Land Capacity Analysis:
Blaine UGA

14-Aug-09

Residential Assumptions	
Occupancy Rate: SFR	85.5%
Average Houshold Size: SFR	2.59
Occupancy Rate: MFR	81.8%
Average Household Size: MFR	2.16
Other Public Uses - SFR	5.0%
Other Public Uses - MFR	5.0%
Infrastructure Subtraction - SFR	22.00%
Infrastructure Subtraction - MFR	22.00%
Market Factor: Vacant SFR	15.0%
Market Factor: Part.-Util. SFR	25.0%
Market Factor: Vacant MFR	15.0%
Market Factor: Under-Util. MFR	25.0%

Comm./Indust. Assumptions		Weight	Overall
Employment Density: Retail	700	50.0%	725
Employment Density: Commercial	750	50.0%	
Employment Density: Industrial	1,000		
Floor Area Ratio: Retail	0.20	50.0%	0.201
Floor Area Ratio: Commercial	0.20	50.0%	
Floor Area Ratio: Industrial	0.36		
Occupancy Rate: Retail	95.0%	50.0%	0.95
Occupancy Rate: Commercial	95.0%	50.0%	
Occupancy Rate: Industrial	95.0%		
Infrastructure Subtraction: Retail	10.0%		
Infrastructure Subtraction: Commercial	10.0%		
Infrastructure Subtraction: Industrial	10.0%		
Other Public Uses: Retail	5.0%		
Other Public Uses: Commercial	5.0%		
Other Public Uses: Industrial	5.0%		
Market Factor: Vacant Retail/Commercial	15.0%		
Market Factor: Under-Util. Retail/Comm	25.0%		
Market Factor: Vacant Industrial	15.0%		
Market Factor: Under-Util. Industrial	25.0%		

Assumed Minimum Lot Size (SqFt):	7,260	7,260	6,000	6,000	3,748	3,748	10,890	10,890	0	0	
City Zones:							PR				
GIS Reference	SF - 7260		SF- 6000		SF- 3748		SF - 10890		Semiahmoo MP		
RESIDENTIAL LAND SUPPLY: CITY	Vacant SFR	Partially-Used SFR	Vacant SFR	Partially-Used SFR	Vacant SFR	Partially-Used SFR	Vacant SFR	Partially-Used SFR	Vacant SFR	Partially-Used SFR	**Total SFR**
Vacant only	31.5		5.1		3.4		929.6		0.0		
Inventory - Gross Developable Acres	44.4	14.8	5.8	1.0	8.6	15.5	941.7	182.9	0.0	861.1	2,075.7
- Pending Projects	10.5	0.0	0.0	0.0	4.9	0.0	0.0	0.0	0.0	853.5	868.9
- Publicly Owned Developable Lands	2.4	0.0	0.7	0.0	0.3	0.0	12.1	0.0	0.0	7.6	22.9
- Critical Areas Subtraction	3.2	0.6	1.0	0.0	0.0	0.0	124.5	4.2	0.0	0.0	133.5
- Future Public Uses Subtraction	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Subtotal	28.3	14.3	4.1	1.0	3.4	15.5	805.2	178.7	0.0	0.0	1,050.4
- Other Public Uses Subtraction (%)	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Subtotal	26.9	13.5	3.8	0.9	3.2	14.7	764.9	169.8	0.0	0.0	997.9
- Infrastructure Subtraction (%)	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22
Subtotal	21.0	10.6	3.0	0.7	2.5	11.5	596.6	132.5	0.0	0.0	778.4
- Market Factor Subtraction (%)	15.0%	25.0%	15.0%	25.0%	15.0%	25.0%	15.0%	25.0%	15.0%	25.0%	17.0%
Net Developable Acres	17.8	7.9	2.6	0.5	2.1	8.6	507.1	99.3	0.0	0.0	646.1
x Assumed Net Densities	6.0	6.0	7.3	7.3	11.6	11.6	4.0	4.0	0.0	0.0	4.2
Dwelling Unit Capacity	107.1	47.5	18.5	3.9	25.0	100.0	2,028.6	397.4	0.0	0.0	2,727.9
- Dwelling Units on PU and UU Parcels		16.0		5.0		51.0		52.0		541.0	665.0
- Dwelling Units on UU Comm/Industrial											
+ Pending Project Dwelling Units	32.0	0.0	0.0	0.0	21.0	0.0	0.0	0.0	0.0	2,007.0	2,060.0
Dwelling Unit Capacity with Pending	139.1	31.5	18.5	-1.1	46.0	49.0	2,028.6	345.4	0.0	1,466.0	4,122.9
x Occupancy Rate	85.5%	85.5%	81.8%	81.8%	81.8%	81.8%	85.5%	85.5%	85.5%	85.5%	85.4%
Subtotal	118.9	27.0	15.2	-0.9	37.6	40.0	1734.4	295.3	0.0	1253.4	3,520.9
x Average Household Size	2.59	2.59	2.16	2.16	2.16	2.16	2.59	2.59	2.59	2.59	2.58
Population Growth Capacity	308.0	69.8	32.7	-2.0	81.2	86.5	4492.1	764.8	0.0	3246.4	9079.6

	10.0% *Res.*		10.0% *Res.*		50.0% *Res.*		70.0% *Res.*		50.0% *Res.*		90.0% *Res.*								
Assumed Minimum Lot Size (SqFt):	2,420	2,420	1,000	1,000	1,000	1,000	3,460	3,460	11,318	11,318	1,815	1,815	3,666	3,666	2,202	2,202			
GIS Reference	Mix-Com/MF 2420		Mix-Com/MF - 1000		Mix-Com/MF - 1000		Mix MF/Com		Mix - Wharf		Mix - MF/Com - 1815		MF - 3666		MF 2202				
RESIDENTIAL LAND SUPPLY: CITY	Vacant MFR	Under-Utilized MFR	Vacant MFR	Under-Utilized MFR	Vacant MFR	Under-Utilized MFR	Vacant MFR	Under-Utilized MFR	Vacant MFR	Under-Utilized MFR	Vacant MFR	Under-Utilized MFR	Vacant MFR	Under-Utilized MFR	Vacant MFR	Under-Utilized MFR	**Total** MFR	SFR in Comm / Indust.	**TOTAL RES**
Vacant only	3.3		0.2		3.4		0.0		0.0		4.6		37.2		0.8				
Inventory - Gross Developable Acres	3.9	1.6	0.4	0.3	4.1	0.8	26.1	0.0	38.4	0.0	5.8	3.1	38.7	21.5	0.8	0.7	146.2		2,221.9
- Pending Projects	0.0	0.0	0.0	0.0	0.1	0.0	26.1	0.0	38.2	0.0	1.0	0.0	1.5	0.0	0.0	0.0	66.8		935.7
- Publicly Owned Developable Lands	0.6	0.0	0.2	0.0	0.6	0.0	0.0	0.0	0.2	0.0	0.1	0.0	0.0	0.0	0.0	0.0	1.8		24.8
- Critical Areas Subtraction	1.7	0.3	0.0	0.0	1.0	0.2	0.0	0.0	0.0	0.0	0.6	0.0	11.3	0.0	0.4	0.0	15.5		149.0
- Future Public Uses Subtraction	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0
Subtotal	1.6	1.3	0.2	0.3	2.4	0.5	0.0	0.0	0.0	0.0	4.0	3.1	25.9	21.5	0.4	0.7	62.0		1,112.5
- Other Public Uses Subtraction (%)	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%		5.0%
Subtotal	1.5	1.2	0.2	0.3	2.3	0.5	0.0	0.0	0.0	0.0	3.8	2.9	24.6	20.4	0.4	0.7	58.9		1,056.8
- Infrastructure Subtraction (%)	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22		0.22
Subtotal	1.2	0.9	0.2	0.2	1.8	0.4	0.0	0.0	0.0	0.0	3.0	2.3	19.2	15.9	0.3	0.5	46.0		824.3
- Market Factor Subtraction (%)	15.0%	25.0%	15.0%	25.0%	15.0%	25.0%	15.0%	25.0%	15.0%	25.0%	15.0%	25.0%	15.0%	25.0%	15.0%	25.0%	19.4%		17.1%
Net Developable Acres	1.0	0.7	0.1	0.2	1.5	0.3	0.0	0.0	0.0	0.0	2.5	1.7	16.3	11.9	0.3	0.4	37.0		683.1
x Assumed Net Densities	18.0	18.0	43.6	43.6	43.6	43.6	12.6	12.6	3.8	3.8	24.0	24.0	11.9	11.9	19.8	19.8	15.5		4.8
Dwelling Unit Capacity	18.1	12.7	6.1	8.0	65.1	13.1	0.0	0.0	0.0	0.0	60.7	41.3	194.1	142.0	5.3	8.2	574.6		3,302.4
- Dwelling Units on PU and UU Parcels		24.0		6.0		4.0		0.0		0.0		12.0		68.0		4.0	118.0		783.0
- Dwelling Units on UU Comm/Industrial																		8.0	
+ Pending Project Dwelling Units	0.0	0.0	0.0	0.0	9.0	0.0	328.0	0.0	147.0	0.0	26.0	0.0	17.0	0.0	0.0	0.0	527.0		2,587.0
Dwelling Unit Capacity with Pending	18.1	-11.3	6.1	2.0	74.1	9.1	328.0	0.0	147.0	0.0	86.7	29.3	211.1	74.0	5.3	4.2	983.6	8.0	5,098.4
x Occupancy Rate	81.8%	81.8%	81.8%	81.8%	81.8%	81.8%	81.8%	81.8%	81.8%	81.8%	81.8%	81.8%	81.8%	81.8%	81.8%	81.8%	81.8%	81.8%	84.7%
Subtotal	14.8	-9.2	5.0	1.6	60.6	7.4	268.3	0.0	120.2	0.0	70.9	23.9	172.7	60.5	4.3	3.4	804.5	6.5	4,318.9
x Average Household Size	2.16	2.16	2.16	2.16	2.16	2.16	2.16	2.16	2.16	2.16	2.16	2.16	2.16	2.16	2.16	2.16	2.16	2.16	2.50
Population Growth Capacity	31.9	-19.9	10.7	3.5	130.9	16.1	579.5	0.0	259.7	0.0	153.2	51.7	373.0	130.7	9.4	7.3	1,737.8	14.1	10,803.3

					90.0% *Com.*		90.0% *Com.*		50.0% *Com.*		30.0% *Com.*		50.0% *Com.*		10.0% *Com.*			
					1,815	*1,815*	1,000	*1,000*	1,000	*1,000*	3,460	*3,460*	11,318	*11,318*	1,815	*1,815*		
City Zones:	Industrial																	
	COMM/IND - 0		Com - 0		Mix-Com/MF - 2420		Mix-Com/MF - 1000		Mix Com/MF - 1000		Mix MF/Com		Mix - Wharf - 0		Mix - MF/Com - 1815			
COMMERCIAL / INDUSTRIAL LAND SUPPLY: CITY	Vacant Retail/Comm	Under-Utilized Retail/Comm	Vacant Retail/Comm	Under-Utilized Retail/Comm	Vacant MFR	Under-Utilized MFR	Vacant MFR	Under-Utilized MFR	Vacant MFR	Under-Utilized MFR	Vacant MFR	Under-Utilized MFR	Vacant MFR	Under-Utilized MFR	Vacant MFR	Under-Utilized MFR	**TOTAL COMM/ INDUST**	
	158.0		1.3		29.3		2.0		3.4		0.0		0.0		0.5			
Inventory - Gross Developable Acres	167.7	12.7	1.6	0.5	35.1	14.1	3.9	3.0	4.1	0.8	11.2	0.0	38.4	0.0	0.6	0.3	293.9	
- Pending Projects	9.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	11.2	0.0	38.2	0.0	0.1	0.0	59.0	
- Publicly Owned Developable Lands	0.3	0.0	0.4	0.0	5.8	0.0	1.9	0.0	0.6	0.0	0.0	0.0	0.2	0.0	0.0	0.0	9.2	
- Critical Areas Subtraction (incl. wetland buffer)	74.4	1.6	0.0	0.0	14.9	2.6	0.0	0.0	1.0	0.2	0.0	0.0	0.0	0.0	0.1	0.0	94.8	
- Future Public Uses Subtraction	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Subtotal	83.6	11.1	1.3	0.5	14.3	11.5	2.0	3.0	2.4	0.5	0.0	0.0	0.0	0.0	0.4	0.3	130.9	
- Other Public Uses Subtraction (%)	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	
Subtotal	79.4	10.5	1.2	0.5	13.6	10.9	1.9	2.8	2.3	0.5	0.0	0.0	0.0	0.0	0.4	0.3	124.4	
- Infrastructure Subtraction (%)	0.10	0.10	0.10	0.10	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	13.2%	
Subtotal	71.5	9.5	1.1	0.4	10.6	8.5	1.5	2.2	1.8	0.4	0.0	0.0	0.0	0.0	0.3	0.3	108.0	
- Market Factor Subtraction (%)	15.0%	25.0%	15.0%	25.0%	15.0%	25.0%	15.0%	25.0%	15.0%	25.0%	15.0%	25.0%	15.0%	25.0%	15.0%	25.0%	17.0%	
Net Developable Acres	60.7	7.1	0.9	0.3	9.0	6.4	1.3	1.6	1.5	0.3	0.0	0.0	0.0	0.0	0.3	0.2	89.7	
x Floor Area Ratio	0.201	0.201	0.201	0.201	24.0	24.0	43.6	43.6	43.6	43.6	12.6	12.6	3.8	3.8	24.0	24.0	0.16	
Building Square Footage Capacity	531,805.2	62,270.2	8,063.4	2,879.5	216.9	152.8	54.7	71.7	65.1	13.1	0.0	0.0	0.0	0.0	6.7	4.6	605,604.0	
Dwelling Units on PU and UU Parcels		8.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0	8.0	Add to residential demand
- Sq Ft Existing Bldgs on Underutilized Parcels		15,900.0		4,800.0		30,600.0		11,800.0		5,700.0		0.0		0.0		2,500.0	71,300.0	
+ Pending Project Square Footage	162,700.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	6,840.0	0.0	65,000.0	0.0	0.0	0.0	0.0	0.0	234,540.0	
Building Square Footage with Pending	694,505.2	46,370.2	8,063.4	-1,920.5	216.9	152.8	54.7	71.7	6,905.1	13.1	65,000.0	0.0	0.0	0.0	6.7	4.6	819,444.0	
x Occupancy Rate	95.0%	95.0%	95.0%	95.0%	81.8%	81.8%	81.8%	81.8%	81.8%	81.8%	81.8%	81.8%	81.8%	81.8%	81.8%	81.8%	93.8%	
Subtotal	659,780.0	44,051.7	7,660.2	-1,824.5	177.4	125.0	44.8	58.7	5648.4	10.7	53170.0	0.0	0.0	0.0	5.5	3.8	768,911.6	
/ Employment Density	1000.00	1000.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	968.89	
Employment Growth Capacity	659.8	44.1	10.6	-2.5	0.2	0.2	0.1	0.1	7.8	0.0	73.3	0.0	0.0	0.0	0.0	0.0	793.6	

Assumed Minimum Lot Size (SqFt):	10,890	10,890	10,890	10,890	10,890	10,890	0	0	0	0	
County Zones:	SFR		SFR		SFR						
GIS Reference	SF - 43560		SF - 217800		SF - 10890						
RESIDENTIAL LAND SUPPLY: UNINCORPORATED	Vacant SFR	Partially-Used SFR	Vacant SFR	Partially-Used SFR	Vacant SFR	Partially-Used SFR	Vacant SFR	Partially-Used SFR	Vacant SFR	Partially-Used SFR	**Total SFR**
Vacant only	0.0		0.0		127.2						
Inventory - Gross Developable Acres	0.0	0.0	0.0	0.0	127.2	254.9					382.1
- Pending Projects	0.0		0.0		0.0						0.0
- Publicly Owned Developable Lands	0.0		0.0		0.0						0.0
- Critical Areas Subtraction	0.0	0.0	0.0	0.0	37.1	52.3					89.4
- Future Public Uses Subtraction	0.0	0.0	0.0	0.0	0.0	0.0					0.0
Subtotal	0.0	0.0	0.0	0.0	90.1	202.7					292.8
- Other Public Uses Subtraction (%)	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%					5.0%
Subtotal	0.0	0.0	0.0	0.0	85.6	192.5					278.1
- Infrastructure Subtraction (%)	0.22	0.22	0.22	0.22	0.22	0.22					0.22
Subtotal	0.0	0.0	0.0	0.0	66.8	150.2					216.9
- Market Factor Subtraction (%)	15.0%	25.0%	15.0%	25.0%	15.0%	25.0%					21.9%
Net Developable Acres	0.0	0.0	0.0	0.0	56.8	112.6					169.4
x Assumed Net Densities	4.00	4.00	4.00	4.00	4.00	4.00					4.0
Dwelling Unit Capacity	0.0	0.0	0.0	0.0	227.0	450.5					677.5
- Dwelling Units on PU and UU Parcels		0.0		0.0		49.0					49.0
- Dwelling Units on UU Comm/Industrial											
+ Pending Project Dwelling Units	0.0		0.0		0.0						0.0
Dwelling Unit Capacity with Pending	0.0	0.0	0.0	0.0	227.0	401.5					628.5
x Occupancy Rate	0.9	0.9	0.9	0.9	0.9	0.9					0.9
Subtotal	0.0	0.0	0.0	0.0	194.1	343.3					537.4
x Average Household Size	2.59	2.59	2.59	2.59	2.59	2.59					2.59
Population Growth Capacity	0.0	0.0	0.0	0.0	502.7	889.1					1,391.9

Assumed Minimum Lot Size (SqFt):	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
RESIDENTIAL LAND SUPPLY: UNINCORPORATED	Vacant MFR	Under-Utilized MFR	Vacant MFR	Under-Utilized MFR	Vacant MFR	Under-Utilized MFR	Vacant MFR	Under-Utilized MFR	Vacant MFR	Under-Utilized MFR	Vacant MFR	Under-Utilized MFR	Vacant MFR	Under-Utilized MFR	Vacant MFR	Under-Utilized MFR	**Total** MFR	SFR in Comm / Indust.	**TOTAL RES**
Vacant only																			
Inventory - Gross Developable Acres																	0.0		382.1
- Pending Projects																	0.0		0.0
- Publicly Owned Developable Lands																	0.0		0.0
- Critical Areas Subtraction																	0.0		89.4
- Future Public Uses Subtraction																	0.0		0.0
Subtotal																	0.0		292.8
- Other Public Uses Subtraction (%)																	#DIV/0!		5.0%
Subtotal																	0.0		278.1
- Infrastructure Subtraction (%)																	#DIV/0!		0.22
Subtotal																	0.0		216.9
- Market Factor Subtraction (%)																	#DIV/0!		21.9%
Net Developable Acres																	0.0		169.4
x Assumed Net Densities																	#DIV/0!		4.0
Dwelling Unit Capacity																	0.0		677.5
- Dwelling Units on PU and UU Parcels																	0.0		49.0
- Dwelling Units on UU Comm/Industrial																		0.0	
+ Pending Project Dwelling Units																	0.0		0.0
Dwelling Unit Capacity with Pending																	0.0	0.0	628.5
x Occupancy Rate																	#DIV/0!	0.8	0.9
Subtotal																	0.0	0.0	537.4
x Average Household Size																	#DIV/0!	2.16	2.59
Population Growth Capacity																	0.0	0.0	1,391.9

Total Population Growth Capacity: 12,195.2

Floor Area Ratio by Zone:	0.00	0.00			0	0	0	0	0	0	0	0	0	0	0	0		
City Zones:	Industrial																	
COMMERCIAL / INDUSTRIAL LAND SUPPLY: UNINCORPORATED	Vacant Retail/Comm	Under-Utilized Retail/Comm			Vacant MFR	Under-Utilized MFR	Vacant MFR	Under-Utilized MFR	Vacant MFR	Under-Utilized MFR	Vacant MFR	Under-Utilized MFR	Vacant MFR	Under-Utilized MFR	Vacant MFR	Under-Utilized MFR	**TOTAL COMM/ INDUST**	
Inventory - Gross Developable Acres	0.0																0.0	
- Pending Projects																	0.0	
- Publicly Owned Developable Lands																	0.0	
- Critical Areas Subtraction (incl. wetland buffer)																	0.0	
- Future Public Uses Subtraction																	0.0	
Subtotal	0.0	0.0															0.0	
- Other Public Uses Subtraction (%)	5.0%	5.0%															0.0%	
Subtotal	0.0	0.0															0.0	
- Infrastructure Subtraction (%)	0.10	0.10															0.00	
Subtotal	0.0	0.0															0.0	
- Market Factor Subtraction (%)	15.0%	25.0%															0.0%	
Net Developable Acres	0.0	0.0															0.0	
x Floor Area Ratio	0.201	0.201															0.00	
Building Square Footage Capacity	0.0	0.0															0.0	
Dwelling Units on PU and UU Parcels																	0.0	Add to residential demand
- Sq Ft Existing Bldgs on Underutilized Parcels																	0.0	
+ Pending Project Square Footage																	0.0	
Building Square Footage with Pending	0.0	0.0															0.0	
x Occupancy Rate	95.0%	95.0%															0.0	
Subtotal	0.0	0.0															0.0	
/ Employment Density	725.00	725.00															0.00	
Employment Growth Capacity	0.0	0.0															0.0	

793.6