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IV. Build-out Report

A. Definition of Build-out Analysis

Build-out analysis is a lot-by-lot or area-by-area analysis to estimate the total number of existing and developable units (housing units and square footage of non-residential space) based on current zoning and other applicable land use regulations for a particular study area. The analysis can be conducted for various development scenarios for purposes of economic and environmental impact assessment. This type of analysis provides the basis for discussion and consensus building around a preferred future plan for a particular region, community or site.

B. Explanation of Build-out Scenario Methodology

The following explains the build-out scenario methodology used to generate population, housing, parking, and commercial space projections for the Kent Narrows Growth Area. The scenario analysis identifies potential future land use, population, housing units and square footage of non-residential space projected for the study area. Scenario analysis and comparisons will be further discussed to support identification of a preferred future land use plan for the study area.

Three build-out scenarios were used to demonstrate future development potential. These are: 1) a residential development scenario; 2) a non-residential development scenario (*also referenced to as commercial*); and, 3) a mixed use scenario (*also referred to as commercial with residential*).

Within each development scenario there are two possible land types available for development including undeveloped land and under-utilized land. Undeveloped land includes land that has is currently unimproved. Under-utilized land includes improved properties that contain vacant/abandoned buildings, dilapidated buildings or buildings with vacant tenant space and/or limited economic viability. Both undeveloped lands and under-utilized lands have been identified as opportunity sites. Figure 12: map 11- opportunity Sites and Figure 13: Map 11B- Build-out Scenarios Opportunity Sites, depicts the location of these lands and subsequently the areas within Kent Narrows that may expect development or redevelopment.

Each of the build-out scenarios are based on current land use, approved development plans and planned developments. The development standards used in this analysis were derived from Queen Anne's County Zoning Ordinance with input from County staff. Each scenario was developed using the following baseline assumptions.

- Each scenario builds upon existing conditions
- Each scenario uses undeveloped land and under utilized lands as land available for development and redevelopment
- Each new residential unit is occupied by 1.5 people (the current unit average)
- Each new residential unit is required to provide 2 parking spaces per unit
- 1 parking space is required for every 300 square feet of commercial development (average size based on waterfront and commercial activities)
- All residential units are estimated at 1,600 square feet unless otherwise specified

Specific assumptions for each scenario are further described below. Scenario build-out and summary tables follow the scenario descriptions.



C. SCENARIO 1: RESIDENTIAL BUILDOUT

Specific Assumptions

- Calculating number of dwelling units (concentration on residential development) - develop is projected at the permitted 8 units per acre
- Each site is governed by the Critical Bay Area designation in which it is located
- Wetlands have been deducted from undeveloped and under utilized lands
- Pending residential developments will occur as proposed (Downey Land Development, Bay East Development and Tides Development)
- Pending non-residential development will occur as proposed (Holiday Inn Express expansion & Wells Cove/Hilton Phase 2 Development)

D. SCENARIO 2: NON-RESIDENTIAL BUILDOUT (COMMERCIAL)

Specific Assumptions

- Calculating maximum amount of commercial area in square feet
- Each site is governed by the Critical Bay Area designation in which it is located
- Pending residential developments will occur as proposed (Downey Land Development, Bay East Development and Tides Development)
- Pending non-residential development will occur as proposed (Holiday Inn Express expansion & Wells Cove/Hilton Phase 2 Development)
- Smaller parcels are assembled to create larger parcels for new development or redevelopment

IDA Designation

Undeveloped Lands

There are no undeveloped lands classified as IDA for the non-residential development scenario

Underutilized Lands

- *Without Bonuses:*
Floor Area Ratio maximum of .30
- *With Bonuses:*
Floor Area Ratio maximum of .50

E. SCENARIO 3: MIXED-USE BUILDOUT SCENARIO

Specific Assumptions

- Calculating maximum amount of commercial area in square feet and dwelling units
- Each site is governed by the Critical Bay Area designation in which it is located
- Pending residential developments will occur as proposed (Downey Land Development, Bay East Development and Tides Development)
- Pending non-residential development will occur as proposed (Holiday Inn Express expansion & Wells Cove/Hilton Phase 2 Development)
- Smaller parcels are assembled to create larger parcels for new development or redevelopment
- Non-residential commercial development is mixed with residential development within the same structure (see below for floor configuration assumptions for FAR without bonuses and with bonuses)



IDA

Underutilized Lands (See Figure 13)

- *Without Bonuses:*

Floor Area Ratio maximum of .30
Develop as 45 feet high (3 floors)

Floor Configuration Assumptions

First floor = commercial use

2nd and 3rd floors = Residential units at an estimate average rate of 1,600 square feet per unit

- *With Bonuses:*

Floor Area Ratio maximum of .50
Develop as 60 feet high (5 floors)

Floor Configuration Assumptions

First & Second floor = commercial use

3rd– 5th floors = Residential units at an estimate average rate of 1,600 square feet per unit

F. BUILD-OUT ANALYSIS

Results of the application of the each scenario's criteria are presented in Tables 7 through 12, where Table 6 illustrates current conditions including pending development, Table 13 provides a summary of each scenario and Table 14 presents a summary of impact fees. Figures 12 through 16 illustrate each build-out scenario as it would affect land use patterns. Note that for both Growth Area Expansion options (large area and small area expansion), Table 6 Existing Conditions is repeated for purposes of reference and comparison (also see Table 15).

Tables 6 and 15 Existing Conditions begins with housing unit data as available from the United States Census Bureau (2000), commercial parking spaces as estimated from aerial photography and subdivision land development plans, population as derived from 2000 Census data and adjusted to reflect recent and pending development at the Kent Narrows' average persons per unit (1.5 persons for new units), and actual square footage of non-residential structures from sub-division land development plans or as calculated by using building footprint square footage data from Queen Anne's County Planning Department's building coverage with further refinement by including number of floors for non-residential structures. Modifications to the year 2000 population data are represented by the Adjusted Total line in Table 6. Further modifications, which affect build-out scenarios are represented in the Planned Development portion of Table 6; included are data as derived directly from submitted subdivision land development plans. The future portion of Tables 6 and 15 accounts for redevelopment; whereas it was assumed that existing structures in identified under utilized areas would be razed rather than rehabilitated. Ultimately, the Existing Viable Development line in Tables 6 and 15 represents the current status of Kent Narrows including new and planned development.

Tables 7 and 8 (large area) and Tables 16 and 17 (small area) represent the Residential Build-out Scenario (Scenario 1), where all undeveloped and under utilized lands were developed as residential uses. Tables 7 and 16 represent development of lands within the Growth Area, and Table 8 represents development of lands within the Growth Area plus the development of lands within the proposed expanded Growth Area (large and small respectively).



Tables 9 and 10 (large area) and Tables 18 and 19 (small area) represent the Non-residential Build-out Scenario (Scenario 2), where all undeveloped and under utilized lands were developed as non-residential uses. Tables 9 and 18 represent development of lands within the Growth Area, and Table 10 represents development of lands within the Growth Area plus the development of lands within the proposed expanded Growth Area (large and small respectively).

Tables 11 and 12 (large area) and Tables 20 and 21 (small area) represent the Mixed Use Build-out Scenario (Scenario 3), where all undeveloped and underutilized lands were developed as mixed residential and non-residential (commercial) uses. Tables 11 and 20 represent development of lands within the Growth Area, and Tables 12 and 21 represent development of lands within the Growth Area plus the development of lands within the proposed expanded Growth Area (large and small respectively).

Tables 13 and 22 Scenario Summary Total presents the total values from each scenario plus existing conditions data. Tables 14 and 23 Summary of Impact Fees provide, by Scenario, impact fees for public schools, fire stations /apparatus and a reduction rate for commercial development. The fees include the residential and non-residential development impact fees associated with development as required by the Queen Anne's County Zoning Ordinance. The fees for residential development include the following impact fees per housing unit: public schools \$2,569 per unit, plus fire station / apparatus \$828 per unit. The non-residential fees were estimated as total non-residential development in square feet multiplied by an average rate of \$1.15 per square foot. Since the actual rate is determined by range of square footage of non-residential use (refer to Queen Anne's County Zoning Ordinance) an average rate was determined using all ranges of structure size and calculating the average rate per square foot. A Growth Area deduction of 50% was applied to all non-residential development impact fees, as per the Zoning Ordinance.



Figure 12: Map 11 – Opportunity Sites

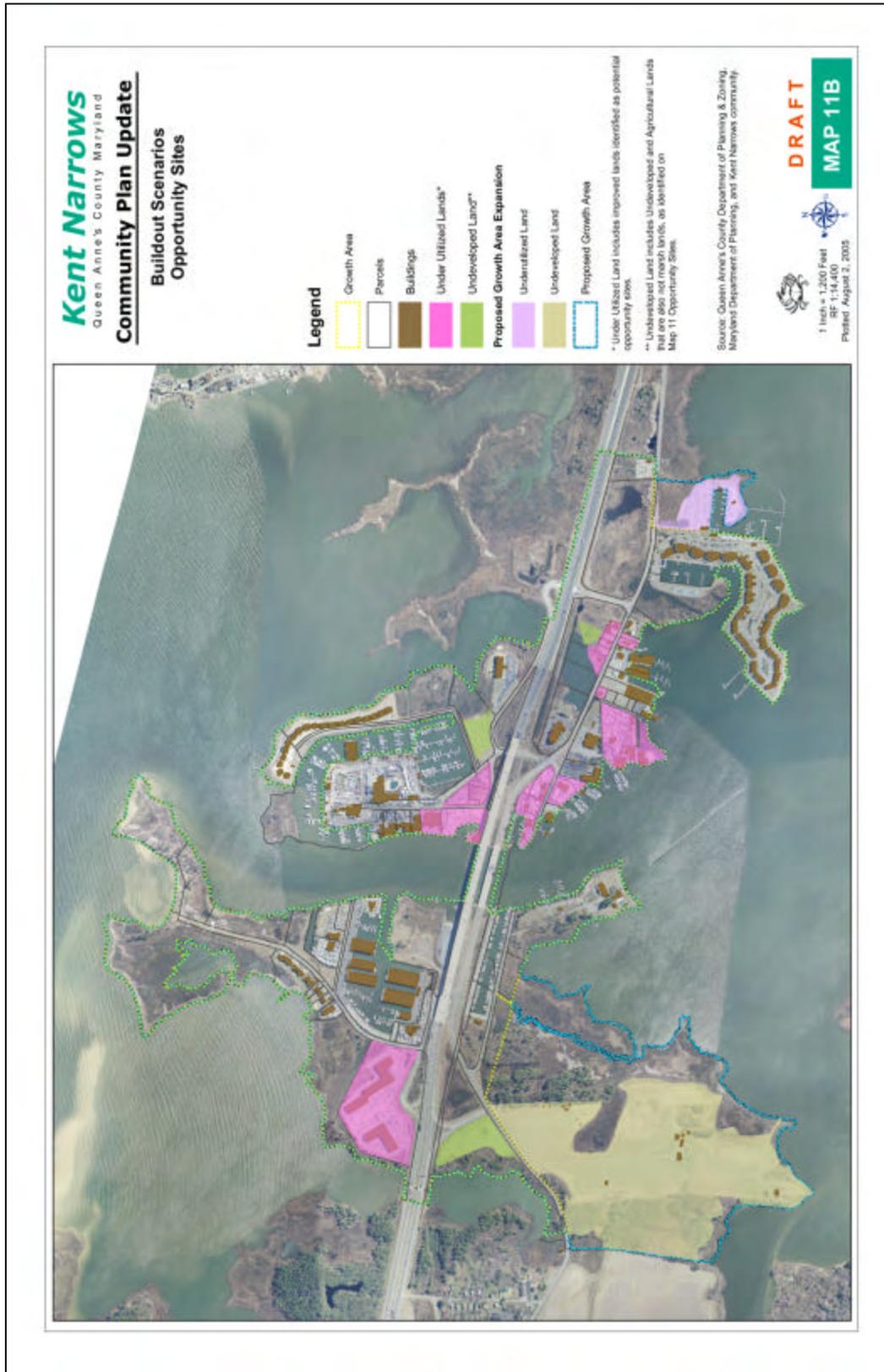




Figure 13 : Map 11B – Build-out Scenarios Opportunity Sites

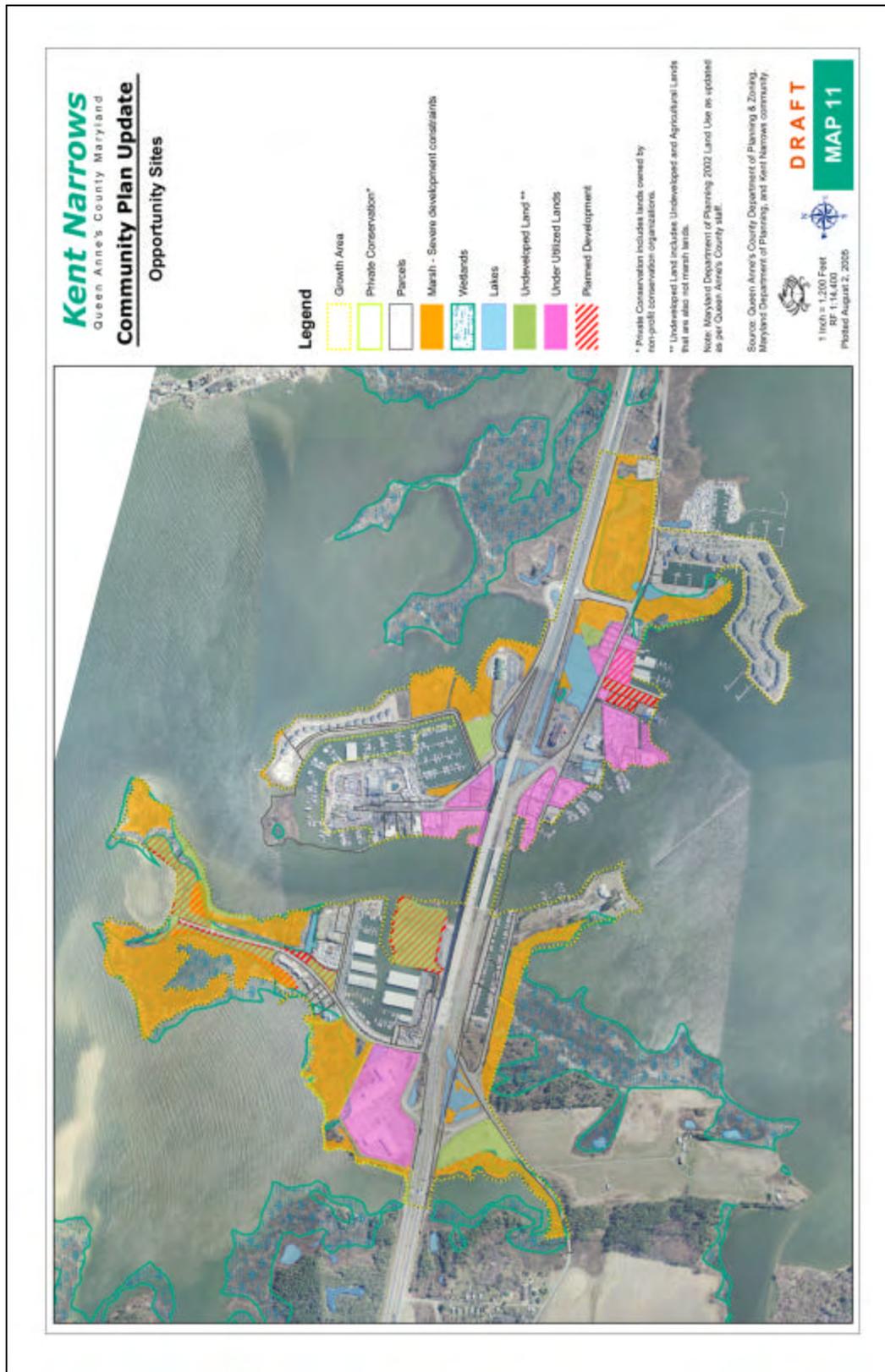




Figure 14: Map 11.1 – Build-out Scenario 1: Residential

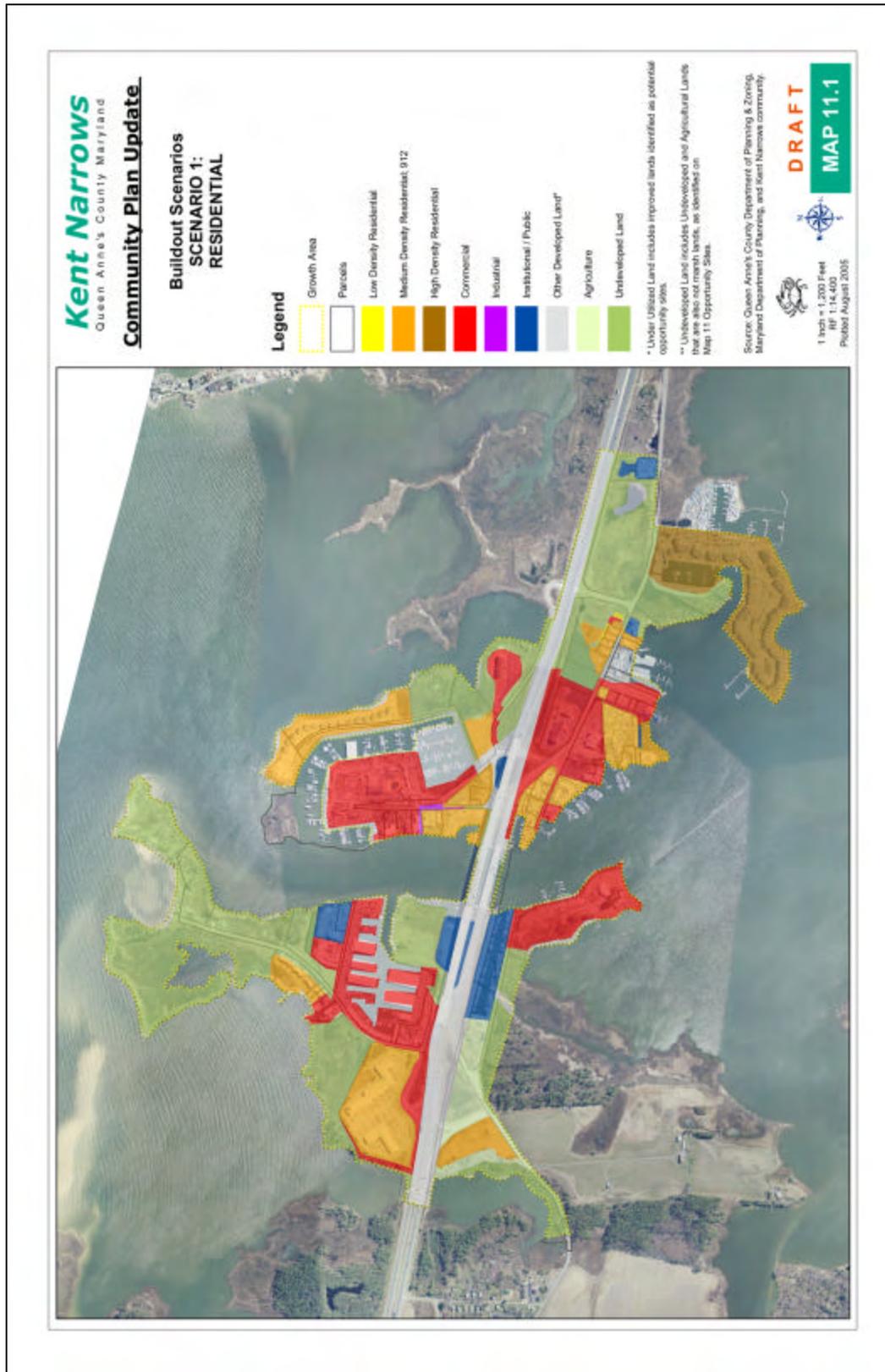




Figure 15: Map 11.2 – Build-out Scenario 2: Non-Residential

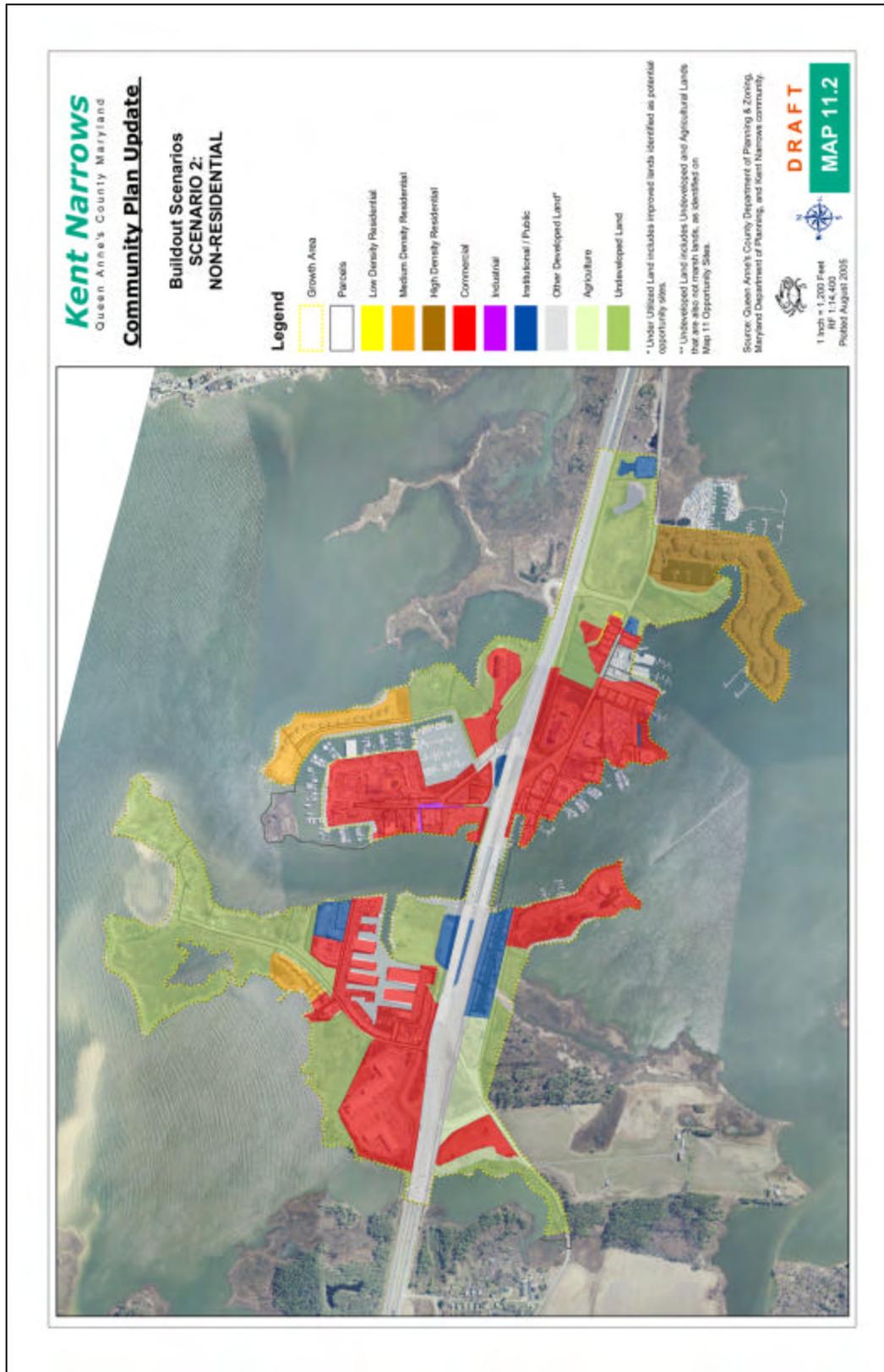
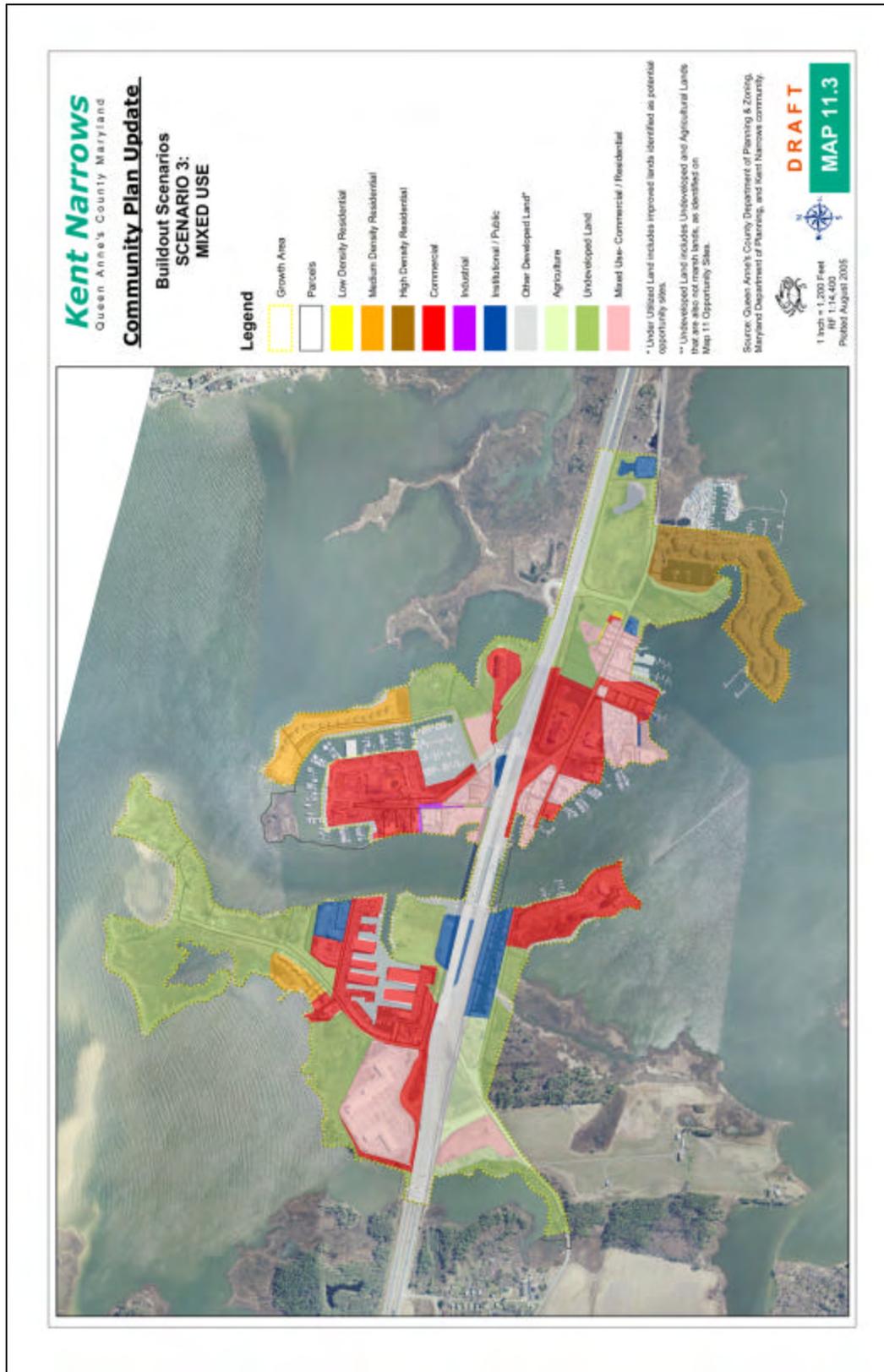




Figure 16: Map 11.3 – Build-out Scenario 3: Mixed Use





Growth Area Expansion Tables (Large Area)

Although the 2002 Comprehensive Plan planning policies do not support expansion of Growth Areas, consideration has been made as part of the build-out analysis for expansion of the current Growth Area. This proposed expansion was analyzed to support the vision of the plan to meet identified community needs such as parking, boat storage on lots less desirable for development as a year-round destination and additional development necessary to support year-round destination activities and attractions. The **large area analysis** for growth area expansion includes lands to the east and west of the Growth Area as depicted in Figure 10: Draft Future Concept Plan Depicting Expanded Growth Area. And, the small **area analysis** for growth area expansion includes Lippencott Marina only. Tables 6 through 14 depict existing conditions, impacts of the various build-out scenarios and impacts of build-out of the large area expansion.



Table 6: Existing Conditions

Kent Narrows Buildout Scenarios

Time Line	Development / Alteration / Existing Conditions	Description	Housing Units	Estimated Commercial Parking Spaces	Estimated Population	Estimated Nonresidential Space (Square Feet)	Notes
2006	Existing Conditions	Current 2000 CDP	315	-	527	-	
2006	Kent Narrows Growth Area Modifications to State	Census Block Level	215	3,157	323	568,820	(Excludes Parking Spaces, and Housing Units)
		Appleton Ocean Homes	1	-	2	-	
		Narrows North	38	-	57	74,850	
		Hillside North - Phase 1	39	157	63	74,850	
		Subtotal	254	3,314	342	763,470	
2006	Adjusted Total Planned Development	Bay View - Overlay Land Development	15	33	20	-	
		Bay East Development (All Units)	49	125	74	-	
		Downey Lagoon Development	10	28	15	-	
		Hillside North - Phase 2	10	56	15	7,090	
		Subtotal	84	342	126	14,180 additional parking spaces	
Future	Kent Narrows Growth Area Total Area / Units Under Review?	Existing Conditions	315	-	527	-	
		Existing Viable Development	334	2,540	542	573,789	

Note: adjustments were made to subtract units and population for the study area. Area totals include undeveloped lands and infrastructure lands.

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Table 7: Residential Build-out (Large Area)

Kent Narrows Buildout Scenarios							
Time Line	Development / Alteration / Existing Conditions	Description	Housing Units	Estimated Commercial Parking Spaces	Estimated Population	Estimated Nonresidential Space (Square Feet)	Notes
2020		Census 2020 CDP	370	-	507	-	
2025	Kent Narrows Growth Area Modifications to Base	Census Block Level	215	1,197	323	658,029	Includes Parking Spaces, incl. Missing Units
		Apartment Complex Homes	1	-	2	-	
		Narrows Farms	28	-	67	74,850	
		Home Hold - Phase 1	20	157	59	74,850	
		Home Hold - Phase 2	354	1,574	382	783,479	
2025	Subtotal Planned Development	The Vines - Downey Land Development	15	33	33	-	
		Bay Fair Development (off Urban)	68	125	74	-	
		Downey Launch Development	10	28	15	-	
		Home Hold - Phase 2	10	56	15	7,000	
		Holiday Inn Express Expansion	64	242	126	14,780	Ratio is determined on the basis of local parking impacts
Subtotal	Kent Narrows Growth Area Total Area / Units: 1,045/1,528	354	358	3,596	508	785,259	
Future	Existing Viable Development		4	1,016	6	203,467	
Future	Subtotal		354	2,540	502	575,789	

Note: adjustments were made to calculate units and population for the study area. Areas in pink indicate undeveloped areas at Urbanized lands.

Table 2: Residential Buildout						
Development / Alteration	Description	Housing Units	Estimated Parking Spaces	Estimated Population	Estimated Nonresidential Space (Square Feet)	Notes
Scenario 1: Residential Buildout						
Undeveloped	62.48 acres total at 5 per acre	59	119	99	-	
Underutilized	42.05 acres total at 5 per acre	289	578	433	-	
Subtotal		348	696	532	-	
Scenario 1: Residential Buildout Total		802	3,228	1,024	575,789	



Table 8: Residential Build-out with Expansion of Growth Area (Large Area)

Kent Narrows Buildout Scenarios							
Time Line	Development / Alteration / Existing Conditions	Description	Housing Units	Estimated Commercial Parking Spaces	Estimated Population	Estimated Nonresidential Space (Square Feet)	Notes
2006		Census 2000 CDP	373	-	507	-	Estimated Existing Density and Housing Units
2006	Kent Narrows Growth Area Modifications to Base	Census Block Level	215	3,157	323	668,026	
		Maple Hill - Phase 1	1	-	2	-	
		Maple Hill - Phase 2	58	-	57	74,850	
		Maple Hill - Phase 3	39	157	59	74,850	
		Maple Hill - Phase 4	264	157	362	763,479	
2006	Adjusted Total (Planned Development)	Maple Hill - Phase 1	15	334	23	7,000	
		Maple Hill - Phase 2	48	125	74	-	
		Maple Hill - Phase 3	10	28	15	-	
		Maple Hill - Phase 4	10	56	15	-	
		Maple Hill - Phase 5	64	242	106	14,790	Units to determine number of additional parking spaces
Future	Kent Narrows Growth Area Total Area / Units (2006-2026)		338	3,556	508	766,299	
			4	1,016	6	209,461	
Future	Existing Viable Development		334	2,540	502	575,789	

Notes: adjustments were made to calculations and population for the city area. Area today includes unimproved lands and undeveloped lands.

Residential Buildout with Expansion of Growth Area						
Development / Alteration	Description	Housing Units	Estimated Parking Spaces	Estimated Population	Estimated Nonresidential Space (Square Feet)	Notes
Scenario 1: Residential Buildout With Expansion of Growth Area						
Undeveloped	62.48 acres total at 8 per acre	500	1,319	590	-	
Underutilized	42.05 acres total at 6 per acre	336	873	406	-	
Subtotal		836	2,192	996	1,434	
Scenario 3: Residential Buildout Total with Expansion		1,278	5,228	2,518	375,789	

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Table 9: Non-Residential Build-out (Large Area)

Kent Narrows Buildout Scenarios							
Time Line	Development / Alteration Existing Conditions	Description	Housing Units	Estimated Commercial Parking Spaces	Estimated Population	Estimated Nonresidential Space (Square Feet)	Notes
2006		Census 2000 CDP	372	-	507	-	Estimated Parking Spaces and Housing Units
2006	Kent Narrows Growth Area Modifications to Base	Census Block Level	215	3,137	323	644,026	
		Ardenas Downs Homes	1	-	2	-	
		Norwood Park	35	-	57	-	
		Westwood Phase I	30	157	59	74,850	
		Subtotal	264	3,314	382	74,850	
		Planned Development	15	33	23	-	
		Net Total: Downey Land Development	49	125	74	-	
		Bay Farm Development (all Units)	10	28	15	-	
		Dunwoody Lakes Development	10	28	15	-	
		Holly Hill - Phase II	10	28	15	-	
Future	Kent Narrows Growth Area / Units Undeveloped	Holiday Inn Express Expansion	-	-	-	14,700	Includes allocation of additional parking spaces.
		Subtotal	64	242	126	21,780	
		Kent Narrows Growth Area Total	338	3,556	508	785,258	
	Existing Viable Development		334	2,540	502	575,709	
Note: adjustments were made to calculate units and population for the study area. Area total includes undeveloped lands and undeveloped lands.							
Table 4: Non-Residential Buildout							
Development / Alteration	Description	Housing Units	Estimated Parking Spaces	Estimated Population	Estimated Nonresidential Space (Square Feet)	Notes	
Scenario 2: Non-Residential Buildout Undeveloped	82.46 acres total	-	-	-	-	When 1 parking space per 300 sq ft Commercial	
	With Bonus (1.5 FAR)	-	539	-	151,308	When 1 parking space per 300 sq ft Commercial	
Underutilized	42.05 acres total	-	323	-	86,095		
	With Bonus (1.5 FAR)	-	2,021	-	786,258		
Scenario 2: Non-Residential Buildout Total With Bonus	124.51 acres total	-	1,873	-	471,705		
	With Bonus Subtotal (Without Bonus Subtotal)	-	3,160	-	947,866		
Scenario 2: Non-Residential Buildout Total Without Bonus	124.51 acres total	534	5,708	502	1,252,695		
	Subtotal	534	4,438	502	1,142,508		

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Table 10: Non-Residential Build-out with Expansion of Growth Area (Large Area)

Kent Narrows Buildout Scenarios							
Time Line	Development / Alteration Existing Conditions	Description	Housing Units	Estimated Commercial Parking Spaces	Estimated Population	Estimated Nonresidential Space (Square Feet)	Notes
2009		Census 2000 GDP	376	-	557	-	
2035	Kent Narrows Growth Area Modifications to Base Scenario	Census Block Level	216	3,167	322	648,628	Estimate Parking Spaces, and Heavy Duty
		Maplewood - Phase 1	1	-	2	-	
		Maplewood - Phase 2	38	157	45	74,850	
		Maplewood - Phase 3	20	107	89	74,850	
		Maplewood - Phase 4	254	3,314	382	763,478	
		Maplewood - Phase 5	15	33	23	-	
		Maplewood - Phase 6	49	125	74	-	
		Maplewood - Phase 7	10	28	15	-	
		Maplewood - Phase 8	10	56	15	-	
		Maplewood - Phase 9	1	-	1	-	Ratio to determine value of residential parking trucks
Subtotal		64	242	126	14,795	14,795 residential parking trucks	
Future	Kent Narrows Growth Area Total Area / Units Undeveloped		334	3,548	500	763,258	
			4	7,016	6	202,461	
	Existing Viable Development		334	2,546	502	575,789	
Note: adjustments were made to calculate units and population for this study area. Area table includes undeveloped lands and undeveloped trucks.							
Table 2: Non-Residential Buildout with Expansion of Growth Area							
Development / Alteration	Description	Housing Units	Estimated Parking Spaces	Estimated Population	Estimated Nonresidential Space (Square Feet)	Notes	
Undeveloped	With Sewer (0.7 APR)	-	5,887	-	-	1,736,675 (Ratio 1 parking space per 300 sq ft commercial)	
	Without Sewer (0.7 APR)	-	3,692	-	-	1,077,687 (Ratio 1 parking space per 300 sq ft commercial)	
	42.46 acres total						
Undeveloped	With Sewer (0.7 APR)	-	3,033	-	-	915,849 (Ratio 1 parking space per 300 sq ft commercial)	
	Without Sewer (0.7 APR)	-	1,832	-	-	540,509 (Ratio 1 parking space per 300 sq ft commercial)	
	42.05 acres total						
Scenario 2: Non-Residential Buildout Total with Bonus & Expansion	With Bonus Subtotal	-	9,039	-	-	2,711,828 (Ratio 1 parking space per 300 sq ft commercial)	
	Without Bonus Subtotal	-	5,624	-	-	1,637,087 (Ratio 1 parking space per 300 sq ft commercial)	
Scenario 2: Non-Residential Buildout Total Without Bonus & Expansion	With Bonus Subtotal	334	14,719	502	-	4,235,462 (Ratio 1 parking space per 300 sq ft commercial)	
	Without Bonus Subtotal	334	9,819	502	-	2,771,005 (Ratio 1 parking space per 300 sq ft commercial)	

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Table 11: Mixed-Use Build-out (Large Area)

Kent Narrows Buildout Scenarios							
Time Line	Development / Alteration / Existing Conditions	Description	Housing Units	Estimated Commercial Parking Spaces	Estimated Population	Estimated Nonresidential Space (Square Feet)	Notes
2000		Census 2000 GDP	372		507		
		Kent Narrows Growth Area Modifications to Base	215	3,157	323	644,020	(Includes Parking, Transit, and Housing Units)
		Subtotal	35	157	57	74,850	
		Adjacent Total (Planned Development)	354	3,314	380	718,870	
		Day East Development (All Units)	15	33	20		
		Holly Hill - Phase 2	49	125	74		
		Holly Hill - Phase 3	10	28	15		
		Holly Hill - Phase 4	10	30	10	7,000	
		Subtotal	84	242	126	14,700	(Includes to determine to allow of additional parking spaces)
		Kent Narrows Growth Area Total Area / Units Undeveloped	338	3,556	508	785,358	
		Subtotal	6	1,018	6	200,461	
Future		Existing Viable Development	334	2,540	502	575,789	

Table 6: Mixed-Use Buildout						
Development / Alteration	Description (Square Feet)	Housing Units	Estimated Parking Spaces	Estimated Population	Estimated Nonresidential Space (Square Feet)	Notes
Scenario 3: Mixed-Use Buildout						
Undeveloped						
	82.46 acres total					
	With Bonus 1.5 FAR with 2 floors Commercial 3 Acres Residential	61	337	61	64,043	When 2 parking spaces per Unit are provided for the Commercial, Residential Units are an average / 1,000 sf
	Without Bonus 1.5 FAR with 1 floor Commercial 2 Acres Residential	40	187	40	31,868	When 2 parking spaces per Unit are provided for the Commercial, Residential Units are an average / 1,000 sf
Underutilized						
	42.05 acres total					
	With Bonus 1.5 FAR with 2 floors Commercial 3 Acres Residential	295	1,638	442	314,503	When 2 parking spaces per Unit are provided for the Commercial, Residential Units are an average / 1,000 sf
	Without Bonus 1.5 FAR with 1 floor Commercial 2 Acres Residential	195	908	282	155,679	When 2 parking spaces per Unit are provided for the Commercial, Residential Units are an average / 1,000 sf
	With Bonus 1.5 FAR with 1 floor Commercial 2 Acres Residential	235	1,075	539	375,148	When 2 parking spaces per Unit are provided for the Commercial, Residential Units are an average / 1,000 sf
	Without Bonus Subtotal	235	1,075	352	187,677	When 1 parking spaces per Unit are provided for the Commercial, Residential Units are an average / 1,000 sf
Scenario 3: Mixed-Use Buildout Total With Bonus						
Scenario 3: Mixed-Use Buildout Total Without Bonus						
		688	4,515	1,025	954,825	
		503	3,025	853	753,405	

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Table 12: Mixed-Use Build-out with Expansion of Growth Area (Large Area)

Kent Narrows Buildout Scenarios							
Time Line	Development / Alteration / Existing Conditions	Description	Housing Units	Estimated Commercial Parking Spaces	Estimated Population	Estimated Nonresidential Space (Square Feet)	Notes
2000		Census 2000 GDP	372	-	507	-	
2005	Kent Narrows Growth Area	Census Block Level	215	3,157	323	644,020	2,000 parking spaces, and 100,000 sq ft of commercial space
	Modifications to Base	American Dunes Homes	1	-	2	-	
		Norcross Pointe	35	157	57	74,850	
		Highland - Phase 1	30	157	59	74,850	
Future	Adjusted Total	Subtotal	354	3,914	382	768,870	
	Planned Development	The Three - Downey Land Development	15	33	20	-	
		Day East Development (40 Units)	40	125	74	-	
		Duxbury Land Development	10	28	15	-	
Future	Subtotal	Highland - Phase 2	10	30	10	7,000	
		Holiday Inn Express Expansion	-	-	-	14,700	Additional parking spaces and additional storage space
			54	242	126	21,720	
			338	3,558	506	785,350	
	Kent Narrows Growth Area Total		4	1,018	6	200,461	
	Existing Viable Development		334	2,540	502	575,789	

Note: Adjustments were made to calculate units and population for the study area. Area totals include undeveloped lands and undeveloped lands.

Table 7: Mixed-Use Buildout with Expansion of Growth Area						
Development / Alteration	Description (Square Feet)	Housing Units	Estimated Parking Spaces	Estimated Population	Estimated Nonresidential Space (Square Feet)	Notes
Scenario 3: Mixed-Use Buildout With Expansion of Growth Area	82.46 acres total					
Undeveloped						
With Scenario 1 (P4) with 2 floors Commercial 3 Acres Residential*	1,795,079	673	3,742	1,010	716,392	When 2 parking spaces per Unit are provided for the Commercial, Residential Units are an average 1,000 sf
Without Scenario 1 (P4) with 1 floor Commercial 2 Acres Residential	1,077,507	445	2,074	667	355,004	When 2 parking spaces per Unit are provided for the Commercial, Residential Units are an average 1,000 sf
Underutilized	42.05 acres total					
With Scenario 1 (P4) with 2 floors Commercial 3 Acres Residential*	915,849	343	1,906	615	366,340	When 2 parking spaces per Unit are provided for the Commercial, Residential Units are an average 1,000 sf
Without Scenario 1 (P4) with 1 floor Commercial 2 Acres Residential	648,009	227	1,058	340	181,338	When 2 parking spaces per Unit are provided for the Commercial, Residential Units are an average 1,000 sf
W/O Bonus Subtotal		1,077	5,850	1,525	1,084,731	When 2 parking spaces per Unit are provided for the Commercial, Residential Units are an average 1,000 sf
Without Bonus Subtotal		671	3,132	1,007	536,642	When 2 parking spaces per Unit are provided for the Commercial, Residential Units are an average 1,000 sf
Scenario 3: Mixed-Use Buildout Total With Bonus & Expansion		1,706	10,164	2,540	2,332,065	
Scenario 3: Mixed-Use Buildout Total Without Bonus & Expansion		1,342	6,767	1,850	1,350,003	

Note: Underutilized residential number of units allowed at 7.5 units per acre is dependent on 27 LDCs. Underutilized residential number of units allowed at 7.5 units per acre is dependent on 27 LDCs.

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Table 13: Scenario Summary Totals

Kent Narrows Buildout Scenarios							
Time Line	Development / Alteration Existing Conditions	Description	Housing Units	Estimated Commercial Parking Spaces	Estimated Population	Estimated Nonresidential Space (Square Feet)	Notes
2000	Existing Conditions	Census 2000 CDP	370	-	567	-	
2005	Kent Narrows Growth Area Modifications to Base	Census Block Level Apexes Center Narrows New York Plaza Heron Hall - Phase 1	218	3,197	323	666,620	Estimated Parking Spaces and Housing Units
	Subtotal		38	-	47	-	
	Adjusted Total		39	157	59	74,850	
	Planned Development	The Tides - Disney Land Development Bay East Development (at LPA) Dunwoody Landing Development Heron Hall - Phase 2	294	3,314	382	763,478	
	Subtotal		15	33	23	7,000	
2005	Planned Development	Dunwoody Landing Development Heron Hall - Phase 2	48	125	74	14,780	Includes to determine number of additional parking spaces
	Subtotal		10	28	15	21,780	
Future	Kent Narrows Growth Area Total Area / Units Underway		338	3,656	508	785,350	
	Existing Viable Development		4	1,016	6	259,487	
			334	2,540	502	575,789	

Scenario Summary Totals						
Development / Alteration	Description	Total Projected Housing Units	Estimated Parking Spaces	Estimated Population	Estimated Nonresidential Space (Square Feet)	Notes
Kent Narrows Growth Area Total		338	3,556	508	785,350	
Existing Viable Development		334	2,540	502	575,789	
Scenario 1: Residential Buildout Total		662	3,236	1,024	575,789	
Scenario 1: Residential Buildout Total with Expansion of Growth Area		1,578	5,228	2,518	1,522,659	
Scenario 2: Non-Residential Buildout Total With Bonus		334	5,709	502	1,144,508	
Scenario 2: Non-Residential Buildout Total Without Bonus		334	4,436	502	4,237,482	
Scenario 3: Mixed-Use Buildout Total With Bonus & Expansion		334	3,859	502	2,771,605	
Scenario 3: Mixed-Use Buildout Total Without Bonus		689	4,515	1,035	864,939	
Scenario 3: Mixed-Use Buildout Total With Bonus & Expansion		509	3,635	653	762,466	
Scenario 3: Mixed-Use Buildout Total Without Bonus & Expansion		1,708	10,164	2,590	2,092,566	
Scenario 3: Mixed-Use Buildout Total With Bonus & Expansion		1,248	6,707	1,660	1,300,408	

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Table 14: Summary of Impact Fees by Scenario (Large Area)

Kent Narrows Buildout Scenarios							
Time Line	Development / Alteration / Existing Conditions	Description	Housing Units	Estimated Commercial Parking Spaces	Estimated Population	Estimated Non-residential Space (Square Feet)	Notes
2006		Census 2006 CDP	370	-	507	-	
2006	Subtotal / Planned Development	Kent Narrows Growth Area	218	3,157	323	600,020	Increased Parking Spaces and Modifications to Base
		Andrew-Gordon Homes	1	-	2	-	
		Narrows Farms	38	157	57	74,850	
		Helen Field - Phase 1	37	157	59	74,850	
2006	Subtotal / Planned Development	Adjusted Total	354	3,314	382	769,470	
		The Ties - Downey-Land Development	15	33	23	74	
		Sky East Development (41 Units)	49	125	74	102,000	
		Downey Launch Development - Phase 1 & Phase 2	10	28	15	19,000	
Future	Subtotal / Existing Viable Development	Holiday Inn Expansion	-	-	-	14,780	Includes 10 additional parking spaces
		Kent Narrows Growth Area Total	358	3,569	508	785,250	
Future	Existing Viable Development	Area 7, URS, URS/URS/URS	4	1,016	6	279,481	
Future	Existing Viable Development	Area 7, URS, URS/URS/URS	354	2,540	502	579,789	

Table 9: Summary of Impact Fees by Scenario									
New Development / Alteration	Description	Projected Housing Units			Estimated Non-residential Space (Square Feet)			50% Reduction for Growth Area	
		Estimated Population	Estimated Parking Spaces	Estimated Non-residential Space (Square Feet)	Public Schools	Fire Station / Apparatus	Total	Total	
Scenario 1: Residential Buildout Total	Scenario 1: Residential Buildout Total with Expansion of Growth Area	348	522	-	\$ 584,423	\$ 288,276	\$ 1,182,700	\$ 591,350	
Scenario 2: Non-Residential Buildout Total With Bonus	Scenario 2: Non-Residential Buildout Total Without Bonus	1,244	2,916	947,068	3,450,383	1,113,051	4,166,343	2,283,160	
Scenario 3: Mixed-Use Buildout Total With Bonus & Expansion	Scenario 3: Mixed-Use Buildout Total Without Bonus	-	-	3,519,093	516,719	-	1,092,415	546,208	
Scenario 4: Mixed-Use Buildout Total With Bonus & Expansion	Scenario 4: Mixed-Use Buildout Total Without Bonus	358	533	2,156,918	2,156,918	4,217,797	655,449	327,725	
Scenario 5: Mixed-Use Buildout Total With Bonus & Expansion	Scenario 5: Mixed-Use Buildout Total Without Bonus	1,259	352	1,857,077	3,628,879	731,276	1,664,426	832,214	
Scenario 6: Mixed-Use Buildout Total With Bonus & Expansion	Scenario 6: Mixed-Use Buildout Total Without Bonus	1,359	358	1,958,095	3,916,194	780,344	1,713,223	866,812	
Scenario 7: Mixed-Use Buildout Total With Bonus & Expansion	Scenario 7: Mixed-Use Buildout Total Without Bonus	366	1,359	724,019	2,159,334	1,585,165	3,912,038	1,936,015	

Note: Impact fee by lot/other (includes all other impact fees for each lot and sets an average of \$1.00 per square foot).

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Growth Area Expansion Tables (Small Area)

Although the 2002 Comprehensive Plan planning policies do not support expansion of Growth Areas, consideration has been made as part of the build-out analysis for expansion of the current Growth Area. This proposed expansion was analyzed to support the vision of the plan to meet identified community needs such as parking, boat storage on lots less desirable for development as a year-round destination and additional development necessary to support year-round destination activities and attractions. The **large area analysis** for growth area expansion includes lands to the east and west of the Growth Area as depicted in Figure 10: Draft Future Concept Plan Depicting Expanded Growth Area. And, the **small area analysis** for growth area expansion includes Lippencott Marina only. Tables 15 through 23 depict existing conditions, impacts of the various build-out scenarios and impacts of the build-out of the small area expansion.



Table 15: Existing Conditions

Kent Narrows Buildout Scenarios

Time Line	Development / Alteration / Existing Conditions	Description	Housing Units	Estimated Commercial Parking Spaces	Estimated Population	Estimated Nonresidential Space (Square Feet)	Notes
2000	Development / Alteration / Existing Conditions	Current 2000 CDP	376	-	507	-	
2005	Kent Narrows Growth Area Modifications to Plans	Current Block Level	216	3,167	323	688,600	Estimate Parking Spaces, and Nonres. Units
		Apartment Growth Areas	1	-	2	-	
		Neighborhood	38	-	67	74,850	
		Highway / Phase 1	39	157	69	74,250	
		Subtotal	294	3,324	361	763,470	
2005	Additional Total Planned Development	Day Care, Community and Daycare	15	133	74	-	
		Day Care Development (11,000)	48	125	15	7,000	
		Day Care Development	10	28	15	-	
		Highway / Phase 2	10	56	15	-	
		Subtotal	83	242	119	14,700	Projects to determine number of commercial parking spaces.
Future	Kent Narrows Growth Area Total	2005 / 2008 / 2010 / 2015	338	3,566	508	785,250	
		2015	4	1,019	6	217,360	
Future	Existing / Future Development		334	2,540	502	575,700	

Note: Adjustments were made to calculate total area and population for the study area. Area totals include development areas and land used tracks.

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Table 16: Residential Build-out (Small Area)

Kent Narrows Buildout Scenarios							
Time Line	Development / Alteration Existing Conditions	Description	Housing Units	Estimated Commercial Parking Spaces	Estimated Population	Estimated Nonresidential Space (Square Feet)	Notes
2000	Development / Alteration Existing Conditions	Census 2000 CDP	376	-	-	-	-
2006	Kent Narrows Growth Area Modifications to Base	Census Block Level	215	3,157	323	648,029	Estimated Parking Spaces, and Housing Units
		Appleton Cruise Homes	1	-	2	-	-
		Narrows Point	38	157	57	74,850	-
		Wren Hotel - Phase I	30	257	59	74,850	-
Adjusted Total Planned Development	Subtotal	The Tines - Downey Land Development	254	3,214	382	785,678	-
		Bay Elm Development (all Units)	15	33	23	-	-
		Downey Lakes Development	48	125	74	-	-
		Helm Point - Phase II	10	28	15	-	-
Future	Kent Narrows Growth Area Total Area / Units Unplanned	Subtotal	10	36	10	7,000	Includes to describe in value of additional zoning spaces.
			-	-	-	14,700	Includes to describe in value of additional zoning spaces.
			64	242	126	21,780	-
			338	3,956	566	785,266	-
Future	Existing Viable Development	Subtotal	334	2,240	302	575,709	-
			4	7,018	6	201,461	-

Development / Alteration	Description	Housing Units	Estimated Parking Spaces	Estimated Population	Estimated Nonresidential Space (Square Feet)	Notes
Scenario 1: Residential Buildout Underdeveloped	7.43 acres total at 6 per acre	59	119	80	-	-
Scenario 1: Residential Buildout Underutilized	36.1 acres total at 6 per acre	285	578	433	-	-
Subtotal		348	696	512	-	-
Scenario 1: Residential Buildout Total		602	3,236	1,024	575,709	-

Area adjustments were made to calculate viable and population for the study area.
Area totals include undeveloped lands and Unplanned lands.

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Table 17: Residential Build-out with Expansion of Growth Area (Small Area)

Kent Narrows Buildout Scenarios								
Time Line	Development / Alteration Existing Conditions	Description	Housing Units	Estimated Commercial Parking Spaces	Estimated Population	Estimated Nonresidential Space (Square Feet)	Notes	
2006	Development / Alteration Existing Conditions	Census 2000 GDP	376	-	527	-		
2006	Kent Narrows Growth Area Modifications to Base	Census Block Level	218	3,187	323	668,629	Residential Parking Spaces and Nonresidential Space	
		Narrows Ocean Homes	-	-	2	-		
		Narrows Estate	38	157	57	74,850		
		Westwood Phase I	39	157	59	74,850		
2006	Adjusted Total Planned Development	Subtotal	264	3,314	382	785,479		
		The Tides - Downey Land Development	15	33	23	74		
		Bay Fire Development (4th Unit)	48	125	74	210		
		Downey Land Development	10	28	15	70		
Future	Development / Alteration Existing Conditions	Holly Hill - Phase II	10	56	10	7,000		
		Holly Hill - Express Expansion	-	-	-	-	Includes additional number of residential parking spaces	
		Subtotal	64	242	136	14,700	Includes additional number of residential parking spaces	
		Kent Narrows Growth Area Total Area / Units Undeveloped	338	3,556	566	785,359		
Future	Existing Viable Development	Area / Units Undeveloped	4	7,018	6	209,451		
		Subtotal	334	2,540	532	575,709		
		Notes: adjustments were made to calculate units and population for this study area. Area includes undeveloped lands and undeveloped lands.						
		Table 3: Residential Buildout with Expansion of Growth Area						
Future	Development / Alteration Existing Conditions	Scenario 1: Residential Buildout With Expansion of Growth Area						
		Undeveloped	31	62	47	-		
		Underutilized	31	62	47	-		
		Subtotal	713	3,259	1,071	575,709		
Future	Scenario 1: Residential Buildout Total with Expansion	Subtotal	713	3,259	1,071	575,709		
		Notes						
		Estimated Nonresidential Space (Square Feet)						
		Estimated Parking Spaces						

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Table 18: Non-Residential Build-out (Small Area)

Kent Narrows Buildout Scenarios							
Time Line	Development / Alteration Existing Conditions	Description	Housing Units	Estimated Commercial Parking Spaces	Estimated Population	Estimated Nonresidential Space (Square Feet)	Notes
2006		Current 2000 CGP	376	-	567	-	
2006	Kent Narrows Growth Area Modifications to Base	Current Block Level	218	3,187	323	648,620	Additional Parking Spaces and Storage Units
		Appleton District Blocks	1	-	2	-	
		Marinas Drive	38	-	57	74,850	
		West Hill - Phase I	30	157	59	74,850	
		Subtotal	204	3,214	382	788,670	
		Adjusted Total	15	33	23	7,000	
		Planned Development	15	33	23	7,000	
		Bay East Development (40 Units)	40	135	74	7,000	
		Dowry Lakes Development	10	28	15	7,000	
		West Hill - Phase II	50	56	10	7,000	
2006	Subtotal	Holiday Express Expansion	-	-	-	14,700	Ratio is distribution of potential parking spaces
			54	242	126	21,780	
		Kent Narrows Growth Area Total	338	3,556	566	785,596	
Future	Area / LAYS Undeveloped		4	7,018	6	203,451	
		Existing Viable Development	334	2,940	562	575,709	

Table 4: Non-Residential Buildout						
Development / Alteration	Description	Housing Units	Estimated Parking Spaces	Estimated Population	Estimated Nonresidential Space (Square Feet)	Notes
Scenario 2: Non-Residential Buildout Undeveloped	With Bonus (157 AP)	-	539	-	161,838	With 1 parking space per 300 sq Commercial
	Without Bonus (13,448)	-	323	-	86,885	With 1 parking space per 300 sq Commercial
	Undertailored					
Scenario 2: Non-Residential Buildout Total With Bonus	With Bonus (157 AP)	-	2,821	-	780,258	
	Without Bonus (13,448)	-	1,873	-	471,795	
	Without Bonus Subtotal					
Scenario 2: Non-Residential Buildout Total Without Bonus	With Bonus (157 AP)	-	3,160	-	847,865	
	Without Bonus (13,448)	-	1,896	-	568,719	
	Without Bonus Subtotal					
Scenario 2: Non-Residential Buildout Total With Bonus		334	5,706	562	1,325,695	
	Without Bonus Subtotal	334	4,438	562	1,114,508	



Table 19: Non Residential Build-out with Expansion of Growth Area (Small Area)

Kent Narrows Buildout Scenarios							
Time Line	Development / Alteration Existing Conditions	Description	Housing Units	Estimated Commercial Parking Spaces	Estimated Population	Estimated Nonresidential Space (Square Feet)	Notes
2006		Current 2006 CGP	376	-	567	-	
2006	Kent Narrows Growth Area	Current Block Level	218	3,187	323	618,629	
	Modifications to Base	Agriplex District Blocks	1	-	2	-	
		Marina Drive	38	-	57	74,850	
		West Hill - Phase I	30	157	59	74,850	
		Subtotal	264	3,214	382	768,479	
	Adjusted Total	Planned Development	15	33	23	7,000	
		Bay East Development (40 Units)	49	125	74	-	
		Dowry Lakes Development	10	28	15	-	
		West Hill - Phase II	10	56	10	-	
		Subtotal	84	262	128	14,780	Ratio of distribution of parking among spaces
	Kent Narrows Growth Area Total	Area / Units Undeveloped	338	3,598	566	785,599	
			4	7,018	6	203,461	
Future	Existing Viable Development		334	2,540	562	575,709	

Area adjustments were made to calculate viable and population for the study area. Area totals include undeveloped lands and undeveloped lands.

Table 5: Non-Residential Buildout with Expansion of Growth Area						
Development / Alteration Undeveloped	Description	Housing Units	Estimated Parking Spaces	Estimated Population	Estimated Nonresidential Space (Square Feet)	Notes
With Bonus (157 AP)		-	-	-	-	With 1 parking space per 300 sq Commercial
Without Bonus (13,449)		-	-	-	-	With 1 parking space per 300 sq Commercial
Undertailored						
With Bonus (13,447)		285	285	-	84,542	
Without Bonus (13,449)		170	170	-	50,805	
With Bonus Subtotal		285	285	-	84,542	
Without Bonus Subtotal		170	170	-	50,805	
Scenario 2: Non-Residential Buildout Total with Bonus & Expansion		334	5,993	562	7,808,997	
Scenario 2: Non-Residential Buildout Total without Bonus & Expansion		334	4,995	562	5,195,479	



Table 20: Mixed-Use Build-out (Small Area)

Kent Narrows Buildout Scenarios							
Time Line	Development / Alteration Existing Conditions	Description	Housing Units	Estimated Commercial Parking Spaces	Estimated Population	Estimated Nonresidential Space (Square Feet)	Notes
2006	Kent Narrows Growth Area Modifications to Base	Canara 2000 CDP Canara Block Level Apartment District Blocks Marina Drive West Hotel - Phase I	376 218 38 30 264	- 3,187 - 157 3,214	507 323 57 59 382	- 644,620 - 74,850 74,850 783,679	Additional Parking Spaces and Existing Units
2006	Adjusted Total Planned Development	The Three - Conway Land Development Bay East Development (all Units) Downey Lakes Development West Hotel - Phase II	15 49 10 10	33 135 28 56	23 74 15 15	7,000	Median of distribution of individual parking spaces
Future	Kent Narrows Growth Area Total Area / LAYS UNDEVELOPED	Holiday Inn Express Expansion	54	242	136	14,790 21,780	
	Existing Viable Development		334	2,940	502	575,709	
<p>NOTE: Adjustments were made to calculate viable use population for the study area. Area totals include undeveloped lands and undeveloped lands.</p>							
Table 6: Mixed-Use Buildout							
Development / Alteration Undeveloped	Description (square feet)	Housing Units	Estimated Parking Spaces	Estimated Population	Estimated Nonresidential Space (Square Feet)	Notes	
With Bonus (1.14R) with 5 Hours Commercial 3 Hours Residential	161,608	61	337	91	64,643	When 2 parking spaces per Unit and 1 parking space per 300 sq ft of commercial, residential lots are an average 1,000 sq ft	
Without Bonus (1.14R) with 1 Hour Commercial 2 Hours Residential	96,925	40	187	60	31,698	When 2 parking spaces per Unit and 1 parking space per 300 sq ft of commercial, residential lots are an average 1,000 sq ft	
Without Bonus (1.14R) with 2 Hours Commercial 3 Hours Residential	786,208	295	1,038	442	314,800	When 2 parking spaces per Unit and 1 parking space per 300 sq ft of commercial, residential lots are an average 1,000 sq ft	
With Bonus (1.14R) with 1 Hour Commercial 2 Hours Residential	471,706	195	905	292	155,679	When 2 parking spaces per Unit and 1 parking space per 300 sq ft of commercial, residential lots are an average 1,000 sq ft	
Without Bonus Subtotal	965	365	1,975	650	379,146		
With Bonus Subtotal	1,095	235	1,095	352	187,877		
Scenario 3: Mixed-Use Buildout Total With Bonus		689	4,915	1,032	954,625		
Scenario 3: Mixed-Use Buildout Total Without Bonus		509	3,033	853	753,402		
<p>NOTE: Undeveloped residential number of units shown at 2 units per acre is equivalent to 20 units. Undeveloped residential number of units shown at 1.14 shown at 114 units.</p>							

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Table 21: Mixed-Use Build-out with Expansion of Growth Area (Small Area)

Kent Narrows Buildout Scenarios							
Time Line	Development / Alteration Existing Conditions	Description	Housing Units	Estimated Commercial Parking Spaces	Estimated Population	Estimated Nonresidential Space (Square Feet)	Notes
2006		Kent Narrows Growth Area Modifications to Base Apartment District Blocks Marina Drive West Hotel - Phase I	218	3,187	323	688,620	Additional Parking Spaces, and Density Units
		Subtotal	38	157	57	74,850	
		Adjusted Total Planned Development	254	3,314	380	763,470	
		This Tract: Gateway Land Development Bay East Development (all Units) Gateway Lakes Development West Hotel - Phase II	49	125	74	7,000	
		Subtotal	10	28	15	14,780	Reduction in Association of Industrial Parking Spaces
		Subtotal	54	242	126	21,780	
		Kent Narrows Growth Area Total Area / Units Undeveloped	338	3,558	586	785,590	
		Subtotal	4	7,018	6	203,451	
Future		Existing Viable Development	334	2,540	582	575,709	

Note: Adjustments were made to calculate total population for the study area.
Area totals include undeveloped lands and undeveloped lands.

Development / Alteration Undeveloped	Description (square feet)	Housing Units	Estimated Parking Spaces	Estimated Population	Estimated Nonresidential Space (Square Feet)	Notes
With Retail (1,140) with 5 Hours Commercial (3 Hours Residential)		1	1	1	1	When 2 parking spaces per Unit and 1 parking space per 300 sq ft of commercial space are used, the average is 1,000 sq ft
Without Retail (3,140) with 1 Hour Commercial (2 Hours Residential)		1	1	1	1	When 2 parking spaces per Unit and 1 parking space per 300 sq ft of commercial space are used, the average is 1,000 sq ft
Undeveloped						
With Retail (1,140) with 5 Hours Commercial (3 Hours Residential)	81,942	32	177	40	33,877	When 2 parking spaces per Unit and 1 parking space per 300 sq ft of commercial space are used, the average is 1,000 sq ft
Without Retail (3,140) with 1 Hour Commercial (2 Hours Residential)	60,966	21	98	32	16,819	When 2 parking spaces per Unit and 1 parking space per 300 sq ft of commercial space are used, the average is 1,000 sq ft
With Retail Subtotal		32	177	48	33,877	
Without Retail Subtotal		21	98	32	16,819	
Scenario 3: Mixed-Use Buildout Total With Retail & Expansion		71	4,032	1,082	932,812	
Scenario 3: Mixed-Use Buildout Total Without Retail & Expansion		598	3,733	855	730,205	

Note: Undeveloped residential units are dependent on 20 units per acre and 20 units per acre is dependent on 20 units per acre. Undeveloped residential units are dependent on 20 units per acre. 115 Units



Table 22: Scenario Summary Totals (Small Area)

Kent Narrows Buildout Scenarios							
Time Line	Development / Alteration Existing Conditions	Description	Housing Units	Estimated Commercial Parking Spaces	Estimated Population	Estimated Nonresidential Space (Square Feet)	Notes
2006	Existing Conditions	Canara 2001 CDP	372	-	527	-	-
2006	Kent Narrows Growth Area Modifications to Base	Canara Block Level	215	3,187	323	688,620	Includes Parking Spaces and Density Units
		Agriplex District Phase 1	1	-	2	-	
		Marina Pointe	38	157	57	74,850	
		West Point - Phase I	30	157	59	74,850	
2006	Adjusted Total Planned Development	Subtotal	264	3,314	382	783,670	Includes an approximation of potential parking spaces
		The Town - Convey Land Development	15	33	23	7,000	
		Bay East Development (40 Units)	49	125	74	-	
		Dowry Lakes Development	10	28	15	-	
Future	Existing Viable Development Area / LAYS Undeveloped	High Rise Campus Expansion	-	-	-	14,780	Includes an approximation of potential parking spaces
		Subtotal	54	242	126	21,780	
		Kent Narrows Growth Area Total	338	3,556	508	785,590	
		Area / LAYS Undeveloped	4	7,018	6	203,451	
Future	Existing Viable Development		334	2,940	502	575,709	

Scenario Summary Totals						
Development / Alteration	Description	Total Projected Housing Units	Estimated Parking Spaces	Estimated Population	Estimated Nonresidential Space (Square Feet)	Notes
Kent Narrows Growth Area Total		338	3,556	508	785,590	-
Existing Viable Development		334	2,940	502	575,709	-
Scenario 1: Residential Buildout Total		682	3,236	1,024	575,709	-
Scenario 1: Residential Buildout Total with Expansion of Growth Area		713	3,239	1,071	575,709	-
Scenario 2: Non-Residential Buildout Total with Bonus		334	5,706	562	1,523,665	-
Scenario 2: Non-Residential Buildout Total Without Bonus		334	4,426	502	1,144,203	-
Scenario 2: Non-Residential Buildout Total With Bonus & Expansion		331	5,983	582	1,398,597	-
Scenario 2: Non-Residential Buildout Total Without Bonus & Expansion		334	4,694	502	1,139,472	-
Scenario 3: Mixed-Use Buildout Total With Bonus		688	4,515	1,035	954,835	-
Scenario 3: Mixed-Use Buildout Total Without Bonus		598	3,035	853	753,465	-
Scenario 3: Mixed-Use Buildout Total With Bonus & Expansion		721	4,692	1,062	983,912	-
Scenario 3: Mixed-Use Buildout Total Without Bonus & Expansion		596	3,738	865	761,295	-



Table 23: Summary of Impact Fees by Scenario (Small Area)

Kent Narrows Buildout Scenarios							
Time Line	Development / Alteration Existing Conditions	Description Census 2008 CDP	Housing Units	Estimated Commercial Parking Spaces	Estimated Population	Estimated Non-residential Space (Square Feet)	Notes
2006	Kent Narrows Growth Area	Census Block Level	376	-	507	-	
	Modifications to State	Northside-Central Kent Narrows	218	3,187	323	693,626	Excludes existing streets and parking lots
	Subtotal	Northside - Phase 1	28	-	57	74,850	
	Adjusted Total	Northside - Phase 2	37	157	49	74,850	
	Planned Development	The Village - Downey-Land Development	254	3,314	382	763,476	
		Bay East Development (48 Units)	15	33	23	7,000	
		Country Lakes Development	49	125	74		
		Northside - Phase 3	10	56	15		
		Harding Inn Express Expansion	-	-	-	14,280	Includes 8,000 square feet of parking spaces
	Subtotal		84	242	126	21,780	
	Kent Narrows Growth Area Total		358	3,559	508	785,256	
	Area / Lots (Projected)		4	1,016	6	209,487	
Future	Existing Viable Development		324	2,340	502	575,789	

Table 8: Summary of Impact Fees by Scenario									
Scenario / Alteration	Description	Projected Housing Units			Estimated Non-residential Space (Square Feet)			55% Reduction for Growth Area	
		Units	Population	Space (Sq Ft)	Public Schools	Fire Station / Apparatus	Total	Total	
Scenario 1: Residential Buildout Total		348	522	282,276	\$	894,423	\$	1,162,720	\$
Scenario 1: Residential Buildout Total With Expansion of Growth Area		379	569	314,110	\$	974,576	\$	1,296,646	\$
Scenario 2: Non-Residential Buildout Total With Bonus		-	-	947,895	\$	-	\$	1,092,415	\$
Scenario 2: Non-Residential Buildout Total Without Bonus		-	-	846,719	\$	-	\$	655,449	\$
Scenario 3: Mixed-Use Buildout Total With Bonus & Expansion		-	-	1,032,038	\$	-	\$	1,190,311	\$
Scenario 3: Mixed-Use Buildout Total Without Bonus & Expansion		-	-	919,693	\$	-	\$	714,196	\$
Scenario 3: Mixed-Use Buildout Total With Bonus		350	533	376,146	\$	913,150	\$	1,644,326	\$
Scenario 3: Mixed-Use Buildout Total Without Bonus		355	552	187,677	\$	602,879	\$	410,544	\$
Scenario 3: Mixed-Use Buildout Total With Bonus & Expansion		387	581	413,123	\$	994,381	\$	1,791,792	\$
Scenario 3: Mixed-Use Buildout Total Without Bonus & Expansion		256	383	304,496	\$	659,887	\$	447,335	\$

Note: Impact fee for All Other (includes the most recent \$2.00 per sqft) impact fee for residential was an average of \$1.58 per square foot.