

Land Capacity Analysis:
Ferndale UGA

14-Aug-09

Residential Assumptions	
Occupancy Rate - SFR	93.3%
Average Household Size - SFR	2.90
Occupancy Rate - MFR	92.5%
Average Household Size - MFR	2.52
Other Public Uses - SFR	5.0%
Other Public Uses - MFR	5.0%
Infrastructure Subtraction - SFR	18.9%
Infrastructure Subtraction - MFR	18.9%
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%

20.6% CA subtraction percentage

RESIDENTIAL LAND SUPPLY: CITY	Assumed Minimum Lot Size (Sq Ft):						50.0% Res.		50.0% Res.		50.0% Res.		SFR in Comm / Indust.	TOTAL RES			
	City Zones: RS 8.5		City Zones: RS 6.5		City Zones: RS 10.5		City Zones: RO		City Zones: UR		City Zones: CC						
	Vacant SFR	Partially-Used SFR	Vacant SFR	Partially-Used SFR	Vacant SFR	Partially-Used SFR	Vacant MFR	Under-Utilized MFR	Vacant MFR	Under-Utilized MFR	Vacant MFR	Under-Utilized MFR					
Inventory - Gross Developable Acres	226.0	204.1	97.0	27.0	139.1	7.9	701.1	13.8	11.2	13.5	6.5	76.4	18.8	3.2	1.4	144.9	846.0
Publicly Owned Developable Lands	14.4	0.0	26.5	0.0	0.0	0.0	40.9	0.0	0.0	0.0	0.0	0.0	0.0	1.0	0.0	1.0	41.9
Critical Areas Subtraction	33.3	27.8	1.9	10.5	15.6	1.9	91.1	1.1	1.9	8.9	1.4	12.2	1.0	0.4	0.0	26.9	118.0
Subtotal	93.5	176.3	25.4	16.5	33.2	6.0	350.9	6.0	9.3	3.8	5.2	44.7	17.7	1.8	1.4	89.9	440.8
Future Public Uses Subtraction	3.8	6.8	1.0	0.6	1.3	0.2	13.6	0.2	0.4	0.1	0.2	1.7	0.7	0.1	0.1	3.5	17.1
Subtotal	89.9	169.4	24.4	15.9	31.9	5.7	337.2	5.8	8.9	3.7	5.0	42.9	17.1	1.8	1.3	86.4	423.6
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	85.4	160.9	23.2	15.1	30.3	5.4	320.4	5.5	8.5	3.5	4.7	40.8	16.2	1.7	1.3	82.1	402.5
Infrastructure Subtraction (%)	26.8%	26.8%	26.8%	26.8%	26.8%	26.8%	26.8%	18.9%	18.9%	18.9%	18.9%	18.9%	18.9%	18.9%	18.9%	18.9%	18.9%
Subtotal	62.5	117.8	17.0	11.0	22.2	4.0	234.4	4.4	6.9	2.8	3.8	33.1	13.1	1.4	1.0	66.6	301.0
Market Factor Subtraction (%)	15.0%	25.0%	15.0%	25.0%	15.0%	25.0%	20.7%	15.0%	25.0%	15.0%	25.0%	15.0%	25.0%	15.0%	25.0%	18.7%	20.2%
Net Developable Acres	53.1	88.3	14.4	8.3	18.9	3.0	186.0	3.8	5.2	2.4	2.9	28.1	9.9	1.1	0.8	54.1	240.1
Assumed Net Densities	5.1	5.1	6.7	6.7	4.1	4.1	5.2	10.9	10.9	11.0	11.0	11.0	11.0	15.0	15.0	11.1	6.5
Lot Density	3.7	2.0	5.2	4.0	3.9	1.9	3.4	4.7	4.0	248.6	3.4	9.6	3.7	10.6	1.9	7.3	
Dwelling Unit Capacity	272.0	452.6	96.7	55.5	78.3	12.4	967.5	41.1	56.1	26.5	31.6	309.2	108.4	17.2	11.6	801.9	1,569.3
Dwelling Units on PU and UU Parcels		129.0		10.0		3.0	142.0		23.0		47.0		44.0		9.0	123.0	265.0
Dwelling Units on UU Comm/Industrial																219.0	
Pending Project Dwelling Units	319.0	0.0	253.0	0.0	368.0	0.0	940.0	16.0	0.0	15.0	0.0	249.0	0.0	0.0	0.0	280.0	1,220.0
Dwelling Unit Capacity with Pending	591.0	323.6	349.7	45.5	446.3	9.4	1,765.5	57.1	33.1	41.5	15.4	558.2	64.4	17.2	2.6	758.9	2,190.0
Occupancy Rate	93.3%	93.3%	93.3%	93.3%	93.3%	93.3%	93.3%	92.5%	92.5%	92.5%	92.5%	92.5%	92.5%	92.5%	92.5%	93.3%	93.0%
Subtotal	561.4	301.9	326.2	42.5	416.4	8.8	1,647.2	52.8	30.6	38.4	-14.2	516.3	59.6	15.9	2.4	702.0	2,144.8
Average Household Size	2.90	2.90	2.90	2.90	2.90	2.90	2.90	2.52	2.52	2.52	2.52	2.52	2.52	2.52	2.52	2.90	2.78
Population Growth Capacity	1599.2	875.5	946.1	123.2	1207.4	25.4	4,776.8	133.2	77.2	96.7	-35.8	1301.2	150.2	40.2	6.1	1,768.9	5,953.2

RESIDENTIAL LAND SUPPLY: UNINCORPORATED	Assumed Minimum Lot Size (Sq Ft):		County Zones: SFR		GIS Reference: SF - 10890		SFR in Comm / Indust.	TOTAL RES
	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	Vacant SFR	Partially-Used SFR		
Inventory - Gross Developable Acres	271.4	420.7					0.0	692.2
Pending Projects	0.0	0.0					0.0	0.0
Publicly Owned Developable Lands	30.9	0.0					0.0	30.9
Critical Areas Subtraction	97.1	68.0					0.0	165.1
Subtotal	143.4	352.7					0.0	496.1
Future Public Uses Subtraction	5.6	13.7					0.0	19.3
Subtotal	137.8	339.0					0.0	476.8
Other Public Uses Subtraction (%)	5.0%	5.0%					#DIV/0!	5.0%
Subtotal	130.9	322.0					0.0	453.0
Infrastructure Subtraction (%)	26.8%	26.8%					#DIV/0!	26.8%
Subtotal	95.8	235.6					0.0	331.4
Market Factor Subtraction (%)	15.0%	25.0%					#DIV/0!	22.1%
Net Developable Acres	81.4	176.7					0.0	258.1
Assumed Net Densities	4.00	4.00					#DIV/0!	4.0
Dwelling Unit Capacity	325.7	706.9					0.0	1,032.6
Dwelling Units on PU and UU Parcels		80.0					0.0	80.0
Dwelling Units on UU Comm/Industrial								58.0
Pending Project Dwelling Units	0.0	0.0					0.0	0.0
Dwelling Unit Capacity with Pending	325.7	626.9					0.0	894.6
Occupancy Rate	93.3%	93.3%					#DIV/0!	92.5%
Subtotal	303.9	584.9					0.0	835.1
Average Household Size	2.90	2.90					#DIV/0!	2.52
Population Growth Capacity	881.2	1,696.2					0.0	2,577.4

Total Acreage of zones from which parks are subtracted: 964.4
 Parks acres needed: 37.47
 Other facilities acres needed in CC zone: 15 (not subtracted -- assume redevelopment of existing developed properties)
 Other facilities acres needed in other comm: 3

Total Population Growth Capacity: 8,395.4

Comm./Indust. Assumptions	Weight	Overall
Employment Density: Retail	700	50.0%
Employment Density: Commercial	750	50.0%
Employment Density: Industrial	1,000	
Floor Area Ratio: Retail	0.161	50.0%
Floor Area Ratio: Commercial	0.164	50.0%
Floor Area Ratio: Industrial	0.170	
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%	

50.0% Comm. 50.0% Comm. 50.0% Comm.

COMMERCIAL / INDUSTRIAL LAND SUPPLY: CITY	City Zones: Industrial						50.0% Res.		50.0% Res.		50.0% Res.		SFR in Comm / Indust.	TOTAL COMM/INDUST
	City Zones: Industrial		City Zones: Industrial		City Zones: Industrial		City Zones: Industrial		City Zones: Industrial					
	Vacant Retail/Comm	Under-Utilized Retail/Comm	Vacant Retail/Comm	Under-Utilized Retail/Comm	Vacant Retail/Comm	Under-Utilized Retail/Comm	Vacant Retail/Comm	Under-Utilized Retail/Comm						
Inventory - Gross Developable Acres	275.9	71.7	7.1	11.2	12.7	6.5	3.2	1.4	425.9	179.8	1,068.0			
Pending Projects	12.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	135.5	0.0	148.0			
Publicly Owned Developable Lands	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.7	0.0	4.7			
Critical Areas Subtraction	165.3	25.9	1.1	1.9	8.9	1.4	0.4	0.0	153.9	48.7	407.5			
Subtotal	110.6	45.9	6.0	9.3	3.8	5.2	1.8	1.4	132.8	131.1	447.8			
Future Public Uses Subtraction	0.0	0.0	0.2	0.4	0.1	0.2	0.1	0.1	3.0	0.0	4.1			
Subtotal	110.6	45.9	5.8	8.9	3.7	5.0	1.8	1.3	129.8	131.1	443.8			
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	105.0	43.6	5.5	8.5	3.5	4.7	1.7	1.3	123.3	124.6	421.6			
Infrastructure Subtraction (%)	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%			
Subtotal	94.5	39.2	4.9	7.6	3.1	4.3	1.5	1.1	110.9	112.1	379.4			
Market Factor Subtraction (%)	15.0%	25.0%	15.0%	25.0%	15.0%	25.0%	15.0%	25.0%	15.0%	25.0%	19.3%			
Net Developable Acres	80.4	29.4	4.2	5.7	2.7	3.2	1.3	0.9	94.3	84.1	306.1			
Floor Area Ratio	0.170	0.170	0.163	0.163	0.163	0.163	0.163	0.163	0.163	0.163	0.17			
Building Square Footage Capacity	595,076.4	217,777.6	29,665.2	40,472.5	18,918.6	22,598.0	9,023.6	6,084.5	667,540.0	595,245.0	2,202,411.4			
Dwelling Units on PU and UU Parcels		12.0		0.0		0.0		0.0	207.0		219.0			
Sq Ft Existing Bldgs on Underutilized Parcels		103,256.0		14,758.0		18,429.0		9,456.0	329,167.0		475,066.0			
Pending Project Square Footage	90,827.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	175,012.0	0.0	265,839.0			
Building Square Footage with Pending	685,903.4	114,521.6	29,665.2	25,714.5	18,918.6	4,169.0	9,023.6	-3,381.5	842,552.0	266,078.0	1,993,184.4			
Occupancy Rate	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%			
Subtotal	651,608.2	108,795.5	28,181.9	24,428.8	17,972.7	3,960.5	8,572.5	-3,193.4	800,424.4	252,774.1	1,893,525.2			
Employment Density	1,000.00	1,000.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	815.00			
Employment Growth Capacity	651.6	108.8	38.9	33.7	24.8	5.5	11.8	-4.4	110.4	348.7	2,323.3			

Add to residential demand

COMMERCIAL / INDUSTRIAL LAND SUPPLY: UNINCORPORATED	County Zones: Industrial		County Zones: Industrial		County Zones: Industrial		SFR in Comm / Indust.	TOTAL COMM/INDUST
	Vacant Industrial	Under-Utilized Industrial	Vacant Industrial	Under-Utilized Industrial	Vacant Industrial	Under-Utilized Industrial		
	Vacant Industrial	Under-Utilized Industrial	Vacant Industrial	Under-Utilized Industrial	Vacant Industrial	Under-Utilized Industrial		
Inventory - Gross Developable Acres	22.7						0.0	22.7
Pending Projects	33.9	45.2					0.0	79.1
Publicly Owned Developable Lands	2.5	0.0					0.0	2.5
Critical Areas Subtraction	8.7	0.0					0.0	8.7
Subtotal	37.8	45.2					0.0	83.0
Future Public Uses Subtraction	0.0	0.0					0.0	0.0
Subtotal	37.8	45.2					0.0	83.0