Obstacles to Infill

Presented to: SACOG
OBSTACLES

- Regulatory
- Market
- People
OBSTACLES

- Regulatory
- Market
- People
REGULATORY OBSTACLES

1. FEDERAL
2. STATE
3. LOCAL
   • Zoning
   • Code
   • Entitlement Process
   • Impact Fees
   • Conditional Use
   • Design Review
   • Regional Jurisdictions/Utilities
   • Special Water Districts
REGULATORY OBSTACLES

1. FEDERAL
2. STATE
3. LOCAL

- Zoning
- Code
- Entitlement Process
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- Regional Jurisdictions/Utilities
- Special Water Districts
STEP 1: RENOVATE AND RE-TENANT EXISTING BUILDING
VANPORT
STEP 2: BUILD NEW, THREE STORY MIXED-USE, OFFICE OVER RETAIL
Step 1
Step 2
Step 3

VANPORT

Courtesy of Google Maps
VANPORT
VANPORT

 Courtesy of Google Maps
Consider Tokyo

The largest city in the world, with a metro-area population of 37 million, Tokyo is one of the world’s densest, most transit-oriented, lowest-carbon urban agglomerations. Given its size, you’d expect the Japanese capital to be expensive, because population size itself tends to raise housing prices. More people bidding on housing raises its cost.

Growing populations, at whatever size, also tend to raise prices, because home construction often cannot keep up with demand. And Tokyo itself is growing, even though Japan overall is not. Yet despite these trends, which would be expected to jack up prices, housing in Tokyo is a bargain. A detached, single-family home in a close-in prefecture of Tokyo might sell for $300,000, less than half the $748,000 median home price in the city of Seattle. What’s more, rent in Tokyo has decreased in the past decade, as building has actually outpaced population growth, according to Next City.
If we want to illustrate this principle of zoning with exclusive uses, this is what we'd get:

<table>
<thead>
<tr>
<th>USE</th>
<th>Zone</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
<th>F</th>
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<tbody>
<tr>
<td>Residential</td>
<td></td>
<td>O</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>School</td>
<td></td>
<td>X</td>
<td>O</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Neighborhood stores</td>
<td></td>
<td>X</td>
<td>X</td>
<td>O</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Commercial</td>
<td></td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>O</td>
<td>X</td>
</tr>
<tr>
<td>Big box commercial</td>
<td></td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>O</td>
<td>X</td>
</tr>
<tr>
<td>Industrial</td>
<td></td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>O</td>
</tr>
</tbody>
</table>

*Principle of North American zoning: exclusive use per zone*

Courtesy of Urban Kchoze
## FLEXIBLE ZONING

Principle of Japanese zoning: zones include all uses up to a maximum “nuisance level”

<table>
<thead>
<tr>
<th>USE</th>
<th>Zone</th>
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<tbody>
<tr>
<td></td>
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<tr>
<td>Residential</td>
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</tr>
<tr>
<td>School</td>
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</tr>
<tr>
<td>Neighborhood stores</td>
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</tr>
<tr>
<td>Commercial</td>
<td>x</td>
</tr>
<tr>
<td>Big box commercial</td>
<td>x</td>
</tr>
<tr>
<td>Industrial</td>
<td>x</td>
</tr>
</tbody>
</table>

Courtesy of Urban Kchoze
EX:

65 FOOT HEIGHT
85% LOT COVERAGE
NO PARKING MINIMUM
LIGHT IND - HOUSING

transition zone between industrial and neighborhood
OBSTACLES

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MARKET OBSTACLES

1. LOW INCOME RESIDENTIAL

2. UNDERPERFORMING COMMERCIAL

3. VERY BUSY STREET
LAYERED APPROACH TO MARKET OBSTACLES

- Complete Streets
- Start with Smaller Scale/Intensification
- Creative Financing
MARKET OBSTACLES

IMPROVEMENT IS NOT REPLACEMENT
MARKET OBSTACLES

IMPROVEMENT

IS NOT

REPLACEMENT

Infill must benefit existing community
SMALL PROJECT, BIG IMPACT

Guerilla Development
JO LEN E’ S F IRST C OUSIN

5,000 SF SITE

6,600 SF BLDG

3 RETAIL SPACES

2 MARKET RATE LOFTS

11 SROS, HALF TO WORKING HOUSELESS

PARTIALLY CROWDFUNDED
MARKET OBSTACLES

IMPROVEMENT IS NOT REPLACEMENT

PUBLIC INVESTMENT

DEVELOP COMPARABLES
OBSTACLES

- Regulatory ✓
- Market ✓
- People □
OBSTACLES

- Regulatory
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PEOPLE OBSTACLES

1. COMMUNITY
Infill

COMMUNITY

- Oppose Anything New
- Over-Represent Rich, White Homeowners
- Small Group Can Nix Projects
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- Oppose Anything New
- Over-Represent Rich, White Homeowners
- Small Group Can Nix Projects

BRAND INFILL BETTER
COMMUNITY

- Oppose Anything New
- Over-Represent Rich, White Homeowners
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EDUCATE BETTER
COMMUNITY

 Oppose Anything New
 Over-Represent Rich, White Homeowners
 Small Group Can Nix Projects

FOSTER ONGOING DISCUSSION
Infill

COMMUNITY

- Oppose Anything New
- Over-Represent Rich, White Homeowners
- Small Group Can Nix Projects

USE RELEVANT EXAMPLES

Small Group Can Nix Rich Homeowners

New
RELEVANT EXAMPLES
DIVERSIFY COMMUNITY DEVELOPMENT FEEDBACK
PEOPLE OBSTACLES

1. COMMUNITY

2. OWNERS
OWNERS

➢ Greenfield Focus
OWNERS

- Greenfield Focus
- Don’t-Get-the-Area
OWNERS

 Greenfield Focus
 Don't Get the Area

HELP, EDUCATE, INCENTIVIZE, COLLABORATE...
OBSTACLES

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Obstacles to Infill

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