

Infill Series Introduction

A major solution to urban sprawl is Infill development. Infill development creatively revitalizes certain lots that were bypassed or underutilized as a result of the continuing urban development process. Infill development provides additional housing, retail, or office uses that would ultimately increase economic growth to the surrounding area. This series includes photos of several different infill developments. While viewing these photos you may choose to consider how the following keywords apply to each photo. Then, consider how these keywords may apply to similar, present and future infill projects within your community.

Infill Development Definition:

Development or redevelopment of land that has been bypassed, remained vacant, and/or is underused as a result of the continuing urban development process. Generally, the areas and/or sites are not particularly of prime quality; however, they are usually served by or are readily accessible to the infrastructure (services and facilities) provided by the applicable local governmental entity. Use of such lands for new housing and/or other urban development is considered a more desirable alternative than to continue to extend the outer development pattern laterally and horizontally thus necessitating a higher expenditure for capital improvements than would be required for infill development. The use of infill development, among others, promotes the best use of resources and also will tend to have a positive impact upon the tax and other fiscal policies. (*Topeka, Kansas*)



Keywords:

brownfields; capitalize on community assets; create new community assets (shopping areas, art districts, care centers); development or redevelopment of vacant, underutilized, or abandoned parcels of land; efficient use of space by adding residential uses behind or above retail and public uses; greenfields; increase property-tax base; mixed-use; preserve open space at urban edges; provide housing; redevelopment Agency (RDA)