

UNDERUTILIZED LANDS	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Gross Residential Acres (Developed Parcels only)										
Total Gross Acres	319.52	0.00	55.03	9.82	68.01	0.00	0.00	26.83	0.00	479.21
Multi - Family Dwelling (-)	1.15	0.00	7.59	0.00	0.00	0.00	0.00	1.36	0.00	10.10
Parcels < 0.50 Acres (-)	105.28	0.00	9.72	0.00	0.50	0.00	0.00	15.34	0.00	130.84
Public/Current Use/Utilities (-)	91.90	0.00	14.61	9.82	44.66	0.00	0.00	6.44	0.00	167.43
Shoreline Parcel < 1.00 Acre (-)	4.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.93
Subtotal	116.26	0.00	23.11	0.00	22.85	0.00	0.00	3.69	0.00	165.91
Redevelopable Acres										
<i>Median Value \$156,261</i>										
Density < 2.5 (-)	18.34	0.00	0.00	0.00	2.20	0.00	0.00	0.00	0.00	20.54
Density >= 2.5 - < 4.00 Value > (-)	13.51	0.00	0.00	0.00	2.38	0.00	0.00	0.00	0.00	15.89
Density >= 4.0 - < 5.00 Value > (-)	9.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.18
Density >= 5.0 - < 10.00 Value > (-)	11.14	0.00	0.84	0.00	3.38	0.00	0.00	0.00	0.00	15.36
Subtotal	64.09	0.00	22.27	0.00	14.89	0.00	0.00	3.69	0.00	104.94
Remove 100% of Platted lots (acres)	8.21	0.00	4.14	0.00	0.00	0.00	0.00	3.69	0.00	16.04
Critical Areas										
Total Redevelopable Acres	55.88	0.00	18.13	0.00	14.89	0.00	0.00	0.00	0.00	88.90
Unencumbered Acres	29.79	0.00	13.55	0.00	6.29	0.00	0.00	0.00	0.00	49.63
Acres within Critical Areas	9.30	0.00	1.13	0.00	6.49	0.00	0.00	0.00	0.00	16.92
Critical Areas reduction 75% (-)	2.33	0.00	0.28	0.00	1.62	0.00	0.00	0.00	0.00	4.23
Acres within Area of Concern	16.79	0.00	3.43	0.00	2.12	0.00	0.00	0.00	0.00	22.34
Area of Concern reduction 50% (-)	8.40	0.00	1.72	0.00	1.06	0.00	0.00	0.00	0.00	11.17
Subtotal	40.51	0.00	15.55	0.00	8.97	0.00	0.00	0.00	0.00	65.03
Roads/Right-of-Way (Future)										
20% (-)	32.41	0.00	12.44	0.00	7.18	0.00	0.00	0.00	0.00	52.02
Public Facility (Future)										
20% (-)	25.93	0.00	9.95	0.00	5.74	0.00	0.00	0.00	0.00	41.62
Unavailable Lands										
15% (-)	22.04	0.00	8.46	0.00	4.88	0.00	0.00	0.00	0.00	35.38
Commercial Split										
50% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.85	0.00	1.85
Platted Lots										
Underutilized Platted Lots 25% (+)	2.05	0.00	1.04	0.00	0.00	0.00	0.00	0.00	0.00	3.09
Platted Lot existing dwelling unit (count)	6	0	5	0	0	0	0	3	0	14
Dwelling Unit count (-75%)	2	0	1	0	0	0	0	0	0	3
Existing Dwelling Units										
Existing Dwelling Units (non platted lots) (-)	26	0	6	0	0	0	0	0	0	32
Total Dwelling Units (-)	28	0	7	0	0	0	0	2	0	35
TOTALS										
Net Developable Acres	24.09	0.00	9.49	0.00	4.88	0.00	0.00	1.85	0.00	40.31
	6.0 DU/AC	6.0 DU/AC	12 DU/AC	21.75 DU/AC	2.5 DU/AC	7.6 DU/AC	2 DU/AC	12 DU/AC	15 DU/AC	
Dwelling Unit Capacity	117	0	107	0	12	0	0	21	0	257
	2.5 pph	1.8 pph	2.5 pph	1.8 pph	2.5 pph	2.5 pph	2.5 pph	1.8 pph	1.8 pph	
Population Capacity	293	0	267	0	31	0	0	37	0	627

KINGSTON URBAN GROWTH AREA
Land Capacity December 31, 2012

DRAFT

VACANT LAND	URBAN LOW <i>6.0 DU/AC</i>	SENIOR LIVING HOMESTEAD <i>6.0 DU/AC</i>	URBAN MEDIUM <i>12 DU/AC</i>	URBAN HIGH <i>21.75 DU/AC</i>	URBAN RESTRICTED <i>2.5 DU/AC</i>	URBAN CLUSTER <i>7.6 DU/AC</i>	ILLAHEE GREENBELT <i>2 DU/AC</i>	URBAN VILLAGE CENTER <i>12 DU/AC</i>	MIXED USE <i>15 DU/AC</i>	GRAND TOTAL
Gross Residential Zoned Acres										
Total Gross Vacant Acres	37.61	0.00	30.55	0.00	22.19	328.58	0.00	2.53	0.00	421.46
Subtotal	37.61	0.00	30.55	0.00	22.19	328.58	0.00	2.53	0.00	421.46
Redevelopable Acres										
Subtotal	37.61	0.00	30.55	0.00	22.19	328.58	0.00	2.53	0.00	421.46
Vacant Platted Lots (-)	12.27	0.00	10.53	0.00	0.28	0.00	0.00	2.53	0.00	25.61
Critical Areas										
Total Redevelopable Acres	25.34	0.00	20.02	0.00	21.91	328.58	0.00	0.00	0.00	395.85
Unencumbered Acres	9.51	0.00	11.39	0.00	5.55	0.00	0.00	0.00	0.00	26.45
Acres within Critical Areas	5.05	0.00	0.18	0.00	7.18	0.00	0.00	0.00	0.00	12.41
Critical Areas reduction 75% (-)	1.26	0.00	0.05	0.00	1.80	0.00	0.00	0.00	0.00	3.10
Acres within Area of Concern	10.78	0.00	8.46	0.00	9.18	0.00	0.00	0.00	0.00	28.42
Area of Concern reduction 50% (-)	5.39	0.00	4.23	0.00	4.59	0.00	0.00	0.00	0.00	14.21
Subtotal	16.16	0.00	15.67	0.00	11.94	0.00	0.00	0.00	0.00	43.76
Roads/Right-of-Way (Future)										
20% (-)	12.93	0.00	12.53	0.00	9.55	0.00	0.00	0.00	0.00	35.01
Public Facility (Future)										
20% (-)	10.34	0.00	10.03	0.00	7.64	0.00	0.00	0.00	0.00	28.01
Unavailable Lands										
5% (-)	9.83	0.00	9.52	0.00	7.26	0.00	0.00	0.00	0.00	26.61
Commercial Split										
50% (-)	9.34	0.00	9.05	0.00	6.89	0.00	0.00	1.27	0.00	26.54
								1.27	0.00	
Platted Lots										
Vacant Platted Lots	41	0	0	0	3	0	0	14	0	58
								7	0	
Net Developable Acres	9.83	0.00	9.52	0.00	7.26	328.58	0.00	1.27	0.00	356.45
	<i>6.0 DU/AC</i>	<i>6.0 DU/AC</i>	<i>12 DU/AC</i>	<i>21.75 DU/AC</i>	<i>2.5 DU/AC</i>	<i>7.6 DU/AC</i>	<i>2 DU/AC</i>	<i>12 DU/AC</i>	<i>15 DU/AC</i>	
Dwelling Unit Capacity	100	0	114	0	21	640	0	29	0	905
	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>1.8 pph</i>	
Population Capacity	250	0	286	0	53	1600	0	53	0	2241

URBAN GROWTH AREA
Land Capacity December 31, 2012

DRAFT

UNDERUTILIZED LANDS	URBAN LOW <i>6.0 DU/AC</i>	SENIOR LIVING HOMESTEAD <i>6.0 DU/AC</i>	URBAN MEDIUM <i>12 DU/AC</i>	URBAN HIGH <i>21.75 DU/AC</i>	URBAN RESTRICTED <i>2.5 DU/AC</i>	URBAN CLUSTER <i>7.6 DU/AC</i>	ILLAHEE GREENBELT <i>2 DU/AC</i>	URBAN VILLAGE CENTER <i>12 DU/AC</i>	MIXED USE <i>15 DU/AC</i>	GRAND TOTAL
Net Developable Acres	24.09	0.00	9.49	0.00	4.88	0.00	0.00	1.85	0.00	40.31
Dwelling Unit Capacity	117	0	107	0	12	0	0	21	0	257
	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>1.8 pph</i>	
Population Capacity	293	0	267	0	31	0	0	37	0	627

VACANT LAND	URBAN LOW <i>6.0 DU/AC</i>	SENIOR LIVING HOMESTEAD <i>6.0 DU/AC</i>	URBAN MEDIUM <i>12 DU/AC</i>	URBAN HIGH <i>21.75 DU/AC</i>	URBAN RESTRICTED <i>2.5 DU/AC</i>	URBAN CLUSTER <i>7.6 DU/AC</i>	ILLAHEE GREENBELT <i>2 DU/AC</i>	URBAN VILLAGE CENTER <i>12 DU/AC</i>	MIXED USE <i>15 DU/AC</i>	GRAND TOTAL
Net Developable Acres	9.83	0.00	9.52	0.00	7.26	328.58	0.00	1.27	0.00	356.45
Dwelling Unit Capacity	100	0	114	0	21	640	0	29	0	905
	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>1.8 pph</i>	
Population Capacity	250	0	286	0	53	1600	0	53	0	2241

GRAND TOTAL	URBAN LOW <i>6.0 DU/AC</i>	SENIOR LIVING HOMESTEAD <i>6.0 DU/AC</i>	URBAN MEDIUM <i>12 DU/AC</i>	URBAN HIGH <i>21.75 DU/AC</i>	URBAN RESTRICTED <i>2.5 DU/AC</i>	URBAN CLUSTER <i>7.6 DU/AC</i>	ILLAHEE GREENBELT <i>2 DU/AC</i>	URBAN VILLAGE CENTER <i>12 DU/AC</i>	MIXED USE <i>15 DU/AC</i>	GRAND TOTAL
Net Developable Acres	33.92	0.00	19.02	0.00	12.14	328.58	0.00	3.11	0.00	396.76
Dwelling Unit Capacity	217	0	221	0	33	640	0	50	0	1161
	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>1.8 pph</i>	
Population Capacity	543	0	552	0	83	1600	0	90	0	2868