

INFILL

There is a significant amount of land in mostly small vacant parcels and larger, underutilized parcels that could develop and redevelop within the central villages. Development and redevelopment of this land is hampered by high land costs, potential environmental contamination, costs to relocate utilities, surrounding blight, difficulties in assembling parcels, crime and perceptions of crime, and/or concerns about the school systems. The city has provided incentives for developing these areas, through redevelopment area programs and a broader area single-family infill housing program.

THE GOAL

Vacant and underdeveloped land in the older parts of the city should be **developed** or **redeveloped** in a manner that is compatible with viable existing development and the long term character and goals for the area.

MEASURE FOR SUCCESS

Increase building square footage of new development located within the Infill Development District **by 5%** by 2020.

Decrease the number of vacant lots located in the Infill Development District **by 5%** by 2020.

Increase the number of residents living in the Infill Development District **by 5%** by 2020.

Land Use and Design Principles

LAND USE Support temporary creative neighborhood uses for vacant properties and [greyfields](#).

LAND USE Promote and encourage compatible infill development with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.



Old School 07

Old School 07 is a recently opened redevelopment of vacant and underutilized property in Central Phoenix. The property, located at the northwest corner of 7th Street and Osborn was home to a church for decades, but changing demographics caused the church to move to a new location. The church was built in 1948 while a school house on the property dates back to 1886. Both buildings have been converted to a mix of restaurant and retail spaces, while a new building was built to house a Starbucks Coffee.



Policy Documents and Maps

[Infill Policies Summary](#)

[Infill Development District Map](#)

Tools: Policies and Actions*

- PLANS** Administer the infill development district in which development standards may be modified based upon approved text amendments or on use permit public hearings to encourage redevelopment and reuse of existing parcels and buildings. Infill is a development that is constructed within a built-up area on vacant to underutilized property or buildings. To qualify for infill-specific [regulatory relief](#), an infill development must be located within the infill development district map.
- PLANS** Implement the proposed infill development district shown on the General Plan Land Use Map, and prepare an infill policy for this area that includes new development prototypes and design guidelines. Pursue additional redevelopment focus areas where text amendments may be utilized to encourage appropriate redevelopment and reuse of existing vacant property and buildings.
- CODES** Develop policies and recommendations to encourage compatible infill development for single-family detached and attached housing, multiple family housing, live/work housing, neighborhood retail, and office and industrial uses. Identify ways to provide parks/open space in infill area neighborhoods deficient in open space and recreational opportunities. These policies and recommendations should be based on analysis of the market dynamics of infill projects in various locations within the infill development district. All infill development should encourage alternative modes of transportation.
- CODES** Support updating/amending appropriate codes and ordinances to facilitate activation of vacant lots in strategic locations.
- CODES** Maintain city wide and infill specific policies to provide regulatory relief from new construction development standards for redevelopment projects.
- CODES** Amend the Phoenix Zoning Ordinance to allow consideration of modifications to Zoning Ordinance standards within the adopted infill development districts as use permit requests rather than variances. Such standards might include some adjustment of height, parking, setback and lot coverage requirements that apply citywide and are designed for [suburban](#), not urban, locations. Public hearings on each case would still be required.
- OPERATIONS** Review infill policies and regulations on a regular basis to ascertain appropriateness and effectiveness.
- OPERATIONS** Establish an interdisciplinary infill team to provide expedited technical assistance in processing plans and resolving issues.
- FINANCING** Develop programs for eliminating blight and encouraging redevelopment.