

City of Bremerton



kitsap2035
Growing for a Better Tomorrow



**CITY OF BREMERTON
BUILDABLE LANDS REVIEW
AUGUST 2014**



**METHODS DOCUMENT IN CITY OF BREMERTON
UPDATE LAND CAPACITY ANALYSIS (ULCA) METHODOLOGY MEMO
(MINOR MODIFICATION FROM KITSAP COUNTY METHODOLOGY)**

Included in this document is the summary and individual analysis for:

- Centers Capacity – Commercial and Residential Capacity (page 1-5),
- Non-Center Commercial Zones Capacity – Commercial Capacity (page 6-9), and
- Low Density Residential Capacity – Residential Capacity (page 10)

CENTER DESIGNATIONS – SUMMARY
(CITY OF BREMERTON METHODOLOGY)

	COMMERCIAL CAPACITY (GSF)	EMPLOYEE CAPACITY (JOBS)	RESIDENTIAL CAPACITY (UNITS)	POPULATION CAPACITY (RESIDENTS)
NEIGHBORHOOD CENTERS				
BAY VISTA	13,908	146	216	483
HADDON	10,687	36	71	160
MANETTE	16,677	56	69	156
PERRY AVENUE	7,279	24	49	109
SYLVAN/PINE	5,045	17	34	75
OYSTER BAY	7,453	25	50	111
TOTAL		304	489	1,094
DISTRICT CENTERS				
CHARLESTON	27,589	92	138	309
WHEATON/RIDDELL	93,354	187	468	1048
WHEATON/SHERIDAN	76,282	254	381	854
TOTAL		533	987	2,211
DOWNTOWN REGIONAL CENTER				
DOWNTOWN	423,686	1,412	1,695	3,796
EMPLOYMENT CENTERS				
HARRISON	58,343	194	219	480
SKIA	11,649,134	12,022	0	0
TOTAL CENTERS CAPACITY	12,389,437	14,465	3,390	7,581

INDIVIDUAL CENTERS - DETAIL

<i>Downtown Regional Center</i>	
Gross Land Area	126.3
Base Net Area	107.2
Critical Areas	7.5
Nonbuildable Area	14.9
Remaining Area	84.7
Housing @ 40 DU/Acre	3,389
Population Capacity	7,592
Buildable Commercial SQFT	847,372
Market Factor	
Housing Units After Market Factor	1,695
Population After Market Factor	3,796
Commercial SQFT After Market Factor	423,686
Employment After Market Factor	1,412

DISTRICT CENTERS

<i>Charleston District Center</i>	
Gross Land Area	63.7
Base Net Area	40.5
Critical Areas	0
Nonbuildable Area	6
Remaining Area	34.4
Housing @ 20 DU/Acre	690
Population Capacity	1,545
Buildable Commercial SQFT	137,943
Market Factor	
Housing Units After Market Factor	138
Population After Market Factor	309
Commercial SQFT After Market Factor	27,588
Employment After Market Factor	92

<i>Wheaton/Riddell District Center</i>	
Gross Land Area	99.7
Base Net Area	91.5
Critical Areas	0
Nonbuildable Area	13.7
Remaining Area	77.7
Housing @ 20 DU/Acre	1,559
Population Capacity	3,485
Buildable Commercial SQFT	311,179
Market Factor	
Housing Units After Market Factor	468
Population After Market Factor	1,048
Commercial SQFT After Market Factor	93,354
Employment After Market Factor	187

<i>Wheaton/Sheridan District Center</i>	
Gross Land Area	83.4
Base Net Area	74.7
Critical Areas	0
Nonbuildable Area	11.2
Remaining Area	63.5
Housing @ 20 DU/Acre	1,271
Population Capacity	2,848
Buildable Commercial SQFT	254,272
Market Factor	
Housing Units After Market Factor	381
Population After Market Factor	854
Commercial SQFT After Market Factor	76,282
Employment After Market Factor	254

NEIGHBORHOOD CENTERS

<i>Bay Vista Neighborhood Center</i>	
Base Net Land Area of Commercial	6.6
Critical Areas	0
Nonbuildable Area	1.0
Remaining Area	5.6
Buildable Commercial SQFT (0.2 FAR)	48,787
Population Capacity	537
Market Factor	
Population After Market Factor	483
Commercial SQFT After Market Factor	43,908
Employment After Market Factor	146

<i>Haddon Neighborhood Center</i>	
Gross Land Area	42.5
Base Net Area	41.9
Critical Areas	0
Nonbuildable Area	6.2
Remaining Area	35.6
Housing @ 20 DU/Acre	712.4
Population Capacity	1,595.9
Buildable Commercial SQFT	106,875
Market Factor	
Housing Units After Market Factor	71.2
Population After Market Factor	159.6
Commercial SQFT After Market Factor	10,688
Employment After Market Factor	36

<i>Manette Neighborhood Center</i>	
Gross Land Area	34
Base Net Area	20.8
Critical Areas	4.4
Nonbuildable Area	2.4
Remaining Area	13.9
Housing @ 20 DU/Acre	174
Population Capacity	389
Buildable Commercial SQFT	41,692
Market Factor	
Housing Units After Market Factor	69
Population After Market Factor	156
Commercial SQFT After Market Factor	16,677
Employment After Market Factor	56

<i>Perry Avenue Neighborhood Center</i>	
Gross Land Area	20.6
Base Net Area	14.2
Critical Areas	0
Nonbuildable Area	2.1
Remaining Area	12.1
Housing @ 20 DU/Acre	243
Population Capacity	543
Buildable Commercial SQFT	36,395
Market Factor	
Housing Units After Market Factor	49
Population After Market Factor	109
Commercial SQFT After Market Factor	7,279
Employment After Market Factor	24

<i>Sylvan/Pine Neighborhood Center</i>	
Gross Land Area	34.3
Base Net Area	20.4
Critical Areas	0.6
Nonbuildable Area	2.9
Remaining Area	16.8
Housing @ 20 DU/Acre	336
Population Capacity	753
Buildable Commercial SQFT	50,448
Market Factor	
Housing Units After Market Factor	34
Population After Market Factor	75
Commercial SQFT After Market Factor	5,045
Employment After Market Factor	17

<i>Oyster Bay Neighborhood Center</i>	
Gross Land Area	24.7
Base Net Area	18.1
Critical Areas	3.5
Nonbuildable Area	2.1
Remaining Area	12.4
Housing @ 20 DU/Acre	248
Population Capacity	556
Buildable Commercial SQFT	37,264
Market Factor	
Housing Units After Market Factor	50
Population After Market Factor	111
Commercial SQFT After Market Factor	7,453
Employment After Market Factor	25

EMPLOYMENT CENTERS

<i>Harrison Employment Center</i>	
Gross Land Area	109.6
Base Net Area	66.5
Critical Areas	8.1
Nonbuildable Area	9.9
Remaining Area	48.6
Housing @ 20 DU/Acre	729
Population Capacity	1,634
Buildable Commercial SQFT	194,477
Market Factor	
Housing Units After Market Factor	219
Population After Market Factor	490
Commercial SQFT After Market Factor	58,343
Employment After Market Factor	194

<i>South Kitsap Industrial Area Employment Center (Kitsap County Methodology – 38%)</i>	
Gross Land Area	2992.94
Critical Areas	1445.5
Nonbuildable Area	856
Net Developable Acres	691.4
Buildable Industrial SQFT (38%)	12,262,247
Vacancy Rate Adjustment (5%)	
	11,649,134
Employment Rate – SQFT per Employee	969
Employment Capacity	12,022

NON-CENTERS ZONES CAPACITY – SUMMARY

Please note that this analysis, for commercial zones not located within a Centers location, was completed using the Kitsap County Methodology.

<i>(KITSAP COUNTY METHODOLOGY)</i>	INDUSTRIAL ZONES	COMMERCIAL ZONES
Net Developable Acres	121.67	103.57
Building Area Estimates (Square Footage)	2,013,907.67	1,443,701
Vacancy Rate Adjustment (5%)	1,913,212.28	1,371,516
Employment Rate - Square Feet Per Employee	969	500
Employment Capacity (Jobs)	1,974	2,743

NON-CENTERS ZONES – DETAIL

<i>Industrial Zone (Kitsap County Methodology – 38%)</i>	
Base Gross Area	408.46
Underutilize Acres	8.6
Vacant	74.74
Total Net Developable Acres	83.34
Conversion to Square Footage	3,630,493
Industrial Square Footage	1,379,587
Industrial Planned Lots	0
Total Building Industrial Square Footage	1,379,587
Job Capacity (969 SQFT/Employee)	1,424

<i>Industrial Park Zone (Kitsap County Methodology – 38%)</i>	
Base Gross Area	319.25
Underutilize Acres	4.95
Vacant	32.79
Total Net Developable Acres	37.73
Conversion to Square Footage	1,643,564
Industrial Square Footage	624,554
Industrial Planned Lots	0
Total Building Industrial Square Footage	624,554
Job Capacity (969 SQFT/Employee)	645

<i>Marine Industrial Zone (Kitsap County Methodology – 38%)</i>	
Base Gross Area	8.32
Underutilize Acres	0
Vacant	0.59
Total Net Developable Acres	0.59
Conversion to Square Footage	25,700
Industrial Square Footage	9,766
Industrial Planned Lots	0
Total Building Industrial Square Footage	9,766
Job Capacity (969 SQFT/Employee)	10

<i>Institutional Zone (Kitsap County Methodology – 32%)</i>	
Base Gross Area	41.91
Underutilize Acres	0.94
Vacant	0
Total Net Developable Acres	0.94
Conversion to Square Footage	40,946
Commercial Square Footage	13,103
Commercial Planned Lots	0
Total Building Commercial Square Footage	13,103
Job Capacity (500 SQFT/Employee)	26

<i>Neighborhood Business Zone (Kitsap County Methodology – 32%)</i>	
Base Gross Area	11.04
Underutilize Acres	3.08
Vacant	1.08
Total Net Developable Acres	4.15
Conversion to Square Footage	180,844
Commercial Square Footage	57,870
Commercial Planned Lots	0
Total Building Commercial Square Footage	57,870
Job Capacity (500 SQFT/Employee)	116

<i>Limited Commercial Zone (Kitsap County Methodology – 32%)</i>	
Base Gross Area	21.47
Underutilize Acres	3.63
Vacant	0.48
Total Net Developable Acres	4.11
Conversion to Square Footage	179,049
Commercial Square Footage	57,296
Commercial Planned Lots	0
Total Building Commercial Square Footage	57,296
Job Capacity (500 SQFT/Employee)	115

<i>Commercial Corridor Zone (Kitsap County Methodology – 32%)</i>	
Base Gross Area	65.98
Underutilize Acres	10.84
Vacant	3.73
Total Net Developable Acres	14.56
Conversion to Square Footage	634,443
Commercial Square Footage	203,022
Commercial Planned Lots	0
Total Building Commercial Square Footage	203,022
Job Capacity (500 SQFT/Employee)	406

<i>Freeway Corridor Zone (Kitsap County Methodology – 32%)</i>	
Base Gross Area	177.78
Underutilize Acres	18.89
Vacant	11.29
Total Net Developable Acres	30.18
Conversion to Square Footage	1,314,630
Commercial Square Footage	420,682
Commercial Planned Lots	0
Total Building Commercial Square Footage	420,682
Job Capacity (500 SQFT/Employee)	841

<i>Wheaton Way Redevelopment Corridor Zone (Kitsap County Methodology – 32%)</i>	
Base Gross Area	50.51
Underutilize Acres	3.88
Vacant	6.07
Total Net Developable Acres	9.95
Conversion to Square Footage	433,352
Commercial Square Footage	138,673
Commercial Planned Lots	0
Total Building Commercial Square Footage	138,673
Job Capacity (500 SQFT/Employee)	277

<i>District Center Core Zone (Kitsap County Methodology – 32%)</i>	
Base Gross Area	154.62
Underutilize Acres	10.66
Vacant	24.08
Total Net Developable Acres	34.74
Conversion to Square Footage	1,513,442
Commercial Square Footage	484,301
Commercial Planned Lots	0
Total Building Commercial Square Footage	484,301
Job Capacity (500 SQFT/Employee)	969

<i>Neighborhood Center Core Zone (Kitsap County Methodology – 32%)</i>	
Base Gross Area	35.23
Underutilize Acres	2.89
Vacant	2.04
Total Net Developable Acres	4.93
Conversion to Square Footage	214,855
Commercial Square Footage	68,754
Commercial Planned Lots	0
Total Building Commercial Square Footage	68,754
Job Capacity (500 SQFT/Employee)	138

<i>Watershed Zone (Kitsap County Methodology – 32%)</i>	
Base Gross Area	4375.8
Underutilize Acres	80.30
Vacant	166.03
Total Net Developable Acres	246.34
Conversion to Square Footage	0
Commercial Square Footage	0
Commercial Planned Lots	0
Total Building Commercial Square Footage	0
Job Capacity (500 SQFT/Employee)	0

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LOW DENSITY RESIDENTIAL CAPACITY – SUMMARY
(CITY OF BREMERTON METHODOLOGY)

Low Density Residential Lands	
Net Available Vacant Acres LDR	840
Estimated Unit Buildout of Vacant LDR	6,689
Estimated Pop. Capacity of Vacant LDR	14,987
Net Available Underutilized Acres LDR	642
Estimated Unit Buildout Underutilized LDR	5,192
Estimated Pop. Capacity Underutilized LDR	11,630
Total Buildout Capacity LDR Lands: Units	6,032
Total Pop. Capacity LDR Lands: Residents	26,617

Summary: Underutilized* Low Density Residential Parcels	
Total Underutilized Acres	1,206
Critical Area Deduction	261
ROW Reduction (20%)	188
Facilities Deduction (15%)	113
Remaining Acres	642
Estimated Buildout Units @7.5/Acre & 8.5/Acre (Urban Fringe)	5,192
Estimate Population @ 2.24 / Unit	11,630

*See City of Bremerton ULCA Methods Memo

Summary: Vacant* Low Density Residential Parcels	
Total Vacant Acres	1,574
Critical Area Deduction	337
ROW Reduction (20%)	246
Facilities Deduction (15%)	148
Remaining Acres	840
Estimated Buildout Units @7.5/Acre & 8.5/Acre (Urban Fringe)	6,689
Estimate Population @ 2.24 / Unit	14,987

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