

BREMERTON WEST URBAN GROWTH AREA
Land Capacity December 31, 2012

UNDERUTILIZED LANDS	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Gross Residential Acres (Developed Parcels only)										
Total Gross Acres	528.96	0.00	138.60	0.00	0.00	0.00	0.00	0.00	12.63	680.19
Multi - Family Dwelling (-)	19.58	0.00	10.42	0.00	0.00	0.00	0.00	0.00	0.68	30.68
Parcels < 0.50 Acres (-)	219.32	0.00	50.27	0.00	0.00	0.00	0.00	0.00	0.00	269.59
Public/Current Use/Utilities (-)	40.16	0.00	17.19	0.00	0.00	0.00	0.00	0.00	2.17	59.52
Shoreline Parcel < 1.00 Acre (-)	31.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31.73
Subtotal	218.17	0.00	60.72	0.00	0.00	0.00	0.00	0.00	9.78	288.67
Redevelopable Acres										
<i>Median Value \$109,094</i>										
Density < 2.5 (-)	30.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.75
Density >= 2.5 - < 4.00 Value > (-)	7.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.19
Density >= 4.0 - < 5.00 Value > (-)	22.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22.94
Density >= 5.0 - < 10.00 Value > (-)	17.54	0.00	1.75	0.00	0.00	0.00	0.00	0.00	0.00	19.29
Subtotal	139.75	0.00	58.97	0.00	0.00	0.00	0.00	0.00	9.78	208.50
Remove 100% of Platted lots (acres)	23.41	0.00	19.22	0.00	0.00	0.00	0.00	0.00	9.78	52.41
Critical Areas										
Total Redevelopable Acres	116.34	0.00	39.75	0.00	0.00	0.00	0.00	0.00	0.00	156.09
Unencumbered Acres	53.65	0.00	12.53	0.00	0.00	0.00	0.00	0.00	0.00	66.18
Acres within Critical Areas	12.52	0.00	8.72	0.00	0.00	0.00	0.00	0.00	0.00	21.24
Critical Areas reduction 75% (-)	3.13	0.00	2.18	0.00	0.00	0.00	0.00	0.00	0.00	5.31
Acres within Area of Concern	50.16	0.00	18.50	0.00	0.00	0.00	0.00	0.00	0.00	68.66
Area of Concern reduction 50% (-)	25.08	0.00	9.25	0.00	0.00	0.00	0.00	0.00	0.00	34.33
Subtotal	81.86	0.00	23.96	0.00	0.00	0.00	0.00	0.00	0.00	105.82
Roads/Right-of-Way (Future)										
20% (-)	65.49	0.00	19.17	0.00	0.00	0.00	0.00	0.00	0.00	84.66
Public Facility (Future)										
20% (-)	52.39	0.00	15.33	0.00	0.00	0.00	0.00	0.00	0.00	67.72
Unavailable Lands										
15% (-)	44.53	0.00	13.03	0.00	0.00	0.00	0.00	0.00	0.00	57.57
Commercial Split										
50% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.89	4.89
Platted Lots										
Underutilized Platted Lots 25% (+)	5.85	0.00	4.81	0.00	0.00	0.00	0.00	0.00	0.00	10.66
Platted Lot existing dwelling unit (count)	26	0	21	0	0	0	0	0	62	109
Dwelling Unit count (-75%)	7	0	5	0	0	0	0	0	0	12
Existing Dwelling Units										
Existing Dwelling Units (non platted lots) (-)	82	0	25	0	0	0	0	0	0	107
Total Dwelling Units (-)	89	0	30	0	0	0	0	0	31	119
TOTALS										
Net Developable Acres	50.38	0.00	17.84	0.00	0.00	0.00	0.00	0.00	4.89	73.11
	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	214	0	184	0	0	0	0	0	42	440
	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	535	0	460	0	0	0	0	0	76	1070

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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	136.77	0.00	39.07	0.00	0.00	0.00	0.00	0.00	0.12	175.96
Subtotal	136.77	0.00	39.07	0.00	0.00	0.00	0.00	0.00	0.12	175.96
Redevelopable Acres										
Subtotal	136.77	0.00	39.07	0.00	0.00	0.00	0.00	0.00	0.12	175.96
Vacant Platted Lots (-)	63.11	0.00	10.71	0.00	0.00	0.00	0.00	0.00	0.12	73.94
Critical Areas										
Total Redevelopable Acres	73.66	0.00	28.36	0.00	0.00	0.00	0.00	0.00	0.00	102.02
Unencumbered Acres	24.92	0.00	2.63	0.00	0.00	0.00	0.00	0.00	0.00	27.55
Acres within Critical Areas	16.91	0.00	9.30	0.00	0.00	0.00	0.00	0.00	0.00	26.21
Critical Areas reduction 75% (-)	4.23	0.00	2.33	0.00	0.00	0.00	0.00	0.00	0.00	6.55
Acres within Area of Concern	31.83	0.00	16.42	0.00	0.00	0.00	0.00	0.00	0.00	48.25
Area of Concern reduction 50% (-)	15.92	0.00	8.21	0.00	0.00	0.00	0.00	0.00	0.00	24.13
Subtotal	45.06	0.00	13.17	0.00	0.00	0.00	0.00	0.00	0.00	58.23
Roads/Right-of-Way (Future)										
20% (-)	36.05	0.00	10.53	0.00	0.00	0.00	0.00	0.00	0.00	46.58
Public Facility (Future)										
20% (-)	28.84	0.00	8.43	0.00	0.00	0.00	0.00	0.00	0.00	37.27
Unavailable Lands										
5% (-)	27.40	0.00	8.00	0.00	0.00	0.00	0.00	0.00	0.00	35.40
Commercial Split										
50% (-)	26.03	0.00	7.60	0.00	0.00	0.00	0.00	0.00	0.00	33.63
								0.00	0.06	
Platted Lots										
Vacant Platted Lots	184	0	49	0	0	0	0	0	2	235
								0	1	
Net Developable Acres	27.40	0.00	8.00	0.00	0.00	0.00	0.00	0.00	0.00	35.40
	<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	348	0	145	0	0	0	0	0	2	495
	<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	871	0	363	0	0	0	0	0	4	1237

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UNDERUTILIZED LANDS	URBAN LOW <i>6.0 DU/AC</i>	SENIOR LIVING HOMESTEAD <i>6.0 DU/AC</i>	URBAN MEDIUM <i>12 DU/AC</i>	URBAN HIGH <i>21.75 DU/AC</i>	URBAN RESTRICTED <i>2.5 DU/AC</i>	URBAN CLUSTER <i>7.6 DU/AC</i>	ILLAHEE GREENBELT <i>2 DU/AC</i>	URBAN VILLAGE CENTER <i>12 DU/AC</i>	MIXED USE <i>15 DU/AC</i>	GRAND TOTAL
Net Developable Acres	50.38	0.00	17.84	0.00	0.00	0.00	0.00	0.00	4.89	73.11
Dwelling Unit Capacity	214	0	184	0	0	0	0	0	42	440
	<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	535	0	460	0	0	0	0	0	76	1070

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	27.40	0.00	8.00	0.00	0.00	0.00	0.00	0.00	0.00	35.40
Dwelling Unit Capacity	348	0	145	0	0	0	0	0	2	495
	<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	871	0	363	0	0	0	0	0	4	1237

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	77.78	0.00	25.84	0.00	0.00	0.00	0.00	0.00	4.89	108.52
Dwelling Unit Capacity	562	0	329	0	0	0	0	0	44	935
	<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	1405	0	822	0	0	0	0	0	80	2307