

EXISTING CONDITIONS

What does TRG look like today?

ZONING

Figure 6 shows the current zoning for the TRG neighborhood. The TRG Neighborhood has several zoning designations. A significant portion of TRG includes single-family residential zoning. Other zoning designations include mixed use and non-residential zoning. The zoning definitions of residential single-family and the other categories found in the TRG neighborhood are included below.

TRG also includes two Gateway Overlay Districts, The Downtown Gateway along University Drive/Highway 29 and the Scenic Gateway along Leander Road created by the City of Georgetown in 2012.

ZONING CATEGORY DESCRIPTORS

Mixed Use

Mixed Use Downtown District - MU-DT

Provides a location for a mix of land uses including general commercial, retail, office, single-family and multi-family in the downtown area. Developments are typically smaller in size and scope although there may be occasional heavy traffic. Overlay district design requirements must be met.

Residential

Residential Single-Family - RS

Residential zoning is intended for medium density areas, with a minimum lot size of 5,500 square feet. Standards of development that maintain the single-family character of a neighborhood are included in this zoning category.

High Density Multifamily - MF-2

Residential zoning is intended for attached multifamily residential development, such as apartments or condominiums. Density in this zoning category is not to exceed 24 dwelling units per acre. Properties zoned MF-2 should have direct access to major thoroughfares, and are appropriate next to both residential and non residential uses.

Non-Residential

Local Commercial District - C-1

Is intended to provide locations for commercial and retail activities that primarily serve residential areas. Uses should have pedestrian access to adjacent and nearby residential areas, but are not appropriate along residential streets or residential collectors.

General Commercial District - C-3

Provides a location for general commercial and retail activities that serve the entire community and visitors. Uses may be large in scale and generate substantial traffic, only appropriate along freeways and major arterials.

Office District - OF

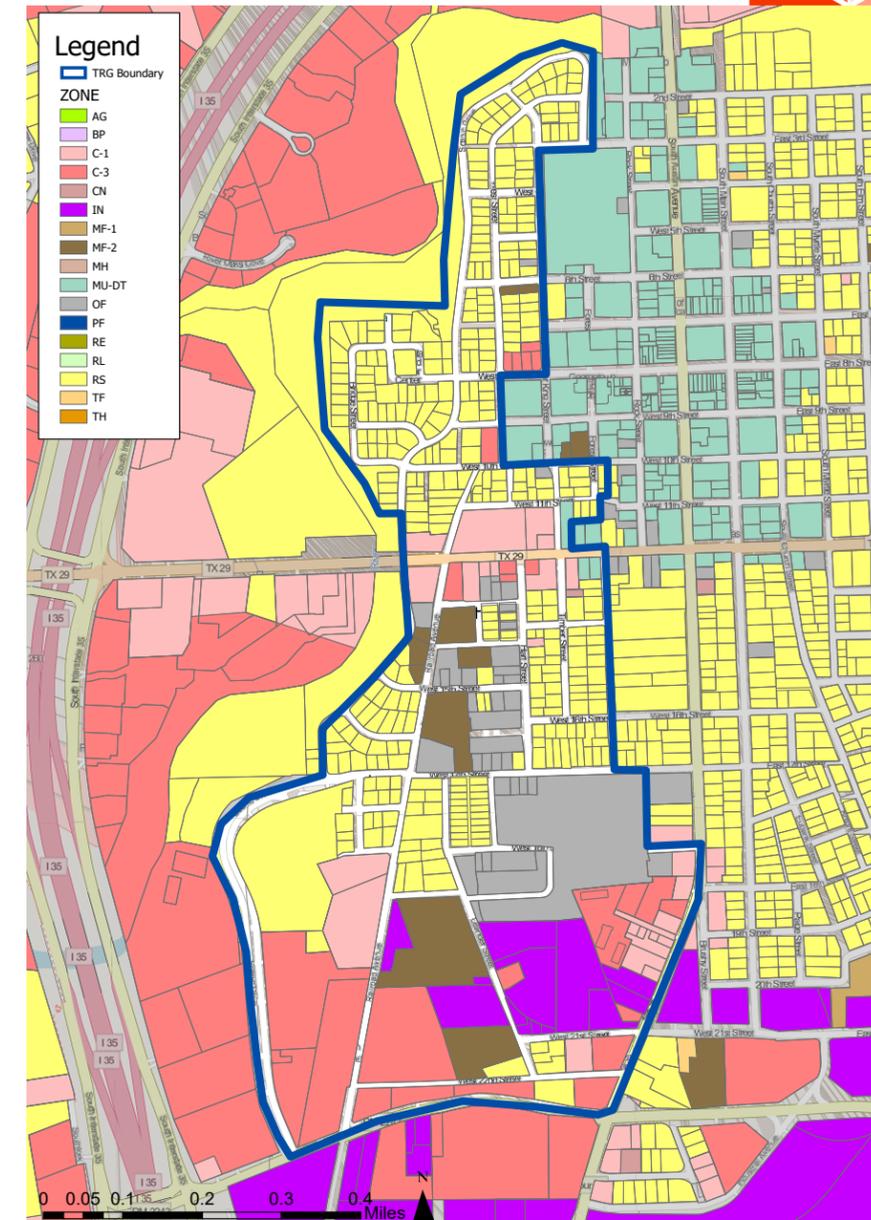
Provides a location for offices and related uses. Permitted uses generate relatively low traffic volumes. Some areas may be appropriate adjacent to most residential uses and as a transition between residential areas and commercial areas.

Industrial - IN

Provides a location for manufacturing and industrial activities that may generate some nuisances. This use is not appropriate adjacent to residential uses.

TRG Has Various Zoning Designations

Figure 6: Existing Zoning Map



FUTURE LAND USE

The City of Georgetown's future land use designations are found in the City's 2030 Comprehensive Plan. The future land use map, shown in Figure 7, includes multiple future land use categories. The categories shown on the map within the TRG boundary are Park and Recreation, Mixed Density Neighborhood, Community Center, Employment Center, Institutional, and Special Area.

Mixed Density Neighborhood and Community Center designations are the most well-represented future land use in TRG. Employment Center land use primarily covers land utilized by the St. David's Georgetown Hospital. The Parks and Recreation designation are located at Blue Hole Park, Chautauqua Park and Kelly Brown Park. The Institutional land use shown in Figure 7 are City of Georgetown buildings. A small number of parcels along University Drive are designated the Special Area land use.

LAND USE CATEGORY DESCRIPTORS

Special Area

These areas integrate a variety of complementary uses, with an emphasis on retail, office, and entertainment activities. Special Areas are unique destinations with an emphasis on building design, landscaping and the inclusion of public plazas, green spaces and other areas for the public to gather.

Mixed Density Neighborhood

This category includes a blend of single-family and medium-density housing types. Medium density housing options are consistent with and complementary to the traditional single-family neighborhood with emphasis on connectivity and access to neighborhood amenities including schools and parks.

Community Center

These areas are typically configured as "nodes" of smaller scale development at the intersection of arterial roads and other major thoroughfares. Community Centers provide local retail, professional office, and service oriented businesses that serve the residents of Georgetown. Well integrated residential developments, which encourage the interaction of residents and businesses, are appropriate.

Employment Center

Centers with employment generating uses support heightened economic activity. The inclusion of moderate to high density residential is appropriate. Employment Centers often transition to lower intensity uses. Care should be taken to protect adjacent uses from adverse impacts. Standards are critical to ensure development of these activities are compatible with the character of the surrounding area.

Institutional

The institutional category refers to individual or concentrations of government operations and uses, including government administrative offices, libraries, police, fire and EMS services, airports, correctional facilities, and infrastructure.

Parks and Recreation

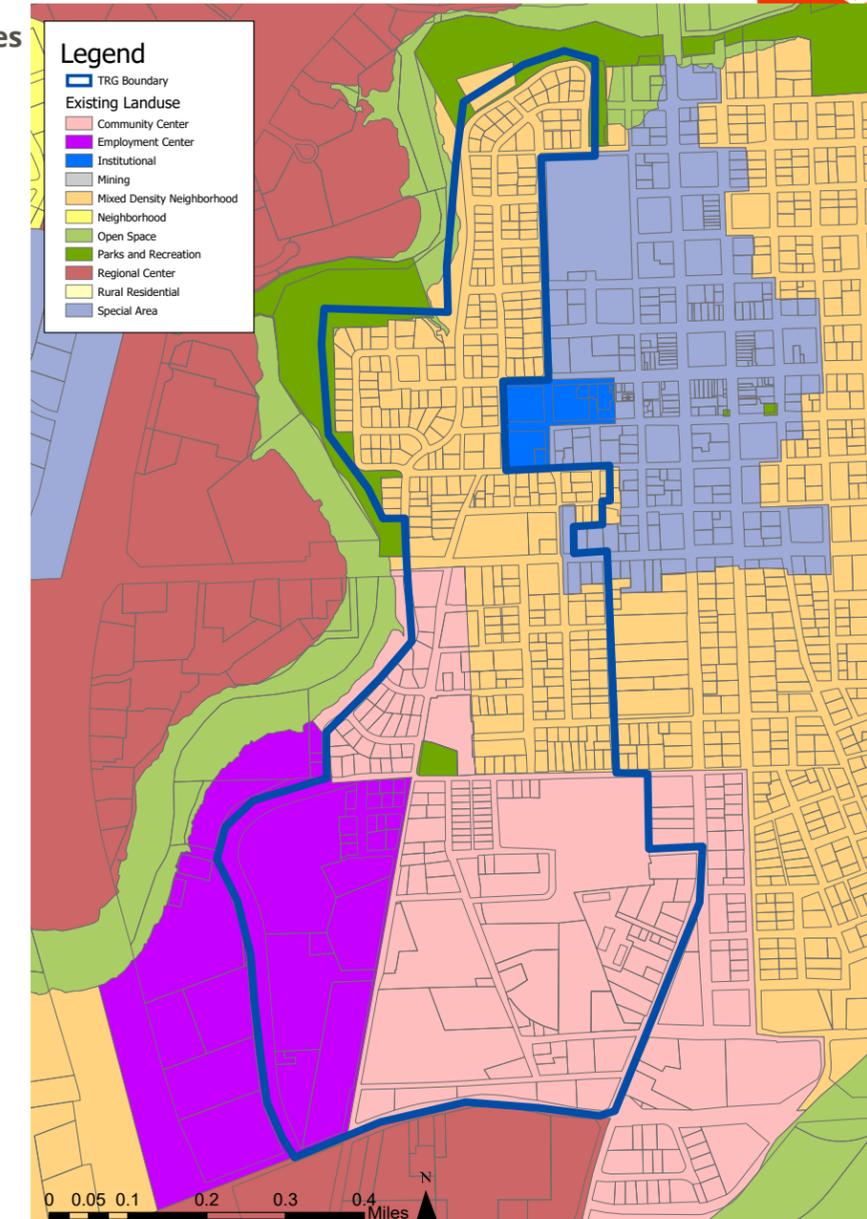
Public parks and recreation areas are integrated into and easily accessible from residential neighborhoods and developments. Regional parks are accessible from major thoroughfares and can provide a variety of recreational opportunities.

Open Space

Public parks and recreational areas are integrated into and easily accessible from residential neighborhoods and developments. Regional parks are accessible from major thoroughfares and can provide a variety of recreational opportunities.

TRG Has Three Major Land Uses

Figure 7: Future Land Use Map



EXISTING LAND USE

The information below describes existing land use in the TRG neighborhood. Categorical charts and geographical representation of land use by parcel is included.

A windshield survey was conducted to examine 479 parcels in the TRG neighborhood, and collect data for base land use information and data analysis. The following analysis organizes the collected land use information into thirteen different land uses and descriptors, explained below.

Land Use Category Descriptors

- **Single-Family Detached:** Single-family dwelling with no shared walls
- **Single-Family Attached:** Single-family with shared walls with 2+ units and individual lot lines between units
- **Multiplex:** A residential structure containing two or more attached dwelling units which share common walls, where the land is not divided into separate lots
- **Multifamily:** Multi-family dwelling (5 or more units)
- **Commercial:** Used for retail
- **Office:** Used for office
- **Mixed Use:** Used for living and working
- **Industrial:** Used for manufacturing, storage, warehousing, or other industrial uses
- **Institutional:** Used for church, government, or education
- **Public Space:** Used for public recreation, or could signify a neighborhood greenspace amenity
- **Parking Lot:** Used for parking vehicles
- **Utility:** Used for utility purposes
- **Undeveloped:** No use or no structure

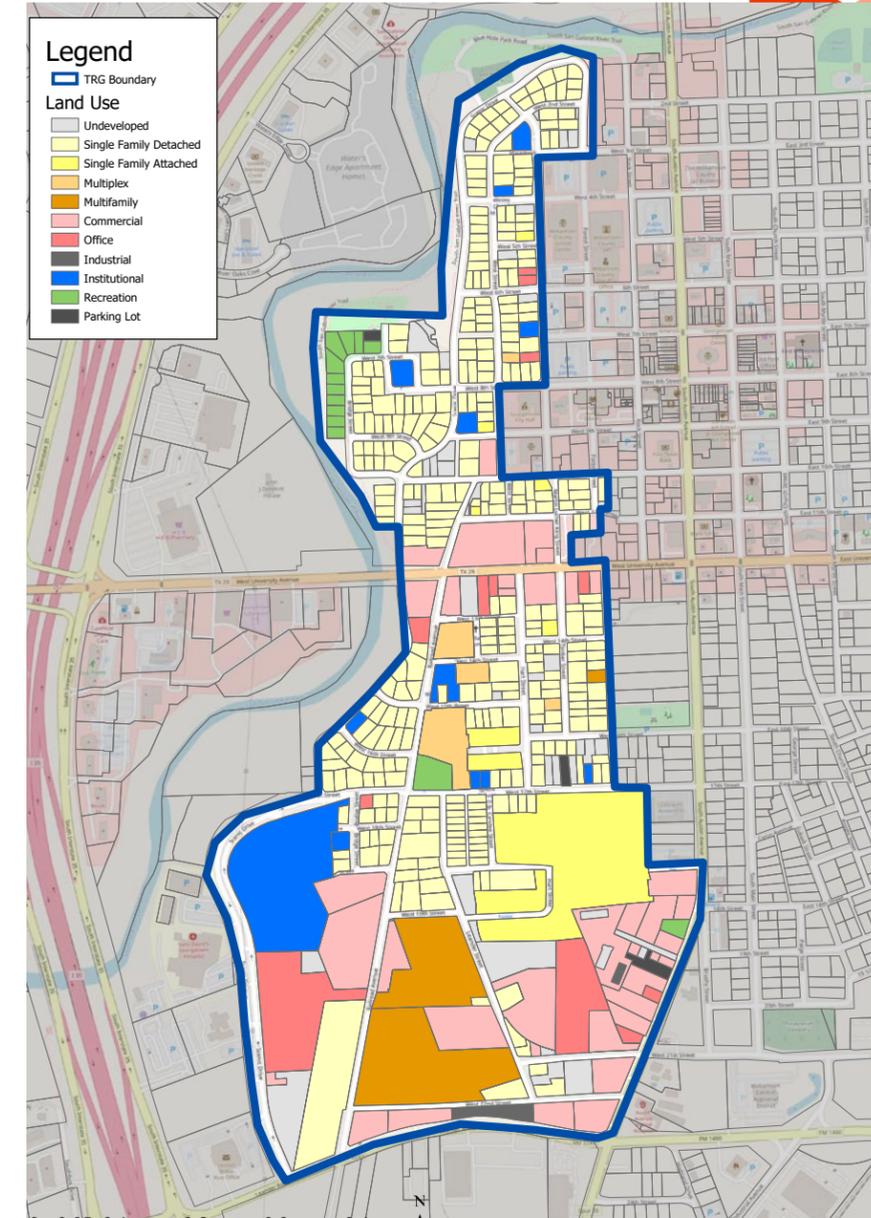
TRG's dominant land use is detached single-family homes. There are 334 single-family detached homes accounting for 70% of all land uses in the TRG Neighborhood. Undeveloped land represents 10% of TRG neighborhood land use, with 47 undeveloped parcels.

Major Takeaways

- Detached single-family homes are the dominant existing land use in TRG. There are few options available for single-family attached, multiplex, and multifamily homes. This is an opportunity to take advantage of undeveloped land and create a more diverse housing stock; and
- Several office zoning designations that are inconsistent with the existing single-family residential land use. This Plan provides an opportunity to align those uses.

There are Opportunities To Align TRG Land Use

Figure 8: Existing Land Use Map



BUILDING CONDITIONS

The condition of structures on each parcel in the TRG neighborhood is included in this section. Current building conditions were collected through an external survey of every property from the street. Survey methodology limits the analysis of internal building conditions. A map locates the structures and their corresponding condition, in Figure 9.

Land Use Category Descriptors

- **Undeveloped:** No structure on parcel
- **Needs Extensive Repair:** Extensive rehabilitation or demolition needed
- **Needs Repair:** Major repairs needed (roof, foundation, siding, windows)
- **Poor:** Deferred maintenance requires general repairs, more than \$1,000
- **Fair:** Minor repairs, less than \$1,000
- **Good:** Sound condition
- **Under Construction:** New structure in progress
- **Rehabilitation:** Rehabilitation of existing structure

Building conditions, summarized in Table 2, are calculated using the total number of parcels for each given condition. Out of 479 parcels surveyed in the TRG neighborhood 50% were in fair condition, 22% in good condition, 16% in poor condition, and 2% in a deteriorated condition. Lastly, 2% of all parcels were either under construction or rehabilitation.

Table 2: Building Conditions

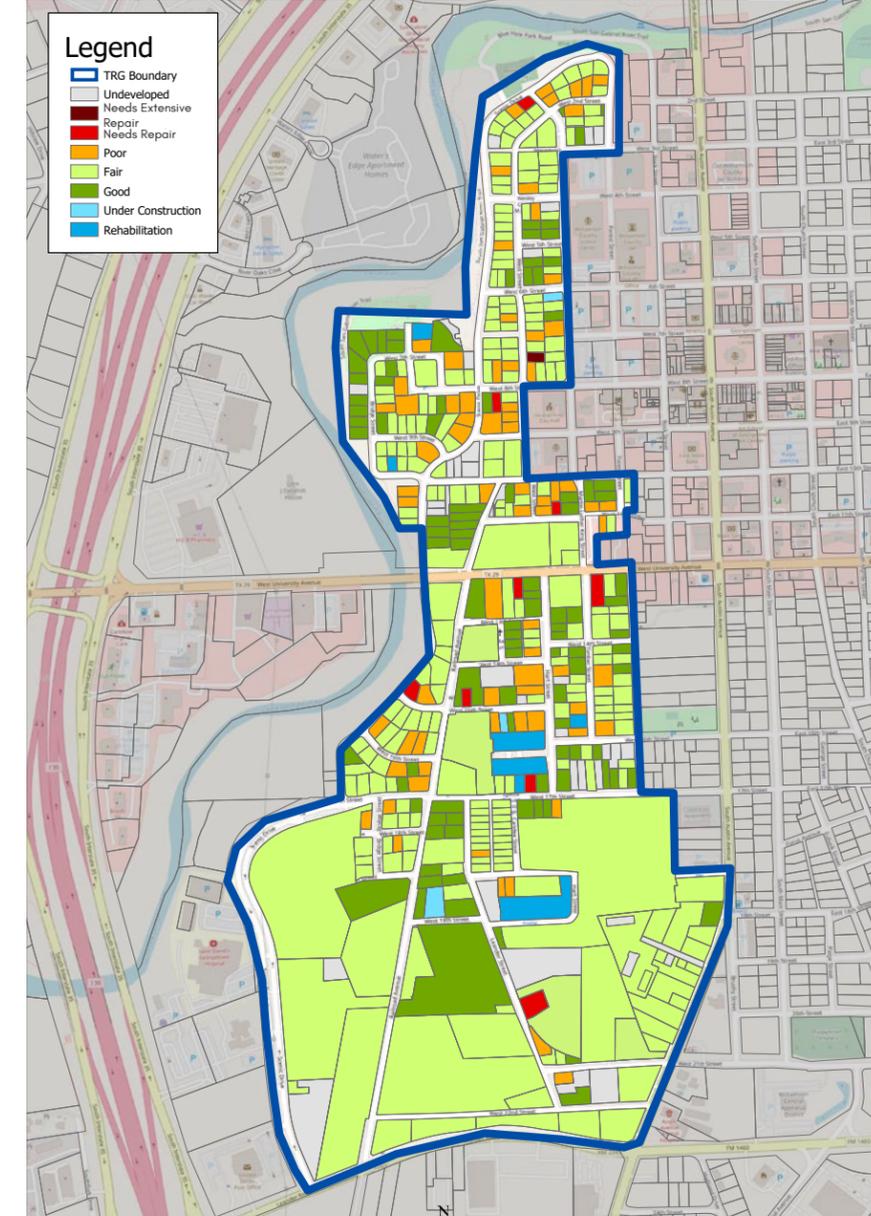
Category	# of Parcels	Percent
Undeveloped	39	8%
Needs Extensive Repair	1	0%
Needs Repair	9	2%
Poor	75	16%
Fair	241	50%
Good	104	22%
Rehabilitation	3	1%

Major Takeaways

72% of all TRG structures are in good or fair condition. This indicates that the TRG is not a neighborhood in need of extensive intervention or rehabilitation of its built environment.

The Majority of Parcels are in Fair or Good Condition

Figure 9: Existing Condition Map



BUILDING OCCUPANCY

Building occupancy identifies parcels with occupied structures, vacant structures, or no structures (undeveloped land). Building occupancy for the TRG neighborhood is shown in Figure 10. All parcels were examined for signs of activity (cars, mail, trashcan) or signs of no activity (no cars, boarded window, overgrowth, open entry) to determine building occupancy.

Out of 479 parcels in the TRG neighborhood, 437 or 91% are occupied structures or occupied land (i.e. parking lots, parks) and just 3 or 1% are vacant buildings. There are 39 undeveloped parcels which account for 8% of the TRG neighborhood.

Major Takeaways

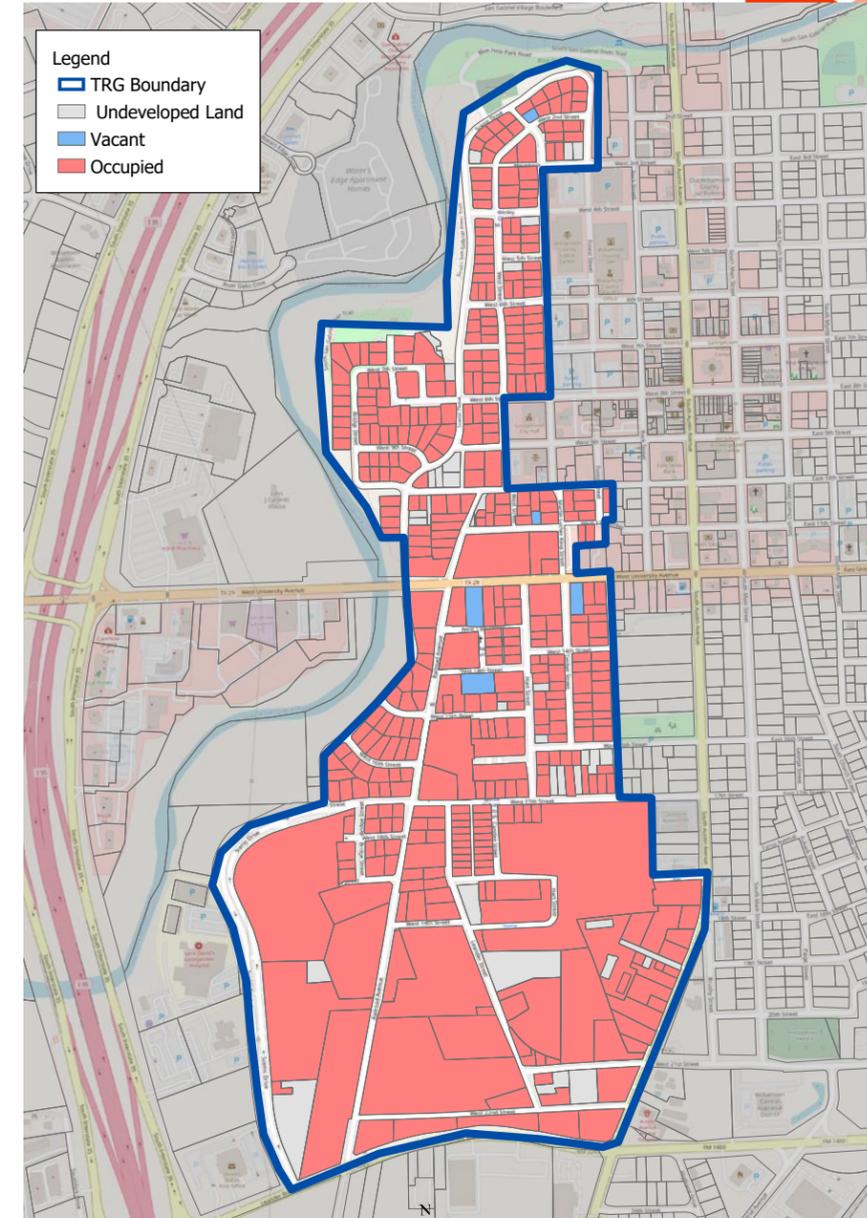
- 91% of the TRG Neighborhood is occupied; and
- A review of Google Street View History reveals a number of vacant lots were developed with single-family homes over the past 10 years. Building permits data provided by the city confirms this finding.

Table 3: Building Occupancy

Category	# of Parcels	Percent
Vacant	3	1%
Occupied	437	91%
Undeveloped	39	8%
Total	479	100%

TRG has a Low Level of Vacant Parcels

Figure 10: Building Occupancy Map



ROOF STYLE

The windshield survey also examined several architectural features in TRG. Roof Style and building material were both categorized for each parcel. Roofs were categorized into seven (7) styles. The seven styles are included below and examples are included in Figure 11.

There is a mix of roof styles throughout the TRG neighborhood. Of the 440 built structures the, single dominant roof style is the combination roof that can be found on 34% homes in the neighborhood. Other styles include the gable style roofs and gable style roofs with a low slope. These roof styles combined make up 37% of the roofing styles in TRG. Flat, hip, hip (low slope), high slope, and other roof styles combine to make up the remaining 29%.

Table 4: Roof Style

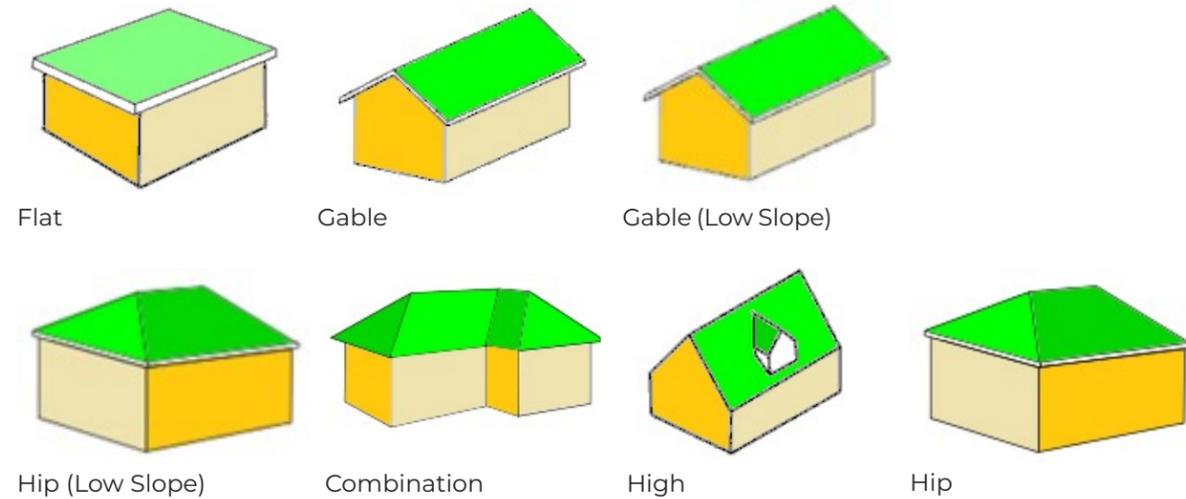
Category	Percent
Flat	10%
Gable	23%
Gable (Low Slope)	15%
Hip	5%
Hip (Low Slope)	3%
Combination	34%
High Slope	4%
Other	7%
Total	100%

Roof Style Imagery

Figure 11: Roof Style Examples

Roof Style Category Descriptors

- Flat
- Gable
- Gable (Low Slope)
- Hip
- Hip (Low Slope)
- Combination
- High Slope
- Other



BUILDING MATERIAL

The windshield survey of buildings categorized exterior building materials. Building materials are categorized into six types, (Table 5). Examples of exterior cladding materials are shown in Figure 12.

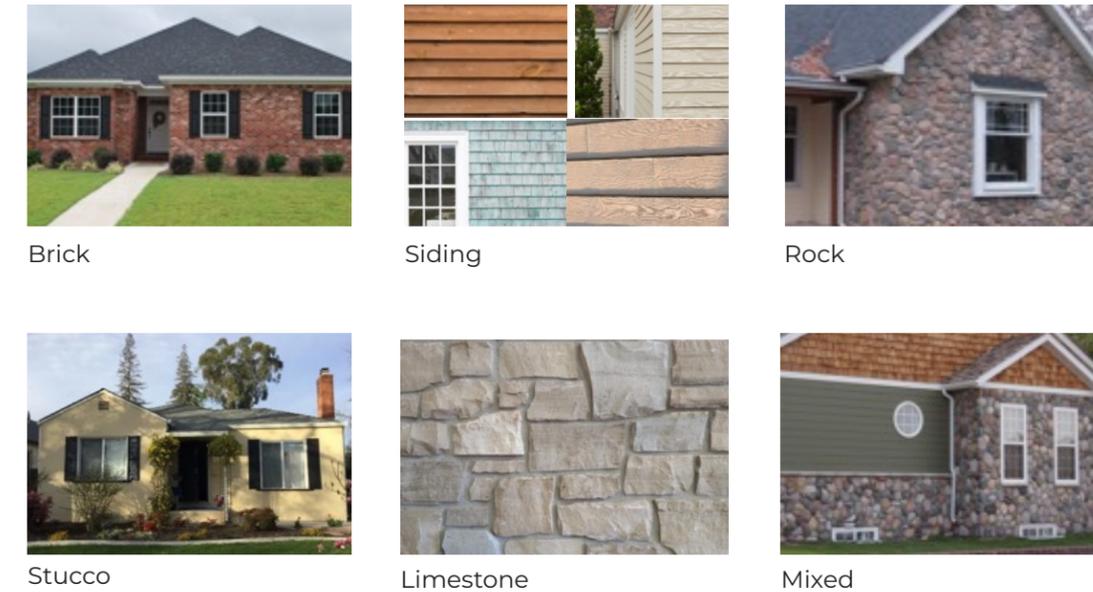
Of the buildings in the TRG neighborhood, 192 or 44% of buildings are clad in siding. Mixed building materials, a combination of 2 or more exterior materials, is the second most prevalent exterior cladding, or 38% of buildings are clad in mixed materials. Brick, rock, limestone, and stucco make up the remaining 18% of exterior materials.

Table 5: Building Materials

Category	Percent
Brick	15%
Siding	44%
Rock	2%
Limestone	1%
Stucco	0.2%
Mixed	38%
Total	100%

Building Exterior Material

Figure 12: Exterior Building Material Examples



TRANSPORTATION

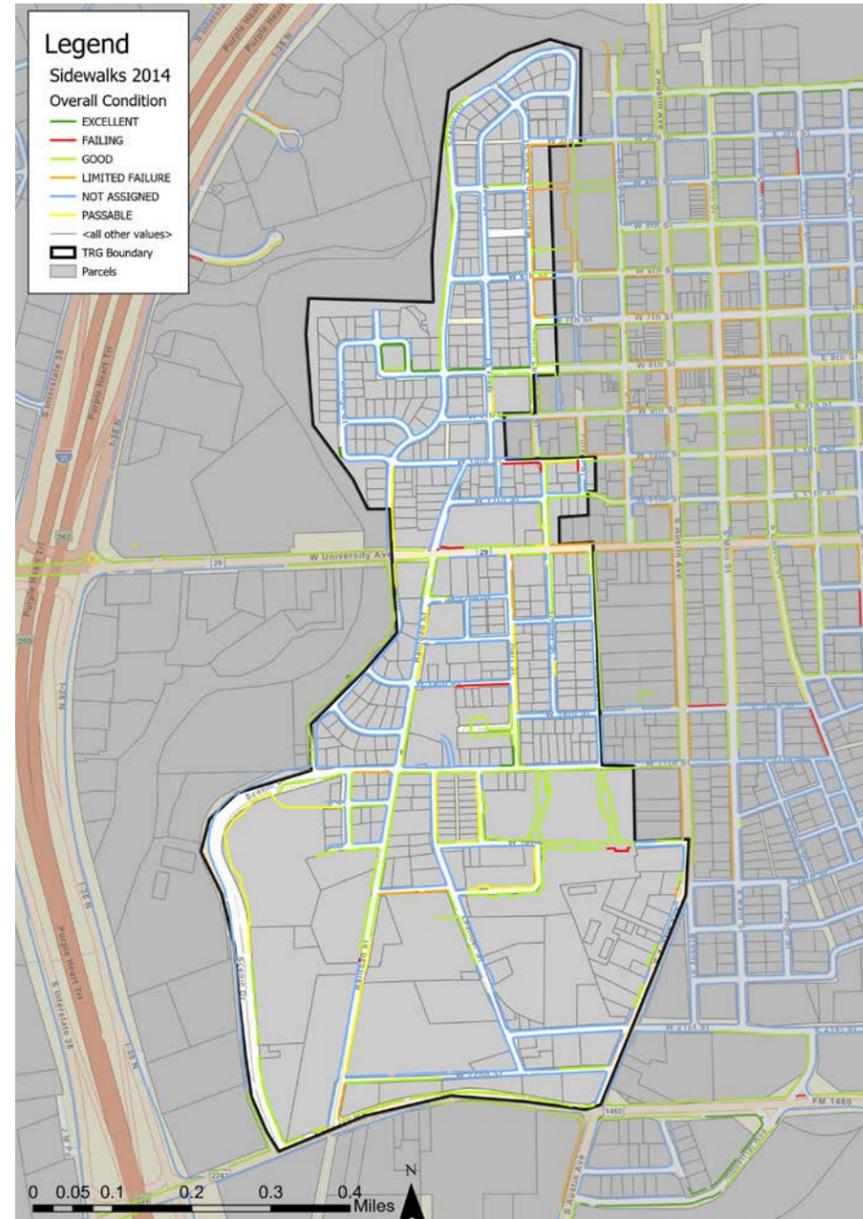
Traffic

The community raised concerns in an initial survey administered by the City of Georgetown, and during the first Community Meeting. Concerns included speeding along Scenic Drive, dangerous pedestrian crossings at certain intersections and congestion during festivals and around Blue Hole Park.

Existing Sidewalks

The City of Georgetown completed a sidewalk survey as part of their Sidewalks Master Plan. Results from this survey are shown in Figure 13. The map indicates there are excellent sidewalk connections to the neighborhoods exterior, and limited sidewalks in the interior of the TRG.

A lack of sidewalks in some areas of TRG contributes to the lack of safety residents feel while walking in the neighborhood. Lack of sidewalks also increases the chance of vehicle and pedestrian conflicts in the neighborhood.

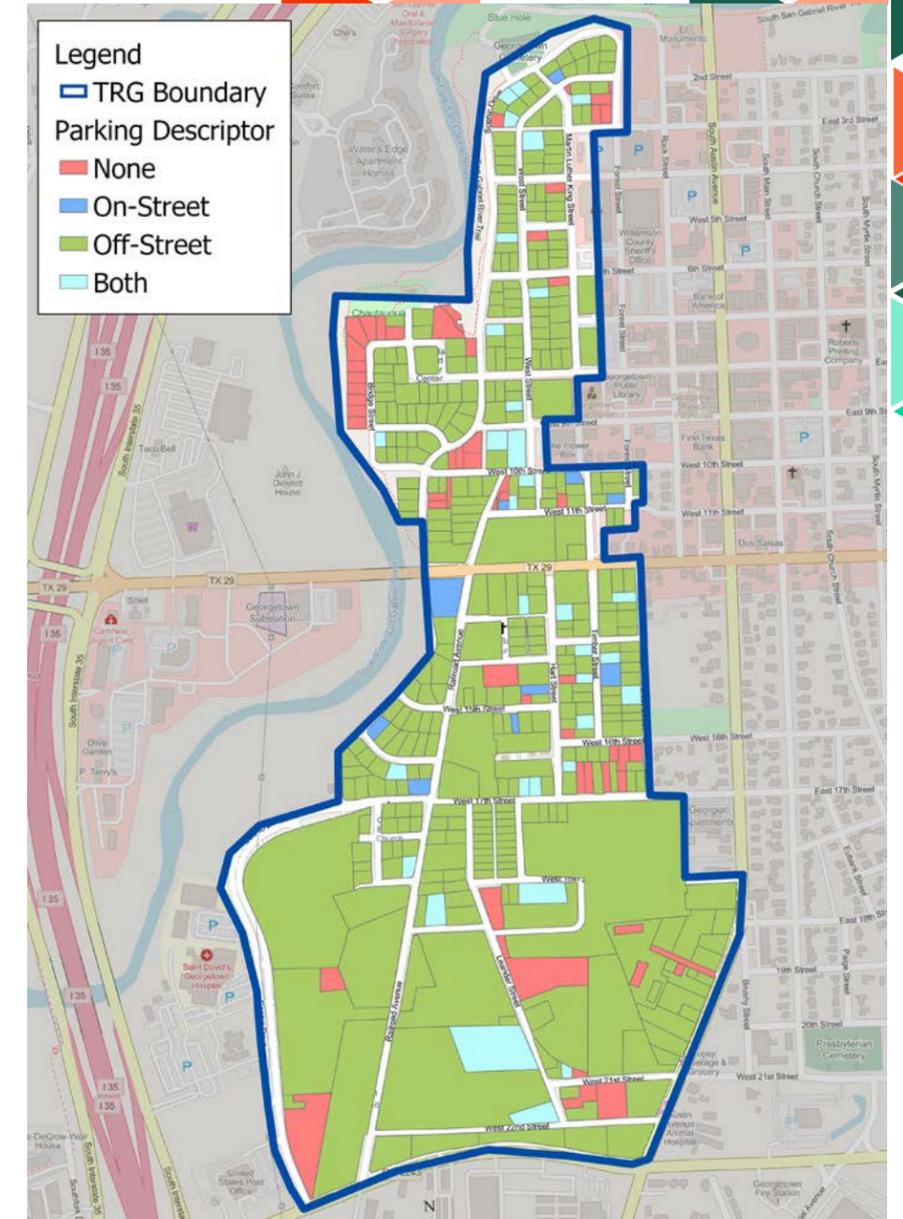


Sidewalks Lie On Major Corridors
 Figure 13: Existing Sidewalk Map

Parking

The Windshield survey examined the type of parking, or lack of parking, by parcel, (Figure 14). Parking descriptors include none (no parking), on-street, off-street, or both on and off-street parking.

79% of the neighborhood has off-street parking for private residences, stemming from the largely single-family detached character of the neighborhood. Parcels with no parking account for 13% of the neighborhood. Parcels with both on and off-street parking comprised 7% of those surveyed.



Most Parcels Provide Off Street Parking
 Figure 14: Parking Options Map



CONCLUSION

SWOT (Strength, Weakness, Opportunities, Threats) findings from the existing conditions analysis of TRG.

Strengths

- Stable housing stock in TRG, in fair and good condition, provides naturally occurring affordable housing.
- The majority of parcels have access to off-street parking.
- The neighborhood is near multiple parks and trails.
- Easy access to Highway 35.

Weaknesses

- There are few sidewalks in the neighborhood, impacting pedestrian safety.
- There is limited parking near Blue Hole Park.
- Concerns for unsafe traffic conditions on major thoroughfares.
- Zoning is inconsistent with land use.
- Litter and inadequate lighting in some areas of the community and parks.

Opportunities

- Improve pedestrian access around TRG with enhanced sidewalks.
- Reduce speeding through TRG to enhance pedestrian safety.
- Align zoning with residential use to protect housing and provide a range of types.
- Preserve quality housing stock for naturally occurring affordable housing options.

Threats

- Continued concern for unsafe traffic conditions on major thoroughfares in the neighborhood.
- Proximity to amenities and attractions will continue to drive demand for the area.
- Loss of existing housing stock reduces affordable housing options.

