

**Land Capacity Analysis:  
Nooksack UGA**

14-Aug-09

Note: City of Nooksack has one zone for residential use that allows both SFR and MFR

Residential Assumptions		note: In the City, this applies to single family residential in an Agriculture zone	
Occupancy Rate: SFR	96.7%	note: OFM 2008 purely single family	
Average Household Size: SFR	3.17	note: In the City, this applies to a single residential zone allowing both single and multi-family	
Occupancy Rate: Residential	97.0%	note: OFM 2008 City average of single and multi-family combined	
Average Household Size: Residential	3.06		
Other Public Uses - SFR	5.0%		
Other Public Uses - MFR	5.0%		
Infrastructure Subtraction - SFR	33.19%		
Infrastructure Subtraction - MFR	33.19%		
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%		

  

Assumed Minimum Lot Size (SqF):	9,600	9,600	10,890	10,890	0	0
City Zones:	Residential		Rural		Multifamily (none)	
GIS Reference:	SF - 9600		SF - 217800			

  

RESIDENTIAL LAND SUPPLY: CITY	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	41.4		19.6		61.0					61.0
Inventory - Gross Developable Acres	92.1	29.8	19.6	20.1	161.5			0.0		161.5
+ Pending Projects	50.4		0.0		50.4			0.0		50.4
+ Publicly Owned Developable Lands	0.2		0.0		0.2			0.0		0.2
- Critical Areas Subtraction	11.1	4.8	0.1	4.6	20.6			0.0		20.6
+ Future Public Uses Subtraction	0.0	0.0	0.0	0.0	0.0			0.0		0.0
Subtotal	30.3	25.0	19.5	15.5	90.3			0.0		90.3
- Other Public Uses Subtraction (%)	5.0%	5.0%	5.0%	5.0%	5.0%			#DIV/0!		5.0%
Subtotal	28.8	23.7	18.5	14.7	85.8			0.0		85.8
- Infrastructure Subtraction (%)	0.33	0.33	0.33	0.33	0.33			#DIV/0!		0.33
Subtotal	19.3	15.8	12.4	9.8	57.3			0.0		57.3
- Market Factor Subtraction (%)	15.0%	25.0%	15.0%	25.0%	19.5%			#DIV/0!		19.5%
Net Developable Acres	16.4	11.9	10.5	7.4	46.1			0.0		46.1
x Assumed Net Densities	4.5	4.5	4.0	4.0	4.3			#DIV/0!		4.3
Dwelling Unit Capacity	74.3	53.9	42.0	29.5	199.7			0.0		199.7
- Dwelling Units on PU and UU Parcels		22.0		1.0	23.0			0.0		23.0
- Dwelling Units on UU Comm/Industrial									11.0	11.0
+ Pending Project Dwelling Units	114.0		0.0		114.0			0.0		114.0
Dwelling Unit Capacity with Pending	188.3	31.9	42.0	28.5	290.7			0.0	11.0	279.7
x Occupancy Rate	97.0%	97.0%	96.7%	96.7%	96.9%			#DIV/0!	96.7%	96.9%
Subtotal	182.6	31.0	40.6	27.6	281.8			0.0	10.6	271.1
x Average Household Size	3.06	3.06	3.17	3.17	3.09			#DIV/0!	3.17	3.08
Population Growth Capacity	558.8	94.8	128.8	87.3	869.8			0.0	33.7	836.1

Assumed Minimum Lot Size (SqF):	8,889	8,889	10,890	10,890	0	0
City Zones:	Residential		Rural		Multifamily (none)	
GIS Reference:	SF - 8889		SF - 217800			

  

RESIDENTIAL LAND SUPPLY: UNINCORPORATED	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	21.8		2.7		24.5					24.5
Inventory - Gross Developable Acres	21.8	47.9	2.7	0.0	72.4			0.0		72.4
+ 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			0.0		0.0
- Critical Areas Subtraction	14.2	33.4	2.1	0.0	49.7			0.0		49.7
+ Future Public Uses Subtraction	0.0	0.0	0.0	0.0	0.0			0.0		0.0
Subtotal	7.6	14.5	0.6	0.0	22.7			0.0		22.7
- Other Public Uses Subtraction (%)	5.0%	5.0%	5.0%	5.0%	5.0%			#DIV/0!		5.0%
Subtotal	7.2	13.7	0.6	0.0	21.6			0.0		21.6
- Infrastructure Subtraction (%)	0.33	0.33	0.33	0.33	0.33			#DIV/0!		0.33
Subtotal	4.8	9.2	0.4	0.0	14.4			0.0		14.4
- Market Factor Subtraction (%)	15.0%	25.0%	15.0%	25.0%	21.4%			#DIV/0!		21.4%
Net Developable Acres	4.1	6.9	0.3	0.0	11.3			0.0		11.3
x Assumed Net Densities	4.9	4.9	4.0	4.0	4.9			#DIV/0!		4.9
Dwelling Unit Capacity	20.1	33.7	1.3	0.0	55.2			0.0		55.2
- Dwelling Units on PU and UU Parcels		9.0		0.0	9.0			0.0		9.0
- Dwelling Units on UU Comm/Industrial									0.0	0.0
+ Pending Project Dwelling Units	0.0	0.0	0.0	0.0	0.0			0.0		0.0
Dwelling Unit Capacity with Pending	20.1	24.7	1.3	0.0	46.2			0.0	0.0	46.2
x Occupancy Rate	97.0%	97.0%	96.7%	96.7%	97.0%			#DIV/0!	96.7%	97.0%
Subtotal	19.5	24.0	1.3	0.0	44.8			0.0	0.0	44.8
x Average Household Size	3.06	3.06	3.17	3.17	3.06			#DIV/0!	3.17	3.06
Population Growth Capacity	59.8	73.4	4.1	0.0	137.3			0.0	0.0	137.3

Total Population Growth Capacity: 973.3

Comm./Indust. Assumptions	Weight	Overall
Employment Density: Retail	1,100	50.0%
Employment Density: Commercial	1,100	50.0%
Employment Density: Industrial	1,000	
Floor Area Ratio: Retail	0.25	50.0%
Floor Area Ratio: Commercial	0.25	50.0%
Floor Area Ratio: Industrial	0.10	
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%	

City Zones:	Industrial	Commercial	TOTAL COMM/INDUST
	IND - 0	COM - 0	
COMMERCIAL / INDUSTRIAL LAND SUPPLY: CITY	Vacant Industrial	Under-Utilized Industrial	Vacant Retail/Comm
			Under-Utilized Retail/Comm
	1.6	3.9	5.5
Inventory - Gross Developable Acres	1.6	6.3	3.9
+ Pending Projects	0.0	0.0	0.0
+ Publicly Owned Developable Lands	0.0	0.0	0.0
- Critical Areas Subtraction (incl. wetland buffer)	0.6	1.7	1.8
+ Future Public Uses Subtraction	0.0	0.0	0.0
Subtotal	1.0	4.7	2.1
- Other Public Uses Subtraction (%)	5.0%	5.0%	5.0%
Subtotal	0.9	4.4	2.0
- Infrastructure Subtraction (%)	0.10	0.10	0.10
Subtotal	0.8	4.0	1.8
- Market Factor Subtraction (%)	15.0%	25.0%	15.0%
Net Developable Acres	0.7	3.0	1.5
x Floor Area Ratio	0.100	0.100	0.250
Building Square Footage Capacity	3,040.6	12,991.3	16,832.4
Dwelling Units on PU and UU Parcels		0.0	11.0
- Sq Ft Existing Bldgs on Underutilized Parcels		9,124.0	0.0
+ Pending Project Square Footage	0.0	0.0	0.0
Building Square Footage with Pending	3,040.6	3,867.3	16,832.4
x Occupancy Rate	95.0%	95.0%	95.0%
Subtotal	2,888.6	3,673.9	15,990.8
Employment Density	2000.00	2000.00	1100.00
Employment Growth Capacity	1.4	1.8	14.5

Floor Area Ratio by Zone:	0.00	0.00
City Zones:	Industrial	Commercial (none)
	IND - 0	
COMMERCIAL / INDUSTRIAL LAND SUPPLY: UNINCORPORATED	Vacant Industrial	Under-Utilized Industrial
	0.4	0.0
Inventory - Gross Developable Acres	0.4	0.0
+ Pending Projects	0.0	0.0
+ Publicly Owned Developable Lands	0.0	0.0
- Critical Areas Subtraction (incl. wetland buffer)	0.2	0.0
+ Future Public Uses Subtraction	0.0	0.0
Subtotal	0.2	0.0
- Other Public Uses Subtraction (%)	5.0%	5.0%
Subtotal	0.2	0.0
- Infrastructure Subtraction (%)	0.10	0.10
Subtotal	0.2	0.0
- Market Factor Subtraction (%)	15.0%	25.0%
Net Developable Acres	0.2	0.0
x Floor Area Ratio	0.250	0.250
Building Square Footage Capacity	1,744.5	0.0
Dwelling Units on PU and UU Parcels		0.0
- Sq Ft Existing Bldgs on Underutilized Parcels		0.0
+ Pending Project Square Footage	0.0	0.0
Building Square Footage with Pending	1,744.5	0.0
x Occupancy Rate	95.0%	95.0%
Subtotal	1,657.3	0.0
Employment Density	1100.00	1100.00
Employment Growth Capacity	1.5	0.0

Add to residential demand

131.7