

Land Capacity Analysis: - Executive Recommendation
Sumas UGA

14-Aug-09

Residential Assumptions	
Occupancy Rate: SFR	95.2%
Average Household Size: SFR	2.85
Occupancy Rate: MFR	93.9%
Average Household Size: MFR	2.21
Other Public Uses - SFR	5.0%
Other Public Uses - MFR	5.0%
Infrastructure Subtraction - SFR	19.00%
Infrastructure Subtraction - MFR	19.04%
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: Instead of small sample 13% City proposes to use at least 19.00% infrastructure subtraction

Note: County split Res. Medium Density and increased MF to 6,000

Note: City proposes to use an average of 4 DU (10,890) per acre in med/low density single family zones for entire UGA
 Note: City proposes to use an average of 8 DU (5,445) per acre in high density residential zones for entire UGA

Assumed Minimum Lot Size (SqFt):	9,045		10,890		10,890		10,890		10,890		6,000		6,000	
	City Zones: Res Medium Density		Ag		Ag		Res Low Density		Res High Density		Res High Density		Res High Density	
GIS Reference	SF - 7200		SF- 217800		AG- 217800		SF - 15000		MF - 6000		MF - 6000		MF - 6000	
RESIDENTIAL LAND SUPPLY: CITY	Vacant SFR	Partially-Used SFR	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	19.5		26.0		6.6		6.6		6.6	46.3		46.3		
Inventory - Gross Developable Acres	19.5	43.4	26.5	0.0	6.6	0.0	6.6	19.5	122.1	48.0	13.2	61.2		183.3
- Pending Projects	0.0		0.0		0.0		0.0		0.0	0.2		0.2		0.2
- Publicly Owned Developable Lands	0.0		0.5		0.0		0.0		0.5	1.5		1.5		2.0
- Critical Areas Subtraction	1.0	6.3	25.3	0.0	4.7	0.0	2.8	7.4	47.6	14.1	2.9	17.1		64.6
- 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	18.5	37.1	0.8	0.0	1.9	0.0	3.8	12.1	74.0	32.2	10.3	42.4		116.5
- 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	17.5	35.2	0.7	0.0	1.8	0.0	3.6	11.5	70.3	30.6	9.7	40.3		110.6
- Infrastructure Subtraction (%)	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19		0.19
Subtotal	14.2	28.5	0.6	0.0	1.5	0.0	2.9	9.3	57.0	24.7	7.9	32.6		89.6
- Market Factor Subtraction (%)	15.0%	25.0%	15.0%	25.0%	15.0%	25.0%	15.0%	25.0%	21.6%	15.0%	25.0%	17.4%		20.1%
Net Developable Acres	12.1	21.4	0.5	0.0	1.2	0.0	2.5	7.0	44.6	21.0	5.9	26.9		71.6
x Assumed Net Densities	4.8	4.8	4.0	4.0	4.0	4.0	4.0	4.0	4.6	7.3	7.3	7.3		5.6
Dwelling Unit Capacity	58.1	103.0	2.0	0.0	5.0	0.0	9.8	27.9	205.9	152.7	42.9	195.6		401.5
- Dwelling Units on PU and UU Parcels		13.0		0.0		0.0		7.0	20.0		12.0	12.0		32.0
- Dwelling Units on UU Comm/Industrial												24.0		
- Pending Project Dwelling Units	0.0		0.0		0.0		0.0		0.0	2.0		2.0		2.0
Dwelling Unit Capacity with Pending	58.1	90.0	2.0	0.0	5.0	0.0	9.8	20.9	185.9	154.7	30.9	185.6	24.0	347.5
x Occupancy Rate	95.2%	95.2%	95.2%	95.2%	95.2%	95.2%	95.2%	95.2%	95.2%	93.9%	93.9%	93.9%	95.2%	94.5%
Subtotal	55.4	85.7	1.9	0.0	4.7	0.0	9.4	19.9	176.9	145.3	29.1	174.3	22.8	328.4
x Average Household Size	2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.21	2.21	2.21	2.85	2.51
Population Growth Capacity	157.8	244.2	5.4	0.0	13.4	0.0	26.7	56.8	504.3	321.0	64.2	385.3	65.1	824.4

Comm./Indust. Assumptions	Weight	Overall	
Employment Density: Retail	6.14	50.0%	628.5
Employment Density: Commercial	6.23	50.0%	
Employment Density: Industrial	1.505		
Floor Area Ratio: Retail	0.25	50.0%	0.22
Floor Area Ratio: Commercial	0.18	50.0%	
Floor Area Ratio: Industrial	0.11		
Occupancy Rate: Retail	95.0%	50.0%	0.95
Occupancy Rate: Commercial	95.0%	50.0%	
Occupancy Rate: Industrial	95.0%		
Infrastructure Subtraction: Retail	19.0%		
Infrastructure Subtraction: Commercial	19.0%		
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	Under-Utilized Industrial	COM - 0	Under-Utilized Retail/Comm	
COMMERCIAL / INDUSTRIAL LAND SUPPLY: CITY	Vacant Industrial	Under-Utilized Industrial	Vacant Retail/Comm	Under-Utilized Retail/Comm	TOTAL COMM/INDUST
Inventory - Gross Developable Acres	159.8		14.4		174.2
- Pending Projects	0.0		0.0		0.0
- Publicly Owned Developable Lands	4.2		0.6		4.8
- Critical Areas Subtraction (incl. wetland buffer)	30.7	23.1	7.9	1.7	63.4
- Future Public Uses Subtraction	0.0	0.0	0.0	0.0	0.0
Subtotal	129.1	45.4	6.5	3.3	184.3
- Other Public Uses Subtraction (%)	5.0%	5.0%	5.0%	5.0%	5.0%
Subtotal	122.6	43.1	6.1	3.2	175.1
- Infrastructure Subtraction (%)	0.10	0.10	0.10	0.10	0.10
Subtotal	110.4	38.8	5.5	2.9	157.6
- Market Factor Subtraction (%)	15.0%	25.0%	15.0%	25.0%	17.6%
Net Developable Acres	93.8	29.1	4.7	2.1	129.8
x Floor Area Ratio	0.110	0.110	0.220	0.220	0.12
Building Square Footage Capacity	449,453.7	139,517.6	45,070.3	20,545.2	654,586.8
Dwelling Units on PU and UU Parcels		4.0		20.0	24.0
- Sq Ft Existing Bldgs on Underutilized Parcels		0.0		0.0	0.0
- Pending Project Square Footage	0.0		0.0		0.0
Building Square Footage with Pending	449,453.7	139,517.6	45,070.3	20,545.2	654,586.8
x Occupancy Rate	95.0%	95.0%	95.0%	95.0%	95.0%
Subtotal	426,981.1	132,541.7	42,816.8	19,517.9	621,857.4
/ Employment Density	1500.00	1500.00	628.50	628.50	1316.95
Employment Growth Capacity	284.7	88.4	68.1	31.1	472.2

Add to residential demand

Assumed Minimum Lot Size (SqFt):	10,890		10,890		0		0		0		0		0	
City Zones:	SF - 7200		SF- 217800		AG- 217800		SF - 15000		MF - 6000		MF - 6000		MF - 6000	
RESIDENTIAL LAND SUPPLY: UNINCORPORATED	Vacant SFR	Partially-Used SFR	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	0.0		0.0		
Inventory - Gross Developable Acres	0.0	0.0							0.0	0.0	0.0	0.0		0.0
- 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	0.0	0.0							0.0	0.0	0.0	0.0		0.0
- Future Public Uses Subtraction	0.0	0.0							0.0	0.0	0.0	0.0		0.0
Subtotal	0.0	0.0							0.0	0.0	0.0	0.0		0.0
- Other Public Uses Subtraction (%)	5.0%	5.0%							#DIV/0!	5.0%	5.0%	#DIV/0!		#DIV/0!
Subtotal	0.0	0.0							0.0	0.0	0.0	0.0		0.0
- Infrastructure Subtraction (%)	0.19	0.19							#DIV/0!	0.19	0.19	#DIV/0!		#DIV/0!
Subtotal	0.0	0.0							0.0	0.0	0.0	0.0		0.0
- Market Factor Subtraction (%)	15.0%	25.0%							#DIV/0!	15.0%	25.0%	#DIV/0!		#DIV/0!
Net Developable Acres	0.0	0.0							0.0	0.0	0.0	0.0		0.0
x Assumed Net Densities	4.00	4.00							#DIV/0!	8.00	8.00	#DIV/0!		#DIV/0!
Dwelling Unit Capacity	0.0	0.0							0.0	0.0	0.0	0.0		0.0
- Dwelling Units on PU and UU Parcels		0.0							0.0		0.0	0.0		0.0
- Dwelling Units on UU Comm/Industrial												0.0		
- Pending Project Dwelling Units	0.0								0.0	0.0	0.0	0.0		0.0
Dwelling Unit Capacity with Pending	0.0	0.0							0.0	0.0	0.0	0.0		0.0
x Occupancy Rate	95.2%	95.2%							#DIV/0!	95.2%	95.2%	#DIV/0!	95.2%	#DIV/0!
Subtotal	0.0	0.0							0.0	0.0	0.0	0.0		0.0
x Average Household Size	2.85	2.85							#DIV/0!	2.21	2.21	#DIV/0!	2.85	#DIV/0!
Population Growth Capacity	0.0	0.0							0.0	0.0	0.0	0.0		0.0

Floor Area Ratio by Zone:	0.25	0.25			
City Zones:	Industrial	Commercial			
COMMERCIAL / INDUSTRIAL LAND SUPPLY: UNINCORPORATED	IND - 0	COM - 0			
UNINCORPORATED	Vacant Industrial	Under-Utilized Industrial	Vacant Retail/Comm	Under-Utilized Retail/Comm	TOTAL COMM/INDUST
Inventory - Gross Developable Acres	0.0		25.7	0.0	25.7
- Pending Projects			0.0		0.0
- Publicly Owned Developable Lands			0.0		0.0
- Critical Areas Subtraction (incl. wetland buffer)			22.7	0.0	22.7
- Future Public Uses Subtraction			0.0	0.0	0.0
Subtotal			3.0	3.0	3.0
- Other Public Uses Subtraction (%)			5.0%	5.0%	5.0%
Subtotal			2.9	0.0	2.9
- Infrastructure Subtraction (%)			0.10	0.10	0.10
Subtotal			2.6	0.0	2.6
- Market Factor Subtraction (%)			15.0%	25.0%	15.0%
Net Developable Acres			2.2	0.0	2.2
x Floor Area Ratio			0.220	0.220	0.22
Building Square Footage Capacity			21,115.8	0.0	21,115.8
Dwelling Units on PU and UU Parcels				0.0	0.0
- Sq Ft Existing Bldgs on Underutilized Parcels				0.0	0.0
- Pending Project Square Footage			0.0		0.0
Building Square Footage with Pending			21,115.8	0.0	21,115.8
x Occupancy Rate			95.0%	95.0%	95.0%
Subtotal			20,060.0	0.0	20,060.0
/ Employment Density			628.50	628.50	628.50
Employment Growth Capacity			31.9	0.0	31.9

Add to residential demand

Total Population Growth Capacity: 824.4

504.1