connections
FOR SUSTAINABILITY

CITY-WIDE HOUSING STRATEGY

#1 - THINK "INFILL"

WHAT IS "INFILL" DEVELOPMENT?

Infill development refers to new development on vacant, bypassed, and /or underutilized land within built up areas of existing communities where infrastructure is already in place. This includes redevelopment or renovation of vacant, blighted or unsafe structures.

WHY INFILL DEVELOPMENT?

Infill development fills gaps in existing communities and plays a critical role in achieving community revitalization, resource and land conservation, and alternatives to sprawl development. . . . it also conserves a community's financial resources by taking advantage of existing infrastructure, increases walkability, and creates new opportunities for mixed-use neighborhoods that recapture the "sense of place" that is largely missing from development projects during the past 50 years.

(source: Models and Guidelines for Infill Development - Maryland Department of Planning, 2001)

With a few exceptions, the City of Greenville is largely "built-out", with limited open areas left for new development. If the City is to successfully accomplish neighborhood revitalization, stabilization of property values, and sustained growth, it must adopt a policy approach that accounts for the unique characteristics of infill development.

OBJECTIVES

- *Identify vacant and underutilized properties where development can occur*
- *Review existing policies, ordinances and standards to correspond with infill development approach*
- *Create flexible development standards to allow for irregular and small lot development*
- *Conduct community based workshops to discuss benefits of infill development*
- *Conduct meetings with private developers and investors to coordinate resources to address the most important hurdles faced locally for infill development*

OBSTACLES AND HOW TO OVERCOME THEM

Infill development is a state of mind. It has many differences from the traditional development process. Encouraging successful infill (re-)development requires policies created specifically to overcome the numerous barriers to infill, and the internal coordination necessary to make infill development as cost-effective and impactful as possible. Below is an overview of the four primary barriers to infill development:

Physical - environmental issues such as ***wetlands***, ***poor soil***s, ***poor drainage***, or ***contamination*** from prior uses, sites adjacent to ***nuisance uses*** such as rail lines heavily traveled road or abandoned buildings

For more information on strategies to overcome the physical barriers for infill development, please see strategies 2 , 3, 5, 6, 7 and 10.

Social - ***resistance to change*** and a fear of the unknown, o***pposition to development*** centered on design compatibility, increased density, different housing types, parking, traffic, etc.

For more information on strategies to overcome the social barriers for infill development, please see strategies 4 and 8.

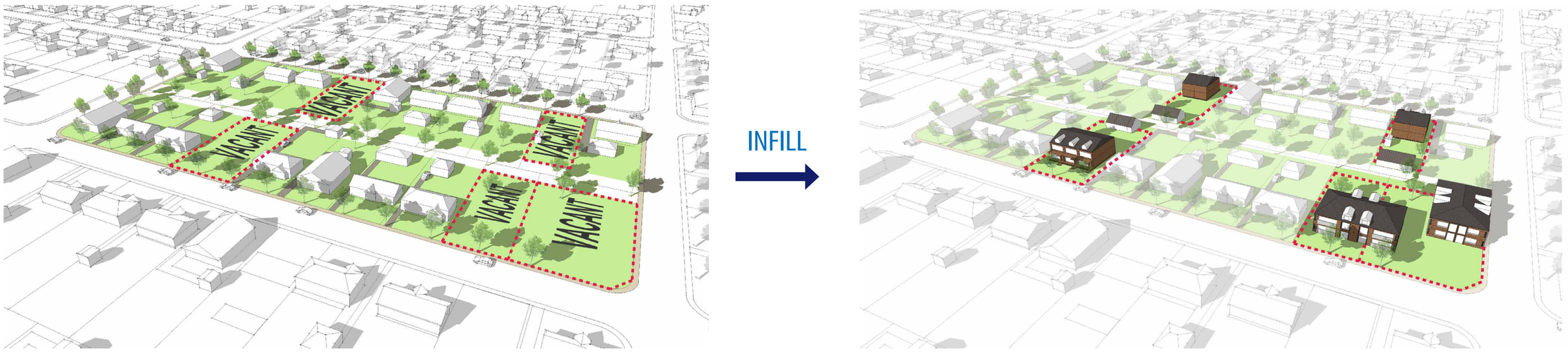
Regulatory - ***regulatory constraints*** on good design, zoning or building ***codes that inadvertently preclude*** redevelopment or infill, ***regulations*** for parking, road design or stormwater management that prohibit or severely limit development

For more information on strategies to overcome the physical barriers for infill development, please see strategies 2, 6, and 10.

Economic - ***difficult sites*** and ***uncertain outcomes*** that reduce a developer's economic interest, ***land acquisition costs, accumulated public liens, historic but functionally obsolete buildings, high construction costs, and difficulty in realizing economics of scale*** on smaller scale infill projects

For more information on strategies to overcome the physical barriers for infill development, please see strategies 2, 5, 6, 7, 8, 9 and 11.

(source: Models and Guidelines for Infill Development - Maryland Department of Planning, 2001)



Examples of Infill Development