

A Quick Infill Analysis

Julia Reisemann, Fregonese Associates

Infill

A definition:
Infill, as understood in this
analysis is development
of vacant land within
existing
neighborhoods



Infill Analysis

- Example: Inspire Dallas
 - Housing plan for Dallas, TX
 - Will promote healthy and sustainable neighborhoods throughout Dallas
 - Needs to address the type, cost, number, and location of future housing

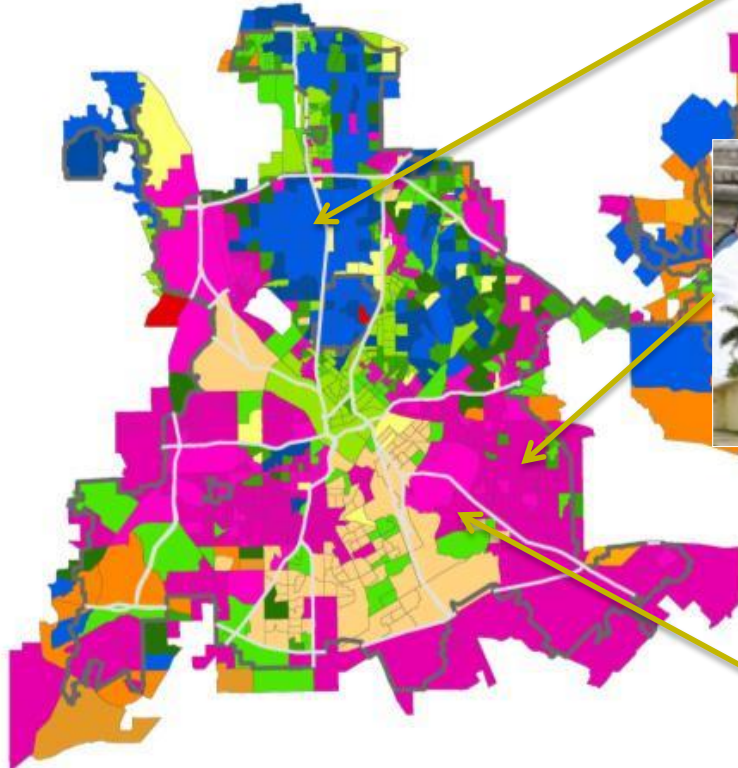
Tapestry Data

Legend

CODTapestry

TLIFENAME

- Upscale Avenues
- Affluent Estates
- Scholars and Patriots
- Family Landscapes
- Cozy Country Living
- Rustic Outposts
- Hometown
- Senior Styles
- Next Wave
- Ethnic Enclaves
- Midtown Singles
- Uptown Individuals
- Middle Ground
- GenXurban



LifeMode Group: Upscale Avenues

Urban Chic

Households: 1,574,000

Average Household Size: 2.37

Median Age: 42.6

Median Household Income: \$98,000



LifeMode Group: Ethnic Enclaves

Barrios Urbanos

Households: 1,243,000

Average Household Size: 3.59

Median Age: 28.3

Median Household Income: \$36,000



LifeMode Group: Next Wave

NeWest Residents

Households: 917,000

Average Household Size: 3.32

Median Age: 27.0

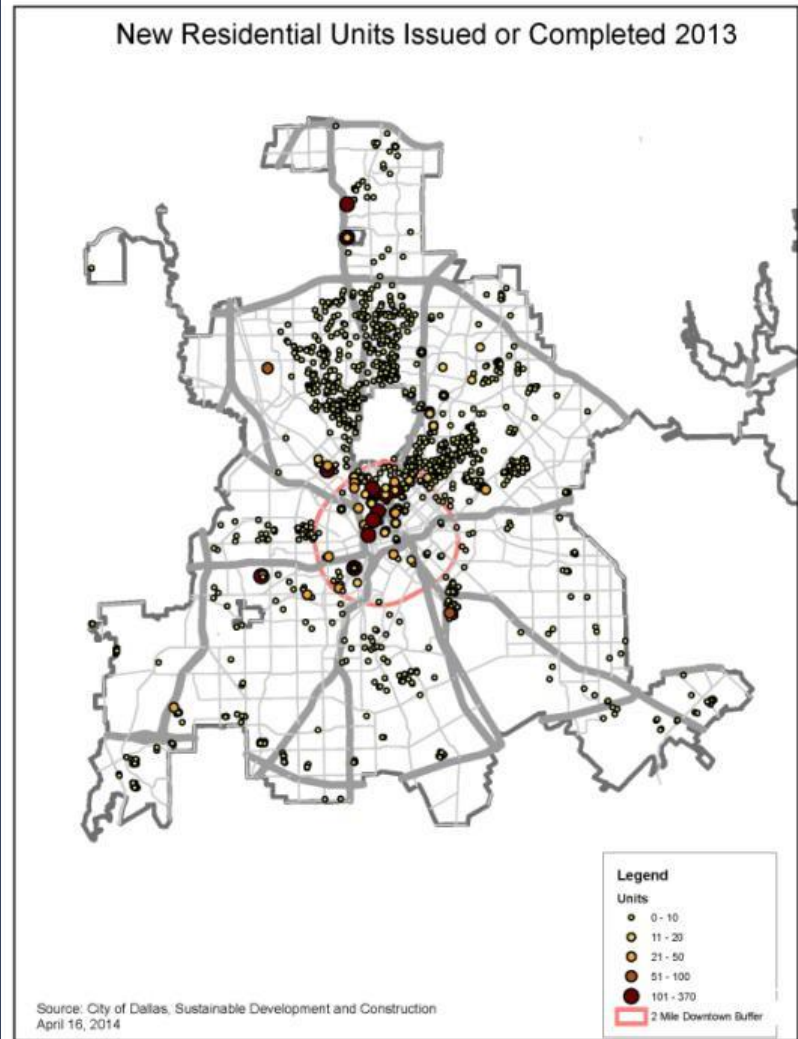
Median Household Income: \$28,000

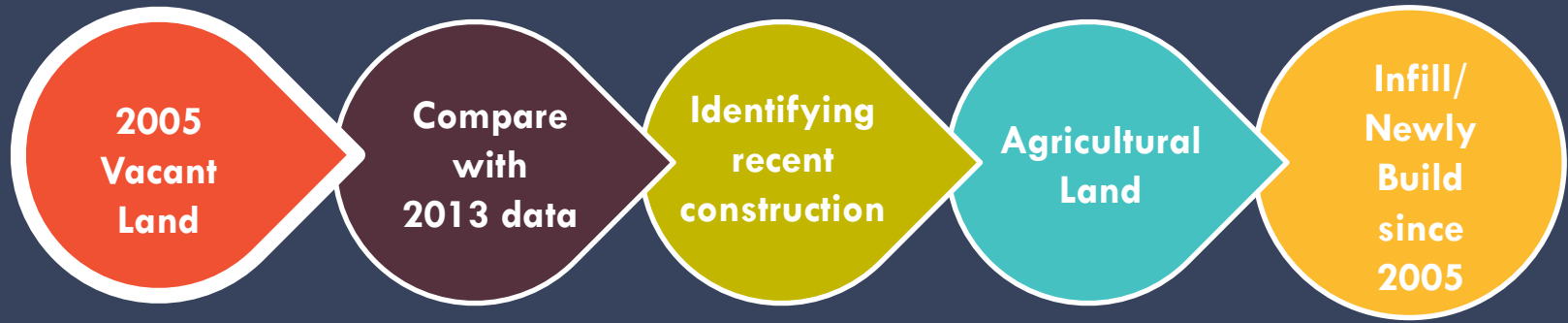
Infill Analysis

- Why perform an infill analysis?
 - Honest answer – an email from the boss
 - Correct answer – to prove anecdotal evidence
 - Cities look inward for growth
- What does an infill analysis tell us?
 - Accurate picture of development capacity

Infill Analysis

- Permit data proves construction activity within city
- Comparing permit data to vacant land coverage would be ideal





Vacant Land

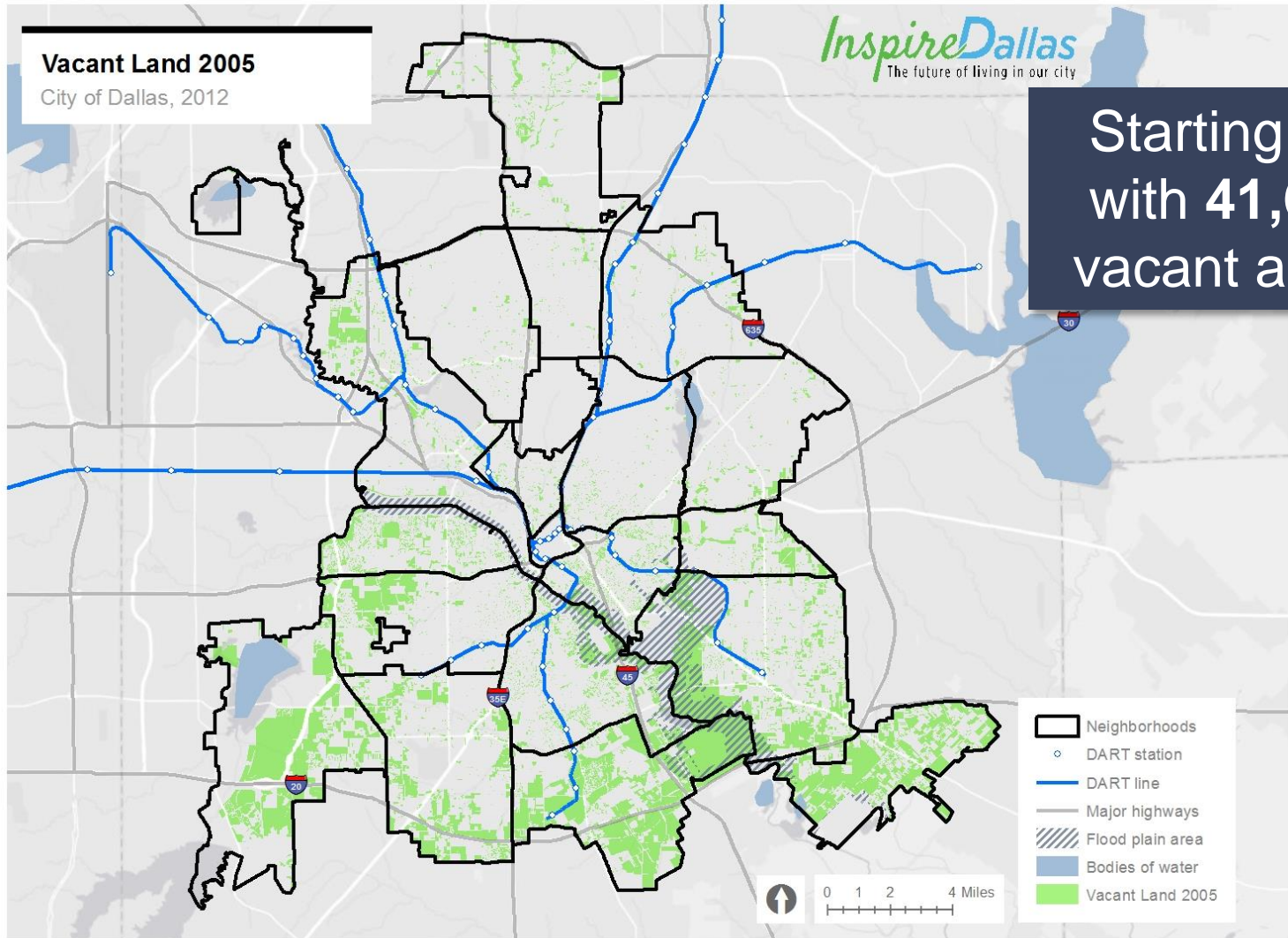
- Completed a thorough vacant land analysis for ForwardDallas in 2005
- Starting with 41,675 acres of vacant land

Vacant Land 2005

City of Dallas, 2012

InspireDallas
The future of living in our city

Starting out
with **41,675**
vacant acres

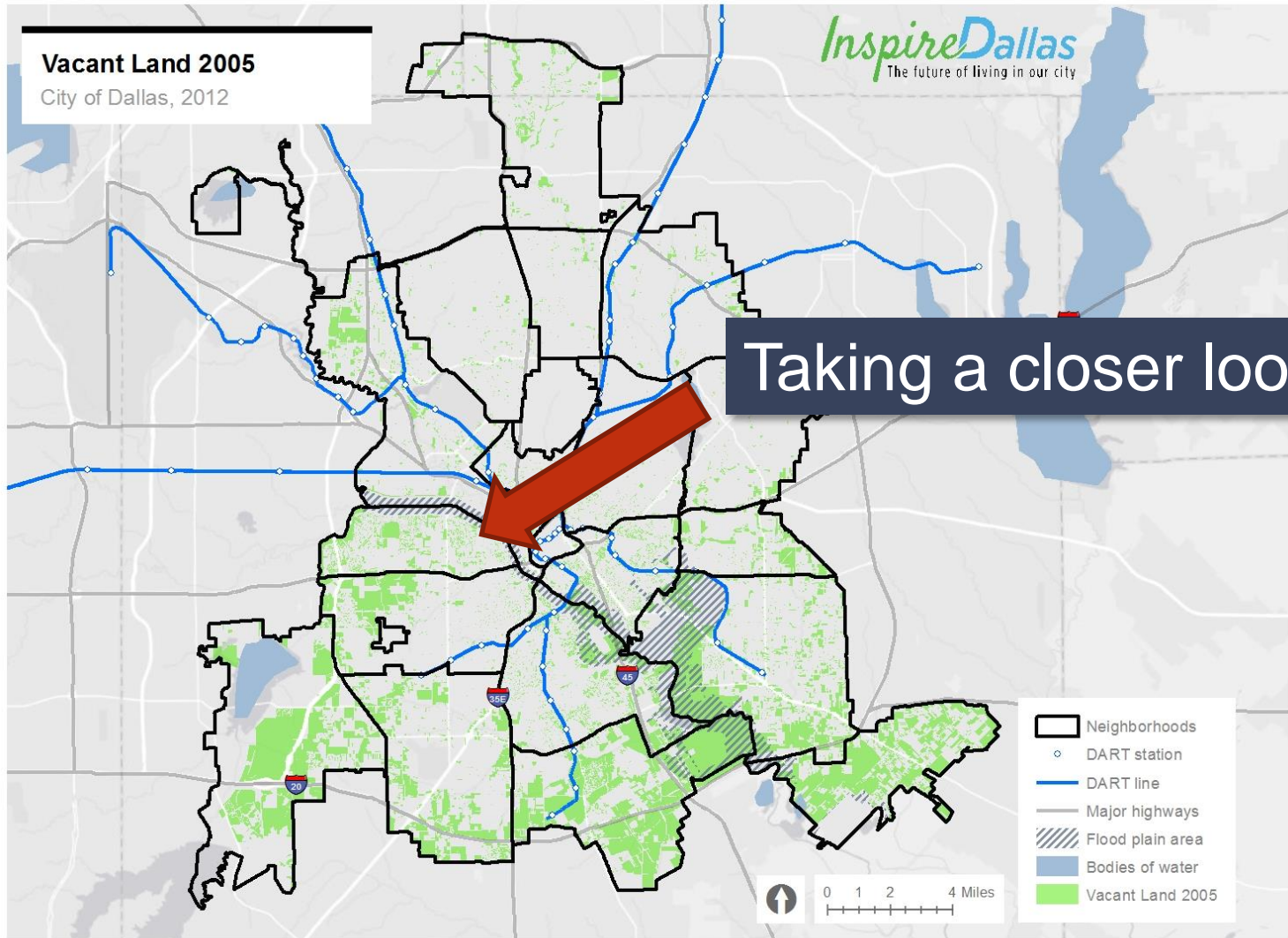


Vacant Land 2005

City of Dallas, 2012

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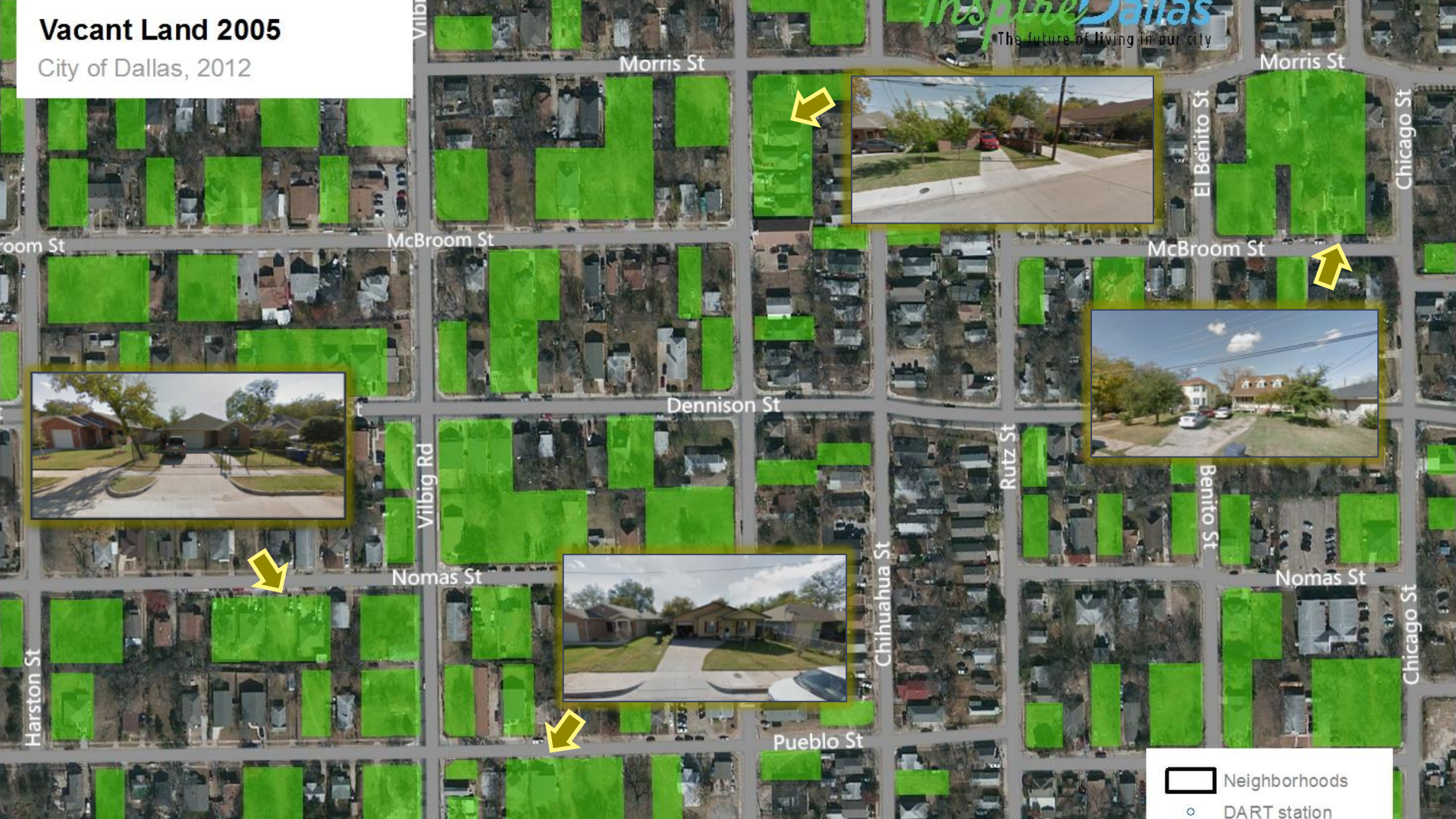
Taking a closer look



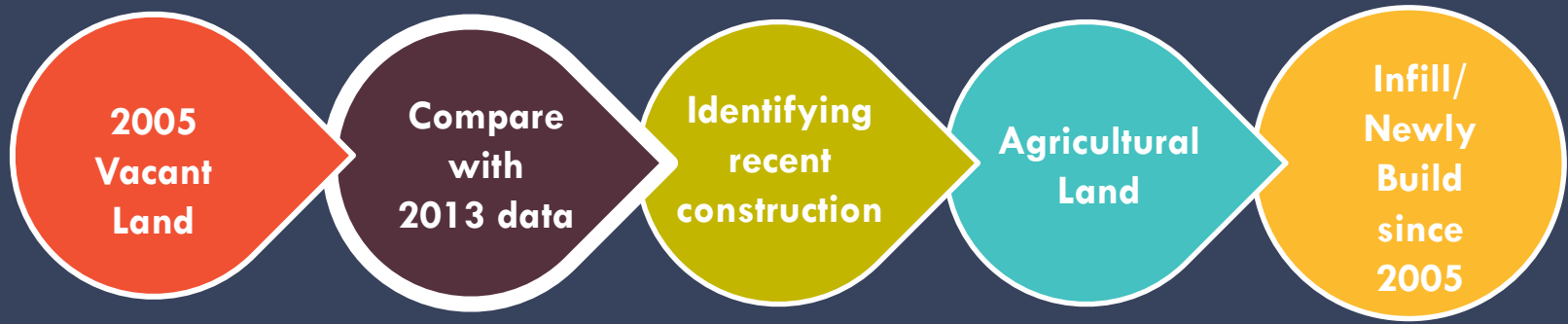
Vacant Land 2005

City of Dallas, 2012

Inspire the Dallas
The future of living in our city



- Neighborhoods
- DART station



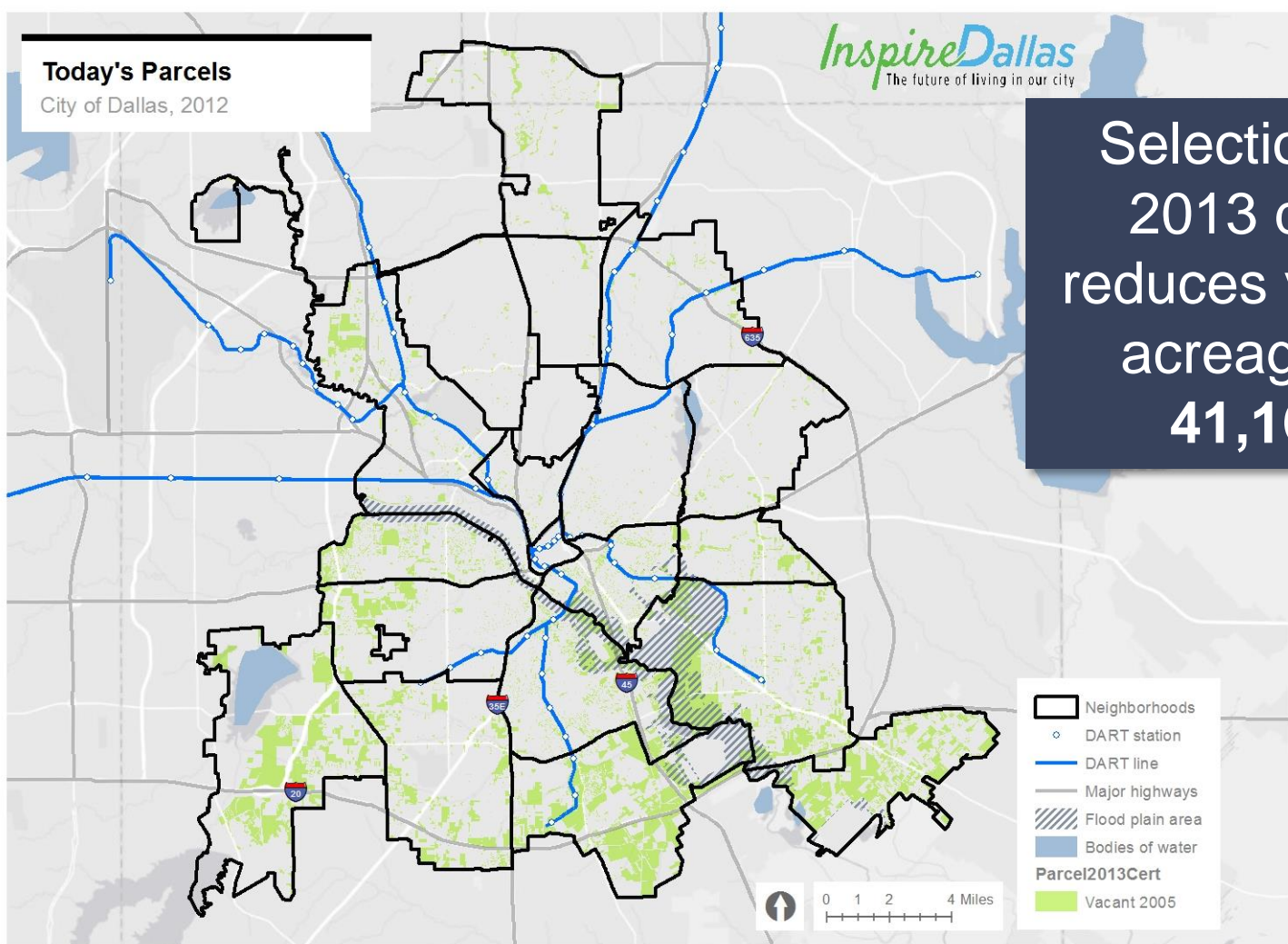
2013 Parcel set

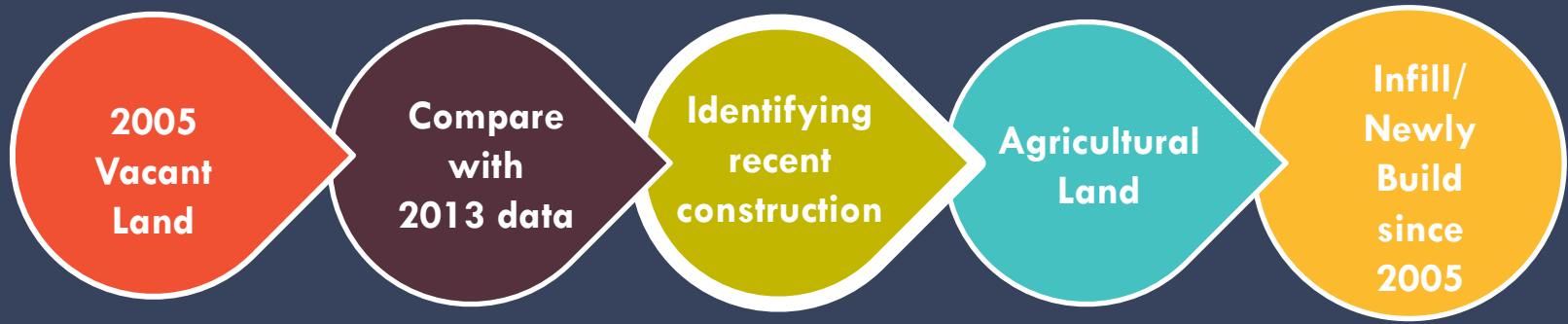
- Select by Location for 2013 parcels on 2005 vacant land coverage (via centroid)
- Loosing some acreage to change of parcel layout
 - From 41,675 acres down to 41,167 vacant acres
- Does not account for lot splits (permit data should identify lot splits)

Today's Parcels

City of Dallas, 2012

Selection on
2013 data
reduces vacant
acreage to
41,167





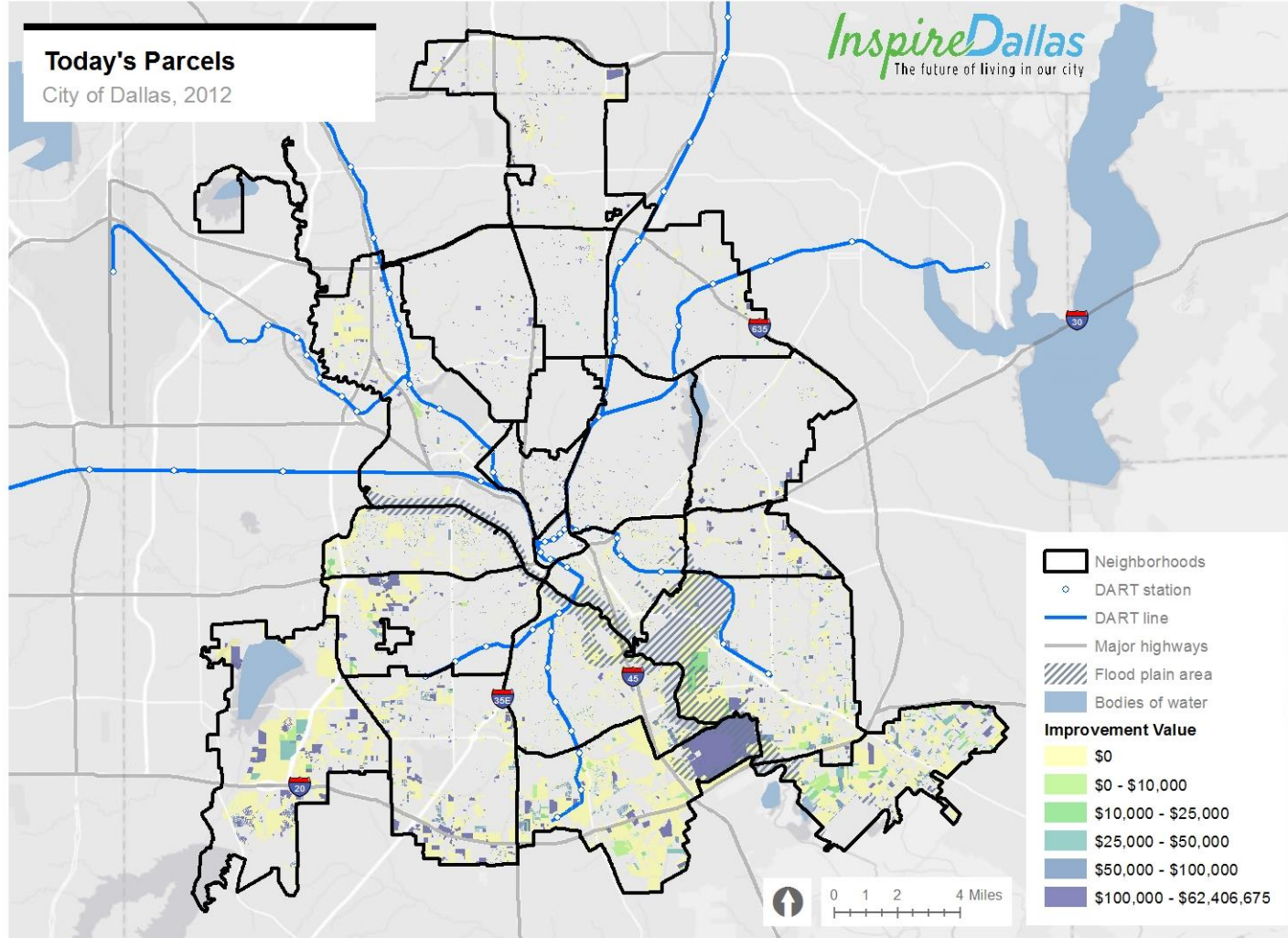
Improvement Value

- Know which parcels have been vacant in 2005
- Two ways to identify newer construction:
 - Year built (preferred, but not part of initial data set)
 - Improvement value

Today's Parcels

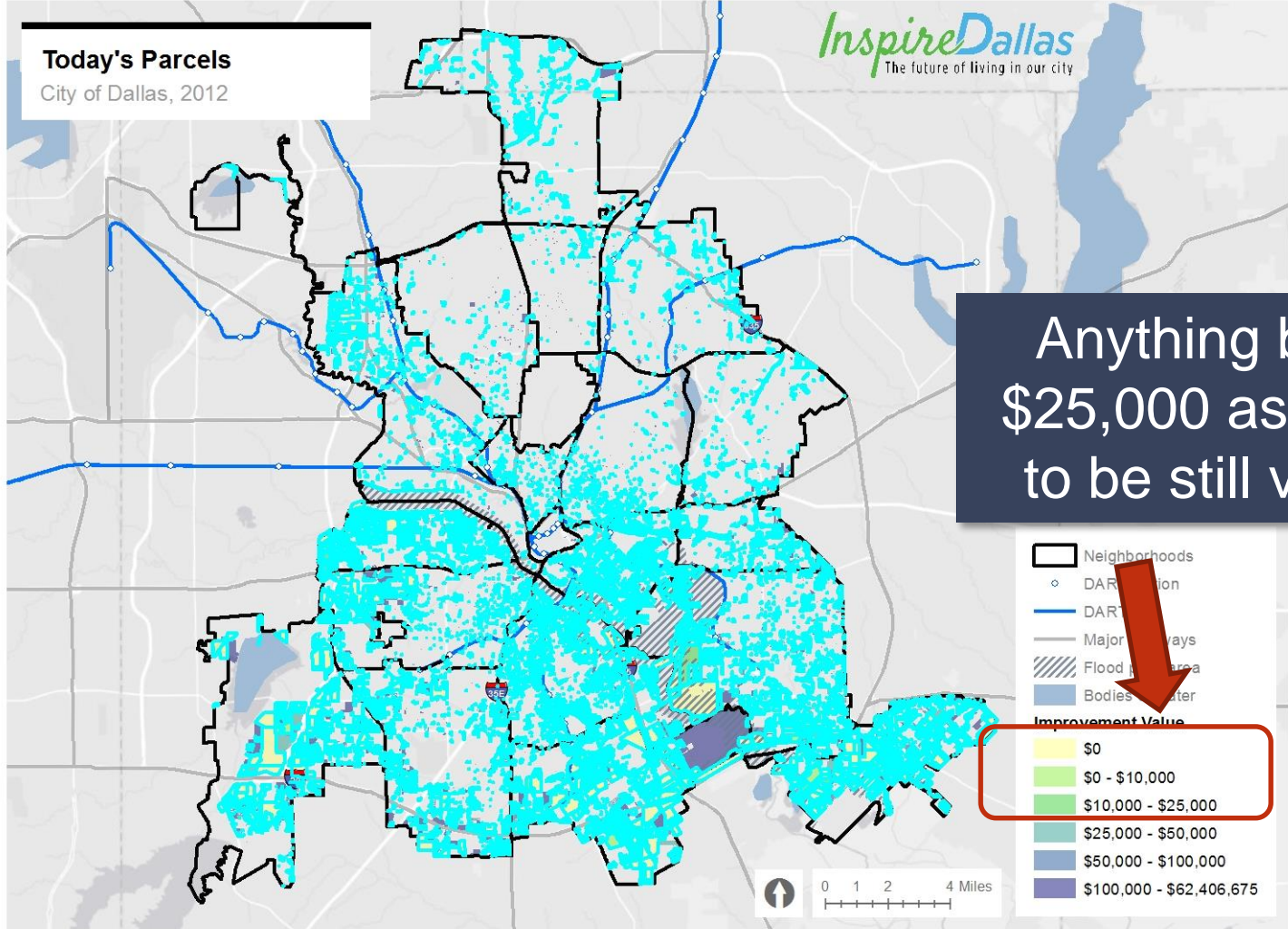
City of Dallas, 2012

InspireDallas
The future of living in our city



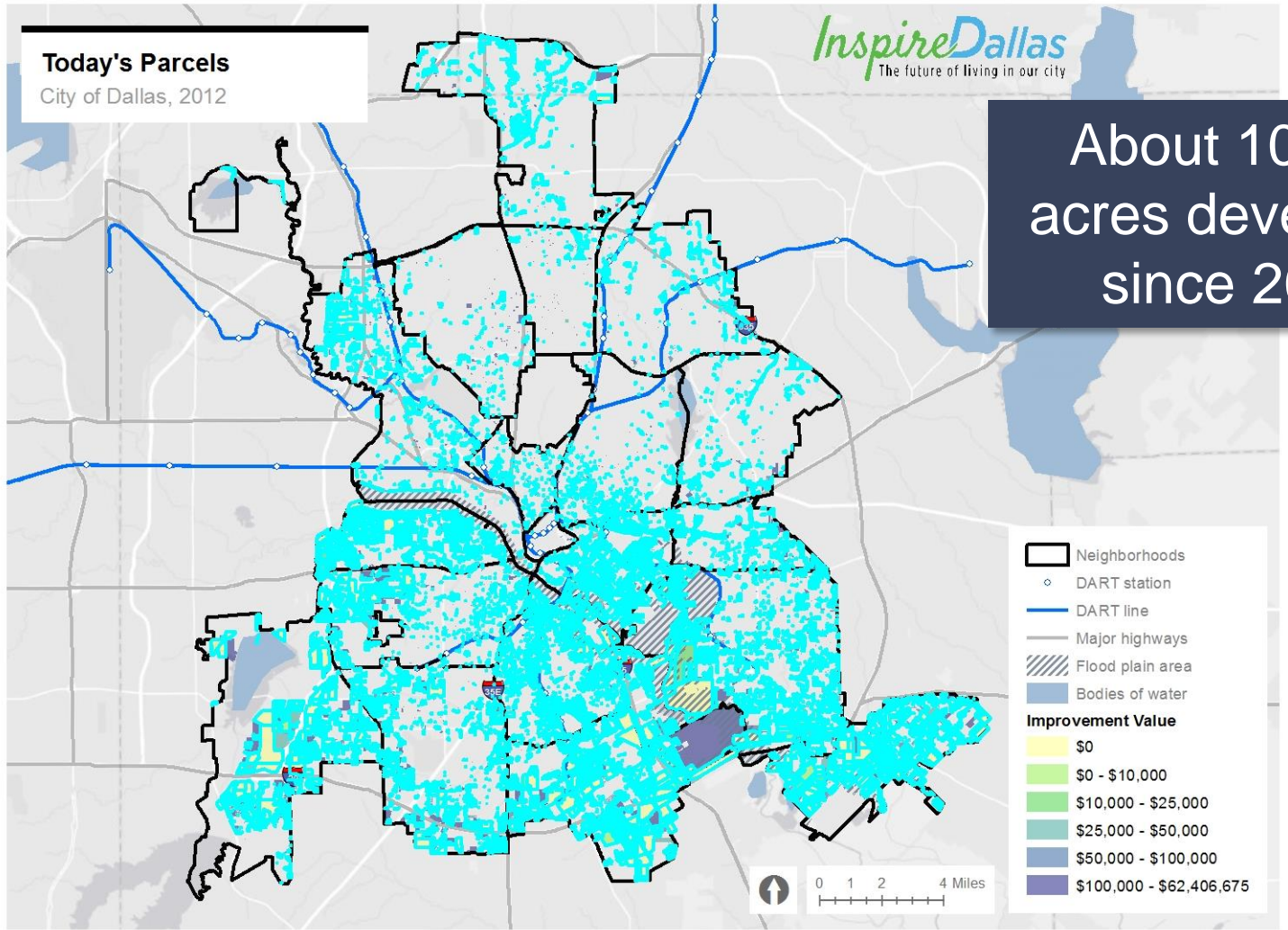
Source: U.S. Census Bureau, American Community Survey 2012 1-Year Estimates, retrieved via NHGIS.org

Today's Parcels
City of Dallas, 2012

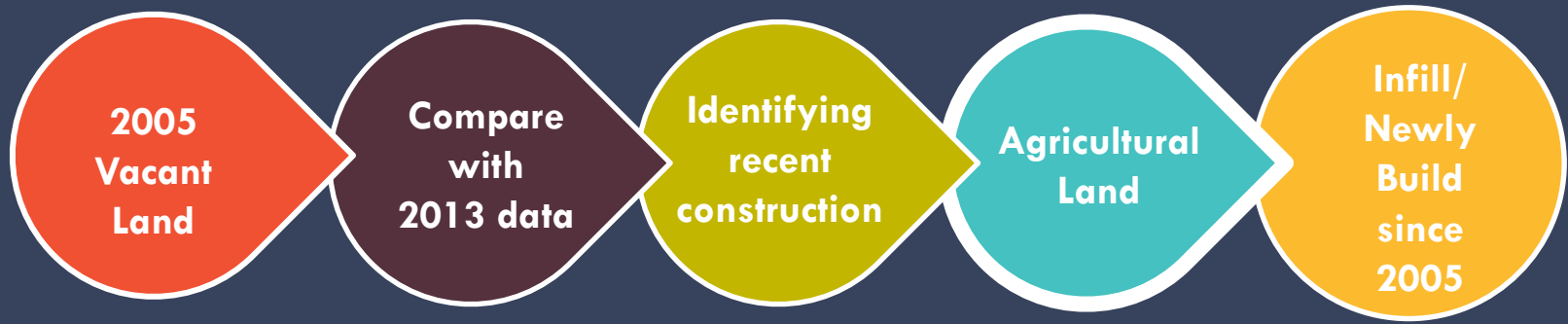


Today's Parcels
City of Dallas, 2012

About 10,000
acres developed
since 2005



Source: U.S. Census Bureau, American Community Survey 2012 1-Year Estimates, retrieved via NHGIS.org

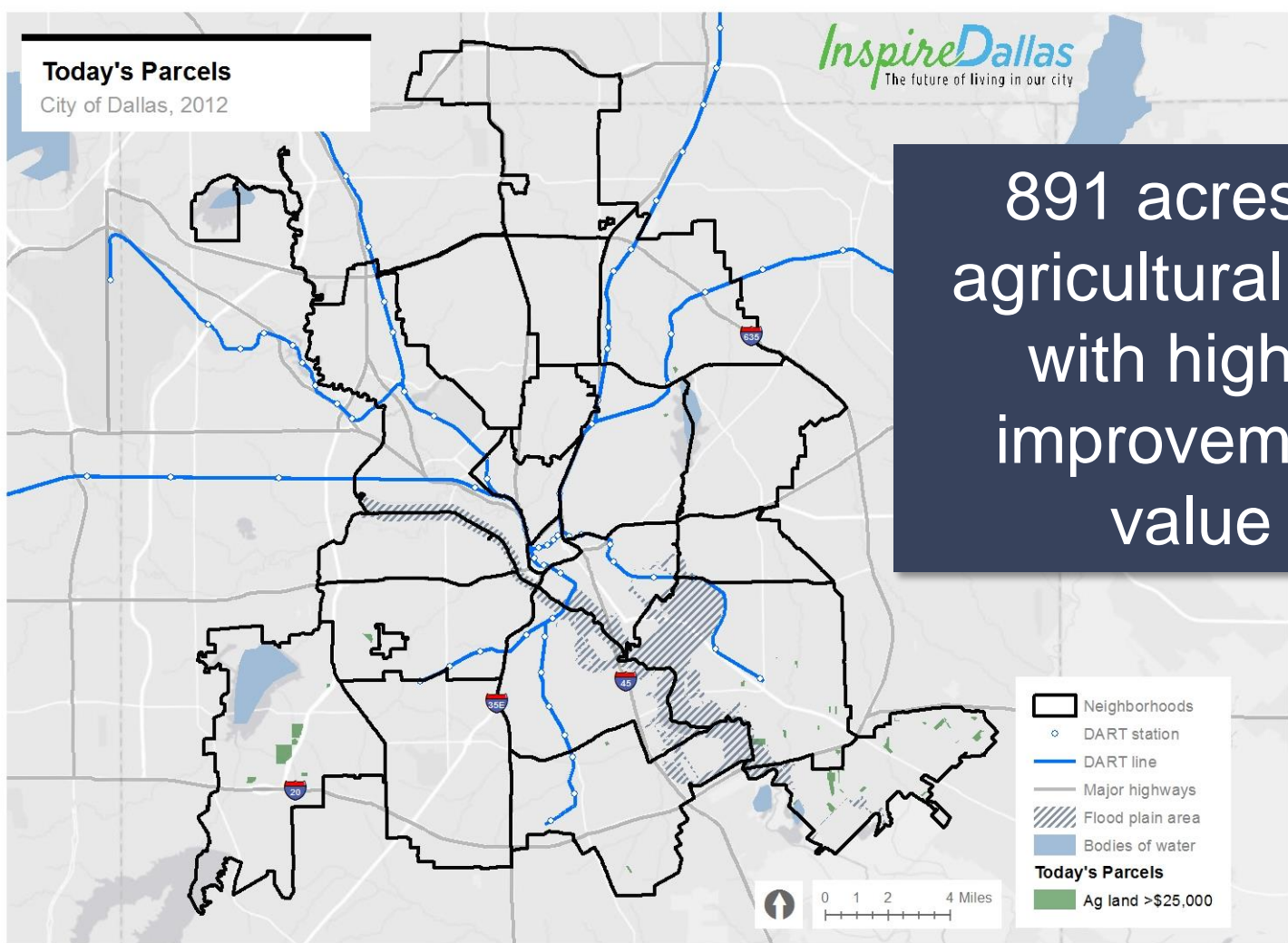


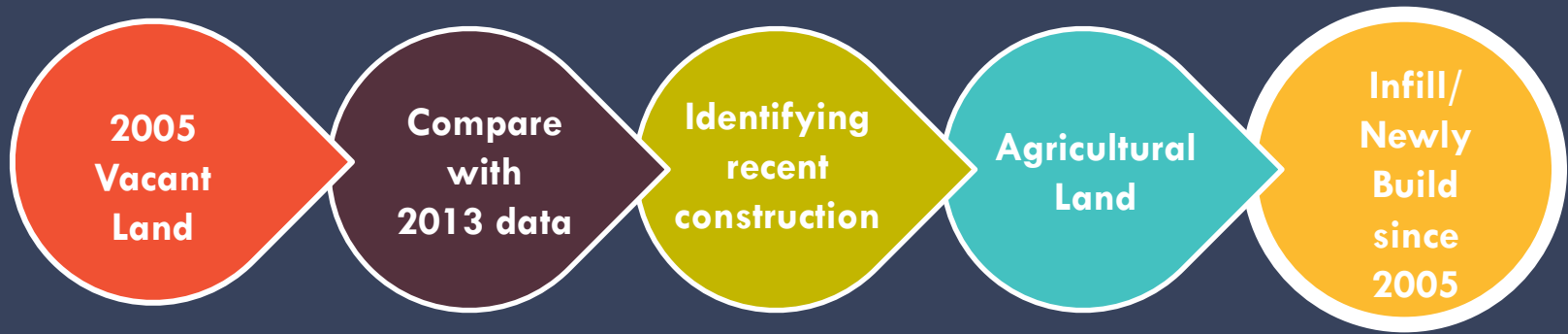
Agricultural Land

- Fregonese Associates assumes agricultural land to be vacant and available for development
 - 2005 vacant land coverage does include farmland
- Farms can have high improvement values

Today's Parcels
City of Dallas, 2012

891 acres of
agricultural land
with higher
improvement
value

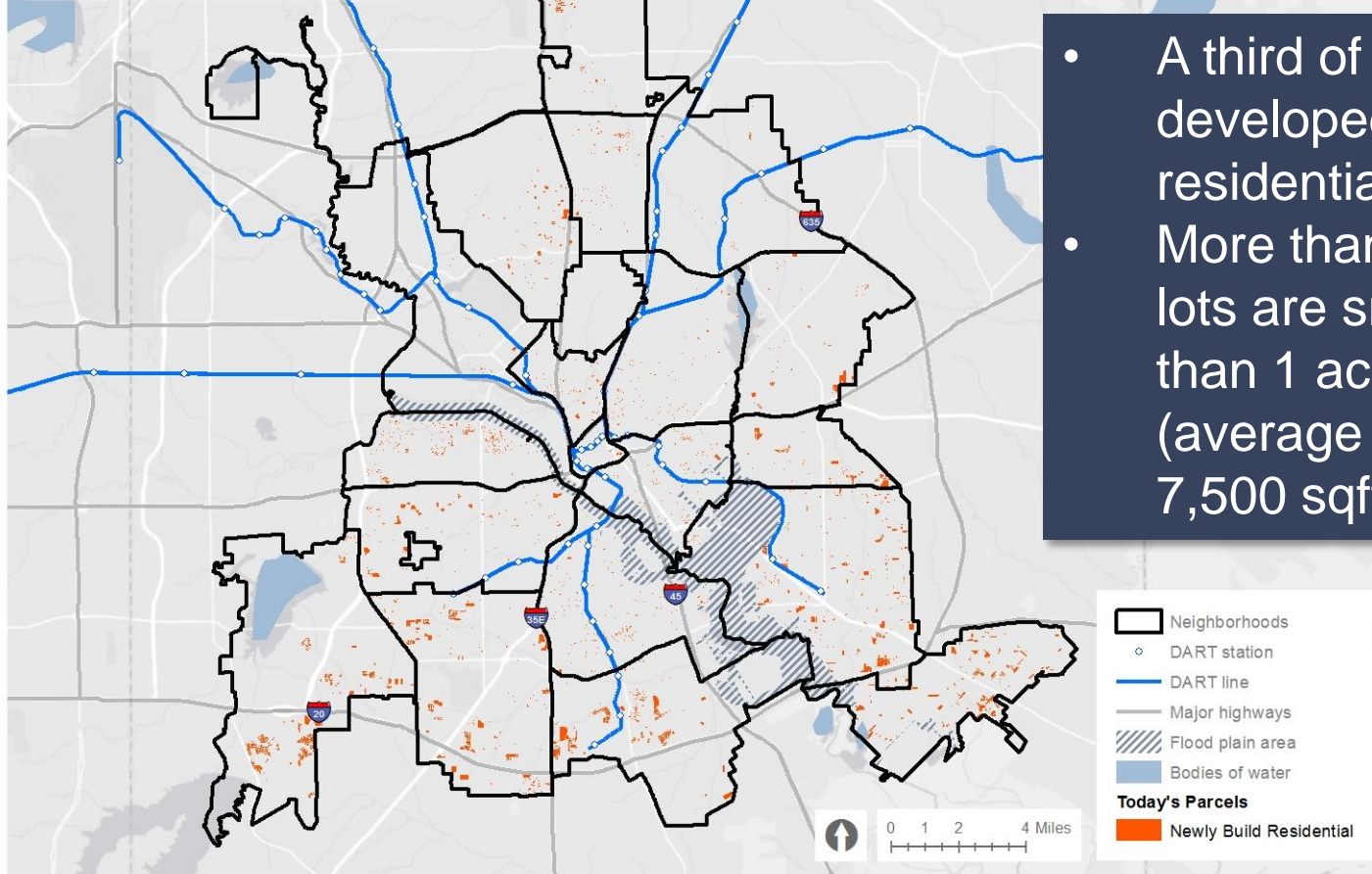




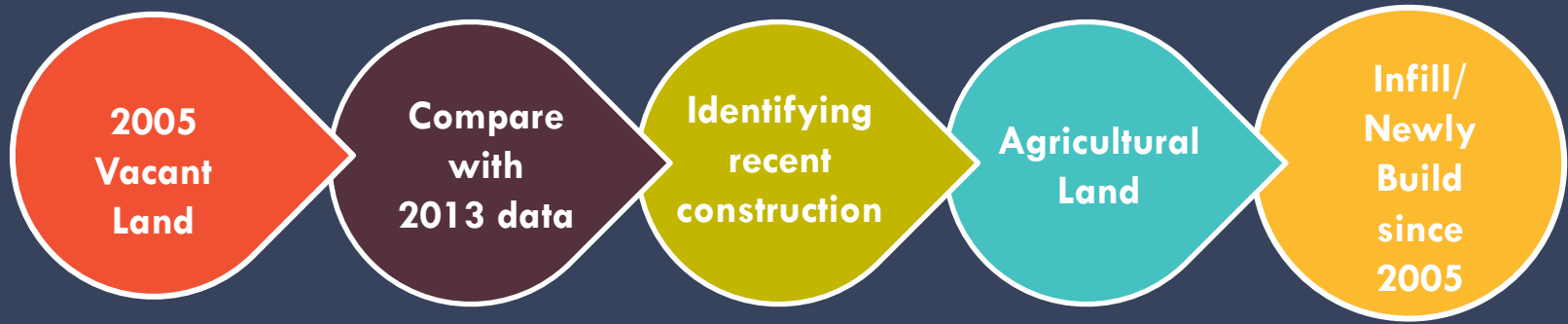
Infill Housing

- Let's look at residential land
- 2013 parcel data identifies existing land use

Today's Parcels
City of Dallas, 2012



- A third of newly developed land is residential.
- More than 12,000 lots are smaller than 1 acre (average lot size is 7,500 sqft)



We are often asked to do the
impossible

- Limited timeframes
- Large demands
- Limited resources and data

A Quick Infill Analysis

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