

INFILL AND REDEVELOPMENT

create incentives for developers willing to undertake infill and redevelopment with tools such as:

- Housing trust funds to assist with the predevelopment and site-acquisition costs of low-income housing projects.
- Waiving or lowering taxes for a period of time.
- Acquiring land, improving the infrastructure and adding amenities.
- Reducing fees for projects in identified areas.

Developing master plans that support infill and redevelopment

Master plans for areas with substantial infill potential define the type and mixture of land uses, incorporate design standards, provide information about public facilities and include a development process and schedule.

They should have opportunities for community input, be consistent with community values and other plans and policies and be economically viable.

By implementing infill and redevelopment strategies to create mixed-use centers, Eugene is a leader in promoting livable communities.



Broadway Place, a mixed-use redevelopment project in downtown Eugene.

IT MAKES GOOD SENSE

Infill and redevelopment are compact forms of development that use land and other resources efficiently to improve and create more livable communities.

Infill is the construction of new buildings within existing urban areas on vacant or underutilized parcels of land. It may be as simple as building a single-family home on one lot in an established neighborhood or as complex as creating a mixed-use center for offices, housing and retail on a much larger piece of land. Infill parcels are generally located in areas with water, sewer, transportation and other services in place.



New, single-family home on infill lot in Eugene.

Redevelopment is finding new or more intensive uses for land or buildings within an existing urban area. It may involve replacing existing structures with new ones or converting them to new uses. Redevelopment also can result in a change in use, such as replacing existing homes with apartments or building a restaurant on a parking lot. Redevelopment is typically market-driven. It usually occurs when a developer or community group determines that a new use for a site will be more profitable or productive than the current use.

WHY INFILL AND REDEVELOPMENT?

To conserve scarce resources and create livable, sustainable communities. By the year 2050, the population of the Eugene–Springfield metropolitan area is expected to grow by nearly 40%, to more than 365,000 people in total. If current trends continue, land will be developed at nearly twice that rate. In recent years, traffic congestion has grown, vacant land and open space have disappeared and housing prices have escalated. Many residents are concerned about these trends and the impact on our community. In fact, Eugene residents who took part in a series of public discussions agreed that a higher-density, compact form of development that efficiently utilizes land is the best way to accommodate growth while maintaining Eugene’s special sense of place.



Redevelopment allows existing businesses to expand.

Mixed-use development emerged as a key strategy to integrate land use and transportation planning in the 1990’s when *TransPlan*, the area’s regional transportation plan, was updated. This strategy focuses on creating a complimentary mix of uses at higher densities around a commercial core and along transit routes. Mixed-use development supports transportation choices including walking, transit and biking, aims to reduce automobile use and dependency and promotes a mix of diverse and compatible activities.

The mixed-use development concept gained broad community support when the *Eugene Growth Management Study* policies, the City’s primary transportation and growth management strategy, were adopted. The purpose of these policies is to manage growth more effectively by accommodating gradual population growth without urban sprawl and enhancing Eugene’s livability through improvement of the natural and built environment. Infill and Redevelopment are two of the strategies Eugene is using to achieve mixed-use development.



Development outside of urban areas requires additional roads and sewers. Redevelopment takes advantage of existing infrastructure, preserving land and lowering the costs of development.

Please contact us for more information about infill and redevelopment in Eugene:

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WHERE IS IT MOST APPROPRIATE?

Currently, higher-density housing is located throughout Eugene. The City encourages this form of housing in the areas identified as potential mixed use centers. Of these 39 areas, eight are less developed, “greenfield” sites, that are located in areas where significant growth has the potential to occur. The remaining 31 areas are developed areas, where higher-density housing is already present or has the potential to occur through infill and redevelopment.



Oakway Center provides a variety of uses—including space for socializing—in an identified mixed use area.



Multi-family infill development in one of Eugene's mixed-use centers.

BENEFITS

Well-planned and designed infill and redevelopment can:

Improve livability by—

- Completing and connecting the community
- Locating housing near jobs and services
- Promoting a variety of housing types and affordability (apartments, townhouses, condominiums, duplexes and single-family homes)

Increase transportation choices by—

- Supporting more frequent transit service
- Creating communities for walking and bicycling
- Reducing auto dependency and use

Reduce sprawl by—

- Using land more efficiently
- Preserving valuable farm and forest land
- Reducing costs by using existing sewer and water lines, roads and other public facilities (schools, libraries and parks) and services (police and fire)

Promote sustainability by—

- Using resources more wisely and efficiently
- Preserving natural areas and habitat
- Revitalizing neglected neighborhoods
- Providing a long-term strategy for the future

STRATEGIES

Eugene supports and encourages infill and redevelopment particularly in areas identified as potential mixed use centers.

Working with community residents and business owners

Citizens are more likely to support infill and redevelopment if they understand the benefits to their neighborhood or community and participate in its design. Informational materials, public workshops, design charrettes and design guidelines aid in identifying and resolving concerns.



Community discussions help ensure compatible project design.

Identifying design concepts that improve neighborhood quality, connectivity, diversity and sustainability

Standards for landscaping and architectural design can work to enhance existing neighborhood character. Thoughtful designs for parks and other public spaces create neighborhood amenities and encourage community interaction.

Encouraging transportation improvements that support infill and redevelopment

Transportation policies and streetscape improvements help make infill and redevelopment areas more attractive and inviting. On-street parking and other features such as wide sidewalks, street trees and benches help to calm traffic and create a friendly environment for pedestrians and cyclists. Well-designed alleys can provide off-street access to new or redeveloped buildings.

Simplifying development standards and removing regulatory obstacles

A straightforward, easy-to-use zoning code allows appropriate densities, building set-backs and heights on infill sites with variances and conditional use permits for special circumstances. Modified parking and access requirements can promote walking and biking, improve traffic flow and result in more efficient land use.

Streamlining the permitting process can help eliminate unnecessary costs and delays for developers and create a positive environment that stimulates good infill and re-development.



Removing barriers to infill and redevelopment projects in Eugene.



Recent high-rise, infill development in Eugene.

Providing incentives for developers

There are many ways state and local governments can support infill and redevelopment projects. They can provide information to private developers about vacant and underutilized “opportunity sites.” They also can provide information about these projects to help reach the growing number of households interested in well-designed, efficient dwellings near existing development and services. Communities also can