

## Appendix B

---

Updated Land Capacity Analysis for Preferred Alternative



## **Appendix B: Updated Land Capacity Analysis – Preferred Alternative**

The Washington State Growth Management Act calls for Kitsap County to designate Urban Growth Areas to accommodate the County's expected growth for the next 20 years. Determining this includes conducting an Updated Land Capacity Analysis (ULCA) for residential, commercial and industrial lands, which is a model used to implement growth management programs and be an estimate of available lands for development. The method discounts vacant and underutilized lands based on critical areas, public facilities, market factors, etc.

Kitsap County approved the ULCA in December 2005. Because of the July 26, 2006 Central Puget Sound Growth Management Hearings Board decision on the consistency of the Kingston Sub-Area Plan and ULCA with the Growth Management Act (case number 06-3-0007) the ULCA method that discounted un-sewered areas of existing UGAs is no longer valid since it was found inconsistent with the Growth Management Act. However, the CPSGMHB did find in favor of Kitsap County for other discount factors in the ULCA because they were tailored to local circumstances and were balanced by a relatively low market factor.

The Draft Environmental Impact Statement for the 10-Year Update was based on a land capacity analysis of Alternatives 1, 2, and 3 and reviewed capacity results without the sewer factor. The results of the ULCA for the DEIS Alternatives were shown on maps showing gross developable acres, tables showing net developable acres, and tables showing resulting dwelling units and population.

This FEIS applies the amended ULCA to the Preferred Alternative, and excludes the sewer factor. The following pages show ULCA summary sheets for each Urban Growth Area based on the Preferred Alternative.

It should be noted that the ULCA is a product of the approved/amended method and the use of a Geographic Information System (GIS). GIS analysis is an analytic tool that allows analysis of land use characteristics useful for growth management planning. The GIS analysis prepared in conjunction with this has been intended to allow for a policy-level comparison of alternatives. Because the GIS analysis depends on databases with varying dates and assumptions, minor variances in acreage estimates and boundary locations are expected. The Growth Management Act encourages monitoring, and the County can further refine and update its databases and its approach over time as appropriate. The regular monitoring process is addressed in Land Use Element policies.



	Acres	VACANT LAND						UNDERUTILIZED LAND						TOTAL ACREAGE BY ROW		
		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
		51.95	31.47	0.00	360.39	234.00	2.52	680.33	321.43	52.21	9.81	0.00	225.02	27.06	635.53	1315.86
<b>Redevelopment</b>	<b>Vacant (Actual Acres) (-)</b>	47.74	30.05	0.00	360.39	168.87	2.43	609.48								
	<b>Underutilized (Actual Acres) (-)</b>								55.48	20.93	0.00	0.00	23.31	8.05	107.77	717.25
<b>Critical Areas</b>	<b>Vacant (Actual Acres)</b>	38.12	22.84	0.00	237.47	106.66	2.35	407.44								
Includes Buffers	<b>Area of Concern (50% reduction)</b>															
	<b>Critical Area (75% reduction)</b>															
	<b>Underutilized (Actual Acres)</b>								41.09	17.23	0.00	0.00	12.67	7.38	78.37	485.81
	<b>Area of Concern (50% reduction)</b>															
	<b>Critical Area (75% reduction)</b>															
<b>Roads/ROW (Future)</b>	<b>Vacant 20% (-)</b>	30.50	18.27	0.00	189.97	85.33	1.88	325.95								
	<b>Underutilized 20% (-)</b>								32.87	13.78	0.00	0.00	10.13	5.90	62.69	388.65
<b>Public Facilities (Future)</b>	<b>Vacant 15% (-)</b>	25.92	15.53	0.00	161.48	72.53	1.60	277.06								
	<b>Underutilized 15% (-)</b>								27.94	11.72	0.00	0.00	8.61	5.02	53.29	330.35
<b>Unavailable Lands</b>	<b>Vacant 5% (-)</b>	24.63	14.75	0.00	153.40	68.90	1.52	263.21								
	<b>Underutilized 15% (-)</b>								23.75	9.96	0.00	0.00	7.32	4.26	45.29	308.50
	<b>Net Developable Acres</b>	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			

\*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)

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

Critical Area Ordinance 351-2005  
 adopted December 1, 2005

COMMERCIAL/INDUSTRIAL VACANT LAND										COMMERCIAL/INDUSTRIAL UNDERUTILIZED LAND										TOTAL ACREAGE BY ROW
	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		
<b>Total Gross Acres</b>	20.11	0.00	0.00	0.00	0.00	0.00	20.37	0.00	<b>40.48</b>	27.44	25.34	0.00	0.00	0.00	0.00	0.00	9.90	<b>62.68</b>	<b>103.16</b>	
<b>Redevelopment</b>																				
Vacant (Actual Acres) (-)	18.14	0.00	0.00	0.00	0.00	0.00	10.17	0.00	<b>28.31</b>											
Underutilized (Actual Acres) (-)										12.08	0.00	0.00	0.00	0.00	0.00	0.00	3.96	<b>16.04</b>	<b>44.35</b>	
<b>Critical Areas</b>																				
Vacant (Actual Acres)	17.29	0.00	0.00	0.00	0.00	0.00	7.07	0.00	<b>24.35</b>											
Includes Buffers																				
Critical Area (75% reduction)																				
Underutilized (Actual Acres)										10.75	0.00	0.00	0.00	0.00	0.00	0.00	3.93	<b>14.68</b>	<b>39.03</b>	
Area of Concern (50% reduction)																				
Critical Area (75% reduction)																				
<b>Roads/ROW (Future)</b>																				
Vacant 20% (-)	13.83	0.00	0.00	0.00	0.00	0.00	5.65	0.00	<b>19.48</b>											
Underutilized 20% (-)										8.60	0.00	0.00	0.00	0.00	0.00	0.00	3.14	<b>11.74</b>	<b>31.22</b>	
<b>Public Facilities (Future)</b>																				
Vacant 15% (-)	11.76	0.00	0.00	0.00	0.00	0.00	4.80	0.00	<b>16.56</b>											
Underutilized 15% (-)										7.31	0.00	0.00	0.00	0.00	0.00	0.00	2.67	<b>9.98</b>	<b>26.54</b>	
<b>Unavailable Lands</b>																				
Vacant 5% (-)	11.17	0.00	0.00	0.00	0.00	0.00	4.56	0.00	<b>15.73</b>											
Underutilized 15% (-)										6.21	0.00	0.00	0.00	0.00	0.00	0.00	2.27	<b>8.48</b>	<b>24.22</b>	
																	1.13			
																	2.13			
<b>Net Developable Acres</b>	<b>11.17</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>4.56</b>	<b>0.76</b>	<b>16.49</b>	<b>6.21</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3.26</b>	<b>9.47</b>	<b>25.97</b>	

\*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)

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



Critical Area Ordinance 351-2005  
adopted December 1, 2005

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

		VACANT LAND					UNDERUTILIZED LAND					TOTAL ACREAGE BY ROW
		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	
	<b>Acres</b>	174.62	0.00	0.00	0.00	174.62	553.33	0.00	0.00	0.00	553.33	727.95
<b>Redevelopment</b>	<b>Vacant</b>	174.62	0.00	0.00	0.00	174.62						
	<b>Underutilized</b>						282.25	0.00	0.00	0.00	282.25	456.87
<b>Critical Areas</b>	<b>Vacant 22% (-)</b>	136.20	0.00	0.00	0.00	136.20						
	<b>Underutilized 22% (-)</b>						220.16	0.00	0.00	0.00	220.16	356.36
<b>Roads/Right-of-way</b>	<b>Vacant 20% (-)</b>	108.96	0.00	0.00	0.00	108.96						
	<b>Underutilized 20% (-)</b>						176.12	0.00	0.00	0.00	176.12	285.09
<b>Public Facilities</b>	<b>Vacant 15% (-)</b>	92.62	0.00	0.00	0.00	92.62						
	<b>Underutilized 15% (-)</b>						149.71	0.00	0.00	0.00	149.71	242.32
<b>Unavailable Land</b>	<b>Vacant 5% (-)</b>	87.99	0.00	0.00	0.00	87.99						
	<b>Underutilized 15% (-)</b>						127.25	0.00	0.00	0.00	127.25	215.24
	<b>Net Developable Acres</b>	87.99	0.00	0.00	0.00	87.99	127.25	0.00	0.00	0.00	127.25	215.24
	<b>Dwelling Unit Capacity</b>	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		
	<b>Population Capacity</b>	880	0	0	0	880	1272	0	0	0	1272	2152

Updated Land Capacity Analysis (ULCA) 2005  
Method Direction from the Kitsap County Board of Commissioners with City Modification



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

		Commercial/Industrial Vacant Land		Commercial/Industrial Underutilized Land		TOTAL ACREAGE BY ROW
		Light Industrial	SUBTOTAL	Light Industrial	SUBTOTAL	
	<b>Total Gross Acres</b>	10.35	<b>10.35</b>	12.83	<b>12.83</b>	<b>23.18</b>
<b>Redevelopment</b>	<b>Vacant (Actual Acres) (-)</b>	10.35	<b>10.35</b>			
	<b>Underutilized (Actual Acres) (-)</b>			0.00	<b>0.00</b>	<b>10.35</b>
<b>Critical Areas</b>	<b>Vacant 22% (-)</b>	8.07	<b>8.07</b>			
	<b>Underutilized 22% (-)</b>			0.00	<b>0.00</b>	<b>8.07</b>
<b>Roads/ROW (Future)</b>	<b>Vacant 20% (-)</b>	6.46	<b>6.46</b>			
	<b>Underutilized 20% (-)</b>			0.00	<b>0.00</b>	<b>6.46</b>
<b>Public Facilities (Future)</b>	<b>Vacant 15% (-)</b>	5.49	<b>5.49</b>			
	<b>Underutilized 15% (-)</b>			0.00	<b>0.00</b>	<b>5.49</b>
<b>Unavailable Lands</b>	<b>Vacant 5% (-)</b>	5.22	<b>5.22</b>			
	<b>Underutilized 15% (-)</b>			0.00	<b>0.00</b>	<b>5.22</b>
	<b>Net Developable Acres</b>	<b>5.22</b>	<b>5.22</b>	<b>0.00</b>	<b>0.00</b>	<b>5.22</b>

Updated Land Capacity Analysis (ULCA) 2005  
Method Direction from the Kitsap County Board of Commissioners with City Modification



	Acres	VACANT LAND					UNDERUTILIZED LAND					TOTAL ACREAGE BY ROW		
		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
		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
<b>Redevelopment</b>	<b>Vacant (Actual Acres) (-)</b>	632.89	0.57	20.45	286.85	35.98	976.74							
	<b>Underutilized (Actual Acres) (-)</b>							502.49	5.36	12.08	177.83	24.25	722.01	1698.75
<b>Critical Areas</b>	<b>Vacant (Actual Acres)</b>	545.02	0.57	18.31	184.89	18.79	767.57							
Includes Buffers	Area of Concern (50% reduction)													
	Critical Area (75% reduction)													
	<b>Underutilized (Actual Acres)</b>							418.34	5.14	9.96	90.97	20.19	544.60	1312.17
	Area of Concern (50% reduction)													
	Critical Area (75% reduction)													
<b>Roads/ROW (Future)</b>	<b>Vacant 20% (-)</b>	436.02	0.46	14.65	147.91	15.03	614.06							
	<b>Underutilized 20% (-)</b>							334.67	4.11	7.96	72.78	16.15	435.68	1049.74
<b>Public Facilities (Future)</b>	<b>Vacant 15% (-)</b>	370.61	0.39	12.45	125.72	12.78	521.95							
	<b>Underutilized 15% (-)</b>							284.47	3.50	6.77	61.86	13.73	370.33	892.28
<b>Unavailable Lands</b>	<b>Vacant 5% (-)</b>	352.08	0.37	11.83	119.44	12.14	495.85							
	<b>Underutilized 15% (-)</b>							241.80	2.97	5.75	52.58	11.67	314.78	810.63
	<b>Net Developable Acres</b>	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
	<b>Dwelling Unit Capacity</b>	1408	4	225	119	109	1865	765	28	100	41	102	1036	2901
	<b>Population Capacity</b>	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

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



Critical Area Ordinance 351-2005  
 adopted December 1, 2005

**Silverdale UGA (Unincorporated)  
Commerical/Industrial**

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

Final

COMMERCIAL/INDUSTRIAL VACANT LAND									COMMERCIAL/INDUSTRIAL UNDERUTILIZED LAND								TOTAL ACREAGE BY ROW	
	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		
	<b>Total Gross Acres</b>	28.57	3.36	37.07	110.39	0.00	46.36	329.19	<b>554.94</b>	53.92	44.01	83.23	451.71	4.76	134.00	305.60	<b>1077.23</b>	
<b>Redevelopment</b>	<b>Vacant (Actual Acres) (-)</b>	28.57	2.99	0.00	77.23	0.00	46.36	324.13	<b>479.28</b>									
	<b>Underutilized (Actual Acres) (-)</b>									26.58	1.55	0.00	118.98	4.76	117.08	78.93	<b>347.88</b>	<b>827.16</b>
<b>Critical Areas</b>	<b>Vacant (Actual Acres)</b>	22.10	2.55	0.00	56.65	0.00	27.99	262.93	<b>372.20</b>									
Includes Buffers	<b>Area of Concern (50% reduction)</b>																	
	<b>Critical Area (75% reduction)</b>																	
	<b>Underutilized (Actual Acres)</b>									16.85	1.14	0.00	94.36	3.53	84.29	60.08	<b>260.24</b>	<b>632.44</b>
	<b>Area of Concern (50% reduction)</b>																	
	<b>Critical Area (75% reduction)</b>																	
<b>Roads/ROW (Future)</b>	<b>Vacant 20% (-)</b>	17.68	2.04	0.00	45.32	0.00	22.39	210.34	<b>297.76</b>									
	<b>Underutilized 20% (-)</b>									13.48	0.91	0.00	75.49	2.82	67.43	48.06	<b>208.19</b>	<b>505.95</b>
<b>Public Facilities (Future)</b>	<b>Vacant 15% (-)</b>	15.02	1.73	0.00	38.52	0.00	19.03	178.79	<b>253.10</b>									
	<b>Underutilized 15% (-)</b>									11.46	0.78	0.00	64.16	2.40	57.31	40.85	<b>176.96</b>	<b>430.06</b>
<b>Unavailable Lands</b>	<b>Vacant 5% (-)</b>	14.27	1.65	0.00	36.59	0.00	18.08	169.85	<b>240.44</b>									
	<b>Underutilized 15% (-)</b>									9.74	0.66	0.00	54.54	2.04	48.72	34.72	<b>150.42</b>	<b>390.86</b>
	<b>Net Developable Acres</b>	<b>14.27</b>	<b>1.65</b>	<b>6.07</b>	<b>36.59</b>	<b>0.00</b>	<b>18.08</b>	<b>169.85</b>	<b>246.51</b>	<b>9.74</b>	<b>0.66</b>	<b>5.84</b>	<b>54.54</b>	<b>2.04</b>	<b>48.72</b>	<b>34.72</b>	<b>156.26</b>	<b>402.77</b>

\*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



Critical Area Ordinance 351-2005  
adopted December 1, 2005

	Acres	VACANT LAND					UNDERUTILIZED LAND					TOTAL ACREAGE BY ROW		
		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
		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
<b>Redevelopment</b>	<b>Vacant (Actual Acres) (-)</b>	324.61	2.00	27.89	530.05	46.81	931.36							
	<b>Underutilized (Actual Acres) (-)</b>							375.05	65.99	32.93	252.32	30.46	756.75	1688.11
<b>Critical Areas</b>	<b>Vacant (Actual Acres)</b>	234.55	2.00	19.96	303.64	28.65	588.79							
Includes Buffers	Area of Concern (50% reduction)													
	Critical Area (75% reduction)													
	<b>Underutilized (Actual Acres)</b>							292.27	61.09	28.50	150.54	28.35	560.75	1149.54
	Area of Concern (50% reduction)													
	Critical Area (75% reduction)													
<b>Roads/ROW (Future)</b>	<b>Vacant 20% (-)</b>	187.64	1.60	15.96	242.91	22.92	471.03							
	<b>Underutilized 20% (-)</b>							233.82	48.87	22.80	120.43	22.68	448.60	919.63
<b>Public Facilities (Future)</b>	<b>Vacant 15% (-)</b>	159.49	1.36	13.57	206.48	19.48	400.38							
	<b>Underutilized 15% (-)</b>							198.74	41.54	19.38	102.37	19.28	381.31	781.69
<b>Unavailable Lands</b>	<b>Vacant 5% (-)</b>	151.52	1.29	12.89	196.15	18.51	380.36							
	<b>Underutilized 15% (-)</b>							168.93	35.31	16.47	87.01	16.39	324.11	704.47
	<b>Net Developable Acres</b>	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
	<b>Dwelling Unit Capacity</b>	606	13	245	196	167	1227	523	335	294	59	157	1368	2594
	<b>Population Capacity</b>	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

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

Critical Area Ordinance 351-2005  
 adopted December 1, 2005

**Central Kitsap UGA (Unincorporated)  
Commerical/Industrial**

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

Final

	COMMERCIAL/INDUSTRIAL VACANT LAND								COMMERCIAL/INDUSTRIAL UNDERUTILIZED LAND								TOTAL ACREAGE BY ROW
	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	
<b>Total Gross Acres</b>	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
<b>Redevelopment</b>																	
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
<b>Critical Areas</b>																	
Includes Buffers																	
Vacant (Actual Acres)	26.89	7.08	0.00	0.00	0.00	0.00	0.00	33.97									
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)																	
<b>Roads/ROW (Future)</b>																	
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
<b>Public Facilities (Future)</b>																	
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
<b>Unavailable Lands</b>																	
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
<b>Net Developable Acres</b>	<b>17.37</b>	<b>4.57</b>	<b>9.25</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>31.19</b>	<b>1.78</b>	<b>1.15</b>	<b>8.19</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>11.12</b>	<b>42.31</b>

\*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

Critical Area Ordinance 351-2005  
adopted December 1, 2005

	Acres	VACANT LAND						UNDERUTILIZED LAND						TOTAL ACREAGE BY ROW
		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	
	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	
<b>Redevelopment</b>	<b>Vacant (Actual Acres) (-)</b>	141.86	26.73	0.99	12.63	6.23	188.44							
	<b>Underutilized (Actual Acres) (-)</b>						158.22	16.61	2.38	0.00	7.15	184.36	372.80	
<b>Critical Areas</b>	<b>Vacant (Actual Acres)</b>	83.39	20.65	0.61	5.38	3.93	113.96							
Includes Buffers	<b>Area of Concern (50% reduction)</b>													
	<b>Critical Area (75% reduction)</b>													
	<b>Underutilized (Actual Acres)</b>						93.41	12.95	1.67	0.00	5.30	113.33	227.29	
	<b>Area of Concern (50% reduction)</b>													
	<b>Critical Area (75% reduction)</b>													
<b>Roads/ROW (Future)</b>	<b>Vacant 20% (-)</b>	66.71	16.52	0.49	4.30	3.15	91.17							
	<b>Underutilized 20% (-)</b>						74.73	10.36	1.33	0.00	4.24	90.66	181.83	
<b>Public Facilities (Future)</b>	<b>Vacant 15% (-)</b>	56.71	14.04	0.41	3.66	2.67	77.49							
	<b>Underutilized 15% (-)</b>						63.52	8.81	1.13	0.00	3.60	77.06	154.56	
<b>Unavailable Lands</b>	<b>Vacant 5% (-)</b>	53.87	13.34	0.39	3.48	2.54	73.62							
	<b>Underutilized 15% (-)</b>						53.99	7.49	0.96	0.00	3.06	65.50	139.12	
	<b>Net Developable Acres</b>	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
	<b>Dwelling Unit Capacity</b>	215	133	7	3	23	383	151	64	17	0	30	262	644
	<b>Population Capacity</b>	2.5 pph	2.5 pph	1.8 pph	2.5 pph	1.8 pph	935	2.5 pph	2.5 pph	1.8 pph	2.5 pph	1.8 pph	622	1557

\*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

Critical Area Ordinance 351-2005  
 adopted December 1, 2005

**Bremerton East UGA (Unincorporated)  
Commerical/Industrial**

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

Final

	COMMERCIAL/INDUSTRIAL VACANT LAND								COMMERCIAL/INDUSTRIAL UNDERUTILIZED LAND								TOTAL ACREAGE BY ROW
	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	
<b>Total Gross Acres</b>	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
<b>Redevelopment</b>																	
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
<b>Critical Areas</b>																	
Includes Buffers																	
Vacant (Actual Acres)	0.00	0.46	0.00	0.00	0.00	0.00	0.00	0.46									
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)																	
<b>Roads/ROW (Future)</b>																	
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
<b>Public Facilities (Future)</b>																	
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
<b>Unavailable Lands</b>																	
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
<b>Net Developable Acres</b>	<b>0.00</b>	<b>0.29</b>	<b>1.27</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1.56</b>	<b>0.00</b>	<b>0.00</b>	<b>1.53</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1.53</b>	<b>3.09</b>

\*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

Critical Area Ordinance 351-2005  
adopted December 1, 2005



	VACANT LAND						UNDERUTILIZED LAND					SUBTOTAL	TOTAL ACREAGE BY ROW
	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)		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)		
<b>Acres</b>	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
<b>Redevelopment</b>													
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
<b>Critical Areas</b> Includes Buffers													
Vacant (Actual Acres)	77.03	27.50	0.00	0.00	0.12	104.65							
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)													
<b>Roads/ROW (Future)</b>													
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
<b>Public Facilities (Future)</b>													
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
<b>Unavailable Lands</b>													
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
<b>Net Developable Acres</b>	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		
<b>Dwelling Unit Capacity</b>	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		
<b>Population Capacity</b>	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

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



Critical Area Ordinance 351-2005  
 adopted December 1, 2005

**Bremerton West UGA (Unincorporated)  
Commerical/Industrial**

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

Final

	COMMERCIAL/INDUSTRIAL VACANT LAND								COMMERCIAL/INDUSTRIAL UNDERUTILIZED LAND								TOTAL ACREAGE BY ROW
	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	
<b>Total Gross Acres</b>	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
<b>Redevelopment</b>																	
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
<b>Critical Areas</b>																	
Includes Buffers																	
Vacant (Actual Acres)	2.81	0.00	0.00	0.00	0.00	0.00	5.84	8.64									
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)																	
<b>Roads/ROW (Future)</b>																	
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
<b>Public Facilities (Future)</b>																	
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
<b>Unavailable Lands</b>																	
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
<b>Net Developable Acres</b>	<b>1.81</b>	<b>0.00</b>	<b>0.04</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3.77</b>	<b>5.62</b>	<b>4.52</b>	<b>0.00</b>	<b>0.34</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>12.54</b>	<b>17.40</b>	<b>23.02</b>

\*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



Critical Area Ordinance 351-2005  
adopted December 1, 2005



	VACANT LAND						UNDERUTILIZED LAND						TOTAL ACREAGE BY ROW
	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	
<b>Acres</b>	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
<b>Redevelopment</b>													
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
<b>Critical Areas</b>													
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)													
<b>Roads/ROW (Future)</b>													
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
<b>Public Facilities (Future)</b>													
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
<b>Unavailable Lands</b>													
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
<b>Net Developable Acres</b>	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
<b>Dwelling Unit Capacity</b>	6	0	0	1	0	6	14	0	0	0	0	14	21
<b>Population Capacity</b>	2.5 pph 15	2.5 pph 0	1.8 pph 0	2.5 pph 2	1.8 pph 0	16	2.5 pph 35	2.5 pph 0	1.8 pph 0	2.5 pph 0	1.8 pph 0	35	51

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



Critical Area Ordinance 351-2005  
 adopted December 1, 2005

**Gorst UGA (Unincorporated)  
Commerical/Industrial**

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

Final

COMMERCIAL/INDUSTRIAL VACANT LAND											COMMERCIAL/INDUSTRIAL UNDERUTILIZED LAND										TOTAL ACREAGE BY ROW
	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			
<b>Total Gross Acres</b>	0.00	13.64	0.00	8.34	0.00	0.00	0.00	32.92	<b>54.90</b>	0.00	90.30	0.00	9.72	0.00	0.00	0.00	89.30	<b>189.32</b>	<b>244.22</b>		
<b>Redevelopment</b>																					
Vacant (Actual Acres) (-)	0.00	10.80	0.00	8.34	0.00	0.00	0.00	31.36	<b>50.50</b>												
Underutilized (Actual Acres) (-)										0.00	45.63	0.00	1.16	0.00	0.00	0.00	11.90	<b>58.69</b>	<b>109.19</b>		
<b>Critical Areas Includes Buffers</b>																					
Vacant (Actual Acres)	0.00	4.91	0.00	4.50	0.00	0.00	0.00	15.92	<b>25.33</b>												
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	<b>31.76</b>	<b>57.09</b>		
Area of Concern (50% reduction)																					
Critical Area (75% reduction)																					
<b>Roads/ROW (Future)</b>																					
Vacant 20% (-)	0.00	3.93	0.00	3.60	0.00	0.00	0.00	12.73	<b>20.26</b>												
Underutilized 20% (-)										0.00	20.99	0.00	0.46	0.00	0.00	0.00	3.95	<b>25.41</b>	<b>45.67</b>		
<b>Public Facilities (Future)</b>																					
Vacant 15% (-)	0.00	3.34	0.00	3.06	0.00	0.00	0.00	10.82	<b>17.22</b>												
Underutilized 15% (-)										0.00	17.84	0.00	0.39	0.00	0.00	0.00	3.36	<b>21.60</b>	<b>38.82</b>		
<b>Unavailable Lands</b>																					
Vacant 5% (-)	0.00	3.17	0.00	2.91	0.00	0.00	0.00	10.28	<b>16.36</b>												
Underutilized 15% (-)										0.00	15.17	0.00	0.34	0.00	0.00	0.00	2.86	<b>18.36</b>	<b>34.72</b>		
<b>Net Developable Acres</b>	<b>0.00</b>	<b>3.17</b>	<b>0.00</b>	<b>2.91</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>10.28</b>	<b>16.36</b>	<b>0.00</b>	<b>15.17</b>	<b>0.00</b>	<b>0.34</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2.86</b>	<b>18.36</b>	<b>34.72</b>		

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

Critical Area Ordinance 351-2005  
adopted December 1, 2005



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

		VACANT LAND					UNDERUTILIZED LAND					TOTAL ACREAGE BY ROW		
		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
	<b>Acres</b>	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
<b>Redevelopment</b>	<b>Vacant (Actual Acres) (-)</b>	784.73	8.71	2.39	147.48	68.68	1011.99							
	<b>Underutilized (Actual Acres) (-)</b>							929.22	6.81	0.52	9.95	59.65	1006.15	2018.14
<b>Critical Areas</b>	<b>Vacant (Actual Acres)</b>	569.77	4.75	2.39	59.80	53.66	690.37							
Includes Buffers	<b>Area of Concern (50% reduction)</b>													
	<b>Critical Area (75% reduction)</b>													
	<b>Underutilized (Actual Acres)</b>							711.25	6.08	0.51	3.93	38.59	760.35	1450.71
	<b>Area of Concern (50% reduction)</b>													
	<b>Critical Area (75% reduction)</b>													
<b>Roads/ROW (Future)</b>	<b>Vacant 20% (-)</b>	455.82	3.80	1.91	47.84	42.93	552.29							
	<b>Underutilized 20% (-)</b>							569.00	4.86	0.41	3.14	30.87	608.28	1160.57
<b>Public Facilities (Future)</b>	<b>Vacant 15% (-)</b>	387.44	3.23	1.63	40.66	36.49	469.45							
	<b>Underutilized 15% (-)</b>							483.65	4.13	0.35	2.67	26.24	517.04	986.48
<b>Unavailable Lands</b>	<b>Vacant 5% (-)</b>	368.07	3.07	1.54	38.63	34.66	445.98							
	<b>Underutilized 15% (-)</b>							411.10	3.51	0.29	2.27	22.31	439.48	885.46
	<b>Net Developable Acres</b>	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
	<b>Dwelling Unit Capacity</b>	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		
	<b>Population Capacity</b>	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

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



Critical Area Ordinance 351-2005  
 adopted December 1, 2005

COMMERCIAL/INDUSTRIAL VACANT LAND										COMMERCIAL/INDUSTRIAL UNDERUTILIZED LAND							TOTAL ACREAGE BY ROW
	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	
	<b>Total Gross Acres</b>	197.88	4.12	0.00	0.00	0.00	46.15	<b>248.15</b>	512.44	99.10	0.00	0.00	0.00	0.00	51.82	<b>663.36</b>	<b>911.51</b>
<b>Redevelopment</b>	<b>Vacant (Actual Acres) (-)</b>	188.89	2.18	0.00	0.00	0.00	44.28	<b>235.35</b>									
	<b>Underutilized (Actual Acres) (-)</b>								342.47	2.84	0.00	0.00	0.00	0.00	49.00	<b>394.31</b>	<b>629.66</b>
<b>Critical Areas</b>	<b>Vacant (Actual Acres)</b>	134.07	2.18	0.00	0.00	0.00	25.36	<b>161.61</b>									
Includes Buffers	<b>Area of Concern (50% reduction)</b>																
	<b>Critical Area (75% reduction)</b>																
	<b>Underutilized (Actual Acres)</b>								255.58	2.57	0.00	0.00	0.00	0.00	29.56	<b>287.71</b>	<b>449.32</b>
	<b>Area of Concern (50% reduction)</b>																
	<b>Critical Area (75% reduction)</b>																
<b>Roads/ROW (Future)</b>	<b>Vacant 20% (-)</b>	107.26	1.74	0.00	0.00	0.00	20.29	<b>129.29</b>									
	<b>Underutilized 20% (-)</b>								204.46	2.06	0.00	0.00	0.00	0.00	23.65	<b>230.17</b>	<b>359.46</b>
<b>Public Facilities (Future)</b>	<b>Vacant 15% (-)</b>	91.17	1.48	0.00	0.00	0.00	17.24	<b>109.89</b>									
	<b>Underutilized 15% (-)</b>								173.79	1.75	0.00	0.00	0.00	0.00	20.10	<b>195.64</b>	<b>305.54</b>
<b>Unavailable Lands</b>	<b>Vacant 5% (-)</b>	86.61	1.41	17.33	0.00	0.00	16.38	<b>121.73</b>									
	<b>Underutilized 15% (-)</b>								147.73	1.49	11.15	0.00	0.00	0.00	17.09	<b>177.45</b>	<b>299.18</b>
	<b>Net Developable Acres</b>	<b>86.61</b>	<b>1.41</b>	<b>17.33</b>	<b>0.00</b>	<b>0.00</b>	<b>16.38</b>	<b>121.73</b>	<b>147.73</b>	<b>1.49</b>	<b>11.15</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>17.09</b>	<b>177.45</b>	<b>299.18</b>

\*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

Critical Area Ordinance 351-2005  
adopted December 1, 2005



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

		VACANT LAND					UNDERUTILIZED LAND					TOTAL ACREAGE BY ROW		
		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
	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
<b>Redevelopment</b>	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
<b>Critical Areas</b> Includes Buffers	Vacant (Actual Acres)	397.73	69.26	0.00	574.29	10.22	1051.49							
	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)													
<b>Sewer Availability</b>	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
<b>Roads/ROW (Future)</b>	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
<b>Public Facilities (Future)</b>	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
<b>Unavailable Lands</b>	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
	Dwelling Unit Capacity	1028	447	0	1484	59	3019	0	0	0	0	0	0	3019
	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)

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



Critical Area Ordinance 351-2005  
 adopted December 1, 2005

COMMERCIAL/INDUSTRIAL VACANT LAND											COMMERCIAL/INDUSTRIAL UNDERUTILIZED LAND								TOTAL ACREAGE BY ROW	
	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			
<b>Total Gross Acres</b>	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	0.00	52.94	
<b>Redevelopment</b>																				
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	0.00	0.00	52.94
<b>Critical Areas</b>																				
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	0.00	0.00	47.13
Area of Concern (50% reduction)																				
Critical Area (75% reduction)																				
<b>Roads/ROW (Future)</b>																				
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	0.00	0.00	37.71
<b>Public Facilities (Future)</b>																				
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	0.00	0.00	32.05
<b>Unavailable Lands</b>																				
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	0.00	0.00	30.45
<b>Net Developable Acres</b>	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	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)

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



Critical Area Ordinance 351-2005  
adopted December 1, 2005

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

		COMMERCIAL/INDUSTRIAL VACANT LAND				COMMERCIAL/INDUSTRIAL UNDERUTILIZED LAND				TOTAL ACREAGE BY ROW
		Airport	Business Center	Industrial	SUBTOTAL	Airport	Business Center	Industrial	SUBTOTAL	
	<b>Total Gross Acres</b>	0.00	211.55	68.43	279.98	253.98	1293.60	1751.97	3299.55	3579.53
<b>Redevelopment</b>	<b>Vacant (Actual Acres) (-)</b>	0.00	207.60	68.43	276.03					
	<b>Underutilized (Actual Acres) (-)</b>					0.00	1147.30	330.53	1477.83	1753.86
<b>Critical Areas</b>	<b>Vacant (Actual Acres)</b>	0.00	158.34	66.65	224.98					
Includes Buffers	Area of Concern (50% reduction)									
	Critical Area (75% reduction)									
	<b>Underutilized (Actual Acres)</b>					0.00	977.33	320.25	1297.58	1522.56
	Area of Concern (50% reduction)									
	Critical Area (75% reduction)									
<b>Roads/ROW (Future)</b>	<b>Vacant 20% (-)</b>	0.00	126.67	53.32	179.99					
	<b>Underutilized 20% (-)</b>					0.00	781.87	256.20	1038.06	1218.05
<b>Public Facilities (Future)</b>	<b>Vacant 15% (-)</b>	0.00	107.67	45.32	152.99					
	<b>Underutilized 15% (-)</b>					0.00	664.59	217.77	882.35	1035.34
<b>Unavailable Lands</b>	<b>Vacant 5% (-)</b>	0.00	102.29	43.05	145.34					
	<b>Underutilized 15% (-)</b>					0.00	564.90	185.10	750.00	895.34
	<b>Net Developable Acres</b>	0.00	102.29	43.05	145.34	0.00	564.90	185.10	750.00	895.34

Updated Land Capacity Analysis (ULCA) 2005  
 Method Direction from the Kitsap County Board of Commissioners  
 April 25, 2005

Critical Area Ordinance 351-2005  
 adopted December 1, 2005

Updated Land Capacity Analysis (ULCA)  
 per KCRP IV Hearings Board Decision August 2006



