

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	19.86	0.00	0.00	0.00	9.47	0.00	0.00	0.00	0.00	29.33
Multi - Family Dwelling (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Parcels < 0.50 Acres (-)	6.38	0.00	0.00	0.00	1.40	0.00	0.00	0.00	0.00	7.78
Public/Current Use/Utilities (-)	0.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.19
Shoreline Parcel < 1.00 Acre (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	13.29	0.00	0.00	0.00	8.07	0.00	0.00	0.00	0.00	21.36
Redevelopable Acres										
<i>Median Value \$80,738</i>										
Density < 2.5 (-)	0.00	0.00	0.00	0.00	2.67	0.00	0.00	0.00	0.00	2.67
Density >= 2.5 - < 4.00 Value > (-)	1.46	0.00	0.00	0.00	1.66	0.00	0.00	0.00	0.00	3.12
Density >= 4.0 - < 5.00 Value > (-)	0.00	0.00	0.00	0.00	2.07	0.00	0.00	0.00	0.00	2.07
Density >= 5.0 - < 10.00 Value > (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	11.83	0.00	0.00	0.00	1.67	0.00	0.00	0.00	0.00	13.50
Remove 100% of Platted lots (acres)	0.60	0.00	0.00	0.00	1.67	0.00	0.00	0.00	0.00	2.27
Critical Areas										
Total Redevelopable Acres	11.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11.23
Unencumbered Acres	5.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.35
Acres within Critical Areas	0.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.68
Critical Areas reduction 75% (-)	0.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.17
Acres within Area of Concern	5.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.19
Area of Concern reduction 50% (-)	2.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.60
Subtotal	8.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.12
Roads/Right-of-Way (Future)										
20% (-)	6.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.49
Public Facility (Future)										
20% (-)	5.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.19
Unavailable Lands										
15% (-)	4.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.41
Commercial Split										
50% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Platted Lots										
Underutilized Platted Lots 25% (+)	0.15	0.00	0.00	0.00	0.42	0.00	0.00	0.00	0.00	0.57
Platted Lot existing dwelling unit (count)	1	0	0	0	1	0	0	0	0	2
Dwelling Unit count (-75%)	0	0	0	0	0	0	0	0	0	1
Existing Dwelling Units										
Existing Dwelling Units (non platted lots) (-)	5	0	0	0	1	0	0	0	0	6
Total Dwelling Units (-)	5	0	0	0	1	0	0	0	0	7
TOTALS										
Net Developable Acres	4.56	0.00	0.00	0.00	0.42	0.00	0.00	0.00	0.00	4.98
	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	22	0	0	0	0	0	0	0	0	22
	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	55	0	0	0	0	0	0	0	0	55

GORST URBAN GROWTH AREA
Land Capacity December 31, 2012

DRAFT

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	4.40	0.00	0.00	0.00	2.90	0.00	0.00	0.00	0.00	7.30
Subtotal	4.40	0.00	0.00	0.00	2.90	0.00	0.00	0.00	0.00	7.30
Redevelopable Acres										
Subtotal	4.40	0.00	0.00	0.00	2.90	0.00	0.00	0.00	0.00	7.30
Vacant Platted Lots (-)	0.12	0.00	0.00	0.00	0.57	0.00	0.00	0.00	0.00	0.69
Critical Areas										
Total Redevelopable Acres	4.28	0.00	0.00	0.00	2.33	0.00	0.00	0.00	0.00	6.61
Unencumbered Acres	0.33	0.00	0.00	0.00	0.39	0.00	0.00	0.00	0.00	0.72
Acres within Critical Areas	0.13	0.00	0.00	0.00	1.81	0.00	0.00	0.00	0.00	1.94
Critical Areas reduction 75% (-)	0.03	0.00	0.00	0.00	0.45	0.00	0.00	0.00	0.00	0.49
Acres within Area of Concern	3.82	0.00	0.00	0.00	0.14	0.00	0.00	0.00	0.00	3.96
Area of Concern reduction 50% (-)	1.91	0.00	0.00	0.00	0.07	0.00	0.00	0.00	0.00	1.98
Subtotal	2.27	0.00	0.00	0.00	0.91	0.00	0.00	0.00	0.00	3.19
Roads/Right-of-Way (Future)										
20% (-)	1.82	0.00	0.00	0.00	0.73	0.00	0.00	0.00	0.00	2.55
Public Facility (Future)										
20% (-)	1.45	0.00	0.00	0.00	0.58	0.00	0.00	0.00	0.00	2.04
Unavailable Lands										
5% (-)	1.38	0.00	0.00	0.00	0.55	0.00	0.00	0.00	0.00	1.94
Commercial Split										
50% (-)	1.31	0.00	0.00	0.00	0.53	0.00	0.00	0.00	0.00	1.84
								0.00	0.00	
Platted Lots										
Vacant Platted Lots	1	0	0	0	2	0	0	0	0	3
								0	0	
Net Developable Acres	1.38	0.00	0.00	0.00	0.55	0.00	0.00	0.00	0.00	1.94
	<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	9	0	0	0	3	0	0	0	0	13
	<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	23	0	0	0	8	0	0	0	0	32

GORST URBAN GROWTH AREA
Land Capacity December 31, 2012

DRAFT

UNDERUTILIZED LANDS	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	4.56	0.00	0.00	0.00	0.42	0.00	0.00	0.00	0.00	4.98
Dwelling Unit Capacity	22	0	0	0	0	0	0	0	0	22
	<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	55	0	0	0	0	0	0	0	0	55

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	1.38	0.00	0.00	0.00	0.55	0.00	0.00	0.00	0.00	1.94
Dwelling Unit Capacity	9	0	0	0	3	0	0	0	0	13
	<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	23	0	0	0	8	0	0	0	0	32

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	5.95	0.00	0.00	0.00	0.97	0.00	0.00	0.00	0.00	6.92
Dwelling Unit Capacity	31	0	0	0	3	0	0	0	0	35
	<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	79	0	0	0	8	0	0	0	0	87