

City of Poulsbo
Updated Land Capacity Analysis 2008

		VACANT LAND					UNDERUTILIZED LAND					TOTAL ACREAGE BY ROW
		Residential Low (4 Du/Ac)	Residential Medium (5 Du/Ac)	Residential High (10 Du/Ac)	Redevelopment District	SUBTOTAL	Residential Low (4 Du/Ac)	Residential Medium (5 Du/Ac)	Residential High (10 Du/Ac)	Redevelopment District	SUBTOTAL	
	Acres	267.01	98.02	58.72	7.72	431.47	1328.15	43.27	170.32	22.89	1564.63	1996.10
Redevelopment	Vacant (Actual Acres) (-)	267.01	98.02	58.72	0.00	423.75						
	Underutilized (Actual Acres) (-)						328.31	28.67	28.19	0.00	385.17	808.92
Critical Areas 22%(-) Includes Buffers	Vacant (Actual Acres)	208.27	76.46	45.80	0.00	330.53						
	Area of Concern (50% reduction)											
	Critical Area (75% reduction)											
	Underutilized (Actual Acres)						256.08	22.36	21.99	0.00	300.43	630.96
	Area of Concern (50% reduction)											
	Critical Area (75% reduction)											
Roads/ROW (Future)	Vacant 20% (-)	166.61	61.16	36.64	0.00	264.42						
	Underutilized 20% (-)						204.87	17.89	17.59	0.00	240.35	504.77
Public Facilities (Future)	Vacant 15% (-)	141.62	51.99	31.15	0.00	224.76						
	Underutilized 15% (-)						174.14	15.21	14.95	0.00	204.29	429.05
Unavailable Lands	Vacant 15% (-)	120.38	44.19	26.47	0.00	191.04						
	Underutilized 15% (-)						148.02	12.93	12.71	0.00	173.65	364.69
	Net Developable Acres	120.38	44.19	26.47	0.00	191.04	148.02	12.93	12.71	0.00	173.65	364.69
	Dwelling Unit Capacity						592	65	127	0		
	Decrease by Existing Units						91	10	15	0		
	Total Dwelling Unit Capacity	482	221	265	137	1104	501	55	112	0	668	1772
		2.45 pph	2.45 pph	2.45 pph	2.45 pph		2.45 pph	2.45 pph	2.45 pph	2.45 pph		
	Population Capacity	1180	541	649	336	2705	1228	134	275	0	1636	4341



**Poulsbo Urban Transition Area
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		Residential Low (4 Du/Ac)	Residential Medium (5 Du/Ac)	Residential High (10 Du/Ac)	Redevelopment District	SUBTOTAL	Residential Low (4 Du/Ac)	Residential Medium (5 Du/Ac)	Residential High (10 Du/Ac)	Redevelopment District	SUBTOTAL	
	Acres	66.77	0.00	0.00	0.00	66.77	326.64	0.00	0.00	0.00	326.64	393.41
Redevelopment	Vacant (Actual Acres) (-)	66.77	0.00	0.00	0.00	66.77						
	Underutilized (Actual Acres) (-)						196.58	0.00	0.00	0.00	196.58	263.35
Critical Areas 22%(-)	Vacant (Actual Acres)	52.08	0.00	0.00	0.00	52.08						
Includes Buffers	Area of Concern (50% reduction)											
	Critical Area (75% reduction)											
	Underutilized (Actual Acres)						153.33	0.00	0.00	0.00	153.33	205.41
	Area of Concern (50% reduction)											
	Critical Area (75% reduction)											
Roads/ROW (Future)	Vacant 20% (-)	41.66	0.00	0.00	0.00	41.66						
	Underutilized 20% (-)						122.67	0.00	0.00	0.00	122.67	164.33
Public Facilities (Future)	Vacant 15% (-)	35.41	0.00	0.00	0.00	35.41						
	Underutilized 15% (-)						104.27	0.00	0.00	0.00	104.27	139.68
Unavailable Lands	Vacant 15% (-)	30.10	0.00	0.00	0.00	30.10						
	Underutilized 15% (-)						88.63	0.00	0.00	0.00	88.63	118.73
	Net Developable Acres	30.10	0.00	0.00	0.00	30.10	88.63	0.00	0.00	0.00	88.63	118.73
	Dwelling Unit Capacity						355	0	0	0		
	Decrease by Existing Units						72	0	0	0		
	Total Dwelling Unit Capacity	120	0	0	0	120	283	0	0	0	283	403
		2.45 pph	2.45 pph	2.45 pph	2.45 pph		2.45 pph	2.45 pph	2.45 pph	2.45 pph		
	Population Capacity	295	0	0	0	295	692	0	0	0	692	987



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		Residential Low (4 Du/Ac)	Residential Medium (5 Du/Ac)	Residential High (10 Du/Ac)	Redevelopment District	SUBTOTAL	Residential Low (4 Du/Ac)	Residential Medium (5 Du/Ac)	Residential High (10 Du/Ac)	Redevelopment District	SUBTOTAL	
	Acres	267.01	98.02	58.72	7.72	431.47	1328.15	43.27	170.32	22.89	1564.63	1996.10
Redevelopment	Vacant (Actual Acres) (-)	267.01	98.02	58.72	0.00	423.75						
	Underutilized (Actual Acres) (-)						328.31	28.67	28.19	0.00	385.17	808.92
Critical Areas 26.5%(-)	Vacant (Actual Acres)	196.25	72.04	43.16	0.00	311.46						
Includes Buffers	Area of Concern (50% reduction)											
	Critical Area (75% reduction)											
	Underutilized (Actual Acres)						241.31	21.07	20.72	0.00	283.10	594.56
	Area of Concern (50% reduction)											
	Critical Area (75% reduction)											
Roads/ROW (Future)	Vacant 20% (-)	157.00	57.64	34.53	0.00	249.17						
	Underutilized 20% (-)						193.05	16.86	16.58	0.00	226.48	475.64
Public Facilities (Future)	Vacant 15% (-)	133.45	48.99	29.35	0.00	211.79						
	Underutilized 15% (-)						164.09	14.33	14.09	0.00	192.51	404.30
Unavailable Lands	Vacant 15% (-)	113.43	41.64	24.95	0.00	180.02						
	Underutilized 15% (-)						139.48	12.18	11.98	0.00	163.63	343.65
	Net Developable Acres	113.43	41.64	24.95	0.00	180.02	139.48	12.18	11.98	0.00	163.63	343.65
	Dwelling Unit Capacity						558	61	120	0		
	Decrease by Existing Units						91	10	15	0		
	Total Dwelling Unit Capacity	454	208	249	137	1048	467	51	105	0	623	1671
		2.45 pph	2.45 pph	2.45 pph	2.45 pph		2.45 pph	2.45 pph	2.45 pph	2.45 pph		
	Population Capacity	1112	510	611	336	2569	1144	125	257	0	1525	4094



**Poulsbo Urban Transition Area
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		VACANT LAND					UNDERUTILIZED LAND					TOTAL ACREAGE BY ROW
		Residential Low (4 Du/Ac)	Residential Medium (5 Du/Ac)	Residential High (10 Du/Ac)	Redevelopment District	SUBTOTAL	Residential Low (4 Du/Ac)	Residential Medium (5 Du/Ac)	Residential High (10 Du/Ac)	Redevelopment District	SUBTOTAL	
	Acres	66.77	0.00	0.00	0.00	66.77	326.64	0.00	0.00	0.00	326.64	393.41
Redevelopment	Vacant (Actual Acres) (-)	66.77	0.00	0.00	0.00	66.77						
	Underutilized (Actual Acres) (-)						196.58	0.00	0.00	0.00	196.58	263.35
Critical Areas 26.5%(-) Includes Buffers	Vacant (Actual Acres)	49.08	0.00	0.00	0.00	49.08						
	Area of Concern (50% reduction)											
	Critical Area (75% reduction)											
	Underutilized (Actual Acres)						144.49	0.00	0.00	0.00	144.49	193.56
	Area of Concern (50% reduction)											
	Critical Area (75% reduction)											
Roads/ROW (Future)	Vacant 20% (-)	39.26	0.00	0.00	0.00	39.26						
	Underutilized 20% (-)						115.59	0.00	0.00	0.00	115.59	154.85
Public Facilities (Future)	Vacant 15% (-)	33.37	0.00	0.00	0.00	33.37						
	Underutilized 15% (-)						98.25	0.00	0.00	0.00	98.25	131.62
Unavailable Lands	Vacant 15% (-)	28.37	0.00	0.00	0.00	28.37						
	Underutilized 15% (-)						83.51	0.00	0.00	0.00	83.51	111.88
	Net Developable Acres	28.37	0.00	0.00	0.00	28.37	83.51	0.00	0.00	0.00	83.51	111.88
	Dwelling Unit Capacity						334	0	0	0		
	Decrease by Existing Units						72	0	0	0		
	Total Dwelling Unit Capacity	113	0	0	0	113	262	0	0	0	262	376
		2.45 pph	2.45 pph	2.45 pph	2.45 pph		2.45 pph	2.45 pph	2.45 pph	2.45 pph		
	Population Capacity	278	0	0	0	278	642	0	0	0	642	920



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	Acres	267.01	98.02	58.72	7.72	431.47	1328.15	43.27	170.32	22.89	1564.63	1996.10
Redevelopment	Vacant (Actual Acres) (-)	267.01	98.02	58.72	0.00	423.75						
	Underutilized (Actual Acres) (-)						328.31	28.67	28.19	0.00	385.17	808.92
Critical Areas	Vacant (Actual Acres)	179.79	79.40	13.34	0.00	272.53						
Includes Buffers	Area of Concern Acres	64.03	9.59	32.22	0.00	105.84						
	Area of Concern (50% reduction)	32.02	4.80	16.11	0.00	52.92						
	Critical Area Acres	23.18	9.02	13.14	0.00	45.34						
	Critical Area (75% reduction)	5.80	2.26	3.29	0.00	11.34						
		217.60	86.45	32.74	0.00	336.79						
	Underutilized (Actual Acres)						258.76	20.97	11.03	0.00	290.76	563.29
	Area of Concern Acres						33.21	0.14	0.85	0.00	34.20	
	Area of Concern (50% reduction)						16.61	0.07	0.43	0.00	17.10	
	Critical Area Acres						36.33	7.55	16.30	0.00	60.18	
	Critical Area (75% reduction)						9.08	1.89	4.08	0.00	15.05	
							284.45	22.93	15.53	0.00	322.91	
Roads/ROW (Future)	Vacant 20% (-)	174.08	69.16	26.19	0.00	269.43						
	Underutilized 20% (-)						227.56	18.34	12.42	0.00	258.32	527.75
Public Facilities (Future)	Vacant 15% (-)	147.97	58.79	22.26	0.00	229.01						
	Underutilized 15% (-)						193.42	15.59	10.56	0.00	219.58	448.59
Unavailable Lands	Vacant 15% (-)	125.77	49.97	18.92	0.00	194.66						
	Underutilized 15% (-)						164.41	13.25	8.98	0.00	186.64	381.30
	Net Developable Acres	125.77	49.97	18.92	0.00	194.66	164.41	13.25	8.98	0.00	186.64	381.30
	Dwelling Unit Capacity						658	66	90	0		
	Decrease by Existing Units						91	10	15	0		
	Total Dwelling Unit Capacity	503	250	189	137	1079	567	56	75	0	698	1777
		2.45 pph	2.45 pph	2.45 pph	2.45 pph		2.45 pph	2.45 pph	2.45 pph	2.45 pph		
	Population Capacity	1233	612	464	336	2644	1388	138	183	0	1709	4353



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	Acres	66.77	0.00	0.00	0.00	66.77	326.64	0.00	0.00	0.00	326.64	393.41
Redevelopment	Vacant (Actual Acres) (-)	66.77	0.00	0.00	0.00	66.77						
	Underutilized (Actual Acres) (-)						196.58	0.00	0.00	0.00	196.58	263.35
Critical Areas	Vacant (Actual Acres)	41.71	0.00	0.00	0.00	41.71						
Includes Buffers	Area of Concern Acres	8.49	0.00	0.00	0.00	8.49						
	Area of Concern (50% reduction)	4.25	0.00	0.00	0.00	4.25						
	Critical Area Acres	16.57	0.00	0.00	0.00	16.57						
	Critical Area (75% reduction)	4.14	0.00	0.00	0.00	4.14						
		50.10	0.00	0.00	0.00	50.10						
	Underutilized (Actual Acres)						134.02	0.00	0.00	0.00	134.02	175.73
	Area of Concern Acres						12.61	0.00	0.00		12.61	
	Area of Concern (50% reduction)						6.31	0.00	0.00	0.00	6.31	
	Critical Area Acres						49.95	0.00	0.00		49.95	
	Critical Area (75% reduction)						12.49	0.00	0.00	0.00	12.49	
							152.81	0.00	0.00	0.00	152.81	
Roads/ROW (Future)	Vacant 20% (-)	40.08	0.00	0.00	0.00	40.08						
	Underutilized 20% (-)						122.25	0.00	0.00	0.00	122.25	162.33
Public Facilities (Future)	Vacant 15% (-)	34.07	0.00	0.00	0.00	34.07						
	Underutilized 15% (-)						103.91	0.00	0.00	0.00	103.91	137.98
Unavailable Lands	Vacant 15% (-)	28.96	0.00	0.00	0.00	28.96						
	Underutilized 15% (-)						88.33	0.00	0.00	0.00	88.33	117.28
	Net Developable Acres	28.96	0.00	0.00	0.00	28.96	88.33	0.00	0.00	0.00	88.33	117.28
	Dwelling Unit Capacity						353	0	0	0		
	Decrease by Existing Units						72	0	0	0		
	Total Dwelling Unit Capacity	116	0	0	0	116	281	0	0	0	281	397
		2.45 pph	2.45 pph	2.45 pph	2.45 pph		2.45 pph	2.45 pph	2.45 pph	2.45 pph		
	Population Capacity	284	0	0	0	284	689	0	0	0	689	973

