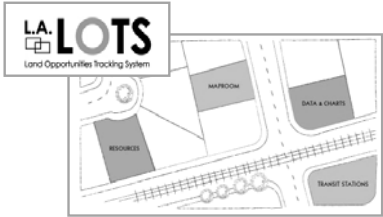


# Using the Internet to Locate Infill Parcels in Your Community



Joseph Carreras  
Southern California Association of Governments  
January 27, 2006

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## The Region



- 6 Counties
- 187 Cities
- 38,000 square miles
- 18 million people
- 10th largest economy in the world



Resolving Regional Challenges

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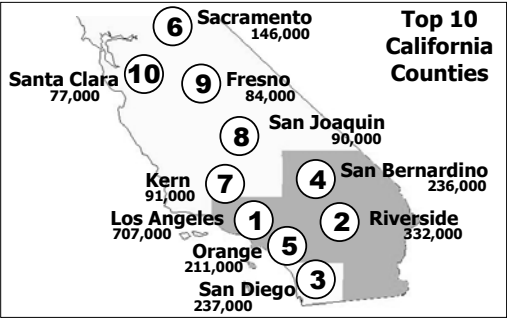
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## 2000-2005 Population Growth



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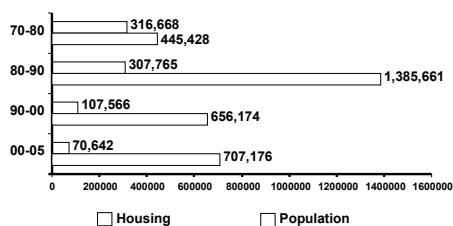
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## Over the Last 25 Years Population Growth Has Significantly Exceeded Housing Production in LA County

LA County Population and Housing Growth  
1970-2005



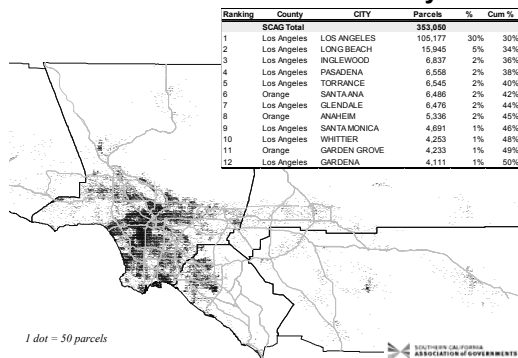
## The California Infill Parcel Locator

The Distribution of Infill Opportunities Puts the Bulk of Sites in Southern California

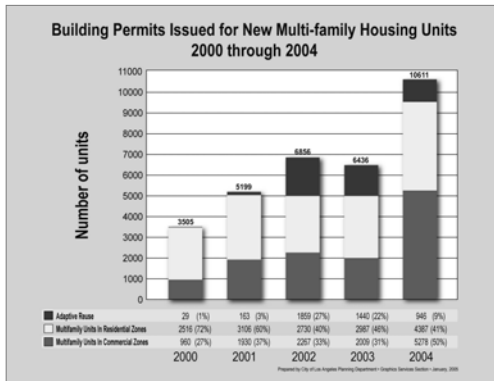
- LA County – 50%
- Remainder of SCAG Region – 25%
- Remainder of State – 25%

[www.infill.org](http://www.infill.org)

## California Infill Parcel Study



## Infill Ordinances in LA City Make a Difference




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## Growth Visioning



- The most ambitious "Growth Visioning" effort ever undertaken
- A collaborative process to develop a strategy to enhance mobility, livability, prosperity, and sustainability for all Southern Californians

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## Key Benefits



**Allows transit systems to become more productive**

(22% increase in daily boardings)

**Reduces Vehicle Miles Traveled**

(~7 million VMTs/day)  
**travel delay**  
(~180,000 hours/day)  
**& emissions**  
(~17 tons VOC/day)

**The region can achieve air quality conformity.**

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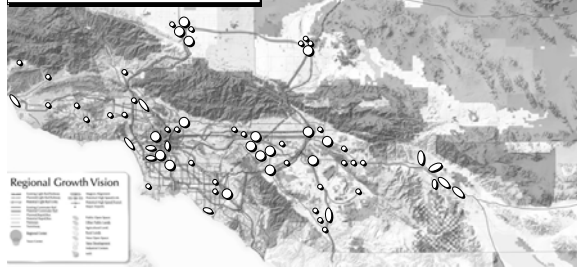
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**Changes will  
affect only 2%  
of regional land  
mass**




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## New Developer Planning Tool



- Can map eligible parcels:
  - at regional level
  - neighborhood level
  - parcel level
- Quantifies the current # of units on the parcels and calculates the net new number of units various strategies could yield
- Caters to the needs of developers, planners, city officials and policy makers

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Welcome to L.A. LOTS  
This interactive mapping system is designed as a comprehensive information portal to support infill development through efficient use of available resources, within the City of Los Angeles and the region.



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**lots.ucla.edu**

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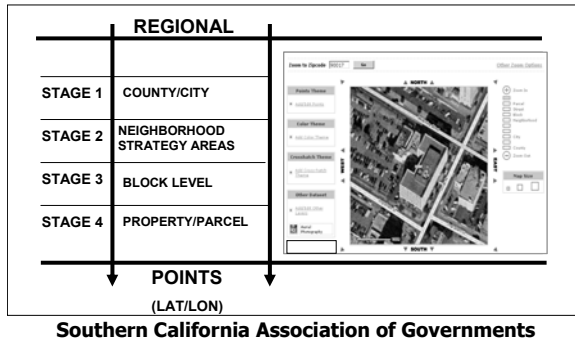
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## Scalable Geographic Analysis




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## Neighborhood/Contextual Analysis Indicators

BUILT ENVIRONMENT	DEMOGRAPHIC	HOUSING
Compass 2% Strategy Areas Aerials, Landuse, Brownfields Building Permits New permits: apartment/commercial Value of Permits Rehab Permits Rehab 1 or 2 Residential Permits	Population Population Density Race Ethnicity Age Educational Attainment Citizenship Poverty	Assessors Data: Infill Occupancy Type Occupancy Per Room Year Structure Built Year Moved In Housing Value (Median) Units In Structure, Median Rent Rent or Owners Cost as % Inc.
ECONOMIC	LENDING	TRANSPORTATION
Median Household Income Type of Household Income Employment by Industry Occupation, Ratio of Income to Poverty Limit, Unemployment Rates	Number of Mortgage Application by Type Number of Mortgage Origination by Type Mortgage Origination by Race Mortgage Denial by Race Avg. Amount	Workers: Mode of Transportation Transit Lines and Stations Freeways, Streets Network Metro-link Lines and Stations Maglev Lines and Stations RTP Data

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## Tools For Analysis: Growth Visioning Strategic Areas

### ESTIMATES OF INFILL DEVELOPMENT CAPACITY



### IDENTIFICATION OF UNDER-IMPROVED PROPERTIES



### LOCATIONAL QUERIES




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**Website: [Lots.ucla.edu](http://Lots.ucla.edu)**

Parcel Information			
To view the parcel information click on the A/N for the parcel			
To view the property information for corresponding property, please click on the P/N for the property. To view the map of the parcel, click on the location map.			
Information provided is for informational purposes only. Information is not guaranteed. Information Provided here is in compliance with Section 408.1 of the Revenue and Taxation Code. All affidavits are available for review at the County Auditor's Office.			
<b>Legend:</b> <b>APN</b> = Assessor's Parcel Number <b>SA</b> = Sales Price <b>SP</b> = Sales Price Per Acre			
Property	APN	SA	SP
Highway 99	011-01-001	0	0
Highway 99	011-01-002	0	0
Highway 99	011-01-003	0	0
Highway 99	011-01-004	0	0
Highway 99	011-01-005	0	0
Highway 99	011-01-006	0	0
Highway 99	011-01-007	0	0
Highway 99	011-01-008	0	0
Highway 99	011-01-009	0	0
Highway 99	011-01-010	0	0
Highway 99	011-01-011	0	0
Highway 99	011-01-012	0	0
Highway 99	011-01-013	0	0
Highway 99	011-01-014	0	0
Highway 99	011-01-015	0	0
Highway 99	011-01-016	0	0
Highway 99	011-01-017	0	0
Highway 99	011-01-018	0	0
Highway 99	011-01-019	0	0
Highway 99	011-01-020	0	0
Highway 99	011-01-021	0	0
Highway 99	011-01-022	0	0
Highway 99	011-01-023	0	0
Highway 99	011-01-024	0	0
Highway 99	011-01-025	0	0
Highway 99	011-01-026	0	0
Highway 99	011-01-027	0	0
Highway 99	011-01-028	0	0
Highway 99	011-01-029	0	0
Highway 99	011-01-030	0	0
Highway 99	011-01-031	0	0
Highway 99	011-01-032	0	0
Highway 99	011-01-033	0	0
Highway 99	011-01-034	0	0
Highway 99	011-01-035	0	0
Highway 99	011-01-036	0	0
Highway 99	011-01-037	0	0
Highway 99	011-01-038	0	0
Highway 99	011-01-039	0	0
Highway 99	011-01-040	0	0
Highway 99	011-01-041	0	0
Highway 99	011-01-042	0	0
Highway 99	011-01-043	0	0
Highway 99	011-01-044	0	0
Highway 99	011-01-045	0	0
Highway 99	011-01-046	0	0
Highway 99	011-01-047	0	0
Highway 99	011-01-048	0	0
Highway 99	011-01-049	0	0
Highway 99	011-01-050	0	0
Highway 99	011-01-051	0	0
Highway 99	011-01-052	0	0
Highway 99	011-01-053	0	0
Highway 99	011-01-054	0	0
Highway 99	011-01-055	0	0
Highway 99	011-01-056	0	0
Highway 99	011-01-057	0	0
Highway 99	011-01-058	0	0
Highway 99	011-01-059	0	0
Highway 99	011-01-060	0	0
Highway 99	011-01-061	0	0
Highway 99	011-01-062	0	0
Highway 99	011-01-063	0	0
Highway 99	011-01-064	0	0
Highway 99	011-01-065	0	0
Highway 99	011-01-066	0	0
Highway 99	011-01-067	0	0
Highway 99	011-01-068	0	0
Highway 99	011-01-069	0	0
Highway 99	011-01-070	0	0
Highway 99	011-01-071	0	0
Highway 99	011-01-072	0	0
Highway 99	011-01-073	0	0
Highway 99	011-01-074	0	0
Highway 99	011-01-075	0	0
Highway 99	011-01-076	0	0
Highway 99	011-01-077	0	0
Highway 99	011-01-078	0	0
Highway 99	011-01-079	0	0
Highway 99	011-01-080	0	0
Highway 99			



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## LOTS View



Southern California Association of Governments

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## LOTS View



Southern California Association of Governments

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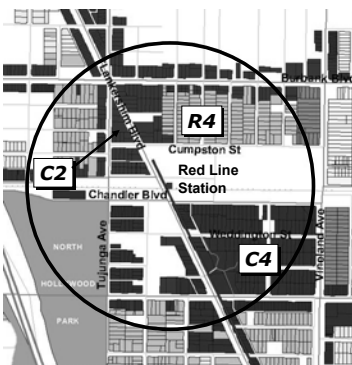
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## Sample Parcel Study



1/3 mile  
from  
Transit  
Station

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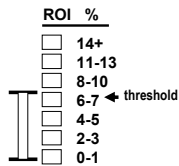
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## Redevelopment Return on Investment



### Existing Conditions and Zoning Requirements



Potential Value  
\$100 M

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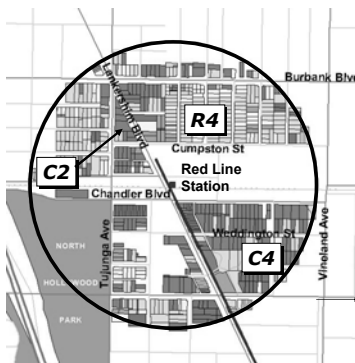
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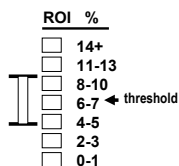
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## Redevelopment Return on Investment



### Most Reduced Parking Requirements



Potential Value  
\$465 M

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Land Opportunity Tracking System

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**Thank You**

**please visit us at [www.scag.ca.gov](http://www.scag.ca.gov)**

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