INFILL DEVELOPMENT UPDATE

1. What is Infill Development
2. Guiding Principles
3. Area of Interest
4. Outcomes
5. Types of Infill
6. Opportunities
7. Incentives
8. Timeline
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JANUARY 6, 2016
1 WHAT IS INFILL DEVELOPMENT?

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

- 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

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<thead>
<tr>
<th>Tax Value</th>
<th>Revenue</th>
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<tr>
<td>PI $5,100,000</td>
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<td>P II $10,100,000</td>
<td>$268,761</td>
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6 OPPORTUNITIES

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6 OPPORTUNITIES

- Private:
  - 538 Central

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<td>Chestnut Intersection</td>
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7 INCENTIVES FOR INFILL DEVELOPMENT

- 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
2016-2018
Questions?

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