

BREMERTON EAST URBAN GROWTH AREA
Land Capacity December 31, 2012

DRAFT

UNDERUTILIZED LANDS	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Gross Residential Acres (Developed Parcels only)										
Total Gross Acres	714.58	0.00	68.84	0.00	61.87	0.00	38.58	0.00	21.87	905.74
Multi - Family Dwelling (-)	8.56	0.00	11.37	0.00	0.00	0.00	0.00	0.00	0.00	19.93
Parcels < 0.50 Acres (-)	271.09	0.00	26.07	0.00	40.07	0.00	7.34	0.00	0.00	344.57
Public/Current Use/Utilities (-)	139.91	0.00	17.36	0.00	0.00	0.00	3.49	0.00	7.90	168.66
Shoreline Parcel < 1.00 Acre (-)	1.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.84
Subtotal	293.18	0.00	14.04	0.00	21.80	0.00	27.75	0.00	13.97	370.74
Redevelopable Acres										
<i>Median Value \$128,322</i>										
Density < 2.5 (-)	20.09	0.00	0.00	0.00	16.17	0.00	22.91	0.00	0.00	59.17
Density >= 2.5 - < 4.00 Value > (-)	29.00	0.00	0.00	0.00	3.26	0.00	4.50	0.00	0.00	36.76
Density >= 4.0 - < 5.00 Value > (-)	13.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.22
Density >= 5.0 - < 10.00 Value > (-)	34.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34.18
Subtotal	196.69	0.00	14.04	0.00	2.37	0.00	0.34	0.00	13.97	227.41
Remove 100% of Platted lots (acres)	27.33	0.00	1.27	0.00	0.00	0.00	0.00	0.00	0.00	28.60
Critical Areas										
Total Redevelopable Acres	169.36	0.00	12.77	0.00	2.37	0.00	0.34	0.00	13.97	198.81
Unencumbered Acres	63.15	0.00	10.55	0.00	1.13	0.00	0.00	0.00	3.21	78.04
Acres within Critical Areas	42.01	0.00	1.99	0.00	0.00	0.00	0.00	0.00	1.95	45.95
Critical Areas reduction 75% (-)	10.50	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.49	11.49
Acres within Area of Concern	64.21	0.00	0.22	0.00	1.24	0.00	0.34	0.00	7.32	73.33
Area of Concern reduction 50% (-)	32.11	0.00	0.11	0.00	0.62	0.00	0.17	0.00	3.66	36.67
Subtotal	105.76	0.00	11.16	0.00	1.75	0.00	0.17	0.00	7.36	126.19
Roads/Right-of-Way (Future)										
20% (-)	84.61	0.00	8.93	0.00	1.40	0.00	0.14	0.00	5.89	100.95
Public Facility (Future)										
20% (-)	67.68	0.00	7.14	0.00	1.12	0.00	0.11	0.00	4.71	80.76
Unavailable Lands										
15% (-)	57.53	0.00	6.07	0.00	0.95	0.00	0.09	0.00	4.00	68.65
Commercial Split										
50% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	2.00
Platted Lots										
Underutilized Platted Lots 25% (+)	6.83	0.00	0.32	0.00	0.00	0.00	0.00	0.00	0.00	7.15
Platted Lot existing dwelling unit (count)	16	0	2	0	0	0	0	0	0	18
Dwelling Unit count (-75%)	4	0	1	0	0	0	0	0	0	5
Existing Dwelling Units										
Existing Dwelling Units (non platted lots) (-)	68	0	6	0	0	0	0	0	14	88
Total Dwelling Units (-)	72	0	7	0	0	0	0	0	7	93
TOTALS										
Net Developable Acres	64.36	0.00	6.39	0.00	0.95	0.00	0.09	0.00	2.00	73.80
	6.0 DU/AC	6.0 DU/AC	12 DU/AC	21.75 DU/AC	2.5 DU/AC	7.6 DU/AC	2 DU/AC	12 DU/AC	15 DU/AC	
Dwelling Unit Capacity	314	0	70	0	2	0	0	0	23	410
	2.5 pph	1.8 pph	2.5 pph	1.8 pph	2.5 pph	2.5 pph	2.5 pph	1.8 pph	1.8 pph	
Population Capacity	785	0	175	0	6	0	0	0	41	1009

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VACANT LAND	URBAN LOW <i>6.0 DU/AC</i>	SENIOR LIVING HOMESTEAD <i>6.0 DU/AC</i>	URBAN MEDIUM <i>12 DU/AC</i>	URBAN HIGH <i>21.75 DU/AC</i>	URBAN RESTRICTED <i>2.5 DU/AC</i>	URBAN CLUSTER <i>7.6 DU/AC</i>	ILLAHEE GREENBELT <i>2 DU/AC</i>	URBAN VILLAGE CENTER <i>12 DU/AC</i>	MIXED USE <i>15 DU/AC</i>	GRAND TOTAL
Gross Residential Zoned Acres										
Total Gross Vacant Acres	104.73	0.00	29.59	0.99	12.62	0.00	4.34	0.00	7.24	159.51
Subtotal	104.73	0.00	29.59	0.99	12.62	0.00	4.34	0.00	7.24	159.51
Redevelopable Acres										
Subtotal	104.73	0.00	29.59	0.99	12.62	0.00	4.34	0.00	7.24	159.51
Vacant Platted Lots (-)	14.31	0.00	7.80	0.00	1.39	0.00	0.60	0.00	5.06	29.16
Critical Areas										
Total Redevelopable Acres	90.42	0.00	21.79	0.99	11.23	0.00	3.74	0.00	2.18	130.35
Unencumbered Acres	24.10	0.00	10.72	0.48	7.82	0.00	0.00	0.00	0.36	43.48
Acres within Critical Areas	23.35	0.00	5.36	0.51	0.94	0.00	2.69	0.00	0.00	32.85
Critical Areas reduction 75% (-)	5.84	0.00	1.34	0.13	0.24	0.00	0.67	0.00	0.00	8.21
Acres within Area of Concern	42.97	0.00	5.71	0.00	2.47	0.00	1.04	0.00	1.83	54.02
Area of Concern reduction 50% (-)	21.49	0.00	2.86	0.00	1.24	0.00	0.52	0.00	0.92	27.01
Subtotal	51.42	0.00	14.92	0.61	9.29	0.00	1.19	0.00	1.28	78.70
Roads/Right-of-Way (Future)										
20% (-)	41.14	0.00	11.93	0.49	7.43	0.00	0.95	0.00	1.02	62.96
Public Facility (Future)										
20% (-)	32.91	0.00	9.55	0.39	5.95	0.00	0.76	0.00	0.82	50.37
Unavailable Lands										
5% (-)	31.26	0.00	9.07	0.37	5.65	0.00	0.73	0.00	0.78	47.85
Commercial Split										
50% (-)	29.70	0.00	8.61	0.35	5.37	0.00	0.69	0.00	0.39	45.11
								0.00	2.92	
Platted Lots										
Vacant Platted Lots	35	0	11	0	4	0	2	0	5	57
								0	3	
Net Developable Acres	31.26	0.00	9.07	0.37	5.65	0.00	0.73	0.00	0.39	47.46
	<i>6.0 DU/AC</i>	<i>6.0 DU/AC</i>	<i>12 DU/AC</i>	<i>21.75 DU/AC</i>	<i>2.5 DU/AC</i>	<i>7.6 DU/AC</i>	<i>2 DU/AC</i>	<i>12 DU/AC</i>	<i>15 DU/AC</i>	
Dwelling Unit Capacity	223	0	120	8	18	0	3	0	11	383
	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>1.8 pph</i>	
Population Capacity	556	0	300	14	45	0	9	0	19	944

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Net Developable Acres	64.36	0.00	6.39	0.00	0.95	0.00	0.09	0.00	2.00	73.80
Dwelling Unit Capacity	314	0	70	0	2	0	0	0	23	410
	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>1.8 pph</i>	
Population Capacity	785	0	175	0	6	0	0	0	41	1009

VACANT LAND	URBAN LOW <i>6.0 DU/AC</i>	SENIOR LIVING HOMESTEAD <i>6.0 DU/AC</i>	URBAN MEDIUM <i>12 DU/AC</i>	URBAN HIGH <i>21.75 DU/AC</i>	URBAN RESTRICTED <i>2.5 DU/AC</i>	URBAN CLUSTER <i>7.6 DU/AC</i>	ILLAHEE GREENBELT <i>2 DU/AC</i>	URBAN VILLAGE CENTER <i>12 DU/AC</i>	MIXED USE <i>15 DU/AC</i>	GRAND TOTAL
Net Developable Acres	31.26	0.00	9.07	0.37	5.65	0.00	0.73	0.00	0.39	47.46
Dwelling Unit Capacity	223	0	120	8	18	0	3	0	11	383
	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>1.8 pph</i>	
Population Capacity	556	0	300	14	45	0	9	0	19	944

GRAND TOTAL	URBAN LOW <i>6.0 DU/AC</i>	SENIOR LIVING HOMESTEAD <i>6.0 DU/AC</i>	URBAN MEDIUM <i>12 DU/AC</i>	URBAN HIGH <i>21.75 DU/AC</i>	URBAN RESTRICTED <i>2.5 DU/AC</i>	URBAN CLUSTER <i>7.6 DU/AC</i>	ILLAHEE GREENBELT <i>2 DU/AC</i>	URBAN VILLAGE CENTER <i>12 DU/AC</i>	MIXED USE <i>15 DU/AC</i>	GRAND TOTAL
Net Developable Acres	95.63	0.00	15.46	0.37	6.60	0.00	0.82	0.00	2.39	121.26
Dwelling Unit Capacity	537	0	190	8	21	0	4	0	34	793
	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>1.8 pph</i>	
Population Capacity	1342	0	475	14	51	0	9	0	61	1953