

Infill Development

Infill development involves building new uses on unused and underutilized lands within existing communities, rather than on previously undeveloped “greenfields”. This type of development helps support and revitalize existing neighborhoods, preserve open space and agricultural use and efficiently use existing public resources.

Infill development also uses existing infrastructure and services rather than expanding these services. Infill development presents an opportunity to revitalize downtowns, re-use vacant or underutilized buildings and lots, and bring new economic activity to an area. It can also encourage a mix of uses in one area or neighborhood, ensuring that residents live close to the facilities and services that they use.

While more common in urban and suburban settings, infill development principles provide opportunities for small cities and rural areas, particularly in downtown and main street communities in Lake County .

Blueprint Principle	Element Supported by Infill Development
1. Environment	<ul style="list-style-type: none"> • Avoid development of open space and critical environmental areas, including wildlife habitat and wetlands
2. Agriculture	<ul style="list-style-type: none"> • Protect prime agriculture land as an essential source of food, income and security
3. Growth and Development	<ul style="list-style-type: none"> • Clean up blight and degraded properties • Support job opportunities within the County • Focus growth and development within existing communities, using policies of infill and mixed use development • Strengthen downtown and historic areas; develop town squares • Create walkable and bikeable neighborhoods • Encourage high quality building and community design • Promote the unique character of communities and maintain physical separation with open space and agriculture • Provide quality housing for all ages, financial circumstances and cultures
4. Economy	<ul style="list-style-type: none"> • Encourage small businesses that serve local needs, such as grocery stores, other retail and services • Create public-private partnerships to support new industries, vocational education and job opportunities within the County

Local Plans and Resources

City of Lakeport Vacant Commercial Properties Inventory

<http://www.cityoflakeport.com/docs/Lakeport-Vacant-Commercial-Inventory-7-1-75201165610PM.pdf>

Potential Implementation Actions:

- Identify vacant and underutilized properties where infill can occur.
- Develop an online inventory of available and vacant properties for the public.
- Provide a community vision for new infill projects.
- Develop partnerships with community stakeholders (transit agencies, school districts and businesses).
- Create an efficient government process for acquisition, disposition and redevelopment.
- Consider incentives such as reduced or waived development fees for infill projects that incorporate Blueprint principles.

Examples and Case Studies:

[Denver Avenue Residential Infill](#), Boise, ID

<http://pds.cityofboise.org/planning/infill/residential/denver/>

[Southside Neighborhood Mixed-Use Infill](#), Greensboro, NC

<http://sgnarc.ncat.org/engine/index.php/resources/2005/10/03/Smart-Growth-In-Action-Southside-Neighborhood-Greensboro-North-Carolina>

[The Consequences of Residential Infill Development on Existing Neighborhoods in the Treasure Valley](#), Smart Growth Idaho

http://www.idahosmartgrowth.org/images/uploads/files/uliisg_infill_report.pdf

Additional Resources:

[Infill Development: Rebuilding Our Cities for a Sustainable Future](#), Greenbelt Alliance

<http://www.greenbelt.org/wp-content/uploads/2012/02/infill.pdf>

[Infill Design Toolkit](#), City of Portland Bureau of Planning and Sustainability

<http://www.portlandonline.com/bps/index.cfm?c=49254>

[Infill Development: Perspectives and Evidence from Economics and Planning](#), Resources for the Future

<http://www.rff.org/RFF/Documents/RFF-DP-10-13.pdf>

[Infill Development Guide](#), State of Georgia Department of Community Affairs

http://www.dca.state.ga.us/intra_nonpub/Toolkit/Guides/InfilDevProg.pdf

[Quality Infill Recommendations and Tools](#), Idaho Smart Growth

http://idahosmartgrowth.org/images/uploads/files/quality_infill_final.pdf