

Analysis



Infill and Reinvestment in Urban Growth Areas

Related Policy: *Prioritize redevelopment and infill in Urban Growth Areas*

Why Focus on This Topic?

During our fall 2019 planning area meeting series, partners in one of our planning areas emphasized the importance of this policy. In our online planning area survey conducted from Nov. 2019 to Jan. 2020, participants in every planning area also agreed with that emphasis.

In addition to what we’ve heard from our partners, this topic is important because we know that a portion of new development in Urban Growth Areas will occur on underutilized parcels and infill lots. Several major corridors in the county include properties that are coming to the end of their useful lifespan and may be appropriate for redevelopment. By encouraging more reinvestment and infill, we can lessen the demand for greenfield development and reduce the consumption of buildable lands.

Purpose of Discussion

- Identify areas for potential infill and reinvestment opportunities within Urban Growth Areas – and among these areas, highlight the ones that might be considered a high priority
- Recommend how the *places2040* catalytic tools can be implemented to achieve these results.

Desired Outcomes

Places2040 provides some ways to measure our progress in achieving this policy:

Growth Inside Urban Growth Areas

Total acres developed	▽	Reduce acres developed per year
Countywide UGA net density	▲	Increase net density to target density for each UGA

Employment Location

Jobs in UGAs	▲	Increase % of jobs in UGAs
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Redevelopment / Infill

New development on redevelopment land	▲	Increase in % of new development on sites identified as redevelopment land
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Analysis: Topic 2 – Infill and Reinvestment in Urban Growth Areas

New development on infill land	▲	Increase in % of new development on sites identified as infill land
Redevelopment density	▲	Increase redevelopment density to meet UGA net density target
Infill density	▲	Increase infill density to meet UGA net density target

Map

A more detailed discussion of the analysis undertaken for this topic appears in a separate “Methodology” handout. In general terms, Map 2 illustrates the following:

Map 2 – Infill and Reinvestment Areas Within Urban Growth Areas

- Infill and Reinvestment Area
 - Infill Area – Buildable land between less than 2 acres in size.
 - Reinvestment Area – Parcels that meet certain common criteria used in many major metropolitan areas across the US [for details, see “Methodology” handout].
- Infill and Reinvestment Area – *Priority* – Lands that meet the criteria above and also have access to water, sewer, and major roads.

Results of the Analysis

Countywide, our analysis identifies:

- About 9,800 acres (about 10% of total UGA acreage) that are appropriate for infill and reinvestment.
- About 4,500 acres (about 46% of the 9,800 acres above) that are considered infill and reinvestment priority areas. Nearly 1/3 of these areas, or 1,400 acres, are within boroughs and the city.

Applying the Catalytic Tools in *places2040*

Here’s how our partners can use these tools to prioritize infill and reinvestment in Urban Growth Areas:

Municipalities / Regional Entities

- Place-Based Planning – Undertake community, corridor, or landscape plans with neighboring municipalities, focusing on achieving consistency in policy and regulation
- Simplify Zoning – Amend ordinances to allow for adaptive reuse, land assembly, mixed use, and higher density development in infill and reinvestment areas.

Partners for Place

- Align Resources – Provide incentives for redevelopment and for business retention & expansion in Urban Growth Areas.

Authorities

- Infrastructure – Ensure that water and sewer infrastructure is readily available for infill and reinvestment areas.

Questions for Workshop Discussion

1. What did you notice about our infill and reinvestment analysis? What stands out to you?
2. Is there anything about the analysis that should be tweaked on a countywide level?
3. Aside from zoning regulations, what incentives could you (as a partner) offer to encourage infill and reinvestment in the areas we identified? How could *places2040* catalytic tools be used to “move the needle”?
4. How might you use this analysis in your local and regional decision making?