**Urban Capacity Supply Methodology**

(Department of Commerce Buildable Land Guidance 2018 page 37)

There is a lot of jurisdictional variation in how urban capacity is calculated. The steps below represent an overview of how urban capacity could be calculated based upon the requirements of RCW 36.70A.215. Methodology steps are cumulative, so in determining how each is estimated, care should be taken to avoid double counting factors.

1. **Identify Areas that are Candidates for Growth**: define vacant, partially-utilized and under-utilized lands that can potentially accommodate additional capacity.
2. **Determine Net Buildable Area**: Assess the buildable areas of vacant, partially utilized, and under utilized lands by:
	1. Examining the impact of land use and development regulations (i.e. setbacks, lot sizes, and regulations that impact density), if these are not captured by observed density data;
	2. Removing critical areas and buffers that cannot be used in calculation allowed density; and
	3. Deducting areas where large utility easements may exist.
3. **Subtract Areas for Future Capital Facilities:** If known, deduct areas for planned capital facilities, future school sites, transportation corridors, parks, and other facilities that would not be used for residential and employment capacity.
4. **Account for Infrastructure Gaps:** Determine whether any significant infrastructure gaps would impede the development of vacant, partially-utilized, and under-utilized lands over the remainder of the planning period. This could include:
	1. Planned and funded capital facilities that are delayed or are no longer funded and are no longer planned to be in service during the 20 year period that would impact the ability to add additional capacity;
	2. Planned transportation improvements that would being implemented, would limit additional development and redevelopment; and
	3. Areas identified for development but are likely to remain outside of water and sewer service boundaries.
5. **Apply Market Supply Factors**: This will account for the percentage of residential, commercial, and industrial land that is assumed will not be available for development and redevelopment over the remainder of the planning period and is not accounted for in other steps of the supply methodology.
6. **Total Net Acres**: After applying the Market Supply Factor, determine the total net acres of vacant, partially utilized, and under-utilized lands.
7. **Determine urban capacity**: Utilize the achieved density analysis, supplemented with density assumptions, to determine the estimated urban capacity.