

# INFILL DEVELOPMENT UPDATE

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- 2 Guiding Principles
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What + Why

How + Who

JANUARY 6, 2016

# 1 WHAT IS INFILL DEVELOPMENT?

New construction on scattered vacant or underutilized lots in the urban core.



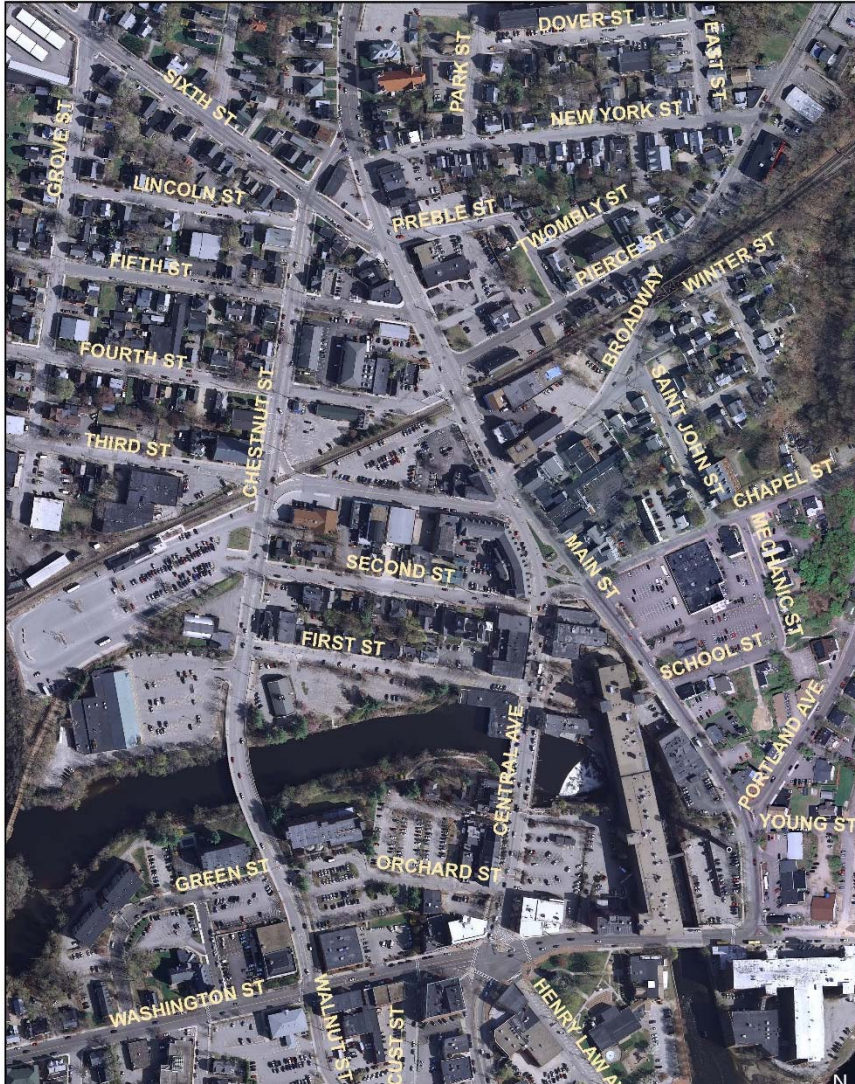
## 2 GUIDING PRINCIPLE

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To promote growth and development in the heart of the City, specifically in areas that are currently served by public infrastructure and transit, but underserved by residential and commercial real estate markets.



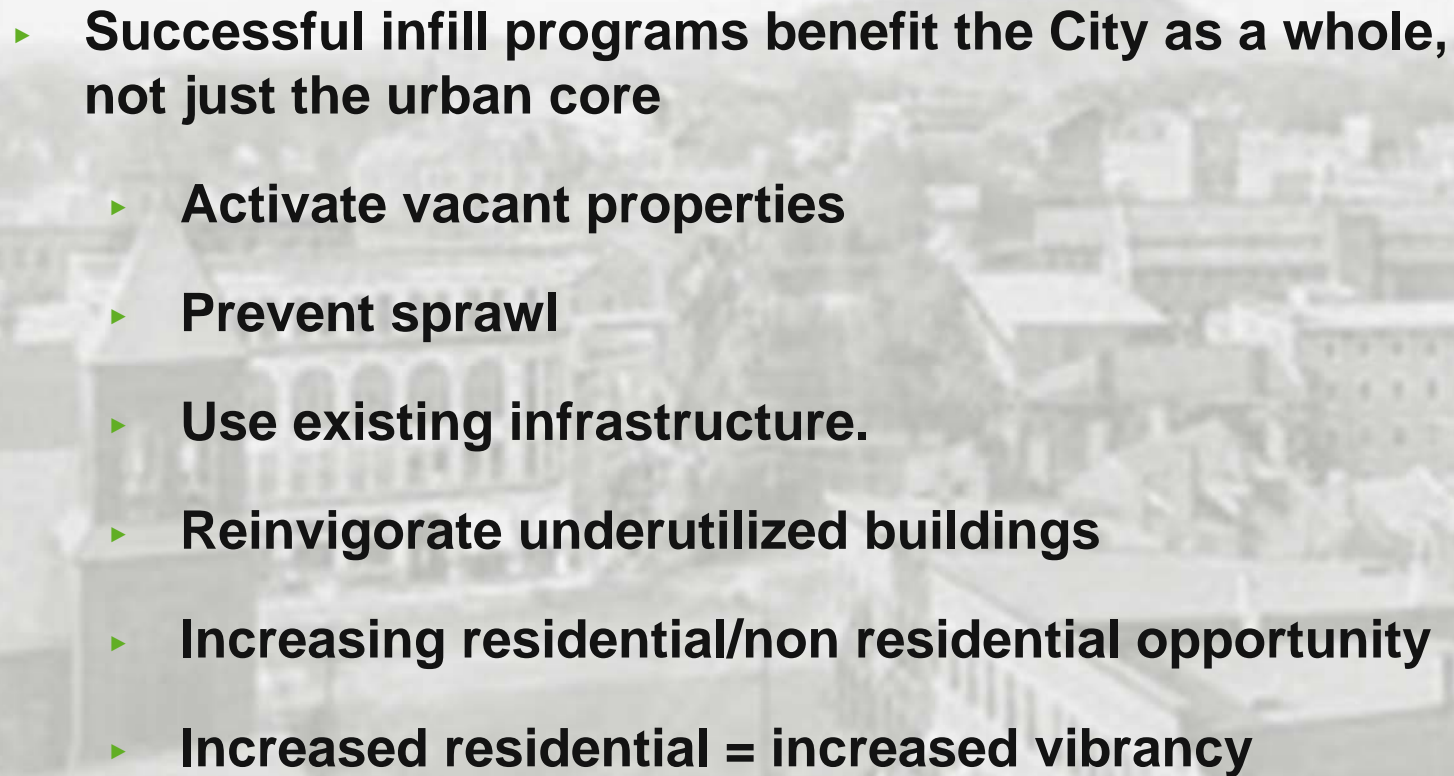
### 3 AREA OF INTEREST



*Infill opportunities are promoted in the following area:*

- ▶ *Public Parking Lots:*
  - ▶ *First Street*
  - ▶ *Third Street*
  - ▶ *Orchard Street*
  - ▶ *School Street*
  - ▶ *Belknap Lot*
- ▶ *Private*
  - ▶ *Buildings located within CBD*

## 4 OUTCOMES

- 
- Detroit, MI. Bird's Eye View from Opus Health Tower.*
- ▶ **Successful infill programs benefit the City as a whole, not just the urban core**
    - ▶ **Activate vacant properties**
    - ▶ **Prevent sprawl**
    - ▶ **Use existing infrastructure.**
    - ▶ **Reinvigorate underutilized buildings**
    - ▶ **Increasing residential/non residential opportunity**
    - ▶ **Increased residential = increased vibrancy**

# 5 TYPES OF INFILL

- ▶ **Developing one or more new uses on/in:**
  - ▶ **An *undeveloped* site within an existing, established area.**
  - ▶ **An *underutilized* site within an existing, established area.**
  - ▶ **An *underutilized* building – no new external construction.**
- ▶ **Redeveloping a whole existing block or area.**



# 6 OPPORTUNITIES



**Parking Lots:**

▶ **First Street**

▶ **Orchard Street**

▶ **Third Street**

▶ **School Street**

▶ **Belknap Lot**



	<b>Tax Value</b>	<b>Revenue</b>
<b>PI</b>	<b>\$5,100,000</b>	<b>\$135,711</b>
<b>P II</b>	<b>\$10,100,000</b>	<b>\$268,761</b>

# 6 OPPORTUNITIES



## Parking Lots:

▶ First Street

▶ Orchard Street

▶ Third Street

▶ School Street

▶ Belknap Lot





# 6 OPPORTUNITIES



# 6 OPPORTUNITIES



# 6 OPPORTUNITIES



# 6 OPPORTUNITIES

- ▶ Private:

- ▶ 538 Central



**Tax Value**

**Revenue**

**Improvements:**

PI ~~\$5,600,000~~

~~\$78,5950~~

Washington St Parking

P II \$8,000,000

\$212,800

Chestnut Intersection

# 7 INCENTIVES FOR INFILL DEVELOPMENT

*Detroit, N. D. Bird's Eye View from Opera House Tower.*

- ▶ **Supportive Policy Makers**
- ▶ **An accessible, collaborative and experienced staff**
- ▶ **Master Plan support**
- ▶ **Flexible zoning**
- ▶ **Innovative parking requirements**
- ▶ **Tax Increment Finance district**
- ▶ **Community Revitalization Tax Credit Program**
- ▶ **An understanding of the barriers to redevelopment**

## 8 TIMELINE

2016 2014

## 9 CONCLUSION

Dover, N. H. Bird's Eye View from Opera House Tower.

# Questions?

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