

**POULSBO BUILDABLE LANDS - RESIDENTIAL
DENSITY CALCULATIONS FOR 2002-2008 DEVELOPMENT**

6-Jan-09

	Project Name	Type	Zone	Gross Acres	Net Acres ²	# Lots/Units	Gross Density/Ac	Net Density/Ac	Max Poss Dev/Gross ³	% of Max Developed
2002	Whitney's Glen	FPlat	RL	6.67	5.16	29	4.3	5.6	33	87.0%
	Larson Court	FPlat	RL	2.76	2.16	12	4.3	5.6	14	87.0%
	Meredith Heights I ¹	FPlat	RL	6.08	4.36	28	4.6	6.4	30	92.1%
2003	Alasund Meadows	PPlat	RL	11.11	8.51	40	3.6	4.7	56	72.0%
	Terhune Infill Short Plat	SPlat	RL	0.35	0.35	2	5.7	5.7	2	114.3%
	Lang Short Plat	SPlat	RL	1.85	1.85	4	2.2	2.2	9	43.2%
2004	Caldart Cottages	FPlat	RL	4.18	3.27	20	4.8	6.1	21	95.7%
	Verkilyst Short Plat	SPlat	RL	0.51	0.51	2	3.9	3.9	3	78.4%
	Meredith Heights II ¹	FPlat	RL	16.78	6.68	46	2.7	6.9	84	54.8%
2005	Carlson Short Plat	SPlat	RL	1.32	1.32	3	2.3	2.3	7	45.5%
	Rindal Short Plat	SPlat	RL	1.03	1.03	2	1.9	1.9	5	38.8%
	Leche Short Plat	SPlat	RL	0.75	0.75	4	5.3	5.3	4	106.7%
	Poulsbo Place II ⁴	MPlan	RD	15.09	12.53	199	13.2	15.9	211	94.2%
	Kimmel Short Plat	SPlat	RL	1.06	0.91	4	3.8	4.4	5	75.5%
	Kasiniak Short Plat ⁵	SPlat	RL	1.13	0.99	4	3.5	4.0	6	70.8%
	Schroder Short Plat	SPlat	RL	0.84	0.84	2	2.4	2.4	4	47.6%
	Noll Valley	FPlat	RL	14.08	10.90	44	3.1	4.0	70	62.5%
2006	Cook Addition ¹	FPlat	RL	18.20	14.90	90	4.9	6.0	91	98.9%
	Stendahl Ridge I ¹	FPlat	RL	25.82	21.12	101	3.9	4.8	129	78.2%
	Gerhart Short Plat	SPlat	RL	0.71	0.71	2	2.8	2.8	4	56.3%
	Vetter Homestead	FPlat	RL	23.36	20.00	93	4.0	4.7	117	79.6%
	Peterson St Short Plat	SPlat	RH	0.73	0.73	4	5.5	5.5	10	39.1%
	Caldart Heights ⁶	FPlat	RL	17.08	9.55	101	5.9	10.6	85	118.3%
	Bjorgen/Wells Short Plat	SPlat	RL	1.54	0.89	4	2.6	4.5	8	51.9%
	Valhalla Village	BSP	RH	2.89	1.92	20	6.9	10.4	40	49.4%

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2007	Snowberry Bungalows ⁶	FPlat	RL	5.37	3.50	32	6.0	9.1	27	119.2%
	Stimac Infill Short Plat	SPlat	RL	0.41	0.73	2	4.9	2.7	2	100.0%
	Boardwalk Infill Plat	PPlat	RL	2.40	1.53	10	4.2	6.5	12	83.3%
	Rachel's Watch Short Plat ^{5,7}	SPlat	RL	1.91	1.91	3	1.6	1.6	10	31.4%
	Vikings Landing	PUD	RH	5.94	0.79	18	3.0	22.8	83	21.6%
	Lone Pine	PPlat	RL	3.63	2.40	15	4.1	6.3	18	82.6%
	Alness Marka Infill Plat	PPlat	RL	4.38	1.79	9	2.1	5.0	22	41.1%
	Talon Glen	PPlat	RL	4.38	3.58	21	4.8	5.9	22	95.9%
	Urdahl Meadows	PPlat	RL	16.00	14.01	71	4.4	5.1	80	88.8%
	Powell Short Plat ⁸	SPlat	RH	2.68	1.21	2	0.7	1.7	38	5.3%
Stendahl Ridge II ¹	FPlat	RL	15.64	10.94	84	5.4	7.7	78	107.4%	
2008	Kristensen Short Plat	SPlat	RL	0.42	0.42	2	4.8	4.8	2	100.0%
	Hamilton Court Condos	SPR	RM	1.03	0.82	10	9.7	12.2	10	100.0%
	Liberty Bay Landing Condos	SPR	RH	1.95	1.95	27	13.8	13.8	27	100.0%
	Chateau Ridge	PUD	RL	12.30	7.06	46	3.7	6.5	62	74.8%
	Bright Haven Condos	SPR	RH	4.68	2.89	50	10.7	17.3	66	76.3%
	Sommerset ⁶	PUD	RL	22.51	10.12	128	5.7	12.6	113	113.7%
TOTAL:				281.55	197.59	1390			1719	

OVERALL DENSITY PER GROSS ACRE: 4.9
OVERALL DENSITY PER NET ACRE: 7.0

AVG NET DENSITY IN RL ZONE (LOTS/DU PER NET AC): 6.1
AVG NET DENSITY IN RM ZONE (LOTS/DU PER NET AC): 12.2
AVG NET DENSITY IN RH ZONE (LOTS/DU PER NET AC): 12.8
AVG NET DENSITY IN RD ZONE (LOTS/DU PER NET AC): 15.9

TOTAL NUMBER OF RESIDENTIAL PROJECTS: 42
NUMBER/PERCENT OF PROJECTS IN RL ZONE: 34 81.0%
NUMBER/PERCENT OF PROJECTS IN RM ZONE: 1 2.4%
NUMBER/PERCENT OF PROJECTS IN RH ZONE: 6 14.3%
NUMBER/PERCENT OF PROJECTS IN RD ZONE: 1 2.4%

AVG % OF MAX POSS UNITS, PER SITE: 75.7%
TOTAL % OF MAX POSS UNITS APPROVED: 80.9%

¹ Planned Unit Development.

² Net acres: gross acres minus critical areas, row/roads, stormwater/utilities, and open space.

³ Based on zone; projects w/density bonus exceed max density.

⁴ Includes 10 units from Poulsbo Place I not counted in 2002 Subarea Plan.

⁵ Approved but not recorded.

⁶ Project w/density bonus.

⁷ 2 lots created for 2 existing houses on site; 3rd lot is further subdividable.

⁸ Apparent low density because site currently proposed to be developed as 2 medical office bldgs (medical office is allowed use in RL zone), although site could be developed residentially.

SHORT PLAT: 16
PRELIM PLAT: 6
FINAL PLAT: 12
PUD: 3
SITE PLAN: 3
BSP: 1
MASTER PLAN: 1

Poulsbo Residential Development 2002-2007 Methodology used for Density Calculation Worksheet

The Density Calculation Worksheet addresses all long plats, short plats, PUDs and residential site plans that were approved since the Poulsbo Subarea Plan was implemented in 2002, through 2007 which includes the last complete year of data.

Individual Projects

Information on the development type, zoning, gross acreage, and number of lots/units for each project was obtained from the approved site plans in the Planning Department's project files. Projects which had a density bonus, (i.e., development exceeding the maximum lots/units for the zone) were indicated on the worksheet.

Net acreage was calculated as the gross acreage minus critical areas, right of way/roads, stormwater facilities and other utility dedications, and open space. A majority of the project files included calculations of these deductions; however, for those that lacked explicit information for one or more categories, staff calculated approximate estimates based on measurements of the official scaled site plans using a manual planimeter (instrument for area measurement). For example, if a project file did not include a calculation of right of way dedications, staff measured the right-of-way shown on the site plan with the planimeter to determine the area, which was then subtracted from the gross acreage of the site.

Gross density and net density per acre were calculated for each project. Gross density is the result of the number of lots/units divided by the gross acreage. Net density is the result of the number of lots/units divided by the net acreage.

The maximum possible development for each site (i.e., development at maximum density with no net reductions) was calculated as the gross acreage multiplied by the maximum number of dwelling units allowed in the zone (RL=5, RM=10, RH=14), and expressed as a total number of lots/units. The number of lots/units as a percentage of the maximum possible development was calculated by dividing the number of approved lots/units by the maximum possible development total.

Overall Development (Citywide)

The overall density per gross acre was calculated as the total number of lots/units for all projects divided by the total gross acres for all projects. Overall density per net acre was calculated in the same way, with the total number of approved lots/units divided by the total net acres.

Average net density for all projects was calculated by zone, and expressed as the number of lots/units per net acre. This was calculated by dividing the total number of lots/unit per zone by the total net acreage in that zone.

The average percentage of maximum possible lots/units developed for each site was calculated by summing the percentages of maximum development for all projects, then taking the average of that sum. The percentage of the maximum possible lots/units approved for all projects was calculated by dividing the total number of approved lots/units by the total of maximum possible lots/units that could have been developed on all sites.