

<p>Step 3: Identify Critical Areas</p>	<p>Use currently adopted Critical Areas Ordinance to determine critical area coverage. Vacant and underutilized parcels that overlap with critical areas are reduced in land area by LCA reduction factors: 75% reduction for critical areas and 50% reduction for areas of moderate geologic hazard.</p>	<p>Poulsbo: 26.5% Critical Areas reduction factor.</p>	<ul style="list-style-type: none"> ▪ Update for 2017 CAO buffer
<p>Step 4: Identify Future Roads/Right of Way Needs</p>	<p>Reduce remaining totals for vacant and underutilized land supply by 20% for future roads and rights-of-ways.</p>	<p>Bainbridge Island: Reduction not taken. Bremerton: Reduce Centers land area by one-time 15% to account for ROW, public facilities, and undevelopable terrain.</p>	<ul style="list-style-type: none"> ▪ Vacant: Consider using look back results to identify % ROW in actual commercial or mixed-use developments. ▪ Under-utilized: Consider using a significantly lower assumption, since these parcels are typically already in urbanized areas where infrastructure is already present and new development will be consolidated.
<p>Step 5: Identify Future Public Facilities Needs</p>	<p>Reduce remaining land area by 20% for both vacant and underutilized land to account for future public facility needs.</p>	<p>Bainbridge Island: 15% reduction rate used. Bremerton: Centers do not take additional reduction.</p>	<ul style="list-style-type: none"> ▪ Consider new stormwater requirements in 2019.⁷ County adopted new standards in 2017. ▪ Consider applying lower assumption for under-utilized parcels given that they are typically in urbanized areas with less need for new public facilities.
<p>Step 6: Account for Unavailable Land (Market Factor)</p>	<p>Vacant land supply reduced by 20% and underutilized land supply reduced by 25%.</p>	<p>Bremerton assumptions varied by district:</p> <ol style="list-style-type: none"> a. Downtown Regional Center: -50% b. Charleston District Center: -80% c. Wheaton / Riddell District Center: -50% d. Wheaton / Sheridan District Center: -70% 	<ul style="list-style-type: none"> ▪ Bremerton District reductions are based on estimated build-out times. Would these be reduced to account for the 6 years that have passed? Is build-out occurring on pace with previous expectations? ▪ Heartland is developing recommendations that vary based on PSRC typology and

⁷ Ecology published a new stormwater management manual in 2019: <https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Stormwater-permittee-guidance-resources/Stormwater-manuals>

