A Quick Infill Analysis

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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
Starting out with 41,675 vacant acres
Vacant Land 2005
City of Dallas, 2012
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)
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
Anything below $25,000 assumed to be still vacant
About 10,000 acres developed since 2005
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
891 acres of agricultural land with higher improvement value
Infill Housing

• Let’s look at residential land
• 2013 parcel data identifies existing land use
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
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