Land Capacity Analysis:
Lynden UGA

14-Aug-09

Residential Assumptions	
Occupancy Rate: SFR	95.0%
Average Houshold Size: SFR	2.91
Occupancy Rate: MFR	88.1%
Average Household Size: MFR	1.73
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	0.21	50.0%	0.21
Floor Area Ratio: Commercial	0.21	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%		

Assumed Minimum Lot Size (SqFt):	9,680	9,680	8,712	8,712	10,890	10,890		5,445	5,445	3,630	3,630	2,722	2,722	1,940	1,940			
City Zones:																		
GIS Reference	SF - 9680		SF- 8712		SF - 10890			MF - 5445		MF - 3630		MF - 2722		MF - 1815				
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	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	7.5		35.9		120.0			40.4		14.1		22.4		1.6				
Inventory - Gross Developable Acres	7.5	0.0	71.6	72.5	128.8	107.1	**387.6**	40.5	0.6	14.1	2.0	27.5	0.4	7.6	18.9	**111.5**		**499.1**
- Pending Projects	0.0		4.9		0.0		**4.9**	0.0		0.0		0.0		3.5		**3.5**		**8.4**
- Publicly Owned Developable Lands	0.0		30.9		8.9		**39.7**	0.1		0.0		5.1		2.5		**7.7**		**47.4**
- Critical Areas Subtraction	2.0	0.0	8.6	5.6	29.8	33.3	**79.3**	18.5	0.0	0.0	0.0	1.9	0.0	0.6	14.9	**36.0**		**115.3**
- Future Public Uses Subtraction	0.0	0.0	10.0	0.0	17.0	0.0	**27.0**	0.0	0.0	0.0	0.0	3.0	0.0	0.0	0.0	**3.0**		**30.0**
Subtotal	5.5	0.0	17.3	66.9	73.1	73.9	**236.7**	21.8	0.6	14.0	2.0	17.5	0.4	1.0	3.9	**61.3**		**298.0**
- 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	5.3	0.0	16.4	63.5	69.5	70.2	**224.8**	20.8	0.6	13.3	1.9	16.6	0.4	1.0	3.7	**58.2**		**283.1**
- Infrastructure Subtraction (%)	22%	22%	22%	22%	22%	22%	**22%**	22%	22%	22%	22%	22%	22%	22%	22%	**22%**		**22%**
Subtotal	4.1	0.0	12.8	49.6	54.2	54.8	**175.4**	16.2	0.4	10.4	1.5	12.9	0.3	0.8	2.9	**45.4**		**220.8**
- Market Factor Subtraction (%)	15.0%	25.0%	15.0%	25.0%	15.0%	25.0%	**20.9%**	15.0%	25.0%	15.0%	25.0%	15.0%	25.0%	15.0%	25.0%	**16.1%**		**20.0%**
Net Developable Acres	3.5	0.0	10.9	37.2	46.1	41.1	**138.6**	13.8	0.3	8.8	1.1	11.0	0.2	0.7	2.2	**38.1**		**176.7**
x Assumed Net Densities	4.5	4.5	5.0	5.0	4.0	4.0	**4.4**	8.0	8.0	12.0	12.0	16.0	16.0	22.5	22.5	**12.5**		**6.1**
Dwelling Unit Capacity	15.7	0.0	54.4	185.9	184.2	164.3	**604.4**	110.1	2.6	106.1	13.2	176.1	3.7	14.7	49.1	**475.6**		**1,079.9**
- Dwelling Units on PU and UU Parcels		0.0		26.0		34.0	**60.0**		2.0		14.0		2.0		3.0	**21.0**		**81.0**
- Dwelling Units on UU Comm/Industrial																	167.0	
+ Pending Project Dwelling Units	0.0		0.0		0.0		**0.0**	0.0		0.0		0.0		0.0		**0.0**		**0.0**
Dwelling Unit Capacity with Pending	15.7	0.0	54.4	159.9	184.2	130.3	**544.4**	110.1	0.6	106.1	-0.8	176.1	1.7	14.7	46.1	**454.6**	167.0	**831.9**
x Occupancy Rate	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	**95.0%**	88.1%	88.1%	88.1%	88.1%	88.1%	88.1%	88.1%	88.1%	**88.1%**	88.1%	**92.6%**
Subtotal	14.9	0.0	51.6	151.9	175.0	123.7	**517.1**	97.0	0.5	93.5	-0.7	155.1	1.5	12.9	40.6	**400.5**	147.1	**770.5**
x Average Household Size	2.91	2.91	2.91	2.91	2.91	2.91	**2.91**	1.73	1.73	1.73	1.73	1.73	1.73	1.73	1.73	**1.73**	1.73	**2.52**
Population Growth Capacity	43.3	0.0	150.3	441.9	509.3	360.1	**1504.9**	167.8	0.9	161.8	-1.2	268.4	2.6	22.3	70.3	**692.8**	254.5	**1,943.2**

City Zones:	Public		Industrial		Commercial		
	Pub - 0		IND - 0		COM - 0		
COMMERCIAL / INDUSTRIAL LAND SUPPLY: CITY	Vacant Ind	Under-Utilized Ind	Vacant Ind	Under-Utilized Ind	Vacant Retail/Comm	Under-Utilized Retail/Comm	**TOTAL COMM/ INDUST**
			153.2		131.7		
Inventory - Gross Developable Acres			156.4	51.6	136.7	155.6	**500.4**
- Pending Projects			0.0		0.0		**0.0**
- Publicly Owned Developable Lands			3.3		5.0		**8.3**
- Critical Areas Subtraction (incl. wetland buffer)			9.9	8.7	32.4	42.7	**93.7**
- Future Public Uses Subtraction			0.0	0.0	0.0	0.0	**0.0**
Subtotal			143.3	42.9	99.3	112.9	**398.4**
- Other Public Uses Subtraction (%)			5.0%	5.0%	5.0%	5.0%	**5.0%**
Subtotal			136.1	40.8	94.4	107.2	**378.5**
- Infrastructure Subtraction (%)			10%	10%	10%	10%	**10.0%**
Subtotal			122.5	36.7	84.9	96.5	**340.6**
- Market Factor Subtraction (%)			15.0%	25.0%	15.0%	25.0%	**18.9%**
Net Developable Acres			104.1	27.5	72.2	72.4	**276.2**
x Floor Area Ratio			0.160	0.160	0.210	0.210	**0.19**
Building Square Footage Capacity			725,650.5	191,914.6	660,262.7	662,000.3	**2,239,828.0**
Dwelling Units on PU and UU Parcels				11.0		156.0	**167.0**
- Sq Ft Existing Bldgs on Underutilized Parcels				177,788.0		405,293.0	**583,081.0**
+ Pending Project Square Footage			0.0	0.0	0.0	0.0	**0.0**
Building Square Footage with Pending			725,650.5	14,126.6	660,262.7	256,707.3	**1,656,747.0**
x Occupancy Rate			95.0%	95.0%	95.0%	95.0%	**95.0%**
Subtotal			689,368.0	13,420.3	627,249.5	243,871.9	**1,573,909.7**
/ Employment Density			1000.00	1000.00	725.00	725.00	**826.49**
Employment Growth Capacity			689.37	13.42	865.17	336.38	**1,904.34**

Assumed Minimum Lot Size (SqFt):	9,680	9,680	10,890	10,890				3,630	3,630	2,722	2,722	6,223	6,223	0	0			
County Zones:	SFR		SFR					MF				New UGA						
GIS Reference	SF - 9680		SF - 10890					MF - 3630		MF -2722		SF - 6222						
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	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	42.8		16.6					6.3		0.1		97.5						
Inventory - Gross Developable Acres	47.4	68.8	16.6	7.8			**140.5**	6.3	44.4	0.1	37.8	97.5	58.6			**244.8**		**385.3**
- 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	4.6		0.0				**4.6**	0.0		0.0		0.0				**0.0**		**4.6**
- Critical Areas Subtraction	0.9	9.0	16.4	4.5			**30.7**	4.9	18.5	0.0	0.0	0.0	0.0			**23.4**		**54.1**
- 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**
Subtotal	41.9	59.7	0.2	3.3			**105.2**	1.4	25.9	0.1	37.8	97.5	58.6			**221.4**		**326.6**
- 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%**
Subtotal	39.9	56.7	0.2	3.1			**100.0**	1.3	24.6	0.1	35.9	92.7	55.7			**210.3**		**310.2**
- Infrastructure Subtraction (%)	22%	22%	22%	22%			**22.0%**	22%	22%	22%	22%	22%	22%			**22.0%**		**22.0%**
Subtotal	31.1	44.3	0.2	2.4			**78.0**	1.0	19.2	0.1	28.0	72.3	43.4			**164.0**		**242.0**
- Market Factor Subtraction (%)	15.0%	25.0%	15.0%	25.0%			**21.0%**	15.0%	25.0%	15.0%	25.0%	15.0%	25.0%			**20.5%**		**20.7%**
Net Developable Acres	26.4	33.2	0.2	1.8			**61.6**	0.9	14.4	0.1	21.0	61.4	32.6			**130.4**		**192.0**
x Assumed Net Densities	4.50	4.50	4.00	4.00			**4.5**	12.00	12.00	16.00	16.00	7.00	7.00			**9.0**		**7.6**
Dwelling Unit Capacity	118.9	149.4	0.6	7.3			**276.2**	10.4	172.8	1.1	336.1	430.1	228.1			**1,178.5**		**1,454.7**
- Dwelling Units on PU and UU Parcels		16.0		2.0			**18.0**		8.0		2.0		0.0			**10.0**		**28.0**
- Dwelling Units on UU Comm/Industrial																	20.0	
+ 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	118.9	133.4	0.6	5.3			**258.2**	10.4	164.8	1.1	334.1	430.1	228.1			**1,168.5**	20.0	**1,406.7**
x Occupancy Rate	95.0%	95.0%	95.0%	95.0%			**95.0%**	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%			**95.0%**	88.1%	**95.1%**
Subtotal	113.0	126.7	0.6	5.1			**245.3**	9.9	156.5	1.0	317.4	408.6	216.7			**1,110.0**	17.6	**1,337.7**
x Average Household Size	2.91	2.91	2.91	2.91			**2.91**	1.73	1.73	1.73	1.73	1.73	1.73			**1.73**	1.73	**1.95**
Population Growth Capacity	328.7	368.8	1.7	14.7			**713.8**	17.0	270.8	1.8	549.0	706.8	374.9			**1,920.4**	30.5	**2,603.7**

Floor Area Ratio by Zone:					
County Zones:	Industrial				
	IND - 0		COMM - 0		
COMMERCIAL / INDUSTRIAL LAND SUPPLY: UNINCORPORATED	Vacant Ind	Under-Utilized Ind	Vacant Retail/Comm	Under-Utilized Retail/Comm	**TOTAL COMM/ INDUST**
	78.3		22.5		
Inventory - Gross Developable Acres	78.3	60.8	22.5	74.0	**235.6**
- 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)	9.1	0.0	16.7	18.4	**44.3**
- Future Public Uses Subtraction	0.0	0.0	0.0	0.0	**0.0**
Subtotal	69.2	60.8	5.8	55.5	**191.3**
- Other Public Uses Subtraction (%)	5.0%	5.0%	5.0%	5.0%	**5.0%**
Subtotal	65.7	57.8	5.5	52.8	**181.8**
- Infrastructure Subtraction (%)	10%	10%	10%	10%	**10.0%**
Subtotal	59.1	52.0	5.0	47.5	**163.6**
- Market Factor Subtraction (%)	15.0%	25.0%	15.0%	25.0%	**21.1%**
Net Developable Acres	50.3	39.0	4.2	35.6	**129.1**
x Floor Area Ratio	0.210	0.210	0.210	0.210	**0.21**
Building Square Footage Capacity	459,735.3	356,835.2	38,567.5	325,735.9	**1,180,873.8**
Dwelling Units on PU and UU Parcels		3.0		17.0	**20.0** Add to residential demand
- Sq Ft Existing Bldgs on Underutilized Parcels		0.0		31,896.0	**31,896.0**
+ Pending Project Square Footage	0.0	0.0	0.0	0.0	**0.0**
Building Square Footage with Pending	459,735.3	356,835.2	38,567.5	293,839.9	**1,148,977.8**
x Occupancy Rate	95.0%	95.0%	95.0%	95.0%	**95.0%**
Subtotal	436,748.5	338,993.4	36,639.2	279,147.9	**1,091,529.0**
/ Employment Density	1000.00	1000.00	725.00	725.00	**901.11**
Employment Growth Capacity	436.7	339.0	50.5	385.0	**1,211.3**

Lynden assumes 7 Dwelling Units per net acre for new UGA areas

Total Population Growth Capacity: 4,546.9

3,115.6