

Appendix A
Pierce County Shoreline Master Program
Build-out Analysis

Puyallup and Tributaries

Zoning classifications for proposed environment designations:

	Totals acres	% of Analysis Area	ZONING CLASSIFICATION											
			Urban Residential		Rural Residential		Urban Centers / Districts		Park and Recreation		Resource Lands - Agriculture		Resource Lands - Forest	
			acres	% of row	acres	% of row	acres	% of row	acres	% of row	acres	% of row	acres	% of row
Natural	5241.3	62.2%	0.0	0.0%	967.4	18.5%	49.7	0.9%	199.7	3.8%	9.4	0.2%	4015.1	76.6%
Conservancy	2621.3	31.1%	41.2	1.6%	1489.7	56.8%	41.7	1.6%	168.8	6.4%	626.9	23.9%	253.0	9.7%
Residential	452.3	5.4%	85.9	19.0%	290.5	64.2%	2.3	0.5%	4.1	0.9%	63.5	14.0%	6.0	1.3%
High Intensity	117.3	1.4%	21.9	18.6%	57.7	49.2%	6.3	5.4%	0.1	0.1%	5.0	4.3%	26.3	22.4%
Totals	8432.1	100.0%	149.0	1.8%	2805.2	33.3%	100.0	1.2%	372.7	4.4%	704.8	8.4%	4300.4	51.0%

Results of build-out analysis for proposed environment designations:

	Totals acres	BUILDOUT ANALYSIS									
		Built / Minimal Development Potential		Underdeveloped		Vacant - non-dividable		Vacant - dividable		Not Eligible	
		acres	% of row	acres	% of row	acres	% of row	acres	% of row	acres	% of row
Natural	5241.3	3735.5	71.3%	4.5	0.1%	69.8	1.3%	1232.1	23.5%	199.4	3.8%
Conservancy	2621.3	1823.6	69.6%	140.2	5.3%	321.9	12.3%	319.7	12.2%	16.0	0.6%
Residential	452.3	386.7	85.5%	11.7	2.6%	50.2	11.1%	3.7	0.8%	0.0	0.0%
High Intensity	117.3	113.8	97.0%	0.4	0.4%	0.5	0.4%	2.6	2.2%	0.0	0.0%
Totals	8432.1	6059.5	71.9%	156.8	1.9%	442.4	5.2%	1558.1	18.5%	215.4	2.6%

Areas of associated wetland within the analysis area.

	Totals acres	ASSOCIATED WETLANDS		
		Acres	% of Analysis Area	With Development Potential - Acres
Natural	5241.3	7.5	0.1%	0.0
Conservancy	2621.3	50.4	1.9%	8.9
Residential	452.3	16.5	3.7%	5.4
High Intensity	117.3	0.0	0.0%	0.0
Totals	8432.1	74.4	0.9%	14.2

Anderson Island / Ketron Island

Zoning classifications for proposed environment designations:

	Totals acres	% of Analysis Area	ZONING CLASSIFICATION									
			Urban Residential		Rural Residential		Rural Centers		Park and Recreation		Resource Lands - Agriculture	
			acres	% of row	acres	% of row	acres	% of row	acres	% of row	acres	% of row
Natural	361.6	41.1%	NONE		340.7	94.2%	0.0	0.0%	NONE		19.9	5.5%
Conservancy	266.9	30.3%		209.7	78.6%	0.0	0.0%	50.5		18.9%		
Residential	239.2	27.1%		231.3	96.7%	0.0	0.0%	7.6		3.2%		
High Intensity	12.1	1.4%		9.4	77.7%	2.7	22.3%	0.0		0.0%		
Totals	879.8	100.0%		NONE	791.1	89.9%	2.7	0.3%		NONE	78.1	8.9%

Results of build-out analysis for proposed environment designations:

	Totals acres	BUILDOUT ANALYSIS									
		Built / Minimal Development Potential		Underdeveloped		Vacant - non-dividable		Vacant - dividable		Not Eligible	
		acres	% of row	acres	% of row	acres	% of row	acres	% of row	acres	% of row
Natural	361.6	192.0	53.1%	29.7	8.2%	47.6	13.2%	81.4	22.5%	11.0	3.0%
Conservancy	266.9	95.3	35.7%	33.4	12.5%	81.8	30.7%	50.9	19.1%	5.5	2.1%
Residential	239.2	171.5	71.7%	22.9	9.6%	37.4	15.6%	7.5	3.1%	0.0	0.0%
High Intensity	12.1	10.7	89.0%	0.0	0.0%	1.3	11.0%	0.0	0.0%	0.0	0.0%
Totals	879.8	469.5	53.4%	85.9	9.8%	168.1	19.1%	139.8	15.9%	16.5	1.9%

Areas of associated wetland within the analysis area.

	Totals acres	ASSOCIATED WETLANDS		
		Acres	% of Analysis Area	With Development Potential - Acres
Natural	361.6	194.8	53.9%	75.5
Conservancy	266.9	10.2	3.8%	6.0
Residential	239.2	6.4	2.7%	6.4
High Intensity	12.1	0.0	0.0%	0.0
Totals	879.8	74.4	24.0%	87.9

White River and Tributaries

Zoning classifications for proposed environment designations:

	Totals acres	% of Analysis Area	ZONING CLASSIFICATION											
			Urban Residential		Rural Residential		Urban & Rural Centers / Districts		Park and Recreation		Resource Lands - Agriculture		Resource Lands - Forest	
			acres	% of row	acres	% of row	acres	% of row	acres	% of row	acres	% of row	acres	% of row
Natural	2369.6	72.8%	0	0.0%	917.9	38.7%	0	0.0%	23.4	1.0%	49	2.1%	1379.3	58.2%
Conservancy	667.3	20.5%	24.8	3.7%	56.8	8.5%	16.5	2.5%	0	0.0%	38.9	5.8%	530.3	79.5%
Residential	193.5	5.8%	21.4	11.1%	136.4	70.5%	31.1	16.1%	0	0.0%	3.5	1.8%	1.1	0.6%
High Intensity	26.6	0.8%	0	0.0%	0	0.0%	4.4	16.5%	0	0.0%	0	0.0%	22.2	83.5%
Totals	3257	100.0%	46.2	1.4%	1111.1	34.1%	52	1.6%	23.4	0.7%	91.3	2.8%	1933	59.3%

Results of build-out analysis for proposed environment designations:

	Totals acres	BUILDOUT ANALYSIS									
		Built / Minimal Development Potential		Underdeveloped		Vacant - non- dividable		Vacant - dividable		Not Eligible	
		acres	% of row	acres	% of row	acres	% of row	acres	% of row	acres	% of row
Natural	2369.6	1386.0	58.5%	0.0	0.0%	39.9	1.7%	943.8	39.8%	0.0	0.0%
Conservancy	667.3	529.9	79.4%	27.4	4.1%	48.5	7.3%	61.4	9.2%	0.0	0.0%
Residential	193.5	150.3	79.1%	0.0	0.0%	23.3	12.3%	18.4	8.7%	0.0	0.0%
High Intensity	26.6	8.5	31.8%	0.0	0.0%	18.1	68.2%	0.0	0.0%	0.0	0.0%
Totals	3257	2074.6	63.8%	27.4	0.8%	129.8	4.0%	1021.7	31.4%	0.0	0.0%

Areas of associated wetland within the analysis area.

	Totals acres	ASSOCIATED WETLANDS		
		Acres	% of Analysis Area	With Development Potential - Acres
Natural	2369.6	1.4	0.05%	0.8
Conservancy	667.3	65.3	9.8%	26.2
Residential	193.5	0.0	0.0%	0.0
High Intensity	26.6	0.0	0.0%	0.0
Totals	3257	74.4	0.9%	14.2

Lake Tapps

Zoning classifications for proposed environment designations:

	Totals acres	% of Analysis Area	ZONING CLASSIFICATION											
			Urban Residential		Rural Residential		Urban Centers / Districts		Park and Recreation		Resource Lands		Resource Lands - Forest	
			acres	% of row	acres	% of row	acres	% of row	acres	% of row	acres	% of row	acres	% of row
Natural	none		<i>No Natural designated shorelines on Lake Tapps</i>											
Conservancy	6.4	0.9%	6.4	100.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%				
Residential	721.0	99.0%	69.2	9.6%	632.4	87.7%	1.8	0.2%	14.2	2.0%				
High Intensity	0.6	0.1%	0.3	57.2%	0.2	42.8%	0.0	0.0%	0.0	0.0%				
Totals	728.0	100.0%	75.9	10.4%	632.6	86.9%	1.8	0.2%	14.2	1.9%				

Results of build-out analysis for proposed environment designations:

	Totals acres	BUILDOUT ANALYSIS									
		Built / Minimal Development Potential		Underdeveloped		Vacant - non- dividable		Vacant - dividable		Not Eligible	
		acres	% of row	acres	% of row	acres	% of row	acres	% of row	acres	% of row
Natural	None	<i>No Natural designated shorelines on Lake Tapps</i>									
Conservancy	6.4	0.0	0.0%	0.0	0.0%		0.0%	6.4	100.0%	0.0	0.0%
Residential	721.0	672.9	93.3%	1.3	0.2%	44.9	6.2%	1.9	0.3%	0.0	0.0%
High Intensity	0.6	0.6	95.4%	0.0	0.0%	0.0	4.6%	0.0	0.0%	0.0	0.0%
Totals	728.0	673.4	92.5%	1.3	0.2%	44.9	6.2%	8.3	1.1%	0.0	0.0%

Areas of associated wetland within the analysis area.

	Totals acres	ASSOCIATED WETLANDS		
		Acres	% of Analysis Area	With Development Potential - Acres
Natural	none	<i>No Natural designated shorelines on Lake Tapps</i>		
Conservancy	6.4	0.0	0.0%	0.0
Residential	721.0	10.8	1.5%	0.25
High Intensity	0.6	0.0	0.0%	0.0
Totals	728.0	10.8	1.5%	0.25

Nisqually River and Tributaries

Zoning classifications for proposed environment designations:

	Totals acres	% of Analysis Area	ZONING CLASSIFICATION									
			Urban Residential		Rural Residential		Urban Centers / Districts		Rural Centers		Resource Lands - Agriculture	
			acres	% of row	acres	% of row	acres	% of row	acres	% of row	acres	% of row
Natural	3209.5	41.6%	32.5	1.0%	1689.8	52.7%	0.0	0.0%	0.0	0.00%	41.5	1.3%
Conservancy	3721.4	48.2%	60.7	1.6%	2340.1	62.9%	8.7	0.2%	2.7	0.07%	1262.1	33.9%
Residential	771.9	10.0%	67.3	8.7%	677.5	87.8%	0.0	0.0%	10.1	1.31%	16.9	2.2%
High Intensity	17.9	0.2%	0.0	0.0%	16.5	92.1%	0.0	0.0%	0.1	0.54%	1.3	7.4%
Totals	7720.7	100.0%	160.6	2.1%	4724.0	61.2%	8.7	0.1%	12.9	0.17%	1321.8	17.1%

Results of build-out analysis for proposed environment designations:

	Totals acres	BUILDOUT ANALYSIS									
		Built / Minimal Development Potential		Underdeveloped		Vacant - non- dividable		Vacant - dividable		Not Eligible	
		acres	% of row	acres	% of row	acres	% of row	acres	% of row	acres	% of row
Natural	3209.5	2292.1	71.4%	37.3	1.2%	115.8	3.6%	758.1	23.6%	6.1	0.2%
Conservancy	3721.4	2339.9	62.9%	683.1	18.4%	256.9	6.9%	414.4	11.1%	27.1	0.7%
Residential	771.9	561.7	72.8%	40.1	5.2%	149.1	19.3%	21.0	2.7%	0.0	0.0%
High Intensity	17.9	13.2	73.6%	4.6	25.5%	0.1	0.7%	0.0	0.2%	0.0	0.0%
Totals	7720.7	5206.9	67.4%	765.1	9.9%	522.0	6.8%	1193.5	15.5%	33.2	0.4%

Areas of associated wetland within the analysis area.

	Totals acres	ASSOCIATED WETLANDS	
		Acres	% of Analysis Area
Natural	3209.5	128.3	4.00%
Conservancy	3721.4	513.1	13.79%
Residential	771.9	37.9	4.91%
High Intensity	17.9		0.00%
Totals	7720.7	679.4	8.80%

Chambers – Clover

Zoning classifications for proposed environment designations:

	Totals acres	% of Analysis Area	ZONING CLASSIFICATION									
			Urban Residential		Rural Residential		Urban Centers / Districts		Park and Recreation		Military Lands	
			acres	% of row	acres	% of row	acres	% of row	acres	% of row	acres	% of row
Natural	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%
Conservancy	127.8	23.8%	81.6	63.8%	0.1	0.1%	0.9	0.7%	30.5	23.8%	14.8	11.6%
Residential	391.0	72.9%	357.9	91.5%	0.0	0.0%	0.0	0.0%	27.3	7.0%	5.3	1.4%
High Intensity	17.2	3.2%	2.7	15.6%	0.0	0.0%	14.0	81.4%	0.5	3.0%	0.0	0.0%
Totals	536.1	100.0%	442.2	82.5%	0.1	0.0%	14.9	2.8%	58.3	10.9%	20.1	3.8%

Results of build-out analysis for proposed environment designations:

	Totals acres	BUILDOUT ANALYSIS									
		Built / Minimal Development Potential		Underdeveloped		Vacant - non-dividable		Vacant - dividable		Not Eligible	
		acres	% of row	acres	% of row	acres	% of row	acres	% of row	acres	% of row
Natural	0.0	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%
Conservancy	127.8	55.6	43.47%	3.9	3.03%	3.1	2.41%	65.3	51.10%	16.0	0.6%
Residential	391.0	302.6	77.39%	34.4	8.80%	31.5	8.05%	22.5	5.77%	0.0	0.0%
High Intensity	17.2	13.8	79.85%	0.0	0.00%	0.4	2.21%	3.1	17.94%	0.0	0.0%
Totals	536.1	371.9	69.38%	38.3	7.14%	34.9	6.51%	91.0	16.97%	0.0	0.0%

Areas of associated wetland within the analysis area.

	Totals acres	ASSOCIATED WETLANDS	
		Acres	% of Analysis Area
Natural	0.0	0.0	0.0%
Conservancy	127.8	16.1	12.61%
Residential	391.0	46.0	11.76%
High Intensity	17.2		0.00%
Totals	536.1	62.1	11.59%

Fox Island

Zoning classifications for proposed environment designations:

	Totals acres	% of Analysis Area	ZONING CLASSIFICATION									
			Urban Residential		Rural Residential		Park and Recreation		Rural Centers		Resource Lands - Agriculture	
			acres	% of row	acres	% of row	acres	% of row	acres	% of row	acres	% of row
Natural	23.0	6.36%	NONE		17.6	76.7%	0.5	2.1%	NONE		4.8	21.1%
Conservancy	93.3	25.84%	NONE		87.1	93.3%	3.0	3.2%	NONE		3.2	3.4%
Residential	244.5	67.72%	NONE		242.3	99.1%	1.6	0.7%	NONE		0.5	0.2%
High Intensity	0.3	0.08%	NONE		0.3	100.0%	0.0	0.0%	NONE		0.0	0.0%
Totals	361.1	100.00%	NONE		347.3	96.2%	5.1	1.4%	NONE		8.6	2.4%

Results of build-out analysis for proposed environment designations:

	Totals acres	BUILDOUT ANALYSIS									
		Built / Minimal Development Potential		Underdeveloped		Vacant - non- dividable		Vacant - dividable		Not Eligible	
		acres	% of row	acres	% of row	acres	% of row	acres	% of row	acres	% of row
Natural	23.0	21.9	95.33%	0.0	0.00%	1.1	4.67%	0.0	0.00%	0.0	0.0%
Conservancy	93.3	70.9	76.01%	2.3	2.51%	17.6	18.81%	2.5	2.67%	0.0	0.0%
Residential	244.5	224.3	91.72%	2.6	1.07%	17.6	7.21%	0.0	0.00%	0.0	0.0%
High Intensity	0.3	0.3	100.00%	0.0	0.00%	0.0	0.00%	0.0	0.00%	0.0	0.0%
Totals	361.1	317.4	87.90%	4.9	1.37%	36.3	10.04%	2.5	0.69%	0.0	0.0%

Areas of associated wetland within the analysis area.

	Totals acres	ASSOCIATED WETLANDS	
		Acres	% of Analysis Area
Natural	23.0		0.00%
Conservancy	93.3	3.0	3.20%
Residential	244.5	0.2	0.10%
High Intensity	0.3		0.00%
Totals	361.1	3.2	0.89%

Gig Harbor Peninsula / Raft Island

Zoning classifications for proposed environment designations:

	Totals acres	% of Analysis Area	ZONING CLASSIFICATION											
			Urban Residential		Rural Residential		Urban Centers / Districts		Park and Recreation		Resource Lands - Agriculture		Rural Centers	
			acres	% of row	acres	% of row	acres	% of row	acres	% of row	acres	% of row	acres	% of row
Natural	142.2	12.10%	24.7	17.3%	92.0	64.7%		0.0%	12.3	8.7%	4.3	3.0%	8.0	5.6%
Conservancy	278.3	23.68%	18.2	6.5%	220.4	79.2%	1.7	0.6%	34.3	12.3%	3.1	1.1%		0.0%
Residential	747.9	63.63%	45.2	6.0%	672.2	89.9%	5.4	0.7%	1.5	0.2%	22.8	3.1%	0.1	0.0%
High Intensity	6.8	0.58%	0.7	9.7%	0.9	13.6%	4.4	64.0%	0.6	8.9%	0.0	0.0%		0.0%
Totals	1175.3	100.00%	88.7	7.5%	985.5	83.9%	11.4	1.0%	48.7	4.1%	30.2	2.6%	8.2	0.7%

Results of build-out analysis for proposed environment designations:

	Totals acres	BUILDOUT ANALYSIS									
		Built / Minimal Development Potential		Underdeveloped		Vacant - non- dividable		Vacant - dividable		Not Eligible	
		acres	% of row	acres	% of row	acres	% of row	acres	% of row	acres	% of row
Natural	142.2	102.8	72.3%	1.2	0.8%	25.0	17.6%	13.2	9.3%	0.0	0.0%
Conservancy	278.3	219.2	78.8%	6.3	2.3%	45.3	16.3%	7.5	2.7%	0.0	0.0%
Residential	747.9	654.7	87.5%	20.5	2.7%	72.1	9.6%	0.5	0.1%	0.0	0.0%
High Intensity	6.8	6.0	87.5%	0.0	0.0%	0.8	12.3%	0.0	0.2%	0.0	0.0%
Totals	1175.3	982.8	83.6%	28.0	2.4%	143.3	12.2%	21.2	1.8%	0.0	0.0%

Areas of associated wetland within the analysis area.

	Totals acres	ASSOCIATED WETLANDS	
		Acres	% of Analysis Area
Natural	142.2		0.0%
Conservancy	278.3	9.1	3.3%
Residential	747.9	54.8	7.3%
High Intensity	6.8		0.0%
Totals	1175.3	63.8	5.4%

North Key Peninsula

Zoning classifications for proposed environment designations:

	Totals acres	% of Analysis Area	ZONING CLASSIFICATION									
			Urban Residential		Rural Residential		Rural Centers		Park and Recreation		Resource Lands - Agriculture	
			acres	% of row	acres	% of row	acres	% of row	acres	% of row	acres	% of row
Natural	69.7	6.9%	NONE		64.9	93.1%	0.0	0.0%	1.0	1.5%	0.0	0.0%
Conservancy	484.7	48.0%	NONE		430.1	88.7%	0.1	0.0%	40.4	8.3%	9.2	1.9%
Residential	435.5	43.1%	NONE		428.0	98.3%	0.0	0.0%	6.6	1.5%	0.0	0.0%
High Intensity	20.4	2.0%	NONE		16.7	82.1%	0.0	22.3%	3.6	17.9%	0.0	0.0%
Totals	1010.3	100.0%	NONE		939.6	93.0%	0.1	0.3%	51.8	5.1%	9.2	0.9%

Results of build-out analysis for proposed environment designations:

	Totals acres	BUILDOUT ANALYSIS									
		Built / Minimal Development Potential		Underdeveloped		Vacant - non-dividable		Vacant - dividable		Not Eligible	
		acres	% of row	acres	% of row	acres	% of row	acres	% of row	acres	% of row
Natural	69.7	36.1	51.9%	1.6	2.3%	18.3	26.3%	13.6	19.5%	0.0	0.0%
Conservancy	484.7	339.9	70.1%	42.1	8.7%	76.3	15.7%	26.3	5.4%	0.0	0.0%
Residential	435.5	352.2	80.9%	9.7	2.2%	62.2	14.3%	11.4	2.6%	0.0	0.0%
High Intensity	20.4	19.5	95.8%	0.8	4.2%	0.0	0.0%	0.0	0.0%	0.0	0.0%
Totals	1010.3	747.8	74.0%	54.3	5.4%	156.8	15.5%	51.4	5.1%	0.0	0.0%

Areas of associated wetland within the analysis area.

	Totals acres	ASSOCIATED WETLANDS		
		Acres	% of Analysis Area	With Development Potential - Acres
Natural	69.7	20.9	29.9%	75.5
Conservancy	484.7	61.0	12.6%	6.0
Residential	435.5	40.3	9.2%	6.4
High Intensity	20.4		0.0%	0.0
Totals	1010.3	122.1	12.1%	87.9

South Key Peninsula

Zoning classifications for proposed environment designations:

	Totals acres	% of Analysis Area	ZONING CLASSIFICATION									
			Urban Residential		Rural Residential		Rural Centers		Park and Recreation		Resource Lands - Agriculture	
			acres	% of row	acres	% of row	acres	% of row	acres	% of row	acres	% of row
Natural	135.2	11.0%	NONE		134.3	99.3%	0.0	0.0%	0.4	0.3%	0.0	0.0%
Conservancy	718.4	58.3%	NONE		586.6	81.7%	0.5	0.1%	117.5	16.4%	13.7	1.9%
Residential	374.1	30.3%	NONE		368.6	98.5%	0.0	0.0%	5.0	1.3%	0.0	0.0%
High Intensity	4.9	0.4%	NONE		1.5	31.2%	3.3	68.3%	0.0	0.0%	0.0	0.0%
Totals	1232.6	100.0%	NONE		1091.0	88.5%	3.9	0.3%	122.9	10.0%	13.7	1.1%

Results of build-out analysis for proposed environment designations:

	Totals acres	BUILDOUT ANALYSIS									
		Built / Minimal Development Potential		Underdeveloped		Vacant - non-dividable		Vacant - dividable		Not Eligible	
		acres	% of row	acres	% of row	acres	% of row	acres	% of row	acres	% of row
Natural	135.2	71.9	53.2%	21.8	16.1%	20.4	15.1%	21.1	15.6%	0.0	0.0%
Conservancy	718.4	490.6	68.3%	32.0	4.5%	121.7	16.9%	74.2	10.3%	0.0	0.0%
Residential	374.1	288.0	77.0%	17.7	4.7%	53.0	14.2%	15.3	4.1%	0.0	0.0%
High Intensity	4.9	4.6	94.1%	0.0	0.0%	0.3	5.5%	0.0	0.4%	0.0	0.0%
Totals	1232.6	855.1	69.4%	71.5	5.8%	195.5	15.9%	110.6	9.0%	0.0	0.0%

Areas of associated wetland within the analysis area.

	Totals acres	ASSOCIATED WETLANDS		
		Acres	% of Analysis Area	With Development Potential - Acres
Natural	135.2	50.1	37.1%	
Conservancy	718.4	189.9	26.4%	
Residential	374.1	36.4	9.7%	
High Intensity	4.9		0.0%	
Totals	1232.6	276.4	22.4%	

Nisqually Estuary (National Wildlife Refuge)

Zoning classifications for proposed environment designations:

	Totals acres	% of Analysis Area	Zoning Classification			
			Rural Residential		Resource Lands - Agriculture	
			acres	% of row	acres	% of row
Natural	305.8	100.0%	81.0	26.5%	224.8	73.5%
Totals	305.8	100.0%	81.0	26.5%	224.8	73.5%

Results of build-out analysis for proposed environment designations:

	Totals acres	BUILDOUT ANALYSIS									
		Built / Minimal Development Potential		Underdeveloped		Vacant - non- dividable		Vacant - dividable		Not Eligible	
		acres	% of row	acres	% of row	acres	% of row	acres	% of row	acres	% of row
Natural	305.8	157.9	51.6%	51.9	17.0%	9.4	3.1%	86.6	28.3%	0.0	0.0%
Totals	305.8	157.9	51.6%	51.9	17.0%	9.4	3.1%	86.6	28.3%	0.0	0.0%

Areas of associated wetland within the analysis area.

	Totals acres	ASSOCIATED WETLANDS	
		Acres	% of Analysis Area
Natural	305.8	18.8	6.2%
Totals	305.8	18.8	6.2%

Dash Point

Zoning classifications for proposed environment designations:

	Totals acres	% of Analysis Area	ZONING CLASSIFICATION		Remaining areas don not have zoning (N/A)
			Urban Residential acres	% of row	
Natural	0.0	0.0%	0.0	0.0%	
Conservancy	9.2	13.7%	8.8	95.9%	
Residential	54.2	84.0%	54.1	99.8%	
High Intensity	1.5	2.3%	1.5	99.5%	
Totals	64.9	100.0%	64.4	99.5%	

Results of build-out analysis for proposed environment designations:

	Totals acres	BUILDOUT ANALYSIS									
		Built / Minimal Development Potential		Underdeveloped		Vacant - non- dividable		Vacant - dividable		Not Eligible	
		acres	% of row	acres	% of row	acres	% of row	acres	% of row	acres	% of row
Natural	0.0	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%
Conservancy	9.2	7.9	70.1%	0.0	0.0%	1.3	15.7%	0.0	0.0%	0.0	0.0%
Residential	54.2	50.6	80.9%	0.0	0.0%	3.6	14.3%	0.0	0.0%	0.0	0.0%
High Intensity	1.5	1.5	95.8%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%
Totals	64.9	59.9	74.0%	0.0	0.0%	5.0	15.5%	0.0	0.0%	0.0	0.0%

Areas of associated wetland within the analysis area.

- No areas of inventoried associated wetland.