Urban Fringe Subarea Plan
Whatcom County Planning Commission
Land Supply Analysis-Commission Recommendation

July 2005 Database, Methodology last modified May 11 For County Planning Commission

Land Supply Variables

Threshhold for determining partially developed area = Density x	2.5
Threshhold separating SF & MF Densities FOR UGA ONLY (square feet)	7,199
Average Resid. Unit Size for Urban Centers (square feet)	1,000
Percentage of Commercial Zones (outside Urban Centers) that will develop as commercial-only uses.	50.0%
Density for UGA (Min, Max, or Avg.)	Min
Use Vacancy Factor? (Yes or No)	Yes
Stormwater Reduction for Commercial/Industrial Land	10.0%
Right Of Way Reduction for Commercial/Industrial Land	20.0%
Threshold for CAO affecting residential densities	50.0%
Stormwater Reduction for Un-Platted SingleFamily Parcels	16.0%
Stormwater Reduction for Un-Platted MultiFamily Parcels	0.0%
Right Of Way Reduction for Un-Platted SingleFamily Parcels	20.0%
Right Of Way Reduction for Un-Platted MultiFamily Parcels	0.0%
Level Of Service for Parks (developable acres per 1,000 people)	28.0
LOS for other pub & quasi-pub. fac. - not parks (dev. acres per 1,000 people)	6.2
Land Availability Factor for City Neighborhoods (DR Horton & FH Highlands = 0%)	**15.0%**
Land Availability Factor for Urban Centers (Barkley = 0%)	**15.0%**
Land Availability Factor for UGA Planning Areas	**0.0%**
Safety Factor for City Neighborhoods (DR Horton & FH Highlands = 0%)	**0.0%**
Safety Factor for Urban Centers (Barkley = 0%)	**0.0%**
Safety Factor for UGA Planning Areas	**0.0%**
Land Availability Factor for Vacant Commercial/Industrial Lands	**15.0%**
Land Availability Factor for Redevelopable Comm/Indust Lands	**15.0%**
Safety Factor for Vacant Commercial/Industrial Lands	**0.0%**
Safety Factor for Redevelopable Comm/Indust Lands	**0.0%**

6.1 Units per acre and lower are treated as SF

Net effective reduction (land area) = 9.6%

Net effective reduction (land area) = 13.9%

Total Storm & ROW Reduction (land area) = 23.5%

Total Parks & Other Public & Quasi-Public Facilities land from Residential Supply = 1061.0 acres

Net effect (pop.) for City Neighborhoods = 10.8%

Net effect (pop.) for Urban Centers = 12.5%

Net effect (pop.) for UGA Planning Areas = 0.0%

Total Land Availability (pop.) Reduction = 8.9%

Net effect (pop.) for City Neighborhoods = 0.0%

Net effect (pop.) for Urban Centers = 0.0%

Net effect (pop.) for UGA Planning Areas = 0.0%

Total Safety Factor (pop.) Reduction = 0.0%

Total Land Availability & Safety Factor (pop.) Reduction = 8.9%

Population Forecast & Capacity

Forecast Population Growth 2002-2022	31,601
Population Growth 2002-2005	4,222
Remaining Growth 2006-2022	27,379
Pop. Displaced by Residential to Indust. Conversion	538
Adjusted Remaining Growth 2006-2022	27,917
Gross Pop. Growth Accommodated in City Neighborhoods	23,321
Gross Pop. Growth Accommodated in Urban Centers	12,011
Gross Pop. Growth Accommodated in UGA Planning Areas	12,770
Gross Total Pop. Growth Accommodated in City and UGA	48,103
Population offset by Public Facilities (Parks & Other Pub. Fac.)	16,916
Population offset by Land Availability Factor	2,761
Population offset by Safety Factor	0
Net Total Pop. Growth Accommodated in City and UGA	28,426
Population Surplus or (Deficit) compared to Needed Capacity	**509**

Developable Public Facilities Land Supply & Demand

Forecast Population Growth 2002-2022	31,601
Existing UGA Population 2002	12,194
Total additional population serviced by City Parks by 2022	43,795
Total **developable** acres needed	1,226
Acres acquired 2002-2005	85
Acres from Industrial Zones	250
Acres from City and UGA Residential Land Supply	891
Total developable park acres from current land supply	1,226
Total Dev. Acres of Other Public & Quasi-Public Facilities needed	**170**
Total developable acres of Public Facilities needed	**1,396**