

## Appendix 13: Capacity definitions

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### Introduction

The urban growth report (UGR) uses a complex accounting system to track the urban growth boundary's (UGB) capacity for growth. Capacity falls into several categories:

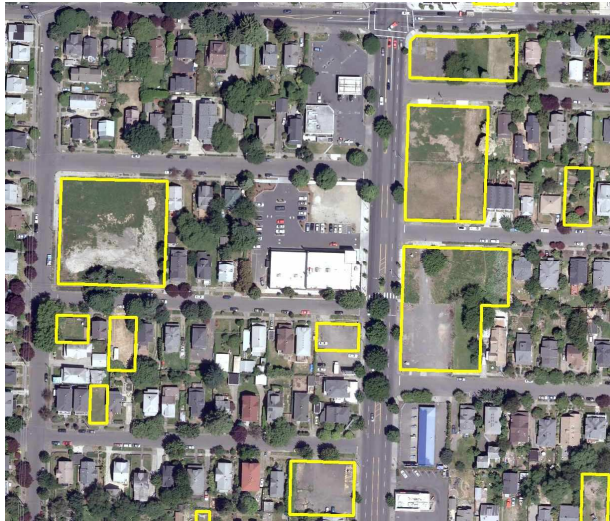
- Vacant land
- Developed land
- Partially vacant land
- Infill capacity
- Redevelopment capacity

These terms, as used in the UGR, have meanings that are somewhat different from their common usage. These differences in definitions can lead to misunderstandings. This glossary is intended to provide policy makers with a shared understanding of how these words are used in the context of the UGR and in growth management decisions.

When calculating the UGB's capacity, the UGR assumes that current zoning remains unchanged. No changes to zoning are assumed even though a number of cities will be updating their comprehensive plans to reflect changing local aspirations and to support vibrant communities.

## Vacant land

The vacant land inventory consists of taxlots that have negligible or no improvement value or building(s). Aerial photos, building permit data, and tax assessor data are used to identify vacant land. The vacant land designation does not, however, necessarily indicate that the land is buildable (because of environmental constraints or lack of infrastructure) or that there is a market for its development. There is no minimum lot size for vacant lands. Examples of vacant lots are shown outlined in the photo below.



## Developed taxlots

Many taxlots inside the UGB are already developed. Depending on their size, zoning, and the value of structures, they may or may not be available for additional development as partially vacant, infill, or redevelopment capacity (described below).

## Partially vacant land

The undeveloped portion of a developed taxlot may be included in the vacant land inventory if it meets certain criteria:

- The entire taxlot is at least one acre
- Zoning would allow for the creation of a new lot
- There is at least ½ acre that is undeveloped

If the undeveloped portion of the taxlot is less than ½ acre, it would not be considered vacant, but the taxlot could be eligible for infill (defined below).

## Infill development

Infill occurs when more units (residential or employment) are added to an already-developed taxlot that is smaller than one acre (the vacant portion of larger developed taxlots would be included in the partially vacant category). Infill can only occur if existing structures are built below maximum zoned density.

In the UGR, infill capacity is not calculated on a taxlot-by-taxlot basis since infill development depends on economic conditions and the decisions of individual land owners. Instead, the UGR accounts for infill as a part of the refill rate (defined below).

Infill occurs in many locations, including centers, corridors and neighborhoods. The 2040 Growth Concept's focus is on encouraging infill in centers and along corridors, not in existing neighborhoods.

**What it's not:** In the context of the UGR, infill is not development on a vacant lot in an existing neighborhood. This would be categorized as development on vacant land.

### An example of mixed-use infill



*before*



*after (addition of units to existing development)*

### Examples of residential infill



## Redevelopment

Redevelopment occurs when a structure is removed and a new structure (or structures) is built in its place. Redevelopment tends to occur when an existing building has a low value compared to the value of the land. Redevelopment can only occur to the degree that it is allowed by local zoning. The 2040 Growth Concept's focus is on encouraging redevelopment in centers and along corridors, not in existing neighborhoods.

**What it's not:** In the context of the UGR, the rehabilitation of a building is not considered redevelopment. While rehabilitation of buildings improves communities, it does not necessarily add capacity. Consequently, rehabilitation is not monitored for the UGR. If the rehabilitation of a building includes the addition of units, it would be considered infill.

### An example of redevelopment



*Before redevelopment*



*After redevelopment*

## Refill rate

The refill rate measures the share of new development (either residential or employment) that occurs through both infill and redevelopment (i.e. not on vacant land), net of any existing development. For example, if four new residences are built in a year and one of them occurs through infill or redevelopment (refill), the refill rate would be 25 percent.

Refill development tends to occur in areas with high market demand and during periods of economic growth. Refill capacity is not finite; it is continually renewed as buildings become obsolete and as land values increase. Potential refill is, however, limited by current zoning. In estimating future refill rates, the UGR does not assume any changes to current zoning.

The 2040 Growth Concept's focus is on encouraging refill in centers and along corridors, not in existing neighborhoods.