

## APPENDIX B

### UPDATED LAND CAPACITY ANALYSIS

(MODIFIED FOR KINGSTON,  
URBAN MEDIUM RESIDENTIAL)

The following sheets have been modified from Appendix A. The modification deals directly with the calculation for Kingston for Urban Medium Residential, which allows for both multi-family and single-family uses. In the Kingston Urban Growth Area, Urban Medium is predominately multi-family. Multi-family is calculated at 1.8 person per household (PPH), not the 2.5 PPH for single-family.

COMMERCIAL/INDUSTRIAL UNDERUTILIZED LANDS

Final Worksheet for Updated Land Capacity Analysis

Non-Residential Developed Parcels	Highway Tourist Commercial	Neighborhood Commercial	Urban Commercial	Regional Commercial	Business Park	Business Center	Industrial	Urban Village Center			
	Acres	Acres	Acres	Acres	Acres	Acres	Acres		TOTAL		
Total Non-Residential Zoned Parcels	27.44	25.34	0.00	0.00	0.00	0.00	0.00	9.90	62.68		62.68
Unavailable for Non-Residential Development (-)	0.00	15.27	0.00	0.00	0.00	0.00	0.00	0.37	15.64		47.04
Exempt Parcels (-)	0.00	10.07	0.00	0.00	0.00	0.00	0.00	2.40	12.47		34.57
<b>Total Acres</b>	<b>27.44</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>7.13</b>	<b>34.57</b>		<b>34.57</b>
<b>Developed Parcels likely to Redevelop</b>											
	Acres	Acres	Acres	Acres	Acres	Acres	Acres		TOTAL		
	27.44	0.00	0.00	0.00	0.00	0.00	0.00	7.13	34.57		34.57
Improvement Value >= Land Value	9.28	0.00	0.00	0.00	0.00	0.00	0.00	2.54	11.82		22.75
Improvement Value >= 1/2 Land Value	6.08	0.00	0.00	0.00	0.00	0.00	0.00	0.63	6.71		16.04
<b>Total Acres</b>	<b>12.08</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>3.96</b>	<b>16.04</b>		<b>16.04</b>
<b>Critical Areas</b>											
Total Redevelopable Acres	12.08	0.00	0.00	0.00	0.00	0.00	0.00	3.96	16.04		16.04
Unencumbered Acres	10.35	0.00	0.00	0.00	0.00	0.00	0.00	3.91	14.26		14.26
Acres covered by Critical Areas	0.47	0.00	0.00	0.00	0.00	0.00	0.00	0.05	0.52		0.52
CAO 75% reduction	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.13		0.13
Acres covered by Areas of Concern	1.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.26		1.26
AOC 50% reduction	0.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.63		0.63
<b>Total Acres</b>	<b>11.10</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>3.92</b>	<b>15.02</b>		<b>15.02</b>
<b>Sewer Availability</b>											
	11.10	0.00	0.00	0.00	0.00	0.00	0.00	3.92	15.02		15.02
Not Applicable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00
<b>Total Acres</b>	<b>11.10</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>3.92</b>	<b>15.02</b>		<b>15.02</b>
<b>Water Availability</b>											
	11.10	0.00	0.00	0.00	0.00	0.00	0.00	3.92	15.02		15.02
Not Applicable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00
<b>Total Acres</b>	<b>11.10</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>3.92</b>	<b>15.02</b>		<b>15.02</b>
<b>Roads/ROW [Future]</b>											
	-20%	-20%	-20%	-20%	-20%	-20%	-20%		TOTAL		
	11.10	0.00	0.00	0.00	0.00	0.00	0.00	3.92	15.02		15.02
20% (-)	2.22	0.00	0.00	0.00	0.00	0.00	0.00	0.78	2.22		12.80
<b>Total Acres</b>	<b>8.88</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>3.14</b>	<b>12.80</b>		<b>12.80</b>
<b>Public Facilities [Future]</b>											
	-15%	-15%	-15%	-15%	-15%	-15%	-15%		TOTAL		
	8.88	0.00	0.00	0.00	0.00	0.00	0.00	3.14	12.02		12.80
15% (-)	1.33	0.00	0.00	0.00	0.00	0.00	0.00	0.47	1.80		10.21
<b>Total Acres</b>	<b>7.55</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>2.67</b>	<b>10.21</b>		<b>10.21</b>
<b>Unavailable Land</b>											
	-15%	-15%	-15%	-15%	-15%	-15%	-15%		TOTAL		
	7.55	0.00	0.00	0.00	0.00	0.00	0.00	2.67	10.21		10.21
15% (-)	1.13	0.00	0.00	0.00	0.00	0.00	0.00	0.40	1.53		8.68
<b>Total Acres</b>	<b>6.41</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>2.27</b>	<b>8.68</b>		<b>8.68</b>
<b>Net Acres</b>											
Net Available Acres	6.41	0.00	0.00	0.00	0.00	0.00	0.00	2.27	8.68		8.68

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



COMMERCIAL/INDUSTRIAL VACANT LANDS

Final Worksheet for Updated Land Capacity Analysis

Vacant	Highway Tourist Commercial	Neighborhood Commercial	Urban Commercial	Regional Commercial	Business Park	Business Center	Industrial			
	Acres	Acres	Acres	Acres	Acres	Acres	Acres	TOTAL		
Total Non-Residential Zoned Parcels	20.11	0.00	0.00	0.00	0.00	0.00	20.37	40.48	40.48	
Exempt Parcels (-)	1.97	0.00	0.00	0.00	0.00	0.00	10.20	12.17	28.31	
<b>Total Acres</b>	<b>18.14</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>10.17</b>	<b>28.31</b>	<b>28.31</b>	
<b>Critical Areas</b>										
	Highway Tourist Commercial	Neighborhood Commercial	Urban Commercial	Regional Commercial	Business Park	Business Center	Industrial			
Total Redevelopable Acres	18.14	0.00	0.00	0.00	0.00	0.00	10.17	28.31		
Unencumbered Acres	17.57	0.00	0.00	0.00	0.00	0.00	6.83	24.40	24.40	
Acres covered by Critical Areas	0.57	0.00	0.00	0.00	0.00	0.00	0.00	3.17		
CAO 75% reduction	0.14	0.00	0.00	0.00	0.00	0.00	0.00	0.65	0.79	25.19
Acres covered by Areas of Concern	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.74	0.74	
AOC 50% reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.37	0.37	25.56
<b>Total Acres</b>	<b>17.71</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>7.85</b>	<b>25.56</b>	<b>25.56</b>	
<b>Sewer Availability</b>										
	Highway Tourist Commercial	Neighborhood Commercial	Urban Commercial	Regional Commercial	Business Park	Business Center	Industrial			
Not Applicable	17.71	0.00	0.00	0.00	0.00	0.00	7.85	25.56	25.56	
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.56	
<b>Total Acres</b>	<b>17.71</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>7.85</b>	<b>25.56</b>	<b>25.56</b>	
<b>Water Availability</b>										
	Highway Tourist Commercial	Neighborhood Commercial	Urban Commercial	Regional Commercial	Business Park	Business Center	Industrial			
Not Applicable	17.71	0.00	0.00	0.00	0.00	0.00	7.85	25.56	25.56	
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.56	
<b>Total Acres</b>	<b>17.71</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>7.85</b>	<b>25.56</b>	<b>25.56</b>	
<b>Roads/ROW (Future)</b>										
	Highway Tourist Commercial	Neighborhood Commercial	Urban Commercial	Regional Commercial	Business Park	Business Center	Industrial			
	-20%	-20%	-20%	-20%	-20%	-20%	-20%	TOTAL		
20% (-)	17.71	0.00	0.00	0.00	0.00	0.00	7.85	25.56	25.56	
	3.54	0.00	0.00	0.00	0.00	0.00	1.57	5.11	20.45	
<b>Total Acres</b>	<b>14.17</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>6.28</b>	<b>20.45</b>	<b>20.45</b>	
<b>Public Facilities (Future)</b>										
	Highway Tourist Commercial	Neighborhood Commercial	Urban Commercial	Regional Commercial	Business Park	Business Center	Industrial			
	-15%	-15%	-15%	-15%	-15%	-15%	-15%	TOTAL		
15% (-)	14.17	0.00	0.00	0.00	0.00	0.00	6.28	20.45	20.45	
	2.13	0.00	0.00	0.00	0.00	0.00	0.94	3.07	17.38	
<b>Total Acres</b>	<b>12.04</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>5.34</b>	<b>17.38</b>	<b>17.38</b>	
<b>Unavailable Land</b>										
	Highway Tourist Commercial	Neighborhood Commercial	Urban Commercial	Regional Commercial	Business Park	Business Center	Industrial			
	-5%	-5%	-5%	-5%	-5%	-5%	-5%	TOTAL		
5% (-)	12.04	0.00	0.00	0.00	0.00	0.00	5.34	17.38	17.38	
	0.60	0.00	0.00	0.00	0.00	0.00	0.27	0.87	16.51	
<b>Total Acres</b>	<b>11.44</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>5.07</b>	<b>16.51</b>	<b>16.51</b>	
<b>Net Acres</b>										
	Highway Tourist Commercial	Neighborhood Commercial	Urban Commercial	Regional Commercial	Business Park	Business Center	Industrial			
<b>Net Available Acres</b>	<b>11.44</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>5.07</b>	<b>16.51</b>	<b>16.51</b>	

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



Vacant Urban Village Center (UVC) zoned parcels in the Kingston UGA are unaccounted for on this sheet due to geo-coding protocols in the GIS database. However, UVC zoned vacant lands in the Kingston UGA have an estimated commercial land capacity of 0.8 net acres (50% of the 1.6 net available vacant acres calculated in the residential ULCA). See the ULCA Report for further explanation.

**Kingston UGA (Unincorporated)  
Commerical/Industrial**

**Kitsap County  
Updated Land Capacity Analysis 2005**

		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	SUBTOTAL	Highway Tourist Commercial	Neighborhood Commercial	Urban Commercial	Regional Commercial	Business Park	Business Center	Industrial	Urban Village Center	
	<b>Total Gross Acres</b>	20.11	0.00	0.00	0.00	0.00	0.00	20.37	40.48	27.44	25.34	0.00	0.00	0.00	0.00	9.90	62.68	103.16
<b>Redevelopment</b>	<b>Vacant (Actual Acres) (-)</b>	18.14	0.00	0.00	0.00	0.00	0.00	10.17	28.31									
	<b>Underutilized (Actual Acres) (-)</b>									12.08	0.00	0.00	0.00	0.00	0.00	3.96	16.04	44.35
<b>Critical Areas</b>	<b>Vacant (Actual Acres)</b>	17.71	0.00	0.00	0.00	0.00	0.00	7.85	25.56									
Includes Buffers	<b>Area of Concern (50% reduction)</b>																	
	<b>Critical Area (75% reduction)</b>																	
	<b>Underutilized (Actual Acres)</b>									11.10	0.00	0.00	0.00	0.00	0.00	3.92	15.02	40.58
	<b>Area of Concern (50% reduction)</b>																	
	<b>Critical Area (75% reduction)</b>																	
<b>Sewer Availability</b>	<b>Vacant (Actual Acres) (-)</b>	17.71	0.00	0.00	0.00	0.00	0.00	7.85	25.56									
Not Applicable	<b>Underutilized (Actual Acres) (-)</b>									11.10	0.00	0.00	0.00	0.00	0.00	3.92	15.02	40.58
<b>Roads/ROW (Future)</b>	<b>Vacant 20% (-)</b>	14.17	0.00	0.00	0.00	0.00	0.00	6.28	20.45									
	<b>Underutilized 20% (-)</b>									8.88	0.00	0.00	0.00	0.00	0.00	3.14	12.02	32.47
<b>Public Facilities (Future)</b>	<b>Vacant 15% (-)</b>	12.04	0.00	0.00	0.00	0.00	0.00	5.34	17.38									
	<b>Underutilized 15% (-)</b>									7.55	0.00	0.00	0.00	0.00	0.00	2.67	10.21	27.60
<b>Unavailable Lands</b>	<b>Vacant 5% (-)</b>	11.44	0.00	0.00	0.00	0.00	0.00	5.07	16.51									
	<b>Underutilized 15% (-)</b>									6.41	0.00	0.00	0.00	0.00	0.00	2.27	8.68	25.19
	<b>Net Developable Acres</b>	11.44	0.00	0.00	0.00	0.00	0.00	5.07	16.51	6.41	0.00	0.00	0.00	0.00	0.00	2.27	8.68	25.19

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

Vacant Urban Village Center (UVC) zoned parcels in the Kingston UGA are unaccounted for on this sheet due to geo-coding protocols in the GIS database. However, UVC zoned vacant lands in the Kingston UGA have an estimated commercial land capacity of 0.8 net acres (50% of the 1.6 net available vacant acres calculated in the residential ULCA). See the ULCA Report for further explanation.

**Kitsap County**  
**Updated Land Capacity Analysis 2005**

**Kingston Unincorporated UGA**

**UNDERUTILIZED LANDS**

**Updated Land Capacity Analysis Alternative 1 (No Action)**

<b>Underutilized</b>	<b>Urban Low</b>	<b>Urban Medium</b>	<b>Urban High</b>	<b>Urban Restricted</b>	<b>Urban Village Center</b>	<b>TOTAL</b>	
	<i>Acre</i>	<i>Acre</i>	<i>Acre</i>	<i>Acre</i>	<i>Acre</i>		
Total Residential Zoned Parcels	216.32	25.92	0.00	108.18	16.65	367.07	367.07
Multi-Dwelling Units (ie Duplex, Triplex) (-)	5.75	4.40	0.00	14.10	0.91	25.16	341.91
Parcels < .50 Acres (-)	99.15	10.77	0.00	13.65	0.00	123.57	218.34
Not Underutilized (-)	0.00	0.00	0.00	16.38	0.00	16.38	201.96
Shoreline Parcels < 1.00 ac (-)	19.89	0.00	0.00	0.00	0.00	19.89	182.07
<b>Total Acres</b>	<b>91.53</b>	<b>10.75</b>	<b>0.00</b>	<b>64.05</b>	<b>15.74</b>	<b>182.07</b>	<b>182.07</b>
<b>Redevelopable</b>	<b>Urban Low</b>	<b>Urban Medium</b>	<b>Urban High</b>	<b>Urban Restricted</b>	<b>Urban Village Center</b>	<b>TOTAL</b>	
<b>Median Value : \$138,760</b>	<i>Acre</i>	<i>Acre</i>	<i>Acre</i>	<i>Acre</i>	<i>Acre</i>		
Density under 2.5x Zone (-)	91.53	10.75	0.00	64.05	15.74	182.07	182.07
Improvement Value >= Land Value (UVC)	0.00	0.00	0.00	0.00	7.69	7.69	
2.5x Zoning Value over \$69,380	17.28	0.00	0.00	10.18	0.00	27.46	133.94
4x-5x Zoning Value over \$138,760	8.12	0.00	0.00	4.83	0.00	12.95	120.99
>5x - 10x Zoning Value over \$208,140	7.52	0.00	0.00	5.06	0.00	12.58	108.41
<b>Total Acres</b>	<b>58.61</b>	<b>10.75</b>	<b>0.00</b>	<b>23.31</b>	<b>8.05</b>	<b>100.72</b>	<b>100.72</b>
<b>Redevelopable Parcels</b>	<b>Urban Low</b>	<b>Urban Medium</b>	<b>Urban High</b>	<b>Urban Restricted</b>	<b>Urban Village Center</b>	<b>TOTAL</b>	
Parcels less than 1 Acre	9	4	0	0	28	41	
Parcels 1.01 Acre to 4.99 Acres	22	5	0	2	1	30	
Parcels >= 5.00 Acres	1	0	0	2	0	3	
<b>Number of Parcels per Zone</b>	<b>32</b>	<b>9</b>	<b>0</b>	<b>4</b>	<b>29</b>	<b>74</b>	
<b>Existing Dwelling Units</b>	<b>Urban Low</b>	<b>Urban Medium</b>	<b>Urban High</b>	<b>Urban Restricted</b>	<b>Urban Village Center</b>	<b>TOTAL</b>	
<b>Total Existing Dwelling Units</b>	<b>34</b>	<b>10</b>	<b>0</b>	<b>4</b>	<b>29</b>	<b>77</b>	
<b>Critical Areas</b>	<b>Urban Low</b>	<b>Urban Medium</b>	<b>Urban High</b>	<b>Urban Restricted</b>	<b>Urban Village Center</b>	<b>TOTAL</b>	
Total Redevelopable Acres	58.61	10.75	0.00	23.31	8.05	100.72	
Unencumbered Acres	37.16	5.28	0.00	8.19	6.70	57.33	57.33
Acres covered by Critical Areas	5.96	0.30	0.00	12.19	0.00	18.45	
CAO 75% reduction	1.49	0.08	0.00	3.05	0.00	4.61	61.94
Acres covered by Areas of Concern	15.47	5.18	0.00	2.94	1.35	24.94	
AOC 50% reduction	7.74	2.59	0.00	1.47	0.88	12.47	74.41
<b>Total Acres</b>	<b>46.39</b>	<b>7.95</b>	<b>0.00</b>	<b>12.71</b>	<b>7.38</b>	<b>74.41</b>	<b>74.41</b>
<b>Sewer Availability</b>	<b>Urban Low</b>	<b>Urban Medium</b>	<b>Urban High</b>	<b>Urban Restricted</b>	<b>Urban Village Center</b>	<b>TOTAL</b>	
Acres Reduction based on distance (-)	46.39	7.95	0.00	12.71	7.38	74.41	74.41
	10.45	0.13	0.00	0.00	0.00	10.58	63.83
<b>Total Acres</b>	<b>35.94</b>	<b>7.82</b>	<b>0.00</b>	<b>12.71</b>	<b>7.38</b>	<b>63.83</b>	<b>63.83</b>
<b>Water Availability</b>	<b>Urban Low</b>	<b>Urban Medium</b>	<b>Urban High</b>	<b>Urban Restricted</b>	<b>Urban Village Center</b>	<b>TOTAL</b>	
Not Applicable	35.94	7.82	0.00	12.71	7.38	63.83	63.83
	0.00	0.00	0.00	0.00	0.00	0.00	63.83
<b>Total Acres</b>	<b>35.94</b>	<b>7.82</b>	<b>0.00</b>	<b>12.71</b>	<b>7.38</b>	<b>63.83</b>	<b>63.83</b>
<b>Roads/ROW [Future]</b>	<b>Urban Low</b>	<b>Urban Medium</b>	<b>Urban High</b>	<b>Urban Restricted</b>	<b>Urban Village Center</b>	<b>TOTAL</b>	
20% (-)	-20%	-20%	-20%	-20%	-20%		
	35.94	7.82	0.00	12.71	7.38	63.83	63.83
	7.19	1.56	0.00	2.54	1.48	12.77	51.07
<b>Total Acres</b>	<b>28.75</b>	<b>6.25</b>	<b>0.00</b>	<b>10.17</b>	<b>5.90</b>	<b>51.07</b>	<b>51.07</b>
<b>Public Facilities [Future]</b>	<b>Urban Low</b>	<b>Urban Medium</b>	<b>Urban High</b>	<b>Urban Restricted</b>	<b>Urban Village Center</b>	<b>TOTAL</b>	
15% (-)	-15%	-15%	-15%	-15%	-15%		
	28.75	6.25	0.00	10.17	5.90	45.17	51.07
	4.31	0.94	0.00	1.52	0.89	7.66	37.51
<b>Total Acres</b>	<b>24.44</b>	<b>5.31</b>	<b>0.00</b>	<b>8.64</b>	<b>5.02</b>	<b>43.41</b>	<b>43.41</b>
<b>Unavailable Land</b>	<b>Urban Low</b>	<b>Urban Medium</b>	<b>Urban High</b>	<b>Urban Restricted</b>	<b>Urban Village Center</b>	<b>TOTAL</b>	
15% (-)	-15%	-15%	-15%	-15%	-15%		
	24.44	5.31	0.00	8.64	5.02	43.41	43.41
	3.67	0.80	0.00	1.30	0.75	6.51	36.90
<b>Total Acres</b>	<b>20.77</b>	<b>4.52</b>	<b>0.00</b>	<b>7.34</b>	<b>4.26</b>	<b>36.90</b>	<b>36.90</b>
<b>Net Acres</b>	<b>Urban Low</b>	<b>Urban Medium</b>	<b>Urban High</b>	<b>Urban Restricted</b>	<b>Urban Village Center</b>	<b>TOTAL</b>	
<b>Net Available Acres</b>	<b>20.77</b>	<b>4.52</b>	<b>0.00</b>	<b>7.34</b>	<b>4.26</b>	<b>36.90</b>	
<b>Dwelling Unit Capacity</b>	<b>Urban Low</b>	<b>Urban Medium</b>	<b>Urban High</b>	<b>Urban Restricted</b>	<b>Urban Village Center</b>	<b>TOTAL</b>	
Dwelling Unit Capacity	5 du/ac	10 du/ac	19 du/ac	1 du/ac	up to 18 du/ac		
Total Existing Dwelling Units (-)	104	45	0	7	43	199	
	34	10	0	4	29	77	
<b>Total Net Dwelling Unit Capacity</b>	<b>70</b>	<b>35</b>	<b>0</b>	<b>3</b>	<b>14</b>	<b>122</b>	
<b>Population Capacity</b>	<b>Urban Low</b>	<b>Urban Medium</b>	<b>Urban High</b>	<b>Urban Restricted</b>	<b>Urban Village Center</b>	<b>TOTAL</b>	
Total Population Capacity	2.5 PPH	1.8 PPH	1.8 PPH	2.5 PPH	1.8 PPH		
	175	63	0	8	25	271	

Updated Land Capacity Analysis (ULCA) 2005  
Method Direction from the Kitsap County Board of Commissioners  
Created 4/25/2005  
Corrected 05/17/2005  
Updated 12/15/2005

This ULCA worksheet was updated on December 15, 2005 in order to accurately reflect permitted uses within the Urban Medium residential (10 - 18 DU/Ac) zoning/designation. The ULCA worksheet dated April 25, 2005 and May 17, 2005 ULCA assumed 2.5 people per household for Urban Medium Residential. As noted in the Kitsap County Comprehensive Plan (adopted May 7, 1998) Population Appendix and the ULCA assumes 2.5 persons per household for single-family and 1.8 for multi-family. Pursuant to Kitsap County Code, section 17.340, Urban Medium Residential zoning permits both single-family and multi-family units. As permitted in section 17.340, it is assumed that Urban Medium Residential will consider, as part of the ULCA the 1.8 persons per household for multi-family.



**Kitsap County  
Updated Land Capacity Analysis 2005**

**Kingston Unincorporated UGA**

**VACANT LANDS**

**Updated Land Capacity Analysis Alternative 1 (No Action)**

<b>Vacant Land</b>	<b>Urban Low</b>	<b>Urban Medium</b>	<b>Urban High</b>	<b>Urban Restricted</b>	<b>Urban Village Center</b>		
	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>	<i>TOTAL</i>	
Total Vacant Residential Parcels	67.74	21.27	0.00	234.00	2.64	325.65	325.65
Tax Exempt	4.21	1.42	0.00	65.13	0.09	70.85	254.80
<b>Total Acres</b>	<b>63.53</b>	<b>19.85</b>	<b>0.00</b>	<b>168.87</b>	<b>2.55</b>	<b>254.80</b>	254.80
<b>Vacant Land Parcels</b>							
Parcels less than 1 Acre	52	13	0	20	14	99	
Parcels 1.01 Acre to 4.99 Acres	15	5	0	9	0	29	
Parcels >= 5.00 Acres	1	1	0	8	0	10	
Number of Parcels per Zone	68	19	0	37	14	138	
<b>Critical Areas</b>							
Total Redevelopable Acres	63.53	19.85	0.00	168.87	2.55	254.80	
Unencumbered Acres	37.97	6.32	0.00	86.04	2.38	132.71	132.71
Acres covered by Critical Areas	5.41	0.00	0.00	67.79	0.00	73.20	
CAO 75% reduction	1.35	0.00	0.00	16.95	0.00	18.30	151.01
Acres covered by Areas of Concern	20.15	13.51	0.00	15.05	0.18	48.89	
AOC 50% reduction	10.08	6.76	0.00	7.53	0.09	24.45	175.46
<b>Total Acres</b>	<b>49.40</b>	<b>13.08</b>	<b>0.00</b>	<b>110.51</b>	<b>2.47</b>	<b>175.46</b>	175.46
<b>Sewer Availability</b>							
Total Redevelopable Acres	49.40	13.08	0.00	110.51	2.47	175.46	175.46
Acres Reduction based on distance (-)	18.83	0.02	0.00	0.00	0.00	18.85	156.61
<b>Total Acres</b>	<b>30.57</b>	<b>13.06</b>	<b>0.00</b>	<b>110.51</b>	<b>2.47</b>	<b>156.61</b>	156.61
<b>Water Availability</b>							
Total Redevelopable Acres	30.57	13.06	0.00	110.51	2.47	154.14	154.14
Not Applicable	0.00	0.00	0.00	0.00	0.00	0.00	154.14
<b>Total Acres</b>	<b>30.57</b>	<b>13.06</b>	<b>0.00</b>	<b>110.51</b>	<b>2.47</b>	<b>156.61</b>	156.61
<b>Roads/ROW [Future]</b>							
Total Redevelopable Acres	-20%	-20%	-20%	-20%	-20%	TOTAL	
	30.57	13.06	0.00	110.51	2.47	154.14	154.14
20% (-)	6.11	2.61	0.00	22.10	0.49	31.32	122.81
<b>Total Acres</b>	<b>24.45</b>	<b>10.44</b>	<b>0.00</b>	<b>88.41</b>	<b>1.98</b>	<b>122.81</b>	122.81
<b>Public Facilities [Future]</b>							
Total Redevelopable Acres	-15%	-15%	-15%	-15%	-15%	TOTAL	
	24.45	10.44	0.00	88.41	1.98	123.31	122.81
15% (-)	3.67	1.57	0.00	13.26	0.30	18.79	104.52
<b>Total Acres</b>	<b>20.79</b>	<b>8.88</b>	<b>0.00</b>	<b>75.15</b>	<b>1.68</b>	<b>106.49</b>	106.49
<b>Unavailable Land</b>							
Total Redevelopable Acres	-5%	-5%	-5%	-5%	-5%	TOTAL	
	20.79	8.88	0.00	75.15	1.68	106.49	106.49
5% (-)	1.04	0.44	0.00	3.76	0.08	5.32	101.17
<b>Total Acres</b>	<b>19.75</b>	<b>8.43</b>	<b>0.00</b>	<b>71.39</b>	<b>1.60</b>	<b>101.17</b>	101.17
<b>Net Acres</b>							
<b>NET AVAILABLE ACRES</b>	<b>19.75</b>	<b>8.43</b>	<b>0.00</b>	<b>71.39</b>	<b>1.60</b>	<b>101.17</b>	
<b>Dwelling Unit Capacity</b>							
<b>TOTAL NET DWELLING UNIT CAPACITY</b>	<b>5 du/ac</b>	<b>10 du/ac</b>	<b>19 du/ac</b>	<b>1 du/ac</b>	<b>up to 18 du/ac</b>	<b>TOTAL</b>	
	<b>99</b>	<b>84</b>	<b>0</b>	<b>71</b>	<b>14</b>	<b>269</b>	
<b>Population Capacity</b>							
<b>TOTAL POPULATION CAPACITY</b>	<b>2.5 PPH</b>	<b>1.8 PPH</b>	<b>1.8 PPH</b>	<b>2.5 PPH</b>	<b>1.8 PPH</b>	<b>TOTAL</b>	
	<b>247</b>	<b>152</b>	<b>0</b>	<b>178</b>	<b>26</b>	<b>603</b>	

Updated Land Capacity Analysis (ULCA) 2005  
Method Direction from the Kitsap County Board of Commissioners  
Created 4/25/2005  
Corrected 05/17/2005  
Updated 12/15/2005



This ULCA worksheet was updated on December 15, 2005 in order to accurately reflect permitted uses within the Urban Medium residential (10 - 18 DU/Ac) zoning/designation. The ULCA worksheet dated April 25, 2005 and May 17, 2005 ULCA assumed 2.5 people per household for Urban Medium Residential. As noted in the Kitsap County Comprehensive Plan (adopted May 7, 1998) Population Appendix and the ULCA assumes 2.5 persons per household for single-family and 1.8 for multi-family. Pursuant to Kitsap County Code, section 17.340, Urban Medium Residential zoning permits both single-family and multi-family units. As permitted in section 17.340, it is assumed that Urban Medium Residential will consider, as part of the ULCA the 1.8 persons

**Kingston UGA (Unincorporated)  
Alternative 1 (No Action)**

**Kitsap County  
Updated Land Capacity Analysis 2005**

	Acres	VACANT LAND					UNDERUTILIZED LAND					TOTAL ACREAGE BY ROW		
		Urban Low (5 Du/Ac)	Urban Medium (10 Du/Ac)	Urban High (19 Du/Ac)	Urban Restricted (1 Du/Ac)	Urban Village Center (up to 18 Du/Ac)	SUBTOTAL	Urban Low (5 Du/Ac)	Urban Medium (10 Du/Ac)	Urban High (19 Du/Ac)	Urban Restricted (1 Du/Ac)		Urban Village Center (up to 18 Du/Ac)	SUBTOTAL
		67.74	21.27	0.00	234.00	2.64	325.65	91.53	10.75	0.00	64.05	15.74	182.07	507.72
<b>Redevelopment</b>	<b>Vacant (Actual Acres) (-)</b>	63.53	19.85	0.00	168.87	2.55	254.80							
	<b>Underutilized (Actual Acres) (-)</b>							58.61	10.75	0.00	23.31	8.05	100.72	355.52
<b>Critical Areas</b>	<b>Vacant (Actual Acres)</b>	49.40	13.08	0.00	110.51	2.47	175.45							
Includes Buffers	Area of Concern (50% reduction)													
	Critical Area (75% reduction)													
	<b>Underutilized (Actual Acres)</b>							46.39	7.95	0.00	12.71	7.38	74.42	249.87
	Area of Concern (50% reduction)													
	Critical Area (75% reduction)													
<b>Sewer Availability</b>	<b>Vacant (Actual Acres) (-)</b>	30.57	13.06	0.00	110.51	2.47	156.60							
	<b>Underutilized (Actual Acres) (-)</b>							35.94	7.82	0.00	12.71	7.38	63.84	220.44
<b>Roads/ROW (Future)</b>	<b>Vacant 20% (-)</b>	24.45	10.44	0.00	88.41	1.98	125.28							
	<b>Underutilized 20% (-)</b>							28.75	6.25	0.00	10.17	5.90	51.07	176.35
<b>Public Facilities (Future)</b>	<b>Vacant 15% (-)</b>	20.79	8.88	0.00	75.15	1.68	106.49							
	<b>Underutilized 15% (-)</b>							24.44	5.31	0.00	8.64	5.02	43.41	149.90
<b>Unavailable Lands</b>	<b>Vacant 5% (-)</b>	19.75	8.43	0.00	71.39	1.60	101.17							
	<b>Underutilized 15% (-)</b>							20.77	4.52	0.00	7.35	4.27	36.90	138.06
	<b>Net Developable Acres</b>	19.75	8.43	0.00	71.39	1.60	101.17	20.77	4.52	0.00	7.35	4.27	36.90	138.06
	<b>Dwelling Unit Capacity</b>	99	84	0	71	14	269	70	35	0	3	14	122	391
	<b>Population Capacity</b>	2.5 pph	1.8 pph	1.8 pph	2.5 pph	1.8 pph		2.5 pph	1.8 pph	1.8 pph	2.5 pph	1.8 pph		
		247	152	0	178	26	603	175	63	0	8	25	271	874

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

This ULCA worksheet was updated on December 15, 2005 in order to accurately reflect permitted uses within the Urban Medium residential (10 - 18 DU/Ac) zoning/designation. The ULCA worksheet dated April 25, 2005 and May 17, 2005 ULCA assumed 2.5 people per household for Urban Medium Residential. As noted in the Kitsap County Comprehensive Plan (adopted May 7, 1998) Population Appendix and the ULCA assumes 2.5 persons per household for single-family and 1.8 for multi-family. Pursuant to Kitsap County Code, section 17.340, Urban Medium Residential zoning permits both single-family and multi-family units. As permitted in section 17.340, it is assumed that Urban Medium Residential will consider, as part of the ULCA the 1.8 persons per household for multi-family.

Prepared by Kitsap County  
Community Development  
GIS Division  
Created April 25, 2005  
Corrected May 17, 2005  
Updated December 15, 2005

Kitsap County  
Updated Land Capacity Analysis 2005  
Kingston  
UGA  
(Unincorporated)

Kingston UGA Vacant URBAN LOW			
Distance From Sewer Lines <sup>1</sup>	Acres <sup>2</sup> Per Zoning - Urban Low	Reduction Factor <sup>3</sup>	Acres After Distance Reduction <sup>4</sup>
500'	8.55	0%	8.55
1000'	0.13	20%	0.11
1500'	3.02	40%	1.81
2500'	15.28	60%	6.11
> 2500'	11.23	75%	2.81
<b>Total</b>	<b>38.22</b>	<b>49%</b>	<b>19.39</b>

Kingston UGA Underutilized URBAN LOW			
Distance From Sewer Lines <sup>1</sup>	Acres <sup>2</sup> Per Zoning - Urban Low	Reduction Factor <sup>3</sup>	Acres After Distance Reduction <sup>4</sup>
500'	13.17	0%	13.17
1000'	3.92	20%	3.14
1500'	14.51	40%	8.71
2500'	2.00	60%	0.80
> 2500'	3.55	75%	0.89
<b>Total</b>	<b>37.15</b>	<b>28%</b>	<b>26.70</b>

Kingston UGA Vacant URBAN MEDIUM			
Distance From Sewer Lines <sup>1</sup>	Acres <sup>2</sup> Per Zoning - Urban Medium	Reduction Factor <sup>3</sup>	Acres After Distance Reduction <sup>4</sup>
500'	6.21	0%	6.21
1000'	0.11	15%	0.09
1500'	0.00	30%	0.00
2500'	0.00	45%	0.00
> 2500'	0.00	60%	0.00
<b>Total</b>	<b>6.32</b>	<b>0%</b>	<b>6.30</b>

Kingston UGA Underutilized URBAN MEDIUM			
Distance From Sewer Lines <sup>1</sup>	Acres <sup>2</sup> Per Zoning - Urban Medium	Reduction Factor <sup>3</sup>	Acres After Distance Reduction <sup>4</sup>
500'	4.46	0%	4.46
1000'	0.81	15%	0.69
1500'	0.00	30%	0.00
2500'	0.00	45%	0.00
> 2500'	0.00	60%	0.00
<b>Total</b>	<b>5.28</b>	<b>2%</b>	<b>5.15</b>

Kingston UGA Vacant URBAN HIGH			
Distance From Sewer Lines <sup>1</sup>	Acres <sup>2</sup> Per Zoning - Urban High	Reduction Factor <sup>3</sup>	Acres After Distance Reduction <sup>4</sup>
500'	0.00	0%	0.00
1000'	0.00	10%	0.00
1500'	0.00	20%	0.00
2500'	0.00	30%	0.00
> 2500'	0.00	40%	0.00
<b>Total</b>	<b>0.00</b>	<b>0%</b>	<b>0.00</b>

Kingston UGA Underutilized URBAN HIGH			
Distance From Sewer Lines <sup>1</sup>	Acres <sup>2</sup> Per Zoning - Urban High	Reduction Factor <sup>3</sup>	Acres After Distance Reduction <sup>4</sup>
500'	0.00	0%	0.00
1000'	0.00	10%	0.00
1500'	0.00	20%	0.00
2500'	0.00	30%	0.00
> 2500'	0.00	40%	0.00
<b>Total</b>	<b>0.00</b>	<b>0%</b>	<b>0.00</b>

Kingston UGA Vacant URBAN RESTRICTED			
Distance From Sewer Lines <sup>1</sup>	Acres <sup>2</sup> Per Zoning - Urban Restricted	Reduction Factor <sup>3</sup>	Acres After Distance Reduction <sup>4</sup>
500'	21.27	0%	21.27
1000'	34.69	10%	31.22
1500'	0.00	20%	0.00
2500'	0.00	30%	0.00
> 2500'	0.00	40%	0.00
<b>Total</b>	<b>55.96</b>	<b>6%</b>	<b>52.49</b>

Kingston UGA Underutilized URBAN RESTRICTED			
Distance From Sewer Lines <sup>1</sup>	Acres <sup>2</sup> Per Zoning - Urban Restricted	Reduction Factor <sup>3</sup>	Acres After Distance Reduction <sup>4</sup>
500'	8.19	0%	8.19
1000'	0.00	10%	0.00
1500'	0.00	20%	0.00
2500'	0.00	30%	0.00
> 2500'	0.00	40%	0.00
<b>Total</b>	<b>8.19</b>	<b>0%</b>	<b>8.19</b>

1 Distance is measured horizontally, from sewer line to nearest portion of parcel that is **unencumbered by any type of critical area**. All critical areas have been removed from the parcels in these calculations

2 These are **unencumbered parcel acres**, after the critical areas (including areas of concern) have been removed from each parcel

3 The parcel reduction factor limits the amount of the parcel that will be considered as available as land supply when determining the population capacity for the UGA. As shown here, it is what will be removed from each category. **For instance, parcels 1000' to 1500' away will be discounted 10% (within the UH designation), so if a parcel has 10 unencumbered acres, only 9 acres will remain in the land supply using this methodology.** This reduction applies to the amount in the first column, which is unencumbered acres, not total parcel acres.

4 These acres represent the total amount remaining after considering the reduction factor per distance. It is the total remaining of the **unencumbered** portions of those parcels within each zoning category and within each buffer distance category.



**Kingston Unincorporated UGA Alternatives**

**UNDERUTILIZED LANDS**

**Alternative 2 Analysis - Underutilized Land**

<b>Underutilized</b>	<b>Urban Low</b>	<b>Urban Medium</b>	<b>Urban High</b>	<b>Urban Restricted</b>	<b>Urban Village Center</b>		
	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>	<i>TOTAL</i>	
Total Residential Zoned Parcels	5.30	15.53	0.00	29.82	0.00	50.65	50.65
<b>Total Acres</b>	<b>5.30</b>	<b>15.53</b>	<b>0.00</b>	<b>29.82</b>	<b>0.00</b>	<b>50.65</b>	<b>50.65</b>
<b>Existing Dwelling Units</b>							
	<b>Urban Low</b>	<b>Urban Medium</b>	<b>Urban High</b>	<b>Urban Restricted</b>	<b>Urban Village Center</b>		
<b>Total Existing Dwelling Units</b>	<b>1</b>	<b>4</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>8</b>	
<b>Critical Areas</b>							
	<b>Urban Low</b>	<b>Urban Medium</b>	<b>Urban High</b>	<b>Urban Restricted</b>	<b>Urban Village Center</b>	<i>TOTAL</i>	
Total Redevelopable Acres	5.30	15.53	0.00	29.82	0.00	50.65	
<b>Unencumbered Acres</b>	<b>2.93</b>	<b>9.58</b>		<b>10.58</b>		<b>23.09</b>	23.09
Acres covered by Critical Areas	1.70	2.11		9.98		13.79	
CAO 75% reduction	0.43	0.53	0.00	2.50	0.00	3.45	26.54
Acres covered by Areas of Concern	0.67	3.84		9.26		13.77	
AOC 50% reduction	0.34	1.92	0.00	4.63	0.00	6.89	33.42
<b>Total Acres</b>	<b>3.69</b>	<b>12.03</b>	<b>0.00</b>	<b>17.71</b>	<b>0.00</b>	<b>33.42</b>	<b>33.42</b>
<b>Roads/ROW [Future]</b>							
	<b>Urban Low</b>	<b>Urban Medium</b>	<b>Urban High</b>	<b>Urban Restricted</b>	<b>Urban Village Center</b>	<i>TOTAL</i>	
	-20%	-20%	-20%	-20%	-20%		
	3.69	12.03	0.00	17.71	0.00	33.42	33.42
20% (-)	0.74	2.41	0.00	3.54	0.00	6.68	26.74
<b>Total Acres</b>	<b>2.95</b>	<b>9.62</b>	<b>0.00</b>	<b>14.16</b>	<b>0.00</b>	<b>26.74</b>	<b>26.74</b>
<b>Net Acres</b>							
	<b>Urban Low</b>	<b>Urban Medium</b>	<b>Urban High</b>	<b>Urban Restricted</b>	<b>Urban Village Center</b>	<i>TOTAL</i>	
<b>Net Available Acres</b>	<b>2.95</b>	<b>9.62</b>	<b>0.00</b>	<b>14.16</b>	<b>0.00</b>	<b>26.74</b>	
<b>Dwelling Unit Capacity</b>							
	<b>Urban Low</b>	<b>Urban Medium</b>	<b>Urban High</b>	<b>Urban Restricted</b>	<b>Urban Village Center</b>	<i>TOTAL</i>	
	5 du/ac	10 du/ac	19 du/ac	1 du/ac	up to 18 du/ac		
Dwelling Unit Capacity	15	96	0	14	0	125	
Total Existing Dwelling Units (-)	1	4	0	3	0	8	
<b>Total Net Dwelling Unit Capacity</b>	<b>14</b>	<b>92</b>	<b>0</b>	<b>11</b>	<b>0</b>	<b>117</b>	
<b>Population Capacity</b>							
	<b>Urban Low</b>	<b>Urban Medium</b>	<b>Urban High</b>	<b>Urban Restricted</b>	<b>Urban Village Center</b>	<i>TOTAL</i>	
	2.5 PPH	1.8 PPH	1.8 PPH	2.5 PPH	1.8 PPH		
<b>Total Population Capacity</b>	<b>34</b>	<b>166</b>	<b>0</b>	<b>28</b>	<b>0</b>	<b>228</b>	

\*This data reflects only the proposed UGA expansion acreage.



Kingston Unincorporated UGA Alternatives

VACANT LANDS

Alternative 2 Analysis - Vacant Land

Vacant Land	Urban Low <i>Acres</i>	Urban Medium <i>Acres</i>	Urban High <i>Acres</i>	Urban Restricted <i>Acres</i>	Urban Cluster Residential <i>Acres</i>	TOTAL	
Total Vacant Residential Parcels	341.40	15.31		36.88	0.00	393.59	393.59
Tax Exempt							393.59
<b>Total Acres</b>	<b>341.40</b>	<b>15.31</b>	<b>0.00</b>	<b>36.88</b>	<b>0.00</b>	<b>393.59</b>	393.59

  

Vacant Land Parcels	Urban Low	Urban Medium	Urban High	Urban Restricted	Urban Village Center	
Parcels less than 1 Acre						
Parcels 1.01 Acre to 4.99 Acres		2		1		
Parcels >= 5.00 Acres	2	1		3	0	
Number of Parcels per Zone	2	3	0	4	0	9

  

Critical Areas	Urban Low	Urban Medium	Urban High	Urban Restricted	Urban Village Center	TOTAL	
Total Redevelopable Acres	341.40	15.31	0.00	36.88	0.00	393.59	
Unencumbered Acres	163.54	10.03		7.63	0.00	181.20	181.20
Acres covered by Critical Areas	48.33	1.62	0.00	2.56	0.00	52.51	
CAO 75% reduction	12.08	0.41	0.00	0.64	0.00	13.13	194.33
Acres covered by Areas of Concern	129.53	3.67		6.19	0.00		
AOC 50% reduction	64.77	1.84	0.00	3.10	0.00	69.70	264.02
<b>Total Acres</b>	<b>240.39</b>	<b>12.27</b>	<b>0.00</b>	<b>11.37</b>	<b>0.00</b>	<b>264.02</b>	264.02

  

Roads/ROW [Future]	Urban Low	Urban Medium	Urban High	Urban Restricted	Urban Village Center	TOTAL	
-20%		-20%	-20%	-20%	-20%		
	240.39	12.27	0.00	11.37	0.00	264.02	264.02
20% (-)	48.08	2.45	0.00	2.27	0.00	52.80	211.22
<b>Total Acres</b>	<b>192.31</b>	<b>9.82</b>	<b>0.00</b>	<b>9.09</b>	<b>0.00</b>	<b>211.22</b>	211.22

  

Net Acres	Urban Low	Urban Medium	Urban High	Urban Restricted	Urban Village Center	TOTAL
<b>NET AVAILABLE ACRES</b>	<b>192.31</b>	<b>9.82</b>	<b>0.00</b>	<b>9.09</b>	<b>0.00</b>	<b>211.22</b>

  

Dwelling Unit Capacity	Urban Low	Urban Medium	Urban High	Urban Restricted	Urban Village Center	TOTAL
	5 du/ac	10 du/ac	19 du/ac	1 du/ac	up to 18 du/ac	
<b>TOTAL NET DWELLING UNIT CAPACITY</b>	<b>962</b>	<b>98</b>	<b>0</b>	<b>9</b>	<b>0</b>	<b>1069</b>

  

Population Capacity	Urban Low	Urban Medium	Urban High	Urban Restricted	Urban Village Center	TOTAL
	2.5 PPH	1.8 PPH	1.8 PPH	2.5 PPH	1.8 PPH	
<b>TOTAL POPULATION CAPACITY</b>	<b>2404</b>	<b>177</b>	<b>0</b>	<b>23</b>	<b>0</b>	<b>2603</b>

\*This data reflects only the proposed UGA expansion acreage.



Alternative 2

Kitsap County  
Alternative 2 Analysis 2005 - Kingston

		VACANT LAND					UNDERUTILIZED LAND					TOTAL ACREAGE BY ROW		
		Urban Low (5 Du/Ac)	Urban Medium (10 Du/Ac)	Urban High (19 Du/Ac)	Urban Restricted (1 Du/Ac)	Urban Village Center (up to 18 Du/Ac)	SUBTOTAL	Urban Low (5 Du/Ac)	Urban Medium (10 Du/Ac)	Urban High (19 Du/Ac)	Urban Restricted (1 Du/Ac)		Urban Village Center (up to 18 Du/Ac)	SUBTOTAL
	<b>Acres</b>	341.40	15.31	0.00	36.88	0.00	393.59	5.30	15.53	0.00	29.82	0.00	50.65	444.24
<b>Redevelopment</b>	<b>Vacant (Actual Acres) (-)</b>	341.40	15.31	0.00	36.88	0.00	393.59							
	<b>Underutilized (Actual Acres) (-)</b>							5.30	15.53	0.00	29.82	0.00	50.65	444.24
<b>Critical Areas</b>	<b>Vacant (Actual Acres)</b>	240.39	12.27	0.00	11.37	0.00	264.02							
Includes Buffers	<b>Area of Concern (50% reduction)</b>	64.77	1.84	0.00	3.10	0.00								
	<b>Critical Area (75% reduction)</b>	12.08	0.41	0.00	0.64	0.00								
	<b>Underutilized (Actual Acres)</b>							3.69	12.03	0.00	17.71	0.00	33.42	297.45
	<b>Area of Concern (50% reduction)</b>							0.34	1.92	0.00	4.63	0.00		
	<b>Critical Area (75% reduction)</b>							0.43	0.53	0.00	2.50	0.00		
<b>Roads/ROW (Future)</b>	<b>Vacant 20% (-)</b>	192.31	9.82	0.00	9.09	0.00	211.22							
	<b>Underutilized 20% (-)</b>							2.95	9.62	0.00	14.16	0.00	26.74	237.96
	<b>Net Developable Acres</b>	192.31	9.82	0.00	9.09	0.00	211.22	2.95	9.62	0.00	14.16	0.00	26.74	237.96
	<b>Dwelling Unit Capacity</b>	962	98	0	9	0	1069	14	92	0	11	0	117	1186
	<b>Population Capacity</b>	2404	177	0	23	0	2603	34	166	0	28	0	228	2832

\*This data reflects only the proposed UGA expansion acreage.



Kingston Unincorporated UGA Alternatives

UNDERUTILIZED LANDS

Alternative 3 Analysis - Underutilized Land

Underutilized	Urban Low	Urban Medium	Urban High	Urban Restricted	Urban Village Center		
	Acres	Acres	Acres	Acres	Acres	TOTAL	
Total Residential Zoned Parcels				29.82			0.00
<b>Total Acres</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>29.82</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Existing Dwelling Units</b>							
<b>Total Existing Dwelling Units</b>				3		3	
<b>Critical Areas</b>							
						TOTAL	
Total Redevelopable Acres	0.00	0.00	0.00	29.82	0.00	29.82	
Unencumbered Acres				10.58		10.58	10.58
Acres covered by Critical Areas				9.98		9.98	
CAO 75% reduction	0.00	0.00	0.00	2.50	0.00	2.50	13.08
Acres covered by Areas of Concern				9.26		9.26	
AOC 50% reduction	0.00	0.00	0.00	4.63	0.00	4.63	17.71
<b>Total Acres</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>17.71</b>	<b>0.00</b>	<b>17.71</b>	<b>17.71</b>
<b>Roads/ROW [Future]</b>							
	-20%	-20%	-20%	-20%	-20%	TOTAL	
	0.00	0.00	0.00	17.71	0.00	17.71	17.71
20% (-)	0.00	0.00	0.00	3.54	0.00	3.54	14.16
<b>Total Acres</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>14.16</b>	<b>0.00</b>	<b>14.16</b>	<b>14.16</b>
<b>Net Acres</b>							
						TOTAL	
<b>Net Available Acres</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>14.16</b>	<b>0.00</b>	<b>14.16</b>	
<b>Dwelling Unit Capacity</b>							
	5 du/ac	10 du/ac	19 du/ac	1 du/ac	up to 18 du/ac	TOTAL	
Dwelling Unit Capacity	0	0	0	14	0	14	
Total Existing Dwelling Units (-)	0	0	0	3	0	3	
<b>Total Net Dwelling Unit Capacity</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>11</b>	<b>0</b>	<b>11</b>	
<b>Population Capacity</b>							
	2.5 PPH	2.5 PPH	1.8 PPH	2.5 PPH	1.8 PPH	TOTAL	
<b>Total Population Capacity</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>28</b>	<b>0</b>	<b>28</b>	

\*This data reflects only the proposed UGA expansion acreage.



Kingston Unincorporated UGA Alternatives

VACANT LANDS

Alternative 3 Analysis - Vacant Land

Vacant Land	Urban Low	Urban Medium	Urban High	Urban Restricted	Urban Village Center		
	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>	<i>TOTAL</i>	
Total Vacant Residential Parcels	341.40			26.68		368.08	368.08
Tax Exempt							368.08
<b>Total Acres</b>	<b>341.40</b>	<b>0.00</b>	<b>0.00</b>	<b>26.68</b>	<b>0.00</b>	<b>368.08</b>	368.08
<b>Vacant Land Parcels</b>							
Parcels less than 1 Acre						0	
Parcels 1.01 Acre to 4.99 Acres				1		1	
Parcels >= 5.00 Acres	2			2		4	
Number of Parcels per Zone	2			3		5	
<b>Critical Areas</b>							
						<i>TOTAL</i>	
Total Redevelopable Acres	341.40	0.00	0.00	26.68	0.00	368.08	
Unencumbered Acres	163.54			6.05		169.59	169.59
Acres covered by Critical Areas	48.33			15.45		63.78	
CAO 75% reduction	12.08	0.00	0.00	3.86	0.00	15.95	185.54
Acres covered by Areas of Concern	129.53			5.18		134.71	
AOC 50% reduction	64.77	0.00	0.00	2.59	0.00	67.36	252.89
<b>Total Acres</b>	<b>240.39</b>	<b>0.00</b>	<b>0.00</b>	<b>12.50</b>	<b>0.00</b>	<b>252.89</b>	252.89
<b>Roads/ROW [Future]</b>							
	<i>-20%</i>	<i>-20%</i>	<i>-20%</i>	<i>-20%</i>	<i>-20%</i>	<i>TOTAL</i>	
	240.39	0.00	0.00	12.50	0.00	252.89	252.89
20% (-)	48.08	0.00	0.00	2.50	0.00	50.58	202.31
<b>Total Acres</b>	<b>192.31</b>	<b>0.00</b>	<b>0.00</b>	<b>10.00</b>	<b>0.00</b>	<b>202.31</b>	202.31
<b>Net Acres</b>							
						<i>TOTAL</i>	
<b>NET AVAILABLE ACRES</b>	<b>192.31</b>	<b>0.00</b>	<b>0.00</b>	<b>10.00</b>	<b>0.00</b>	<b>202.31</b>	
<b>Dwelling Unit Capacity</b>							
	<i>5 du/ac</i>	<i>10 du/ac</i>	<i>19 du/ac</i>	<i>1 du/ac</i>	<i>up to 18 du/ac</i>	<i>TOTAL</i>	
<b>TOTAL NET DWELLING UNIT CAPACITY</b>	<b>962</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>972</b>	
<b>Population Capacity</b>							
	<i>2.5 PPH</i>	<i>2.5 PPH</i>	<i>1.8 PPH</i>	<i>2.5 PPH</i>	<i>1.8 PPH</i>	<i>TOTAL</i>	
<b>TOTAL POPULATION CAPACITY</b>	<b>2404</b>	<b>0</b>	<b>0</b>	<b>25</b>	<b>0</b>	<b>2429</b>	

\*This data reflects only the proposed UGA expansion acreage.



Alternative 3

Kitsap County  
Alternative 3 Analysis 2005 - Kingston

		VACANT LAND						UNDERUTILIZED LAND						TOTAL ACREAGE BY ROW
		Urban Low (5 Du/Ac)	Urban Medium (10 Du/Ac)	Urban High (19 Du/Ac)	Urban Restricted (1 Du/Ac)	Urban Cluster (5 Du/Ac)	SUBTOTAL	Urban Low (5 Du/Ac)	Urban Medium (10 Du/Ac)	Urban High (19 Du/Ac)	Urban Restricted (1 Du/Ac)	Urban Cluster (5 Du/Ac)	SUBTOTAL	
	Acres	0.00	0.00	0.00	26.68	341.40	368.08	0.00	0.00	0.00	29.82	0.00	29.82	397.90
<b>Redevelopment</b>	<b>Vacant (Actual Acres) (-)</b>	0.00	0.00	0.00	26.68	341.40	368.08							
	<b>Underutilized (Actual Acres) (-)</b>							0.00	0.00	0.00	29.82	0.00	29.82	397.90
<b>Critical Areas</b>	<b>Vacant (Actual Acres)</b>	0.00	0.00	0.00	12.50	240.39	252.89							
Includes Buffers	<b>Area of Concern (50% reduction)</b>	0.00	0.00	0.00	6.25	120.19								
	<b>Critical Area (75% reduction)</b>	0.00	0.00	0.00	1.56	30.05								
	<b>Underutilized (Actual Acres)</b>							0.00	0.00	0.00	17.71	0.00	17.71	270.60
	<b>Area of Concern (50% reduction)</b>							0.00	0.00	0.00	8.85	0.00		
	<b>Critical Area (75% reduction)</b>							0.00	0.00	0.00	2.21	0.00		
<b>Roads/ROW (Future)</b>	<b>Vacant 20% (-)</b>	0.00	0.00	0.00	10.00	192.31	202.31							
	<b>Underutilized 20% (-)</b>							0.00	0.00	0.00	14.16	0.00	14.16	216.48
	<b>Net Developable Acres</b>	0.00	0.00	0.00	10.00	192.31	202.31	0.00	0.00	0.00	14.16	0.00	14.16	216.48
	<b>Dwelling Unit Capacity</b>	0	0	0	10	962	972	0	0	0	11	0	11	983
		2.5 pph	2.5 pph	1.8 pph	2.5 pph	2.5 pph		2.5 pph	2.5 pph	1.8 pph	2.5 pph	1.8 pph		
	<b>Population Capacity</b>	0	0	0	25	2404	2429	0	0	0	28	0	28	2457

\*This data reflects only the proposed UGA expansion acreage.



**Kitsap County**  
**Alternative Analysis 2005 - Kingston**

**Kingston Unincorporated UGA Alternative**

**UNDERUTILIZED LANDS**

**Alternative 4 - Kingston Advisory Group Recommendation**

<b>Underutilized</b>	<b>Urban Low</b>	<b>Urban Medium</b>	<b>Urban High</b>	<b>Urban Restricted</b>	<b>Urban Cluster</b>			
	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>	<b>TOTAL</b>		
Total Residential Zoned Parcels	5.16	10.42	0.00	0.00	0.00	15.58	15.58	
<b>Total Acres</b>	<b>5.16</b>	<b>10.42</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>15.58</b>	<b>15.58</b>	
<b>Existing Dwelling Units</b>								
<b>Total Existing Dwelling Units</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>		
<b>Critical Areas</b>								
						<b>TOTAL</b>		
Total Redevelopable Acres	5.16	10.42	0.00	0.00	0.00	15.58		
Unencumbered Acres	5.16	9.24	0.00	0.00	0.00	14.40	14.40	
Acres covered by Critical Areas	0.00	0.72	0.00	0.00	0.00	0.72		
CAO 75% reduction	0.00	0.18	0.00	0.00	0.00	0.18	14.58	
Acres covered by Areas of Concern	0.00	1.56	0.00	0.00	0.00	1.56		
AOC 50% reduction	0.00	0.78	0.00	0.00	0.00	0.78	15.36	
<b>Total Acres</b>	<b>5.16</b>	<b>10.20</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>15.36</b>	<b>15.36</b>	
<b>Roads/ROW [Future]</b>								
	<b>-20%</b>	<b>-20%</b>	<b>-20%</b>	<b>-20%</b>	<b>-20%</b>	<b>TOTAL</b>		
	5.16	10.20	0.00	0.00	0.00	15.36	15.36	
20% (-)	1.03	2.04	0.00	0.00	0.00	3.07	12.29	
<b>Total Acres</b>	<b>4.13</b>	<b>8.16</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>12.29</b>	<b>12.29</b>	
<b>Net Acres</b>								
						<b>TOTAL</b>		
<b>Net Available Acres</b>	<b>4.13</b>	<b>8.16</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>12.29</b>		
<b>Dwelling Unit Capacity</b>								
	<b>5 du/ac</b>	<b>10 du/ac</b>	<b>19 du/ac</b>	<b>1 du/ac</b>	<b>up to 18 du/ac</b>	<b>TOTAL</b>		
Dwelling Unit Capacity	21	82	0	0	0	102		
Total Existing Dwelling Units (-)	1	2	0	0	0	3		
<b>Total Net Dwelling Unit Capacity</b>	<b>20</b>	<b>80</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>99</b>		
<b>Population Capacity</b>								
	<b>2.5 PPH</b>	<b>1.8 PPH</b>	<b>1.8 PPH</b>	<b>2.5 PPH</b>	<b>1.8 PPH</b>	<b>TOTAL</b>		
<b>Total Population Capacity</b>	<b>49</b>	<b>143</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>192</b>		

This data represents Kingston Alternative 4 as recommended by the Kingston Advisory Group



**Kitsap County**  
**Alternative Analysis 2005 - Kingston**

**Kingston Unincorporated UGA Alternative**

**VACANT LANDS**

**Alternative 4 - Kingston Advisory Group Recommendation**

<b>Vacant Land</b>	<b>Urban Low</b>	<b>Urban Medium</b>	<b>Urban High</b>	<b>Urban Restricted</b>	<b>Urban Cluster</b>		
	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>	<i>TOTAL</i>	
Total Vacant Residential Parcels	5.21	10.20	0.00	0.00	360.39	375.80	375.80
Tax Exempt	0.00	0.00	0.00	0.00	0.00	0.00	375.80
<b>Total Acres</b>	<b>5.21</b>	<b>10.20</b>	<b>0.00</b>	<b>0.00</b>	<b>360.39</b>	<b>375.80</b>	375.80
<b>Vacant Land Parcels</b>							
	<b>Urban Low</b>	<b>Urban Medium</b>	<b>Urban High</b>	<b>Urban Restricted</b>	<b>Urban Cluster</b>		
Parcels less than 1 Acre	0	0	0	0	0	0	
Parcels 1.01 Acre to 4.99 Acres	0	0	0	0	2	0	
Parcels >= 5.00 Acres	1	1	0	0	3	0	
Number of Parcels per Zone	1	1	0	0	5	7	
<b>Critical Areas</b>							
	<b>Urban Low</b>	<b>Urban Medium</b>	<b>Urban High</b>	<b>Urban Restricted</b>	<b>Urban Cluster</b>		
						<i>TOTAL</i>	
Total Redevelopable Acres	5.21	10.20	0.00	0.00	360.39	375.80	
Unencumbered Acres	5.21	9.10	0.00	0.00	176.30	190.61	190.61
Acres covered by Critical Areas	0.00	0.01	0.00	0.00	49.92	49.93	
CAO 75% reduction	0.00	0.00	0.00	0.00	12.48	12.48	203.09
Acres covered by Areas of Concern	0.00	1.09	0.00	0.00	134.17	135.26	
AOC 50% reduction	0.00	0.55	0.00	0.00	67.09	67.63	270.72
<b>Total Acres</b>	<b>5.21</b>	<b>9.65</b>	<b>0.00</b>	<b>0.00</b>	<b>255.87</b>	<b>270.72</b>	270.72
<b>Roads/ROW [Future]</b>							
	<b>Urban Low</b>	<b>Urban Medium</b>	<b>Urban High</b>	<b>Urban Restricted</b>	<b>Urban Cluster</b>		
	-20%	-20%	-20%	-20%	-20%	<i>TOTAL</i>	
	5.21	9.65	0.00	0.00	255.87	270.72	270.72
20% (-)	1.04	1.93	0.00	0.00	51.17	54.14	216.58
<b>Total Acres</b>	<b>4.17</b>	<b>7.72</b>	<b>0.00</b>	<b>0.00</b>	<b>204.69</b>	<b>216.58</b>	216.58
<b>Net Acres</b>							
	<b>Urban Low</b>	<b>Urban Medium</b>	<b>Urban High</b>	<b>Urban Restricted</b>	<b>Urban Cluster</b>		
						<i>TOTAL</i>	
<b>NET AVAILABLE ACRES</b>	<b>4.17</b>	<b>7.72</b>	<b>0.00</b>	<b>0.00</b>	<b>204.69</b>	<b>216.58</b>	
<b>Dwelling Unit Capacity</b>							
	<b>Urban Low</b>	<b>Urban Medium</b>	<b>Urban High</b>	<b>Urban Restricted</b>	<b>Urban Cluster</b>		
	5 du/ac	10 du/ac	19 du/ac	1 du/ac	up to 18 du/ac	<i>TOTAL</i>	
<b>TOTAL NET DWELLING UNIT CAPACITY</b>	<b>21</b>	<b>77</b>	<b>0</b>	<b>0</b>	<b>1023</b>	<b>1121</b>	
<b>Population Capacity</b>							
	<b>Urban Low</b>	<b>Urban Medium</b>	<b>Urban High</b>	<b>Urban Restricted</b>	<b>Urban Cluster</b>		
	2.5 PPH	1.8 PPH	1.8 PPH	2.5 PPH	2.5 PPH	<i>TOTAL</i>	
<b>TOTAL POPULATION CAPACITY</b>	<b>52</b>	<b>139</b>	<b>0</b>	<b>0</b>	<b>2559</b>	<b>2750</b>	

This data represents Kingston Alternative 4 as recommended by the Kingston Advisory Group



**Kitsap County  
Alternative 4 Analysis 2005  
Kingston**

		VACANT LAND						UNDERUTILIZED LAND						TOTAL ACREAGE BY ROW
		Urban Low (5 Du/Ac)	Urban Medium (10 Du/Ac)	Urban High (19 Du/Ac)	Urban Restricted (1 Du/Ac)	Urban Cluster (5 Du/Ac)	SUBTOTAL	Urban Low (5 Du/Ac)	Urban Medium (10 Du/Ac)	Urban High (19 Du/Ac)	Urban Restricted (1 Du/Ac)	Urban Cluster (5 Du/Ac)	SUBTOTAL	
	<b>Acres</b>	5.21	10.20	0.00	0.00	360.39	375.80	5.16	10.42	0.00	0.00	0.00	15.58	391.38
<b>Redevelopment</b>	<b>Vacant (Actual Acres) (-)</b>	5.21	10.20	0.00	0.00	360.39	375.80							
	<b>Underutilized (Actual Acres) (-)</b>							5.16	10.42	0.00	0.00	0.00	15.58	391.38
<b>Critical Areas</b>	<b>Vacant (Actual Acres)</b>	5.21	9.65	0.00	0.00	255.87	270.73							
Includes Buffers	<b>Area of Concern (50% reduction)</b>	0.00	0.01	0.00	0.00	49.92								
	<b>Critical Area (75% reduction)</b>	0.00	1.09	0.00	0.00	134.17								
	<b>Underutilized (Actual Acres)</b>							5.16	10.20	0.00	0.00	0.00	15.36	286.09
	<b>Area of Concern (50% reduction)</b>							0.00	1.56	0.00	0.00	0.00		
	<b>Critical Area (75% reduction)</b>							0.00	0.72	0.00	0.00	0.00		
<b>Roads/ROW (Future)</b>	<b>Vacant 20% (-)</b>	4.17	7.72	0.00	0.00	204.70	216.58							
	<b>Underutilized 20% (-)</b>							4.13	8.16	0.00	0.00	0.00	12.29	228.87
	<b>Net Developable Acres</b>	4.17	7.72	0.00	0.00	204.70	216.58	4.13	8.16	0.00	0.00	0.00	12.29	228.87
	<b>Dwelling Unit Capacity</b>	21	77	0	0	1023	1122	20	80	0	0	0	99	1221
	<b>Population Capacity</b>	52	139	0	0	2559	2750	49	143	0	0	0	192	2942

\*This data reflects only the proposed changes known as Alternative 4

These totals reflect the estimated amount of net developable acres,

dwelling unit capacity and population capacity for the areas proposed

by the Kingston Committee. This area may include requested land use reclassification parcels, site specific amendments (2004 CPA deferred application) and a zoning change voted on by the Kingston Committee on September 21, 2005.

These totals are estimates and created for discussion purposes. This data is subject to change.



**Kitsap County  
Alternative Analysis 2005 - Kingston**

**Kingston Unincorporated UGA Alternative**

**UNDERUTILIZED LANDS**

**Alternative 4 - Kitsap County Planning Commission**

<b>Underutilized</b>	<b>Urban Low</b>	<b>Urban Medium</b>	<b>Urban High</b>	<b>Urban Restricted</b>	<b>Urban Cluster</b>		
	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>	<i>TOTAL</i>	
Total Residential Zoned Parcels	5.16	10.21	0.00	0.00	0.00	15.37	15.37
<b>Total Acres</b>	<b>5.16</b>	<b>10.21</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>15.37</b>	<b>15.37</b>
<b>Existing Dwelling Units</b>							
<b>Total Existing Dwelling Units</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	
<b>Critical Areas</b>							
						<i>TOTAL</i>	
Total Redevelopable Acres	5.16	10.21	0.00	0.00	0.00	15.37	
Unencumbered Acres	5.16	9.18	0.00	0.00	0.00	14.34	14.34
Acres covered by Critical Areas	0.00	0.72	0.00	0.00	0.00	0.72	
CAO 75% reduction	0.00	0.18	0.00	0.00	0.00	0.18	14.52
Acres covered by Areas of Concern	0.00	1.41	0.00	0.00	0.00	1.41	
AOC 50% reduction	0.00	0.71	0.00	0.00	0.00	0.71	15.23
<b>Total Acres</b>	<b>5.16</b>	<b>10.07</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>15.23</b>	<b>15.23</b>
<b>Roads/ROW [Future]</b>							
	<i>-20%</i>	<i>-20%</i>	<i>-20%</i>	<i>-20%</i>	<i>-20%</i>	<i>TOTAL</i>	
	5.16	10.07	0.00	0.00	0.00	15.23	15.23
20% (-)	1.03	2.01	0.00	0.00	0.00	3.05	12.18
<b>Total Acres</b>	<b>4.13</b>	<b>8.05</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>12.18</b>	<b>12.18</b>
<b>Net Acres</b>							
						<i>TOTAL</i>	
<b>Net Available Acres</b>	<b>4.13</b>	<b>8.05</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>12.18</b>	
<b>Dwelling Unit Capacity</b>							
	<i>5 du/ac</i>	<i>10 du/ac</i>	<i>19 du/ac</i>	<i>1 du/ac</i>	<i>up to 18 du/ac</i>	<i>TOTAL</i>	
Dwelling Unit Capacity	21	81	0	0	0	101	
Total Existing Dwelling Units (-)	1	1	0	0	0	2	
<b>Total Net Dwelling Unit Capacity</b>	<b>20</b>	<b>80</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>99</b>	
<b>Population Capacity</b>							
	<i>2.5 PPH</i>	<i>1.8 PPH</i>	<i>1.8 PPH</i>	<i>2.5 PPH</i>	<i>1.8 PPH</i>	<i>TOTAL</i>	
<b>Total Population Capacity</b>	<b>49</b>	<b>143</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>192</b>	

This data represents Kingston Alternative 4 as recommended by the Planning Commission



This ULCA worksheet was updated on December 15, 2005 in order to accurately reflect permitted uses within the Urban Medium residential (10 - 18 DU/Ac) zoning/designation. The ULCA worksheet dated April 25, 2005 and May 17, 2005 ULCA assumed 2.5 people per household for Urban Medium Residential. As noted in the Kitsap County Comprehensive Plan (adopted May 7, 1998) Population Appendix and the ULCA assumes 2.5 persons per household for single-family and 1.8 for multi-family. Pursuant to Kitsap County Code, section 17.340, Urban Medium Residential zoning permits both single-family and multi-family units. As permitted in section 17.340, it is assumed that Urban Medium Residential will consider, as part of the ULCA the 1.8 persons per household for multi-family.

**Kitsap County  
Alternative Analysis 2005 - Kingston**

**Kingston Unincorporated UGA Alternative**

**VACANT LANDS**

**Alternative 4 - Kitsap County Planning Commission**

<b>Vacant Land</b>	<b>Urban Low</b>	<b>Urban Medium</b>	<b>Urban High</b>	<b>Urban Restricted</b>	<b>Urban Cluster</b>			
	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>	<i>TOTAL</i>		
Total Vacant Residential Parcels	5.21	10.20	0.00	0.00	360.39	375.80		375.80
Tax Exempt	0.00	0.00	0.00	0.00	0.00	0.00		375.80
<b>Total Acres</b>	<b>5.21</b>	<b>10.20</b>	<b>0.00</b>	<b>0.00</b>	<b>360.39</b>	<b>375.80</b>		<b>375.80</b>
<b>Vacant Land Parcels</b>								
	<b>Urban Low</b>	<b>Urban Medium</b>	<b>Urban High</b>	<b>Urban Restricted</b>	<b>Urban Cluster</b>			
Parcels less than 1 Acre	0	0	0	0	0	0		
Parcels 1.01 Acre to 4.99 Acres	0	0	0	0	2	0		
Parcels >= 5.00 Acres	1	1	0	0	3	0		
Number of Parcels per Zone	1	1	0	0	5	7		
<b>Critical Areas</b>								
	<b>Urban Low</b>	<b>Urban Medium</b>	<b>Urban High</b>	<b>Urban Restricted</b>	<b>Urban Cluster</b>			
						<i>TOTAL</i>		
Total Redevelopable Acres	5.21	10.20	0.00	0.00	360.39	375.80		
Unencumbered Acres	5.21	9.10	0.00	0.00	176.30	190.61		190.61
Acres covered by Critical Areas	0.00	0.01	0.00	0.00	49.92	49.93		
CAO 75% reduction	0.00	0.00	0.00	0.00	12.48	12.48		203.09
Acres covered by Areas of Concern	0.00	1.09	0.00	0.00	134.17	135.26		
AOC 50% reduction	0.00	0.55	0.00	0.00	67.09	67.63		270.72
<b>Total Acres</b>	<b>5.21</b>	<b>9.65</b>	<b>0.00</b>	<b>0.00</b>	<b>255.87</b>	<b>270.72</b>		<b>270.72</b>
<b>Roads/ROW [Future]</b>								
	<b>Urban Low</b>	<b>Urban Medium</b>	<b>Urban High</b>	<b>Urban Restricted</b>	<b>Urban Cluster</b>			
	-20%	-20%	-20%	-20%	-20%	<i>TOTAL</i>		
	5.21	9.65	0.00	0.00	255.87	270.72		270.72
20% (-)	1.04	1.93	0.00	0.00	51.17	54.14		216.58
<b>Total Acres</b>	<b>4.17</b>	<b>7.72</b>	<b>0.00</b>	<b>0.00</b>	<b>204.69</b>	<b>216.58</b>		<b>216.58</b>
<b>Net Acres</b>								
	<b>Urban Low</b>	<b>Urban Medium</b>	<b>Urban High</b>	<b>Urban Restricted</b>	<b>Urban Cluster</b>			
<b>NET AVAILABLE ACRES</b>	<b>4.17</b>	<b>7.72</b>	<b>0.00</b>	<b>0.00</b>	<b>204.69</b>	<b>216.58</b>		
<b>Dwelling Unit Capacity</b>								
	<b>Urban Low</b>	<b>Urban Medium</b>	<b>Urban High</b>	<b>Urban Restricted</b>	<b>Urban Cluster</b>			
	5 du/ac	10 du/ac	19 du/ac	1 du/ac	up to 18 du/ac	<i>TOTAL</i>		
<b>TOTAL NET DWELLING UNIT CAPACITY</b>	<b>21</b>	<b>77</b>	<b>0</b>	<b>0</b>	<b>1023</b>	<b>1121</b>		
<b>Population Capacity</b>								
	<b>Urban Low</b>	<b>Urban Medium</b>	<b>Urban High</b>	<b>Urban Restricted</b>	<b>Urban Cluster</b>			
	2.5 PPH	1.8 PPH	1.8 PPH	2.5 PPH	2.5 PPH	<i>TOTAL</i>		
<b>TOTAL POPULATION CAPACITY</b>	<b>52</b>	<b>139</b>	<b>0</b>	<b>0</b>	<b>2559</b>	<b>2750</b>		

This data represents Kingston Alternative 4 as recommended by the Planning Commission



This ULCA worksheet was updated on December 15, 2005 in order to accurately reflect permitted uses within the Urban Medium residential (10 - 18 DU/Ac) zoning/designation. The ULCA worksheet dated April 25, 2005 and May 17, 2005 ULCA assumed 2.5 people per household for Urban Medium Residential. As noted in the Kitsap County Comprehensive Plan (adopted May 7, 1998) Population Appendix and the ULCA assumes 2.5 persons per household for single-family and 1.8 for multi-family. Pursuant to Kitsap County Code, section 17.340, Urban Medium Residential zoning permits both single-family and multi-family units. As permitted in section 17.340, it is assumed that Urban Medium Residential will consider, as part of the ULCA the 1.8 persons per household for multi-family.

**Kitsap County  
Alternative 4 Analysis 2005  
Kingston**

		VACANT LAND					UNDERUTILIZED LAND					TOTAL ACREAGE BY ROW		
		Urban Low (5 Du/Ac)	Urban Medium (10 Du/Ac)	Urban High (19 Du/Ac)	Urban Restricted (1 Du/Ac)	Urban Cluster (5 Du/Ac)	SUBTOTAL	Urban Low (5 Du/Ac)	Urban Medium (10 Du/Ac)	Urban High (19 Du/Ac)	Urban Restricted (1 Du/Ac)	Urban Cluster (5 Du/Ac)	SUBTOTAL	
	<b>Acres</b>	5.21	10.20	0.00	0.00	360.39	375.80	5.16	10.21	0.00	0.00	0.00	15.37	391.17
<b>Redevelopment</b>	<b>Vacant (Actual Acres) (-)</b>	5.21	10.20	0.00	0.00	360.39	375.80							
	<b>Underutilized (Actual Acres) (-)</b>							5.16	10.21	0.00	0.00	0.00	15.37	391.17
<b>Critical Areas</b>	<b>Vacant (Actual Acres)</b>	5.21	9.65	0.00	0.00	255.87	270.73							
Includes Buffers	<b>Area of Concern (50% reduction)</b>	0.00	0.01	0.00	0.00	49.92								
	<b>Critical Area (75% reduction)</b>	0.00	1.09	0.00	0.00	134.17								
	<b>Underutilized (Actual Acres)</b>							5.16	10.07	0.00	0.00	0.00	15.23	285.96
	<b>Area of Concern (50% reduction)</b>							0.00	1.41	0.00	0.00	0.00		
	<b>Critical Area (75% reduction)</b>							0.00	0.72	0.00	0.00	0.00		
<b>Roads/ROW (Future)</b>	<b>Vacant 20% (-)</b>	4.17	7.72	0.00	0.00	204.70	216.58							
	<b>Underutilized 20% (-)</b>							4.13	8.06	0.00	0.00	0.00	12.18	228.77
	<b>Net Developable Acres</b>	4.17	7.72	0.00	0.00	204.70	216.58	4.13	8.06	0.00	0.00	0.00	12.18	228.77
	<b>Dwelling Unit Capacity</b>	21	77	0	0	1023	1122	20	80	0	0	0	99	1221
	<b>Population Capacity</b>	52	139	0	0	2559	2750	49	143	0	0	0	192	2942

\*This data reflects only the proposed changes known as Alternative 4

These totals reflect the estimated amount of net developable acres,

dwelling unit capacity and population capacity for the areas proposed by the Kitsap County Planning Commission. This area may include requested land use reclassification parcels, site specific amendments (2004 CPA deferred application) and a zoning change voted on by the Kingston Committee on September 21, 2005. These totals are estimates and created for discussion purposes. This data is subject to change.

This ULCA worksheet was updated on December 15, 2005 in order to accurately reflect permitted uses within the Urban Medium residential (10 - 18 DU/Ac) zoning/designation. The ULCA worksheet dated April 25, 2005 and May 17, 2005 ULCA assumed 2.5 people per household for Urban Medium Residential. As noted in the Kitsap County Comprehensive Plan (adopted May 7, 1998) Population Appendix and the ULCA assumes 2.5 persons per household for single-family and 1.8 for multi-family. Pursuant to Kitsap County Code, section 17.340, Urban Medium Residential zoning permits both single-family and multi-family units. As permitted in section 17.340, it is assumed that Urban Medium Residential will consider, as part of the ULCA the 1.8 persons per household for multi-family.