

Peoria, Arizona: Redevelopment Program

Infill and redevelopment tools enable communities to stimulate new development and investment into existing urban and suburban areas that already have services. This is accomplished by developing, redeveloping, and re-using existing sites and buildings in neighborhoods and commercial corridors and centers. Communities use infill (which applies to filling in vacant and underutilized parcels) and redevelopment (which applies to constructing new development on previously developed land) to make more efficient use of existing infrastructure, such as streets, water, and sewer lines, and to lower the cost of public services, such as fire, police, and emergency service providers. Infill and redevelopment are also used to reduce pressures to expand urban and suburban areas further into the open spaces or nearer to environmentally sensitive lands, and reduce traffic congestion by shortening commuting distances or eliminating the need to commute by providing opportunities closer to jobs. Infill and redevelopment programs also help revitalize downtowns, conserve energy through more compact development patterns and the reuse of materials, as well as enable greater use of transit and alternative modes of transportation.

Goal: Promote redevelopment, infill development, and reuse in targeted areas to meet economic development goals.

Program Objectives:

1. Make use of existing public facilities and infrastructure, thereby reducing local government costs to support new development.
2. Reduce urban sprawl by developing vacant parcels in urbanized areas.
3. Strengthen older neighborhoods by creating employment opportunities, boosting purchasing power, and generating tax revenue by bringing in new residents and investment.
4. Revitalize an existing core of our community to be a pedestrian-oriented center.

Program Activities:

1. Identify targeted sites within established redevelopment areas for this program.
2. Analyze vacant and underutilized land within the targeted area.
3. Meet with developers to identify development opportunities.
4. In coordination with various city departments, identify obstacles and challenges to development and recommend and/or carry out revisions to policies, ordinances, and processes to better facilitate infill development.
5. Create an annual Redevelopment Activity Report to show commercial redevelopment totals (number of projects, types of projects, square feet, and valuation).
6. Serve as an advocate and proponent for infill, reuse, and redevelopment concerns internally and externally.
7. Create a cooperative partnership between government, the development community, financial institutions, non-profit organizations, neighborhood organizations and other resources.

8. Promote the reuse of properties that are underutilized or blighted, helping to foster revitalization.

Program Metrics:

- New commercial opportunities
- New sales tax revenues
- Increase property tax values for the targeted area