



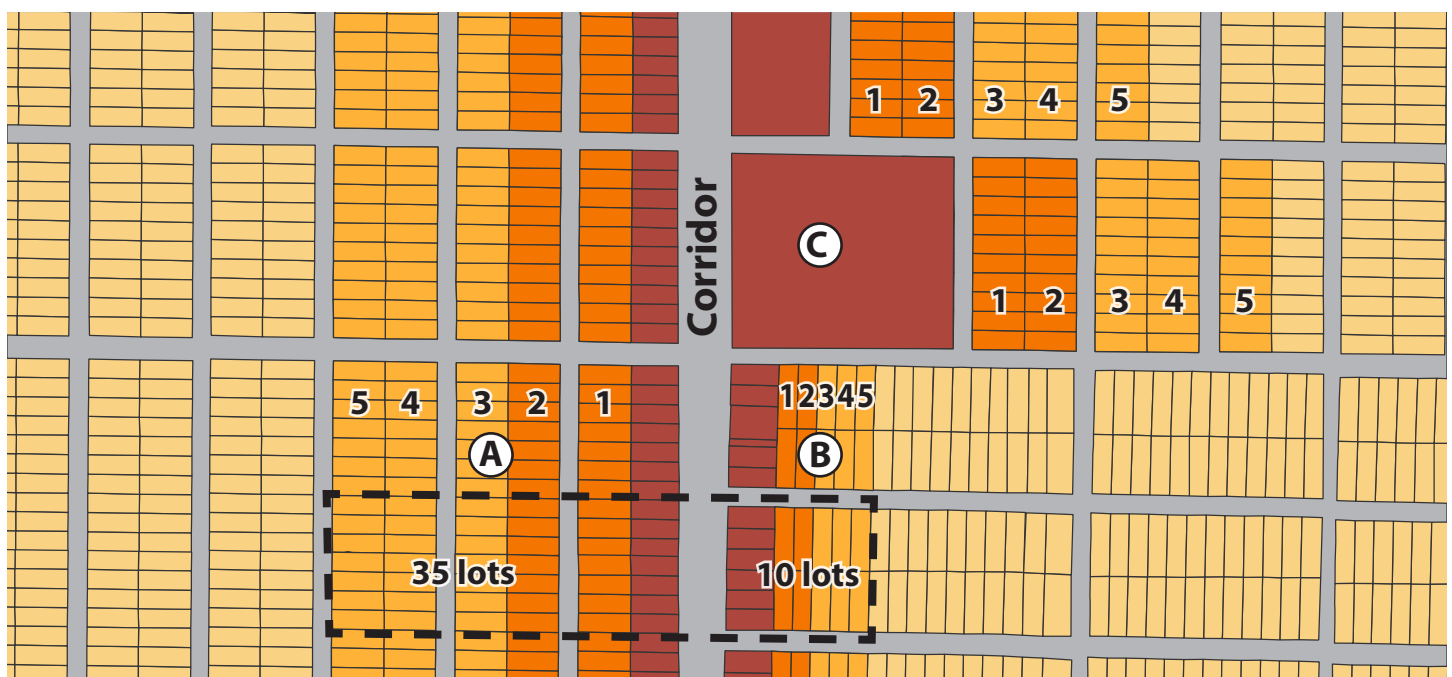
# An Equitable Approach to Transition Area Mapping

Per City Council direction, transition areas have been mapped with the goal of providing more housing diversity and capacity near corridors and centers in the form of multiplexes (3 to 10 units), townhomes, and cottage courts. Council directed that “generally, the transition area should be two (2) to (5) lots deep beyond the corridor lot” depending on the number of criteria met by a specific area with consideration for context. Details on mapping criteria can be found [at this Story Map](#).

City Council’s guidance for mapping 2-5 lots deep beyond the corridor lot provided a useful starting point for mapping transition areas. However, limiting transition areas to no more than 5 lots beyond the corridor fronting lot produces inconsistent and non-contextual results given the variety of lot orientations and lot depths found across Austin. The image below (Figure 1) demonstrates how transition areas mapped only 5 lots beyond the corridor fronting lot on either side of the same length of corridor creates inequitable opportunities for adding housing diversity and capacity.

- **Lot orientation:** Mapping 5 lots beyond the corridor fronting lot where the long dimension of the lots are perpendicular to the corridor (A) results in 35 lots whereas mapping lots 5 lots beyond the corridor fronting lot where the long dimension of the lots are parallel to the corridor (B) results in only 10 lots.
- **Lot depth:** Mapping 5 lots beyond deep corridor fronting lots results in irregular transition areas with some parts reaching deeply into neighborhoods (C).

*Figure 1: Inconsistent Transition Area Mapping*



To address these inconsistencies and equitably map transition areas, staff used 2 to 5 lots as guidance to establish a depth measurement from corridor lots. In all cases, the depth is less than a 5-minute walk from the corridor. The image below (Figure 2) shows how applying consistent depths for transition areas on both sides of a corridor results in more similar lot counts and contextual mapping of transition areas.

- **Lot orientation:** Mapping both sides of the corridor using a depth equivalent to 5 lots beyond the corridor fronting lot where the long dimension of the lots are perpendicular to the corridor (A) results in nearly as many lots on the other side where the long dimension of the lots are parallel to the corridor (B).
- **Lot depth:** Mapping both sides of the corridor using a depth equivalent to 5 lots beyond the corridor fronting lot where the long dimension of the lots are perpendicular to the corridor (A) results in more consistent transition areas (C).

*Figure 2: Consistent Transition Area Mapping*

