

Tuesday, June 17, 2025
College Place Planning Commission- (Hybrid: In-Person & Electronic)

7:00 P.M.

426th Regular Planning Commission Meeting

Agenda: <https://go.boarddocs.com/wa/cocp/Board.nsf/goto?open&id=DG3LPD57807D>

City Hall - 625 S College Avenue

College Place, WA 99324

Meeting may be viewed at: Live Stream on City of College Place, Washington YouTube at https://www.youtube.com/channel/UCbx3qrqzLDL_05NusReSI-g/featured

Zoom Attendee Link: <https://us06web.zoom.us/j/89606067239>

Or you may call this number to listen: 1-669-900-9128 ID#896 0606 7239 Phone controls: *6 - toggle mute /un-mute and *9 - raise hand

1. OPENING ITEMS

Subject :	1.01 Call To Order 426th Regular Planning Commission Meeting
Meeting :	Jun 17, 2025 - College Place Planning Commission- (Hybrid: In-Person & Electronic)
Category :	1. OPENING ITEMS
Access :	Public
Type :	Procedural
Subject :	1.02 Roll Call
Meeting :	Jun 17, 2025 - College Place Planning Commission- (Hybrid: In-Person & Electronic)
Category :	1. OPENING ITEMS
Access :	Public
Type :	Information, Procedural

Public Content

Position 1 - Nic Ivy - term exp. 12-31-2027

Position 2 - Felix Tan - term exp. 12-31-25

Position 3 - Claudia Santellano - term exp. 12-31-2028

Position 4 - Victor Valerio - term exp. 12-31-2028

Position 5 -Angie Peter, Chair - term exp. 12-31-2025

Position 6 - Brandon Stepper - term exp. 12-31-2028

Position 7 - Todd A. Reiswig, Vice Chair -term exp. 12-31-2027

Staff

Jon Rickard -Director

Michael Maret - Senior Planner

Kristi Scherger - Administrative Assistant

Maryelizabeth Garcia - City Clerk

Subject :	1.03 Appearance of Fairness Doctrine
Meeting :	Jun 17, 2025 - College Place Planning Commission- (Hybrid: In-Person & Electronic)
Category :	1. OPENING ITEMS
Access :	Public
Type :	Procedural

Public Content

The Appearance of Fairness Doctrine is a rule of law requiring government decision-makers to conduct non-court hearings and proceedings in a way that is fair and unbiased in both appearance and fact.

The doctrine requires that adjudicatory or quasi-judicial public hearings meet two requirements:

- They must be procedurally fair.
- They must appear to be conducted by impartial decision-makers.

By following Appearance of Fairness requirements, local governments have a method for disqualifying decision-makers from quasi-judicial hearings who have prejudged the issues, who have a bias in favor of one side in the proceeding, who have a conflict of interest, or who cannot otherwise be impartial. "Ex parte" communications between a decision-maker and a proponent or opponent of the matter being decided are prohibited ([RCW 42.36.060](#)).

For more information, click this link: [MRSC - Appearance of Fairness Doctrine](#)

-and/or-

watch this video: [Short Course on Planning Appearance and Fairness Doctrine - YouTube](#)

Subject :	1.04 Public Comment
Meeting :	Jun 17, 2025 - College Place Planning Commission- (Hybrid: In-Person & Electronic)
Category :	1. OPENING ITEMS
Access :	Public
Type :	Information

Public Content

Planning Commission meetings are primarily structured to permit Commission membersto make recommendationsto the City Council regarding decisions necessary to govern the City.

Public Comment is the time set aside for Citizens to address the Planning Commission regarding items of concern/interest either not appearing on this agenda, or on the consent agenda.*If you*

wish to speak on anysuch item,this is the time to come forward when the Chair asks for public comments.

Virtual Meeting Protocol for Public Comment:

When submitting public comments, include the following regardless of the manner you are using: - Note that there are deadlines for each method of commenting.

- Your Name
- Your Address

Public comments may be provided in writing(If typewritten, no less than 11 pt font). Submit to Clerk@cpwa.usno later than 4:30PMon the meeting date to be included in the record.

Public Comments in person may be madeby telephone orvirtuallyduring the meeting:

- Telephone comment - Call1-669-900-9128, entering the meeting ID (provided at beginning of agenda) and raising your hand (*9 to raise hand, *6 to mute/un-mute) when comments are requested.
- Virtual comment -Join using theZoom Attendee link (provided at beginning of agenda) and raise your hand when comments are requested.

Once recognized, you will have five minutes to speak on any subject that is under the control of the Commission.

2. CONSENT AGENDA

Subject :	2.01 Approve Agenda for June 17, 2025
Meeting :	Jun 17, 2025 - College Place Planning Commission- (Hybrid: In-Person & Electronic)
Category :	2. CONSENT AGENDA
Access :	Public
Type :	Action (Consent)

Consent

Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure, provide for a consent agenda listing several items for approval of the Board by a single motion. Most of the items listed under the consent agenda have gone through Board subcommittee review and recommendation. Documentation concerning these items has been provided to all board members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any board member.

Subject :	2.02 Approve Minutes from April 15, 2025
Meeting :	Jun 17, 2025 - College Place Planning Commission- (Hybrid: In-Person & Electronic)
Category :	2. CONSENT AGENDA
Access :	Public
Type :	Action (Consent)

File Attachments

Consent

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Subject :	2.03 Excusing the Absence of Commission Member Ivy & Santellano
Meeting :	Jun 17, 2025 - College Place Planning Commission- (Hybrid: In-Person & Electronic)
Category :	2. CONSENT AGENDA
Access :	Public
Type :	Action (Consent)

Consent

Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure, provide for a consent agenda listing several items for approval of the Board by a single motion. Most of the items listed under the consent agenda have gone through Board subcommittee review and recommendation. Documentation concerning these items has been provided to all board members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any board member.

Subject :	2.04 Approve Consent Agenda - Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure, provide for a consent agenda listing several items for approval of the Planning Commission by a single motion. Most of the items listed under the consent agenda have gone through previous review either at a workshop, or by subcommittee review and recommendation. Documentation concerning these items has been provided to all Planning Commission and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any Planning Commission member.
Meeting :	Jun 17, 2025 - College Place Planning Commission- (Hybrid: In-Person & Electronic)
Category :	2. CONSENT AGENDA
Access :	Public
Type :	Action (Consent)
Recommended Action :	Motion to approve consent agenda items 2.01 through 2.03

Consent

Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure, provide for a consent agenda listing several items for approval of the Board by a single motion. Most of the items listed under the consent agenda have gone through Board subcommittee review and recommendation. Documentation concerning these items has been provided to all board members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any board member.

3. REGULAR AGENDA

Subject :	3.01 Comprehensive Plan - Periodic Update Continued
Meeting :	Jun 17, 2025 - College Place Planning Commission- (Hybrid: In-Person & Electronic)
Category :	3. REGULAR AGENDA
Access :	Public
Type :	

Public Content

Applications for Comprehensive Plan amendments for Urban Growth Area (UGA) expansions will be accepted by Walla Walla Walla County and the deadline for applications is July 1, 2025. The methodology for the Land Capacity Analysis (LCA), Population Allocation Targets, and Housing for All Planning Tool (HAPT) Method C has been finalized by the BOCC. City and JUB staff participated in a PreApplication meeting with County staff and their consultant on June 3.

Director Rickard and Michael Maret will provide an update regarding College Place's options for Comprehensive Plan amendments for Urban Growth Area (UGA) expansions.

File Attachments

[COCP_LCA_June2025.pdf \(928 KB\)](#)

4. REPORTS

5. OTHER BUSINESS

6. CLOSING ITEMS

Subject :	6.01 Conclude - Next regularly scheduled meeting is July 15, 2025
Meeting :	Jun 17, 2025 - College Place Planning Commission- (Hybrid: In-Person & Electronic)
Category :	6. CLOSING ITEMS
Access :	Public
Type :	Procedural

College Place Planning Commission- (Hybrid: In-Person & Electronic) (Tuesday, April 15, 2025)

Generated by Kristi Scherger on Thursday, April 24, 2025

1. OPENING ITEMS

1.01 Call To Order 425h Regular Planning Commission Meeting

Chair Peters called the meeting to order at 7:04 PM.

1.02 Roll Call

PRESENT:	Commission Members	Angie Peters - Chair Todd Reiswig - Vice-Chair Nic Ivy Felix Tan Claudia Santellano
EXCUSED ABSENCE:	Commission Member	Brandon Stepper
ABSENT	Commission Member	Victor Valero
	Staff	Jon Rickard - Director Michael Maret - Senior Planner Rhett Beardemphl - Deputy Clerk
	Guest Speaker	Justin Baerlocher - Planning Consultant, JUB

1.03 Appearance of Fairness Doctrine

Information: 1.04 Public Comment
None.

2. CONSENT AGENDA

Action (Consent): 2.01 Approve Agenda for April 15, 2025

Action (Consent): 2.02 Approve Minutes from March 18, 2025

Action (Consent): 2.03 Approve Consent Agenda - Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure, provide for a consent agenda listing several items for approval of the Planning Commission by a single motion. Most of the items listed under the consent agenda have gone through previous review either at a workshop, or by subcommittee review and recommendation. Documentation concerning these items has been provided to all Planning Commission and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any Planning Commission member.

Commissioner Ivy made a motion to approve the consent agenda items 2.01 through 2.03. Second by Commissioner Reiswig and the motion passed.

3. REGULAR AGENDA

3.01 Comprehensive Plan - Periodic Update

Guest Speaker Justin Baerlocher, Planning Consultant with J-U-B reviewed the Comprehensive Plan - Periodic Update

4. REPORTS

5. OTHER BUSINESS

6. CLOSING ITEMS

6.01 Conclude - Next regularly scheduled meeting is May 20, 2025

Commissioner Santellao made a motion to conclude the meeting. Second by Commissioner Reiswig and the motion passed.

Chairman Peters concluded the meeting at 7:55 PM.

Approved:

Angie Peters
Chairman

Attest:

Jon Rickard
Community Development
Director

The foregoing minutes are the official record of the April 15, 2025, Planning Commission meeting. Further detail may be obtained by reviewing the actual audio recording made during this session.



LAND CAPACITY ANALYSIS

CITY OF COLLEGE PLACE
COMPREHENSIVE PLAN UPDATE

DRAFT

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Introduction

The City of College Place is undertaking a Periodic Comprehensive Plan Update for adoption by June 30, 2026. Population, housing, and demographics are foundational to the City's Comprehensive Plan, and the Land Capacity Analysis (LCA) is a requirement of the Growth Management Act (GMA), as part of that Periodic Comprehensive Plan Update. The LCA is an essential tool to evaluate the City's ability to provide an adequate range of housing types to meet the projected housing needs for all income levels, as based on our anticipated population growth. The analysis also includes an inventory of available commercial and light industrial lands within the City limits. The data contained in this report will also be critical information in the evaluation of the adequacy of planned utilities, schools, transportation infrastructure, and public services, which will also be considered as part of this Periodic Comprehensive Plan Update.

Population

The Land Capacity Analysis is premised on the 20-year forecasted growth for the City of College Place, which is based upon the projected County-wide population growth, and then allocated by jurisdiction.

Walla Walla County in coordination with the City of College Place, Waitsburg and Walla Walla reviewed Washington States' Office of Financial Management's (OFM's) high, medium, and low population projections for Walla Walla County (see Table 1), and based upon a recent growth trends a population projection between the OFM Medium and OFM High projections was selected.. The Countywide Population Projection Methodology used most the most recent decennial census data (2010 and 2020) to determine Average Annual Growth Rate (AAGR). The 2046 countywide population projection is 73,112.

Table 1: OFM Population Projects for Walla Walla County

2046 OFM Population Projects for Walla Walla County		
Low	Medium	High
60,351	67,334	79,777

Population allocations for individual jurisdictions with Walla Walla County went through a similar review and analysis. Walla Walla County and local jurisdictions worked together to create the following allocation methodology:

- Local growth rate trends using the decennial census (ACS Data).
- Documented residential development trends that are not captured in recent OFM projections (Waitsburg Staff data which shows a unit count of 32 higher than 2020 Census estimate, County Staff data which shows unaccounted-for vested/pipeline housing units in Burbank).

Land Capacity Analysis | City of College Place Comprehensive Plan Update 2026

- Statewide market trends which project a higher share of population growth within incorporated UGAs rather than the unincorporated county (State Guidance).
- Commerce HAPT Spreadsheet to make final adjustments to population allocations.
- Local housing plans (Regional HAP).

The following allocation was adopted by the Board of County Commissioners for planning purposes (see Figure 1). College Place's projected 2046 population was identified as 13,341. The City is anticipated to increase the population by 3,439 by the year 2046. This population growth estimate was used when determining the future residential housing needed in the land capacity analysis.

Figure 1: Walla Walla County Population Allocation

Jurisdiction	2010 Census Population Estimate	2020 Census Population Estimate	2046 Population Projection	Projected Population Increase 2020-2046
Walla Walla County	58,781	62,584	73,112	10,528
Unincorporated Walla Walla County*	16,750	17,084	18,026	942 (includes increase of 360 in Burbank)
College Place	8,765	9,902	13,341	3,439
Prescott	318	372	460	88
Waitsburg	1,217	1,166	1,401	235
Walla Walla	31,731	34,060	39,884	5,824

*Includes unincorporated UGAs of each City, Burbank, and Attalia. Housing allocation table further breaks this down.

Existing Housing & Projected Housing Needs

At the time of 2020 Census, the City of College Place had 4,176 housing units. For planning purposes, the City of College Place utilized the allocation of housing needs for Walla Walla County based upon the Housing for All Planning Tool (HAPT) Method C, as developed by Berk Consulting for Washington Department of Commerce, for the purpose of projecting College Place's housing needs for all income categories in 2046. The use of this method is based upon the recommendation by Walla Walla County to utilize this methodology. This methodology has been adopted by the Board of County Commissioners. Table 2 details the County-wide allocation of housing units. College Place's allocation is notated in red.

Land Capacity Analysis | City of College Place Comprehensive Plan Update 2026

Table 2: College Place County Housing Allocation

Sum of user inputs for jurisdiction shares. If below 100%, increase shares. If above 100%, decrease shares.	User Input - % Share of Countywide Housing Growth. Values must sum to 100%		Future Population (2046)	HOUSING ALLOCATION FROM SELECTED SHARES								Emergency Close Housing Needs (Temporary)	
				Total Units Allocated (2020-2046)	Permanent Housing Needs by Income Level (% of Area Median Income)								
					Non-PSH	PSH	>30-50%	>50-80%	>80-100%	>100-120%	>120%		
allocation from user													
User Input Actual													
College Place	City	35.00	34.98 %	13,341	1,504	457	274	331	101	59	74	208	0
	Unincorporated UGA	0.80	0.79 %	435	34	10	6	8	2	1	2	5	0
Prescott	City	0.10	0.79 %	460	34	10	6	8	2	1	2	5	0
	Unincorporated UGA	0.00	0.00 %	12	0	0	0	0	0	0	0	0	0
Waitsburg	City	2.30	2.33 %	1,401	100	30	18	22	7	4	5	14	0
	Unincorporated UGA	0.10	0.09 %	38	4	1	1	1	0	0	0	1	0
Walla Walla	City	54.60	54.62 %	39,884	2,348	714	428	517	157	93	116	323	0
	Unincorporated UGA	1.60	1.61 %	2,894	69	21	12	15	5	3	3	10	0
Burbank	City	2.80	2.79 %	2,411	120	36	22	26	8	5	6	17	0
	Unincorporated UGA	0.00	0.00 %	4	0	0	0	0	0	0	0	0	0
Attalia Industrial	City	0.00	0.00 %	4	0	0	0	0	0	0	0	0	0
	Unincorporated UGA	0.00	0.00 %	4	0	0	0	0	0	0	0	0	0
Unincorporated Rural	City	2.00	2.00 %	12,232	86	0	0	0	6	3	4	73	0
	Unincorporated UGA	0.00	0.00 %	4	0	0	0	0	0	0	0	0	0

Housing Needs Projections for Selected County, Projection Year, and Population Target

As identified in Table 2, the City is anticipated to need an additional 1,504 housing units within the city limits by the year 2046. In order to evaluate the adequacy of available lands and zoning within the City of College Place to meet the projected housing needs for all income levels, the City based the assumed affordability of housing types by income level provided by Washington State Department of Commerce in Table 4 of "Guidance for Updating Your Housing Element" (see Table 3):

Table 3: Assumed Affordability of Housing Type by Income Level

Assumed Affordability: Housing Type By Income Level		
Zone Category	Housing Type	Assumed Affordability
Low Density	Detached SF homes	Higher income (>120% AMI)
Moderate Density	Townhomes, duplex, triplex, quadplex	Moderate income (>80-120% AMI)
Low-Rise Multifamily	Walk-up apartments, condos (2-3 floors)	Low income (0-80% AMI and PSH*)
Mid-Rise Multifamily	Apartments, condos	Low income (0-80% and PSH*)
ADUs (all zones)	Accessory Dwelling Units on developed residential lots	Low income (>50-80% AMI)

*Permanent Supportive Housing

The City of College Place has three different residential zoning districts to accommodate different housing types (Single Family, Multifamily, and Manufactured Home Park). These zones were evaluated and assigned to each housing type. In addition, the presumed Walla Walla County housing allocation (Table 2) for each housing type was distributed by zoning category. The following table is a summary of College Place's projected housing needs from 2020 to 2046 are summarized by income level in Table 4.

Table 4: Assumed Affordability of Housing Type by Zone & Income Level

College Place Housing Type by Zone and Income Level		
GMA Land Use Category	HAPT Allocation	Income Level
Single Family Residential	208	>120%
Multifamily	1,296	<120%
Manufactured Home Park	0	<50%
Totals	1,504	

Land Capacity Analysis

Walla Walla County adopted a revised Land Capacity Analysis (LCA) Methodology in April 2025. The following is a summary of the primary methodology steps and assumptions utilized by the City of College Place (the complete Methodology is located in Appendix A):

Step 1. Define Study Area & Data Set

- Base point in time is December 31, 2024
- Study area boundaries set to incorporated city boundaries.

Step 2. Calculate Developable Area for each Parcel

- Identify Pipeline Projects
- Remove easements, publicly owned land, critical areas.

Step 3. Determine Land Capacity Analysis Parcel Types.

- Vacant Parcels
- Partially-Used Parcels
- Under-utilized Parcels

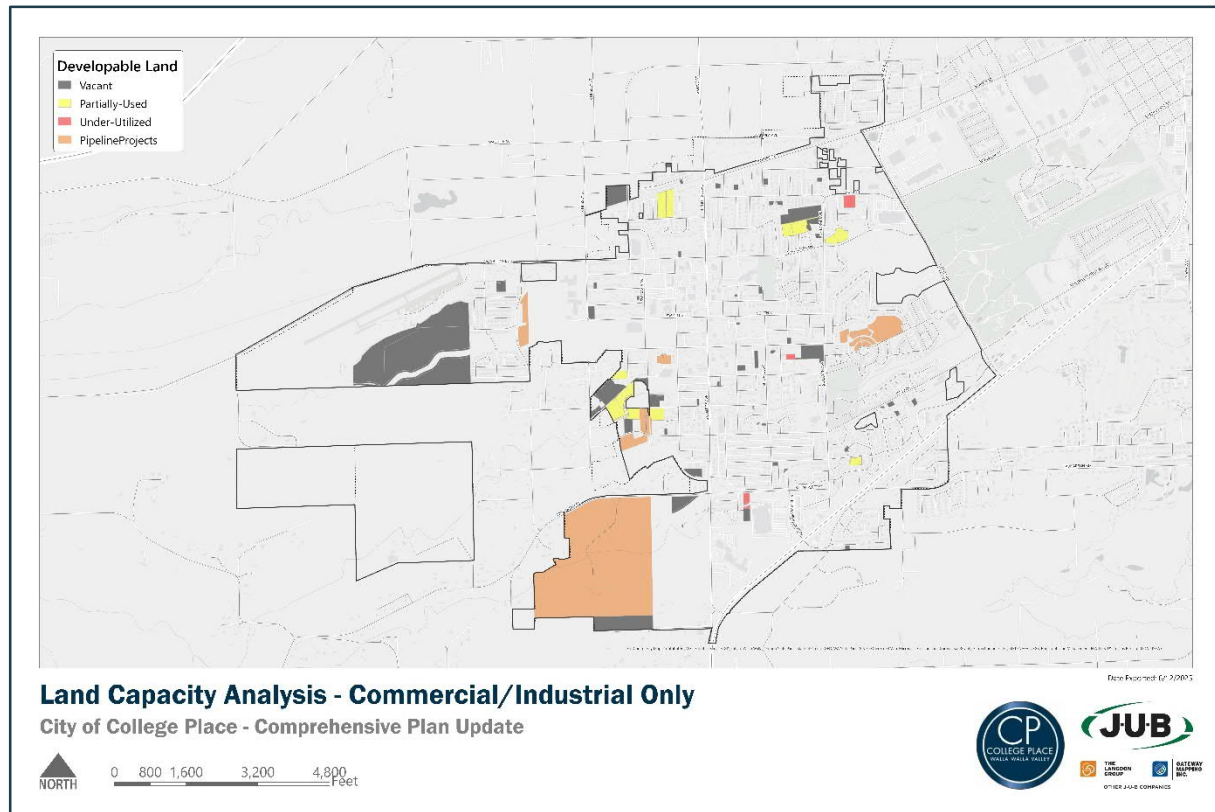
Step 4. Determine Total Capacity

- Determine Unit Capacity by Land Use
- Determine the people per unit expected

Step 5. Compare Population and unit Capacity with Population Forecast and Housing Allocation Forecast.

The methodology process identified above was used to determine the vacant, partially utilized and underutilized properties with the City of College Place which could be utilized for future development. Figure 2 depicts the residential land available within the City for future development. For the purpose of this analysis, public and private rights-of-way, and plated HOA tracts dedicated for parks, open space, utility corridors, and critical areas were explicitly excluded. In addition, land owned by Walla Walla University were excluded from the analysis. Appendix B includes a summary of the land available by zone and a complete Residential Analysis utilizing the methodology above to determine the total number of acres available for future development.

Figure 2: Developable Residential Properties in the City of College Place



It should be noted that as part of this analysis, there are several pipeline residential projects that were accounted for separately. These parcels have been identified in Figure 2 above. These areas are considered undeveloped parcels but have a define lot or development plan. For the purpose of this analysis only the proposed lot count from these developments were used not the gross area, see Table 5.

Table 5: Pipeline Housing Units

Pipeline Projects (Residential)				Housing Type	
Project Name	Project Type	Project Year	Proposed Lots/Units	Multi-Family	Single Family
Stonecreek MPD	Master Plan	2025	924	613	311
Villages at Fort Walla Walla	Multifamily	2024	180	180	
Villages of Garrison Creek Phase XII	Long Plat	2024	37		37
Villages of Garrison Creek	PUD		23		23
Salerno Estates	Short Plat	2024	6		6
Shaw Short Plat	Short Plat	2024	5		5
Deer Meadows Subdivision	Short Plat	2022	12		12
Homestead	Wise Size	2022	47	47	
Oakwood	Short Plat	2024	9		9
Total			1243	840	403

Land Capacity Analysis | City of College Place Comprehensive Plan Update 2026

As shown in Appendix B, the following is a summary for the results for the Residential Land Capacity Analysis:

Table 6: Residential Land Capacity Analysis Summary

Total available vacant land (acres)	364.5
Total available partially used land (acres)	63.4
Total underutilized land (acres)	20.4
Total platted land (acres)*	155.8
Total dwelling unit capacity	1,697

* Platted land acres include in metric 1-3 summary.

Available Housing Capacity In College Place

Table 7 summarizes the potential available housing capacity by land use and compares it with the housing allocation by type, as based upon the Housing Type by Assumed Affordability.

Table 7: Comparison of College Place's Housing Capacity to Allocation

College Place Housing Capacity by Zone and Income Level					
Zoning Category	Future Residential Unit Capacity	HAPT Allocation	Difference	Acres Needed	Income Level
Single Family Residential	773	208	565	0	>120%
Multifamily	914	1,296	(382)	28.6	<120%
Manufactured Home Park	4	0	0	0	<120%
Totals	836	1,504	183	28.6	

Based upon this analysis, it appears College Place has the capacity, under its current zoning regulations, to meet projected single family residential housing demand through 2046. However, additional land is needed to meet multi-family housing demand based on the HAPT housing allocation by income level. As shown in Table 7, 382 additional housing units within the multifamily zone is needed to meet the project housing allocation. This would require 28.6 additional acres of multifamily zoned property to be located within the City of College Place. Methods of adjustment range from rezoning existing single family residentially designated land to multi-family or increasing the UGA to accommodate additional capacity. The City is looking at each option for consideration.

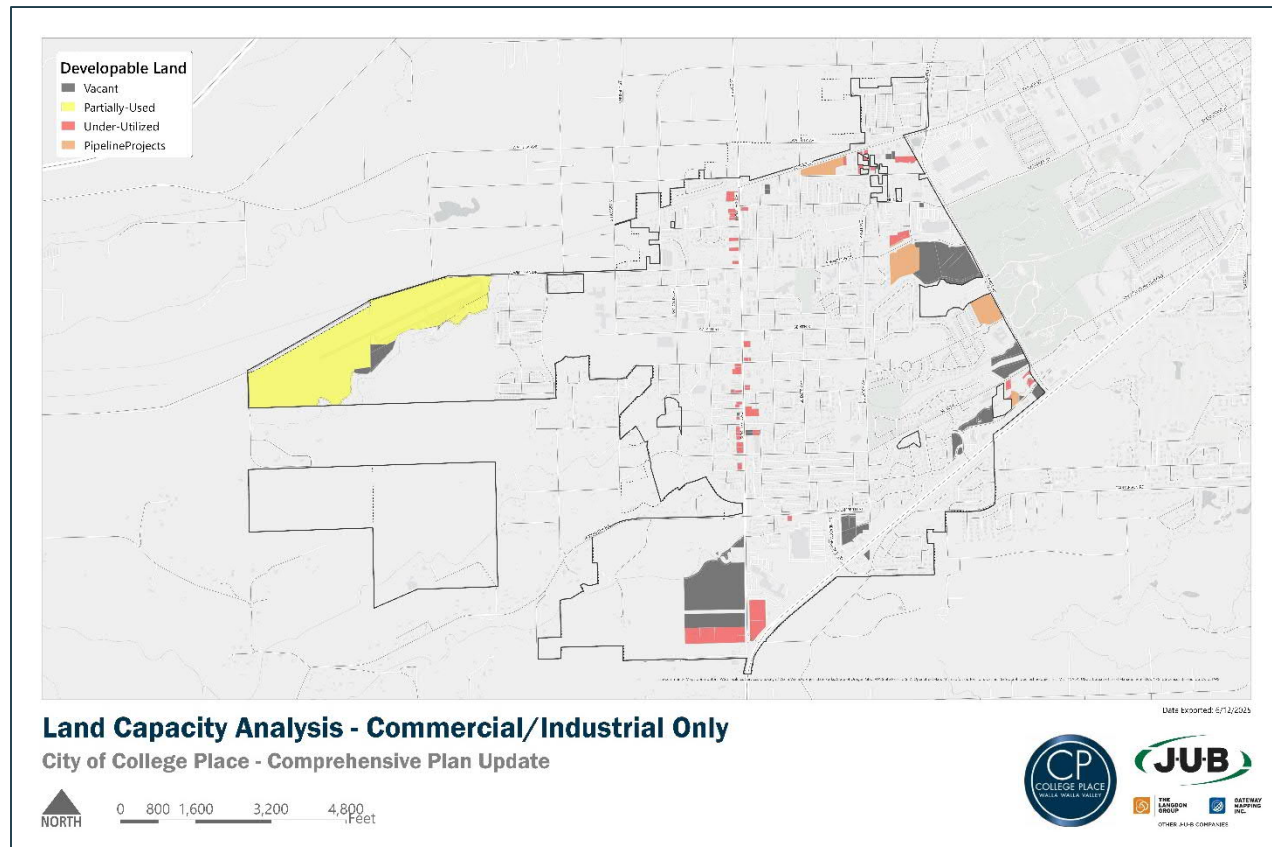
Commercial & Industrial Lands Inventory

The City of College Place completed an inventory of vacant and underutilized properties zoned for commercial, light industrial, and mixed uses. For the purpose of this analysis, the portions of mixed-use properties that were identified for residential use “available acres”, as were road rights-of-way, overhead and gas utility easements, and the developed portion of underutilized properties. Based upon this analysis, 50 acres of vacant, and 16.2 acres of underutilized, and 64.5 acres of pipeline commercial, industrial and mixed-use zoned properties are available for commercial and industrial development, for a combined total of 131 acres of available lands for commercial and industrial development.

For the purposes of this analysis, the master plan layout for the Martin Airfield Area Planning Study was used to determine the acres of potential pipeline project areas around the airport. Due to the development restrictions around the airport limited areas is developable and has been identified in the master plan.

Figure 4 shows the location and zoning of vacant and underutilized commercial, industrial and mixed-use zoned properties available for commercial and industrial development. Appendix C of this document contains the analysis.

Figure 3: Vacant & Underutilized Commercial & Industrial Properties



Employment

Similar to how population projections were used to determine housing land capacity, employment projections can be used as tool to assist in determining the commercial and industrial land capacity. Walla Walla County identified Employment Projections/Targets for each jurisdiction within the County. The methodology selected for determining each jurisdiction's employment projections was the countywide jobs-to-housing ratio of 1.0. Table x below provides a summary of the employment projections. It is identified that College Place is anticipated to add another 1,504 employees by 2046.

Figure 4: Walla Walla County Employment Projections

Jurisdiction	2020 Census Employment Estimate	2020 Census Total Housing Estimate	2020-2046 projected housing growth	Jobs-to-housing ratio	2020-2046 Employment Growth Projection	2046 Employment Projection
Walla Walla County	24,958	24,971	4,299	1.0	4,299	29,257
Unincorporated Walla Walla County*	6,315	6,542	313		313	6,628
College Place	1,979	4,176	1,504		1,504	3,483
Prescott	1,525	152	34		34	1,559
Waitsburg	201	530	100		100	301
Walla Walla	14,938	13,571	2,348		2,348	17,286

Appendix C provides a summary of the Commercial and Industrial Land Capacity Analysis. As part of this analysis the employee capacity by zone type was calculated based on the floor area ratio of the available land and the employee density by land use type. As show in the employee capacity column, the City currently has capacity for 1,131 employees. When compared with the employment growth project identified in Figure 4 above, there is a deficient of 370 employees. In order to account for these employees' an additional 58 acres of Commercial (39.8 acres) and Industrial (19.2 acres) land within the UGA is needed. The Industrial acreage was identified in the Martin Airfield Area Planning Study as a potential site for future industrial development and included in this calculation.

Urban Growth Area

Based upon this Land Capacity Analysis, the City of College Place does appear to need to expand portions of the Urban Growth Areas to meet its multifamily housing allocation as well as commercial and industrial employment for 2046. In addition, due to changing growth trends within the city and the availability of utilities the city is interested in doing a UGA Swap to transfer undevelopable land to other more likely areas to be developed which are adjacent to other developed areas and existing infrastructure.

APPENDIX A: WALLA WALLA COUNTY LAND CAPACITY ANALYSIS (LCA) METHODOLOGY



	#	Step	Reason	Method and Assumptions	Data Source	Output (where applicable)
	1	Base point in time	Determine point in time at which land capacity will be analyzed. Land use or zoning changes that occur after this point in time should not be considered within the LCA.	December 31st, 2024 is the base point in time for the LCA.	Jurisdiction Code and county assessor data	
	2	Study area boundaries	Define the spacial boundary that each jurisdiction will analyze as part of the LCA.	Each City will analyze their respective incorporated city properties. The County will analyze unincorporated UGA properties and unincorporated rural properties.	Allocations to each area is in the adopted HAPT output table.	
		Data Collection and Calculating Gross Developable Area				
PARCEL	3	Parcel Data	County Assessor Parcel data is a dataset which has important information that will be used in the LCA. Note information such as: land value, improvement value, zoning designation, lot size, parcel number, legal description, owner, tax exemption, and building footprint (if available).	County parcel data can be requested from the County or downloaded off their open data portal. The parcel analysis can happen within GIS or excel.	County Assessor.	
	4	Pipeline Development	In order to not double count capacity in the LCA, jurisdictions should first identify all properties with pipeline developments. This includes parcels which have been built out since the beginning of 2020, since the HAPT is based on the housing supply as of 2020. Any development that has occurred between 2020 and 2025 should be captured as "capacity" and the underlying parcels should be removed from the LCA.	Pipeline developments include the following between Jan 1 2020 and Dec 31 2024: Housing units built. Approved building permits. Approved subdivisions. Vested applications (including those vested before 2020). Approved commercial developments. Pre-application meetings may be considered depending on local circumstances and staff knowledge that the application will develop as applied. Document this information into total pipeline units per zone and total commercial floor area per zone. This information will be used in the final capacity formula.	Jurisdiction-specific permitting data.	Pipeline parcels, number of pipeline units, and pipeline unit type by zone.
	5	Easements and tracts	Easements are typically placed over utilities and shared access roads. Tracts are typically native growth protection areas, commonly owned property (landscaping, open space, etc.), and drainage areas. Areas in easements and tracts should be removed from the LCA since you cannot construct a permanent structure over them.	Use City plat information, utility provider easements, and County parcel data to map easements and tracts in each zone. Remove these areas from the total developable area of each zone (and parcel, where easements bisect an existing parcel).	Local easement maps, utility providers, and old plats. County parcel data.	Undevelopable parcels.
	6	Publicly owned and tax exempt properties	Similar to easements and tracts, publicly owned and tax exempt properties have a low likelihood of redevelopment. The properties generally include churches, schools, utility buildings, parks, and other protected lands. Most land owned by governments or public agencies is unlikely to be developed for housing in the near future and should therefore be excluded from the available land supply. Other local factors such as historic districts, conservation easements, or ownership by a non-profit organization should also be considered when identifying public-use properties.	Use county parcel data to search for tax exempt properties. Use local zoning data to identify publicly zoned lots. Refine this search using local knowledge. Remove these areas from the total developable area of each zone.	County parcel data, local zoning data, aerial imagery, and local knowledge.	Undevelopable parcels.

CALCULATING DEVELOPABLE AREA FOR EACH	7	Other lands that should be removed	Gas station and condo properties should be removed from the analysis. Condominiums may show up in the results due to the relatively low improvement to land value of any one unit, however, the aggregate improvement to land value generally makes condominiums unlikely to redevelopment. Gas stations often have a low improvement to property value because they generally have very limited facilities and expensive real estate; however, they are highly unlikely to redevelop. Jurisdictions should use local circumstances to other specific types of developments that are unlikely to develop/redevelop. These parcels should be excluded from further analysis.	Use aerial imagery and County parcel data to search for condos and gas stations. Remove these areas from the total developable area of each zone.	County parcel data, aerial imagery, and local knowledge.	Undevelopable parcels.
	8	Critical Areas	Certain critical areas create undevelopable conditions on properties. These critical areas include steep slopes, streams, wetlands, and floodways. Therefore, these areas should be mapped, labeled as undevelopable area, and removed from the LCA.	Use City, County, and/or State publicly available critical area GIS data to map critical areas (in order of locally available information up to state information). This data can be reinforced with any local studies. Remove these areas from the total developable area of each parcel.	City, County, and State critical area information.	Map of critical areas and Preliminary Developable Area.
	9	Critical Area Buffers	Typically, critical area buffers impact development. The intensity of impact depends on local regulations. Buffer areas for critical areas should be assumed to be the actual buffer or an average buffer for unrated critical areas using local regulations. Buffers should be mapped for each zone. Total area covered by buffers in each zone should be divided by total gross area in each zone. The resulting ratio will be the "Buffer Deduction". For example if buffer encumbrance in X zone is 17 acres and the total area of that zone is 144 acres, then the Buffer Deduction for that zone would be 11.8% ($17/144=0.118$). Buffer encumbrance should not include the critical area itself since that area is already removed in previous step. Do not apply the buffer deduction at this point, all percent deductions will be applied in the Deductions and Market Factors section.	Use local regulations to define buffers for each critical area. Where exact rating of a critical area is unknown, use the average buffer for that critical area.	Local regulations.	Map of critical area buffers, total area of each zone encumbered by critical area buffers, and Buffer Deduction percentage for each zone.
	10	Developable Area	At this point, the "Developable Area" of each parcel should be calculated by removing the above undevelopable areas from each parcel. The next section will use Developable Area for each parcel to categorize into four LCA types. All parcels which are unlikely to develop due to the above steps should be removed from each zone. The remainder of the LCA should not analyze these parcels for capacity.	Document all of the parcels removed for each category of removable per the previous steps. Remove critical areas from each parcel and document developable area (Developable area= site area minus easements and critical areas).		Developable Area of each eligible parcel
		LCA Types				
		Summary				

LAND CAPACITY ANALYSIS PARCEL TYPES	11	Vacant Parcels	For use in all zones. Parcels of land that contain no structures or have buildings with low value. Vacant parcels have the lowest base market factor since they have the highest likelihood of developing during the planning period.	Where County parcel data designates the parcel as vacant or if the improvement value is less than \$5,000. Vacant parcels can be reviewed through aerial imagery to ensure that any non-vacant parcels weren't captured in the initial search. Label these parcels as "Vacant".	County parcel data	Count of Vacant parcels by zone and total Developable Area of Vacant parcels by zone.
	12	Partially-used Parcels	For use in rural and single-family zones. Parcels occupied by a use, but which include enough land to be further subdivided for additional development without rezoning. For example, a 1-acre lot zoned for four units per acre that contains one single-family home could be subdivided to allow development of up to three additional units. Partially-used parcels have a scaling market factor depending on the lot size and density.	In single-family and rural zones: search for all parcels that are between three and eight times larger (≥ 3 and < 8) than the allowed minimum lot size. For single-family and rural zones that use max density, search for parcels with an existing density between three and eight times or less (≥ 3 and < 8) of the max allowed density. Label these parcels as "Partially-used (Small Lot)". Search for parcels with an improvement value greater than the 93rd (> 93 rd) percentile of jurisdiction improvement values. Remove > 93rd percentile lots from Partially-used (Small Lot). In single-family and rural zones: Search for non-vacant parcels eight times or larger (≥ 8) than the minimum lot size. For single-family and rural zones that use max density, search for parcels with an existing density 8 times or greater (≥ 8) than the max allowed density. Label these parcels as "Partially-used (Large Lot). The number of existing housing units in each Partially-used parcel should also be noted. Each type will have a different market factor as explained in the Deductions and Market Factors section.	County parcel data	Number of Partially-used parcels (split by Large and Small), total Developable Area of Partially-used parcels by zone, and total number of existing housing units on Partially-used parcels. Current number of housing units by parcel should be determined based on Assessor land use codes and parcel improvement value. Assume no more than one unit per parcel unless better information is available. High value homes on large lots should still be considered Partially-used if the lot size is 8 times larger than the minimum lot size or the density is at least 8 times less than the max allowed in that zone.
	13	Under-utilized Parcels	For use in multi-family, mixed-use, commercial, and industrial zones. Parcels that are likely to redevelop to a more intensive land use than that which currently occupies the property, either due to market forces or because applicable zoning allows a more intensive use than the current development. For example: A single-family home on property in a multifamily zone. A multifamily residential property developed at a density below that allowed by the applicable zone. Jurisdictions may set this threshold according to local conditions. A property with relatively low improvement value compared to the value of the land.	For multi-family, mixed-use, commercial, and industrial zones, calculate the improvement-to-land value ratio of each parcel. Parcels with an improvement-to-land value ratio below 0.5 should be labeled as "Under-utilized". Single-family homes in these zones should also be labeled as "Under-utilized". Document existing development on Under-utilized parcels (number of residential units and floor area of commercial).	County parcel data	Number of Under-utilized parcels, total Developable Area of Under-utilized parcels by zone, and total number of existing housing units or commercial square footage on Under-utilized parcels. See Deduction and Market Factors section for more information on specifying deductions for different zones.
	14	Fully Developed Parcels	Fully Developed parcels are all parcels which do not fit into either Pipeline, Vacant, Partially-used, Under-utilized, or Undevelopable categories.	Label the remaining parcels as "Fully Developed". These parcels will not be used for this analysis as these parcels are assumed to have no capacity for additional development under current zoning regulations.	County parcel data	Fully developed parcels.
	15	LCA parcel summary	Summarize developable area of each LCA type by zone	For each zone, add up all of the developable area for each LCA parcel type: Vacant, Partially-used (separated by Large and Small), and Under-utilized.	Local analysis	Table showing each zone and the developable area of each zone by LCA type (example to the right).
		Deductions and Market Factors				

NET DEVELOPABLE AREA	16	Vacant parcel deduction	The Vacant parcel deduction accounts for some portion of the remaining developable land supply may remain unavailable for development during the planning period due to site conditions, economic factors or unwillingness to develop or sell on the part of the property owner.	15%	Consistent with State guidance.	Alternatively, if a community has conducted specific market factor analysis, such as analysis performed under the requirements of the buildable lands program, the results of that evaluation may be used here, provided the jurisdiction documents the analysis and associated assumptions.
	17	Partially-used parcel deduction	The Partially-used parcel deduction accounts for some portion of the remaining developable land supply may remain unavailable for development during the planning period due to site conditions, economic factors or unwillingness to develop or sell on the part of the property owner.	25% for Small Lot Partially-used. 15% for Large Lot Partially-used.	Consistent with State guidance and discussions with city/county staff.	Alternatively, if a community has conducted specific market factor analysis, such as analysis performed under the requirements of the buildable lands program, the results of that evaluation may be used here, provided the jurisdiction documents the analysis and associated assumptions.
	18	Under-utilized parcel deduction	The Under-utilized parcel deduction accounts for some portion of the remaining developable land supply may remain unavailable for development during the planning period due to site conditions, economic factors or unwillingness to develop or sell on the part of the property owner.	25%	Consistent with State guidance.	Alternatively, if a community has conducted specific market factor analysis, such as analysis performed under the requirements of the buildable lands program, the results of that evaluation may be used here, provided the jurisdiction documents the analysis and associated assumptions.
	19	Infrastructure deduction	New development generally requires new infrastructure improvements (roads, utilities, landscaping, open space, etc.). These improvements occupy land, reducing the acreage available for housing development. The amount of the deduction for infrastructure can vary by location and development status. For example, redevelopable land and infill vacant lots in urban areas may already be partially or fully served by existing infrastructure and may require a smaller deduction than greenfield areas.	5-30% depending on specific circumstances of each zone.	Local circumstances and staff analysis. Consistent with discussions with city/county staff.	
	20	Buffer deduction	Typically, critical area buffers impact the ability of development. The intensity of impact to potential development depends on local regulations. Buffer areas for critical areas should be assumed to be the actual buffer or an average buffer for unrated critical areas using local regulations. Buffers should be mapped for each zone. Total area covered by buffers in each zone should be divided by total gross area in each zone. The resulting ratio will be the "Buffer Deduction". For example if buffer encumbrance in X zone is 17 acres and the total area of that zone is 144 acres, then the Buffer Deduction for that zone would be 11.8% ($17/144=0.118$). Buffer encumbrance should not include the critical area itself since that area is already removed.	Calculated previously and applied after other deductions.	Local analysis.	The Buffer deduction is meant to balance lot area encumbered by critical area buffers and the possibility of developers reducing the buffer using local regulations.
	21	Net Developable Area	Net Developable Area is the remaining developable area after applying the LCA parcel type deduction, Infrastructure deduction, and Buffer deduction.	Apply the deduction to the previous Developable area of each zone in the following order: 1. LCA Parcel specific deduction; 2. Infrastructure deduction; 3. Buffer deduction. The remaining area is the Net Developable Area of each zone.	Local analysis.	

		Housing and Employment Capacity				
TOTAL CAPACITY	22	Assumed Density for zones allowing residential development	Since the LCA is a forward-looking analysis, jurisdictions should focus on the level of development expected to occur during the planning period. Assumed densities for use in the LCA should consider the maximum densities allowed under zoning, and historic trends and achieved residential densities, as well as factors, which may cause trends to change in the future. In some cases, achieved densities will be similar to maximum allowed densities. However, many factors beyond the control of cities and counties can influence the level of future development. Therefore, compare allowed densities to achieved densities to identify zones that have historically underperformed relative to planned levels of development. At a minimum, assumed densities should reflect the current achieved residential densities for each zone but should not exceed the maximum density allowed by right under the development code. In mixed-use zones and areas regulated under form-based codes, assumed residential densities must consider the potential development of non-residential uses. To avoid counting more residential capacity than will develop over the planning period, jurisdictions must account for non-residential uses when calculating capacity in these zones. Mixed-use and form-based development regulations can vary by geography and urban context, so jurisdictions should choose an approach that is most consistent with their development code.	Local jurisdictions will develop their own assumed densities. When developing assumed densities for each zone, do not take into account decrease in density due to infrastructure or critical areas since these deductions have already been made. Consider the slight increase in density that is forecasted for urban zones.	Local analysis.	Assumed densities for each zone that allows residential development. The 2012 Commerce UGA Guidebook and WAC Sections 365-196-210(6), 365-196-310(4)(b)(ii)(E) and 365-196-325(2) establish guidance on the factors that should be considered when establishing growth and density assumptions for a land capacity analysis.
	23	Gross Residential Capacity	Calculate housing capacity by zone using the Assumed Density of each zone which allows residential and the Net Developable Area of each zone.	For each zone, multiply their respective Assumed Density by their Net Developable Area. The result is the Gross Residential Capacity for each zone. Add up all the zones to get total Gross Residential Capacity.	Local analysis.	Gross Residential Capacity for each zone and for study area.
	24	Net Residential Capacity	Add pipeline units and subtract existing units from Partially-used and Under-utilized parcels per zone to get Net Residential Capacity	Add pipeline units and subtract existing units from Partially-used and Under-utilized parcels per zone to get Net Residential Capacity	Local analysis.	Net Residential Capacity in dwelling units for each zone and for study area.
	25	Calculate net commercial and industrial floor area	Use existing floor-area-ratio (FAR) in zones allowing commercial and industrial zones to determine total commercial and industrial floor area by zone in square feet.	Calculate assumed FAR using existing commercial and industrial developments (FAR is built floor area divided by site area). Multiply net commercial and industrial developable area by the assumed FAR for each zone. Subtract existing building square footage on partially-used and under-utilized land. Add in square feet of pipeline commercial and industrial development to get net commercial and industrial capacity by zone.	Local analysis.	Net commercial and industrial floor area in square feet.
	26	Assumed Employment Density	Use generic commercial and industrial employment density assumptions to calculate employment capacity. Assumed densities can be adjusted using local knowledge and analysis. Ranges of assumed employment densities have been provided.	Commercial density: 300-600 square feet per employee. Industrial density: 700-1,100 square feet per employee.	Consistent with State guidance and previous discussions with cities/county. Local analysis.	Assumed commercial and industrial density by zone.

	27	Job Capacity	Calculate total job capacity by zone using the Assumed Employment Density of each zone and the net commercial and industrial floor area of each zone.	Multiply Assumed Employment Density and net floor area of each zone to get total Employment Capacity of each zone. Add up the Employment Capacity of each zone to get total Employment Capacity for the study area.	Local analysis.	Total Employment Capacity in jobs for the study area.
	28	Net Population Capacity	Use ACS 5-year estimates to find housing occupancy data (pull the existing vacancy) and people per household data.	Multiply Net Residential Capacity by jurisdiction-specific vacancy rate to get Total Occupied Units. Multiply Total Occupied Units by jurisdiction-specific persons per household to get Net Population Capacity.	ACS data and local analysis.	Net Population Capacity in person for the study area.
	29	Compare Capacity to Allocated growth	Calculate the projected surplus or deficit for housing, population, and employment.	Use the Net Population Capacity, Total Employment Capacity, and Net Residential Capacity results; subtract from allocated growth; record results.	Local analysis and growth targets.	Projected surplus or deficit for housing, population, and employment.
		Other required findings				
		Capacity by Affordability	New HB 1220 legislation requires jurisdictions to split residential capacity by affordability.	Use HB 1220 Housing Element Guidance Book 2 to calculate the residential capacity for each income level (Chapter 3 Land Capacity Analysis). Summarize this data in a table and compare to the allocated growth targets. If there is a deficit in any income level, use Commerce Guidance (linked above) to resolve the gap.	Local analysis, State regulations, and Commerce guidance.	https://deptofcommerce.app.box.com/s/1d9d5l7g509r389f0mjpowh8isjpirth
		Emergency Housing				
		Optional Studies for more Capacity				
		Middle Housing	Middle housing legislation and additional capacity for affordable units. With the next periodic update, jurisdictions required to implement middle housing with HB 1110 (2023) must allow increased development potential if some of the units are affordable. Although generally middle housing will not support households earning under 80% of AMI, in these specific circumstances that assumption would not remain true.	From Commerce guidance: Jurisdictions may want to consider using the following approach - drawn from the Puget Sound Regional Council's (PSRC) impact analysis of HB 1110 - to help determine the capacity impacts of this bill. When considering additional density because of middle housing regulation changes, consider: 1. Which lots would be potentially redevelopable (i.e., those without Homeowners Association (HOA) restrictions, those that are vacant or have only one dwelling unit, those with a developable area over 2,000 square feet, etc.). 2. Of the lots in Step 1, determine which subset of lots may economically make sense to redevelop. A starting point for this analysis could be where the land value is greater than the improvement value and the built square footage is less than 1,400 square feet. 3. Estimate the total development potential of lots selected through Step 2, i.e., the maximum number of dwelling units allowed to be developed on these lots net of existing units. Then determine what percentage of the total development potential (or net maximum dwelling units) could reasonably be expected to redevelop over the 20-year planning period. A conservative estimate could be 25%, but tailor this factor to what is most appropriate for your jurisdiction and local market conditions.	Local analysis, State regulations, and Commerce guidance.	

		ADUs	Changes to the housing element requirements in 2021 call for jurisdictions to consider the role of accessory dwelling units (ADUs) in meeting housing needs. Changes in 2023 require jurisdictions to allow up to two ADUs per lot in urban growth areas, with the option for separate sale. Although capacity for ADUs has not typically been measured in a land capacity analysis, they are very likely to become important in meeting housing needs.	Use the optional methodology outlined in Chapter 1.6 of the Commerce HB 1220 Housing Element Guidance Book 2 to calculate ADU capacity by zone.	Local analysis, State regulations, and Commerce guidance.	https://deptofcommerce.app.box.com/s/1d9d5l7g509r389f0mjpowh8isjpirlh

APPENDIX B: COLLEGE PLACE RESIDENTIAL LAND CAPACITY WORKSHEET



LAND CAPACITY FOR FUTURE RESIDENTIAL DEVELOPMENT

City of College Place, WA

	Steps 1 – 8	Steps 16 – 18	Step 19	Step 20	Step 21	Step 22	Step 23					
	Total Available	Parcel Deduction	Net	Public	Net	Buffer Deduction	Acres	Assumed	Future	Total	HAPT	
	Acres	(15% for vacant & large	Developable	Infrastructure	Developable	- DMU = 0.28%	Available for	Density per Acre	Residential Unit		Housing	Difference
	(excludes Critical Areas,	lot partially-used,	Acres	(30% for Roads, Parks,	Acres	- GC = 0.87%	Residential		Capacity		Allocation	
	Pipeline Projects,	25% for small lot partially-		Stormwater, etc.)		- LI = 0.42%						
	Easements/Tracts and	used & Under-utilized)				- MFR = 0.10%						
	Public Uses)					- MHP = 0.87%						
						- SFR = 0.83%						
						- UD = 0.31%						
Zoning Category												
Single Family Residential												
Vacant	113.9	17.1	96.8	29.0	67.7	0.6	67.2	4.6	307	773	208	565
Underutilized	1.6	0.4	1.2	0.4	0.8	0.0	0.8	4.6	4			
Partially Used – Large Lot	22.1	3.3	18.8	5.6	13.1	0.1	13.0	4.6	60			
Pipeline Projects	154.4	na							403			
Multifamily												
Vacant	4.8	0.7	4.1	1.2	2.9	0.0	2.9	20.0	57	914	1,296	-382
Underutilized	1.6	0.4	1.2	0.4	0.8	0.0	0.8	20.0	17			
Partially Used	0.0	0.0	0.0	0.0	0.0	0.0	0.0	20.0	0			
Pipeline Projects	1.4	na							840			
Manufactured Home Park												
Vacant	0.0	0.0	0.0	0.0	0.0	0.0	0.0	6.2	0	4		
Underutilized	0.0	0.0	0.0	0.0	0.0	0.0	0.0	6.2	0			
Partially Used	1.0	0.2	0.9	0.3	0.6	0.0	0.6	6.2	4			
Pipeline Projects	0.0	na							0			
Totals (less pipeline projects)	145.0	22.1	122.9	36.9	86.1	0.7	85.4	-	1,691.2			

APPENDIX B: COLLEGE PLACE COMMERCIAL/INDUSTRIAL LAND CAPACTIY WORKSHEET



LAND CAPACITY FOR FUTURE COMMERCIAL/INDUSTRIAL DEVELOPMENT

City of College Place, WA

	Steps 1 – 8	Steps 16 – 18	Step 19	Step 20	Step 21	Step 22	Step 23							
	Total Available	Parcel Deduction	Net	Public	Net	Buffer Deduction						Employment Density		Population
Zoning Category	Acres	(15% for vacant & large lot partially-used, Pipeline Projects, 25% for small lot partially-used & Under-utilized)	Developable Acres	Infrastructure (30% for Roads, Parks, Stormwater, etc.)	Developable Acres	- DMU = 0.28% - GC = 0.87% - LI = 0.42% - MFR = 0.10% - MHP = 0.87% - SFR = 0.83% - UD = 0.31%	Acres Available	Assumed FAR	Future Capacity (Ac)	Total (Sq.Ft)	Occupancy Rate (95%)	sq.ft./employee Commercial = 550 Industrial = 1,100	Employee Capacity	to Jobs 4.94
University District														
Vacant	0.0	0.0	0.0	0.0	0.0	0.0	0.0	13%	0	-			0	0
Underutilized	0.0	0.0	0.0	0.0	0.0	0.0	0.0	13%	0	-				
Partially Used	0.0	0.0	0.0	0.0	0.0	0.0	0.0	13%	0	-				
Pipeline Projects	0.0	na												
Downtown Mixed Use														
Vacant	0.7	0.1	0.6	0.2	0.4	0.0	0.4	13%	0	2,212	1,991	4	51	250
Underutilized	9.7	2.4	7.3	2.2	5.1	0.0	5.1	13%	0.7	28,693	25,823	47		
Partially Used	0.0	0.0	0.0	0.0	0.0	0.0	0.0	13%	0	-				
Pipeline Projects	0.0	na												
General Commercial														
Vacant	79.1	11.9	67.2	20.2	47.1	0.4	46.6	13%	6	264,158	237,742	432	814	4,019
Underutilized	21.4	5.3	16.0	4.8	11.2	0.1	11.1	13%	1.4	63,062	56,756	103		
Partially Used	0.0	0.0	0.0	0.0	0.0	0.0	0.0	13%	0	-				
Pipeline Projects	30.0	na					30.0	13%	4	169,955	152,960	278		
Light Industrial														
Vacant	5.0	0.7	4.2	1.3	3.0	0.0	2.9	20%	1	25,654	23,089	21	267	1,320
Underutilized	0.0	0.0	0.0	0.0	0.0	0.0	0.0	20%	0	-	-			
Partially Used	0.0	0.0	0.0	0.0	0.0	0.0	0.0	20%	0	-	-			
Pipeline Projects*	40.8	6.1	34.7	0.0	34.7	0.1	34.5	20%	7	300,863	270,777	246		
Totals	187	27	160	29	101	0.4	131	-	20				1,131	5,589