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March 17, 2004

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City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT: INFILL DEVELOPMENT PROGRAM WORK PLAN**

**LOCATION AND COUNCIL DISTRICT:** Citywide, D-All

**RECOMMENDATION:** City staff recommends that the Council approve the attached resolution in support of the Infill Development Program Work Plan.

**CONTACT PERSONS:** Lucinda Willcox, Infill Coordinator, 264-5052  
Betty Masuoka, Assistant City Manager, 808-5704

**FOR COUNCIL MEETING OF:** March 30, 2004 (afternoon)

**SUMMARY:** This report outlines a proposed work program to implement the City's adopted infill policies, describes recent actions taken to support the infill development process, and reports infill development activity over the last five years.

**COMMITTEE/COMMISSION ACTION:** On March 15, 2004, the Development Oversight Commission reviewed and supported the Infill Development Work Program.

**BACKGROUND INFORMATION:** On May 14, 2002, the City Council adopted a Citywide Infill Strategy that included amended General Plan infill policy, target infill areas, and a set of programs to promote quality infill development within the City of Sacramento. The policies and infill target areas are included in Attachment B for reference.

To implement the Infill Strategy, the City Council approved the position and the City Manager appointed an Infill Coordinator to oversee the infill development program, along with a City Manager-appointed Infill Cabinet made up of representatives of the various Departments and Divisions within the City to review and address infill development. This report identifies the proposed work plan for the Infill Development Program and reports on the status of past efforts and infill development within the city.

## **Recent Infill Process Improvements and Actions**

Since adoption of the Infill Strategy, the City has enacted new or continued initiatives to better promote infill development within the City. The major actions are summarized in the following subsection.

### Process Improvements

- *Parcel Map Streamlining*: In 2002, the City Council adopted amendments to the Subdivision Ordinance that delegated to staff level approval of parcel maps (i.e., subdivisions creating four or fewer lots) and other minor subdivision amendments, reducing the costs and time associated with small subdivisions. Since that time, the Zoning Administrator has approved 40 parcel maps, reducing processing times by at least a third and reducing costs by about 50% over the previous Planning Commission approval process.
- *Quimby Ordinance Amendment*. In November 2003, the City Council adopted revisions to calculating the in-lieu parkland acquisition (Quimby) fee associated with subdivision requirements. The effect of this revision was to reduce a disincentive to the development of Central City ownership housing and streamline the process for other areas by eliminating the requirements for individual appraisals.
- *Creation of Process Management Unit*. In 2003, the Building Division recruited and filled three positions aimed at assisting projects through the development process. Many of the projects and processes handled by this unit directly involve infill projects and development.
- *Master Infill House Plans*. The Building Division has assisted small infill house builders with a Master House Plan approach to allow them to use the same house plan in several circumstances without requiring building plan check review each time. A proposal to initiate this process through City-sponsored infill house plans is included as a separate City Council report.
- *Pedestrian Friendly Street Standards*. In February 2004, the City Council adopted new street standards with language to allow for flexibility in application in infill areas and ongoing monitoring and reporting on its usability in infill areas.

The City also adopted the 65<sup>th</sup> Street Transit Village Plan, the Gardenland Strategic Neighborhood Action Plan, and completed the R Street Corridor Infrastructure Needs Assessment. In addition, the City adopted several other design guidelines or streamlining measures that affect infill development, including the Commercial Corridor Strategy, Multi-Family Streamlining Ordinance, and Citywide Single Family Checklist.

### Fee Reduction/Waiver Programs:

- *Infill Fee Reduction Program*. In 2002, the City Council adopted and funded the Infill Fee Reduction Program that reduced development and impact fees for small residential infill projects in target neighborhoods by up to \$5000. This program has assisted 76 infill housing units and is the topic of a separate staff report.

- *Water Development Fee Waiver Program.* Since 1987, the City has an infill program that waives the water development fee for qualified residential projects. Over 211 housing units have taken advantage of this program in the past year.
- *Sewer Credit Program:* In 2001, the City authorized participation in the Sacramento County Regional County Sanitation District's sewer credit program to reduce regional sewer impact fees. Sacramento is the only jurisdiction in the District using the program directly to support infill development. Since its inception, the City has assisted 1,100 housing units and numerous infill commercial projects.

#### Grant Funds to Support Infill Development

The City has applied for several grants to identify and fund infrastructure improvements to support infill development areas.

- 65<sup>th</sup> Street Transit Village Infrastructure Needs Assessment (approved February 2004)
- Meadowview and Florin Road light rail stations Circulation and Infrastructure Plan and Urban Design Plans (Contract to be approved March 2004).
- State Jobs-Housing Balance Incentive Grant to support infill and neighborhood revitalization. Discussion of this item is included as a separate report.

In addition, the City is applying for nearly \$9 million in SACOG Community Design Funds to support infill development and smart growth.

#### Redevelopment Assistance

The City's Downtown Division of the Economic Development Department and Sacramento Housing and Redevelopment Agency (SHRA) have assisted numerous infill development projects and programs through a variety of redevelopment programs and project advocacy.

#### **Infill Development History and Status**

Increased regional housing prices and market demand, combined with proven success of some catalyst infill projects, has improved market conditions for infill housing and mixed use projects in Sacramento. Commercial infill development outside the Central City has generally been less active. The following table reports the number of infill housing units and non-residential square footage by infill target area category, based upon issued building permits, for the calendar years 1999 through 2003. It should be noted that because of the challenges of infill development process and financing, many projects that are spurred by City efforts and the market are still early in the construction process and are not reflected in these figures.

As is demonstrated by the table in Attachment C, residential development within these target areas has averaged about 10 percent of the City's total over the last five years, although overall housing growth has increased substantially over this period. Most of the growth in housing development has taken place in the

target residential neighborhoods, largely due to two larger infill subdivisions in Del Paso Nuevo and Gardenland, as well as individual vacant lot development. Development in commercial corridors and transit station areas is still slow, pending additional actions to support increased transit-oriented development activity and commercial growth. Non-residential development is harder to analyze. Staff will continue to work with the building permit tracking system to better define the types of non-residential development (i.e., to differentiate office and industrial development from retail development). While the housing numbers appear relatively low, there are many Central City housing projects currently under construction or approved that will be reflected in 2004 and 2005 reports in the future.

### **Infill Trends and Challenges**

There are currently many opportunities and trends favoring infill development in Sacramento. A summary of the major opportunities follows.

- Improved housing market has made residential infill more profitable
- Recent infill project successes have improved market
- City and region have necessary elements to support infill (e.g., livable central core, light rail system, population size and demographics)

Many challenges to infill development remain. These are summarized below.

- Much infill development are small projects, unable to benefit from economies of scale or able to sustain costly requirements
- Untested kinds of infill development are still financially risky
- Infrastructure and public service requirements are difficult and expensive to address on an individual project basis
- Difficult for private developers to acquire and assemble land
- Some of the City's land use/zoning and policies still require updating to achieve infill goals
- Infill development process is often difficult

### **Infill Development Program Work Plan**

The Work Plan was established through discussion at the Infill Cabinet regarding constraints and challenges associated with infill development, issues identified at the Development Oversight Commission, through discussion with infill developers and business owners, and comments and input from the community at the four Area leadership meetings.

The Infill Cabinet reviewed the potential challenges and identified solutions and processes for making the improvements. In some cases they were administrative processes, some require ordinance or code amendments, and others require changes in policy. These were divided into those that could be accomplished

more quickly, and those that would require further action or review and would take additional time to accomplish.

The members of the Infill Cabinet are listed below. In addition, other staff are invited on as-needed basis to discuss specific topics.

Betty Masuoka, Assistant City Manager	Lucinda Willcox, Infill Coordinator
Gary Stonehouse/Jeanne Corcoran, Planning	Roberta Deering, Historic Preservation
Lezley Buford, Environmental	Marty Hanneman, Transportation
Kristan Otto, Economic Development	Gary Alm, Public Improvements
Janet Baker, Parks and Recreation	Maria Solis, Utilities
Michael Whipple, Transportation/ADA	Anne Moore/Lisa Bates, SHRA
Dennis Richardson, Building	Troy Malaspino, Fire

Based on the major challenges that face infill development, the Work Plan is divided into eight components. These are described below and the work program details included in Attachment A.

1. ***Project Assistance and Issue Resolution:*** Individual infill projects often face challenges in moving through the development processing system and resolving issues that hold up processing. While the City is developing specific system improvements to address some of these projects, the Infill Program includes actions to address individual projects. These include initiatives underway, including the Process Management Team, and ongoing review and monitoring of infill projects.
2. ***Policy and Process Improvements:*** The Infill Cabinet reviewed policies, ordinances, and processes that create challenges for infill development or where revisions could reduce the time and costs associated with processing infill development and identified a list of items identified in Attachment A. Many are already being implemented, such as clarification of requirements for installation or reimbursement for curb ramps. In addition, many streamlining recommendations being reviewed by the Development Oversight Commission (DOC) will most directly affect infill projects. These will be discussed separately with the City Council, scheduled for April 20, 2004. Additional process improvements directly for infill will be developed with the Development Oversight Commission.

One important policy issue relates to establishing an interim traffic level of service (LOS) policy or standard for certain areas pending examination of the entire issue as part of the General Plan Update. Application of the General Plan's overall goal for LOS C (presumes free-flowing traffic) as a standard for infill areas where the primary objective is to support higher density development and transit usage (e.g., Central City and adopted transit village plan areas) can conflict with adopted plan goals. With City Council direction, the Infill Work Plan proposes to review options to establish an interim standard for specific areas and also review requirements for individual traffic studies to facilitate infill development consistent with those adopted plans.

3. ***Reporting and Monitoring:*** The Infill Program includes reporting and monitoring of the quantity and location of proposed and constructed infill development. This is intended to provide information to the City Council, public, and development community, to determine the effectiveness of the City's

infill program, identify issues that may need to be addressed, and to benchmark infill processing times to monitor the effectiveness of infill goals.

4. ***Infill Incentives:*** The City has some existing incentive programs, most of which are fee waiver or reduction programs, along with redevelopment assistance. Since public funding is a scarce resource, and can often trigger additional requirements that add costs to the infill development projects, the infill program will examine what other kinds of incentives can be offered and how to provide those most effectively.
5. ***Advocacy/Program Marketing:*** A major component of the Infill Program is to provide review and advocacy for infill development and issues, and to promote the City's infill goals and objectives and programs to attract additional quality infill development.
6. ***Provision of Infrastructure/Public Services:*** A significant part of the City's review processes and requirements and the costs and uncertainty associated with infill development relate to the provision of adequate infrastructure and services to the development. In particular, in areas where the City has adopted plans for higher density development, it is extremely challenging and costly for individual projects to upgrade the infrastructure on an individual project by project basis. The Infill Work Program includes some items to directly address some infrastructure needs upfront to remove some major hurdles to infill development, and to focus additional effort on ways to identify and finance infrastructure and services in infill areas.
7. ***Land Constraints:*** Many of the challenges related to infill development involve the acquisition of land or constraints that come the land. Solutions include additional programs aimed at brownfield clean up and continued marketing of critical infill sites.
8. ***Financing Options:*** Since infill projects tend to be unique and less demonstrated in the marketplace, public and private financing for these projects is frequently a major challenge. Downtown redevelopment and SHRA programs assist in some financing options, but additional options to improve financing need to be identified.

Attachment A lists the proposed work plan with identified responsibility, goals, and general time frame for accomplishing the task. Note that the work plan also includes several initiatives that are being undertaken to improve the overall citywide development process or a specific area of discipline, but are referenced in the work plan because of the specific benefits that will be realized for infill development.

**FINANCIAL CONSIDERATIONS:** This report is an informational report that identifies work program items. Those items that have resource implications will require separate actions to implement.

**ENVIRONMENTAL CONSIDERATIONS:** The Environmental Services Manager has determined the project, as proposed, is exempt from the requirements of the California Environmental Quality Act under Section 15301.


**POLICY CONSIDERATIONS:**

**General Plan-** City Council adopted infill development policies and targeted areas in May 2002 to promote quality infill development. These actions directly implement adopted infill policy.

**Strategic Plan Implementation-** The recommended actions conform with the City of Sacramento Strategic Plan, specifically by adhering to the goal to enhance and preserve urban areas by supporting existing development (and supportive infrastructure) within existing developed areas, allowing for efficient use of existing facilities, features and neighborhoods.

**ESBD CONSIDERATIONS:** No goods or services are being purchased under this report.

Respectfully submitted,

  
LUCINDA WILLCOX  
Infill Coordinator

**RECOMMENDATION APPROVED:**


  
ROBERT P. THOMAS  
City Manager

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**RESOLUTION NO.**

**ADOPTED BY THE SACRAMENTO CITY COUNCIL**

**ON DATE OF \_\_\_\_\_**

**RESOLUTION SUPPORTING THE INFILL DEVELOPMENT PROGRAM WORK PLAN**

**WHEREAS**, the City Council of the City of Sacramento, on May 14, 2002, adopted the City of Sacramento Infill Strategy which established goals, policies, and programs to promote quality infill development within the City of Sacramento; and

**WHEREAS**, the City of Sacramento’s Development Oversight Commission has established implementation of a citywide Infill Strategy as one of its goals; and

**WHEREAS**, the City of Sacramento has created an Infill Coordinator position and Infill Cabinet to oversee an infill development program to implement the City’s adopted infill policies; and

**WHEREAS**, the Infill Development Work Program identifies measures and strategies to promote quality infill development in Sacramento;

**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of Sacramento that staff is directed to follow a Citywide Infill Program as outlined in the Infill Development Program Work Plan as included in Attachment A to this resolution.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
**FOR CITY CLERK USE ONLY**

RESOLUTION NO. \_\_\_\_\_

ADOPTED: \_\_\_\_\_

**Attachment A  
INFILL DEVELOPMENT WORK PROGRAM**

Work Plan Item	Issue	Lead Responsibility	In Progress	Time Frame	
				Short-Term (Target Date - July 04)	Med/Long Term
<b>PROJECT ASSISTANCE AND ISSUE RESOLUTION</b>					
<i>Goal: To assist quality infill projects in moving through the development review process efficiently</i>					
1	Provide early assistance/guidance	Infill Coordinator, Process Managers	Many infill projects assigned to process managers, pre-meetings have been arranged	Create a system to identify and track infill projects through system	
2	Create processes for quick resolution of issues	Infill Cabinet	Determine procedure for staff to ensure issues are identified up front and procedure for resolution		
3	Application of flexibility in certain requirements (e.g., street improvement requirements)	Infill Cabinet	Flexibility is applied when possible within existing regulations		Identify system improvements to create flexible processes (in system improvements below)
4	Assistance with community process (if necessary)	Infill Coordinator		Identify projects that warrant this kind of assistance in coordination with improved early notification system.	
<b>POLICY/PROCESS IMPROVEMENTS</b>					
<i>Goal: To improve development processing system to better accommodate City's adopted infill goals and policies.</i>					
5	Enact an interim application for traffic level of service in identified infill areas	Public Improvements (Public Works), Environmental, City Attorney			
6	Reduce requirements for traffic studies for smaller infill projects	Public Improvements (Public Works)		Review options for alternative thresholds to trigger traffic study requirements, particularly in connection with alternative interim LOS standard (above)	
7	Clarify requirements for constructing curb ramps for new development	Public Improvements (Public Works)	Construction and reimbursement policy has been prepared that clarifies developer requirements to pay for only those adjacent to the site		City team or contractors to construct curb ramps for some small infill projects, developer reimburse for their fair share

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Work Plan Item	Issue	Lead Responsibility	Time Frame		
			In Progress	Short-Term (Target Date - July 04)	Med/Long Term
8	More flexibility in alley improvement requirements	Public Improvements (Public Works)		Develop new policy that adds flexibility regarding the amount and type of paving needed	Explore opportunities for City team/contractors to construct alley improvements for some small infill projects, developer reimburse for fair share
9	More flexible procedures for Public Improvement Agreement bonding requirements	Public Improvements (Public Works)		Review existing requirements related to Public Improvement Agreement bonds to determine options for small infill projects. May require Code amendment.	
10	Flexibility in requirements for installation of frontage improvements with final maps versus building permits	Public Improvements (Public Works)		Review requirements to determine when deferral of frontage improvements may be feasible.	
11	Flexibility in right-of-way dedication requirements for infill projects	Public Improvements (Public Works)		Review procedures and develop recommendation for policy or code amendments	
12	Enact appropriate noise standards for urban residential development	Planning (Environmental)		Review existing standards and practices to ensure that appropriate regulations and policies regarding private residential outdoor space (e.g., balconies)	Review and amend as necessary Gen Plan noise standards and/or thresholds of significance to better accommodate opportunities for residential development in urban areas
13	Flexible and joint solutions to individual parking requirements	Planning/Public Improvements (Public Works), Transportation, Economic Development, SHRA			Reduce required parking for small lots, historic uses, and allow more flexibility to provide off-site parking. Develop solutions for joint parking and parking assessment districts
14	Create urban park opportunities for infill areas	Parks		Incorporating urban park concepts into Parks Master Plan Update	
15	Flexibility in standards to provide for tree protection and tree canopies	Infill Coordinator/ Parks/Public Improvements (Public Works)/Planning			Adopt policy/ord that allows for flexibility in building placement, driveway access and setbacks to allow for tree protection and canopy trees

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	Work Plan Item	Issue	Lead Responsibility	In Progress	Time Frame	
					Short-Term (Target Date - July 04)	Med/Long Term
16	Create standards requirements for utility services for attached ownership housing	Current requirements requiring separate services from main housing, are usually resolved on case by case basis There is often uncertainty related to determination of historic significance and implications for development options	Utilities	Have identified solution, reviewing whether it can be addressed administratively or requires code amendments		
17	Faster determination of historic significance	Process of moving buildings, often suggested as mitigation for historic resources, is very complex and difficult for applicants	Historic Preservation		Proposed Downtown District to DRPB by July. Create screening questionnaire for environmental review to streamline process	Complete additional surveys and bring to City Council adoption of new districts.
18	Clarify various requirements associated with building moves	Building and fire code issues with historic and unusual building types are more complex and resolution of these issues often adds time to the process	Historic Preservation/ infill Coordinator/ Process Management		Make available a guidebook with all steps involved for house moves	
19	Focus specialized attention on Building and Fire Code implementation for historic buildings/adaptive reuse	and involvement in infill projects can broaden acceptance of new infill development and resolve issues early on	Building/Historic Preservation/Fire	Implementing DOC Initiative: Create a historic building/ infill team that specializes in these kinds of projects. Recruitment of staff completed.	Team in place pending resolution of resource allocation.	
20	Improve and enhance early notification process	Many of the streamlining recommendations being reviewed by DOC will improve infill development process	Planning/DOC	Planning/DOC Initiative to be discussed at City Council 4/20		
21	Implement development streamlining recommendations	Infill projects desire greater flexibility and specified process, specifically for infill and for small residential and commercial projects	Planning/DOC	Planning/DOC Initiative to be discussed at City Council 4/20		Continue to work with DOC on additional recommendations
22	Enact ordinances to provide better infill streamlining and flexibility	Infill projects are often small, processing fees are a larger component of the costs and can be a disincentive	Infill Cabinet, DOC	Review implications for infill projects with considerations for fee changes as result of fee and charge review		Develop ordinance amendments with DOC
23	Include considerations for impacts on smaller infill projects when reviewing and adopting entitlement processing fees		Revenue/Planning			

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Work Plan Item	Issue	Lead Responsibility	In Progress	Time Frame	
				Short-Term (Target Date - July 04)	Med/Long Term
24	Develop City-sponsored single family infill house plans Time and cost for reviewing single family plans can be a disincentive	Planning/Building	Create process for building acceptance of private infill house plans	Create City sponsored infill house plans applicable to specific neighborhoods. Council consideration 3/30	if approved, create and approve plans by 1/05
<b>REPORTING AND MONITORING INFILL DEVELOPMENT</b>					
Goal: To monitor and report on status and issues related to infill development in Sacramento					
25	Set up overall coordination and reports on key infill areas (e.g., Central City, CADA, Planning, Downtown, Hist Pres, Others) Share experiences and issues related to areas of development, create more seamless dev. system Difficulty with infill issues crosses Division and Department lines, need to promote understanding and resolution	Infill, Planning, CADA, Economic Development, others	Establish regular coordination meetings		
26	System for addressing infill development issues Report on status of infill development for purposes to tracking and benchmarking	Infill Cabinet	Infill Cabinet established and meeting monthly	Determine appropriate methods for addressing project specific infill issues Place quarterly reports on web site, coordinate with benchmarking program and DOC initiatives	Joint Downtown housing web site with CADA, SHRA
27	Tracking and monitoring of infill development Provide point of initial contact for those requesting infill info	Infill Coordinator	Infill status report in progress Currently scheduling preliminary meetings and referrals	Place referral info at Permit Counters and on web site	
28	Overall coordination and referrals	Infill Coordinator, Deve Svcs Help Line			
<b>INFILL INCENTIVES</b>					
Goal: To implement incentives to promote quality infill development					
29	Implement and expand sewer credit program for infill projects Existing program writes down regional sewer facility connection fees - limited number available for infill housing Program writes down development fees for small res projects (1-4 units) in Infill Target areas	Infill Coordinator	Has assisted over 75 units of infill housing. Program exhausted funds for FY 03-04	Make minor revisions to implementing ordinance to ease implementation and explore options for FY04-05 funding	Participate in Stakeholder Working Group with SRCSD to expand use of credits for infill and transit oriented housing
30	Continue Infill Fee Reduction Program Limited funding options to address off-site improvement needs or expensive studies for desired infill projects	Infill Coordinator/Planning	Create a flexible account by swapping Jobs-Hsng Balance grant funds with General Funded capital projects. Concept for approval by City Council 3/30/04		Develop guidelines for application of infill incentive funds for approval by City Council
31	Create new Infill Incentive fund	Infill Coordinator/Parks			

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Work Plan Item	Issue	Lead Responsibility	Time Frame	
			In Progress	Short-Term (Target Date - July 04)
32	Other incentives to promote infill are desired, potentially including priority processing and fee deferral programs	Infill Coordinator & Cabinet		Identify and make recommendations to City Council. Review City and other agency fee deferral options and priority processing.
<b>ADDRESS METHODS TO FINANCE INFRASTRUCTURE TO SUPPORT INFILL DEVELOPMENT</b>				
<i>Goal: To identify methods to provide necessary infrastructure to support infill development.</i>				
33	Assist with up-front infrastructure improvements to support development in defined infill areas	Infill Coordinator, Planning, Parks, Transportation, Utilities		Projects to be completed by June 2006
34	Identify plans to provide for necessary infrastructure to support planned infill development.	Planning/Special Districts	Council approved development of financing plans for 65th Street Transit Village and R Street Corridor	Finance strategies to be developed and brought to City Council for adoption.
35	Financing infrastructure in infill areas is very challenging. Solutions could include CIPs, assessment districts, new redevelopment areas	Utilities, Finance, Public Improvements, Transportation		Bring back as workshop discussion item for future Council consideration.
<b>LAND AVAILABILITY</b>				
<i>Goal: To address constraints to land development for infill development</i>				
36	There are significant challenges with development of properties with toxic contamination. The City has some federal loans programs	Planning-Environmental	Ongoing implementation of existing program	Potential for an additional \$500,000 in federal revolving loan program to be reallocated from other regions
37	Difficulty with private developers acquiring land. Review surplus land to determine opportunities to sell for infill development	Real Estate		Review opportunities and bring back for City Council discussion.
38	Properties where liens from code enforcement actions, unpaid taxes exceed value are impossible to sell, Consider waiving certain fees for City actions in donated to non-profit	Infill Coordinator, Finance, Code Enforcement		Review complex legal and enforcement issues to waive fines. County estimates \$3000 cost to identify parcels with liens.

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Work Plan Item	Issue	Lead Responsibility	In Progress	Time Frame	
				Short-Term (Target Date - July 04)	Med/Long Term
39	Market critical infill sites	SHRA/ Economic Development	Economic Development Dept and SHRA currently serve this function for major areas		Coordinate and central repository in connection with sacsites.com
<b>PROGRAM MARKETING/ADVOCACY</b>					
Goal: To broaden understanding and support of City's infill policies and programs					
	Education/advocacy with community, businesses, interest groups, and industry groups regarding infill				
40	Increase understanding and support for infill, market City programs	Infill Coordinator	Underway and ongoing		
	Include information on available incentive programs for internal and external use			Determine appropriate documents based on input and work plan	
41	Develop brochures, market pieces	Infill Coordinator			
<b>FINANCING</b>					
Goal: To improve system for financing infill projects					
	Explore opportunities to create development arm to promote infill development				
42	Review opportunities for non-profit development corporation	Downtown Department	Reviewing options.		Explore expansion to address additional opportunities for land assembly and financing.
	Address complex issues with financing infill projects	Infill Coordinator, Finance, SHRA, Econ Dev			Coordinate with SHRA and review options
43	Traditional financing is often very difficult for infill projects				

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# ATTACHMENT B

## INFILL GOALS AND POLICIES

The major goals and policies are found in the City of Sacramento General Plan, Section 1, in Policy 5, Urban Conservation and Infill Areas:

### Policy 5 - Urban Conservation and Infill Areas

1. **It is the policy of the City to promote infill development, rehabilitation, and reuse that contributes positively to the surrounding area and assists in meeting neighborhood and other City goals, including the following:**
  - a. neighborhood conservation and enhancement
  - b. redevelopment/blight abatement
  - c. economic development, particularly neighborhood serving retail, office, and employment
  - d. historic preservation
  - e. provision of a range of housing types within communities and neighborhoods, including opportunities for owner-occupied and move-up housing
  - f. development supportive of transit and other alternative modes of transportation
  - g. trip reduction and air quality improvement
  - h. environmental improvement
  - i. compatibility with existing neighborhood and commercial areas
2. Infill development shall be defined as the development, redevelopment or reuse of a vacant and underutilized site of five acres or less, except where designated in the General Plan as an infill target area, that may contain one or more parcels and is substantially surrounded by urban uses, where the median age of the surrounding urban development area is 20 years or more, and where the proposed project is consistent with the general plan, any applicable community plans, and zoning.
3. Within the developed part of the city, the City shall target sites within the following categories and individual site criteria for promoting infill development:
  - a. Targeted residential areas, including redevelopment areas, other transitional neighborhoods and Community Development Block Grant target areas (Map 1)
  - b. Central City (Map 2)
  - c. Neighborhood commercial corridors (Map 3)
  - d. Areas designated as transit planning areas, typically located within 1/4 mile of existing or planned light rail station (Map 4)
  - e. Other individual infill sites outside the target areas that are vacant or underutilized parcels of five acres or less within established neighborhoods or commercial areas, identified as long-term blighted properties with unique physical and financial constraints to development (e.g., toxic clean-up, access problems, odd shaped lot size) and where the proposed project would provide neighborhood enhancement and benefit.

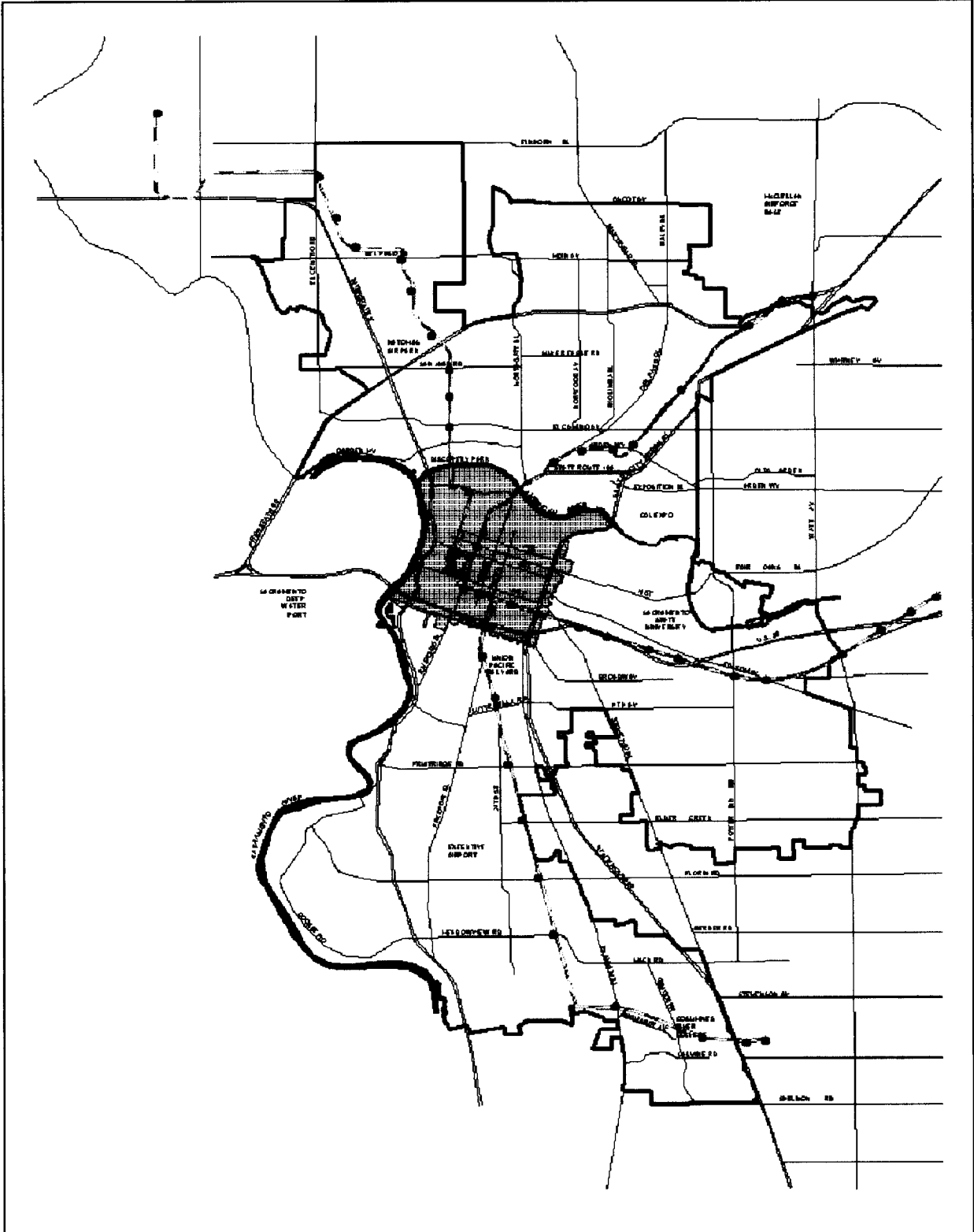
4. The City should promote infill development that meets the following neighborhood, housing, economic and project design objectives, through its policies, zoning and other regulations, design guidelines, and infill incentives.
  - a. Responds to an unmet or underserved need (i.e., grocery store, private youth recreational need)
  - b. Provides positive localized economic benefits (i.e., provides employment for neighborhood residents)
  - c. Adds to the range of housing types available in the neighborhood (within zoning parameters)
  - d. Accommodates a mix of housing affordability levels within a project
  - e. Includes a mix of uses within building (e.g., housing and retail) (within zoning parameters)
  - f. Serves as a catalyst project
  - g. Is transit supportive
  - h. Optimizes site
  - i. Preserves existing resources (e.g., heritage trees, creeks)
  - j. Preserves or restores a historic structure
  - k. Has design and massing in scale with neighborhood
  - l. Provides street-level pedestrian activity
  - m. Minimizes the appearance/impact of parking
  - n. Maximizes energy efficiency (beyond Title 24 requirements) and/or includes significant water conserving features
  - o. Results in environmental improvement (e.g., toxic cleanup)
  - p. Strengthens the linkage between neighborhoods and neighborhood commercial corridors
5. For proposed infill development that meet the City's goals and objectives, the City shall seek to streamline and assist infill projects through the development review process, provide flexibility to accomplish identified infill goals, and review infill developments at the lowest feasible level necessary to meet plan and policy objectives.
6. The City shall promote high levels of coordination among City departments and with Sacramento Housing & Redevelopment Agency and Capital Area Development Authority in promoting and assisting desired infill development.
7. Within legal parameters, the City shall seek to establish equitable fees that reflect infill goals and promote infill development, and shall encourage other entities to establish fees that do not act as disincentives to infill development.
8. The City shall seek to incorporate infill development potential into infrastructure master plans, to provide adequate infrastructure to serve new infill development, including providing focused incentives to assist in the provision of infrastructure for targeted infill needs. The City shall seek to identify infrastructure requirements and costs for major reuse plans and redevelopment projects and identify funding mechanisms to ensure their success and implementation.
9. The City shall support flexibility in providing for providing needed public facilities and services in infill target areas.

10. The City shall support neighborhood improvements that enhance the neighborhood and support infill development.
11. Through its land use plans, zoning, and other implementation mechanisms, the City shall support appropriate levels of density and intensity of infill development based on various locational factors and other City goals and objectives, including neighborhood preservation, proximity to transit stations and routes, and proximity to employment centers.
12. The City shall promote and market its infill development goals and incentives to infill developers, other agencies, and neighborhood, business, and other interested groups and organizations.
13. The City shall monitor its infill development efforts and effects to seek to avoid displacing lower-income and minority households through its infill development and neighborhood enhancement efforts and to involve these communities in infill efforts that could affect their neighborhoods.

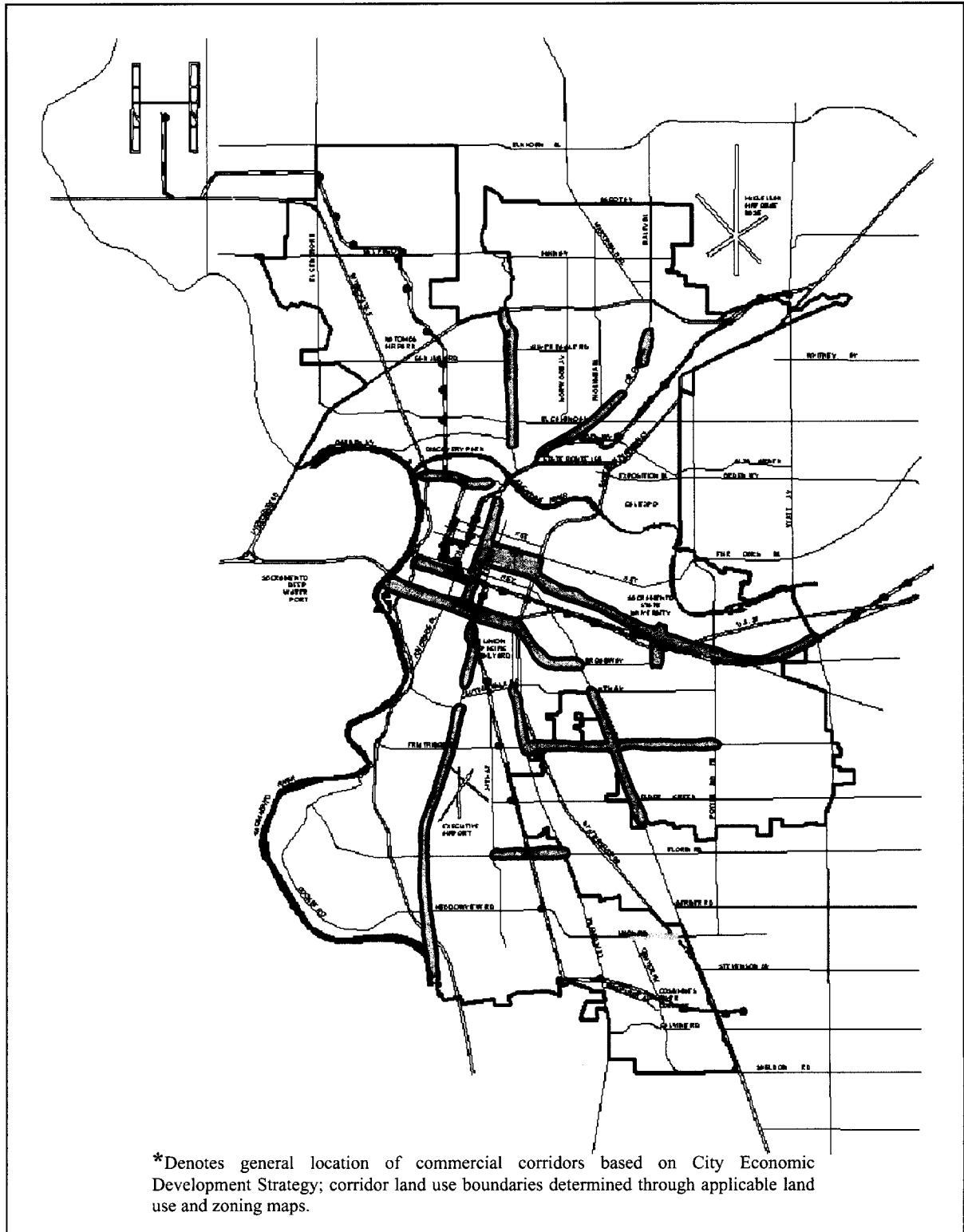
**APPENDIX B**  
**TARGET AREA MAPS**



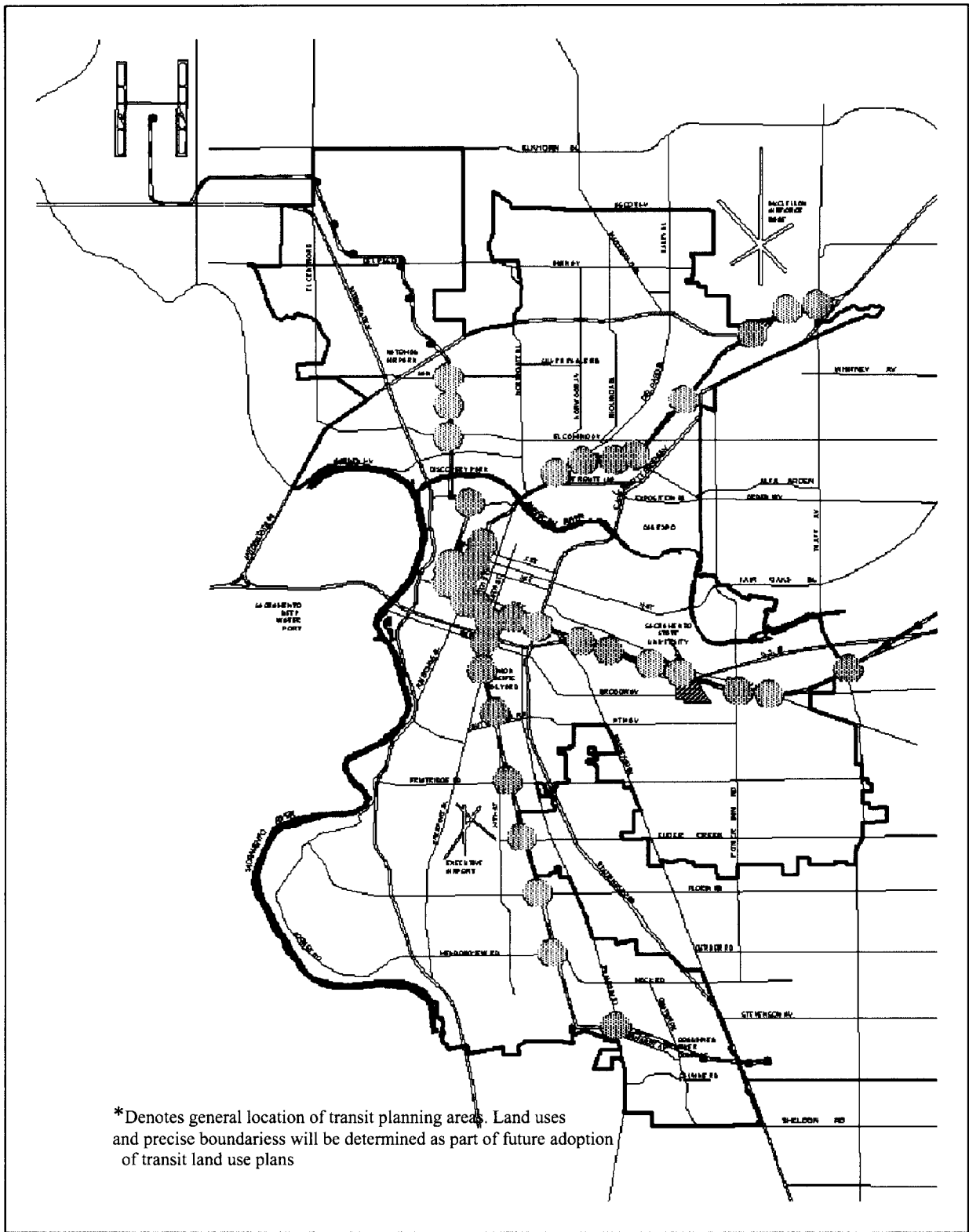
Map 2  
CENTRAL CITY



### Map 3 NEIGHBORHOOD COMMERCIAL CORRIDORS



# Map 4 TRANSIT STATION AREAS



**Attachment C**  
**INFILL DEVELOPMENT BY INFILL TARGET AREA CATEGORY**  
**1999-2003**  
**(Based on Issued Building Permits)**

Year	Central City		Target Residential Neighborhoods		Commercial Corridors		Transit Station Areas		Subtotal, Four Infill Target Areas		Total New Citywide Development		% of Citywide Growth in Infill Target Areas	
	Housing (Units)	Non Res (SF)*	Housing (Units)	Non Res (SF)	Housing (Units)	Non Res (SF)	Housing (Units)	Non Res (SF)	Housing (Units)	Non Res (SF)	Housing (Units)	Non Res (SF)	Housing (Units)	Non Res (SF)
1999	88	1,003,906	76	NA	1	36,471	1	14,480	166	1,054,857	1,800	3,303,999	9%	32%
2000	25	537,012	87	NA	0	169,432	4	19,465	116	725,909	2,739	2,264,596	4%	32%
2001	83	539,337	148	NA	0	36,789	10	7,573	241	583,699	3,100	1,531,094	8%	38%
2002	95	552,164	241	NA	0	294,616	33	25,283	369	872,063	4,541	2,347,871	8%	37%
2003	38	533,091	208	NA	292	142,045	13	41,528	551	716,664	5,892	2,228,291	9%	32%
<b>Total</b>	<b>329</b>	<b>3,165,510</b>	<b>760</b>		<b>293</b>	<b>679,353</b>	<b>61</b>	<b>108,329</b>	<b>1,443</b>	<b>3,953,192</b>	<b>18,072</b>	<b>11,675,851</b>	<b>8%</b>	<b>34%</b>

\* Note - Figures may not reflect all State development and building reuse figures

Source: City of Sacramento, Permits Plus Automated Permit System, 2004