

SILVERDALE  
URBAN GROWTH AREA  
Land Capacity December 31, 2012

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
<b>Gross Residential Acres (Developed Parcels only)</b>										
Total Gross Acres	2048.74	0.00	73.03	214.01	132.88	0.00	0.00	0.00	82.47	2551.13
Multi - Family Dwelling (-)	44.75	0.00	25.65	96.03	4.98	0.00	0.00	0.00	9.00	180.41
Parcels < 0.50 Acres (-)	750.62	0.00	23.95	17.66	2.02	0.00	0.00	0.00	0.00	794.25
Public/Current Use/Utilities (-)	499.44	0.00	18.03	90.47	45.73	0.00	0.00	0.00	5.46	659.13
Shoreline Parcel < 1.00 Acre (-)	3.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.20
<b>Subtotal</b>	<b>750.73</b>	<b>0.00</b>	<b>5.40</b>	<b>9.85</b>	<b>80.15</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>68.01</b>	<b>914.14</b>
<b>Redevelopable Acres</b>										
<i>Median Value \$159,712</i>										
Density < 2.5 (-)	53.56	0.00	0.00	0.00	30.81	0.00	0.00	0.00	0.00	84.37
Density >= 2.5 - < 4.00 Value > (-)	133.82	0.00	0.00	0.00	3.09	0.00	0.00	0.00	0.00	136.91
Density >= 4.0 - < 5.00 Value > (-)	145.02	0.00	0.00	0.00	4.41	0.00	0.00	0.00	0.00	149.43
Density >= 5.0 - < 10.00 Value > (-)	40.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.98
<b>Subtotal</b>	<b>377.35</b>	<b>0.00</b>	<b>5.40</b>	<b>9.85</b>	<b>41.84</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>68.01</b>	<b>502.45</b>
<b>Remove 100% of Platted lots (acres)</b>	<b>67.39</b>	<b>0.00</b>	<b>0.00</b>	<b>0.74</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>8.73</b>	<b>76.86</b>
<b>Critical Areas</b>										
Total Redevelopable Acres	309.96	0.00	5.40	9.11	41.84	0.00	0.00	0.00	59.28	425.59
Unencumbered Acres	250.16	0.00	5.40	6.38	24.43	0.00	0.00	0.00	39.20	325.57
Acres within Critical Areas	41.29	0.00	0.00	2.70	13.05	0.00	0.00	0.00	11.20	68.24
Critical Areas reduction 75% (-)	10.32	0.00	0.00	0.68	3.26	0.00	0.00	0.00	2.80	17.06
Acres within Area of Concern	18.49	0.00	0.00	0.03	4.34	0.00	0.00	0.00	8.87	31.73
Area of Concern reduction 50% (-)	9.25	0.00	0.00	0.02	2.17	0.00	0.00	0.00	4.44	15.87
<b>Subtotal</b>	<b>269.73</b>	<b>0.00</b>	<b>5.40</b>	<b>7.07</b>	<b>29.86</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>46.44</b>	<b>358.50</b>
<b>Roads/Right-of-Way (Future)</b>										
20% (-)	<b>215.78</b>	<b>0.00</b>	<b>4.32</b>	<b>5.66</b>	<b>23.89</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>37.15</b>	<b>286.80</b>
<b>Public Facility (Future)</b>										
20% (-)	<b>172.63</b>	<b>0.00</b>	<b>3.46</b>	<b>4.52</b>	<b>19.11</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>29.72</b>	<b>229.44</b>
<b>Unavailable Lands</b>										
15% (-)	<b>146.73</b>	<b>0.00</b>	<b>2.94</b>	<b>3.85</b>	<b>16.25</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>25.26</b>	<b>195.02</b>
<b>Commercial Split</b>										
50% (-)	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>17.00</b>	<b>17.00</b>
<b>Platted Lots</b>										
Underutilized Platted Lots 25% (+)	<b>16.85</b>	<b>0.00</b>	<b>0.00</b>	<b>0.19</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>17.03</b>
Platted Lot existing dwelling unit (count)	<b>46</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>28</b>	<b>75</b>
Dwelling Unit count (-75%)	<b>12</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>
<b>Existing Dwelling Units</b>										
Existing Dwelling Units (non platted lots) (-)	<b>176</b>	<b>0</b>	<b>2</b>	<b>6</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>83</b>	<b>278</b>
Total Dwelling Units (-)	<b>188</b>	<b>0</b>	<b>2</b>	<b>6</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>56</b>	<b>290</b>
<b>TOTALS</b>										
<b>Net Developable Acres</b>	<b>163.58</b>	<b>0.00</b>	<b>2.94</b>	<b>4.03</b>	<b>16.25</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>17.00</b>	<b>203.79</b>
	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	
<b>Dwelling Unit Capacity</b>	<b>794</b>	<b>0</b>	<b>33</b>	<b>81</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>199</b>	<b>1138</b>
	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	
<b>Population Capacity</b>	<b>1985</b>	<b>0</b>	<b>83</b>	<b>147</b>	<b>74</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>359</b>	<b>2648</b>

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
<b>Gross Residential Zoned Acres</b>										
Total Gross Vacant Acres	420.83	0.00	42.55	11.66	36.21	0.00	0.00	0.00	38.09	549.34
<b>Subtotal</b>	<b>420.83</b>	<b>0.00</b>	<b>42.55</b>	<b>11.66</b>	<b>36.21</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>38.09</b>	<b>549.34</b>
<b>Redevelopable Acres</b>										
<b>Subtotal</b>	<b>420.83</b>	<b>0.00</b>	<b>42.55</b>	<b>11.66</b>	<b>36.21</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>38.09</b>	<b>549.34</b>
<b>Vacant Platted Lots (-)</b>	33.68	0.00	1.97	0.00	0.00	0.00	0.00	0.00	0.50	<b>36.15</b>
<b>Critical Areas</b>										
Total Redevelopable Acres	387.15	0.00	40.58	11.66	36.21	0.00	0.00	0.00	37.59	513.19
Unencumbered Acres	313.26	0.00	26.95	8.67	11.88	0.00	0.00	0.00	13.84	374.60
Acres within Critical Areas	30.97	0.00	6.93	2.98	21.69	0.00	0.00	0.00	17.10	79.67
Critical Areas reduction 75% (-)	7.74	0.00	1.73	0.75	5.42	0.00	0.00	0.00	4.28	19.92
Acres within Area of Concern	42.92	0.00	6.69	0.01	2.63	0.00	0.00	0.00	6.64	58.89
Area of Concern reduction 50% (-)	21.46	0.00	3.35	0.01	1.32	0.00	0.00	0.00	3.32	29.45
<b>Subtotal</b>	<b>342.46</b>	<b>0.00</b>	<b>32.03</b>	<b>9.42</b>	<b>18.62</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>21.44</b>	<b>423.96</b>
<b>Roads/Right-of-Way (Future)</b>										
20% (-)	273.97	0.00	25.62	7.54	14.89	0.00	0.00	0.00	17.15	339.17
<b>Public Facility (Future)</b>										
20% (-)	219.18	0.00	20.50	6.03	11.92	0.00	0.00	0.00	13.72	271.34
<b>Unavailable Lands</b>										
5% (-)	208.22	0.00	19.47	5.73	11.32	0.00	0.00	0.00	13.03	257.77
<b>Commercial Split</b>										
50% (-)	197.81	0.00	18.50	5.44	10.75	0.00	0.00	0.00	6.52	239.02
								<b>0.00</b>	<b>6.77</b>	
<b>Platted Lots</b>										
Vacant Platted Lots	300	0	27	0	0	0	0	0	2	329
								0	1	
<b>Net Developable Acres</b>	<b>208.22</b>	<b>0.00</b>	<b>19.47</b>	<b>5.73</b>	<b>11.32</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>6.52</b>	<b>251.25</b>
	<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>	
<b>Dwelling Unit Capacity</b>	<b>1549</b>	<b>0</b>	<b>261</b>	<b>125</b>	<b>28</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>2063</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>	<i>1.8 pph</i>	
<b>Population Capacity</b>	<b>3873</b>	<b>0</b>	<b>652</b>	<b>224</b>	<b>71</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>180</b>	<b>4999</b>

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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
<b>Net Developable Acres</b>	<b>163.58</b>	<b>0.00</b>	<b>2.94</b>	<b>4.03</b>	<b>16.25</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>17.00</b>	<b>203.79</b>
<b>Dwelling Unit Capacity</b>	<b>794</b>	<b>0</b>	<b>33</b>	<b>81</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>199</b>	<b>1138</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>	<i>1.8 pph</i>	
<b>Population Capacity</b>	<b>1985</b>	<b>0</b>	<b>83</b>	<b>147</b>	<b>74</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>359</b>	<b>2648</b>

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
<b>Net Developable Acres</b>	<b>208.22</b>	<b>0.00</b>	<b>19.47</b>	<b>5.73</b>	<b>11.32</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>6.52</b>	<b>251.25</b>
<b>Dwelling Unit Capacity</b>	<b>1549</b>	<b>0</b>	<b>261</b>	<b>125</b>	<b>28</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>2063</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>	<i>1.8 pph</i>	
<b>Population Capacity</b>	<b>3873</b>	<b>0</b>	<b>652</b>	<b>224</b>	<b>71</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>180</b>	<b>4999</b>

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
<b>Net Developable Acres</b>	<b>371.80</b>	<b>0.00</b>	<b>22.41</b>	<b>9.76</b>	<b>27.56</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>23.51</b>	<b>455.04</b>
<b>Dwelling Unit Capacity</b>	<b>2343</b>	<b>0</b>	<b>294</b>	<b>206</b>	<b>58</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>299</b>	<b>3200</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>	<i>1.8 pph</i>	
<b>Population Capacity</b>	<b>5858</b>	<b>0</b>	<b>735</b>	<b>371</b>	<b>145</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>539</b>	<b>7647</b>