ZONING CODE CAPACITY ANALYSIS

FREGONESE ASSOCIATES
SEPTEMBER, 2017

CODE NEXT

20-SEP-17

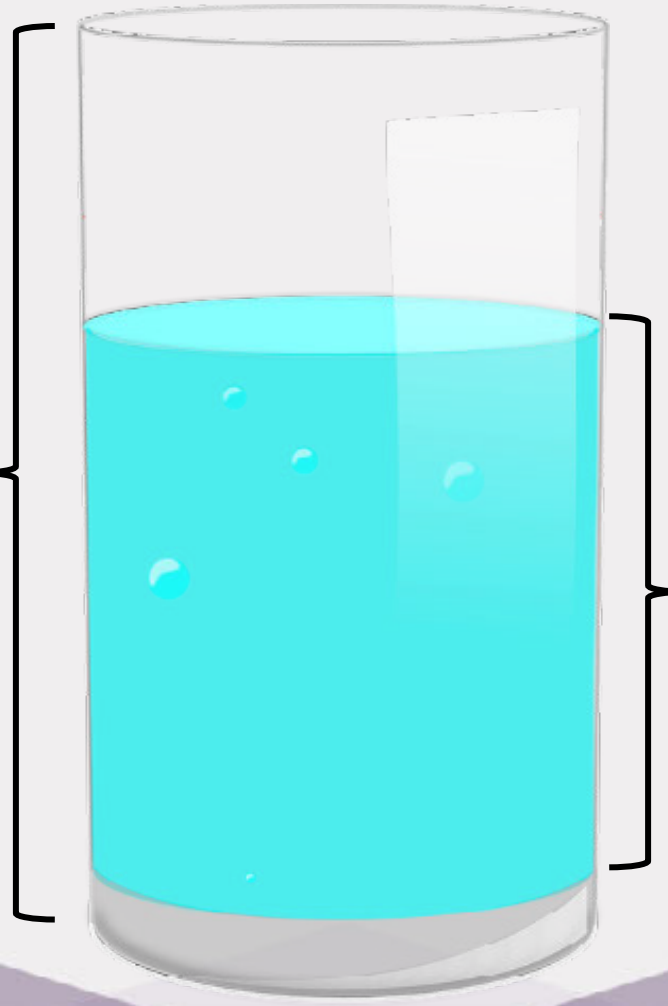
Goals:

1. Compare Housing and Jobs Capacity under:
    - Existing Zoning
    - CodeNEXT Draft 1
    - CodeNEXT Draft 2
2. Explore Housing Match to Strategic Housing Blueprint
3. Additional Indicators from Two Weeks ago
4. Highlight key areas for future exploration

WHAT IS ZONING CAPACITY (VERSES A FORECAST)

THIS ANALYSIS

CAPACITY



FORECAST

BASIC PROCESS

Use Buildings Calibrated to Austin Market

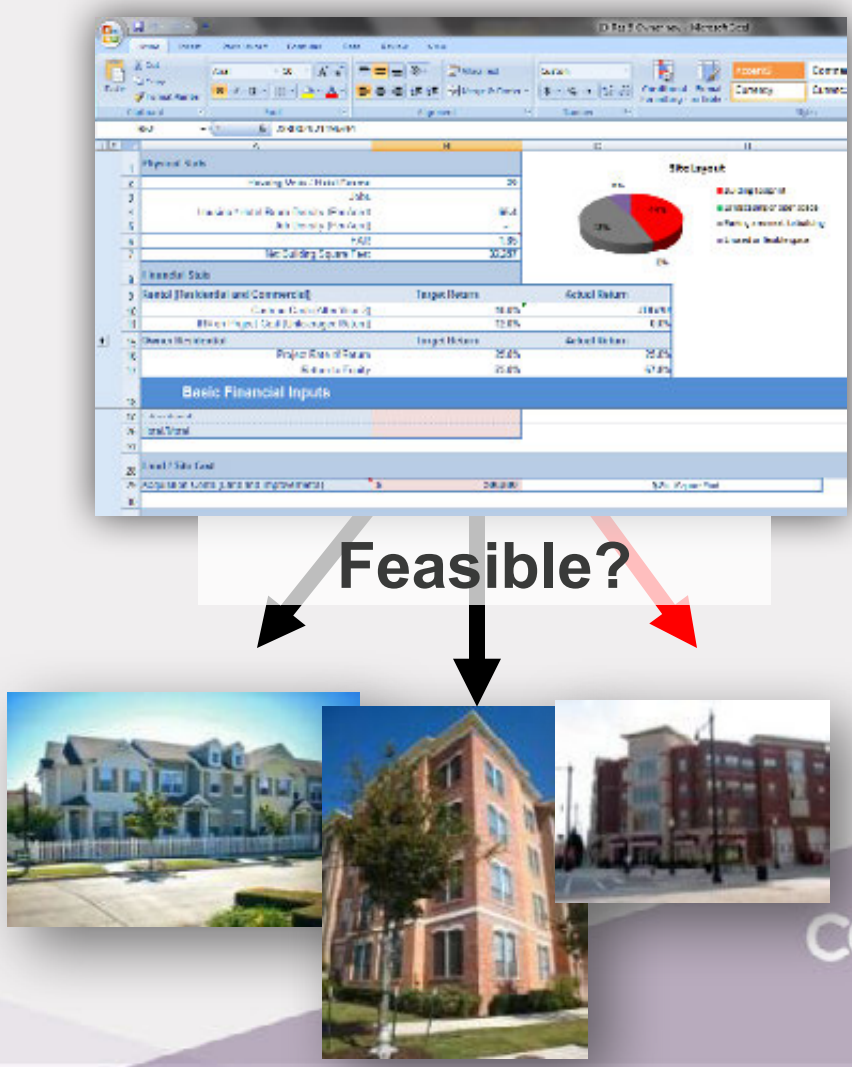
Total of 81 Buildings used in Analysis

Physical Form

- Height
- Unit sizes
- Parking configurations

Financial Reality

- Rents / sales prices
- Construction costs
- Land costs



EACH ZONING DISTRICT CALIBRATED WITH BUILDINGS

For Existing Zoning, CodeNEXT Draft 1, CodeNEXT Draft 2

STARTED WITH 2015 COA CAPACITY ANALYSIS

Legend

- Capitol View Corridors Overlay
- University Neighborhood Ovelay (UNO) Parcels
- CBD-CURE
- DMU-CURE
- Waterfront Overlay Parcels
- Barton Spings Zone (BSZ) Overlay Parcels
- Hill Country Roadways Ordinance
- PUD
- Planned Development Area (PDA) Parcels

Regulating Plan Subdistrict Parcels

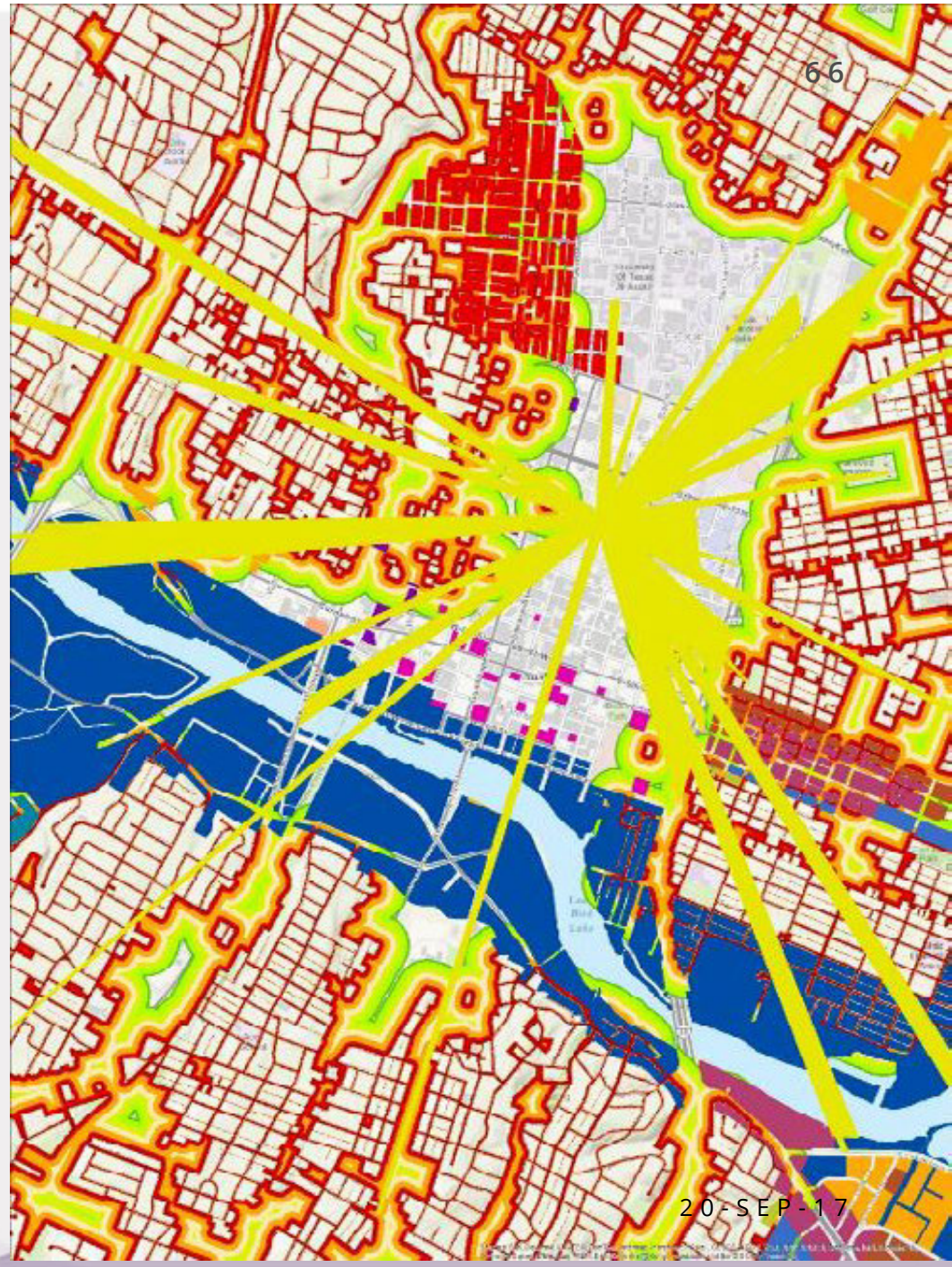
- LI
- TODCMU
- TODLDR
- TODMDR
- TODMU

Projects Under 20K Sq Ft

- No Structure
- 30' or 2 Stories
- 40' or 3 Stories
- Up to 50'
- Up to 60'
- Up to 85'
- Up to 110'
- Up to 120'

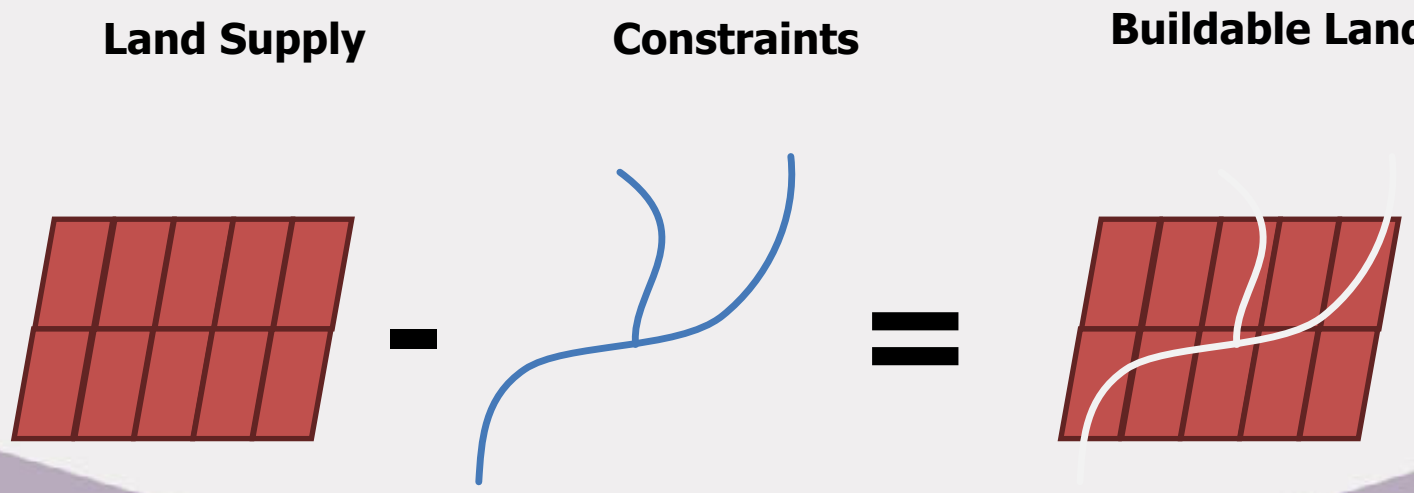
Projects over 20K Sq Ft

- No Structure
- 30' or 2 Stories
- 40' or 3 Stories
- Up to 50'
- Up to 60'
- Up to 85'
- Up to 110'
- Up to 120'

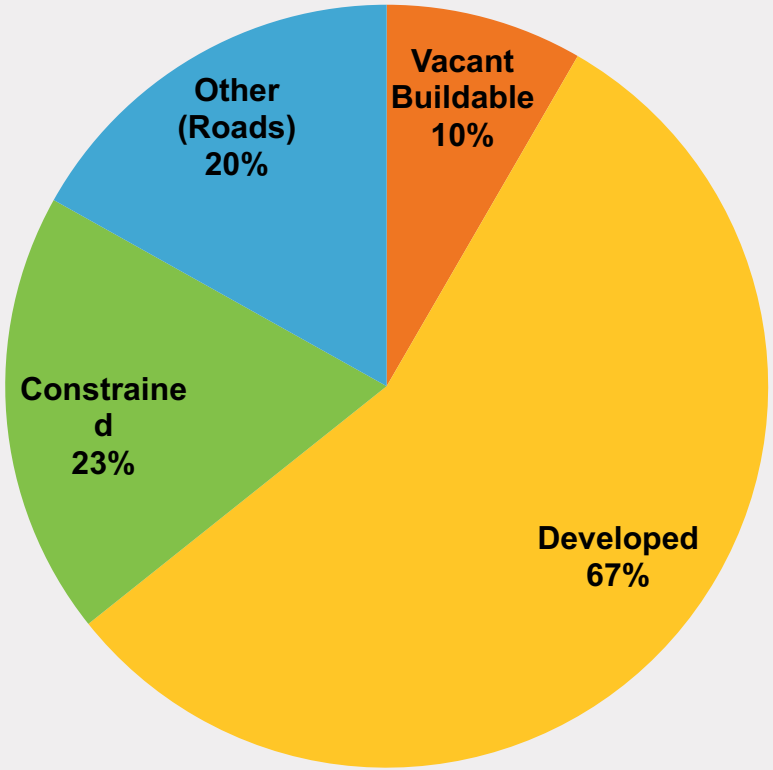


CONSTRUCT BUILDABLE LANDS LAYER

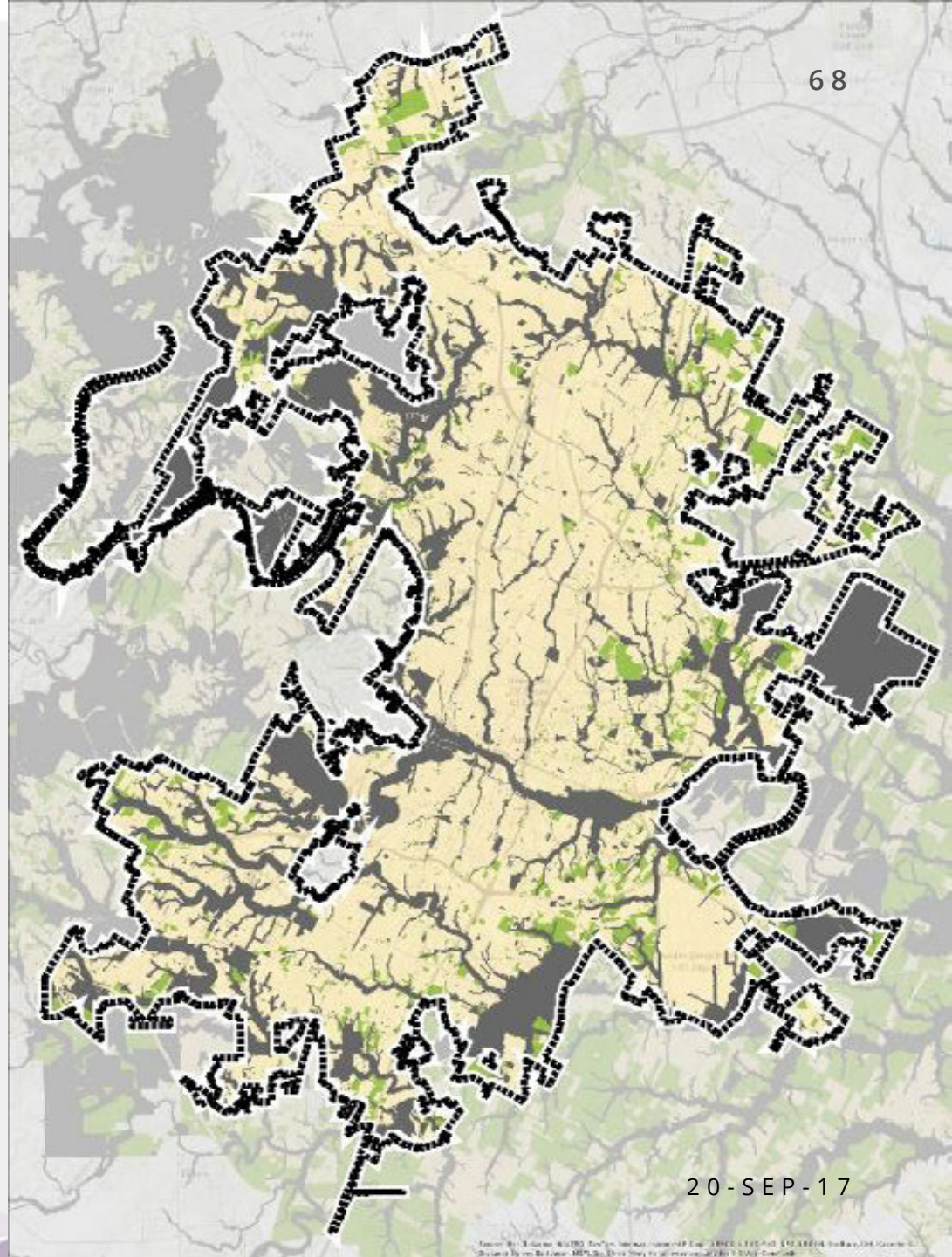
- Buildable Lands =
- Land Supply – Constraints (Environmental & Policy)



2015 VACANT & UNCONSTRAINED



- 14,560 acres of vacant, buildable land in city boundary
- ~3,500 of the vacant acres are constrained
  - 19% of vacant & ag land



UPDATED BUILDABLE LANDS REMOVE RECENTLY DEVELOPED PARCELS

Remove recently developed parcels based on permits

- Ensure recently developed land is no longer “vacant” in dataset
- Permit data recent through May 2017

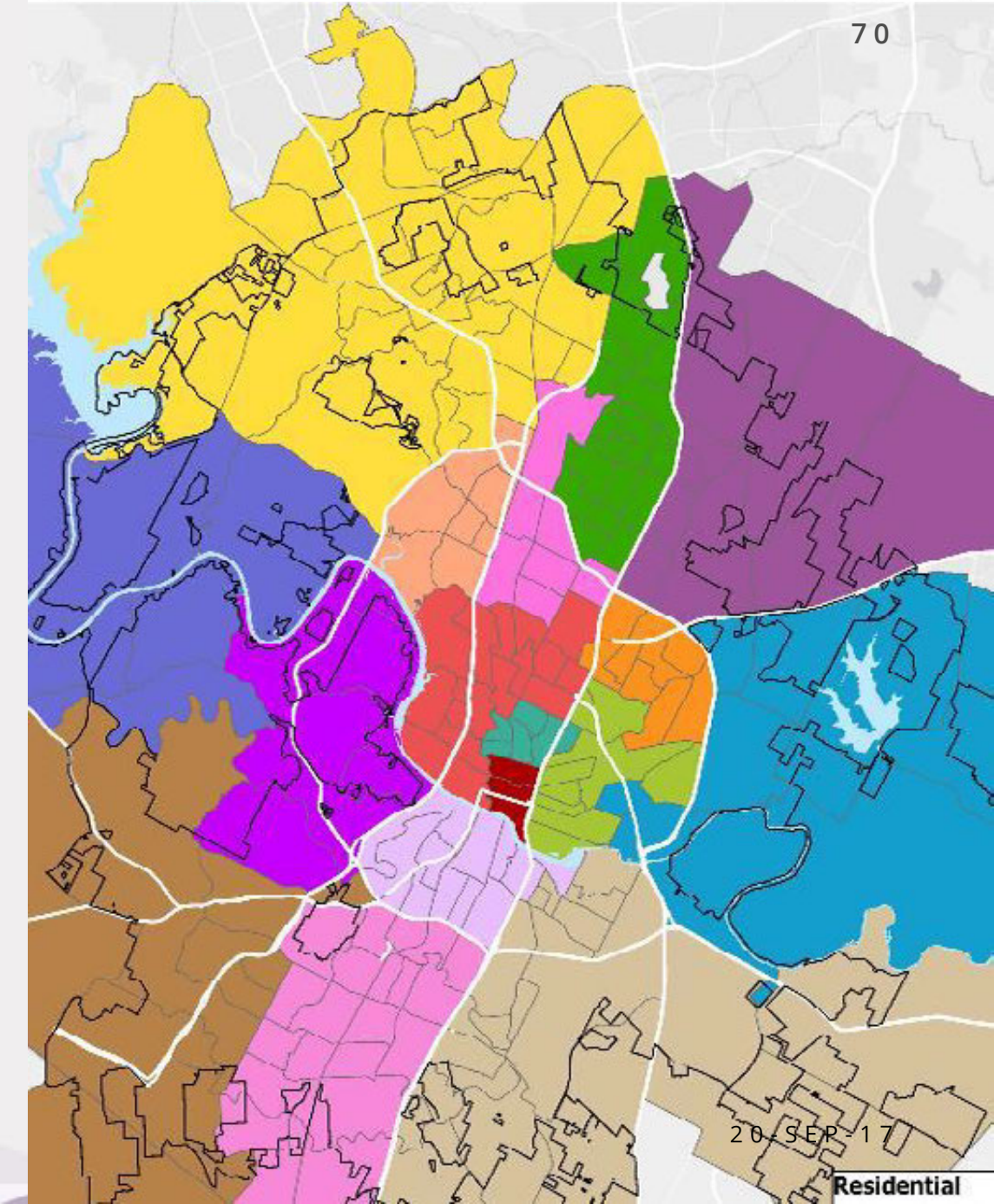
Data source: City’s 2014 land database inventory; Development Services permit database – May 2017

Example: New Mixed Use Development on E 5th St

ESTIMATE REDEVELOPMENT BASED ON PRO FORMA ANALYSIS

Calculate average rents by Austin submarkets to understand building feasibility

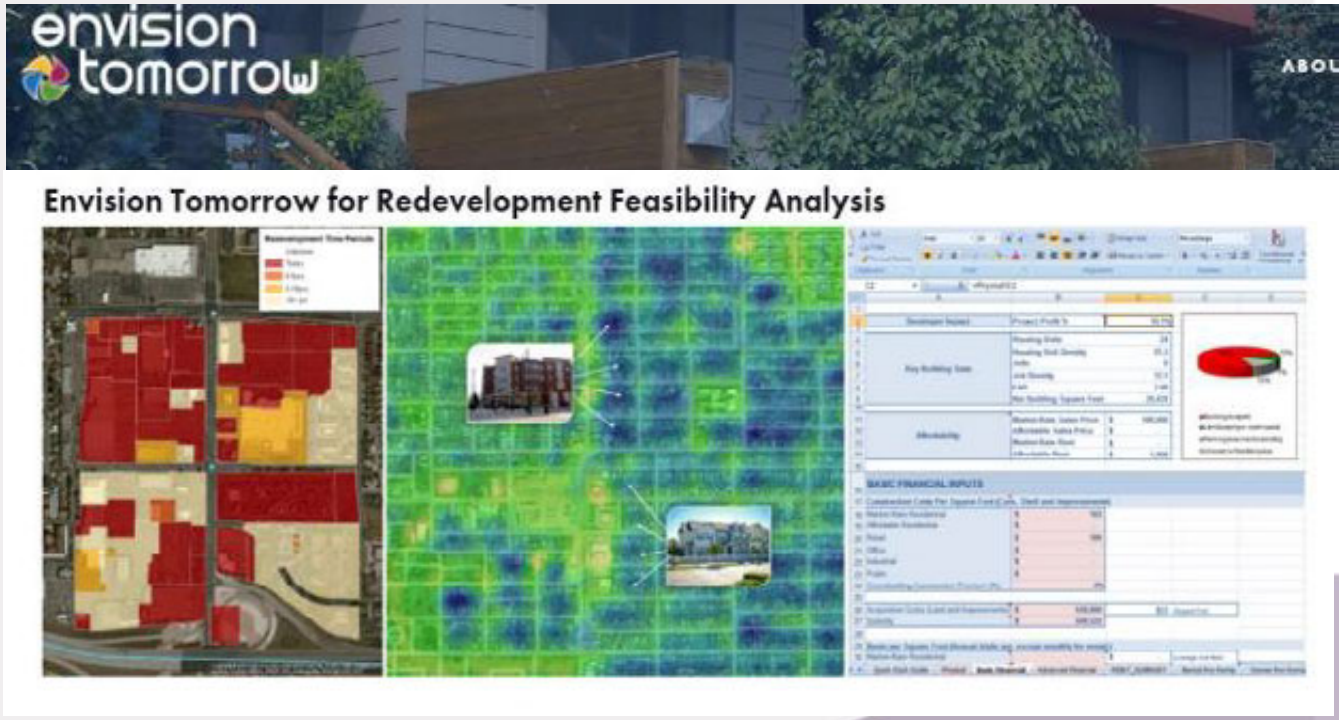
- Aggregated from Census Tract average rents – CoStar data
- Source: CoStar 2015; ECONorthwest
  - Submarkets from ApartmentTrends.com
  - http://www.apartmenttrends.com/html/maps/areaaus.cfm



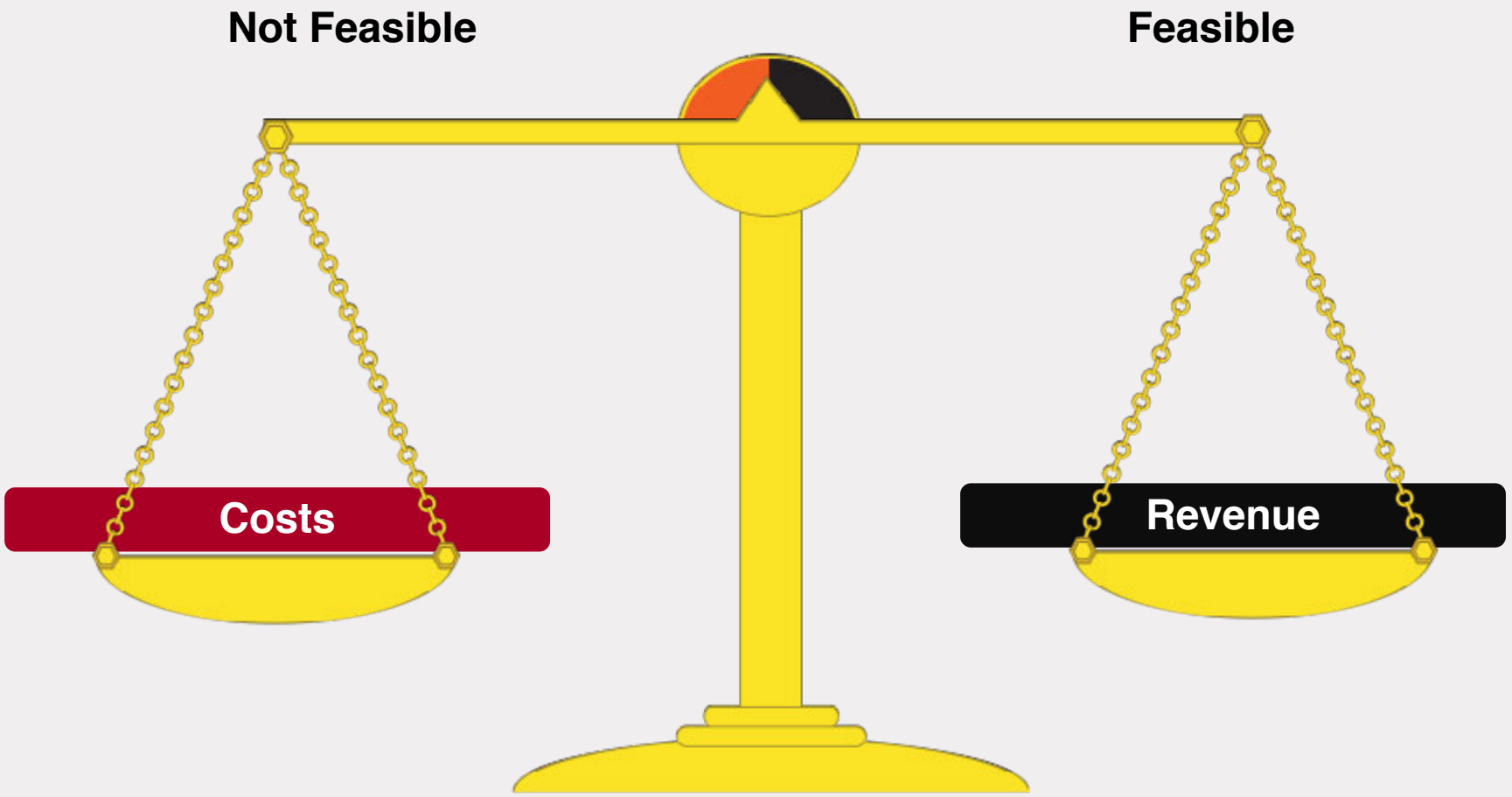
TEST 7 BASIC BUILDINGS ON ALL PARCELS FOR FEASIBILITY

Run Envision Tomorrow Development Feasibility Tool

- "Achievable rent" determined for **every parcel in Austin**
- Analysis done for 7 common building types in Austin:
  - SF Home
  - Duplex
  - Rowhouse
  - Multiplex
  - Low Rise Apartment (3 stories)
  - Mid Rise Apartment (4 stories)
  - Main Street Mixed Use (4-over-1)



TIPPING POINT



adjustable settings and tools

Building form **Costs** **Revenues** **Gap tools**

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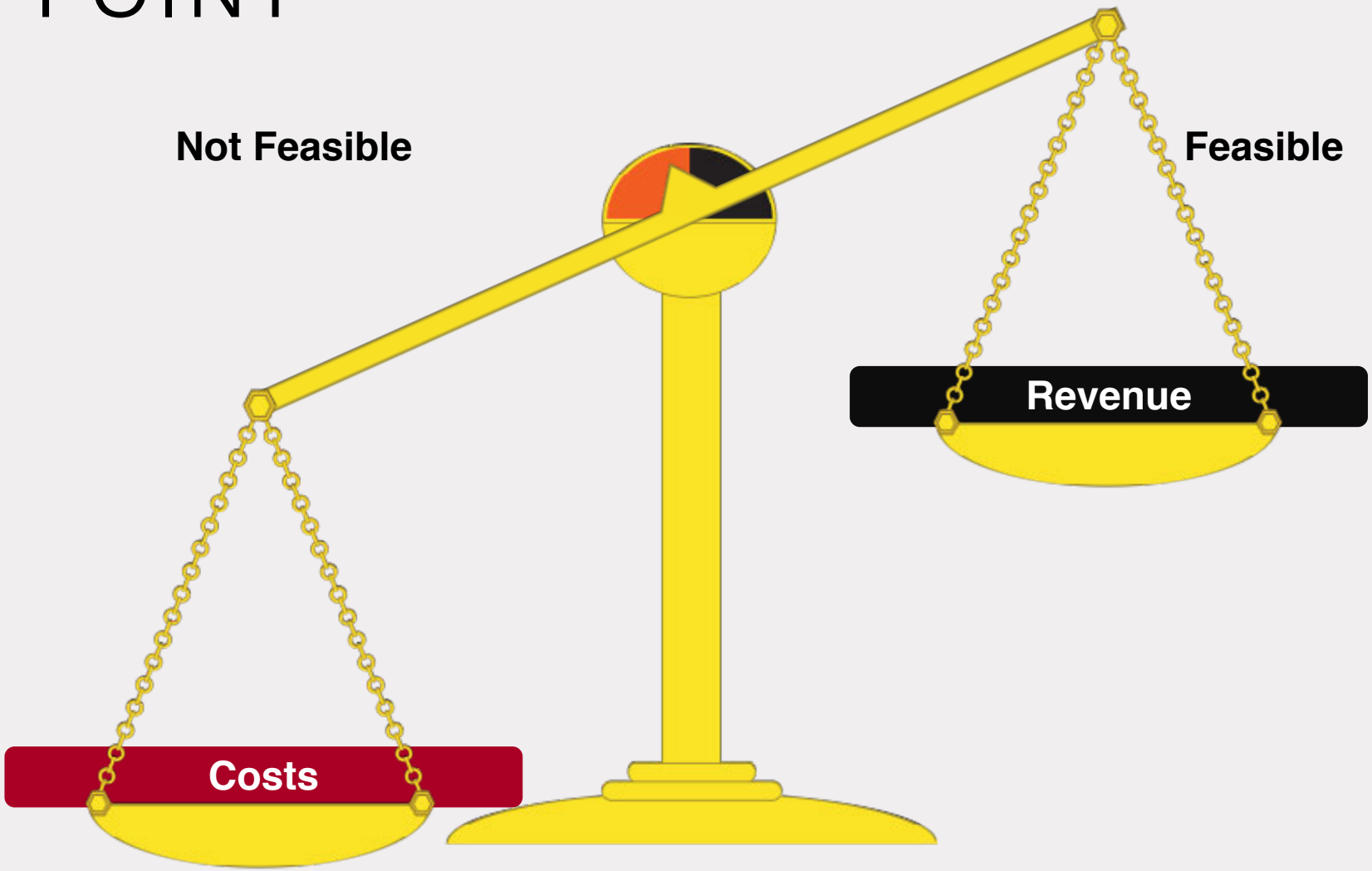

adjustable settings and tools

Building form **Costs** **Revenues** **Gap tools**

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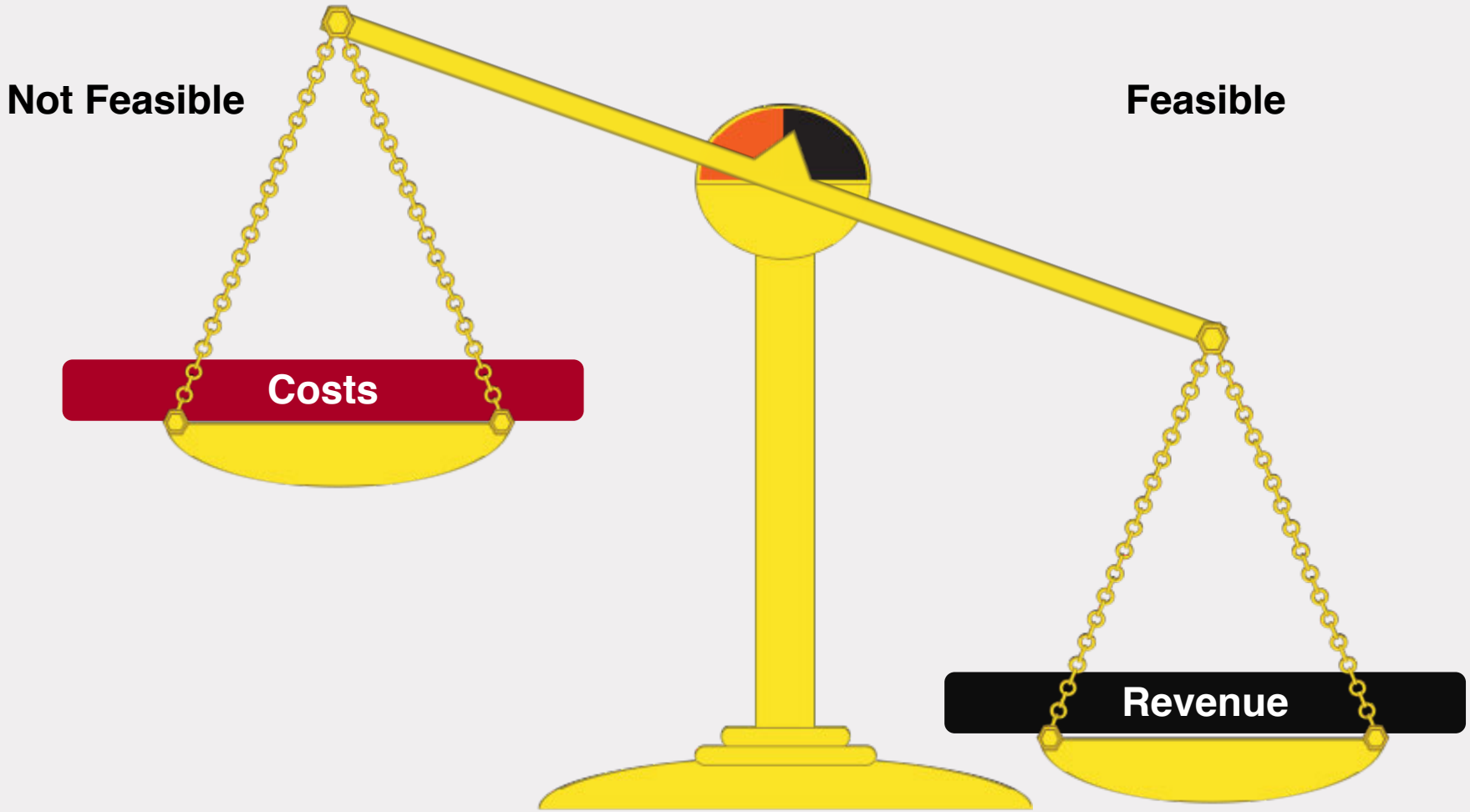


adjustable settings and tools

Building form **Costs** **Revenues** **Gap tools**

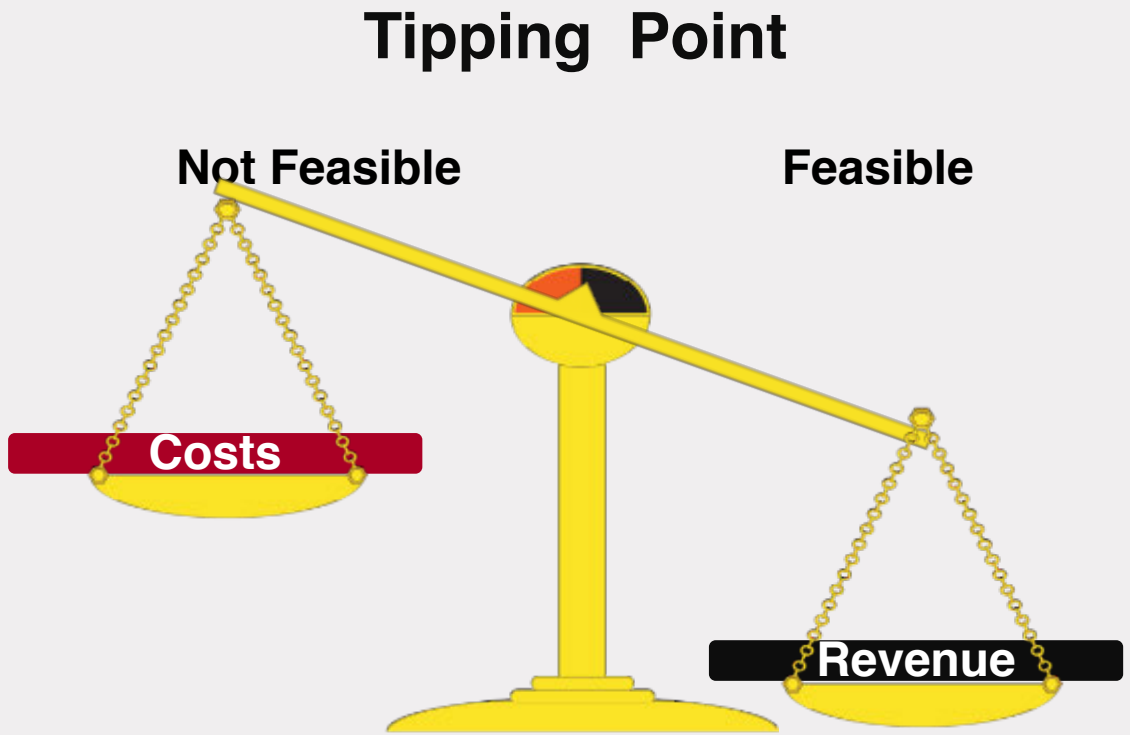
IDENTIFY REDEVELOPMENT POTENTIAL

Step 4: Determine Market Feasibility Ratio on every parcel by building type

Market Ratio =

Achievable Rent / Submarket Average Rent

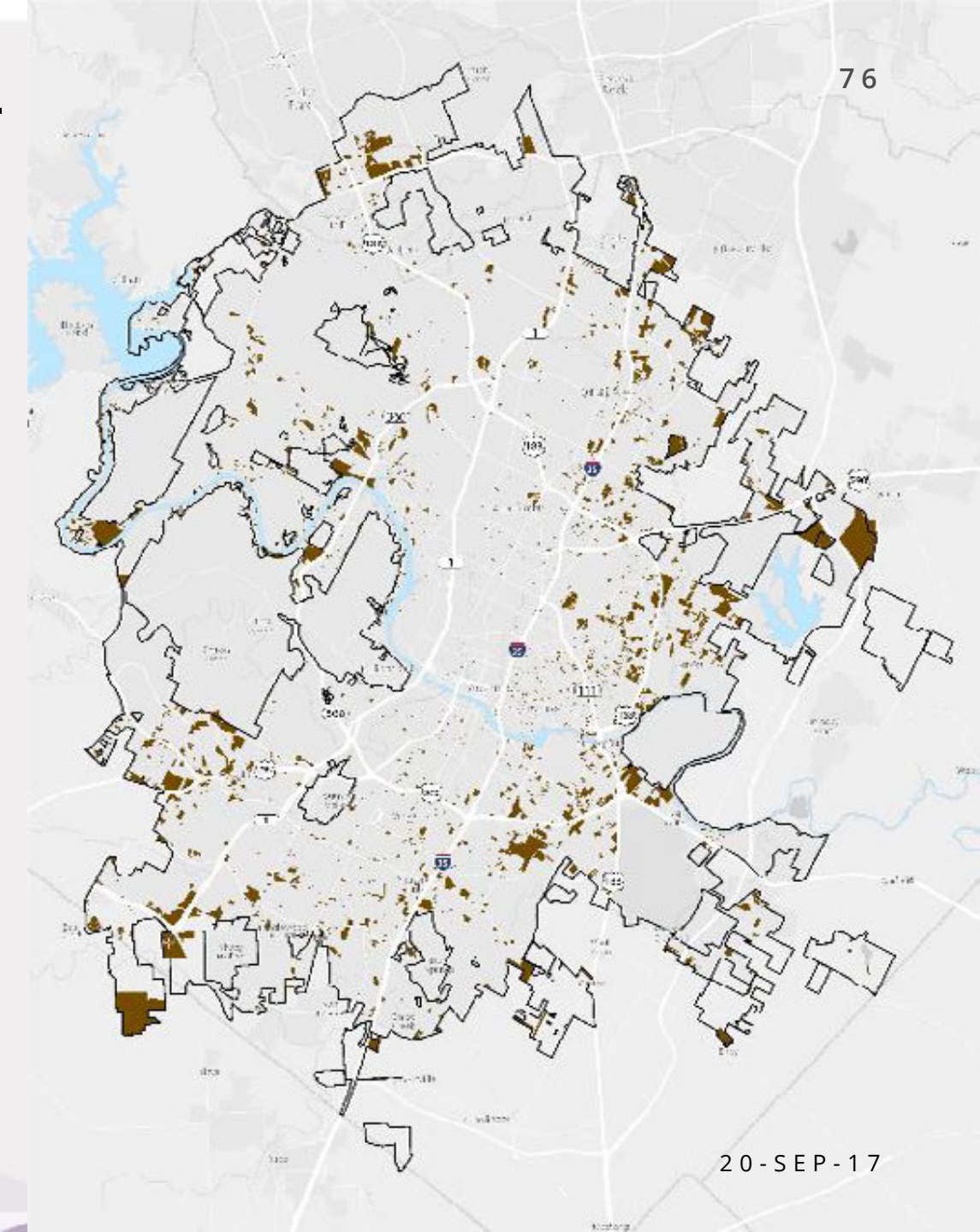
- Parcel is "market feasible" *today* when ratio = 1
  - Ratio >= 1 means achievable rent is equal to or above submarket rents
  - Building is feasible when it is able to achieve rents equal to market



UPDATE BUILDABLE LANDS– SEPTEMBER 2017

Updated Buildable Lands

- Start with Vacant Land

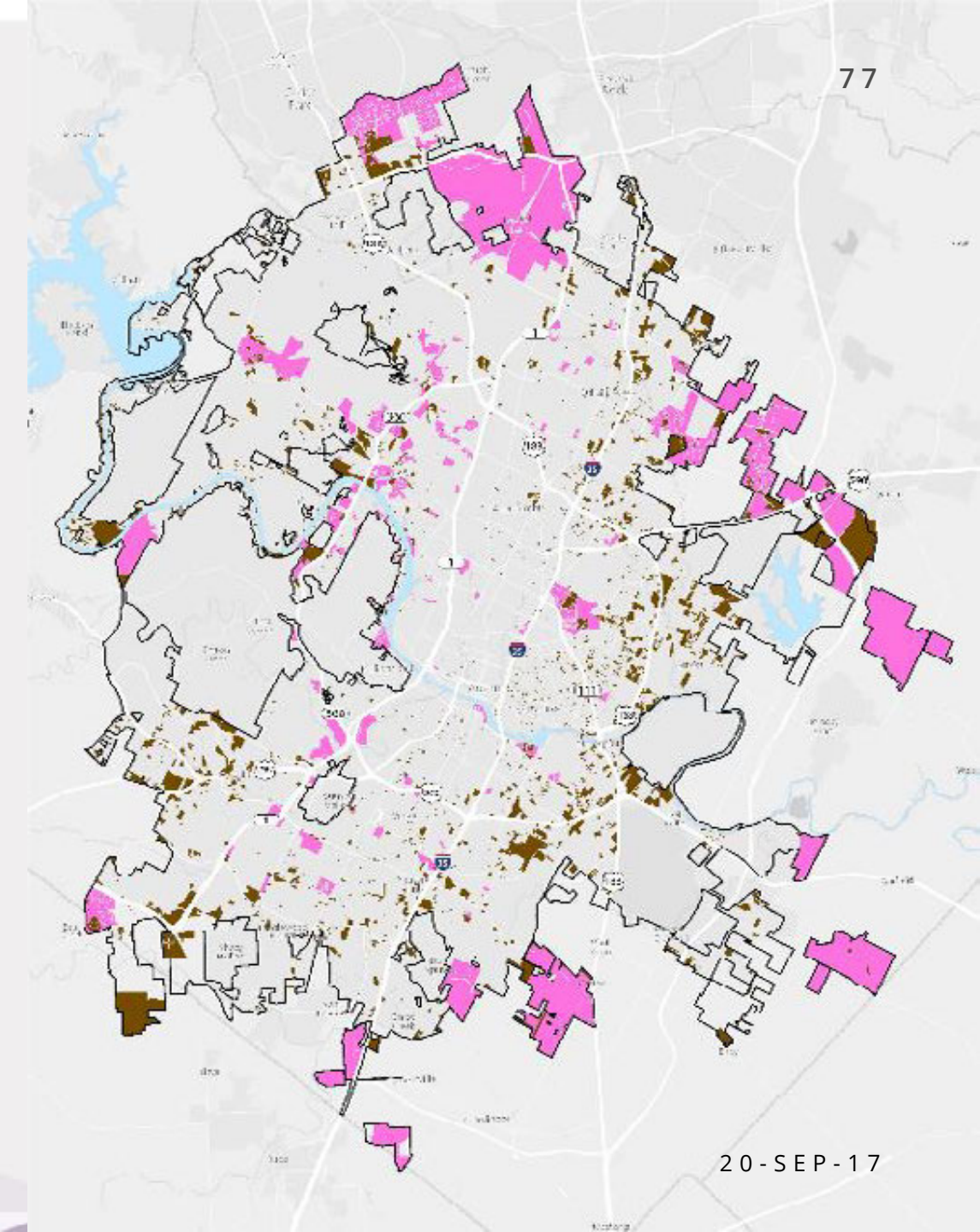


VACANT LAND

HOUSING CAPACITY ANALYSIS – SEPTEMBER 2017

Updated Buildable Lands

- Start with Vacant Land
- Include PUDs



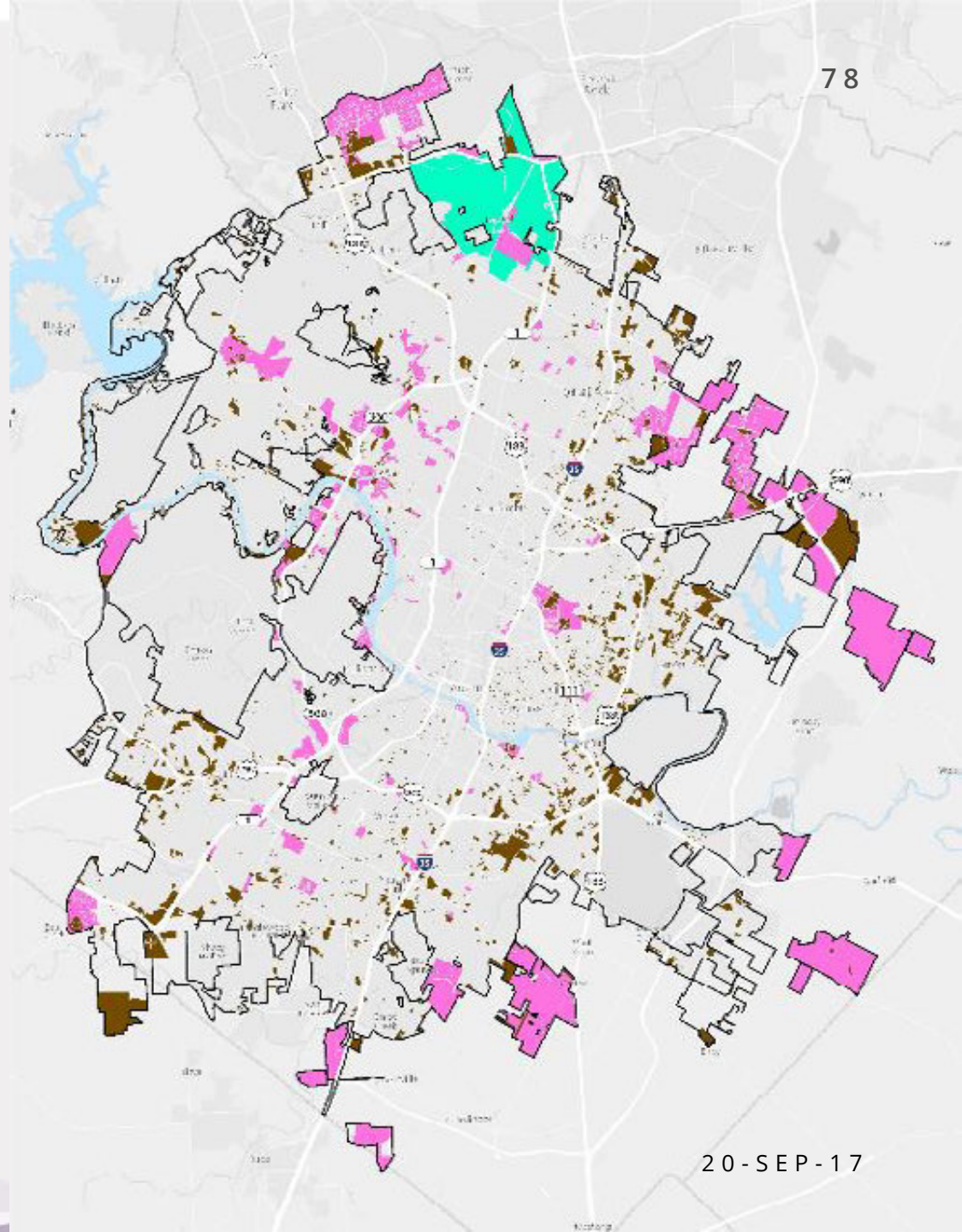
VACANT LAND

PUDs

HOUSING CAPACITY ANALYSIS – SEPTEMBER 2017

Updated Buildable Lands

- Start with Vacant Land
- Include PUDs
- Remove Robinson Ranch PUD
  - ~24,000 HU in previous analyses



VACANT LAND

Robinson Ranch PUD

PUDs

HOUSING CAPACITY ANALYSIS – SEPTEMBER 2017

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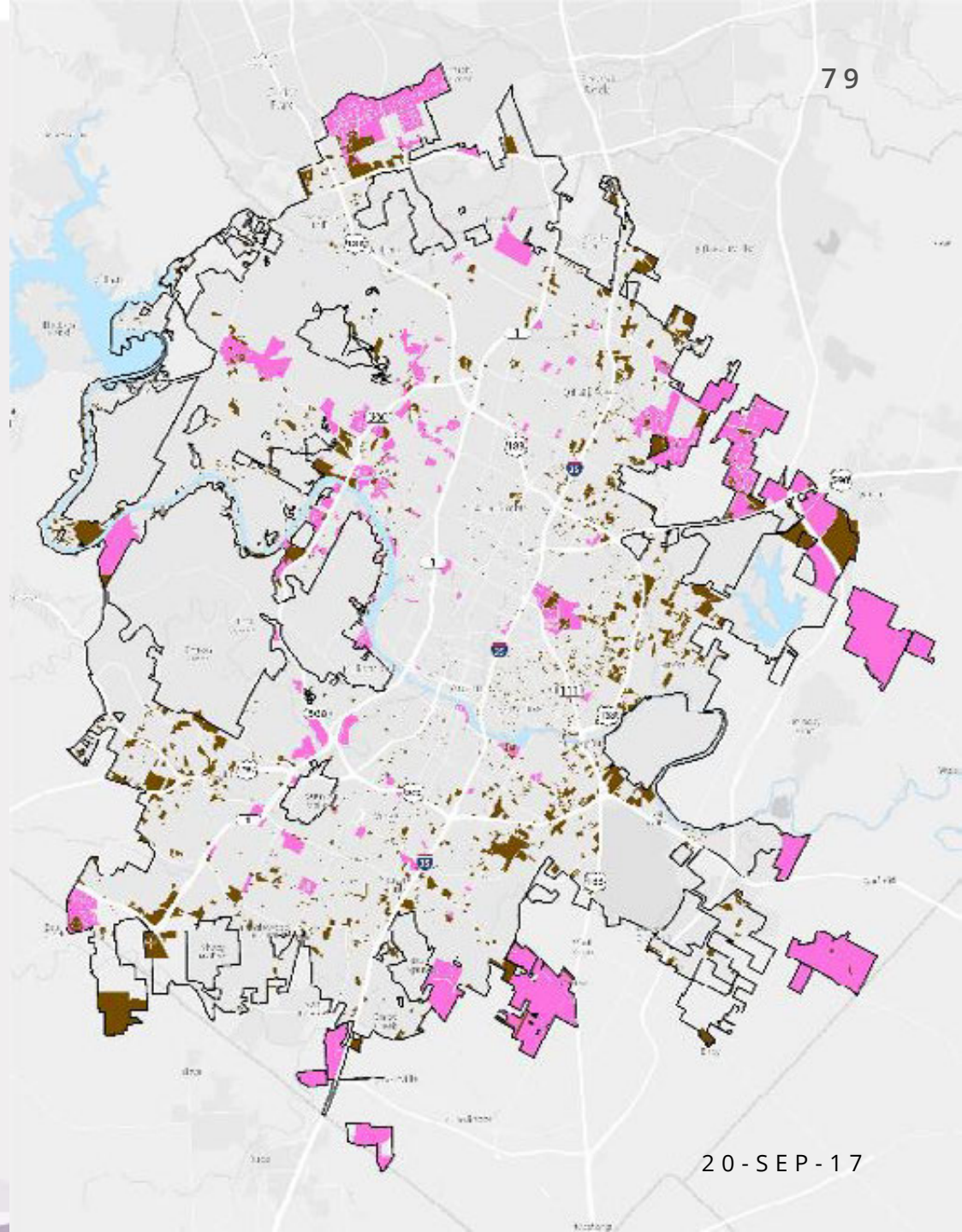

HOUSING CAPACITY ANALYSIS – SEPTEMBER 2017

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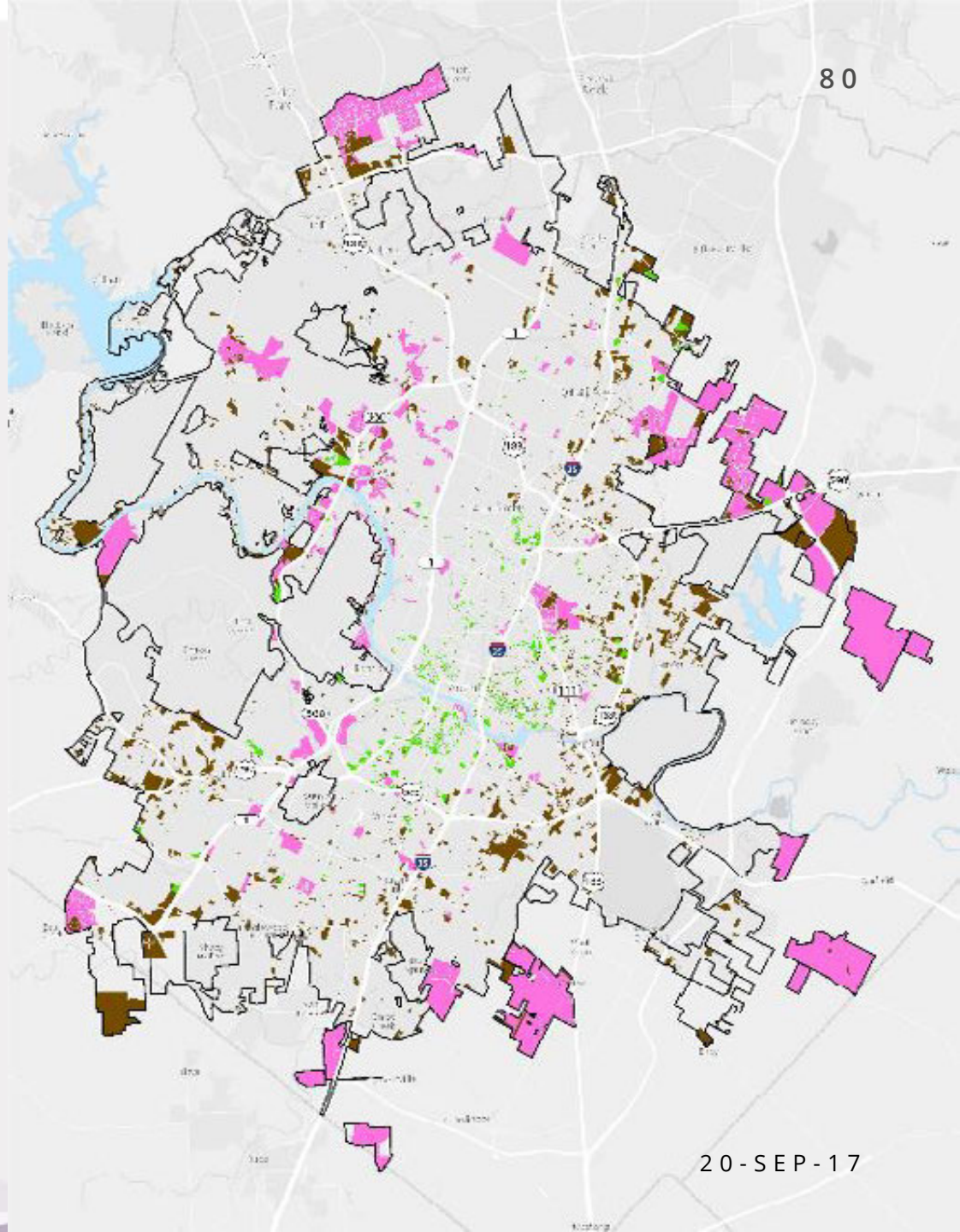
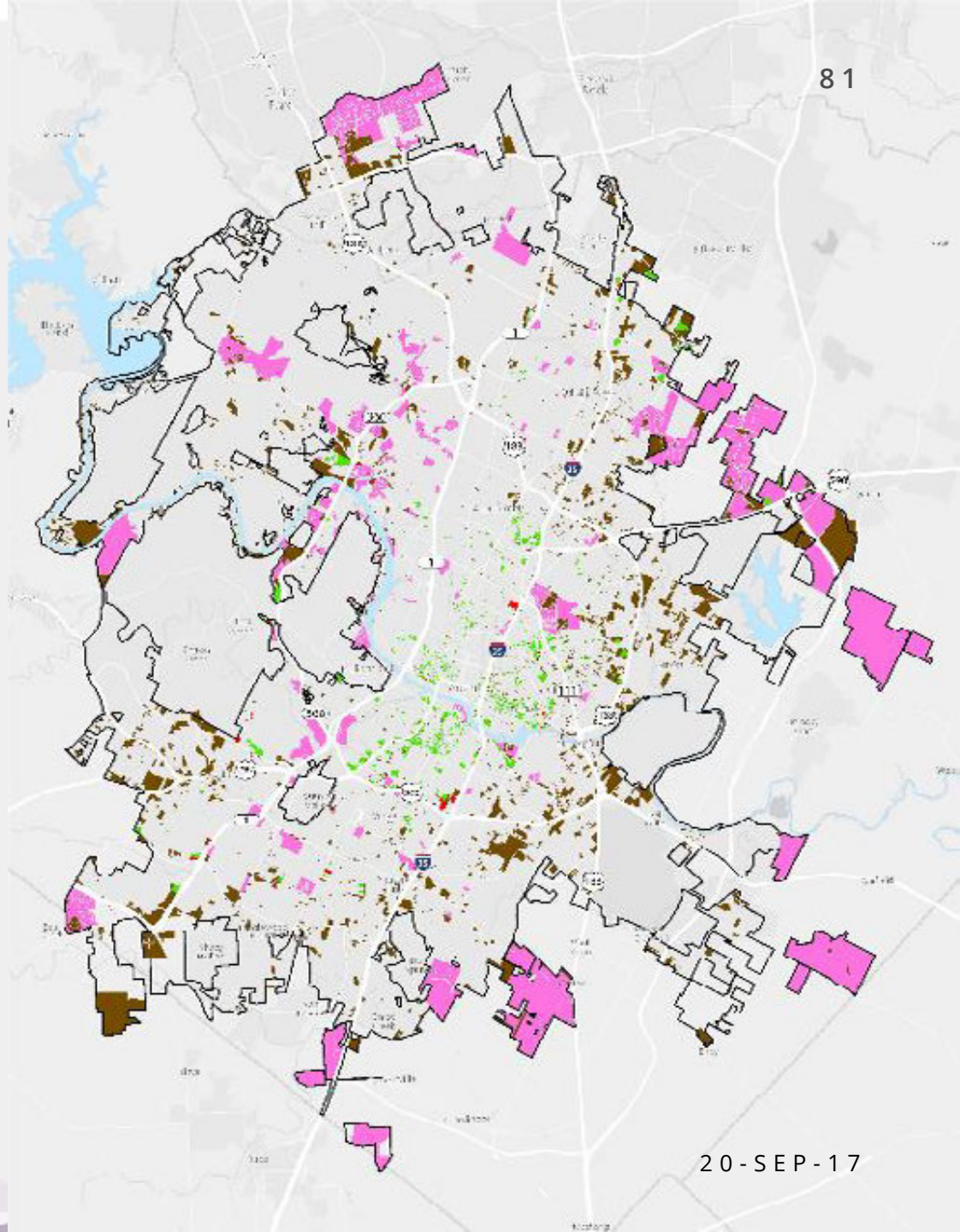
- Include all parcels with a Market Ratio >= 1



HOUSING CAPACITY ANALYSIS – SEPTEMBER 2017

Updated Buildable Lands

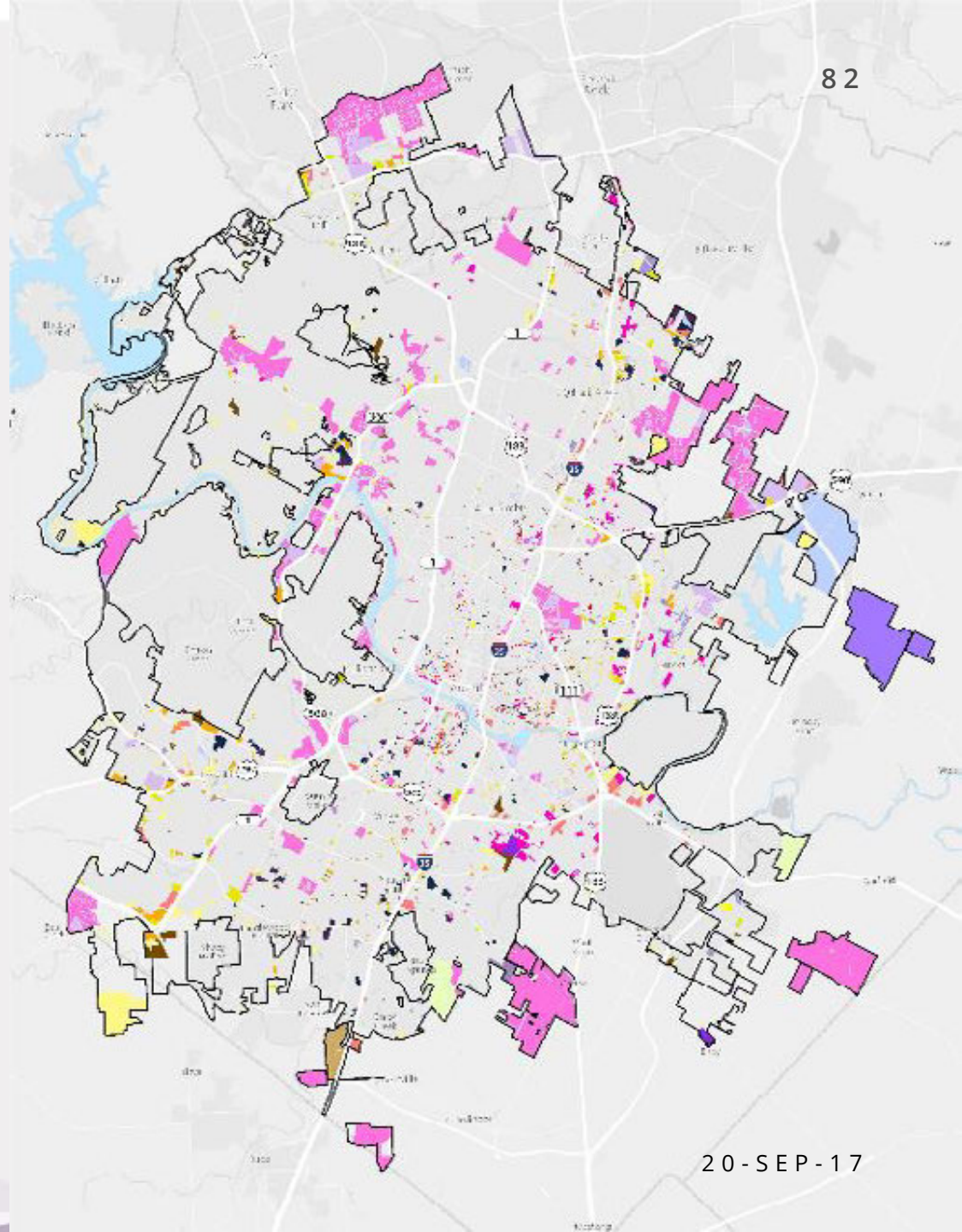
- Start with Vacant Land
- Include PUDs
- Remove Robinson Ranch PUD
  - ~24,000 HU in previous analyses
- Include all parcels with a Market Ratio >= 1
  - Draft 2 Analysis Includes Commercial Lands now assigned MU Zones



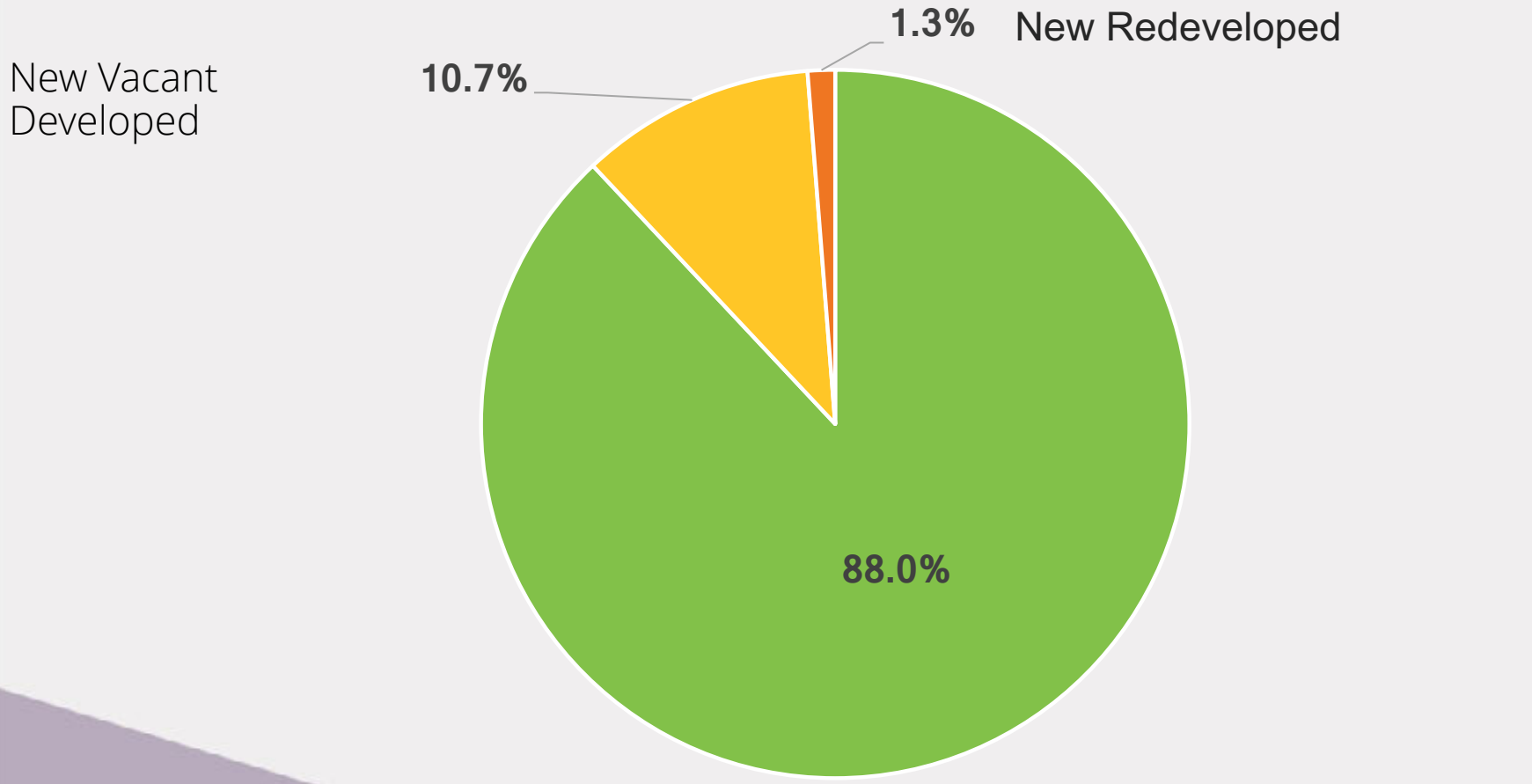
HOUSING CAPACITY ANALYSIS – SEPTEMBER 2017

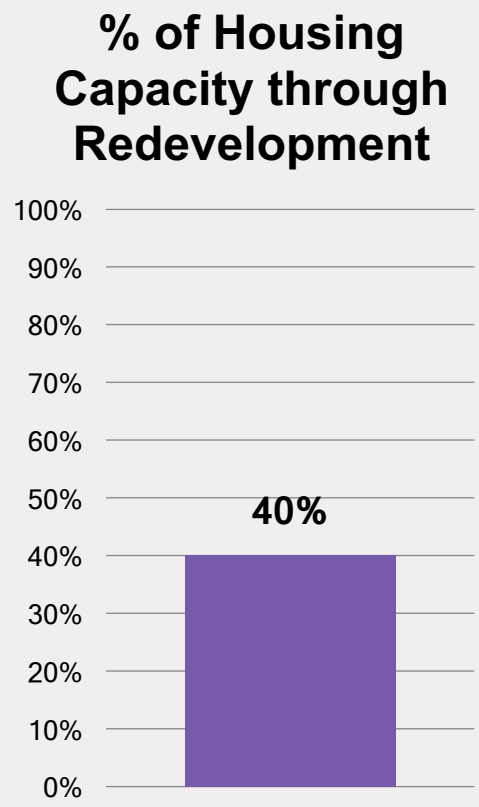
Assign New Zones

- Calibrate Envision Tomorrow to calculate based on new zoning standards and map
- For Detailed View please refer to supplied map



ACREAGE OF DEVELOPED LAND - CODENEXT

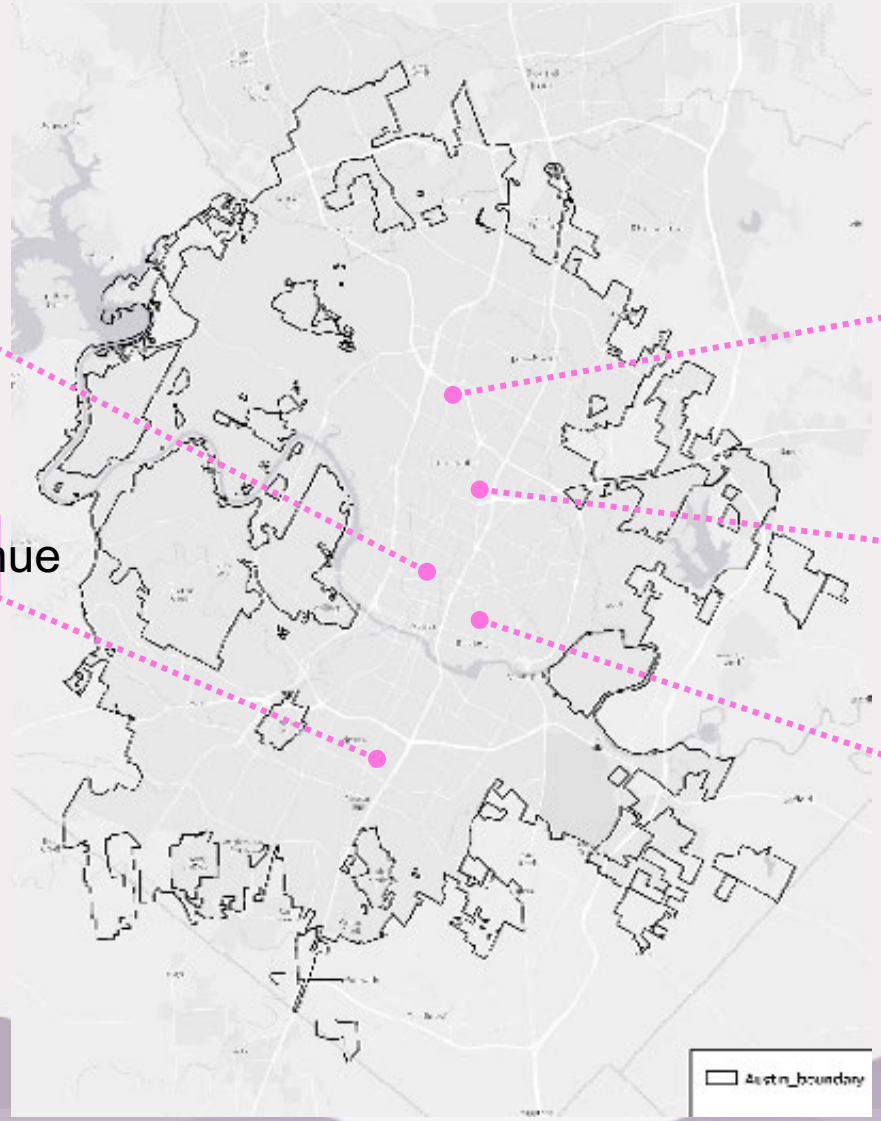




~7:1 Replacement

68,691 New Housing Units through the redevelopment of 10,719

REDEVELOPMENT EXAMPLES OVERVIEW MAP



Site 1: 2600 Guadalupe St

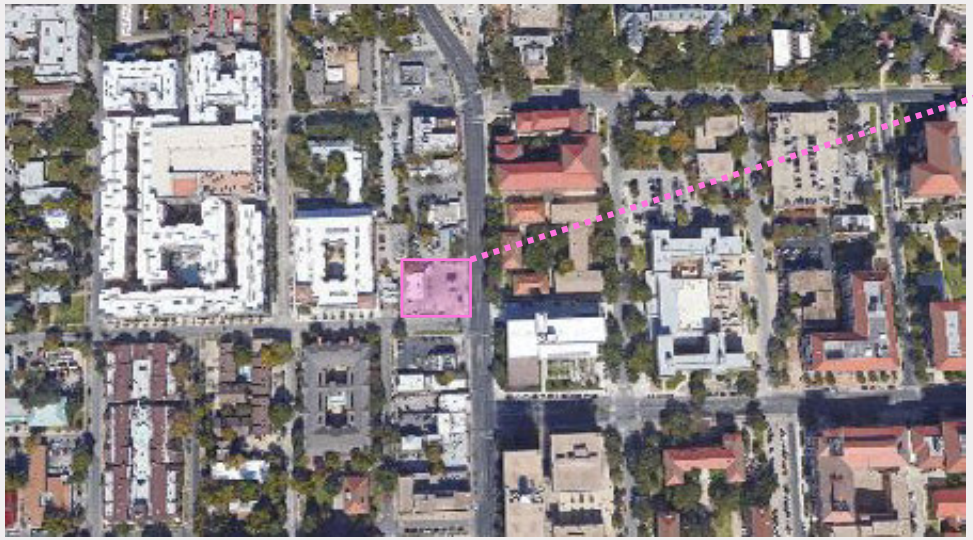
Site 2: 5101 South Congress Avenue

Site 3: 108 Denson Dr

Site 4: 8440 Burnet Rd

Site 5: 2730 E 7 St

REDEVELOPMENT EXAMPLE 1



Address: 2600 Guadalupe St
Current use: Gas station, '7-Eleven'
Value: $849,000
Size: 0.325 acres
Future zoning: MU 4B
Potential development type: 4-story mixed use buil

REDEVELOPMENT EXAMPLE 2

Address: 5101 South Congress Avenue

Current use: Car parts/car storage

Value: $1,973,031

Size: 5.71 acres

Future zoning: Title 25 CS-MU-CO (equivalent to MU 4B)

Potential development type: 4-story mixed use building

REDEVELOPMENT EXAMPLE 3

Address: 108 Denson Dr

Current use: Texas Department of Public Safety

Value: $2,855,044

Size: 7.82 acres

Future zoning: MS2B

Potential development type: Main street character

REDEVELOPMENT EXAMPLE 4

Address: 8440 Burnet Rd

Current use: Strip Mall 'The Spectrum'

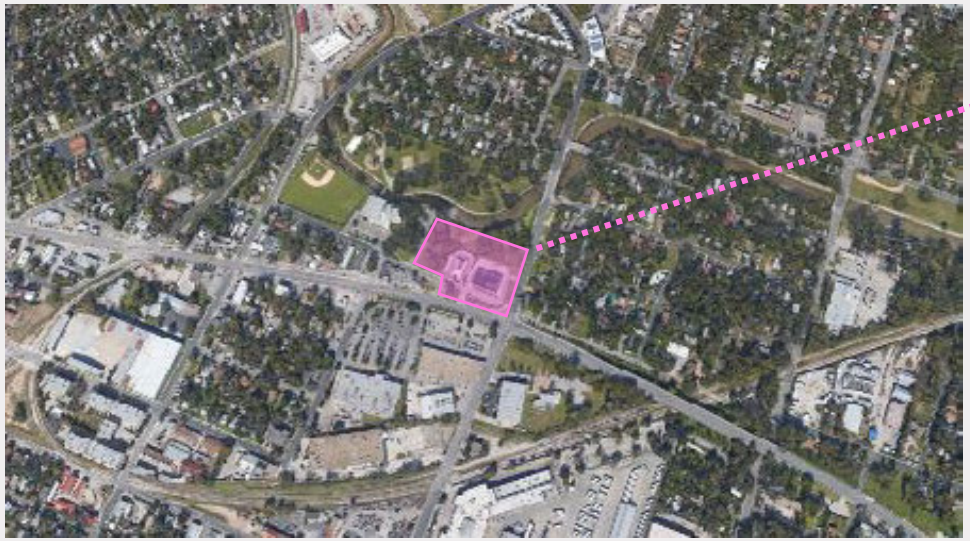
Value: $5,451,026

Size: 4.10 acres

Future zoning: MS3A

Potential development type: Main street character

REDEVELOPMENT EXAMPLE 5



Address: 2730 E 7 St

Current use: 'Advanced Auto Parts', 'Sonic Drive-In'

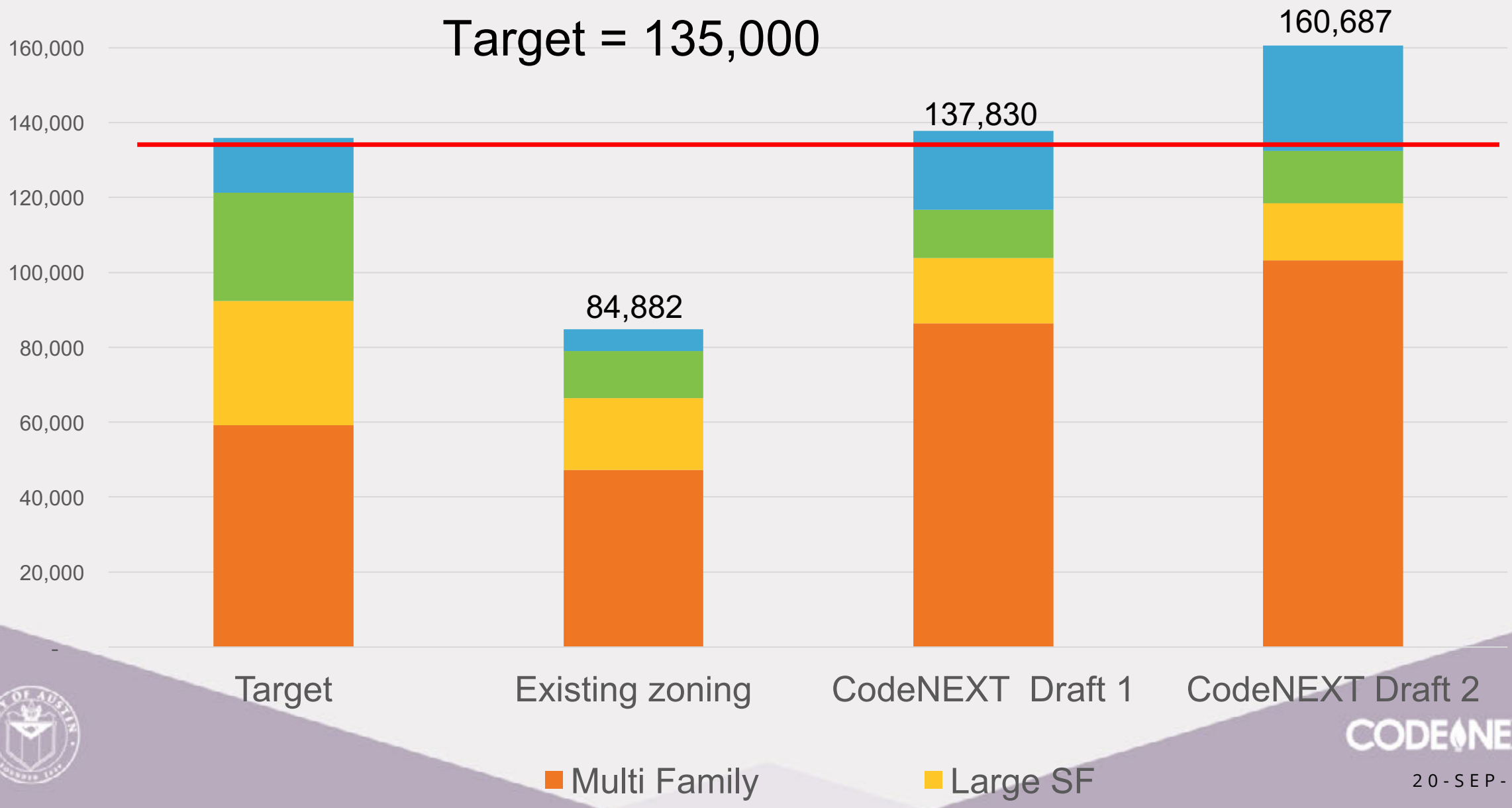
Value: $2,408,835

Size: 3.21 acres

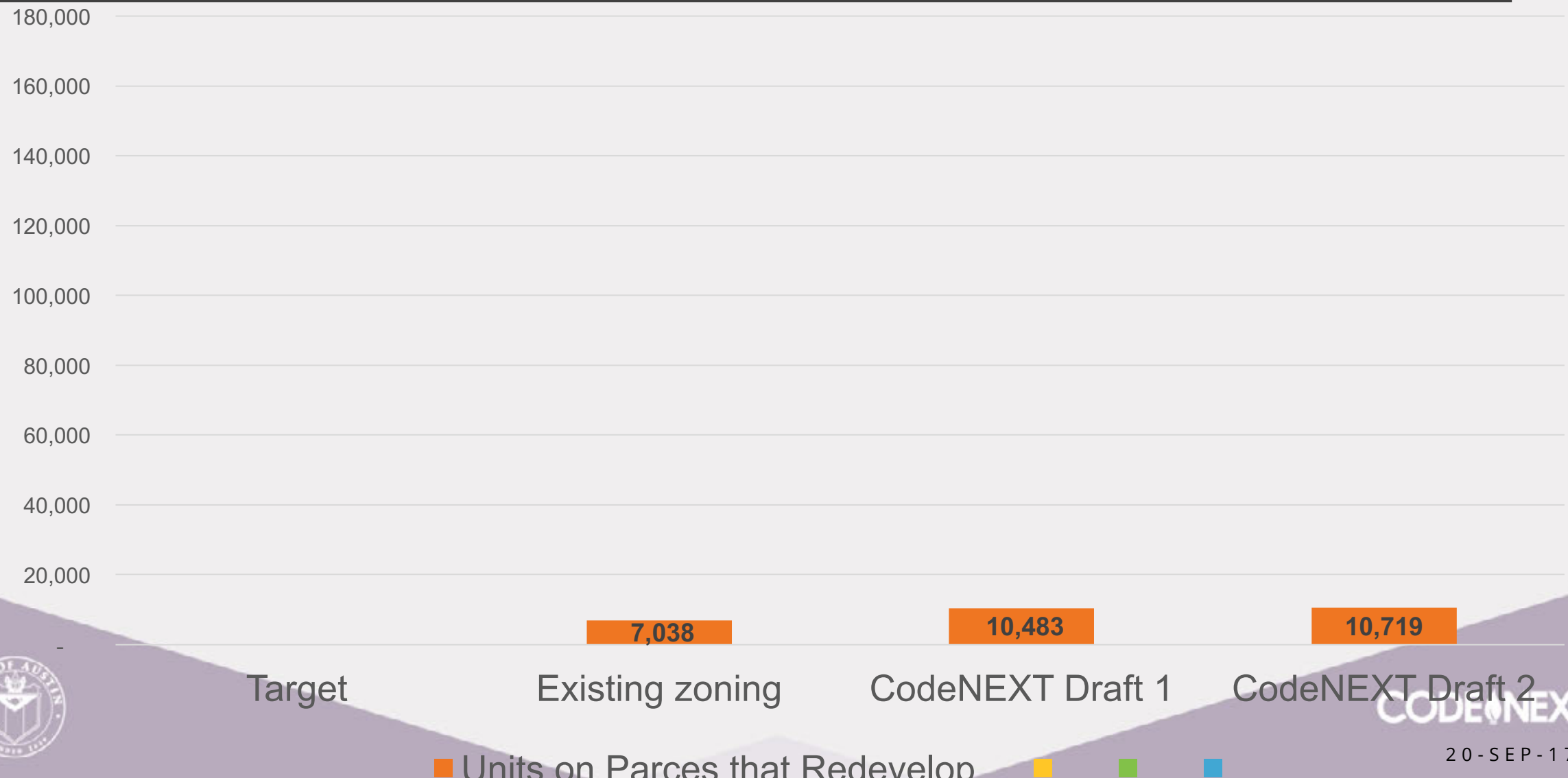
Future zoning: MU4B

Potential development type: 4-story mixed use building

HOUSING ESTIMATES BY TYPE



UNITS ON PARCELS THAT REDEVELOP



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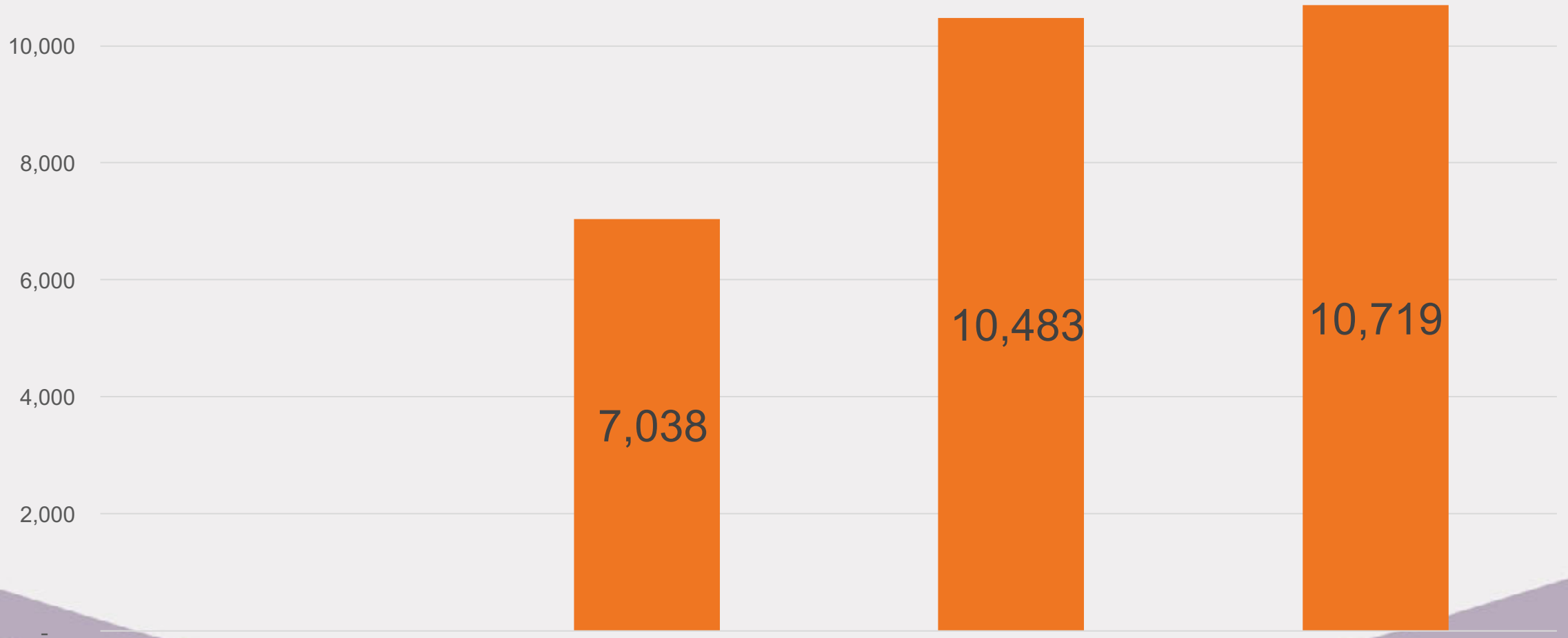
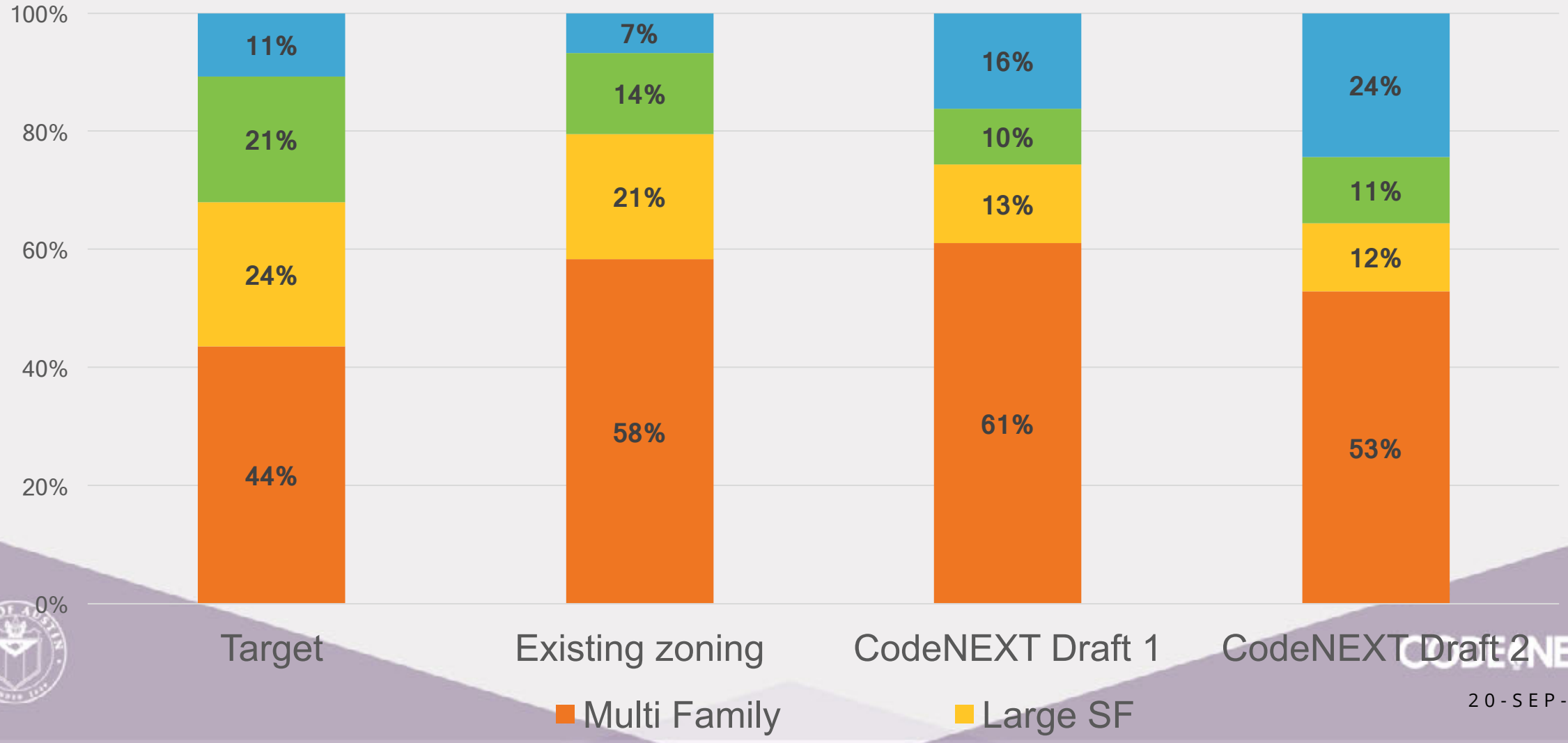
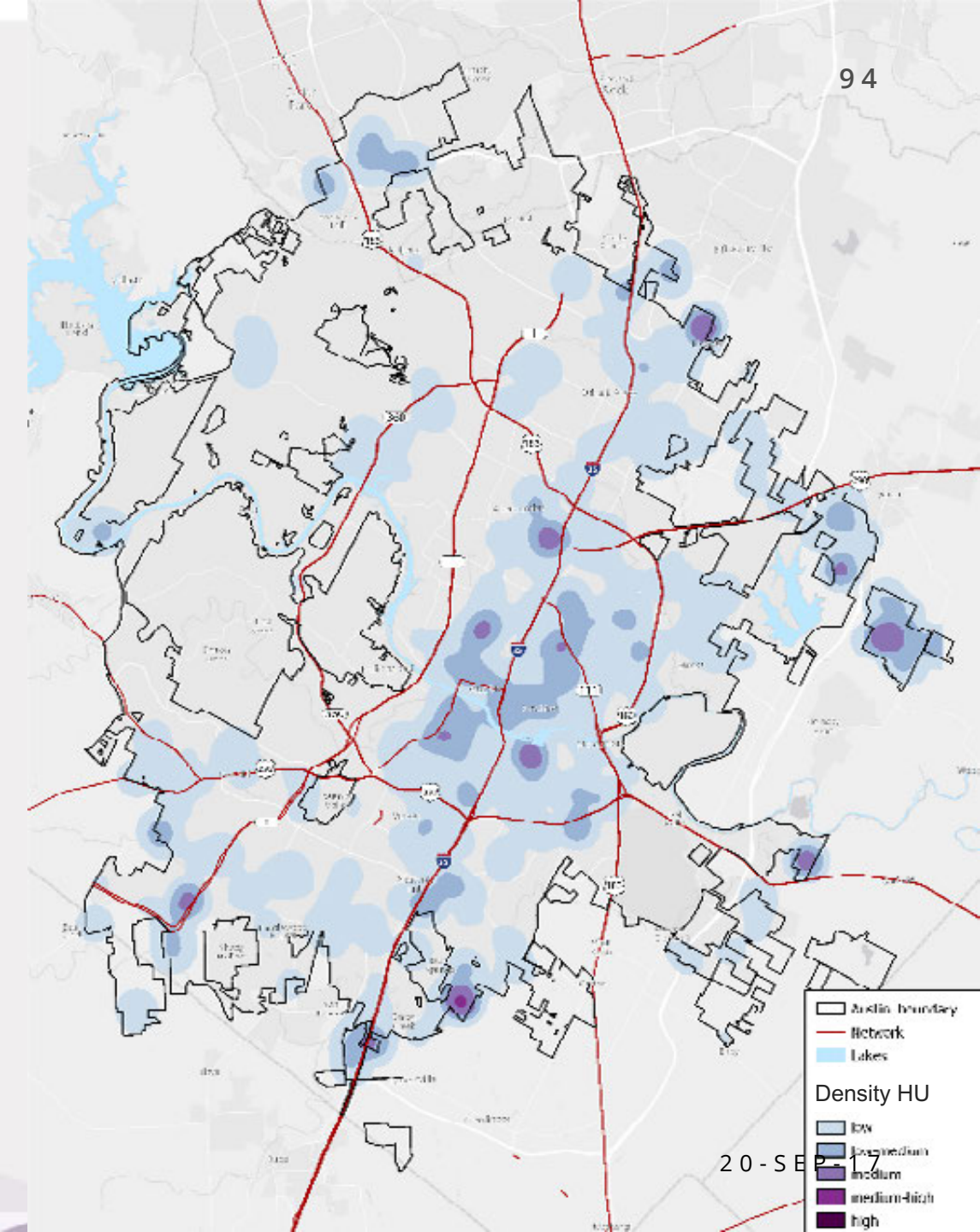


HOUSING ESTIMATES BY TYPE
PERCENT MIX
EXCESS MF CAPACITY ELIMINATED



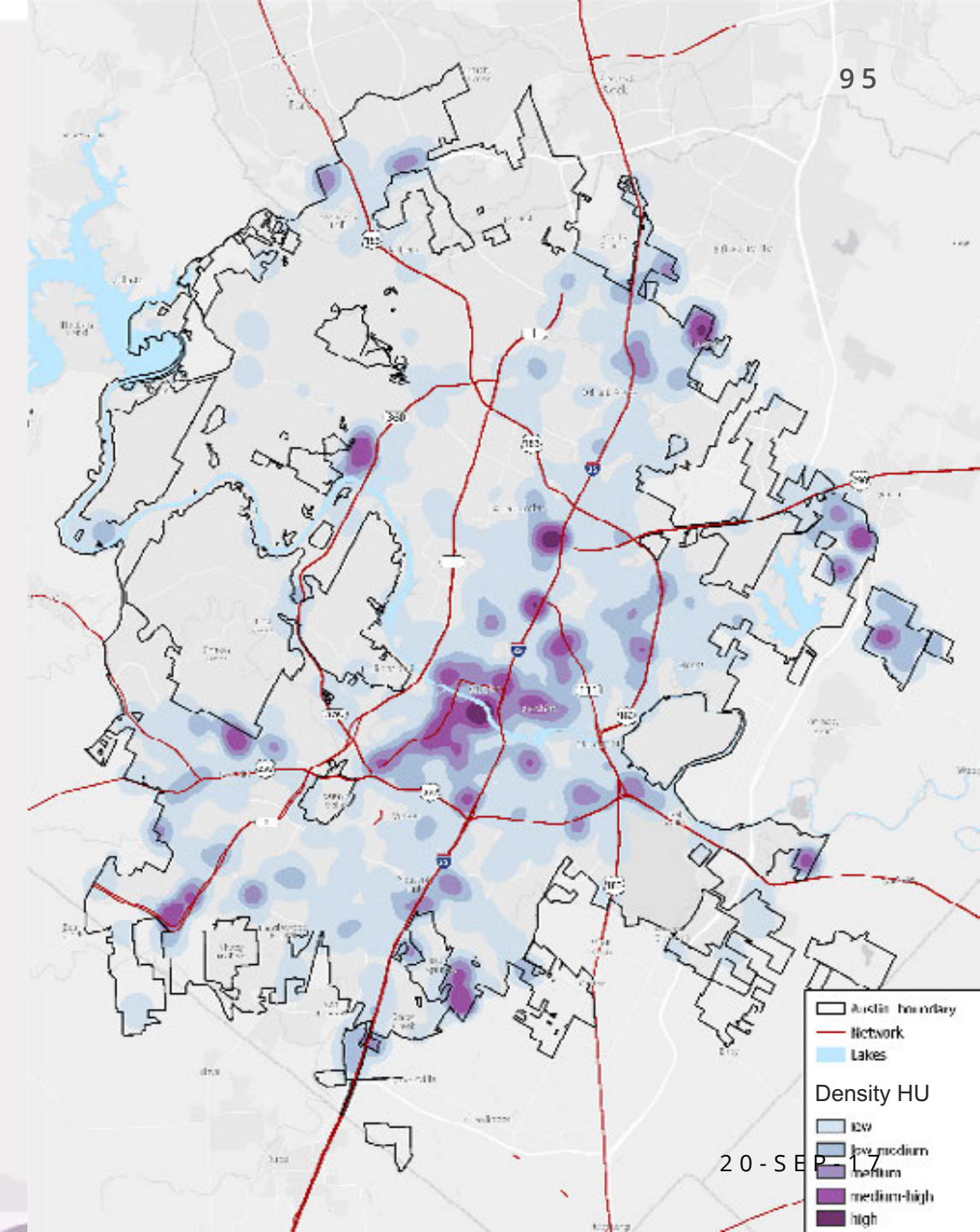
DENSITY OF HOUSING CAPACITY CURRENT CODE

84,882 estimated housing capacity under Current Zoning Code



DENSITY OF HOUSING CAPACITY CODENEXT DRAFT 2

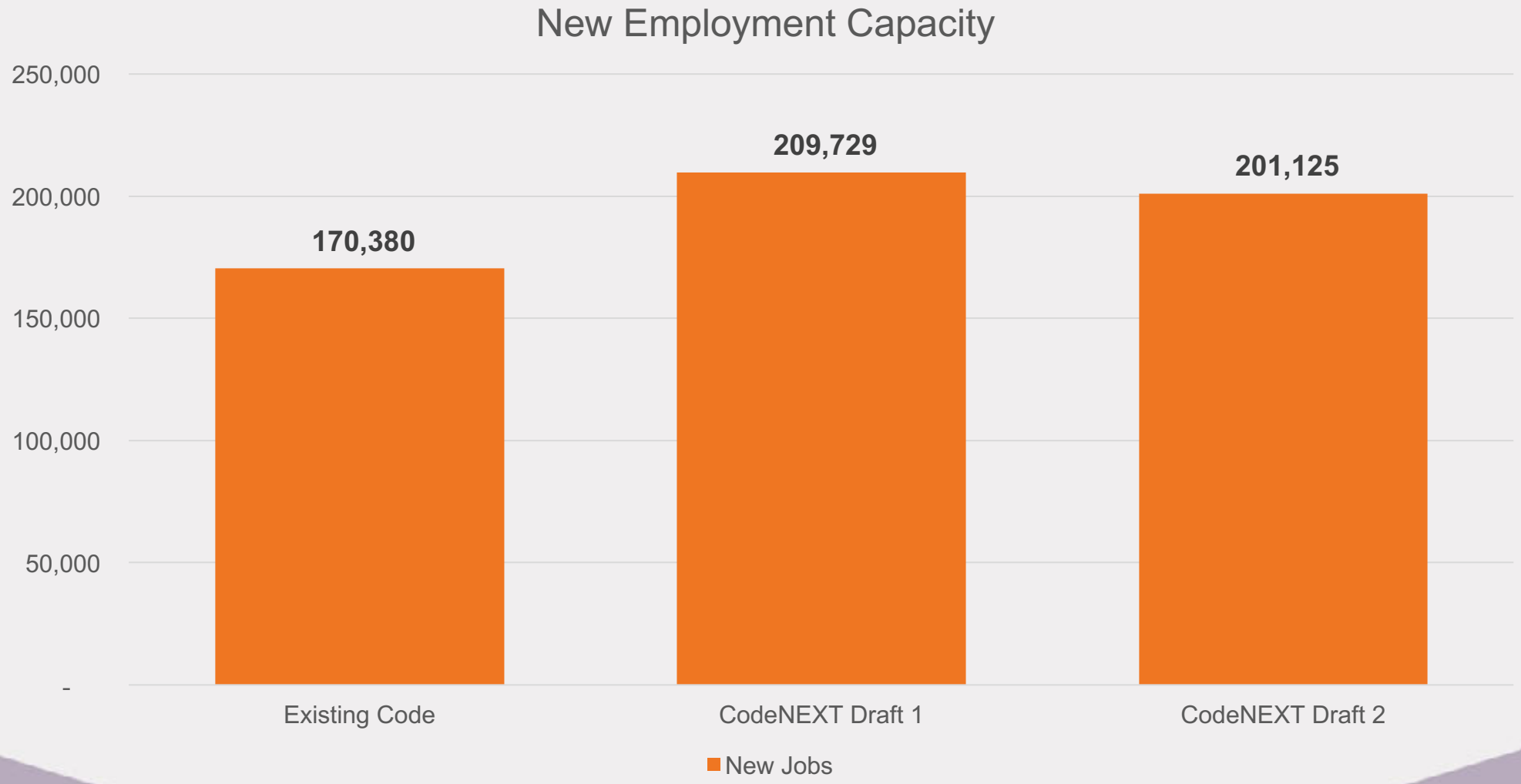
160,687 estimated housing capacity under CodeNEXT Draft 2



HOUSING CAPACITY BY COUNCIL DISTRICT

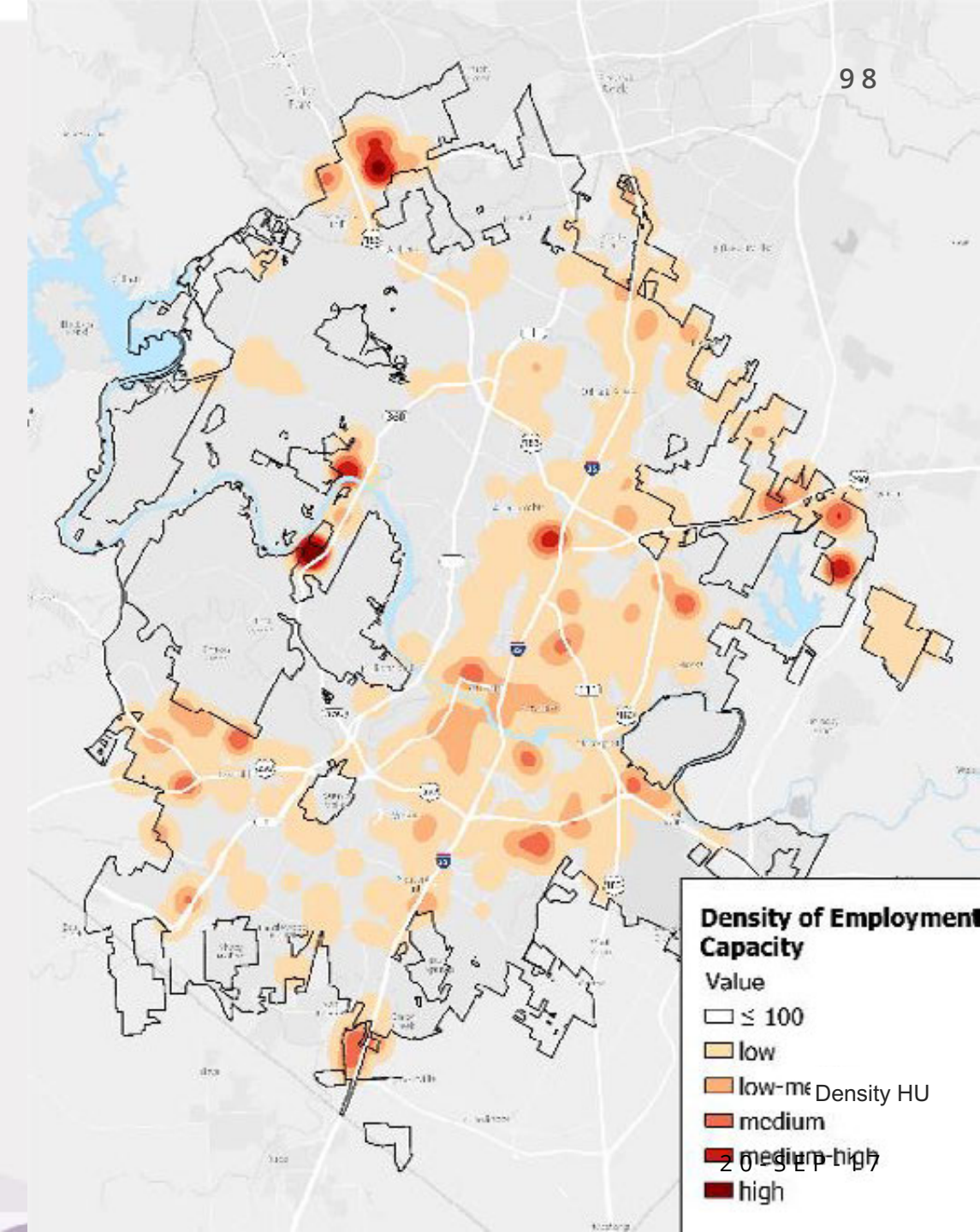
	CodeNEXT Draft 2	
Council District	**New HU**	**% of Total**
1	32,231	20%
2	18,794	12%
3	18,121	11%
4	7,735	5%
5	15,543	10%
6	6,758	4%
7	14,155	9%
8	19,481	12%
9	19,178	12%
10	7,920	5%
TOTAL	**160,589**	

NEW EMPLOYMENT CAPACITY FROM ZONING



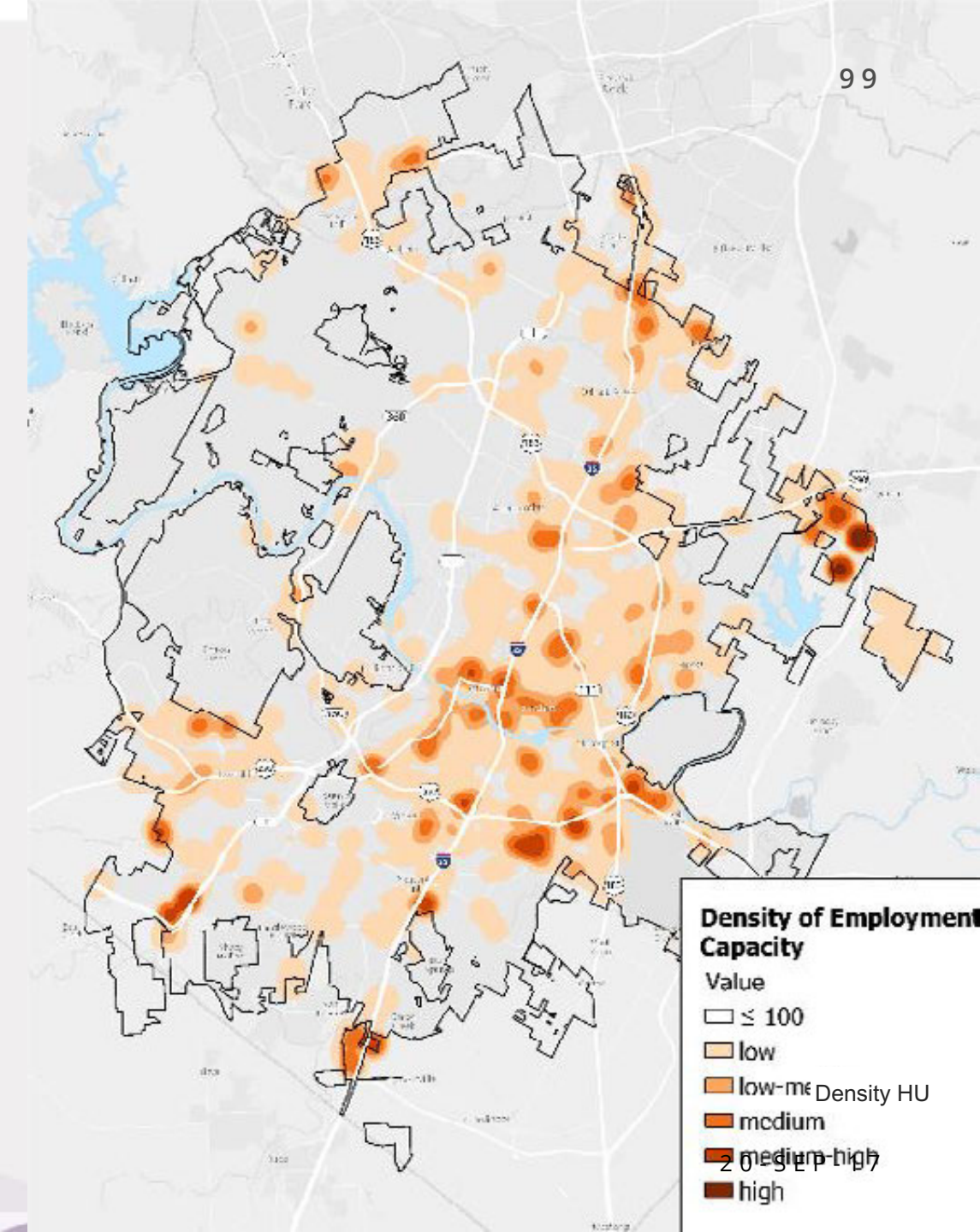
DENSITY OF EMPLOYMENT CAPACITY CURRENT CODE

170,380 estimated employment capacity under Current Zoning Code

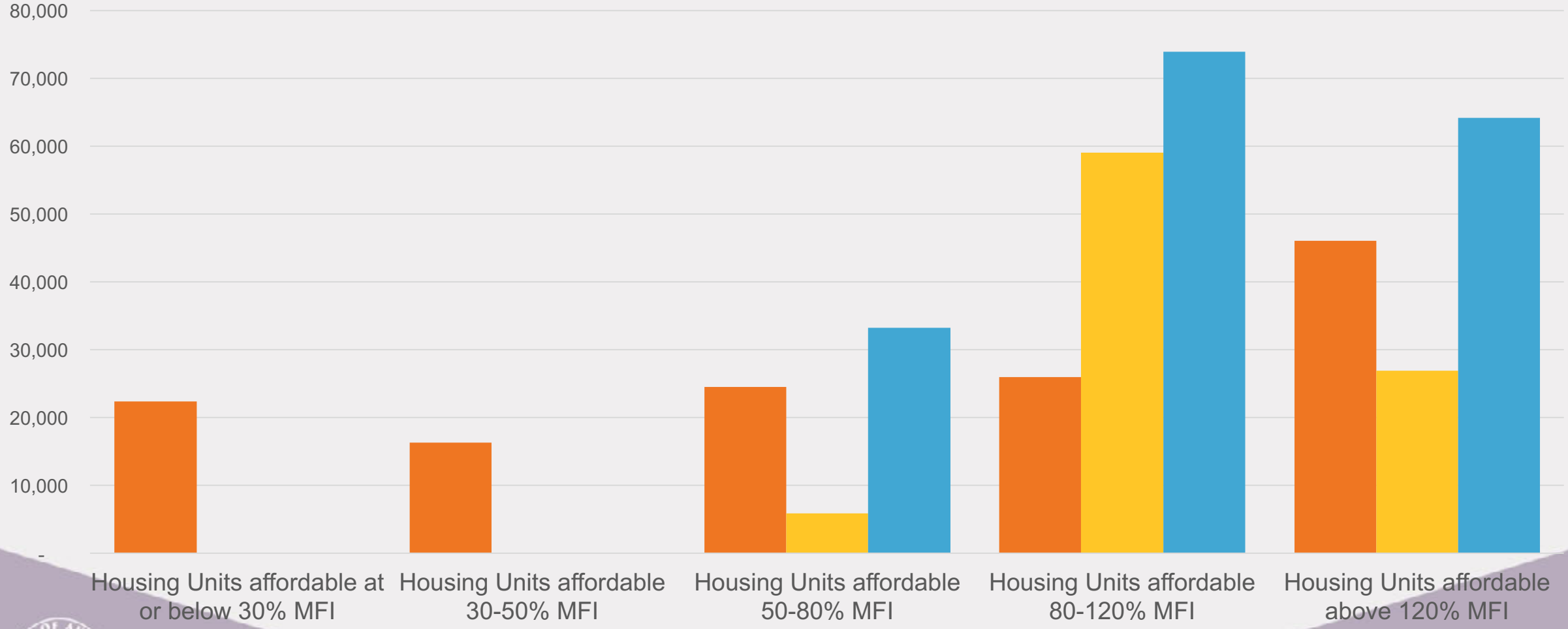


DENSITY OF EMPLOYMENT CAPACITY DRAFT 2

201,125 estimated employment capacity under CodeNEXT Draft 2



NEW HOUSING CAPACITY COMPARED TO AFFORDABILITY TARGETS



Source: US Department of Housing and Urban Development Income Limits 2016

MFI = Median Family Income for Austin-Round Rock Metropolitan Statistical Area (MSA)

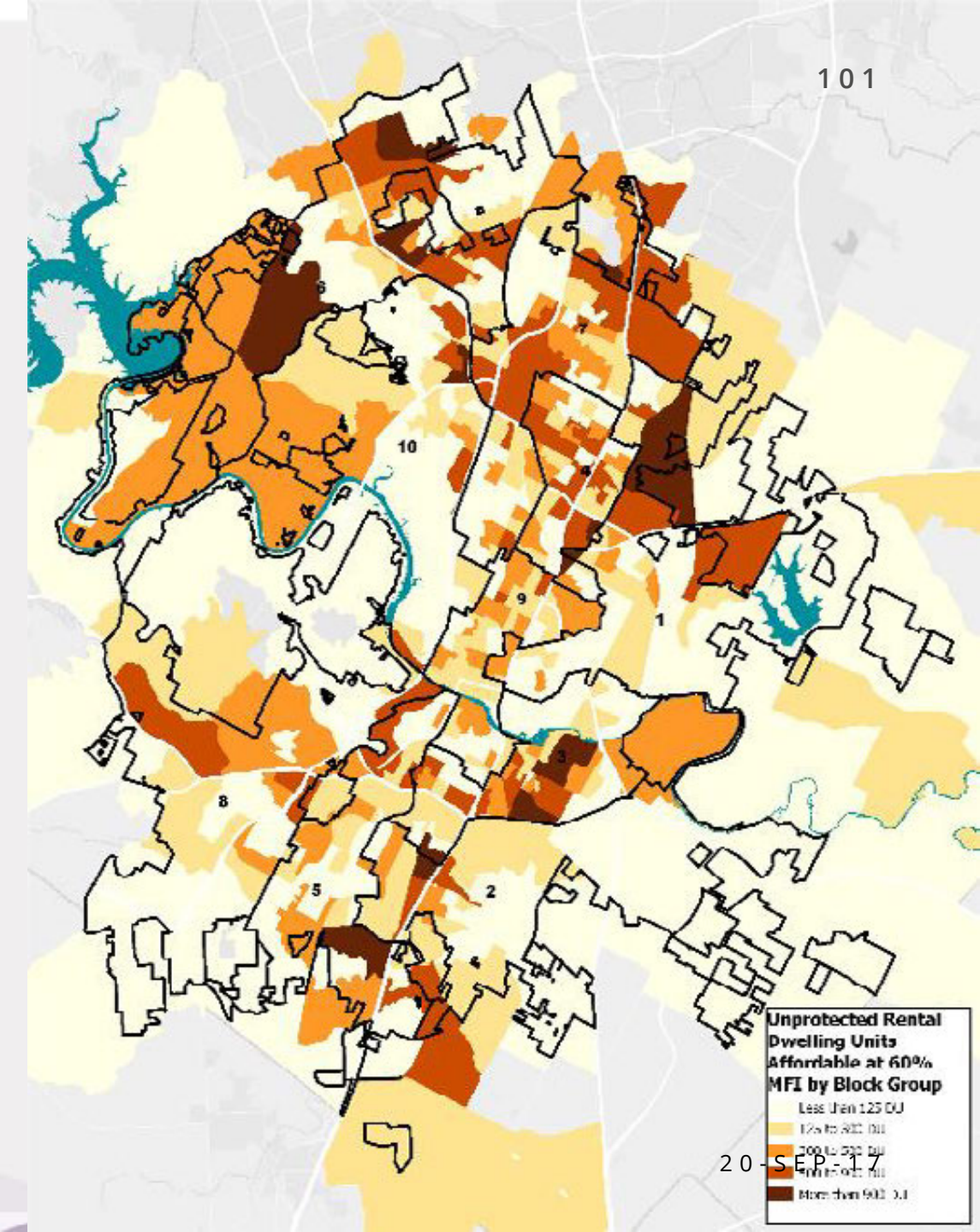
MARKET AFFORDABLE HOUSING TODAY

Unprotected (privately owned) Rental dwelling units affordable at 60% MFI ($1,108 / month)

- City of Austin Median Family Income = $73,928 – ACS 2015

Utilizes University of Texas professor Elizabeth Mueller's Corridor Housing Preservation research

- US Block Group data



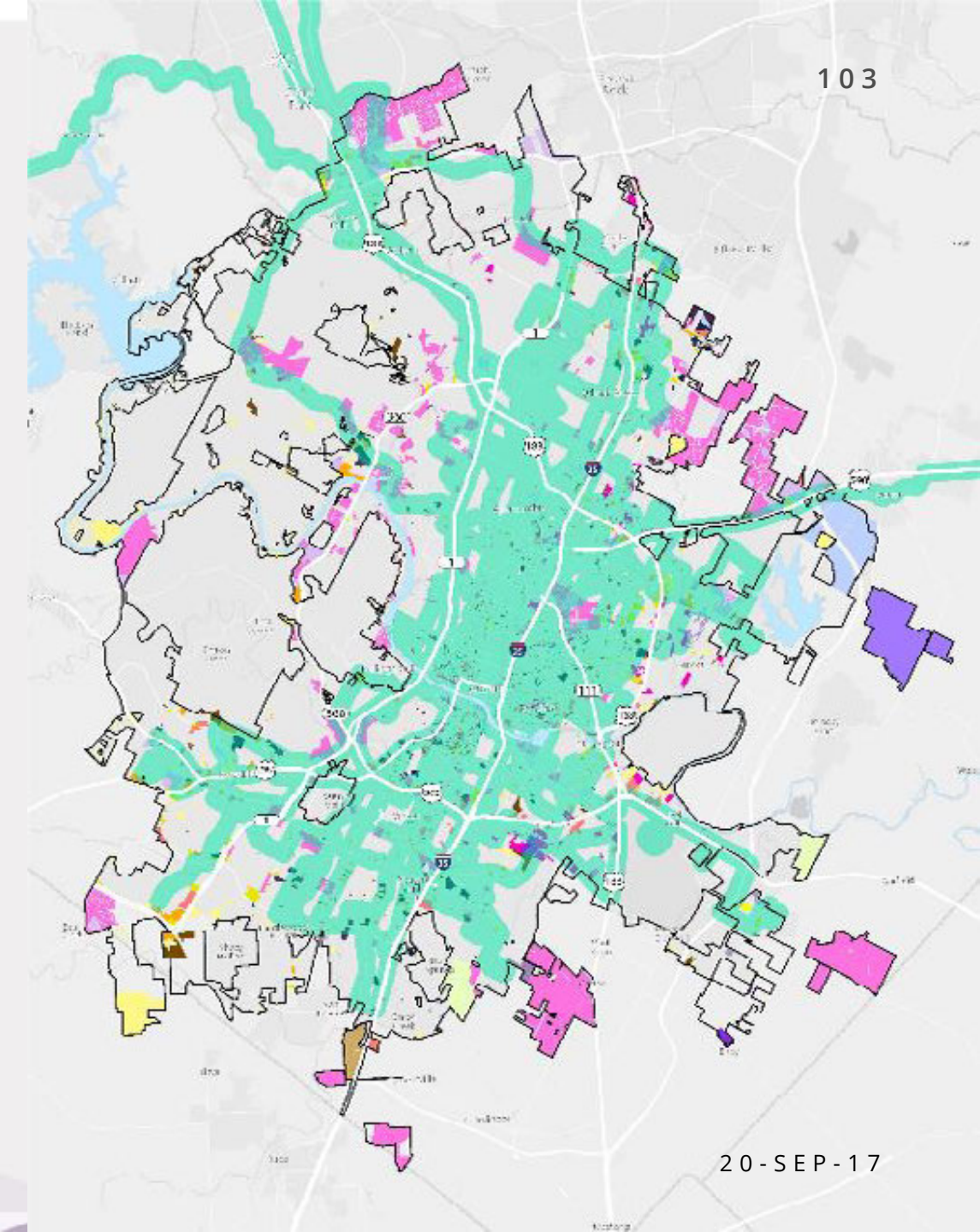
TRANSPORTATION INDICATORS

- Proximity of housing and jobs to Existing and Future Transit
- Estimated change in Vehicle Miles Traveled (VMT) under Current Zoning Code and CodeNEXT

HOUSING & JOBS CLOSE TO EXISTING TRANSIT

- How many housing units & jobs are within a ¼ mile of an EXISTING TRANSIT LINE?

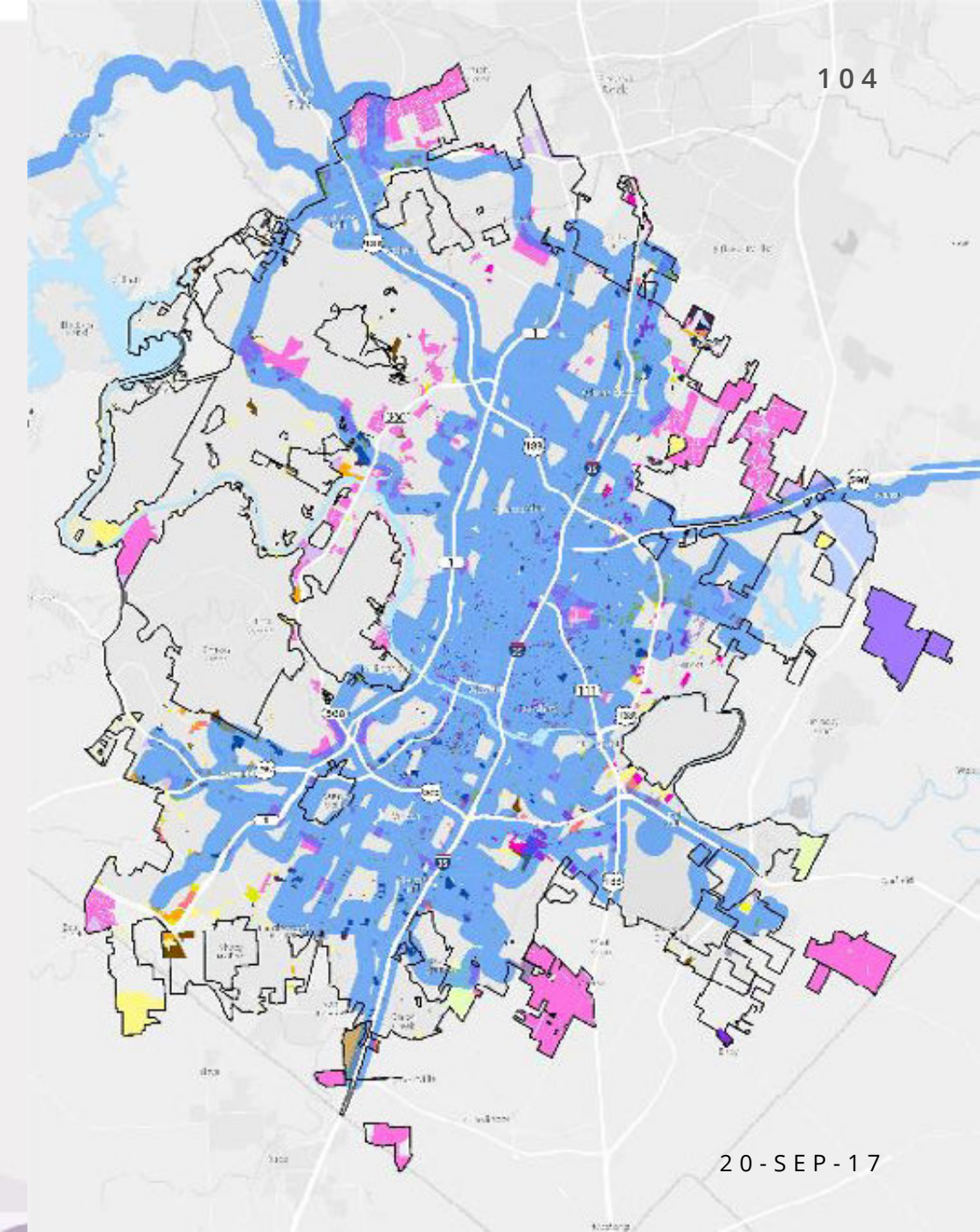
¼ mile buffer of existing transit



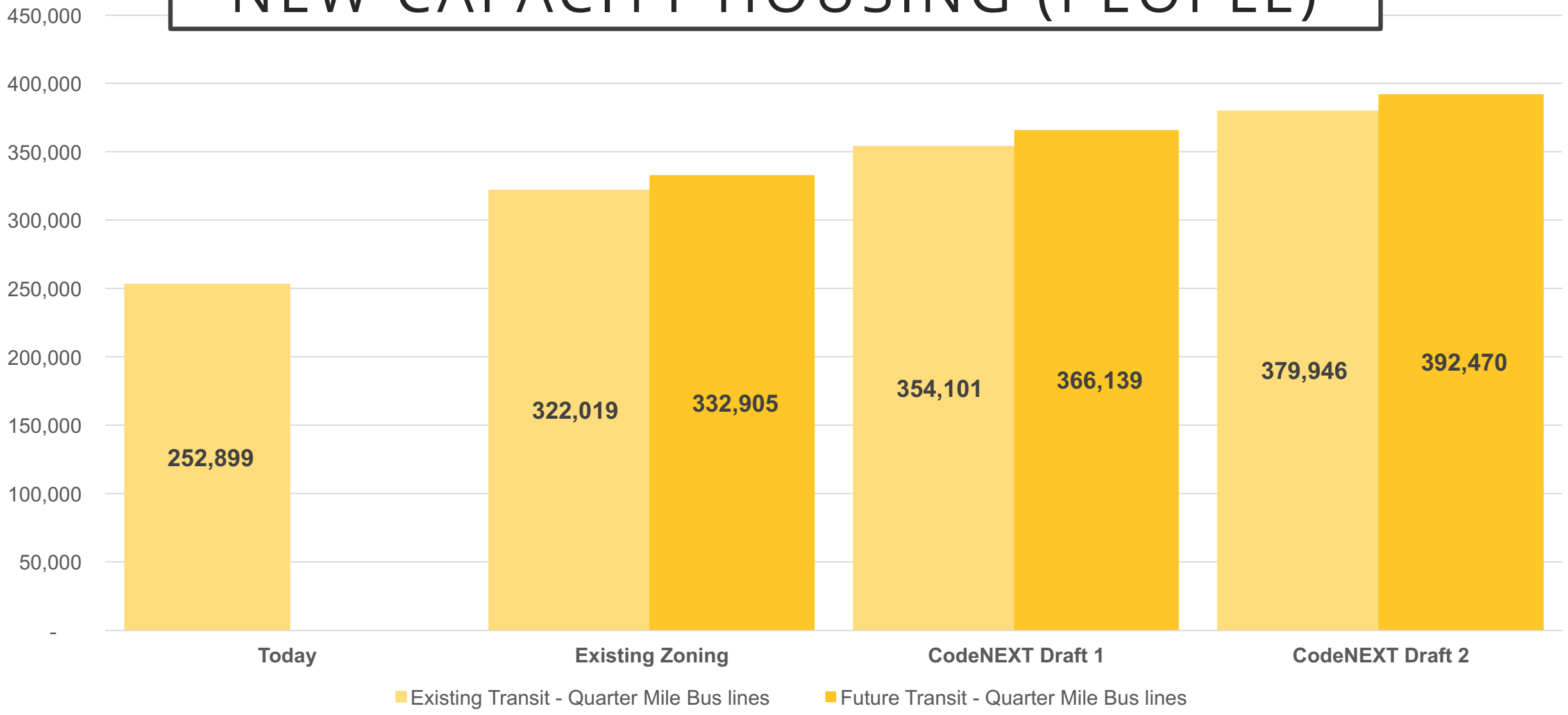
HOUSING & JOBS CLOSE TO FUTURE TRANSIT

- How many housing units are within a ¼ mile of a FUTURE TRANSIT LINE?

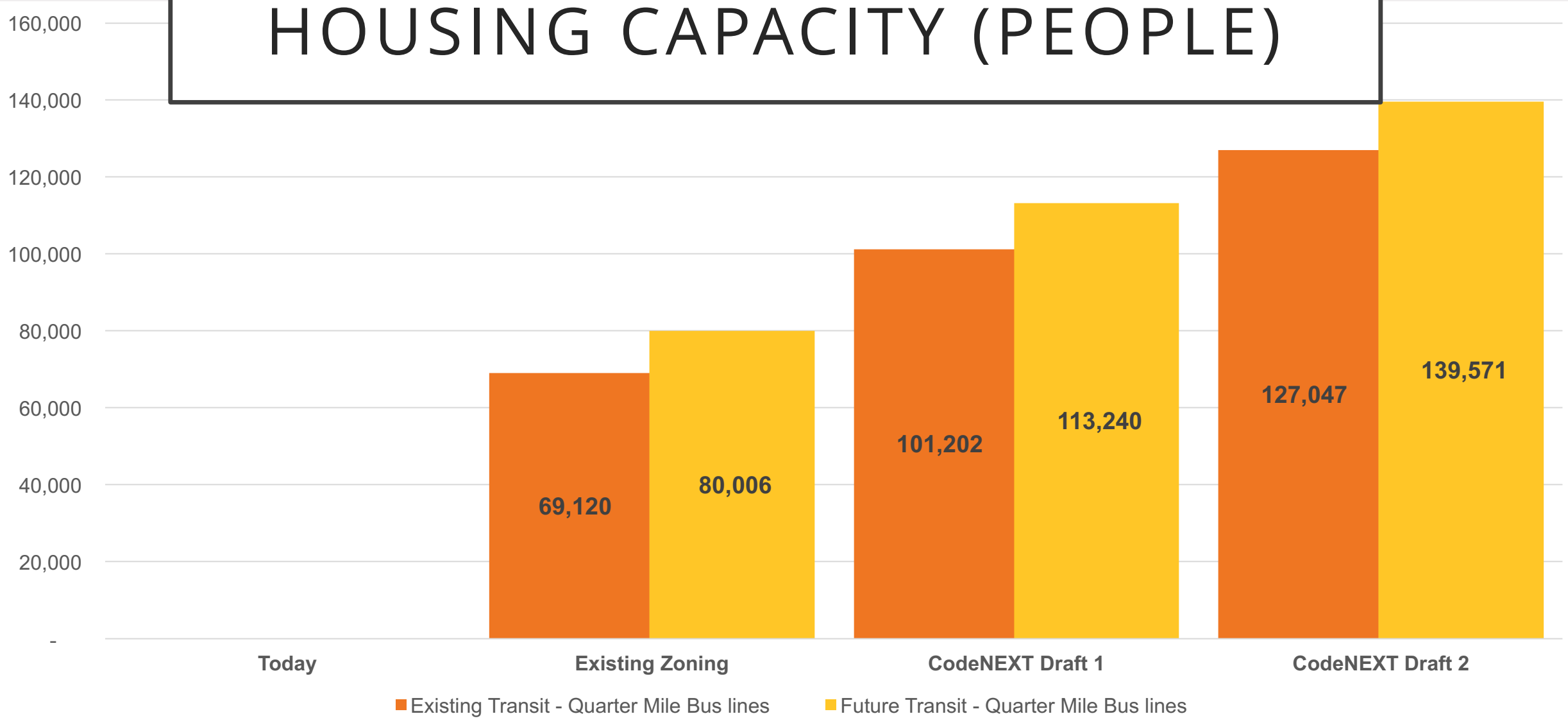
¼ mile buffer of existing & future transit



¼ OF TRANSIT – CURRENT PLUS NEW CAPACITY HOUSING (PEOPLE)

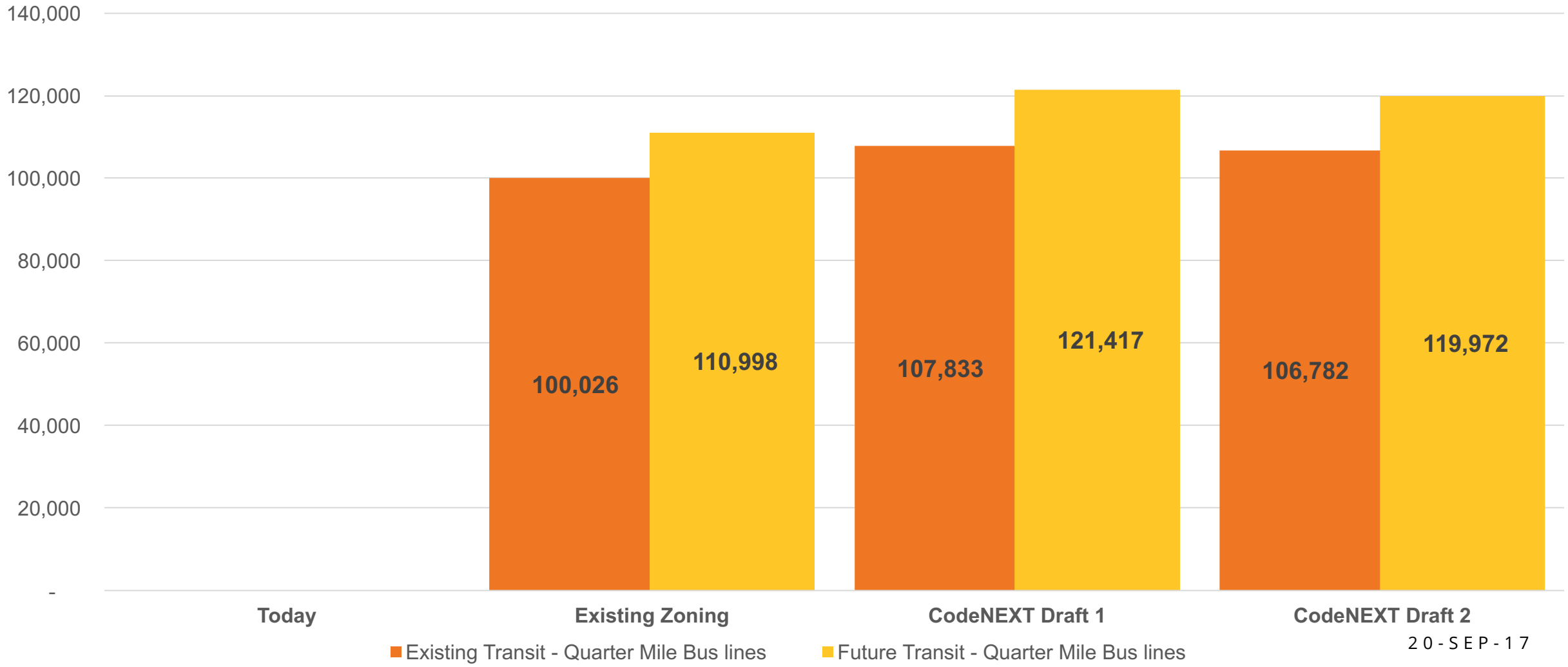


¼ MILE OF TRANSIT – NEW HOUSING CAPACITY (PEOPLE)



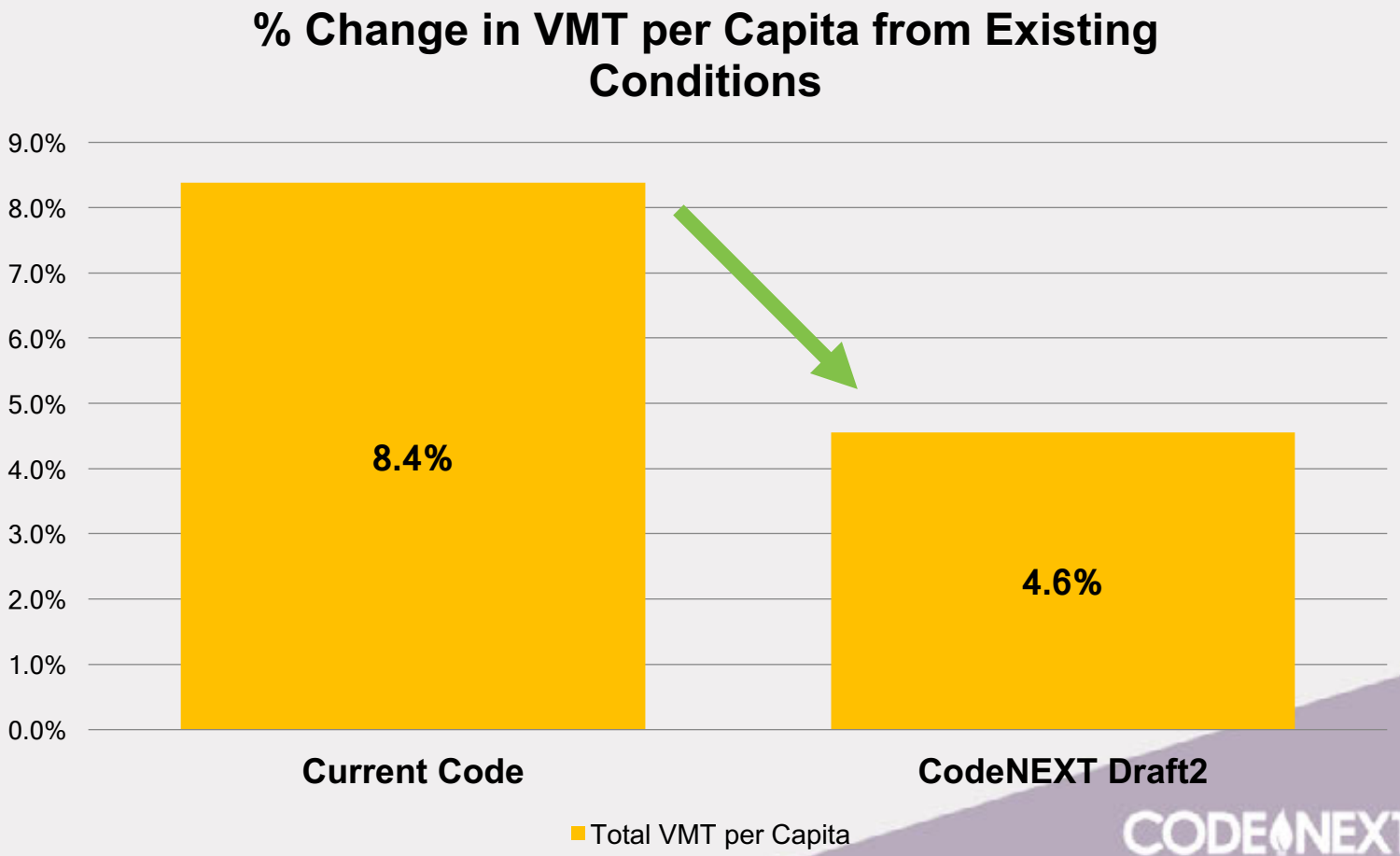
¼ OF TRANSIT – EXISTING PLUS NEW CAPACITY EMPLOYMENT

¼ OF TRANSIT – NEW EMPLOYMENT CAPACITY



ESTIMATED CHANGE IN VEHICLE MILES TRAVELED (VMT)

- Potential suburban style development in both scenarios leads to increase in VMT
- CodeNEXT estimated increase approximately half of Current Code

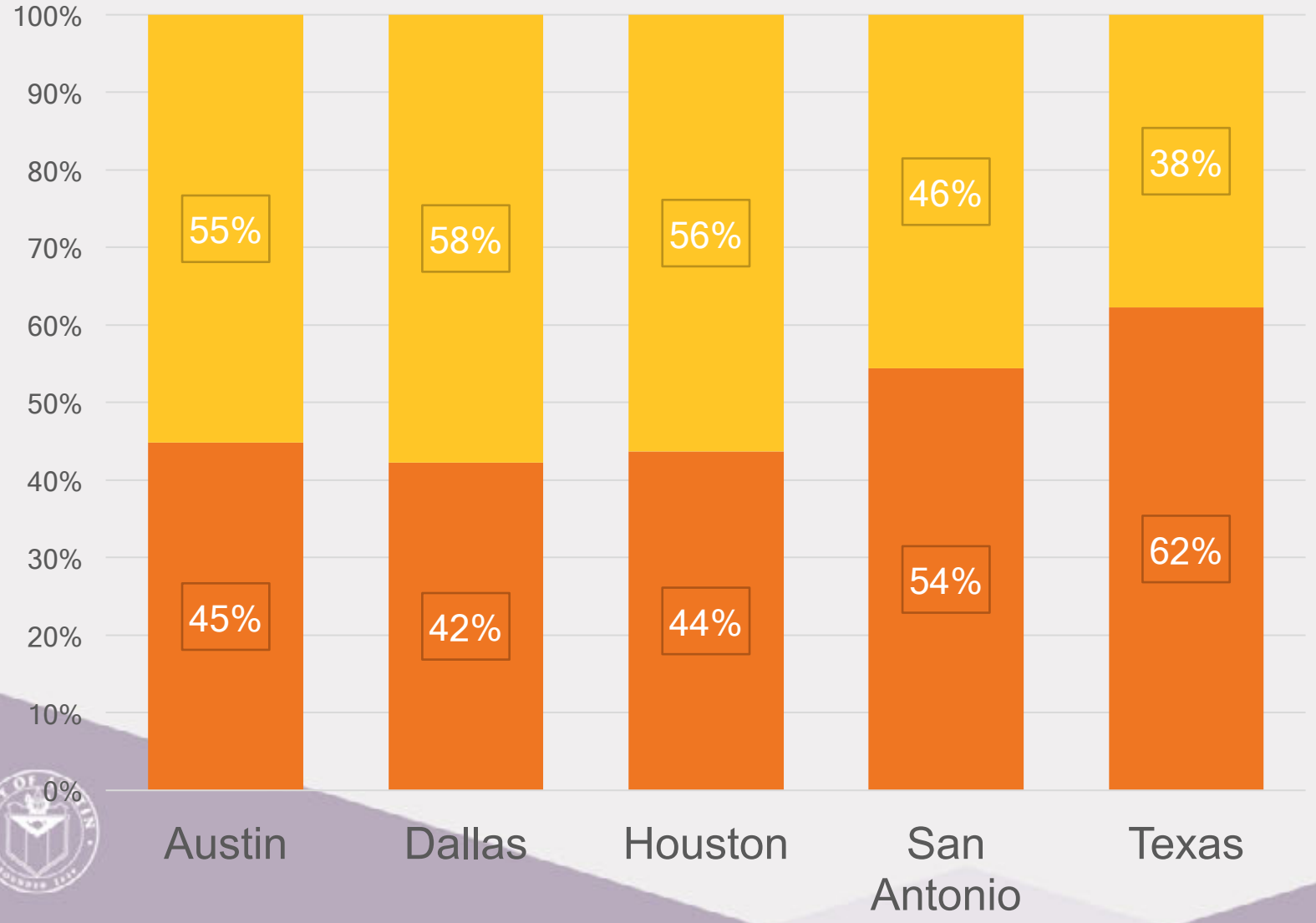


SCHOOL CHILDREN IN AUSTIN

- Where do school age children live in Austin?
- How many of their families are renters vs home owners?
- Will CodeNEXT provide more opportunities for families with children to locate closer to the urban core?

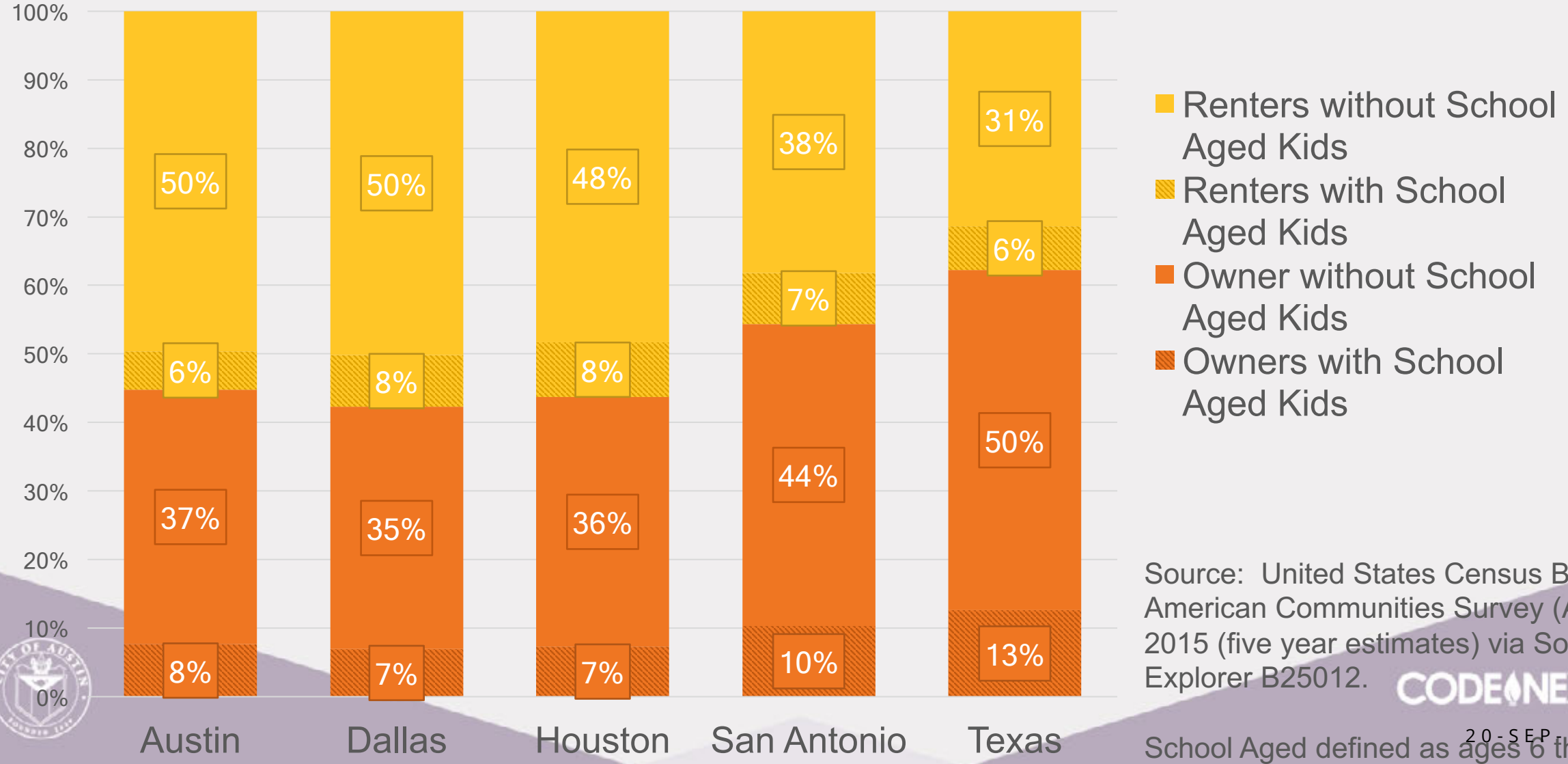
* School Aged defined at 6 to 17 years of age

EXISTING HOUSING UNITS BY TENURE



Source: United States Census Bureau; American Communities Survey (ACS) 2015 (five year estimates) via Social Explorer B25012.

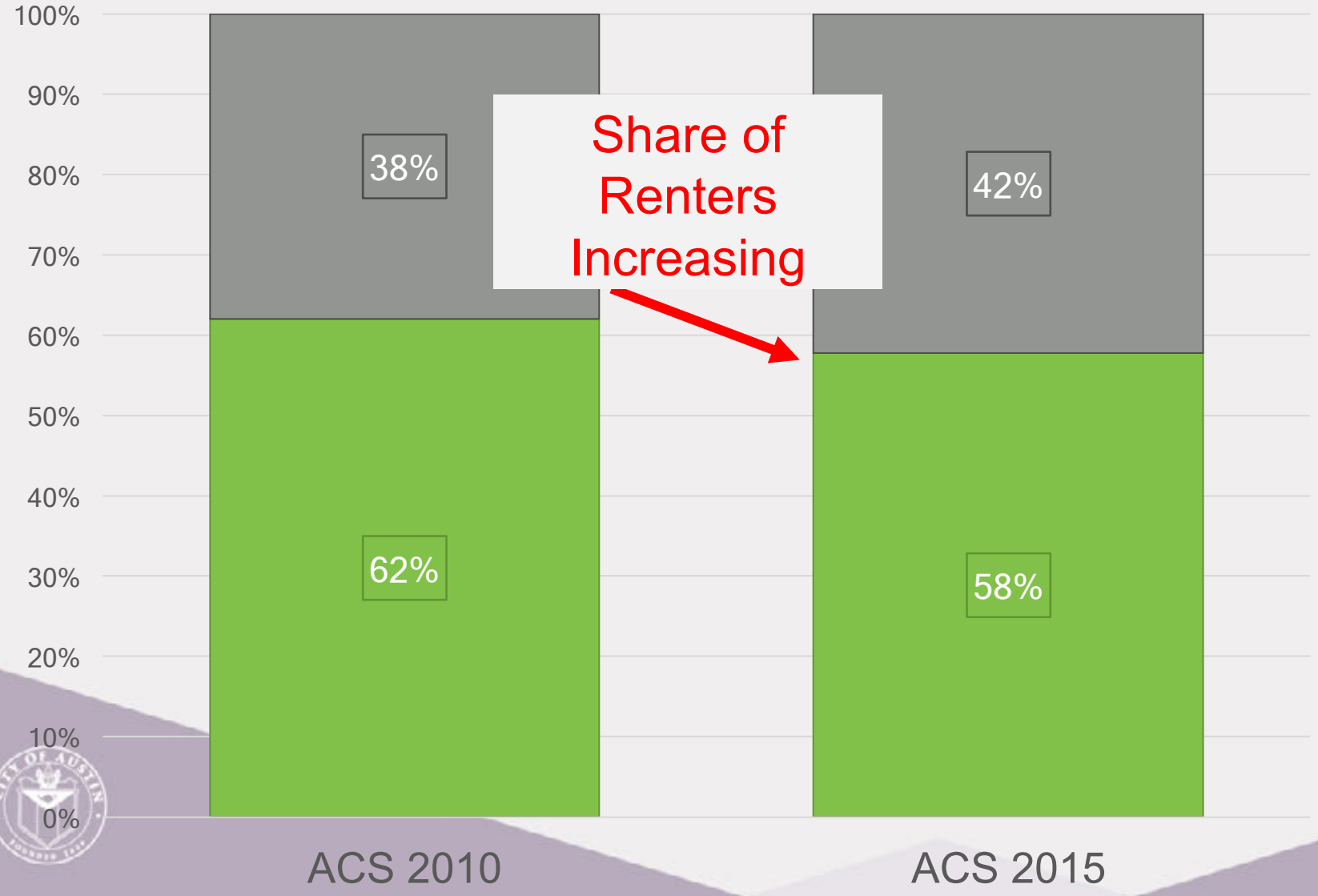
EXISTING TENURE BY PRESENCE OF SCHOOL KIDS



Source: United States Census Bureau; American Communities Survey (ACS) 2015 (five year estimates) via Social Explorer B25012.

School Aged defined as ages 6 through 17.

EXISTING UNITS WITH SCHOOL KIDS BY TENURE IN AUSTIN

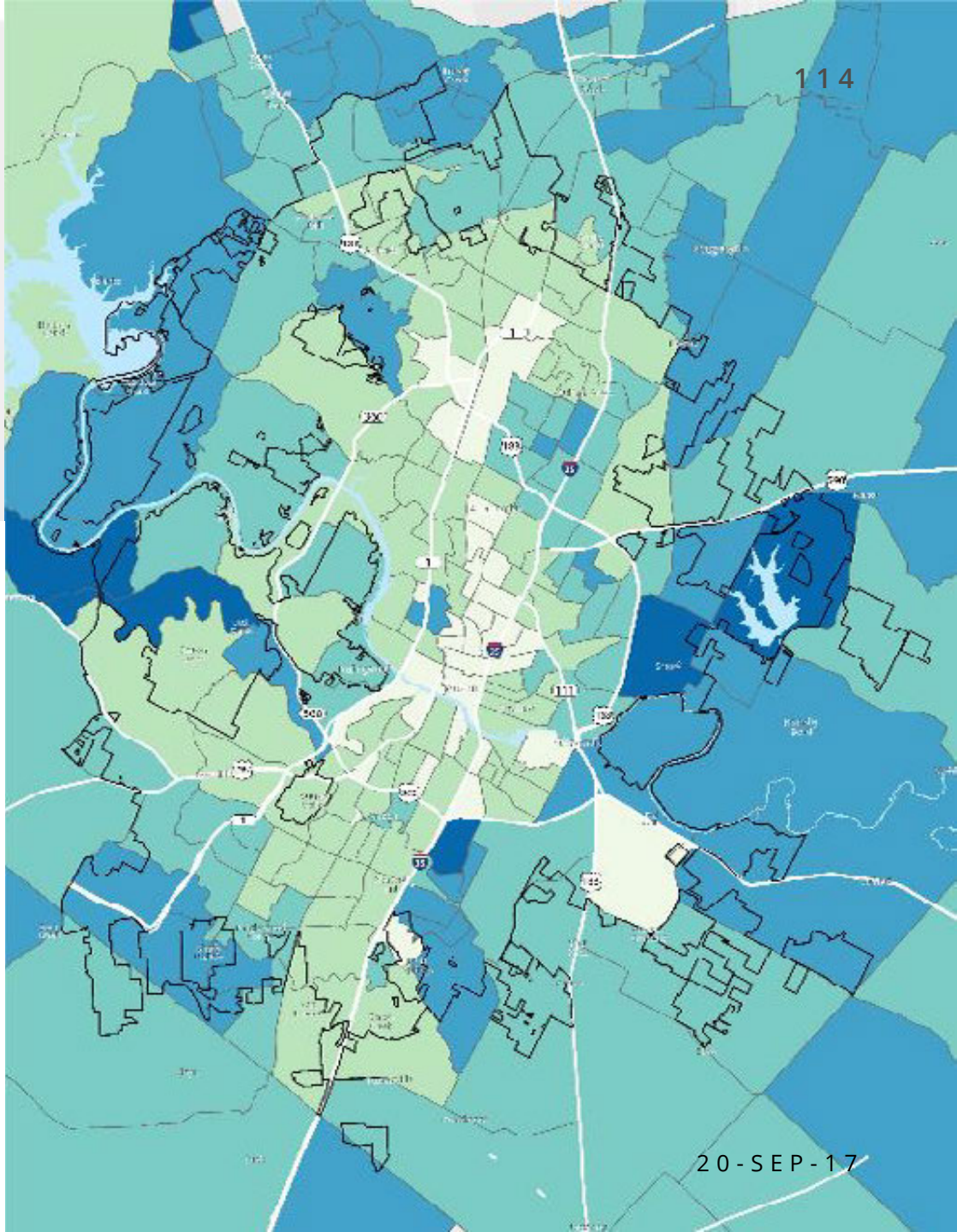


Source: United States Census Bureau; American Communities Survey (ACS) 2010 and 2015 (five year estimates) via Social Explorer B25012.

School Aged defined as ages 6 through 17

EXISTING HOUSEHOLDS WITH CHILDREN

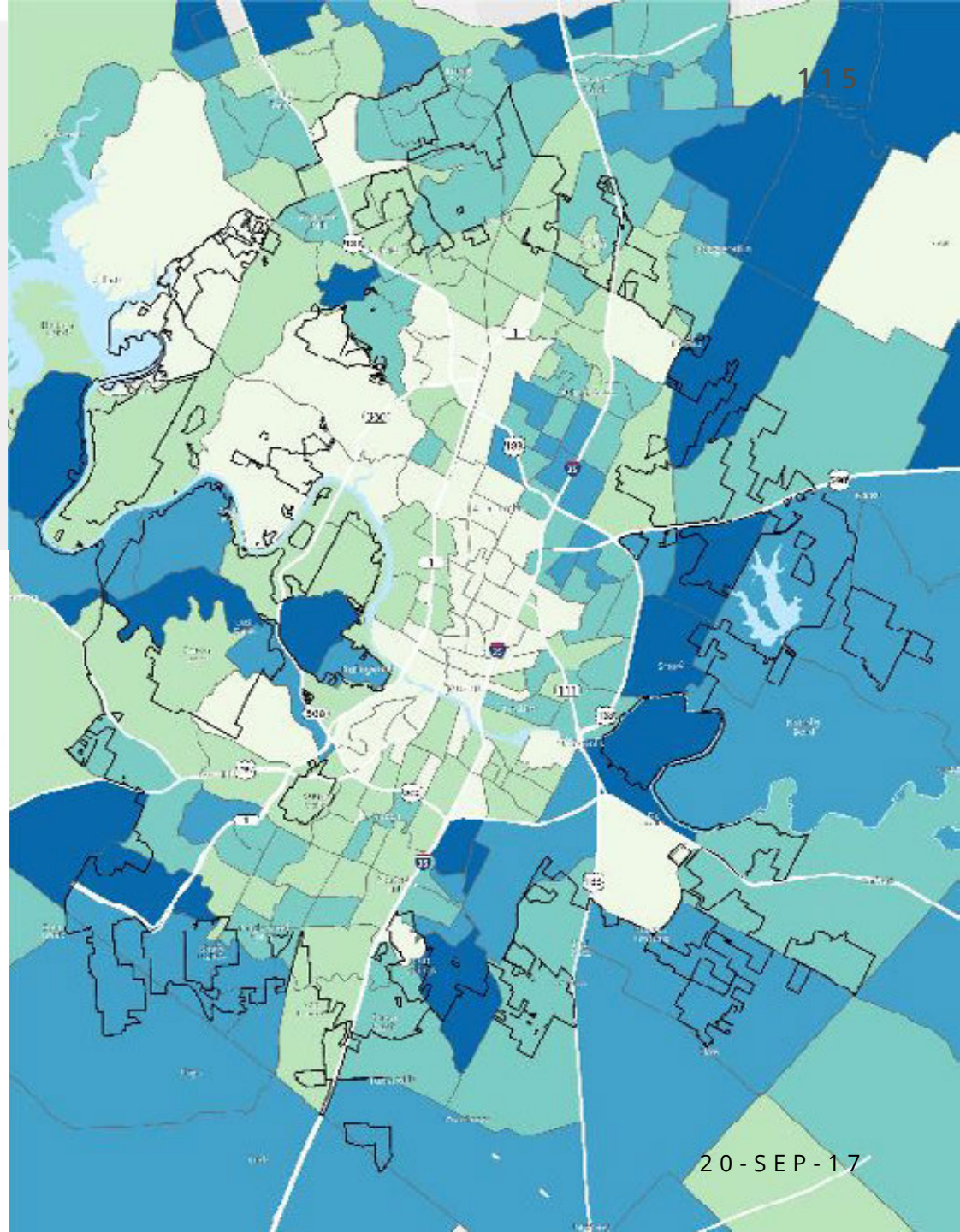
- Source: United States Census Bureau; American Communities Survey (ACS) 2015 (five year estimates) via Social Explorer B25012.
- School Aged defined as ages 6 through 17.



EXISTING RENTERS WITH CHILDREN

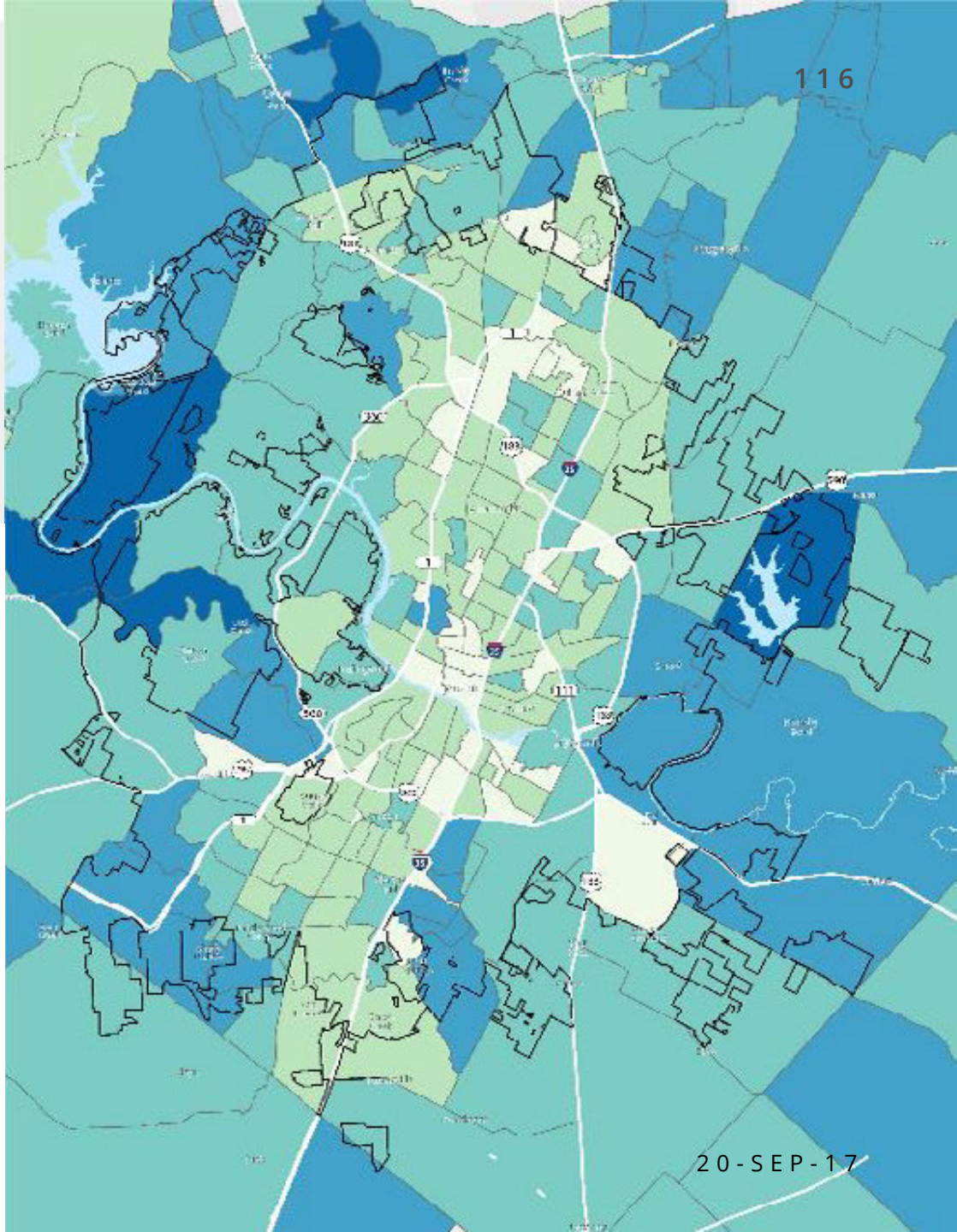
- Source: United States Census Bureau; American Communities Survey (ACS) 2015 (five year estimates) via Social Explorer B25012.

- School Aged defined as ages 6 through 17.



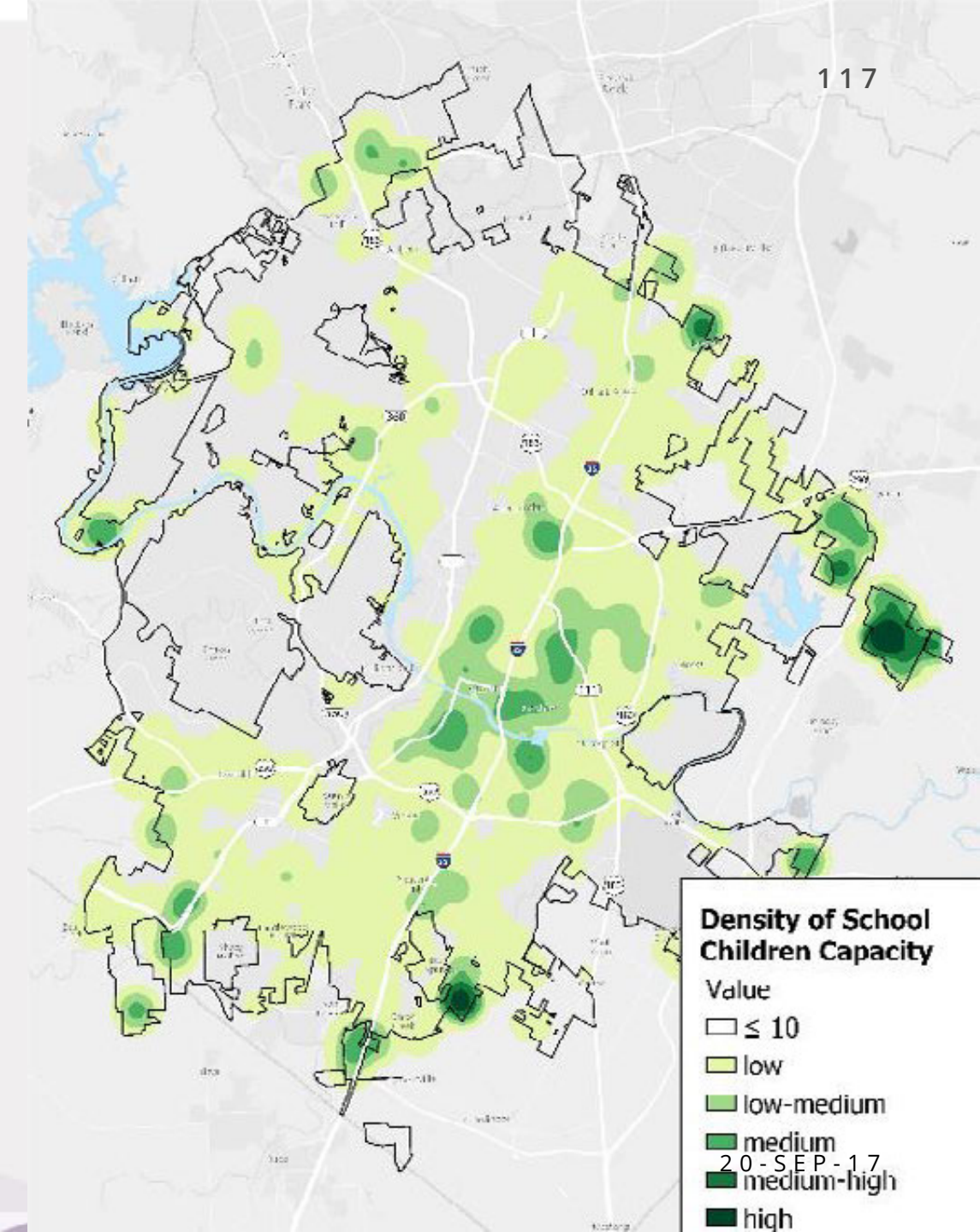
EXISTING HOME OWNERS WITH CHILDREN

- Source: United States Census Bureau; American Communities Survey (ACS) 2015 (five year estimates) via Social Explorer B25012.
- School Aged defined as ages 6 through 17.



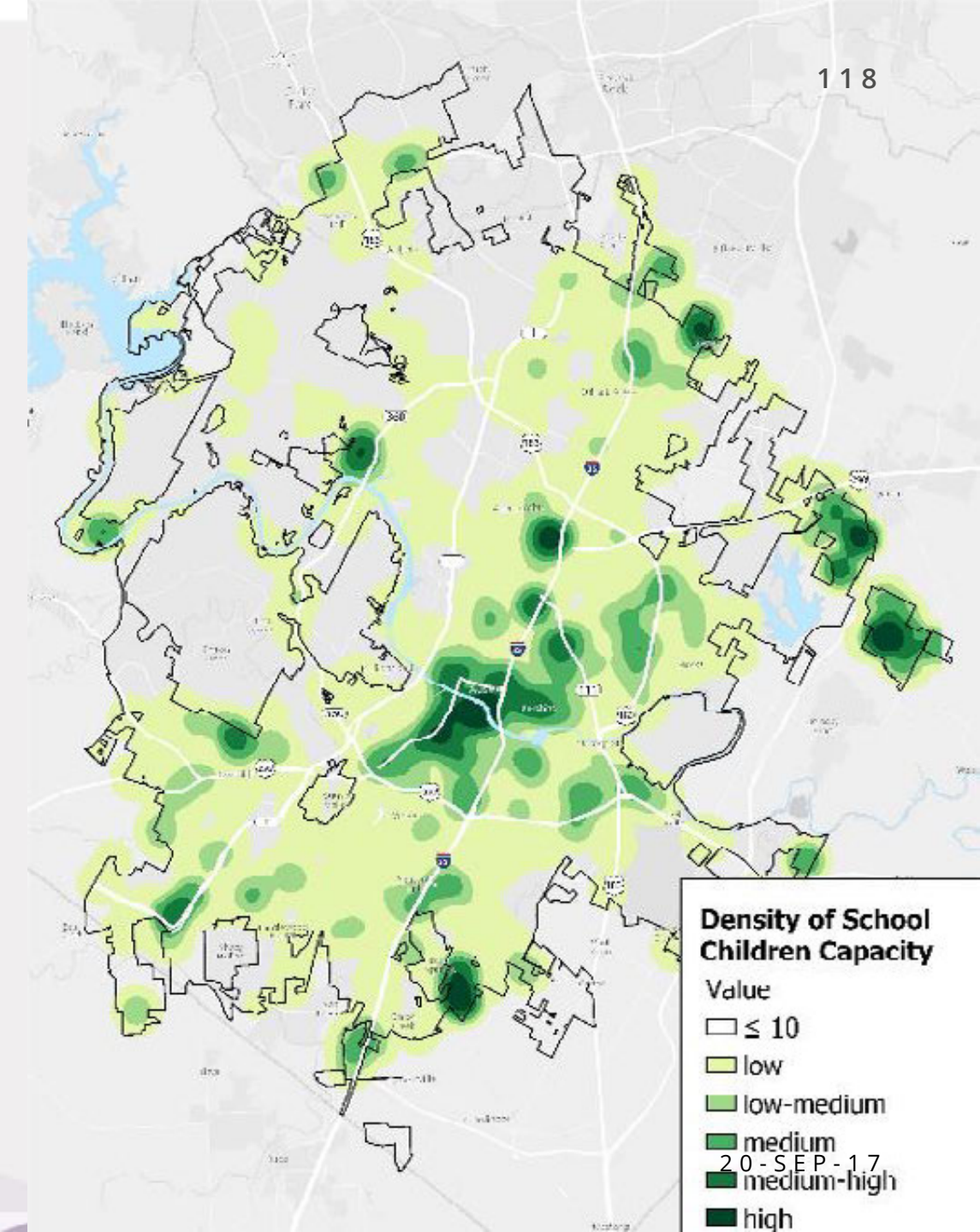
DENSITY OF SCHOOL AGED CHILDREN CAPACITY CURRENT CODE

22,900 estimated capacity for School Aged Children under CodeNEXT Draft 2



DENSITY OF SCHOOL AGED CHILDREN CAPACITY CODENEXT DRAFT 2

36,500 estimated capacity for School Aged Children under CodeNEXT Draft 2



SCHOOL CHILDREN IN AUSTIN

- Close to half of school aged children in Austin live in rental properties
- However, most renters with children live closer to the city's edges

What's the potential impact of CodeNEXT?

- Draft 2 Model shows capacity for 36,500 new school aged children

**New housing types provide additional capacity for families in the urban core

next steps

Code Text

Draft 3
November 28, 2017

Code Map

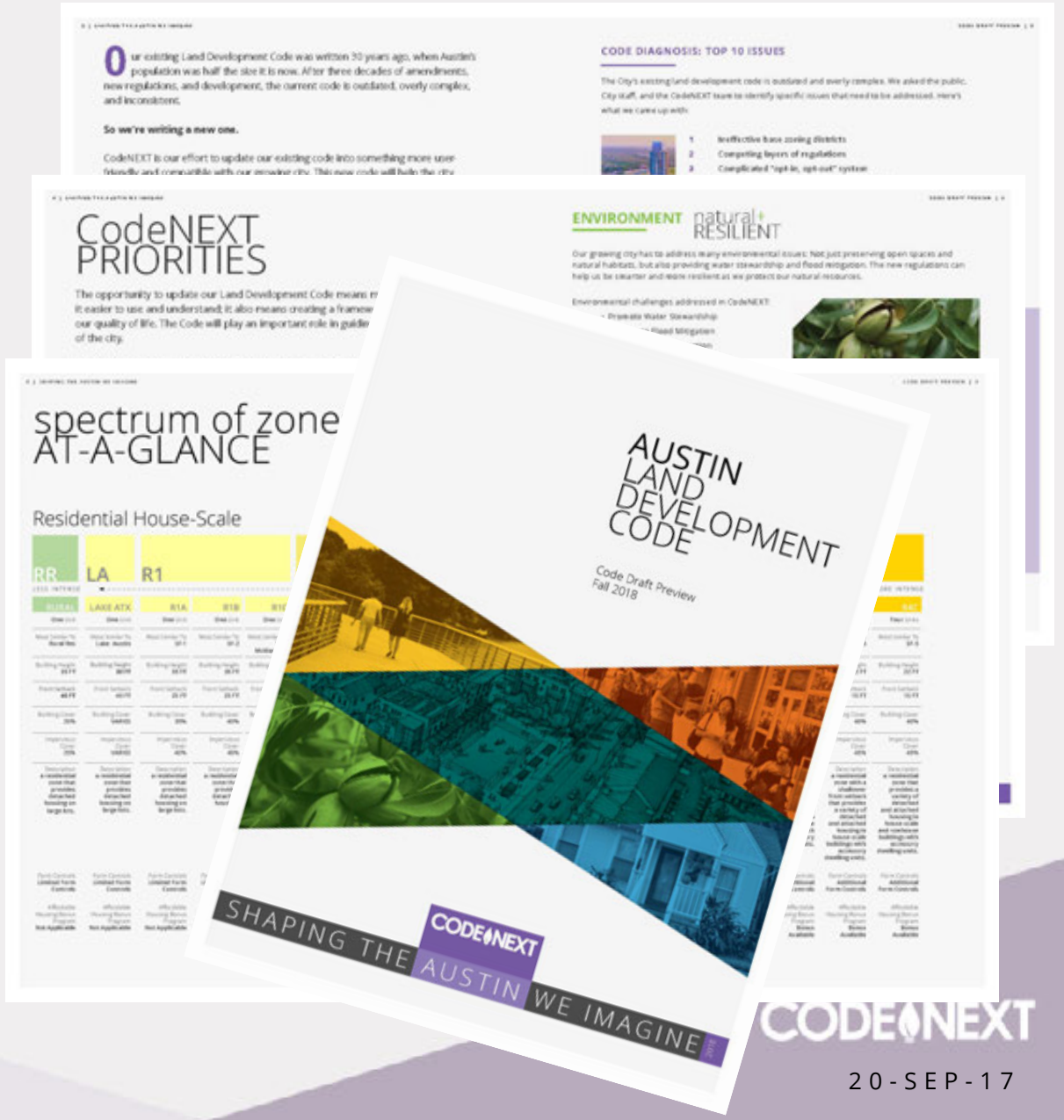
Draft 3
November 28, 2017

Adoption Process

December 2017 –
April 2018

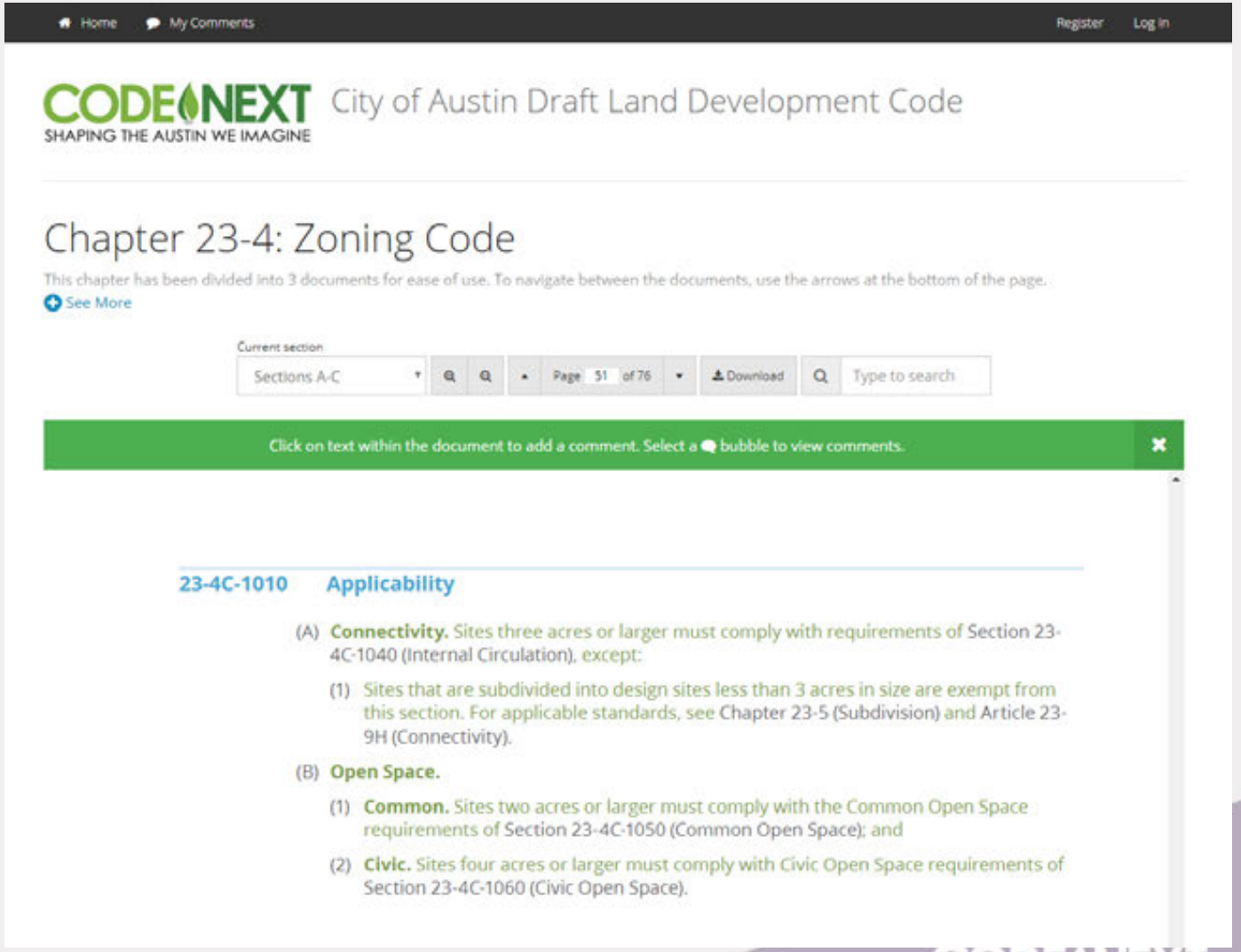
Outreach Toolkit

This toolkit has slide decks, scripts, and handouts. While these materials alone do not equip Austinites to become code experts, they provide a simple, consistent way for interested residents to share basic information about CodeNEXT and initiate a dialogue with their communities.



Code Comment Tool

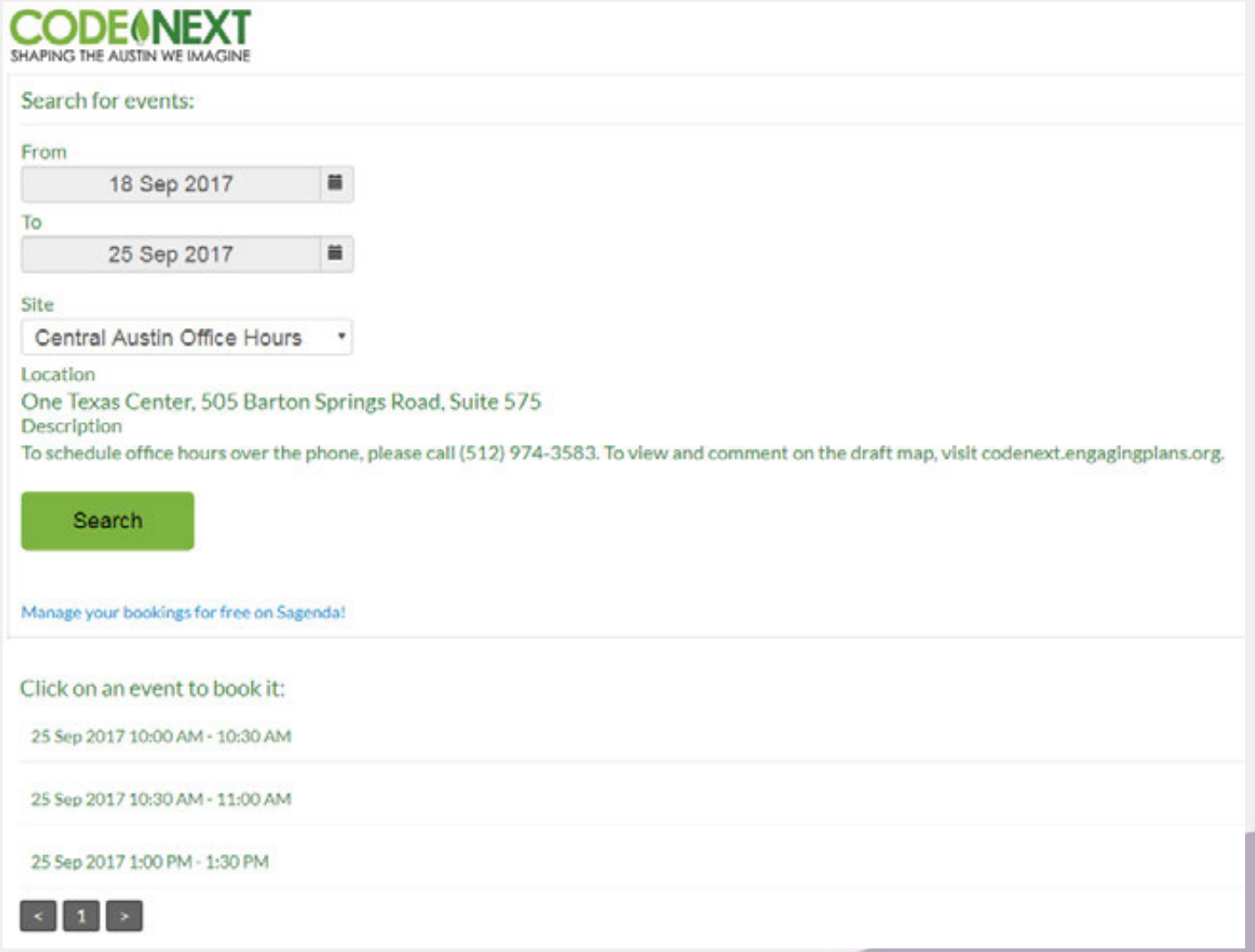
Using a tool (CiviComment) that has been implemented in code rewrites across the country, staff will receive comments on the actual code document from Austinites.



https://CodeNEXT.civicomment.org/

Office Hours

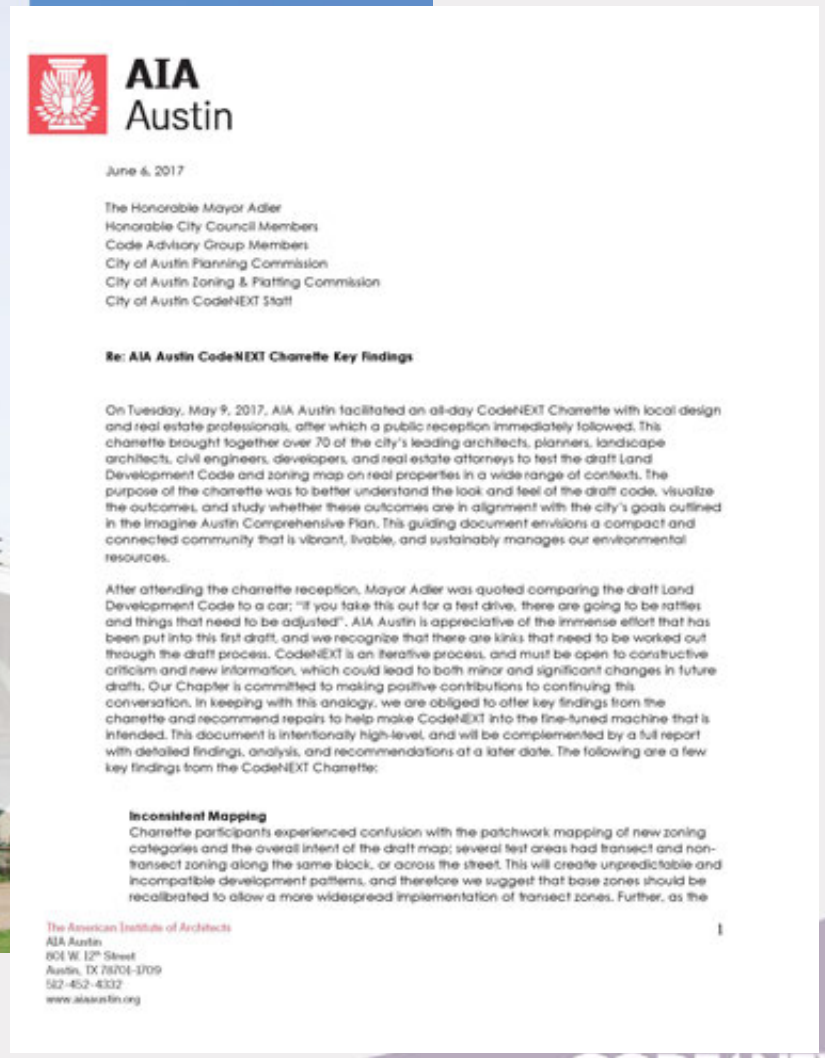
Sign up online or call (512) 974-3583 to make an appointment to speak to a CodeNEXT planner about the draft code or zoning map.



https://tiny.cc/CodeNEXTofficehours

Viewpoints & Community Issues Papers

In the interest of transparency, all group position papers and suggestions will be posted on the CodeNEXT document-hosting site.



AIA Austin

June 6, 2017

The Honorable Mayor Adler
Honorable City Council Members
Code Advisory Group Members
City of Austin Planning Commission
City of Austin Zoning & Platting Commission
City of Austin CodeNEXT Staff

Re: AIA Austin CodeNEXT Charrette Key Findings

On Tuesday, May 9, 2017, AIA Austin facilitated an all-day CodeNEXT Charrette with local design and real estate professionals, after which a public reception immediately followed. This charrette brought together over 70 of the city's leading architects, planners, landscape architects, civil engineers, developers, and real estate attorneys to test the draft Land Development Code and zoning map on real properties in a wide range of contexts. The purpose of the charrette was to better understand the look and feel of the draft code, visualize the outcomes, and study whether these outcomes are in alignment with the city's goals outlined in the Imagine Austin Comprehensive Plan. This guiding document envisions a compact and connected community that is vibrant, livable, and sustainably manages our environmental resources.

After attending the charrette reception, Mayor Adler was quoted comparing the draft Land Development Code to a car: "If you take this out for a test drive, there are going to be rattles and things that need to be adjusted". AIA Austin is appreciative of the immense effort that has been put into this first draft, and we recognize that there are kinks that need to be worked out through the draft process. CodeNEXT is an iterative process, and must be open to constructive criticism and new information, which could lead to both minor and significant changes in future drafts. Our Chapter is committed to making positive contributions to continuing this conversation. In keeping with this analogy, we are obliged to offer key findings from the charrette and recommend repairs to help make CodeNEXT into the fine-tuned machine that is intended. This document is intentionally high-level, and will be complemented by a full report with detailed findings, analysis, and recommendations at a later date. The following are a few key findings from the CodeNEXT Charrette:

Inconsistent Mapping
Charrette participants experienced confusion with the patchwork mapping of new zoning categories and the overall intent of the draft map; several test areas had transect and non-transect zoning along the same block, or across the street. This will create unpredictable and incompatible development patterns, and therefore we suggest that base zones should be recalibrated to allow a more widespread implementation of transect zones. Further, as the

The American Institute of Architects
AIA Austin
601 W. 12th Street
Austin, TX 78701-3709
512-452-4332
www.aiaaustin.org

1

Previous Group Position Papers can be found here:
http://www.austintexas.gov/department/issue-papers

Community-wide Open Houses

- **September 30th** @ Anderson High School <10am-12pm>
- **October 2nd** @ Conley-Guerrero Senior Activity Center <6pm-8pm>
- **October 9th** @ Crockett High School <6pm-8pm>
- **October 11th** @ Hart Elementary School <6pm-8pm>
    - Language services available in Vietnamese, Spanish, Arabic, & Mandarin
- **October 16th** @ Austin High School <6pm-8pm>
- **October 28th** @ Dove Springs Rec Center <10am-12pm>
    - Language services available in Spanish

CODE NEXT
ROAD TO COUNCIL 2017-2018

DRAFT I

SEPTEMBER

Land Use Commission - 9/5

9/15 - Draft 2 (Text + Map) Released

Land Use Commission - 9/19

9/20 - Roll Out to Council & Community-wide Open House Preview

NW Community-wide Open House - 9/30

DRAFT II

OCTOBER

10/2 - East Community-wide Open House

Land Use Commission - 10/3

10/4 - Environmental Commission

SW Community-wide Open House - 10/9

10/11 - NE Community-wide Open House

Central Community Open House -10/16

10/24 - Land Use Commission

Historic Landmark Commission -10/25

10/28 - SW Community-wide Open House

Public Engagement on Draft 2 -10/31 Concludes

NOVEMBER

11/7 - Land Use Commissions

2017

DRAFT III

Draft 3 (Map + Text) - 11/28 Released

DECEMBER

12/12 - Land Use Commissions Review Draft 3

Land Use Commissions - 12/19 Review Draft 3

JANUARY

Land Use Commissions - 1/11 Review and Take Action on Draft 3

2018

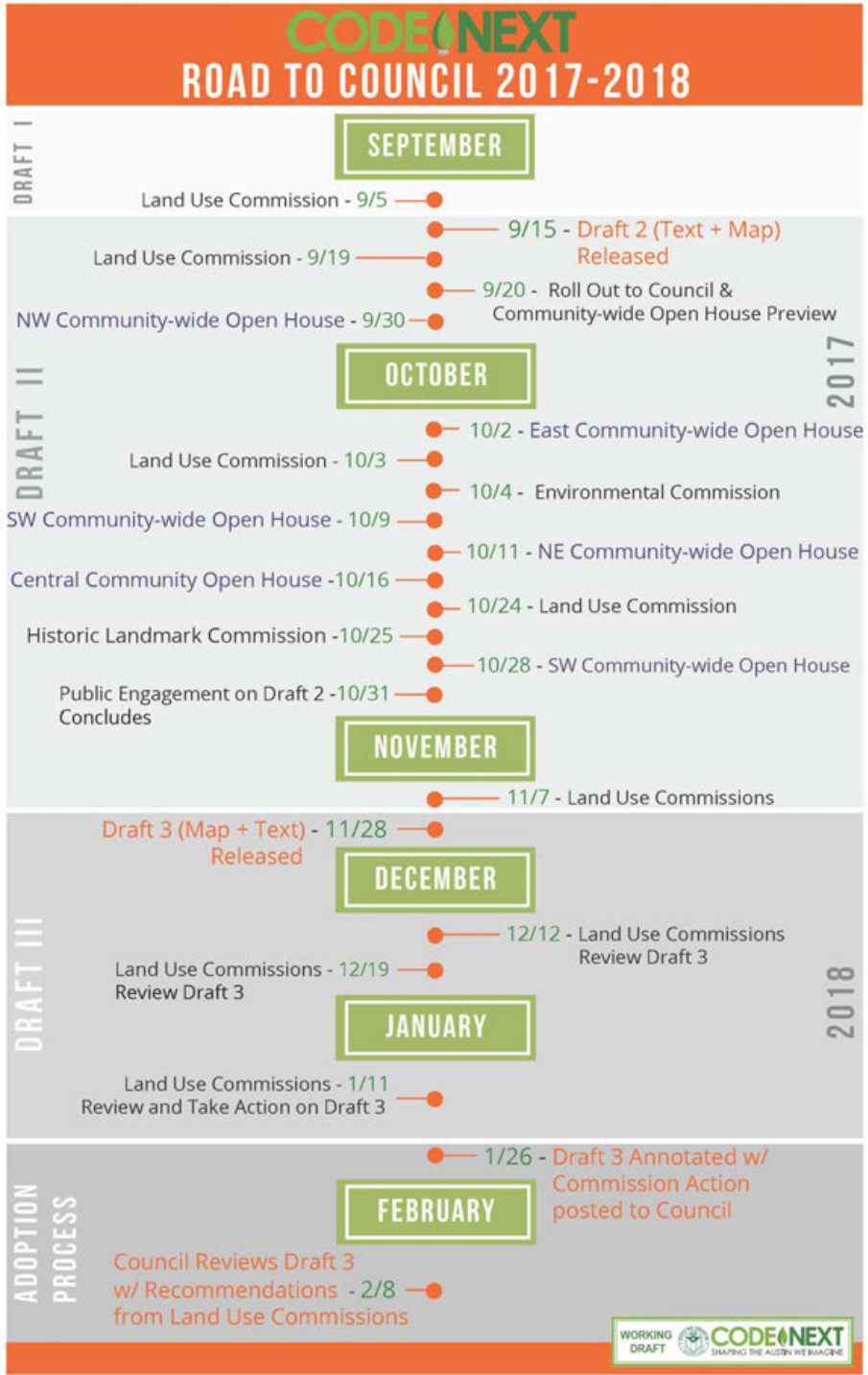
ADOPTION PROCESS

1/26 - Draft 3 Annotated w/ Commission Action posted to Council

FEBRUARY

Council Reviews Draft 3 w/ Recommendations - 2/8 from Land Use Commissions

WORKING DRAFT CODE NEXT SHAPING THE AUSTIN WE IMAGINE


CODE NEXT
ROAD TO COUNCIL 2017-2018
DRAFT I
SEPTEMBER
Land Use Commission - 9/5
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NW Community-wide Open House - 9/30
DRAFT II
OCTOBER
2017
10/2 - East Community-wide Open House
Land Use Commission - 10/3
10/4 - Environmental Commission
SW Community-wide Open House - 10/9
10/11 - NE Community-wide Open House
Central Community Open House -10/16
10/24 - Land Use Commission
Historic Landmark Commission -10/25
10/28 - SW Community-wide Open House
Public Engagement on Draft 2 -10/31 Concludes
NOVEMBER
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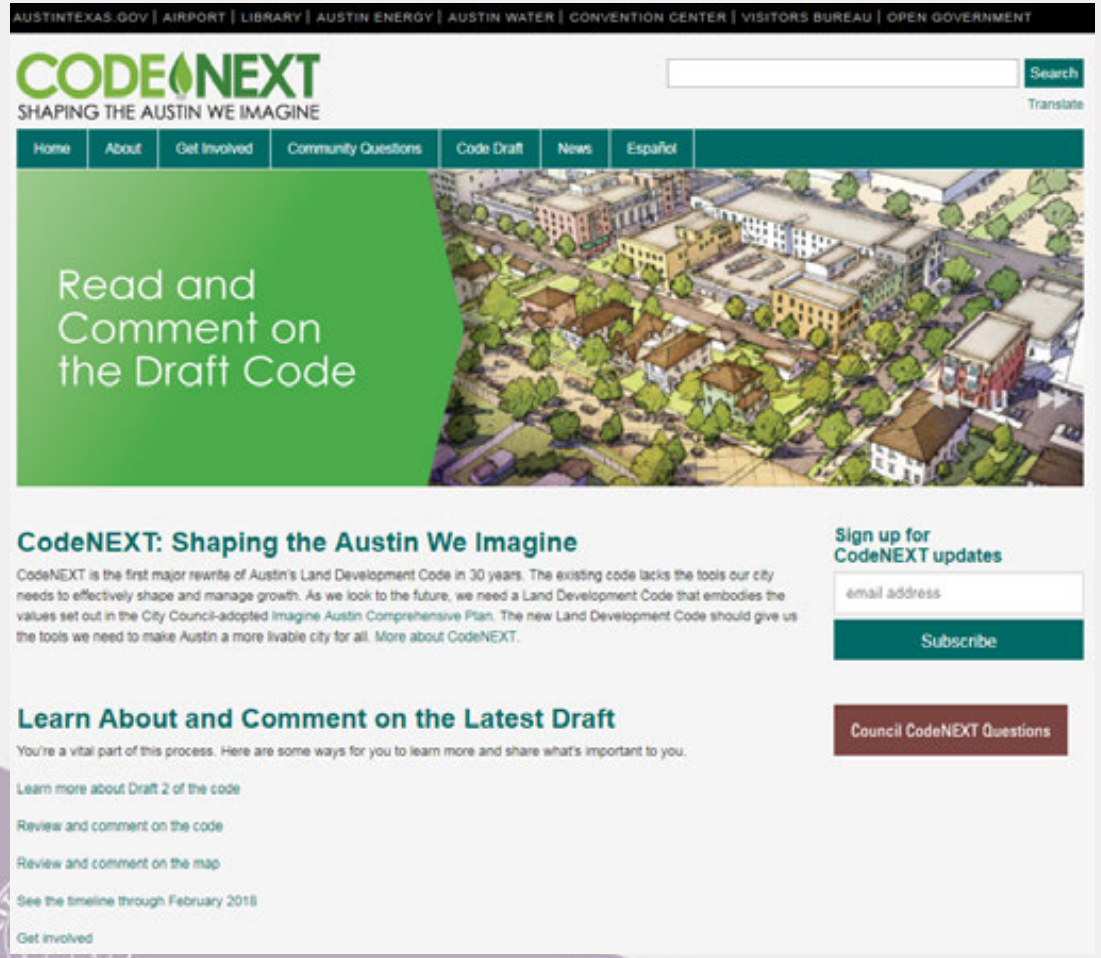
WORKING DRAFT
CODE NEXT
SHAPING THE AUSTIN WE IMAGINE

Council Q&A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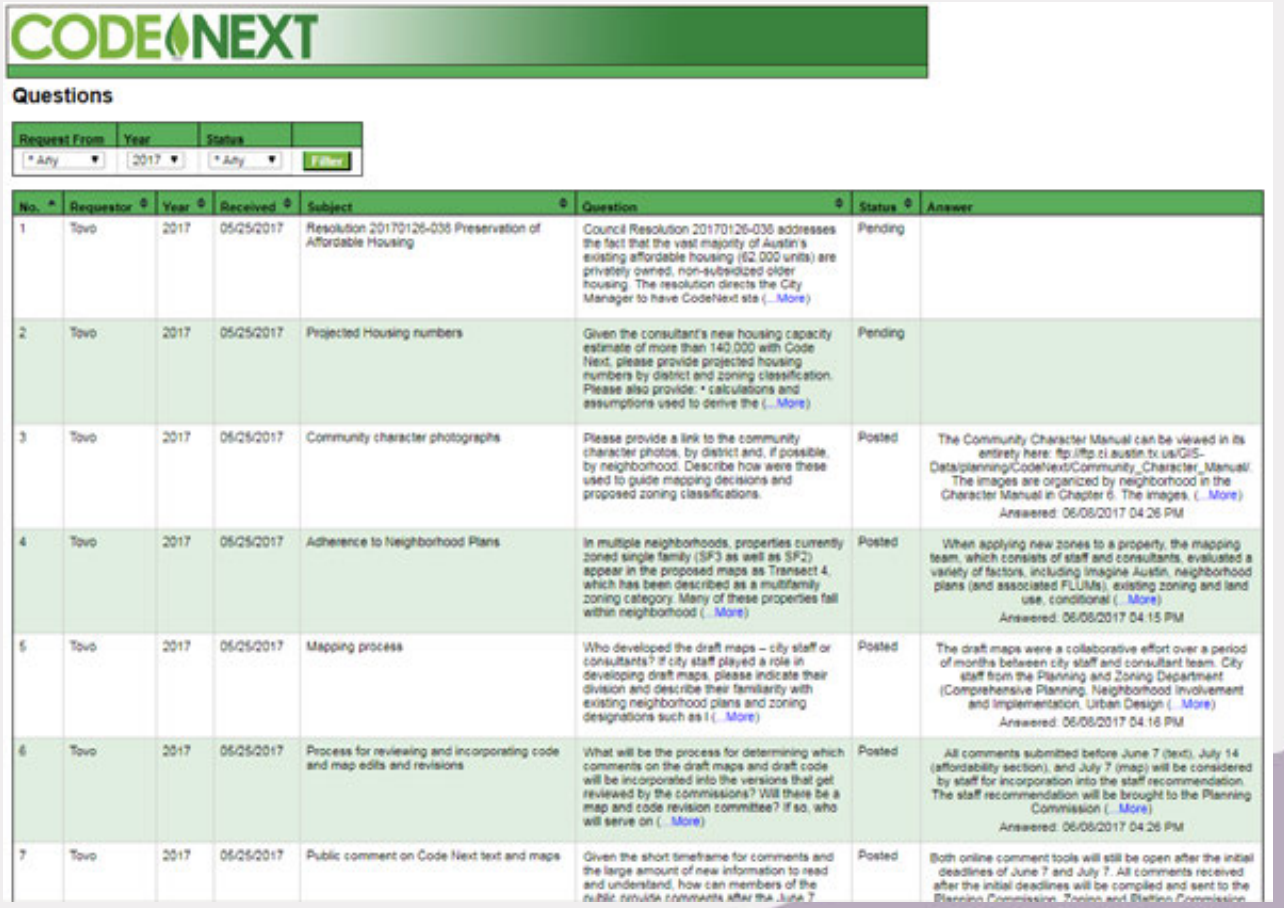
Code Draft
News
Español
Read and Comment on the Draft Code
CodeNEXT: Shaping the Austin We Imagine
CodeNEXT is the first major rewrite of Austin's Land Development Code in 30 years. The existing code lacks the tools our city needs to effectively shape and manage growth. As we look to the future, we need a Land Development Code that embodies the values set out in the City Council-adopted Imagine Austin Comprehensive Plan. The new Land Development Code should give us the tools we need to make Austin a more livable city for all. More about CodeNEXT.
Sign up for CodeNEXT updates
email address
Subscribe
Learn About and Comment on the Latest Draft
You're a vital part of this process. Here are some ways for you to learn more and share what's important to you.
Learn more about Draft 2 of the code
Review and comment on the code
Review and comment on the map
See the timeline through February 2018
Get involved
Council CodeNEXT Questions


CODE NEXT
Questions
Request From
Year
Status
Filter
No.
Requestor
Year
Received
Subject
Question
Status
Answer
1 Tovo 2017 05/25/2017 Resolution 20170126-036 Preservation of Affordable Housing Council Resolution 20170126-036 addresses the fact that the vast majority of Austin's existing affordable housing (62,000 units) are privately owned, non-subsidized older housing. The resolution directs the City Manager to have CodeNext ste (...More) Pending
2 Tovo 2017 05/25/2017 Projected Housing numbers Given the consultant's new housing capacity estimate of more than 140,000 with Code Next, please provide projected housing numbers by district and zoning classification. Please also provide: • calculations and assumptions used to derive the (...More) Pending
3 Tovo 2017 05/25/2017 Community character photographs Please provide a link to the community character photos, by district and, if possible, by neighborhood. Describe how were these used to guide mapping decisions and proposed zoning classifications. Posted The Community Character Manual can be viewed in its entirety here: ftp://ftp.ci.austin.tx.us/GIS-Data/planning/CodeNext/Community_Character_Manual/ The images are organized by neighborhood in the Character Manual in Chapter 6. The images. (...More) Answered: 06/06/2017 04:26 PM
4 Tovo 2017 05/25/2017 Adherence to Neighborhood Plans In multiple neighborhoods, properties currently zoned single family (SF3 as well as SF2) appear in the proposed maps as Transect 4, which has been described as a multifamily zoning category. Many of these properties fall within neighborhood (...More) Posted When applying new zones to a property, the mapping team, which consists of staff and consultants, evaluated a variety of factors, including Imagine Austin, neighborhood plans (and associated FLUMs), existing zoning and land use, conditional (...More) Answered: 06/06/2017 04:15 PM
5 Tovo 2017 05/25/2017 Mapping process Who developed the draft maps – city staff or consultants? If city staff played a role in developing draft maps, please indicate their division and describe their familiarity with existing neighborhood plans and zoning designations such as I (...More) Posted The draft maps were a collaborative effort over a period of months between city staff and consultant team. City staff from the Planning and Zoning Department (Comprehensive Planning, Neighborhood Involvement and Implementation, Urban Design (...More) Answered: 06/06/2017 04:16 PM
6 Tovo 2017 05/25/2017 Process for reviewing and incorporating code and map edits and revisions What will be the process for determining which comments on the draft maps and draft code will be incorporated into the versions that get reviewed by the commissions? Will there be a map and code revision committee? If so, who will serve on (...More) Posted All comments submitted before June 7 (text), July 14 (affordability section), and July 7 (map) will be considered by staff for incorporation into the staff recommendation. The staff recommendation will be brought to the Planning Commission (...More) Answered: 06/06/2017 04:26 PM
7 Tovo 2017 05/25/2017 Public comment on Code Next text and maps Given the short timeframe for comments and the large amount of new information to read and understand, how can members of the Both online comment tools will still be open after the initial deadlines of June 7 and July 7. All comments received after the initial deadlines will be compiled and sent to the

questions +ANSWERS

POINTS OF CONTACT

SINGLE POINTS OF CONTACT FOR COUNCIL OFFICES AND LAND USE COMMISSIONERS

District 1 Council Member Ora Houston
PC: Trinity White
ZAP: Betsy Greenberg
SPOC: Stevie Greathouse

District 2 Council Member Delia Garza
PC: Fayez Kati
ZAP: Ana Aguirre
SPOC: Matt Dugan

District 3 Council Member Sabino Renteria
PC: Jeff Thompson
ZAP: Dustin Breithupt
SPOC: Jorge Rousselin

District 4 Council Member Greg Casar
PC: Jose Vela
ZAP: Stephanie Trinh
SPOC: Jorge Rousselin

SINGLE POINTS OF CONTACT FOR COUNCIL OFFICES AND LAND USE COMMISSIONERS

District 5 Council Member Ann Kitchen
PC: Tom Nuckols
ZAP: David King
SPOC: Matt Dugan

District 6 Council Member Jimmy Flannigan
PC: Greg Anderson
ZAP: Bruce Evans
SPOC: Tonya Swartzendruber

District 7 Council Member Leslie Pool
PC: Nuria Zaragoza
ZAP: Ann Denkler
SPOC: Stevie Greathouse

District 8 Council Member Ellen Troxclair
PC:James Schissler
ZAP:Sunil Lavani
SPOC: Jerry Rusthoven

SINGLE POINTS OF CONTACT FOR COUNCIL OFFICES AND LAND USE COMMISSIONERS

District 9 Mayor Pro Tem Kathie Tovo
PC: Karen McGraw
ZAP: Jolene Kolbassa
SPOC: Jerry Rusthoven

District 10 Council Member Alison Alter
PC: Patricia Seeger
ZAP: Jim Duncan
SPOC: Tonya Swartzendruber

Mayor Steve Adler
PC: Steve Oliver, James Sheih, Angelina Pineyra De Hoyas, William Burkhardt
ZAP: Yvonne Flores
SPOC: Greg Guernsey

Help us get it right.

We invite you to review and comment on the draft code document, ask questions, and stay connected.

www.austintexas.gov/codenext

codenext@austintexas.gov

Review and comment on the draft code
https://codenext.civicomment.org/

Review and comment on the map
http://codenext.engagingplans.org/