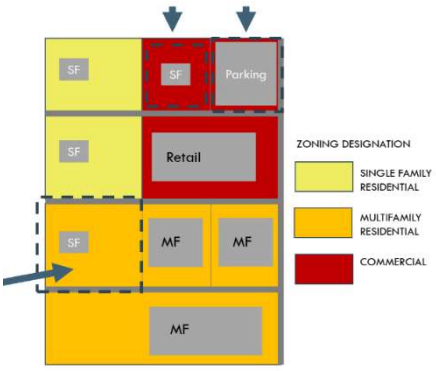
ATTACHMENT D

KITSAP COUNTY LAND CAPACITY ANALYSIS

Kitsap County is a Growth Management Act (GMA) jurisdiction and must plan for the accommodation of growth within its boundaries, with most growth focused into urban growth areas (UGAs) where urban services are available or can be made available. Per RCW 36.70A.110 and WAC 365-196-310, a Land Capacity Analysis (LCA) is a necessary component in this planning as it quantifies the housing units, population, and employment growth that can be accommodated within urban areas under existing development regulations.

The Residential LCA identifies vacant, partially underutilized and underutilized parcels in residential zones to calculate available capacity for development of housing units and associated population.



Step 1.5 of the LCA methodology identifies Under-Utilized Properties. Under-utilized properties contain some amount of existing development, but there is a strong possibility that the existing use will be converted to a more intensive use during the planning period. For example, a single-family home on a property with multifamily or commercial zoning could be considered under-utilized.

Step 4 of the LCA methodology is for identifying future roads/right of way needs. This deduction is intended to address future infrastructure needs by new development and market conditions. Roads, right of way, and traffic mitigation are necessary for new development, particularly undeveloped properties. Road and right-of-way deductions necessary for a given development project can depend on a variety of factors, including level of service for roadway segments and intersections, site characteristics, environmental features, and permitting requirements. The standard deduction used here is based on review of permit trends and code requirements in unincorporated Kitsap County. The standard deduction for future roads/rights-of-way for vacant and infrastructure gap areas is 20% for unincorporated Kitsap County. Developable land in urban areas may already be served by established road networks, thereby reducing the need for new roads or off-site improvements, the roads/rights-of-way reduction for under-utilized properties is 5%.

Table 4. Adjusted Growth Comparison of Employment Growth Targets

UGA	ADJUSTED GROWTH 2022-2044	LAND CAPACITY PREFERRED ALTERNATIVE	GROWTH TO LAND CAPACITY PREFERRED ALTERNATIVE 2022-2024
BREMERTON	2,454	4,037	1,583
SILVERDALE	11,023	11,188	165
KINGSTON	1,343	830	(513)
POULSBO	103	90	(13)
PORT ORCHARD	1,429	1,374	(55)
CENTRAL KITSAP	1,380	1,451	71
RURAL	2,150	2,150	0
TOTAL	**19,882**	**21,120**	**1,238**

BREMERTON EAST

Commercial Capacity	Infrastructure Gap Review (Gross Acres)	Define Development Status		Exclude Parcels Unlikely to Develop (-)	Identify Critical Areas (-)	Identify Future Roads/Right of Way Needs (-)	Identify Future Public Facility Needs (-)	Account for Unavailable Lands (-)	Determine Net Acres	Tree Retention (-)	Apply FAR to determine square footage capacity	Calculate Employment Capacity by Employment density
Redevelopable Subtotal	0.00	17.99		10.70	2.38	0.15	0.14	0.72	3.91	3.87	53916	108
Vacant Subtotal	0.00	1.11		0.00	0.42	0.14	0.11	0.09	0.35	0.35	4826	10
Total	**0.00**	**19.10**		**10.70**	**2.80**	**0.28**	**0.25**	**0.81**	**4.26**	**4.21**	**58742**	**117**
Industrial Capacity												
Redevelopable Subtotal	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0
Vacant Subtotal	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0
Total	**0.00**	**0**		**0**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0**	**0**
Mixed Use Capacity												
Redevelopable Subtotal	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0
Vacant Subtotal	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0
Total	**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0**	**0**

Redevelopment Total	0.00	17.99		10.70	2.38	0.15	0.14	0.72	3.91	3.87	53916	108
Vacant Total	0.00	1.11		0.00	0.42	0.14	0.11	0.09	0.35	0.35	4826	10
Total Capacity	**0.00**	**19.10**		**10.7**	**2.80**	**0.28**	**0.25**	**0.81**	**4.26**	**4.21**	**58742**	**117**

Capacity by Zone	Net Acres	Net Square Foot Capacity		Employment Capacity
Urban Village Center	0.00	0		0
Regional Center	0.00	0		0
Commercial	4.21	58742		117
Neighborhood Commercial	0.00	0		0
Low Intensity Commercial	0.00	0		0
Industrial	0.00	0		0
Industrial/MRO	0.00	0		0
Business Center	0.00	0		0
Business Park	0.00	0		0

Total	**4.21**	**58742**		**117**

BREMERTON WEST

Commercial Capacity	Infrastructure Gap Review (Gross Acres)	Define Development Status		Exclude Parcels Unlikely to Develop (-)	Identify Critical Areas (-)	Identify Future Roads/Right of Way Needs (-)	Identify Future Public Facility Needs (-)	Account for Unavailable Lands (-)	Determine Net Acres	Tree Retention (-)	Apply FAR to determine square footage capacity	Calculate Employment Capacity by Employment density
Redevelopable Subtotal	0.00	45.01		28.04	2.38	0.27	0.25	1.33	1.33	12.67	165570	331
Vacant Subtotal	0.00	2.75		0.00	0.96	0.26	0.21	0.17	0.17	1.14	15923	32
Total	**0.00**	**47.76**		**28.04**	**3.34**	**0.53**	**0.46**	**1.50**	**1.50**	**13.81**	**181493**	**363**
Industrial Capacity												
Redevelopable Subtotal	9.70	40.88		25.87	0.00	0.00	0.00	0.00	0.00	15.01	219804	275
Vacant Subtotal	0.00	133.55		0.00	26.02	10.66	8.53	6.82	6.82	32.75	485023	606
Total	**9.70**	**174.43**		**25.87**	**26.02**	**10.66**	**8.53**	**6.82**	**6.82**	**47.76**	**704827**	**881**
Mixed Use Capacity												
Redevelopable Subtotal	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0
Vacant Subtotal	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0
Total	**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0**	**0**
Redevelopment Total	9.70	85.89		53.91	2.38	0.27	0.25	1.33	1.33	27.68	385374	606
Vacant Total	0.00	136.30		0.00	26.98	10.92	8.73	6.99	6.99	33.89	500945	638
Total Capacity	**9.70**	**222.19**		**53.91**	**29.36**	**11.19**	**8.98**	**8.32**	**8.32**	**61.57**	**886319**	**1244**

Capacity by Zone	Net Acres	Net Square Foot Capacity		Employment Capacity
Urban Village Center	0.00	0		0
Regional Center	0.00	0		0
Commercial	13.81	181493		363
Neighborhood Commercial	0.00	0		0
Low Intensity Commercial	0.00	0		0
Industrial	21.02	308815		386
Industrial/MRO	26.74	396012		495
Business Center	0.00	0		0

Business Park	0.00	0		0
Total	**61.57**	**886319**		**1244**

GORST

Commercial Capacity	Infrastructure Gap Review (Gross Acres)	Define Development Status		Exclude Parcels Unlikely to Develop (-)	Identify Critical Areas (-)	Identify Future Roads/Right of Way Needs (-)	Identify Future Public Facility Needs (-)	Account for Unavailable Lands (-)	Determine Net Acres	Tree Retention (-)	Apply FAR to determine square footage capacity	Calculate Employment Capacity by Employment density
Redevelopable Subtotal	0.00	53.49		26.22	12.11	0.67	0.64	4.23	9.62	9.46	131883	264
Vacant Subtotal	0.00	22.46		0.00	11.26	2.22	1.77	1.95	5.26	5.15	71827	144
Total	**0.00**	**75.95**		**26.22**	**23.37**	**2.89**	**2.41**	**6.18**	**14.87**	**14.61**	**203710**	**407**
Industrial Capacity												
Redevelopable Subtotal	0.00	73.89		73.89	0.00	0.00	0.00	0.00	0.00	0.00	0	0
Vacant Subtotal	0.00	25.99		0.00	12.97	2.60	2.08	2.29	6.04	5.92	87684	110
Total	**0.00**	**99.88**		**73.89**	**12.97**	**2.60**	**2.08**	**2.29**	**6.04**	**5.92**	**87684**	**110**
Mixed Use Capacity												
Redevelopable Subtotal	0.00	1.32		0.00	0.00	0.07	0.06	0.33	0.86	0.84	11778.10	23.56
Vacant Subtotal	0.00	0.63		0.00	0.00	0.13	0.10	0.11	0.29	0.28	3961.52	7.92
Total	**0.00**	**1.94**		**0.00**	**0.00**	**0.19**	**0.16**	**0.44**	**1.15**	**1.13**	**15740**	**31**

Redevelopment Total	0.00	17.99		10.70	2.38	0.15	0.14	0.72	3.91	3.87	53916	108
Vacant Total	0.00	1.11		0.00	0.42	0.14	0.11	0.09	0.35	0.35	4826	10
Total Capacity	**0.00**	**19.10**		**10.7**	**2.80**	**0.28**	**0.25**	**0.81**	**4.26**	**4.21**	**58742**	**117**

Capacity by Zone	Net Acres	Net Square Foot Capacity		Employment Capacity
Urban Village Center	0.00	0		0
Regional Center	0.00	0		0
Commercial	14.61	203710		407
Neighborhood Commercial	0.00	0		0
Low Intensity Commercial	1.13	15740		31
Industrial	0.12	1751		2
Industrial/MRO	5.80	85933		107

Business Center	0.00	0		0
Business Park	0.00	0		0
Total	**21.66**	**307134**		**549**

PUGET SOUND INDUSTRIAL CENTER

Commercial Capacity	Infrastructure Gap Review (Gross Acres)		Define Development Status	Exclude Parcels Unlikely to Develop (-)	Identify Critical Areas (-)	Identify Future Roads/Right of Way Needs (-)	Identify Future Public Facility Needs (-)	Account for Unavailable Lands (-)	Determine Net Acres	Tree Retention (-)	Apply FAR to determine square footage capacity	Calculate Employment Capacity by Employment density
Redevelopable Subtotal	0.00		17.99	10.70	2.38	0.15	0.14	0.72	3.91	3.87	53916	108
Vacant Subtotal	0.00		1.11	0.00	0.42	0.14	0.11	0.09	0.35	0.35	4826	10
Total	**0.00**		**19.10**	**10.70**	**2.80**	**0.28**	**0.25**	**0.81**	**4.26**	**4.21**	**58742**	**117**
Industrial Capacity												
Redevelopable Subtotal	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0
Vacant Subtotal	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0
Total	**0.00**		**0**	**0**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0**	**0**
Mixed Use Capacity												
Redevelopable Subtotal	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0
Vacant Subtotal	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0
Total	**0.00**		**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0**	**0**
Redevelopment Total	0.00		17.99	10.70	2.38	0.15	0.14	0.72	3.91	3.87	53916	108
Vacant Total	0.00		1.11	0.00	0.42	0.14	0.11	0.09	0.35	0.35	4826	10
Total Capacity	**0.00**		**19.10**	**10.7**	**2.80**	**0.28**	**0.25**	**0.81**	**4.26**	**4.21**	**58742**	**117**

Capacity by Zone	Net Acres		Net Square Foot Capacity	Employment Capacity
Urban Village Center	0.00		0	0
Regional Center	0.00		0	0
Commercial	4.21		58742	117
Neighborhood Commercial	0.00		0	0
Low Intensity Commercial	0.00		0	0
Industrial	0.00		0	0
Industrial/MRO	0.00		0	0

Business Center	0.00		0	0
Business Park	0.00		0	0
Total	**4.21**		**58742**	**117**

CENTRAL KITSAP

Commercial Capacity	Infrastructure Gap Review (Gross Acres)		Define Development Status	Exclude Parcels Unlikely to Develop (-)	Identify Critical Areas (-)	Identify Future Roads/Right of Way Needs (-)	Identify Future Public Facility Needs (-)	Account for Unavailable Lands (-)	Determine Net Acres	Tree Retention (-)	Apply FAR to determine square footage capacity	Calculate Employment Capacity by Employment density
Redevelopable Subtotal	0.00		190.73	141.14	15.77	1.67	1.59	8.31	24.11	21.90	327085	659
Vacant Subtotal	0.00		94.48	0.09	43.75	10.56	8.45	6.76	28.35	26.49	387620.02	775.24
Total	**0.00**		**285.21**	**141.23**	**59.52**	**12.23**	**10.04**	**15.06**	**52.46**	**48.39**	**714705**	**1434**
Industrial Capacity												
Redevelopable Subtotal	0.00		12.28	12.28	0.00	0.00	0.00	0.00	0.00	21.90	0	0
Vacant Subtotal	0.00		4.59	0.00	2.72	0.37	0.30	0.24	0.96	27.03	13896	17
Total	**0.00**		**16.87**	**12.28**	**2.72**	**0.37**	**0.30**	**0.24**	**0.96**	**48.93**	**13896**	**17**
Mixed Use Capacity												
Redevelopable Subtotal	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0
Vacant Subtotal	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0
Total	**0.00**		**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0**	**0**

Redevelopment Total	0.00		203.01	153.42	15.77	1.67	1.59	8.31	24.11	43.80	327085	659
Vacant Total	0.00		99.07	0.09	46.47	10.93	8.75	7.00	29.31	53.52	401516	793
Total Capacity	**0.00**		**302.08**	**153.51**	**62.24**	**12.61**	**10.34**	**15.30**	**53.42**	**97.32**	**728601**	**1451**

Capacity by Zone	Net Acres		Net Square Foot Capacity	Employment Capacity
Urban Village Center	0.00		0	0
Regional Center	0.00		0	0
Commercial	51.79		705603	1411
Neighborhood Commercial	0.67		9102	23
Low Intensity Commercial	0.00		0	0
Industrial	0.96		13896	17

Industrial/MRO	0.00		0	0
Business Center	0.00		0	0
Business Park	0.00		0	0
Total	**53.42**		**728601**	**1451**

KINGSTON

Commercial Capacity	Infrastructure Gap Review (Gross Acres)		Define Development Status	Exclude Parcels Unlikely to Develop (-)	Identify Critical Areas (-)	Identify Future Roads/Right of Way Needs (-)	Identify Future Public Facility Needs (-)	Account for Unavailable Lands (-)	Determine Net Acres	Tree Retention (-)	Apply FAR to determine square footage capacity	Calculate Employment Capacity by Employment density
Redevelopable Subtotal	0.00		40.04	30.22	3.97	0.28	0.26	1.38	3.94	3.86	53870	108
Vacant Subtotal	0.00		7.63	0.00	2.87	0.95	0.76	0.61	2.44	2.39	33292	67
Total	**0.00**		**47.67**	**30.22**	**6.84**	**1.23**	**1.02**	**1.99**	**6.37**	**6.25**	**87162**	**174**
Industrial Capacity												
Redevelopable Subtotal	0.00		10.20	10.20	0.00	0.00	0.00	0.00	0.00	0.00	0	0
Vacant Subtotal	0.00		10.16	0.00	6.39	0.75	0.60	0.48	1.93	1.89	28016	35
Total	**0.00**		**20.36**	**10.2**	**6.39**	**0.75**	**0.60**	**0.48**	**1.93**	**1.89**	**28016**	**35**
Mixed Use Capacity												
Redevelopable Subtotal	0.00		11.53	0.00	0.00	0.00	0.00	0.00	11.53	11.53	200899	502
Vacant Subtotal	0.00		2.75	0.00	0.00	0.02	0.01	0.01	2.71	2.71	47221	118
Total	**0.00**		**14.28**	**0.00**	**0.00**	**0.02**	**0.01**	**0.01**	**14.24**	**14.24**	**248120**	**620**

Redevelopment Total	0.00		61.77	40.42	3.97	0.28	0.26	1.38	15.47	15.39	254769	610
Vacant Total	0.00		20.54	0.00	9.26	1.72	1.38	1.10	7.08	6.99	108529	220
Total Capacity	**0.00**		**82.31**	**40.42**	**13.23**	**2.00**	**1.64**	**2.48**	**22.55**	**22.38**	**363298**	**830**

Capacity by Zone	**Net Acres**		**Net Square Foot Capacity**	**Employment Capacity**
Urban Village Center	14.24		248120	620
Regional Center	0.00		0	0
Commercial	6.25		87162	174
Neighborhood Commercial	0.00		0	0
Low Intensity Commercial	0.00		0	0
Industrial	1.89		28016	35

Industrial/MRO	0.00		0	0
Business Center	0.00		0	0
Business Park	0.00		0	0
Total	**22.38**		**363298**	**830**

POULSBO

Commercial Capacity	Infrastructure Gap Review (Gross Acres)		Define Development Status	Exclude Parcels Unlikely to Develop (-)	Identify Critical Areas (-)	Identify Future Roads/Right of Way Needs (-)	Identify Future Public Facility Needs (-)	Account for Unavailable Lands (-)	Determine Net Acres	Tree Retention (-)	Apply FAR to determine square footage capacity	Calculate Employment Capacity by Employment density
Redevelopable Subtotal	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Vacant Subtotal	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Total	**0.00**		**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0**	**0**	**0**
Industrial Capacity												
Redevelopable Subtotal	0.00		26.29	26.29	0.00	0.00	0.00	0.00	0.00	0	0	0
Vacant Subtotal	0.00		1.25	0.00	0.00	0.25	0.20	0.16	0.64	0	87332	90
Total	**0.00**		**27.54**	**26.29**	**0.00**	**0.25**	**0.20**	**0.16**	**0.64**	**0**	**87332**	**90**
Mixed Use Capacity												
Redevelopable Subtotal	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Vacant Subtotal	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Total	**0.00**		**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0**	**0**	**0**

Redevelopment Total	0.00		26.29	26.29	0.00	0.00	0.00	0.00	0.00	0	0	0
Vacant Total	0.00		1.25	0.00	0.00	0.25	0.20	0.16	0.64	0	87332	90
Total Capacity	**0.00**		**27.54**	**26.29**	**0.00**	**0.25**	**0.20**	**0.16**	**0.64**	**0**	**87332**	**90**

Capacity by Zone	**Net Acres**		**Net Square Foot Capacity**	**Employment Capacity**
C-1 Downtown/Front Street	0.00		0	0
C-2 Viking Avenue	0.00		0	0
C-3 SR 305 Corridor	0.00		0	0
C-4 College Market Place	0.00		0	0
Office Commercial Industrial	0.00		0	0
Business Park	0.00		0	0

Light Industrial	0.64		87332	90
Subtotal	**0.64**		**87332**	**90**

PORT ORCHARD

Commercial Capacity	Infrastructure Gap Review (Gross Acres)		Define Development Status	Exclude Parcels Unlikely to Develop (-)	Identify Critical Areas (-)	Identify Future Roads/Right of Way Needs (-)	Identify Future Public Facility Needs (-)	Account for Unavailable Lands (-)	Determine Net Acres	Tree Retention (-)	Apply FAR to determine square footage capacity	Calculate Employment Capacity by Employment density
Redevelopable Subtotal	0.00		97.04	62.87	1.34	5.64	4.72	12.83	30.70	30.17	414126	836
Vacant Subtotal	0.00		30.02	0.00	3.98	6.11	4.89	5.38	19.84	19.56	266997	534
Total	**0.00**		**127.06**	**62.87**	**5.32**	**11.75**	**9.61**	**18.21**	**50.54**	**49.73**	**681123**	**1370**
Industrial Capacity												
Redevelopable Subtotal	17.81		22.09	18.51	1.11	0.49	0.40	0.79	0.79	0.77	0	0
Vacant Subtotal	1.69		1.69	1.05	0.00	0.13	0.10	0.20	0.20	0.20	2973	4
Total	**19.50**		**23.78**	**19.56**	**1.11**	**0.62**	**0.50**	**1.00**	**1.00**	**0.98**	**2973**	**4**
Mixed Use Capacity												
Redevelopable Subtotal	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0
Vacant Subtotal	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0
Total	**0.00**		**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0**	**0**

Redevelopment Total	17.81		119.13	81.38	2.45	6.13	5.11	13.62	31.49	30.94	414126	836
Vacant Total	1.69		31.71	1.05	3.98	6.24	4.99	5.59	20.05	19.76	269969	538
Total Capacity	**19.50**		**150.84**	**82.43**	**6.43**	**12.38**	**10.11**	**19.20**	**51.54**	**50.70**	**684095**	**1374**

Capacity by Zone	Net Acres		Net Square Foot Capacity	Employment Capacity
Urban Village Center	0.00		0	0
Regional Center	0.00		0	0
Commercial	48.18		665262	1331
Neighborhood Commercial	1.54		15861	40
Low Intensity Commercial	0.00		0	0
Industrial	0.98		2973	4
Industrial/MRO	0.00		0	0

Business Center	0.00		0	0
Business Park	0.00		0	0
Total	**50.70**		**684095**	**1374**

SILVERDALE

Commercial Capacity	Infrastructure Gap Review (Gross Acres)		Define Development Status	Exclude Parcels Unlikely to Develop (-)	Identify Critical Areas (-)	Identify Future Roads/Right of Way Needs (-)	Identify Future Public Facility Needs (-)	Account for Unavailable Lands (-)	Determine Net Acres	Tree Retention (-)	Apply FAR to determine square footage capacity	Calculate Employment Capacity by Employment density
Redevelopable Subtotal	59.49		189.47	136.82	14.85	8.04	6.56	12.03	27.33	26.82	370719	746
Vacant Subtotal	19.73		178.90	0.00	45.55	26.53	21.22	18.44	67.16	65.83	917643	1411
Total	**79.22**		**368.37**	**136.82**	**60.40**	**34.57**	**27.78**	**30.48**	**94.49**	**92.65**	**1288362**	**2157**
Industrial Capacity												
Redevelopable Subtotal	0.00		368.28	279.46	26.52	2.81	2.67	13.93	42.89	42.16	622604	760
Vacant Subtotal	0.00		147.71	0.00	35.52	19.34	15.47	12.38	65.01	64.02	948090	1167
Total	**0.00**		**515.99**	**279.46**	**62.04**	**22.14**	**18.14**	**26.31**	**107.90**	**106.17**	**1570695**	**1926**
Mixed Use Capacity												
Redevelopable Subtotal	0.93		110.87	0.00	0.00	5.17	4.88	24.93	100.62	98.81	3228173	6456
Vacant Subtotal	0.00		18.47	0.00	0.00	3.43	2.74	2.20	10.10	9.93	324256	649
Total	**0.93**		**129.34**	**0.00**	**0.00**	**8.60**	**7.62**	**27.12**	**110.72**	**108.74**	**3552429**	**7105**

Redevelopment Total	60.42		668.62	416.28	41.37	16.01	14.11	50.89	170.84	167.79	4221496	7962
Vacant Total	19.73		345.08	0.00	81.07	49.29	39.44	33.01	142.27	139.77	2189989	3226
Total Capacity	**80.15**		**1013.70**	**416.28**	**122.44**	**65.31**	**53.54**	**83.90**	**313.10**	**307.56**	**6411485**	**11188**

Capacity by Zone	Net Acres		Net Square Foot Capacity	Employment Capacity
Urban Village Center	0.00		0	0
Regional Center	108.74		3552429	7105
Commercial	64.60		900403	1801
Neighborhood Commercial	28.06		387959	356
Low Intensity Commercial	0.00		0	0
Industrial	79.99		1182840	1479

Industrial/MRO	16.21		240104	300
Business Center	9.98		147750	148
Business Park	0.00		0	0
Total	**307.56**		**6411485**	**11188**