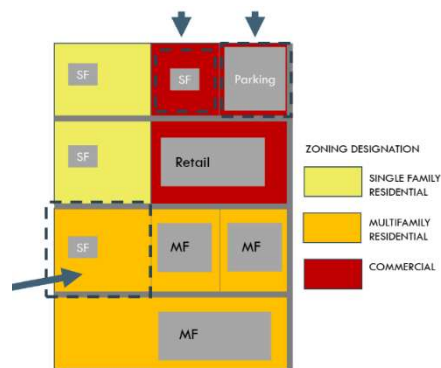


ATTACHMENT E

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. Following a review of permit trends and code requirements for vacant land in unincorporated Kitsap County, a standard deduction of 20% was calculated and was conservatively used for all parcels (vacant, partially underutilized and underutilized. However, as underutilized properties already contain existing development, they are already served by roads and right of way networks, thereby reducing the need for new roads or offsite improvements. Following industry principles, the standard deduction for future roads/rights-of-way for vacant and infrastructure gap areas remains at 20% for unincorporated Kitsap County, and the deduction for underutilized properties is reduced to 5%.

This change added 294 detached single-family units to the land capacity supply and 1,070 multi-family units. These changes are shown in the relevant population and housing tables of the 2024 Comprehensive Plan.

TABLES

Land Use Element – Page 25

**Table 3. Comparison of Population Growth Targets to Land Capacity Analysis
(Board Directed Preferred Alternative)**

Negative numbers indicate excess capacity while positive numbers indicate a shortage of capacity.

UGA	Adjusted Growth 2022-2044	Land Capacity Preferred Alternative	Growth to Land Capacity Preferred Alternative 2022-2044
Bremerton	2,544	2,491 2,691	53 -147
Silverdale	9,442	14,563 16,609	-5,121 -7,167
Kingston	3,121	3,271	-150
Poulsbo	1,054	922	132
Port Orchard	3,486	3,643 3,814	-157 -328
Central Kitsap	4,787	5,611 5,660	-824 -873
Rural	4,391	4,391	0
Total	28,825	34,892 37,357	-6,067 -8,532

Sources: Estimates updated from Countywide Planning Policies and Kitsap County's land capacity analysis.

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Table 10. Capacity versus housing allocation by income bracket, unincorporated Kitsap County

Income Range	Housing Need 2044	Housing Type Accommodating	Zones Focused	Alt 1 Capacity	Alt 2 Capacity	Alt 3 Capacity	Preferred Alternative Capacity
0-30%	2,768	Multi-Family	RC, C, UVC, NC, UH, UM				
0-30% PSH	1,214	Multi-Family	RC, C, UVC, NC, UH, UM				
31%-50%	2,376	Multi-Family	RC, C, UVC, NC, UH, UM				
51%-80%	1,996	Multi-Family, Single-Family - Attached, Cottage Housing	RC, C, UVC, NC, UH, UM, UCR, UL, UR, GB				
Sub-Total	8,354			2,046	7,962	3,717	7,175 8,245
81%-100%	1,028	Single Family - Detached	UCR, UL, UR, GB				
101%-120%	1,012	Single Family - Detached	UCR, UL, UR, GB				
Sub-Total	2,040			1,148	2,108	1,979	1,874 1,965
>120%	4,103	Single Family - Detached	UCR, UL, UR, GB				
Sub-Total	4,103			6,398	5,140	6,981	4,179 4,381
Total	14,497			9,592	15,210	12,677	13,228 14,591
Emergency Housing	612	Facility	RC, C, UVC, NC, I				Sufficient Capacity

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Table 11. Preferred Alternative Capacity Relative to Projected Housing Needs

Income Level (% AMI)	Projected Housing Need	Zone Categories Serving These Needs	Aggregated Housing Needs ¹	Total Capacity	Capacity Surplus (Deficit)
0-30% PSH	1,214	Low-Rise Multifamily, Mid-Rise Multifamily, ADUs	7,747 (non- pipeline) + 607 (pipeline) = 8,354	6,187 7,257	(1,179) (109)
0-30% Non- PSH	2,768			(non- pipeline) + 607	
31-50%	2,376			(pipeline) + 381	
51-80%	1,996			ADU = 7,175 8,245	
81-100%	1,028	Moderate Density	2,040	1,874 1,965	(166) (75)
101-120%	1,012				
>120%	4,103	Low Density	2,342 (non- pipeline) + 1,761 (pipeline) = 4,103	2,418 2,620 (non- pipeline) + 1,761 (pipeline) = 4,179 4,381	76 278
Total	14,497		12,129 (non- pipeline) + 2,368 (pipeline) = 14,497	13,228 14,591 (including 2,368 pipeline units and 381 ADUs)	(1269) 94

APPENDIX A: HOUSING ELEMENT TECHNICAL ANALYSIS – Page 5

2.2 Step 1: Summarize land capacity for housing production by zone

The following table summarizes housing capacity by zone for the preferred alternative and compared to current conditions (alternative 1).

Zone	Preferred Alternative Capacity				Change from Alternative 1, Total Units
	Net Acres	SF Units	MF Units	Total Units	
Commercial	38.53 41.39	0	1117 1198	1117 1198	1070 989
Commercial – Center ¹	2.00	0	375	375	n/a
Commercial – Corridor ²	15.59	0	360	360	n/a
Greenbelt	55.39 61.99	90 102	0	90 102	-3 9
Low Intensity Commercial	0.81 1.04	0	3 5	3 5	-6 -1
Neighborhood Commercial	0.00	0	0	0	0
Regional Center	51.53 66.23	0	1491 1979	1491 1979	1406 920
Residential High	0.00	0	0	0	0
Residential Low	90.17	367	0	367	-21
Residential Medium	0.00	0	0	0	0
Urban Cluster Residential	17.35	1034	0	1034	84
Urban High Residential	54.10 63.11	0	1230 1487	1230 1487	500 243
Urban High Residential – Center ¹	5.49 5.21	0	155 176	155 176	n/a
Urban Low Residential	808.96 823.73	4347 4572	0	4347 4572	-141 84
Urban Medium Residential	103.57 115.02	0	1348 1524	1348 1524	416 240
Urban Medium Residential – RC ³	16.01 18.35	0	183 227	183 227	n/a
Urban Restricted Residential	211.07 225.96	707 764	0	707 764	-58 -1
Urban Village Center	14.24	0	57	57	40
All Zones	1,484.79 1,561.71	6,545 6,839	6,319 7,388	12,864 14,227	4,360 2,586

APPENDIX A: HOUSING ELEMENT TECHNICAL ANALYSIS – Page 14

4.4 Preferred Alternative

Zone	Unit Capacity	Assigned Zone Category	Capacity in Zone Category ⁷⁸
Commercial	735 1198	Low-Rise Multifamily	1,949 2,577
Commercial - Center	374	Low-Rise Multifamily	
Commercial – Corridor	360	Low-Rise Multifamily	
Low Intensity Commercial	3 5	Low-Rise Multifamily	
Neighborhood Commercial	0	Low-Rise Multifamily	
Urban Low (Low-Rise MF Share)	477 640	Low-Rise Multifamily	
Regional Center	1,529 1980	Mid-Rise Multifamily	4,238 5,450
Residential High	0	Mid-Rise Multifamily	
Urban High Residential	786 1487	Mid-Rise Multifamily	
Urban High Residential – Center	0	Mid-Rise Multifamily	
Urban High Residential – RC	501 176	Mid-Rise Multifamily	
Urban Medium Residential	1,534 1523	Mid-Rise Multifamily	
Urban Medium Residential - RC	185 227	Mid-Rise Multifamily	
Urban Village Center	53 57	Mid-Rise Multifamily	
Residential Medium	0	Moderate Density	1,874 3,594
Urban Cluster Residential	246 1034	Moderate Density	
Urban Low (Moderate Density Share)	1,862 2560	Moderate Density	
Greenbelt	93 102	Low Density	2,418 3,581
Residential Low	388 367	Low Density	
Urban Low (Low Density Share)	1,211 1371		
Urban Restricted Residential	700 764	Low Density	
Rural and Resource Zones	977	Low Density	

APPENDIX A: HOUSING ELEMENT TECHNICAL ANALYSIS – Page 17

5.4 Preferred Alternative

Income Level (% AMI)	Projected Housing Need	Zone Categories Serving These Needs	Aggregated Housing Needs ¹³	Total Capacity	Capacity Surplus (Deficit)
0-30% PSH	1,214	Low-Rise Multifamily, Mid-Rise Multifamily, ADUs	7,747 (non- pipeline) + 607 (pipeline) = 8,354	6,187 7,257	(1,179) (109)
0-30% Non- PSH	2,768			(non- pipeline) + 607 (pipeline) + 381	
31-50%	2,376			ADU =	
51-80%	1,996			7,175 8,245	
81-100%	1,028	Moderate Density	2,040	1,874 1,965	(166) (75)
101-120%	1,012				
>120%	4,103	Low Density	2,342 (non- pipeline) + 1,761 (pipeline) = 4,103	2,418 2,620 (non- pipeline) + 1,761 (pipeline) = 4,179 4,381	76 278
Total	14,497		12,129 (non- pipeline) + 2,368 (pipeline) = 14,497	13,228 14,591 (including 2,368 pipeline units and 381 ADUs)	(1,269) 94

Table 14. Projected Need vs Capacity, Preferred Alternative



Unincorporated Urban Growth Area
Bremerton East

Residential Land Supply Capacity

Residential 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 Reduction (-)	Calculate Housing Capacity (Units)	Apply Persons per household to calculate population
Redevelopable Subtotal	203.85	904.19	701.70	73.48	11.90	15.52	30.80	70.78	69.94	272	605
Vacant Subtotal	47.89	123.92	0.37	46.83	10.82	8.66	14.54	42.69	42.29	356	791
Total	251.74	1028.11	702.07	120.31	22.73	24.18	45.35	113.47	112.23	628	1396

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	203.85	904.19	701.70	73.48	11.90	15.52	30.80	70.78	69.94	272	605
Vacant Total	47.89	123.92	0.37	46.83	10.82	8.66	14.54	42.69	42.29	356	791
Total Capacity	251.74	1028.11	702.07	120.31	22.73	24.18	45.35	113.47	112.23	628	1396

Residential Capacity	Net Acres	Single Family Units	Multi-Family Units	Population Capacity
Greenbelt Zone	1.33	1	0	3
Urban Cluster Residential	0.00	0	0	0
Urban Low Residential	56.58	207	0	481
Urban Medium Residential	26.46	0	338	721
Urban High Residential	0.00	0	0	0
Urban Restricted Residential	27.87	82	0	190
Subtotal	112.23	290	338	1396

Mixed Use Capacity	Net Acres	Single Family Units	Multi-Family Units	Population Capacity
Urban Village Center	0.00	0	0	0
Regional Center	0.00	0	0	0
Commercial	0.00	0	0	0
Neighborhood Commercial	0.00	0	0	0
Low-Intensity Commercial	0.00	0	0	0
Subtotal	0.00	0	0	0
Total	112.23	290	338	1396



Unincorporated Urban Growth Area
Bremerton West

Residential Land Supply Capacity

Residential 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 Reduction (-)	Calculate Housing Capacity (Units)	Apply Persons per household to calculate population
Redevelopable Subtotal	376.26	1388.56	1157.61	72.04	16.32	25.66	46.21	70.72	69.56	151	345
Vacant Subtotal	64.73	143.37	42.96	35.26	9.25	7.40	12.94	35.57	35.23	394	893
Total	440.99	1531.93	1200.57	107.30	38.46	30.77	54.74	100.10	98.73	508	1151

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	376.26	1388.56	1157.61	72.04	16.32	25.95	46.14	70.51	69.35	148	339
Vacant Total	64.73	143.37	42.96	35.26	9.25	7.40	12.94	35.57	35.23	394	893
Total Capacity	440.99	1531.93	1200.57	107.30	25.57	33.34	59.07	106.07	104.59	542	1232

Residential Capacity	Net Acres	Single Family Units	Multi-Family Units	Population Capacity
Greenbelt Zone	0.00	0	0	0
Urban Cluster Residential	0.00	0	0	0
Urban Low Residential	90.22	383	0	892
Urban Medium Residential	14.36	0	159	340
Urban High Residential	0.00	0	0	0
Urban Restricted Residential	0.00	0	0	0
Subtotal	104.59	383	159	1232

Mixed Use Capacity	Net Acres	Single Family Units	Multi-Family Units	Population Capacity
Urban Village Center	0.00	0	0	0
Regional Center	0.00	0	0	0
Commercial	0.00	0	0	0
Neighborhood Commercial	0.00	0	0	0
Low-Intensity Commercial	0.00	0	0	0
Subtotal	0.00	0	0	0
Total	104.59	383	159	1232



Unincorporated Urban Growth Area
Gorst

Residential Land Supply Capacity

Residential 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 Reduction (-)	Calculate Housing Capacity (Units)	Apply Persons per household to calculate population
Redevelopable Subtotal	0.00	30.04	19.60	2.51	0.36	2.22	1.96	3.40	3.34	9	20
Vacant Subtotal	0.00	9.50	0.00	4.27	0.75	0.60	0.84	3.05	3.01	14	33
Total	0.00	39.54	19.60	6.78	1.11	2.82	2.79	6.44	6.36	23	54

Mixed Use Capacity											
Redevelopable Subtotal	50.65	0.00	41.55	6.47	0.07	0.05	0.42	0.78	0.78	2	4
Vacant Subtotal	3.52	0.00	0.00	2.27	0.13	0.10	0.14	0.26	0.26	3	6
Total	54.17	0.00	41.55	8.74	0.19	0.15	0.56	1.04	1.04	4	9

Redevelopment Total	50.65	30.04	61.15	8.98	0.42	2.27	2.38	4.18	4.12	10	24
Vacant Total	3.52	9.50	0.00	6.54	0.87	0.70	0.98	3.31	3.27	17	39
Total Capacity	54.17	39.54	61.15	15.52	1.50	2.27	3.59	7.74	7.65	27	63

Residential Capacity	Net Acres	Single Family Units	Multi-Family Units	Population Capacity
Greenbelt Zone	0.00	0	0	0
Urban Cluster Residential	0.00	0	0	0
Urban Low Residential	1.47	7	0	16
Urban Medium Residential	0.00	0	0	0
Urban High Residential	0.00	0	0	0
Urban Restricted Residential	4.89	16	0	37
Subtotal	6.36	23	0	54

Mixed Use Capacity	Net Acres	Single Family Units	Multi-Family Units	Population Capacity
Urban Village Center	0.00	0	0	0
Regional Center	0.00	0	0	0
Commercial	0.00	0	0	0
Neighborhood Commercial	0.00	0	0	0
Low-Intensity Commercial	1.04	0	4	9
Subtotal	1.04	0	4	9
Total	7.40	23	4	63



Unincorporated Urban Growth Area
Puget Sound Industrial Center - Bremerton

Residential Land Supply Capacity

Residential 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 Reduction (-)	Calculate Housing Capacity (Units)	Apply Persons per household to calculate population
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

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0
Vacant Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0
Total Capacity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0

Residential Capacity	Net Acres	Single Family Units	Multi- Family Units	Population Capacity
Greenbelt Zone	0.00	0	0	0
Urban Cluster Residential	0.00	0	0	0
Urban Low Residential	0.00	0	0	0
Urban Medium Residential	0.00	0	0	0
Urban High Residential	0.00	0	0	0
Urban Restricted Residential	0.00	0	0	0
Subtotal	0.00	0	0	0

Mixed Use Capacity	Net Acres	Single Family Units	Multi- Family Units	Population Capacity
Urban Village Center	0.00	0	0	0
Regional Center	0.00	0	0	0
Commercial	0.00	0	0	0
Neighborhood Commercial	0.00	0	0	0
Low-Intensity Commercial	0.00	0	0	0
Subtotal	0.00	0	0	0
Total	0.00	0	0	0



Unincorporated Urban Growth Area
Central Kitsap

Residential Land Supply Capacity

Residential 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 Reduction (-)	Calculate Housing Capacity (Units)	Apply Persons per household to calculate population
Redevelopable Subtotal	79.77	3471.58	3031.94	122.35	16.54	41.38	62.28	197.09	194.04	1219	3019
Vacant Subtotal	25.37	406.32	8.76	143.60	39.64	31.71	28.53	154.08	152.11	892	2228
Total	105.14	3877.90	3040.70	265.95	56.18	73.09	90.81	351.16	346.15	2111	5247

Mixed Use Capacity											
Redevelopable Subtotal	0.00	88.81	86.95	0.00	0.07	0.07	0.31	0.94	0.94	343	792
Vacant Subtotal	0.00	4.31	0.00	0.84	0.52	0.42	0.33	1.33	1.33	40	92
Total	0.00	93.12	86.95	0.84	0.59	0.48	0.65	2.28	2.28	383	885

Redevelopment Total	79.77	3560.39	3118.89	122.35	16.61	41.45	62.60	198.03	194.98	1562	3811
Vacant Total	25.37	4100.63	8.76	144.44	40.16	32.13	28.86	155.41	153.44	932	2321
Total Capacity	105.14	3971.02	3127.65	266.79	56.77	73.58	91.46	353.44	348.42	2494	6132

Residential Capacity	Net Acres	Single Family Units	Multi-Family Units	Population Capacity
Greenbelt Zone	60.67	101	0	258
Urban Cluster Residential	17.35	283	0	724
Urban Low Residential	104.23	598	0	1531
Urban Medium Residential	14.03	0	207	477
Urban High Residential	17.23	0	421	974
Urban Restricted Residential	132.64	501	0	1283
Subtotal	346.15	1483	628	5247

Mixed Use Capacity	Net Acres	Single Family Units	Multi-Family Units	Population Capacity
Urban Village Center	0.00	0	0	0
Regional Center	0.00	0	0	0
Commercial	2.27	0	383	885
Neighborhood Commercial	0.00	0	0	0
Low-Intensity Commercial	0.00	0	0	0
Subtotal	2.27	0	383	885
Total	348.42	1483	1011	6132



Unincorporated Urban Growth Area
Kingston

Residential Land Supply Capacity

Residential 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 Reduction (-)	Calculate Housing Capacity (Units)	Apply Persons per household to calculate population
Redevelopable Subtotal	53.92	577.52	498.22	22.06	3.28	5.59	10.07	38.30	37.86	215	472
Vacant Subtotal	18.17	427.11	368.99	20.97	6.08	4.86	6.23	19.97	19.71	1035	2378
Total	72.09	1004.63	867.21	43.03	9.36	10.46	16.31	58.27	57.57	1250	2850

Mixed Use Capacity											
Redevelopable Subtotal	0.00	80.24	58.89	0.91	0.28	0.26	1.25	15.59	15.59	153	324
Vacant Subtotal	0.00	10.38	0.00	0.72	0.97	0.77	0.77	4.99	4.99	128	272
Total	0.00	90.62	58.89	1.63	1.25	1.04	2.02	20.58	20.58	281	596

Redevelopment Total	53.92	657.76	557.11	22.97	3.55	5.85	11.32	53.89	53.46	368	796
Vacant Total	18.17	437.49	368.99	21.69	7.05	5.64	7.01	24.96	24.70	1163	2650
Total Capacity	72.09	1095.25	915.10	44.66	10.60	11.49	18.33	78.86	78.16	1531	3446

Residential Capacity	Net Acres	Single Family Units	Multi-Family Units	Population Capacity
Greenbelt Zone	0.00	0	0	0
Urban Cluster Residential	0.00	751	0	1750
Urban Low Residential	25.98	96	0	223
Urban Medium Residential	19.82	0	350	745
Urban High Residential	0.00	0	0	0
Urban Restricted Residential	10.56	30	0	83
Subtotal	56.36	877	350	2800

Mixed Use Capacity	Net Acres	Single Family Units	Multi-Family Units	Population Capacity
Urban Village Center	14.24	0	57	120
Regional Center	0.00	0	0	0
Commercial	6.35	0	225	476
Neighborhood Commercial	0.00	0	0	0
Low-Intensity Commercial	0.00	0	0	0
Subtotal	20.59	0	281	596
Total	76.35	877	631	3397



Unincorporated Urban Growth Area
Port Orchard

Residential Land Supply Capacity

Residential 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 Reduction (-)	Calculate Housing Capacity (Units)	Apply Persons per household to calculate population
Redevelopable Subtotal	321.55	1917.55	1646.33	52.57	19.85	30.31	39.10	129.39	127.63	518	1360
Vacant Subtotal	142.29	213.07	3.75	60.60	24.74	19.79	25.17	79.03	77.95	634	1693
Total	463.84	2130.62	1650.08	113.17	44.59	50.10	64.26	208.42	205.58	1151	3053

Mixed Use Capacity											
Redevelopable Subtotal	82.78	88.49	24.53	16.15	4.21	3.37	3.37	10.70	10.70	244	514
Vacant Subtotal	0.00	31.91	0.00	3.43	2.04	1.63	1.63	4.89	4.89	117	247
Total	82.78	120.40	24.53	19.58	6.25	5.00	5.00	15.59	15.59	360	760

Redevelopment Total	404.33	2006.04	1670.86	68.72	24.06	33.68	42.46	140.09	138.33	761	1874
Vacant Total	142.29	244.98	3.75	64.03	26.77	21.42	26.80	83.92	82.84	751	1940
Total Capacity	546.62	2251.02	1674.61	132.75	50.83	55.10	69.26	224.01	221.17	1512	3814

Residential Capacity	Net Acres	Single Family Units	Multi-Family Units	Population Capacity
Greenbelt Zone	0.00	0	0	0
Urban Cluster Residential	0.00	0	0	0
Urban Low Residential	176.13	945	0	2608
Urban Medium Residential	24.92	0	191	404
Urban High Residential	0.00	0	0	0
Urban Restricted Residential	4.53	15	0	42
Subtotal	205.58	960	191	3053

Mixed Use Capacity	Net Acres	Single Family Units	Multi-Family Units	Population Capacity
Urban Village Center	0.00	0	0	0
Regional Center	0.00	0	0	0
Commercial	15.59	0	360	760
Neighborhood Commercial	0.00	0	0	0
Low-Intensity Commercial	0.00	0	0	0
Subtotal	15.59	0	360	760
Total	221.17	960	552	3814



Unincorporated Urban Growth Area

Residential Land Supply Capacity

Poulsbo

Residential 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	Calculate Housing Capacity (Units)	Apply Persons per household to calculate population
Redevelopable Subtotal	0.00	286.33	114.65	36.92	25.69	20.55	16.44	72.07	277	695
Vacant Subtotal	0.00	44.58	0.00	9.24	7.07	5.65	4.52	18.09	90	227
Total	0.00	330.91	114.65	46.16	32.76	26.21	20.97	90.17	367	922

Redevelopment Total	0.00	286.33	114.65	36.92	25.69	2055	16.44	72.07	277	695
Vacant Total	0.00	44.58	0.00	9.24	7.07	5.65	4.52	18.09	90	227
Total Capacity	0.00	330.91	114.65	46.16	32.76	26.21	20.97	90.17	367	922

Residential Capacity	Net Acres	Single Family Units	Multi- Family Units	Population Capacity
Residential Low	90.17	367	0	922
Residential Medium	0.00	0	0	0
Residential High	0.00	0	0	0
Subtotal	90.17	367	0	922



Unincorporated Urban Growth Area
Silverdale

Residential Land Supply Capacity

Residential 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 Reduction (-)	Calculate Housing Capacity (Units)	Apply Persons per household to calculate population
Redevelopable Subtotal	115.36	2844.64	2283.20	87.43	26.43	57.87	74.00	315.72	311.72	2266	5821
Vacant Subtotal	10.87	471.11	16.00	65.36	62.05	49.64	40.76	191.88	188.72	1789	4543
Total	126.23	3315.75	2299.20	152.79	88.48	107.51	114.76	507.59	500.44	4055	10364

Mixed Use Capacity											
Redevelopable Subtotal	60.42	727.45	499.52	64.23	7.88	6.92	21.58	73.19	73.19	2130	4516
Vacant Subtotal	0.00	127.52	0.00	29.08	10.57	8.46	7.01	27.80	27.80	816	1729
Total	60.42	854.97	499.52	93.31	18.45	15.38	28.59	101.00	101.00	2946	6245

Redevelopment Total	175.78	3572.09	2782.72	151.66	34.30	64.79	95.58	388.91	384.91	4396	10336
Vacant Total	10.87	598.63	16.00	94.44	72.62	58.10	47.76	219.68	216.52	2605	6272
Total Capacity	186.65	4170.72	2798.72	246.10	106.93	122.89	143.34	608.59	601.44	7001	16609

Residential Capacity	Net Acres	Single Family Units	Multi-Family Units	Population Capacity
Greenbelt Zone	0.00	0	0	0
Urban Cluster Residential	0.00	0	0	0
Urban Low Residential	369.12	2188	0	6329
Urban Medium Residential	33.75	0	505	1071
Urban High Residential	52.09	0	1242	2632
Urban Restricted Residential	45.48	120	0	332
Subtotal	500.44	2308	1747	10364

Mixed Use Capacity	Net Acres	Single Family Units	Multi-Family Units	Population Capacity
Urban Village Center	0.00	0	0	0
Regional Center	66.23	0	1979	4196
Commercial	34.77	0	966	2049
Neighborhood Commercial	0.00	0	0	0
Low-Intensity Commercial	0.00	0	0	0
Subtotal	100.99	0	2946	6245
Total	601.44	2308	4692	16609