



North Central Texas Council of Governments

Coordinated Land Use and Transportation Planning Task Force

Virtual Meeting | 10/12/2022

2022 Task Force Meeting Schedule

January 20

April 21

July 21

October 12

www.NCTCOG.org/LUTTF

Today's Meeting

Local Updates

Dallas RFP for Converting DART Parking Lots into TOD
Plano K Avenue Lofts Project

Housing and Land Use Regulations

Overview of Housing and Land Use Regulations
Arlington Missing Middle Housing
Fort Worth Evans and Rosedale Project
Land Use Reforms for Housing Supply

Announcements

A blue-tinted photograph of a city street scene. In the foreground, two women are walking towards the left. The background shows a street with buildings, trees, and other pedestrians. A sign for 'PATRIZIO' is visible on a building to the right. The overall scene is a typical urban environment.

Local Updates



City of Dallas/DART
Request for Proposals (RFPs) for
Transit Oriented Development

October 12, 2022

Timeline



City Council issued Memorandum *Mixed Income Housing Challenge for TODs for Post-Covid-19 Economic Development Recovery Efforts (1000-unit Challenge)*

•July 2020

Executed a Memorandum of Understanding between City and DART

•December 2021

City will host Pre-Submission meetings for each site

•October 12-13, 2022

Phase I: Identified City-owned land within ½ mile of DART rail stations for TOD and issued 5 RFP's for 5 sites

•December 2020 & January 2021

Phase II: City issued 6 RFPs for 6 DART-owned sites at light rail stations

•September 2022

RFP Submissions due

•December 16, 2022

DART-Owned Properties for Mixed-Income Transit Oriented Development

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



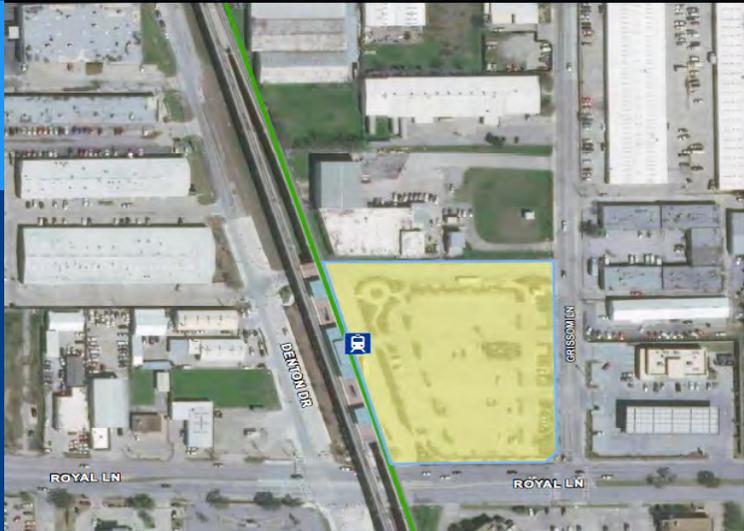
DALLAS ECONOMIC DEVELOPMENT
 Area Redevelopment Division
 (214) 670-1685
 www.dallasecodev.org
Created: 10.01.2022 - DART_TOD_Properties.RK

Legend

8TH & CORINTH STATION	City of Dallas	Highways
BUCKNER STATION	Escarpment	DART Red Line
HAMPTON STATION	Flood Plain	DART Blue Line
LAKE JUNE STATION	Lake	DART Green Line
ROYAL LANE STATION		DART Orange Line
WESTMORELAND STATION		TRINITY RAILWAY

Source: City of Dallas, 2022; DART, 2022; DCAD, 2022

Royal Lane Station



8th and Corinth Station



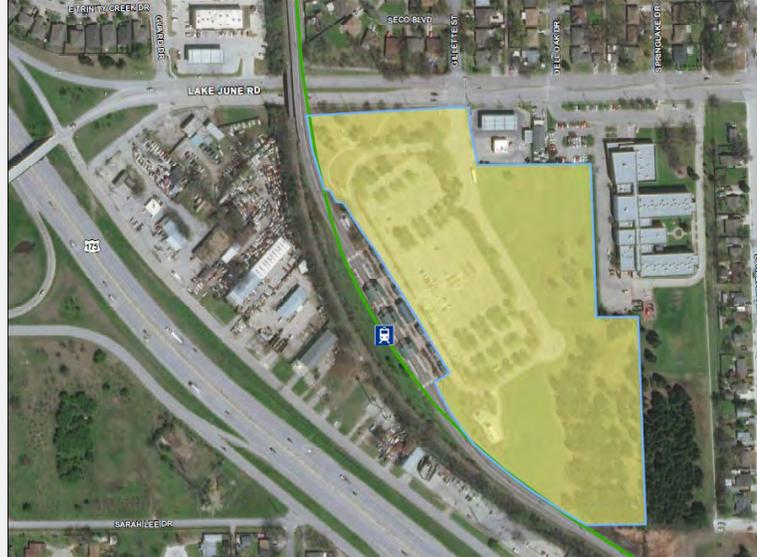
Buckner Station



Westmoreland Station



Lake June Station



Hampton Station



K Avenue Loft Project

Transit Oriented Development

Shanette Eaden, Housing and Community Services Manager

Property Location: 2505 K & 1005 E Park

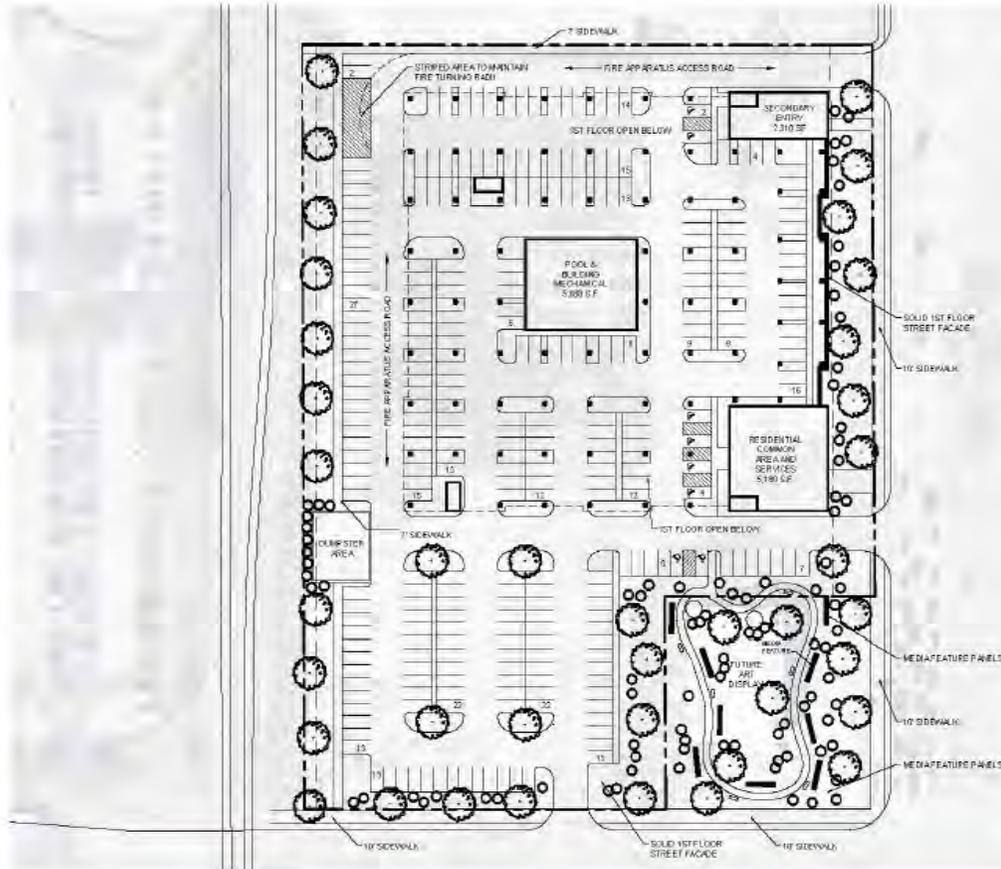


Perspective Rendering



10/20/2022

Site Plan

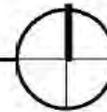


PROPOSED UNIT MIX:
 1 BEDROOM / 1 BATH - 128 UNITS
 2 BEDROOM / 1 BATH - 92 UNITS
 3 BEDROOM / 2 BATH - 6 UNITS

TOTAL:
 226 UNITS
 5-STORY BUILDING
 (4-STORIES OF RESIDENTIAL)

REQUIRED SITE PARKING: 278 SPACES
 PROVIDED SITE PARKING: 278 SPACES

site plan



10/20/

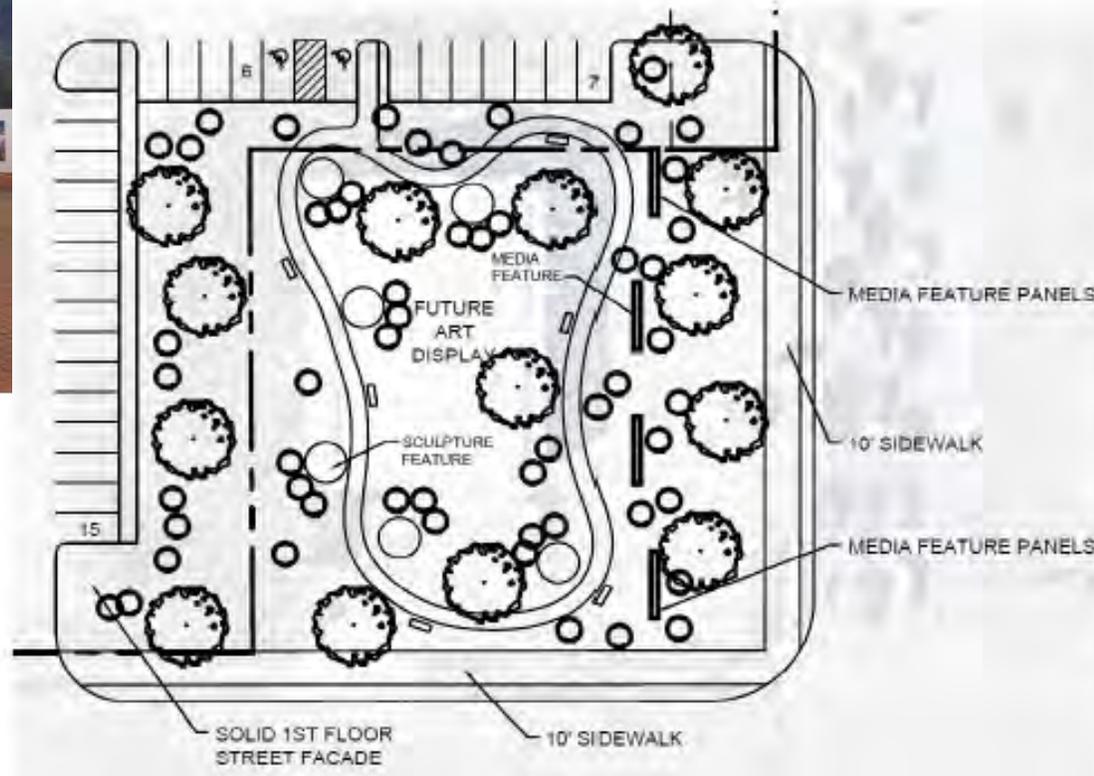


K AVENUE LOFTS
 plano, texas

08.19.2020
 preliminary fit plan

© 2020 BDC LAMAR, P.C.

Preliminary Site Plan: Art Park



Future Art Display

Art Park

Revolving art exhibit in which the developer will engage and collaborate with local high schools, college & university's, and local artists.



10/20

Project Overview

- \$35.8 M Development
- 5 story, 226 Units
 - 80% Workforce/ 20% Market Rate
 - 1, 2, and 3 bedroom units
- Estimated to increase DART Parker Road Station ridership by 100,000 riders annually

Project Overview Continued

- \$1,203,444 in 4% Housing Tax Credits
- \$1,626,254 in TIF funds
 - Demolition, paving, facade/fire protection
- DART walkway and connectors
 - TERZ funding will be used



Thank You!



Overview of Housing and Land Use Regulations in North Texas

Nexus of Land Use, Housing, and Transportation



Land use & housing policies are determining factors in housing options available



Lack of housing fit, choice, or affordability may result in longer commutes, higher costs, and inequitable housing choice



Some land use & housing policies have prevented multifamily or “missing middle” housing, leaving fewer housing choice options

Missing Middle Housing

Source: www.missingmiddlehousing.com



Type	Description
Duplex -Side by Side	1 to 2-story detached structure that consists of two dwelling units arranged side-by-side
Duplex - Stacked	2 to 2.5-story detached structure that consists of two dwelling units arranged one above the other
Fourplex -Stacked	Detached 2 to 2.5-story structure with four dwelling units, two on the ground floor and two above
Courtyard Building	1 to 3.5-story detached structure with multiple side-by-side and/or stacked dwelling units oriented around a courtyard or series of courtyards
Cottage Court	1 to 1.5-story detached structures arranged around a shared court visible from the street
Townhouse	Small-to medium-sized attached structure that consists of 2 to 16 multi-story dwelling units placed side-by-side
Multiplex - Medium	2 to 2.5-story detached structure that consists of 5 to 12 dwelling units arranged side-by-side and/or stacked
Triplex - Stacked	3 to 3.5-story sized detached structure that consists of 3 dwelling units typically stacked on top of each other on consecutive floors
Live-Work	2 to 3.5-story attached or detached structure consisting of one dwelling unit above or behind a fire-separated flexible ground floor space that can accommodate a range of non-residential use

Poll Question

What experience does your community have implementing middle housing projects?

- Very experienced (many projects)
- Some experience (a few projects)
- Limited experience (1-2 projects over time)
- No experience
- Not sure/do not know
- N/A



<https://www.menti.com/alzc9rtuijq2>

Housing in North Texas

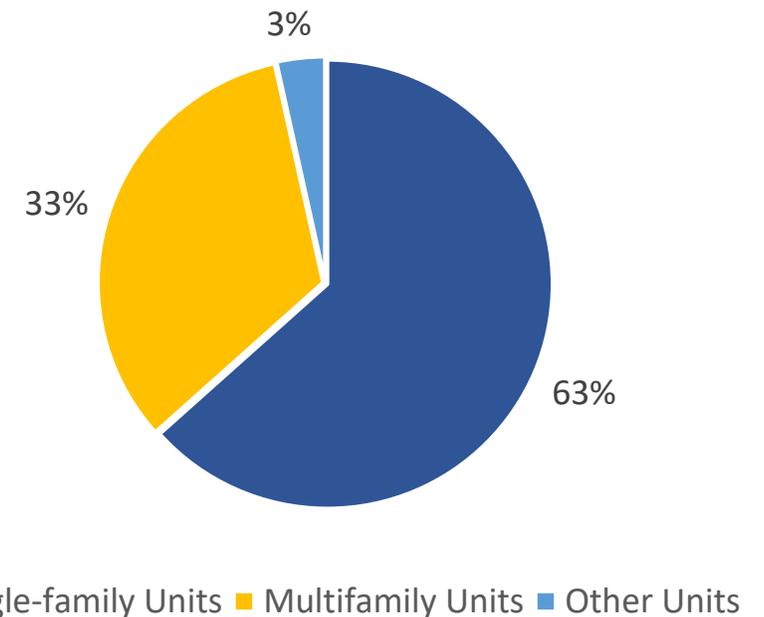
According to 2020 American Community Survey (ACS) data:

- Majority of housing in the region is single-family (1-unit detached)
- Dallas and Tarrant Counties have largest share of multifamily housing

ACS multifamily housing categories:

- Range from townhomes (1-unit attached) to large apartment complexes (more than 20 units)

12 Co Regional Housing Type Breakouts

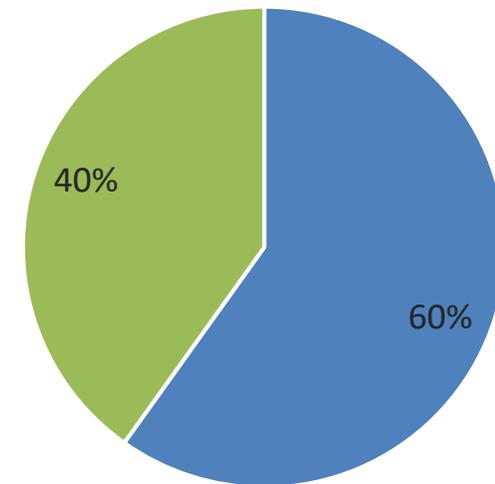


Housing Tenure

Of total occupied housing units:

- More owner-occupied units than renter in each county
- Dallas County is almost 50/50
- Rural counties likely don't have many rental options
- Pattern expected given single-family housing units across the region

Owner vs. Renter Occupied Units in the Region



■ Owner Occupied ■ Renter Occupied



Housing Affordability

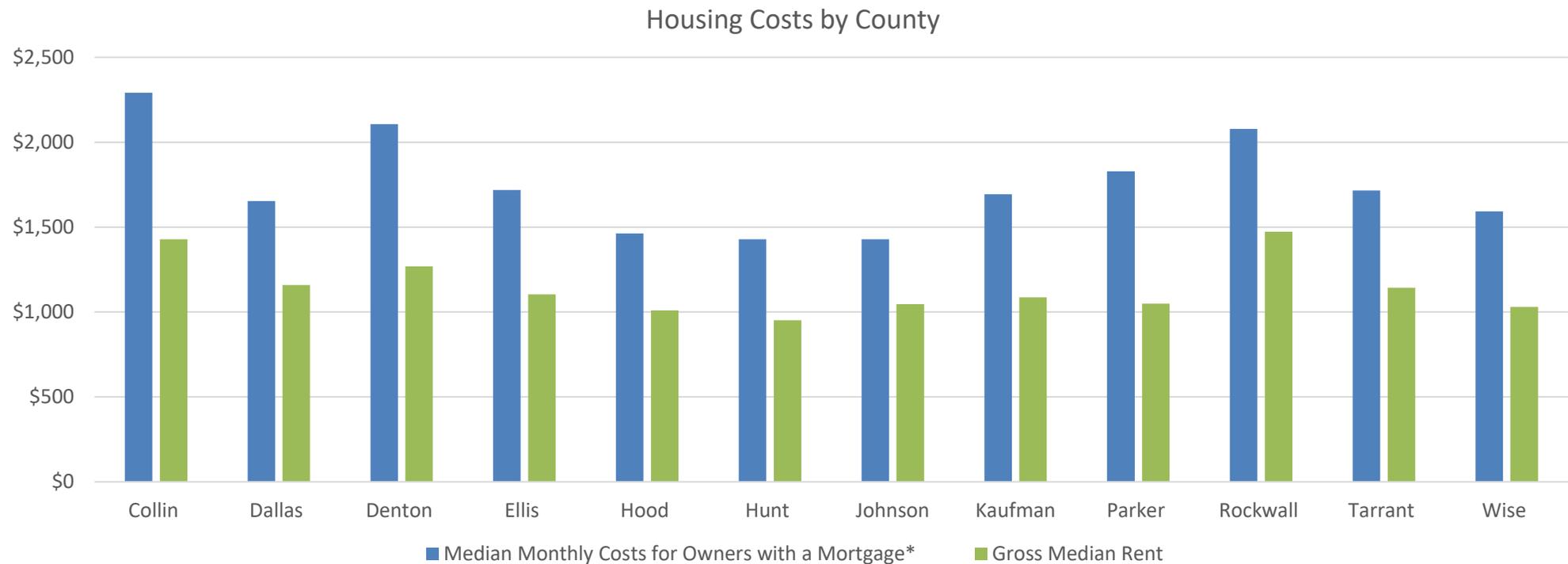
Regional median household income for occupied housing units = \$71,716/year

Regional gross median rent = \$1,096

Regional median monthly owner costs = \$1,705

Affordable gross rent and monthly owner costs = \$1,793

Housing Costs



*Monthly housing costs include mortgage, insurance, taxes and utilities

Source: ACS 2020 5-year estimates

Housing and Land Use

Housing subdivision development often determines street networks

- NCTCOG estimated that 1,376 new subdivisions built between 2008 and 2018, totaling 142,154 new lots (*NCTCOG Development Monitoring Dataset*)

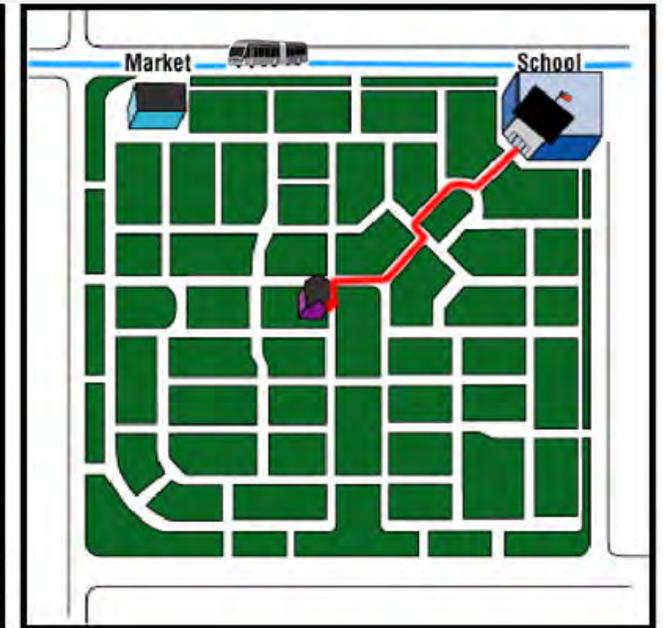
Low connectivity between neighboring subdivisions/destinations

Hierarchical street grid system keeping housing separated from jobs and/or retail due to:

- Limited points of entry and exit
- Cul-de-sacs
- Long block lengths



Driving-only transportation pattern



Walkable connected transportation network

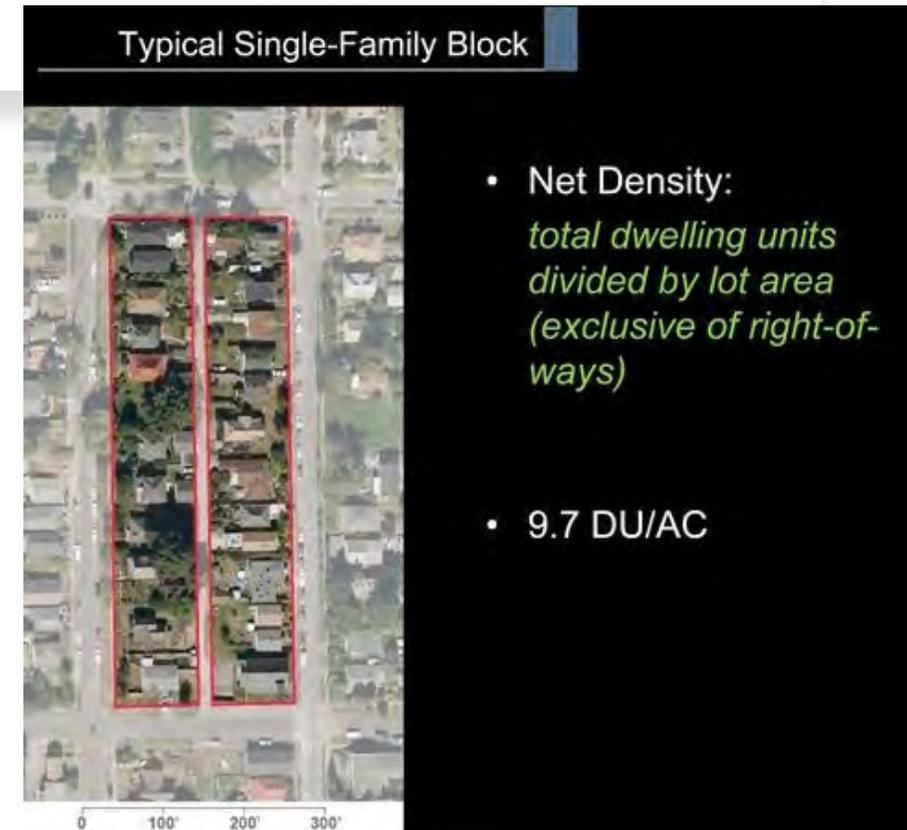
Source: Street Comparison, Congress for New Urbanism

Housing Density and Multimodal Transportation

Large lot sizes and setback requirements create challenge for transit and walkability

- Minimum lot sizes often contribute to low density
- Multifamily may be restricted due to maximum dwelling units per acre requirements

Minimum density for frequent local bus in neighborhood is 15 dwelling units per acre
(Victoria Transport Policy Institute)



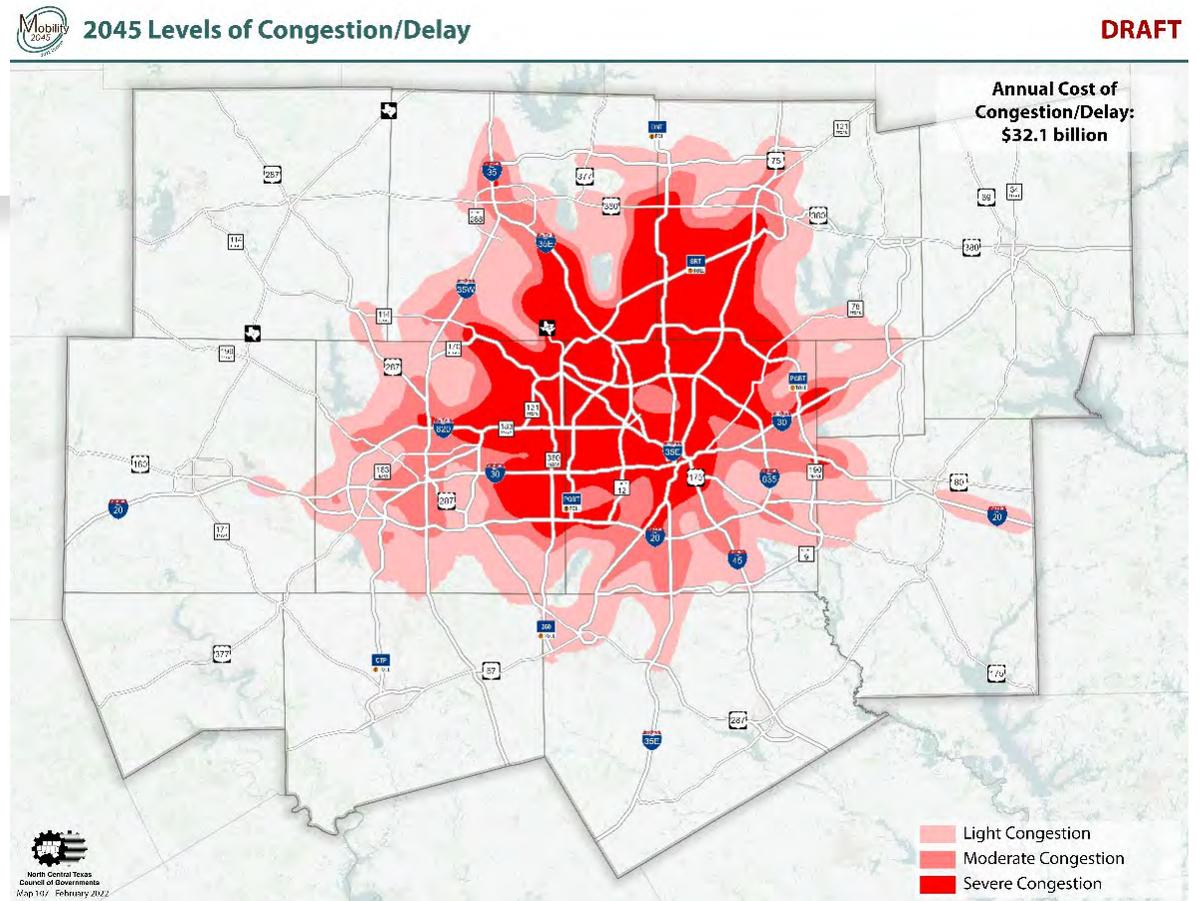
Source: Visualizing Compatible Density, The Urbanist

Jobs and Housing

Highly separated jobs and housing may require longer commutes and have a negative transportation impact:

- more VMT/peak congestion
- Increased emissions
- Increased cost (time and money)

Unequal dispersion of economic opportunity could place higher transportation cost on various populations



A blue-tinted photograph of a city street scene. In the foreground, there is an outdoor cafe area with wooden tables and chairs. Two women are walking past the cafe. In the background, there is a multi-story building with a sign that says "PATRIZIO". The overall scene is a typical urban street with trees and pedestrians.

Panel Presentations

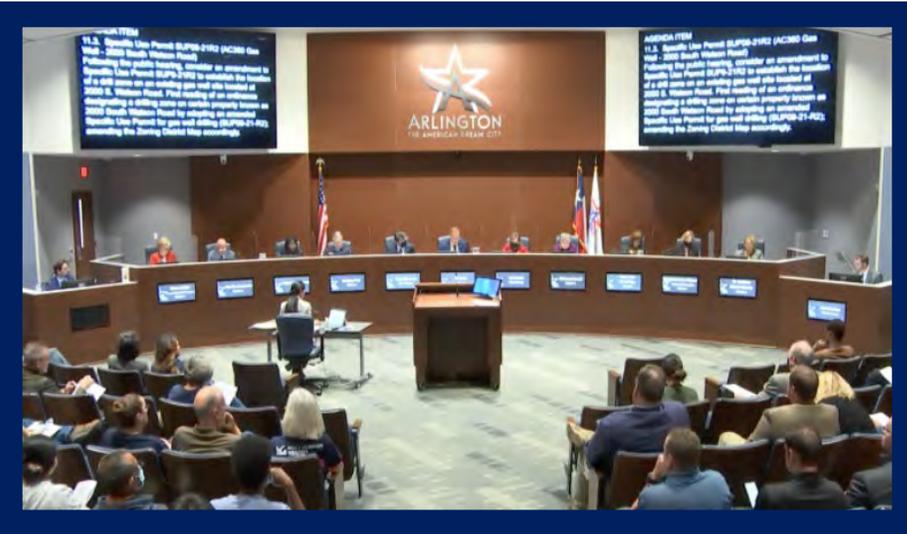
CITY OF ARLINGTON'S EFFORTS RELATED TO: RESIDENTIAL INFILL AND REDEVELOPMENT



NCTCOG's
LAND USE AND TRANSPORTATION TASK FORCE MEETING
OCTOBER 13, 2022

Gincy Thoppil, AICP, CPM
Director of Planning & Development Services Department

BACKGROUND



❑ Spring Council Planning Session, April 30, 2021:

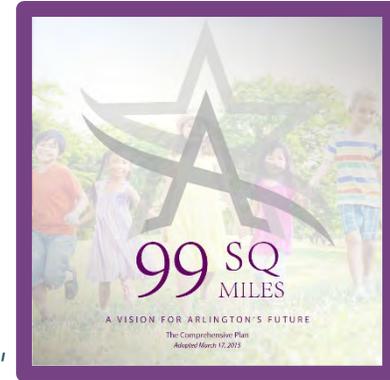
Arlington City Council directed Staff to review the Unified Development Code (UDC) and eliminate barriers for infill development, redevelopment and renovations/additions to older homes/developments.

- Focus Group created to advise with this task

❑ Aligned with Housing Goals in the adopted 2015 Comprehensive Plan:

Provide a mix of quality housing for a diverse population.

- Encourage the development of housing choices that meet the needs of current and emerging populations including singles, couples, small and large families, empty nesters, and seniors.



❑ Aligned with the Unity Council's Housing recommendation, released in February 2021:

- Establish different standards for infill housing
- Examine existing ordinance to eliminate barriers to attainable housing.
- Develop attainable neighborhoods with accessible services.



BACKGROUND (TIMELINE) SLIDE 1 OF 3

Kickoff & Visioning (July 2021 – January 2022)

DRAFT Recommendations (January – March)

April 30,
2021

Council
Direction

Project
Kickoff

July 1

July 29,
Aug 26,
Sept 23,
Nov 18,
Dec 9

Focus
Group

Council
Committee

Dec 14
Briefing

Jan 13, '22
Drafting
Recommendation

Focus
Group
(contd.)

Developers
RoundTable

Jan 22
Briefing

Feb 10
Preliminary
Recommendation

Focus
Group

Council
Committee

Feb 16,
Mar 2
Briefing

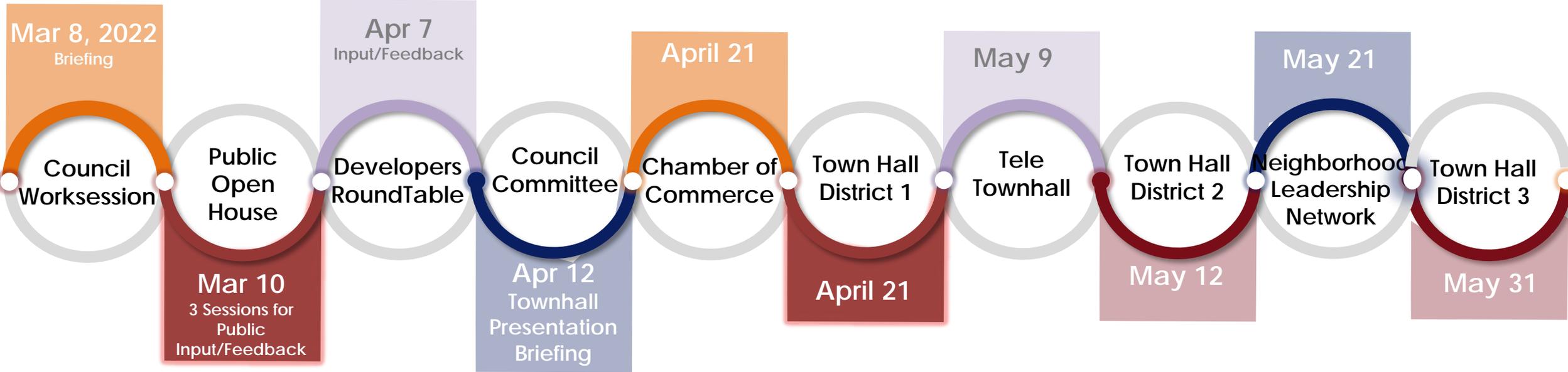
P&Z
Commission

Focus
Group

Mar 3
Finalized
Recommendations

BACKGROUND (TIMELINE) – SLIDE 2 OF 3

Public Outreach Efforts begins...



BACKGROUND (TIMELINE) – SLIDE 3 OF 3

Public Outreach Efforts end...

Public Outreach Efforts (March – July)



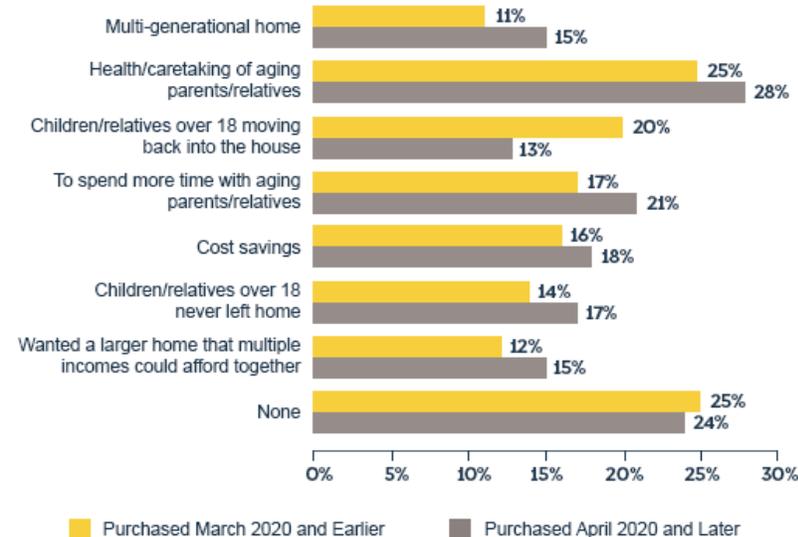
HOUSING NEEDS

Householder Summary

	2018	2025
<25	5,963	5,879
25-44	53,894	56,913
45-64	51,817	55,228
65+	23,310	35,194

Number of householders over 65 years are expected to grow substantially by 2025 (by almost 12,000 persons).

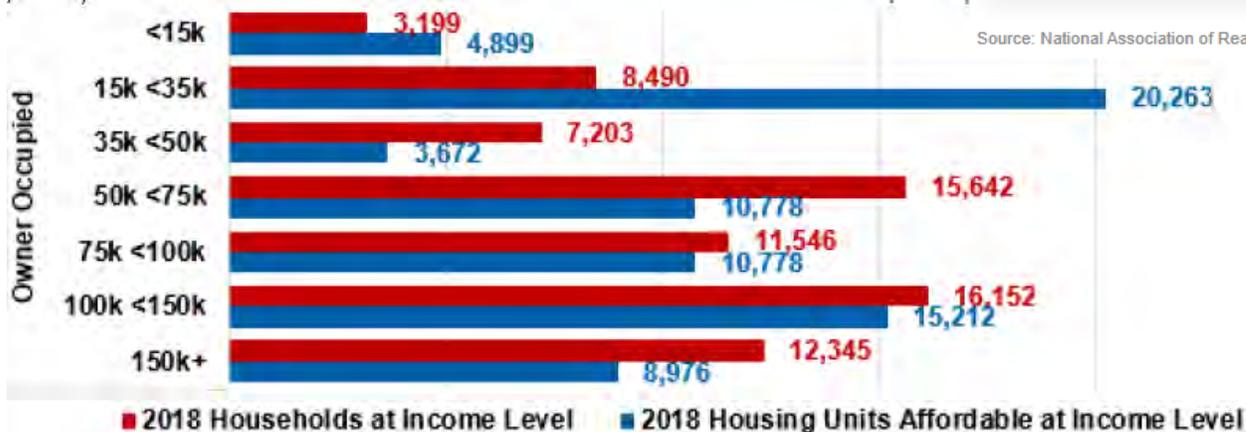
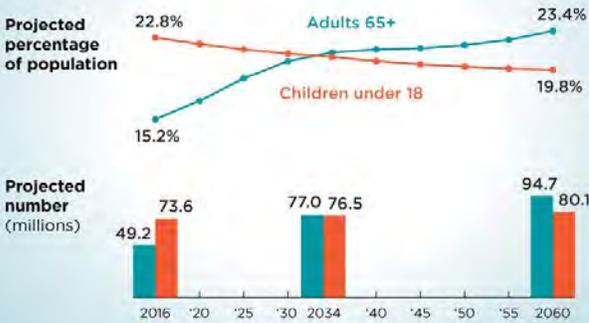
ARLINGTON HOUSING NEEDS ASSESSMENT REPORT 2020-2024



An Aging Nation

Projected Number of Children and Older Adults

For the First Time in U.S. History Older Adults Are Projected to Outnumber Children by 2034

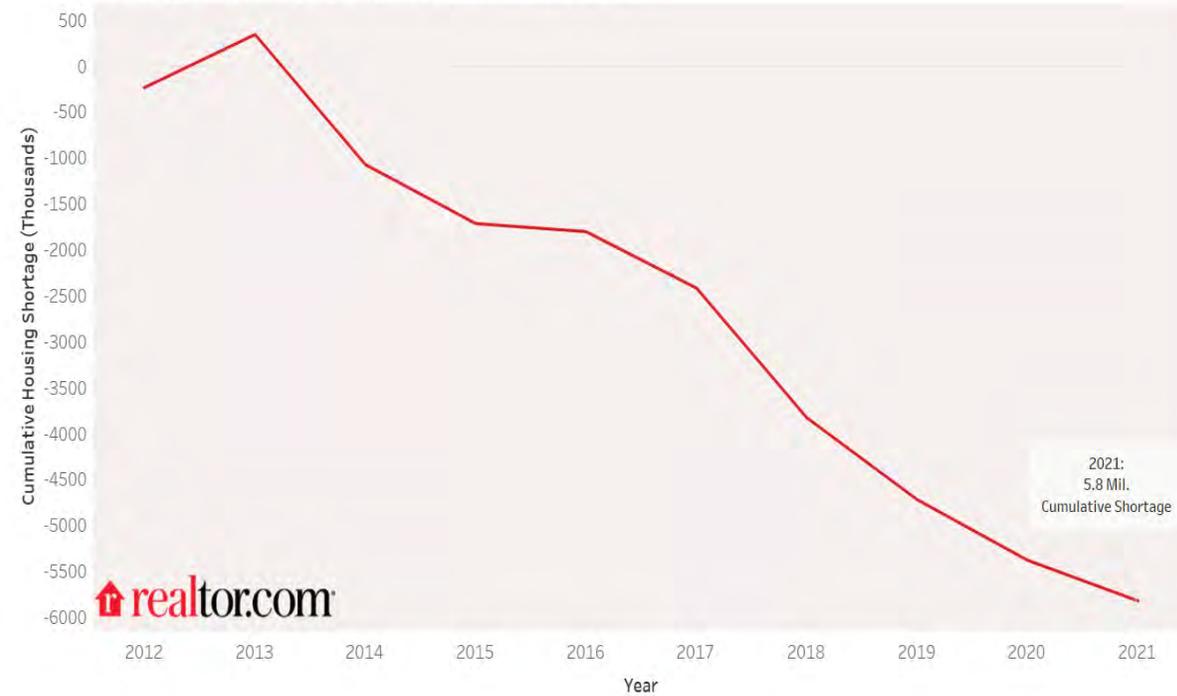


Source: National Association of Realtors® (NAR) 2020 Profile of Home Buyers and Sellers.

In 2018, the City was already short of almost 6,000 units affordable to the household income group of \$50,000 to \$75,000. By 2024, that shortfall of affordable units for that income group is expected to grow to over 7,000 homes.

HOUSING SHORTAGE

Cumulative Shortage of New Home Supply Since 2012
(Running Sum of Single-Family Housing Starts - Running Sum of Households Formed)



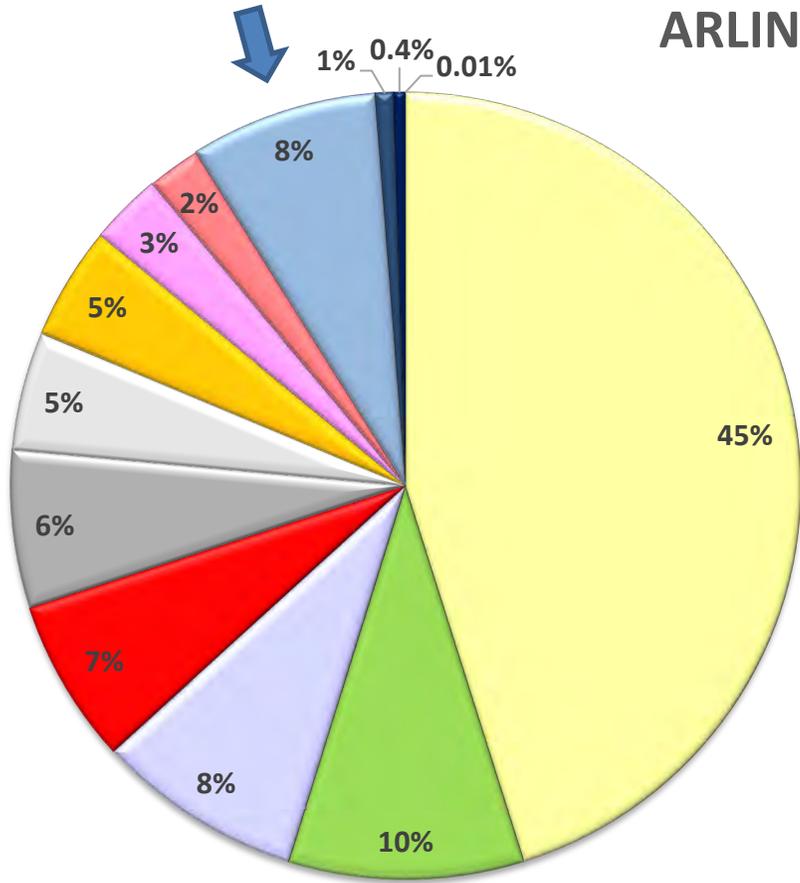
Nationwide, from 2012 to 2021, we have a cumulative shortage of new home supply of 5.8 million homes.



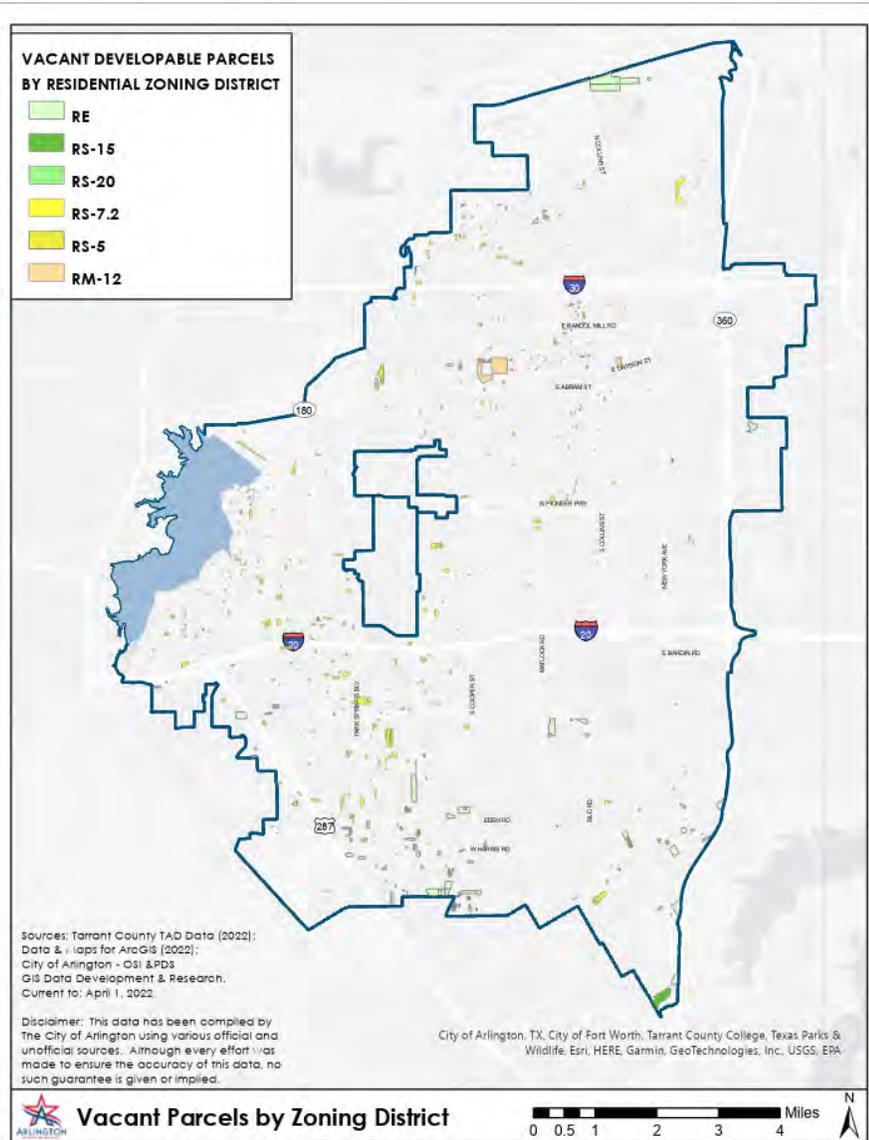
In January 2022, the average time a home in Arlington stayed on the market was 0.5 months, down from 0.7 months in January 2021.

TO INCREASE NEW HOUSING SUPPLY – WHERE DO WE LOOK?

ARLINGTON LAND USES



- Single Family (44.5%)
- Park/Open Space (9.5%)
- Institutional (8.3%)
- Commercial/Retail (6.7%)
- Manufacturing/Warehouse/Industrial (6.4%)
- Transportation/Utilities/Communication (4.8%)
- Multi-Family (4.6%)
- Entertainment/Recreation (2.9%)
- Office (2.1%)
- Vacant-Developable (7.6%)
- Vacant/Under Development (0.7%)
- Parking (0.4%)
- Mixed Use (0.01%)

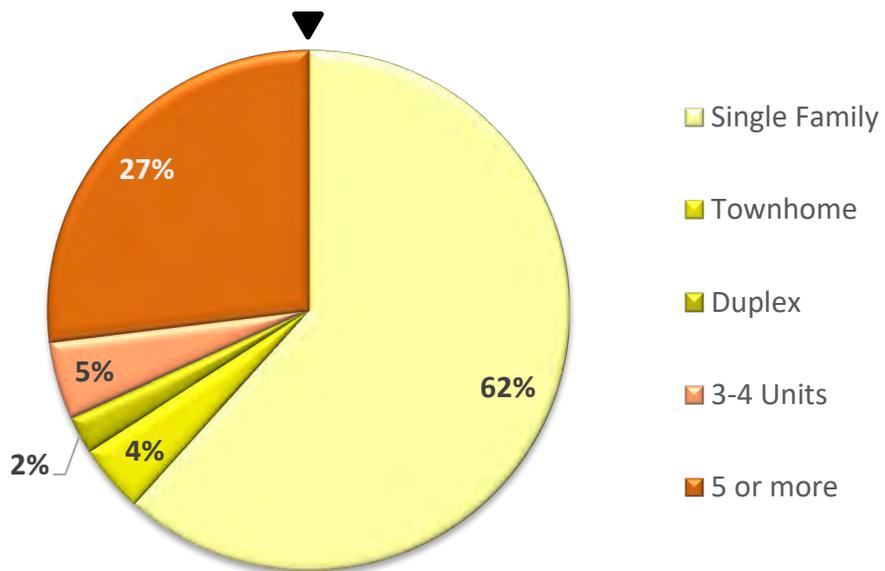


Of the 7.6% of Arlington that is vacant and developable, less than half is zoned for residential use.

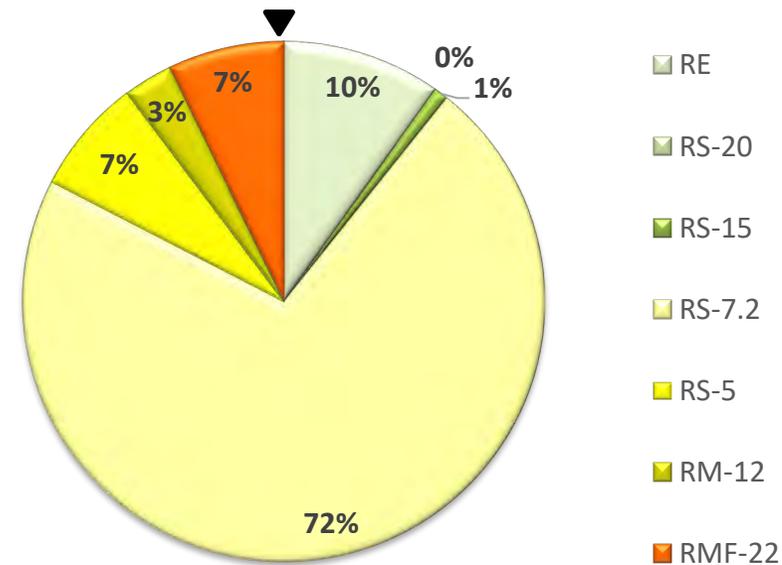
THE GAP IN HOUSING TYPES

CITY OF ARLINGTON HOUSING DATA

HOUSING TYPES



RESIDENTIAL ZONING DISTRICTS



CHOICES IN THE MIDDLE

Cottage Courtyard



Duplex



Triplex



Townhouse



Slot/Side Entrance
Home

FIRST ISSUE TO ADDRESS

(I) THE DEVELOPMENT ISSUE:

Examine the existing UDC regulations to remove barriers for developing “hard-to-develop”, “small”, “residential-zoned”, “infill” sites.



Lot shape or site constraints can create challenges to develop meeting current City standards



Typically, a small infill development would be no more than 3 acres in size.

CURRENT PROCESS to get approval for a house/s to be built on that site would be:

Rezoning to Planned Development (PD), which

- (i) takes 4 to 5 months, money up-front for plans, and
- (ii) P&Z Commission and City Council public hearings

PROPOSED UDC AMENDMENT

1. Remove the lot depth requirement for all residential zoning districts. The UDC already regulates minimum lot width and lot area.
2. PROVIDING SLIGHT FLEXIBILITY. Allow 15% reduction in lot size, living area, and setback minimums, through an administrative approval process, without sacrificing the contextual aspect of the neighborhood.

❑ This does NOT allow any new housing type; only what is allowed in that zoning district.

SECOND ISSUE TO ADDRESS

(II) THE HOUSING ISSUE:

More complex and contains two pieces:

- 1. Allow wider range of quality housing choices/types**
- 2. Developing housing attainability options**

City Council wanted to make sure we had received feedback from our residents about this issue and the presented options/recommendations.

Amongst the two pieces, the first one **introducing new housing types** was and remains the most contentious of the considerations presented at the Town Hall meetings.

PUBLIC FEEDBACK SESSIONS

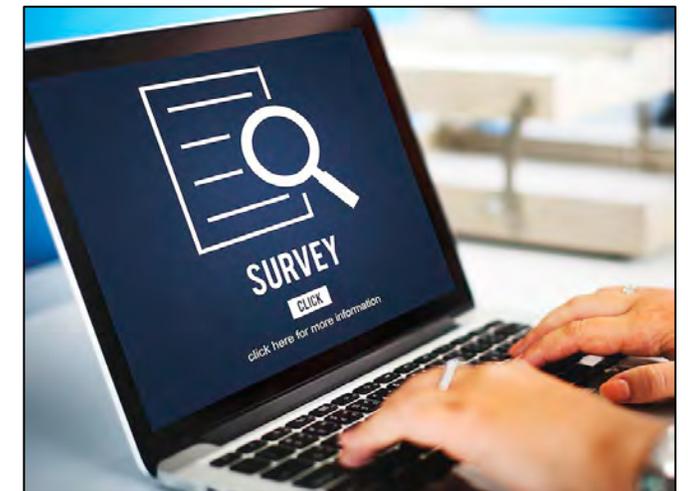
In the course of the Public Outreach efforts regarding Residential Infill, Development, and Redevelopment, Staff presented development and housing options at:

- Three Open House sessions
- Five Townhall Meetings
- One Telephone Townhall

Staff also presented at local stakeholder group meetings including:

- Two Arlington's Developers' Roundtables (DRT)
- Arlington Chamber of Commerce
- Neighborhood Leadership Network
- Unity Council
- Arlington Board of Realtors (ARBOR)
- Ambassadors for Aging Well

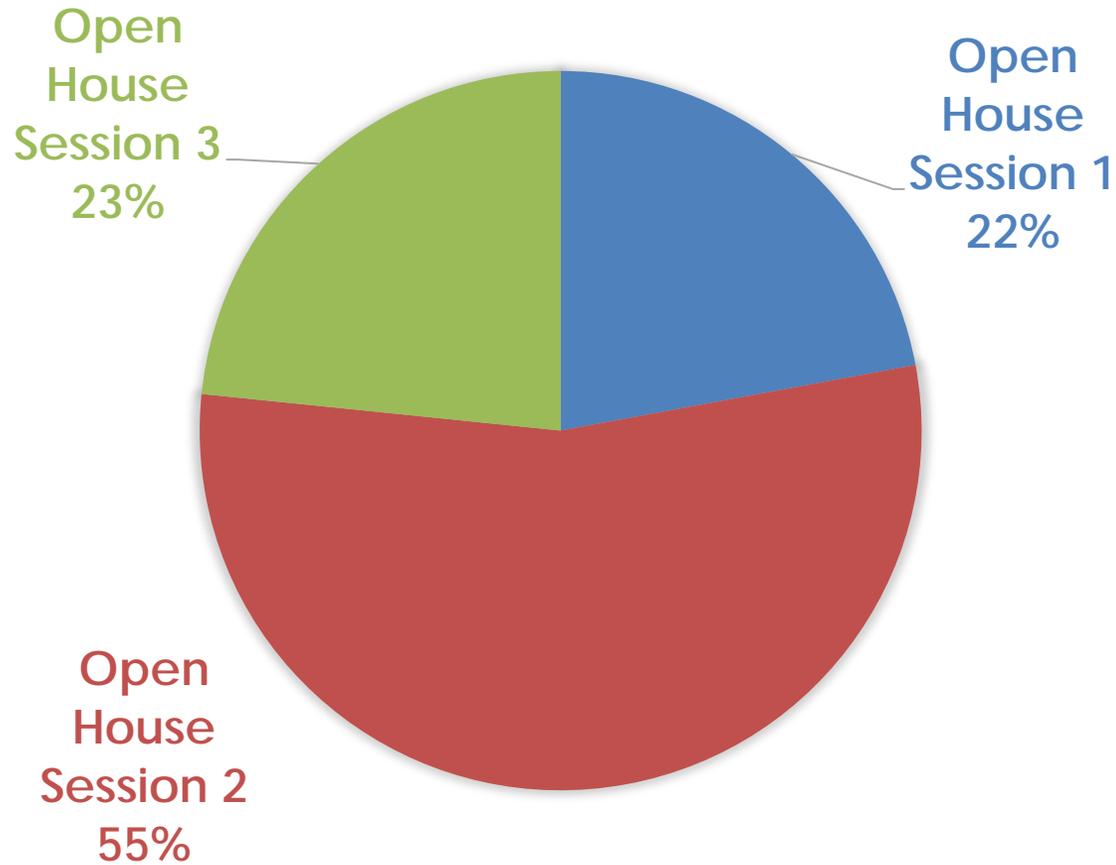
Staff also provided an on-line survey option at the Townhall and local group meetings.



ATTENDANCE AND RESPONSE

MARCH 10TH OPEN HOUSE at CITY HALL

OPEN HOUSE ATTENDANCE



92 Total Attendees

Staff organized three Open House sessions at City Hall to present and receive feedback on possible solutions to development barriers and attainable housing choices.

- 17 attended the morning session,
- 42 attended the afternoon session and
- 18 attended the evening session,
- About 15 attendees did not sign in for any session.

Attendees included residents, non-profit agency members, students, city staff, and developers, all of whom provided a wide range of perspectives.

OPEN HOUSE

Attendees were presented with three sets of nine boards where they were given the opportunity to express their opinions and feelings on the following topics via comment cards and placing sticky notes with comments on the boards themselves. Staff focused the discussion on core questions:

Where in Arlington would additional housing types be appropriate?

What additional housing types would be appropriate?

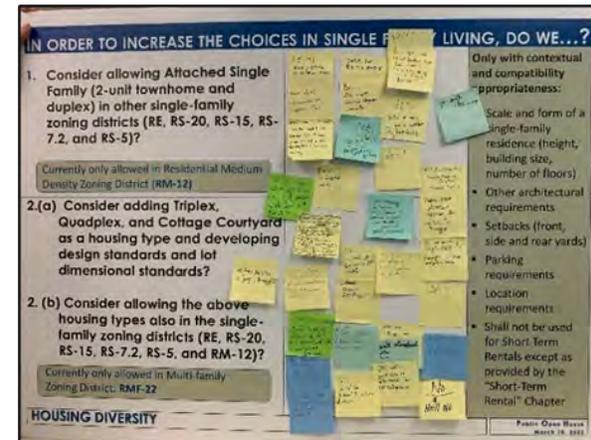
What options for attainable housing would be appropriate?

As the Open House comments gathered by sticky note are not measurable, Staff compiled the sticky note responses for each board.



OPEN HOUSE RESULTS

Sample
Sticky Note
Responses
(15/35)

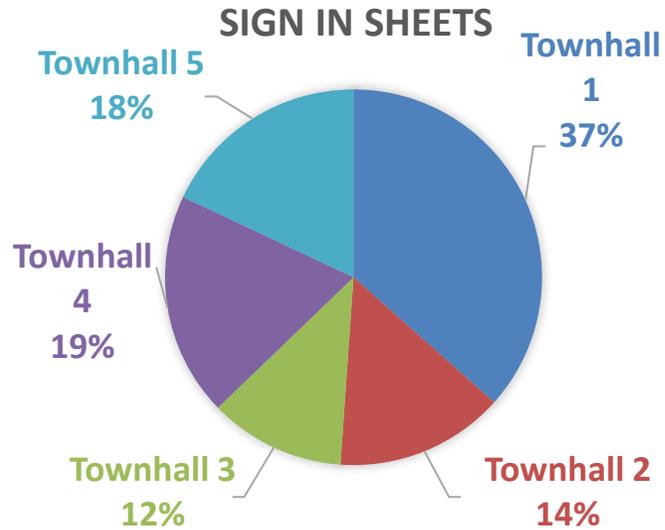


1. Consider allowing Attached Single Family (2-unit townhome and duplex) in other single-family zoning districts (RE, RS-20, RS-15, RS-7.2, and RS-5)?
2. (a) Consider adding Triplex, Quadplex, and Cottage Courtyard as a housing type and developing design standards and lot dimensional standards?
2. (b) Consider allowing the above housing types also in the single-family zoning districts (RE, RS-20, RS-15, RS-7.2, RS-5, and RM-12)?

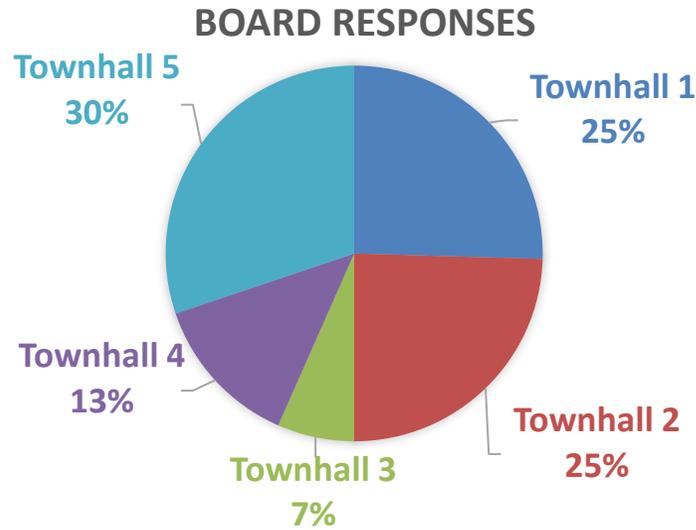
1. *No!!!*
2. *YES - gives a way to grow without only multifamily*
3. *No- Do not need higher density*
4. *This should not be allowed in single family district!*
5. *Yes, same scale as detached should be allowed*
6. *No - Special zoning for townhomes/duplex needed*
7. *COULD SUPPORT*
8. *With standards yes*
9. *NOT IN FAVOR OF*
10. *Yes, with good design standards for all categories*
11. *NO we have new nice apts.*
12. *Yes, same scale as detached so should be allowed*
13. *As a young person... current detached single family model is not working. All my friends are moving to denser cities.*
14. *How does infrastructure support this?*
15. *Multi-family (1-4) can be added to corner lots I think. There should be the ability to mix for max housing.*

ATTENDANCE AND RESPONSE

TOWNHALLS in all five Council Districts

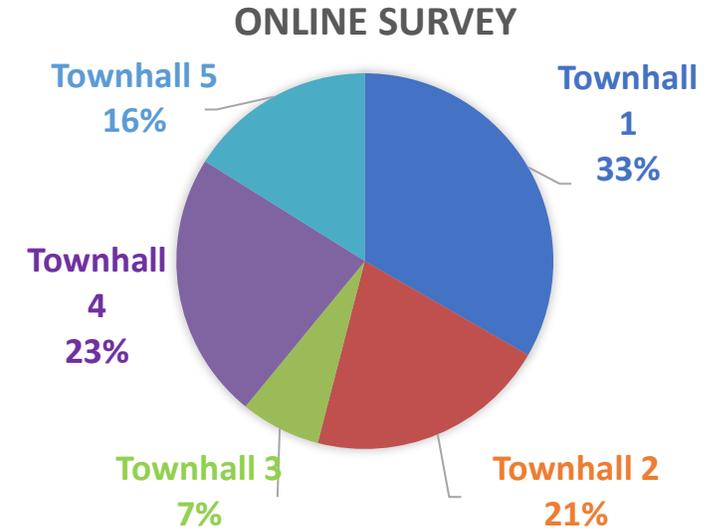


The Townhalls were attended by approximately **320 total residents** according to the sign-in sheets; however, the actual numbers are closer to 400 as every meeting, 10-20 attendees chose not to sign in.



Townhall Meeting for District 5 had the most responses (**32**) on the boards while Townhall Meeting for District 1 had the highest attendance (**116**).

Universally, the board responses were widely held to be negative for all options presented.



The online surveys received the most positive responses in comparison with board voting.

Some attendees in favor may have been more comfortable expressing their support in a more anonymous setting.

RESULTS

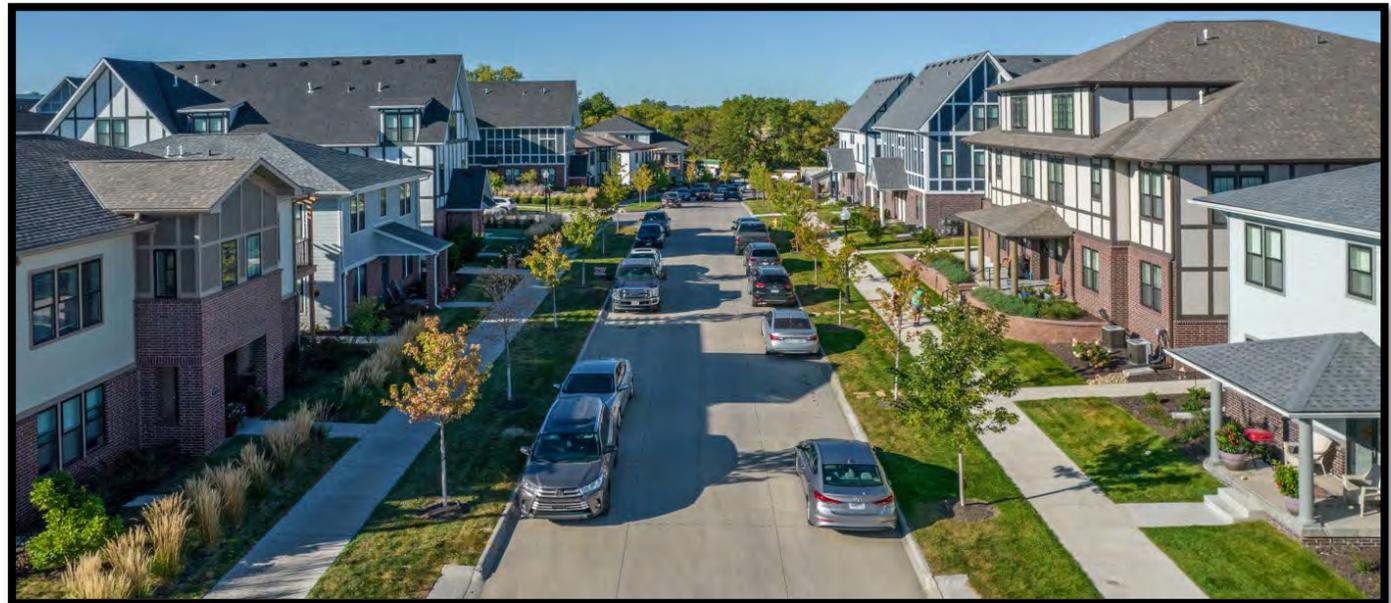
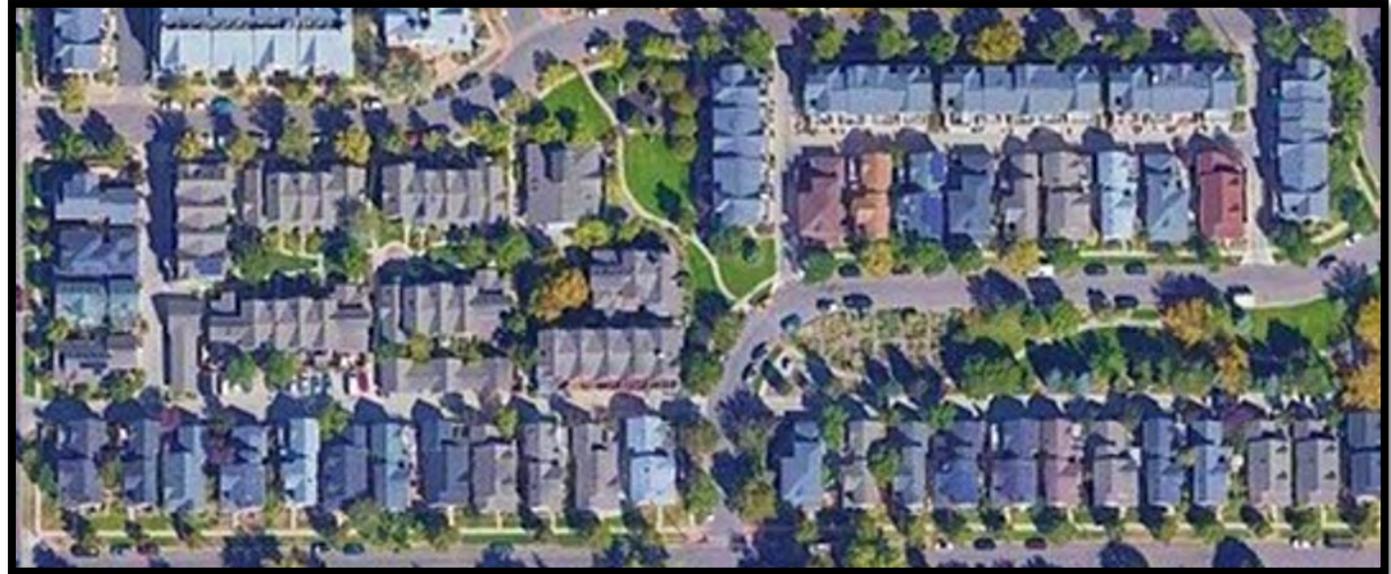
Housing Issue - (1) Variety in Housing Types

PROPOSED OPTION:

Add a New Mixed Residential ("MR") Zoning District to the UDC

Considering additional housing types in Arlington by way of new, specific zoning districts created as amendments to the UDC and the feasibility of one of those zoning districts to be used as a redevelopment tool.

- 2 housing types if greater than 3 acres; at least 3 housing types if greater than 10 acres
- Designed as a complete neighborhood with open space and access to commercial services
- The edges of development should blend with existing neighborhoods
- Provides aging in place: mix of starter homes, move-up, and downsize choices
- TO BE APPROVED THROUGH THE NORMAL PROCESS OF REZONING TO "MR" or "UMR"



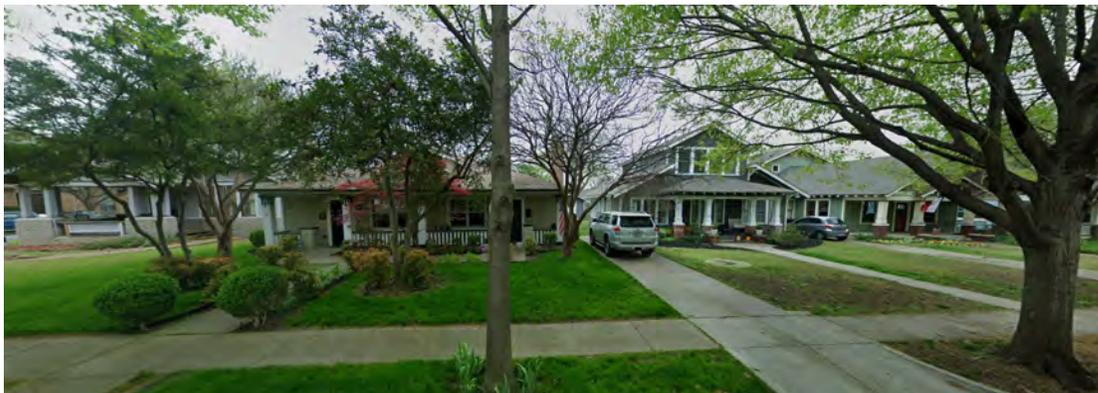
Housing Issue: Variety in Housing Types

<input checked="" type="checkbox"/> NO	Create new zoning district, "Mixed Residential" (MR) that allows for a mix of housing types including duplex, triplex, quadplex, cluster homes?	With 182 total responses, one third voted yes (60) while two-thirds voted no (121) to add a Mixed Residential (MR) zoning district.
<input checked="" type="checkbox"/> NO	Create new zoning district, "Unified Mixed Residential" (UMR) that allows for purposefully built-to-rent single family units?	Four-fifths of the respondents voted no (108) to those one-fifth who voted yes (19) to add a Unified Mixed Residential (UMR) zoning district
<input checked="" type="checkbox"/> NO	Allow redevelopment (i.e., demolish and rebuild) of larger sites with aging multi-family properties or older areas, to utilize "MR" zoning district standards, without having to rezone that property.	One-third of the respondents voted yes (41) compared the over two-thirds who voted no (99) to allow aging multi-family property redevelopment to MR district standards

Housing Issue: Variety in Housing Types

ADDITIONAL HOUSING TYPES

Variety in housing types introduced the idea of allowing additional housing types (including **duplexes**, **triplexes**, and **cottage courtyards**) in single family neighborhoods and under an explicit set of situations, conditions, contexts, and/or standards.



Housing Issue: Variety in Housing Types

 NO	<p>OPTION A. Allow Duplex, Triplex, and Quadplex in all single-family zoning districts, as long as it is in scale, form, and design to the adjacent homes.</p>	<p>Overwhelming no, almost four-fifths of respondents voted no (142) in comparison to the one-fifth who voted yes (30) to allow additional housing types</p>
 NO	<p>OPTION B. Allow Duplex, Triplex, and Quadplex in all single-family zoning districts, as long as it is in scale and form to the adjacent homes... but outside of existing built neighborhoods, and along four-lane roads; and serving as transition between commercial property and residential neighborhoods.</p>	<p>Three-fourths of the respondents voted no (101) to add additional housing types to single family districts outside of existing neighborhoods; along four lane roads; and serving as a transition to higher intensity uses compared to the one-fourth who voted yes (29).</p>
 NO	<p>OPTION C. Allow Duplex, Triplex, and Quadplex in single-family zoning districts, as long as it is in scale and form to the adjacent homes... but outside of existing built neighborhoods, and along four-lane roads; and in certain Overlay Districts such as Downtown or Entertainment District or special corridors near UT-Arlington.</p>	<p>With little change from the previous housing option, respondents still indicated three-fourth of the no (96) votes as yes (32) votes to the addition of an Overlay District or Special District consideration to the previous option.</p>

Housing Issue: Attainability Options

DEVELOPMENT OF ATTAINABLE HOUSING

In looking at ways of adding more attainable housing options to Arlington's inventory, respondents were given the opportunity to consider allowing secondary living units (SLUs) to more than just the RE, RS-20, RS-15, and RM-12 zoning districts.

Also, consider creating a small lot zoning district, and reducing the minimum house size requirements in single family zoning districts.



Housing Issue: Variety in Housing Types

<input checked="" type="checkbox"/> No	<p>OPTION A. Do not require a specific use permit (SUP) approval process for Secondary Living Units in RS-7.2 and RS-5 Zoning Districts.</p>	<p>One-third of the respondents voted yes (42) compared to the over two-thirds who voted no (138) over two-thirds regarding allowing SLUs in the RS-7.2 and RS-5 zoning districts</p>
<input checked="" type="checkbox"/> no	<p>OPTION B. Do not require an SUP approval process for Secondary Living Units in RS-7.2 and RS-5; only if the lot size is 10,000 s.f. or more; and has an additional parking space within that lot.</p>	<p>With a slightly better positive rate, respondents still voted no (92) two and a half times more than those who voted yes (39) regarding allowing SLUs in the RS-7.2 and RS-5 zoning districts with a 10,000 s.f. minimum lot size and off-street parking requirement.</p>
<input checked="" type="checkbox"/> no	<p>Create a small lot (under 5,000 s.f.) zoning district to meet market needs.</p>	<p>The small-lot zoning district creation fared better than all previous considerations with 71 respondents voting yes to 108 voting no.</p>
<input checked="" type="checkbox"/> no?	<p>Consider allowing smaller home sizes than the residential zoning district minimums.</p>	<p>The most tolerable of all the options, but still not hitting the majority positive by a vote of 88 (no) to 76 (yes) was the option to reduce the minimum required housing size.</p>

ADDITIONAL INFORMATION

RS-7.2 AND RS-5 SLUs

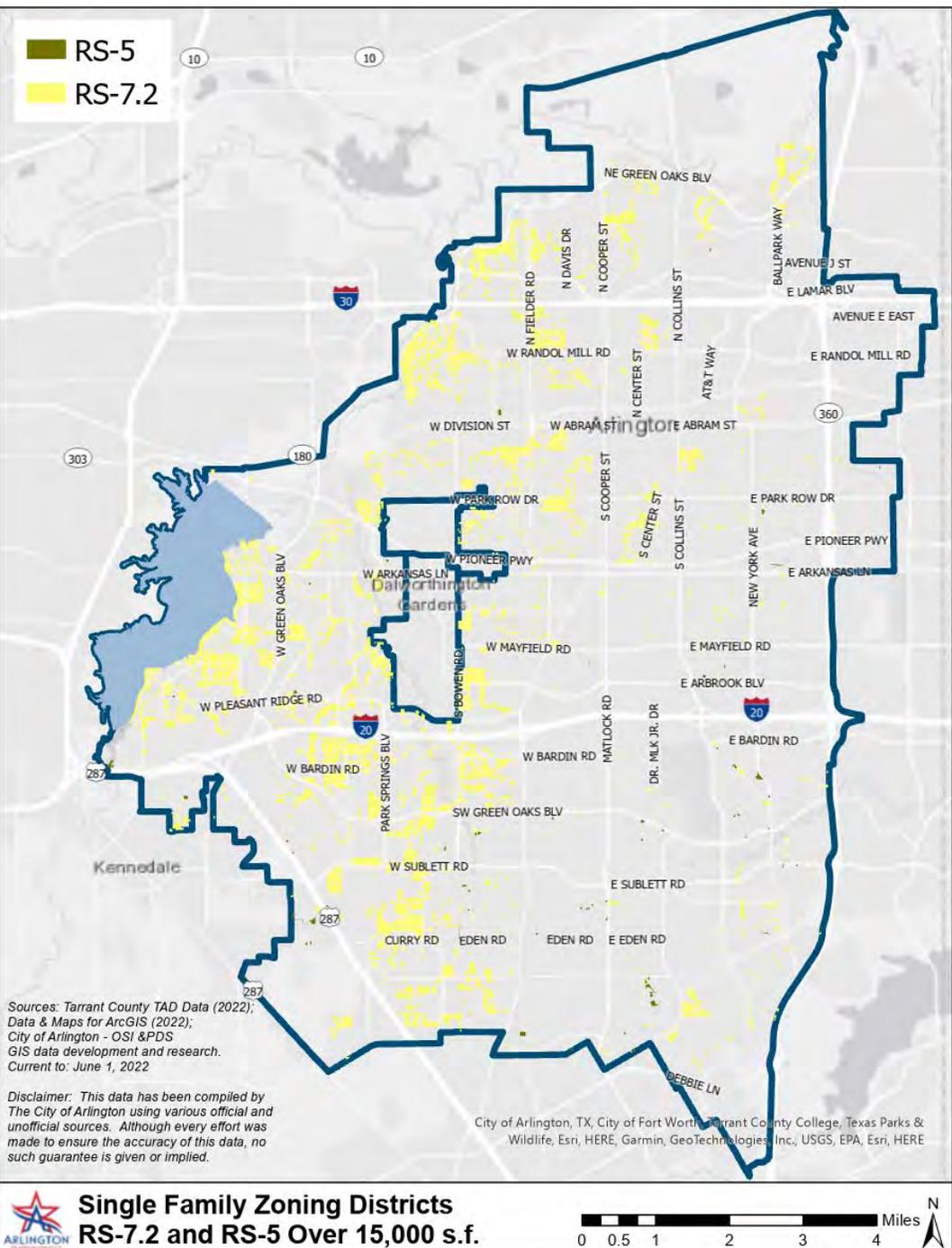


TABLE 3.3-1: Accessory Uses – Residential Districts

Use Type	<i>P = Permitted Use S = Specific Use Permit * = Supplemental Standards Apply</i>								
	RE	RS 20	RS 15	RS 7.2	RS 5	RM 12	RMF 22	VG	Use Standards
Garage apartment						P*	P*		3.3.6.F
Garage (private)	P	P	P	P	P	P	P	P	
Home-based business	P*	P*	P*	P*	P*	P*	P*	P*	3.3.6.H
Secondary living unit	P*	P*	P*	S*	S*	P*		P*	3.3.6.L
Swimming pool (private)	P	P	P	P	P	P	P	P	

Lots greater than 15,000 sq.ft.

- In RS-7.2 zoning district 6,500 lots
- In RS-5 zoning district 80 lots

Other standards in RE, RS-20 and RS-15 that can be carried forward:

- Side setback 10 feet
- Rear setback 10 feet

Conditions to remain:

- Located behind main structure.
- No greater than 24 feet tall
- Must be less than 50% of the main structure size.
- Use only by family members or relatives.
- One kitchen, one bathroom, and one bedroom maximum.
- All structures on the lot must not exceed the maximum lot coverage requirement

FINDINGS

Summary of Findings - 1

1. Participants did not oppose the idea of providing slight flexibility in the UDC standards for hard-to-develop, small infill sites.

With Council approval, staff could proceed with the following UDC amendment:

1. Remove the lot depth requirement for all residential zoning districts. The UDC already regulates minimum lot width and lot area.

2. **PROVIDING SLIGHT FLEXIBILITY FOR HARD-TO-DEVELOP (SHAPE/SITE CONSTRAINTS), SMALL INFILL SITES.**

Allow up to 15% reduction in lot size, living area, and setback minimums, through an administrative approval process, without sacrificing the contextual aspect of the neighborhood.

Typically, a small infill site is less than three (3.0) acres in size.

2. The majority of the participants were not in favor of the proposed 'Housing Issue' solutions – especially the ones increasing the '*Variety in Housing Types*'.

There were more positives for the '*Housing Attainability*' options, but the outcome was still negative.

Issues that remain to be addressed:

- No Arlington standards for the new housing trends
- Proliferation of Planned Development (PD)
- Rise in Corporate Investor-owned properties
- Revitalization of areas prime for redevelopment
- Aging in Place

QUESTIONS

Planning and Development Services

Gincy Thoppil, AICP, CPM
Director

Richard G. Gertson, FAICP, JD
Assistant Director

Patricia SineI, AICP, CFM
Long Range Planning Manager

The presentation and other materials are posted on the
Planning & Development Service Department webpage

Housing Issue: Strategy Criteria

(i) EFFECTIVENESS

The strategies should produce outcomes that are consistent with the established vision for the neighborhood or area by promoting development that activates the public realm, reflects neighborhood context, emphasizes pedestrian orientation, and minimizes the negative impacts to adjacent properties.

Effective solutions will promote development that addresses the issues of housing variety and attainability without compromising existing neighborhoods.

(ii) FLEXIBILITY

Directed strategies should allow property owners and builders to adapt to changing market conditions and maintain flexibility to promote creative designs that can relate to a variety of neighborhood contexts.

The desire for flexible solutions should be carefully balanced with a need for predictable outcomes.

(iii) PREDICTABILITY

Actions should result in predictable, clear, outcomes for all stakeholders (property owners, developers, city staff, and neighborhoods)

It should support predictable development outcomes.

1. The more you build in areas of the city where services are already available, the less impact it has on taxpayers.
2. Infill development should seek to reduce the extension city services and traffic congestion while increasing walkability of neighborhoods.

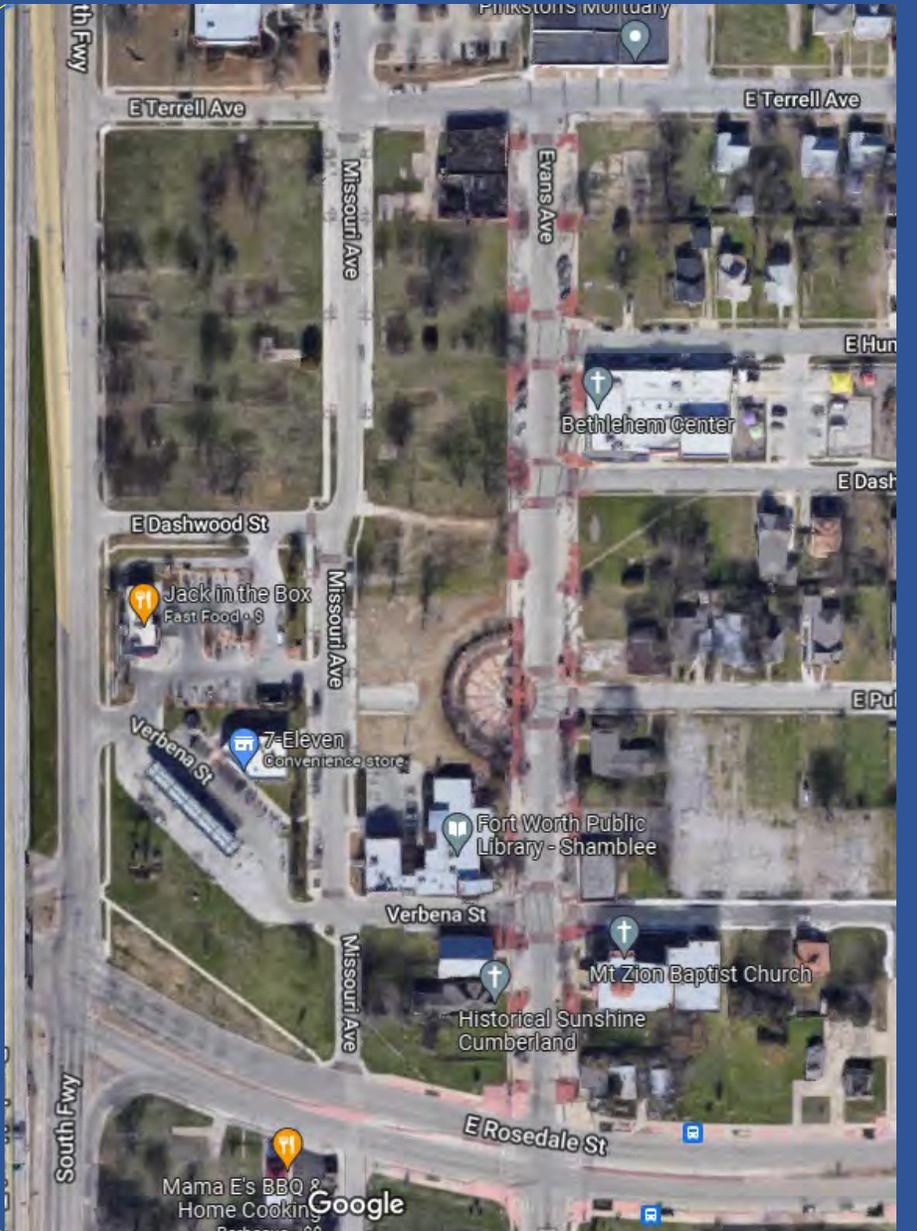


Evans & Rosedale

32.78° N / 97.34° W

FORT WORTH

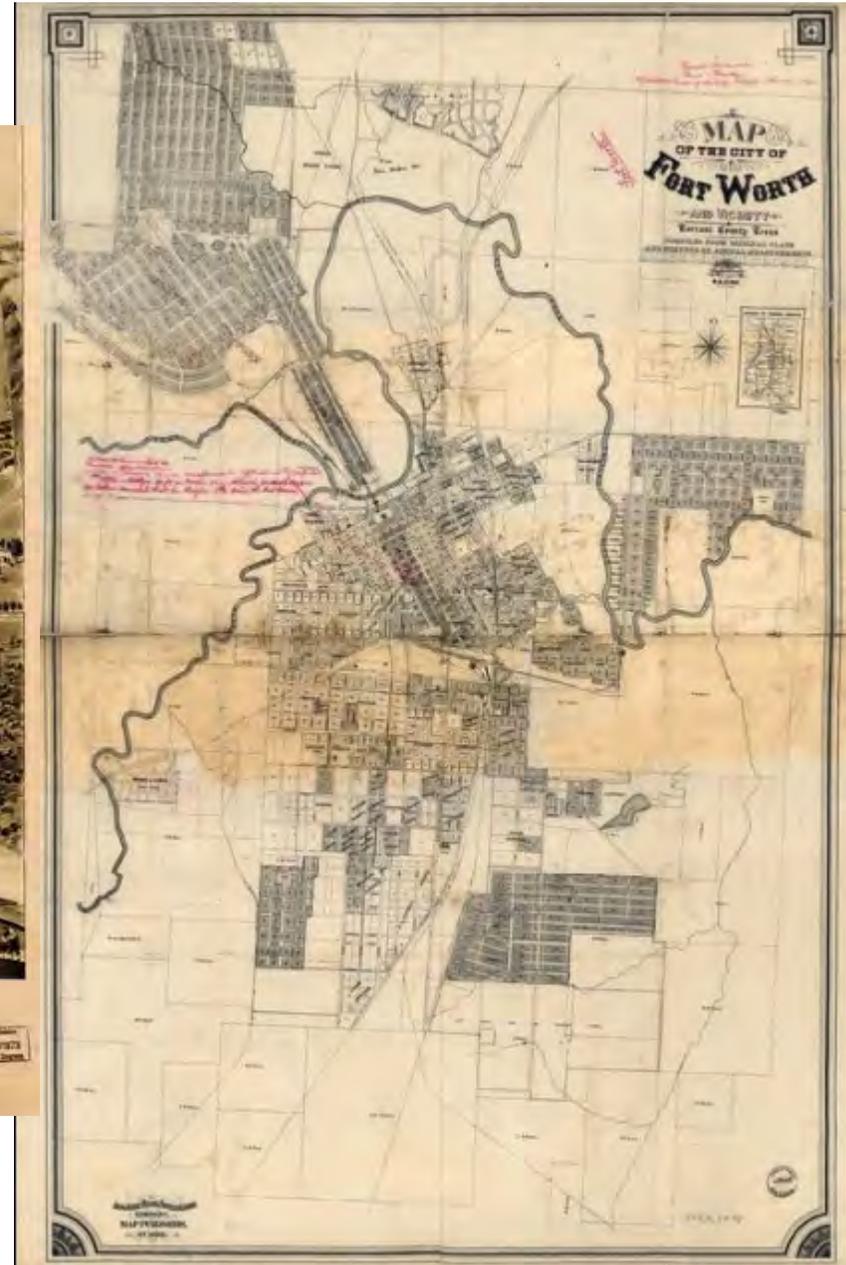
Texas

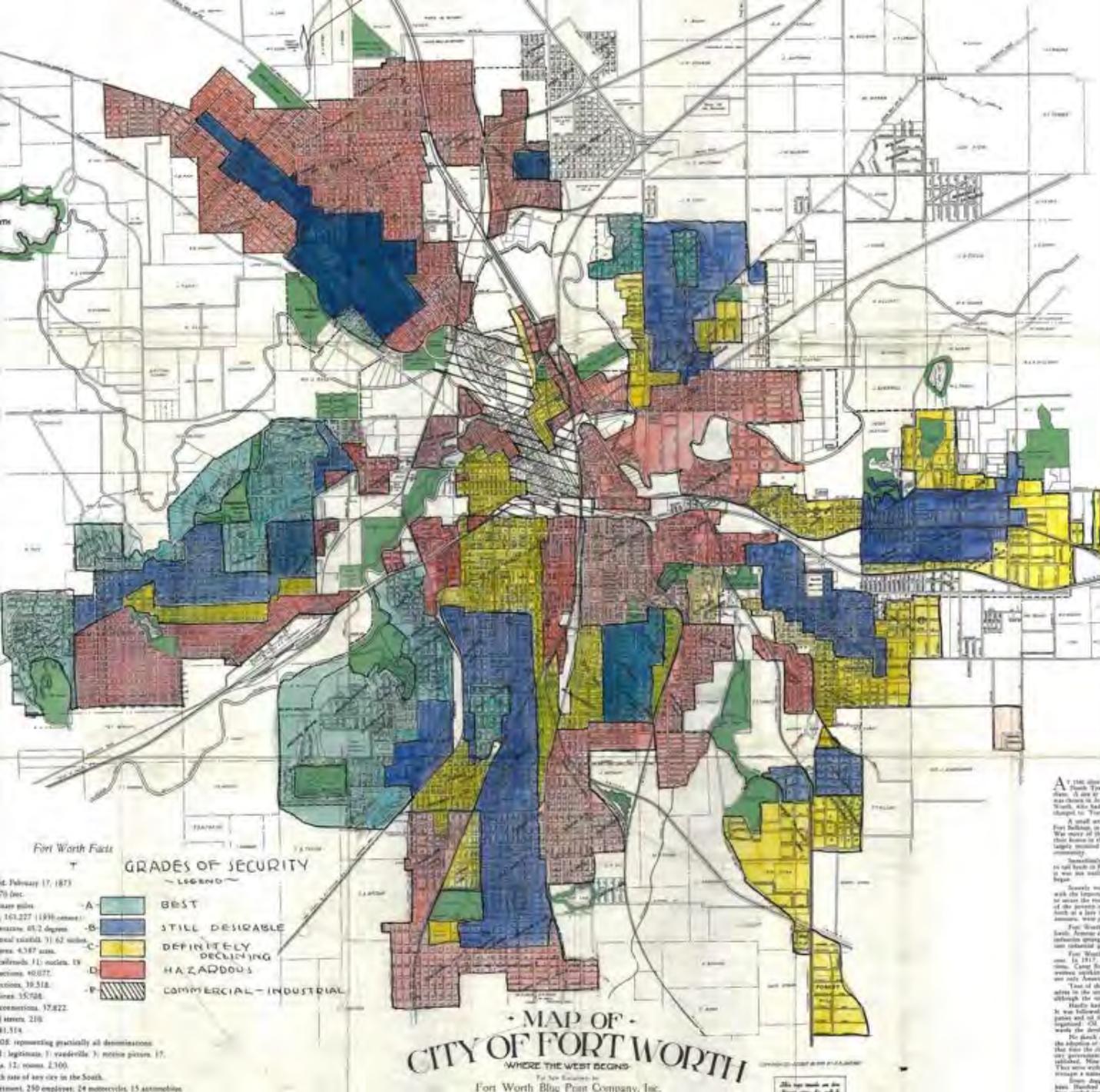




PERSPECTIVE MAP OF
FORT WORTH, TEX.

1891





A 1916 plan of
 South Texas
 has shown that
 the city of Fort
 Worth has
 changed in 1931.

A small area
 Fort Worth, in
 We note of the
 these areas in the
 largely located in
 community.

Incidentally,
 it is not hard to
 it was not used
 before.

Generally, we
 with the intention
 to show the trend
 of the growth of
 South of a line in
 common, were
 put.

Fort Worth's
 land. Among the
 various areas, a
 can contain the
 city.

Fort Worth
 in 1917, at
 time. Camp
 various conditions
 are not American
 land.

Year of about
 area in the west
 although the
 name.

Hardly had it
 is now believed
 parts and all the
 important oil
 wells the
 district.

No doubt of
 the industry of
 that time the
 city's
 population
 doubled. While
 established. While
 This area within
 through a
 from
 large
 have
 been
 could
 have
 been
 used
 for
 the
 city's
 growth.

FORT WORTH

HOTELS
 Del Rey—901 Jones St.
 Jim—413-15 E. Fifth St.

TOURIST HOMES
 Evan's—1213 E. Terrell St.

RESTAURANTS
 Y. M. C. A.—1604 Jones St.
 Green Leaf—315 E. 9th St.

BEAUTY PARLORS
 Dickerson's—1015 E. Rosedale

SERVICE STATIONS
 South Side—1151 New York St.

Fort Worth

Y.M.C.A.	1604 Jones St.
Hotel Jim	413-15 E. Fifth St.
Evan's Tourist Home	1213 E. Terrell St.
Green Leaf Restaurant	315 E. 9th St.
Clover Motel	1901 East 4th St.
Mohawk Hotel	217 East 15th St.

Fort Worth

Clover Motel	1901 East 4th St.
Mohawk Hotel	217 East 15th St.
Monterey Hotel	1055 Evans Ave.
Y.M.C.A.	1604 Jones St.
Hotel Jim	413-15 E. Fifth St.
Evan's Tourist Home	1213 E. Terrell St.
Green Leaf Restaurant	315 E. 9th St.

Fort Worth

Clover Motel	1901 East 4th St.
Mohawk Hotel	217 East 15th St.
Monterey Hotel	1055 Evans Ave.
Y.M.C.A.	1604 Jones St.
Hotel Jim	413-15 E. Fifth St.
Evan's Tourist Home	1213 E. Terrell St.
Rose Cliff Restaurant	5600 E. Rosedale St.
Green Leaf Restaurant	315 E. 9th St.

FORT WORTH

Clover Hotel	1901 East 4th Street
Evan's Tourist Home	1213 E. Terrell Street

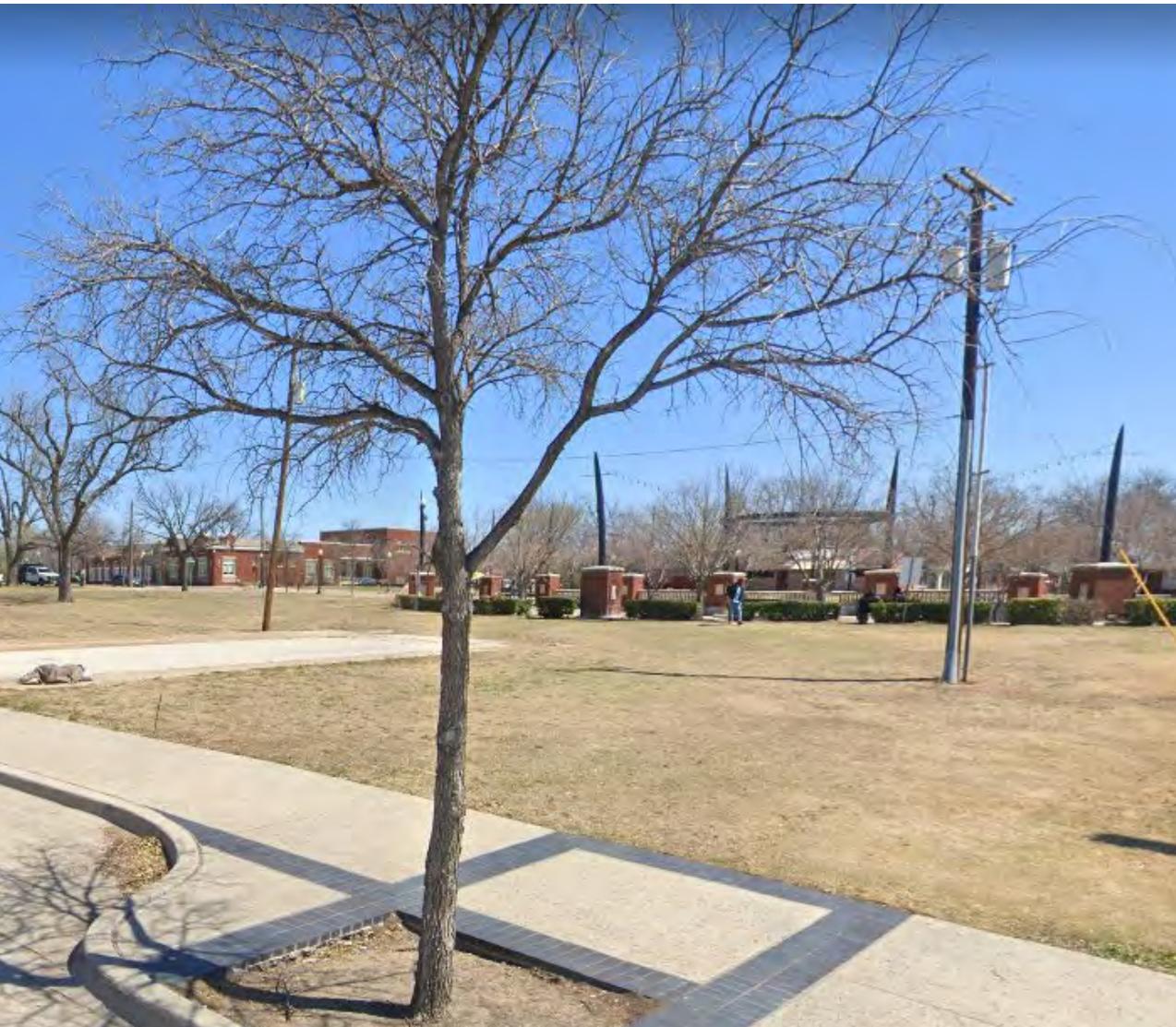
5TH E — From 600 Main east ⁴
beyond Terry
—Jones intersects
413△Jim Hotel furn, rms
△Cooper Rent Taxi Co
△Jim Hotel Beauty Shop
△Jim Hotel Cafe
Lawson Fred E
—Grove intersects



Musicians who performed at the Jim included Paul Whiteman, King Oliver, Ella Fitzgerald, Fats Waller, Cab Calloway, Sarah Vaughan, Ray Charles, Billy Eckstine, Errol Garner, Woody Herman, Earl "Fatha" Hines, Billie Holiday, B. B. King, the Ink Spots, Louis Jordan, Pigmeat Markham, the Andrews Sisters, Buddy Rich, Art Tatum, Count Basie, and Louis Armstrong. In the early 1930s T-Bone Walker led the hotel's house band. Thus, the Jim provided travelers food, lodging, and entertainment.



WISCONSIN





Evans Ave





Missouri Ave

City of Fort Worth

**Evans Avenue
Commercial Revitalization
Project**

FUNDED BY
THE CITY OF FORT WORTH THROUGH A
COMMUNITY DEVELOPMENT BLOCK GRANT
PROGRAM FROM THE U.S. DEPT.
OF HOUSING AND URBAN DEVELOPMENT

SIGN COURTESY OF
ARMY · NAVY STORES



Evans Avenue Commercial Revitalization Project

Year	Development History
1997	Near Southside CDC issues a planning document showing need for economic development
1997	Fort Worth TIF #4 Established
1999	Fort Worth South, Inc. issues urban design guidelines
2000	Fort Worth Metropolitan Black Chamber of Commerce issues Economic Development Action Plan
2000	Vision Plan for Evans & Rosedale adopted & endorsed by Evans & Rosedale Advisory Committee
2000	City receives \$1.5M EDI grant and \$7.5M in Section 108 loans to redevelop
2000-2002	Property acquisition
2002-2003	Streetscape Project
2005-2006	Shamblee Library Constructed
2009	Hazel Harvey Peace Center for Neighborhoods Constructed
2011	Jack in the Box & Bethlehem Center constructed
2012	7 Eleven Constructed
2016-2017	Hotel development considered
2018	Request for Economic Interest - 8 Responses
2019	Hoque Global selected as Master Developer

Public Funds Allocated to the Evans & Rosedale Urban Village, 1998 to 2015 (Excludes TIF funds)		
Funding Source	Amount	Project Details
U.S. Economic Development Administration, Community Development Certificate of Obligations, Community Development Block Grant	\$1,231,284	Evans Ave reconstruction & Heritage Park/Plaza
HUD Section 108, Community Development Block Grant	\$10,495,305	Hazel Harvey Peach Center for Neighborhoods
Community Development Block Grant	\$5,414,881	Ella Mae Shamblee Library
Community Development Block Grant	\$22,145	Demolition & clearance
City of Fort Worth	\$370,000	Demolition & clearance
U.S. Environmental Protection Agency	\$598,053	Environmental assessments & clean-up
Local Development Corporation (City of Fort Worth)	\$210,000	Master Plan (\$150,000) and Market Analysis (\$60,000)
NCTCOG Sustainable Development Grant	\$65,000	Planning project - urban design standards & housing market assessment (TIF match)
HOME	\$1,008,059	New Construction of Single Family home on vacant site in Terrell Heights Neighborhood
HOME, Community Development Block Grant	\$79,156	Home Improvement Program
HOME	\$900,000	Land acquisition for 54 single family rental houses on sites in the Terrell Heights Neighborhood
Community Development Block Grant	\$155,870	Infrastructure improvements in CDBG-eligible areas in the Terrell Heights Neighborhood
Community Development Block Grant, City of Fort Worth	\$813,000	Evans Avenue street reconstruction
Community Development Block Grant	\$2,789,915	Streetlights in Terrell Heights
Section 108, HUD Economic Development Initiative	\$4,900,000	Bethlehem Center
Community Development Block Grant	\$440,588	Jack in the Box land acquisition
Community Development Block Grant	\$529,116	7-Eleven land acquisition
Total	\$30,022,372	

2005 Urban Village Master Plan



FIRST PHASE STREET LEVEL



FIRST PHASE UPPER LEVEL

2009

Evans & Rosedale Area Design Standards And Guidelines

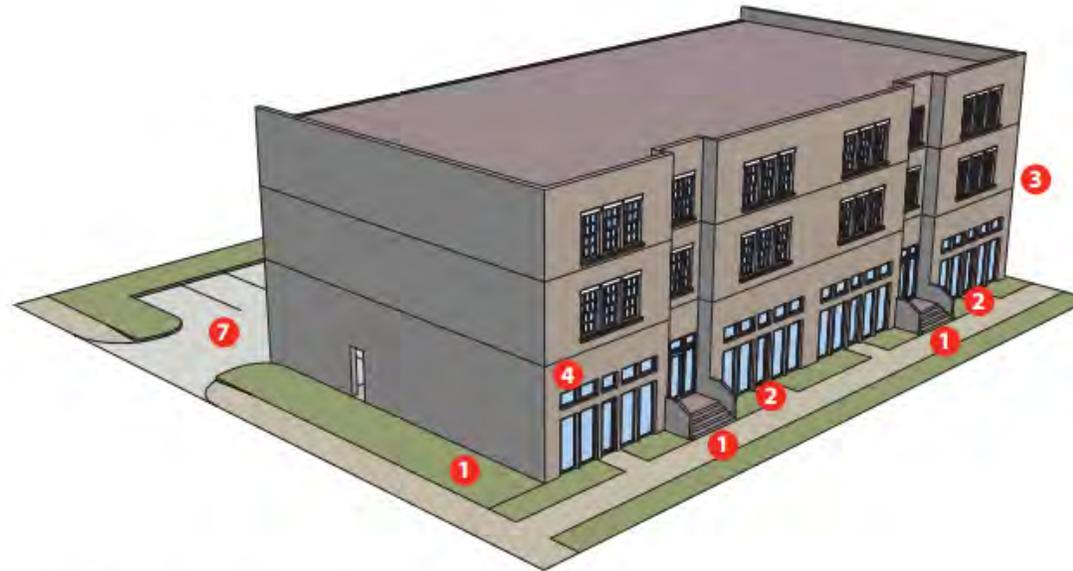
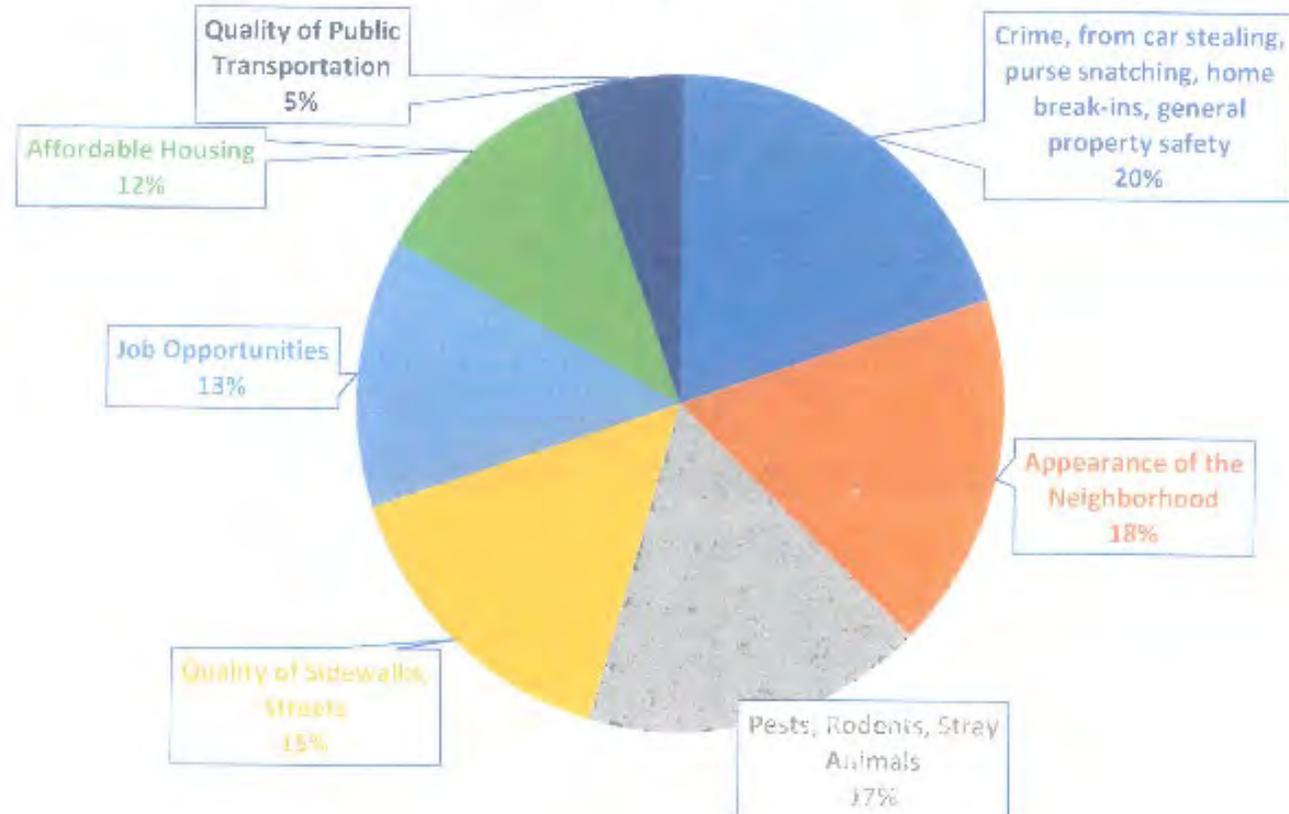


Figure 4.4. Typical building massing in T5-N and T4-N. The number references refer to the development standards listed at right.

1. Placement of the building face at the front property line, directly on the sidewalk. Side yard setbacks should also be minimal in order to encourage a continuous building face along the sidewalk.
2. A preference for commercial and publicly accessible uses at the ground level. Residential uses are also permitted at ground level, but are encouraged to make a welcoming gesture with elements such as front stoops.
3. A preference for multi-story buildings, where upper floors may be occupied by a wide range of commercial and residential uses.
4. An architectural distinction between the ground floor of the building and the upper floors. Generally, the ground level should have a higher percentage of glazing and appear more open and permeable.
5. Primary building entrance shall be at the front of the building.
6. While regularly spaced trees are an important component of the sidewalk zone, providing for shade and softening the overall effect, the role of landscaping is secondary to providing for a wide and active pedestrian realm that also allows for benches, café tables, and other related street furniture.
7. Parking is decidedly de-emphasized by placing it behind the principal building, and driveway access to the front street should be kept to an absolute minimum, if at all. On-street parking within the right-of-way, however, is encouraged for short-term convenience as well as for its role as a buffer between the pedestrian and moving traffic.

2018 Historic Southside Neighborhood Poll

QUESTION #3 - CHECK THE TOP THREE CONCERNS YOU HAVE ABOUT THE HISTORIC SOUTHSIDE?



2019

Near Southside Form Based Code

5.C. Building Location and Orientation

1. BASE SETBACK STANDARDS

New buildings shall be located in relation to the boundaries of their lots according to the setback standards listed below and depicted to the right.

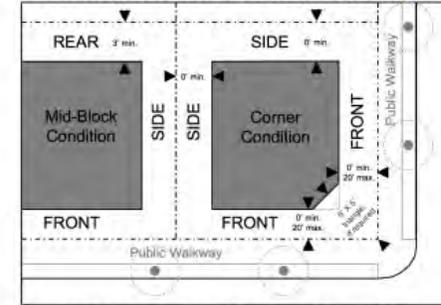
Front Setback	0 ft. min., 20 ft. max. except as described in Section 5.C.2. below.
Side Setback	0 ft. min., except as described in Section 5.C.2.e. below.
Rear Setback	3 ft. min.
Corner Set-back	5' x 5' dedication when required by Section 5.C.2.f. below.

General yard development standards: Development shall be exempt from Chapter 6, Article 1, Sections 6.101B, 6.101C, 6.101E, and 6.101G of the Zoning Ordinance.

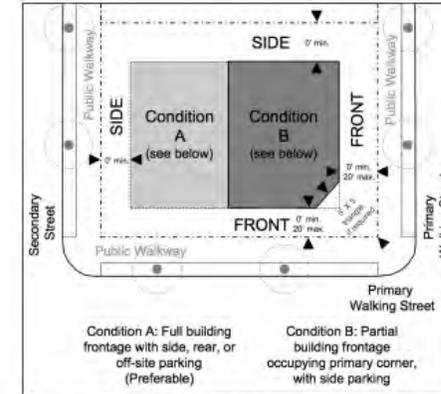
2. CONTEXTUAL SETBACK STANDARDS

- Buildings fronting designated "Main" streets** – Front setback is 0 ft. min. and 10 ft. max. (Street classification maps shown in Section 4.C.)
- Buildings fronting public spaces** – Buildings that front pocket parks, plazas, or other public spaces may exceed the maximum front setback.
- Oleander Walk T4-N zone** – Front setback is 5 ft. min. and 10 ft. max. along Oleander Walk; 0 ft. min. and 10 ft. max. along other streets.
- "On-street" parking or public walkways located on private property** – If angled, perpendicular, or parallel parking is located on private property but functions the same as on-street parking, the front setback is measured from the edge of the public walkway. Similarly, if a required public walkway (see Section 5.B.2) encroaches onto private property, the setback is measured from the walkway edge as shown in diagrams to right.
- Side yards adjacent to existing buildings** – When an abutting property with an existing building has windows facing to the side, any new building shall provide at least 10 feet of separation.
- Corner buildings** – For corner buildings at street and alley intersections that do not include all-way stop signs or traffic signals, a triangular dedication measuring 5' by 5' is required by the subdivision ordinance. The triangle shall be measured from the property line and clear of visibility obstructions.
- Interior buildings** – Interior buildings may be constructed if the project also includes frontage buildings that are oriented to public streets. Specifically, buildings may exceed the setback if at least 60 percent of the public street frontage on each block face within the development contains buildings within the maximum setback of 20 ft. The frontage percentage is reduced to 50 percent for institutional or industrial campuses in "I" zones.

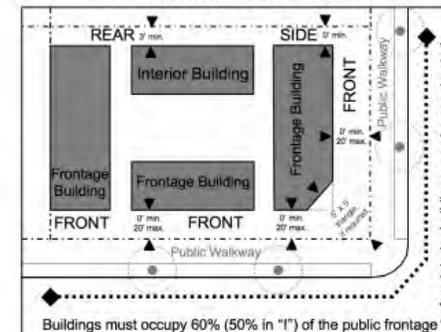
SETBACKS: PARTIAL BLOCKFACE CONDITIONS



SETBACKS: FULL BLOCKFACE CONDITIONS

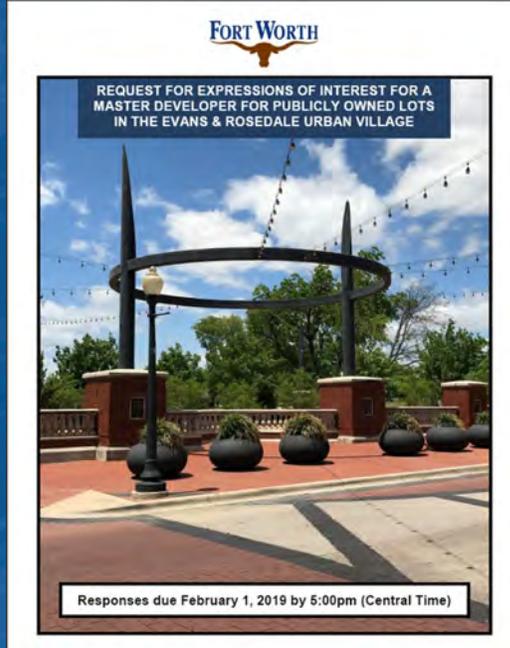


SETBACKS: INTERIOR BUILDINGS

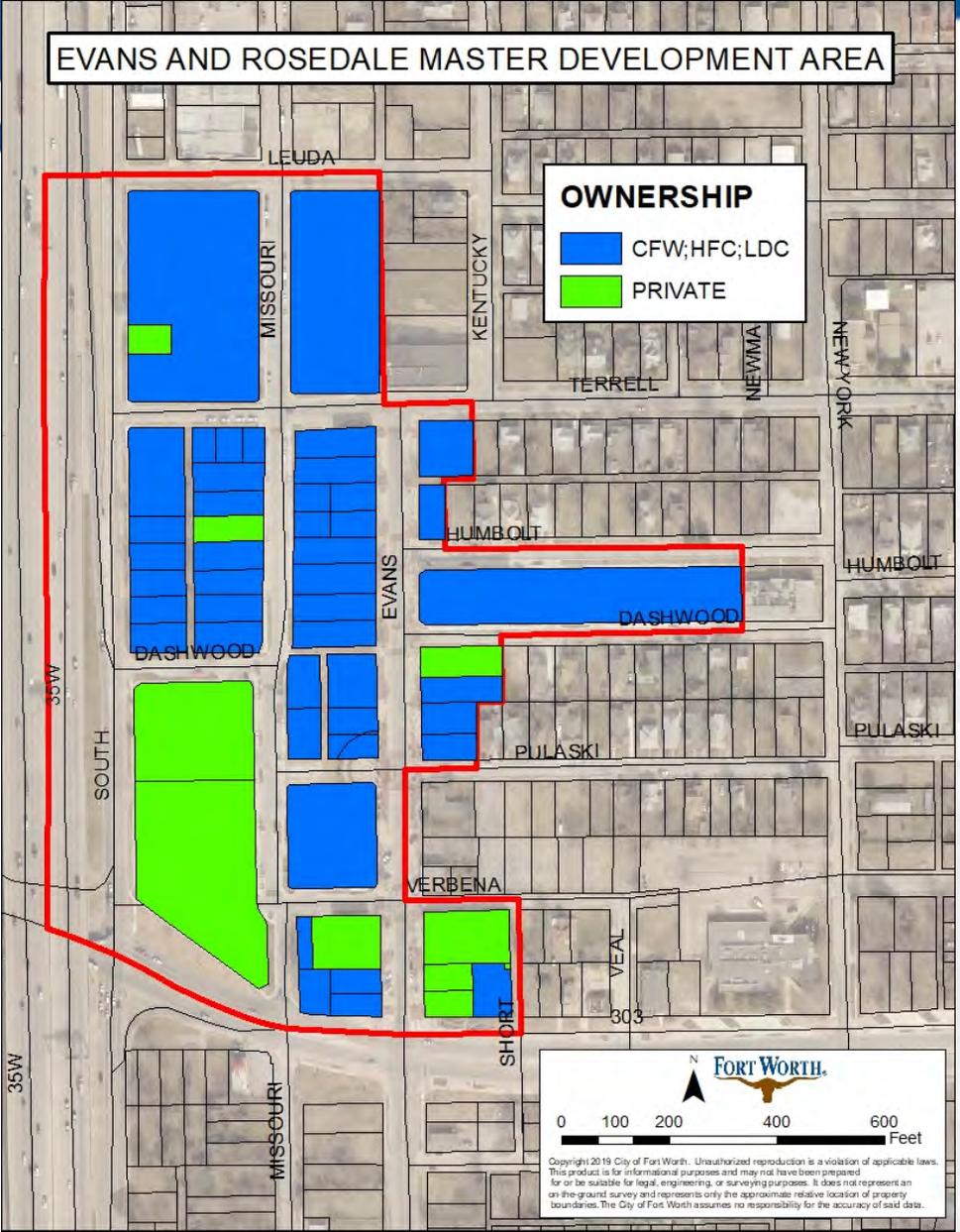


RFEI

“Request for Expression of Interest”



- Neighborhood Meeting Held November 28, 2018 for RFEI Input and Feedback
- HFC, LDC, and City Council Briefing December 4, 2018
- Request for Expression of Interest (RFEI) issued December 6, 2018
- The RFEI emphasized a partnership “with a developer who can respect the history while maximizing the use of the property for the current market.”
- Responses Due February 1, 2019
- Community Input Workshop, facilitated by University of Texas at Arlington, February 9, 2019



Specific Sites

Fort Worth Housing Finance Corporation (HFC), Fort Worth Local Development Corporation (LDC), and the City of Fort Worth sought a Master Developer arrangement in and near the historic Evans & Rosedale Urban Village located minutes from downtown Fort Worth, for properties owned by these three entities.

News and Events



Trending Posts



EVANS & ROSEDALE

Dallas developer plans mixed-use project in historic Fort Worth neighborhood

2021-09-30



EVANS & ROSEDALE

Developer Hoque Global Announces Initial Plans for Evans & Rosedale Development

2021-09-20



EVANS & ROSEDALE

Developer Hoque Global Announces Initial Plans for Evans & Rosedale Development

2021-09-20

ALL

REAL ESTATE

HOSPITALITY

CORPORATE LOGISTICS

Proposed Project Overview

- Developer: **Hoque Global Properties LLC**
- Phase I - \$60 Million Capital Investment
 - 292 multifamily units and 28 live/work units
 - 27,000 square feet of retail or office space
 - 15,000 SF of the retail space will be marketed to an urban grocer for up to 12 months past receipt of the Certificate of Occupancy
 - 339 parking space parking garage
 - Enhancements to include the cultural square, linear parks, interactive square, and other public spaces
- Phase II – Additional \$10 Million Capital Investment
 - 20 townhomes

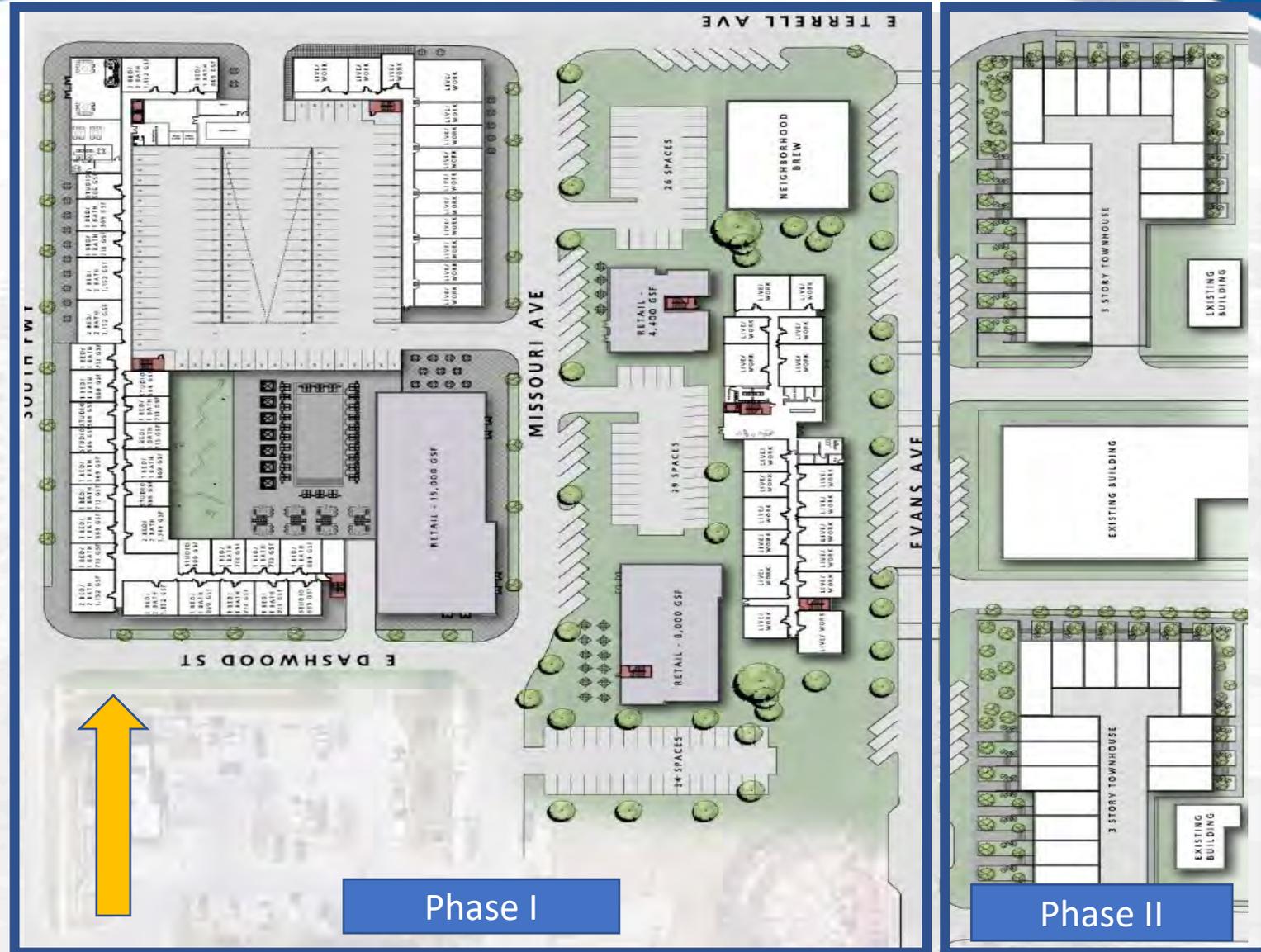
Proposed Development

Phase I - \$60M

- 292 multifamily units and 28 live/work units
- 27,000 square feet of retail or office space
 - *15,000 SF of the retail space will be marketed to an urban grocer for up to 12 months past receipt of the Certificate of Occupancy*
- 339 parking space parking garage
- enhancements to include the cultural square, linear parks, interactive square, and other public spaces

Phase II - \$10M

- 20 townhomes



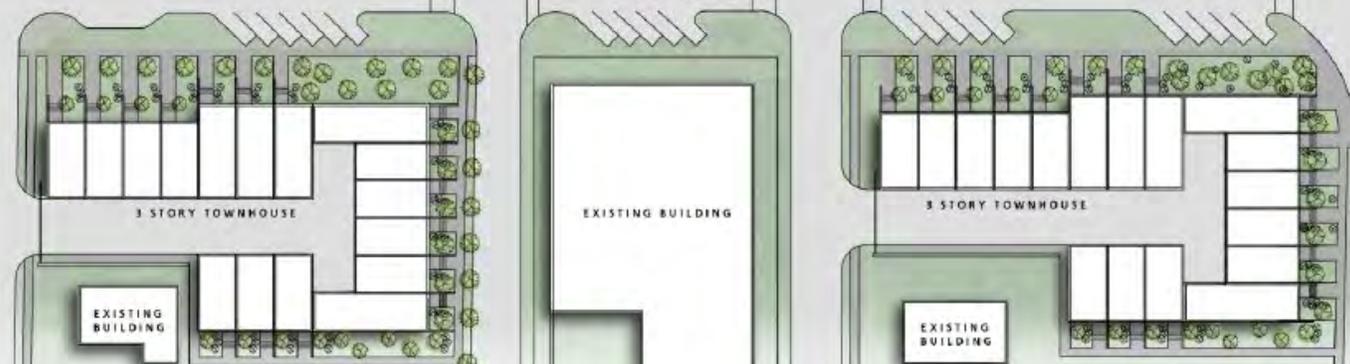
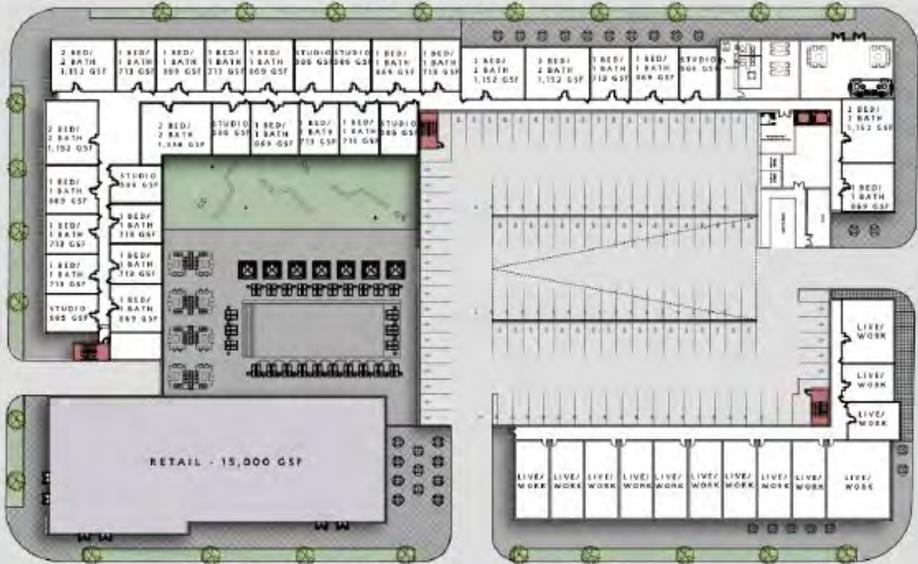
SOUTH FWY

E DASHWOOD ST

MISSOURI AVE

EVANS AVE

E TERRELL AVE



GROUND FLOOR







DESIGN WORTH

WILLIAMS

LAND

Wine and Spirits



NEIGHBORHOOD BREW







at a location

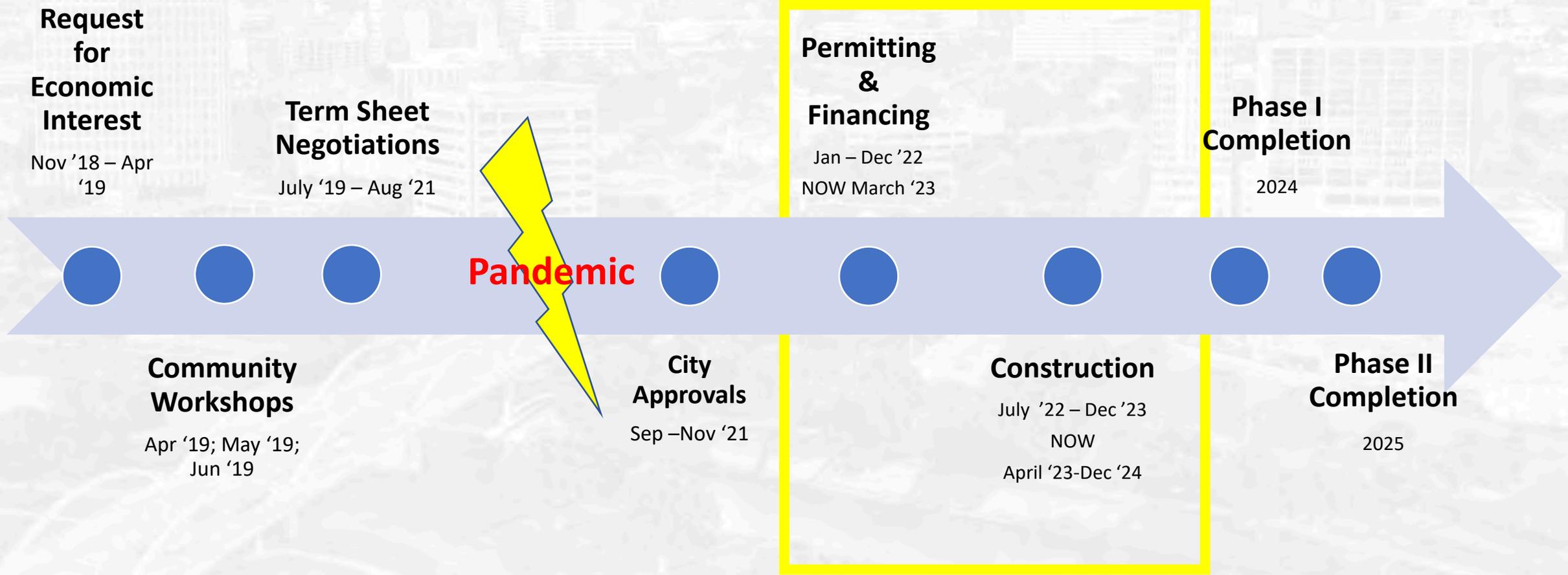
Purple Heart Trail

Where are we in the Redevelopment Timeline?

Fort Worth Public Library...

Mt Zion Baptist Church

Redevelopment Timeline



at a location

Purple Heart Trail

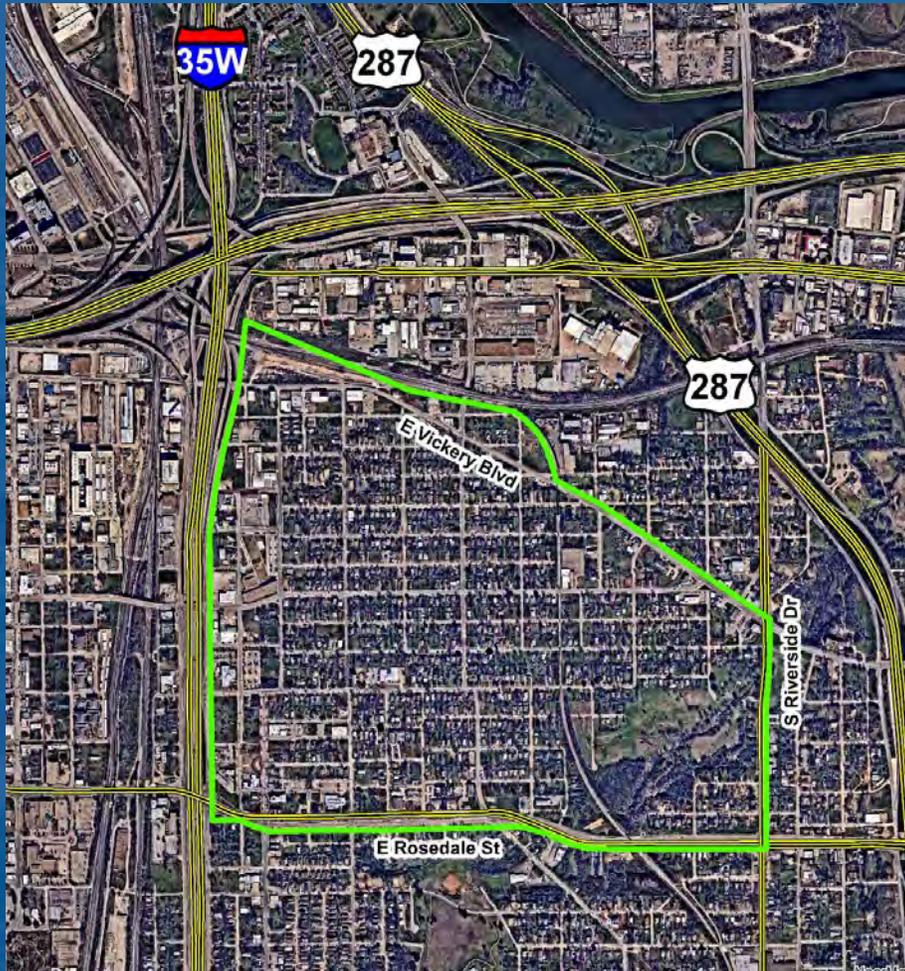
What financial incentives are committed?

Fort Worth Public Library...

Mt Zion Baptist Church

Developer Commitments

- **Invest a minimum of \$60 Million – Phase I**
 - Min. \$56 million Hard Costs
 - Construction to begin within 18 months; Completion within 36 months of signing of Definitive Agreements
 - Min. 15% Total Development Costs to Business Equity Firms
- **Invest an additional \$10 Million – Phase II**
- **Affordable Housing: Rent no fewer than 20% of all rental residential units as affordable housing**
 - 10% of all residential units leased to individuals or families earning at or below 80% of the Area Median Income for the Fort Worth-Arlington region in a given year as established by the U.S. Department of Housing and Urban Development
 - 10% of all residential units leased to individuals or families earning at or below 60% of the Area Median Income.



- Demonstrates the **financial capacity and commitments** to complete the project prior to any land transactions and no later than **6 months** after signing of the Definitive Agreements;
- Employ or cause to employ a minimum **30 Full-Time Employees** on the Property by **December 31, 2024**, using **good faith efforts to hire from the neighborhood**;
- **Community Engagement:**
 - Initial Public Meeting
 - *Continued Public Meetings at least once every 6 months*
 - Quarterly project status updates to City and made available via website
- Is responsive to and specifically informed by **historic and cultural context** in designing the buildings and public spaces; and
- Developer will also work with the City of Fort Worth to make best efforts to **attract a grocer** to the Development.
- The Developer will pursue a waiver of certain permit and impact fees related to the Development through the **Neighborhood Empowerment Zone** application process.
- The Developer will make best efforts to **acquire the property** located at **912 Missouri Avenue**, Fort Worth, TX 76104 from the private property owner with a conclusion to such efforts no later than **December 31, 2021**, provided that if significant progress is being made toward acquisition but acquisition is not yet complete, this deadline may be extended by the City.

Proposed City Commitments

15 year Chapter 380 Economic Development Program Agreement at 80% of Real Property, Business Personal Property, and Sales Tax ad valorem taxes up to an overall incentive cap of \$9 million (gross).

- The Chapter 380 incentive cap shall be \$8 million upon completion of the Phase I commitments.
- If Phase II commitments are achieved, the Chapter 380 incentive cap shall increase to \$9 million.

Property Owner or Company Commitment	Potential Grant
\$60 M Development Costs and Affordable Housing Investment (Base Commitment)	65%
15% Fort Worth M/WBE Contractors	10%
30 Full-Time Employees	5%
TOTAL	80%

Sale of Properties

- 36 lots identified as required for this development
 - 1 owned by City of Fort Worth
 - 5 owned by the Local Development Corporation
 - 30 owned by the Housing Finance Corporation
- 35 Lots will be sold “as is” to City & then to Developer
- Sale price to developer is \$1;
- City to reimburse HFC, LDC, and itself with ARPA Funds for 36 lots at fair market value;
- City lien will be placed on properties to assure performance by the developer of the public purpose of development & maintenance of low-to-moderate income housing
- Developer must maintain ownership of the properties throughout the term of the lien unless the City approves the subsequent purchaser to assume the same **performance requirements**

Performance Requirements

Phase I

- 320 total housing units: 292 multifamily units and 28 live/work units
- Minimum of 64 apartments (20% of total units) set-aside as affordable pursuant to standard City of Fort Worth economic incentive agreements
- Affordability (80% AMI or less on 10% of units and 60% AMI or less on 10% of units) starts upon certificate of occupancy and is maintained for a minimum of 15 years;
- Payment of fair market value of the properties in the amount of \$4,126,861.57 (or \$21.27/s.f.) will be required in the event that developer fails to meet the performance requirements for the duration of the lien or in the event that developer sells or otherwise no longer retains ownership over all properties, except as allowed by City.
- Construction must start within 18 months of closing and completed within an additional 36 months

Phase II

- 20 townhomes
- Minimum of 6 townhomes (20% of total units) set-aside as affordable pursuant to standard City of Fort Worth economic incentive agreements
- Affordability (80% AMI or less on 10% of units and 60% AMI or less on 10% of units) starts upon certificate of occupancy and is maintained for a minimum of 15 years;
- Payment of fair market value of the properties in the amount of \$649,575 (or \$21.27/s.f.; \$112,500 City parcel; \$537,075 LDC parcels) will be required in the event that developer fails to meet the performance requirements for the duration of the lien or in the event that developer sells or otherwise no longer retains ownership over all properties, except as allowed by City.
- Construction of the Phase II Housing must start within 60 months of closing and completed within an additional 18 months

Tax Increment Reinvestment Zone Number Four

Reimburse up to \$7 million upon completion of the parking garage and enhancements to the cultural square, linear parks, interactive square, and other public spaces



Development Summary

- Private Investment
 - Minimum \$70 Million in Real property
 - Minimum \$56 Million in Hard Costs

- Other Commitments
 - 20% of Units Affordable
 - 30 Full-Time Employees, best efforts to hire from neighborhood
 - Community Engagement
 - Cultural and Heritage considered throughout Development
 - Efforts to Attract a Grocer

- Incentive Summary
 - \$9 Million Chapter 380 EDPA
 - \$7 Million in TIF 4 Funds
 - \$4,126,862 in FWHFC Property
 - \$537,076 in LDC Property
 - \$112,500 in City Property

Total Incentive Proposed = \$20,776,438

Private/Public Ratio – Chapter 380
(based on max. estimate / cap)

NPV Benefit	\$4,557,859
City Participation (NPV)	6.0%
Est. Ratio (Gross)	8.4:1
Est. Ratio (NPV)	16.6:1
Payback	3.85 years

CFW Tax Revenue (15 yr. projection)

Net NPV New Tax Generated \$ 6,648,619

Private/Public Ratio – “All In”
(Includes use of ARPA funds)

City Participation (NPV)	21.7%
Est. Ratio (Gross)	3.6:1
Est. Ratio (NPV)	4.6:1
Payback	10.45 years





Thank you

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Land use reforms for housing supply

Rolf Pendall, AICP,
Professor & Head,
Department of Urban &
Regional Planning

Presentation to NTCOG
Land Use/Transportation
Task Force

October 12, 2022

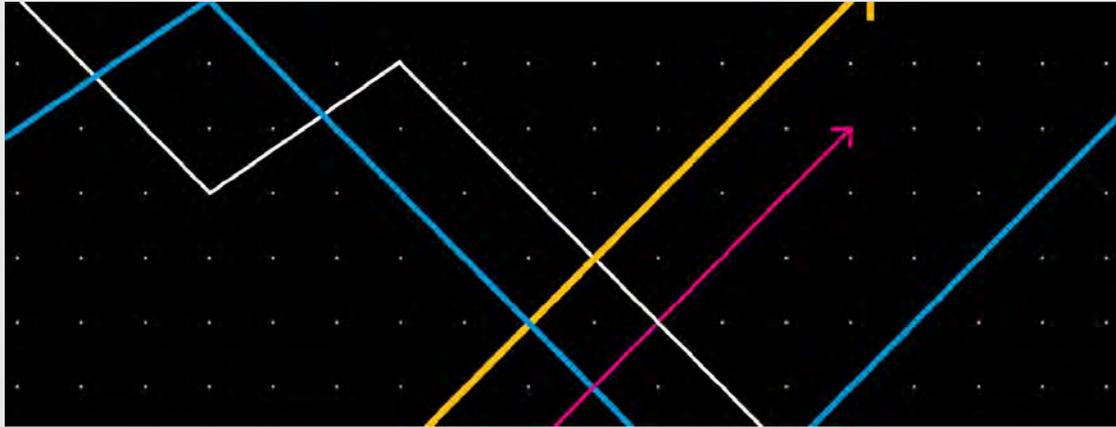


Presentation outline

- About the study
- Bottom line: Land-use reform is a process, not an event.
- Cases: Why DC and Portland? The importance of ADUs
- DC: From comprehensive plan to the first halting efforts
- Portland: Incremental changes, then a big breakthrough
- Comparing the cases & the bottom line again
- Implications for other missing-middle housing reforms



About the study



RESEARCH REPORT

Land Use Reforms for Housing Supply

Case Studies on the Process for Passing and Implementing Regulation Changes

Lydia R.P. Lo
URBAN INSTITUTE

Eleanor Noble
URBAN INSTITUTE

Diane K. Levy
URBAN INSTITUTE

Rolf Pendall
UNIVERSITY OF ILLINOIS
AT URBANA-CHAMPAIGN

October 2020

Available: <https://www.urban.org/research/publication/land-use-reforms-housing-supply>

Research questions

- What processes (planning, advocacy, negotiation, decision-making...) helped pass land use reforms?
- What matters when it comes to housing production?



How do reforms pass? When do reforms matter?

“Passing” reforms

Policies & plans come first

Then, a gradual process

- Building political support
- Trial and error
- Changing conditions (market, political)

Reforms deliver housing when...

...property owners know about them

...they work financially for property owners

...they limit discretionary review

...the approval process is clear

...elected & appointed officials support the goals the reforms aim to address



Why DC & Portland?

Reforms about accessory dwelling units (ADUs)

- Many jurisdictions considering reforms to their ADU laws
- Some jurisdictions began reform a long time ago

DC and Portland: Useful parallels

- Recent zoning reform
- Fast growth & housing supply challenges
- Politically progressive (but with influential “neighborhood defenders”)
- Land constraints



DETACHED ADU



BASEMENT ADU



GARAGE-CONVERSION ADU



ATTACHED ADU



SECOND-STORY ADU

[AARP.org/ADUs](https://www.aarp.org/adus)

Source: [AARP](https://www.aarp.org/adus), [ABCs of ADUs](#).



The DC process, part 1: Adopting a new plan

First: New comp plan

1973: DC gets home rule

1970s-1990s: Population loss, fiscal crisis

1995-2001: Fiscal control board

2001: Comp planning process starts; population growth resumes

2007: Comp plan adopted

What the plan said about ADUs

“Explore changes which would facilitate development of accessory apartments ..., English basements, and single room occupancy housing units. Any changes to existing regulations should be structured to ensure minimal impacts on surrounding uses and neighborhoods.”



The DC process, part 2: An entirely new zoning code

Previous code

Last overhauled in 1958

Amended >1000 times since then

Zoning regulation review, 2007-16

Goal: A new, integrated code

- 2007-13: Drafting the new code
- 2013-14: Opposition and support from both elites & working-class neighborhoods (about ADUs and other things)
- 2016: New code passed



The Portland process: The long game of growth management

Roots of planning in PDX

1973: Oregon Growth Management

- Urban growth boundaries
- Long-term planning to accommodate urban growth inside boundaries

1981: Metro Portland Housing Rule

- Cities must amend zoning to allow average 6-10 du/acre + mix of multi/single family
- Development approval process must be straightforward

The result: Density next to open space



Image: [Oregon Metro](#)



ADUs in Portland

Evolution, 1981-2010

1981: Policy allows ADUs (many limitations)

- Owner occupancy of main unit
- Small ADU floor area
- ADUs must be internal

1991: New zoning codifies ADUs

1991-2010: Gradual reforms

- Owner-occupancy no longer required
- Garage conversions allowed
- Larger ADUs & small-lot ADUs allowed
- External ADUs allowed

2010: Still too few ADUs built

Diagnosis: Development costs too high

- Soft costs: 20-30% of \$200-\$400K TDC

Idea: Waive impact fees (“system development charges”)

- Total: \$10,000-\$16,500 per unit (water, transportation, park & rec, environmental services)
- Justified by nexus studies of existing ADUs

Pilot adopted, 2010

More adjustments since then



Comparing the ADU regulations

TABLE 3

Key Accessory Dwelling Unit Zoning Code Requirements in Portland, Oregon, and Washington, DC

	Portland	Washington, DC
Owner-occupancy requirements	No	Yes
By-right development	Yes	Yes, for attached ADUs in all but two small zones. External ADUs require special exception review.
Minimum lot size	None	Either 1,200 or 2,000 square feet gross minimum depending on residential zone
Square footage limits	May not occupy more than 75 percent of gross floor area of the house or 800 square feet, whichever is less	May not occupy more than 35 percent of gross floor area of house
Allowed to share sewer and water lines with the existing house	Yes	No
Financing incentives	Yes	No
Zoning board review required	No	For external ADUs and all ADUs in two small zones

Source: Authors' analyses of Portland and Washington, DC, public zoning ordinances.

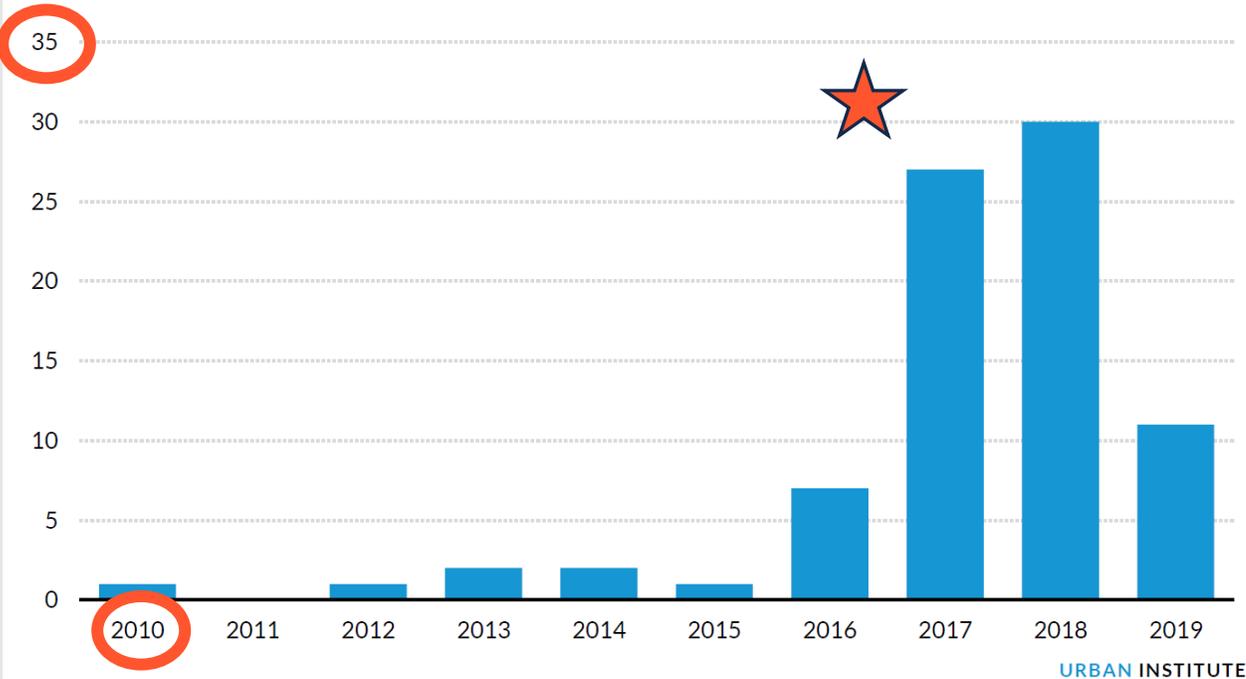
Note: By-right developments are automatically permitted if they are compliant with zoning criteria.



Rule changes mattered, but PDX = more than 10X DC's

FIGURE 2

Accessory Dwelling Unit Permits Issued in Washington, DC, 2010-19

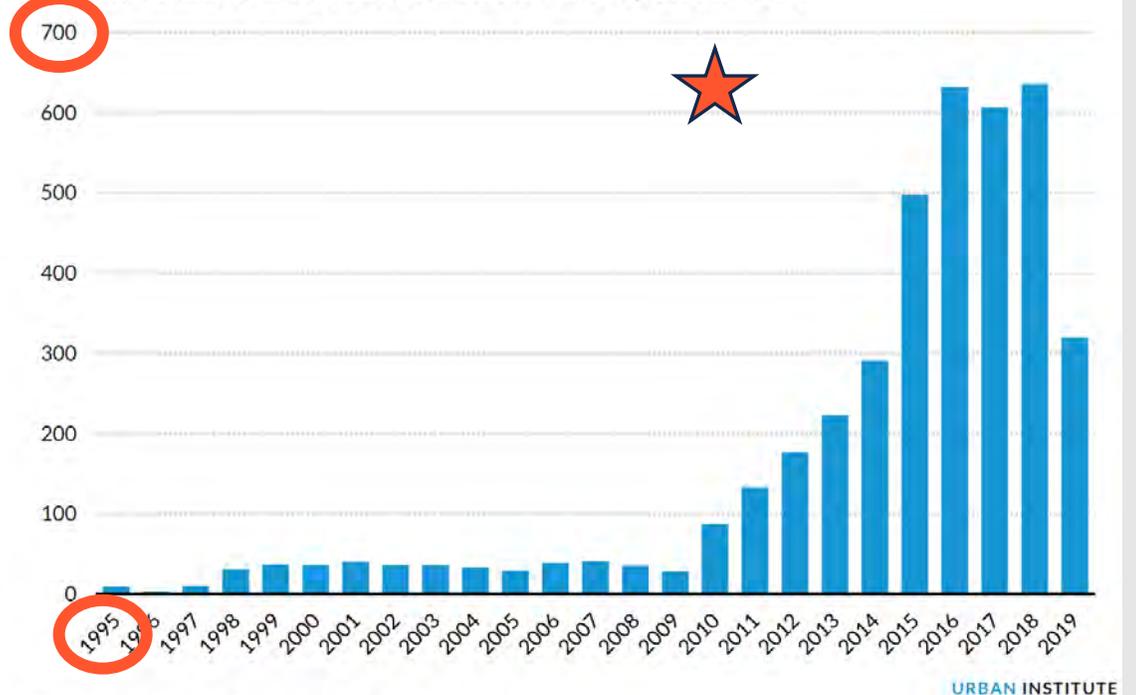


Source: Washington, DC, Department of Consumer and Regulatory Affairs permit center data 2020.

Note: The new accessory dwelling unit rules went into effect in September 2016.

FIGURE 3

Accessory Dwelling Unit Permits Issued in Portland, Oregon, 1995-2019



Source: Portland Bureau of Development Services.

Note: Data are permits that were final or issued.



How do reforms pass? When do reforms matter?

“Passing” reforms

Policies & plans come first

Then, a gradual process

- Building political support
- Trial and error
- Changing conditions (market, political)
- Other places: Ambitious proposals with room for compromise

Reforms deliver housing when...

...property owners know about them

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Do these results translate to reforms for other missing middle housing types?

Probably necessary:

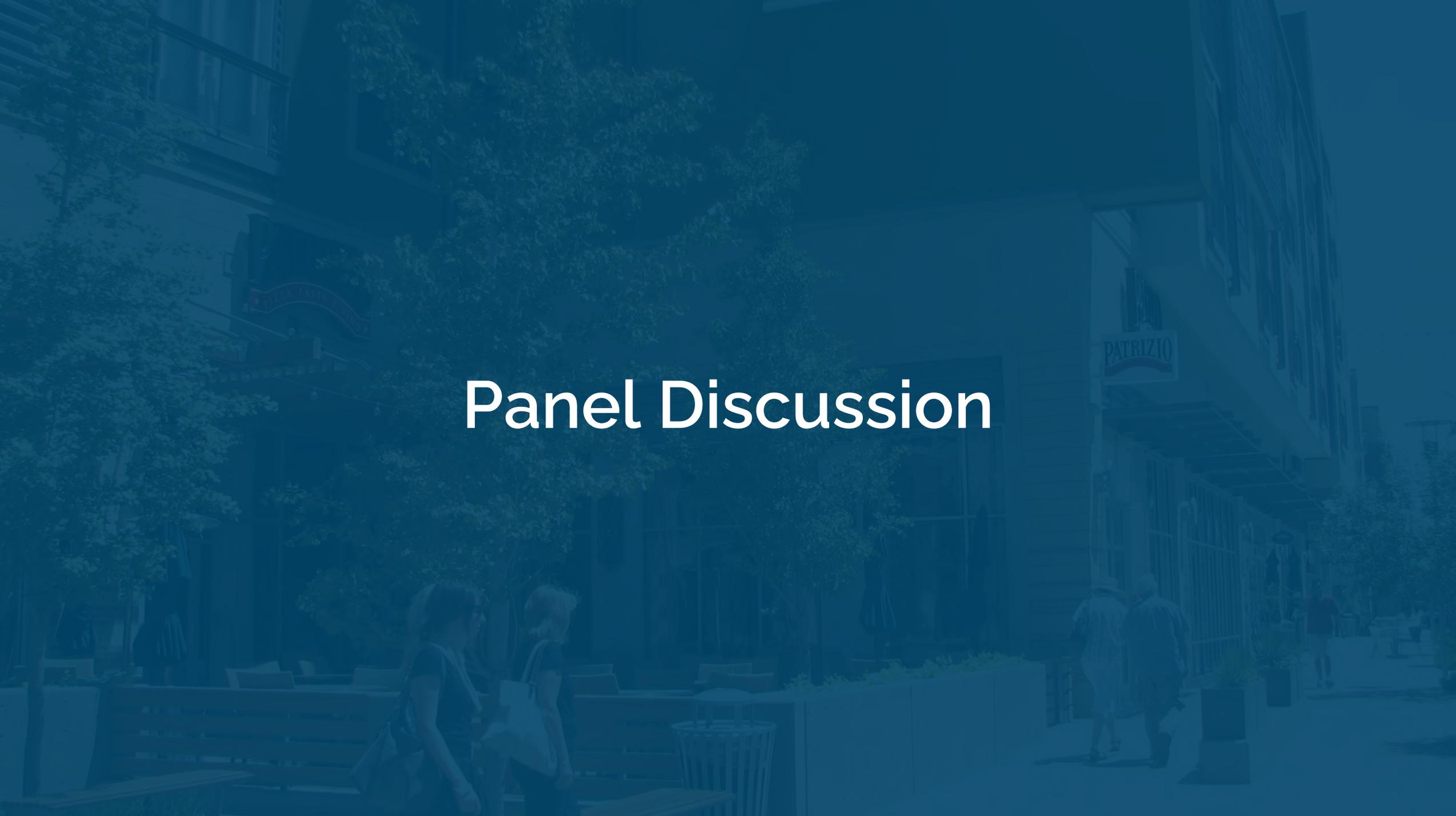
- If goals set out in plans and policies are a precondition for ADUs, they will be for other missing middle housing
- Other missing middle housing types will also require the long game
- Low-cost, predictable approval will make or break implementation

Maybe not sufficient:

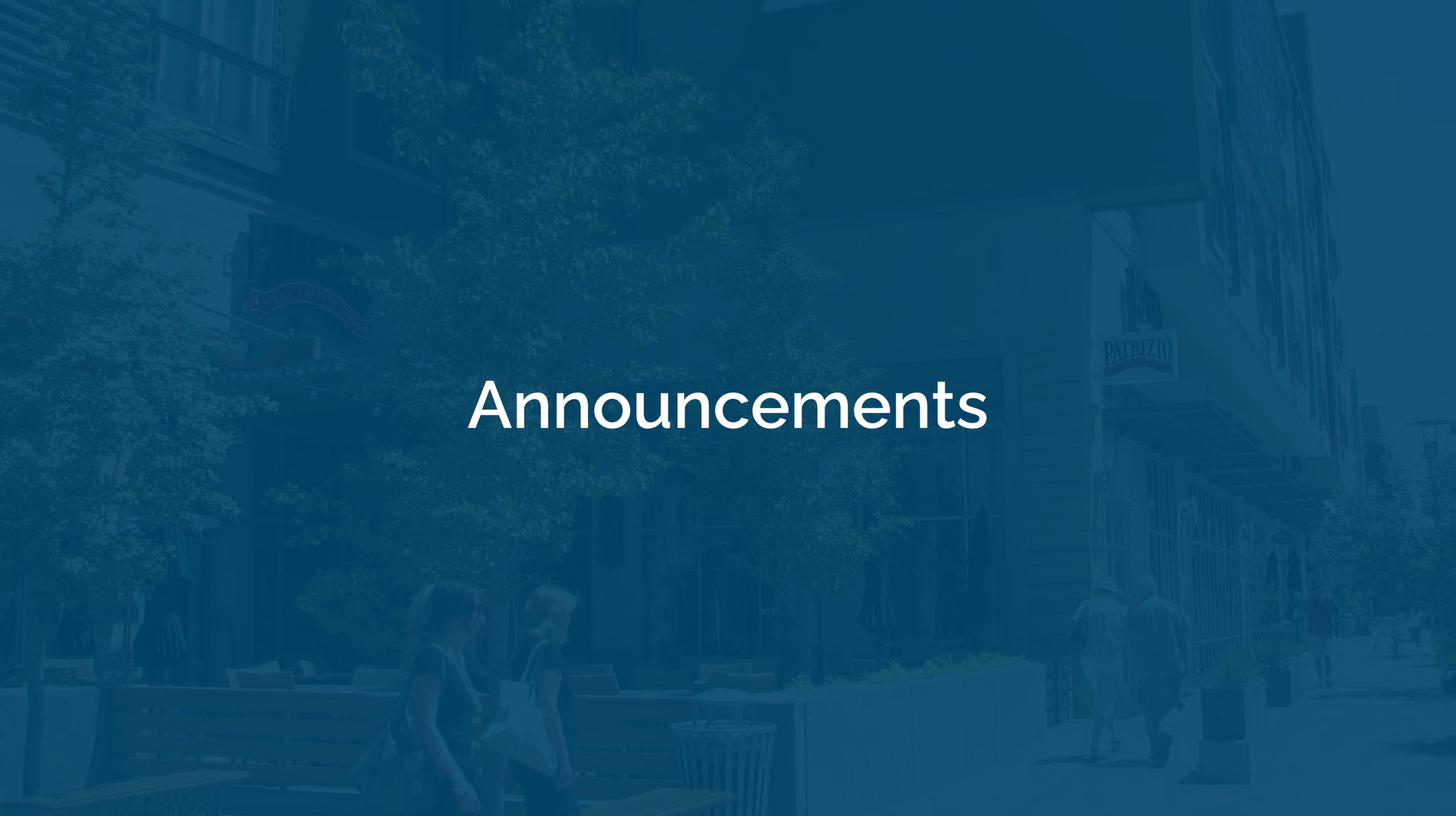
- Where's the political coalition to support triples, quads, and small apartments?



Source: APA, [5 practical zoning hacks for missing middle housing](#).
Original graphic from Opticos Design, Inc.

A blue-tinted photograph of a city street scene. In the foreground, two women are walking towards the left. The background shows a street with buildings, trees, and other pedestrians. A sign for 'PATRIZIO' is visible on a building to the right. The overall scene is a busy urban environment.

Panel Discussion

A blue-tinted photograph of a city street scene. In the foreground, two women are walking towards the left. The background shows a street with buildings, trees, and other pedestrians. A sign for 'PATRIZIO' is visible on a building to the right. The overall scene is a busy urban environment.

Announcements

South Dallas Bicycle and Pedestrian Improved Routes to Rail and Transit Technology Upgrades

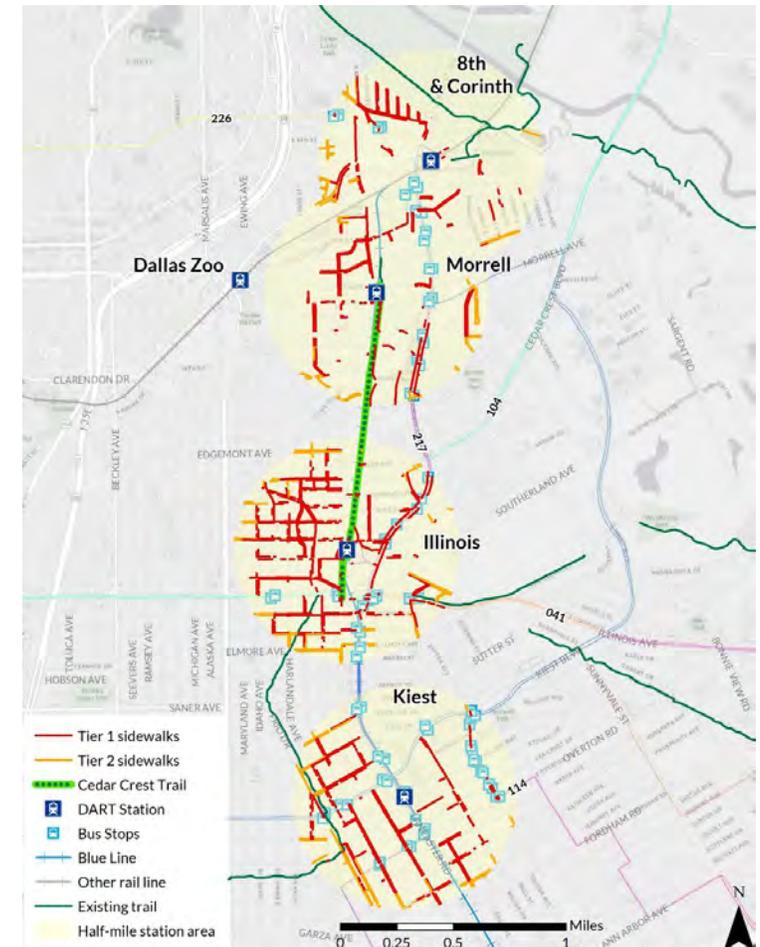
Rebuilding American Infrastructure with Sustainability and Equity (RAISE)

Awarded \$25 million (\$43.75 million overall project)

Based on NCTCOG's DART Red & Blue Lines TOD Study

Project Scope

- 30 miles of new sidewalk, repair of completely deteriorated sidewalks, ADA curb ramps, and crosswalks
- 1.5-mile Cedar Crest Trail extension
- New DART bus shelters, benches, and smart signage with real time arrival. Safety enhancements along the rail and improvements to three stations





North Central Texas Council of Governments

Safe Streets and Roads for All Regional Grant Application

Coordinated Land Use and Transportation Task Force
10.12.2022

Julie Anderson

Federal Funding Overview

Bipartisan Infrastructure Law (BIL)

Active BIL Grant NOFOs – FY22

▪ **Safe Streets and Roads for All (SS4A)**

- Bridge Investment Program
- Railroad Crossing Elimination Program
- Reconnecting Communities Pilot Program

Pending BIL Grant NOFOs – FY22

- Nationally Significant Federal Lands and Tribal Project Program (August)
- Consolidated Rail Infrastructure & Safety Improvements Grant Program (August)
- Strengthening Mobility & Revolutionizing Transportation (SMART) Program (September)
- Federal/State Partnership for Intercity Passenger Rail Grant Program (October)
- Thriving Communities Grant Program (November)

Completed MPO-eligible BIL solicitations

- Local and Regional Project Assistance Program (RAISE)
- Multimodal Projects Discretionary Grant Program* (INFRA/MEGA/RURAL)
- Port Infrastructure Development Grant Program (PIDG)
- Transit-Oriented Development Pilot Program

**Submitted*



Safe Streets Grant Program

Funding Availability

\$400 Million

- Action Plan (Nation)

\$600 Million

- Implementation (Nation)

< 15% per State

- Overall Program

Minimum Award*

\$200,000

- Action Plan (All Applicants)

\$3 Million

- Implementation (Rural/Tribal)

\$5 Million

- Implementation (MPO/Group)

Maximum Award*

\$1 Million

- Action Plan (Local/Tribal/Rural)

\$5 Million

- Action Plan (MPO/Group)

\$30 Million

- Implementation (Local/Rural/Tribal)

\$50 Million

- Implementation (MPO/Group)

Cost Sharing

80% Federal | 20 % non-Federal

Applicant/Condition Eligibility

1. MPOs
2. Political Subdivision of a State
(City, Town, County, Transit Agency, Special District, etc.)
3. Tribal Government
4. Multi-Jurisdictional Group of Above Entities

* There is no minimum or maximum award amount; however, the NOFO provides expected minimum and maximum ranges for applicant consideration.

Application submitted September 15



Safe Streets Grant Purpose & Priorities

Purpose: Improve roadway safety by significantly reducing or eliminating roadway fatalities and serious injuries; focused on all users.

Priorities:

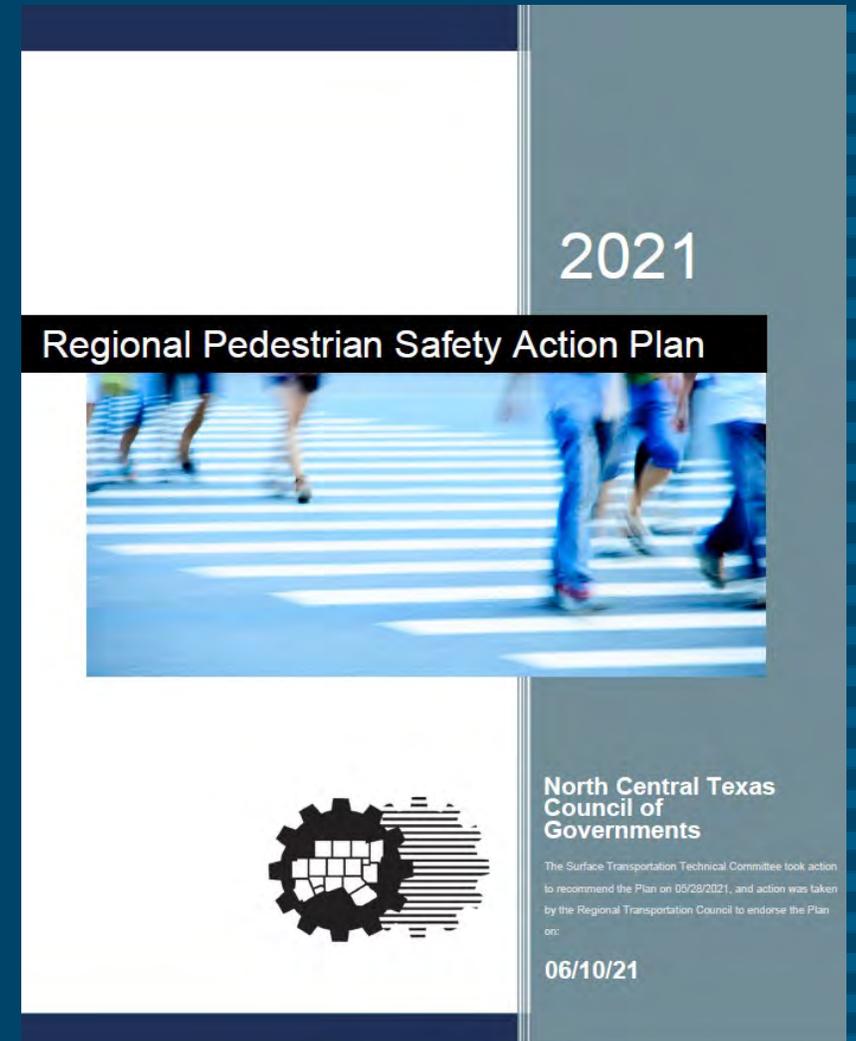
- Promote safety
- Employ low-cost, high-impact strategies
- Ensure equitable investment in the safety needs of underserved communities
- Incorporate evidence-based projects and strategies
- Align with USDOT priorities of equity, climate sustainability, quality job creation, and economic strength and global competitiveness



Safe Streets – Implementation Grant

NCTCOG will submit an application based on the Regional Pedestrian Safety Action Plan (PSAP)

- Focused on addressing Pedestrian Safety Corridors
- Implementing Safety Countermeasures
- Will continue internally to advance development on various strategic corridors for future opportunities

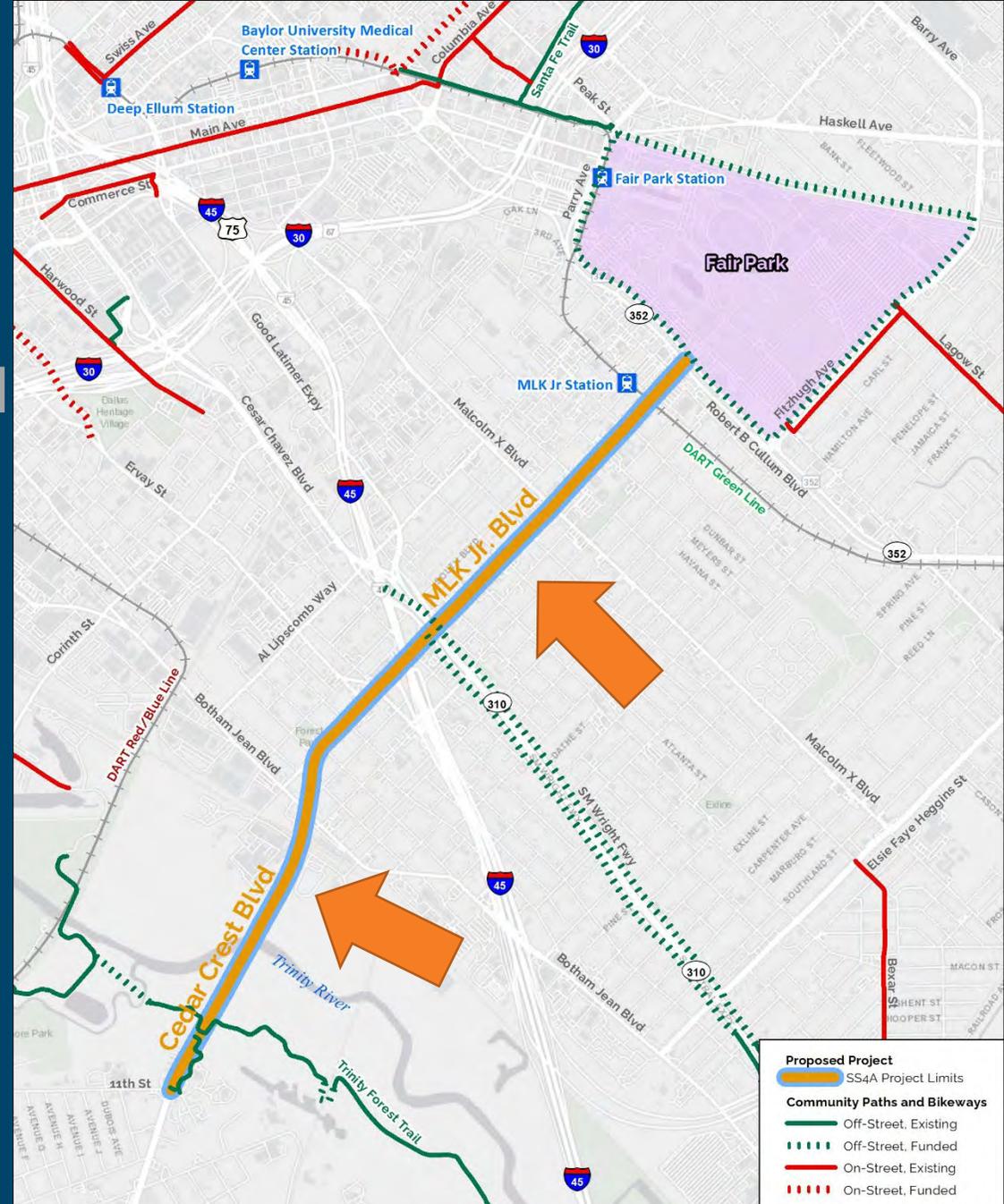


Safe Streets - Implementation Grant Project

Martin Luther King, Jr Blvd/Cedar Crest Blvd

Implement safety countermeasures to address the safety of all modes of transportation including motor vehicles, transit, bicycle, and pedestrian:

- Complete/context-sensitive street retrofit
- Upgrade to DART Smart Shelters
- Technology upgrades



Application submitted September 15



Safe Streets Grant Schedule

Date	Milestone
May 16, 2022	NOFO Released
July 22, 2022	STTC Information
August 18, 2022	RTC Information
August 26, 2022	STTC Action
September 8, 2022	RTC Action
September 15, 2022	Application Submitted
September 28, 2022	Executive Board Endorsement

Grant award announcement expected late 2022/early 2023



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After Today's LUTTF

Log AICP CM Credits



Coordinated Land Use and
Transportation Task Force – Trail-
Oriented Development

Complete Post-Event Survey

<https://forms.office.com/r/629wyQT21N>

Access Meeting Recording and Slides

www.NCTCOG.org/LUTTF

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