

**Land Capacity Analysis:
Bellingham UGA**

14-Aug-09

**City of Bellingham
Inventory of Acres**

		SF - 8500	SF - 8400	SF - 7500	SF - 7200	SF - 6875	SF - 6000	SF - 5000	SF - 4500	SF - 4300	SF - 3750	SF - 3600	SF - 3500	SF - 3000	SF - 2000	SF - 15000	SF - 12000	SF - 10000	PUBLIC - 0	MIX - 4356	MIX - 4000	MIX - 2500	MIX - 1500	MIX - 1000	MIX - 0	MF - 7500	MF - 726	MF - 7200	MF - 7000	MF - 5000	MF - 4000	MF - 3750 - 600																																																																					
		% Residential										100%										100%										100%										100%										100%										100%										100%										100%										100%									
GIS Reference: Zone Type - Density		SF - 8500	SF - 8400	SF - 7500	SF - 7200	SF - 6875	SF - 6000	SF - 5000	SF - 4500	SF - 4300	SF - 3750	SF - 3600	SF - 3500	SF - 3000	SF - 2000	SF - 15000	SF - 12000	SF - 10000	PUBLIC - 0	MIX - 4356	MIX - 4000	MIX - 2500	MIX - 1500	MIX - 1000	MIX - 0	MF - 7500	MF - 726	MF - 7200	MF - 7000	MF - 5000	MF - 4000	MF - 3750 - 600																																																																					
Vacant Lands	All Vacant	1.4	1.5	4.3	68.1	0.6	29.4	27.6	0.1	0.0	0.0	100.7	0.0	1.7	886.1	38.5	133.3	252.5	20.9	5.0	4.0	0.0	10.7	1.7	97.7	0.2	1.0	9.4	5.0	194.7	27.0	1.7																																																																					
	- Vacant Pending	0.0	0.0	2.6	4.6	0.0	0.0	0.0	0.0	0.0	0.0	81.6	0.0	0.0	153.1	0.0	6.5	41.9	0.0	1.9	0.0	0.0	0.0	0.0	82.1	0.0	0.0	0.0	0.0	114.6	0.0	0.0																																																																					
	- Vacant Public	0.0	0.0	0.0	24.6	0.0	15.2	2.1	0.0	0.0	0.0	0.0	0.0	0.8	246.5	5.5	32.8	54.7	0.0	0.5	3.9	0.0	4.0	1.7	4.2	0.0	0.0	4.7	5.0	49.4	19.4	0.4																																																																					
	- CA Subtraction - Vacant	0.1	0.3	1.0	7.2	0.0	2.6	9.2	0.0	0.0	0.0	8.8	0.0	0.0	127.0	5.2	14.2	22.1	0.7	0.6	0.0	0.0	0.8	0.0	1.2	0.1	0.1	0.1	0.0	8.1	3.9	0.0																																																																					
	Future Public Uses (Parits)	0.2	0.2	0.1	5.8	0.1	2.1	3.0	0.0	0.0	0.0	1.9	0.0	0.2	66.2	5.1	14.7	24.6	3.7	0.4	0.0	0.0	1.1	0.0	1.9	0.0	0.2	0.8	0.0	4.2	0.7	0.2																																																																					
	- Other pub	0.1	0.1	0.0	1.3	0.0	0.5	0.7	0.0	0.0	0.0	0.4	0.0	0.0	14.7	1.1	3.3	5.5	0.8	0.1	0.0	0.0	0.2	0.0	0.4	0.0	0.0	0.2	0.0	0.9	0.2	0.1																																																																					
	Subtotal	1.0	1.0	0.6	24.6	0.5	9.0	12.7	0.1	0.0	0.0	8.0	0.0	0.7	278.7	21.5	61.9	103.7	15.7	1.7	0.0	0.0	4.5	0.0	7.9	0.1	0.7	3.6	0.0	17.6	2.9	1.0																																																																					
	- Infrastructure Subtraction SF	0.2	0.2	0.1	5.6	0.1	2.1	2.9	0.0	0.0	0.0	1.8	0.0	0.2	64.1	5.0	14.2	23.9																																																																																			
	- Infrastructure Subtraction MF																				0.2	0.0	0.0	0.5	0.0	0.9	0.0	0.2	0.8	0.0	4.0	0.7	0.2																																																																				
	- Infrastructure Subtraction Comm/Ind																				1.6	0.1	0.0	0.0	0.2	0.0	0.4																																																																										
- Market Factor Subtraction - Vacant Residential	0.1	0.1	0.1	2.8	0.1	1.0	1.5	0.0	0.0	0.0	0.9	0.0	0.1	32.2	2.5	7.1	12.0	0.0	0.1	0.0	0.0	0.3	0.0	0.5	0.0	0.1	0.4	0.0	2.0	0.3	0.1																																																																						
Subtotal	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	14.1	0.7	0.0	0.0	2.0	0.0	3.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0																																																																					
- Market Factor Subtraction - Vacant Comm/Ind	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.1	0.1	0.0	0.0	0.3	0.0	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0																																																																					
Net Developable Vacant Acres	0.6	0.7	0.4	16.1	0.3	5.9	8.3	0.1	0.0	0.0	5.2	0.0	0.5	182.4	14.1	40.5	67.9	12.0	1.2	0.0	0.0	3.2	0.0	5.6	0.1	0.5	2.3	0.0	11.5	1.9	0.7																																																																						
Partially-Used and Under-Utilized Lands	0.0	0.0	4.6	59.3	0.0	12.7	8.8	0.0	0.0	0.0	14.5	0.0	1.6	164.3	14.4	24.9	117.9	0.0	0.0	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0																																																																					
CA Subtraction - Partially-Used	0.0	0.0	0.0	6.9	0.0	1.5	2.9	0.0	0.0	0.0	0.0	0.0	0.0	39.3	1.2	6.9	18.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0																																																																					
Under-Utilized	0.0	0.0	10.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.1	0.0	0.0	0.0	0.4	15.0	0.0	0.0	11.6	2.4	21.2	0.0	14.6	16.8	4.8																																																																					
CA Subtraction - Under-Utilized	0.0	0.0	0.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	7.7	0.0	0.0	2.7	0.1	0.2	0.0	1.6	0.0	0.0																																																																					
Other Public Uses	0.0	0.0	0.7	2.6	0.0	0.6	0.5	0.0	0.0	0.0	0.7	0.0	0.1	6.3	0.7	0.9	5.0	0.0	0.0	0.0	0.0	0.4	0.0	0.0	0.4	0.1	1.1	0.0	0.6	0.8	0.2																																																																						
Subtotal	0.0	0.0	13.4	49.8	0.0	10.6	9.4	0.0	0.0	0.0	13.8	0.0	1.5	118.8	12.6	17.1	95.9	0.0	0.0	0.3	0.4	6.9	0.0	0.0	8.4	2.2	20.0	0.0	12.3	16.0	4.6																																																																						
- Infrastructure Subtraction SF	0.0	0.0	3.1	11.5	0.0	2.4	2.2	0.0	0.0	0.0	3.2	0.0	0.3	27.3	2.9	3.9	22.0	0.0																																																																																			
- Infrastructure Subtraction MF																				0.0	0.0	0.0	0.8	0.0	0.0	1.9	0.5	4.6	0.0	2.8	3.7	1.1																																																																					
- Infrastructure Subtraction Comm/Ind																				0.0	0.0	0.0	0.3	0.0	0.0																																																																												
- Market Factor Subtraction - PU/Under-Utilized Residential	0.0	0.0	2.6	9.6	0.0	2.0	1.8	0.0	0.0	0.0	2.7	0.0	0.3	22.9	2.4	3.3	18.5	0.0	0.0	0.0	0.0	0.7	0.0	0.0	1.6	0.4	3.8	0.0	2.4	3.1	0.9																																																																						
Subtotal	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.2	3.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0																																																																					
- Market Factor Subtraction - PU/Under-Utilized Comm/Ind	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0																																																																					
Net Developable Part/Under-Utilized Acres	0.0	0.0	7.7	28.8	0.0	6.1	5.5	0.0	0.0	0.0	8.0	0.0	0.9	68.6	7.3	9.9	55.4	0.0	0.0	0.2	0.2	4.3	0.0	0.0	4.9	1.3	11.5	0.0	7.1	9.2	2.6																																																																						
1,435.4	Total Net Developable Acres	0.6	0.7	8.1	44.8	0.3	12.0	13.7	0.1	0.0	0.0	13.2	0.0	1.3	251.0	21.4	50.4	123.2	12.0	1.2	0.2	0.2	7.5	0.0	5.6	4.9	1.8	13.9	0.0	18.6	11.1	3.3																																																																					

Residential: Dwelling Unit and Population Capacity

		SF - 8500	SF - 8400	SF - 7500	SF - 7200	SF - 6875	SF - 6000	SF - 5000	SF - 4500	SF - 4300	SF - 3750	SF - 3600	SF - 3500	SF - 3000	SF - 2000	SF - 15000	SF - 12000	SF - 10000	PUBLIC - 0	MIX - 4356	MIX - 4000	MIX - 2500	MIX - 1500	MIX - 1000	MIX - 0	MF - 7500	MF - 726	MF - 7200	MF - 7000	MF - 5000	MF - 4000	MF - 3750 - 600	
705.2	Net Developable Residential Acres	0.6	0.7	8.1	44.8	0.3	12.0	13.7	0.1	0.0	0.0	13.2	0.0	1.3	251.0	21.4	50.4	123.2	0.0	0.5	0.1	0.1	3.5	0.0	2.6	4.9	1.8	13.9	0.0	18.6	11.1	3.3	
	Assumed SqFt/DU (min lot size)	8500	8400	7500	7200	6875	6000	5000	4500	0	0	3600	3500	3000	10890	10890	10890	10000	0	4356	4000	2500	1500	1000	5000	7500	726	7200	7000	5000	4000	3000	
	Assumed Density (DU/Ac)	5.1	5.2	5.8	6.1	6.3	7.3	8.7	9.7			12.1	12.4	14.5	4.0	4.0	4.0	4.4	0.0	10.0	10.9	17.4	29.0	43.6	8.7	5.8	60.0	6.1	6.2	8.7	10.9	14.5	
	DU Capacity	3.2	3.4	47.1	271.2	1.9	87.5	119.7	0.5	0.0	0.0	159.6	0.0	19.5	1004.0	85.5	201.4	536.8	0.0	5.5	1.1	1.9	100.8	0.0	22.6	28.6	105.1	83.8	0.0	162.2	121.0	48.0	
15%	Approved DU's - Master Plan Areas																																
	- Market Factor Subtraction - Master Plan Areas																																
1,741.0	- Existing DU	0.0	0.0	90.0	87.0	0.0	24.0	41.0	0.0	0.0	3.0	0.0	6.0	72.0	14.0	27.0	119.0	0.0	10.0	1.0	0.0	2.0	0.0	0.0	63.0	17.0	112.0	0.0	98.0	103.0	47.0		
5,859.4	+ Pending DU	0.0	0.0	10.0	19.0	0.0	0.0	0.0	0.0	0.0	284.0	0.0	0.0	404.0	0.0	32.0	186.0	0.0	21.0	0.0	0.0	0.0	0.0	0.0	548.0	0.0	0.0	0.0	0.0	823.0	0.0	0.0	
9,401.5	Subtotal DU Capacity	3.2	3.4	-32.9	203.2	1.9	63.5	78.7	0.5	0.0	0.0	440.6	0.0	13.5	1336.0	71.5	206.4	603.8	0.0	16.5	0.1	1.9	98.8	0.0	570.6	-34.4	88.1	-28.2	0.0	887.2	18.0	1.0	
94.4%	x Occupancy Rate - SF	3.1	3.2	-31.1	191.8	1.8									1261.2	67.5	194.8	570.0	0.0	15.5													
91.1%	x Occupancy Rate - MF						57.8	71.7	0.5	0.0	0.0	401.4	0.0	12.3						0.1	1.7	90.0	0.0	519.8	-31.4	80.2	-25.7	0.0	808.2	16.4	0.9		
2.52	x Avg Household Size - SF	7.7	8.0	-78.3	483.4	4.4									3178.2	170.2	491.0	1436.4	0.0	39.1													
1.87	x Avg Household Size - MF						108.1	134.0	0.9	0.0	0.0	750.6	0.0	23.0						108.1	3.3	168.3	0.0	972.1	-58.7	150.0	-48.0	0.0	1511.4	30.6	1.7		
17,102.3	Total Population Capacity	7.7	8.0	0.0	483.4	4.4	108.1	134.0	0.9	0.0	0.0	750.6	0.0	23.0	3178.2	170.2	491.0	1436.4	0.0	39.1	108.1	3.3	16										

15%		Subtotal	0.0	0.0	0.0	0.0	94.3	0.0	60.8	0.0	0.0	0.0	159.7	29.7	0.0
		- Market Factor Subtraction - Vacant Comm/Ind	0.0	0.0	0.0	0.0	14.1	0.0	9.1	0.0	0.0	0.0	24.0	4.5	0.0
	461.1	Net Developable Vacant Acres	21.7	0.0	5.9	0.6	148.7	0.0	95.9	0.0	21.7	5.6	135.8	25.3	0.0
Partially-Used and Under-Utilized Lands		Partially-Used	145.8	0.0	17.3	2.5	524.3	0.0	67.3	0.0	48.3	0.0	0.6	0.0	0.0
		CA Subtraction - Partially-Used	20.6	0.0	2.7	1.0	33.2	0.0	8.0	0.0	0.7	0.0	0.0	0.0	0.0
		Under-Utilized	0.0	0.0	0.0	0.0	21.7	0.0	0.6	0.0	2.2	0.7	418.1	51.2	0.0
		CA Subtraction - Under-Utilized	0.0	0.0	0.0	0.0	1.6	0.0	0.0	0.0	0.6	0.0	226.1	10.9	0.0
5%		Other Public Uses	6.3	0.0	0.7	0.1	25.6	0.0	3.0	0.0	2.5	0.0	9.6	2.0	0.0
23.0%		Subtotal	118.9	0.0	13.9	1.4	485.5	0.0	57.0	0.0	46.7	0.7	182.9	38.2	0.0
23.0%		- Infrastructure Subtraction SF	27.3	0.0	3.2	0.3	55.8	0.0	6.6	0.0					
10.0%		- Infrastructure Subtraction MF									10.7	0.2			
25%		- Infrastructure Subtraction Comm/Ind					24.3	0.0	2.8	0.0			18.3	3.8	0.0
		- Market Factor Subtraction - PUUU Residential	22.9	0.0	2.7	0.3	46.7	0.0	5.5	0.0	9.0	0.1	0.0	0.0	0.0
		Subtotal	0.0	0.0	0.0	0.0	218.5	0.0	25.6	0.0	0.0	0.0	164.6	34.4	0.0
25%		- Market Factor Subtraction - PUUU Comm/Ind	0.0	0.0	0.0	0.0	54.6	0.0	6.4	0.0	0.0	0.0	41.1	8.6	0.0
	593.8	Net Developable Part/Under-Utilized Acres	68.6	0.0	8.0	0.8	304.1	0.0	35.7	0.0	27.0	0.4	123.4	25.8	0.0
1,054.9		Total Net Developable Acres	90.3	0.0	14.0	1.4	452.7	0.0	131.6	0.0	48.7	6.0	259.2	51.1	0.0

Subtotal	0.0	0.0	155.1		155.1	189.5	344.6		344.6	15.00%	15.00%
- Market Factor Su	0.0	0.0	23.3		23.3	28.4	51.7		51.7		
Net Developable V	28.2	27.2	244.6	112.8	0.0	161.1	512.8	168.2	344.6		
Partially-Used	165.6	48.3	591.6	295.8	295.8	0.6	806.0	509.6	296.4		
CA Subtraction - P	24.3	0.7	41.2	20.6	20.6	0.0	66.2	45.6	20.6		
Under-Utilized	0.0	2.9	22.3	11.1	11.1	469.3	494.5	14.1	480.4		
CA Subtraction - U	0.0	0.6	1.6	0.8	0.8	237.1	239.3	1.5	237.9		
Other Public Uses	7.1	2.5	28.6	14.3	14.3	11.6	49.7	23.8	25.9		
Subtotal	134.2	47.4	542.5	271.2	271.2	221.1	945.2	452.8	492.3		
- Infrastructure Su	30.9	0.0	62.4	62.4		0.0	93.3	93.3	0.0		
- Infrastructure Su	0.0	10.9	0.0	0.0		0.0	10.9	10.9	0.0		
- Infrastructure Su	0.0	0.0	27.1		27.1	22.1	49.2	0.0	49.2		
- Market Factor Su	25.8	9.1	52.2	52.2		0.0	87.2	87.2		25.00%	25.00%
Subtotal	0.0	0.0	244.1		244.1	199.0	443.1		443.1		
- Market Factor Su	0.0	0.0	61.0		61.0	49.7	110.8		110.8		
Net Developable f	77.5	27.4	339.7	156.6	0.0	149.2	593.8	261.5	149.2		
Total Net Develop	105.7	54.6	584.3	269.4	0.0	310.3	1054.9	429.7	310.3		

Residential: Dwelling Unit and Population Capacity

429.7		Net Developable Residential Acres	90.3	0.0	14.0	1.4	208.7	0.0	60.7	0.0	48.7	6.0	0.0	0.0	0.0
		Assumed Ssf/UDU (min lot size)	7260	21780	14520	10890	7260	0	4356	2420			0		
		Assumed Density (DU/Ac)	6.0	2.0	3.0	4.0	6.0	10.0	18.0	0.0			0.0		
		DU Capacity	542.0	0.0	41.9	5.6	1252.5		606.7	486.6	107.1	0.0			
609.0		- Existing DU	64.0	0.0	7.0	3.0	400.0	0.0	22.0	0.0	20.0	4.0	80.0	9.0	0.0
158.0		+ Pending DU	63.0	0.0	0.0	0.0	80.0	0.0	0.0	0.0	15.0	0.0	0.0	0.0	0.0
2,591.4		Subtotal DU Capacity	541.0	0.0	34.9	2.6	932.5	0.0	584.7	0.0	481.6	103.1	-80.0	-9.0	0.0
94.4%		x Occupancy Rate - SF	510.7	0.0	32.9	2.5	880.3	0.0					-75.5	-8.5	0.0
91.1%		x Occupancy Rate - MF						532.7	0.0	438.7	94.0				
2.52		x Avg Household Size - SF	1286.9	0.0	83.0	6.3	2218.3	0.0					-190.3	-21.4	0.0
1.87		x Avg Household Size - MF						996.1	0.0	820.4	175.7				
5,374.9		Total Population Capacity	1286.9	0.0	83.0	6.3	2218.3	0.0	996.1	0.0	820.4	175.7	-190.3	-21.4	0.0

Commercial and Industrial: Floor Area and Employee Capacity

625.2		Net Developable Comm/Ind Acres	0.0	0.0	0.0	0.0	244.0	0.0	70.9	0.0	0.0	0.0	259.2	51.1	0.0	Commercial % 58.3%
0.200		Assumed FAR - FA Industrial	0.0										2,258,182.3	445,146.0		
0.355		Assumed FAR - FA Commercial	0.0				3,775,162.9	0.0	1,097,226.5	0.0					0.0	
hide		Subtotal	0.0				3,775,162.9	0.0	1,097,226.5	0.0			2,258,182.3	445,146.0	0.0	
1,315,055.0		- Existing FA Ssf/1	0.0	0.0	0.0	0.0	42,770.0	0.0	10,710.0	0.0	2,500.0	7,800.0	1,091,425.0	159,850.0	0.0	
758,005.0		+ Pending Floor Area Ssf/1	0.0				22,265.0	0.0	0.0	0.0		0.0	4,740.0	0.0	731,000.0	
7,028,967.8		Subtotal - FA Capacity	0.0				3,754,657.9	0.0	1,086,516.5	0.0			1,171,497.3	285,296.0	731,000.0	
95.0%		x Occupancy Rate - Industrial	0.0										1,112,922.4	271,031.2	289,750.2	
95.0%		x Occupancy Rate - Commercial	0.0				3,566,925.0	0.0	1,032,190.7	0.0					404,699.8	
774.9		/ Employment Density - Industrial	0.0										1,436.3	349.8	373.9	
626.4		/ Employment Density - Commercial	0.0				5,694.2	0.0	1,647.8	0.0					646.1	
10,147.9		Total Employment Capacity	0.0				5,694.2	0.0	1,647.8	0.0			1,436.3	349.8	1,020.0	

MF - 3600 MF - 3500 MF - 3000 MF - 2500 MF - 2400 MF - 2250 MF - 2000 MF - 2000 MF - 1500 MF - 1400 MF - 1200 MF - 1000 MF - 1000 IND - 0 COMM/INCOM - 2500 COM - 20000 COM - 1500 - COM - 0 Master Plan Developments

100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	0%	0%	0%	50%	0%	Waterfront	Old Town	Barkley	St Jo Hosp.
MF - 3600	MF - 3500	MF - 3000	MF - 2500	MF - 2400	MF - 2250	MF - 2000	MF - 2000	MF - 1500	MF - 1400	MF - 1200	MF - 1000	MF - 1000	IND - 0	COMM/INCOM - 2500	COM - 20000	COM - 1500 - 2500	COM - 0						
7.3	0.0	0.0	81.4	0.0	0.0	1.3	24.4	5.5	7.5	0.0	38.0	3.5	644.9	13.4	13.7	0.0	33.7	136.4	304.9	32.9	169.8	9.9	
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.9	0.0	0.0	0.0	11.6	0.0	6.5	0.0	0.0	0.0	0.0	2.7	268.9	32.9	169.8	9.9	
0.3	0.0	0.0	5.0	0.0	0.0	0.0	5.2	0.4	7.5	0.0	2.5	0.4	28.1	0.0	0.0	0.0	0.0	12.6					
1.4	0.0	0.0	3.5	0.0	0.0	0.4	9.8	1.3	0.0	0.0	6.6	0.4	176.7	0.0	0.2	0.0	4.8	34.9					
1.0	0.0	0.0	13.4	0.0	0.0	0.2	1.6	0.7	0.0	0.0	3.2	0.5	79.8	2.4	2.5	0.0	5.3	15.9	36.0				
0.2	0.0	0.0	3.0	0.0	0.0	0.0	0.3	0.2	0.0	0.0	0.7	0.1	17.7	0.5	0.5	0.0	1.2	3.5					
4.4	0.0	0.0	56.6	0.0	0.0	0.7	6.5	3.0	0.0	0.0	13.5	2.1	336.1	10.3	10.4	0.0	22.4	66.8					
1.0	0.0	0.0	13.0	0.0	0.0	0.2	1.5	0.7	0.0	0.0	3.1	0.5					2.6						
													33.6	1.0	1.0	0.0	1.1	6.7					
0.5	0.0	0.0	6.5	0.0	0.0	0.1	0.8	0.3	0.0	0.0	1.6	0.2	0.0	0.0	0.0	1.3	0.0	0.0	0.0	0.0	0.0	0.0	
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	302.5	9.3	9.4	0.0	10.1	60.1	0.0	0.0	0.0	0.0	
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	45.4	1.4	1.4	0.0	1.5	9.0	0.0	0.0	0.0	0.0	
2.9	0.0	0.0	37.0	0.0	0.0	0.5	4.3	2.0	0.0	0.0	8.8	1.4	257.1	7.9	8.0	0.0	15.9	51.1	0.0	0.0	0.0	0.0	
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0					
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0					
3.7	0.6	1.4	13.3	0.0	0.0	6.5	24.0	19.3	0.0	0.0	6.9	457.3	27.8	7.1	0.0	5.7	146.6						
1.4	0.0	0.0	0.1	0.0	0.0	0.4	2.2	1.5	0.0	0.0	0.2	39.1	0.2	0.0	0.0	0.0	13.6						
0.1	0.0	0.1	0.7	0.0	0.0	0.3	1.1	0.9	0.0	0.0	0.3	20.9	1.4	0.4	0.0	0.3	6.7						
2.2	0.6	1.3	12.5	0.0	0.0	5.8	20.7	16.9	0.0	0.0	6.4	397.2	26.2	6.8	0.0	5.4	126.4						
0.5	0.1	0.3	2.9	0.0	0.0	1.3	4.8	3.9	0.0	0.0	1.5						0.6						
													39.7	2.6	0.7	0.0	0.3	12.6					
0.4	0.1	0.3	2.4	0.0	0.0	1.1	4.0	3.2	0.0	0.0	1.2	0.0	0.0	0.0	0.0	0.5	0.0	0.0	0.0	0.0	0.0	0.0	
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	357.5	23.6	6.1	0.0	2.4	113.7	0.0	0.0	0.0	0.0	
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	89.4	5.9	1.5	0.0	0.6	28.4	0.0	0.0	0.0	0.0	
1.3	0.3	0.8	7.2	0.0	0.0	3.3	12.0	9.7	0.0	0.0	3.7	268.1	17.7	4.6	0.0	3.4	85.3	0.0	0.0	0.0	0.0	0.0	
4.1	0.3	0.8	44.3	0.0	0.0	3.8	16.2	11.7	0.0	0.0	8.8	5.0	525.3	25.6	12.5	0.0	19.3	136.4	0.0	0.0	0.0	0.0	

4.1	0.3	0.8	44.3	0.0	0.0	3.8	16.2	11.7	0.0	0.0	8.8	5.0	0.0	0.0	0.0	0.0	8.9	0.0	0.0	0.0	0.0	0.0
3600	3500	3000	2500	0	0	10890	2000	1500	1400	10890	10000	1000	0	0			1500					
12.1	12.4	14.5	17.4			4.0	21.8	29.0	31.1	4.0	4.4	43.6					29.0					
50.1	4.1	10.9	771.1	0.0	0.0	15.2	353.8	340.1	0.0	0.0	38.4	219.8					257.8					
																			1,900.0	990.0	1,021.0	
																			285.0	148.5	153.2	
27.0	4.0	10.0	15.0	0.0	0.0	14.0	263.0	141.0	0.0	0.0	7.0	58.0	113.0	5.0	1.0	0.0	2.0	145.0	0.0	50.0	13.0	0.0
0.0	0.0	0.0	0.0	0.0	0.0	0.0	16.0	0.0	0.0	0.0	87.0	0.0	0.0	0.0	0.0	0.0	168.0	1,615.0	791.5	854.9	0.0	0.0
23.1	0.1	0.9	756.1	0.0	0.0	1.2	106.8	199.1	0.0	0.0	118.4	161.8	-113.0	-5.0	-1.0	0.0	255.8	23.0	1,615.0	791.5	854.9	0.0
21.1	0.1	0.9	688.8	0.0	0.0	1.1	97.3	181.4	0.0	0.0	107.8	147.4	-102.9	-4.6	-0.9	0.0	233.1	21.0	1049.8	721.1	778.8	
39.4	0.1	1.6	1288.1	0.0	0.0	2.0	182.0	339.2	0.0	0.0	201.7	275.6	-192.5	-8.5	-1.7	0.0	435.8	39.2	1963.0	1348.4	1456.3	
39.4	0.1	1.6	1288.1	0.0	0.0	2.0	182.0	339.2	0.0	0.0	201.7	275.6	-192.5	-8.5	-1.7	0.0	435.8	39.2	1963.0	1348.4	1456.3	0.0

														Commercial %	50.0%															Commercial %	81.1%	50%														
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	525.3	25.6	12.5	0.0	10.4	136.4	0.0	0.0	0.0																							
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4,576,252.7	111,504.1																														
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	198,030.6	194,081.1	0.0	160,566.5	2,110,622.2																											
															4,576,252.7	309,534.7	194,081.1	0.0	160,566.5	2,110,622.2																										
																				3,700,000.0	400,000.0	2,000,000.0	1,500,000.0																							
																				555,000.0	60,000.0	300,000.0	0.0																							
															2,089,186.0	94,506.0	15,543.0	0.0	9,146.0	1,717,772.0	480,000.0	100,000.0	33,075.0	1,000,000.0																						
															49,007.0	0.0	0.0	0.0	49,200.0	2,665,000.0	240,000.0	1,666,925.0	500,000.0																							
															2,536,073.7	215,028.7	178,538.1	0.0	151,420.5	442,050.2	2,665,000.0	240,000.0	1,666,925.0	500,000.0																						
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2,409,270.0	102,138.6				478,500.8	791,789.4																									
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	102,138.6	169,611.2	0.0	143,849.4	419,947.7	2,053,249.3	228,000.0	791,789.4	475,000.0																							
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3,109.2	65.9	0.0	0.0	0.0	617.5		1,021.8																								
															0.0	81.5	270.8	0.0	229.6	670.4	3,277.8	364.0	1,264.0	758.3																						
															3,109.2	147.4	270.8	0.0	229.6	670.4	3,895.3	364.0	2,285.8	758.3																						

Inventory of Acres - by Zone Type

Zone Type	SF	MF	MIXED	MIX Res	Mix Comm	COMIND	TOTAL	ALL RES	ALL COMIND
All Vacant	1545.8	408.0	490.5	226.2	264.3	829.2	3273.5	2180.0	1093.6
- Vacant Pending	290.2	127.1	385.8	177.9	207.9	9.2	812.2	595.2	217.1
- Vacant Public	382.2	100.2	14.2	6.5	7.6	40.7	537.3	488.9	48.4
- CA Subtraction - Vacant	197.7	35.5	7.4	3.4	4.0	212.5	453.2	236.6	216.6
Future Public Uses (Parks)	124.3	26.7	44.7	20.6	24.1	104.3	300.0	171.6	128.4
- Other pub	27.6	5.9	1.9	0.9	1.0	23.1	58.5	34.4	24.2
Subtotal	523.8	112.5	36.5	16.8	19.7	439.4	1112.3	653.2	459.1
- Infrastructure Subtraction SF	120.5	0.0	0.0	0.0	0.0	0.0	120.5	120.5	0.0
- Infrastructure Subtraction MF	0.0	25.9	4.2	4.2	0.0	0.0	30.1	30.1	0.0
- Infrastructure Subtraction Comm/Ind	0.0	0.0	1.8	0.0	1.8	43.9	45.8	0.0	45.8
- Market Factor Subtraction - Vacant Residential	60.5	13.0	2.1	2.1		0.0	75.6	75.6	
Subtotal	0.0	0.0	16.4		16.4	395.4	411.9		411.9
- Market Factor Subtraction - Vacant Comm/Ind	0.0	0.0	2.5		2.5	59.3	61.8		61.8
Net Developable Vacant Acres	342.9	73.6	25.9	12.0	14.0	336.1	778.6	428.4	350.1
Partially-Used	427.0	0.0	0.3	0.1	0.2	0.0	427.3	427.2	0.2
CA Subtraction - Partially-Used	76.8	0.0	0.0	0.0	0.0	0.0	76.8	76.8	0.0
Under-Utilized	11.6	147.1	21.1	9.7	11.4	638.8	818.6	168.4	650.2
CA Subtraction - Under-Utilized	0.9	1							