Multiply the footprint by 4 stories, since an average of 4 stories of residential above commercial will be built in the DRC as consistent with zoning rules.
5. Divide buildable residential GSF by an allocation of 2,000 GSF per unit to arrive at a unit total. This allocation builds in an extra 67% of GSF per unit to account for building circulation and unoccupied space, over an actual average unit size of 1,200 SF as consistent with observed building trends in this area.
6. Apply a 50% market factor as consistent with the Comprehensive Plan.
7. Note that for the DRC a lower than usual number of persons per household (2.2) is used to estimate population, since it is anticipated that the demographics in the DRC will be smaller household sizes than is typical in Kitsap (2.48).

Commercial Capacity: Comparison Approach

A separate and simultaneous analysis must be conducted on DRC parcels to identify commercial capacity, since anticipated development in the DRC is entirely mixed use. Steps taken for the appropriate parcel-by-parcel approach are outlined below. Detailed figures on the application of this approach for commercial are included in Table 4.

1. Identify all parcels greater than 5,000 SF as those lots having adequate size for redevelopment. Note that while development capacity for GSF is calculated per each lot, lots of 5,000 SF or more may be aggregated into single developments and the GSF totals will hold true.
2. Screen out all parcels within this set already having existing and operating commercial uses, since those lots will not be adding any additional or new commercial space beyond what exists. (Remaining parcels are those identified in Figure 3 for the DRC. Note that no critical areas factor, right of way factor, public facilities factor is necessary because this is an area that has been highly urbanized for more than 100 years and all infrastructure and streets are already in place.)
3. Apply a 75% percentage of parcel SF as the effective building footprint size for the first level of mixed use structures. This is consistent with Bremerton zoning rules.
4. Apply a 50% market factor as consistent with the Comprehensive Plan and expectations of market viability over a 20 year period.

OUTCOME OF COMPARISON

Table 1 below summarizes the overall outcome of the comparison between the City of Bremerton proposed approach and an appropriate parcel-by-parcel approach. The comparison finds that the two methods produce very similar results. By the proposed approach, a residential urban land capacity of 1,925 Units is estimated for the DRC. This is within 2% of the residential urban land capacity arrived at by the parcel-by-parcel approach of 1,882 Units. For commercial, the total
GSF of space anticipated by the proposed City of Bremerton approach is roughly 601K GSF for the DRC, which is roughly 4% less than the 627K GSF arrived at by the parcel-by-parcel approach. In summary the City of Bremerton's proposed approach to calculate urban land capacity for Center districts is accurate and appropriate for the purposes of the 2006 ULCA update.

TABLE 1
Comparison of Outcomes for 2006 ULCA Update
City of Bremerton Proposed Approach vs. Parcel by Parcel Approach
As Applied to the Bremerton Downtown Regional Center

Parcel by Parcel Approach		*Proposed Approach*	*Percent Difference*
Commercial Capacity	627,224	601,568	4%
Residential Capacity	1,882	1,925	-2%

TABLE 2 - *(Table 2.a Attached Hereto has full list of included parcels.)*
Comparison of Outcomes for 2006 ULCA Update
Summary of Residential & Commercial Land Capacity
Per Bremreton Proposed Approach

Base Developable Land Area of Center	**96**	1
Housing Units	**3,850**	2
GSF Commercial	**1,203,136**	3
Market Factor	**50%**	4
Housing Units After Factor	**1,925**	
GSF Commercial After Factor	**601,568**	

Notes

1 Includes 15% Blanket deduction for undevelopable areas.
2 Estimated at average buildout density of 40 DU / Acre.
3 Estimated at average buildout standard of 12,500 GSF comm. Per acre.
4 Consistent with Bremerton Comp. Plan and expectations.

TABLE 3 - *(Table 3.a Attached Hereto has full list of included parcels.)*
Comparison of Outcomes for 2006 ULCA Update
Summary of Residential Land Capacity in Downtown Regional Center
Per Appropriate Parcel by Parcel Approach

Subtotal Developable Residential SF	**7,529,986**		1
Developable Residential Units Total		**3,765**	2
Market Factor	**50%**		3
Developable Units After Factor		**1,882**	4
Projected Population		**4,141**	5

Notes

1 60% of site area footprint x 4 stories of residential on average.
2 GSF converted to units @ 2,000 SF, which includes allowance for ciruclation and common space.
3 Market factor as consistent with Comp. Plan applied.
4 Residential land capacity in Center.
5 Converted to population at 2.2 persons per unit to account for smaller family sizes in downtown. Note that downtown residential capacity is greater than that projected in Comp. Plan.

TABLE 4 - *(Table 4.a Attached Hereto has full list of included parcels.)*
Comparison of Outcomes for 2006 ULCA Update
Summary of Commercial Land Capacity In Downtown Regional Center
Per Appropriate Parcel by Parcel Approach

Subtotal Commercial Site Area	**1,672,598**	1
Total Developable Commercial GSF	**1,254,448**	2
Market Factor	**50%**	3
Commercial Capacity After Factor	**627,224**	

Notes

1 Total parcel area for commercial infill development on first level.
2 75% of parcel area available for commercial buildout at ground level.
3 Market factor as consistent with Comp. Plan.

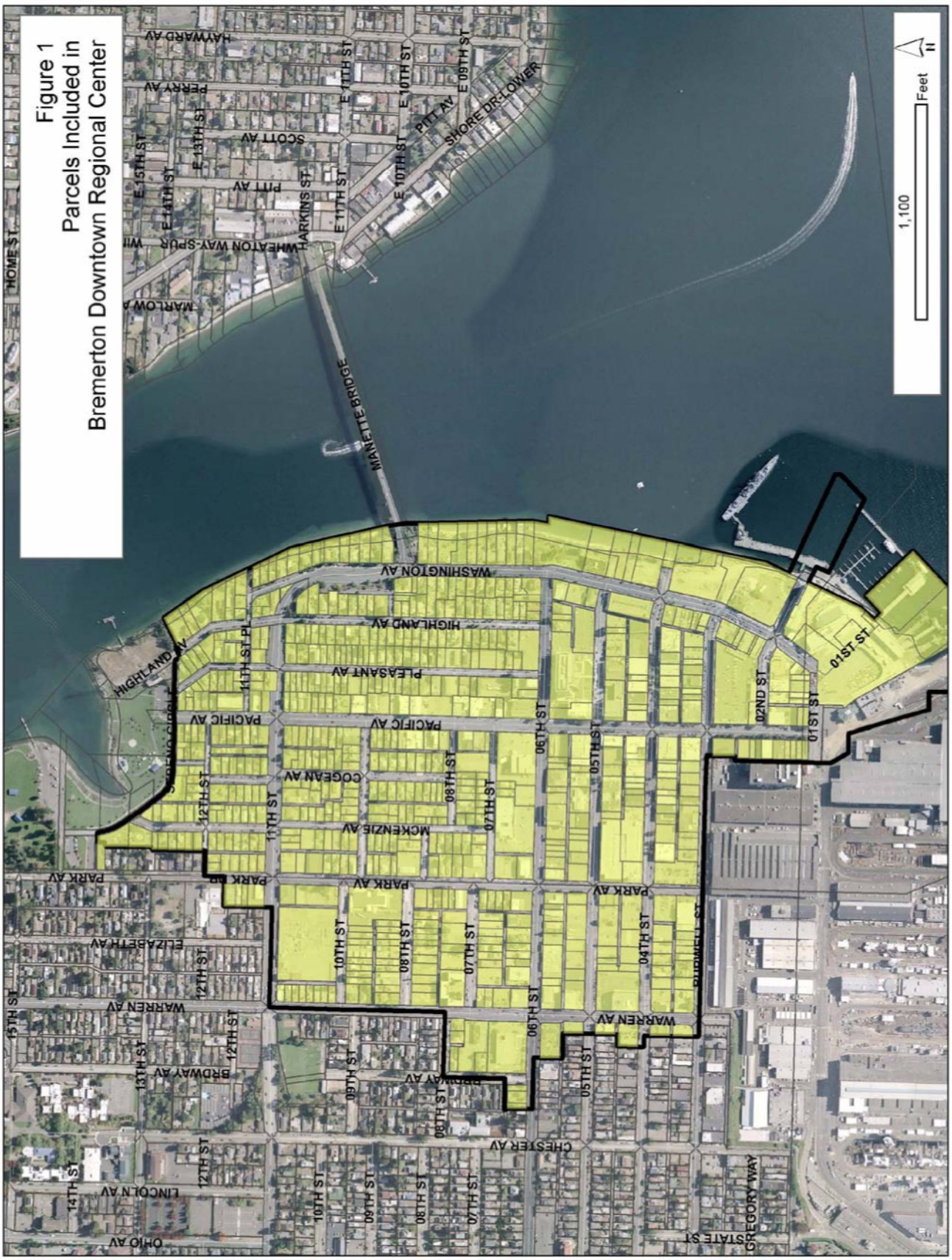
Figure 1
Parcels Included in
Bremerton Downtown Regional Center
1,100
Feet
N
WASHINGTON AV
HIGHLAND AV
PACIFIC AV
PLEASANT AV
PARK AV
WARREN AV
CHESTER AV
01ST ST
02ND ST
04TH ST
05TH ST
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07TH ST
08TH ST
10TH ST
11TH ST
12TH ST
14TH ST
15TH ST
PARK PL
11TH ST PL
MCKENZIE AV
COGEAN AV
BRADLEY ST
BROADWAY AV
ELIZABETH AV
LINCOLN AV
OHIO AV
GREGORY WAY
STATE ST
MANETTE BRIDGE
HARKINS ST
PITT AV
SHORE DR-LOWER
E 09TH ST
E 10TH ST
E 11TH ST
E 13TH ST
E 14TH ST
E 15TH ST
SCOTT AV
PERRY AV
HATWARD AV
WHEATON WAY-SPUR
MARLOW A
HOME ST

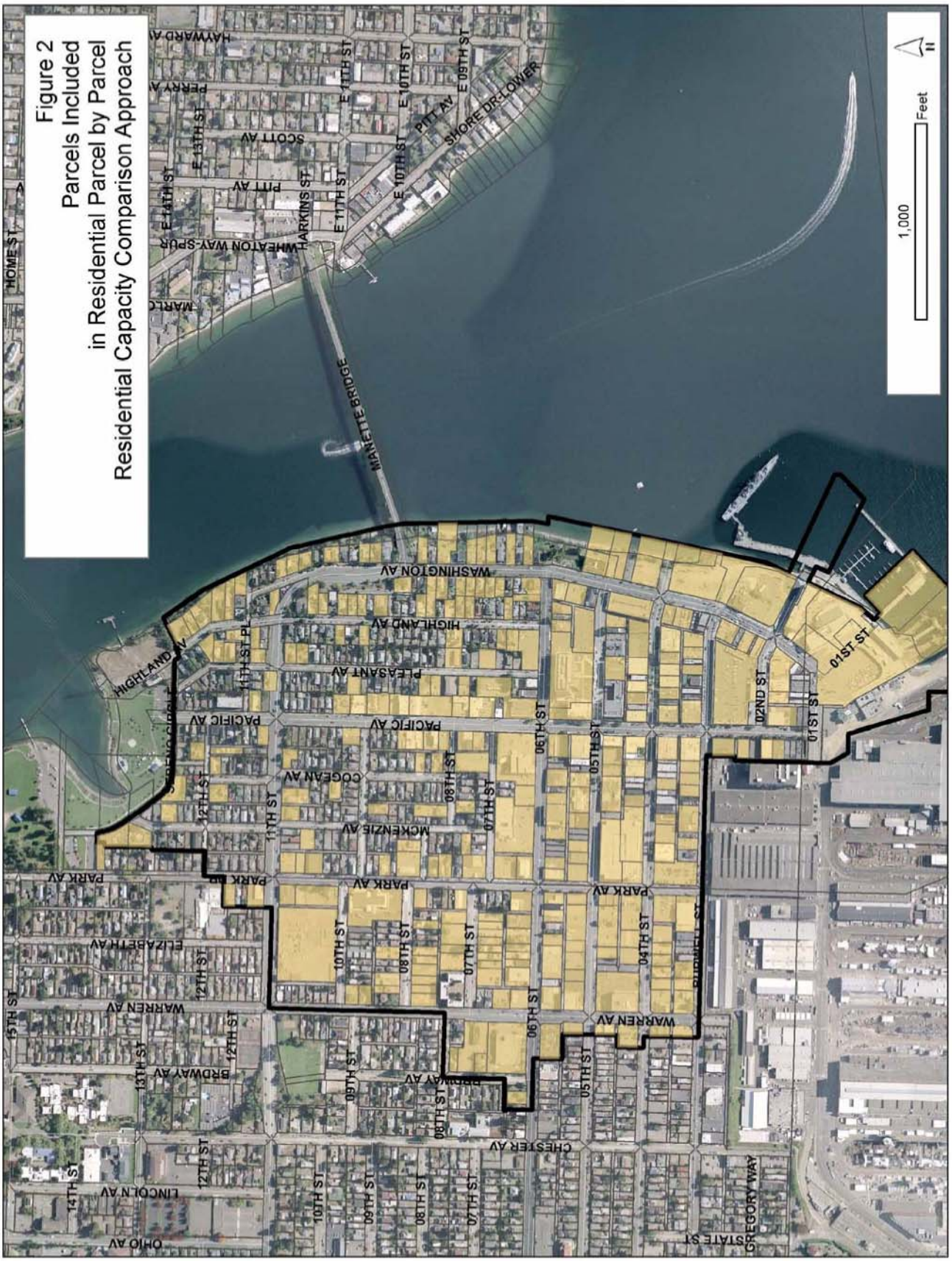
Figure 2
Parcels Included
in Residential Parcel by Parcel
Residential Capacity Comparison Approach
1,000
Feet
N
MANETTE BRIDGE
WASHINGTON AV
HIGHLAND AV
PACIFIC AV
PARK AV
WARREN AV
CHESTER AV
PLEASANT AV
MCKENZIE AV
COGEAN AV
PARK PL
11TH ST PL
01ST ST
02ND ST
04TH ST
05TH ST
06TH ST
07TH ST
08TH ST
09TH ST
10TH ST
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PITT AV
SCOTT AV
HARKINS ST
SHORE DR-LOWER
WHEATON WAY-SPUR
HOME ST
HAYWARD AV
PERRY AV
MARLC
ELIZABETH AV
BROWAY AV
LINCOLN AV
OHIO AV
GREGORY WAY
STATE ST

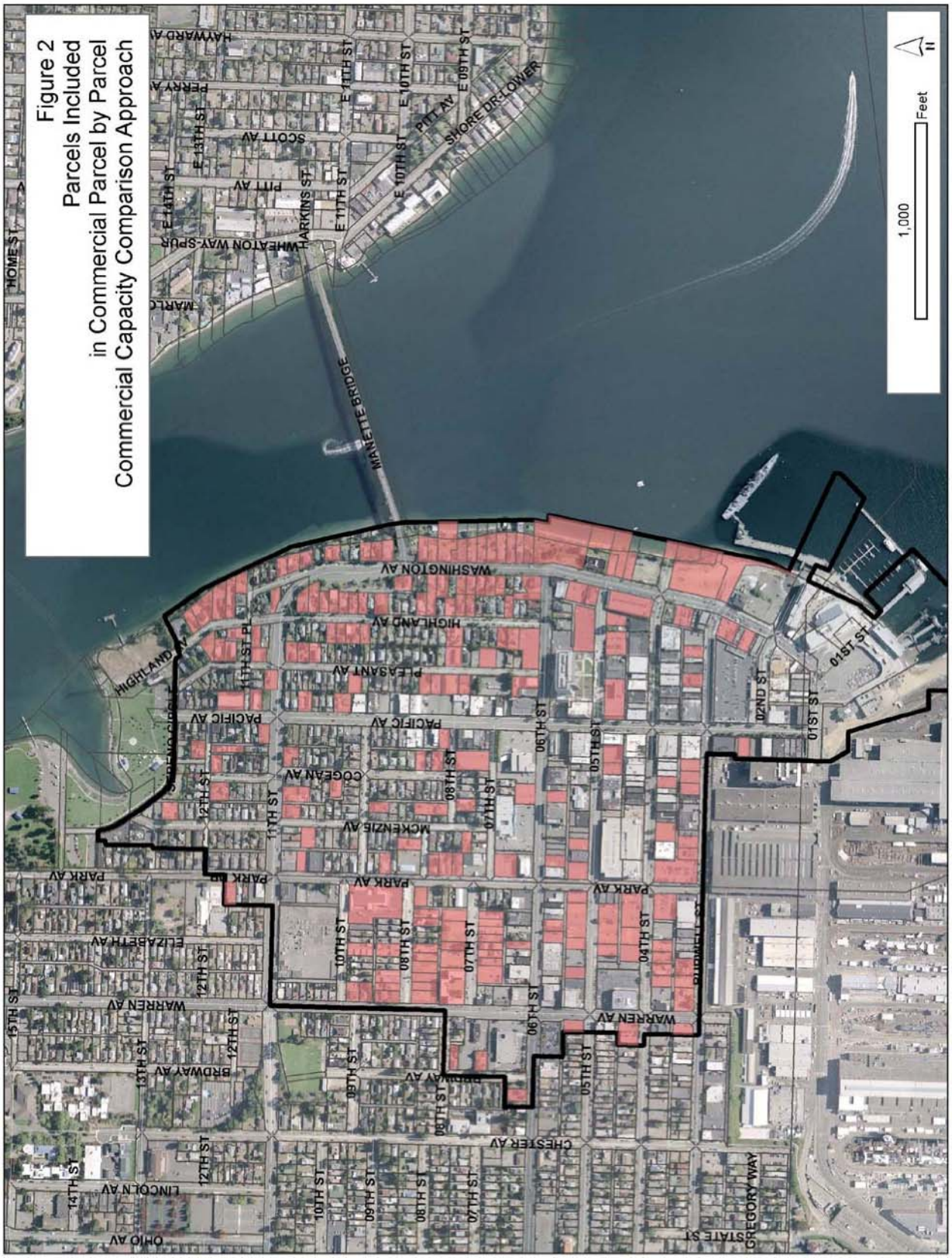
Figure 2
Parcels Included
in Commercial Parcel by Parcel
Commercial Capacity Comparison Approach
1,000
Feet
N
MANETTE BRIDGE
WASHINGTON AV
HIGHLAND AV
PACIFIC AV
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WARREN AV
CHESTER AV
MCKENZIE AV
COGEAN AV
PLEASANT AV
BROADWAY AV
SHORE DR-LOWER
PITT AV
SCOTT AV
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F 14TH ST
LINCOLN AV
OHIO AV
ELIZABETH AV
GREGORY WAY
STATE ST

Table 2.a
Full Table of Parcels included in Residential Land Capacity Analysis per Bremerton Proposed Approach

RP_ACCT_ID	SHAPE_AREA	ACCT_NO	BLDG_VALUE	LAND_VALUE	ASSD_VALUE	PROP_CLASS
1138544	2066.01132401	2-007-2001	3000	6150	9150	460
1138700	12432.2132401	2-024-2000	122330	47430	169760	637
1138742	3013.94132401	2-028-2006	0	108390	108390	760
1138759	3840.05132401	2-029-2005	0	552690	552690	760
1138767	11460.83132401	2-030-2002	0	82200	82200	641
1138775	3224.93132401	2-032-2000	0	11060	11060	910
1138783	4062.96132401	2-033-2009	119470	26220	145690	121
1138791	3602.93132401	2-034-2008	48470	25140	73610	111
1138809	1337.47132401	2-035-2007	81400	129320	210720	111
1138817	2664.88132401	2-036-2006	104380	23540	127920	111
1138825	649.89132401	2-037-2005	182060	83140	265200	122
1138833	5168.54132401	2-038-2004	198810	26760	225570	123
1138841	3260.34132401	2-039-2003	102660	25140	127800	111
1138858	4108.4132401	2-040-2000	180840	29530	210370	122
1138866	6274.37132401	2-041-2009	115500	74210	189710	121
1138874	718.23132401	2-042-2008	145320	47000	192320	121
1138882	4028.51132401	2-043-2007	74400	49480	123880	111
1138890	4066.61132401	2-044-2006	145610	49480	195090	121
1138908	5467.04132401	2-045-2005	159250	68030	227280	122
1138916	5097.99132401	2-048-2002	146860	31390	178250	122
1138924	4922.42132401	2-049-2001	172920	30770	203690	111
1138932	1982.2132401	2-050-2007	105930	36300	142230	131
1138940	2952.89132401	2-051-2006	146080	24610	170690	111
1138957	4811.65132401	2-054-2003	115000	26760	141760	111
1138965	5250.28132401	2-055-2002	113390	27300	140690	111
1138973	5650.24132401	2-056-2001	208010	27830	235840	123
1910801	6871.15132401	2-061-2004	68020	29440	97460	111
1139005	3754.98132401	2-063-2002	95700	25140	120840	111
1139013	12737.52132401	2-064-2001	464410	133090	597500	134
1139021	6664.82132401	2-065-2000	157780	29440	187220	123
1139039	4515.09132401	2-066-2009	0	26220	26220	910
2417921	3508.45132401	2-078-2005	176200	25140	201340	111
2417939	3936.46132401	2-079-2004	176200	25680	201880	111
2420206	17970.96132401	2-080-2001	45430	124350	169780	590
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1426550	5999.97	3718-005-020-0002	191930	58080	250010	131
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2225159	12367.673	718-006-033-0104	33100	174280	207380	530
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1426824	5253.54	3718-007-009-0003	100460	76510	176970	582
1426832	3091	3718-007-011-0009	24240	49080	73320	570
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1426907	6182.03	3718-007-028-0000	836190	98190	934380	690
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1426949	3091.093	718-007-036-0000	131850	44620	176470	590
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1427103	2216.39	3718-009-025-0009	144240	44620	188860	582
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1427566	18656.333718-015-033-0006	793780	251320	1045100	270
1427582	3727.393718-015-039-0000	0	57380	57380	460
1427590	35079.01 3718-015-040-0007	0	0	0	670
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1427731	3620.58 3718-016-020-0009	17590	50990	68580	530
1427749	12930.47 3718-016-021-0008	2330370	185790	2516160	740
1427756	12395.94 3718-016-026-0003	63210	180090	243300	590
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1427830	3099.21 3718-016-045-0000	0	49080	49080	460
1427848	3099.23 3718-016-046-0009	16850	44620	61470	460
1427855	6198.54 3718-016-047-0008	64420	89270	153690	460
1427863	6198.52 3718-016-049-0006	1093330	98190	1191520	611
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1428085	4308.34 3718-018-008-0001	0	63760	63760	460
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1428119	18542.61 3718-018-015-0002	107290	251320	358610	460
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1428135	21638.81 3718-018-023-0002	0	283780	283780	460
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1428176	3093.83 3718-018-032-0001	0	44620	44620	910

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1440403	2397.61	3737-002-001-0108	51640	24070	75710	111
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1443340	3678.59	3747-002-014-0002	85740	25140	110880	111
1443357	2558.94	3747-002-015-0001	127970	24070	152040	111
1443365	2239.083	747-002-015-0100	57190	23540	80730	111
1443373	2558.88	3747-002-016-0000	98240	24070	122310	111
1445220	50317.87	3756-000-001-0009	841790	594570	1436360	
1445238	4514.52	3756-000-008-0002	99190	26220	125410	111
1445246	4229.99	3756-000-010-0008	105090	26220	131310	111
1445253	4069.08	3756-000-011-0007	0	57380	57380	
1445261	8333.57	3757-000-001-0008	180540	133260	313800	630
1445717	4380.65	3760-000-001-0003	62200	26220	88420	111
1445725	4515.4	3760-000-001-0102	106420	26220	132640	111
1445733	4448.083	760-000-003-0001	68960	26220	95180	111
1445741	4448.133	760-000-004-0000	118460	26220	144680	111
1445758	8564.19	3760-000-005-0009	160140	72590	232730	
1445766	4282.04	3760-000-007-0007	94380	26220	120600	111
1445774	4282.02	3760-000-008-0006	93290	26220	119510	111
1447267	6511.85	3768-000-001-0005	0	57390	57390	910
1447275	3255.93	768-000-003-0003	0	24610	24610	910
1447283	4467.22	3768-000-004-0002	0	26220	26220	910
1447291	5803.973	768-000-005-0001	142750	36300	179050	131
1447309	5804.63	768-000-006-0000	130680	27830	158510	111
1447317	3870.1	3768-000-008-0008	104880	25680	130560	111
1447325	3870.31	3768-000-009-0007	83640	25680	109320	111
1447333	3870.663	768-000-010-0004	122700	25680	148380	910
1447341	5806.53	3768-000-011-0003	88730	27830	116560	910
1447358	5807.06	3768-000-012-0002	103240	27830	131070	910
1447366	7743.71	3768-000-014-0000	0	30510	30510	910
1447374	5808.61	3768-000-016-0008	0	27830	27830	910
1447382	5809.06	3768-000-017-0007	0	49740	49740	460
1447390	8649.96	3768-000-019-0005	0	76510	76510	460
1447408	24139.57	3768-000-021-0001	972870	278280	1251150	136
1447416	11614.443	768-000-027-0005	0	101100	101100	910
1447424	5806.2	3768-000-030-0000	0	49740	49740	910
1447432	13545.61	3768-000-031-0009	0	114600	114600	460
1447440	7738.89	3768-000-035-0005	0	68860	68860	460
1447457	6511.86	3768-000-037-0003	175580	95640	271220	630
1447465	3255.96	3768-000-039-0001	0	26770	26770	910
1447473	3457.82	3768-000-040-0008	0	30600	30600	910
1447481	4447.91	3769-001-001-0002	77800	26220	104020	111
1447499	4447.96	3769-001-002-0001	51570	26220	77790	111
1447507	8895.86	3769-001-003-0000	121030	58080	179110	131
2363695	8563.993	769-001-005-0107	116230	31590	147820	111
1447531	4281.94	3769-001-007-0006	46910	26220	73130	111
1447549	4281.91	3769-001-008-0005	70850	26220	97070	111
1448588	3942.263	773-000-001-0008	74000	25680	99680	111
1448596	3914.41	3773-000-002-0007	76980	25680	102660	111
1448604	3914.52	3773-000-003-0006	51550	25680	77230	111
1448612	3914.58	3773-000-004-0005	112340	25680	138020	121
1448620	3914.8	3773-000-005-0004	93740	25680	119420	111
1448638	4381.16	3773-000-006-0003	64760	26220	90980	111
1448646	3448.7	3773-000-007-0002	55710	25140	80850	111
1448653	3914.58	3773-000-010-0007	109560	25680	135240	111
1448661	3914.53	773-000-011-0006	70220	25680	95900	111
2416600	4476.22	3773-000-012-0104	278700	26220	304920	121
2416626	4475.94	3773-000-014-0003	272380	26220	298600	121
2416634	3085.54	3773-000-015-0101	160500	24610	185110	111
2416642	3085.133	773-000-015-0200	160500	18450	178950	111
1452820	4243.45	3779-001-001-0000	99760	26220	125980	121
1452838	4041.42	3779-001-002-0009	90360	25680	116040	111
1452846	4041.45	3779-001-003-0008	84680	25680	110360	111
1452853	4041.42	3779-001-004-0007	91850	22340	114190	111
1452861	11114.21	3779-001-005-0006	43080	178970	222050	543
1452879	5161.493	779-001-007-0004	0	61210	61210	910
1452887	5161.62	3779-001-008-0003	0	61210	61210	910
1452895	5161.42	3779-001-009-0002	0	61210	61210	460
1452903	5161.2	3779-001-010-0009	101070	27300	128370	111
1452911	5160.91	3779-001-011-0008	196590	27300	223890	111
1452929	5160.783	779-001-012-0007	79550	27300	106850	111
1452937	5160.58	3779-001-013-0006	116650	27300	143950	111
1452945	11610.22	3779-001-014-0005	75250	134800	210050	460
1452960	4241.46	3779-001-016-0003	30030	70140	100170	530
1452978	4241.49	3779-001-017-0002	40350	70140	110490	690

2102861	9088.97	3779-001-018-0100	119280	147080	266360	650
1453000	9117.15	3779-001-019-0109	89700	133710	223410	580
1453018	12900.69	3779-001-022-0005	480860	185790	666650	691

1453026	5160.77	3779-001-024-0003	2020	76510	78530	590
2343978	5160.92	3779-001-025-0101	0	76510	76510	530
2343994	5161.08	3779-001-026-0100	0	76510	76510	460
1453059	10322.94	3779-001-027-0000	31720	151100	182820	580
1453067	9032.94	3779-001-029-0008	97790	133710	231500	530
1453075	8045.24	3780-001-001-0007	119100	36300	155400	131
1453083	5190.5	3780-001-002-0006	97190	29440	126630	111
1453091	6874.4	3780-002-001-0005	106600	30510	137110	111
1453109	6874.41	3780-002-003-0003	142550	29440	171990	111
1454768	2796.87	3784-001-001-0003	50200	27680	77880	121
1454776	4754.25	3784-001-001-0102	61550	30770	73770	111
1454784	4195.22	3784-001-002-0002	85390	30150	115540	111
1454792	3915.62	3784-001-004-0000	77580	25680	103260	111
1454800	3915.75	3784-001-005-0009	0	25680	25680	910
1454818	4382	3784-001-006-0008	271420	108890	380310	133
1454891	7729.59	3784-002-002-0000	89660	35090	124750	111
1454917	3128.37	3784-002-004-0008	127000	28300	155300	122
1454925	4600.33	3784-002-004-0107	144600	30770	175370	111
1454941	4324.06	3784-002-006-0006	137620	26220	163840	111
1454958	4093.83	3784-002-007-0005	81260	29530	110790	111
1454966	4093.61	3784-002-008-0004	87890	25680	113570	111
1457662	4392.08	3788-000-001-0001	78150	26220	104370	111
1457670	4392.64	3788-000-002-0000	77780	26220	104000	111
1457688	4393.15	3788-000-003-0009	89620	26220	115840	111
2385201	3005.02	3788-000-005-0106	47780	24610	72390	111
2385219	3107.88	3788-000-005-0205	21120	22040	43160	111
1457704	8440.87	3789-000-001-0000	150920	32010	182930	121
1461375	3565.43	3796-000-001-0001	0	22040	22040	460
1461383	3565.43	3796-000-002-0000	37400	25140	62540	111
1461391	8062.45	3796-000-003-0009	0	114770	114770	460
1461409	4837.53	3796-000-005-0007	63920	26760	90680	111
1464270	10177.53	3800-001-001-0003	196860	101210	298070	111
1464288	4179.83	3800-002-001-0001	10970	26220	37190	121
1464296	5321.04	3800-002-002-0000	0	31390	31390	910
1464304	4745.34	3800-002-003-0009	9160	30770	39930	111
1464312	7081.84	3800-002-004-0008	197820	33850	231670	123
1464817	3999.91	3803-000-001-0002	122540	43560	166100	131
1464825	3999.94	3803-000-002-0001	152320	25680	178000	121
1464833	4000.03	3803-000-003-0000	77140	25680	102820	111
1464841	4000.13	3803-000-004-0009	45400	25680	71080	111
1464858	4000.26	3803-000-005-0008	47200	25680	72880	121
1464866	4000.29	3803-000-006-0007	62700	25680	88380	111
1464874	5430.63	3803-000-007-0006	57640	27300	84940	111
1464882	5795.39	3803-000-009-0004	114500	27830	142330	123
1464890	4399.43	3803-000-010-0001	51840	26220	78060	111
1464908	6990.01	3804-001-001-0108	236890	29440	266330	111
1464916	3968.5	3804-001-001-0207	79380	25140	104520	111
1464924	3720.77	3804-001-001-0306	85230	25140	110370	111
1464932	9990.62	3804-001-001-0405	130990	159830	290820	670
1471002	5483.33	3813-001-001-0008	98420	27830	126250	111
1471010	6089.71	3813-001-002-0007	145080	56620	201700	131
1471028	1511.05	3813-002-001-0006	0	22480	22480	910
1471036	6374.88	3813-002-001-0105	195970	89910	285880	121
1471127	7074.39	3815-000-001-0008	72510	29440	101950	119
1471135	2960.01	3815-000-003-0006	42200	24610	66810	111
1471143	2959.98	3815-000-004-0005	88170	24610	112780	111
1471150	3248.59	3815-000-005-0004	0	24610	24610	910
2432318	70419.88	149-000-000-0005	0	0	0	670

4,932,573 113

TABLE 2 -

(Table 2.a Attached Hereto has full list of included parcels.) **Comparison of Outcomes for 2006 ULCA Update**

Summary of Residential & Commercial Land Capacity Per Bremreton Proposed Approach

Base Developable Land Area of Center	**96**
Housing Units	**3,850**
GSF Commercial	**1,203,136**
Market Factor	**50%**
Housing Units After Factor	**1,925**
GSF Commercial After Factor	**601,568**

Notes

1 Includes 15% Blanket deduction for undevelopable areas.

2 Estimated at average buildout density of 40 DU / Acre.

3 Estimated at average buildout standard of 12,500 GSF comm. Per acre.
4 Consistent with Bremerton Comp. Plan and expectations.

Table 3.a
Full Table of Parcels included in Residential Land Capacity Analysis per Appropriate Parcel by Parcel Approach

RP_ACCT_ID	ACCT_NO	BLDG_VALUE	LAND_VALUE	ASSD_VALUE	PROP_CLASS	SHAPE_AREA	Res_Dvlpble_Envelope	Dvlpble_Res_Units
1139187	132401-3-010-2004	177970	28250	206220	111	5,006	12,014	6
1423409	3712-002-008-0001	0	29820	29820	910	5,030	12,073	6
1423391	3712-002-007-0002	57370	34120	91490	111	5,046	12,110	6
2425791	242401-2-015-2008	9239370	566710	9806080	670	5,055	12,132	6
2340115	3712-001-013-0105	114190	31390	145580	111	5,060	12,145	6
1910827	132401-3-013-2001	221100	29360	250460	122	5,081	12,194	6
1138916	132401-2-048-2002	146860	31390	178250	122	5,098	12,235	6
1440593	3737-004-011-0003	38400	27300	65700	111	5,100	12,239	6
1426519	3718-004-008-0001	0	76510	76510	910	5,130	12,312	6
1440577	3737-004-007-0009	144280	27300	171580	111	5,151	12,361	6
1452937	3779-001-013-0006	116650	27300	143950	111	5,161	12,385	6
1453026	3779-001-024-0003	2020	76510	78530	590	5,161	12,386	6
1452929	3779-001-012-0007	79550	27300	106850	111	5,161	12,386	6
1452911	3779-001-011-0008	196590	27300	223890	111	5,161	12,386	6
2343978	3779-001-025-0101	0	76510	76510	530	5,161	12,386	6
2343994	3779-001-026-0100	0	76510	76510	460	5,161	12,387	6
1452903	3779-001-010-0009	101070	27300	128370	111	5,161	12,387	6
1452895	3779-001-009-0002	0	61210	61210	460	5,161	12,387	6
1452879	3779-001-007-0004	0	61210	61210	910	5,161	12,388	6
1452887	3779-001-008-0003	0	61210	61210	910	5,162	12,388	6
1138833	132401-2-038-2004	198810	26760	225570	123	5,169	12,404	6
1139286	132401-3-020-2002	16630	27300	43930	111	5,170	12,408	6
1443183	3747-001-001-0009	110110	27300	81640	111	5,179	12,429	6
1453083	3780-001-002-0006	97190	29440	126630	111	5,191	12,457	6
1440486	3737-003-004-0004	100590	31390	131980	111	5,203	12,488	6
1138965	132401-2-055-2002	113390	27300	140690	111	5,250	12,601	6
1426824	3718-007-009-0003	100460	76510	176970	582	5,254	12,608	6
1440718	3738-001-005-0006	8430	23930	32360	460	5,258	12,620	6
1140078	132401-3-111-2002	0	76510	76510	460	5,296	12,712	6
1440361	3737-001-004-0008	29190	68030	97220	111	5,303	12,728	6
1423383	3712-002-006-0003	148890	29820	178710	111	5,318	12,763	6
1464296	3800-002-002-0000	0	31390	31390	910	5,321	12,770	6
1913375	3712-002-005-0004	171860	29820	201680	111	5,349	12,838	6
1140599	132401-3-165-2007	129780	27830	157610	111	5,421	13,011	7
1464874	3803-000-007-0006	57640	27300	84940	111	5,431	13,034	7
1440460	3737-003-001-0007	65030	32010	97040	121	5,465	13,117	7
1138908	132401-2-045-2005	159250	68030	227280	122	5,467	13,121	7
1440478	3737-003-002-0006	138110	32010	170120	111	5,471	13,131	7
1471002	3813-001-001-0008	98420	27830	126250	111	5,483	13,160	7
1139104	132401-3-002-2004	70250	73060	143310	122	5,501	13,203	7
1140649	132401-3-170-2000	112220	26220	138440	111	5,525	13,260	7
1441260	3743-001-018-0004	109400	27830	137230	111	5,533	13,280	7
2432466	132401-3-206-2008	0	32010	32010	910	5,549	13,319	7
1139401	132401-3-033-2007	0	4840	4840	910	5,578	13,388	7
1426584	3718-005-028-0004	110370	82890	193260	610	5,602	13,444	7
1427400	3718-014-039-0003	68030	91180	159210	590	5,616	13,478	7
1139096	132401-3-001-2005	6300	67430	73730	111	5,617	13,480	7
1138973	132401-2-056-2001	208010	27830	235840	123	5,650	13,561	7
1423334	3712-002-001-0008	82990	27830	110820	111	5,681	13,633	7
1423342	3712-002-002-0007	172470	27830	200300	111	5,696	13,671	7
1140169	132401-3-120-2001	88270	27830	116100	111	5,702	13,685	7
1422740	3709-001-002-0004	8610	79400	88010	111	5,755	13,812	7
1139625	132401-3-059-2006	196730	28370	225100	121	5,780	13,873	7
1440684	3738-001-001-0000	0	82890	82890	460	5,794	13,905	7
1464882	3803-000-009-0004	114500	27830	142330	123	5,795	13,909	7
1447309	3768-000-006-0000	130680	27830	158510	111	5,805	13,931	7
1447424	3768-000-030-0000	0	49740	49740	910	5,806	13,935	7
1447341	3768-000-011-0003	88730	27830	116560	910	5,807	13,936	7
1447358	3768-000-012-0002	103240	27830	131070	910	5,807	13,937	7
1447374	3768-000-016-0008	0	27830	27830	910	5,809	13,941	7
1447382	3768-000-017-0007	0	49740	49740	460	5,809	13,942	7
1423458	3713-001-001-0009	126680	28370	155050	111	5,918	14,203	7
1427160	3718-012-005-0007	55480	98190	153670	591	5,934	14,241	7
1427178	3718-012-007-0005	99780	98190	197970	590	5,935	14,244	7
1427202	3718-012-011-0009	127770	89270	217040	460	5,938	14,251	7
1423516	3714-000-001-0109	111300	28370	139670	111	5,980	14,353	7
1917335	3718-022-019-0000	34930	82890	117820	460	5,987	14,369	7
2369429	3743-006-002-0209	86190	28370	114560	111	6,000	14,399	7
1140409	132401-3-145-2002	42070	71410	113480	590	6,000	14,400	7
1139989	132401-3-102-2003	151100	28910	180010	111	6,072	14,572	7
2200426	3738-001-008-0201	84180	28370	112550	111	6,090	14,617	7
1917343	3718-022-021-0006	93070	82890	175960	690	6,100	14,641	7
1423524	3714-000-003-0008	192140	28370	220510	123	6,118	14,683	7
1427285	3718-014-016-0000	50650	98190	148840	460	6,127	14,704	7
1426725	3718-006-026-0004	0	95640	95640	460	6,143	14,743	7
1427889	3718-017-006-0005	0	89270	89270	460	6,167	14,801	7
1427905	3718-017-011-0008	0	89270	89270	460	6,171	14,809	7
2032134	3718-017-028-0108	0	89270	89270	460	6,171	14,809	7
1426667	3718-006-004-0000	184790	89270	274060	630	6,171	14,810	7
1440379	3737-001-006-0006	79390	74210	153600	111	6,171	14,810	7
1428325	3718-019-029-0004	36160	71410	107570	460	6,173	14,815	7
1427988	3718-017-024-0003	52910	89270	142180	641	6,173	14,816	7
1428333	3718-019-031-0000	36160	71410	107570	460	6,173	14,816	7
1428341	3718-019-033-0008	750	71410	72160	121	6,174	14,817	7
1428358	3718-019-035-0006	0	89270	89270	460	6,174	14,819	7
1427962	3718-017-021-0006	30890	89270	120160	610	6,175	14,821	7
1427954	3718-017-019-0000	0	89270	89270	460	6,176	14,822	7
1428127	3718-018-021-0004	90920	89270	180190	690	6,179	14,829	7
1429117	3718-024-019-0006	0	98190	98190	460	6,179	14,830	7
1426600	3718-005-031-0009	176890	89270	266160	650	6,182	14,836	7
1426915	3718-007-030-0006	169900	89270	259170	690	6,182	14,837	7
1426907	3718-007-028-0000	836190	98190	934380	690	6,182	14,837	7
1426840	3718-007-012-0008	0	89270	89270	460	6,182	14,837	7
1426923	3718-007-032-0004	1065820	89270	1155090	670	6,182	14,837	7
1426931	3718-007-034-0002	607790	89270	697060	670	6,182	14,837	7
1428168	3718-018-030-0003	0	89270	89270	460	6,186	14,848	7

1426675 3718-006-006-0008	403210	0	403210	740	6,189	14,852	7
1426642 3718-006-001-0003	118740	98190	216930	530	6,189	14,853	7
1427806 3718-016-036-0001	0	89270	89270	460	6,198	14,876	7
1427863 3718-016-049-0006	1093330	98190	1191520	611	6,199	14,876	7
1427855 3718-016-047-0008	64420	89270	153690	460	6,199	14,876	7
1428812 3718-023-021-0004	357160	89270	446430	690	6,205	14,891	7
1427657 3718-016-004-0009	352500	89270	441770	590	6,207	14,897	7
1427665 3718-016-006-0007	0	89270	89270	460	6,207	14,897	7
1427533 3718-015-026-0005	833810	105220	939030	690	6,218	14,924	7
1427558 3718-015-031-0008	43930	89270	133200	460	6,219	14,925	7
1427459 3718-015-014-0009	148110	89270	237380	590	6,227	14,946	7
1427368 3718-014-033-0009	121820	98190	220010	460	6,239	14,975	7
1427293 3718-014-018-0008	47410	98190	145600	460	6,248	14,995	7
1427301 3718-014-020-0004	37700	98190	135890	460	6,248	14,995	7
1427244 3718-014-007-0001	90550	98190	188740	460	6,248	14,996	7
2300499 3725-001-003-0102	27950	28370	56320	111	6,260	15,025	8
1138866 132401-2-041-2009	115500	74210	189710	121	6,274	15,058	8
2300481 3725-001-001-0104	73530	28370	101900	111	6,276	15,062	8
2432458 132401-3-205-2009	0	35470	35470	910	6,283	15,080	8
1427046 3718-009-008-0000	0	95650	95650	611	6,306	15,135	8
1432624 3728-000-007-0107	63550	32630	96180	111	6,311	15,145	8
1471036 3813-002-001-0105	195970	89910	285880	121	6,375	15,300	8
1422393 3705-003-007-0009	132490	28910	161400	111	6,415	15,395	8
1426998 3718-008-015-0003	36330	105220	141550	460	6,420	15,408	8
1140524 132401-3-157-2007	95660	29440	125100	111	6,450	15,480	8
1441245 3743-001-013-0009	10890	84750	95640	111	6,450	15,480	8
1428200 3718-019-005-0002	0	95640	95640	460	6,471	15,530	8
1423425 3712-003-002-0005	147500	61850	209350	111	6,473	15,535	8
1447267 3768-000-001-0005	0	57390	57390	910	6,512	15,628	8
1447457 3768-000-037-0003	175580	95640	271220	630	6,512	15,628	8
1423003 3709-005-010-0005	26430	33250	59680	111	6,512	15,629	8
1139021 132401-2-065-2000	157780	29440	187220	123	6,665	15,996	8
1423490 3713-002-001-0007	186850	61850	248700	123	6,767	16,241	8
1910801 132401-2-061-2004	68020	29440	97460	111	6,871	16,491	8
1453091 3780-002-001-0005	106600	30510	137110	111	6,874	16,499	8
1453109 3780-002-003-0003	142550	29440	171990	111	6,874	16,499	8
1139369 132401-3-029-2003	167080	25810	192890	111	6,934	16,642	8
1440452 3737-002-006-0004	69870	33250	103120	123	6,960	16,704	8
1423433 3712-003-003-0004	137630	61850	199480	111	6,982	16,758	8
1464908 3804-001-001-0108	236890	29440	266330	111	6,990	16,776	8
1422773 3709-002-001-0003	0	29440	29440	910	7,027	16,865	8
1471127 3815-000-001-0008	72510	29440	101950	119	7,074	16,979	8
1464312 3800-002-004-0008	197820	33850	231670	123	7,082	16,996	8
1140136 132401-3-117-2006	183370	29970	213340	111	7,292	17,502	9
2435287 3718-003-011-0206	1404590	520590	1925180	460	7,443	17,863	9
1426576 3718-005-025-0007	441210	108390	549600	720	7,450	17,879	9
1426857 3718-007-014-0006	1500980	323130	1824110	670	7,457	17,898	9
1139153 132401-3-007-2009	0	76340	76340	111	7,469	17,925	9
1423441 3712-003-004-0003	148240	61850	210090	111	7,569	18,166	9
1440692 3738-001-002-0009	116460	114770	231230	590	7,651	18,362	9
2402923 3712-002-003-0204	244130	30510	274640	161	7,687	18,448	9
1454891 3784-002-002-0000	89660	35090	124750	111	7,730	18,551	9
1447440 3768-000-035-0005	0	68860	68860	460	7,739	18,573	9
1447366 3768-000-014-0000	0	30510	30510	910	7,744	18,585	9
1427715 3718-016-017-0004	51330	114770	166100	651	7,759	18,620	9
1140391 132401-3-144-2003	380350	91820	472170	590	7,814	18,754	9
1139179 132401-3-009-2007	122510	34510	157020	111	7,874	18,897	9
1139518 132401-3-047-2001	0	26270	26270	460	7,908	18,979	9
1440502 3737-003-006-0002	138630	35090	173720	111	7,930	19,032	10
1139831 132401-3-085-2004	190100	114770	304870	690	7,943	19,064	10
1139138 132401-3-005-2001	124710	61850	186560	121	7,985	19,165	10
1461391 3796-000-003-0009	0	114770	114770	460	8,062	19,350	10
1427525 3718-015-023-0107	1244330	126250	1370580	670	8,091	19,419	10
1427699 3718-016-010-0001	245510	133260	378770	630	8,276	19,862	10
1445261 3757-000-001-0008	180540	133260	313800	630	8,334	20,001	10
1457704 3789-000-001-0000	150920	32010	182930	121	8,441	20,258	10
1140656 132401-3-171-2009	85660	31590	117250	111	8,465	20,317	10
1140060 132401-3-110-2003	129510	140270	269780	630	8,560	20,544	10
2363695 3769-001-005-0107	116230	31590	147820	111	8,564	20,554	10
1447390 3768-000-019-0005	0	76510	76510	460	8,650	20,760	10
1139724 132401-3-074-2007	180200	36330	216530	111	8,666	20,799	10
1139716 132401-3-073-2008	474590	102020	576610	620	8,700	20,880	10
1423276 3712-001-018-0001	157990	36330	194320	111	8,818	21,163	11
1423177 3712-001-006-0005	251240	31590	282830	123	8,818	21,163	11
1423201 3712-001-010-0009	0	22890	22890	460	8,819	21,166	11
1443258 3747-002-001-0007	129070	31590	160660	111	8,857	21,256	11
1428093 3718-018-009-0000	0	140270	140270	910	8,869	21,285	11
1428218 3718-019-007-0000	52700	106970	159670	111	8,935	21,444	11
1426899 3718-007-019-0001	138080	133710	271790	460	9,000	21,600	11
1453067 3779-001-029-0008	97790	133710	231500	530	9,033	21,679	11
2102861 3779-001-018-0100	119280	147080	266360	650	9,089	21,814	11
1453000 3779-001-019-0109	89700	133710	223410	580	9,117	21,881	11
2269520 3718-017-008-0102	299370	334800	634170	690	9,253	22,207	11
1428291 3718-019-026-0007	105630	133710	239340	630	9,259	22,220	11
1426956 3718-007-037-0009	314970	133710	448680	690	9,273	22,256	11
1428101 3718-018-012-0005	71220	133710	204930	460	9,277	22,265	11
1426691 3718-006-009-0005	526280	133700	659980	530	9,283	22,278	11
1138825 132401-2-037-2005	182060	83140	265200	122	9,288	22,290	11
1427780 3718-016-032-0005	249100	133710	382810	641	9,297	22,313	11
1427640 3718-016-001-0002	0	133710	133710	460	9,311	22,346	11
1427541 3718-015-028-0003	0	133710	133710	460	9,328	22,387	11
1427491 3718-015-019-0004	1082890	133710	1216600	670	9,341	22,418	11
1426501 3718-004-007-0002	0	111480	111480	910	9,347	22,432	11
1139674 132401-3-067-2006	68890	97400	166290	641	9,570	22,968	11
1140086 132401-3-112-2001	361680	145300	506980	630	9,630	23,112	12
1427012 3718-008-018-0000	201080	145300	346380	460	9,943	23,862	12
1427418 3718-014-040-0000	0	145300	145300	460	9,984	23,960	12
1464932 3804-001-001-0405	130990	159830	290820	670	9,991	23,977	12
1426568 3718-005-022-0000	0	145300	145300	460	10,000	24,000	12
1464270 3800-001-001-0003	196860	101210	298070	111	10,178	24,426	12

1140706	132401-3-178-2002	785620	172590	958210	610	10,200	24,480	12
1427426	3718-014-044-0006	1224590	145300	1369890	690	10,287	24,688	12
2435295	132401-3-207-2007	0	290	290	910	10,294	24,706	12
1453059	3779-001-027-0000	31720	151100	182820	580	10,323	24,775	12
1440809	3738-002-007-0002	92210	33740	73160	111	10,484	25,161	13
1427210	3718-013-023-0003	165730	151100	316830	590	10,530	25,273	13
1423466	3713-001-002-0008	148230	38800	187030	121	10,617	25,482	13
1422757	3709-001-002-0103	352540	168490	521030	650	10,639	25,534	13
1139690	132401-3-071-2000	437690	91820	529510	690	10,795	25,908	13
1140755	132401-3-187-2001	0	156900	156900	460	10,815	25,956	13
1139955	132401-3-098-2009	54000	34280	88280	111	10,842	26,020	13
1452861	3779-001-005-0006	43080	178970	222050	543	11,114	26,674	13
1427434	3718-015-001-0004	0	0	0	670	11,449	27,476	14
1138767	132401-2-030-2002	0	82200	82200	641	11,461	27,506	14
1452945	3779-001-014-0005	75250	134800	210050	460	11,610	27,865	14
1447416	3768-000-027-0005	0	101100	101100	910	11,614	27,875	14
1428192	3718-019-001-0006	13680	168490	182170	111	12,241	29,379	15
1428366	3718-019-037-0004	29550	174280	203830	641	12,268	29,442	15
1428069	3718-017-037-0008	217460	191720	409180	611	12,327	29,585	15
1426782	3718-007-001-0001	1798540	174280	1972820	670	12,365	29,675	15
2225159	3718-006-033-0104	33100	174280	207380	530	12,368	29,682	15
1426485	3718-004-001-0008	0	193620	193620	650	12,391	29,738	15
1427756	3718-016-026-0003	63210	180090	243300	590	12,396	29,750	15
1977743	3718-023-017-0109	0	174280	174280	460	12,401	29,764	15
1138700	132401-2-024-2000	122330	47430	169760	637	12,432	29,837	15
1427327	3718-014-026-0008	516060	180090	696150	690	12,479	29,949	15
1427319	3718-014-022-0002	456370	180090	636460	590	12,496	29,990	15
1138809	132401-2-035-2007	81400	129320	210720	111	12,622	30,294	15
1139708	132401-3-072-2009	235290	227540	462830	690	12,715	30,516	15
1453018	3779-001-022-0005	480860	185790	666650	691	12,901	30,962	15
1427749	3718-016-021-0008	2330370	185790	2516160	740	12,930	31,033	16
1422732	3709-001-001-0005	137350	137360	274710	111	13,304	31,931	16
1427707	3718-016-012-0009	725720	191010	916730	670	13,448	32,276	16
1447432	3768-000-031-0009	0	114600	114600	460	13,546	32,509	16
1426527	3718-004-010-0007	663190	191010	854200	650	13,680	32,832	16
1139666	132401-3-066-2007	104320	191010	295330	641	13,702	32,886	16
1440700	3738-001-004-0007	496160	196240	692400	670	13,734	32,962	16
1140748	132401-3-183-2005	0	9680	9680	910	13,761	33,025	17
1140680	132401-3-176-2004	0	114600	114600	460	13,783	33,080	17
1427269	3718-014-010-0006	4360	196240	200600	641	14,059	33,741	17
1140672	132401-3-173-2007	89590	120870	210460	641	14,393	34,543	17
1427038	3718-009-003-0005	445830	186000	631830	611	14,934	35,842	18
2425791	242401-2-015-2008	9239370	566710	9806080	670	14,997	35,993	18
1427871	3718-017-001-0000	385640	233070	618710	720	15,411	36,987	18
1140094	132401-3-113-2000	76230	35220	111450	470	15,500	37,200	19
1428283	3718-019-021-0002	0	211880	211880	460	15,841	38,018	19
2411965	3718-005-001-0302	3566800	227540	3794340	630	16,506	39,614	20
1140425	132401-3-147-2000	59960	37110	97070	460	17,512	42,029	21
2420206	132401-2-080-2001	45430	124350	169780	590	17,971	43,130	22
1427913	3718-017-013-0006	0	251320	251320	460	18,520	44,447	22
1428119	3718-018-015-0002	107290	251320	358610	460	18,543	44,502	22
1427814	3718-016-038-0009	0	0	0	489	18,595	44,628	22
1913433	3718-024-021-0002	115980	301580	417560	611	18,600	44,639	22
1428267	3718-019-015-0000	782640	251320	1033960	670	18,655	44,772	22
1427566	3718-015-033-0006	793780	251320	1045100	270	18,656	44,775	22
1426709	3718-006-012-0000	28420	204760	233180	637	19,227	46,145	23
1139393	132401-3-032-2008	0	143220	143220	460	19,828	47,588	24
1428135	3718-018-023-0002	0	283780	283780	460	21,639	51,933	26
1427053	3718-009-010-0006	1898530	279170	2177700	611	22,193	53,263	27
1143551	142401-4-001-2002	0	0	0	489	22,223	53,336	27
1426717	3718-006-018-0004	1951720	227540	2179260	460	22,495	53,989	27
1139682	132401-3-068-2005	112740	297690	410430	640	23,205	55,692	28
1426543	3718-005-012-0002	143360	302340	445700	460	23,524	56,458	28
2435279	3718-003-009-0200	0	285770	285770	460	24,823	59,576	30
1427228	3718-014-001-0007	0	315530	315530	460	25,926	62,222	31
1441252	3743-001-013-0108	610600	253850	864450	581	29,242	70,180	35
1427442	3718-015-004-0001	0	0	0	670	32,108	77,059	39
1427590	3718-015-040-0007	0	0	0	670	35,079	84,190	42
1139641	132401-3-061-2002	746330	411190	1157520	670	36,944	88,666	44
1428077	3718-018-001-0008	5659450	582610	6242060	690	44,950	107,881	54
1140771	132401-3-189-2009	885420	669290	1554710	611	52,092	125,021	63
1441237	3743-001-001-0003	1245260	472360	1717620	611	52,546	126,110	63
1140714	132401-3-179-2001	1516380	529250	2045630	590	52,697	126,472	63
2425767	242401-2-014-2009	7959940	942370	8902310	670	53,261	127,827	64
2435261	3718-003-001-0109	681030	775400	1456430	690	67,987	163,168	82
2432318	8149-000-000-0005	0	0	0	670	70,420	169,008	85
1426972	3718-008-001-0108	3508990	877430	4386420	560	84,844	203,625	102
1161181	242401-2-007-2008	250560	0	250560	744	85,477	205,145	103
2374817	242401-2-012-2001	1712720	795320	2508040	440	163,279	391,869	196

TABLE 3 - *(Table 3.a Attached Hereto has full list of included parcels.)*
Comparison of Outcomes for 2006 ULCA Update

Summary of Residential Land Capacity in Downtown Regional Center Per Appropriate Parcel by Parcel Approach

Subtotal Developable Residential SF	**7,529,986**		1
Developable Residential Units Total		**3,765**	2
Market Factor	**50%**		3
Developable Units After Factor		**1,882**	4
Projected Population		**4,141**	5

Notes

1 60% of site area footprint x 4 stories of residential on average.

2 GSF converted to units @ 2,000 SF, which includes allowance for ciruclation and common space.

3 Market factor as consistent with Comp. Plan applied.

4 Residential land capacity in Center.

5 Converted to population at 2.2 persons per unit to account for smaller family sizes in downtown. Note that downtown residential capacity is greater than that projected in Comp. Plan.

Table 4.a
Full Table of Parcels included in Commercial Land Capacity Analysis per Appropriate Parcel by Parcel Approach

RP_ACCT_ID	ACCT_NO	BLDG_VALUE	LAND_VALUE	ASSD_VALUE	PROP_CLASS	SHAPE_AREA
1427202	3718-012-011-0009	127770	89270	217040	460	5938.04
1426998	3718-008-015-0003	36330	105220	141550	460	6420.04
2435279	3718-003-009-0200	0	285770	285770	460	24823.32
1427012	3718-008-018-0000	201080	145300	346380	460	9942.5
2435287	3718-003-011-0206	1404590	520590	1925180	460	7442.76
1426840	3718-007-012-0008	0	89270	89270	460	6182.04
1426816	3718-007-007-0005	202040	65330	267370	131	7110.64
1427301	3718-014-020-0004	37700	98190	135890	460	6248.06
1427285	3718-014-016-0000	50650	98190	148840	460	6126.83
1427293	3718-014-018-0008	47410	98190	145600	460	6248.04
1427244	3718-014-007-0001	90550	98190	188740	460	6248.42
1427236	3718-014-005-0003	99600	36300	135900	131	6248.38
2435295	132401-3-207-2007	0	290	290	910	10294.06
1428218	3718-019-007-0000	52700	106970	159670	111	8935.06
1428200	3718-019-005-0002	0	95640	95640	460	6470.9
1428192	3718-019-001-0006	13680	168490	182170	111	12241.05
1917335	3718-022-019-0000	34930	82890	117820	460	5986.96
1426899	3718-007-019-0001	138080	133710	271790	460	8999.88
2435287	3718-003-011-0206	1404590	520590	1925180	460	43983.72
1139401	132401-3-033-2007	0	4840	4840	910	5578.34
1427368	3718-014-033-0009	121820	98190	220010	460	6239.39
1427418	3718-014-040-0000	0	145300	145300	460	9983.54
1427228	3718-014-001-0007	0	315530	315530	460	25925.81
1428283	3718-019-021-0002	0	211880	211880	460	15840.74
1428325	3718-019-029-0004	36160	71410	107570	460	6172.92
1428333	3718-019-031-0000	36160	71410	107570	460	6173.42
1428341	3718-019-033-0008	750	71410	72160	121	6173.88
1428358	3718-019-035-0006	0	89270	89270	460	6174.4
1426493	3718-004-005-0004	0	145190	145190	134	6601.17
1428119	3718-018-015-0002	107290	251320	358610	460	18542.61
1428101	3718-018-012-0005	71220	133710	204930	460	9277.18
1428093	3718-018-009-0000	0	140270	140270	910	8868.55
1977743	3718-023-017-0109	0	174280	174280	460	12401.48
1426501	3718-004-007-0002	0	111480	111480	910	9346.78
1426501	3718-004-007-0002	0	111480	111480	910	7139.06
1426717	3718-006-018-0004	1951720	227540	2179260	460	22495.34
1426725	3718-006-026-0004	0	95640	95640	460	6142.83
1426741	3718-006-029-0001	544460	157290	701750	134	12367.36
1426519	3718-004-008-0001	0	76510	76510	910	5129.98
1426774	3718-006-037-0001	64520	63760	128280	137	21643.93
1427541	3718-015-028-0003	0	133710	133710	460	9327.87
1427558	3718-015-031-0008	43930	89270	133200	460	6218.7
1428135	3718-018-023-0002	0	283780	283780	460	21638.81
1428168	3718-018-030-0003	0	89270	89270	460	6186.47
1140748	132401-3-183-2005	0	9680	9680	910	13760.6
1426550	3718-005-020-0002	191930	58080	250010	131	5999.97
1426543	3718-005-012-0002	143360	302340	445700	460	23524.33
1427665	3718-016-006-0007	0	89270	89270	460	6207.1
1427640	3718-016-001-0002	0	133710	133710	460	9310.76
1427954	3718-017-019-0000	0	89270	89270	460	6176.03
1427913	3718-017-013-0006	0	251320	251320	460	18519.79
1427905	3718-017-011-0008	0	89270	89270	460	6170.51
1427889	3718-017-006-0005	0	89270	89270	460	6167.05
1426568	3718-005-022-0000	0	145300	145300	460	10000.03
1429117	3718-024-019-0006	0	98190	98190	460	6179.04
1427806	3718-016-036-0001	0	89270	89270	460	6198.23
1427855	3718-016-047-0008	64420	89270	153690	460	6198.54
1427996	3718-017-026-0001	171500	36300	207800	131	6171.93
2032134	3718-017-028-0108	0	89270	89270	460	6170.61
1915511	132401-3-196-2000	104160	160230	264390	132	32487.67
1915511	132401-3-196-2000	104160	160230	264390	132	32668.58
1139153	132401-3-007-2009	0	76340	76340	111	7468.89
1139179	132401-3-009-2007	122510	34510	157020	111	7873.69
1139393	132401-3-032-2008	0	143220	143220	460	19828.24
1139146	132401-3-006-2000	261520	76340	337860	131	6280.96
1140755	132401-3-187-2001	0	156900	156900	460	10814.99
1139187	132401-3-010-2004	177970	28250	206220	111	5005.89
1432210	3724-000-002-0007	397770	87110	484880	132	9704.44
2369429	3743-006-002-0209	86190	28370	114560	111	5999.68
1139369	132401-3-029-2003	167080	25810	192890	111	6933.99
2343994	3779-001-026-0100	0	76510	76510	460	5161.08

1139138	132401-3-005-2001	124710	61850	186560	121	7985.23
1139286	132401-3-020-2002	16630	27300	43930	111	5170.1
2340115	3712-001-013-0105	114190	31390	145580	111	5060.34
1139120	132401-3-004-2002	117370	145310	262680	131	7923.67
1910827	132401-3-013-2001	221100	29360	250460	122	5080.79
1140680	132401-3-176-2004	0	114600	114600	460	13783.24
1423441	3712-003-004-0003	148240	61850	210090	111	7569.14
1913375	3712-002-005-0004	171860	29820	201680	111	5349.13
2402923	3712-002-003-0204	244130	30510	274640	161	7686.54
1423201	3712-001-010-0009	0	22890	22890	460	8819.17
1452879	3779-001-007-0004	0	61210	61210	910	5161.49
1452887	3779-001-008-0003	0	61210	61210	910	5161.62
1452895	3779-001-009-0002	0	61210	61210	460	5161.42
1452903	3779-001-010-0009	101070	27300	128370	111	5161.2
1452911	3779-001-011-0008	196590	27300	223890	111	5160.91
1452929	3779-001-012-0007	79550	27300	106850	111	5160.78
1452937	3779-001-013-0006	116650	27300	143950	111	5160.58
1452945	3779-001-014-0005	75250	134800	210050	460	11610.22
1423433	3712-003-003-0004	137630	61850	199480	111	6982.41
1423383	3712-002-006-0003	148890	29820	178710	111	5317.84
1441245	3743-001-013-0009	10890	84750	95640	111	6450
1423425	3712-003-002-0005	147500	61850	209350	111	6472.71
1423391	3712-002-007-0002	57370	34120	91490	111	5046.02
1423342	3712-002-002-0007	172470	27830	200300	111	5696.05
1140599	132401-3-165-2007	129780	27830	157610	111	5421.14
1139625	132401-3-059-2006	196730	28370	225100	121	5780.46
1140524	132401-3-157-2007	95660	29440	125100	111	6450
1423409	3712-002-008-0001	0	29820	29820	910	5030.41
1423334	3712-002-001-0008	82990	27830	110820	111	5680.5
1140425	132401-3-147-2000	59960	37110	97070	460	17511.91
1140664	132401-3-172-2008	184480	50820	235300	131	6596.82
1423417	3712-003-001-0006	158140	43560	201700	131	8108.67
1441260	3743-001-018-0004	109400	27830	137230	111	5533.15
1423276	3712-001-018-0001	157990	36330	194320	111	8817.82
1423177	3712-001-006-0005	251240	31590	282830	123	8817.89
1464296	3800-002-002-0000	0	31390	31390	910	5321.04
1447440	3768-000-035-0005	0	68860	68860	460	7738.89
2171395	132401-3-203-2001	370060	101630	471690	132	9276.72
1447432	3768-000-031-0009	0	114600	114600	460	13545.61
1447424	3768-000-030-0000	0	49740	49740	910	5806.2
1447416	3768-000-027-0005	0	101100	101100	910	11614.44
1447408	3768-000-021-0001	972870	278280	1251150	136	24139.57
1440684	3738-001-001-0000	0	82890	82890	460	5793.76
1140656	132401-3- 17 1-2009	85660	31590	117250	111	8465.45
1464270	3800-001-001-0003	196860	101210	298070	111	8901.08
1464270	3800-001-001-0003	196860	101210	298070	111	10177.53
1464312	3800-002-004-0008	197820	33850	231670	123	7081.84
2200426	3738-001-008-0201	84180	28370	112550	111	6090.37
2432466	132401-3-206-2008	0	32010	32010	910	5549.48
1140649	132401-3-170-2000	112220	26220	138440	111	5524.84
1423508	3713-002-002-0006	91090	151100	242190	131	6341.79
1423466	3713-001-002-0008	148230	38800	187030	121	10617.33
2432458	132401-3-205-2009	0	35470	35470	910	6283.47
1423490	3713-002-001-0007	186850	61850	248700	123	6767.03
1423458	3713-001-001-0009	126680	28370	155050	111	5918.08
1440718	3738-001-005-0006	8430	23930	32360	460	5258.39
1440809	3738-002-007-0002	92210	33740	73160	111	10483.55
1447267	3768-000-001-0005	0	57390	57390	910	6511.85
1447291	3768-000-005-0001	142750	36300	179050	131	5803.97
1447309	3768-000-006-0000	130680	27830	158510	111	5804.6
1447341	3768-000-011-0003	88730	27830	116560	910	5806.53
1447358	3768-000-012-0002	103240	27830	131070	910	5807.06
1447366	3768-000-014-0000	0	30510	30510	910	7743.71
1447374	3768-000-016-0008	0	27830	27830	910	5808.61
1447382	3768-000-017-0007	0	49740	49740	460	5809.06
1447390	3768-000-019-0005	0	76510	76510	460	8649.96
1140136	132401-3-117-2006	183370	29970	213340	111	7292.33
1440452	3737-002-006-0004	69870	33250	103120	123	6959.92
1440387	3737-001-008-0004	246910	50820	297730	131	6580.68
1422393	3705-003-007-0009	132490	28910	161400	111	6414.76
2363695	3769-001-005-0107	116230	31590	147820	111	8563.99
1453083	3780-001-002-0006	97190	29440	126630	111	5190.5
1453075	3780-001-001-0007	119100	36300	155400	131	8045.24
1440502	3737-003-006-0002	138630	35090	173720	111	7930.13
1440379	3737-001-006-0006	79390	74210	153600	111	6171.03

1140169	132401-3-120-2001	88270	27830	116100	111	5702.08
1440577	3737-004-007-0009	144280	27300	171580	111	5150.57
1440361	3737-001-004-0008	29190	68030	97220	111	5303.46
1453091	3780-002-001-0005	106600	30510	137110	111	6874.4
1440486	3737-003-004-0004	100590	31390	131980	111	5203.15
1440478	3737-003-002-0006	138110	32010	170120	111	5471.31
1139518	132401-3-047-2001	0	26270	26270	460	7908.09
1447507	3769-001-003-0000	121030	58080	179110	131	8895.86
1453109	3780-002-003-0003	142550	29440	171990	111	6874.41
1440585	3737-004-008-0008	174640	43560	218200	131	7321.56
1440460	3737-003-001-0007	65030	32010	97040	121	5465.45
1440593	3737-004-011-0003	38400	27300	65700	111	5099.56
1139724	132401-3-074-2007	180200	36330	216530	111	8666.44
1139989	132401-3-102-2003	151100	28910	180010	111	6071.63
1471010	3813-001-002-0007	145080	56620	201700	131	6089.71
1432293	3725-001-009-0007	103020	36300	139320	131	5123.84
1471036	3813-002-001-0105	195970	89910	285880	121	6374.88
1471002	3813-001-001-0008	98420	27830	126250	111	5483.33
1432269	3725-001-005-0001	126620	36300	162920	131	6148.22
1457704	3789-000-001-0000	150920	32010	182930	121	8440.87
1461391	3796-000-003-0009	0	114770	114770	460	8062.45
1139104	132401-3-002-2004	70250	73060	143310	122	5501.14
1139765	132401-3-078-2003	231990	34470	266460	131	7455.06
2300499	3725-001-003-0102	27950	28370	56320	111	6260.28
1139252	132401-3-017-2007	196250	63880	260130	131	6530.51
1140078	132401-3-111-2002	0	76510	76510	460	5296.46
1139096	132401-3-001-2005	6300	67430	73730	111	5616.74
2300481	3725-001-001-0104	73530	28370	101900	111	6276.01
1432624	3728-000-007-0107	63550	32630	96180	111	6310.58
1139955	132401-3-098-2009	54000	34280	88280	111	10841.71
1471127	3815-000-001-0008	72510	29440	101950	119	7074.39
1138908	132401-2-045-2005	159250	68030	227280	122	5467.04
1138916	132401-2-048-2002	146860	31390	178250	122	5097.99
1910801	132401-2-061-2004	68020	29440	97460	111	6871.15
1464874	3803-000-007-0006	57640	27300	84940	111	5430.63
1138965	132401-2-055-2002	113390	27300	140690	111	5250.28
1138973	132401-2-056-2001	208010	27830	235840	123	5650.24
1139021	132401-2-065-2000	157780	29440	187220	123	6664.82
1138866	132401-2-041-2009	115500	74210	189710	121	6274.37
1138833	132401-2-038-2004	198810	26760	225570	123	5168.54
1138825	132401-2-037-2005	182060	83140	265200	122	9287.7
1423524	3714-000-003-0008	192140	28370	220510	123	6117.94
1464908	3804-001-001-0108	236890	29440	266330	111	6990.01
1139013	132401-2-064-2001	464410	133090	597500	134	12737.52
1423516	3714-000-001-0109	111300	28370	139670	111	5980.48
1138809	132401-2-035-2007	81400	129320	210720	111	12622.49
1464882	3803-000-009-0004	114500	27830	142330	123	5795.39

1443183	3747-001-001-0009	110110	27300	81640	111	5178.6
1443258	3747-002-001-0007	129070	31590	160660	111	8856.8
1422773	3709-002-001-0003	0	29440	29440	910	7026.89
1423003	3709-005-010-0005	26430	33250	59680	111	6512.21
1422732	3709-001-001-0005	137350	137360	274710	111	13304.47
1422740	3709-001-002-0004	8610	79400	88010	111	5754.96
1454891	3784-002-002-0000	89660	35090	124750	111	7729.59

TABLE 4 - *(Table 4.a Attached Hereto has full list of included parcels.)*
Comparison of Outcomes for 2006 ULCA Update
Summary of Commercial Land Capacity In Downtown Regional Center
Per Appropriate Parcel by Parcel Approach

Subtotal Commercial Site Area	**1,672,59**	1
Total Developable Commercial GSF	**1,254,448**	2
Market Factor	**50%**	3
Commercial Capacity After Factor	**627,224**	

Notes

1 Total parcel area for commercial infill development on first level.
2 75% of parcel area available for commercial buildout at ground level.
3 Market factor as consistent with Comp. Plan.

POULSBO BUILDABLE LANDS ANALYSIS

Relevant Background Information

The *Poulsbo Urban Growth Area Sub-Area Plan* was completed and adopted by Kitsap County and Poulsbo in 2003. Prior to 2003 a Joint Urban Planning Area (JUPA) was assigned through the Kitsap County Comprehensive Planning process. It should be noted that the JUPA, used in the *Buildable Lands Analysis 1995-1999 for Kitsap County*, is quite different from the adopted Poulsbo Urban Growth Area (UGA) in both area and density allowed.

Between the adoption of the Poulsbo UGA and the end of 2005 annexation has added over 400 acres to the city. During the January 2000 through December 2005 review period 464 single family units (includes accessory dwelling units), 16 multi-family units, and one 105 unit senior living facility were permitted.

A 2003 revision to Poulsbos Zoning Ordinance allows for commercial with residential above. Projects with this mix have been approved, however, none constructed within the study period.

Methodology

This analysis melds methodologies of the *Poulsbo Urban Growth Area Sub-Area Plan* and the *Kitsap County 2005 Updated Land Capacity Analysis (ULCA)* completed in October 2005. ULCA methodology steps are identified with changes applicable for Poulsbo.

In adopting the Poulsbo UGA, the city and county agreed to utilize Poulsbo zoning densities in the UGA. Residential zones and their minimum densities utilized in Poulsbo and its UGA are Residential Low (RL) at 4 units per acre, Residential Medium (RM) at 5 units per acre, and Residential High (RH) at 10 units per acre.

Vacant Lands

Step 1: Vacant lands identification. No variation from ULCA methodology.

Step 2: Critical Area Ordinance reduction. In adopting the Poulsbo UGA, the city and county agreed to utilize Poulsbo ordinances, with the exception of Critical Areas Ordinance, in the UGA. Within city limits a 22 percent reduction for critical areas was determined appropriate during the UGA process; within the UGA, county reductions for critical areas apply.

Step 3: Sewer service constraint. This reduction is not applicable for Poulsbo. This constraint was determined during development of the ULCA methodology based on development patterns which do not generally occur in the vicinity of Poulsbo and its UGA. None of the UGA, or vacant lands within Poulsbo, are far from utilities, and most parcels of land are of sufficient size to accommodate the costs of development including necessary utility extensions. Using 15 percent as a reduction factor for unavailable lands in step 7 is the correct methodology for Poulsbo.

Step 4: Water service constraint. This reduction is not applicable for Poulsbo. This constraint was determined during development of the ULCA methodology based on development patterns which do not generally occur in the vicinity of Poulsbo and its UGA. None of the UGA, or vacant lands within Poulsbo, are far from utilities, and most parcels of land are of sufficient size to accommodate the costs of development including necessary utility extensions. Using 15

percent as a reduction factor for unavailable lands in step 7 is the correct methodology for Poulsbo.

Step 5: Right-of-ways and Roads reduction. No variation from ULCA methodology. A reduction of 20 percent is appropriate for Poulsbo based on calculations for approved projects.

Step 6: Public and quasi-public facilities. No variation from ULCA methodology. A reduction of 15 percent is appropriate for Poulsbo based on calculations for approved projects.

Step 7: Unavailable properties during the planning horizon. A 15 percent reduction utilized for UGA planning is appropriate for Poulsbo. Reduction of this constraint based on water and sewer service extension needs, identified in steps 3 and 4, is not applicable for Poulsbo.

Step 8: Resultant net acres of vacant residential zoned properties. No variation from ULCA methodology.

Step 9: Calculate housing unit and population capacity by residential zone. An appropriate household size for Poulsbo is 2.45 people per household. The Poulsbo Comprehensive Plan is currently being updated; staff anticipates the average household size will increase from 2.24 to between 2.4 and 2.5.

Underutilized Lands

Step 1: Identify developed but underutilized residential properties. No variation from ULCA methodology; however, for Poulsbo, any calculations based on the footnote should be based on the minimum lot size of 7,500 square feet, and its associated density, in the RL zone, and 6,000 square feet, and its associated density, in the RL and RH zones.

Step 2: Identify underutilized residential properties more likely to redevelop. No variation from ULCA methodology.

Step 3: Critical Area Ordinance reduction. In adopting the Poulsbo UGA, the city and county agreed to utilize Poulsbo ordinances, with the exception of Critical Areas Ordinance, in the UGA. Within city limits a 22 percent reduction for critical areas was determined appropriate during the UGA process; within the UGA, county reductions for critical areas apply.

Step 4: Sewer service constraint. This reduction is not applicable for Poulsbo. This constraint was determined during development of the ULCA methodology based on development patterns which do not generally occur in the vicinity of Poulsbo and its UGA. None of the UGA, or vacant lands within Poulsbo, are far from utilities, and most parcels of land are of sufficient size to accommodate the costs of development including necessary utility extensions. Using 15 percent as a reduction factor for unavailable lands in step 7 is the correct methodology for Poulsbo.

Step 5: Water service constraint. This reduction is not applicable for Poulsbo. This constraint was determined during development of the ULCA methodology based on development patterns which do not generally occur in the vicinity of Poulsbo and its UGA. None of the UGA, or vacant lands within Poulsbo, are far from utilities, and most parcels of land are of sufficient size to accommodate the costs of development including necessary utility extensions. Using 15 percent as a reduction factor for unavailable lands in step 7 is the correct methodology for Poulsbo.

Step 6: Right-of-ways and Roads reduction. No variation from ULCA methodology. A reduction of 20 percent is appropriate for Poulsbo based on calculations for approved projects.

Step 7: Public and quasi-public facilities. No variation from ULCA methodology. A reduction of 15 percent is appropriate for Poulsbo based on calculations for approved projects.

Step 8: Unavailable properties during the planning horizon. A 15 percent reduction utilized for UGA planning is appropriate for Poulsbo. Reduction of this constraint based on water and sewer service extension needs, identified in steps 3 and 4, is not applicable for Poulsbo.

Step 9: Resultant net acres of vacant residential zoned properties. No variation from ULCA methodology.

Step 10: Calculate housing unit and population capacity by residential zone. An appropriate household size for Poulsbo is 2.45 people per household. The Poulsbo Comprehensive Plan is currently being updated; staff anticipates the average household size will increase from 2.24 to between 2.4 and 2.5.

Appendix B

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
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

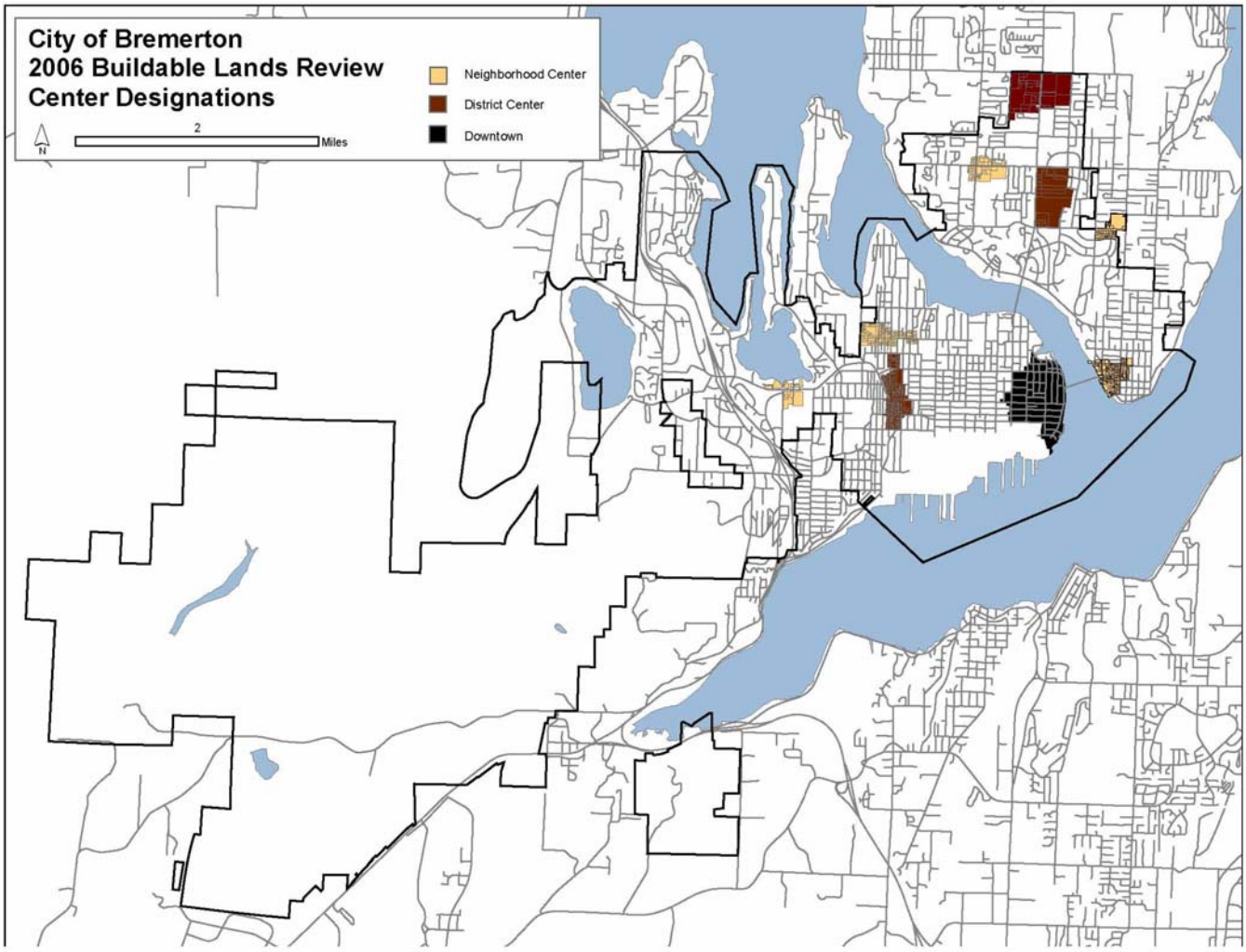
Sylvan - Pine Neighborhood Center	
Base Net Land Area (Acres)	26.36
Non - Buildable Factor	3.95
Remainder Net Land Area	22.41
Housing Buildout @ 20 / Acre	448
Population Capacity	986
Buildable Commercial Footprint	6.72
Buildable Commercial GSF	67,218
Housing Buildout After Market Factor	45
Population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

Perry Ave. Neighborhood Center	
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

Oyster Bay Neighborhood Center	
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

Manette Neighborhood Center	
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

Haddon Park Neighborhood Center	
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
N
2
Miles
Neighborhood Center
District Center
Downtown

City of Bremerton
2006 Buildable Lands Review
January 9, 2006

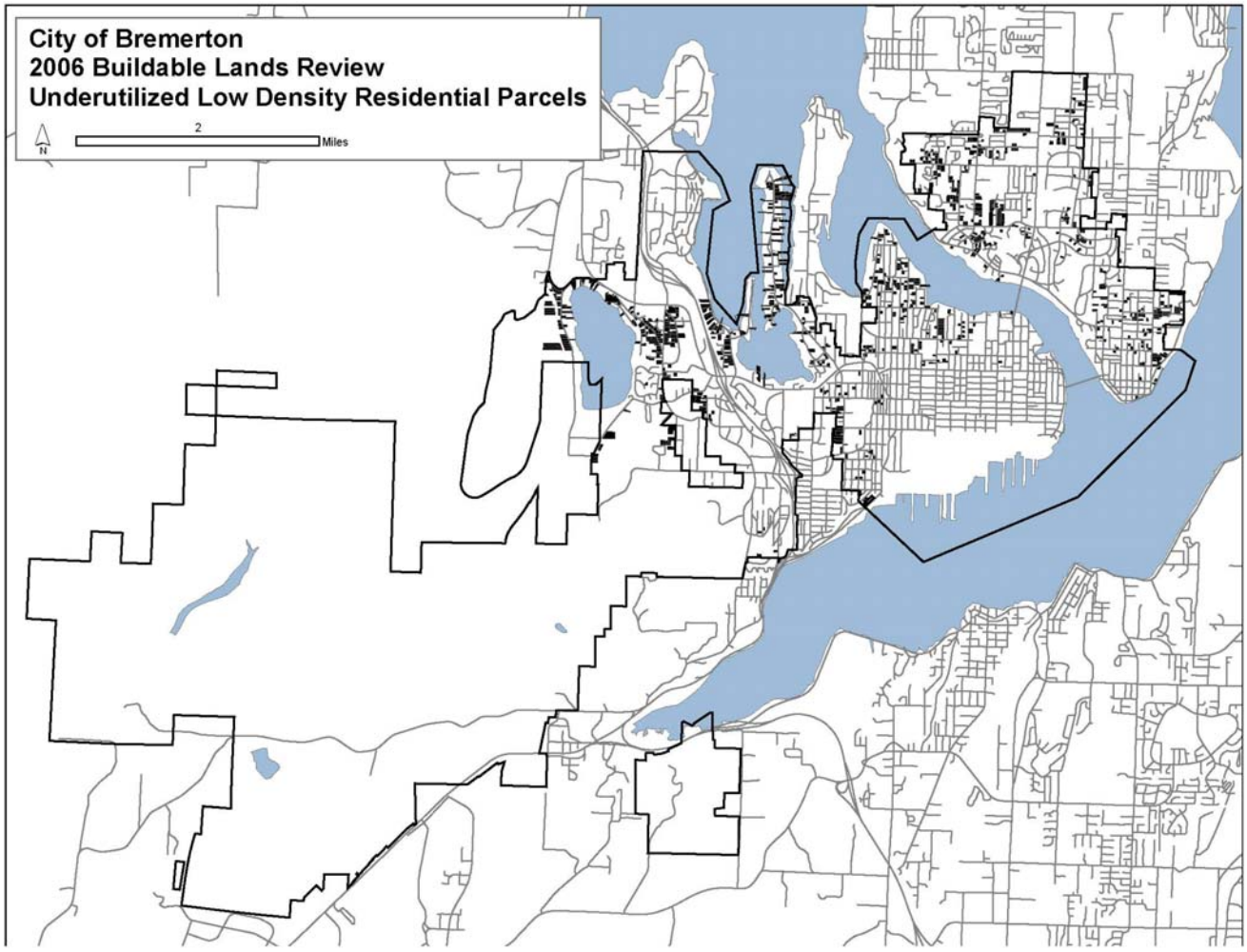
Methods Documented in City of Bremerton
ULCA Methodology Memo
(Minor modifications from Kitsap County methodology)
See Excel Tables as Submitted 1/9/06 for full data tables.

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

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

Vacant Commercial and Industrial	
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


City of Bremerton
2006 Buildable Lands Review
Underutilized Low Density Residential Parcels
N
2
Miles

Incorporated City of Port Orchard
FINAL

Kitsap County
Updated Land Capacity Analysis 2005

		VACANT LAND							UNDERUTILIZED LAND							TOTAL ACREAGE BY ROW
		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	
	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
Redevelopement	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**
		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		
	Population Capacity	**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

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Critical Area Ordinance 351-2005
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Prepared by Kitsap County
Community Development
GIS Division
Created November 6, 2006

City of Port Orchard UGA (Incorporated)
Commerical/Industrial

Kitsap County
Updated Land Capacity Analysis 2005

		COMMERCIAL/INDUSTRIAL VACANT LAND				COMMERCIAL/INDUSTRIAL UNDERUTILIZED LAND				
		Community Facilities	Commercial Retail and Office	Industrial Office	SUBTOTAL	Community Facilities	Commercial Retail and Office	Industrial Office	SUBTOTAL	TOTAL ACREAGE BY ROW
	Total Gross Acres	13.38	69.19	36.20	**118.77**	249.30	200.34	64.79	**514.43**	**633.20**
Redevelopement	**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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Community Development
GIS Division
Created August 11, 2005

G:DCD\DATA\ULCA\Final Dat a Worksheets

RESIDENTIAL

Land Capacity Analysis
Incorporated City of Poulsbo

		VACANT LAND					UNDERUTILIZED LAND					
		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	TOTAL ACREAGE BY ROW
	Acres	226.10	122.19	63.00	10.19	421.48	1003.81	36.51	161.55	21.12	1222.99	1644.47
Redevelopement	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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COMMERCIAL

Land Capacity Analysis

Incorporated City of Poulsbo

		COMMERCIAL/INDUSTRIAL VACANT LAND				COMMERCIAL/INDUSTRIAL UNDERUTILIZED LAND				
		Business Park	Commercial	Light Industrial	SUBTOTAL	Business Park	Commercial	Light Industrial	SUBTOTAL	TOTAL ACREAGE BY ROW
	Total Gross Acres	34.27	147.87	29.68	**211.82**	0.00	268.20	67.75	**335.95**	**547.77**
Redevelopement	**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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Kitsap County
Updated Land Capacity Analysis
Board of County Commissioner Approved
November 6, 2006

Final

		VACANT LAND						UNDERUTILIZED LAND						
		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	TOTAL ACREAGE BY ROW
	Acres	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**
Redevelopement	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**
						1.27						1.53		
	Dwelling Unit Capacity	**215**	**133**	**7**	**3**	**23**	**383**	**151**	**64**	**17**	**0**	**30**	**262**	**644**
		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	**539**	**333**	**13**	**9**	**41**	**935**	**377**	**160**	**31**	**0**	**53**	**622**	**1557**

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

Bremerton West UGA (Unincorporated)

Kitsap County
Updated Land Capacity Analysis
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November 6, 2006

Final

		VACANT LAND						UNDERUTILIZED LAND						
		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	TOTAL ACREAGE BY ROW
	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
Redevelopement	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**
						0.04						0.34		
	Dwelling Unit Capacity	**199**	**178**	**0**	**0**	**1**	**377**	**74**	**119**	**0**	**0**	**5**	**198**	**576**
		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	**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**
Redevelopement	**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

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Central Kitsap UGA (Unincorporated)

Kitsap County
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Final

		VACANT LAND						UNDERUTILIZED LAND						
		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	TOTAL ACREAGE BY ROW
	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**
Redevelopement	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	Vacant (Actual Acres)	234.55	2.00	19.96	303.64	28.65	**588.79**							
Includes Buffers	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**
						9.25						8.19		
	Dwelling Unit Capacity	**606**	**13**	**245**	**196**	**167**	**1227**	**523**	**335**	**294**	**59**	**157**	**1368**	**2594**
		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	**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

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		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	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**
Redevelopement	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**

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		VACANT LAND						UNDERUTILIZED LAND						
		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	TOTAL ACREAGE BY ROW
	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
Redevelopement	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**

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		COMMERCIAL/INDUSTRIAL VACANT LAND									COMMERCIAL/INDUSTRIAL UNDERUTILIZED LAND									
		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 ACREAGE BY ROW
	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**
Redevelopement	**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	**Vacant (Actual Acres)**	0.00	4.91	0.00	4.50	0.00	0.00	0.00	15.92	**25.33**										
Includes Buffers	**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**

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KINGSTON UGA (Unincorporated)

Kitsap County
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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 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	TOTAL ACREAGE BY ROW
	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**
Redevelopement	**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**
							1.52							1.00		
	Dwelling Unit Capacity	**99**	**148**	**0**	**614**	**69**	**14**	**942**	**71**	**87**	**0**	**0**	**3**	**4**	**165**	**1107**
		2.5 pph	2.5 pph	1.8 pph	2.5 pph	2.5 pph	1.8 pph		2.5 pph	2.5 pph	1.8 pph	2.5 pph	2.5 pph	1.8 pph		
	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)

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		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**
Redevelopement	**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)

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		VACANT LAND						UNDERUTILIZED LAND						
		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	TOTAL ACREAGE BY ROW
	Acres	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**
Redevelopement	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**
						17.33						11.15		
	Dwelling Unit Capacity	**1472**	**31**	**29**	**39**	**312**	**1883**	**1319**	**29**	**5**	**0**	**201**	**1554**	**3437**
		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	**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

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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	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**
Redevelopement	**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

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adopted December 1, 2005

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

Incorporated City of Port Orchard
FINAL

Kitsap County
Updated Land Capacity Analysis 2005

		VACANT LAND							UNDERUTILIZED LAND							
		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	TOTAL 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
Redevelopement	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**
		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		
	Population Capacity	**671**	**1414**	**37**	**676**	**52**	**9**	**2858**	**339**	**287**	**0**	**14**	**0**	**0**	**640**	**3498**

Updated Land Capacity Analysis (ULCA) 2005
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Community Development
GIS Division
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City of Port Orchard UGA (Incorporated)
Commerical/Industrial

Kitsap County
Updated Land Capacity Analysis 2005

		COMMERCIAL/INDUSTRIAL VACANT LAND				COMMERCIAL/INDUSTRIAL UNDERUTILIZED LAND				
		Community Facilities	Commercial Retail and Office	Industrial Office	SUBTOTAL	Community Facilities	Commercial Retail and Office	Industrial Office	SUBTOTAL	TOTAL ACREAGE BY ROW
	Total Gross Acres	13.38	69.19	36.20	**118.77**	249.30	200.34	64.79	**514.43**	**633.20**
Redevelopement	**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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G:DCD\DATA\ULCA\Final Dat a Worksheets

Poulsbo (Unincorporated)
Transition Area

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

Final

		VACANT LAND					UNDERUTILIZED LAND					
		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	TOTAL ACREAGE BY ROW
	Acres	174.62	0.00	0.00	0.00	**174.62**	553.33	0.00	0.00	0.00	**553.33**	**727.95**
Redevelopement	**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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GIS Division
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Poulsbo (Unincorporated)
Transition Area

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

Final

		Commercial/Industrial Vacant Land		Commercial/Industrial Underutilized Land		
		Light Industrial	SUBTOTAL	Light Industrial	SUBTOTAL	TOTAL ACREAGE BY ROW
	Total Gross Acres	10.35	10.35	12.83	12.83	23.18
Redevelopement	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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GIS Division
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RESIDENTIAL

Land Capacity Analysis

Incorporated City of Poulsbo

		VACANT LAND					UNDERUTILIZED LAND					
		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	TOTAL ACREAGE BY ROW
	Acres	226.10	122.19	63.00	10.19	**421.48**	1003.81	36.51	161.55	21.12	**1222.99**	**1644.47**
Redevelopement	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**

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

Methodology provided by the City of Poulsbo

Prepared by Kitsap County
Community Development
GIS Division
Created April, 2007

Created for Kitsap County Buildable Land Report

COMMERCIAL

Land Capacity Analysis

Incorporated City of Poulsbo

		COMMERCIAL/INDUSTRIAL VACANT LAND				COMMERCIAL/INDUSTRIAL UNDERUTILIZED LAND				
		Business Park	Commercial	Light Industrial	SUBTOTAL	Business Park	Commercial	Light Industrial	SUBTOTAL	TOTAL ACREAGE BY ROW
	Total Gross Acres	34.27	147.87	29.68	**211.82**	0.00	268.20	67.75	**335.95**	**547.77**
Redevelopement	**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**

Updated Land Capacity Analysis (ULCA) 2005
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Community Development
GIS Division
Created April, 2007

Created for Kitsap County Buildable Land Report

COMMERICIAL/INDUSTRIAL LANDS

Kitsap County
Updated Land Capacity Analysis 2005
Revised per New CAO Ordinance 315-2005

South Kitsap Industrial Park (SKIA)

COMMERCIAL/INDUSTRIAL UNDERUTILIZED LANDS

Final Worksheet for Updated Land Capacity Analysis

Revised January 11, 2006 - Incorporating CAO Analysis adopted December 1, 2005

Non-Residential Developed Parcels	Airport	Business Center	Industrial			
	Acres	Acres	Acres	TOTAL		
Total Non-Residential Zoned Parcels	253.98	1293.60	1751.97	3299.55	3299.55	
Unavailable for Non-Residential Development (-)	253.98	40.63	875.54	1170.15	2129.40	
Exempt Parcels (-)	0.00	79.12	515.12	594.24	1535.16	
Total Acres	**0.00**	**1173.85**	**361.31**	**1535.16**	1535.16	
Developed Parcels likely to Redevelop	**Airport**	**Business Center**	**Industrial**			
	Acres	Acres	Acres	TOTAL		
	0.00	1173.85	361.31	1535.16	1535.16	
Improvement Value >= Land Value	0.00	26.55	12.84	39.39	1495.77	
Improvement Value >= 1/2 Land Value	0.00	0.00	17.94	17.94	1477.83	
Total Acres	**0.00**	**1147.30**	**330.53**	**1477.83**	1477.83	
Critical Areas	**Airport**	**Business Center**	**Industrial**			
				TOTAL		
Total Redevelopable Acres	0.00	1147.30	330.53	1477.83		
Unencumbered Acres	0.00	977.30	313.48	1190.78	1190.78	
Acres covered by Critical Areas	0.00	139.87	7.04	146.91		
CAO 75% reduction	0.00	34.97	1.76	36.73	1227.51	
Acres covered by Areas of Concern	0.00	130.13	10.01	140.14		
AOC 50% reduction	0.00	65.07	5.01	70.07	1297.58	
Total Acres	**0.00**	**977.33**	**320.25**	**1297.58**	1297.58	
Sewer Availability	**Airport**	**Business Center**	**Industrial**			
				TOTAL		
	0.00	977.33	320.25	1297.58	1297.58	
Not Applicable	0.00	0.00	0.00	0.00	1297.58	
Total Acres	**0.00**	**977.33**	**320.25**	**1297.58**	1297.58	
Water Availability	**Airport**	**Business Center**	**Industrial**			
				TOTAL		
	0.00	977.33	320.25	1297.58	1297.58	
Not Applicable	0.00	0.00	0.00	0.00	1297.58	
Total Acres	**0.00**	**977.33**	**320.25**	**1297.58**	1297.58	
Roads/ROW [Future]	**Airport**	**Business Center**	**Industrial**			
	20%	20%	20%	TOTAL		
	0.00	977.33	320.25	1297.58	1297.58	
20% (-)	0.00	195.47	64.05	259.52	1038.06	
Total Acres	**0.00**	**781.87**	**256.20**	**1038.06**	1038.06	
Public Facilities [Future]	**Airport**	**Business Center**	**Industrial**			
	15%	15%	15%	TOTAL		
	0.00	781.87	256.20	1038.06	1038.06	
15% (-)	0.00	117.28	38.43	155.71	882.35	
Total Acres	**0.00**	**664.59**	**217.77**	**882.35**	882.35	
Unavailable Land	**Airport**	**Business Center**	**Industrial**			
	15%	15%	15%	TOTAL		
	0.00	664.59	217.77	882.35	882.35	
15% (-)	0.00	99.69	32.66	132.35	750.00	
Total Acres	**0.00**	**564.90**	**185.10**	**750.00**	750.00	
Net Acres	**Airport**	**Business Center**	**Industrial**			
				TOTAL		
Net Available Acres	**0.00**	**564.90**	**185.10**	**750.00**		

Updated Land Capacity Analysis (ULCA) 2005
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COMMERICIAL/INDUSTRIAL LANDS

Kitsap County
Updated Land Capacity Analysis 2005
Revised per New CAO Ordinance
315-2005

South Kitsap Industrial Park (SKIA)

COMMERCIAL/INDUSTRIAL VACANT LANDS

Final Worksheet for Updated Land Capacity Analysis

Revised January 11, 2006 - Incorporating CAO Analysis adopted December 1, 2005

Vacant	**Airport**	**Business Center**	**Industrial**			
	Acres	*Acres*	*Acres*	*TOTAL*		
Total Non-Residential Zoned Parcels	0.00	211.55	68.43	279.98	*279.98*	
Exempt Parcels (-)	0.00	3.95	0.00	3.95	*276.03*	
Total Acres	**0.00**	**207.60**	**68.43**	**276.03**	*276.03*	
Critical Areas	**Airport**	**Business Center**	**Industrial**			
				TOTAL		
Total Redevelopable Acres	0.00	207.60	68.43	276.03		
Unencumbered Acres	0.00	135.23	64.86	200.09	*200.09*	
Acres covered by Critical Areas	0.00	52.29	0.00	52.29		
CAO 75% reduction	0.00	13.07	0.00	13.07	*213.16*	
Acres covered by Areas of Concern	0.00	20.07	3.57	23.64		
AOC 50% reduction	0.00	10.04	1.79	11.82	*224.98*	
Total Acres	**0.00**	**158.34**	**66.65**	**224.98**	*224.98*	
Sewer Availability	**Airport**	**Business Center**	**Industrial**			
				TOTAL		
	0.00	158.34	66.65	224.98	*224.98*	
Not Applicable	0.00	0.00	0.00	0.00	*224.98*	
Total Acres	**0.00**	**158.34**	**66.65**	**224.98**	*224.98*	
Water Availability	**Airport**	**Business Center**	**Industrial**			
				TOTAL		
	0.00	158.34	66.65	224.98	*224.98*	
Not Applicable	0.00	0.00	0.00	0.00	*224.98*	
Total Acres	**0.00**	**158.34**	**66.65**	**224.98**	*224.98*	
Roads/ROW [Future]	**Airport**	**Business Center**	**Industrial**			
	-20%	-20%	-20%	*TOTAL*		
	0.00	158.34	66.65	224.98	*224.98*	
20% (-)	0.00	31.67	13.33	45.00	*179.99*	
Total Acres	**0.00**	**126.67**	**53.32**	**179.99**	*179.99*	
Public Facilities [Future]	**Airport**	**Business Center**	**Industrial**			
	-15%	-15%	-15%	*TOTAL*		
	0.00	126.67	53.32	179.99	*179.99*	
15% (-)	0.00	19.00	8.00	27.00	*152.99*	
Total Acres	**0.00**	**107.67**	**45.32**	**152.99**	*152.99*	
Unavailable Land	**Airport**	**Business Center**	**Industrial**			
	-5%	-5%	-5%	*TOTAL*		
	0.00	107.67	45.32	152.99	*152.99*	
5% (-)	0.00	5.38	2.27	7.65	*145.34*	
Total Acres	**0.00**	**102.29**	**43.05**	**145.34**	*145.34*	
Net Acres	**Airport**	**Business Center**	**Industrial**			
				TOTAL		
Net Available Acres	**0.00**	**102.29**	**43.05**	**145.34**		

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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**
Redevelopement	**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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		VACANT LAND						UNDERUTILIZED LAND						
		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	TOTAL ACREAGE BY ROW
	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
Redevelopement	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	Vacant (Actual Acres)	545.02	0.57	18.31	184.89	18.79	767.57							
Includes Buffers	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**
						6.07						5.84		
	Dwelling Unit Capacity	**1408**	**4**	**225**	**119**	**109**	**1865**	**765**	**28**	**100**	**41**	**102**	**1036**	**2901**
		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	**3521**	**9**	**405**	**299**	**197**	**4430**	**1913**	**69**	**181**	**101**	**183**	**2447**	**6877**

*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 (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**
Redevelopement	**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	**Vacant (Actual Acres)**	22.10	2.55	0.00	56.65	0.00	27.99	262.93	**372.20**									
Includes Buffers	**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
Redevelopement	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**
						6.60								
	Dwelling Unit Capacity	**1028**	**447**	**0**	**1484**	**59**	**3019**	**0**	**0**	**0**	**0**	**0**	**0**	**3019**
		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	**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								
		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 ACREAGE BY ROW
	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**
Redevelopement	**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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APPENDIX C

Kitsap County Reasonable Measures Evaluation
(Appendix C from 10-Year CP Update FEIS)

Appendix C

Reasonable Measures

Appendix C: Reasonable Measures Review

Overview

GMA requires certain counties including Kitsap to review and evaluate whether actual development within the urban growth areas is at urban densities and is consistent with the jurisdictions' population growth targets and comprehensive plans. Kitsap County adopted its first Buildable Lands Report (BLR) in August 2002. The County's next statutorily required BLR update is due in 2007.

The 2002 BLR indicated that in some cases, urban densities were not being achieved within certain urban growth areas (UGAs). However, the report noted that the analysis period of 1995-1999 would have only addressed one year of growth under the approved 1998 Plan. The Central Puget Sound Growth Management Hearings Board (case No. 04-3-0009c) did identify an inconsistency between "planned" and "actual" development patterns in that more growth was occurring in rural areas than was targeted in the Countywide Planning Policies (CPP).

In 2004, the County amended the 2002 BLR Report to identify a set of "reasonable measures" meant to help increase consistency between actual development and that envisioned in the County's Plan. The County recognized eighteen (18) reasonable measures already in existing in Kitsap County Code and existing sub-area planning documents, in Resolution No. 158-2004. In 2005, the Kitsap Regional Coordinating Council (KRCC) identified a "menu" of forty-six (46) "Reasonable Measures" to encourage urban growth and increase residential development capacity in existing UGAs (i.e., to promote "infill" development) for jurisdictions to consider during their comprehensive plan updates, in compliance with RCW 26.70A.215. A measure the County put in place after the recent adoption of the 18 reasonable measures includes allowing plats of up to nine lots through an administrative short plat process.

Preliminary growth monitoring indicates that between 2000 and 2005 Urban Low Residential plats in total achieved an average of 5.6 units/net acre which is within the Urban Low Residential density range, although this average was not uniformly achieved in all UGAs. Adjusting zoning allowances as well as improving the availability of urban public services could help the achievement of density goals throughout urban areas.

The County has committed to not only adopting, but also implementing adequate reasonable measures. The County includes several *new* reasonable measures as part of the Comprehensive Plan 10-Year Update to increase urban growth, increase efficiency in the delivery of public services in urban areas, and to address the imbalance in urban and rural growth. These reasonable measures include but are not limited to:

- Permit Plats of up to Nine Lots Through An Administrative Short Plat Process (adopted after 18 measures were established in Resolution 158-2004)
- Increase Residential Densities within Existing UGA Boundaries (part of 10-Year Update)

- Allow for and Monitor Alternative Sanitary Sewer Systems in Unincorporated UGAs (part of 10-Year Update)
- Remove Pre-planning Allowances in UGAs (part of 10-Year Update)
- Provide for Regional Stormwater Facilities in Unincorporated UGAs (part of 10-Year Update)
- Strengthen and Amend Policies to Promote Low Impact Development (part of 10-Year Update)
- Consolidated Comprehensive Plan Land Use Designations (part of 10-Year Update)
- Adopt New Mixed Use Zone (part of 10-Year Update)
- Mandate Minimum Densities for New Subdivisions (part of 10-Year Update)
- Increased Building Height Limits and Incentives to Exceed Height Limits (part of 10-Year Update)
- Design Guidelines for Silverdale (part of 10-Year Update)
- SEPA Categorical Exemptions for Mixed Use and Infill Development for Silverdale (part of 10-Year Update)
- Increased Thresholds for SEPA Categorical Exemptions countywide (part of 10-Year Update)
- Adopt Transfer of Development Rights (TDR) Policies and Implementing Regulations (part of 10-Year Update)
- Adopt Allowances for Density Bonuses in Policies (part of 10-Year Update)
- Adopt Policies Addressing and Promoting Reasonable Measures (part of 10-Year Update)
- Adopt Policies Addressing Association and UGA Management Agreements or "UGAMAs" (part of 10-Year Update)

These reasonable measures augment or are in addition to the 18 reasonable measures previously recognized by Kitsap County. The are described in more detail in the "Kitsap County Evaluation of Reasonable Measures, Preliminary Draft, August 2006" that follows this overview.

Table C-1 summarizes the KRCC reasonable measures menu, the Kitsap County reasonable measures adopted in Resolution 158-2004 and the new measures proposed in the 10-Year Update.

Table C-1 Reasonable Measure Table

KRCC Reasonable Measure Title (*Based on 6/13/05 draft*)	KRCC Measure Discussion	KRCC Reasonable Measure Used in County?	Related Kitsap County Reasonable Measure Resolution 158-2004	Quantified or Analyzed for Review in 10-Year Update	New or Expanded in 10-Year Update Preferred Alternative
1 Create Annexation Plans	In an Annexation Plan, cities identify outlying areas that are likely to be eligible for annexation. The Plan identifies probable timing of annexation, needed urban services, effects of annexation on current service providers, and other likely impacts of annexation.	Yes, all UGAs	7. Create annexation plans		▪ Updated UGAMA policies in Land Use Element (expanded)
2 Encourage Transportation-Efficient Land Use	Review and amend comprehensive plans to encourage patterns of land development that encourage pedestrian, bike, and transit travel. This policy is typically implemented at the development review level.	Yes, all UGAs	13. Encourage transportation-efficient land use		▪ Application of a new Mixed Use Zone in more UGAs than at present – Silverdale, Central Kitsap, East Bremerton, West Bremerton, Port Orchard (expanded) ▪ Greater density range in commercial zones to encourage efficient land use (expanded)
3 Environmental Review and Mitigation Built into the Sub area Planning Process	Building environmental review and mitigation into the sub area planning process can address key land use concerns at a broader geographic scale, streamlining review and approval of individual developments.	Yes, Kingston, Poulsbo, SKIA			▪ Downtown Silverdale SEPA Mixed Use/Infill Exemption proposed (new) ▪ Countywide SEPA threshold increases (new) ▪ Sub-area Environmental Review: Port Orchard/South Kitsap and Silverdale (expanded)

KRCC Reasonable Measure Title (*Based on 6/13/05 draft*)	KRCC Measure Discussion	KRCC Reasonable Measure Used in County?	Related Kitsap County Reasonable Measure Resolution 158-2004	Quantified or Analyzed for Review in 10-Year Update	New or Expanded in 10-Year Update Preferred Alternative
4 Urban Growth Area Management Agreements	Urban Growth Area Management Agreements define lead responsibility for planning, zoning, and urban service extension within these areas. The agreements exist between various government jurisdictions and specify jurisdiction over land use decisions, infrastructure provision, and other elements of urban growth.	Yes, Poulsbo, SKIA, ULID#6	16. Urban growth management agreements		▪ Updated UGAMA policies in Land Use Element (expanded)
5 Capital Facilities Investments	Give priority to capital facility projects (e.g. regional storm water facilities and sanitary sewers) that most support urban growth at urban densities. Provide urban services to help reduce sprawl development and maintain the edge of the urban growth boundary.	Yes, all UGAs	10. Targeted capital facilities investments	Experience in other "buildable lands" counties that have implemented reasonable measures suggests that this measure is shown to have a significant impact on increasing UGA capacity: Targeted capital facility investments (e.g., increase sewer connection feasibility in areas deemed currently unfeasible for developer extension due to small lot sizes, critical areas, topography, etc.) [a sewer policy change or new public expenditures]	▪ Updated Capital Facilities sewer and stormwater policies to support targeted investments (expanded) ▪ Removal of pre-planning to encourage sewer connection and urban densities sooner (new)
6 Encourage innovative infrastructure technology	Within the Urban Growth Area, encourage individual home sewage treatment systems that produce potable water; green roofs and net zero storm water equates to a $20,000 cost for each of these on-site systems, which is easily off set by the avoided costs of the sewer infrastructure hook-up and monthly sewer bills.	No			▪ Updates and additions to low impact development policies. (expanded)

KRCC Reasonable Measure Title (*Based on 6/13/05 draft*)	KRCC Measure Discussion	KRCC Reasonable Measure Used in County?	Related Kitsap County Reasonable Measure Resolution 158-2004	Quantified or Analyzed for Review in 10-Year Update	New or Expanded in 10-Year Update Preferred Alternative
7 Economic Development Strategy	Include strategy for sustainable economic development in local comprehensive plan. This strategy could include: • A downtown revitalization program • Incentives for development that meet local goals • Transit and transportation system upgrades • Enhancement of the natural resource base • An Industrial needs assessment •infrastructure	No			▪ Silverdale downtown mixed use (expanded) and design guidelines strategy (new)
8 Phasing/tiering Urban Growth	Incorporate strategies in comprehensive plans and capital facilities plans to phase urban growth as a way to provide for orderly development and encourage infill ahead of "urban fringe" development.	No			▪ See Capital Facility investments #5 above
9 Downtown Revitalization	Develop a strategy to encourage downtown vitality. Include techniques such as promoting mixed residential and commercial uses, reuse of existing buildings rather than tearing down and rebuilding, and alternative urban landscaping and infrastructure that encourage pedestrian use.	No			▪ Silverdale downtown mixed use (expanded) and design guidelines strategy (new)
10 Multifamily Housing and Tax Credits	Provide tax incentives (e.g., property tax exemption program) for multiple-unit housing for targeted areas in urban centers.	No			
11 Transfer/ Purchase of Development Rights	Develop a program to encourage the purchase or transfer of development authority in order to increase urban densities and decrease non-urban densities within UGAs.	No			▪ TDR program to transfer rural development rights to UGAs (new)

KRCC Reasonable Measure Title (*Based on 6/13/05 draft*)	KRCC Measure Discussion	KRCC Reasonable Measure Used in County?	Related Kitsap County Reasonable Measure Resolution 158-2004	Quantified or Analyzed for Review in 10-Year Update	New or Expanded in 10-Year Update Preferred Alternative
12 Implement a program to identify and redevelop vacant and abandoned buildings	Many buildings sit vacant for years before the market facilitates redevelopment. This policy encourages demolition and would clear sites, making them more attractive to developers and would facilitate redevelopment.	No			
13 Creative use of Impact Fees	Adjust impact fees so that lower fees are required in the UGAs than in rural areas, while still contributing to the cost of development within the urban area.	No			
14 Develop or strengthen local brownfields programs	Local jurisdictions provide policies or incentives to encourage the redevelopment of underused industrial sites, known as brownfields. Incentives for redevelopment of brownfields such as expedited permitting, reduced fees or targeted public investments can be implemented through local zoning ordinances.	No			
15 Require Adequate Public Facilities	Local jurisdictions require developers to provide adequate levels of public services, such as roads, sewer, water, drainage, and parks, as a condition of development. (Requirement by Growth Management Act)	Yes, all UGAs			▪ New regulation to require urban level sewer for residential development in UGAs to implement sewer related policies (new)

KRCC Reasonable Measure Title (*Based on 6/13/05 draft*)	KRCC Measure Discussion	KRCC Reasonable Measure Used in County?	Related Kitsap County Reasonable Measure Resolution 158-2004	Quantified or Analyzed for Review in 10-Year Update	New or Expanded in 10-Year Update Preferred Alternative
16 Promote Vertical Growth	Allow modifications to the building height restrictions in the Urban Growth Areas.	No			▪ Application of a new Mixed Use Zone in more UGAs than at present – Silverdale, Central Kitsap, East Bremerton, West Bremerton and Port Orchard (expanded) ▪ Increased heights in several multifamily, commercial, and mixed use zones (new)
17 Accessory Dwelling Units	Accessory dwelling units provide another housing option by allowing a second residential unit on a tax lot.	Yes, all unincorporated areas	1. Encourage Accessory Dwelling Units (ADUs) in single-family zones.	See following report for identification of the number of ADUs approved in the existing UGAs from 2000-2005 (two units permitted). ADUs alone are not likely to accommodate a significant amount of future population growth or significantly increase housing unit capacity within existing UGAs).	

KRCC Reasonable Measure Title (*Based on 6/13/05 draft*)	KRCC Measure Discussion	KRCC Reasonable Measure Used in County?	Related Kitsap County Reasonable Measure Resolution 158-2004	Quantified or Analyzed for Review in 10-Year Update	New or Expanded in 10-Year Update Preferred Alternative
18 Clustering	Clustering allows developers to increase density on portions of a site, while preserving other areas of the site. Clustering is a tool most commonly used to preserve natural areas or avoid natural hazards during development. Clustering can also be used in conjunction with increased density to preserve the aesthetic of less dense development while increasing actual density. It uses characteristics of the site and adjacent uses as a primary consideration in determining building footprints, access, etc.	Yes, all unincorporated areas	2. Allow clustered residential development	See following report regarding the number of new cluster lots approved in the existing UGAs from 2000-2005 (three single family units). New cluster lots alone are not likely to accommodate a significant amount of future population growth or significantly increase housing unit capacity within existing UGAs.	

KRCC Reasonable Measure Title (*Based on 6/13/05 draft*)	KRCC Measure Discussion	KRCC Reasonable Measure Used in County?	Related Kitsap County Reasonable Measure Resolution 158-2004	Quantified or Analyzed for Review in 10-Year Update	New or Expanded in 10-Year Update Preferred Alternative
19 Duplexes, Town homes, and Condominiums	Permit duplexes, town homes, and condominiums in both mixed-use and residential districts of UGAs.	Yes, all UGAs	3. Allow duplexes 4. Allowing townhouses and condominiums in single-family zones	Duplexes accounted for approximately 1% of all new units permitted in unincorporated UGAs from 2000-2005: Assuming an average 5,000 s.f. lot, duplexes could be estimated to account for approximately 2-3 acres of "saved" land accommodated by "infill" development rather than by UGA expansion countywide for the next five years (i.e., not a significant measure to increase capacity inside existing UGAs). Condominiums accounted for approximately 3% of all new units permitted in unincorporated UGAs from 2000-2005: Using similar assumptions as duplexes, condominiums could be estimated to account for approximately 6-10 acres of "saved" land accommodated by "infill" development rather than by UGA expansion countywide for the next five years (i.e., not likely a significant measure to increase capacity inside existing UGAs).	

KRCC Reasonable Measure Title (*Based on 6/13/05 draft*)	KRCC Measure Discussion	KRCC Reasonable Measure Used in County?	Related Kitsap County Reasonable Measure Resolution 158-2004	Quantified or Analyzed for Review in 10-Year Update	New or Expanded in 10-Year Update Preferred Alternative
20 Density Bonuses	Some communities allow bonus densities in certain areas as an incentive for achieving other community values such as affordable housing, mixed-use developments, infill, rehabilitating existing structures and open space preservation.	Yes, Poulsbo	14. Density bonuses in UGAs (only in Poulsbo UTA)	Experience in other "buildable lands" counties that have implemented reasonable measures suggests that this measure is shown to have a significant impact on increasing UGA capacity: Adopt density bonus provisions in urban single-family residential zones (e.g., beyond Poulsbo) [a zoning code change]	▪ Proposed policy amendments support density bonuses more broadly in County (expanded)

KRCC Reasonable Measure Title (*Based on 6/13/05 draft*)	KRCC Measure Discussion	KRCC Reasonable Measure Used in County?	Related Kitsap County Reasonable Measure Resolution 158-2004	Quantified or Analyzed for Review in 10-Year Update	New or Expanded in 10-Year Update Preferred Alternative
21 Higher Allowable Densities	Where appropriate (and supported by companion planning techniques), allow more housing units per acre.	Yes, all UGAs	15. Increase allowable residential densities	Experience in other "buildable lands" counties that have implemented reasonable measures suggests that this measure is shown to have a significant impact on increasing UGA capacity: Increase residential densities (i.e., up-zones) [a land use/zoning map change] County-initiated sub-area plan rezones since adoption of the 1998 Plan include Kingston Phase I and ULID #6. Significant net gain in density in ULID #6 due to re-designation of land from urban low to urban medium and mixed use, offset to some extent by re-designation of urban low to business park use. Kingston Phase I obtained a net increase in density by redesignating lands from neighborhood commercial and urban medium to urban village center.	▪ Increased densities in Urban High and Commercial districts. New mixed use zone allows higher densities along corridors. (expanded) Higher allowable density offset to some degree by the change in single-family minimum density from 5 du/ac to 4 du/ac. See EIS section 3.2.3, *Population, Housing, and Employment.*
22 Industrial Zones	Limit non-industrial uses in industrial zones. For example, require that any commercial use be sized to primarily serve the industrial needs in the zone. Preclude residential use unless it is accessory to the industrial use.	Yes, SKIA			

KRCC Reasonable Measure Title (*Based on 6/13/05 draft*)	KRCC Measure Discussion	KRCC Reasonable Measure Used in County?	Related Kitsap County Reasonable Measure Resolution 158-2004	Quantified or Analyzed for Review in 10-Year Update	New or Expanded in 10-Year Update Preferred Alternative
23 Minimum Density Requirements	Zoning ordinances can establish minimum and maximum densities in each zone to ensure that development occurs as envisioned for the community.	No		Experience in other "buildable lands" counties that have implemented reasonable measures suggests that this measure is shown to have a significant impact on increasing UGA capacity: Adopt minimum urban densities/maximum lot sizes in urban residential zones [a zoning code change].	▪ Proposed minimum density regulations (new)
24 Mixed Use	Allow residential and commercial development to occur in many of the same buildings and areas within UGAs.	Yes, Kingston, Poulsbo, ULID#6	6. Encourage Mixed Use Development	Many of Kitsap County's commercial zones and urban medium to high density residential zones allow mixed use development via a conditional use permit. However, as currently applied, this measure, in and of itself, is not likely to significantly increase capacity inside existing UGAs.	▪ Application of a new Mixed Use Zone in more UGAs than at present – Silverdale, Central Kitsap, East Bremerton, West Bremerton, and Port Orchard. New mixed use zone intended to provide more incentives for mixed use development. (expanded) ▪ Application of Silverdale SEPA exemption for mixed use and infill development (new)
25 Small Lot/Cottage Housing	Allow or require small lots (5,000 square feet or less) for single-family neighborhoods within UGAs.	No		Experience in other "buildable lands" counties that have implemented reasonable measures suggests that this measure promotes infill development but is not likely to have a significant impact on UGA capacity.	▪ Policy support for alternative housing types. (expanded)

KRCC Reasonable Measure Title (*Based on 6/13/05 draft*)	KRCC Measure Discussion	KRCC Reasonable Measure Used in County?	Related Kitsap County Reasonable Measure Resolution 158-2004	Quantified or Analyzed for Review in 10-Year Update	New or Expanded in 10-Year Update Preferred Alternative
26 Transit-Oriented Development	Encourage convenient, safe and attractive transit-oriented development; including the possibility of reduced off street parking that could encourage more efficient use of urban lands.	Yes, all UGAs	18. Transit-oriented development		▪ Application of a new Mixed Use Zone in more UGAs than at present – Silverdale, Central Kitsap, East Bremerton, West Bremerton, and Port Orchard (expanded)
27 Urban Centers and Urban Villages	Use urban centers and urban villages to encourage mixed uses, higher densities, inter-connected neighborhoods, and a variety of housing types that can serve different income levels.	Yes, Kingston, ULID#6	5. Encourage development of Urban Centers and Villages		▪ Application of a new Mixed Use Zone in more UGAs than at present – Silverdale, Central Kitsap, East Bremerton, West Bremerton and Port Orchard (expanded) ▪ In Highway Tourist Commercial areas, target "centers" for mixed uses in Port Orchard/South Kitsap UGA per sub-area policies (new)
28 Lot Size Averaging	This technique is similar to clustering. If the zoning ordinance establishes a minimum lot size, the land use designation is calculated based on the average size of all lots proposed for development, within the range required for urban density. Development proposals may create a range of lot sizes both larger and smaller provided the average lot size is within the range consistent with the designation.	No			
29 Allow Co-Housing	Co-housing communities balance the traditional advantages of home ownership with the benefits of shared common facilities and connections with neighbors.	Yes, all UGAs			

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30 Encourage Infill and Redevelopment	This policy seeks to maximize use of lands that are fully developed or underdeveloped by making use of existing infrastructure and by identifying and implementing policies that improve market opportunities and reduce impediments to development in areas suitable for infill or redevelopment.	Yes, all UGAs			▪ Application of a new Mixed Use Zone in more UGAs than at present – Silverdale, Central Kitsap, East Bremerton, West Bremerton, and Port Orchard (expanded) ▪ Proposed Silverdale Mixed Use/Infill SEPA Exemption (new)
31 Mandate Maximum Lot Sizes	This policy places an upper bound on lot size and a lower bound on density in single-family zones. For example, a residential zone with a 6,000 sq. ft. minimum lot size might have an 8,000 sq. ft. maximum lot size yielding an effective net density range between 5.4 and 7.3 dwelling units per net acre.	No		Experience in other "buildable lands" counties that have implemented reasonable measures suggests that this measure is shown to have a significant impact on increasing UGA capacity: Adopt minimum urban densities/maximum lot sizes in urban residential zones [a zoning code change]	▪ Provides for minimum densities (new)
32 Enact inclusionary zoning ordinance for new housing developments	Inclusionary zoning requires developers to provide a certain amount of affordable housing in developments over a certain size. It is applied during the development review process.	No			▪ Updated Housing Element and implementation strategies support (expanded)
33 Zone areas by performance, not by use	A local jurisdiction can alter its zoning code so that zones define the physical aspects of allowed buildings, not the uses in those buildings. This zoning approach recognizes that many land uses are compatible and locate in similar building types (i.e. a manufacturing firm may have similar	No			

KRCC Reasonable Measure Title (*Based on 6/13/05 draft*)	KRCC Measure Discussion	KRCC Reasonable Measure Used in County?	Related Kitsap County Reasonable Measure Resolution 158-2004	Quantified or Analyzed for Review in 10-Year Update	New or Expanded in 10-Year Update Preferred Alternative
34 Design Standards	Design standards seek to preserve and enhance the character of a community or district. They are typically applied in the project's design phase or during site review.	Yes, Kingston, Poulsbo, ULID#6			▪ Proposed Silverdale Downtown Design Guidelines (new)
35 Develop Manufactured Housing	Adopt standards to ensure compatibility between manufactured housing and surrounding housing design standards.	Yes, all unincorporated areas	8. Allow manufactured housing development		▪ Updated Housing Element and implementation strategies support (expanded)
36 Specific Development Plans	Work with landowners, developers, and neighbors to develop a detailed site plan for development of an area. Allow streamlined approval for projects consistent with the plan. This policy results in a plan for a specific geographic area that is adopted as a supplement or amendment to the jurisdictions comprehensive plan.	Yes, all UGAs	11. Master planning large parcel developments		
37 Encourage developers to reduce off-street surface parking	This policy provides incentives to developers to reduce the amount of off-street surface parking through shared parking arrangements, multi-level parking, use of alternative transportation modes, particularly in areas with urban-level transit service.	No			

KRCC Reasonable Measure Title (*Based on 6/13/05 draft*)	KRCC Measure Discussion	KRCC Reasonable Measure Used in County?	Related Kitsap County Reasonable Measure Resolution 158-2004	Quantified or Analyzed for Review in 10-Year Update	New or Expanded in 10-Year Update Preferred Alternative
38 Implement a process to expedite plan & permit approval in UGAs	Streamlined permitting processes provide incentives to developers. This policy would be implemented at the development review phase.	No			▪ Countywide SEPA threshold exemption increases, particularly in UGAs (new) ▪ Proposed Silverdale Mixed Use/Infill SEPA Exemption (new) ▪ Consolidated Comprehensive Plan categories which could facilitate rezones to other densities (e.g. Urban Medium to Urban High or Highway Tourist Commercial to Mixed Use) (new) ▪ 9-lot short plat allowed through administrative process (new)
39 Narrow Streets	Encourage or require street widths that are the minimum necessary to ensure that transportation and affordable housing goals can be achieved.	No			
40 Concentrate critical services near homes, jobs, transit	This policy would require critical facilities and services (e.g. fire, police, hospital) be located in areas that are accessible by all people. For example, a hospital could not be located at the urban fringe in a business park.	Yes, all UGAs			
41 Urban Amenities for Increased Densities	Identify and provide amenities that will attract urban development in UGAs and enhance the quality of life for urban residents and businesses.	Yes, all UGAs	9. Urban amenities		▪ Amended density bonus policies would support this reasonable measure (expanded)

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42 Locate civic buildings in existing communities rather than in Greenfield areas	Local governments, like private builders, are tempted to build on greenfield sites because it is less expensive and easier. However, local governments can "lead by example" by making public investments in desired areas, or redeveloping target sites.	Yes, all UGAs	17. Locate critical "public" services near homes, jobs and transit		
43 Urban Holding Zones	Use low intensity zoning in certain areas adjacent to or within the UGA where municipal services will not be available within the near future. (For example: Urban Reserve)	Yes, rural areas	12. Interim development standards (e.g., urban reserve designation)		▪ Industrial-Multipurpose Recreational Area designation and policies (new)
44 Mandate Low Densities in Rural Resource Lands	This policy is intended to limit development in rural areas by mandating large lot sizes. It can also be used to preserve lands targeted for future urban area expansion. Low-density urban development in fringe areas can have negative impacts of future densities and can increase the need for and cost of roads and other infrastructure.	Yes, rural areas			
45 Partnership with non-governmental organizations to preserve natural resource lands	Local governments can partner with land trusts and other non-governmental organizations to leverage limited public resources in preserving open space. The two work together to acquire lands or to place conservation easements on them. Land trusts are natural partners in this process and have more flexibility than local governments in facilitating land transactions.	Yes, all unincorporated areas			

KRCC Reasonable Measure Title (*Based on 6/13/05 draft*)	KRCC Measure Discussion	KRCC Reasonable Measure Used in County?	Related Kitsap County Reasonable Measure Resolution 158-2004	Quantified or Analyzed for Review in 10-Year Update	New or Expanded in 10-Year Update Preferred Alternative
46 Impose Restrictions on Physically Developable Land	The local jurisdiction places restrictions on the type of development that can occur on vacant land. Restrictions can vary in strictness, from no development to limited development. This policy is implemented through city limit or UGA boundaries.	No			

KITSAP COUNTY
EVALUATION OF REASONABLE MEASURES
PRELIMINARY DRAFT

Prepared For:

Kitsap County
Department of Community Development

Prepared By:

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This report highlights several issues regarding evaluation of "reasonable measures" adopted by Kitsap County as required by RCW 36.70A.215. This preliminary analysis will evaluate:

- The requirements for implementing the "reasonable measures" provisions of RCW 36.70A.215 and the recommended role of reasonable measures in the 10-year update to the Kitsap County Comprehensive Plan;
- The preliminary quantification of Kitsap County's adopted reasonable measures to the extent practical; and
- Preliminary growth monitoring analysis conducted to date for the period 2000-2005, for selected indices and reasonable measures.

Reasonable Measures Requirements

RCW 36.70A.215 requires certain counties (including Kitsap) to review and evaluate whether actual development within the urban growth areas is at urban densities and is consistent with the jurisdictions' population growth targets and comprehensive plans. The review and evaluation is commonly referred to as "buildable lands" and must be documented and reported every five years. If an "inconsistency" is found, it requires implementing "reasonable measures" that are likely to increase consistency during the subsequent five year period. The intent of this provision is to increase population and employment capacity within existing Urban Growth Areas (UGA) prior to expanding the UGA, as well as monitor their progress on an annual basis.

Kitsap County adopted its first Buildable Lands Report (BLR) in August 2002. The County's next statutorily required BLR update is due in 2007.

The 2002 BLR indicated that in some cases, urban densities (defined as 5 du/acre in the 1998 Kitsap County Comprehensive Plan) were not being achieved within certain UGAs. However, the report noted that since the Growth Management Act (GMA) compliant Kitsap County Comprehensive Plan (Plan) was adopted in 1998 and the BLR used a 1995-1999 analysis period, *"…only one year of data reflects the current GMA-compliant [Plan]. Therefore, comparing zoning from 1995-1999 is problematic. A more meaningful analysis will be available for the next 5-year analysis period."* The 2002 BLR reported plat densities were also influenced by "pre-GMA" low-density vested plats recorded from 1995-1999.

The Central Puget Sound Growth Management Hearings Board (case no. 04-3-0009c) did identify an inconsistency between "planned" and "actual" development patterns in that more growth was occurring in rural areas than was targeted in the Countywide Planning Policies (CPP). The 2002 BLR reported that from 1995-1999, the rural areas of the county (including Limited Areas for More Intensive Rural Developments (LAMIRD) accounted for 57% of total new permitted residential units. The cities and unincorporated UGAs accounted for the remaining 43% of all new permitted dwelling units. At that time,

the CPP target share of new growth was 83% urban and 17% rural. Hence the 2002 BLR finding that more growth was occurring in rural areas than was targeted.

Subsequently, Appendix B of the Countywide Planning Policies (CPPs) was amended in 2004, which adopted a new 20-year population growth allocation and identified a new target population growth share for urban and rural areas. The new target indicates that 76% of the 2005-2025 forecasted population growth in the county should be accommodated within urban growth areas (including cities and unincorporated UGAs). The remaining 24% future growth should occur in rural areas outside of UGAs. The 2002 BLR noted that *"…a central issue concerning rural development is that much of it occurs on [already platted] parcels that are smaller than the prescribed density standard…Until these..."legacy lots" are fully absorbed, the County may face some obstacles in its efforts to direct most of the new growth towards urban areas".*

In 2004, the County amended the 2002 BLR Report to identify a set of "reasonable measures" meant to help increase consistency between actual development and that envisioned in the county's comprehensive plan. The County recognized eighteen (18) reasonable measures already in existing in Kitsap County Code and existing sub-area planning documents, in Resolution No. 158-2004, including:

1. Encourage Accessory Dwelling Units (ADU) in single-family zones
2. Allow clustered residential development
3. Allow duplexes
4. Allowing townhouses and condominiums in single-family zones
5. Encourage development of Urban Centers and Villages
6. Encourage Mixed Use Development
7. Create annexation plans
8. Allow manufactured housing development
9. Urban amenities
10. Targeted capital facilities investments
11. Master planning large parcel developments
12. Interim development standards (e.g., urban reserve designation)
13. Encourage transportation-efficient land use
14. Density bonuses in UGAs (only in Poulsbo Urban Transition Area)
15. Increase allowable residential densities
16. Urban growth management agreements
17. Locate critical "public" services near homes, jobs and transit
18. Transit-oriented development

In 2005, the Kitsap Regional Coordinating Council (KRCC) identified a "menu" of forty-six (46) "Reasonable Measures" to encourage urban growth and increase residential development capacity in existing UGAs (i.e., to promote "infill" development) for jurisdictions to consider during their comprehensive plan updates, in compliance with RCW 26.70A.215.

The County has committed to not only adopting, but implementing adequate reasonable measures to help meet the urban/rural population growth target identified in Appendix B of the CPPs. Resolution No. 158-2004 also stated *"…2. In addition to those reasonable measures that the County has already adopted and implemented,…Kitsap County staff should begin the process of identifying additional reasonable measures the Board of County Commissioners should consider adopting and implementing."*

The County is considering several new reasonable measures as part of the Comprehensive Plan 10-Year update to accommodate a greater share of urban growth, including but not limited to, increased zoning densities in existing UGAs, requiring minimum urban densities, and strategies to increase efficiency in the delivery of public services. These measures will be considered and evaluated as part of the Comprehensive Plan 10-Year update Alternatives developed for public review and comment.

Quantitative Assessment of Existing Reasonable Measures

Staff review of the adopted reasonable measures indicates that approximately seven (7) of the eighteen (18) adopted measures can be quantified, including:

1. Increase in allowable residential densities
2. Allowing duplexes
3. Allowing townhouses and condominiums in single-family zones
4. Cluster residential lots
5. Accessory dwelling units
6. Housing units approved as part of mixed use developments
7. Density bonuses

Staff collected and analyzed preliminary permit data from 2000-2005 for the identified quantifiable or "measurable" reasonable measures to ascertain their effectiveness at accommodating a greater share of urban population growth.

1. **County-initiated sub-area plan rezones since adoption of the 1998 Plan include Kingston Phase I and ULID #6**

   Assessment: Significant net gain in density in ULID #6 due to re-designation of land from urban low to urban medium and mixed use, offset to some extent by re-designation of urban low to business park use. Kingston Phase I obtained a net increase in density by redesignating lands from neighborhood commercial and urban medium to urban village center. See attached "Preliminary Growth Monitoring Analysis" tables for more details.

2. **Duplexes accounted for approximately 1% of all new units permitted in unincorporated UGAs from 2000-2005**

   Assessment: Assuming an average 5,000 s.f. lot, duplexes could be estimated to account for approximately 2-3 acres of "saved" land accommodated by "infill" development rather than by UGA expansion countywide for the next

five years (i.e., not a significant measure to increase capacity inside existing UGAs). See attached "Preliminary Growth Monitoring Analysis" tables for more details.

3. **Condominiums accounted for approximately 3% of all new units permitted in unincorporated UGAs from 2000-2005. Almost all approved condominium units were in single-family residential zones.**

   Assessment: Using similar assumptions as duplexes, condominiums could be estimated to account for approximately 6-10 acres of "saved" land accommodated by "infill" development rather than by UGA expansion countywide for the next five years (i.e., not likely a significant measure to increase capacity inside existing UGAs). See attached "Preliminary Growth Monitoring Analysis" tables for more details.

4. **Cluster residential lots created from 2000-2005 accounted for only three (3) new single-family residential units.**

   Assessment: Cluster residential lots are allowed in all Kitsap County low and medium density urban residential zones as well as by conditional use in rural residential zones. This measure, in and of itself as currently applied, is not likely to significantly increase capacity inside existing UGAs. See attached "Preliminary Growth Monitoring Analysis" tables for more details.

5. **Only two (2) accessory dwelling units (ADUs) have been permitted from 2000-2005 in the unincorporated UGAs.**

   Assessment: ADUs provide another housing option by allowing a second residential unit on a tax lot. Nevertheless, this measure, in and of itself, is not likely to significantly increase capacity inside existing UGAs. See attached "Preliminary Growth Monitoring Analysis" tables for more details.

6. **Only one (1) housing unit was approved as part of a mixed use development in the unincorporated UGAs from 2000-2005.**

   Assessment: Many of Kitsap County's commercial zones and urban medium to high density residential zones allow mixed use development via a conditional use permit. However, as currently applied, this measure, in and of itself, is not likely to significantly increase capacity inside existing UGAs. See attached "Preliminary Growth Monitoring Analysis" tables for more details.

7. **Density bonuses (apart from clustered lots) are specifically authorized only in the Poulsbo Urban Transition Area (PUTA). Permit data indicates no density bonuses were applied for from 2000-2005 in the PUTA.**

Assessment: Density bonuses are allowed in certain areas as an incentive for achieving other community values such as affordable housing, infill, open space preservation, etc. This measure, in and of itself as currently applied, is not likely to significantly increase capacity inside existing UGAs.

The seven quantifiable measures examined in this analysis are likely to account for somewhere in the range of 1%-5% of the forecast 20-year population growth, depending in large part on local real estate market conditions. However, assuming existing development trends and market conditions remain relatively static, they are unlikely to accommodate a significant amount of *future* "infill" development relative to the total 20-year forecast growth for all the unincorporated UGAs. In addition, their relative acceptance by developers and the real estate market is likely to vary by UGA.

Kitsap County must carefully document consideration of both existing and potential new reasonable measures as part of the 10-Year Plan update. The likely impact or effect of implementing reasonable measures (including consideration of adopting *additional* measures) should be evaluated and documented through the Draft and Final Environmental Impact Statements for the 10-Year Comprehensive Plan update.

Preliminary Growth Monitoring Analysis

Kitsap County must also initiate a growth monitoring program under RCW 36.70A.215 (already underway) to evaluate the efficacy of those "reasonable measures" at achieving the goals of the Plan and meeting the CPP requirements—including achieving the adopted urban/rural population growth goal. The attached set of tables in the "Preliminary Growth Monitoring Analysis" contains the detailed analysis for each factor and/or adopted "quantifiable" reasonable measure identified to date*. Brief analysis comments are also noted on each table as applicable.

Growth monitoring analysis, to date, has identified the following trends and indices:

- Table 1—Achieved Densities in Kitsap County Unincorporated UGA Final Long Plats (2000-2005)
- Table 2—Single-Family Residential Unit Permits (2000-2005)
- Table 3—New Residential Lots Created by Urban/Rural Land Class (2000-2005)
- Table 4—Unincorporated UGA "Citizen-Initiated" Rezones (2000-2005)
- Table 5—Unincorporated UGA "County-Initiated" Rezones (2000-2005)*
- Table 6—Duplexes Permitted in Unincorporated UGAs (2000-2005)*
- Table 7—Accessory Dwelling Units (ADUs) Permitted in Unincorporated UGAs (2000-2005)*
- Table 8—Cluster Development Building Permits in Unincorporated UGAs (2000-2005)*
- Table 9—Mixed Use Residential Building Permits in Unincorporated UGAs (2000-2005)*
- Table 10—Townhouses & Condominiums Permitted in Single-Family Zones within Unincorporated UGAs (2000-2005)*

The preliminary growth monitoring analysis indicates development trends from 2000-2005 with particular focus on data related to development issues documented in the 2002 BLR.

Urban Densities

Table 1 examined final approved plats approved from 2000-2005 in the unincorporated UGAs. This preliminary analysis is meant to ascertain whether the County's actual achieved urban densities are consistent with the "planned" or zoned densities in its unincorporated UGAs (based on development approved since the original 2002 BLR analysis period). The results from Table 1 indicate that the County is achieving its minimum "planned" urban densities in the unincorporated UGAs. That preliminary analysis will be more fully documented in the 2007 BLR update, including consistency analysis between achieved and planned densities for the cities.

Rural/Urban Growth Targets

Table 2 identifies single-family residential (SFR) building permits approved from 2000-2005 in unincorporated Kitsap County. According to the preliminary data, approximately 73% of new unincorporated residential permits over the past six years have been issued in rural areas (primarily in the rural residential zone and secondarily in the rural protection zone) while 27% of county-issued SFR permits were for new development in the unincorporated UGAs. This table identifies only Kitsap County issued SFR building permits for new construction. It does not include new SFR permits issued by the cities. Therefore, the data in Table 2, in and of itself, cannot be evaluated against the 76%/24% urban-rural population growth allocation goal adopted in the CPPs. Additional building permit data from the cities must be included before a comparable analysis with the adopted CPP allocation target can be performed. City building permit data is intended to be collected as a part of the BLR update prepared in 2007.

The preliminary data in Table 3 indicates that approximately 50% of all new lots created in the unincorporated county in the last five years were in unincorporated UGAs. This is an important early indicator of a growing trend towards accommodating a greater share of future growth in urban areas compared to historic rural development activity. In addition, as the supply of pre-GMA rural non-conforming or "legacy lots" diminishes, the share of future growth within UGAs will increase. City subdivision data will be analyzed as a part of the Buildable Lands Report update prepared in 2007. Adding the new incorporated urban lots created from 2000-2005 to the unincorporated UGA totals will present a clearer picture of the increasing trend toward urbanization countywide.

The County considered other reasonable measures to encourage urban growth and increase UGA development capacity in its 10-Year Plan update process. Experience in other "buildable lands" counties that have implemented reasonable measures suggests that those measures most likely to increase UGA capacity (in lieu of UGA expansion), include:

1. Rezone existing UGA parcels from lower to higher density zones (i.e., up-zones) [land use/zoning map change]
2. Increase allowable densities in urban residential zone [zoning code change]
3. Adopt minimum urban densities/maximum lot sizes in urban residential zones [zoning code change]
4. Adopt density bonus provisions in urban single-family residential zones (e.g., beyond Poulsbo) [zoning code change]; and
5. Targeted capital facility investments (e.g., increase sewer feasibility in areas deemed currently unfeasible for developer extension due to small lot sizes, critical areas, topography, etc.) [sewer policy change or new public expenditures]

Recommended Reasonable Measures

Alternative 2 of the Draft Environmental Impact Statement (DEIS) and the Preferred Alternative of the Final Environmental Impact Statement (FEIS) recommend implementation of several existing as well as new measures to increase UGA development capacity and accommodate a greater share of future population growth within urban areas. These measures are specifically intended to increase consistency with the urban and rural population growth target identified in Appendix B of the Countywide Planning Policies. FEIS Table C-1 identifies which measures are new or expanded in comparison to adopted reasonable measures. Proposed new reasonable measures identified and discussed in more detail in the DEIS/FEIS include:

- **Increase Residential Densities within Existing UGA Boundaries (expanded measure)**. Rezones of specific parcels within the existing UGAs to higher densities and increasing the range of allowable densities in some of the County's urban residential zones are both proposed as part of Alternative 2/Preferred Alternative. The parcel-specific "up-zones" and proposed code changes to allow for a higher range of allowable densities have been off-set, in some cases, however, by the proposal to decrease the minimum urban density required in the Urban Low and Urban Cluster Residential zones. The change from 5 units/acre to 4 units/acre minimum was based on significant public participation and used to maintain and enhance the diversity of community character. Nevertheless, the proposed 4 unit/acre density minimum in the Urban Low and Urban Cluster Residential zones is still GMA compliant[1] and the maximum allowed densities in the higher density zones have been significantly increased.

  The proposed changes to the range of allowable zoning densities in Alternative 2/Preferred Alternative are presented in the following table:

[1] According to the CPSGMHB, "Generally, any residential pattern of four net dwelling units per acre, or higher, is compact urban development and satisfies the low end of the range required by the [GMA]". [Bremerton I, 5339c, FDO, at pg. 50]

Zones	Existing Allowable Density Range (Alt. 1)	Proposed Allowable Density Range (Alt. 2/Pref Alt)
Urban Low	5-9 units/acre	4-9 units/acre
Urban Cluster	5-9 units/acre	4-9 units/acre
Urban High	19-24 units/acre	19-30 units/acre
Neighborhood Commercial *	10-24 units/acre	10-30 units/acre
Highway Tourist Commercial *	10-24 units/acre	10-30 units/acre
Regional Commercial*	10-24 units/acre	10-30 units/acre
Mixed Use	None	10-30 units/acre

*Note: Residential uses are encouraged but not required in these commercial zones

Impacts to the overall population capacity of the existing individual UGAs from the proposed parcel-specific zone changes and changes to the allowable density ranges are documented in Section 3.2.3 (Population, Housing & Employment) of the EIS.

- **Allow for Alternative Sanitary Sewer Systems in Unincorporated UGAs (new measure)** to ensure urban-level sewer or equivalent wastewater service in all UGAs for the 20-year planning horizon. New proposed policies would allow for alternative systems such as package plants, membrane systems and community drain fields in areas where other sewer provision is not financially feasible, provide significant benefit to aquifer recharge and would enable Kitsap County to monitor and maintain those facilities to ensure their long-term effectiveness.

- **Remove Pre-planning Allowances in UGAs (new measure).** Development regulations have allowed subdivisions to "shadow plat" and show how urban densities can be achieved in the future and how sanitary sewer can be accommodated to serve all lots when fully developed. In the meantime, portions of the "shadow plat" can be developed with on-site septic systems. To increase the incentive for sewer provision and urban densities, removal of the pre-planning regulations is proposed in Alternative 2/Preferred Alternative.

- **Provide for Regional Stormwater Facilities in Unincorporated UGAs (expanded measure)** to increase development feasibility on small and/or development constrained parcels. New policy would allow for funding and construction of regional stormwater treatment facilities in areas where individual on-site treatment facilities are not financially feasible.

- **Strengthen and Amend Policies to Promote Low Impact Development (expanded measure).** Policies support clustered development with surface water

features that allow for minimal site disturbance. This could allow for innovative infrastructure resulting in more efficient use of developable land.

- **Consolidated Comprehensive Plan Land Use Designations (new measure)** will make it easier to rezone urban parcels in the future without the additional time and expense of a comprehensive plan amendment process.

- **Adopt New Mixed Use Zone (expanded measure)** for the Silverdale, East and West Bremerton and Central Kitsap, and Port Orchard UGAs to promote more transit-oriented urban development and increase residential development capacity within existing UGA boundaries.

- **Mandate Minimum Densities for New Subdivisions (new measure)** to ensure that any new urban lots created through the subdivision process meet the minimum urban densities specified in their respective zones.

- **Increased Building Height Limits and Bonus Height Incentives (new measure)** to accommodate higher density residential development, increase residential development capacity within existing UGAs and promote more efficient development patterns in areas appropriately zoned to accommodate such development with supporting urban services and amenities.

- **Design Guidelines for Silverdale (new measure)** to promote pedestrian and transit-friendly development and increased aesthetic appeal to encourage more efficient and higher density residential development within the Downtown core of the Silverdale UGA.

- **SEPA Categorical Exemptions for Mixed Use and Infill Development & Increased Thresholds for SEPA Categorical Exemptions (new measure)** to streamline the development review process and encourage more efficient development within existing UGA boundaries.

- **Adopt Transfer of Development Rights (TDR) Policies and Implementing Regulations (new measure)** to allow for the transfer of development capacity from rural parcels to UGAs in order to encourage more efficient development patterns countywide.

- **Adopt policies encouraging the allowance of density bonus provisions (expanded measure)** for new development in urban residential and mixed use zones.

- **Adopt Policies Addressing and Promoting Reasonable Measures (new measure)** to increase efficient use of UGAs by requiring consideration of reasonable measures prior to any proposed UGA expansion.

- **Adopt UGA Management Agreements (expanded measure)** between 2007-2008 to address transformance of governance issues such as delivery of urban services, annexation plans, applicable development regulations and standards, etc., for unincorporated UGAs, including Bremerton East and West, Central Kitsap, South Kitsap Industrial Area, Gorst, ULID #6/McCormick Woods and Port Orchard/South Kitsap.

PRELIMINARY GROWTH MONITORING ANALYSIS TABLES [ATTACHED]

Table 1— Achieved Densities in Kitsap County Unincorporated UGA Final Long Plats (2000-2005)

Table 2—Unincorporated Single-Family Residential Unit Permits (2000-2005)

Table 3—New Residential Lots Created by Urban/Rural Land Class (2000-2005)

Table 4—Unincorporated UGA "Citizen-Initiated" Rezones (2000-2005)

Table 5—Unincorporated UGA "County-Initiated" Rezones (2000-2005)

Table 6—Duplexes Permitted in Unincorporated UGAs (2000-2005)

Table 7—Accessory Dwelling Units (ADUs) Permitted in Unincorporated UGAs (2000-2005)

Table 8—Cluster Development Building Permits in Unincorporated UGAs (2000-2005)

Table 9—Mixed-Use Residential Building Permits in Unincorporated UGAs (2000-2005)

Table 10—Townhouses & Condominiums Permitted in Single-Family Zones within Unincorporated UGAs (2000-2005)

Table 1
Kitsap County
Achieved Urban Densities in Final Long Plats, Unincorporated County, 2000-2005

PLAT NUMBER	PLAT YEAR	PLAT NAME	JURISDICTION	ZONE	DWELLING UNIT MIN	DWELLING UNIT MAX	GROSS ACRES	NET ACRES	GROSS PLATTED DENSITY	PLATTED DENSITY	RECORDED LOT	NET DENSITY (LOTS/ACRE)	MINIMUM URBAN "PLANNED" ZONE DENSITY ACHIEVED ?	TOTAL AVERAGE NET UNITS/ACRE DENSITY ACHIEVED (URBAN LOW ZONE)
5412	2000	ILLAHEE NORTH DIV II	CENTRAL KITSAP UGA	UL	5 DU/AC	9 DU/AC	5.83	5.81	0.21	0.21	28	4.82	No	**5.60**
5428	2001	SYDNEY MANOR	CENTRAL KITSAP UGA	UL	5 DU/AC	9 DU/AC	3.14	3.04	0.17	0.17	18	5.93	Yes	
5442	2002	MOSHER CREEK DIV II	CENTRAL KITSAP UGA	UR	1 DU/AC	5 DU/AC	9.40	2.45	0.14	0.04	66	26.94	NA	
5371	2002	CANYON ESTATES 11	CENTRAL KITSAP UGA	UL	5 DU/AC	9 DU/AC	9.14	5.41	0.35	0.21	26	4.80	No	
5463	2004	BROWNSVILLE STATION DIV 2	CENTRAL KITSAP UGA	UL	5 DU/AC	9 DU/AC	2.75	2.39	0.13	0.11	21	8.80	Yes	
5464	2004	AMBLESIDE PHASE III	CENTRAL KITSAP UGA	UL	5 DU/AC	9 DU/AC	6.47	4.36	0.36	0.24	18	4.13	No	
5477	2005	ESQUIRE HILLS DIV 3	CENTRAL KITSAP UGA	UL	5 DU/AC	9 DU/AC	18.67	9.51	0.25	0.13	76	7.99	Yes	
5478	2005	VAN BEYNUM	CENTRAL KITSAP UGA	UL	5 DU/AC	9 DU/AC	2.45	2.15	0.24	0.21	10	4.66	No	
5475	2005	HAMAR	CENTRAL KITSAP UGA	UL	5 DU/AC	9 DU/AC	3.15	2.79	0.35	0.31	9	3.23	No	
5423	2001	APPLE TREE COVE MEADOWS	KINGSTON UGA	UL	5 DU/AC	9 DU/AC	4.26	3.44	0.16	0.13	27	7.85	Yes	
5424	2001	APPLE COVE	KINGSTON UGA	UL	5 DU/AC	9 DU/AC	1.57	0.79	0.17	0.09	9	11.36	Yes	
5430	2001	NORTH LAKE AT MCCORMICK	MCCORMICK WOODS UGA	UL	5 DU/AC	9 DU/AC	33.56	13.62	0.93	0.38	36	2.64	No	
5416	2000	DEL TORMEY	PORT ORCHARD UGA	UL	5 DU/AC	9 DU/AC	4.21	3.69	0.21	0.18	20	5.43	Yes	
5441	2002	COVINGTON PLACE	PORT ORCHARD UGA	UL	5 DU/AC	9 DU/AC	10.53	10.16	0.16	0.15	66	6.49	Yes	
5479	2005	TURTLE COVE	PORT ORCHARD UGA	UL	5 DU/AC	9 DU/AC	10.26	1.72	0.45	0.07	23	13.40	Yes	
5413	2003	THACKERY HILLS 2	SILVERDALE UGA	UL	5 DU/AC	9 DU/AC	3.34	2.71	0.24	0.19	14	5.17	Yes	
5440	2002	BRECKENRIDGE DIV II	SILVERDALE UGA	UH	19 DU/AC	24 DU/AC	4.25	2.82	0.11	0.07	40	14.19	No	
5422	2001	WOODS & MEADOWS DIV 4	UNINCORPORATED KITSAP CO	RR	1 DU/5 AC	1 DU/5 AC	37.32	15.91	1.01	0.43	37	2.32	Rural	
5427	2001	ZACHARIASEN	UNINCORPORATED KITSAP CO	RR	1 DU/5 AC	1 DU/5 AC	5.80	5.25	0.64	0.58	9	1.72	Rural	
5429	2001	LAREE ESTATES	UNINCORPORATED KITSAP CO	RP	1 DU/10 AC	1 DU/10 AC	17.90	9.04	1.99	1.00	9	1.00	Rural	
5436	2002	PRESIDENT POINT	UNINCORPORATED KITSAP CO	RR	1 DU/5 AC	1 DU/5 AC	8.43	4.53	0.70	0.38	12	2.65	Rural	
5417	2002	SOUTHWORTH RIDGE	UNINCORPORATED KITSAP CO	RR	1 DU/5 AC	1 DU/5 AC	16.09	12.67	3.22	2.53	5	0.39	Rural	
5457	2003	EVERGREEN RIDGE DIV 3	UNINCORPORATED KITSAP CO	RR	1 DU/5 AC	1 DU/5 AC	26.74	18.68	0.76	0.53	35	1.87	Rural	
5444	2003	KELLI ANN COMMONS	UNINCORPORATED KITSAP CO	RR	1 DU/5 AC	1 DU/5 AC	11.76	2.44	1.96	0.41	6	2.46	Rural	
5454	2003	NEWBERRY WOODS DIV I	UNINCORPORATED KITSAP CO	RP	1 DU/10 AC	1 DU/10 AC	26.75	9.08	1.41	0.48	19	2.09	Rural	
5431	2004	SOUTH LAKE RIDGE PUD	UNINCORPORATED KITSAP CO	RP	1 DU/10 AC	1 DU/10 AC	41.13	17.17	0.88	0.37	47	2.74	Rural	
5467	2004	NEWBERRY WOODS DIV 2	UNINCORPORATED KITSAP CO	RP	1 DU/10 AC	1 DU/10 AC	22.06	14.90	0.61	0.41	36	2.42	Rural	
5460	2004	GIG HARBOR NORTH AIRPARK	UNINCORPORATED KITSAP CO	IND	0	0	22.31	18.51	1.17	0.97	19	1.03	Rural	
5473	2005	WHITEHORSE	UNINCORPORATED KITSAP CO	IRF	1 DU/20 AC	1 DU/20 AC	448.69	176.42	5.98	2.35	75	0.43	Rural	
5419	2005	LEXINGTON PHASE I	UNINCORPORATED KITSAP CO	RR	1 DU/5 AC	1 DU/5 AC	11.47	3.83	1.43	0.48	8	2.09	Rural	

Comments:

Analysis of final long plats approved by Kitsap County from 2000-2005 indicates that, on average, long plats approved in the Urban Low (UL) zone (which account for almost all approved urban long plats) met the minimum "planned" urban density of 5 dwelling units per acre. Actual or observed densities in these plats averaged 5.60 units per net acre--as envisioned in the comprehensive plan.

Sources: Kitsap County DCD; Mark Personius, Growth Management Consultant

Table 2
Kitsap County
Single Family Residential (SFR) Building Permits, Unincorporated County, 2000-2005

Zoning	Year							Total SFR Permits Issued (2000-2005)	
	1999	2000	2001	2002	2003	2004	2005	Total No.	Percent of Total
URBAN									
Unincorporated UGA	230	273	299	280	330	246	226	1,884	27%
Other	9	2	1	4	3	0	3	22	0%
Subtotal Urban	***239***	***275***	***300***	***284***	***333***	***246***	***229***	***1,906***	***27%***
RURAL									
Unincorporated Rural	819	671	661	651	693	726	696	4,917	70%
LAMIRDs	29	41	33	36	40	39	33	251	4%
Subtotal Rural	***848***	***712***	***694***	***687***	***733***	***765***	***729***	***5,168***	***73%***
Total SFR Permits Issued	**1,087**	**987**	**994**	**971**	**1,066**	**1,011**	**958**	**7,074**	**100.0%**
Percentage of Total SFR Building Permits Issued by Year									
Urban	22%	28%	30%	29%	31%	24%	24%		
Rural	78%	72%	70%	71%	69%	76%	76%		

Comments:

This table identifies only Kitsap County issued SFR building permits for new construction. It does not include new SFR permits issued by the cities. Therefore, the analysis in this table, in and of itself, cannot be measured against the 76%/24% urban/rural population growth allocation goal adopted in the CPPs. Additional building permit data from the cities must be included before a comparable analysis with the adopted CPP allocation goal can be performed. City data is intended to be collected as a part of the buildable lands report update conducted in 2006-2007. Similar reported data from the PSRC has been requested for validation. Approximately 73% of new unincorporated residential permits over the past six years have been issued in rural areas, primarily in the rural residential zone and secondarily in the rural protection zone.

Notes: (1) Analysis does not include city-issued new single-family residential building permits from 2000-2005.

Sources: Kitsap County DCD; Mark Personius, Growth Management Consultant

Table 3
Kitsap County
New Residential Lots Created, Unincorporated County, 2000-2005

Area/Type of Plat	Year						Total New Lot Creation Share (2000-2005)	
	2000	2001	2002	2003	2004	2005	Total No.	Percent of Total
Unincorporated Urban								
Long Plat Lots	48	90	198	14	39	118	507	37.2%
Short Plat Lots	27	36	18	35	35	19	170	12.5%
Large Lots	0	0	2	0	0	0	2	0.1%
Subtotal Urban	*75*	*126*	*218*	*49*	*74*	*137*	***679***	***49.8%***
Unincorporated Rural								
Long Plat Lots	0	55	17	60	83	83	298	21.8%
Short Plat Lots	60	46	47	33	12	14	212	15.5%
Large Lots	14	17	29	36	29	50	175	12.8%
Subtotal Rural	*74*	*118*	*93*	*129*	*124*	*147*	***685***	***50.2%***
Total New Lots Created	149	244	311	178	198	284	**1,364**	**100.0%**
Percentage of Total Lots Created by GMA Land Class by Year								
Urban	50.3%	51.6%	70.1%	27.5%	37.4%	48.2%		
Rural	49.7%	48.4%	29.9%	72.5%	62.6%	51.8%		

Comments:

This table examines new lot creation (subdivisions) as another means to measure how and where new growth is planned to be accommodated. It identifies only Kitsap County final approved long plats, short plats and large lot subdivisions. It does not include new plats approved and recorded by the cities in the incorporated UGAs. Additional final plat data from the cities will be identified and analyzed as a part of the buildable lands report update conducted in 2006-2007. The preliminary data indicate that, unlike building permits, new lot creation has been occurring at essentially the same rate in both urban and rural unincorporated areas of the county. Once the final plats approved in the incorporated UGAs are added to this analysis, however, the result will certainly indicate a preponderance of new lots created in UGAs countywide relative to rural areas.

Notes: (1) Analysis excludes new commercial/industrial lots; (2) Analysis does not account for net loss of parent parcel from a development capacity standpoint.

Sources: Kitsap County DCD; Mark Personius, Growth Management Consultant

Table 4
Kitsap County
Unincorporated UGA "Citizen-Initiated" Rezones, 2000-2005

APPLICANT	YEAR	APPLICATION #	PLAN DESIGNATION	APPROVED DESIGNATION CHANGE	TOTAL ACREAGE	JURISDICTION	NET INCREASE	ZONING MIN	ZONING MAX	MIN	MAX	COMMENTS
Bill Schourup	2003	03-09633	Urban Low	Industrial	0.93	Bremerton West UGA	n/a					Map Correction
Bill Schourup	2001	010525-009	Business Park	Highway Tourist Commercial	3.06	Central Kitsap UGA	n/a					Site Specific
Brian Ferguson	2001	010611-021	Urban Medium	Neighborhood Commercial	5.34	Central Kitsap UGA	n/a					Site Specific
Steve Steinman	2001	010430-001	Urban Medium	Neighborhood Commercial	1.02	Central Kitsap UGA	n/a					Map Correction
Big O Development	2003	03-08185	Urban Low	Highway Tourist Commercial	0.15	Central Kitsap UGA	n/a					Map Correction
Steve Steinman	2003	03-08284	Urban Medium	Highway Tourist Commercial	1.12	Central Kitsap UGA	n/a					Map Correction
D.L. Bradley Group	2001	010621-027	Urban Medium	Highway Tourist Commercial	6.00	Kingston UGA	n/a					Site Specific
Jean Sherrard	2004	04-16508	Urban Medium	Urban High	5.74	Kingston UGA	5.74	19 DU/AC	24 DU/AC	109	138	Site Specific
Dennis Wardwell	2001	010507-005	Urban Low	Highway Tourist Commercial	0.50	Port Orchard UGA	n/a					Site Specific
Pat Penaranda	2001	010611-015	Urban Low	Highway Tourist Commercial	4.38	Port Orchard UGA	n/a					Site Specific
Eric Kvinsland	2001	010525-010	Urban Low	Highway Tourist Commercial and Urban High	9.05	Port Orchard UGA	4.00	19 DU/AC	24 DU/AC	76	96	Site Specific
Brass Ring	2003	03-09560	Urban Low	Highway Tourist Commercial	0.30	Port Orchard UGA	n/a					Map Correction
Lewis	2004	04-15938	Urban Low	Highway Tourist Commercial	0.60	Port Orchard UGA	n/a					Site Specific
Home Depot	2004	04-16522	Urban Medium	Highway Tourist Commercial	2.17	Port Orchard UGA	n/a					
WinMar Co	2001	010608-014	Urban High	Regional Commercial	5.00	Silverdale UGA	n/a					Site Specific
Cascade Evergreen	2001	010608-005	Urban Low	Urban High	1.17	Silverdale UGA	1.17	19 DU/AC	24 DU/AC	22	28	Map Correction
Sue Sehmel	2003	03-09638	Urban Low	Highway Tourist Commercial	0.55	Silverdale UGA	n/a					Map Correction
Olmsted Land	2003	03-06327	Business Park	Neighborhood Commercial	7.29	Silverdale UGA	n/a					Map Correction
FW Outlook Apts	2003	03-09576	Urban Low	Urban High	11.77	Silverdale UGA	11.77	19 DU/AC	24 DU/AC	224	282	Map Correction
Ridgetop	2003	03-09520	Urban High	Urban Low	26.00	Silverdale UGA	n/a					
Ridgetop	2003	03-09520	Urban Medium	Urban Low	10.00	Silverdale UGA						Map Correction

Notes
Citizen-initiated UGA rezones from 2000-2005 are sorted first by jurisdiction (UGA) and then by year.

Red text indicates parcels rezoned from urban residential to urban non-residential (Total = 33.1 acres)
Blue text indicates parcels rezoned from a higher to a lower urban residential density (Total =36.0 acres)
Green text indicates parcels rezoned from a lower to a higher urban density (Total = 22.6 acres)
Black text indicates parcels rezoned from one urban non-residential designation to another (Total = 10.35 acres)

Comments:

From a "reasonable measures" evaluation standpoint, these are "market-driven" or citizen-initiated rezones--not County-initiated rezones made specifically to increase UGA residential capacity. They are more an indicator of how well the "market" has responded to the existing adopted UGA subarea plan land use designations. In that vein, one might say that the "market" is pretty content with the existing UGA plan designations--insofar as the planned land use pattern is concerned anyway, not necessarily considering the size of UGAs--in that only about 100 acres of UGA land in the last five years (out of thousands of acres) has changed designation, at property-owner request. Those designation changes include both "up-zones" as well as "down-zones". Overall, the net effect of these citizen-initiated rezones over the past five years is likely to indicate a net loss in UGA residential capacity, though not a significant one.

Sources: Kitsap County DCD; Mark Personius, Growth Management Consultant

Table 5
Kitsap County
Unincorporated UGA "Subarea Plan-Initiated" Rezones, 2000-2005

SUB-AREA PLAN	YEAR PROPOSED	ADOPTION DATE	1998 COMP PLAN DESIGNATION	APPROVED DESIGNATION CHANGE	TOTAL ACREAGE	JURISDICTION	NET INCREASE	ZONING MIN	ZONING MAX	MIN	MAX	COMMENTS
Kingston Sub-Area Plan Phase I	2004	10/25/2004										
			Rural Residential	Urban Restricted	241.43	Kingston UGA	241.43	1 DU/AC	5 DU/AC	241	1207	
			Rural Residential	Urban Restricted / PARK	67.82	Kingston UGA	67.82					
			Rural Residential	Urban Low	94.12	Kingston UGA	94.12	5 DU/AC	9 DU/AC	471	847	
			Rural Residential	Urban Medium	10.13	Kingston UGA	10.13	10 DU/AC	18 DU/AC	101	182	
			Neighborhood Commercial	Urban Village Center	21.22	Kingston UGA	21.22	1 DU/AC	18 DU/AC	21	382	
			Urban Medium	Urban Village Center	7.81	Kingston UGA	7.81	1 DU/AC	18 DU/AC	8	141	
			Urban Low	Urban Restricted	12.50	Kingston UGA	12.50	1 DU/AC	5 DU/AC	13	63	Shoreline
ULID # 6	2003	12/8/2003										
			Urban Reserve	Urban Cluster Residential	579	McCormick Woods	579	5 DU/AC	9 DU/AC	2895	5211	
			Urban Reserve	Urban Medium	40.00	McCormick Woods	40.00	10 DU/AC	18 DU/AC	400	720	
			Urban Low	Urban Medium	38.00	McCormick Woods	38.00	10 DU/AC	18 DU/AC	380	684	
			Urban Low	Urban Village Center	10.00	McCormick Woods	10.00	1 DU/AC	18 DU/AC	10	180	
			Urban Low	Business Park	52.00	McCormick Woods	52.00	n/a	n/a			
			Urban Low	Urban Cluster Residential	326.00	McCormick Woods	326.00	5 DU/AC	9 DU/AC	1630	2934	

Notes
UGA Subarea Plan-initiated rezones from 2000-2005 can, from a "reasonable measures" standpoint, be evaluated to determine the net acres of "internal" UGA lands rezoned since adoption of the initial 1998 Kitsap County Comp Plan. This analysis must exclude new "external" lands (e.g., formerly rural lands) added to the 1998 UGA boundary as a consequence of adoption of the subsequent subarea plan.

Red text indicates "UGA expansion parcels" rezoned from rural to urban (i.e., not a reasonable measure to increase development capacity inside existing UGAs)
Blue text indicates parcels rezoned from a higher to a lower urban residential density (i.e., not a reasonable measure)
Plum text indicates parcels rezoned from an urban residential designation to an urban non-residential designation (i.e., not a reasonable measure to increase UGA residential capacity)
Black text indicates parcels rezoned from an urban residential designation to an urban mixed-use designation or to a similar density residential designation (i.e., may or may not be a reasonable measure)
Green text indicates parcels rezoned from a lower to a higher urban density (i.,e., a reasonable measure!)

Comments:

Adoption of the ULID #6 Subarea Plan in 2003 probably achieved the greatest potential "internal" increase in urban densities (and therefore capacity for additional growth without expansion) of all UGA subarea plan's adopted to date since 1998. The Kingston Subarea Plan (in Phase I) designated new mixed use (Urban Village Center) areas converted from both pre-existing urban medium residential and neighborhood commercial parcels resulting in a net increase in "internal" UGA residential capacity. Both the Kingston and ULID #6 subarea plan's "up-zones" constitute a "reasonable measure" to increase existing UGA residential growth capacities.

Sources: Kitsap County DCD; Mark Personius, Growth Management Consultant

Table 6
Kitsap County
Duplexes Permitted in Unincorporated UGAs, 2000-2005

ACCOUNT NUMBER	PERMIT NO	APPLICANT	SITUS ADDRESS	TYPE CODE	STATUS	ISSUED DATE	PROJECT NAME	PERMIT YEAR	JURISDICTION	PLAN CODE DESCRIPTION	ZONING DESCRIPTION
222401-4-098-2006	05 28656	White Thomas E	816 MERRILL PL W	R-MULTI-DUPX	ISSUED	12/20/2005	Conversion of SFR/ALQ to Duplex	2005	BREMERTON WEST UGA	Urban Low Residential	Urban Low Residential
352501-2-105-2005	H-02 00088270	Golden Lee & Donna	6203 PINE RD NE	R-MULTI-DUPX	FINALED	5/13/2002	DUPLEX	2002	CENTRAL KITSAP UGA	Urban Low Residential	Urban Low Residential
352501-2-104-2006	02 04879	Golden Lee & Donna	6189 PINE RD NE	R-MULTI-DUPX	FINALED	2/21/2003	Conversion of SFR/ALQ to Duplex	2003	CENTRAL KITSAP UGA	Urban Low Residential	Urban Low Residential
352501-2-098-2004	04 19353	Boag Larry & Tina	531 NE MCWILLIAMS RD	R-MULTI-DUPX	FINALED	12/1/2004	Conversion of SFR/ALQ to Duplex	2004	CENTRAL KITSAP UGA	Urban Low Residential	Urban Low Residential
272501-3-047-2004	04 21440	Vergeer Gerald S Jr & Shirley	6782 TIBARDIS RD NW	R-MULTI-DUPX	ISSUED	2/24/2005	Conversion of SFR/ALQ to Duplex	2005	CENTRAL KITSAP UGA	Urban Low Residential	Urban Low Residential
352501-2-019-2000	05 24333	Cox Jack	559 NE MCWILLIAMS RD	R-MULTI-DUPX	FINALED	5/12/2005	DUPLEX	2005	CENTRAL KITSAP UGA	Urban Low Residential	Urban Low Residential
262702-4-027-2004	H-00 00082898	Heart Homes	26193 BARRETT RD NE	R-MULTI-DUPX	FINALED	5/26/2000	DUPLEX	2000	KINGSTON UGA	Urban Low Residential	Urban Low Residential
262702-4-030-2009	05 26463	Fladgard Mark A	26187 BARRETT RD NE	R-MULTI-DUPX	FINALED	9/19/2005	Conversion of SFR/ALQ to Duplex	2005	KINGSTON UGA	Urban Low Residential	Urban Low Residential
4808-001-024-0105	03 06936	Golden Lee & Donna	3186 SE COLVEA DR	R-MULTI-DUPX	FINALED	3/20/2003	DUPLEX	2003	PORT ORCHARD UGA	Urban Low Residential	Urban Low Residential
4643-003-007-0002	H-98 00078462	Cloud Dean	984 PERU AVE E	R-MULTI-DUPX	FINALED	6/1/1999		1999	RURAL KITSAP COUNTY	Rural Residential	Rural Residential
4643-003-007-0101	H-98 00078463	Cloud Dean	976 PERU AVE E	R-MULTI-DUPX	FINALED	12/3/1999	Conversion of SFR/ALQ to Duplex	1999	RURAL KITSAP COUNTY	Rural Residential	Rural Residential
082401-3-219-2000	H-01 00086143	Robinson Bruce	2476 RIDGEWAY DR NW	R-MULTI-DUPX	FINALED	4/8/2002	DUPLEX	2002	RURAL KITSAP COUNTY	Rural Residential	Rural Residential
092501-4-058-2000	03 11889	Golden Lee	NO ADDRESS FOUND	R-MULTI-DUPX	FINALED	9/24/2003	Duplex	2003	SILVERDALE UGA	Urban Low Residential	Urban Low Residential
092501-4-089-2003	05 23404	Golden Lee E & Lucy J	11971 RIDGEPOINT DR NW	R-MULTI-DUPX	FINALED	3/18/2005	DUPLEX	2005	SILVERDALE UGA	Urban Low Residential	Urban Low Residential

Notes

Net new duplex units permitted in unincorporated UGAs from 2000-2005= 17
Duplexes accounted for approximately 1% of total dwelling units permitted in unincorporated UGAs from 2000-2005

Comments:

The allowance of duplexes in single family residential zones is a reasonable measure adopted by Kitsap County to increase capacity within existing UGAs. Variation exists between and among different unincorporated UGAs as to how many new housing starts on an annual average basis are accounted for by duplexes. Countywide, however, duplexes can be estimated to account for approximately 1% of all new permitted dwellings, on an annual basis, in unincorporated UGAs. Their overall contribution to the current urban housing supply is de minimis.

Sources: Kitsap County DCD; Mark Personius, Growth Management Consultant

Table 7
Kitsap County
Assessory Dwelling Unit (ADU) Building Permit Data 2000-2005

Zoning	Year							Total ADU Permits Issued (2000-2005)	
	1999	2000	2001	2002	2003	2004	2005	Total No.	Percent of Total
URBAN									
Central Kitsap UGA	0	0	1	1	0	0	0	2	13%
Subtotal Urban	***0***	***0***	***1***	***1***	***0***	***0***	***0***	***2***	***13%***
RURAL									
Unincorporated Rural	0	1	0	1	3	3	5	13	87%
Subtotal Rural	***0***	***1***	***0***	***1***	***3***	***3***	***5***	***13***	***87%***
Total SFR Permits Is	**0**	**1**	**1**	**2**	**3**	**3**	**5**	**15**	**100.0%**
Percentage of Total ADU Building Permits Issued by Year									
Urban	0%	0%	100%	50%	0%	0%	0%		
Rural	0%	100%	0%	50%	100%	100%	100%		

Source: Kitsap County DCD

Table 8
Kitsap County
Cluster Development Building Permits 2000-2005

Zoning	Year							Total Cluster Development Permits Issued (2000-2005)	
	1999	2000	2001	2002	2003	2004	2005	Total No.	Percent of Total
URBAN									
Central Kitsap UGA	0	0	0	0	0	1	1	2	33%
Kingston UGA	0	0	0	1	0	0	0	1	17%
Subtotal Urban	***0***	***0***	***0***	***1***	***0***	***1***	***1***	***3***	***50%***
RURAL									
Unincorporated Rural	0	0	0	0	2	1	0	3	50%
Subtotal Rural	0	0	0	0	2	1	0	3	**50%**
Total Cluster Permits	**0**	**0**	**0**	**1**	**2**	**2**	**1**	**6**	**100.0%**
Percentage of Total Cluster Development Building Permits Issued by Year									
Urban	0%	0%	0%	100%	0%	50%	100%		
Rural	0%	0%	0%	0%	100%	50%	0%		

Source: Kitsap County DCD

Table 9
Kitsap County
Mixed-Use Residential Building Permits 2000-2005

Zoning	Year							Total Mixed-Use Permits Issued (2000-2005)	
	1999	2000	2001	2002	2003	2004	2005	Total No.	Percent of Total
URBAN									
Silverdale UGA	0	0	0	0	0	0	1	1	100%
Other	0	0	0	0	0	0	0	0	0%
Subtotal Urban	***0***	***0***	***0***	***0***	***0***	***0***	***1***	***1***	***100%***
RURAL									
Unincorporated Rural	0	0	0	0	0	0	0	0	0%
	0	0	0	0	0	0	0	0	0%
Subtotal Rural	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0%***
Total Mixed-Use Perı	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**1**	**100.0%**

Percentage of Total Mixed-Use Building Permits Issued by Year							
Urban	0%	0%	0%	0%	0%	0%	100%
Rural	0%	0%	0%	0%	0%	0%	0%

Source: Kitsap County DCD

Table 10
Kitsap County
Condominiums and Townhouses Permitted in Unincorporated UGAs, 2000-2005

ACCOUNT NUMBER	PERMIT NO	APPLICANT	SITUS ADDRESS	TYPE CODE	STATUS	PROJECT NAME	PERMIT YEAR	PLAN CODE DESCRIPTION	ZONING DESCRIPTION	JURISDICTION
8131-001-001-0002	H-01 00086259	N K Investments	10701 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASE I	2001	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8131-001-002-0001	H-01 00086252	N K Investments	10695 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASE I	2001	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8131-001-003-0000	H-01 00086259	N K Investments	10693 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASE I	2001	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8131-001-004-0009	H-01 00086253	N K Investments	10687 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASE I	2001	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8131-001-005-0008	H-01 00086259	N K Investments	10685 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASE I	2001	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8131-001-006-0007	H-01 00086254	N K Investments	10669 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASE I	2001	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8131-001-007-0006	H-01 00086259	N K Investments	10671 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASE I	2001	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8131-001-008-0005	H-01 00086255	N K Investments	10677 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASE I	2001	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8134-002-016-0000	02 03271	Central Sound Construction INC	10643 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASE 2	2002	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8134-002-017-0009	02 03270	Central Sound Construction INC	10641 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASE 2	2002	Urban High Residential	Urban High Residential	Kingston UGA
8134-002-018-0008	02 03283	Central Sound Construction INC	10635 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASE 2	2002	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8134-002-019-0007	02 03272	Central Sound Construction INC	10633 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASE 2	2002	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8134-002-021-0003	02 03266	Central Sound Construction INC	10625 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASE 2	2002	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8134-002-020-0004	02 03279	Central Sound Construction INC	10627 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASE 2	2003	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-003-022-0008	03 06766	Central Sound Construction Inc	10619 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2003	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-003-023-0007	03 06768	Central Sound Construction Inc	10617 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2003	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-003-024-0006	03 06738	Central Sound Construction Inc	10611 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2003	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-003-025-0005	03 06762	Central Sound Construction Inc	1065 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2003	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-003-026-0004	03 06764	Central Sound Construction Inc	10603 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2003	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-003-027-0003	03 0670	Central Sound Construction Inc	10597 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2003	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-003-028-0002	03 06743	Central Sound Construction Inc	10595 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2003	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-003-029-0001	03 06745	Central Sound Construction Inc	10589 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2003	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-003-030-0008	03 06747	Central Sound Construction Inc	10587 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2003	Urban Medium Residential	Urban Medium Residential	Kingston UGA

Sources: Kitsap County DCD; Mark Personius, Growth Management Consultant

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8136-003-031-0007	03 06749	Central Sound Construction Inc	10581 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2003	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-003-032-0006	03 06751	Central Sound Construction Inc	10579 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2003	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-003-033-0005	03 06754	Central Sound Construction Inc	10573 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2003	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-003-034-0004	03 06756	Central Sound Construction Inc	10571 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2003	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-003-038-0000	03 06758	Central Sound Construction Inc	10610 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2003	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-003-039-0009	03 06760	Central Sound Construction Inc	10612 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2003	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-003-040-0006	03 06736	Central Sound Construction Inc	10618 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2003	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-004-035-0001	04 15767	Central Sound Construction Inc	10543 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2004	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-004-036-0000	04 15769	Central Sound Construction Inc	10541 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2004	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-004-037-0009	04 15759	Central Sound Construction Inc	10527 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2004	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-004-041-0003	04 15711	Central Sound Construction Inc	10594 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2004	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-004-042-0002	04 15756	Central Sound Construction Inc	10588 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2004	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-004-043-0001	04 15836	Central Sound Construction Inc	10586 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2004	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-004-044-0000	04 15844	Central Sound Construction Inc	10511 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2004	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-004-045-0009	04 15783	Central Sound Construction Inc	10513 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2004	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-004-046-0008	04 15785	Central Sound Construction Inc	10519 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2004	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-004-047-0007	04 15804	Central Sound Construction Inc	10521 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2004	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-004-048-0006	04 15807	Central Sound Construction Inc	10521 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2004	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-004-049-0005	04 15811	Central Sound Construction Inc	10533 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2004	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-004-050-0001	04 15813	Central Sound Construction Inc	10535 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2004	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-004-051-0000	04 15774	Central Sound Construction Inc	10549 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2004	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-004-052-0009	04 15776	Central Sound Construction Inc	10551 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2004	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-004-053-0008	04 15771	Central Sound Construction Inc	10557 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2004	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-004-054-0007	04 15839	Central Sound Construction Inc	10563 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2004	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-004-055-0006	04 15841	Central Sound Construction Inc	NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2004	Urban Medium Residential	Urban Medium Residential	Kingston UGA
4316-035-013-0002	02 00423	Carver Richard O	26190 PENNSYLVANIA AVE NE	C-MULTI 3+	FINALED	PENNSYLVANIA AVE TRIPLEX	2002	Urban Village Center	Urban Village Center	Kingston UGA

352501-1-047-2008	03 14416	Downeast Development Llc	6000 CAYMANS PL NE	C-MULTI 3+	FINALED	DOWNEAST TRIPLEX	2004	Urban Medium Residential	Urban Medium Residential	Central Kitsap UGA
262501-1-004-2000	05 23697	Bartimaeus Cohousing Comm Llc	7741 BEACON PL NE	C-MULTI 3+	ISSUED	Bartimaeus Co-Housing- 'G'	2005	Urban Restricted	Urban Restricted	Central Kitsap UGA
262501-1-004-2000	05 23698	Bartimaeus Cohousing Comm Llc	7741 BEACON PL NE	C-MULTI 3+	ISSUED	Bartimaeus Co-Housing-'F'	2005	Urban Restricted	Urban Restricted	Central Kitsap UGA
262501-1-004-2000	05 23699	Bartimaeus Cohousing Comm Llc	7741 BEACON PL NE	C-MULTI 3+	ISSUED	Bartimaeus Co-Housing -E	2005	Urban Restricted	Urban Restricted	Central Kitsap UGA
262501-1-004-2000	05 23700	Bartimaeus Cohousing Comm Llc	7741 BEACON PL NE	C-MULTI 3+	ISSUED	Bartimaeus Co-Housing-D	2005	Urban Restricted	Urban Restricted	Central Kitsap UGA
262501-1-004-2000	05 23701	Bartimaeus Cohousing Comm Llc	7741 BEACON PL NE	C-MULTI 3+	ISSUED	Bartimaeus Co-Housing-C	2005	Urban Restricted	Urban Restricted	Central Kitsap UGA
262501-1-004-2000	05 23703	Bartimaeus Cohousing Comm Llc	7741 BEACON PL NE	C-MULTI 3+	ISSUED	Bartimaeus Co-Housing-B	2005	Urban Restricted	Urban Restricted	Central Kitsap UGA
202501-3-024-2008	04 18955	Prisk Linda M	4667 NW WALGREN DR	C-MULTI 3+	ISSUED	NEWBERRY CONDO 2	2005	Urban Medium Residential	Urban Medium Residential	Silverdale UGA
202501-3-024-2008	04 18956	Prisk Linda M	4667 NW WALGREN DR	C-MULTI 3+	ISSUED	NEWBERRY CONDO 3	2005	Urban Medium Residential	Urban Medium Residential	Silverdale UGA
012301-1-024-2007	04 16473	Park Vista	2944 SE LUND AVE	C-MULTI 3+	FINALED	Park Vista Retirement Center & Assisted Living Facility FKA, (Senior Housing)	2005	Neighborhood Commercial	Neighborhood Commercial	Port Orchard UGA
172501-1-060-2002	05 27705	Vintage At Silverdale Llc	3320 NW RANDALL WAY	C-MULTI 3+	ISSUED	VINTAGE AT SILVERDALE	2005	Urban High Residential	Urban High Residential	Silverdale UGA

Notes

Net new condo units permitted in unincorporated UGAs from 2000-2005= 60 (57 of which were permitted in single family zones (i.e., Urban Restricted and Urban Medium residential zones)

Condos and townhouses accounted for approximately 3% of total dwelling units permitted in unincorporated UGAs from 2000-2005

Comments:

The allowance of condos and townhouses in single family residential zones is a reasonable measure adopted by Kitsap County to increase capacity within existing UGAs. Variation exists between and among different unincorporated UGAs as to how many new housing starts on an annual average basis are accounted for by condos and townhouses. The Kingston Unincorporated UGA accounted for the vast majority of all permitted condos and townhouses from 2000-2005. Countywide, however, these types of units can be estimated to account for approximately 3% of all new permitted dwellings, on an annual basis, in unincorporated UGAs.

There were 3 recorded Condominiums in Unincorporated Kitsap County:

Kingston Meadows Phase 1
- Building square feet - 14657
- Zoning - Urban Medium
- Number of Units - 9
- Year - 2001

Kingston Meadows Phase 2
- Building square feet - 18299
- Zoning - Urban Medium
- Number of Units - 12
- Year - 2002

Kingston Meadows Phase 3 and 4
- Building square feet - 29318
- Zoning - Urban Medium
- Number of Units - 34
- Year - 2003

Sources: Kitsap County DCD; Mark Personius, Growth Management Consultant

April 14, 2006

APPENDIX D

Kitsap County Countywide Employment Capacity Analysis
(Appendix D from Kitsap County Comprehensive Plan 10-Year update 2006)
(E.D. Hovdee & Co.)

Appendix D

Methods

Forecast Allocation Methodology

Kitsap 10-Year Update ■ Kitsap County ■ August 2006; Updated November 2006

AHBL

Jones & Stokes

Employment and Population Forecast Allocation Methodology

Prepared for:

Kitsap County
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August 2006; Updated November 2006

This document should be cited as:
AHBL and Jones & Stokes. 2006. Forecast Allocation Methodology. November. (J&S 06075.) Bellevue, WA. Prepared for Kitsap County.

Table of Contents

Tables

Acronyms

CPPs – Kitsap County Countywide Planning Policies

FIRES – Finance, Insurance, Real Estate and Services

GIS – Geographic Information System

GMA – The Washington State Growth Management Act

KRCC – Kitsap Regional Coordinating Council

LAMIRD – Local Area of More Intense Rural Development

PSRC – Puget Sound Regional Council

PUTA – Poulsbo Urban Transition Area

SKIA – South Kitsap Industrial Area

TAZ – Transportation Analysis Zone

UGA – Urban Growth Area

ULCA – Updated Land Capacity Analysis

ULID #6 – Utility Local Improvement District #6, also sometimes referred to as McCormick Woods.

Chapter 1. Overview

1.1. Purpose

The Growth Management Act (GMA) requires that urban growth areas (UGAs) and the densities permitted within UGAs be reviewed and revised as necessary, at least every ten years, to ensure that the population forecast for the succeeding twenty-year period can be accommodated. The Kitsap Regional Coordinating Council (KRCC) has adopted a countywide population forecast of 99,602 for the period from 2000 to 2025. The forecast is based on the intermediate countywide forecast promulgated by the Washington State Office of Financial Management. The countywide forecast and individual forecasts for each city and UGA and for the non-UGA portions of the county are included in Appendix B of the adopted Kitsap County Countywide Planning Policies (CPPs).

Although not mandated by GMA, Kitsap County developed twenty-year employment targets as well. These targets, derived from trend forecasts with policy adjustments, are not adopted in the CPPs but serve as the basis in the ten-year update to the Comprehensive Plan (10-Year Update) for determining 20-year employment land needs. Sufficient capacity must be identified to accommodate the forecast job growth or the policy assumptions underlying the forecast must be revised.

The methodology of allocating population and employment forecasts is two-fold. First, the capacity within existing UGA boundaries and land use designations must be determined to ascertain whether and to what extent changes to densities or to the urban growth boundaries are required to accommodate the forecast growth. Second, forecast growth must be disaggregated to the transportation analysis zone (TAZ) level to evaluate the land use plan alternatives for public services including transportation modeling. A TAZ map follows the conclusion of this report.

Chapter 2. TAZ Allocations

2.1.1. Residential Capacity

The allocation methodology used for the 10-Year Update employed capacity analyses conducted by Kitsap County. Through the County's geographic information system (GIS) County staff applied the assumptions and methodology in their 2005 Updated Land Capacity Analysis (ULCA)[1]. Capacity was analyzed at the TAZ level in residential units. A factor for persons per household (pph) was applied based on whether, according to allowed densities, units were likely to be multi-family (1.8 pph) or single family (2.5 pph), resulting in a population capacity for each TAZ. The GIS capacity analysis distinguished between portions of TAZs located within unincorporated UGAs, cities, and rural areas. At the direction of the City of Poulsbo, 22% of the acreage in the Poulsbo Urban Transition Area (PUTA) was assumed to be undevelopable due to critical areas, rather than the parcel-level critical areas analysis used in other UGAs.

TAZ-level capacity was not identified for rural designated areas. The ULCA demonstrated at a countywide scale that the rural designated areas have more total capacity than is required to accommodate the CPP allocation for rural area growth through 2025. Additionally, the County had already completed a TAZ allocation based on the Puget Sound Regional Council's 2025 population forecast.

2.1.2. Alternative 1 (No Action)

Population Allocation

Forecasts

The CPPs provide population forecasts for each city, each UGA except the South Kitsap Industrial Area (SKIA) UGA, which has no residential component, and the rural area for the period from 2000 to 2025. To reconcile the 2000 baseline in the CPP allocations with the 2003 transportation model baseline and to achieve greater consistency with the 2005 development data used in the ULCA, each allocation was reduced by three years' growth according to the assumed average annual rate of growth documented in the CPPs. Due to the constant rate calculation, the 2003 population estimate differs from the 2003 County-wide and city population estimates from the Washington State Office of Financial Management (OFM). State population estimates could not be used, since the OFM does not provide population estimates at the UGA level. Additionally, there is a small divergence between the

[1] Kitsap County Updated Land Capacity Analysis, October 2005

sum of the individual UGA and city population estimates and the County-wide estimate for 2003. This is due to the varying growth curves of the UGAs, cities and rural area.

The City of Poulsbo has experienced significant annexation activity since 2000. Therefore, a portion of the allocation for the PUTA was transferred to the City's allocation so that the remaining PUTA allocation was generally consistent with capacity.

Existing TAZ allocations for the rural areas were modified proportionally to be consistent with the adjusted non-UGA allocation in the CPPs.

Capacity

For the UGAs, ULCA-derived population capacities for individual single family and multi-family zones were aggregated by TAZ. The capacity analyses for UGAs included a sewer factor, i.e., a deduction from capacity based on the distance of a parcel from the closest sewer line.[2]

Capacity analyses of city TAZs were used to allocate growth for the cities of Poulsbo and Port Orchard. Allocations for the cities of Bremerton and Bainbridge Island were based on accepted city assumptions and assumed to be consistent with available capacity.

- The City of Bremerton had allocated an estimated forecast by County TAZ in the City's 2004 Comprehensive Plan update. The City used a base year of 2000 and a planning horizon of 2023. At the direction of City staff, the difference between the City's forecast 2023 population and the 2025 population in the CPPs was allocated to the centers identified in the Bremerton Comprehensive Plan. The forecast change from 2000 to 2025 for each TAZ was then reduced proportionately so that the sum of all TAZs was equal the City's CPP allocation adjusted for the 2003 to 2025 period.
- With the concurrence of City of Poulsbo staff, the County conducted a capacity analysis for incorporated Poulsbo, using the ULCA methodology adjusted for the City's 22 percent critical area reduction assumption. As noted, a portion of the PUTA was reallocated to the City to account for annexations that have occurred since the 2000 base year CPP allocation. As a result, the City's capacity is about 423 people less than the revised allocation.

[2] Subsequent to the TAZ allocations, the Central Puget Sound Growth Management Hearings Board indicated that the sewer factor deduction should not be used in the ULCA method. This means that Alternative 1 would have more capacity for growth. As the transportation modeling addresses Countywide total population over the entire network, comparing the growth of Alternative 1 with and without the sewer factor results in 1.27% difference which is minimal. If considering only unincorporated population the difference is 1.4%.

- The County conducted a capacity analysis for the City of Port Orchard, using the ULCA methodology. The calculated capacity of 3,245 was sufficient to accommodate the adjusted CPP forecast of 3,237, therefore no adjustments were made.
- At the direction of City of Bainbridge Island staff, 50 percent of the City's CPP population forecast was allocated to Winslow (TAZ 411), 5 percent was allocated to the City's Neighborhood Center designations, and the remaining 45 percent was allocated evenly among TAZs 408, 409 and 410. No data was available to correlate allocation to capacity.

2003 Baseline

The 2003 baseline population data was adjusted proportionately for each TAZ to be consistent with the countywide annual growth rate assumed in the CPPs. The cumulative increase was from 241,528 to 242,129 persons, a change of less than 0.3 percent.

Allocations

For Alternative 1, UGA forecasts were allocated first to single family capacity. Remaining forecast growth was allocated to multi-family capacity. With the exception of the transfer of forecast growth from the PUTA to the City of Poulsbo, allocations for each UGA were limited to the UGA's capacity.

The CPPs forecast population growth of 73 persons for the Gorst UGA. Since the UGA has no residential capacity in Alternative 1, no population was allocated.

The Port Orchard UGA Expansion Study Area forecast was combined with the Port Orchard UGA forecast for allocation purposes.

Employment Allocation

Forecasts

The "No Action" Alternative employment forecast by sector was derived by extrapolating the 2017 forecast, from the adopted Comprehensive Plan, at a constant rate of change. For consistent categorization of employment sectors among the County forecast, the County 2003 employment baseline, and the cities' employment targets, modifications to the sectoral divisions in the 2004 Comprehensive Plan were necessary. A comparison of the 2017 forecast sectors and the PSRC sectors used in the cities' forecasts and the County's 2003 baseline is in Table 2-1. The County forecast sectors used in this analysis, as adjusted to achieve consistency with other sector definitions, is also in Table 2-1.

Table 2-1. Employment Sector Comparison

2017 Forecast Sectors	PSRC Sectors	Adjusted Forecast Sectors
Manufacturing	Manufacturing	Manufacturing
Mining and Miscellaneous	Construction/Resources	Construction/Resources: Mining and Miscellaneous combined with Construction
Construction		
Transportation and Utilities	Warehousing, Transportation and Utilities (WTU)	WTU: Transportation and Utilities combined with Wholesale (6.7% of Wholesale and Retail Trade)
Wholesale and Retail Trade	Retail Trade	Retail Trade: 60% of Wholesale and Retail Trade
Finance, Insurance and Real Estate	Finance, Insurance, Real Estate and Services (FIRES)	FIRES: Finance, Insurance and Real Estate combined with Services and 33.3% of Wholesale and Retail Trade (restaurant component)
Services		
Government	Government/Education	Government/Education: Government

After reconciling the employment sector categories, the net employment growth for the unincorporated portion of the County was determined by deducting the cities' projected employment growth from the countywide total by employment sector.

Employment targets for the cities were derived as follows:

- The City of Bremerton forecast employment by TAZ and by employment sector for the period from 2000 to 2023 in the City's 2004 Comprehensive Plan. At the direction of City staff, additional employment targets were distributed to the City's centers, but were not identified by sector. For the County's employment allocations, the additional centers employment was assumed to be 50% FIRES and 50% retail.

  Using the constant rate of change from the City's 2000 employment baseline to the 2023 forecast, the baseline was advanced to 2003 and the horizon year to 2025 for consistency with the 2003 countywide baseline and the County's 2025 forecast year. The City's TAZ forecasts were adjusted for TAZs straddling the City boundary proportionate to the percentage of the TAZ within the City.

- Poulsbo did not have an employment forecast in the City's adopted Comprehensive Plan that could be extrapolated to the 2025 forecast year. Therefore, a 2025 employment target by sector was derived from the mid-point of the PSRC 2020 and 2030 employment forecasts for Poulsbo. To calculate the increment of change, 2004 Employment Security sectoral data was reduced by

one year to a 2003 baseline using the constant rate of change, by sector, to the interpolated PSRC forecast.

- The methodology for Port Orchard was the same as that for the City of Poulsbo, except that the 2025 forecast for all sectors was increased to be consistent with the 2,800 total jobs identified in the draft Port Orchard/South Kitsap Sub-Area Plan.
- The City of Bainbridge Island's employment target was taken from the mid-point of the PSRC 2020 and 2030 forecasts by sector. PSRC forecast data is available for Kitsap TAZ 411 and aggregated for the remaining TAZs within the City. The distribution of the forecast by sector for TAZs 408, 409, and 410 was assumed to be proportionately the same as in 2003.

Capacity

Net developable acreage by land use designation was calculated by the County for each UGA. No sewer deduction was applied to employment capacity. These acres were then converted to employment capacity according to the following assumptions:

- Lot coverage for industrial buildings: 38%
- Lot coverage for commercial buildings: 32%
- Industrial building square footage per employee: 969
- Commercial building square footage per employee: 500
- Commercial market factor: 1.25
- Industrial market factor: 1.5
- Estimated proportions of employment sectors locating in industrial or commercial buildings (using the sector categories in the adopted Comprehensive Plan) are in Table 2-2:

Table 2-2. Estimated Proportion Locating in Industrial or Commercial Buildings, by Sector

Employment Sector	Industrial Percent	Commercial Percent
Manufacturing	95%	5%
Mining and Miscellaneous	15%	0%
Construction	15%	85%
Transportation and Utilities	30%	70%
Wholesale and Retail Trade	25%	75%
Finance, Insurance, Real Estate	10%	90%
Services	20%	80%
Government	5%	0%

Source: Kitsap Comprehensive Plan, Economic Development Appendix

The factors in the table above were applied to the 2017 growth by sector forecast in the adopted Comprehensive Plan. Employment totals in each sector were then aggregated by industrial and commercial jobs and by commercial and industrial zones where they would occur, e.g., commercial buildings were assumed to occur in commercial designations. From this, percentage assumptions were derived for commercial employees in commercial and industrial designations and industrial employees in commercial and industrial designations.

The factors above – lot coverage, square feet per employee, market factor, and percentage of commercial or industrial jobs by land use designation - were applied to the net developable acreage in TAZs within each UGA for commercial and industrial designations to derive the commercial and industrial employment capacities.

Allocations

Jobs were allocated to TAZs in each UGA according to the ratio of individual forecast commercial sector jobs to the total of all forecast commercial jobs and the percentage of individual forecast industrial sector jobs to the total of all forecast industrial jobs. The result of maintaining the assumptions in the adopted Comprehensive Plan is that each UGA has the same percentage distribution of jobs by employment sector.

Due to both the lack of accounting for construction and resource employment in the PSRC forecasts and the fact that such employment is not building dependent, an alternate method for allocating these jobs was required. Therefore, forecast construction and resource jobs were allocated on a percentage basis to the location of these jobs in the 2003 baseline data. Employment data by TAZ was then aggregated according to the jurisdiction in which the TAZs occur. Where TAZ boundaries straddle city boundaries, allocations to the city and county were calculated according to the percentage of the TAZ within each jurisdiction.

The Government/Education sector was also problematic, as the total projected sector growth countywide exceeded the estimated 2003 baseline by 300 jobs. Under the assumption that individual city forecasts would be accommodated in the countywide forecast, the unincorporated portion was a net loss of 3,196 Government/Education jobs. Government/Education jobs were deducted proportionally from baseline jobs by TAZ for the unincorporated areas to offset the additional allocation to cities.

Consistent with the GMA concept of directing growth to urban areas, no employment, except Resource/Construction, was allocated to the rural area.

Data Reconciliation

When the employment sector forecasts were totaled by TAZ countywide, several TAZs contained negative forecasts. This was attributable to differences between the

2000 baseline data used by the City of Bremerton and the 2003 baseline data used by Kitsap County. In some instances, the City's baseline showed significantly more manufacturing jobs than the County baseline. Coupled with the City's forecast decline in manufacturing employment, the discrepancy resulted in negative numbers for future jobs. Since the underlying assumptions could not be fully reconciled under the scope of this project, negative 2025 forecasts were adjusted upward to reflect zero employment growth for particular sectors in specific TAZs. The result was that the transportation model tested a higher intensity of use than the original allocation predicted and therefore a greater "worst case" scenario.

Additionally, several additional adjustments were made to specific TAZs according to knowledge of local conditions by Kitsap County staff.

2.1.3. Alternative 2

Forecasts

Alternative 2 population forecast adjustments are the same as described for Alternative 1, except that the allocation for the PUTA was revised upward to 2,344 to be more consistent with the Alternative 2 capacity. The allocation for the City of Poulsbo was revised correspondingly downward.

Capacity

Capacity methodology for UGAs and cities is the same as used for Alternative 1, except that the sewer deductions apply only to existing UGAs and not to expansion areas.[3] Population capacity was evaluated for Gorst under Alternative 2.

Allocations

TAZs in each UGA were allocated population up to the capacity limit rather than stopping at the UGA forecast as was done for Alternative 1. This was done to test impacts of a greater amount of growth, consistent with capacity, than under Alternative 1. To better reflect actual development capacity within the Manchester local area of more intense rural development (LAMIRD) population forecasts for TAZs surrounding Manchester were reduced by half and transferred to TAZs intersecting the LAMIRD boundaries.

[3] [3]Subsequent to the TAZ allocations, the Central Puget Sound Growth Management Hearings Board indicated that the sewer factor deduction should not be used in the ULCA method. This means that Alternative 2 would have more capacity for growth. As the transportation modeling addresses Countywide population over the entire network, comparing the growth of Alternative 2 with and without the sewer factor results in 0.53% difference which is minimal. If considering only the unincorporated total population, the difference would be 0.72%, still less than 1.0%.

Employment Allocation

Forecasts

The Alternative 2 employment allocation uses a trend-based, countywide employment forecast modified by the policy direction established in the adopted Comprehensive Plan. As in Alternative 1, the cities' share was deducted from the countywide forecast to determine the unincorporated area's share. Where the forecast decline in unincorporated Government/Education jobs was maintained in the Alternative 1 allocation, the net loss of jobs was raised to zero under Alternative 2, as this was perceived to be a more realistic assumption.

Capacity

Capacity methodology for UGAs and cities is the same as Alternative 1, except that the percentages of commercial and industrial jobs in commercial and industrial designations were revised to reflect the updated 2025 forecast.

Allocations

Employment allocations follow the same methodology as Alternative 1.

Data Reconciliation

The TAZ forecast adjustments conducted for Alternative 1 were carried forward to Alternative 2.

2.1.4. Alternative 3

Population Allocation

Forecasts

Alternative 3 population forecast adjustments are the same as described for Alternative 1, except that the allocation for the PUTA was revised upward to 2,379 to be more consistent with the Alternative 3 capacity. The allocation for the City of Poulsbo was revised correspondingly downward.

Capacity

Capacity methodology for UGAs and cities is the same as Alternative 1, except that no sewer deduction was applied for a worst case analysis. As in Alternative 2, population capacity was evaluated for Gorst under Alternative 3.

Allocations

Each UGA was allocated population up to the capacity limit as in Alternative 2. Differences between the Alternative 3 allocations and those for Alternatives 1 and 2 included a 35 person allocation to SKIA to test a residential land use reclassification

request and a reallocation of residential growth in the rural areas to test the draft Rural Wooded Incentive Program policies and implementation.

As drafted, the Rural Wooded polices would allow additional density in the Rural Wooded designation as an incentive to maintain a portion of the site in resource use or open space. To evaluate the impacts of the draft program, 30% of the non-UGA forecast was re-allocated to parcels designated as Rural Wooded within concentric one-mile rings around two UGAs (northwest Bremerton and ULID # 6) and one LAMIRD (Port Gamble). The first ring starts at a point along the boundary of the UGA or LAMIRD and the Rural Wooded designated parcels and extends one mile into the Rural Wooded lands. The second ring extends one mile beyond the first ring into the Rural Wooded lands. Rural Wooded designated lands in the first ring received up to 50% of the forecast population re-allocation, those in the second ring received up to 25% of the re-allocation and the remaining Rural Wooded designated areas in the County received the final 25% of the re-allocation.

In all other respects, the Alternative 3 population allocation followed the methodology in Alternative 1.

Employment Allocation

Forecasts

The Alternative 3 employment forecasts for the County and cities are the same as under Alternative 2.

Capacity

As in Alternatives 1 and 2, employment capacity was based on the application of the ULCA methodology.

Allocations

Employment allocation methodology for Alternative 3 was the same as for Alternative 2.

Data Reconciliation

The TAZ forecast adjustments in Alternatives 1 and 2 were repeated in Alternative 3.

2.1.5. Preferred Alternative

Population Allocation

Forecasts

The Preferred Alternative population forecast adjustments are the same as described for Alternative 1.

Capacity

Capacity methodology for UGAs and cities is the same as Alternative 1, except that no sewer deduction was applied for a worst case analysis. As in Alternatives 2 and 3, population capacity was evaluated for Gorst under the Preferred Alternative.

Allocations

Each UGA was allocated population up to the capacity limit as in Alternative 2. Differences between the Alternative 2 allocations and the Preferred Alternative include a reallocation of residential growth in the rural areas to test the draft Rural Wooded Incentive Program policies and implementation similar to Alternative 3.

In all other respects, the Preferred Alternative population allocation followed the methodology in Alternative 2.

Employment Allocation

Forecasts

The Preferred Alternative employment forecasts for the County and cities are the same as under Alternative 2.

Capacity

As in Alternatives 1, 2, and 3, employment capacity was based on the application of the ULCA methodology.

Allocations

Employment allocation methodology for the Preferred Alternative was the same as for Alternative 2.

Data Reconciliation

The TAZ forecast adjustments in Alternatives 1, 2 and 3 were repeated in the Preferred Alternative.

	Population by TAZ: Alternative 1			Population by TAZ: Alternative 2			Population by TAZ: Alternative 3			Population by TAZ: Preferred		
TAZ	Alternative 1 Total 2025 Pop-ulation	2003 Pop Baseline (Adjusted)	Alternative 1: 2003-2025 Allocated Population Change	Alternative 2 Total 2025 Pop-ulation	2003 Pop Baseline (Adjusted)	Alternative 2: 2003-2025 Allocated Population Change	Alternative 3 Total 2025 Pop-ulation	2003 Pop Baseline (Adjusted)	Alternative 3: 2003-2025 Allocated Population Change	Preferred Total 2025 Pop-ulation	2003 Pop Baseline (Adjusted)	Preferred: 2003-2025 Allocated Population Change
1	560	397	163	560	397	163	500	397	103	499	397	102
2	899	637	263	899	637	263	814	637	177	812	637	176
3	1,051	783	268	1,051	783	268	973	783	190	971	783	188
4	2,662	1,865	797	2,662	1,865	797	2,451	1,865	587	2,446	1,865	581
5	340	252	88	340	252	88	409	252	157	408	252	157
6	237	204	33	237	204	33	275	204	72	275	204	72
7	745	494	251	745	494	251	704	494	209	702	494	208
8	2,214	1,786	428	2,214	1,786	428	3,270	1,786	1,483	3,270	1,786	1,483
9	289	206	83	289	206	83	309	206	103	308	206	103
10	567	426	141	567	426	141	534	426	108	533	426	107
11	2,539	1,758	781	2,595	1,758	837	2,523	1,758	765	2,498	1,758	740
12	1,429	1,233	196	1,429	1,233	196	1,383	1,233	150	1,381	1,233	148
13	901	773	128	901	773	128	854	773	81	853	773	80
14	1,373	473	900	1,373	473	900	1,308	473	835	1,307	473	834
15	1,049	912	136	1,049	912	136	998	912	86	997	912	85
16	457	362	95	457	362	95	428	362	66	427	362	65
17	423	253	170	463	253	211	496	253	243	443	253	190
18	663	487	176	666	487	179	723	487	236	707	487	220
19	124	107	17	124	107	17	158	107	51	158	107	50
20	538	471	67	538	471	67	513	471	42	513	471	41
21	450	369	82	450	369	82	420	369	51	420	369	51
22	1,990	198	1,791	1,723	198	1,525	2,288	198	2,089	1,791	198	1,593
23	865	575	290	854	575	278	877	575	301	937	575	362
24	361	270	92	361	270	92	368	270	99	368	270	98
25	648	591	57	648	591	57	627	591	36	627	591	35
26	593	538	55	593	538	55	573	538	35	573	538	34
27	562	495	67	562	495	67	537	495	42	537	495	41
28	510	397	113	510	397	113	468	397	71	467	397	70
29	780	621	160	780	621	160	721	621	101	720	621	99
30	1,181	378	803	1,181	378	803	1,171	378	793	1,171	378	793
31	5,814	5,814	0	5,814	5,814	0	5,814	5,814	0	5,814	5,814	0
32	1,349	1,121	228	1,349	1,121	228	1,264	1,121	144	1,263	1,121	142
33	1,403	1,099	304	1,403	1,099	304	1,331	1,099	233	1,329	1,099	231
34	449	364	85	449	364	85	438	364	74	438	364	74
35	525	450	75	525	450	75	525	450	75	525	450	75
36	2,451	2,140	311	2,451	2,140	311	2,336	2,140	196	2,334	2,140	194
37	1,086	745	341	1,086	745	341	960	745	215	957	745	212
38	226	189	37	226	189	37	213	189	23	212	189	23
39	603	213	390	603	213	390	648	213	436	588	213	375
40	620	218	402	620	218	402	620	218	402	620	218	402
41	1,217	967	250	1,217	967	250	1,125	967	157	1,123	967	155
42	527	37	490	527	37	490	527	37	490	527	37	490
43	524	346	178	513	346	167	453	346	107	463	346	117
44	1,695	897	797	1,897	897	1,000	1,889	897	992	1,686	897	789
45	2,641	2,103	537	2,641	2,103	537	2,641	2,103	537	2,641	2,103	537
46	638	271	367	638	271	367	610	271	339	609	271	339
47	1,347	1,245	101	1,347	1,245	101	1,347	1,245	101	1,347	1,245	101
48	1,698	1,237	461	1,698	1,237	461	1,697	1,237	460	1,697	1,237	460
49	1,232	806	426	1,232	806	426	1,232	806	426	1,232	806	426
50	172	120	51	172	120	51	172	120	51	172	120	51
51	198	186	12	198	186	12	194	186	7	194	186	7
52	47	44	3	47	44	3	47	44	3	47	44	3
53	965	933	31	965	933	31	965	933	31	965	933	31
54	838	789	49	838	789	49	838	789	49	838	789	49
55	1,149	588	561	1,149	588	561	1,149	588	560	1,149	588	560
56	281	202	80	281	202	80	252	202	50	251	202	50
57	473	400	73	473	400	73	446	400	46	446	400	46
58	440	290	151	440	290	151	426	290	137	426	290	136
59	561	532	28	561	532	28	561	532	28	561	532	28
60	814	704	110	814	704	110	778	704	74	777	704	73
61	393	376	17	393	376	17	386	376	10	386	376	10
62	938	812	126	938	812	126	892	812	80	891	812	79
63	264	228	37	264	228	37	251	228	23	250	228	23
64	364	273	92	364	273	92	330	273	58	330	273	57
65	542	402	140	542	402	140	490	402	88	489	402	87
66	437	374	63	437	374	63	914	374	540	413	374	39
67	152	112	40	366	112	254	883	112	771	351	112	239
68	238	196	42	238	196	42	1,307	196	1,111	222	196	26
69	560	535	25	560	535	25	551	535	16	551	535	16
70	804	797	7	1,022	797	225	1,104	797	307	1,020	797	223
71	629	469	160	629	469	160	570	469	101	569	469	99
72	2,087	1,930	157	2,162	1,930	232	2,692	1,930	762	2,242	1,930	312
73	636	526	110	636	526	110	595	526	69	595	526	68
74	305	214	92	305	214	92	271	214	58	271	214	57
75	159	134	25	159	134	25	150	134	16	150	134	16

	Population by TAZ: Alternative 1			Population by TAZ: Alternative 2			Population by TAZ: Alternative 3			Population by TAZ: Preferred		
TAZ	Alternative 1 Total 2025 Pop-ulation	2003 Pop Baseline (Adjusted)	Alternative 1: 2003-2025 Allocated Population Change	Alternative 2 Total 2025 Pop-ulation	2003 Pop Baseline (Adjusted)	Alternative 2: 2003-2025 Allocated Population Change	Alternative 3 Total 2025 Pop-ulation	2003 Pop Baseline (Adjusted)	Alternative 3: 2003-2025 Allocated Population Change	Preferred Total 2025 Pop-ulation	2003 Pop Baseline (Adjusted)	Preferred: 2003-2025 Allocated Population Change
76	512	445	67	512	445	67	487	445	42	487	445	41
77	216	174	42	216	174	42	239	174	64	200	174	26
78	336	280	57	336	280	57	315	280	36	315	280	35
79	212	183	29	216	183	33	250	183	66	207	183	24
80	2,096	1,203	893	2,205	1,203	1,002	3,119	1,203	1,916	2,294	1,203	1,091
81	1,088	745	343	961	745	216	1,052	745	307	963	745	218
82	2,106	1,658	448	2,107	1,658	448	2,445	1,658	787	2,221	1,658	562
83	821	761	60	828	761	67	828	761	67	828	761	67
84	2,195	2,084	110	2,084	2,084	0	2,084	2,084	0	2,084	2,084	0
85	1,900	1,595	306	2,168	1,595	573	2,168	1,595	573	2,168	1,595	573
86	463	393	70	763	393	370	687	393	294	787	393	394
87	514	490	24	495	490	4	495	490	4	495	490	4
88	22	6	16	6	6	0	6	6	0	6	6	0
89	2,107	2,031	76	2,120	2,031	89	2,125	2,031	94	2,123	2,031	92
90	2,890	2,681	210	2,864	2,681	183	2,952	2,681	272	2,867	2,681	186
91	343	224	119	224	224	0	224	224	0	224	224	0
92	42	27	15	104	27	77	59	27	32	59	27	32
93	1,892	1,425	468	1,756	1,425	331	1,992	1,425	568	1,830	1,425	405
94	967	926	41	951	926	25	961	926	35	951	926	25
95	411	156	255	648	156	491	439	156	283	649	156	492
96	32	6	26	186	6	180	32	6	26	186	6	180
97	45	42	3	86	42	44	62	42	20	42	42	0
98	823	696	128	759	696	63	874	696	178	762	696	67
99	1,014	651	364	1,235	651	584	1,014	651	364	1,208	651	557
100	292	11	281	382	11	371	292	11	281	382	11	371
101	392	304	88	326	304	23	431	304	127	318	304	14
102	813	581	231	746	581	165	1,002	581	421	693	581	112
103	714	557	156	636	557	78	656	557	98	606	557	49
104	1,128	1,031	97	1,128	1,031	97	1,128	1,031	97	1,128	1,031	97
105	779	409	370	779	409	370	779	409	370	779	409	370
106	947	806	141	877	806	71	895	806	89	850	806	44
107	958	595	363	958	595	363	958	595	363	958	595	363
108	457	412	45	457	412	45	457	412	45	457	412	45
109	317	286	31	317	286	31	317	286	31	317	286	31
110	259	228	31	259	228	31	259	228	31	259	228	31
111	131	38	93	131	38	93	131	38	93	131	38	93
112	645	500	145	645	500	145	645	500	145	645	500	145
113	643	581	61	643	581	61	643	581	61	643	581	61
114	1,064	958	105	1,064	958	105	1,064	958	105	1,064	958	105
115	1,047	612	435	1,047	612	435	1,047	612	435	1,047	612	435
116	686	619	67	725	619	107	725	619	107	725	619	107
117	0	0	0	0	0	0	0	0	0	0	0	0
118	958	522	435	958	522	435	958	522	435	958	522	435
119	2,240	866	1,374	2,240	866	1,374	2,240	866	1,374	2,240	866	1,374
120	695	641	54	695	641	54	695	641	54	695	641	54
121	2	2	0	2	2	0	2	2	0	2	2	0
122	1,441	895	546	1,441	895	546	1,441	895	546	1,441	895	546
123	0	0	0	0	0	0	0	0	0	0	0	0
124	300	226	75	300	226	75	300	226	75	300	226	75
125	1,000	896	103	1,000	896	103	1,000	896	103	1,000	896	103
126	449	329	120	449	329	120	449	329	120	449	329	120
127	679	509	170	1,664	509	1,155	1,857	509	1,347	1,388	509	879
128	366	57	308	366	57	308	366	57	308	366	57	308
129	679	356	324	679	356	324	679	356	324	679	356	324
130	566	480	86	566	480	86	566	480	86	566	480	86
131	669	605	64	669	605	64	669	605	64	669	605	64
132	2,124	2,113	11	2,124	2,113	11	2,124	2,113	11	2,124	2,113	11
133	158	7	151	158	7	151	158	7	151	158	7	151
134	352	345	7	352	345	7	352	345	7	352	345	7
135	119	113	6	119	113	5	119	113	6	119	113	5
136	82	75	7	82	75	7	82	75	7	82	75	7
137	337	302	35	337	302	35	337	302	35	337	302	35
138	0	0	0	0	0	0	0	0	0	0	0	0
139	709	636	74	708	636	72	709	636	74	708	636	72
140	230	230	0	308	230	78	230	230	0	308	230	78
141	644	321	323	787	321	466	892	321	571	692	321	371
142	1,644	1,500	144	1,970	1,500	470	1,960	1,500	460	1,960	1,500	460
143	580	548	32	590	548	41	582	548	34	590	548	41
144	2	2	0	2	2	0	2	2	0	2	2	0
145	994	964	29	993	964	28	993	964	29	992	964	27
146	302	302	0	302	302	0	302	302	0	302	302	0
147	233	233	0	296	233	63	233	233	0	296	233	63
148	1,087	1,087	0	1,157	1,087	71	1,087	1,087	0	1,157	1,087	71
149	1,302	1,250	52	1,302	1,250	52	1,302	1,250	52	1,302	1,250	52
150	0	0	0	0	0	0	0	0	0	0	0	0

	Population by TAZ: Alternative 1			Population by TAZ: Alternative 2			Population by TAZ: Alternative 3			Population by TAZ: Preferred		
TAZ	Alternative 1 Total 2025 Pop-ulation	2003 Pop Baseline (Adjusted)	Alternative 1: 2003-2025 Allocated Population Change	Alternative 2 Total 2025 Pop-ulation	2003 Pop Baseline (Adjusted)	Alternative 2: 2003-2025 Allocated Population Change	Alternative 3 Total 2025 Pop-ulation	2003 Pop Baseline (Adjusted)	Alternative 3: 2003-2025 Allocated Population Change	Preferred Total 2025 Pop-ulation	2003 Pop Baseline (Adjusted)	Preferred: 2003-2025 Allocated Population Change
151	84	64	20	84	64	20	82	64	18	81	64	17
152	933	741	192	905	741	164	987	741	247	897	741	156
153	673	528	144	662	528	134	671	528	143	662	528	134
154	1,125	944	181	1,111	944	167	1,114	944	170	1,111	944	167
155	304	264	40	701	264	438	828	264	564	686	264	423
156	170	165	4	170	165	4	170	165	4	170	165	4
157	878	750	128	936	750	186	1,033	750	283	887	750	138
158	224	207	18	224	207	18	224	207	18	224	207	18
159	177	152	25	177	152	25	177	152	25	177	152	25
160	938	938	0	1,085	938	146	938	938	0	1,085	938	146
161	30	28	2	30	28	2	30	28	2	30	28	2
162	215	195	20	215	195	20	215	195	20	215	195	20
163	342	54	288	342	54	288	342	54	288	342	54	288
164	1,195	548	647	1,195	548	647	1,195	548	647	1,195	548	647
165	231	229	3	231	229	3	231	229	3	231	229	3
166	415	375	40	415	375	40	415	375	40	415	375	40
167	1,030	779	251	1,111	779	332	1,162	779	383	1,134	779	355
168	116	76	40	115	76	39	116	76	40	115	76	39
169	1,191	513	677	1,191	513	677	1,191	513	678	1,189	513	676
170	349	332	18	349	332	18	349	332	18	349	332	18
171	57	52	5	57	52	5	57	52	5	57	52	5
172	24	16	8	24	16	8	24	16	8	24	16	8
173	969	682	288	936	682	254	964	682	283	936	682	254
174	398	295	103	367	295	72	537	295	242	372	295	77
175	2,136	2,028	108	2,124	2,028	96	2,109	2,028	81	2,125	2,028	97
176	3,097	3,075	23	3,087	3,075	12	3,135	3,075	60	3,086	3,075	12
177	595	467	128	662	467	195	1,044	467	577	629	467	162
178	1,631	1,338	293	1,485	1,338	146	1,523	1,338	184	1,430	1,338	91
179	15	15	0	15	15	0	15	15	0	15	15	0
180	655	585	70	655	585	70	655	585	70	655	585	70
181	87	73	13	86	73	13	86	73	13	86	73	13
182	298	92	205	269	92	177	320	92	228	287	92	195
183	428	287	141	428	287	141	1,116	287	829	382	287	96
184	373	325	48	373	325	48	478	325	153	403	325	78
185	35	35	0	35	35	0	35	35	0	35	35	0
186	266	266	0	266	266	0	266	266	0	266	266	0
187	0	0	0	0	0	0	0	0	0	0	0	0
188	1,179	172	1,007	1,102	172	929	1,287	172	1,115	1,132	172	960
189	4	4	0	4	4	0	4	4	0	4	4	0
190	212	167	45	212	167	45	196	167	29	196	167	29
191	739	269	470	827	269	558	946	269	678	796	269	528
192	342	216	126	279	216	63	295	216	80	255	216	39
193	724	611	113	724	611	113	682	611	71	681	611	70
194	1,212	1,046	167	1,212	1,046	167	1,212	1,046	167	1,212	1,046	167
195	427	352	75	427	352	75	427	352	75	427	352	75
196	1,740	1,421	319	1,740	1,421	319	1,622	1,421	201	1,619	1,421	199
197	96	57	39	96	57	39	96	57	39	96	57	39
198	190	185	4	185	185	0	185	185	0	185	185	0
199	161	156	5	163	156	7	163	156	7	163	156	7
200	229	156	73	205	156	49	222	156	66	205	156	49
201	233	171	62	233	171	62	966	171	795	210	171	38
202	2,072	1,675	397	2,072	1,675	397	2,072	1,675	397	2,072	1,675	397
203	791	418	373	724	418	306	1,097	418	679	839	418	421
204	599	444	155	580	444	136	536	444	92	599	444	155
205	1,437	1,233	204	1,366	1,233	133	1,473	1,233	240	1,402	1,233	169
206	463	393	70	463	393	70	733	393	340	697	393	304
207	499	409	90	499	409	90	466	409	57	465	409	56
208	53	53	0	53	53	0	72	53	19	72	53	19
209	1,691	1,363	327	1,590	1,363	227	1,915	1,363	552	1,666	1,363	302
210	558	447	111	706	447	259	823	447	376	700	447	252
211	640	518	121	1,259	518	741	1,899	518	1,380	1,229	518	711
212	65	41	24	65	41	24	61	41	20	61	41	20
213	0	0	0	0	0	0	0	0	0	0	0	0
214	1,762	1,317	444	1,762	1,317	444	1,597	1,317	280	1,594	1,317	277
215	5,998	1,581	4,417	4,148	1,581	2,568	4,793	1,581	3,212	4,150	1,581	2,569
216	2,049	105	1,943	3,666	105	3,561	4,750	105	4,644	3,997	105	3,891
217	345	264	82	694	264	430	760	264	496	1,203	264	940
218	2,595	2,470	125	4,295	2,470	1,825	4,936	2,470	2,466	4,592	2,470	2,122
219	1,063	840	223	1,533	840	693	1,626	840	786	1,449	840	609
220	259	249	10	261	249	13	259	249	11	258	249	9
221	211	167	43	266	167	98	264	167	97	252	167	84
222	487	402	85	487	402	85	455	402	53	455	402	53
223	258	214	45	258	214	45	242	214	28	242	214	28
224	46	19	27	46	19	27	36	19	17	36	19	17
225	242	211	32	242	211	32	230	211	20	230	211	20

	Population by TAZ: Alternative 1			Population by TAZ: Alternative 2			Population by TAZ: Alternative 3			Population by TAZ: Preferred		
TAZ	Alternative 1 Total 2025 Pop-ulation	2003 Pop Baseline (Adjusted)	Alternative 1: 2003-2025 Allocated Population Change	Alternative 2 Total 2025 Pop-ulation	2003 Pop Baseline (Adjusted)	Alternative 2: 2003-2025 Allocated Population Change	Alternative 3 Total 2025 Pop-ulation	2003 Pop Baseline (Adjusted)	Alternative 3: 2003-2025 Allocated Population Change	Preferred Total 2025 Pop-ulation	2003 Pop Baseline (Adjusted)	Preferred: 2003-2025 Allocated Population Change
226	1,283	1,084	200	1,283	1,084	200	1,209	1,084	126	1,208	1,084	124
227	1,320	1,140	180	1,320	1,140	180	1,254	1,140	114	1,253	1,140	113
228	536	446	90	536	446	90	503	446	57	502	446	56
229	901	821	80	1,564	821	743	1,803	821	982	1,573	821	752
230	199	167	32	199	167	32	187	167	20	187	167	20
231	1,006	783	223	1,006	783	223	1,396	783	613	1,394	783	611
232	7	7	0	7	7	0	7	7	0	7	7	0
233	213	184	28	213	184	28	202	184	18	202	184	18
234	289	236	53	289	236	53	269	236	34	269	236	33
235	224	172	52	224	172	52	575	172	402	574	172	402
236	263	202	62	263	202	62	240	202	39	240	202	38
237	1,443	1,250	193	1,443	1,250	193	1,372	1,250	122	1,370	1,250	120
238	1,291	1,112	180	1,291	1,112	180	1,225	1,112	113	1,224	1,112	112
239	673	473	200	673	473	200	599	473	126	598	473	124
240	2,069	1,944	125	2,069	1,944	125	2,022	1,944	79	2,022	1,944	78
241	592	464	128	592	464	128	545	464	81	544	464	80
242	490	359	131	490	359	131	442	359	83	441	359	82
243	1,092	917	175	1,092	917	175	1,027	917	110	1,026	917	109
244	236	162	73	236	162	73	323	162	160	322	162	160
245	724	628	96	724	628	96	736	628	108	735	628	108
246	1,028	871	156	1,028	871	156	970	871	98	969	871	97
247	886	550	336	886	550	336	990	550	440	988	550	437
248	1,041	838	203	1,041	838	203	998	838	160	996	838	158
249	205	153	52	205	153	52	186	153	32	186	153	32
250	446	368	78	446	368	78	417	368	49	417	368	49
251	810	659	151	810	659	151	754	659	95	753	659	94
252	225	170	55	225	170	55	205	170	35	205	170	34
253	374	288	87	374	288	87	342	288	54	342	288	54
254	889	726	163	889	726	163	828	726	103	827	726	102
255	406	316	90	406	316	90	372	316	57	372	316	56
256	986	843	143	986	843	143	933	843	90	932	843	89
257	340	249	92	340	249	92	306	249	58	306	249	57
258	1,069	922	146	1,165	922	243	1,358	922	435	1,110	922	187
259	790	755	35	790	755	35	2,219	755	1,464	777	755	22
260	115	91	23	115	91	23	357	91	266	106	91	15
261	1,047	706	341	959	706	254	1,039	706	333	959	706	254
262	433	376	57	433	376	57	412	376	36	411	376	35
263	569	529	40	973	529	443	2,285	529	1,756	958	529	428
264	270	259	12	455	259	197	568	259	310	443	259	184
265	1,037	753	284	976	753	223	1,032	753	279	976	753	223
266	307	284	23	603	284	319	573	284	289	594	284	310
267	3,140	2,979	161	3,140	2,979	161	3,142	2,979	163	3,140	2,979	161
268	325	216	110	325	216	110	285	216	69	284	216	68
269	661	646	15	740	646	95	854	646	208	735	646	90
270	609	534	75	609	534	75	592	534	58	581	534	47
271	90	81	8	198	81	117	224	81	142	195	81	114
272	0	0	0	0	0	0	0	0	0	0	0	0
273	1,055	1,054	1	1,054	1,054	1	1,055	1,054	1	1,054	1,054	1
274	0	0	0	0	0	0	0	0	0	0	0	0
275	3	3	0	3	3	0	3	3	0	3	3	0
276	138	96	42	351	96	255	453	96	357	198	96	102
277	0	0	0	0	0	0	0	0	0	0	0	0
278	1,027	802	225	1,027	802	225	990	802	188	989	802	187
279	0	0	0	0	0	0	0	0	0	0	0	0
280	0	0	0	0	0	0	0	0	0	0	0	0
281	166	110	55	174	110	63	179	110	69	179	110	69
282	0	0	0	0	0	0	0	0	0	0	0	0
283	8	8	0	8	8	0	8	8	0	8	8	0
284	0	0	0	0	0	0	0	0	0	0	0	0
285	917	654	264	928	654	275	928	654	275	928	654	275
286	2,414	1,854	561	2,402	1,854	548	2,610	1,854	756	2,406	1,854	552
287	500	268	232	438	268	171	519	268	252	435	268	167
288	850	676	175	850	676	175	798	676	123	797	676	121
289	1,273	1,190	83	1,268	1,190	78	1,273	1,190	83	1,268	1,190	78
290	5	5	0	5	5	0	5	5	0	5	5	0
291	0	0	0	0	0	0	0	0	0	0	0	0
292	120	48	72	121	48	73	160	48	111	166	48	118
293	0	0	0	0	0	0	0	0	0	0	0	0
294	3	3	0	3	3	0	3	3	0	3	3	0
295	355	355	0	355	355	0	355	355	0	355	355	0
296	0	0	0	0	0	0	0	0	0	0	0	0
297	442	357	85	442	357	85	410	357	53	410	357	53
298	253	253	0	253	253	0	253	253	0	253	253	0
299	0	0	0	0	0	0	0	0	0	0	0	0
300	26	26	0	26	26	0	26	26	0	26	26	0

	Population by TAZ: Alternative 1			Population by TAZ: Alternative 2			Population by TAZ: Alternative 3			Population by TAZ: Preferred		
TAZ	Alternative 1 Total 2025 Pop-ulation	2003 Pop Baseline (Adjusted)	Alternative 1: 2003-2025 Allocated Population Change	Alternative 2 Total 2025 Pop-ulation	2003 Pop Baseline (Adjusted)	Alternative 2: 2003-2025 Allocated Population Change	Alternative 3 Total 2025 Pop-ulation	2003 Pop Baseline (Adjusted)	Alternative 3: 2003-2025 Allocated Population Change	Preferred Total 2025 Pop-ulation	2003 Pop Baseline (Adjusted)	Preferred: 2003-2025 Allocated Population Change
301	687	410	277	623	410	213	629	410	219	623	410	213
302	580	502	77	606	502	104	651	502	148	632	502	130
303	2,050	1,480	571	1,863	1,480	383	2,112	1,480	633	1,903	1,480	423
304	1,499	1,433	67	1,449	1,433	17	1,495	1,433	62	1,456	1,433	24
305	0	0	0	0	0	0	0	0	0	0	0	0
306	320	257	63	383	257	126	522	257	265	359	257	102
307	32	32	0	32	32	0	32	32	0	32	32	0
308	656	438	218	656	438	218	684	438	246	683	438	245
309	13	13	0	13	13	0	13	13	0	13	13	0
310	176	176	0	177	176	0	176	176	0	177	176	0
311	191	127	64	195	127	68	214	127	87	195	127	68
312	476	340	136	476	340	136	433	340	93	432	340	93
313	877	785	92	860	785	75	877	785	92	852	785	67
314	574	464	110	574	464	110	633	464	169	632	464	168
315	17	17	0	17	17	0	17	17	0	17	17	0
316	173	134	38	173	134	38	210	134	75	209	134	75
317	701	460	241	701	460	241	615	460	155	613	460	153
318	480	463	17	786	463	323	925	463	462	799	463	335
319	614	522	92	1,369	522	847	1,895	522	1,372	1,340	522	817
320	419	280	139	380	280	101	512	280	233	433	280	153
321	959	584	375	806	584	221	926	584	342	844	584	260
322	1,324	1,172	152	1,260	1,172	88	1,284	1,172	112	1,260	1,172	88
323	158	91	67	158	91	67	337	91	246	336	91	245
324	525	379	146	1,519	379	1,140	2,181	379	1,802	1,464	379	1,085
325	586	554	31	581	554	27	693	554	139	631	554	76
326	604	565	39	913	565	347	841	565	275	923	565	358
327	200	165	35	200	165	35	187	165	22	187	165	22
328	1,635	1,418	218	1,635	1,418	218	1,555	1,418	137	1,553	1,418	136
329	221	181	40	221	181	40	271	181	90	271	181	90
330	399	309	90	399	309	90	365	309	57	365	309	56
331	246	223	23	250	223	27	274	223	52	241	223	18
332	159	112	47	159	112	47	142	112	30	142	112	30
333	702	359	343	702	359	343	879	359	520	876	359	518
334	229	174	55	229	174	55	754	174	580	754	174	580
335	972	900	72	972	900	72	949	900	49	945	900	45
336	608	450	158	608	450	158	653	450	203	652	450	202
337	650	548	101	650	548	101	670	548	122	669	548	121
338	203	194	8	203	194	8	200	194	5	200	194	5
339	564	298	267	493	298	196	809	298	511	662	298	364
340	1,378	1,047	332	1,555	1,047	508	1,580	1,047	533	1,570	1,047	523
341	842	784	58	853	784	69	859	784	75	853	784	69
342	866	0	866	866	0	866	866	0	866	866	0	866
343	1,500	572	928	1,500	572	928	1,500	572	928	1,500	572	928
344	1,172	1,063	109	1,186	1,063	124	1,183	1,063	120	1,128	1,063	65
345	1,071	924	146	1,351	924	426	1,388	924	464	1,295	924	371
346	117	107	10	117	107	10	114	107	6	113	107	6
347	366	271	95	366	271	95	518	271	247	517	271	246
348	966	838	128	966	838	128	966	838	128	966	838	128
349	773	738	36	773	738	36	773	738	36	773	738	36
350	3,422	3,234	188	3,422	3,234	188	3,422	3,234	188	3,422	3,234	188
351	1,029	960	69	1,029	960	69	1,013	960	52	1,012	960	52
352	1,473	1,087	386	1,473	1,087	386	1,897	1,087	811	1,895	1,087	808
353	708	639	70	708	639	70	708	639	70	708	639	70
354	1,659	1,500	160	1,645	1,500	145	1,657	1,500	157	1,645	1,500	145
355	841	748	93	788	748	40	986	748	238	831	748	83
356	422	385	37	422	385	37	408	385	23	408	385	23
357	1,190	1,040	150	1,190	1,040	150	1,190	1,040	150	1,190	1,040	150
358	1,340	355	985	1,339	355	984	1,340	355	985	1,339	355	984
359	864	615	249	893	615	278	862	615	248	895	615	280
360	535	499	36	547	499	48	546	499	47	550	499	51
361	645	582	62	645	582	62	645	582	62	645	582	62
362	956	5	951	956	5	951	956	5	951	956	5	951
363	229	209	20	227	209	18	229	209	20	227	209	18
364	299	273	26	299	273	26	289	273	17	289	273	16
365	505	461	43	559	461	98	507	461	46	560	461	99
366	886	668	218	886	668	218	926	668	258	924	668	256
367	954	811	143	933	811	122	979	811	168	948	811	137
368	1,380	1,245	135	1,380	1,245	135	1,380	1,245	135	1,380	1,245	135
369	1,243	1,226	17	1,243	1,226	17	1,243	1,226	17	1,243	1,226	17
370	34	31	3	34	31	3	34	31	3	34	31	3
371	46	41	5	46	41	5	46	41	5	46	41	5
372	527	504	23	527	504	23	527	504	23	527	504	23
373	859	743	117	882	743	139	857	743	114	882	743	139
374	19	17	2	19	17	2	19	17	2	19	17	2
375	235	151	84	235	151	84	235	151	84	235	151	84

	Population by TAZ: Alternative 1			Population by TAZ: Alternative 2			Population by TAZ: Alternative 3			Population by TAZ: Preferred		
TAZ	Alternative 1 Total 2025 Pop-ulation	2003 Pop Baseline (Adjusted)	Alternative 1: 2003-2025 Allocated Population Change	Alternative 2 Total 2025 Pop-ulation	2003 Pop Baseline (Adjusted)	Alternative 2: 2003-2025 Allocated Population Change	Alternative 3 Total 2025 Pop-ulation	2003 Pop Baseline (Adjusted)	Alternative 3: 2003-2025 Allocated Population Change	Preferred Total 2025 Pop-ulation	2003 Pop Baseline (Adjusted)	Preferred: 2003-2025 Allocated Population Change
376	570	538	32	570	538	32	570	538	32	570	538	32
377	668	507	161	632	507	125	681	507	174	637	507	130
378	809	736	73	809	736	73	809	736	73	809	736	73
379	923	833	90	923	833	90	923	833	90	923	833	90
380	879	815	64	879	815	64	879	815	64	879	815	64
381	295	256	39	333	256	77	335	256	80	320	256	64
382	322	287	35	336	287	49	330	287	43	329	287	42
383	675	0	675	675	0	675	750	0	750	750	0	750
384	1,067	979	88	1,067	979	88	1,065	979	85	1,065	979	85
385	483	347	137	483	347	137	701	347	354	700	347	353
386	77	54	23	77	54	23	69	54	15	69	54	15
387	396	285	112	396	285	112	442	285	158	442	285	157
388	258	236	22	258	236	22	258	236	22	258	236	22
389	2	0	2	2	0	2	299	0	299	299	0	299
390	700	659	41	700	659	41	700	659	41	700	659	41
391	328	298	30	328	298	30	328	298	30	328	298	30
392	451	374	77	550	374	176	552	374	178	548	374	174
393	467	446	21	467	446	21	467	446	21	467	446	21
394	1,281	1,068	213	1,307	1,068	239	1,307	1,068	239	1,307	1,068	239
395	260	235	26	260	235	26	260	235	26	260	235	26
396	545	474	70	545	474	70	545	474	70	545	474	70
397	473	254	220	473	254	220	1,026	254	772	1,024	254	771
398	405	368	37	405	368	37	405	368	37	405	368	37
399	647	570	77	647	570	77	647	570	77	647	570	77
400	632	571	61	632	571	61	632	571	61	632	571	61
401	366	257	109	339	257	82	382	257	125	348	257	92
402	227	206	21	236	206	30	236	206	31	236	206	30
403	141	141	0	141	141	0	141	141	0	141	141	0
404	239	195	43	324	195	128	339	195	144	341	195	146
405	178	98	80	161	98	62	188	98	89	163	98	65
406	756	49	707	756	49	707	743	49	694	743	49	694
407	30	27	3	30	27	3	30	27	3	30	27	3
408	5,763	4,766	997	5,763	4,766	997	5,763	4,766	997	5,763	4,766	997
409	5,037	3,966	1,071	5,037	3,966	1,071	5,037	3,966	1,071	5,037	3,966	1,071
410	7,814	6,135	1,679	7,814	6,135	1,679	7,814	6,135	1,679	7,814	6,135	1,679
411	10,098	6,350	3,748	10,098	6,350	3,748	10,098	6,350	3,748	10,098	6,350	3,748
Total	**315,704**	**242,129**	**73,574**	**326,076**	**242,129**	**83,947**	**346,031**	**242,129**	**103,902**	**327,813**	**242,129**	**85,684**

2003 Baseline								2025 Totals: No Action								2025 Totals: Alternative 2							
TAZ	Man	WTU	Retail	FIRES	Const/Res	Gov't/Ed	*Total 2003*	TAZ	Man	WTU	Retail	FIRES	Const/Res	Gov't/Ed	*Total 2025*	TAZ	Man	WTU	Retail	FIRES	Const/Res	Gov't/Ed	*Total 2025*
1	0	0	0	2	0	0	2	1	0	0	0	2	0	0	2	1	0	0	0	2	0	0	2
2	0	0	2	15	0	6	23	2	0	0	2	15	0	5	22	2	0	0	2	15	0	6	23
3	2	1	0	1	9	0	13	3	2	1	0	1	12	0	16	3	2	1	0	1	17	0	21
4	4	2	0	7	11	0	24	4	4	2	0	7	15	0	28	4	4	2	0	7	21	0	34
5	0	0	0	2	1	0	3	5	0	0	0	2	1	0	3	5	0	0	0	2	2	0	4
6	0	0	0	10	7	337	354	6	0	0	0	10	10	242	262	6	0	0	0	10	13	337	360
7	0	0	0	4	20	0	24	7	0	0	0	4	28	0	32	7	0	0	0	4	38	0	42
8	25	6	18	22	80	0	151	8	25	6	18	22	110	0	181	8	25	6	18	22	153	0	224
9	0	0	0	1	3	0	4	9	0	0	0	1	4	0	5	9	0	0	0	1	6	0	7
10	29	4	101	46	18	0	198	10	29	4	101	46	25	0	205	10	29	4	101	46	34	0	214
11	25	11	124	183	24	230	597	11	46	14	141	326	33	165	726	11	37	11	128	392	46	230	844
12	0	2	0	6	38	0	46	12	0	2	0	6	52	0	60	12	0	2	0	6	73	0	81
13	0	0	10	2	7	0	19	13	0	0	10	2	10	0	22	13	0	0	10	2	13	0	25
14	10	2	0	41	13	56	122	14	22	6	16	125	18	71	258	14	25	4	16	128	25	71	268
15	0	0	0	5	10	0	15	15	0	0	0	5	14	0	19	15	0	0	0	5	19	0	24
16	0	0	10	25	4	77	116	16	0	0	10	25	6	55	96	16	0	0	10	25	8	77	120
17	0	0	0	22	3	252	277	17	0	0	0	22	4	181	207	17	0	0	0	22	6	252	280
18	15	8	9	148	25	0	205	18	68	17	31	338	34	0	488	18	65	9	15	417	48	0	553
19	40	22	7	12	58	0	139	19	40	22	7	12	80	0	161	19	40	22	7	12	111	0	192
20	209	67	14	50	10	79	429	20	209	67	14	50	14	57	411	20	209	67	14	50	19	79	438
21	0	3	0	28	41	0	72	21	0	3	0	28	57	0	88	21	0	3	0	28	78	0	109
22	0	0	0	0	0	0	0	22	0	0	0	0	0	0	0	22	0	0	0	0	0	0	0
23	0	0	0	7	5	0	12	23	0	0	0	7	7	0	14	23	0	0	0	7	10	0	17
24	1	0	5	3	17	0	26	24	1	0	5	3	23	0	32	24	1	0	5	3	33	0	42
25	0	0	0	5	7	0	12	25	0	0	0	5	10	0	15	25	0	0	0	5	13	0	18
26	0	3	1	14	3	0	21	26	0	3	1	14	4	0	22	26	0	3	1	14	6	0	24
27	0	33	0	3	7	0	43	27	33	38	4	39	10	0	125	27	30	33	1	34	13	0	112
28	9	3	0	6	21	0	39	28	9	3	0	6	29	0	47	28	9	3	0	6	40	0	58
29	0	0	0	8	6	0	14	29	0	0	0	8	8	0	16	29	0	0	0	8	11	0	19
30	16	6	0	2	5	139	168	30	25	12	217	1,057	7	177	1,495	30	25	12	217	1,057	10	177	1,498
31	0	0	0	277	2	4,102	4,381	31	0	0	0	277	3	2,947	3,227	31	0	0	0	277	4	4,102	4,383
32	0	0	1	13	9	5	28	32	0	0	1	13	12	4	30	32	0	0	1	13	17	5	36
33	0	0	0	4	29	0	33	33	0	0	0	4	40	0	44	33	0	0	0	4	55	0	59
34	0	0	9	6	2	0	17	34	0	0	9	6	3	0	18	34	0	0	9	6	4	0	19
35	0	22	0	7	63	88	180	35	0	22	0	7	87	63	179	35	0	22	0	7	121	88	237
36	0	4	17	54	42	0	117	36	0	4	17	54	58	0	133	36	0	4	17	54	80	0	155
37	0	0	0	5	3	0	8	37	0	0	0	5	4	0	9	37	0	0	0	5	6	0	11
38	0	0	0	1	0	0	1	38	0	0	0	1	0	0	1	38	0	0	0	1	0	0	1
39	0	2	57	22	27	21	129	39	0	2	57	22	37	27	145	39	0	2	57	22	52	27	160
40	0	0	28	8	0	0	36	40	0	0	35	42	0	0	77	40	0	0	35	42	0	0	77
41	2	1	8	4	20	3	38	41	2	1	8	4	28	2	45	41	2	1	8	4	38	3	56
42	0	26	22	85	0	0	133	42	2	27	26	103	0	0	157	42	2	27	26	103	0	0	157
43	0	0	0	80	2	0	82	43	0	0	0	80	3	0	83	43	10	0	0	90	4	0	105
44	0	9	291	320	14	0	634	44	0	9	323	474	19	0	825	44	0	9	323	474	27	0	832
45	67	1	329	1,451	96	345	2,289	45	67	1	418	1,882	132	439	2,939	45	67	1	418	1,882	184	439	2,991
46	0	0	0	6	0	0	6	46	0	0	0	6	0	0	6	46	0	0	0	6	0	0	6
47	24	0	3	16	15	0	58	47	24	0	3	16	21	0	64	47	24	0	3	16	29	0	72
48	0	5	0	8	5	186	204	48	0	5	0	8	7	237	256	48	0	5	0	8	10	237	259
49	6	105	197	299	78	35	720	49	6	105	424	1,402	108	44	2,088	49	6	105	424	1,402	149	44	2,130
50	0	1	67	485	1	0	554	50	0	1	78	540	1	0	621	50	0	1	78	540	2	0	621
51	0	0	0	0	1	0	1	51	0	0	0	0	1	0	1	51	0	0	0	0	2	0	2
52	0	0	0	169	5	0	174	52	0	0	9	213	7	0	229	52	0	0	9	213	10	0	232
53	0	0	2	39	8	7	56	53	0	0	6	57	11	9	83	53	0	0	6	57	15	9	87
54	0	0	7	64	35	103	209	54	0	0	9	73	48	131	261	54	0	0	9	73	67	131	280
55	0	1	0	2	3	240	246	55	0	1	0	2	4	305	312	55	0	1	0	2	6	305	314
56	0	0	4	0	0	0	4	56	0	0	4	0	0	0	4	56	0	0	4	0	0	0	4
57	0	1	4	4	0	0	9	57	0	1	4	4	0	0	9	57	0	1	4	4	0	0	9
58	0	0	0	36	5	0	41	58	0	0	0	36	7	0	43	58	0	0	0	36	10	0	46
59	0	0	0	35	23	0	58	59	0	0	0	35	32	0	67	59	0	0	0	35	44	0	79
60	11	0	0	12	22	0	45	60	11	0	0	12	30	0	53	60	11	0	0	12	42	0	65
61	51	3	0	13	1	0	68	61	51	3	0	13	1	0	68	61	51	3	0	13	2	0	69
62	4	0	1	3	0	0	8	62	4	0	1	3	0	0	8	62	4	0	1	3	0	0	8
63	0	1	0	9	4	0	14	63	0	1	0	9	6	0	16	63	0	1	0	9	8	0	18
64	0	2	0	7	2	0	11	64	0	2	0	7	3	0	12	64	0	2	0	7	4	0	13
65	0	0	0	31	0	556	587	65	0	0	0	31	0	400	431	65	0	0	0	31	0	556	587
66	0	0	0	24	2	59	85	66	0	0	0	24	3	42	69	66	0	0	0	24	4	59	87
67	0	0	0	0	3	0	3	67	0	0	0	0	4	0	4	67	0	0	0	0	6	0	6
68	0	0	0	16	5	0	21	68	0	0	0	16	7	0	23	68	0	0	0	16	10	0	26
69	6	0	3	50	4	0	63	69	6	0	3	50	6	0	65	69	6	0	3	50	8	0	67
70	0	0	14	10	6	0	30	70	0	0	14	10	8	0	32	70	0	0	14	10	11	0	35

2003 Baseline								2025 Totals: No Action								2025 Totals: Alternative 2							
TAZ	Man	WTU	Retail	FIRES	Const/Res	Gov't/Ed	*Total 2003*	TAZ	Man	WTU	Retail	FIRES	Const/Res	Gov't/Ed	*Total 2025*	TAZ	Man	WTU	Retail	FIRES	Const/Res	Gov't/Ed	*Total 2025*
71	0	0	0	18	4	0	22	71	0	0	0	18	6	0	24	71	0	0	0	18	8	0	26
72	0	0	18	5	0	0	23	72	0	0	18	5	0	0	23	72	0	0	18	5	0	0	23
73	0	0	0	2	26	0	28	73	0	0	0	2	36	0	38	73	0	0	0	2	50	0	52
74	0	0	0	1	0	33	34	74	0	0	0	1	0	24	25	74	0	0	0	1	0	33	34
75	0	0	1	39	10	0	50	75	0	0	1	39	14	0	54	75	0	0	1	39	19	0	59
76	0	1	3	3	0	0	7	76	0	1	3	3	0	0	7	76	0	1	3	3	0	0	7
77	0	5	0	1	0	0	6	77	0	5	0	1	0	0	6	77	0	5	0	1	0	0	6
78	0	0	0	1	4	11	16	78	0	0	0	1	6	8	14	78	0	0	0	1	8	11	20
79	0	1	4	46	0	0	51	79	0	1	4	46	0	0	51	79	0	1	4	46	0	0	51
80	0	1	0	32	0	60	93	80	35	7	6	85	0	43	176	80	0	1	0	32	0	60	93
81	0	1	0	7	2	56	66	81	0	1	0	7	3	40	51	81	0	1	0	7	4	56	68
82	0	0	0	15	10	52	77	82	0	0	0	15	14	37	66	82	0	0	0	15	19	52	86
83	0	0	0	40	16	22	78	83	3	0	2	60	22	15	103	83	3	0	1	95	31	22	152
84	0	3	4	61	21	0	89	84	0	3	4	61	29	0	97	84	0	3	4	61	40	0	108
85	0	0	0	35	0	64	99	85	0	0	0	35	0	46	81	85	0	0	0	35	0	64	99
86	0	0	0	20	0	0	20	86	0	0	0	20	0	0	20	86	4	0	1	85	0	0	90
87	0	0	0	12	0	0	12	87	3	0	2	31	0	0	36	87	4	0	2	86	0	0	92
88	0	0	0	42	0	0	42	88	7	1	5	88	0	0	102	88	0	0	0	42	0	0	42
89	1	3	2	17	9	0	32	89	1	3	2	17	12	0	35	89	1	3	2	17	17	0	40
90	1	0	0	16	1	0	18	90	1	0	0	16	1	0	18	90	1	0	0	16	2	0	19
91	0	0	2	29	0	0	31	91	5	1	6	59	0	0	70	91	0	0	2	29	0	0	31
92	0	0	332	839	0	0	1,171	92	7	1	337	884	0	0	1,228	92	2	0	333	871	0	0	1,206
93	1	0	0	6	0	0	7	93	1	0	0	6	0	0	7	93	1	0	0	6	0	0	7
94	0	0	0	10	0	62	72	94	0	0	0	10	0	45	55	94	0	0	0	10	0	62	72
95	20	9	124	163	8	0	324	95	47	13	145	347	11	0	564	95	34	9	129	399	15	0	586
96	0	53	28	41	0	0	122	96	20	56	43	173	0	0	293	96	7	53	30	157	0	0	247
97	0	0	0	39	0	0	39	97	0	0	0	39	0	0	39	97	0	0	0	39	0	0	39
98	0	0	0	1	18	0	19	98	0	0	0	2	25	0	27	98	0	0	0	2	34	0	36
99	0	0	29	208	1	0	238	99	23	4	47	364	1	0	439	99	9	0	32	370	2	0	414
100	33	0	393	525	2	37	990	100	45	2	402	604	3	26	1,082	100	150	2	398	762	4	37	1,353
101	0	0	0	0	4	0	4	101	0	0	0	0	6	0	6	101	0	0	0	0	8	0	8
102	0	0	0	48	0	7	55	102	0	0	0	48	0	5	53	102	1	0	0	58	0	7	66
103	0	0	0	0	14	0	14	103	0	0	0	0	19	0	19	103	0	0	0	0	27	0	27
104	1	1	0	172	4	68	246	104	1	88	0	228	6	74	397	104	1	88	0	228	8	74	399
105	0	0	0	6	1	0	7	105	0	0	45	52	1	0	98	105	0	0	45	52	2	0	99
106	0	0	8	24	10	0	42	106	0	0	8	24	14	0	46	106	0	0	8	24	19	0	51
107	10	0	2	65	5	0	82	107	10	5	59	117	7	0	197	107	10	5	59	117	10	0	200
108	0	2	0	6	0	12	20	108	0	2	0	7	0	13	22	108	0	2	0	7	0	13	22
109	0	0	4	9	5	0	18	109	0	0	4	9	7	0	20	109	0	0	4	9	10	0	23
110	0	0	15	391	19	154	579	110	0	9	25	445	26	163	668	110	0	9	25	445	36	163	678
111	3	27	25	23	29	0	107	111	3	29	49	68	40	0	189	111	3	29	49	68	55	0	205
112	0	3	118	64	0	55	240	112	0	3	171	92	0	55	321	112	0	3	171	92	0	55	321
113	0	0	3	30	2	0	35	113	0	0	12	32	3	0	47	113	0	0	12	32	4	0	48
114	0	0	8	70	2	0	80	114	0	0	18	91	3	0	111	114	0	0	18	91	4	0	112
115	8	8	19	323	1	29	388	115	8	40	230	548	1	44	872	115	8	40	230	548	2	44	872
116	1	0	0	30	3	0	34	116	1	0	6	34	4	2	47	116	1	0	6	34	6	2	48
117	0	0	0	0	0	21	21	117	0	0	0	0	0	15	15	117	0	0	0	0	0	21	21
118	0	0	0	31	0	0	31	118	0	5	207	261	0	0	473	118	0	5	207	261	0	0	473
119	0	0	8	61	0	82	151	119	0	0	303	375	0	89	767	119	0	0	303	375	0	89	767
120	24	1	39	24	0	0	88	120	21	1	50	77	0	0	149	120	21	1	50	77	0	0	149
121	29	6	59	58	16	456	624	121	29	6	80	77	22	468	682	121	29	6	80	77	31	468	691
122	0	0	1	4	1	764	770	122	0	0	1	4	1	549	556	122	0	0	1	4	2	764	771
123	0	0	0	0	0	280	280	123	0	0	0	53	0	280	333	123	0	0	0	53	0	280	333
124	2	0	43	81	2	4	132	124	2	1	83	105	3	4	198	124	2	1	83	105	4	4	199
125	0	0	12	74	0	0	86	125	0	3	22	103	0	8	135	125	0	3	22	103	0	8	135
126	2	0	13	7	0	0	22	126	-1	2	34	26	0	0	62	126	0	2	34	26	0	0	63
127	0	0	0	12	1	0	13	127	0	0	0	12	1	0	13	127	0	0	0	12	2	0	14
128	1	4	91	708	3	9	816	128	-41	39	280	1,086	4	10	1,378	128	0	39	280	1,086	6	10	1,421
129	3	0	8	342	0	242	595	129	2	1	177	624	0	266	1,070	129	2	1	177	624	0	266	1,070
130	0	0	0	19	0	0	19	130	0	0	7	38	0	0	45	130	0	0	7	38	0	0	45
131	0	0	0	74	0	0	74	131	0	0	1	146	0	0	147	131	0	0	1	146	0	0	147
132	0	0	0	1,044	87	9,558	10,689	132	-1,911	2	1	1,459	120	10,913	10,584	132	0	2	1	1,459	166	10,913	12,541
133	2	0	1	154	0	142	299	133	2	11	94	276	0	142	525	133	2	11	94	276	0	142	525
134	0	0	8	15	0	0	23	134	29	14	12	49	0	0	103	134	0	9	8	18	0	0	35
135	0	0	17	30	14	0	61	135	7	1	26	79	19	0	132	135	7	0	23	156	27	0	213
136	0	0	0	101	0	0	101	136	0	0	0	134	0	0	134	136	0	0	0	134	0	0	134
137	0	0	9	8	0	269	286	137	0	0	9	11	0	308	328	137	0	0	9	11	0	308	328
138	0	0	0	0	0	0	0	138	0	0	1	1	0	0	2	138	0	0	1	1	0	0	2
139	0	14	4	6	0	60	84	139	0	22	5	22	0	67	116	139	0	22	5	22	0	67	116
140	0	0	0	0	2	6	8	140	0	0	0	0	3	4	7	140	0	0	0	0	4	6	10
141	1	45	0	79	24	140	289	141	2	57	4	91	33	143	330	141	41	57	5	185	46	143	478

2003 Baseline								2025 Totals: No Action								2025 Totals: Alternative 2							
TAZ	Man	WTU	Retail	FIRES	Const/Res	Gov't/Ed	*Total 2003*	TAZ	Man	WTU	Retail	FIRES	Const/Res	Gov't/Ed	*Total 2025*	TAZ	Man	WTU	Retail	FIRES	Const/Res	Gov't/Ed	*Total 2025*
142	0	108	249	51	27	15	450	142	3	121	258	56	37	11	486	142	1	121	258	54	52	15	501
143	0	0	0	25	0	0	25	143	2	0	1	31	0	0	34	143	21	0	1	57	0	0	79
144	0	0	118	0	0	0	118	144	0	0	118	0	0	0	118	144	0	0	118	0	0	0	118
145	1	4	54	52	30	0	141	145	3	5	57	65	41	0	171	145	2	5	56	75	57	0	195
146	0	0	0	0	0	6	6	146	0	0	0	0	0	4	4	146	0	0	0	0	0	6	6
147	0	0	0	23	11	3	37	147	0	0	0	23	15	2	40	147	0	0	0	23	21	3	47
148	0	0	0	5	0	54	59	148	0	0	0	5	0	39	44	148	0	0	0	6	0	54	60
149	0	2	0	10	3	0	15	149	0	2	0	10	4	0	16	149	11	2	4	195	6	0	218
150	0	0	0	0	0	0	0	150	0	0	0	0	0	0	0	150	0	0	0	0	0	0	0
151	0	0	4	8	4	4	20	151	2	2	9	25	6	3	47	151	61	3	10	117	8	4	201
152	1	0	0	1	5	269	276	152	1	0	0	1	7	193	202	152	1	0	0	1	10	269	281
153	0	1	123	84	31	9	248	153	0	1	123	84	43	6	257	153	0	1	123	84	59	9	276
154	0	20	1	85	20	254	380	154	0	20	1	86	28	183	317	154	0	20	1	85	38	254	398
155	0	0	0	1	0	0	1	155	0	0	0	1	0	0	1	155	0	0	0	1	0	0	1
156	6	17	22	82	0	0	127	156	8	126	109	532	0	0	775	156	8	126	109	532	0	0	775
157	3	4	7	107	51	0	172	157	26	8	25	264	70	0	394	157	37	5	19	691	98	0	849
158	0	0	13	65	0	5	83	158	0	0	15	83	0	6	104	158	0	0	15	83	0	8	105
159	3	0	87	85	1	0	176	159	3	0	209	309	1	0	522	159	3	0	209	309	2	0	522
160	0	0	1	10	1	0	12	160	0	0	1	10	1	0	12	160	0	0	1	10	2	0	13
161	10	0	15	130	21	0	176	161	11	0	31	398	29	0	469	161	11	0	31	398	40	0	480
162	13	0	9	29	15	0	66	162	13	0	14	61	21	0	109	162	13	0	14	61	29	0	117
163	0	0	0	8	3	0	11	163	0	0	0	34	4	0	38	163	0	0	0	34	6	0	39
164	0	11	0	67	4	0	82	164	0	88	0	618	6	0	712	164	0	88	0	618	8	0	714
165	0	0	0	37	1	733	771	165	0	0	0	40	1	872	913	165	0	0	0	40	2	872	914
166	0	0	0	14	0	31	45	166	0	0	0	15	0	25	40	166	0	0	0	15	0	34	49
167	0	2	51	283	1	0	337	167	13	4	61	369	1	0	448	167	8	2	54	428	2	0	495
168	0	0	118	302	1	106	527	168	1	0	119	308	1	76	505	168	0	0	118	310	2	106	537
169	0	0	0	13	7	0	20	169	0	0	0	15	10	0	25	169	0	0	0	15	13	0	29
170	0	0	0	19	0	33	52	170	0	0	0	36	0	97	133	170	0	0	0	36	0	97	133
171	0	0	0	1	0	0	1	171	0	0	0	7	0	0	7	171	0	0	0	7	0	0	7
172	0	0	21	13	7	0	41	172	0	0	22	14	10	0	45	172	0	0	22	14	13	0	49
173	2	0	85	100	19	0	206	173	2	0	85	100	26	0	213	173	2	0	85	100	36	0	223
174	0	0	56	90	0	0	146	174	0	0	56	91	0	0	148	174	2	0	57	133	0	0	192
175	0	2	19	52	7	270	350	175	16	5	31	157	10	194	412	175	11	2	23	242	13	270	562
176	0	4	50	183	8	79	324	176	17	7	63	294	11	57	448	176	18	4	57	499	15	79	673
177	0	6	1	2	11	0	20	177	23	10	19	155	15	0	222	177	14	6	6	241	21	0	289
178	0	0	0	77	4	0	81	178	0	0	0	77	6	0	83	178	17	0	6	368	8	0	399
179	0	8	0	8	8	0	24	179	11	10	6	40	11	0	78	179	14	8	3	56	15	0	97
180	0	0	0	5	21	0	26	180	0	0	0	7	29	0	36	180	0	0	0	7	40	0	47
181	0	0	0	2	0	0	2	181	0	0	0	2	0	0	2	181	0	0	0	2	0	0	2
182	0	0	7	112	5	0	124	182	12	2	17	196	7	0	234	182	7	0	10	239	10	0	266
183	62	0	51	25	43	14	195	183	62	0	51	25	59	10	207	183	282	3	56	256	82	14	693
184	0	0	38	23	0	0	61	184	41	7	53	93	0	0	194	184	4	0	46	86	0	0	136
185	0	5	3	0	7	0	15	185	5	6	7	35	10	0	63	185	6	5	5	102	13	0	131
186	0	0	3	1	0	319	323	186	0	0	3	1	0	229	233	186	0	0	3	1	0	319	323
187	0	0	0	0	0	0	0	187	0	0	0	0	0	0	0	187	0	0	0	0	0	0	0
188	0	0	45	30	0	0	75	188	3	0	49	51	0	0	104	188	286	4	56	480	0	0	827
189	0	0	16	0	0	0	16	189	2	0	17	13	0	0	32	189	1	0	16	17	0	0	34
190	0	0	0	0	2	0	2	190	0	0	0	0	3	0	2	190	0	0	0	0	4	0	4
191	0	0	0	2	0	10	12	191	2	0	1	16	0	7	27	191	4	0	2	74	0	10	89
192	0	0	0	2	5	0	7	192	0	0	0	2	7	0	9	192	0	0	0	2	10	0	12
193	0	0	0	16	4	61	81	193	0	0	0	16	6	44	65	193	0	0	0	16	8	61	85
194	0	0	0	75	1	23	99	194	0	0	0	257	1	142	400	194	0	0	0	257	2	142	401
195	0	4	16	277	0	87	384	195	0	5	18	339	0	128	490	195	0	5	18	339	0	128	490
196	0	0	0	44	21	150	215	196	0	0	0	44	29	108	181	196	0	0	0	44	40	150	234
197	0	0	0	0	2	0	2	197	0	0	0	0	3	0	3	197	0	0	0	0	4	0	4
198	0	0	39	2	0	0	41	198	7	1	44	48	0	0	101	198	6	0	41	104	0	0	152
199	0	0	0	0	0	0	0	199	0	0	0	0	0	0	0	199	0	0	0	0	0	0	0
200	0	0	0	0	4	0	4	200	0	0	0	0	6	0	6	200	0	0	0	0	8	0	8
201	0	0	4	20	0	111	135	201	0	0	4	20	0	79	103	201	13	0	9	241	0	111	373
202	0	0	37	307	20	0	364	202	0	0	37	307	28	0	372	202	0	0	37	308	38	0	383
203	0	0	15	57	7	0	79	203	48	8	53	381	10	0	500	203	33	1	27	622	13	0	696
204	3	2	344	214	0	0	563	204	15	4	353	292	0	0	664	204	14	2	348	395	0	0	758
205	0	1	0	10	1	0	12	205	6	2	5	50	1	0	64	205	0	1	0	10	2	0	13
206	0	0	2	11	4	0	17	206	938	151	120	1,029	6	0	2,245	206	872	13	21	928	8	0	1,842
207	0	0	10	5	0	0	15	207	0	0	10	5	0	0	15	207	0	0	10	5	0	0	15
208	0	0	0	35	45	0	80	208	3,076	497	387	3,374	62	0	7,397	208	4,258	65	94	4,513	86	0	9,017
209	0	0	8	78	22	0	108	209	32	5	33	295	30	0	397	209	21	0	15	435	42	0	514
210	0	0	53	4	2	0	59	210	4	1	56	32	3	0	96	210	2	0	54	46	4	0	106
211	0	0	0	16	21	77	114	211	0	0	0	16	29	55	100	211	50	1	18	868	40	77	1,054
212	0	1	48	11	0	0	60	212	6	2	91	70	0	0	169	212	26	1	97	483	0	0	608

2003 Baseline								2025 Totals: No Action								2025 Totals: Alternative 2							
TAZ	Man	WTU	Retail	FIRES	Const/Res	Gov't/Ed	*Total 2003*	TAZ	Man	WTU	Retail	FIRES	Const/Res	Gov't/Ed	*Total 2025*	TAZ	Man	WTU	Retail	FIRES	Const/Res	Gov't/Ed	*Total 2025*
213	200	94	0	132	23	51	500	213	290	108	11	229	32	37	707	213	360	96	4	300	44	51	856
214	0	5	0	10	3	68	86	214	0	5	0	10	4	49	68	214	0	5	0	10	6	68	88
215	0	6	1	79	3	0	89	215	0	6	1	79	4	0	90	215	0	6	1	79	6	0	92
216	0	0	0	0	0	0	0	216	0	0	0	0	0	0	0	216	0	0	0	0	0	0	0
217	0	69	24	142	28	0	263	217	11	71	33	218	39	0	372	217	78	70	52	1,488	54	0	1,742
218	2	2	207	65	61	90	427	218	16	4	218	157	84	65	543	218	75	3	233	1,313	117	90	1,831
219	0	0	0	22	10	0	32	219	0	0	0	22	14	0	36	219	0	0	0	22	19	0	41
220	0	0	0	0	3	0	3	220	0	0	0	0	4	0	4	220	0	0	0	0	6	0	6
221	0	0	0	1	0	0	1	221	0	0	0	1	0	0	1	221	0	0	0	1	0	0	1
222	0	2	0	0	16	0	18	222	0	2	0	0	22	0	24	222	0	2	0	0	31	0	33
223	0	0	0	12	9	0	21	223	3	0	34	51	12	0	101	223	16	0	38	305	17	0	376
224	0	7	0	28	10	0	45	224	4	8	0	32	14	0	57	224	5	7	0	33	19	0	64
225	0	0	93	10	0	0	103	225	6	1	130	72	0	0	209	225	11	0	129	222	0	0	362
226	0	2	0	5	8	0	15	226	0	2	0	5	11	0	18	226	0	2	0	5	15	0	22
227	0	0	0	6	24	0	30	227	0	0	0	6	33	0	39	227	0	0	0	6	46	0	52
228	0	0	0	28	17	0	45	228	0	0	0	28	23	0	51	228	0	0	0	28	33	0	61
229	0	7	23	9	38	62	139	229	0	7	23	9	52	45	136	229	3	7	24	63	73	62	232
230	0	5	0	1	9	0	15	230	0	5	0	1	12	0	18	230	0	5	0	1	17	0	23
231	0	0	0	49	27	0	76	231	0	0	0	49	37	0	86	231	0	0	0	49	52	0	101
232	0	0	0	0	0	0	0	232	1,477	238	186	1,603	0	0	3,504	232	1,924	30	42	2,024	0	0	4,020
233	0	0	0	1	0	0	1	233	0	0	0	1	0	0	1	233	0	0	0	1	0	0	1
234	0	0	0	0	0	0	0	234	0	0	0	0	0	0	0	234	0	0	0	0	0	0	0
235	0	0	0	1	1	0	2	235	86	14	11	94	1	0	207	235	0	0	0	1	2	0	3
236	0	1	0	4	11	0	16	236	0	1	0	4	15	0	20	236	0	1	0	4	21	0	26
237	0	0	1	12	2	0	15	237	0	0	1	12	3	0	16	237	0	0	1	12	4	0	17
238	0	4	3	44	22	53	126	238	0	4	3	44	30	38	119	238	0	4	3	44	42	53	146
239	1	0	0	39	10	0	50	239	1	0	0	39	14	0	54	239	1	0	0	39	19	0	59
240	0	0	3	19	7	0	29	240	0	0	3	19	10	0	32	240	0	0	3	19	13	0	35
241	0	0	0	7	8	0	15	241	0	0	0	7	11	0	18	241	0	0	0	7	15	0	22
242	0	4	4	0	4	0	12	242	0	4	4	0	6	0	14	242	0	4	4	0	8	0	16
243	0	0	0	14	19	0	33	243	0	0	0	14	26	0	40	243	0	0	0	14	36	0	50
244	0	0	0	0	5	0	5	244	0	0	0	0	7	0	7	244	0	0	0	0	10	0	10
245	0	0	6	0	4	0	10	245	0	0	6	0	6	0	12	245	0	0	6	0	8	0	14
246	0	3	0	6	24	62	95	246	0	3	0	6	33	45	87	246	0	3	0	6	46	62	117
247	0	0	0	0	7	0	7	247	0	0	0	0	10	0	10	247	0	0	0	0	13	0	13
248	0	0	0	8	5	0	13	248	0	0	0	8	7	0	15	248	0	0	0	8	10	0	18
249	0	0	0	2	27	0	29	249	0	0	0	2	37	0	39	249	0	0	0	2	52	0	54
250	3	8	0	8	8	0	27	250	3	8	0	8	11	0	30	250	3	8	0	8	15	0	34
251	0	0	0	5	2	56	63	251	0	0	0	5	3	40	48	251	0	0	0	5	4	56	65
252	0	0	0	1	0	0	1	252	0	0	0	1	0	0	1	252	0	0	0	1	0	0	1
253	12	0	0	29	3	0	44	253	12	0	0	29	4	0	45	253	12	0	0	29	6	0	47
254	0	5	3	30	5	4	47	254	0	5	3	30	7	3	48	254	0	5	3	30	10	4	52
255	0	1	0	1	2	0	4	255	0	1	0	1	3	0	5	255	0	1	0	1	4	0	6
256	0	0	0	5	3	0	8	256	0	0	0	5	4	0	9	256	0	0	0	5	6	0	11
257	0	0	1	2	11	0	14	257	0	0	1	2	15	0	18	257	0	0	1	2	21	0	24
258	0	0	0	2	30	61	93	258	0	0	0	2	41	44	87	258	0	0	0	2	57	61	120
259	0	3	0	10	2	69	84	259	0	3	0	10	3	50	65	259	0	3	0	10	4	69	86
260	0	0	0	11	0	0	11	260	0	0	0	11	0	0	11	260	0	0	0	11	0	0	11
261	28	0	0	7	47	0	82	261	28	0	0	7	65	0	100	261	28	0	0	7	90	0	125
262	0	0	0	4	1	0	5	262	0	0	0	4	1	0	5	262	0	0	0	4	2	0	6
263	5	0	0	13	87	0	105	263	5	0	0	13	120	0	138	263	5	0	0	13	166	0	184
264	0	0	0	271	0	0	271	264	0	0	0	271	0	0	271	264	16	0	0	288	0	0	305
265	1	0	0	10	3	64	78	265	1	0	0	10	4	46	61	265	1	0	0	10	6	64	81
266	0	0	0	41	33	0	74	266	216	35	29	294	45	0	620	266	722	11	36	1,750	63	0	2,582
267	0	1	2	25	11	0	39	267	0	1	2	25	15	0	43	267	0	1	2	25	21	0	49
268	0	0	0	2	0	0	2	268	0	0	0	2	0	0	2	268	0	0	0	2	0	0	2
269	0	0	0	15	0	0	15	269	0	0	0	15	0	0	15	269	0	0	0	15	0	0	15
270	12	0	0	35	2	0	49	270	74	10	8	103	3	0	198	270	77	1	1	104	4	0	188
271	0	0	7	7	0	0	14	271	58	9	14	70	0	0	152	271	128	2	15	375	0	0	520
272	0	7	364	239	0	88	698	272	1	7	365	248	0	63	684	272	0	7	364	242	0	88	701
273	0	0	0	15	0	161	176	273	0	0	0	15	0	116	131	273	0	0	0	15	0	161	176
274	0	0	19	274	0	0	293	274	0	0	19	274	0	0	293	274	0	0	19	274	0	0	293
275	0	0	0	0	0	0	0	275	4	1	3	200	0	0	208	275	2	0	1	40	0	0	43
276	11	0	0	33	0	0	44	276	643	102	80	540	0	0	1,364	276	699	11	15	757	0	0	1,482
277	0	0	0	138	0	0	138	277	2	0	1	151	0	0	154	277	0	0	0	138	0	0	138
278	2	0	2	33	0	48	85	278	2	0	2	33	0	34	71	278	2	0	2	33	0	48	85
279	9	2	983	510	1	0	1,505	279	19	4	991	577	1	0	1,591	279	15	2	985	607	2	0	1,611
280	0	0	0	355	0	0	355	280	0	0	0	355	0	0	355	280	0	0	0	355	0	0	355
281	0	0	0	12	0	252	264	281	21	3	3	35	0	181	243	281	2	0	1	42	0	252	297
282	0	0	418	76	0	0	494	282	23	4	436	229	0	0	692	282	10	0	422	251	0	0	683
283	2	51	244	691	2	0	990	283	16	53	255	783	3	0	1,110	283	9	51	247	811	4	0	1,122

2003 Baseline								2025 Totals: No Action								2025 Totals: Alternative 2							
TAZ	Man	WTU	Retail	FIRES	Const/Res	Gov't/Ed	*Total 2003*	TAZ	Man	WTU	Retail	FIRES	Const/Res	Gov't/Ed	*Total 2025*	TAZ	Man	WTU	Retail	FIRES	Const/Res	Gov't/Ed	*Total 2025*
284	0	0	170	106	0	0	276	284	0	0	170	106	0	0	276	284	0	0	170	106	0	0	276
285	0	5	0	85	7	0	97	285	6	6	5	126	10	0	153	285	5	5	2	166	13	0	191
286	0	1	3	77	39	124	244	286	110	19	18	202	54	89	491	286	161	3	9	350	75	124	722
287	0	0	0	14	0	0	14	287	0	0	0	14	0	0	14	287	0	0	0	14	0	0	14
288	0	1	2	14	5	4	26	288	0	1	2	14	7	3	27	288	0	1	2	14	10	4	31
289	0	0	2	53	2	0	57	289	0	0	2	53	3	0	58	289	0	0	2	53	4	0	59
290	0	0	64	153	0	87	304	290	0	0	64	154	0	62	281	290	0	0	64	153	0	87	304
291	2	0	33	71	0	0	106	291	2	0	33	71	0	0	106	291	2	0	33	71	0	0	106
292	0	0	1	3	0	0	4	292	0	0	1	6	0	0	8	292	9	0	4	164	0	0	177
293	0	14	206	420	20	0	660	293	22	18	223	566	28	0	855	293	11	14	210	615	38	0	888
294	0	0	0	151	0	0	151	294	7	1	6	201	0	0	215	294	5	0	2	229	0	0	236
295	0	0	103	140	0	7	250	295	13	2	113	225	0	5	357	295	8	0	106	280	0	7	401
296	0	0	29	379	6	0	414	296	4	1	32	406	8	0	451	296	8	0	32	519	11	0	571
297	0	0	0	1	7	0	8	297	0	0	0	1	10	0	11	297	0	0	0	1	13	0	14
298	0	0	18	238	0	63	319	298	7	1	23	282	0	45	358	298	3	0	19	281	0	63	366
299	0	0	0	132	0	0	132	299	4	1	3	161	0	0	169	299	2	0	1	160	0	0	162
300	0	0	67	143	21	0	231	300	6	1	72	186	29	0	295	300	5	0	69	236	40	0	351
301	0	18	26	88	3	0	135	301	4	19	29	112	4	0	167	301	9	18	29	239	6	0	301
302	0	0	0	92	0	0	92	302	0	0	0	92	0	0	92	302	1	0	0	114	0	0	116
303	0	2	0	5	0	39	46	303	0	2	0	5	0	28	35	303	0	2	0	5	0	39	46
304	0	0	0	34	17	94	145	304	0	0	0	34	23	68	125	304	0	0	0	34	33	94	161
305	0	0	11	25	12	493	541	305	0	0	11	26	17	355	408	305	0	0	11	25	23	493	552
306	0	0	0	3	4	0	7	306	106	17	13	118	6	0	261	306	298	5	7	316	8	0	633
307	0	2	0	39	0	0	41	307	3	2	2	56	0	0	63	307	0	2	0	46	0	0	49
308	0	4	0	4	3	0	11	308	0	4	0	4	4	0	12	308	0	4	0	4	6	0	14
309	11	2	23	225	3	0	264	309	17	3	27	263	4	0	314	309	11	2	23	233	6	0	276
310	3	0	9	83	0	0	95	310	6	1	12	105	0	0	123	310	4	0	9	105	0	0	119
311	0	0	0	5	8	0	13	311	0	0	0	7	11	0	18	311	1	0	0	23	15	0	40
312	0	0	0	0	2	0	2	312	0	0	0	0	3	0	3	312	0	0	0	0	4	0	4
313	2	0	0	3	6	0	11	313	2	0	0	3	8	0	13	313	2	0	0	3	11	0	16
314	0	0	0	3	6	0	9	314	0	0	0	3	8	0	11	314	0	0	0	3	11	0	14
315	0	0	0	0	0	136	136	315	0	0	0	0	0	98	98	315	0	0	0	0	0	136	136
316	0	0	2	0	0	0	2	316	0	0	2	0	0	0	2	316	0	0	2	0	0	0	2
317	0	0	0	0	4	0	4	317	0	0	0	0	6	0	6	317	0	0	0	0	8	0	8
318	0	2	0	4	0	0	6	318	21	5	3	26	0	0	55	318	54	3	1	61	0	0	120
319	0	0	0	19	15	0	34	319	31	5	4	53	21	0	114	319	40	1	1	61	29	0	130
320	0	0	0	3	1	0	4	320	0	0	0	3	1	0	4	320	0	0	0	3	2	0	5
321	0	0	0	14	3	150	167	321	0	0	0	14	4	108	126	321	0	0	0	14	6	150	170
322	0	0	0	9	6	0	15	322	0	0	0	9	8	0	17	322	0	0	0	9	11	0	20
323	0	0	0	0	0	14	14	323	0	0	0	0	0	10	10	323	0	0	0	0	0	14	14
324	0	1	0	2	0	0	3	324	0	1	0	2	0	0	3	324	0	1	0	2	0	0	3
325	0	0	0	18	1	3	22	325	1	0	0	22	1	2	27	325	0	0	0	24	2	3	30
326	0	0	12	3	5	66	86	326	1	0	12	7	7	47	74	326	3	0	13	52	10	66	143
327	0	0	0	0	0	0	0	327	0	0	0	0	0	0	0	327	0	0	0	0	0	0	0
328	0	0	16	19	6	50	91	328	0	0	16	19	8	36	79	328	0	0	16	19	11	50	96
329	0	0	0	5	3	0	8	329	0	0	0	5	4	0	9	329	0	0	0	5	6	0	11
330	0	0	0	5	0	0	5	330	0	0	0	5	0	0	5	330	0	0	0	5	0	0	5
331	0	0	0	1	12	0	13	331	0	0	0	1	17	0	18	331	1	0	0	14	23	0	38
332	0	0	5	3	0	0	8	332	0	0	5	3	0	0	8	332	0	0	5	3	0	0	8
333	0	0	0	4	2	0	6	333	0	0	0	4	3	0	7	333	0	0	0	4	4	0	8
334	0	0	0	23	0	0	23	334	0	0	0	23	0	0	23	334	0	0	0	23	0	0	23
335	0	0	0	20	7	0	27	335	0	0	0	20	10	0	30	335	0	0	0	20	13	0	33
336	0	0	0	6	8	0	14	336	0	0	0	6	11	0	17	336	0	0	0	6	15	0	21
337	0	0	0	6	8	0	14	337	0	0	0	6	11	0	17	337	0	0	0	6	15	0	21
338	0	0	13	24	4	2	43	338	0	0	13	24	6	1	44	338	0	0	13	24	8	2	46
339	0	0	0	13	0	0	13	339	0	0	0	13	0	0	13	339	0	0	0	13	0	0	13
340	0	0	0	90	0	0	90	340	0	0	0	94	0	0	94	340	0	0	0	94	0	0	94
341	3	0	0	47	0	0	50	341	4	0	0	51	0	0	56	341	3	0	0	54	0	0	57
342	17	0	97	130	0	0	244	342	8	1	334	357	0	0	700	342	8	1	334	357	0	0	700
343	0	20	158	536	1	281	996	343	0	72	411	795	1	284	1,564	343	0	72	411	795	2	284	1,564
344	0	0	0	6	3	0	9	344	0	0	0	6	4	0	10	344	1	0	0	26	6	0	34
345	0	0	0	7	1	0	8	345	0	0	0	7	1	0	8	345	0	0	0	7	2	0	9
346	0	0	0	61	3	0	64	346	0	0	0	61	4	0	65	346	0	0	0	61	6	0	67
347	0	0	0	7	0	0	7	347	0	0	0	7	0	0	7	347	0	0	0	7	0	0	7
348	7	0	66	220	0	23	316	348	7	1	92	247	0	28	374	348	7	1	92	247	0	28	374
349	0	0	10	164	30	32	236	349	0	33	38	173	41	32	318	349	0	33	38	173	57	32	334
350	0	0	0	8	0	249	257	350	0	0	1	12	0	295	308	350	0	0	1	12	0	295	308
351	4	0	59	158	15	143	379	351	2	0	62	162	21	147	393	351	2	0	62	162	29	147	401
352	0	0	0	11	34	0	45	352	0	0	0	11	47	0	58	352	0	0	0	11	65	0	76
353	0	0	0	9	13	0	22	353	0	0	0	11	18	0	29	353	0	0	0	11	25	0	36
354	0	0	13	122	1	0	136	354	0	0	15	141	1	0	157	354	0	0	15	141	2	0	158

2003 Baseline								2025 Totals: No Action								2025 Totals: Alternative 2							
TAZ	Man	WTU	Retail	FIRES	Const/Res	Gov't/Ed	*Total 2003*	TAZ	Man	WTU	Retail	FIRES	Const/Res	Gov't/Ed	*Total 2025*	TAZ	Man	WTU	Retail	FIRES	Const/Res	Gov't/Ed	*Total 2025*
355	0	0	0	20	1	0	21	355	0	0	0	20	1	0	21	355	0	0	0	20	2	0	22
356	0	5	4	24	56	0	89	356	0	5	4	24	77	0	110	356	0	5	4	24	107	0	140
357	0	0	20	15	2	53	90	357	0	0	30	29	3	74	136	357	0	0	30	29	4	74	137
358	0	0	0	82	0	129	211	358	0	0	105	186	0	138	429	358	0	0	105	186	0	138	429
359	19	0	2	116	0	12	149	359	24	1	9	139	0	12	185	359	20	0	7	138	0	12	177
360	0	0	0	26	2	0	28	360	0	0	0	26	3	0	29	360	1	0	0	36	4	0	41
361	0	3	8	229	29	0	269	361	0	3	11	269	40	0	322	361	0	3	11	269	55	0	338
362	0	0	103	11	0	127	241	362	-3	3	222	136	0	127	484	362	0	3	222	136	0	127	487
363	0	0	0	1	5	54	60	363	0	0	0	4	7	61	72	363	0	0	0	4	10	61	75
364	0	0	13	51	0	40	104	364	0	0	13	52	0	41	106	364	0	0	13	52	0	41	106
365	12	0	0	41	0	0	53	365	15	1	1	52	0	0	69	365	13	0	0	64	0	0	78
366	0	0	0	4	2	0	6	366	0	0	0	4	3	0	7	366	0	0	0	4	4	0	8
367	0	0	0	14	0	0	14	367	0	0	0	14	0	0	14	367	0	0	0	14	0	0	14
368	0	0	0	43	1	0	44	368	0	0	0	60	1	0	61	368	0	0	0	60	2	0	62
369	0	0	0	196	0	0	196	369	0	0	0	203	0	0	203	369	0	0	0	203	0	0	203
370	0	0	0	30	0	0	30	370	0	0	0	32	0	0	32	370	0	0	0	32	0	0	32
371	0	0	0	14	0	0	14	371	0	0	0	15	0	0	15	371	0	0	0	15	0	0	15
372	0	0	0	7	0	0	7	372	0	0	0	9	0	0	9	372	0	0	0	9	0	0	9
373	0	14	4	21	7	0	46	373	3	29	14	43	10	0	99	373	1	29	13	43	13	0	98
374	0	0	7	298	0	0	305	374	0	0	8	463	0	0	471	374	0	0	8	463	0	0	471
375	0	1	43	1,463	0	0	1,507	375	0	33	56	1,979	0	0	2,068	375	0	33	56	1,979	0	0	2,068
376	0	0	6	609	0	116	731	376	0	0	22	765	0	130	916	376	0	0	22	765	0	130	916
377	0	0	0	3	0	0	3	377	0	0	0	4	0	0	4	377	0	0	0	4	0	0	4
378	0	0	0	134	0	28	162	378	0	0	0	189	0	29	219	378	0	0	0	189	0	29	219
379	0	0	0	4	0	153	157	379	0	0	0	6	0	153	158	379	0	0	0	6	0	153	158
380	0	0	9	140	7	0	156	380	0	0	31	171	10	0	212	380	0	0	31	171	13	0	215
381	0	0	0	4	3	0	7	381	0	0	0	4	4	0	8	381	0	0	0	4	6	0	10
382	0	0	0	4	9	0	13	382	0	0	0	4	12	0	16	382	0	0	0	4	17	0	21
383	0	0	0	0	0	0	0	383	0	0	0	0	0	0	0	383	0	0	0	0	0	0	0
384	1	0	0	37	15	9	62	384	1	1	9	42	21	11	84	384	1	1	9	42	29	11	92
385	0	0	0	54	10	0	64	385	0	0	0	54	14	0	68	385	0	0	0	54	19	0	73
386	0	0	0	0	0	0	0	386	0	0	0	0	0	0	0	386	0	0	0	0	0	0	0
387	0	0	0	0	79	0	79	387	0	0	0	0	109	0	109	387	0	0	0	0	151	0	151
388	0	33	6	2	0	0	41	388	0	57	6	2	0	0	65	388	0	57	6	2	0	0	65
389	0	0	0	0	0	0	0	389	0	0	0	0	0	0	0	389	0	0	0	0	0	0	0
390	7	0	12	14	68	0	101	390	2	10	12	17	94	0	135	390	2	10	12	17	130	0	171
391	0	0	10	148	4	218	380	391	0	0	13	198	6	218	435	391	0	0	13	198	8	218	437
392	0	0	54	112	4	50	220	392	0	0	60	113	6	50	229	392	0	0	60	113	8	50	231
393	0	0	23	277	4	0	304	393	0	0	27	310	6	0	342	393	0	0	27	310	8	0	344
394	0	0	3	15	2	0	20	394	0	0	17	32	3	0	52	394	0	0	17	32	4	0	53
395	0	0	0	8	0	791	799	395	0	0	0	11	0	884	895	395	0	0	0	11	0	884	895
396	0	0	42	12	0	0	54	396	0	0	61	15	0	0	76	396	0	0	61	15	0	0	76
397	0	0	0	1	0	0	1	397	0	0	0	1	0	0	1	397	0	0	0	1	0	0	1
398	0	0	0	9	0	0	9	398	0	0	0	10	0	0	10	398	0	0	0	10	0	0	10
399	0	0	0	3	0	0	3	399	0	0	3	8	0	0	11	399	0	0	3	8	0	0	11
400	0	0	0	1	0	0	1	400	0	0	0	2	0	0	2	400	0	0	0	2	0	0	2
401	0	53	0	39	0	0	92	401	0	74	0	46	0	0	119	401	0	74	0	46	0	0	119
402	0	0	0	18	0	0	18	402	0	0	0	22	0	0	22	402	0	0	0	22	0	0	22
403	0	89	83	80	25	0	277	403	0	126	83	87	34	2	332	403	0	126	83	87	48	2	345
404	0	0	0	0	0	0	0	404	0	0	0	0	0	0	0	404	0	0	0	0	0	0	0
405	0	26	52	0	0	0	78	405	0	53	72	24	0	0	149	405	0	53	72	24	0	0	149
406	0	110	0	24	0	2	136	406	0	143	0	28	0	2	172	406	0	143	0	28	0	2	172
407	0	122	204	197	14	161	698	407	-9	247	249	271	19	170	947	407	0	247	249	271	27	170	964
408	111	8	33	309	49	66	576	408	120	19	138	303	68	144	792	408	120	19	138	303	94	144	819
409	207	71	30	344	58	122	832	409	224	168	126	338	80	268	1,203	409	224	168	126	338	111	268	1,234
410	16	20	18	299	100	107	560	410	17	47	75	294	138	235	806	410	17	47	75	294	191	235	859
411	45	138	601	2,115	241	776	3,916	411	93	204	1,849	2,644	332	943	6,064	411	93	204	1,849	2,644	461	943	6,193
Totals	**1,558**	**1,801**	**9,679**	**30,282**	**3,761**	**28,667**	**75,748**	**Totals**	**7,366**	**4,097**	**15,994**	**52,054**	**5,186**	**28,367**	**113,063**	**Totals**	**12,530**	**3,021**	**15,140**	**64,256**	**7,194**	**31,563**	**133,705**

2025 Totals: Alternative 3								2025 Totals: Preferred Alternative							
TAZ	Man	WTU	Retail	FIRES	Const/Res	Gov't/Ed	*Total 2025*	TAZ	Man	WTU	Retail	FIRES	Const/Res	Gov't/Ed	*Total 2025*
1	0	0	0	2	0	0	2	1	0	0	0	2	0	0	2
2	0	0	2	15	0	6	23	2	0	0	2	15	0	6	23
3	2	1	0	1	17	0	21	3	2	1	0	1	17	0	21
4	4	2	0	7	21	0	34	4	4	2	0	7	21	0	34
5	0	0	0	2	2	0	4	5	0	0	0	2	2	0	4
6	0	0	0	10	13	337	360	6	0	0	0	10	13	337	360
7	0	0	0	4	38	0	42	7	0	0	0	4	38	0	42
8	25	6	18	22	153	0	224	8	25	6	18	22	153	0	224
9	0	0	0	1	6	0	7	9	0	0	0	1	6	0	7
10	29	4	101	46	34	0	214	10	29	4	101	46	34	0	214
11	38	11	129	415	46	230	869	11	40	11	129	437	46	230	893
12	0	2	0	6	73	0	81	12	0	2	0	6	73	0	81
13	0	0	10	2	13	0	25	13	0	0	10	2	13	0	25
14	25	4	16	128	25	71	268	14	25	4	16	128	25	71	268
15	0	0	0	5	19	0	24	15	0	0	0	5	19	0	24
16	0	0	10	25	8	77	120	16	0	0	10	25	8	77	120
17	0	0	0	22	6	252	280	17	0	0	0	22	6	252	280
18	64	9	14	394	48	0	528	18	66	9	15	436	48	0	574
19	40	22	7	12	111	0	192	19	40	22	7	12	111	0	192
20	209	67	14	50	19	79	438	20	209	67	14	50	19	79	438
21	0	3	0	28	78	0	109	21	0	3	0	28	78	0	109
22	0	0	0	0	0	0	0	22	0	0	0	0	0	0	0
23	0	0	0	7	10	0	17	23	0	0	0	7	10	0	17
24	1	0	5	3	33	0	42	24	1	0	5	3	33	0	42
25	0	0	0	5	13	0	18	25	0	0	0	5	13	0	18
26	0	3	1	14	6	0	24	26	0	3	1	14	6	0	24
27	30	33	1	34	13	0	112	27	30	33	1	34	13	0	112
28	9	3	0	6	40	0	58	28	9	3	0	6	40	0	58
29	0	0	0	8	11	0	19	29	0	0	0	8	11	0	19
30	25	12	217	1,057	10	177	1,498	30	25	12	217	1,057	10	177	1,498
31	0	0	0	277	4	4,102	4,383	31	0	0	0	277	4	4,102	4,383
32	0	0	1	13	17	5	36	32	0	0	1	13	17	5	36
33	0	0	0	4	55	0	59	33	0	0	0	4	55	0	59
34	0	0	9	6	4	0	19	34	0	0	9	6	4	0	19
35	0	22	0	7	121	88	237	35	0	22	0	7	121	88	237
36	0	4	17	54	80	0	155	36	0	4	17	54	80	0	155
37	0	0	0	5	6	0	11	37	0	0	0	5	6	0	11
38	0	0	0	1	0	0	1	38	0	0	0	1	0	0	1
39	0	2	57	22	52	27	160	39	0	2	57	22	52	27	160
40	0	0	35	42	0	0	77	40	0	0	35	42	0	0	77
41	2	1	8	4	38	3	56	41	2	1	8	4	38	3	56
42	2	27	26	103	0	0	157	42	2	27	26	103	0	0	157
43	10	0	0	90	4	0	105	43	0	0	0	80	4	0	84
44	0	9	323	474	27	0	832	44	0	9	323	474	27	0	832
45	67	1	418	1,882	184	439	2,991	45	67	1	418	1,882	184	439	2,991
46	0	0	0	6	0	0	6	46	0	0	0	6	0	0	6
47	24	0	3	16	29	0	72	47	24	0	3	16	29	0	72
48	0	5	0	8	10	237	259	48	0	5	0	8	10	237	259
49	6	105	424	1,402	149	44	2,130	49	6	105	424	1,402	149	44	2,130
50	0	1	78	540	2	0	621	50	0	1	78	540	2	0	621
51	0	0	0	0	2	0	2	51	0	0	0	0	2	0	2
52	0	0	9	213	10	0	232	52	0	0	9	213	10	0	232
53	0	0	6	57	15	9	87	53	0	0	6	57	15	9	87
54	0	0	9	73	67	131	280	54	0	0	9	73	67	131	280
55	0	1	0	2	6	305	314	55	0	1	0	2	6	305	314
56	0	0	4	0	0	0	4	56	0	0	4	0	0	0	4
57	0	1	4	4	0	0	9	57	0	1	4	4	0	0	9
58	0	0	0	36	10	0	46	58	0	0	0	36	10	0	46
59	0	0	0	35	44	0	79	59	0	0	0	35	44	0	79
60	11	0	0	12	42	0	65	60	11	0	0	12	42	0	65
61	51	3	0	13	2	0	69	61	51	3	0	13	2	0	69
62	4	0	1	3	0	0	8	62	4	0	1	3	0	0	8
63	0	1	0	9	8	0	18	63	0	1	0	9	8	0	18
64	0	2	0	7	4	0	13	64	0	2	0	7	4	0	13
65	0	0	0	31	0	556	587	65	0	0	0	31	0	556	587
66	0	0	0	24	4	59	87	66	0	0	0	24	4	59	87
67	0	0	0	0	6	0	6	67	0	0	0	0	6	0	6
68	0	0	0	16	10	0	26	68	0	0	0	16	10	0	26
69	6	0	3	50	8	0	67	69	6	0	3	50	8	0	67
70	0	0	14	10	11	0	35	70	0	0	14	10	11	0	35

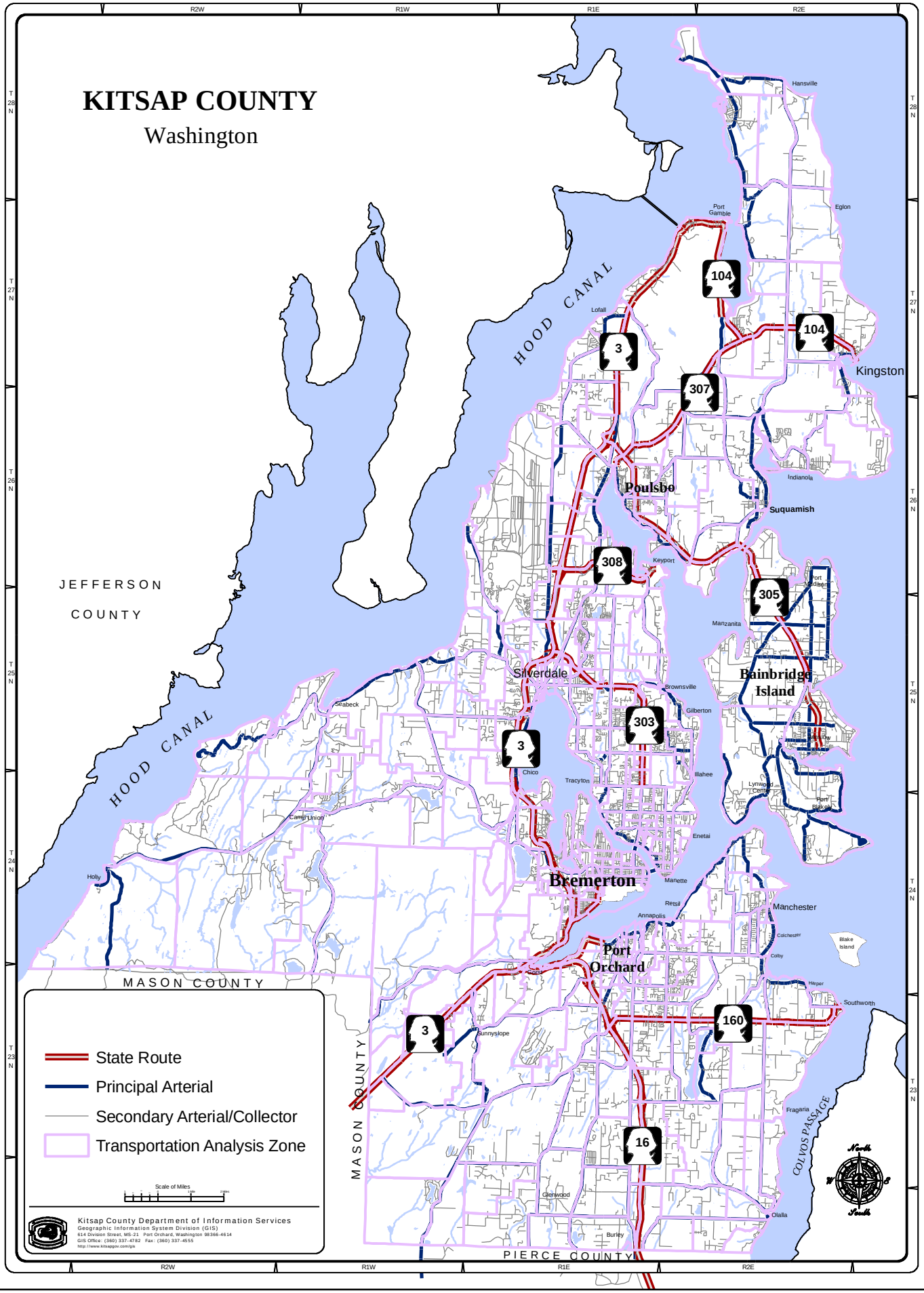
2025 Totals: Alternative 3								2025 Totals: Preferred Alternative							
TAZ	Man	WTU	Retail	FIRES	Const/Res	Gov't/Ed	*Total 2025*	TAZ	Man	WTU	Retail	FIRES	Const/Res	Gov't/Ed	*Total 2025*
71	0	0	0	18	8	0	26	71	0	0	0	18	8	0	26
72	0	0	18	5	0	0	23	72	0	0	18	5	0	0	23
73	0	0	0	2	50	0	52	73	0	0	0	2	50	0	52
74	0	0	0	1	0	33	34	74	0	0	0	1	0	33	34
75	0	0	1	39	19	0	59	75	0	0	1	39	19	0	59
76	0	1	3	3	0	0	7	76	0	1	3	3	0	0	7
77	0	5	0	1	0	0	6	77	0	5	0	1	0	0	6
78	0	0	0	1	8	11	20	78	0	0	0	1	8	11	20
79	1	1	4	63	0	0	69	79	0	1	4	46	0	0	51
80	0	1	0	32	0	60	93	80	0	1	0	32	0	60	93
81	1	1	0	19	4	56	80	81	0	1	0	7	4	56	68
82	0	0	0	15	19	52	86	82	0	0	0	15	19	52	86
83	3	0	1	95	31	22	152	83	3	0	1	95	31	22	152
84	0	3	4	61	40	0	108	84	0	3	4	61	40	0	108
85	0	0	0	35	0	64	99	85	0	0	0	35	0	64	99
86	4	0	1	87	0	0	93	86	4	0	1	85	0	0	90
87	4	0	2	86	0	0	92	87	4	0	2	86	0	0	92
88	0	0	0	42	0	0	42	88	0	0	0	42	0	0	42
89	1	3	2	17	17	0	40	89	1	3	2	17	17	0	40
90	1	0	0	16	2	0	19	90	1	0	0	16	2	0	19
91	0	0	2	29	0	0	31	91	0	0	2	29	0	0	31
92	5	0	334	923	0	0	1,262	92	2	0	333	879	0	0	1,215
93	1	0	0	6	0	0	7	93	1	0	0	6	0	0	7
94	0	0	0	10	0	62	72	94	0	0	0	10	0	62	72
95	37	9	130	452	15	0	643	95	34	9	129	399	15	0	586
96	12	53	32	249	0	0	347	96	7	53	30	157	0	0	247
97	0	0	0	39	0	0	39	97	0	0	0	39	0	0	39
98	0	0	0	2	34	0	36	98	0	0	0	2	34	0	36
99	16	0	35	483	2	0	536	99	10	0	33	388	2	0	433
100	42	0	396	681	4	37	1,161	100	40	0	396	647	4	37	1,124
101	0	0	0	0	8	0	8	101	0	0	0	0	8	0	8
102	0	0	0	48	0	7	55	102	0	0	0	48	0	7	55
103	0	0	0	0	27	0	27	103	0	0	0	0	27	0	27
104	1	88	0	228	8	74	399	104	1	88	0	228	8	74	399
105	0	0	45	52	2	0	99	105	0	0	45	52	2	0	99
106	0	0	8	24	19	0	51	106	0	0	8	24	19	0	51
107	10	5	59	117	10	0	200	107	10	5	59	117	10	0	200
108	0	2	0	7	0	13	22	108	0	2	0	7	0	13	22
109	0	0	4	9	10	0	23	109	0	0	4	9	10	0	23
110	0	9	25	445	36	163	678	110	0	9	25	445	36	163	678
111	3	29	49	68	55	0	205	111	3	29	49	68	55	0	205
112	0	3	171	92	0	55	321	112	0	3	171	92	0	55	321
113	0	0	12	32	4	0	48	113	0	0	12	32	4	0	48
114	0	0	18	91	4	0	112	114	0	0	18	91	4	0	112
115	8	40	230	548	2	44	872	115	8	40	230	548	2	44	872
116	1	0	6	34	6	2	48	116	1	0	6	34	6	2	48
117	0	0	0	0	0	21	21	117	0	0	0	0	0	21	21
118	0	5	207	261	0	0	473	118	0	5	207	261	0	0	473
119	0	0	303	375	0	89	767	119	0	0	303	375	0	89	767
120	21	1	50	77	0	0	149	120	21	1	50	77	0	0	149
121	29	6	80	77	31	468	691	121	29	6	80	77	31	468	691
122	0	0	1	4	2	764	771	122	0	0	1	4	2	764	771
123	0	0	0	53	0	280	333	123	0	0	0	53	0	280	333
124	2	1	83	105	4	4	199	124	2	1	83	105	4	4	199
125	0	3	22	103	0	8	135	125	0	3	22	103	0	8	135
126	0	2	34	26	0	0	63	126	0	2	34	26	0	0	63
127	0	0	0	12	2	0	14	127	0	0	0	12	2	0	14
128	0	39	280	1,086	6	10	1,421	128	0	39	280	1,086	6	10	1,421
129	2	1	177	624	0	266	1,070	129	2	1	177	624	0	266	1,070
130	0	0	7	38	0	0	45	130	0	0	7	38	0	0	45
131	0	0	1	146	0	0	147	131	0	0	1	146	0	0	147
132	0	2	1	1,459	166	10,913	12,541	132	0	2	1	1,459	166	10,913	12,541
133	2	11	94	276	0	142	525	133	2	11	94	276	0	142	525
134	110	11	10	134	0	0	265	134	110	11	10	134	0	0	265
135	7	0	23	156	27	0	213	135	7	0	23	156	27	0	213
136	0	0	0	134	0	0	134	136	0	0	0	134	0	0	134
137	0	0	9	11	0	308	328	137	0	0	9	11	0	308	328
138	0	0	1	1	0	0	2	138	0	0	1	1	0	0	2
139	0	22	5	22	0	67	116	139	0	22	5	22	0	67	116
140	0	0	0	0	4	6	10	140	0	0	0	0	4	6	10
141	155	59	8	305	46	143	715	141	41	57	5	185	46	143	478

2025 Totals: Alternative 3								2025 Totals: Preferred Alternative							
TAZ	Man	WTU	Retail	FIRES	Const/Res	Gov't/Ed	*Total 2025*	TAZ	Man	WTU	Retail	FIRES	Const/Res	Gov't/Ed	*Total 2025*
142	1	121	258	54	52	15	501	142	1	121	258	54	52	15	501
143	20	0	1	57	0	0	79	143	21	0	1	57	0	0	79
144	0	0	118	0	0	0	118	144	0	0	118	0	0	0	118
145	2	5	56	72	57	0	192	145	2	5	56	75	57	0	195
146	0	0	0	0	0	6	6	146	0	0	0	0	0	6	6
147	0	0	0	23	21	3	47	147	0	0	0	23	21	3	47
148	0	0	0	5	0	54	59	148	0	0	0	6	0	54	60
149	11	2	4	195	6	0	218	149	0	2	0	10	6	0	18
150	0	0	0	0	0	0	0	150	0	0	0	0	0	0	0
151	61	3	10	117	8	4	201	151	61	3	10	117	8	4	201
152	1	0	0	1	10	269	281	152	1	0	0	1	10	269	281
153	0	1	123	84	59	9	276	153	0	1	123	84	59	9	276
154	0	20	1	85	38	254	398	154	0	20	1	85	38	254	398
155	0	0	0	1	0	0	1	155	0	0	0	1	0	0	1
156	8	126	109	532	0	0	775	156	8	126	109	532	0	0	775
157	47	5	23	857	98	0	1,028	157	18	4	13	370	98	0	503
158	0	0	15	83	0	8	105	158	0	0	15	83	0	8	105
159	3	0	209	309	2	0	522	159	3	0	209	309	2	0	522
160	0	0	1	10	2	0	13	160	0	0	1	10	2	0	13
161	11	0	31	398	40	0	480	161	11	0	31	398	40	0	480
162	13	0	14	61	29	0	117	162	13	0	14	61	29	0	117
163	0	0	0	34	6	0	39	163	0	0	0	34	6	0	39
164	0	88	0	618	8	0	714	164	0	88	0	618	8	0	714
165	0	0	0	40	2	872	914	165	0	0	0	40	2	872	914
166	0	0	0	15	0	34	49	166	0	0	0	15	0	34	49
167	8	2	54	419	2	0	485	167	8	2	54	428	2	0	495
168	2	0	119	333	2	106	561	168	0	0	118	310	2	106	537
169	0	0	0	15	13	0	29	169	0	0	0	15	13	0	29
170	0	0	0	36	0	97	133	170	0	0	0	36	0	97	133
171	0	0	0	7	0	0	7	171	0	0	0	7	0	0	7
172	0	0	22	14	13	0	49	172	0	0	22	14	13	0	49
173	2	0	85	100	36	0	223	173	2	0	85	100	36	0	223
174	9	0	59	239	0	0	306	174	2	0	57	133	0	0	192
175	14	2	24	294	13	270	618	175	11	2	23	242	13	270	562
176	19	4	57	514	15	79	688	176	18	4	57	499	15	79	673
177	20	6	8	353	21	0	409	177	14	6	6	241	21	0	289
178	17	0	6	368	8	0	399	178	0	0	0	77	8	0	85
179	14	8	3	56	15	0	97	179	14	8	3	56	15	0	97
180	0	0	0	7	40	0	47	180	0	0	0	7	40	0	47
181	0	0	0	2	0	0	2	181	0	0	0	2	0	0	2
182	15	0	12	365	10	0	402	182	7	0	10	239	10	0	266
183	284	3	56	258	82	14	697	183	282	3	56	256	82	14	693
184	4	0	46	86	0	0	136	184	4	0	46	86	0	0	136
185	6	5	5	102	13	0	131	185	6	5	5	102	13	0	131
186	1	0	3	12	0	319	334	186	0	0	3	1	0	319	323
187	0	0	0	0	0	0	0	187	0	0	0	0	0	0	0
188	282	4	55	407	0	0	748	188	286	4	56	480	0	0	827
189	1	0	16	17	0	0	34	189	1	0	16	17	0	0	34
190	0	0	0	0	4	0	4	190	0	0	0	0	4	0	4
191	4	0	2	74	0	10	89	191	4	0	2	74	0	10	89
192	0	0	0	2	10	0	12	192	0	0	0	2	10	0	12
193	0	0	0	16	8	61	85	193	0	0	0	16	8	61	85
194	0	0	0	257	2	142	401	194	0	0	0	257	2	142	401
195	0	5	18	339	0	128	490	195	0	5	18	339	0	128	490
196	0	0	0	44	40	150	234	196	0	0	0	44	40	150	234
197	0	0	0	0	4	0	4	197	0	0	0	0	4	0	4
198	6	0	41	104	0	0	152	198	6	0	41	104	0	0	152
199	0	0	0	0	0	0	0	199	0	0	0	0	0	0	0
200	0	0	0	0	8	0	8	200	0	0	0	0	8	0	8
201	193	3	8	223	0	111	537	201	13	0	9	241	0	111	373
202	0	0	37	308	38	0	383	202	0	0	37	308	38	0	383
203	33	1	27	628	13	0	702	203	41	1	30	765	13	0	850
204	18	2	349	468	0	0	837	204	14	2	348	395	0	0	758
205	2	1	1	45	2	0	51	205	0	1	0	10	2	0	13
206	828	13	20	882	8	0	1,751	206	872	13	21	928	8	0	1,842
207	0	0	10	5	0	0	15	207	0	0	10	5	0	0	15
208	4,344	67	96	4,604	86	0	9,197	208	4,258	65	94	4,513	86	0	9,017
209	30	0	19	587	42	0	678	209	26	0	17	524	42	0	610
210	0	0	53	4	4	0	61	210	2	0	54	46	4	0	106
211	42	1	15	738	40	77	913	211	50	1	18	868	40	77	1,054
212	26	1	97	483	0	0	608	212	26	1	97	483	0	0	608

2025 Totals: Alternative 3								2025 Totals: Preferred Alternative							
TAZ	Man	WTU	Retail	FIRES	Const/Res	Gov't/Ed	*Total 2025*	TAZ	Man	WTU	Retail	FIRES	Const/Res	Gov't/Ed	*Total 2025*
213	380	97	4	322	44	51	898	213	360	96	4	300	44	51	856
214	0	5	0	10	6	68	88	214	0	5	0	10	6	68	88
215	0	6	1	79	6	0	92	215	0	6	1	79	6	0	92
216	0	0	0	0	0	0	0	216	0	0	0	0	0	0	0
217	78	70	52	1,488	54	0	1,742	217	38	70	38	788	54	0	986
218	64	3	229	1,135	117	90	1,638	218	28	2	217	519	117	90	973
219	0	0	0	22	19	0	41	219	0	0	0	22	19	0	41
220	0	0	0	0	6	0	6	220	0	0	0	0	6	0	6
221	0	0	0	1	0	0	1	221	0	0	0	1	0	0	1
222	0	2	0	0	31	0	33	222	0	2	0	0	31	0	33
223	16	0	38	305	17	0	376	223	16	0	38	305	17	0	376
224	402	13	9	451	19	0	895	224	5	7	0	33	19	0	64
225	11	0	129	222	0	0	362	225	11	0	129	222	0	0	362
226	0	2	0	5	15	0	22	226	0	2	0	5	15	0	22
227	0	0	0	6	46	0	52	227	0	0	0	6	46	0	52
228	0	0	0	28	33	0	61	228	0	0	0	28	33	0	61
229	3	7	24	63	73	62	232	229	2	7	24	36	73	62	203
230	3	5	1	54	17	0	80	230	19	5	0	21	17	0	63
231	0	0	0	49	52	0	101	231	0	0	0	49	52	0	101
232	1,962	30	43	2,064	0	0	4,099	232	1,924	30	42	2,024	0	0	4,020
233	0	0	0	1	0	0	1	233	0	0	0	1	0	0	1
234	0	0	0	0	0	0	0	234	0	0	0	0	0	0	0
235	3,326	51	73	3,499	2	0	6,951	235	0	0	0	1	2	0	3
236	0	1	0	4	21	0	26	236	0	1	0	4	21	0	26
237	0	0	1	12	4	0	17	237	0	0	1	12	4	0	17
238	0	4	3	44	42	53	146	238	0	4	3	44	42	53	146
239	1	0	0	39	19	0	59	239	1	0	0	39	19	0	59
240	0	0	3	19	13	0	35	240	0	0	3	19	13	0	35
241	0	0	0	7	15	0	22	241	0	0	0	7	15	0	22
242	0	4	4	0	8	0	16	242	0	4	4	0	8	0	16
243	0	0	0	14	36	0	50	243	0	0	0	14	36	0	50
244	0	0	0	0	10	0	10	244	0	0	0	0	10	0	10
245	0	0	6	0	8	0	14	245	0	0	6	0	8	0	14
246	0	3	0	6	46	62	117	246	0	3	0	6	46	62	117
247	0	0	0	0	13	0	13	247	0	0	0	0	13	0	13
248	0	0	0	8	10	0	18	248	0	0	0	8	10	0	18
249	0	0	0	2	52	0	54	249	0	0	0	2	52	0	54
250	3	8	0	8	15	0	34	250	3	8	0	8	15	0	34
251	0	0	0	5	4	56	65	251	0	0	0	5	4	56	65
252	0	0	0	1	0	0	1	252	0	0	0	1	0	0	1
253	12	0	0	29	6	0	47	253	12	0	0	29	6	0	47
254	0	5	3	30	10	4	52	254	0	5	3	30	10	4	52
255	0	1	0	1	4	0	6	255	0	1	0	1	4	0	6
256	0	0	0	5	6	0	11	256	0	0	0	5	6	0	11
257	0	0	1	2	21	0	24	257	0	0	1	2	21	0	24
258	0	0	0	2	57	61	120	258	0	0	0	2	57	61	120
259	0	3	0	10	4	69	86	259	0	3	0	10	4	69	86
260	0	0	0	11	0	0	11	260	0	0	0	11	0	0	11
261	28	0	0	7	90	0	125	261	28	0	0	7	90	0	125
262	0	0	0	4	2	0	6	262	0	0	0	4	2	0	6
263	5	0	0	13	166	0	184	263	5	0	0	13	166	0	184
264	0	0	0	271	0	0	271	264	16	0	0	288	0	0	305
265	1	0	0	10	6	64	81	265	1	0	0	10	6	64	81
266	757	12	36	1,758	63	0	2,627	266	722	11	36	1,750	63	0	2,582
267	0	1	2	25	21	0	49	267	0	1	2	25	21	0	49
268	0	0	0	2	0	0	2	268	0	0	0	2	0	0	2
269	0	0	0	15	0	0	15	269	0	0	0	15	0	0	15
270	77	1	1	104	4	0	188	270	77	1	1	104	4	0	188
271	128	2	15	375	0	0	520	271	128	2	15	375	0	0	520
272	0	7	364	242	0	88	701	272	0	7	364	242	0	88	701
273	0	0	0	15	0	161	176	273	0	0	0	15	0	161	176
274	0	0	19	274	0	0	293	274	0	0	19	274	0	0	293
275	2	0	1	40	0	0	43	275	2	0	1	40	0	0	43
276	666	10	14	722	0	0	1,412	276	810	12	18	874	0	0	1,714
277	0	0	0	138	0	0	138	277	0	0	0	138	0	0	138
278	2	0	2	33	0	48	85	278	2	0	2	33	0	48	85
279	15	2	985	607	2	0	1,611	279	15	2	985	607	2	0	1,611
280	0	0	0	355	0	0	355	280	0	0	0	355	0	0	355
281	0	0	0	12	0	252	264	281	2	0	1	42	0	252	297
282	10	0	422	251	0	0	683	282	10	0	422	251	0	0	683
283	9	51	247	811	4	0	1,122	283	9	51	247	811	4	0	1,122

2025 Totals: Alternative 3								2025 Totals: Preferred Alternative							
TAZ	Man	WTU	Retail	FIRES	Const/Res	Gov't/Ed	*Total 2025*	TAZ	Man	WTU	Retail	FIRES	Const/Res	Gov't/Ed	*Total 2025*
284	0	0	170	106	0	0	276	284	0	0	170	106	0	0	276
285	5	5	2	166	13	0	191	285	5	5	2	166	13	0	191
286	162	3	9	364	75	124	737	286	162	3	9	364	75	124	737
287	0	0	0	14	0	0	14	287	0	0	0	14	0	0	14
288	0	1	2	14	10	4	31	288	0	1	2	14	10	4	31
289	0	0	2	53	4	0	59	289	0	0	2	53	4	0	59
290	0	0	64	153	0	87	304	290	0	0	64	153	0	87	304
291	2	0	33	71	0	0	106	291	2	0	33	71	0	0	106
292	0	0	1	3	0	0	4	292	5	0	3	90	0	0	97
293	11	14	210	615	38	0	888	293	11	14	210	615	38	0	888
294	5	0	2	229	0	0	236	294	5	0	2	229	0	0	236
295	8	0	106	280	0	7	401	295	8	0	106	280	0	7	401
296	3	0	30	427	11	0	471	296	3	0	30	427	11	0	471
297	0	0	0	1	13	0	14	297	0	0	0	1	13	0	14
298	3	0	19	281	0	63	366	298	3	0	19	281	0	63	366
299	2	0	1	160	0	0	162	299	2	0	1	160	0	0	162
300	5	0	69	236	40	0	351	300	5	0	69	236	40	0	351
301	1	18	26	111	6	0	163	301	9	18	29	242	6	0	304
302	1	0	0	114	0	0	116	302	1	0	0	114	0	0	116
303	0	2	0	5	0	39	46	303	0	2	0	5	0	39	46
304	0	0	0	34	33	94	161	304	0	0	0	34	33	94	161
305	0	0	11	25	23	493	552	305	0	0	11	25	23	493	552
306	298	5	7	316	8	0	633	306	298	5	7	316	8	0	633
307	0	2	0	46	0	0	49	307	0	2	0	46	0	0	49
308	0	4	0	4	6	0	14	308	0	4	0	4	6	0	14
309	12	2	23	247	6	0	291	309	11	2	23	233	6	0	276
310	4	0	10	107	0	0	121	310	4	0	9	105	0	0	119
311	0	0	0	5	15	0	20	311	1	0	0	23	15	0	40
312	0	0	0	0	4	0	4	312	0	0	0	0	4	0	4
313	2	0	0	3	11	0	16	313	2	0	0	3	11	0	16
314	0	0	0	3	11	0	14	314	0	0	0	3	11	0	14
315	0	0	0	0	0	136	136	315	0	0	0	0	0	136	136
316	0	0	2	0	0	0	2	316	0	0	2	0	0	0	2
317	0	0	0	0	8	0	8	317	0	0	0	0	8	0	8
318	54	3	1	61	0	0	120	318	54	3	1	61	0	0	120
319	40	1	1	61	29	0	130	319	40	1	1	61	29	0	130
320	0	0	0	3	2	0	5	320	0	0	0	3	2	0	5
321	0	0	0	14	6	150	170	321	0	0	0	14	6	150	170
322	0	0	0	9	11	0	20	322	0	0	0	9	11	0	20
323	0	0	0	0	0	14	14	323	0	0	0	0	0	14	14
324	0	1	0	2	0	0	3	324	0	1	0	2	0	0	3
325	0	0	0	24	2	3	30	325	0	0	0	24	2	3	30
326	3	0	13	52	10	66	143	326	3	0	13	52	10	66	143
327	0	0	0	0	0	0	0	327	0	0	0	0	0	0	0
328	0	0	16	19	11	50	96	328	0	0	16	19	11	50	96
329	0	0	0	5	6	0	11	329	0	0	0	5	6	0	11
330	0	0	0	5	0	0	5	330	0	0	0	5	0	0	5
331	1	0	0	15	23	0	40	331	0	0	0	1	23	0	24
332	0	0	5	3	0	0	8	332	0	0	5	3	0	0	8
333	0	0	0	4	4	0	8	333	0	0	0	4	4	0	8
334	0	0	0	23	0	0	23	334	0	0	0	23	0	0	23
335	0	0	0	20	13	0	33	335	0	0	0	20	13	0	33
336	0	0	0	6	15	0	21	336	0	0	0	6	15	0	21
337	0	0	0	6	15	0	21	337	0	0	0	6	15	0	21
338	0	0	13	24	8	2	46	338	0	0	13	24	8	2	46
339	0	0	0	13	0	0	13	339	0	0	0	13	0	0	13
340	0	0	0	94	0	0	94	340	0	0	0	94	0	0	94
341	3	0	0	54	0	0	57	341	3	0	0	54	0	0	57
342	8	1	334	357	0	0	700	342	8	1	334	357	0	0	700
343	0	72	411	795	2	284	1,564	343	0	72	411	795	2	284	1,564
344	0	0	0	6	6	0	12	344	0	0	0	6	6	0	12
345	0	0	0	7	2	0	9	345	0	0	0	7	2	0	9
346	0	0	0	61	6	0	67	346	0	0	0	61	6	0	67
347	0	0	0	7	0	0	7	347	0	0	0	7	0	0	7
348	7	1	92	247	0	28	374	348	7	1	92	247	0	28	374
349	0	33	38	173	57	32	334	349	0	33	38	173	57	32	334
350	0	0	1	12	0	295	308	350	0	0	1	12	0	295	308
351	2	0	62	162	29	147	401	351	2	0	62	162	29	147	401
352	0	0	0	11	65	0	76	352	0	0	0	11	65	0	76
353	0	0	0	11	25	0	36	353	0	0	0	11	25	0	36
354	0	0	15	141	2	0	158	354	0	0	15	141	2	0	158

2025 Totals: Alternative 3								2025 Totals: Preferred Alternative							
TAZ	Man	WTU	Retail	FIRES	Const/Res	Gov't/Ed	*Total 2025*	TAZ	Man	WTU	Retail	FIRES	Const/Res	Gov't/Ed	*Total 2025*
355	0	0	0	20	2	0	22	355	0	0	0	20	2	0	22
356	0	5	4	24	107	0	140	356	0	5	4	24	107	0	140
357	0	0	30	29	4	74	137	357	0	0	30	29	4	74	137
358	0	0	105	186	0	138	429	358	0	0	105	186	0	138	429
359	20	0	7	141	0	12	181	359	20	0	7	138	0	12	177
360	0	0	0	26	4	0	30	360	1	0	0	36	4	0	41
361	0	3	11	269	55	0	338	361	0	3	11	269	55	0	338
362	0	3	222	136	0	127	487	362	0	3	222	136	0	127	487
363	0	0	0	4	10	61	75	363	0	0	0	4	10	61	75
364	0	0	13	52	0	41	106	364	0	0	13	52	0	41	106
365	13	0	0	57	0	0	70	365	13	0	0	64	0	0	78
366	0	0	0	4	4	0	8	366	0	0	0	4	4	0	8
367	0	0	0	14	0	0	14	367	0	0	0	14	0	0	14
368	0	0	0	60	2	0	62	368	0	0	0	60	2	0	62
369	0	0	0	203	0	0	203	369	0	0	0	203	0	0	203
370	0	0	0	32	0	0	32	370	0	0	0	32	0	0	32
371	0	0	0	15	0	0	15	371	0	0	0	15	0	0	15
372	0	0	0	9	0	0	9	372	0	0	0	9	0	0	9
373	1	29	13	48	13	0	104	373	1	29	13	43	13	0	98
374	0	0	8	463	0	0	471	374	0	0	8	463	0	0	471
375	0	33	56	1,979	0	0	2,068	375	0	33	56	1,979	0	0	2,068
376	0	0	22	765	0	130	916	376	0	0	22	765	0	130	916
377	0	0	0	4	0	0	4	377	0	0	0	4	0	0	4
378	0	0	0	189	0	29	219	378	0	0	0	189	0	29	219
379	0	0	0	6	0	153	158	379	0	0	0	6	0	153	158
380	0	0	31	171	13	0	215	380	0	0	31	171	13	0	215
381	0	0	0	4	6	0	10	381	0	0	0	4	6	0	10
382	0	0	0	4	17	0	21	382	0	0	0	4	17	0	21
383	0	0	0	0	0	0	0	383	0	0	0	0	0	0	0
384	1	1	9	42	29	11	92	384	1	1	9	42	29	11	92
385	0	0	0	54	19	0	73	385	0	0	0	54	19	0	73
386	0	0	0	0	0	0	0	386	0	0	0	0	0	0	0
387	0	0	0	0	151	0	151	387	0	0	0	0	151	0	151
388	0	57	6	2	0	0	65	388	0	57	6	2	0	0	65
389	0	0	0	0	0	0	0	389	0	0	0	0	0	0	0
390	2	10	12	17	130	0	171	390	2	10	12	17	130	0	171
391	0	0	13	198	8	218	437	391	0	0	13	198	8	218	437
392	0	0	60	113	8	50	231	392	0	0	60	113	8	50	231
393	0	0	27	310	8	0	344	393	0	0	27	310	8	0	344
394	0	0	17	32	4	0	53	394	0	0	17	32	4	0	53
395	0	0	0	11	0	884	895	395	0	0	0	11	0	884	895
396	0	0	61	15	0	0	76	396	0	0	61	15	0	0	76
397	0	0	0	1	0	0	1	397	0	0	0	1	0	0	1
398	0	0	0	10	0	0	10	398	0	0	0	10	0	0	10
399	0	0	3	8	0	0	11	399	0	0	3	8	0	0	11
400	0	0	0	2	0	0	2	400	0	0	0	2	0	0	2
401	0	74	0	46	0	0	119	401	0	74	0	46	0	0	119
402	0	0	0	22	0	0	22	402	0	0	0	22	0	0	22
403	0	126	83	87	48	2	345	403	0	126	83	87	48	2	345
404	0	0	0	0	0	0	0	404	0	0	0	0	0	0	0
405	0	53	72	24	0	0	149	405	0	53	72	24	0	0	149
406	0	143	0	28	0	2	172	406	0	143	0	28	0	2	172
407	0	247	249	271	27	170	964	407	0	247	249	271	27	170	964
408	120	19	138	303	94	144	819	408	120	19	138	303	94	144	819
409	224	168	126	338	111	268	1,234	409	224	168	126	338	111	268	1,234
410	17	47	75	294	191	235	859	410	17	47	75	294	191	235	859
411	93	204	1,849	2,644	461	943	6,193	411	93	204	1,849	2,644	461	943	6,193
Totals	**16,662**	**3,084**	**15,235**	**68,767**	**7,194**	**31,563**	**142,505**		**12,523**	**3,021**	**15,097**	**62,194**	**7,194**	**31,563**	**131,592**



Transportation Analysis Zones

Kitsap Regional Coordinating Council

Reasonable Measures: A Desktop Reference Guide:

(for use by Kitsap County jurisdictions)

The WA State Growth Management Act requires that jurisdictions take steps to attract residential population to Urban Growth Areas, in particular before Urban Growth Areas are expanded. These steps, called *Reasonable Measures*, are not specifically prescribed by the GMA nor by local ordinance in Kitsap County. Instead, through the Kitsap Regional Coordinating Council, the County, the Cities, and Tribes have collaborated on this list of *possible* Reasonable Measures that might be effectively used within a jurisdiction to enhance its community character while attracting people to live within its urban area.

Growth Management and effective community planning are based upon substantive interaction with the community, through dialogue that attempts to build consensus around the type, amount, and location of future development. Such community visioning considers Reasonable Measures that would be desirable and compatible in the specific community. The formal process is typically undertaken at the beginning of a comprehensive planning exercise, used to update plan goals and objectives. When some measure of consensus can be reached, it can reduce challenges and delays to development, facilitate certain types of development, and add certainty to the development review process.

Each of the 46 Reasonable Measures briefly described here has been identified by Kitsap County and the four Cities (Bremerton, Bainbridge Island, Poulsbo, Port Orchard) as to its current use (*as of July 1, 2005*) within that jurisdiction. Other useful footnotes are shown as well. The Measures are grouped in six general categories:

Excerpt from the Kitsap Countywide Planning Policies: Section 4a, page 11, as adopted November 11, 2004:

"The County and the Cities recognize that the success of this development pattern requires not only the rigorous support of Kitsap County in the rural areas, but also Cities' comprehensive plans being designed to attract substantial new population growth."

Kitsap Regional Coordinating Council

Kitsap County Legend

1- All UGAs
2- Outside UGAs
3- Kingston UGA
4- Poulsbo UGA
5- Silverdale UGA
6- Port Orchard UGA
7- South Kitsap Industrial Area
8- ULID#6/McCormick UGA

At the Plan Level

Reasonable Measure	*Description*	*Potential Benefits*	*As of July1, 2005*	
1 Create Annexation Plans	In an Annexation Plan, cities identify outlying areas that are likely to be eligible for annexation. The Plan identifies probable timing of annexation, needed urban services, effects of annexation on current service providers, and other likely impacts of annexation.	➢ Prioritizes areas for future city boundary expansions. ➢ Allows for efficient provision of urban services and encourages efficient urban patterns.	BR: pending BI: no Pbo: no PO: pending KitCo: yes- 1	
2 Encourage Transportation-Efficient Land Use	Review and amend comprehensive plans to encourage patterns of land development that encourage pedestrian, bike, and transit travel. This policy is typically implemented at the development review level.	➢ Allows denser development with less traffic congestion, reduces dependence on single occupancy vehicles (SOV), and provides transportation options for broader segments of the population who cannot drive.	BR: yes BI: yes Pbo: yes PO: yes KitCo: yes- 1	
3 Environmental Review and Mitigation Built into the Sub area Planning Process	Building environmental review and mitigation into the sub area planning process can address key land use concerns at a broader geographic scale, streamlining review and approval of individual developments.	➢ This approach expedites a project's permitting decisions while ensuring that infrastructure and environmental considerations are addressed during the planning phase.	BR: Future activity BI: no Pbo: no PO: no KitCo: yes- 3,5,8	
4 Urban Growth Area Management Agreements	Urban Growth Area Management Agreements define lead responsibility for planning, zoning, and urban service extension within these areas. The agreements exist between various government jurisdictions and specify jurisdiction over land use decisions, infrastructure provision, and other elements of urban growth.	➢ These agreements can reduce sprawl by ensuring new development is contiguous to existing development. ➢ Results in better coordinated planning and implementation.	BR: pending BI: no Pbo: yes PO: yes KitCo: yes- 4,7,8	

Fiscal Strategies				
Reasonable Measure	***Description***	***Potential Benefits***	***As of July1, 2005***	
5 Capital Facilities Investments	Give priority to capital facility projects (e.g. regional storm water facilities and sanitary sewers) that most support urban growth at urban densities. Provide urban services to help reduce sprawl development and maintain the edge of the urban growth boundary.	➢ Phased, infill development is more cost - effective than sprawl and helps retain rural and natural resource lands. ➢ Adequate infrastructure to support compact urban growth will help UGAs be livable, attractive places. ➢ Outside UGAs, rural lifestyles can be maintained better when infrastructure investments provide for rural needs without encouraging urban encroachment.	BR: yes BI: yes/no Pbo: yes/no PO: yes KitCo: yes- 1	
6 Encourage innovative infrastructure technology	Within the Urban Growth Area, encourage individual home sewage treatment systems that produce potable water; green roofs and net zero storm water equates to a $20,000 cost for each of these on-site systems, which is easily off set by the avoided costs of the sewer infrastructure hook-up and monthly sewer bills.	➢ Eliminating the requirement for regional infrastructure makes the cost of urban development more attractive.	BR: no BI: no Pbo: no PO: no KitCo: no	
7 Economic Development Strategy	Include strategy for sustainable economic development in local comprehensive plan. This strategy could include: • A downtown revitalization program • Incentives for development that meet local goals • Transit and transportation system upgrades • Enhancement of the natural resource base • An Industrial needs assessment • Provisions for timely infrastructure	➢ A well-developed economic development strategy can encourage a healthy economy over the long term. ➢ A good strategy will help implement the community vision.	BR: partial BI: no Pbo: no PO: partial KitCo: no	

Reasonable Measure	*Description*	*Potential Benefits*	*As of July1, 2005*	
8 Phasing/tiering Urban Growth	Incorporate strategies in comprehensive plans and capital facilities plans to phase urban growth as a way to provide for orderly development and encourage infill ahead of "urban fringe" development.	➢ Phasing urban growth promotes development near existing urban services, reduces sprawl development, and reduces "hop-scotch" development. ➢ It also reduces capital spending, increases efficiency in providing capital facilities, promotes more orderly and cost-effective growth, and promotes more efficient use of scarce land resources.	BR: no need BI: yes/no Pbo: no PO: no KitCo: no	
9 Downtown Revitalization	Develop a strategy to encourage downtown vitality. Include techniques such as promoting mixed residential and commercial uses, reuse of existing buildings rather than tearing down and rebuilding, and alternative urban landscaping and infrastructure that encourage pedestrian use.	➢ Provides housing and employment options. ➢ Reduces sprawl development by reusing land within developed areas and where services are already provided. ➢ Increases economic opportunities and contributes to more efficient use of land.	BR: yes BI: yes Pbo: yes PO: yes KitCo: no	
10 Multifamily Housing and Tax Credits	Provide tax incentives (e.g., property tax exemption program) for multiple-unit housing for targeted areas in urban centers.	➢ Providing tax incentives encourages increased and improved residential opportunities within urban centers where there is insufficient housing. ➢ It is intended to stimulate new multifamily housing construction as well as rehabilitation of existing vacant and under-utilized buildings for multifamily housing targeting both renters and owners.	BR: pending BI: no Pbo: no PO: yes KitCo: no	

Reasonable Measure	*Description*	*Potential Benefits*	*As of July1, 2005*	
11 Transfer/ Purchase of Development Rights	Develop a program to encourage the purchase or transfer of development authority in order to increase urban densities and decrease non-urban densities within UGAs.	➢ TDR techniques can protect rural resource lands and reduce sprawl outside UGAs. ➢ They also may be used to protect critical areas while still allowing development on lots that contain unbuildable areas. ➢ They encourage the more efficient use of land and promote densities where they can be provided most cost effectively.	BR: no BI: yes Pbo: no PO: no KitCo: no	
12 Implement a program to identify and redevelop vacant and abandoned buildings	Many buildings sit vacant for years before the market facilitates redevelopment. This policy encourages demolition and would clear sites, making them more attractive to developers and would facilitate redevelopment.	➢ Reduces sprawl development by reusing land within developed areas. ➢ Where services are already provided, the policy contributes to a more efficient use of land, although it doesn't necessarily lead to higher density development on individual sites. ➢ Increase readily developable sites.	BR: yes BI: no Pbo: no PO: no KitCo: no	
13 Creative use of Impact Fees	Adjust impact fees so that lower fees are required in the UGAs than in rural areas, while still contributing to the cost of development within the urban area.	➢ Increases cost of development outside the urban growth area, thereby encouraging more efficient use of land within.	BR: no BI: no Pbo: no PO: no KitCo: no	
14 Develop or strengthen local brownfields programs	Local jurisdictions provide policies or incentives to encourage the redevelopment of underused industrial sites, known as brownfields. Incentives for redevelopment of brownfields such as expedited permitting, reduced fees or targeted public investments can be implemented through local zoning ordinances.	➢ Brownfields provide redevelopment opportunities. Many brownfields are large sites that can be master planned in ways consistent with other policies.	BR: no BI: yes Pbo: no PO: yes KitCo: no	
15 Require Adequate Public Facilities	Local jurisdictions require developers to provide adequate levels of public services, such as roads, sewer, water, drainage, and parks, as a condition of development. (Requirement by Growth Management Act)	➢ Ensure that public facilities are sufficient to accommodate impacts of development. Increases cost of development, thereby encouraging more efficient use of land	BR: yes BI: yes/no Pbo: yes PO: yes KitCo: yes- 1	

Zoning for Additional Density				
Reasonable Measure	***Description***	***Potential Benefits***	***As of July1, 2005***	
16 Promote Vertical Growth	Allow modifications to the building height restrictions in the Urban Growth Areas.	➢ While view conservation and fire protection access will require consideration, building "up" rather than "out" provides additional density on the same land footprint.	BR: yes BI: no Pbo: no PO: KitCo: no	
17 Accessory Dwelling Units	Accessory dwelling units provide another housing option by allowing a second residential unit on a tax lot.	➢ ADU's preserve neighborhoods as local residents age and give them a smaller place to live while allowing them to stay in their neighborhood. ➢ Densities are increased within existing developed areas with minimal visual disruption.	BR: pending BI: yes Pbo: yes PO: yes KitCo: yes- 1,2	
18 Clustering	Clustering allows developers to increase density on portions of a site, while preserving other areas of the site. Clustering is a tool most commonly used to preserve natural areas or avoid natural hazards during development. Clustering can also be used in conjunction with increased density to preserve the aesthetic of less dense development while increasing actual density. It uses characteristics of the site and adjacent uses as a primary consideration in determining building footprints, access, etc.	➢ Clustering may allow more efficient use of land in addition to providing open space. ➢ Clustering provides some additional flexibility that can infill without creating pressure to reduce critical area protections or reduce necessary buffer width. ➢ Clustering encourages a neighborhood feeling. ➢ It allows critical areas to be protected while still permitting both urban and rural development.	BR: yes BI: yes Pbo: yes PO: yes KitCo: yes- 1,2	

Reasonable Measure	*Description*	*Potential Benefits*	*As of July1, 2005*	
19 Duplexes, Town homes, and Condominiums	Permit duplexes, town homes, and condominiums in both mixed-use and residential districts of UGAs.	➢ Permitting duplexes, town homes, and condominiums in both mixed-use and primarily single-family residential districts of UGAs helps to provide additional housing choice. ➢ A wider range of housing types provides additional affordable hosing options and generally allows more residential units than would be achieved by detached homes alone.	BR: pending BI: yes Pbo: yes PO: yes KitCo: yes- 1	
20 Density Bonuses	Some communities allow bonus densities in certain areas as an incentive for achieving other community values such as affordable housing, mixed-use developments, infill, rehabilitating existing structures and open space preservation.	➢ Bonuses can increase densities in urban areas and create an incentive for providing neighborhood amenities. ➢ They can also be used as receiving zones to preserve resource lands by buying or transferring development rights from rural to urban areas.	BR: Centers only BI: yes Pbo: yes PO: no KitCo: yes- 4	
21 Higher Allowable Densities	Where appropriate (and supported by companion planning techniques), allow more housing units per acre.	➢ Higher densities, where appropriate, provide more housing, a greater variety of housing options, and a more efficient use of scarce land resources. ➢ Higher densities also reduce sprawl development and make the provision of services more cost effective.	BR: yes BI: yes Pbo: yes PO: yes KitCo: yes- 1	
22 Industrial Zones	Limit non-industrial uses in industrial zones. For example, require that any commercial use be sized to primarily serve the industrial needs in the zone. Preclude residential use unless it is accessory to the industrial use.	➢ Limits on non-industrial uses in this zone help ensure that industrial land can be saved for future industrial needs.	BR: pending BI: no Pbo: yes PO: yes KitCo: yes- 7	

Reasonable Measure	*Description*	*Potential Benefits*	*As of July1, 2005*	
23 Minimum Density Requirements	Zoning ordinances can establish minimum and maximum densities in each zone to ensure that development occurs as envisioned for the community.	➢ Minimum densities promote developments consistent with local comprehensive plans and growth assumptions. ➢ They reduce sprawl development, eliminate under building in residential areas, and make provision of services more cost effective. ➢ They promote a more consistent neighborhood fabric, reduce street costs, create areas with amore pedestrian scale, and are more transit-friendly.	BR: pending BI: no Pbo: yes PO: yes KitCo: no	
24 Mixed Use	Allow residential and commercial development to occur in many of the same buildings and areas within UGAs.	➢ Mixed use development can provide a broader variety of housing options, allowing people to live, work, and shop in nearby areas. ➢ Mixed uses in the same area encourage more pedestrian and transit-friendly access, reduces the demand on transportation services and facilities, makes goods and services accessible to non-drivers, and reduces peoples' dependence on vehicles for mobility.	BR: pending BI: yes Pbo: no PO: yes KitCo: yes- 3,4,8	
25 Small Lot/Cottage Housing	Allow or require small lots (5,000 square feet or less) for single-family neighborhoods within UGAs.	➢ Small lots limit sprawl, contribute to the more efficient use of land, and promote densities that can support transit. ➢ Small lots also provide expanded housing ownership opportunities to broader income ranges and provide additional variety to available housing types.	BR: pending BI: yes/no Pbo: yes PO: pending KitCo: no	

Reasonable Measure	*Description*	*Potential Benefits*	*As of July1, 2005*	
26 Transit-Oriented Development	Encourage convenient, safe and attractive transit-oriented development; including the possibility of reduced off street parking that could encourage more efficient use of urban lands.	➢ Transit allows denser development with less traffic congestion, reduces dependence on single occupancy vehicles, and provides transportation options for broader segments of the population who cannot drive. ➢ Transit-oriented development allows people to more easily use transit systems and helps businesses near transit stations be more accessible.	BR: yes BI: no Pbo: no PO: yes KitCo: yes- 1	
27 Urban Centers and Urban Villages	Use urban centers and urban villages to encourage mixed uses, higher densities, inter-connected neighborhoods, and a variety of housing types that can serve different income levels.	➢ Urban centers and villages provide locally-focused shopping opportunities and urban amenities (parks, schools, civic buildings, etc.) together with increased densities which increase livability and reduce the dependence on single occupancy vehicles. ➢ They are a more efficient use of land, encourage more transportation or mobility options and provide for urban services more cost-effectively. ➢ Centers and villages create integrated, more complete, and inter-related neighborhoods.	BR: yes BI: yes Pbo: yes PO: no KitCo: yes- 3,8	
28 Lot Size Averaging	This technique is similar to clustering. If the zoning ordinance establishes a minimum lot size, the land use designation is calculated based on the average size of all lots proposed for development, within the range required for urban density. Development proposals may create a range of lot sizes both larger and smaller provided the average lot size is within the range consistent with the zoning designation.	➢ May allow more efficient use of land in order to protect critical areas and provide more open space. ➢ Lot size averaging can provide an opportunity for a variety of housing options within a single development.	BR: no BI: yes Pbo: no PO: no KitCo: no	

Reasonable Measure	*Description*	*Potential Benefits*	*As of July1, 2005*	
29 Allow Co-Housing	Co-housing communities balance the traditional advantages of home ownership with the benefits of shared common facilities and connections with neighbors.	➢ Provides another choice in a variety of housing options. ➢ This option can also be used to preserve open space. ➢ Co-housing can be used as an affordable housing option.	BR: no BI: yes Pbo: no PO: no KitCo: yes- 1	
30 Encourage Infill and Redevelopment	This policy seeks to maximize use of lands that are fully-developed or underdeveloped by making use of existing infrastructure and by identifying and implementing policies that improve market opportunities and reduce impediments to development in areas suitable for infill or redevelopment.	➢ Can reduce sprawl development by reusing land within developed areas and where services are already provided. ➢ Infill and redevelopment can increase density of development.	BR: yes BI: yes Pbo: yes PO: yes KitCo: yes- 1	
31 Mandate Maximum Lot Sizes	This policy places an upper bound on lot size and a lower bound on density in single-family zones. For example, a residential zone with a 6,000 sq. ft. minimum lot size might have an 8,000 sq. ft. maximum lot size yielding an effective net density range between 5.4 and 7.3 dwelling units per net acre.	➢ Ensures minimum densities in residential zones by limiting lot size. ➢ Places bounds on building at less than maximum allowable density. ➢ Maximum lot sizes can promote appropriate urban densities, efficiently use limited land resources, and reduce sprawl development.	BR: pending BI: yes Pbo: yes PO: no KitCo: no	
32 Enact inclusionary zoning ordinance for new housing developments	Inclusionary zoning requires developers to provide a certain amount of affordable housing in developments over a certain size. It is applied during the development review process.	➢ Provides affordable housing on an incremental basis. ➢ Can reduce the need for government-assisted housing. ➢ Encourages affordable housing types to be dispersed throughout the community.	BR: no BI: yes Pbo: yes PO: no KitCo: no	
33 Zone areas by performance, not by use	A local jurisdiction can alter its zoning code so that zones define the physical aspects of allowed buildings, not the uses in those buildings. This zoning approach recognizes that many land uses are compatible and locate in similar building types (i.e. a manufacturing firm may have similar space requirements as a print shop.)	➢ Zoning areas by building type can ensure continuity in the types of structure and provides flexibility to building owners in leasing.	BR: In the future BI: no Pbo: no PO: no KitCo: no	

Design Standards				
Reasonable Measure	***Description***	***Potential Benefits***	***As of July1, 2005***	
34 Design Standards	Design standards seek to preserve and enhance the character of a community or district. They are typically applied in the project's design phase or during site review.	➢ Design standards help ensure development is attractive, safe, and consistent with neighborhood character, historic preservation, or other desired features.	BR: pending BI: yes Pbo: yes PO: no KitCo: yes- 3,4,8	
35 Develop Manufactured Housing	Adopt standards to ensure compatibility between manufactured housing and surrounding housing design standards, to help modulate the GMA mandate.	➢ Manufactured housing tends to be smaller than other housing types, and can be built to a higher density. ➢ Manufactured housing is an affordable housing type for many households and expands housing choices for low-income residents.	BR: yes BI: no Pbo: yes PO: yes KitCo: yes- 1,2	
36 Specific Development Plans	Work with landowners, developers, and neighbors to develop a detailed site plan for development of an area. Allow streamlined approval for projects consistent with the plan. This policy results in a plan for a specific geographic area that is adopted as a supplement or amendment to the jurisdictions comprehensive plan.	➢ Allows small-area specific plans that are responsive to local conditions. ➢ Allows a local vision for a site to be developed in a coordinated fashion. ➢ Can be used to increase density, create mixed-use development, preserve critical natural areas, as well as other objectives.	BR: Comp Plan enables BI: yes Pbo: yes PO: pending KitCo: yes- 1	
37 Encourage developers to reduce off-street surface parking	This policy provides incentives to developers to reduce the amount of off-street surface parking through shared parking arrangements, multi-level parking, use of alternative transportation modes, particularly in areas with urban-level transit service.	➢ Reduces surface parking – a major use of land. Less land used for parking can improve the overall land holding capacity, particularly for commercial lands.	BR: yes BI: no Pbo: yes PO: no KitCo: no	

Reasonable Measure	*Description*	*Potential Benefits*	*As of July1, 2005*	
38 Implement a process to expedite plan & permit approval in UGAs	Streamlined permitting processes provide incentives to developers. This policy would be implemented at the development review phase.	➢ Can help direct the type and location of growth. ➢ Can also facilitate growth in urban markets where conditions are marginal for success.	BR: pending BI: no Pbo: no PO: no KitCo: no	
39 Narrow Streets	Encourage or require street widths that are the minimum necessary to ensure that transportation and affordable housing goals can be achieved.	➢ Narrowing street widths can significantly expand the achievable density of development parcels. ➢ They also slow neighborhood traffic, encourage pedestrian activity, enhance the sense of neighborhood, lower capital and maintenance costs and create less urban run-off.	BR: not yet BI: yes/no Pbo: under CC review PO: no KitCo: no	

Community Focus				
Reasonable Measure	***Description***	***Potential Benefits***	***As of July1, 2005***	
40 Concentrate critical services near homes, jobs, transit	This policy would require critical facilities and services (e.g. fire, police, hospital) be located in areas that are accessible by all people. For example, a hospital could not be located at the urban fringe in a business park.	➢ Makes critical services more accessible and can reduce automobile trips. ➢ Maintaining critical services near existing development helps maintain viable residential and business districts, minimizing demand for new developments at the urban fringe.	BR: partial BI: no Pbo: no PO: no KitCo: yes- 1	
41 Urban Amenities for Increased Densities	Identify and provide amenities that will attract urban development in UGAs and enhance the quality of life for urban residents and businesses.	➢ Amenities, such as parks, trails, waterfront access, and cultural centers, enhance livability in denser areas. ➢ Amenities contribute to the overall design vision of the community and promote livability in UGAs.	BR: yes BI: yes Pbo: yes PO: yes KitCo: yes- 1	
42 Locate civic buildings in existing communities rather than in Greenfield areas	Local governments, like private builders, are tempted to build on greenfield sites because it is less expensive and easier. However, local governments can "lead by example" by making public investments in desired areas, or redeveloping target sites.	➢ Civic buildings provide an anchor for other development and can form the core of a community. ➢ Civic buildings can encourage other desired development types.	BR: yes BI: yes Pbo: yes PO: yes KitCo: yes- 1	

Outside the UGA's to Increase Efficient Use of Land within UGA's				
Reasonable Measure	***Description***	***Potential Benefits***	***As of July1, 2005***	
43 Urban Holding Zones	Use low intensity zoning in certain areas adjacent to or within the UGA where municipal services will not be available within the near future. (For example: Urban Reserve)	➢ Land in sizes suitable for future urban scale development is protected from sprawl development until municipal services are available to the site.	BR: N/A BI: no Pbo: N/A PO: no KitCo: yes- 2	
44 Mandate Low Densities in Rural Resource Lands	This policy is intended to limit development in rural areas by mandating large lot sizes. It can also be used to preserve lands targeted for future urban area expansion. Low-density urban development in fringe areas can have negative impacts of future densities and can increase the need for and cost of roads and other infrastructure.	➢ Lower densities outside urban areas protect resource lands and promote development within urban areas where services will be available and are cost effective to provide. It can reduce sprawl development, thereby reducing reliance on cars for transportation.	BR: Cities N/A BI: yes Pbo: N/A PO: N/A KitCo: yes- 2	
45 Partnership with non-governmental organizations to preserve natural resource lands	Local governments can partner with land trusts and other non-governmental organizations to leverage limited public resources in preserving open space. The two work together to acquire lands or to place conservation easements on them. Land trusts are natural partners in this process and have more flexibility than local governments in facilitating land transactions.	➢ The measure protects open space land from development, thus constraining urban development to other areas. It preserves open space and natural resource lands for long term sustainable use in desired locations.	BR: Cities N/A BI: yes Pbo: no PO: no KitCo: yes- 1,2	
46 Impose Restrictions on Physically Developable Land	The local jurisdiction places restrictions on the type of development that can occur on vacant land. Restrictions can vary in strictness, from no development to limited development. This policy is implemented through city limit or UGA boundaries.	➢ This policy increases land use efficiency by limiting the supply of buildable land. ➢ Increases the cost of land, encouraging denser development.	BR: no BI: yes Pbo: no PO: KitCo: no	

DRAFT

Kitsap County Buildable Lands Program

Procedures For Collecting and Monitoring Data

Introduction

This procedures report is intended to provide guidelines for Kitsap County and its cities and towns to meet the data collection and analysis requirements of the Buildable Lands program. The guidelines contained in this report are intended to provide both a process and format for collecting and reporting data. Data from the Land Information System (LIS) and Geographic Information System(GIS) of the County and Cities will be the primary source of information. This report will also address the data collection necessary for the evaluation of "reasonable measures".

Background

In 1997 the GMA was amended to include a review and evaluation program now referred to as the Buildable Lands Program (RCW 36.70A.215). The purpose of the review and evaluation program is to:

1. Determine whether a county and its cities are achieving urban densities within urban growth areas by comparing development assumptions, targets and objectives with actual development.
2. Identify reasonable measures, other than adjusting urban growth areas, that will accommodate the forecasted population growth.

The program also requires the County and cities to include industrial and commercial capacity in their analysis. The ultimate goal is to determine the amount and ability of buildable land to accommodate future growth and the steps that may be necessary to address inconsistencies between local plans and the actual amount and density of growth as observed through the monitoring program. Although GMA places the responsibility to meet the requirements on the County, coordination and cooperation from the cities and towns is necessary to gather all the relevant information.

The Buildable Lands Program requires evaluation of the data collected every five years. Kitsap County produced its first Buildable Lands Report in 2002. The next report is due in 2007 and will evaluate data from 2000 through 2005. At a minimum, the evaluation is required to:

1. Determine whether there is sufficient suitable land to accommodate the county-wide population projection (RCW 36.70A.215(3)(a))
2. Determine the actual density of housing that has been constructed and the actual amount of land developed for commercial and industrial uses within urban growth areas (RCW 36.70A.215 (3)(b))
3. Determine the amount of land needed for commercial and industrial uses and for housing by type and density, based on the data collected over the previous five years (RCW 36.70A.215 (3)(c))
4. Adopt and implement measures ("reasonable measures") to achieve consistency between growth objectives and actual development (RCW 36.70A.215(4))

5. Annually monitor the effectiveness of these measures (RCW 36.70A.215 (4))

Kitsap County adopted a list of eighteen "reasonable measures" in 2004 and added them as an addendum to the Kitsap County Buildable Lands Report dated 2002.

Purpose

The purpose of collecting and analyzing development data is to:

- Determine if urban land is being developed at urban densities and whether the County and its cities and towns are meeting target densities identified in the Countywide Planning Policies and local comprehensive plans;
- Reflect development trends outside UGAs;
- Test previous assumptions by the County and cities and towns about growth and capacity;
- Assess whether the County and cities and towns have adequate land capacity (supply) to meet future housing, employment, and other land needs (demand).
- Determine the effect of adopted "reasonable measures".

Procedures

The following procedures address four components of data:

1. Parcel-Specific Data Collection System (including data needed to evaluate the effect of adopted "reasonable measures")
2. Urban Land Capacity Analysis
3. Future Land Needs
4. Preparation of a Buildable Lands Analysis and Report

The data collected will include only those activities governed by local jurisdictions (County and its cities and towns). Development data for federal or Indian Trust lands will not be collected.

1. Parcel-Specific Data Collection System

The County will collect data from finaled building permits, residential platting activity, and other sources regarding residential, commercial, and industrial development, including public facilities. The County will work with each of its cities to collect data in suitable electronic or hardcopy format. In addition to collecting the information from the cities, the County will collect and compile the same type of information for the urban and rural areas within unincorporated areas of the County.

The County could use this information to develop an annual report concerning:

1. Number of new housing units (Urban, Rural, Incorporated)
2. Number of new housing units by type (Mobile Home, Single -family, Duplex, Multi-family)
3. Net and gross residential densities for each plan/zoning designation.

4. Recorded formal plat activity including number of lots created in Urban, Rural and Incorporated areas.
5. Amount of land consumed by commercial and industrial activity.

In addition to the information collected and reported annually, specific information is needed in order to evaluate the effectiveness of adopted "reasonable measures". The evaluation and conclusions drawn from the analysis of the data collected will be reported in the Buildable Lands Report.

Data collection specific to each of the County's adopted "reasonable measures" is outlined in the table below.(Note: This table is a draft and currently being revised)

Measure	***Process***	***Monitoring Interval***	***Data Source***
1. Encourage Accessory Dwelling Units (ADUs) in Single-family zones	**Permit Type:** Accessory Dwelling Unit **LIS Query:** List final ADU permits countywide. **Tagging:** Tag final ADU permits as Urban (Unincorporated UGA) or Rural. **Report:** Generate table showing number of ADUs in unincorporated UGAs and number of ADUs outside UGAs, per interval.	Reported Annually/ collected Semi-Annually for internal monitoring purposes	Handcount data prior to 2006 as required. DCD LIS to populate data fields in the details tab starting 2006. DCD GIS assist IS to ID urban vs. rural. IS to tag parcels and create report format.
2. Allow Clustered Residential Development	**Permit Type: ?** **LIS Query:** • Does the final plat have clustering? Yes/no • How many lots created? (number) • What is the required density minimum and maximum? (d.u./acre) • What is the actual density on the final plat? (net d.u./acre and gross d.u./acre) **Tagging:** Tag final plats as Urban (Unincorporated UGA) or Rural. **Report:** Generate table showing final plats with clustering separated for urban and rural; number of lots created; required density; actual net density and actual gross density, per interval.	Reported Annually/ collected Semi-Annually for internal monitoring purposes	Handcount data prior to 2006 as required. DCD LIS to populate data fields in the details tab starting 2006. DCD GIS assist IS to ID urban vs. rural. IS to tag parcels and create report format.

Measure	*Process*	*Monitoring Interval*	*Data Source*
3. Allow Duplexes	**Permit Type:** Duplex **LIS Query:** List final permits issued for duplexes countywide. **Tagging:** Tag final duplex permits as Urban (Unincorporated UGA) or Rural. **Report:** Generate table showing number of final duplex permits issued in unincorporated UGAs and number of final duplex permits issued outside UGAs, per interval.	Reported Annually/ collected Semi-Annually for internal monitoring purposes	Handcount data prior to 2006 as required. DCD LIS to populate data fields in the details tab starting 2006. DCD GIS assist IS to ID urban vs. rural. IS to tag parcels and create report format.
4. Allow Town houses and Condominiums in Single-family zones	**Permit Type:** Townhouse, Condominium, Zero Lot Line Single-family residential. **LIS Query:** • List final permits issued for Townhouses, Condominiums and zero lot line single-family residential. • List number of units per project. **Tagging:** Tag final permits as Urban (Unincorporated UGA) or Rural. **Report:** Generate table showing number of final permits, by type, issued in unincorporated UGAs and number of final permits, by type, issued outside UGAs per interval.	Reported Annually/ collected Semi-Annually for internal monitoring purposes	Handcount data prior to 2006 as required. DCD LIS to populate data fields in the details tab starting 2006. DCD GIS assist IS to ID urban vs. rural. IS to tag parcels and create report format.

Measure	*Process*	*Monitoring Interval*	*Data Source*
5. Encourage Development of Urban Centers and Urban Villages	**Permit Type:** ? (Need all permits issued for projects in the Urban Center and Urban Village Center designation.) **LIS Query:** • List total final permits issued in UC or UVC during interval • List total number of acres per permit issued. • List total square feet of commercial. • List number of residential units. • List density of residential development within UC and UVC zones. **Tagging:** **Report:** Generate table showing number of final permits issued in UC or UVC including number of acres in project, square feet of commercial, number of residential units, type and density.	Reported Annually/ collected Semi-Annually for internal monitoring purposes	Handcount data prior to 2006 as required. DCD LIS to populate data fields in the details tab starting 2006. DCD GIS assist IS to ID urban vs. rural. IS to tag parcels and create report format.
6. Encourage Mixed Use Development	**Permit Type:** ? **LIS Query:** • List total final permits with mixed use issued in all zones during interval. • List number of square feet of commercial. • List number of residential units and type (single-family, duplex, multi, etc.). **Tagging:** **Report:** Generate table showing number of final permits issued for mixed use projects, number of square feet of commercial and number of residential units.	Reported Annually/ collected Semi-Annually for internal monitoring purposes	Handcount data prior to 2006 as required. DCD LIS to populate data fields in the details tab starting 2006. DCD GIS assist IS to ID urban vs. rural. IS to tag parcels and create report format.

Measure	*Process*	*Monitoring Interval*	*Data Source*
7. Create Annexation Plans	**Data Collection:** • Calculate total number of acres annexed to cities annually. • Planning Staff to review annexation plans to identify provision of infrastructure and impacts of annexation. • Planning Staff identifies the number of unincorporated UGA's identified in City Annexation Plans and number of unincorporated UGA's not identified in City Annexation Plans. **Report:** Generate table showing total number of acres annexed to cities.	Reported Annually/ collected Semi-Annually for internal monitoring purposes	DCD GIS to calculate total number of acres annexed to cities each year. Annexation Checklists submitted by Cities to the County for review.
8. Affordable and Manufactured Housing Development/zoning	**Permit Type:** Manufactured Housing, Single-Family Home **Query:** • List total final permits issued for Manufactured Housing during interval. • List lot size. • List total number of single-family homes for the same interval. **Tagging:** • Tag final manufactured housing permits as Urban (Unincorporated UGA) or Rural. • Tag final single-family residential permits as Urban or Rural. **Report:** Generate table showing number of final manufactured housing permits issued inside UGAs and outside UGAs per interval. Compare to number of single-family permits for the same interval.	Reported Annually/ collected Semi-Annually for internal monitoring purposes	Handcount data prior to 2006 as required. DCD LIS to populate data fields in the details tab starting 2006. DCD GIS assist IS to ID urban vs. rural. IS to tag parcels and create report format.

Measure	*Process*	*Monitoring Interval*	*Data Source*
9. Urban Amenities	**GIS:** • List total UGA acreage per interval. • List total Park acreage within UGA per interval. • List total open space acreage within UGA per interval. **Note:** DATA IS INCOMPLETE, WOULD NEED A SURVEY TO PROVIDE A MORE COMPLETE PICTURE OF URBAN AMENITIES IN UGAs.	Reported Annually/ collected Semi-Annually for internal monitoring purposes	DCD GIS to identify acreage totals.
10. Targeted Capital Facilities Investments	**Data Collection:** Track 6 yr Capital Facility Projects including Roads, Sewer, Water and Stormwater facilities. • Track project location (Urban or Rural) • Track project cost. • Review all Capital Facility Project funding criteria and process for effectiveness. **Report:** Generate tables with data showing locations (indication of Urban or Rural) and cost of 6 year Capital Facility Projects for Roadways (County & State), Sewer, Water and Stormwater facilities. Update information annually.	Reported Annually/ collected Semi-Annually for internal monitoring purposes	Coordinate with Public Works, Municipalities, and PUD to provide GIS and tabular data for tracking.

Measure	*Process*	*Monitoring Interval*	*Data Source*
11. Master Planning for Large Parcel Development	**Permit Type: ?** **Query:** • List final permits issued for plats in a Master Planned development. • List total plat acres • List total units in plat • List type of units • List number of lots created per acre. • List number of lots created in UGA's per acre. **Tagging:** Tag final permits as Urban (Unincorporated UGA) or Rural. **Report:** Generate table showing final permits issued in a Master Planned development with total project acres, total units, type of units(SF, MF), number of lots and average density.	Reported Annually/ collected Semi-Annually for internal monitoring purposes	Handcount data prior to 2006 as required. DCD LIS to populate data fields in the details tab starting 2006. DCD GIS assist IS to ID urban vs. rural. IS to tag parcels and create report format.
12. Interim Development Standards	**Permit Type:** **Query:** • List total number of permits (Residential/Commercial) issued in Urban Reserve per interval. • List allowed density and actual density per permit. • Calculate average density for UR designation per interval. **Report:** Generate table showing the number and types of permits issued in the Urban Reserve designation, the allowed density and actual density, and the average density for UR designation.	Reported Annually/ collected Semi-Annually for internal monitoring purposes	Handcount data prior to 2006 as required. DCD LIS to populate data fields in the details tab starting 2006. DCD GIS assist IS to ID parcels in Urban Reserve designation. IS to tag parcels and create report format.

Measure	*Process*	*Monitoring Interval*	*Data Source*
13. Encourage Transportation-Efficient Land Use	**Data Collection:** • Calculate average density in ¼ mile radius from each existing transit stop location in UGAs, per interval. • Calculate miles of sidewalk in UGAs, per interval. • Calculate miles of bike lanes in UGAs, per interval. **Report:** Generate table showing average density from identified transit stops, miles of sidewalks and miles of bike lanes in UGAs per interval.	Reported Annually/ collected Semi-Annually for internal monitoring purposes	DCD/Kitsap Transit staff identify transit stops. DCD GIS calculates avg. densitiy in ¼ mile radius from identified locations. PW provides data on miles of sidewalks and bike lanes using County Road Information System (CRIS).
14. Density Bonuses in the UGA	**Permit Type:** **Query:** • List number of permits issued utilizing density bonus, per interval, in Poulsbo Urban Transition Area. • List gross density before bonus and after density bonus. • List total additional number of units. **Report:** Generate table showing number of permits, gross density before and after density bonus and number of additional units per interval.	Reported Annually/ collected Semi-Annually for internal monitoring purposes	City of Poulsbo to provide specific permit information. DCD LIS to compile data from monthly Poulsbo LIS reports.
15. Increase in Allowable Residential Densities	**Data Collection:** • Track applications for density increase (ie change in zoning to allow higher density) during interval. • Track before/after gross density. • Track total additional number of units. **Report:** Generate table showing land-use/zoning changes to allow a higher density, include gross density allowed before and after change and total number of additional units.	Reported Annually/ collected Semi-Annually for internal monitoring purposes	City of Poulsbo to provide data. DCD to compile data for report.

Measure	*Process*	*Monitoring Interval*	*Data Source*
16. Urban Growth Management Agreements	**Data Collection:** • Review of Urban Growth Area Management Agreements • List total number of acres annexed to cities during interval. **Report:** Table with data from KRCC Annexation Progress Chart.	Reported Annually/ collected Semi-Annually for internal monitoring purposes	DCD GIS calculates unassociated UGA acres annexed to cities. KRCC Annexation Progress Chart to provide acreage totals for Cities with associated UGAs and County UGA totals.
17. Critical Services Near Homes, Jobs, and Transit	**Data Collection:** • Track location of all critical facilities (fire, police, hospital). • Track location of all critical facilities within Urban Areas (Unincorporated UGA's). • Calculate concentric service area densities from facility, (1/4 mile, 1 mile, 5, mile, 10 mile, etc) **Report:** Map?	Reported Annually/ collected Semi-Annually for internal monitoring purposes	DCD GIS identifies location of critical facilities and calculates density.
18. Transit-Oriented Development	**Data Collection:** • Track development of Transit Oriented Development in coordination with Kitsap Transit. • GIS: Calculate average density in ¼ mile radius from each TOD location. **Report: Map?**	Reported Annually/ collected Semi-Annually for internal monitoring purposes	.DCD GIS/Kitsap Transit identify TODs DCD GIS to calculate average density ¼ mile from each TOD.

1. Conduct a Land Capacity Analysis

The County updated its land capacity analysis in 2005. The purpose of the Updated Land Capacity Analysis (ULCA) is to establish an objective approach by which to determine the current supply of land and how much population and development Kitsap County can expect to accommodate under current zoning and development regulations. The updated ULCA includes a capacity analysis for urban residential, commercial and industrial lands as well as a capacity analysis for rural and resource lands and Limited Areas of More Intense Rural Development (LAMIRDs).

The analysis includes a parcel-specific inventory of buildable lands, including vacant and underutilized parcels, adjusted for critical areas, infrastructure constraints, land unavailable for development or planned for public uses or facilities. This inventory will be updated through the

annual collection of building permit data and platting activity data. It does not include federal military lands or tribal lands.

County-wide Planning Policies call for each jurisdiction to use consistent methodology in calculating capacity. The Kitsap Regional Coordinating Council has reviewed the updated Land Capacity Analysis recently completed by the County and the Cities have indicated they are willing to provide the necessary data to support it.

2. Project Future Land Needs

Population, housing, and employment need projections are determined for the County and each of its cities. Population projections are determined through a cooperative process of the Kitsap Regional Coordinating Council (KRCC) utilizing data from the Office of Financial Management (OFM) and the Puget Sound Regional Council (PSRC). Population distribution is reviewed through the KRCC process every five years. The review includes analysis of the Cities and County's progress in achieving target distributions. The current target for urban/rural distribution of population is 76% directed towards UGAs and 24% for rural areas. If the target for new population growth and the overall population targets are met or exceeded, the target for new population will revert to five sixths (83% for UGAs). Population allocations are adopted by the County and included in the Comprehensive Plan. The Population allocation is also endorsed by the KRCC Board and incorporated into the appendix of the Countywide Planning Policies.

Housing and employment need projections have been included in the County's 1998 Comprehensive Plan. Employment land needs were also included in the 2002 Buildable Lands Analysis and utilized a process similar to the 1998 Comprehensive Plan.

3. Prepare Buildable Lands Report

The data collection and monitoring outlined in this document will be used to prepare the Buildable Lands Report. The buildable lands analysis and report provides information on densities and land supply over a five-year period. It evaluates whether land supply is adequate for forecasted demand (utilizing the data collection in steps 1-4) and intends to show whether the County and cities are achieving urban densities within city limits and UGAs, as well as development trends in rural areas.