An Approach for Selecting Future Planning Areas

Austin Planning Commission
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DRAFT

Presentation Overview

- Background

- Two Phase Planning Area Selection Process

  - **Phase-One** — Initial area identification

  - **Phase-Two** — Refining the planning areas' boundaries

- Creating a Heat Map

- Refining Planning Area Boundaries

- The Selection Matrix

- Next steps

Developing a Process

- Previous NP selection criteria

- October 2015 Contact Team training

- National best practices review

- Staff brainstorming draft approach and preliminary criteria

- Development of a planning area selection framework

Recommendation 123

Establish a management plan for updating existing neighborhood/small area plans and for creating new plans for corridor development, regional/community/ neighborhood center master plans for the future intensive development areas specified in *Imagine Austin*.

Planning and Development Review Department
Workflow Organizational Assessment
(April 2015)

A Re-Imagined Planning Process

PlanIt Austin

- More efficient use of resources
- Shorter, more intensive process to avoid burnout
- For new and updated plans
- Focus on placemaking
- Recommendations for short to intermediate-range improvements

Planit Austin's Overarching Goal

Complete communities across Austin:

- Fulfill all Austinites' material, social, and economic needs

- Provide access to employment, shopping, learning, open space, recreation, and other amenities and services

- For Austinites of all ages

- Promote physical activity, community engagement, and inclusion

Small Area Plan Selection

Phase One — Identify general areas for planning consideration

- Choose map layers to include

- Create a heat map

- Identify general areas for more intensive analysis

- Establish approximate, "blobular" planning area boundaries

Small Area Plan Selection

Phase Two — Deeper analysis and refining boundaries

- Define planning area boundaries
- Selection matrix
- Develop recommendation/establish 2-3 year work program
- City Council
- Begin work program

Creating the Heat Map

- Thematically-similar GIS layers are converted to individual heat maps

- Four group heat maps: <u>Development Potential</u>, <u>Demographics</u>, <u>Areas of Concern</u>, and <u>Physical Form/ Place</u>

- Each group heat map is weighted, and combined, resulting in a planning location score heat map

Weighting a Group
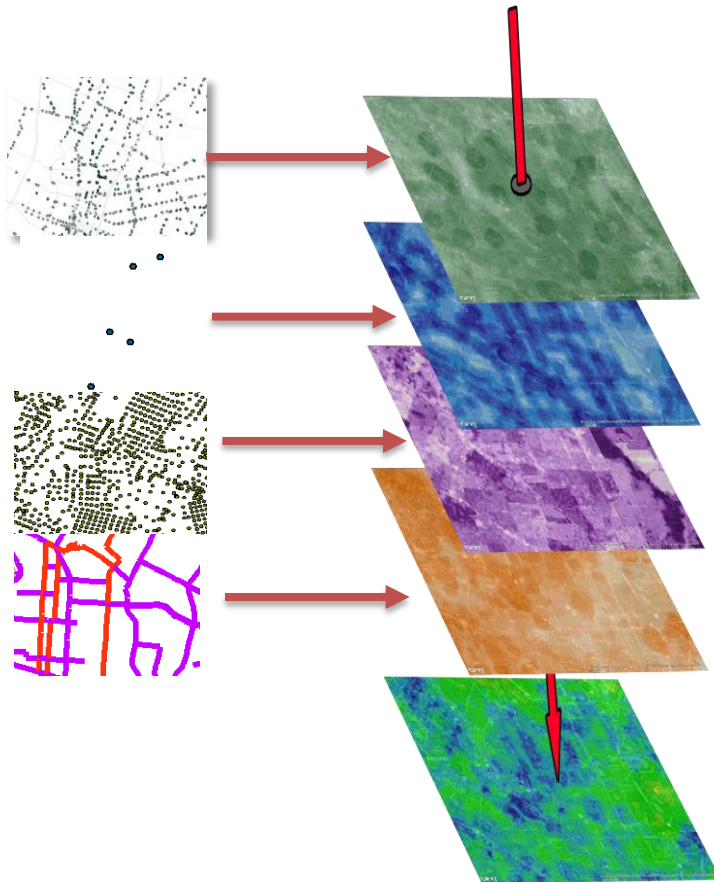
+ **Bus Stops (30 points)**

+ **Rail Stops (40 points)**

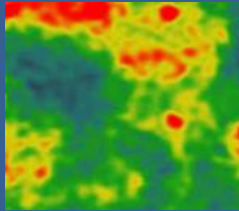+ **Census Block Density (20 points)**
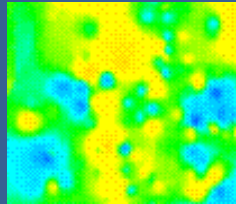
+ **Bike Lanes (10 points)**

= **Group Heat Map**
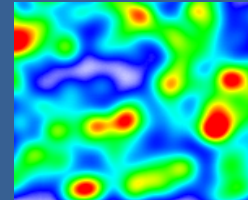
Location Score Group Heat Map
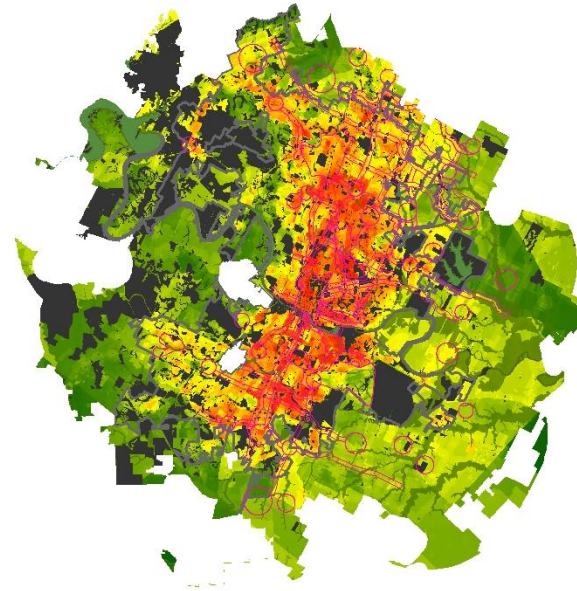
GIS Model

Development Potential	Demographics	Areas of Concern	Physical Form / Place
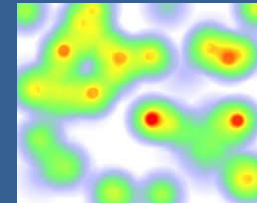
Four-hour process time

Group 1: Development Potential

- Undeveloped land greater than 5 acres

- Envision Tomorrow GIS modeling tool redevelopment potential — Ratio of improvements to land value

- Proposed/Emerging developments — Identified through media or with active site plans

- Subdivisions under review

- Zoning cases under review

Group 2: Demographics

- 2010 Census Data: <u>Households below poverty line</u> — Households below federally-designated poverty line in a census block group

  - May indicate greater need for services)

- 2010 Census Data: <u>Zero-Car Households</u> — Number of zero-car households in a census block group

  - May indicate greater transit need)

- Activity Mix — population + employment per sq./mi.

Group 3: Areas of Concern

- Pedestrian Crashes – Density of pedestrian crashes

- Bicycle Crashes — Density of bicycle crashes

- Employees to Housing Ratio – Employees divided by the number of housing units per square mile

  - Higher ratios indicate greater concentration of employees, but low concentrations of housing units

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Group 3: Areas of Concern

- Dense Population with Poor Accessibility—Concentrations of people with poor access to goods and services

- Code Enforcement Cases – Concentrations of troubled properties

- Police Incidents – Concentrations of incidents, but not crime rates

Group 4: Physical Form/Place

- Land Use Mix – Areas with a greater mix of different land is a measure of greater opportunity of goods and services

- Transit Stops

  - MetroRapid Bus Stops

  - MetroRail Stops

  - Bus Stops

  - Capital Metro Park and Ride

  - Proposed Lone Star Rail Stop

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Group 4: Physical Form/Place

- Park Entrances

- Sidewalks and Trails

- Bike Lanes

- Census Blocks Centroids – a proxy measure of an areas walkability

Refining Planning Area Boundaries

- Examine roadway network

- Examine lot / parcel pattern

- Look for natural boundaries such as major roads, railroad tracks, creeks, etc.

- Land use distribution

- Location-specific issues

- Council priorities

- Professional judgement and experience

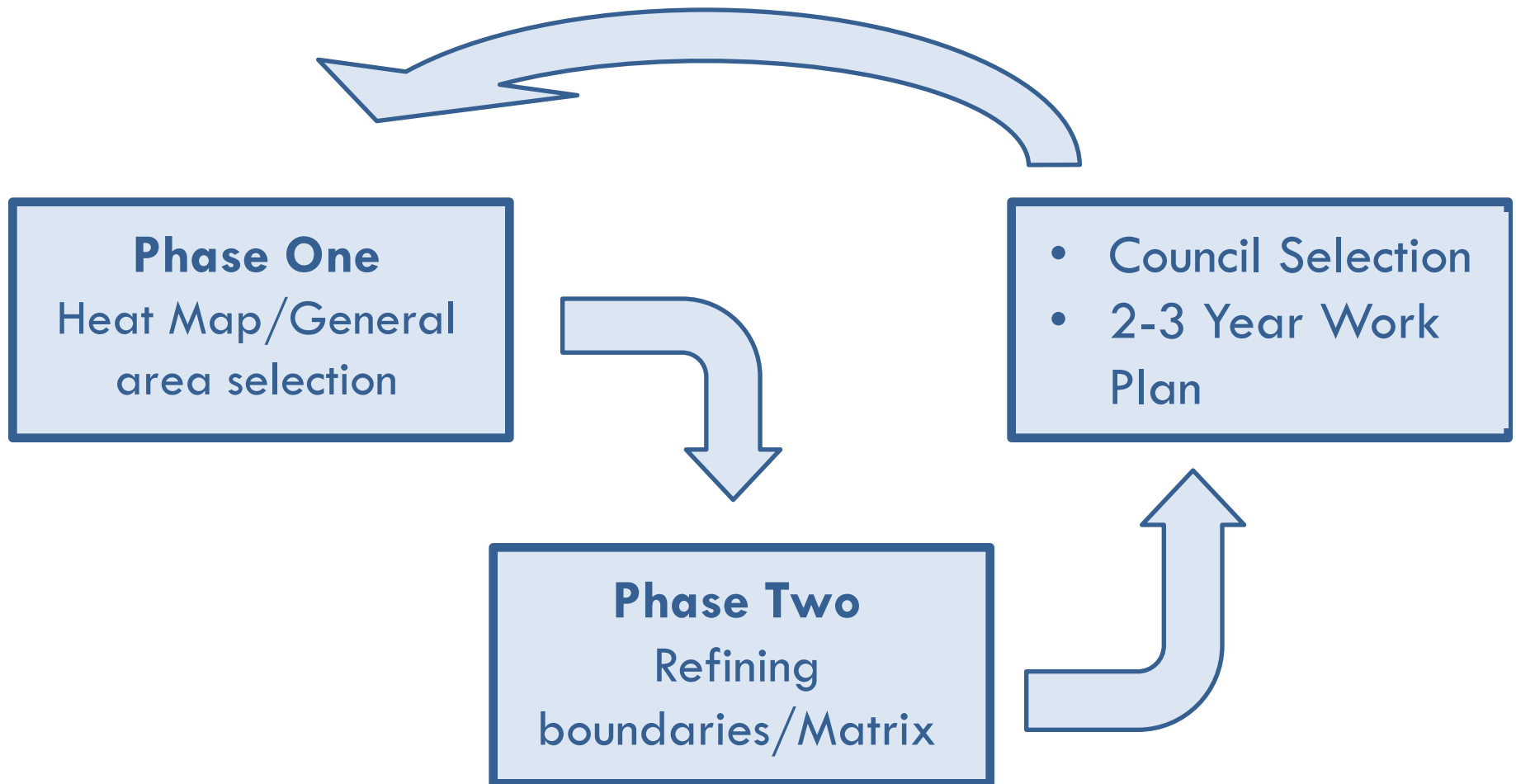| #	Measure	What is it trying to capture/measure?
1	**Age of applicable small area plan(s) - If more than one planning area is affected, then the score will be the average points of the applicable planning areas** 0-5 years = **0 points** 6-10 years = **5 points** 11-15 years = **10 points** +15 years = **15 points**	It reflects that older plans may be out of date and not as relevant and should be given greater
2	**Does all or a majority of the area fall outside the boundaries of an adopted small area plan?** Yes = **40 points** No = **points**	This represents an equity issue. There are areas outside of Austin's urban core that have be in need of planning services, but were by eclipsed by areas included on the Official Neighborhood Planning Area Map.
3	**Significant City of Austin, Travis County, Cap Metro, CTRMA, State of Texas or other local government/agency planning efforts underway or planned for the area** Yes = **25 points each**	Create an opportunity to leverage other planning efforts.

Draft Matrix Criteria

- Age of small area plan

- Within an adopted plan area

- *Imagine Austin* Activity Corridor or Center

- Other planning efforts

- Significant CIP

- Sizable undeveloped parcels

- Significant development

Draft Matrix Criteria

- Percentage of population older than 80 and younger than 8

- Elementary schools

- Roadway segments and intersections with a large number of serious crashes

- Park deficient areas

- Localized flooding

Planning Area Selection Recap

Phase One
Heat Map/General area selection

Phase Two
Refining boundaries/Matrix

- Council Selection
- 2-3 Year Work Plan

Outstanding Issues

- The weightings for the maps still need to be adjusted

- Which land use commission would review the plans outside of traditional NP areas?

  - Under current policy PC reviews plans

  - If planning occurs outside of traditional NPAs, will this continue?

- Endorse the approach for selecting areas for future small area planning efforts

- Once inputs are adjusted, staff will present the updates to the Planning Commission

Next Steps

- Continue to refine the group heat map weighting

- Send memo to Council about the process

- To be used following completion of the North Shoal Creek and Rosedale NPs

Questions?