

**Land Capacity Analysis:
Columbia Valley UGA -- Executive Recommendation**

14-Aug-09

Residential Assumptions	
Occupancy Rate: SFR	79.8%
Average Household Size: SFR	2.79
Occupancy Rate: MFR	N/A
Average Household Size: MFR	N/A
Other Public Uses - SFR	5.0%
Other Public Uses - MFR	N/A
Infrastructure Subtraction - SFR	22.00%
Infrastructure Subtraction - MFR	N/A
Market Factor: Vacant SFR	15.0%
Market Factor: Part.-Util. SFR	25.0%
Market Factor: Vacant MFR	N/A
Market Factor: Under-Util. MFR	N/A

Assumed Minimum Lot Size (SqFt):	25.0% Residential Mix								Town Center Mixed		SFR in Comm / Indust.	TOTAL RES	
	10,890	10,890	10,890	10,890	10,890	10,890	10,890	10,890	10,890	10,890			
County Zones:	RF		R10		R5		UR4		Town Center Mixed				
GIS Reference	SF - 871200		0.0		0.0		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	Total SFR	Vacant MFR	Under-Utilized MFR	Total MFR	
Vacant only	117.7		0.0		0.0		249.7		407.9	7.7		9.3	417.2
Inventory - Gross Developable Acres	117.7	0.0	0.0	0.0	0.0	0.0	262.7	27.5	407.9	9.3	0.0	9.3	417.2
- Pending Projects	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Publicly Owned Developable Lands	0.0	0.0	0.0	0.0	0.0	0.0	13.0	0.0	13.0	1.6	0.0	1.6	14.6
- Critical Areas Subtraction	15.7	0.0	0.0	0.0	0.0	0.0	63.2	9.5	88.4	1.0	0.0	1.0	89.4
- Future Public Uses Subtraction	0.0	0.0	0.0	0.0	0.0	0.0	16.5	0.0	16.5	0.0	0.0	0.0	16.5
Subtotal	102.0	0.0	0.0	0.0	0.0	0.0	170.1	17.9	290.0	6.7	0.0	6.7	296.7
- 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%
Subtotal	96.9	0.0	0.0	0.0	0.0	0.0	161.6	17.0	275.5	6.4	0.0	6.4	281.9
- Infrastructure Subtraction (%)	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22
Subtotal	75.6	0.0	0.0	0.0	0.0	0.0	126.0	13.3	214.9	5.0	0.0	5.0	219.9
- Market Factor Subtraction (%)	15.0%	25.0%	15.0%	25.0%	15.0%	25.0%	15.0%	25.0%	15.6%	15.0%	25.0%	15.0%	15.6%
Net Developable Acres	64.2	0.0	0.0	0.0	0.0	0.0	107.1	10.0	181.3	4.2	0.0	4.2	185.5
x Assumed Net Densities	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.0	4.00	4.00	4.0	4.0
Dwelling Unit Capacity	257.0	0.0	0.0	0.0	0.0	0.0	428.4	39.9	725.3	16.9	0.0	16.9	742.2
- Dwelling Units on PU and UU Parcels		0.0		0.0		0.0		10.0	10.0		0.0	0.0	10.0
- Dwelling Units on UU Comm/Industrial													0.0
+ Pending Project Dwelling Units	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Dwelling Unit Capacity with Pending	257.0	0.0	0.0	0.0	0.0	0.0	428.4	29.9	715.3	16.9	0.0	16.9	732.2
x Occupancy Rate	79.8%	79.8%	79.8%	79.8%	79.8%	79.8%	79.8%	79.8%	79.8%	79.8%	79.8%	79.8%	79.8%
Subtotal	205.1	0.0	0.0	0.0	0.0	0.0	341.9	23.9	570.8	13.5	0.0	13.5	584.3
x Average Household Size	2.79	2.79	2.79	2.79	2.79	2.79	2.79	2.79	2.79	2.79	2.79	2.79	2.79
Population Growth Capacity	572.1	0.0	0.0	0.0	0.0	0.0	953.9	66.5	1,592.6	37.6	0.0	37.6	1,630.2

Total Population Growth Capacity: 1,630.2

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	0.25	50.0%	0.25
Floor Area Ratio: Commercial	0.25	50.0%	
Floor Area Ratio: Industrial	0.16		
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%		

75.0% Commercial Mix

County Zones:	Industrial - Potential		Industrial - Planned		Town Center		TOTAL COMM/INDUST
	POI - 0	0.0	0.0	0.0	COM - 0		
COMMERCIAL / INDUSTRIAL LAND SUPPLY: UNINCORPORATED	Vacant Industrial	Under-Utilized Industrial	Vacant Industrial	Under-Utilized Industrial	Vacant Retail/Comm	Under-Utilized Retail/Comm	
	0.0		36.4		23.1		
Inventory - Gross Developable Acres	0.0	0.0	36.4		27.8	0.0	64.2
- Pending Projects	0.0	0.0	0.0		0.0	0.0	0.0
- Publicly Owned Developable Lands	0.0	0.0	0.0		4.8	0.0	4.8
- Critical Areas Subtraction (incl. wetland buffer)	0.0	0.0	1.5		3.0	0.0	4.5
- Future Public Uses Subtraction	0.0	0.0	0.0		1.0	0.0	1.0
Subtotal	0.0	0.0	34.9		19.1	0.0	54.0
- Other Public Uses Subtraction (%)	5.0%	5.0%	5.0%		5.0%	5.0%	5.0%
Subtotal	0.0	0.0	33.1		18.1	0.0	51.3
- Infrastructure Subtraction (%)	0.10	0.10	0.10		0.10	0.10	0.10
Subtotal	0.0	0.0	29.8		16.3	0.0	46.1
- Market Factor Subtraction (%)	15.0%	25.0%	15.0%		15.0%	25.0%	15.0%
Net Developable Acres	0.0	0.0	25.3		13.9	0.0	39.2
x Floor Area Ratio	0.160	0.160	0.160		0.250	0.250	0.19
Building Square Footage Capacity	0.0	0.0	176,546.2		151,182.7	0.0	327,729.0
Dwelling Units on PU and UU Parcels		0.0				0.0	0.0
- Sq Ft Existing Bldgs on Underutilized Parcels		0.0				0.0	0.0
+ Pending Project Square Footage	0.0	0.0	0.0		0.0	0.0	0.0
Building Square Footage with Pending	0.0	0.0	176,546.2		151,182.7	0.0	327,729.0
x Occupancy Rate	95.0%	95.0%	95.0%		95.0%	95.0%	95.0%
Subtotal	0.0	0.0	167,718.9		143,623.6	0.0	311,342.5
/ Employment Density	1000.00	1000.00	1000.00		750.00	750.00	866.73
Employment Growth Capacity	0.0	0.0	167.7		191.5	0.0	359.2

Total Employment Growth Capacity: 359.2