

Land Capacity Analysis: Executive Recommendation
Everson UGA

14-Aug-09

Residential Assumptions	
Occupancy Rate - SFR	94.0%
Average Household Size - SFR	2.95
Occupancy Rate - MFR	88.5%
Average Household Size - MFR	3.00
Other Public Uses - SFR	5.0%
Other Public Uses - MFR	5.0%
Infrastructure Subtraction - SFR	29.41%
Infrastructure Subtraction - MFR	27.34%
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%

Note: City proposal: use achieved density (10,371) for its single-family residential zone
 Note: City proposal: use achieved density (5,179) for its multi-family residential zone

Note: City proposal: use achieved density (9,723) single-family residential in the unincorporated UGA
 Note: City proposal: use achieved density (5,179) for multi-family residential in the unincorporated UGA

Assumed Minimum Lot Size (SqF):		10,371	10,890	10,890	10,371	10,371	5,179		5,179				
City Zones:		SF - 9500		SF - 217800		SF - 10000		MF - 5000					
GIS Reference		SF - 9500		SF - 217800		SF - 10000		MF - 5000					
RESIDENTIAL LAND SUPPLY: CITY		Vacant SFR	Partially-Used SFR	Vacant SFR	Partially-Used SFR	Vacant SFR	Partially-Used SFR	Total SFR	Vacant MFR	Under-Utilized MFR	Total MFR	SFR in Comm / Indust.	TOTAL RES
Vacant only		0.0	0.0	12.9	0.0	115.7	0.0	7.1	0.0	0.0	0.0	0.0	7.1
Inventory - Gross Developable Acres		20.6	0.0	13.2	3.7	132.4	69.5	239.5	7.1	6.0	13.1	0.0	252.6
+ Pending Projects		20.6	0.0	0.0	0.0	15.7	0.0	36.3	0.0	0.0	0.0	0.0	36.3
- Publicly Owned Developable Lands		0.0	0.0	0.3	0.0	1.0	0.0	1.3	0.0	0.0	0.0	0.0	1.3
- Critical Areas Subtraction		0.0	0.0	9.3	0.0	51.6	7.2	68.0	0.7	0.3	1.0	0.0	69.0
+ 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
Subtotal		0.0	0.0	3.7	3.7	64.2	62.3	133.8	6.4	5.7	12.1	0.0	145.9
+ 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%
Subtotal		0.0	0.0	3.5	3.5	61.0	59.1	127.1	6.1	5.4	11.5	0.0	138.6
- Infrastructure Subtraction (%)		0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.27	0.27	0.27	0.27	0.29
Subtotal		0.0	0.0	2.5	2.5	43.1	41.8	89.7	4.4	3.9	8.4	0.0	98.1
+ Market Factor Subtraction (%)		15.0%	25.0%	15.0%	25.0%	15.0%	25.0%	19.9%	15.0%	25.0%	19.7%	0.0	19.9%
Net Developable Acres		0.0	0.0	2.1	1.9	36.6	31.3	71.9	3.8	3.0	6.7	0.0	78.6
+ Assumed Net Densities		4.2	4.2	4.0	4.0	4.2	4.2	4.2	8.4	8.4	8.4	0.0	4.6
Dwelling Unit Capacity		0.0	0.0	8.3	7.5	153.7	131.5	301.0	31.6	24.9	56.5	0.0	357.5
- Dwelling Units on PU and UJ Parcels		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 Units on UJ Comm/Industrial		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
+ Pending Project Dwelling Units		79.0	0.0	0.0	0.0	49.0	0.0	128.0	0.0	0.0	0.0	0.0	128.0
Dwelling Unit Capacity with Pending		79.0	0.0	8.3	5.5	202.7	110.5	406.0	31.6	22.9	54.5	0.0	440.5
+ Occupancy Rate		94.0%	94.0%	94.0%	94.0%	94.0%	94.0%	94.0%	88.5%	88.5%	88.5%	88.5%	93.6%
Subtotal		74.3	0.0	7.8	5.1	190.5	103.9	381.7	28.0	20.2	48.2	17.7	412.2
+ Average Household Size		2.95	2.95	2.95	2.95	2.95	2.95	2.95	3.00	3.00	3.00	3.00	2.95
Population Growth Capacity		219.1	0.0	23.1	15.1	562.1	306.5	1125.9	84.0	60.7	144.7	53.1	1,217.5

Comm/Indust. Assumptions	Weight	Overall
Employment Density: Retail	98%	51.8%
Employment Density: Commercial	98%	50.0%
Employment Density: Industrial	2.98%	
Floor Area Ratio: Retail	0.25	50.0%
Floor Area Ratio: Commercial	0.20	50.0%
Floor Area Ratio: Industrial	0.25	
Occupancy Rate: Retail	95.0%	50.0%
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%	

Note: City proposes: use 0.25 FAR instead of 0.33

City Zones:		Industrial		Commercial		TOTAL COMM/INDUST
IND - 0		COM - 0				
COMMERCIAL / INDUSTRIAL LAND SUPPLY: CITY		Vacant Retail/Comm	Under-Utilized Retail/Comm	Vacant Retail/Comm	Under-Utilized Retail/Comm	
Inventory - Gross Developable Acres		53.2	14.7	3.5	8.8	80.1
+ Pending Projects		0.0	0.0	0.0	0.0	0.0
- Publicly Owned Developable Lands		0.0	0.0	0.0	0.2	0.2
- Critical Areas Subtraction (incl. wetland buffer)		4.9	3.0	0.5	0.0	8.4
+ Future Public Uses Subtraction		0.0	0.0	0.0	0.0	0.0
Subtotal		48.3	11.7	2.8	8.8	71.5
+ Other Public Uses Subtraction (%)		5.0%	5.0%	5.0%	5.0%	5.0%
Subtotal		45.9	11.1	2.7	8.3	67.9
- Infrastructure Subtraction (%)		0.10	0.10	0.10	0.10	10.0%
Subtotal		41.3	10.0	2.4	7.5	61.1
+ Market Factor Subtraction (%)		15.0%	25.0%	15.0%	25.0%	17.9%
Net Developable Acres		35.1	7.5	2.0	5.6	50.2
+ Floor Area Ratio		0.250	0.250	0.200	0.200	0.24
Building Square Footage Capacity		382,000.2	81,503.1	17,859.3	48,925.3	530,288.0
- Dwelling Units on PU and UJ Parcels		0.0	0.0	0.0	17.0	20.0
+ Sq Ft Existing Bldgs on Underutilized Parcels		0.0	21,320.0	0.0	80,100.0	101,420.0
+ Pending Project Square Footage		0.0	0.0	0.0	0.0	0.0
Building Square Footage with Pending		382,000.2	60,183.1	17,859.3	-31,174.7	428,868.0
+ Occupancy Rate		95.0%	95.0%	95.0%	95.0%	95.0%
Subtotal		362,900.2	57,174.0	16,966.3	-29,616.0	407,424.6
+ Employment Density		2000.00	2000.00	900.00	900.00	2078.89
Employment Growth Capacity		181.5	28.6	18.9	-32.9	196.0

Assumed Minimum Lot Size (SqF):		9,723	9,723	10,890	10,890	0	0	5,179		5,179			
City Zones:		SF - 9500		SF - 217800		SF - 10000		MF - 5000					
GIS Reference		SF - 9500		SF - 217800		SF - 10000		MF - 5000					
RESIDENTIAL LAND SUPPLY: UNINCORPORATED		Vacant SFR	Partially-Used SFR	Vacant SFR	Partially-Used SFR	Vacant SFR	Partially-Used SFR	Total SFR	Vacant MFR	Under-Utilized MFR	Total MFR	SFR in Comm / Indust.	TOTAL RES
Vacant only		66.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Inventory - Gross Developable Acres		66.1	144.7	0.0	15.4	0.0	0.0	226.2	0.0	0.0	0.0	0.0	226.2
+ 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
- Publicly Owned Developable Lands		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Critical Areas Subtraction		34.5	59.0	0.0	7.8	0.0	0.0	101.3	0.0	0.0	0.0	0.0	101.3
+ 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
Subtotal		31.6	85.6	0.0	7.6	0.0	0.0	124.8	0.0	0.0	0.0	0.0	124.8
+ Other Public Uses Subtraction (%)		5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	#DIV/0!	5.0%	5.0%
Subtotal		30.1	81.3	0.0	7.2	0.0	0.0	118.6	0.0	0.0	0.0	0.0	118.6
- Infrastructure Subtraction (%)		0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	#DIV/0!	0.29	0.29
Subtotal		21.2	57.4	0.0	5.1	0.0	0.0	83.7	0.0	0.0	0.0	0.0	83.7
+ Market Factor Subtraction (%)		15.0%	25.0%	15.0%	25.0%	15.0%	25.0%	22.5%	15.0%	25.0%	#DIV/0!	22.5%	22.5%
Net Developable Acres		18.0	43.1	0.0	3.8	0.0	0.0	64.9	0.0	0.0	0.0	0.0	64.9
+ Assumed Net Densities		4.48	4.48	4.00	4.00	4.5	4.5	4.5	8.41	8.41	#DIV/0!	8.41	4.5
Dwelling Unit Capacity		80.8	192.9	0.0	15.2	0.0	0.0	289.0	0.0	0.0	0.0	0.0	289.0
- Dwelling Units on PU and UJ Parcels		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 Units on UJ Comm/Industrial		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	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
Dwelling Unit Capacity with Pending		80.8	174.9	0.0	14.2	0.0	0.0	270.0	0.0	0.0	0.0	14.0	256.0
+ Occupancy Rate		94.0%	94.0%	94.0%	94.0%	94.0%	94.0%	94.0%	94.0%	94.0%	#DIV/0!	88.5%	94.3%
Subtotal		76.0	164.4	0.0	13.4	0.0	0.0	253.8	0.0	0.0	0.0	12.4	241.4
+ Average Household Size		2.95	2.95	2.95	2.95	2.95	2.95	2.95	2.95	2.95	#DIV/0!	3.00	2.95
Population Growth Capacity		224.1	485.1	0.0	39.4	0.0	0.0	748.6	0.0	0.0	0.0	37.2	711.5

Total Population Growth Capacity: 1,929.0

City Zones:		Industrial		Commercial		TOTAL COMM/INDUST
IND - 0		COM - 0				
COMMERCIAL / INDUSTRIAL LAND SUPPLY: UNINCORPORATED		Vacant Industrial	Under-Utilized Industrial	Vacant Retail/Comm	Under-Utilized Retail/Comm	
Inventory - Gross Developable Acres		83.8	67.8	9.0	17.8	178.4
+ Pending Projects		0.0	0.0	0.0	0.0	0.0
- Publicly Owned Developable Lands		0.0	0.0	0.0	0.0	0.0
- Critical Areas Subtraction (incl. wetland buffer)		10.4	28.3	0.0	0.0	38.7
+ Future Public Uses Subtraction		0.0	0.0	0.0	0.0	0.0
Subtotal		73.4	39.4	9.0	17.8	139.7
+ Other Public Uses Subtraction (%)		5.0%	5.0%	5.0%	5.0%	5.0%
Subtotal		69.7	37.5	8.6	16.9	132.7
- Infrastructure Subtraction (%)		0.10	0.10	0.10	0.10	10.0%
Subtotal		62.7	33.7	7.7	15.2	119.4
+ Market Factor Subtraction (%)		15.0%	25.0%	15.0%	25.0%	19.1%
Net Developable Acres		53.3	25.3	6.6	11.4	96.6
+ Floor Area Ratio		0.200	0.200	0.200	0.200	0.20
Building Square Footage Capacity		464,664.4	220,384.0	57,207.8	99,342.6	841,598.8
- Dwelling Units on PU and UJ Parcels		0.0	0.0	0.0	5.0	14.0
+ Sq Ft Existing Bldgs on Underutilized Parcels		0.0	53,416.0	0.0	36,900.0	90,316.0
+ Pending Project Square Footage		0.0	0.0	0.0	0.0	0.0
Building Square Footage with Pending		464,664.4	166,968.0	57,207.8	62,442.6	751,282.8
+ Occupancy Rate		95.0%	95.0%	95.0%	95.0%	95.0%
Subtotal		441,431.2	158,619.6	54,347.4	59,320.5	713,718.6
+ Employment Density		2000.00	2000.00	900.00	900.00	1674.13
Employment Growth Capacity		220.7	79.3			