

Appendix D: Land Use Capacity - BLR

	Acres	VACANT LAND						UNDERUTILIZED LAND						TOTAL ACREAGE BY ROW		
		R45 (4.5 Du/Ac)	R8 (8 Du/Ac)	R12 (12 Du/Ac)	R20 (20 Du/Ac)	GB (1 Du/2.5Ac)	MXD (Up to 12 Du/Ac)	SUBTOTAL	R45 (4.5 Du/Ac)	R8 (8 Du/Ac)	R12 (12 Du/Ac)	R20 (20 Du/Ac)	GB (1 Du/2.5Ac)		MXD (Up to 12 Du/Ac)	SUBTOTAL
		146.19	139.71	3.98	50.44	241.47	17.69	599.48	204.96	61.41	0.00	1.27	40.69	0.00	308.33	907.81
Redevelopment	Vacant (Actual Acres) (-)	141.96	134.68	3.98	50.44	202.55	0.70	534.31								
	Underutilized (Actual Acres) (-)								112.38	50.76	0.00	1.27	0.00	0.00	164.41	698.72
Critical Areas	Vacant (Actual Acres)	92.32	109.43	1.89	29.06	79.84	0.67	313.21								
Includes Buffers	Area of Concern (50% reduction)															
	Critical Area (75% reduction)															
	Underutilized (Actual Acres)								74.05	34.11	0.00	0.84	0.00	0.00	109.00	422.21
	Area of Concern (50% reduction)															
	Critical Area (75% reduction)															
Roads/ROW (Future)	Vacant 20% (-)	73.86	87.54	1.51	23.25	63.87	0.53	250.57								
	Underutilized 20% (-)								59.24	27.29	0.00	0.67	0.00	0.00	87.20	337.76
Public Facilities (Future)	Vacant 15% (-)	62.78	74.41	1.29	19.76	54.29	0.45	212.98								
	Underutilized 15% (-)								50.35	23.20	0.00	0.57	0.00	0.00	74.12	287.10
Unavailable Lands	Vacant 5% (-)	59.64	70.69	1.22	18.77	51.58	0.43	202.33								
	Underutilized 15% (-)								42.80	19.72	0.00	0.48	0.00	0.00	63.00	265.33
	Net Developable Acres	59.64	70.69	1.22	18.77	51.58	0.43	202.33	42.80	19.72	0.00	0.48	0.00	0.00	63.00	265.33
	Dwelling Unit Capacity	268	566	15	375	21	5	1250	136	115	0	8	0	0	258	1508
		2.5 pph	2.5 pph	2.5 pph	1.8 pph	2.5 pph	1.8 pph		2.5 pph	2.5 pph	2.5 pph	1.8 pph	2.5 pph	1.8 pph		
	Population Capacity	671	1414	37	676	52	9	2858	339	287	0	14	0	0	640	3498

Updated Land Capacity Analysis (ULCA) 2005
Method Direction from the Kitsap County Board of Commissioners
April 25, 2005

Updated Land Capacity Analysis (ULCA)
per KCRP IV Hearings Board Decision August 2006

Critical Area Ordinance 351-2005
adopted December 1, 2005



**City of Port Orchard (Incorporated)
Commerical/Industrial**

**Kitsap County
Updated Land Capacity Analysis 2005**

		COMMERCIAL/INDUSTRIAL VACANT LAND				COMMERCIAL/INDUSTRIAL UNDERUTILIZED LAND				TOTAL ACREAGE BY ROW
		Community Facilities	Commercial Retail and Office	Industrial Office	SUBTOTAL	Community Facilities	Commercial Retail and Office	Industrial Office	SUBTOTAL	
	Total Gross Acres	13.38	69.19	36.20	118.77	249.30	200.34	64.79	514.43	633.20
Redevelopment	Vacant (Actual Acres) (-)	1.29	67.86	32.34	101.49					
	Underutilized (Actual Acres) (-)					0.75	27.93	0.00	28.68	130.17
Critical Areas	Vacant (Actual Acres)	1.11	51.76	20.57	73.43					
Includes Buffers	Area of Concern (50% reduction)									
	Critical Area (75% reduction)									
	Underutilized (Actual Acres)					0.42	16.11	0.00	16.53	89.96
	Area of Concern (50% reduction)									
	Critical Area (75% reduction)									
Roads/ROW (Future)	Vacant 20% (-)	0.88	41.41	16.45	58.74					
	Underutilized 20% (-)					0.33	12.89	0.00	13.22	71.97
Public Facilities (Future)	Vacant 15% (-)	0.75	35.20	13.98	49.93					
	Underutilized 15% (-)					0.28	10.96	0.00	11.24	61.17
Unavailable Lands	Vacant 5% (-)	0.71	33.44	13.28	47.44					
	Underutilized 15% (-)					0.24	9.31	0.00	9.55	56.99
	Net Developable Acres	0.71	33.44	13.28	47.44	0.24	9.31	0.00	9.55	56.99

Updated Land Capacity Analysis (ULCA) 2005
Method Direction from the Kitsap County Board of Commissioners
April 25, 2005

Updated Land Capacity Analysis (ULCA)
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Critical Area Ordinance 351-2005
adopted December 1, 2005



Kitsap County
Updated Land Capacity Analysis
Board of County Commissioner Approved
November 6, 2006

	Acres	VACANT LAND					UNDERUTILIZED LAND					TOTAL ACREAGE BY ROW		
		Urban Low (4 Du/Ac)	Urban Medium (10 Du/Ac)	Urban High (19 Du/Ac)	Urban Restricted (1 Du/Ac)	*Mixed Use (10 Du/Ac)	Urban Low (4 Du/Ac)	Urban Medium (10 Du/Ac)	Urban High (19 Du/Ac)	Urban Restricted (1 Du/Ac)	*Mixed Use (10 Du/Ac)			
		843.99	8.71	2.39	154.02	74.58	1083.69	3390.92	84.06	2.98	175.13	174.49	3827.58	4911.27
Redevelopment	Vacant (Actual Acres) (-)	784.73	8.71	2.39	147.48	68.68	1011.99							
	Underutilized (Actual Acres) (-)							929.22	6.81	0.52	9.95	59.65	1006.15	2018.14
Critical Areas	Vacant (Actual Acres)	569.77	4.75	2.39	59.80	53.66	690.37							
Includes Buffers	Area of Concern (50% reduction)													
	Critical Area (75% reduction)													
	Underutilized (Actual Acres)							711.25	6.08	0.51	3.93	38.59	760.35	1450.71
	Area of Concern (50% reduction)													
	Critical Area (75% reduction)													
Roads/ROW (Future)	Vacant 20% (-)	455.82	3.80	1.91	47.84	42.93	552.29							
	Underutilized 20% (-)							569.00	4.86	0.41	3.14	30.87	608.28	1160.57
Public Facilities (Future)	Vacant 15% (-)	387.44	3.23	1.63	40.66	36.49	469.45							
	Underutilized 15% (-)							483.65	4.13	0.35	2.67	26.24	517.04	986.48
Unavailable Lands	Vacant 5% (-)	368.07	3.07	1.54	38.63	34.66	445.98							
	Underutilized 15% (-)							411.10	3.51	0.29	2.27	22.31	439.48	885.46
	Net Developable Acres	368.07	3.07	1.54	38.63	34.66	445.98	411.10	3.51	0.29	2.27	22.31	439.48	885.46
	Dwelling Unit Capacity	1472	31	29	39	312	1883	1319	29	5	0	201	1554	3437
	Population Capacity	3681	77	53	97	562	4468	3298	73	8	0	362	3742	8210

*Mixed Use Zone is divided to reflect 100% Net developable acres-Residential and 50% Net developable acres-Commercial

Updated Land Capacity Analysis (ULCA) 2005
 Method Direction from the Kitsap County Board of Commissioners
 April 25, 2005



Updated Land Capacity Analysis (ULCA)
 per KCRP IV Hearings Board Decision August 2006

Critical Area Ordinance 351-2005
 adopted December 1, 2005

		COMMERCIAL/INDUSTRIAL VACANT LAND								COMMERCIAL/INDUSTRIAL UNDERUTILIZED LAND								TOTAL ACREAGE BY ROW
		Highway Tourist Commercial	Neighborhood Commercial	*Mixed Use	Regional Commercial	Business Park	Business Center	Industrial	SUBTOTAL	Highway Tourist Commercial	Neighborhood Commercial	*Mixed Use	Regional Commercial	Business Park	Business Center	Industrial	SUBTOTAL	
	Total Gross Acres	197.88	4.12	0.00	0.00	0.00	0.00	46.15	248.15	512.44	99.10	0.00	0.00	0.00	0.00	51.82	663.36	911.51
Redevelopment	Vacant (Actual Acres) (-)	188.89	2.18	0.00	0.00	0.00	0.00	44.28	235.35									
	Underutilized (Actual Acres) (-)									342.47	2.84	0.00	0.00	0.00	0.00	49.00	394.31	629.66
Critical Areas	Vacant (Actual Acres)	134.07	2.18	0.00	0.00	0.00	0.00	25.36	161.61									
Includes Buffers	Area of Concern (50% reduction)																	
	Critical Area (75% reduction)																	
	Underutilized (Actual Acres)									255.58	2.57	0.00	0.00	0.00	0.00	29.56	287.71	449.32
	Area of Concern (50% reduction)																	
	Critical Area (75% reduction)																	
Roads/ROW (Future)	Vacant 20% (-)	107.26	1.74	0.00	0.00	0.00	0.00	20.29	129.29									
	Underutilized 20% (-)									204.46	2.06	0.00	0.00	0.00	0.00	23.65	230.17	359.46
Public Facilities (Future)	Vacant 15% (-)	91.17	1.48	0.00	0.00	0.00	0.00	17.24	109.89									
	Underutilized 15% (-)									173.79	1.75	0.00	0.00	0.00	0.00	20.10	195.64	305.54
Unavailable Lands	Vacant 5% (-)	86.61	1.41	17.33	0.00	0.00	0.00	16.38	121.73									
	Underutilized 15% (-)									147.73	1.49	11.15	0.00	0.00	0.00	17.09	177.45	299.18
	Net Developable Acres	86.61	1.41	17.33	0.00	0.00	0.00	16.38	121.73	147.73	1.49	11.15	0.00	0.00	0.00	17.09	177.45	299.18

*Mixed Use Zone is divided to reflect 100% Net developable acres-Residential and 50% Net developable acres-Commercial

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April 25, 2005

Updated Land Capacity Analysis (ULCA)
per KCRP IV Hearings Board Decision August 2006



Critical Area Ordinance 351-2005
adopted December 1, 2005

		VACANT LAND					UNDERUTILIZED LAND					TOTAL ACREAGE BY ROW		
		Urban Low (4 Du/Ac)	Urban Medium (10 Du/Ac)	Urban High (19 Du/Ac)	Urban Cluster (4 DU/Ac)	*Urban Village Center (up to 18 Du/Ac)	SUBTOTAL	Urban Low (4 Du/Ac)	Urban Medium (10 Du/Ac)	Urban High (19 Du/Ac)	Urban Cluster (4 DU/Ac)		*Urban Village Center (up to 18 Du/Ac)	SUBTOTAL
	Acres	495.53	77.95	0.00	705.81	10.22	1289.51	742.49	1.13	0.00	34.34	0.00	777.96	2067.47
Redevelopment	Vacant (Actual Acres) (-)	495.53	77.95	0.00	705.81	10.22	1289.51							
	Underutilized (Actual Acres) (-)							0.00	0.00	0.00	0.00	0.00	0.00	1289.51
Critical Areas	Vacant (Actual Acres)	397.73	69.26	0.00	574.29	10.22	1051.49							
Includes Buffers	Area of Concern (50% reduction)													
	Critical Area (75% reduction)													
	Underutilized (Actual Acres)							0.00	0.00	0.00	0.00	0.00	0.00	1051.49
	Area of Concern (50% reduction)													
	Critical Area (75% reduction)													
Sewer Availability	Vacant (Actual Acres) (-)	397.73	69.26	0.00	574.29	10.22	1051.50							
	Underutilized (Actual Acres) (-)							0.00	0.00	0.00	0.00	0.00	0.00	1051.50
Roads/ROW (Future)	Vacant 20% (-)	318.18	55.41	0.00	459.43	8.18	841.20							
	Underutilized 20% (-)							0.00	0.00	0.00	0.00	0.00	0.00	841.20
Public Facilities (Future)	Vacant 15% (-)	270.46	47.10	0.00	390.52	6.95	715.02							
	Underutilized 15% (-)							0.00	0.00	0.00	0.00	0.00	0.00	715.02
Unavailable Lands	Vacant 5% (-)	256.93	44.74	0.00	370.99	6.60	679.27							
	Underutilized 15% (-)							0.00	0.00	0.00	0.00	0.00	0.00	679.27
	Net Developable Acres	256.93	44.74	0.00	370.99	3.30	675.97	0.00	0.00	0.00	0.00	0.00	0.00	675.97
	Dwelling Unit Capacity	1028	447	0	1484	59	3019	0	0	0	0	0	0	3019
	Population Capacity	2569	1119	0	3710	107	7505	0	0	0	0	0	0	7505

*Urban Village Center is divided to reflect 50% Net developable acres-Residential and 50% Net developable acres-Commercial per Updated Land Capacity Analysis Methodology (ULCA)

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**ULID6 / McCormick Woods UGA (Unincorporated)
Commerical/Industrial**

**Kitsap County
Updated Land Capacity Analysis
Board of County Commissioner Approved
November 6, 2006**

Final

COMMERCIAL/INDUSTRIAL VACANT LAND										COMMERCIAL/INDUSTRIAL UNDERUTILIZED LAND								TOTAL ACREAGE BY ROW
	Highway Tourist Commercial	Neighborhood Commercial	Urban Commercial	Regional Commercial	Business Park	Business Center	Industrial	*Urban Village Center	SUBTOTAL	Highway Tourist Commercial	Neighborhood Commercial	Urban Commercial	Regional Commercial	Business Park	Business Center	Industrial	SUBTOTAL	
Total Gross Acres	0.00	0.00	0.00	0.00	52.94	0.00	0.00	0.00	52.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	52.94
Redevelopment																		
Vacant (Actual Acres) (-)	0.00	0.00	0.00	0.00	52.94	0.00	0.00	0.00	52.94									
Underutilized (Actual Acres) (-)										0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	52.94
Critical Areas																		
Vacant (Actual Acres)	0.00	0.00	0.00	0.00	47.13	0.00	0.00	0.00	47.13									
Includes Buffers																		
Area of Concern (50% reduction)																		
Critical Area (75% reduction)																		
Underutilized (Actual Acres)										0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	47.13
Area of Concern (50% reduction)																		
Critical Area (75% reduction)																		
Roads/ROW (Future)																		
Vacant 20% (-)	0.00	0.00	0.00	0.00	37.71	0.00	0.00	0.00	37.71									
Underutilized 20% (-)										0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37.71
Public Facilities (Future)																		
Vacant 15% (-)	0.00	0.00	0.00	0.00	32.05	0.00	0.00	0.00	32.05									
Underutilized 15% (-)										0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	32.05
Unavailable Lands																		
Vacant 5% (-)	0.00	0.00	0.00	0.00	30.45	0.00	0.00	0.00	30.45									
Underutilized 15% (-)										0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.45
								6.60										
Net Developable Acres	0.00	0.00	0.00	0.00	30.45	0.00	0.00	3.30	33.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33.75

*Urban Village Center is divided to reflect 50% Net developable acres-Residential and 50% Net developable acres-Commercial per Updated Land Capacity Analysis Methodology (ULCA)

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		COMMERCIAL/INDUSTRIAL VACANT LAND				COMMERCIAL/INDUSTRIAL UNDERUTILIZED LAND				TOTAL ACREAGE BY ROW
		Airport	Business Center	Industrial	SUBTOTAL	Airport	Business Center	Industrial	SUBTOTAL	
	Total Gross Acres	0.00	211.55	68.43	279.98	253.98	1293.60	1751.97	3299.55	3579.53
Redevelopment	Vacant (Actual Acres) (-)	0.00	207.60	68.43	276.03					
	Underutilized (Actual Acres) (-)					0.00	1147.30	330.53	1477.83	1753.86
Critical Areas	Vacant (Actual Acres)	0.00	158.34	66.65	224.98					
Includes Buffers	Area of Concern (50% reduction)									
	Critical Area (75% reduction)									
	Underutilized (Actual Acres)					0.00	977.33	320.25	1297.58	1522.56
	Area of Concern (50% reduction)									
	Critical Area (75% reduction)									
Roads/ROW (Future)	Vacant 20% (-)	0.00	126.67	53.32	179.99					
	Underutilized 20% (-)					0.00	781.87	256.20	1038.06	1218.05
Public Facilities (Future)	Vacant 15% (-)	0.00	107.67	45.32	152.99					
	Underutilized 15% (-)					0.00	664.59	217.77	882.35	1035.34
Unavailable Lands	Vacant 5% (-)	0.00	102.29	43.05	145.34					
	Underutilized 15% (-)					0.00	564.90	185.10	750.00	895.34
	Net Developable Acres	0.00	102.29	43.05	145.34	0.00	564.90	185.10	750.00	895.34

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