

Nooksack UGA

Residential Land Capacity Analysis Summary of Options

14-Aug-09

Land Capacity Analysis	City Proposal			Executive Recommendation			Option 3	
	City	Unincorp. UGA	UGA Total	City	Unincorp. UGA	UGA Total	Urban Reserve	UGA with Reserve
Inventory - Gross Developable Acres	161	141	302	161	72	234		234
- Pending Projects	50	-	50	50	-	50		50
- Critical Areas Subtraction	21	68	89	21	50	70		70
- Public Uses Subtraction	-	-	-	-	-	-		-
Subtotal	90	72	163	90	23	113		113
- Other Public Uses Subtraction (%)	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%		5.0%
Subtotal	86	69	155	86	22	108		108
- Infrastructure Subtraction (%)	33.2%	33.2%	33.2%	33.2%	33.2%	33.2%		33.2%
Subtotal	57	46	103	57	14	72		72
- Market Factor Subtraction (%)	19.5%	19.8%	19.7%	19.5%	21.4%	19.9%		20.0%
Net Developable Acres	46	37	83	46	11	57		57
x Assumed Net Densities	4.2	4.5	4.3	4.3	4.9	4.4		4.4
Dwelling Unit Capacity	192	166	358	200	55	255		255
- Existing DUs in partially/under-utilized	34	11	45	34	9	43		43
+ Pending and Master Planned Project Dwelling Units	114	-	114	114	-	114		114
Dwelling Unit Capacity with Pending and Master Planned	272	155	427	280	46	326		326
x Occupancy Rate	96.9%	97.0%	97.0%	96.9%	97.0%	96.9%		96.9%
x Average Household Size	3.1	3.1	3.1	3.1	3.1	3.1		3.1
Population Growth Capacity	815	459	1,273	836	137	973		973

2008 Population **1,137**

	Land Demand		Supply	Surplus (Deficit)	
	Population Allocation per Option	Net Developable Acres Needed	Net Acres Available	Net Acres Surplus (Deficit)	Population Surplus (Deficit)
City Proposal	1,159	74	83	9	114
<i>Urban Reserve</i>					
<i>UGA and Reserve</i>	1,159	74	83	9	114
Executive Recommendation	944	55	57	2	29
<i>Urban Reserve</i>	-	-	-	-	-
<i>UGA and Reserve</i>	944	55	57	2	29
Option 3 --					
<i>Urban Reserve</i>					
<i>UGA and Reserve</i>					

Nooksack UGA

Commercial / Industrial Land Capacity Analysis Summary of Options

14-Aug-09

Land Capacity Analysis	City Proposal			Executive Recommendation			Option 3					
	City	Unincorp. UGA	UGA Total	City	Unincorp.	UGA Total	Urban Reserve	UGA with Reserve	City	Unincorp.	Urban Reserve	UGA with Reserve
Inventory - Gross Developable Acres	34	30	64	34	0.4	34.2		34.2				
- Pending Projects	-	-	-	-	-	-		-				
- Critical Areas Subtraction	7	12	19	7	0	8		8				
- Public Uses Subtraction	-	-	-	-	-	-		-				
Subtotal	26	18	45	26	0	27		27				
- Other Public Uses Subtraction (%)	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%		5.0%				
Subtotal	25	17	43	25	0	25		25				
- Infrastructure Subtraction (%)	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%		10.0%				
Subtotal	23	16	38	23	0	23		23				
- Market Factor Subtraction (%)	23.8%	15.0%	20.2%	23.8%	15.0%	23.8%		23.8%				
Net Developable Acres	17	13	31	17	0.2	17		17				
x Assumed Floor Area Ratios	0.22	0.25	0.23	0.22	0.16	0.22		0.22				
Building Square Ft Capacity	163,004	145,638	308,642	163,004	1,745	164,749		164,749				
- Sq Ft Existing Bldgs on Underutilized Parcels	9,124	-	9,124	9,124	-	9,124		9,124				
+ Pending Project Square Ft	-	-	-	-	-	-		-				
Building Sq Ft Capacity with Pending	153,880	145,638	299,518	153,880	1,745	155,625		155,625				
x Occupancy Rate	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%						
/ Employment Density	1,123	1,100	1,112	1,123	1,100	1,122						
Employment Growth Capacity	130	126	256	130	2	132		132				

2008 Employment **206**

	Land Demand		Supply	Surplus (Deficit)	
	Employment Allocation per Option	Net Developable Acres Needed	Net Acres Available	Net Acres Surplus (Deficit)	Employment Surplus (Deficit)
City Proposal	290	34	31	(4)	(34)
<i>Urban Reserve</i>					
<i>UGA and Reserve</i>	290	34	31	(4)	(34)
Executive Recommendation	130	17	17	0	2
<i>Urban Reserve</i>	-	-	-	-	-
<i>UGA and Reserve</i>	130	17	17	0	2
Option 3 --					
<i>Urban Reserve</i>					
<i>UGA and Reserve</i>					

