

Lynden UGA

Residential Land Capacity Analysis Summary -- Historical Growth Allocation Scenario

January 30, 2009 Draft

Land Capacity Analysis	City	Unincorp.	Overall
Inventory - Gross Developable Acres	546.7	218.9	765.7
- Pending Projects	8.4	0.0	8.4
- Critical Areas Subtraction	121.7	28.9	150.5
- Public Uses Subtraction	0.0	0.0	0.0
- Other Public Uses Subtraction (%)	5.0%	5.0%	0.4%
- Infrastructure Subtraction (%)	22.0%	22.0%	22.0%
- Market Factor Subtraction (%)	20.1%	22.5%	20.9%
Net Developable Acres	218.6	106.6	325.1
x Assumed Net Densities	5.9	8.2	6.6
Dwelling Unit Capacity	1,282.2	876.7	2,158.9
- Existing DUs in partially/under-utilized	326.0	51.0	377.0
+ Pending Project Dwelling Units	0.0	0.0	0.0
Dwelling Unit Capacity with Pending	956.2	825.7	1,781.9
x Occupancy Rate	92.7%	95.2%	93.8%
x Average Household Size	2.54	2.94	2.72
Population Growth Capacity	2,249.3	2,307.4	4,556.7

Historical Population Growth Allocation 4,948



RESIDENTIAL SUPPLY		RESIDENTIAL DEMAND	
325.1 Net Developable Acres	is 93.4% of	Net Dev. Acres Needed	348.2
6.6 Overall Assumed Net Density		Overall Assumed Net Density	6.6
2158.9 DU Capacity		Remaining DU Demand	2311.9
377.0 Dus in Part/Under-Utilized (Res.)		Dus in Part/Under-Utilized (All)	377.0
0.0 Pending DUs		Pending DUs	0.0
1,781.9 DU Capacity with Pending		DU Demand	1,934.9
93.8% Occupancy		Occupancy	93.8%
2.72 HH Size		HH Size	2.72
4,556.7 Pop. Growth Capacity	is 92.1% of	Pop. Growth Allocation	4,948

Preliminary Draft

Lynden UGA

Residential Land Capacity Analysis Summary - Current Plan Allocation Scenario

January 30, 2009 Draft

Land Capacity Analysis	City	Unincorp.	Overall
Inventory - Gross Developable Acres	546.7	218.9	765.7
- Pending Projects	8.4	0.0	8.4
- Critical Areas Subtraction	121.7	28.9	150.5
- Public Uses Subtraction	0.0	0.0	0.0
- Other Public Uses Subtraction (%)	5.0%	5.0%	0.4%
- Infrastructure Subtraction (%)	22.0%	22.0%	22.0%
- Market Factor Subtraction (%)	20.1%	22.5%	20.9%
Net Developable Acres	218.6	106.6	325.1
x Assumed Net Densities	5.9	8.2	6.6
Dwelling Unit Capacity	1,282.2	876.7	2,158.9
- Existing DUs in partially/under-utilized	326.0	51.0	377.0
+ Pending Project Dwelling Units	0.0	0.0	0.0
Dwelling Unit Capacity with Pending	956.2	825.7	1,781.9
x Occupancy Rate	92.7%	95.2%	93.8%
x Average Household Size	2.54	2.94	2.72
Population Growth Capacity	2,249.3	2,307.4	4,556.7

Current Comprehensive Plan Population Growth Allocation **6,480**



RESIDENTIAL SUPPLY		RESIDENTIAL DEMAND	
325.1 Net Developable Acres	is 74.2% of Net Dev. Acres Needed	438.4	
6.6 Overall Assumed Net Density		Overall Assumed Net Density	6.6
2158.9 DU Capacity		Remaining DU Demand	2911.0
377.0 Dus in Part/Under-Utilized		Dus in Part/Under-Utilized	377.0
0.0 Pending DUs		Pending DUs	0.0
1,781.9 DU Capacity with Pending		DU Demand	2,534.0
93.8% Occupancy		Occupancy	93.8%
2.72 HH Size		HH Size	2.72
4,556.7 Pop. Growth Capacity	is 70.3% of Pop. Growth Allocation	6,480	

Preliminary Draft

Lynden UGA

Commercial / Industrial Land Capacity Analysis Summary - Current Job Distribution Allocation Scenario

January 30, 2009 Draft

Land Capacity Analysis	City	Unincorp.	Overall
Inventory - Gross Developable Acres	500.4	235.6	736.0
- Pending Projects	0.0	0.0	0.0
- Critical Areas Subtraction	93.7	38.5	132.2
- Public Uses Subtraction	0.0	0.0	0.0
- Other Public Uses Subtraction (%)	5.0%	5.0%	5.0%
- Infrastructure Subtraction (%)	10.0%	10.0%	10.0%
- Market Factor Subtraction (%)	18.9%	21.1%	19.6%
Net Developable Acres	276.2	132.9	409.1
x Assumed Floor Area Ratios	0.25	0.25	0.25
Building Square Ft Capacity	3,007,818.0	1,447,097.4	4,454,915.4
- Sq Ft Existing Bldgs on Underutilized Parc	0.0	31,896.0	31,896.0
+ Pending Project Square Ft	583,081.0	0.0	583,081.0
Building Sq Ft Capacity with Pending	3,590,899.0	1,415,201.4	5,006,100.4
x Occupancy Rate	95.0%	95.0%	95.0%
/ Employment Density	540.42	564.64	547.05
Employment Growth Capacity	6,312.4	2,381.0	8,693.5

Employment Growth	
Commercial	1,003
Retail	390
Industrial	691
Employment Growth Allocation	2,084



COMM / INDUSTRIAL SUPPLY		COMM / INDUSTRIAL DEMAND	
409.1 Net Developable Acres	is	686.6%	of Net Dev. Acres Needed 59.6
0.25 Overall Assumed FAR			Overall Assumed FAR 0.25
4,454,915.4 Bldg Sq Ft Capacity			Bldg Sq Ft Capacity 648,880.4
31,896.0 Sq Ft Existing Bldgs on UU			Sq Ft Existing Bldgs on UU 31,896.0
583,081.0 Pending Project Sq Ft			Pending Project Sq Ft 583,081.0
5,006,100.4 Bldg Sq Ft Cap. w/ Pending			Bldg Sq Ft Cap. w/ Pending 1,200,065.4
95.0% Occupancy			Occupancy 95.0%
547.05 Employment Density			Employment Density 547.05
8,693.5 Emp. Growth Capacity	is	417.2%	of Emp. Growth Allocation 2,084

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Lynden UGA

Commercial / Industrial Land Capacity Analysis Summary - Regional/Local Distinction Allocation Scenario

January 30, 2009 Draft

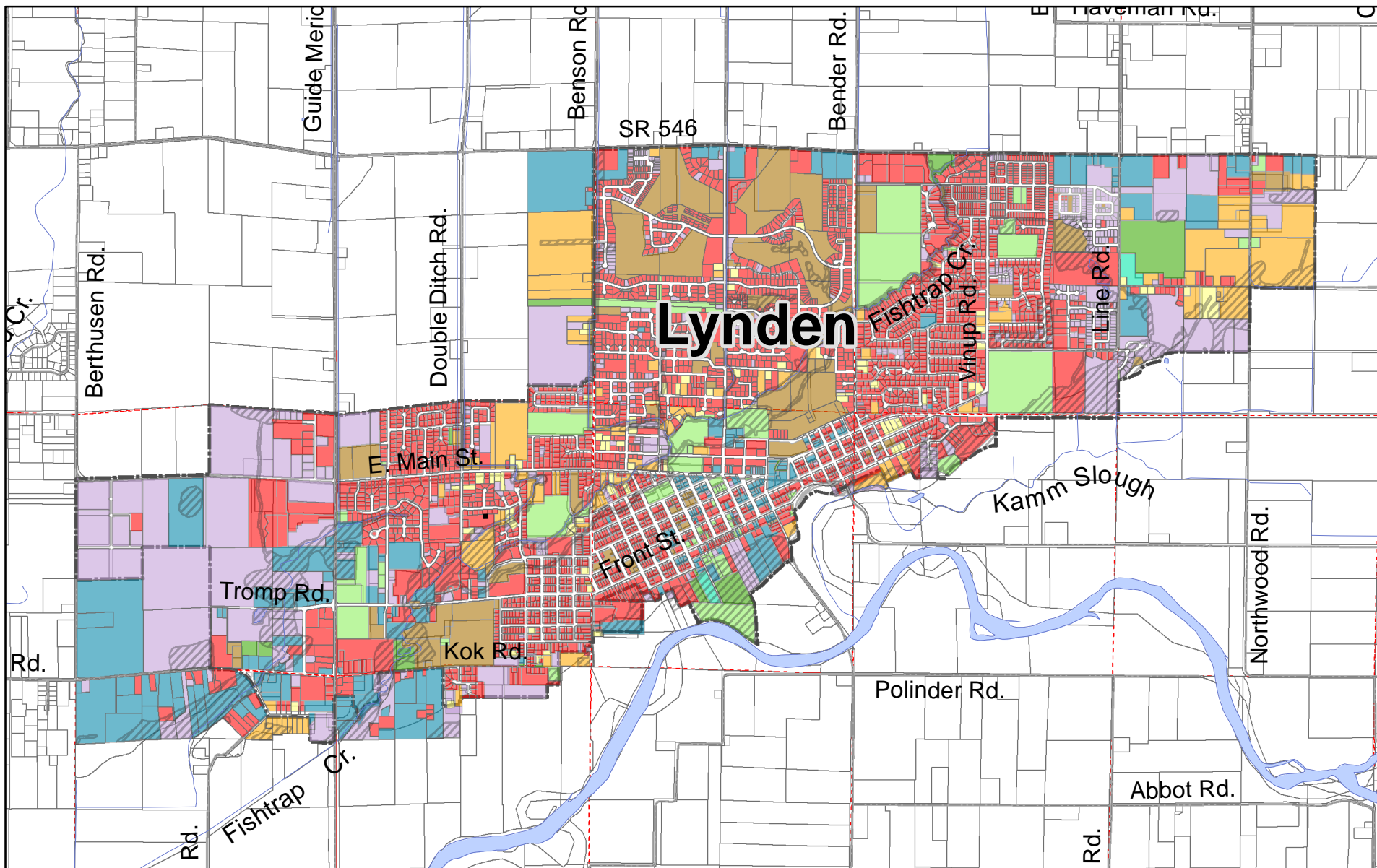
Land Capacity Analysis	City	Unincorp.	Overall
Inventory - Gross Developable Acres	500.4	235.6	736.0
- Pending Projects	0.0	0.0	0.0
- Critical Areas Subtraction	93.7	38.5	132.2
- Public Uses Subtraction	0.0	0.0	0.0
- Other Public Uses Subtraction (%)	5.0%	5.0%	5.0%
- Infrastructure Subtraction (%)	10.0%	10.0%	10.0%
- Market Factor Subtraction (%)	18.9%	21.1%	19.6%
Net Developable Acres	276.2	132.9	409.1
x Assumed Floor Area Ratios	0.25	0.25	0.25
Building Square Ft Capacity	3,007,818.0	1,447,097.4	4,454,915.4
- Sq Ft Existing Bldgs on Underutilized Parc	0.0	31,896.0	31,896.0
+ Pending Project Square Ft	583,081.0	0.0	583,081.0
Building Sq Ft Capacity with Pending	3,590,899.0	1,415,201.4	5,006,100.4
x Occupancy Rate	95.0%	95.0%	95.0%
/ Employment Density	540.42	564.64	547.05
Employment Growth Capacity	6,312.4	2,381.0	8,693.5

Employment Growth	
Commercial	1,164
Retail	410
Industrial	830
Employment Growth Allocation	2,404













COMM / INDUSTRIAL SUPPLY		COMM / INDUSTRIAL DEMAND	
409.1 Net Developable Acres	is	534.7%	of Net Dev. Acres Needed 76.5
0.25 Overall Assumed FAR			Overall Assumed FAR 0.25
4,454,915.4 Bldg Sq Ft Capacity			Bldg Sq Ft Capacity 833,151.5
31,896.0 Sq Ft Existing Bldgs on UU			Sq Ft Existing Bldgs on UU 31,896.0
583,081.0 Pending Project Sq Ft			Pending Project Sq Ft 583,081.0
5,006,100.4 Bldg Sq Ft Cap. w/ Pending			Bldg Sq Ft Cap. w/ Pending 1,384,336.5
95.0% Occupancy			Occupancy 95.0%
547.05 Employment Density			Employment Density 547.05
8,693.5 Emp. Growth Capacity	is	361.6%	of Emp. Growth Allocation 2,404

Preliminary Draft



- DRAFT-
 Lynden UGA
 Land Capacity Analysis
 January 26, 2009

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|---|--|
|  Vacant |  Vacant Public |
|  Partially Developed, 2x |  Developed Public |
|  Partially Developed, 3x |  Quasi Public |
|  Under-utilized |  Pending Projects |
|  Fully Developed |  Critical Areas |



January 2009 (draft)
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