

Birch Bay UGA Community Proposal

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Introduction

- ★ Background
- ★ Public Participation
- ★ Population
- ★ Employment
- ★ Land Capacity Analysis
- ★ UGA Sizing
- ★ Issues



Background

★ UGA History/Existing Conditions

2008 Population: 5,290

2008 Employment: 436

Permitted Densities: 1/5 ac – 24 du/ac (*provisionally*)

★ Plans

2004 Birch Bay Community Plan

2007 Birch Bay Design Guidelines for Commercial
Development

2008 Birch Bay Watershed Characterization and
Planning Pilot Study



Public Participation

- ★ County-wide Meetings

 - October 2008

 - February 2009 (EIS Scoping)

 - March 2009

- ★ Birch Bay Meetings

 - January 2009

 - March 2009

 - May 2009

- ★ Other Activities

 - Questionnaire (4.5% resp. from Birch Bay)

 - Open House



Population

<i>II. Population</i>		
1	Population in 2008	5,290
2	Growth Allocation Requested	4,329
3	Total UGA Population in 2029/31	9,619



Employment

<i>III. Employment</i>		
1	Employment in 2008	436
2	Growth Allocation Requested	489
3	Total UGA Employment in 2029/31	925



Land Capacity Analysis - Residential

<i>Residential Land Capacity Analysis Results</i>		
1	Gross Developable Acres	2,352
2	Net Developable Acres Available <i>(after reductions for pending or master planned projects, critical areas, public uses, infrastructure, and market factor)</i>	760
3	Net Developable Acres Needed to Accommodate Population Growth Request	537
4	Surplus (Deficit) in Net Acres	223
5	Population Growth Capacity of UGA request <i>(based on GMCC adopted land supply methodology)</i>	6,010
6	Population Growth Allocation Requested	4,329
7	Surplus (Deficit) in Population	1,681
8	Average Net Density Used in Land Capacity Analysis	5
9	Comments:	



Land Capacity Analysis - Employment

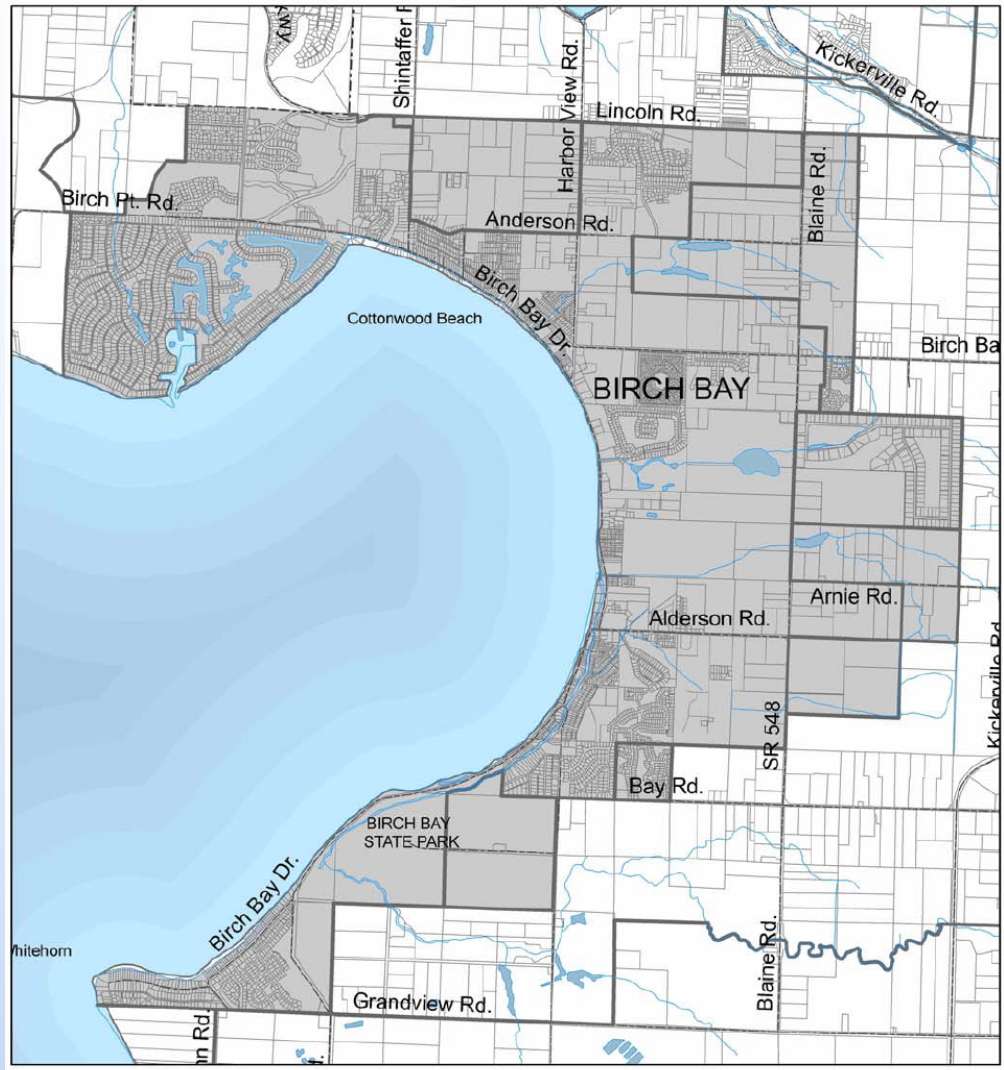
<i>Commercial/Industrial Land Capacity Analysis Results</i>		
1	Gross Developable Acres	141
2	Net Developable Acres Available <i>(after reductions for pending or master planned projects, critical areas, public uses, infrastructure, and market factor)</i>	86
3	Net Developable Acres Needed to Accommodate Employment Growth Request	17
4	Surplus (Deficit) in Net Acres	69
5	Employment Growth Capacity	1,450
6	Employment Growth Allocation Requested	489
7	Surplus (Deficit) in Employment	961
8	Average Floor/Area Ratio Used in Land Capacity Analysis	0.25
9	Comments:	






UGA Sizing

<i>IV. UGA Additions/Subtractions</i>		
1	Existing UGA Size (Total Acres)	4,375
2	Total Acres Added	0
3	Total Acres Subtracted	0
4	Proposed UGA Size (Total Acres)	4,375





Birch Bay - Urban Growth Area Proposal


-  Proposed UGA Addition
-  Proposed UGA Removal
-  Existing Urban Growth Area

Please Note: There are no proposed changes to the existing UGA Boundary

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0 0.125 0.25 0.5 0.75 1 Miles



Birch Bay UGA - Community Proposal
June 16, 2009



Issues

- ★ How much urban growth should go to unincorporated UGAs?
- ★ How do we balance GMA requirements with community vision?

