

SKAGIT COUNTY

No.	Step	Land Capacity Assumption- Rural Lands	Land Capacity Assumptions – Urban Lands
Geography/ Time Period			
1.	Base point in time	Use buildable_rural_lots.shp (model output) as the baseline for all residential lots outside of Cities and UGAs	Use SMP Inventory Assessor data date as baseline
2.	Study area boundaries	Parcels fully within or intersecting shoreline jurisdiction. Look at whole parcel – not just 200 foot jurisdictional area by management area.	Parcels fully within or intersecting shoreline jurisdiction. Look at whole parcel – not just 200 foot jurisdictional area by management area.
Gross Developable Land Inventory			
3.	Developable Land: Vacant	Use Envision Skagit 2060 assumptions. Based on model output, if attribute “Count” =0, assume lot is vacant	Assessor Building Value = \$0; Remove lots less than 2,499 s.f.
4.	Developable Land: Partially Used	Use Envision Skagit 2060 assumptions. Based on model output, if attribute “Count” ≥1 and “allowable” ≥2 times, assume lot is partially used	Single Family. Parcel is 2 times the minimum allowed by zoning
5.	Developable Land: Under-Utilized	Not Applicable. Only data available for Rural lands was developable vacant and developable partially used.	Multifamily, commercial, industrial designated parcels occupied by single family uses. Also, multifamily, commercial, industrial parcels where the ratio of improvement value to land value is <1.0.
Deduct Future Infrastructure and Public Uses			
6.	Rights of Way and Other Development Requirements	No deduction. Rural areas of County do not deduct rights-of-way/infrastructure in development capacity (i.e., allow development based on gross acreage).	Percentage reduction to account for future right-of-way and other development requirements. Apply 10% right-of-way deduction per discussion with Mark Personius (4/11/11) on what assumptions were used for UGAs in the Envision Skagit 2060 effort.
7.	Schools, police/fire stations, water, sewer, recreation/ open space, and similar.	Reduction based on lands for public purposes.	Reduction based on lands for public purposes.
Market Factor Deduction			
8.	Vacant and Paritally Used Lands	Apply a market factor to Industrial Forest zone only to account for vacant lands that do not develop within planning timeframe. No other market factor applied. Industrial Forest market factor of 25% was applied based on information provided by Mark Personius on inputs to the Envision Skagit County 2060 Model.	Apply a 25% market factor to the land in UGAs based on information provided in 4/11/11 conversation with Mark Personius on inputs to the Envision Skagit County 2060 Model.
Determine Population Capacity			
9.	Mixed Use Development Share	Not applicable. No mixed-use zones in Rural areas.	Not applicable. No mixed-use zones identified in the unincorporated UGAs. (Note: would apply within some incorporated cities).
10.	Determine Total Dwelling Units Capacity By Zone	Multiply net acres of developable land in each zone by assumed density of each zone to determine total dwelling units of capacity. Use maximum densities for consistency with Envision Skagit County 2060 model. Subtract existing dwelling units.	Multiply net acres of developable land in each zone by assumed density of each zone to determine total dwelling units of capacity. Use maximum densities. Subtract existing dwelling units.
Determine Employment Capacity			
11.	Determine Number of Employees Capacity By Zone	For Commercial and Industrial lands determined to be vacant or redevelopable, use the Envision Skagit 2060 data output by management area which will provide number of employees to provide an order-of-magnitude analysis for employment capacity by reach. Envision Skagit 2060 method aggregated various employment zoning designations into 3 categories: commercial, light industrial, and heavy industrial. Employment densities were assumed as follows: Commercial = 20 employees/acre Light industrial = 13 employees/acre Heavy industrial = 6.5 employees/acre	For Commercial and Industrial lands determined to be vacant or redevelopable, use the Envision Skagit 2060 data output by management area which will provide number of employees to provide an order-of-magnitude analysis for employment capacity by reach. Envision Skagit 2060 method aggregated various employment zoning designations into 3 categories: commercial light industrial, and heavy industrial. Employment densities were assumed as follows: Commercial = 20 employees/acre Light industrial = 13 employees/acre Heavy industrial = 6.5 employees/acre