

# City of Port Orchard

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*Growing for a Better Tomorrow*



CITY OF PORT ORCHARD  
Land Capacity - Underutilized Land

UNDERUTILIZED LANDS	RESIDENTIAL 4.5 (R4.5) <i>3.04 DU/AC</i>	RESIDENTIAL 8 (R8) <i>5.88 DU/AC</i>	RESIDENTIAL 12 (R12) <i>7.41 DU/AC</i>	RESIDENTIAL 20 (R20) <i>20 DU/AC</i>	GREENBELT (GB) <i>0.5 DU/AC</i>	RESIDENTIAL 8 (RMH)	MIXED USE (MXD) <i>12 DU/AC</i>	GRAND TOTAL
<b>Gross Residential Zoned Acres</b>								
Total Gross Acres	358.45	1658.50	16.54	195.14	250.28	8.80	43.39	2531.10
Multi - Family Dwelling (-)	34.26	21.94	8.95	54.16	10.91	8.80	0.00	139.02
Parcels < 0.50 Acres (-)	59.74	542.07	3.65	24.60	6.88	0.00	7.54	644.48
Public/Current Use/Utilities/Water/Developed (-)	90.88	928.69	0.82	65.14	232.49	0.00	35.85	1353.87
Shoreline Parcel < 1.00 Acre (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Subtotal</b>	<b>173.57</b>	<b>165.80</b>	<b>3.12</b>	<b>51.24</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>393.73</b>
<b>Redevelopable Acres</b>								
<i>Median Value \$146362</i>								0.00
Density < 2.5 (-)	6.32	0.00	0.00	0.00	0.00	0.00	0.00	6.32
Density >= 2.5 - < 4.00 Value > (-)	20.59	0.00	0.00	0.00	0.00	0.00	0.00	20.59
Density >= 4.0 - < 5.00 Value > (-)	5.85	0.00	0.00	0.00	0.00	0.00	0.00	5.85
Density >= 5.0 - < 10.00 Value > (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Subtotal</b>	<b>140.81</b>	<b>165.80</b>	<b>3.12</b>	<b>51.24</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>360.97</b>
<b>Remove 100% underutilized platted lots (total)</b>	<b>18.83</b>	<b>36.73</b>	<b>0.00</b>	<b>11.92</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>67.48</b>
	<b>121.98</b>	<b>129.07</b>	<b>3.12</b>	<b>39.32</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>293.49</b>
<b>Critical Areas</b>								
Total Redevelopable Acres	121.98	129.07	3.12	39.32	0.00	0.00	0.00	293.49
Unencumbered Acres	63.59	55.03	2.28	27.59	0.00	0.00	0.00	148.49
Acres within Critical Areas	25.77	9.46	0.84	2.89	0.00	0.00	0.00	38.96
Critical Areas reduction 75% (-)	6.44	2.37	0.21	0.72	0.00	0.00	0.00	9.74
Acres within Area of Concern	32.61	64.58	0.00	8.82	0.00	0.00	0.00	106.01
Area of Concern reduction 50% (-)	16.31	32.29	0.00	4.41	0.00	0.00	0.00	53.01
<b>Subtotal</b>	<b>86.34</b>	<b>89.69</b>	<b>2.49</b>	<b>32.72</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>211.24</b>
<b>Roads/Right-of-Way (Future)</b>								
20% (-)	69.07	71.75	1.99	26.18	0.00	0.00	0.00	168.99
<b>Public Facility (Future)</b>								
20% (-)	55.26	57.40	1.59	20.94	0.00	0.00	0.00	135.19
<b>Unavailable Lands</b>								
15% (-)	46.97	48.79	1.35	17.80	0.00	0.00	0.00	114.91
<b>Platted lots</b>								
Underutilized Platted Lots TOTAL	18.83	36.73	0.00	11.92	0.00	0.00	0.00	67.48
Underutilized Platted Lots (25%) (+)	4.71	9.18	0.00	2.98	0.00	0.00	0.00	16.87
<b>Net Developable Acres</b>	<b>51.68</b>	<b>57.97</b>	<b>1.35</b>	<b>20.78</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>131.78</b>
<b>Dwelling Unit Capacity</b>								
	36	153	5	386	0	0	0	580
	<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>
<b>Population Capacity</b>	<b>90</b>	<b>275</b>	<b>13</b>	<b>694</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1072</b>

CITY OF PORT ORCHARD  
Land Capacity - Vacant Land

<b>VACANT LAND</b>	<b>RESIDENTIAL 4.5 (R4.5)</b> <i>3.04 DU/AC</i>	<b>RESIDENTIAL 8 (R8)</b> <i>5.88 DU/AC</i>	<b>RESIDENTIAL 12 (R12)</b> <i>7.41 DU/AC</i>	<b>RESIDENTIAL 20 (R20)</b> <i>20 DU/AC</i>	<b>GREENBELT (GB)</b> <i>0.5 DU/AC</i>	<b>RESIDENTIAL 8 (RMH)</b>	<b>MIXED USE (MXD)</b> <i>12 DU/AC</i>	<b>GRAND TOTAL</b>
<b>Gross Residential Zoned Acres</b>								
Total Gross Acres	145.93	1192.07	117.85	110.52	244.27	0.00	0.41	1811.05
<b>Subtotal</b>	<b>145.93</b>	<b>1192.07</b>	<b>117.85</b>	<b>110.52</b>	<b>244.27</b>	<b>0.00</b>	<b>0.41</b>	<b>1811.05</b>
<b>Redevelopable Acres</b>								
<b>Subtotal</b>	<b>145.93</b>	<b>1192.07</b>	<b>117.85</b>	<b>110.52</b>	<b>244.27</b>	<b>0.00</b>	<b>0.41</b>	<b>1811.05</b>
Vacant platted lots acres (-)	44.67	51.66	8.00	40.64	17.83	0.00	0.41	163.21
	<b>101.26</b>	<b>1140.41</b>	<b>109.85</b>	<b>69.88</b>	<b>226.44</b>	<b>0.00</b>	<b>0.00</b>	<b>1647.84</b>
<b>Critical Areas</b>								
Total Redevelopable Acres	101.26	1140.41	109.85	69.88	226.44	0.00	0.00	1647.84
Unencumbered Acres	45.82	833.26	66.53	12.96	19.48	0.00	0.00	978.05
Acres within Critical Areas	15.90	201.76	11.56	22.68	161.98	0.00	0.00	413.88
Critical Areas reduction 75% (-)	3.98	50.44	2.89	5.67	40.50	0.00	0.00	103.47
Acres within Area of Concern	39.54	105.39	31.75	34.23	44.96	0.00	0.00	255.87
Area of Concern reduction 50% (-)	19.77	52.70	15.88	17.12	22.48	0.00	0.00	127.94
<b>Subtotal</b>	<b>69.57</b>	<b>936.40</b>	<b>85.30</b>	<b>35.75</b>	<b>82.46</b>	<b>0.00</b>	<b>0.00</b>	<b>1209.46</b>
<b>Roads/Right-of-Way (Future)</b>								
20% (-)	55.65	749.12	68.24	28.60	65.96	0.00	0.00	967.56
<b>Public Facility (Future)</b>								
20% (-)	44.52	599.29	54.59	22.88	52.77	0.00	0.00	774.05
<b>Unavailable Lands</b>								
5% (-)	42.30	569.33	51.86	21.73	50.13	0.00	0.00	735.35
<b>Platted lots</b>								
Vacant platted lots total	67	328	15	28	110	0	5	553
<b>Net Developable Acres</b>	<b>42.30</b>	<b>569.33</b>	<b>51.86</b>	<b>21.73</b>	<b>50.13</b>	<b>0.00</b>	<b>0.00</b>	<b>735.35</b>
<b>Dwelling Unit Capacity</b>	<b>196</b>	<b>3676</b>	<b>399</b>	<b>463</b>	<b>135</b>	<b>0</b>	<b>5</b>	<b>4873</b>
	<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>
<b>Population Capacity</b>	<b>489</b>	<b>6616</b>	<b>998</b>	<b>833</b>	<b>338</b>	<b>0</b>	<b>13</b>	<b>9286</b>

CITY OF PORT ORCHARD  
Land Capacity - TOTAL

UNDERUTILIZED LANDS	RESIDENTIAL 4.5 (R4.5) <i>3.04 DU/AC</i>	RESIDENTIAL 8 (R8) <i>5.88 DU/AC</i>	RESIDENTIAL 12 (R12) <i>7.41 DU/AC</i>	RESIDENTIAL 20 (R20) <i>20 DU/AC</i>	GREENBELT (GB) <i>0.5 DU/AC</i>	RESIDENTIAL 8 (RMH)	MIXED USE (MXD) <i>12 DU/AC</i>	GRAND TOTAL
<b>Net Developable Acres</b>	<b>51.68</b>	<b>57.97</b>	<b>1.35</b>	<b>20.78</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>131.78</b>
<b>Dwelling Unit Capacity</b>	<b>36</b>	<b>153</b>	<b>5</b>	<b>386</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>580</b>
	<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>1.8 pph</i>
<b>Population Capacity</b>	<b>90</b>	<b>275</b>	<b>13</b>	<b>694</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1072</b>

VACANT LAND	RESIDENTIAL 4.5 (R4.5) <i>3.04 DU/AC</i>	RESIDENTIAL 8 (R8) <i>5.88 DU/AC</i>	RESIDENTIAL 12 (R12) <i>7.41 DU/AC</i>	RESIDENTIAL 20 (R20) <i>20 DU/AC</i>	GREENBELT (GB) <i>0.5 DU/AC</i>	RESIDENTIAL 8 (RMH)	MIXED USE (MXD) <i>12 DU/AC</i>	GRAND TOTAL
<b>Net Developable Acres</b>	<b>42.30</b>	<b>569.33</b>	<b>51.86</b>	<b>21.73</b>	<b>50.13</b>		<b>0.00</b>	<b>735.35</b>
<b>Dwelling Unit Capacity</b>	<b>196</b>	<b>3676</b>	<b>399</b>	<b>463</b>	<b>135</b>		<b>5</b>	<b>4873</b>
	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>1.8 pph</i>	<i>2.5 pph</i>		<i>2.5 pph</i>	<i>1.8 pph</i>
<b>Population Capacity</b>	<b>489</b>	<b>6616</b>	<b>998</b>	<b>833</b>	<b>338</b>		<b>13</b>	<b>9286</b>

GRAND TOTAL	RESIDENTIAL 4.5 (R4.5) <i>3.04 DU/AC</i>	RESIDENTIAL 8 (R8) <i>5.88 DU/AC</i>	RESIDENTIAL 12 (R12) <i>7.41 DU/AC</i>	RESIDENTIAL 20 (R20) <i>20 DU/AC</i>	GREENBELT (GB) <i>0.5 DU/AC</i>	RESIDENTIAL 8 (RMH)	MIXED USE (MXD) <i>12 DU/AC</i>	GRAND TOTAL
<b>Net Developable Acres</b>	<b>93.97</b>	<b>627.30</b>	<b>53.21</b>	<b>42.51</b>	<b>50.13</b>		<b>0.00</b>	<b>867.13</b>
<b>Dwelling Unit Capacity</b>	<b>232</b>	<b>3829</b>	<b>404</b>	<b>848</b>	<b>135</b>		<b>5</b>	<b>5453</b>
	<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>1.8 pph</i>
<b>Population Capacity</b>	<b>579</b>	<b>6891</b>	<b>1011</b>	<b>1527</b>	<b>338</b>		<b>13</b>	<b>10358</b>