

**Land Capacity Analysis:
Cherry Point UGA**

14-Aug-09

Comm./Indust. Assumptions		Weight	Overall
Employment Density: Retail		50.0%	0
Employment Density: Commercial		50.0%	
Employment Density: Industrial	3,500		
Floor Area Ratio: Retail	0.10	50.0%	0.1
Floor Area Ratio: Commercial	0.10	50.0%	
Floor Area Ratio: Industrial	0.08		
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%		

County Zones:	Industrial				
	HII - 0				
COMMERCIAL / INDUSTRIAL LAND SUPPLY: UNINCORPORATED	Vacant Industrial	Under- Utilized Industrial	Vacant Industrial	Under- Utilized Industrial	TOTAL COMM/ INDUST
	4,345.4				
Inventory - Gross Developable Acres	5,399.6	340.6	0.0		5,740.1
- Pending Projects	851.2				851.2
- Publicly Owned Developable Lands	203.0	0.0			203.0
- Critical Areas Subtraction (incl. wetland buffer)	2479.4	105.5			2,584.9
- Future Public Uses Subtraction	0.0	0.0			0.0
Subtotal	1866.0	235.0	0.0	0.0	2,101.0
- Other Public Uses Subtraction (%)	10.0%	10.0%	5.0%	5.0%	10.0%
Subtotal	1,679.4	211.5	0.0	0.0	1,890.9
- Infrastructure Subtraction (%)	0.10	0.10	0.10	0.10	0.10
Subtotal	1,511.5	190.4	0.0	0.0	1,701.8
- Market Factor Subtraction (%)	15.0%	25.0%	15.0%	25.0%	16.1%
Net Developable Acres	1,284.7	142.8	0.0	0.0	1,427.5
x Floor Area Ratio	0.075	0.075	0.075	0.075	0.08
Building Square Footage Capacity	4,197,256.4	466,472.6	0.0	0.0	4,663,729.0
Dwelling Units on PU and UU Parcels		7.0		0.0	7.0
- Sq Ft Existing Bldgs on Underutilized Parcels		40,494.0		0.0	40,494.0
+ Pending Project Square Footage	106,627.0		0.0	0.0	106,627.0
Building Square Footage with Pending	4,303,883.4	425,978.6	0.0	0.0	4,729,862.0
x Occupancy Rate	0.95	0.95	0.95	0.95	0.95
Subtotal	4,088,689.2	404,679.7	0.0	0.0	4,493,368.9
/ Employment Density	3,500	3,500	3,500	3,500	3,500.0
Employment Growth Capacity	1168.2	115.6	0.0	0.0	1,283.8

Total Employment Capacity 1,283.8