Figure SF.2. Infill Development Framework in Oregon’s Local Government Policy Context

City Leadership

Assess Capacity of Existing Arterials, Roads & Utilities

Development Constraints

City Org. Resources (Staff, Fiscal, etc.)

Organizational Structure

Population Trends

Residents’ Attitudes & Preferences

Household Budget Constraint

City Long-Range Planning Policies (Includes PW & Economic Development)

Infrastructure Improvements (Roadways & Utilities)

Staff Access to Internal Information, Organizational Communication Process

Citizen & Other Stakeholder Input

Community Support or Opposition

City Development Code/Zoning Regulations (e.g., min. or max. allowable density, lot size, parking, etc.)

Promote Constraints

Development Constraints

Development Occurs Assuming Population Increase & Community Support

Development Incentive (e.g., SDC waiver, tax break, funding for cleanup)

Development Regulation (e.g., cleanup, exaction)

Specific & Targeted Policy if Development Code is Insufficient

Lot Size

Infill Development Opportunity

Developer Tendencies in Response to Demand Analysis

Redevelopable Land w/in City Limits v. UGB

Lot Configuration

Vacant Land

Development Constraints

Additional Development on Existing Lot (if Allowed)

Lot Size

Price

Household Budget Constraint

Land Parcels

Realized Net Density (DU/Acre)

External Economic Factors