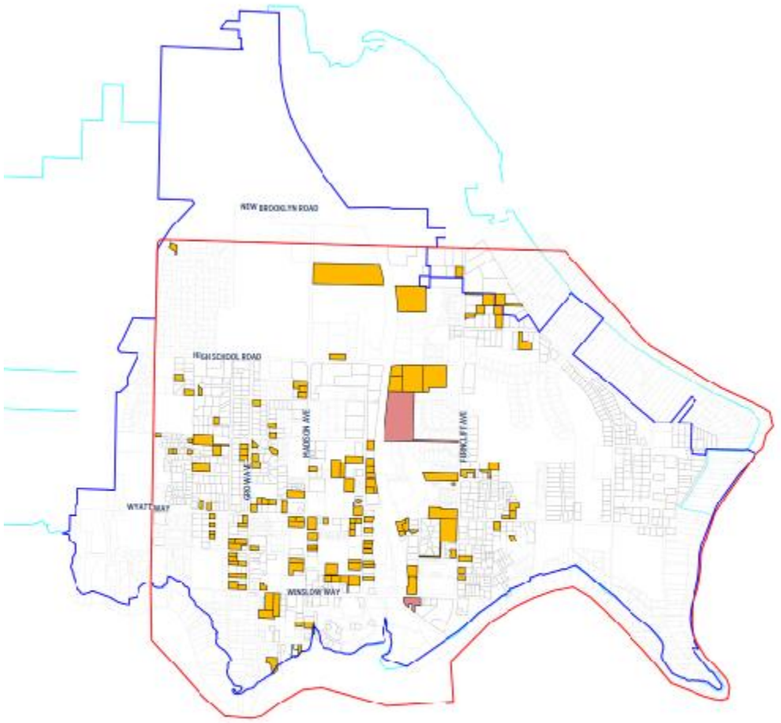
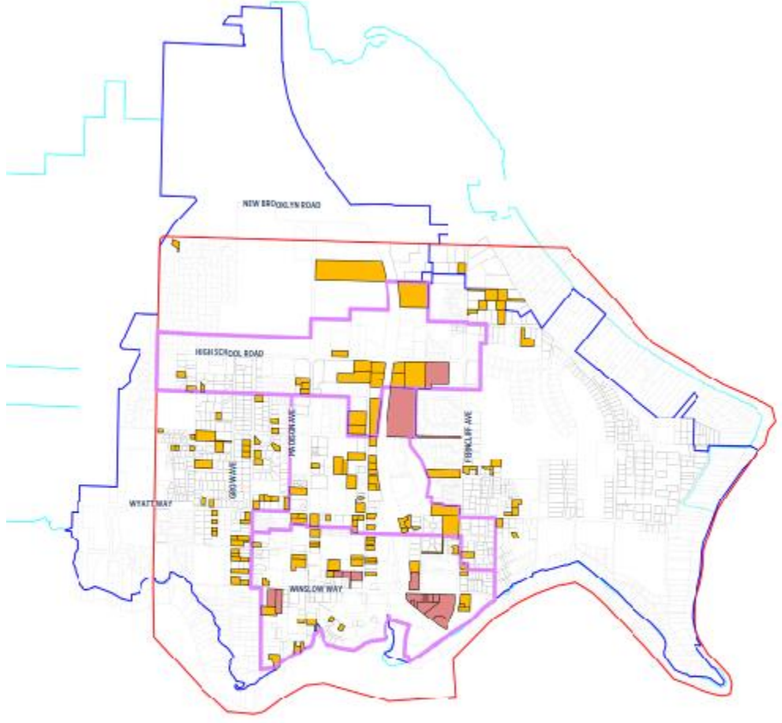
Winslow Subarea Plan Land Capacity Analysis Methodology and Assumptions	
Overall Assumption: Only parcels within the Winslow Subarea Boundary (for each Alternative) were included in capacity analysis.	
Step 1	**Parcel Categorization: See below and corresponding "Development Likelihood" maps.**
Parcels with High Likelihood of (Re)Development- Probability Allocation: 60% (55% Alternative 1) • Vacant • Known or conceptual development plan • Underutilized: underdeveloped for zone, vacancy	
Parcels with Average Likelihood of (Re)Development- Probability Allocation: 55% (45% Alternative 1) • Sizable: ≥ 0.2 acre • Underutilized: underdeveloped for zone, or vacancy • Improvement/Land Value (≤ 1/3); Age (>50 years. old) • Consolidation Opportunity: Adjacent Ownership or adjacent smaller vacant or underutilized properties	
Parcels with Low Likelihood of (Re)Development- Probability Allocation: 10% • Single-family platted lots with existing residences • Irregular or small parcel size and shape • Utilized, but still subject to maximizing utilization over planning period • All remaining parcels that do not fit into *high, average* or *unlikely* category	
Parcels Unlikely to (Re)Develop- Probability Allocation: 0% • Under public or institutional use, or other protected property class or designation (e.g. Agriculture, Conservation Easement) • Constrained by parcel size & shape • Developed within the last 20 years • Highly Constrained by Critical Areas/Shoreline/Buffers : parcel-by-parcel analysis including, adjacent context, and the location of possible building, etc.	
Step 2	**Aggregate parcels by zoning district within each *Parcel Categorization*** *(e.g., aggregate all R-8 properties with Low Likelihood of [Re]development)*
Step 3	**Aggregate capacity analysis by zone for each *Parcel Categorization***
Assumptions	*Building Program for Mixed Use (MU)/Commercial Zones*: Comm/Residential Split *Alternative 1:* Comm/Residential split same as 2021 Kitsap County Buildable Lands Report (BLR), but used maximum MUFAR instead of Base Residential & Base Commercial)
	Alternatives 2 and 3: Central Core & High School Core: MU 80%/Residential 20%; *Ferry:* MU 60%/Res. 40%; *Transition Zone*: Alt. 2 MU 60%/Res. 40%; Alt. 3 MU 80%/Res. 20%
	Alternatives 2 and 3: Building Program for MU Portion: 75% Residential, 12.5% commercial, and 12.5% something else (e.g. lobby) *Building Program for Residential Only Portion:* 87.5% Residential, 12.5% something else
	Building Efficiency = 80%; meaning that 20% of a building estimated for areas that would not be able to be occupied, such as stairs, elevator shafts, etc.
	Lot Coverage: utilized to simulate the future ROW, public facilities, access, etc. assumptions used in BLR methodology.
	Residential Unit Size: MUTC/High School Rd. Zones (Alt. 1), Central Core, Ferry, High School & Transition Zones (Alts. 2 & 3) parcels= 850 ft^2; R-8 & 14 parcels=1,200 $ft^{2;}$ and all other single-family residential=2,000 ft^2; NOTE persons per household (pph) same as BLR (2.45 pph for single-family and 2.22 pph for multifamily and ADUs). For all Alternatives, MUTC/HS Rd., Cores, Transition, R-14, & R-8 assumed to be MF.
	Commercial Space per Jobs Ratio: 400 ft^2 of commercial space per job

Step 4	**Calculate aggregated residential and job capacity by zone for each *Parcel Categorization***
Capacity in Floor Area Ratio FAR Zones= (total area x max lot coverage x FAR) x (Bldg. Program x Bldg. Efficiency) / 850 ft^2 unit size (residential) **or** 400 ft^2 per job (commercial)	
Capacity Residential Zones= (total area/density)= # Residential Units	
Step 5	**Address Capacity for Accessory Dwelling Units (ADU's):** The assumptions outlined in BLR Appendix C were used to estimate ADU buildout over the 20-year planning period for the following zones in Winslow for all Alternatives- R-2.9 (0.125 ADUs/yr), R-3.5 (0.75 ADUs/yr), R-4.3 (1.125 ADU/yr). See also Step 8.4 Citywide Land Capacity Analysis.
Step 6	**Subarea Capacity for Residences and Jobs (calculated separately) per Alternative per Zone= Pipeline DU or Jobs + Estimated ADUs + the SUM of:** (Capacity of High Likelihood Parcels) x (55%[Alt. 1] or 60% Probability Allocation for Alternative)**+** (Capacity of Average Likelihood Parcels) x (45%[Alt. 1] or 55% Probability Allocation for Alternative)**+** (Capacity of Low Likelihood Parcels) x (10% Probability Allocation for Alternative)

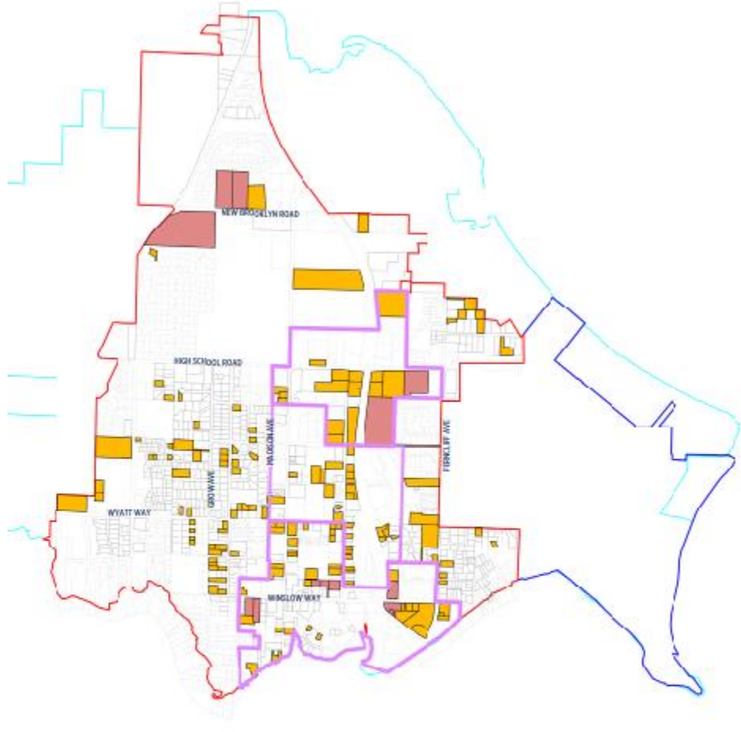
DEVELOPMENT LIKELIHOOD PER ALTERNATIVE



ALT 01 - NO ACTION



ALT 02 - GO UP



ALT 03 - GO OUT