

Birch Bay UGA

Residential Land Capacity Analysis Summary of Options

8-Oct-09

Land Capacity Analysis	Initial Proposal			Executive Recommendation				Option 3				
	City	Unincorp. UGA	UGA Total	City	Unincorp. UGA	UGA Total	Urban Reserve	UGA with Reserve	City	Unincorp. UGA	Urban Reserve	UGA with Reserve
Inventory - Gross Developable Acres		2,338	2,338		1,408	1,408	686	2,094				
- Pending Projects		326	326		227	227	85	312				
- Public Uses Subtraction		509	509		263	263	2	266				
- Critical Areas Subtraction		267	267		237	237	239	476				
Subtotal		1,237	1,237		681	681	359	1,040				
- Other Public Uses Subtraction (%)		5.0%	5.0%		5.0%	5.0%	5.0%	5.0%				
Subtotal		1,175	1,175		647	647	341	988				
- Infrastructure Subtraction (%)		22.0%	22.0%		22.0%	22.0%	22.0%	22.0%				
Subtotal		916	916		504	504	266	771				
- Market Factor Subtraction (%)		17.8%	17.8%		17.3%	17.3%	18.1%					
Net Developable Acres		753	753		417	417	218	635				
x Assumed Net Densities		4.9	4.9		5.9	5.9	4.3					
Dwelling Unit Capacity		3,656	3,656		2,443	2,443	934	3,377				
- Existing DUs in partially/under-utilized		443	443		380	380	41	421				
+ Pending and Master Planned Project Dwelling Units		868	868		666	666	142	808				
Dwelling Unit Capacity with Pending and Master Planned		3,844	3,844		2,492	2,492	1,035	3,527				
x Occupancy Rate		64.7%	64.7%		64.7%	64.7%	64.7%					
x Average Household Size		2.4	2.4		2.4	2.4	2.4					
Population Growth Capacity		5,970	5,970		3,870	3,870	1,607	5,477				

2008 Population **5,290**

	Land Demand		Supply	Surplus (Deficit)	
	Population Allocation per Option	Net Developable Acres Needed	Net Acres Available	Net Acres Surplus (Deficit)	Population Surplus (Deficit)
Current Community Plan	4,329	536	753	218	1,641
<i>Urban Reserve</i>					
<i>UGA and Reserve</i>	4,329	536	753	218	1,641
Executive Recommendation	3,239	348	417	69	631
<i>Urban Reserve</i>	1,090	140	218	78	517
<i>UGA and Reserve</i>	4,329	488	635	147	1,148
Option 3 --					
<i>Urban Reserve</i>					
<i>UGA and Reserve</i>					

Birch Bay

Commercial / Industrial Land Capacity Analysis Summary of Options

8-Oct-09

Land Capacity Analysis	Initial Proposal			Executive Recommendation				Option 3				
	City	Unincorp. UGA	UGA Total	City	Unincorp. UGA	UGA Total	Urban Reserve	UGA with Reserve	City	Unincorp.	Urban Reserve	UGA with Reserve
Inventory - Gross Developable Acres		141	141		188	188	14	202				
- Pending Projects		17	17		31	31	-	31				
- Critical Areas Subtraction		-	-		0	0	-	0				
- Public Uses Subtraction		-	-		41	41	-	41				
Subtotal		124	124		117	117	14	131				
- Other Public Uses Subtraction (%)		5.0%	5.0%		5.0%	5.0%	5.0%					
Subtotal		118	118		111	111	13	124				
- Infrastructure Subtraction (%)		10.0%	10.0%		10.0%	10.0%	10.0%	10.0%				
Subtotal		106	106		100	100	12	211				
- Market Factor Subtraction (%)		18.4%	18.4%		18.0%	18.0%	19.9%					
Net Developable Acres		86	86		82	82	10	91				
x Assumed Floor Area Ratios		0.25	0.25		0.25	0.25	0.25					
Building Square Ft Capacity		939,706	939,706		890,948	890,948	103,473	994,421				
- Sq Ft Existing Bldgs on Underutilized Parcels		62,756	62,756		62,756	62,756	-	62,756				
+ Pending Project Square Ft		268,000	268,000		308,000	308,000	-	308,000				
Building Sq Ft Capacity with Pending		1,144,950	1,144,950		1,136,192	1,136,192	103,473	1,239,665				
x Occupancy Rate		95.0%	95.0%		95.0%	95.0%	95.0%					
/ Employment Density		750	750		750	750	750					
Employment Growth Capacity		1,450	1,450		1,439	1,439	131	1,570				

2008 Employment

436

	Land Demand		Supply	Surplus (Deficit)	
	Employment Allocation per Option	Net Developable Acres Needed	Net Acres Available	Net Acres Surplus (Deficit)	Employment Surplus (Deficit)
Current Community Plan	489	17	86	70	961
<i>Urban Reserve</i>					
<i>UGA and Reserve</i>	489	17	86	70	961
Executive Recommendation	489	13	82	69	950
<i>Urban Reserve</i>	-	-	10	10	131
<i>UGA and Reserve</i>	489	13	91	78	1,081
Option 3 --					
<i>Urban Reserve</i>					
<i>UGA and Reserve</i>					