Appendix A

Land Capacity Analysis Methodology

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

DRAFT

KITSAP COUNTY
2005 UPDATED LAND CAPACITY ANALYSIS (ULCA)

Prepared For:

Kitsap County
Department of Community Development

Prepared By:

Mark Personius, AICP,
Growth Management Consultant

Kitsap County Geographic Information Systems,
Cindy Read
David Nash

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KITSAP COUNTY COMMISSIONERS

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Jan Angel, District 2 South Kitsap
Patty Lent, District 3 Central Kitsap

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Cindy Read, GIS Analyst
Dave Nash, GIS Analyst

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ULCA Citizens Advisory Group

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Richard Brown
Fred Depee
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Art Castle
Betsy Cooper
Sara Currow
Byron Harris
Vivian Henderson
Chris Hugo
Joanne Long-Woods
Jeff McCormick
Tom Nevins
Ron Ross
Doug Skrobut

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.

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].

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-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.).

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.

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 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].

[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

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.

facilities in the County, all stormwater treatment must be provided on-site. The increased impervious surfaces 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.

Appendix A

A-1 Unincorporated Urban Growth Area Residential Land Capacity Analysis (Detailed)

A-2 Unincorporated UGA Commercial/Industrial Land Capacity Analysis (Detailed)

A-3 Unincorporated Rural and Resource Land Residential Land Capacity Analysis (Detailed)

A-4 Residential LAMIRD Land Capacity Analysis (Detailed)

Appendix A-1

Unincorporated Urban Growth Area Residential Land Capacity Analysis (Detailed)

Table 1.1

Kitsap County
Unincorporated Urban Growth Areas (UGA)
Residential Land Capacity Analysis
2005

	VACANT						UNDERUTILIZED						
	Urban Low (5 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)	Vacant Total	Urban Low (5 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)	Underutilized Total	Total by Row
Bremerton East													
Net Developable Acres	60.71	0.00	0.39	0.00	0.00	**61.10**	61.80	0.50	0.26	0.00	0.00	**62.56**	**123.66**
Dwelling Unit Capacity	304	0	7	0	0	**311**	186	4	4	0	0	**194**	**505**
	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	759	0	13	0	0	**772**	465	10	7	0	0	**482**	**1,254**
Bremerton West													
Net Developable Acres	20.58	0.22	0.00	0.00	0.00	**20.80**	15.82	0.41	0.00	0.00	0.00	**16.23**	**37.03**
Dwelling Unit Capacity	103	2	0	0	0	**105**	59	0	0	0	0	**59**	**164**
	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	257	5	0	0	0	**262**	148	0	0	0	0	**148**	**410**
Central Kitsap													
Net Developable Acres	147.40	6.60	2.38	111.40	0.00	**267.78**	226.58	14.89	0.00	62.52	0.00	**303.99**	**571.77**
Dwelling Unit Capacity	737	66	45	111	0	**959**	801	135	0	39	0	**975**	**1,934**
	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	1,843	165	82	279	0	**2,369**	2,002	337	0	96	0	**2,435**	**4,804**
Kingston													
Net Developable Acres	19.75	8.43	0.00	71.39	1.60	**101.17**	20.77	4.52	0.00	7.34	4.26	**36.89**	**138.06**
Dwelling Unit Capacity	99	84	0	71	14	**268**	70	35	0	3	14	**122**	**390**
	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	247	211	0	178	26	**662**	175	88	0	8	25	**296**	**958**
Port Orchard													
Net Developable Acres	72.75	3.88	1.54	19.00	0.00	**97.17**	106.82	2.20	0.00	0.00	0.00	**109.02**	**206.19**
Dwelling Unit Capacity	364	39	29	19	0	**451**	376	17	0	0	0	**393**	**844**
	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	909	97	53	48	0	**1,107**	940	43	0	0	0	**983**	**2,090**
Silverdale													
Net Developable Acres	121.35	0.37	11.51	7.56	0.00	**140.79**	128.62	3.07	4.64	11.19	0.00	**147.52**	**288.31**
Dwelling Unit Capacity	607	4	219	8	0	**838**	477	29	78	6	0	**590**	**1,428**
	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	1,517	9	394	19	0	**1,939**	1,193	72	141	15	0	**1,421**	**3,360**
Total*			Vacant						Underutilized				
Net Developable Acres	442.54	19.50	15.82	209.35	1.60	**688.81**	560.41	25.59	4.90	81.05	4.26	**676.21**	**1,365.02**
Dwelling Unit Capacity	2,214	195	300	209	14	**2,932**	1,969	220	82	48	14	**2,333**	**5,265**
	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	5,532	487	542	524	26	**7,111**	4,923	550	148	119	25	**5,765**	**12,876**

*See South Kitsap UGA/ULID#6 adopted Sub-Area Plan
for Summary Land Capacity Analysis - December 8, 2003
*See Draft Sub-Area Plan/DSEIS for detailed Land Capacity
Analysis by zone within the South Kitsap UGA/ULID#6 - October 26, 2001

Net Developable acres are calculated using the approved
Updated Land Capacity Analysis as approved by the
Board of County Commissioners, April 2005

Kitsap County
Department of Community Development

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September, 2005

Appendix A-2

Unincorporated UGA Commercial/Industrial Land Capacity Analysis (Detailed)

Table 1.2

Kitsap County
Unincorporated Urban Growth Areas (UGA)
Commercial/Industrial Land Capacity Analysis
2005

	VACANT									UNDERUTILIZED									
	Highway Tourist Commercial	Neighborhood Commercial	Urban Commercial	Regional Commercial	Business Park	Business Center	Industrial	Urban Village Center	Vacant Total	Highway Tourist Commercial	Neighborhood Commercial	Urban Commercial	Regional Commercial	Business Park	Business Center	Industrial	Urban Village Center	Underutilized Total	Total by Row
Bremerton East																			
Net Developable Acres	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**1.76**	0.99	0.26	0.00	0.00	0.00	0.00	0.00	0.00	**1.25**	**3.01**
Bremerton West																			
Net Developable Acres	1.76	0.00	0.00	0.00	0.00	0.00	3.77	0.00	**5.53**	2.14	0.00	0.00	0.00	0.00	0.00	1.41	0.00	**3.55**	**9.08**
Central Kitsap																			
Net Developable Acres	32.72	4.57	0.00	0.00	0.00	0.00	0.00	0.00	**37.29**	10.26	0.56	0.00	0.00	0.00	0.00	5.35	0.00	**16.17**	**53.46**
Kingston																			
Net Developable Acres	11.44	0.00	0.00	0.00	0.00	0.00	5.07	0.00	**16.51**	6.41	0.00	0.00	0.00	0.00	0.00	0.00	2.27	**8.68**	**25.19**
Port Orchard																			
Net Developable Acres	56.74	4.01	0.00	0.00	0.00	0.00	2.01	0.00	**62.76**	50.73	0.56	0.00	0.00	0.00	0.00	4.61	0.00	**55.90**	**118.66**
Silverdale																			
Net Developable Acres	0.00	1.81	0.00	22.69	17.29	0.00	159.22	0.00	**201.01**	0.00	4.91	0.00	33.67	8.38	0.00	21.98	0.00	**68.94**	**269.95**
Gorst																			
Net Developable Acres	3.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**3.93**	7.07	0.00	0.00	0.00	0.00	0.00	1.26	0.00	**8.33**	**12.26**
SK Industrial Park (SKIA)																			
Net Developable Acres	0.00	0.00	0.00	0.00	0.00	106.88	43.03	0.00	**149.91**	0.00	0.00	0.00	0.00	0.00	582.05	185.13	0.00	**767.18**	**917.09**
Total*				VACANT									UNDERUTILIZED						
Net Developable Acres	**108.35**	**10.39**	**0.00**	**22.69**	**17.29**	**106.88**	**213.10**	**0.00**	**478.70**	**77.60**	**6.29**	**0.00**	**33.67**	**8.38**	**582.05**	**219.74**	**2.27**	**930.00**	**1,408.70**

*See South Kitsap UGA/ULID#6 adopted Sub-Area Plan for Summary Land Capacity Analysis - December 8, 2003
*See Draft Sub-Area Plan/DSEIS for detailed Land Capacity Analysis by zone within the South Kitsap UGA/ULID#6 - October 26, 2001

Vacant Urban Village Center (UVC) zoned parcels in the Kingston UGA are unaccounted for on this sheet due to geo-coding protocols in the GIS database. However, UVC zoned vacant lands in the Kingston UGA have an estimated commercial land capacity of 0.8 net acres (50% of the 1.6 net available vacant acres calculated in the residential ULCA). See the ULCA Report for further explanation.

Net Developable acres are calculated using the approved Updated Land Capacity Analysis as approved by the Board of County Commissioners, April 2005

Kitsap County
Department of Community Development

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September, 2005

Appendix A-3

Unincorporated Rural and Resource Land Residential Land Capacity Analysis (Detailed)

Unincorporated Residential Rural Lands Capacity Analysis

VACANT Parcels	Parcels of 1 acres or less	Parcels greater than 1 acre to 2.5 acres	Parcels greater than 2.5 acres to 4.99 acres	Parcels from 5.00 acres to 9.99 acres	Parcels from 10.00 acres to 19.99 acres	Parcels from 20.00 acres to 39.99 acres	Parcels from 40.00 acres to 79.99 acres	Parcels greater than and equal to 80.00 acres	Total by row	Vacant Dwelling Unit Capacity by row	Total Vacant Population Capacity
Rural Residential (1 DU/5 Ac)	*Non-Conforming*			*Conforming*	*Conforming - Subdividable*						2.5 pph
Parcels	3321	1547	1343	746	147	57	4	2	**7167**	**6957**	**17393**
Acreage	1359.10	2844.11	4834.26	4863.53	2030.56	1680.67	162.30	200.22	**17974.75**	**815**	**2037**
Rural Protection (1 DU/10 Ac)	*Non-Conforming*				*Conforming*	*Conforming - Subdividable*					2.5 pph
Parcels	336	452	486	319	108	37	9	0	**1747**	**1701**	**4253**
Acreage	171.26	8600.42	1824.82	2042.53	1511.69	1011.52	380.54	0.00	**15542.78**	**139**	**348**
Rural Wooded (1 DU/20 Ac)	*Non-Conforming*					*Conforming*	*Conforming - Subdividable*				2.5 pph
Parcels	50	31	73	45	19	19	5	4	**246**	**237**	**593**
Acreage	31.13	55.11	313.67	322.72	291.55	618.37	253.67	449.19	**2335.41**	**35**	**88**
Forest Resource Lands (1 DU/40 Ac)	*Non-Conforming*						*Conforming*	Conforming - Subdividable			2.5 pph
Parcels	0	0	0	0	0	0	0	0	**0**	**0**	**0**
Acreage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0**	**0**	**0**
Mineral Resource Lands (1 DU/20 Ac)	*Non-Conforming*					*Conforming*	*Conforming - Subdividable*				2.5 pph
Parcels	8	8	11	12	4	1	1	0	**45**	**44**	**110**
Acreage	4.53	11.60	36.63	95.04	59.61	29.72	40.95	0.00	**278.08**	**2**	**5**
Urban Reserve (1 DU/10 Ac)	*Non-Conforming*				*Conforming*	*Conforming - Subdividable*					2.5 pph
Parcels	431	162	68	50	20	8	1	0	**740**	**731**	**1828**
Acreage	152.13	262.80	258.12	335.81	263.52	228.78	79.67	0.00	**1580.83**	**31**	**77**
Vacant Parcels											2.5 pph
Parcels	**4146**	**2200**	**1981**	**1172**	**298**	**122**	**20**	**6**	**9945**	**9670**	**24175**
Acreage	**1718.15**	**11774.04**	**7267.50**	**7659.63**	**4156.93**	**3569.06**	**917.13**	**649.41**	**37711.85**	**1022**	**2555**

Developed/Underutilized Parcels	Parcels of 1 acres or less	Parcels greater than 1 acre to 2.5 acres	Parcels greater than 2.5 acres to 4.99 acres	Parcels from 5.00 acres to 9.99 acres	Parcels from 10.00 acres to 19.99 acres	Parcels from 20.00 acres to 39.99 acres	Parcels from 40.00 acres to 79.99 acres	Parcels greater than and equal to 80.00 acres	Total by Row	Underutilized Dwelling Unit Capacity by row	Total Underutilized Population Capacity
Rural Residential (1 DU/5 Ac)	*Non-coforming*			*Conforming*	*Conforming - Subdividable*					Subdividable acres (/) zoning (-) existing dwelling units	2.5 pph
Parcels	13877	7314	4185	1374	177	32	1	0	**26960**	**0**	**0**
Acreage	6628.88	13334.99	14328.93	8868.39	2345.92	873.47	41.03	0.00	**46421.61**	**407**	**1018**
Rural Protection (1 DU/10 Ac)	*Non-coforming*				*Conforming*	*Conforming - Subdividable*				Subdividable acres (/) zoning (-) existing dwelling units	2.5 pph
Parcels	1613	1676	1230	635	148	22	2	0	**5326**	**0**	**0**
Acreage	902.94	3073.03	4295.70	4139.32	1967.32	554.11	124.91	0.00	**15057.33**	**43**	**107**
Rural Wooded (1 DU/20 Ac)	*Non-coforming*					*Conforming*	*Conforming - Subdividable*			Subdividable acres (/) zoning (-) existing dwelling units	2.5 pph
Parcels	27	50	96	40	13	9	2	1	**238**	**0**	**0**
Acreage	14.24	108.78	392.31	244.54	156.84	277.68	84.71	113.48	**1392.58**	**5**	**12**
Forest Resource Lands (1 DU/40 Ac)	*Non-coforming*						*Conforming*	*Conforming - Subdividable*		Subdividable acres (/) zoning (-) existing dwelling units	2.5 pph
Parcels	0	0	0	0	0	0	0	0	**0**	**0**	**0**
Acreage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0**	**0**	**0**
Mineral Resource Lands (1 DU/20 Ac)	*Non-coforming*					*Conforming*	*Conforming - Subdividable*			Subdividable acres (/) zoning (-) existing dwelling units	2.5 pph
Parcels	30	30	12	9	0	1	0	0	**82**	**0**	**0**
Acreage	12.69	41.51	41.49	55.05	0.00	29.69	0.00	0.00	**180.43**	**0**	**0**
Urban Reserve (1 DU/10 Ac)	*Non-coforming*				*Conforming*	*Conforming - Subdividable*				Subdividable acres (/) zoning (-) existing dwelling units	2.5 pph
Parcels	2462	386	123	62	9	3	0	0	**3045**	**0**	**0**
Acreage	953.62	572.08	450.18	389.81	114.93	92.39	0.00	0.00	**2573.01**	**6**	**16**
Underutilized Parcels											
Parcels	**18009**	**9456**	**5646**	**2120**	**347**	**67**	**5**	**1**	**35651**	**0**	**0**
Acreage	**8512.37**	**17130.39**	**19508.61**	**13697.11**	**4585.01**	**1827.34**	**250.65**	**113.48**	**6776.48**	**461**	**1153**

Non-conforming Parcels (1 unit per parcel)
Conforming Parcel (1 unit per parcel)
Subdividable Parcels (Acreage divided by allowed dwelling units per acre)
Dwelling unit capacity is based on the current adopted zoning

Kitsap County
Department of Community Development

Appendix A-4

Residential LAMIRD Land Capacity Analysis (Detailed)

Manchester
Limited Area of More Intense Rural Development
(LAMIRD)
Land Capacity Analysis

Residential Lands			Manchester Village Low Residential: Platted Lot .20 acres	Manchester Village Low Residential: Non-Platted Lot .25 acres	Manchester Village Residential: Platted Lot .20 acres	Manchester Village Residential: Non-Platted Lot .25 acres	Total by Row
Underutlized	*Dwelling unit capacity calculation: Acres divided by minimum lot size by zone - minus existing units*	Redevelopable Parcels	176	124	53	54	**407**
		Acres	104.13	188.77	32.01	25.89	**350.80**
		Dwelling Unit Capacity	344	631	107	49	**1131**
Underutilized Parcels			**176**	**124**	**53**	**54**	**407**
Total Acres			**104.13**	**188.77**	**32.01**	**25.89**	**350.80**
Dwelling Unit Capacity Total (Underutilized)			**344**	**631**	**107**	**49**	**1131**

			Platted Lot .20 acres	Non-Platted Lot .25 acres	Platted Lot .20 acres	Non-Platted Lot .25 acres	Total by Row
Vacant	*Non Conforming capacity calculation: Dwelling units = number of parcels Conforming parcel capacity calculations: Acres divided by minimum lot size by zone*	Non Conforming Parcels	78	6	56	8	**148**
		Acres	8.66	0.88	8.71	1.35	**19.60**
		Dwelling Unit Capacity	78	6	56	8	**148**
		Conforming Parcels	84	49	65	5	**203**
		Acres	42.75	82.31	20.88	1.40	**147.34**
		Dwelling Unit Capacity	213	329	104	5	**651**
Vacant Parcels			**162**	**55**	**121**	**13**	**351**
Total Acres			**51.41**	**83.19**	**29.59**	**2.75**	**166.94**
Dwelling Unit Capacity Total (Vacant)			**291**	**335**	**160**	**13**	**799**

Total Number of Parcels	***517***	***241***	***758***
Total Acres	***427.50***	***90.24***	***517.74***
Dwelling Unit Capacity Total	***1601***	***329***	***1930***

Table Z-2. Lot Requirements and Setbacks for MVR and MVLR Zones

	MVR	MVLR
Minimum Developable Lot Size *(the smallest size existing lots may be to be developed)**	.25 acres (10,890 sq ft)	.25 acres (10,890 sq ft)
Minimum Divisible Lot Size *(the smallest size in which parcels can be divided after the adoption of the Plan)*	.25 acres (10,890 sq ft)	.50 acres (21,780 sq ft) w/ Clustering .25 acres (10,890 sq ft)
Minimum Lot Width	60 feet	60 feet
Minimum Lot Depth	60 feet	60 feet
Frontyard Setback	20 feet	20 feet
Sideyard Setback	5 feet	5 feet
Rearyard Setback	5 feet	5 feet

***Nonconforming Lots exceptions**

Lots currently exist within the Manchester Village that do not meet the minimum requirements of these residential zones. These lots are considered nonconforming and are addressed as follows:

Nonconforming Lots in Single Ownership. If a single lot of record, legally created before the adoption of the Manchester Community Plan, is less than 8,712 square feet in size or does not meet dimensional requirements of its zone, said lot may be occupied by any use permitted within its zone subject to all other requirements of this Plan.

Nonconforming Lots in Common Ownership. If there are contiguous lots of record held in common ownership, each legally created before adoption of the Manchester Community Plan, and one or more of these lots is less than 8,712 square feet in size or does not meet the dimensional requirements of its zone, said lots shall be combined to meet these minimum lot requirements. After the adoption of this Plan, lots sold and taken out of common ownership will not be eligible for the single ownership regulations of this Plan.

*Manchester Community Plan

Kitsap County Department of Community Development

March 18, 2002

Suquamish
Limited Area of More Intense Rural Development
(LAMIRD)
Land Capacity Analysis

Residential Lands			Suquamish Village Low Residential: Platted Lot .10 acres	Suquamish Village Low Residential: Non-Platted Lot .50 acres	Suquamish Village Residential: Platted Lot .08 acres	Suquamish Village Residential: Non-Platted Lot .50 acres	Total by Row
Underutlized	*Dwelling unit capacity calculation: Acres divided by minimum lot size by zone - minus existing units*	Redevelopable Parcels	59	4	352	0	**415**
		Acres	34.97	6.87	96.12	0.00	**137.96**
		Dwelling Unit Capacity	290	9	849	0	**1148**
Underutilized Parcels			**59**	**4**	**352**	**0**	**415**
Total Acres			**34.97**	**6.87**	**96.12**	**0.00**	**137.96**
Dwelling Unit Capacity Total (Underutilized)			**290**	**9**	**849**	**0**	**1148**

			Platted Lot .10 acres	Non-Platted Lot .50 acres	Platted Lot .08 acres	Non-Platted Lot .50 acres	Total by Row
Vacant	*Non Conforming capacity calculation: Dwelling units = number of parcels Conforming parcel capacity calculations: Acres divided by minimum lot size by zone*	Non Conforming Parcels	2	0	54	3	**59**
		Acres	0.12	0.00	2.74	0.68	**3.54**
		Dwelling Unit Capacity	2	0	54	3	**59**
		Conforming Parcels	40	2	159	0	**201**
		Acres	14.03	4.54	24.23	0.00	**42.80**
		Dwelling Unit Capacity	140	9	302	0	**451**
Vacant Parcels			**42**	**2**	**213**	**3**	**260**
Total Acres			**14.15**	**4.54**	**26.97**	**0.68**	**46.34**
Dwelling Unit Capacity Total (Vacant)			**142**	**9**	**356**	**3**	**510**

Total Number of Parcels	***107***	***568***	***675***
Total Acres	***60.53***	***123.77***	***184.30***
Dwelling Unit Capacity Total	***450***	***1208***	***1658***

Suquamish Rural Village		
	SVLR	**SVR**
Minimum Developable Lot Size *(the smallest size existing lots may be to be developed)**	4,500 sq ft .10 acres	3,600 sq ft .08 acres
Minimum Divisible Lot Size *(the smallest size in which parcels can be divided after the adoption of the Plan)*	21,780 sq ft .50 acres	21,780 sq ft .50 acres
Minimum Lot Width	50 feet	40 feet
Minimum Lot Depth	90 feet	75 feet
Frontyard Setback	20 feet	20 feet
Sideyard Setback	5 feet	5 feet
Rearyard Setback	5 feet	5 feet

***Nonconforming Lots exceptions**

Nonconforming lots in single ownership

If a single lot of record, which was legally created, is smaller in total square footage than that required in this plan, or if the dimensions of the lot are less than required, said lot may be occupied by any use permitted within the zone subject to all other requirements of this plan.

Nonconforming contiguous lots in common ownership

If there are contiguous lots of record held in common ownership, and each of the lots was legally created, and one or more of the lots is smaller in total square footage than required by this plan, or the dimensions of one or more of them are less than required, said lots shall be combined to meet the minimum lot requirements for size and dimension.

Suquamish Rural Village Subarea Plan
April 19, 1999

Port Gamble
Limited Area of More Intense Rural Development
(LAMIRD)
Land Capacity Analysis

Residential Lands			Rural Historic Town Residential: Acres < 5.00 2.5 Du/Ac	Rural Historic Town Residential: Acres >= 5.00 5 Du/Ac	Rural Historic Town Waterfront: Acres < 5.00 2.5 Du/Ac	Rural Historic Town Waterfront: Acres >= 5.00 5 Du/Ac	Total by Row
Underutlized	*Dwelling unit capacity calculation: Acres divided by minimum lot size by zone - minus existing units*	Redevelopable Parcels	0	1	1	0	**2**
		Acres	0.00	19.97	2.65	0.00	**22.62**
		Dwelling Unit Capacity	0	116	5	0	**121**
Underutilized Parcels			**0**	**1**	**1**	**0**	**2**
Total Acres			**0.00**	**19.97**	**2.65**	**0.00**	**22.62**
Dwelling Unit Capacity Total (Underutilized)			**0**	**116**	**5**	**0**	**121**

			Acres < 5.00 2.5 Du/Ac	Acres >= 5.00 5 Du/Ac	Acres < 5.00 2.5 Du/Ac	Acres >= 5.00 5 Du/Ac	Total by Row
Vacant	*Parcel capacity calculations: Acres divided by minimum lot size by zone*	Vacant Parcels	15	2	0	0	**17**
		Acres	16.27	16.98	0.00	0.00	**33.25**
		Dwelling Unit Capacity	40	99	0	0	**139**
Vacant Parcels			**15**	**2**	**0**	**0**	**17**
Total Acres			**16.27**	**16.98**	**0.00**	**0.00**	**33.25**
Dwelling Unit Capacity Total (Vacant)			**40**	**99**	**0**	**0**	**139**

Total Number of Parcels	***18***	***1***	***19***
Total Acres	***53.22***	***2.65***	***55.87***
Dwelling Unit Capacity Total	***255***	***5***	***260***

17.321B.050 Density.

RHTR Zone: Residential development no greater than 2.5 units per acre. Total acreage in the zone is approximately 69.76 acres. The cemetery is estimated at approximately 1.33 acres. The maximum number of dwelling units allowed in the zone, therefore, will be calculated based on the acreage determined for the zone following a survey establishing the exact area, less acreage dedicated to county or state right-of-way. Residential lot size minimums and maximums apply as set forth in Section 17.321B.055.

RHTW Zone: Residential mixed-use development no greater than 2.5 residential units per acre is allowed. Waterfront development is not subject to an intensity or floor area ratio limit, but structure size for certain uses is limited as noted in Table 17.321B.040. Total acreage for the zone is approximately 32.01 acres, with developable acreage limited by shoreline setbacks and the bluff area. (Ord. 236 (1999) § 2 (part), 1999)

17.321B.055 Lot size.

A.In the RHTR zone, the following regulations apply to any development proposing densities in excess of one dwelling unit per five acres.
1.Minimum lot size: 3,500 square feet;
2.Maximum lot size: 7,500 square feet;
3.Excess area from acreage used to support proposed densities but not devoted to residential lots and public improvements such as streets and alleys shall be permanently dedicated and reserved for community open space, park land, and similar uses.
B.For developments proposing densities in the RHTR zone no greater than one dwelling unit per five acres, the minimum and maximum lot sizes noted above shall not apply, except that existing dwelling units shall be allocated lot area between 3,500 and 7,500 square feet. New proposals may then proceed using the five-acre lot requirements of Section 17.310.030 for the rural residential (RR) zone. All other provisions of this chapter will continue in effect.
(Ord. 236 (1999) § 2 (part), 1999)

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 This Study Area includes:	50% of Growth Allocation, or 3,450 people	2,986 people	Shortfall of 464 people
▪ 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.

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 <u>all</u> 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
MANETTE BRIDGE
WASHINGTON AV
HIGHLAND AV
PACIFIC AV
PLEASANT AV
COGEAN AV
MCKENZIE AV
PARK AV
WARREN AV
CHESTER AV
PARK DR
01ST ST
02ND ST
04TH ST
05TH ST
06TH ST
07TH ST
08TH ST
09TH ST
10TH ST
11TH ST
12TH ST
13TH ST
14TH ST
15TH ST
E 09TH ST
E 10TH ST
E 11TH ST
E 13TH ST
E 14TH ST
E 15TH ST
PITT AV
SHORE DR-LOWER
SCOTT AV
PERRY AV
HAYWARD AV
WHEATON WAY-SPUR
HOME ST
MARLOW A
HIGHLAND AV
11TH ST PL
PACIFIC AV
COGEAN AV
MCKENZIE AV
PARK AV
PARK DR
ELIZABETH AV
WARREN AV
BRDWAY AV
LINCOLN AV
OHIO AV
CHESTER AV
GREGORY WAY
STATE ST

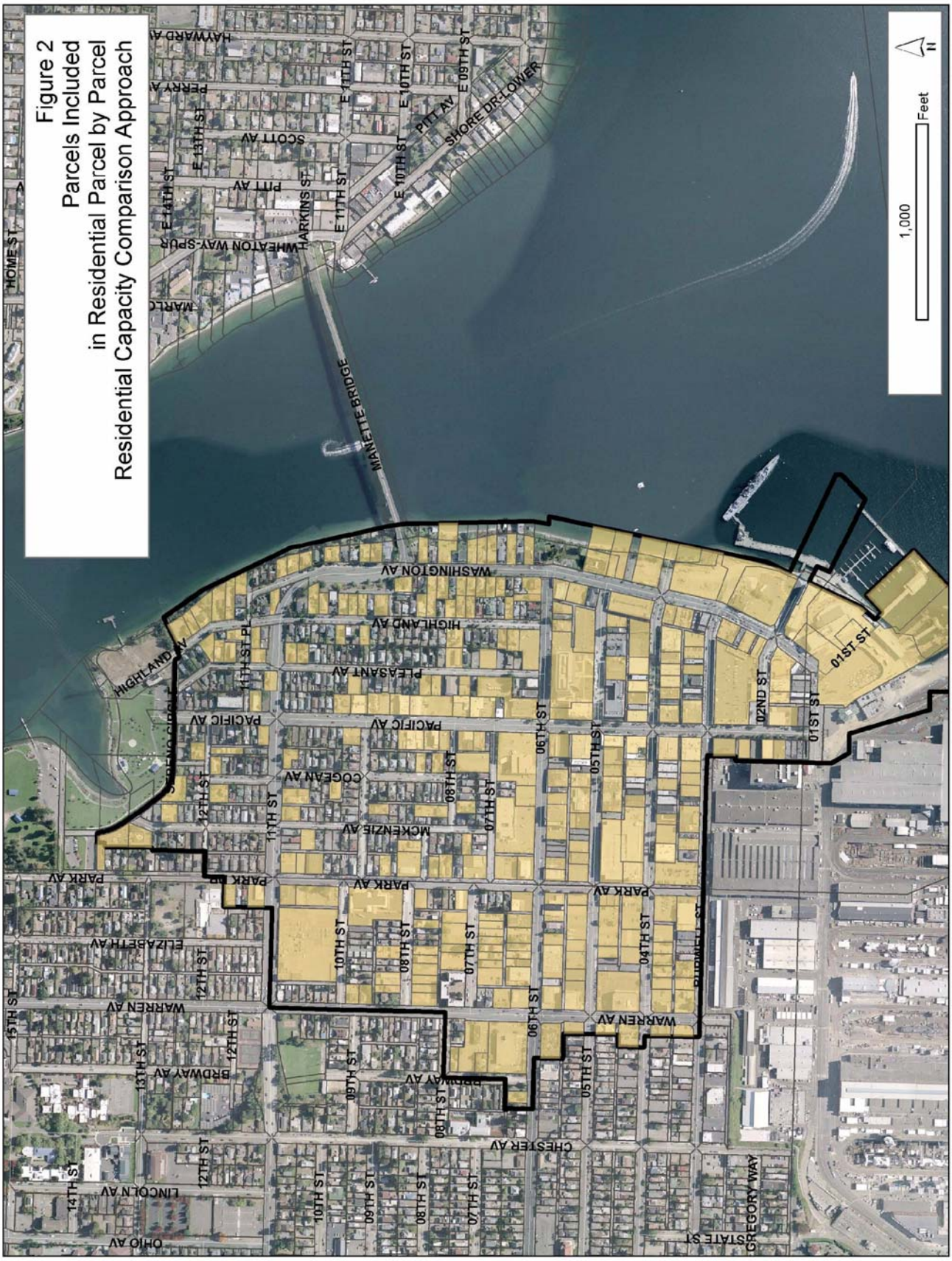
Figure 2
Parcels Included
in Residential Parcel by Parcel
Residential Capacity Comparison Approach
N
1,000
Feet
MANETTE BRIDGE
SHORE DR-LOWER
PITT AV
E 10TH ST
E 11TH ST
E 09TH ST
SCOTT AV
E 13TH ST
E 14TH ST
HOME ST
WHEATON WAY-SPUR
HIGHLAND AV
WASHINGTON AV
HIGHLAND AV
PLEASANT AV
PACIFIC AV
COGEAN AV
MCKENZIE AV
PARK AV
ELIZABETH AV
WARREN AV
BRDWAY AV
CHESTER AV
LINCOLN AV
OHIO AV
01ST ST
02ND ST
06TH ST
05TH ST
04TH ST
08TH ST
07TH ST
09TH ST
10TH ST
11TH ST
12TH ST
13TH ST
14TH ST
15TH ST
GREGORY WAY
STATE ST

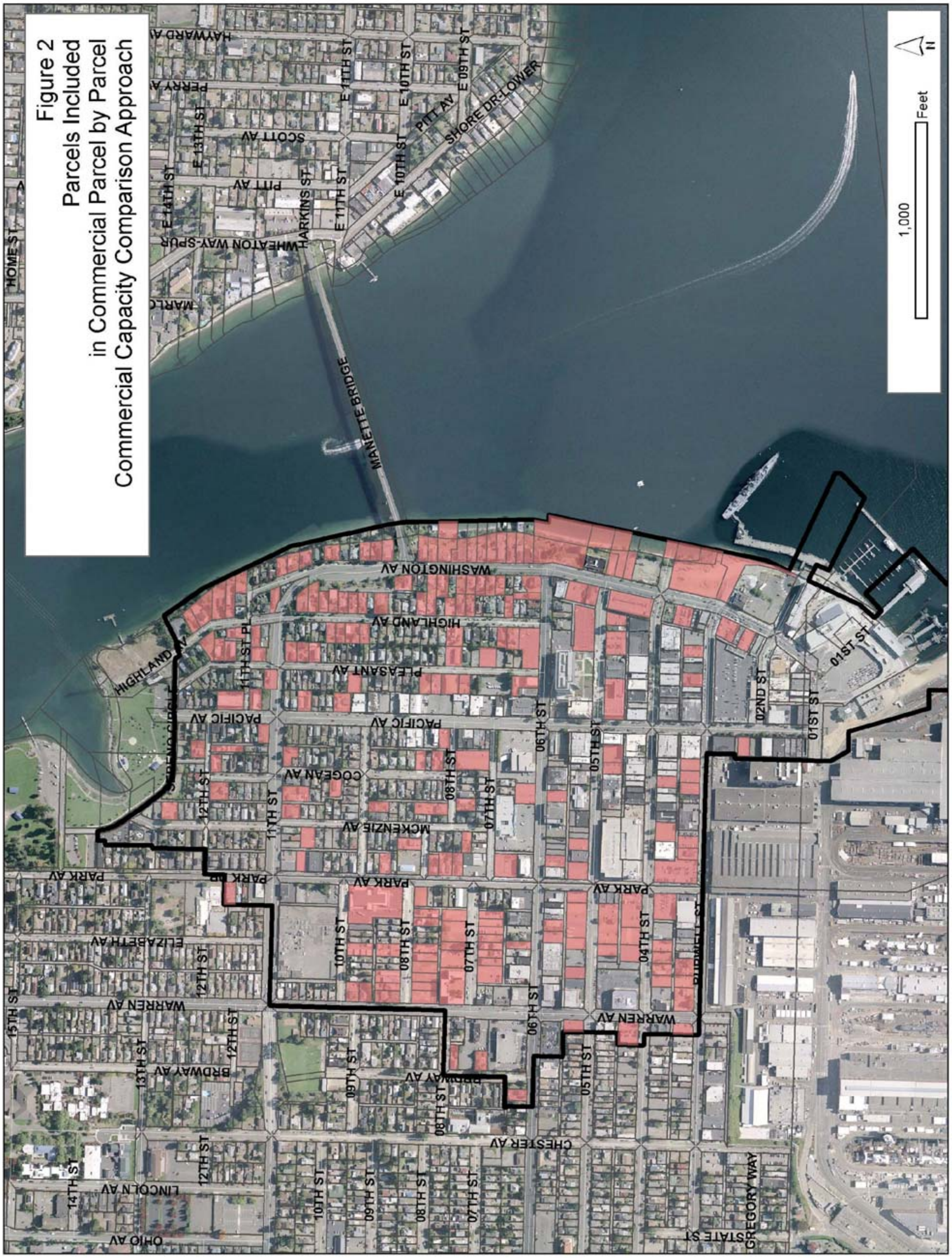
Figure 2
Parcels Included
in Commercial Parcel by Parcel
Commercial Capacity Comparison Approach
MANETTE BRIDGE
WASHINGTON AV
HIGHLAND AV
PLEASANT AV
PACIFIC AV
PARK AV
WARREN AV
1,000
Feet
N

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	2066.01	132401-2-007-2001	3000	6150	9150	460
1138700	12432.2	132401-2-024-2000	122330	47430	169760	637
1138742	3013.94	132401-2-028-2006	0	108390	108390	760
1138759	3840.05	132401-2-029-2005	0	552690	552690	760
1138767	11460.83	132401-2-030-2002	0	82200	82200	641
1138775	3224.93	132401-2-032-2000	0	11060	11060	910
1138783	4062.96	132401-2-033-2009	119470	26220	145690	121
1138791	3602.93	132401-2-034-2008	48470	25140	73610	111
1138809	1337.47	132401-2-035-2007	81400	129320	210720	111
1138817	2664.88	132401-2-036-2006	104380	23540	127920	111
1138825	649.89	132401-2-037-2005	182060	83140	265200	122
1138833	5168.54	132401-2-038-2004	198810	26760	225570	123
1138841	3260.34	132401-2-039-2003	102660	25140	127800	111
1138858	4108.4	132401-2-040-2000	180840	29530	210370	122
1138866	6274.37	132401-2-041-2009	115500	74210	189710	121
1138874	718.23	132401-2-042-2008	145320	47000	192320	121
1138882	4028.51	132401-2-043-2007	74400	49480	123880	111
1138890	4066.61	132401-2-044-2006	145610	49480	195090	121
1138908	5467.04	132401-2-045-2005	159250	68030	227280	122
1138916	5097.99	132401-2-048-2002	146860	31390	178250	122
1138924	4922.42	132401-2-049-2001	172920	30770	203690	111
1138932	1982.2	132401-2-050-2007	105930	36300	142230	131
1138940	2952.89	132401-2-051-2006	146080	24610	170690	111
1138957	4811.65	132401-2-054-2003	115000	26760	141760	111
1138965	5250.28	132401-2-055-2002	113390	27300	140690	111
1138973	5650.24	132401-2-056-2001	208010	27830	235840	123
1910801	6871.15	132401-2-061-2004	68020	29440	97460	111
1139005	3754.98	132401-2-063-2002	95700	25140	120840	111
1139013	12737.52	132401-2-064-2001	464410	133090	597500	134
1139021	6664.82	132401-2-065-2000	157780	29440	187220	123
1139039	4515.09	132401-2-066-2009	0	26220	26220	910
2417921	3508.45	132401-2-078-2005	176200	25140	201340	111
2417939	3936.46	132401-2-079-2004	176200	25680	201880	111
2420206	17970.96	132401-2-080-2001	45430	124350	169780	590
1139096	5616.74	132401-3-001-2005	6300	67430	73730	111
1139104	5501.14	132401-3-002-2004	70250	73060	143310	122
1139112	3161.77	132401-3-003-2003	158710	44950	203660	121
1139120	7923.67	132401-3-004-2002	117370	145310	262680	131
1139138	7985.23	132401-3-005-2001	124710	61850	186560	121
1139146	6280.96	132401-3-006-2000	261520	76340	337860	131
1139153	7468.89	132401-3-007-2009	0	76340	76340	111
1139179	7873.69	132401-3-009-2007	122510	34510	157020	111
1139187	5005.89	132401-3-010-2004	177970	28250	206220	111
1139195	4140.04	132401-3-011-2003	169600	30150	199750	111
1915503	4597.14	132401-3-012-2002	234150	28250	262400	123
1910827	5080.79	132401-3-013-2001	221100	29360	250460	122
1139252	6530.51	132401-3-017-2007	196250	63880	260130	131
1139278	4559.93	132401-3-019-2005	118870	26220	145090	111
1139286	5170.1	132401-3-020-2002	16630	27300	43930	111
1139294	3134.72	132401-3-021-2001	147700	24610	172310	111
1139302	3325	132401-3-022-2000	151580	24610	176190	111
1139310	3372.48	132401-3-023-2009	146550	22630	169180	111
1139328	3372.54	132401-3-024-2008	171290	25140	196430	690
1139336	4997.61	132401-3-025-2007	132840	26760	159600	111
1139344	4998.2	132401-3-026-2006	121140	27300	148440	111
1139369	6933.99	132401-3-029-2003	167080	25810	192890	111
1139377	4127.6	132401-3-030-2000	114460	35950	150410	121
1139385	4134.85	132401-3-031-2009	0	27540	27540	910
1139393	19828.24	132401-3-032-2008	0	143220	143220	460
1139401	5578.34	132401-3-033-2007	0	4840	4840	910
1139419	3128.58	132401-3-037-2003	41810	28300	70110	111
1139427	3147.89	132401-3-038-2002	54080	28300	82380	111
1139435	3147.61	132401-3-039-2001	35150	24610	59760	111
1139443	3147.29	132401-3-040-2008	63080	24610	87690	111
1139450	3734.45	132401-3-041-2007	47830	28910	76740	111
1139468	3146.75	132401-3-042-2006	114980	28300	143280	111
1139476	3146.52	132401-3-043-2005	81370	28300	109670	111
1139484	4159.03	132401-3-044-2004	107410	30150	137560	111
1139492	3697.79	132401-3-045-2003	58380	25680	84060	111
1139500	3734.92	132401-3-046-2002	45530	29530	75060	111
1139518	7908.09	132401-3-047-2001	0	26270	26270	460
1139526	3733.8	132401-3-048-2000	0	32720	32720	910
1139534	3493.33	132401-3-049-2009	0	32720	32720	910
1139542	3492.86	132401-3-050-2005	196390	58080	254470	131
1139559	3317.53	132401-3-051-2004	116600	28300	144900	123
1139567	3392.39	132401-3-052-2003	0	30390	30390	910
1139575	3491.75	132401-3-053-2002	56420	28910	85330	111
1139583	4713.94	132401-3-054-2001	107110	30770	137880	121
1139591	4399.06	132401-3-055-2000	66040	30770	96810	111
1139625	5780.46	132401-3-059-2006	196730	28370	225100	121
1139633	3505.75	132401-3-060-2003	35580	25140	60720	121
1139641	36944.3	132401-3-061-2002	746330	411190	1157520	670
1139658	4567.51	132401-3-065-2008	41660	63130	104790	610
1139666	13702.45	132401-3-066-2007	104320	191010	295330	641
1139674	9569.95	132401-3-067-2006	68890	97400	166290	641
1139682	23205.01	132401-3-068-2005	112740	297690	410430	640
1139690	10795	132401-3-071-2000	437690	91820	529510	690

1139708	12714.96	132401-3-072-2009	235290	227540	462830	690
1139716	8700.01	132401-3-073-2008	474590	102020	576610	620
1139724	8666.44	132401-3-074-2007	180200	36330	216530	111
1139732	4544.68	132401-3-075-2006	73030	30770	103800	111
1139740	3674.98	132401-3-076-2005	105300	28910	134210	111
1139757	3674.99	132401-3-077-2004	89440	28910	118350	111
1139765	7455.06	132401-3-078-2003	231990	34470	266460	131
1139773	4199.99	132401-3-079-2002	118870	39930	158800	131
1139781	3206.72	132401-3-080-2009	65220	28300	93520	111
1139799	4146.01	132401-3-081-2008	96740	25680	71930	111
1139807	4070.04	132401-3-082-2007	68570	25680	94250	111
1139815	4349.96	132401-3-083-2006	99570	26220	125790	111
1139823	3644.23	132401-3-084-2005	59590	25680	85270	111
1139831	7943.13	132401-3-085-2004	190100	114770	304870	690
1139856	3971.5	132401-3-087-2002	107810	25680	133490	111
1139864	3971.56	132401-3-088-2001	101610	25680	127290	111
1139872	3971.56	132401-3-089-2000	110870	26220	110620	111
1139880	4186.88	132401-3-090-2007	54290	25680	79970	111
1139898	3866.5	132401-3-091-2006	174140	25680	199820	111
1139906	3866.52	132401-3-092-2005	92210	25140	117350	111
1139914	3866.45	132401-3-093-2004	63480	25140	88620	111
1139922	4712.91	132401-3-095-2002	86700	26760	113460	111
1139930	2480.49	132401-3-096-2001	81780	24070	105850	111
1139948	3003.07	132401-3-097-2000	48380	24610	72990	111
1139955	10841.71	132401-3-098-2009	54000	34280	88280	111
1139963	4469.11	132401-3-100-2005	57490	26760	84250	111
1139971	3984.16	132401-3-101-2004	74700	25680	100380	111
1139989	6071.63	132401-3-102-2003	151100	28910	180010	111
1139997	3410.53	132401-3-103-2002	98410	25140	123550	111
1140003	3579.9	132401-3-104-2001	116180	25140	141320	111
1140011	3802.45	132401-3-105-2000	75150	25140	100290	111
1140029	4043.53	132401-3-106-2009	80330	25680	106010	111
1140045	2894.39	132401-3-108-2007	0	24610	24610	910
1140052	3565.38	132401-3-109-2006	115270	25140	140410	121
1140060	8559.99	132401-3-110-2003	129510	140270	269780	630
1140078	5296.46	132401-3-111-2002	0	76510	76510	460
1140086	9629.93	132401-3-112-2001	361680	145300	506980	630
1140094	15499.86	132401-3-113-2000	76230	35220	111450	470
1140136	7292.33	132401-3-117-2006	183370	29970	213340	111
1140144	2525.4	132401-3-118-2005	95520	24070	119590	111
1140151	2456.99	132401-3-119-2004	105710	23540	129250	111
1140169	5702.08	132401-3-120-2001	88270	27830	116100	111
1140177	3050.96	132401-3-121-2000	0	24610	24610	910
1140185	4037.01	132401-3-122-2009	112520	25680	138200	111
1140193	4047.74	132401-3-123-2008	46380	25680	72060	111
1140201	4754.78	132401-3-124-2007	87430	26760	114190	111
1140219	4754.9	132401-3-125-2006	48630	26760	75390	111
1140227	4755.13	132401-3-126-2005	71060	26760	97820	111
1140235	4755.32	132401-3-127-2004	132200	26760	158960	121
1140243	4759.18	132401-3-128-2003	97100	26760	44030	111
1140250	2385.1	132401-3-129-2002	63220	24610	87830	111
1140268	1170.37	132401-3-130-2009	70400	21930	92330	111
1140276	1196.13	132401-3-131-2008	35480	22470	57950	111
1140284	1950.71	132401-3-132-2007	31160	23540	54700	111
1140292	4755.98	132401-3-133-2006	99110	26760	125870	111
1140300	4755.74	132401-3-134-2005	71420	26760	98180	111
1140318	4755.55	132401-3-135-2004	96700	26760	123460	111
1140326	4755.44	132401-3-136-2003	87330	26760	114090	111
1140334	4735.02	132401-3-137-2002	38300	26760	65060	111
1140359	3570.94	132401-3-140-2007	98860	28910	127770	111
1140367	3571.06	132401-3-141-2006	103990	28910	132900	111
1140375	3571.24	132401-3-142-2005	0	50990	50990	460
1140383	3489.65	132401-3-143-2004	93910	28910	122820	111
1140391	7814.3	132401-3-144-2003	380350	91820	472170	590
1140409	5999.99	132401-3-145-2002	42070	71410	113480	590
1140417	2500.05	132401-3-146-2001	19860	38240	58100	580
1140425	17511.91	132401-3-147-2000	59960	37110	97070	460
1140433	2271.72	132401-3-148-2009	84100	23540	107640	111
1140441	3499.98	132401-3-149-2008	38470	25140	63610	111
1140458	3499.98	132401-3-150-2004	105470	25140	130610	111
1140466	2271.48	132401-3-151-2003	90240	23540	113780	111
1140474	2271.22	132401-3-152-2002	109460	23540	133000	121
1140482	3700.05	132401-3-153-2001	54340	25680	80020	111
1140490	3700	132401-3-154-2000	63990	25140	89130	121
1140508	2270.93	132401-3-155-2009	88580	23540	112120	111
1140516	2270.57	132401-3-156-2008	63510	23540	87050	111
1140524	6450	132401-3-157-2007	95660	29440	125100	111
1140532	1986.6	132401-3-159-2005	86230	23540	109770	111
1140540	3783.3	132401-3-160-2002	53360	26220	79580	111
1140557	2999.99	132401-3-161-2001	104250	24610	128860	111
1140565	2999.99	132401-3-162-2000	110300	24610	134910	111
1140573	4455.91	132401-3-163-2009	159510	26220	185730	111
1140581	4217.94	132401-3-164-2008	0	22990	22990	183
1140599	5421.14	132401-3-165-2007	129780	27830	157610	111
1140607	4878.91	132401-3-166-2006	101770	27300	129070	111
1140615	4356.12	132401-3-167-2005	54730	26220	80950	111
1140623	4356.06	132401-3-168-2004	25090	26220	51310	111
1140631	4356.05	132401-3-169-2003	82080	26220	108300	111
1140649	5524.84	132401-3-170-2000	112220	26220	138440	111
1140656	8465.45	132401-3-171-2009	85660	31590	117250	111
1140664	6596.82	132401-3-172-2008	184480	50820	235300	131

1140672	14392.72	132401-3-173-2007	89590	120870	210460	641
1140680	13783.24	132401-3-176-2004	0	114600	114600	460
1140706	10199.99	132401-3-178-2002	785620	172590	958210	610
1140714	52696.62	132401-3-179-2001	1516380	529250	2045630	590
1140722	3883.65	132401-3-180-2008	69630	25680	95310	111
1140730	3883.97	132401-3-181-2007	87990	25680	113670	111
1140748	1223.18	132401-3-183-2005	0	9680	9680	910
1140755	10814.99	132401-3-187-2001	0	156900	156900	460
1140771	52092.24	132401-3-189-2009	885420	669290	1554710	611
1915511	32668.58	132401-3-196-2000	104160	160230	264390	132
2171395	9276.72	132401-3-203-2001	370060	101630	471690	132
2432458	6283.47	132401-3-205-2009	0	35470	35470	910
2432466	5549.48	132401-3-206-2008	0	32010	32010	910
2435295	10294.06	132401-3-207-2007	0	290	290	910
1143551	113270.02	142401-4-001-2002	0	0	0	489
1143569	3556.07	142401-4-004-2009	88420	25140	113560	121
1143577	3329.95	142401-4-005-2008	130820	25140	155960	111
1143585	3330	142401-4-006-2007	106680	25140	131820	111
1143593	3330	142401-4-007-2006	105980	25140	131120	111
1143601	3330.02	142401-4-008-2005	115980	25140	141120	111
1143619	3330.02	142401-4-009-2004	100630	25140	125770	111
1143627	3330.02	142401-4-010-2001	122950	25140	148090	111
1143635	3599.99	142401-4-011-2000	102610	25140	127750	111
1161181	85476.92	242401-2-007-2008	250560	0	250560	744
2374817	122602.59	242401-2-012-2001	1712720	795320	2508040	440
2425767	20430.96	242401-2-014-2009	7959940	942370	8902310	670
2425791	26550.58	242401-2-015-2008	9239370	566710	9806080	670
1422229	1677	3705-001-001-0009	124700	23000	147700	111
2006500	3939.29	3705-001-001-0207	84800	25680	110480	111
1422245	3565.8	3705-001-002-0008	39040	22040	61080	690
1422252	4622.42	3705-002-001-0007	0	70140	70140	460
1422260	4622.52	3705-002-002-0006	0	70140	70140	460
1422278	4622.49	3705-002-003-0005	58550	26760	85310	111
1422286	4731.49	3705-002-004-0004	117050	26760	143810	111
1422294	4696.09	3705-002-005-0003	43300	70140	113440	691
1422310	4601.06	3705-002-006-0002	12520	26760	39280	111
1422328	4600.98	3705-002-007-0001	147120	26760	173880	111
1422336	4600.96	3705-002-008-0000	86850	26760	113610	111
1422344	4068.54	3705-003-001-0005	77420	25680	103100	111
1422351	4068.61	3705-003-002-0004	82560	25680	108240	111
1422369	4068.54	3705-003-003-0003	85180	25680	110860	111
1422377	4295.14	3705-003-004-0002	70570	26220	96790	111
1422385	3207.44	3705-003-006-0000	94670	24610	119280	111
1422393	6414.76	3705-003-007-0009	132490	28910	161400	111
2134898	3207.42	3705-003-009-0106	97800	25140	122940	111
2134906	3599.72	3705-003-010-0004	63840	30250	94090	690
1422419	4657.98	3705-004-001-0003	150320	25680	176000	111
1422427	1949.98	3705-004-001-0102	124820	23540	148360	111
1422732	13304.47	3709-001-001-0005	137350	137360	274710	111
1422740	5754.96	3709-001-002-0004	8610	79400	88010	111
1422757	10639.18	3709-001-002-0103	352540	168490	521030	650
1422773	7026.89	3709-002-001-0003	0	29440	29440	910
1422781	4361.2	3709-002-003-0001	24900	26220	51120	111
1422799	4362.72	3709-002-004-0000	100290	26220	126510	111
1422807	4362.68	3709-002-005-0009	81150	30150	111300	111
1422815	4635.03	3709-002-006-0008	16180	17380	33560	183
1422831	4188.92	3709-003-001-0001	92400	30150	122550	111
1422849	2157.55	3709-003-002-0000	0	27070	27070	910
1422856	2037.86	3709-003-004-0008	66830	27070	65790	111
1422864	3795.59	3709-003-005-0007	70460	17380	87840	270
1422872	2789.9	3709-003-006-0006	51550	24070	75620	111
1422880	3990.12	3709-003-007-0005	41420	25680	67100	111
1422898	4009.62	3709-003-008-0004	66440	25680	92120	111
1422930	3256.19	3709-005-001-0006	86700	28910	115610	111
1422948	3255.94	3709-005-002-0005	82120	28910	111030	121
1422955	3255.7	3709-005-003-0004	63690	28910	39410	111
1422963	3255.13	3709-005-004-0003	0	12640	12640	910
1422971	2211.25	3709-005-008-0009	0	31870	31870	460
1422989	2087.89	3709-005-008-0108	0	31870	31870	910
1422997	2211.72	3709-005-009-0008	0	31870	31870	910
1423003	6512.21	3709-005-010-0005	26430	33250	59680	111
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1423136	4459.43	3712-001-002-0009	102970	26220	129190	111
1423144	4459.6	3712-001-003-0008	90960	26220	117180	111
1423151	4459.77	3712-001-004-0007	112450	26220	138670	121
1423169	4408.64	3712-001-005-0006	54310	30150	84460	111
1423177	8817.89	3712-001-006-0005	251240	31590	282830	123
1423185	4614.26	3712-001-008-0003	134490	26760	161250	121
1423193	4409.38	3712-001-009-0002	0	30610	30610	460
1423201	8819.17	3712-001-010-0009	0	22890	22890	460
1423219	4614.96	3712-001-012-0007	0	33670	33670	460
2340115	5060.34	3712-001-013-0105	114190	31390	145580	111
1423235	4409.71	3712-001-014-0005	137000	30150	167150	111
1423243	4409.47	3712-001-015-0004	129830	30150	159980	111
1423250	4614.48	3712-001-016-0003	111040	43560	154600	131
1423268	4409.17	3712-001-017-0002	116870	36710	153580	111
1423276	8817.82	3712-001-018-0001	157990	36330	194320	111
1423284	4613.78	3712-001-020-0007	39550	26760	66310	111
1423292	4459.76	3712-001-021-0006	116190	26220	142410	111
1423300	4459.59	3712-001-022-0005	112550	26220	138770	111
1423318	4459.41	3712-001-023-0004	134040	26220	160260	123

1423326	4459.25	3712-001-024-0003	194930	26220	221150	121
1423334	5680.5	3712-002-001-0008	82990	27830	110820	111
1423342	5696.05	3712-002-002-0007	172470	27830	200300	111
1423359	4364.44	3712-002-003-0006	93700	26220	119920	111
2402923	7686.54	3712-002-003-0204	244130	30510	274640	161
1913375	5349.13	3712-002-005-0004	171860	29820	201680	111
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1423391	5046.02	3712-002-007-0002	57370	34120	91490	111
1423409	5030.41	3712-002-008-0001	0	29820	29820	910
1423417	8108.67	3712-003-001-0006	158140	43560	201700	131
1423425	6472.71	3712-003-002-0005	147500	61850	209350	111
1423433	6982.41	3712-003-003-0004	137630	61850	199480	111
1423441	7569.14	3712-003-004-0003	148240	61850	210090	111
1423458	5918.08	3713-001-001-0009	126680	28370	155050	111
1423466	10617.33	3713-001-002-0008	148230	38800	187030	121
1423474	4659.85	3713-001-004-0006	8730	28650	37380	111
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1423508	6341.79	3713-002-002-0006	91090	151100	242190	131
1423516	5980.48	3714-000-001-0109	111300	28370	139670	111
1423524	6117.94	3714-000-003-0008	192140	28370	220510	123
1423532	4661.34	3714-000-004-0007	99690	26760	126450	111
2435261	67986.83	3718-003-001-0109	681030	775400	1456430	690
2435279	24823.32	3718-003-009-0200	0	285770	285770	460
2435287	43983.72	3718-003-011-0206	1404590	520590	1925180	460
1426485	20298.4	3718-004-001-0008	0	193620	193620	650
1426493	6601.17	3718-004-005-0004	0	145190	145190	134
1426501	9346.78	3718-004-007-0002	0	111480	111480	910
1426519	5129.98	3718-004-008-0001	0	76510	76510	910
1426527	13680.01	3718-004-010-0007	663190	191010	854200	650
2411965	16505.8	3718-005-001-0302	3566800	227540	3794340	630
1426543	23524.33	3718-005-012-0002	143360	302340	445700	460
1426550	5999.97	3718-005-020-0002	191930	58080	250010	131
1426568	10000.03	3718-005-022-0000	0	145300	145300	460
1426576	7449.55	3718-005-025-0007	441210	108390	549600	720
1426584	5601.61	3718-005-028-0004	110370	82890	193260	610
1426592	3090.88	3718-005-030-0000	32840	44620	77460	111
1426600	6181.69	3718-005-031-0009	176890	89270	266160	650
1426642	6188.67	3718-006-001-0003	118740	98190	216930	530
1426659	3111.85	3718-006-003-0001	552140	44620	596760	630
1426667	6170.96	3718-006-004-0000	184790	89270	274060	630
1426675	6188.51	3718-006-006-0008	403210	0	403210	740
1426683	3094.27	3718-006-008-0006	173930	44620	218550	690
1426691	9282.56	3718-006-009-0005	526280	133700	659980	530
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1426717	22495.34	3718-006-018-0004	1951720	227540	2179260	460
1426725	6142.83	3718-006-026-0004	0	95640	95640	460
1426733	3091.86	3718-006-028-0002	78120	44620	122740	111
1426741	12367.36	3718-006-029-0001	544460	157290	701750	134
2225159	12367.67	3718-006-033-0104	33100	174280	207380	530
1426774	21643.93	3718-006-037-0001	64520	63760	128280	137
1426782	12364.53	3718-007-001-0001	1798540	174280	1972820	670
1426790	3091.06	3718-007-005-0007	226000	44620	270620	670
1426808	3091.16	3718-007-006-0006	160400	44620	205020	670
1426816	7110.64	3718-007-007-0005	202040	65330	267370	131
1426824	5253.54	3718-007-009-0003	100460	76510	176970	582
1426832	3091	3718-007-011-0009	24240	49080	73320	570
1426840	6182.04	3718-007-012-0008	0	89270	89270	460
1426857	7457.48	3718-007-014-0006	1500980	323130	1824110	670
1426857	12898.52	3718-007-014-0006	1500980	323130	1824110	670
1426865	3159.7	3718-007-016-0004	235500	44620	280120	590
1426873	1340.28	3718-007-016-0103	51810	19110	70920	590
1426881	3697.5	3718-007-017-0003	0	50990	50990	460
1426899	8999.88	3718-007-019-0001	138080	133710	271790	460
1426907	6182.03	3718-007-028-0000	836190	98190	934380	690
1426915	6182	3718-007-030-0006	169900	89270	259170	690
1426923	6182.1	3718-007-032-0004	1065820	89270	1155090	670
1426931	6182.21	3718-007-034-0002	607790	89270	697060	670
1426949	3091.09	3718-007-036-0000	131850	44620	176470	590
1426956	9273.37	3718-007-037-0009	314970	133710	448680	690
1426964	4983.29	3718-008-001-0009	399540	70140	469680	690
1426972	84843.55	3718-008-001-0108	3508990	877430	4386420	560
1426980	1498	3718-008-014-0004	84680	19110	103790	460
1426998	6420.04	3718-008-015-0003	36330	105220	141550	460
1427004	2999.95	3718-008-017-0001	86450	44620	131070	580
1427012	9942.5	3718-008-018-0000	201080	145300	346380	460
1427020	2979.03	3718-009-001-0007	192950	98190	291140	530
1427038	14934.25	3718-009-003-0005	445830	186000	631830	611
1427046	6306.1	3718-009-008-0000	0	95650	95650	611
1427053	22192.75	3718-009-010-0006	1898530	279170	2177700	611
1427061	3419.53	3718-009-019-0007	44810	49080	93890	582
1427079	723.85	3718-009-021-0003	164420	11480	175900	581
1427087	2211.19	3718-009-022-0002	53600	44620	98220	582
1427095	4427.68	3718-009-023-0001	69540	98190	167730	590
1427103	2216.39	3718-009-025-0009	144240	44620	188860	582
1427111	2218.19	3718-009-026-0008	0	44620	44620	910
1427137	3008.94	3718-012-001-0001	139090	89270	228360	580
1427145	2965.91	3718-012-003-0009	49830	44620	94450	582
1427152	2966.37	3718-012-004-0008	27750	49080	76830	590
1427160	5933.68	3718-012-005-0007	55480	98190	153670	591
1427178	5935.19	3718-012-007-0005	99780	98190	197970	590
1427186	2968.09	3718-012-009-0003	49750	44620	94370	460

1427194	2968.55	3718-012-010-0000	59170	44620	103790	460
1427202	5938.04	3718-012-011-0009	127770	89270	217040	460
1427210	10530.33	3718-013-023-0003	165730	151100	316830	590
1427228	25925.81	3718-014-001-0007	0	315530	315530	460
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1427244	6248.42	3718-014-007-0001	90550	98190	188740	460
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1427269	14058.65	3718-014-010-0006	4360	196240	200600	641
1427277	4686.14	3718-014-014-0002	0	70140	70140	641
1427285	6126.83	3718-014-016-0000	50650	98190	148840	460
1427293	6248.04	3718-014-018-0008	47410	98190	145600	460
1427301	6248.06	3718-014-020-0004	37700	98190	135890	460
1427319	12495.94	3718-014-022-0002	456370	180090	636460	590
1427327	12478.64	3718-014-026-0008	516060	180090	696150	690
1427335	1559.88	3718-014-030-0002	15920	28050	43970	530
1427343	4679.51	3718-014-030-0101	41570	77160	118730	590
1427350	3119.74	3718-014-032-0000	16280	56100	72380	590
1427368	6239.39	3718-014-033-0009	121820	98190	220010	460
1427376	3119.77	3718-014-035-0007	70820	49080	119900	590
1427384	4679.67	3718-014-036-0006	38100	77160	115260	590
1427392	4679.62	3718-014-037-0005	67680	77160	144840	590
1427400	5615.63	3718-014-039-0003	68030	91180	159210	590
1427418	9983.54	3718-014-040-0000	0	145300	145300	460
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1427434	11448.53	3718-015-001-0004	0	0	0	670
1427442	32107.93	3718-015-004-0001	0	0	0	670
1427459	6227.42	3718-015-014-0009	148110	89270	237380	590
1427467	3113.72	3718-015-016-0007	45970	44620	90590	690
1427475	3113.65	3718-015-017-0006	220250	55900	276150	131
1427483	3113.68	3718-015-018-0005	96510	44620	141130	580
1427491	9340.89	3718-015-019-0004	1082890	133710	1216600	670
1427509	4363.24	3718-015-022-0009	0	63760	63760	670
1427525	8091.09	3718-015-023-0107	1244330	126250	1370580	670
1427533	6218.43	3718-015-026-0005	833810	105220	939030	690
1427541	9327.87	3718-015-028-0003	0	133710	133710	460
1427558	6218.7	3718-015-031-0008	43930	89270	133200	460
1427566	18656.33	3718-015-033-0006	793780	251320	1045100	270
1427582	3727.39	3718-015-039-0000	0	57380	57380	460
1427590	35079.01	3718-015-040-0007	0	0	0	670
1427640	9310.76	3718-016-001-0002	0	133710	133710	460
1427657	6207.09	3718-016-004-0009	352500	89270	441770	590
1427665	6207.1	3718-016-006-0007	0	89270	89270	460
1427673	3103.49	3718-016-008-0005	0	49080	49080	460
1427681	3103.49	3718-016-009-0004	0	49080	49080	460
1427699	8275.94	3718-016-010-0001	245510	133260	378770	630
1427707	13448.25	3718-016-012-0009	725720	191010	916730	670
1427715	7758.52	3718-016-017-0004	51330	114770	166100	651
1427723	3620.53	3718-016-019-0002	34840	56100	90940	630
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
1427764	3099.06	3718-016-030-0007	6600	44620	51220	460
1427772	3099.03	3718-016-031-0006	11720	44620	56340	460
1427780	9297.18	3718-016-032-0005	249100	133710	382810	641
1427798	3099.07	3718-016-035-0002	39740	44620	84360	610
1427806	6198.23	3718-016-036-0001	0	89270	89270	460
1427814	18594.93	3718-016-038-0009	0	0	0	489
1427822	3099.18	3718-016-044-0001	0	49080	49080	460
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
1427871	15411.35	3718-017-001-0000	385640	233070	618710	720
1427889	6167.05	3718-017-006-0005	0	89270	89270	460
2269520	17477.16	3718-017-008-0102	299370	334800	634170	690
1427905	6170.51	3718-017-011-0008	0	89270	89270	460
1427913	18519.79	3718-017-013-0006	0	251320	251320	460
1427954	6176.03	3718-017-019-0000	0	89270	89270	460
1427962	6175.39	3718-017-021-0006	30890	89270	120160	610
1427970	3087.21	3718-017-023-0004	6140	44620	50760	340
1427988	6173.28	3718-017-024-0003	52910	89270	142180	641
1427996	6171.93	3718-017-026-0001	171500	36300	207800	131
2032134	6170.61	3718-017-028-0108	0	89270	89270	460
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1428069	12327.18	3718-017-037-0008	217460	191720	409180	611
1428077	44950.48	3718-018-001-0008	5659450	582610	6242060	690
1428085	4308.34	3718-018-008-0001	0	63760	63760	460
1428093	8868.55	3718-018-009-0000	0	140270	140270	910
1428101	9277.18	3718-018-012-0005	71220	133710	204930	460
1428119	18542.61	3718-018-015-0002	107290	251320	358610	460
1428127	6178.61	3718-018-021-0004	90920	89270	180190	690
1428135	21638.81	3718-018-023-0002	0	283780	283780	460
1428168	6186.47	3718-018-030-0003	0	89270	89270	460
1428176	3093.83	3718-018-032-0001	0	44620	44620	910
1428184	3895.47	3718-018-033-0000	0	57380	57380	460
1428192	12241.05	3718-019-001-0006	13680	168490	182170	111
1428200	6470.9	3718-019-005-0002	0	95640	95640	460
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1428226	3586.46	3718-019-010-0005	98110	50990	149100	720
1428234	4115.46	3718-019-011-0004	0	57380	57380	460
1428242	3080.58	3718-019-012-0003	0	44620	44620	460

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1428267	18655.2	3718-019-015-0000	782640	251320	1033960	670
1428283	15840.74	3718-019-021-0002	0	211880	211880	460
1428291	9258.5	3718-019-026-0007	105630	133710	239340	630
1428325	6172.92	3718-019-029-0004	36160	71410	107570	460
1428333	6173.42	3718-019-031-0000	36160	71410	107570	460
1428341	6173.88	3718-019-033-0008	750	71410	72160	121
1428358	6174.4	3718-019-035-0006	0	89270	89270	460
1428366	12267.69	3718-019-037-0004	29550	174280	203830	641
1917335	5986.96	3718-022-019-0000	34930	82890	117820	460
1917343	6100.45	3718-022-021-0006	93070	82890	175960	690
1977743	12401.48	3718-023-017-0109	0	174280	174280	460
1428812	6204.64	3718-023-021-0004	357160	89270	446430	690
1429117	6179.04	3718-024-019-0006	0	98190	98190	460
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1432228	4517.04	3724-000-009-0000	103300	63760	167060	690
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2300499	6260.28	3725-001-003-0102	27950	28370	56320	111
1432269	6148.22	3725-001-005-0001	126620	36300	162920	131
1432277	3586.54	3725-001-007-0009	107660	25140	132800	121
1432285	4099.13	3725-001-008-0008	37340	25680	63020	111
1432293	5123.84	3725-001-009-0007	103020	36300	139320	131
1432301	3586.48	3725-001-010-0004	43550	25140	68690	111
1432319	4098.82	3725-001-010-0103	37310	25680	62990	111
1432327	3061.43	3725-001-011-0003	60060	24070	84130	111
1432558	4324.42	3728-000-001-0004	0	26220	26220	910
1432566	3561.2	3728-000-002-0003	0	25140	25140	910
1432574	4070.02	3728-000-003-0002	0	25680	25680	910
1432582	3052.53	3728-000-004-0001	6310	24610	30920	111
1432590	3561.27	3728-000-005-0000	72160	25140	97300	111
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1432624	6310.58	3728-000-007-0107	63550	32630	96180	111
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1440353	4528.86	3737-001-002-0000	107310	61850	169160	111
1440361	5303.46	3737-001-004-0008	29190	68030	97220	111
1440379	6171.03	3737-001-006-0006	79390	74210	153600	111
1440387	6580.68	3737-001-008-0004	246910	50820	297730	131
1440395	1608.55	3737-002-001-0009	66960	23000	89960	122
1440403	2397.61	3737-002-001-0108	51640	24070	75710	111
1440411	3196.5	3737-002-001-0207	93570	24610	118180	111
1440429	3197.16	3737-002-002-0008	72790	24610	97400	111
1440437	3847.26	3737-002-003-0007	135360	25680	161040	111
1440445	2142.32	3737-002-005-0005	5220	27070	32290	111
1440452	6959.92	3737-002-006-0004	69870	33250	103120	123
1440460	5465.45	3737-003-001-0007	65030	32010	97040	121
1440478	5471.31	3737-003-002-0006	138110	32010	170120	111
1440486	5203.15	3737-003-004-0004	100590	31390	131980	111
1440494	3864.57	3737-003-005-0003	156640	29530	186170	111
1440502	7930.13	3737-003-006-0002	138630	35090	173720	111
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1440528	3015.51	3737-004-002-0004	54590	24610	32930	111
1440536	3015.53	3737-004-003-0003	46790	28300	75090	111
1440544	3015.61	3737-004-004-0002	89570	28300	117870	111
1440551	3015.73	3737-004-005-0001	84660	28300	112960	111
1440569	3015.79	3737-004-006-0000	101340	28300	129640	111
1440577	5150.57	3737-004-007-0009	144280	27300	171580	111
1440585	7321.56	3737-004-008-0008	174640	43560	218200	131
1440593	5099.56	3737-004-011-0003	38400	27300	65700	111
1440601	4523.86	3737-005-001-0002	50970	30150	81120	111
1440619	4523.98	3737-005-002-0001	129410	43560	172970	131
1440627	4524.16	3737-005-003-0000	72870	26220	99090	111
1440635	4524.32	3737-005-004-0009	75070	26220	101290	111
1440643	4393.89	3737-005-006-0007	85220	26220	111440	111
1440650	4393.66	3737-005-007-0006	60960	26220	87180	111
1440668	4393.49	3737-005-009-0004	123780	26220	150000	123
1440676	4393.36	3737-005-010-0001	94160	26220	120380	111
1440684	5793.76	3738-001-001-0000	0	82890	82890	460
1440692	7650.69	3738-001-002-0009	116460	114770	231230	590
1440700	13734.04	3738-001-004-0007	496160	196240	692400	670
1440718	5258.39	3738-001-005-0006	8430	23930	32360	460
1440726	3045.29	3738-001-007-0004	91420	24610	116030	111
2200426	6090.37	3738-001-008-0201	84180	28370	112550	111
2200434	3045.02	3738-001-010-0108	28310	24610	36540	111
1440759	3046.19	3738-002-001-0008	45380	24610	69990	111
1440767	3046.12	3738-002-002-0007	67590	24610	92200	111
1440775	3046.09	3738-002-003-0006	68310	24610	45800	111
1440783	4061.31	3738-002-004-0005	171720	29530	201250	121
1440791	4243.89	3738-002-005-0004	135240	26220	161460	111
1440809	10483.55	3738-002-007-0002	92210	33740	73160	111
1441237	52545.88	3743-001-001-0003	1245260	472360	1717620	611
1441245	6450	3743-001-013-0009	10890	84750	95640	111
1441252	29241.73	3743-001-013-0108	610600	253850	864450	581
1441260	5533.15	3743-001-018-0004	109400	27830	137230	111
1441278	4610.61	3743-001-020-0000	121020	77160	198180	610
1441286	4610.71	3743-001-020-0109	37730	45900	83630	111
1441898	3099.74	3743-006-001-0002	2410	24610	27020	183
2369429	5999.68	3743-006-002-0209	86190	28370	114560	111
2369437	2999.91	3743-006-004-0009	7200	24610	31810	183
1443183	5178.6	3747-001-001-0009	110110	27300	81640	111

1443191	3679.38	3747-001-002-0008	44740	25140	69880	111
1443209	3679.53	3747-001-003-0007	31330	25140	56470	121
1443217	3679.63	3747-001-004-0006	60390	25140	85530	111
1443225	3679.69	3747-001-005-0005	117190	25140	142330	111
1443233	3679.84	3747-001-006-0004	105710	25140	130850	111
1443241	3495.38	3747-001-007-0003	87230	25140	112370	111
1443258	8856.8	3747-002-001-0007	129070	31590	160660	111
1443266	3679.03	3747-002-003-0005	38890	25140	44280	111
1443274	3679.18	3747-002-004-0004	62890	25140	88030	111
1443282	3679.21	3747-002-005-0003	51370	25140	76510	111
2325033	3679.32	3747-002-006-0101	31250	25140	56390	111
2325041	3494.42	3747-002-007-0001	51690	25140	76830	111
1443308	4992.89	3747-002-009-0108	123900	26760	150660	111
1443316	3678.91	3747-002-011-0005	97870	25140	123010	111
1443324	3678.81	3747-002-012-0004	114060	25140	139200	111
1443332	3678.71	3747-002-013-0003	72640	25140	97780	111
1443340	3678.59	3747-002-014-0002	85740	25140	110880	111
1443357	2558.94	3747-002-015-0001	127970	24070	152040	111
1443365	2239.08	3747-002-015-0100	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	4448.08	3760-000-003-0001	68960	26220	95180	111
1445741	4448.13	3760-000-004-0000	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	3255.9	3768-000-003-0003	0	24610	24610	910
1447283	4467.22	3768-000-004-0002	0	26220	26220	910
1447291	5803.97	3768-000-005-0001	142750	36300	179050	131
1447309	5804.6	3768-000-006-0000	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	3870.66	3768-000-010-0004	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	11614.44	3768-000-027-0005	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	8563.99	3769-001-005-0107	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	3942.26	3773-000-001-0008	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	3914.5	3773-000-011-0006	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	3085.13	3773-000-015-0200	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	5161.49	3779-001-007-0004	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	5160.78	3779-001-012-0007	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	4837.5	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	4399.4	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	70419.8	8149-000-000-0005	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	132401-3-171-2009	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	**1,672,598**	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.

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.