10. REDEVELOPMENT

The Neighborhood Model emphasizes re-using existing sites and buildings rather than expanding the Development Area boundaries into the Rural Areas to obtain more “raw” land. This strategy encourages greater efficiency in the use of land and infrastructure, relieving pressure on the Rural Areas and maintaining value of existing neighborhoods.

Significant portions of the Development Areas are already developed today but, in time, may be suitable for redevelopment or infill. These areas represent additional lands over and above the vacant developable areas. As land values increase, under-performing shopping centers will offer opportunities for retrofit, transforming the entire site — buildings, parking lots, and roads — into appealing human-scale activity hubs.

The Master Planning process offers the opportunity to recognize and plan for the transformation of such sites into new mixed-use centers. Another important category for redevelopment is underused or vacant pockets of land. “Infilling” these gaps provides the opportunity for more efficient use of land and resources by filling in gaps in the community.

Benefits of redevelopment:
- Redevelopment of existing sites will help prevent sprawl elsewhere.
- Redevelopment may reduce visual blight.
- Utilities and roads are usually in place and can cost the developer and the community less than it would to provide extensions.
- Land is placed in a higher use, improving the tax base.
- Redevelopment areas may include old “centers” that can be revitalized, rather than building new “centers”.
- Sites often contain parking areas large enough to support more mixed-use development.
- Redevelopment offers the opportunity to transform large “sprawl” type development into a new form in keeping with the Neighborhood Model.

Figure 2:29 Areas which could offer greater density potentially in the future by adding residences and relocating parking.