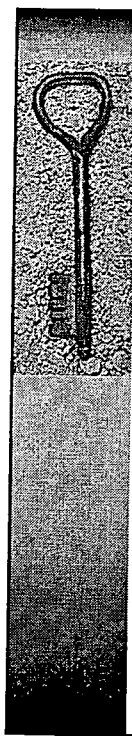


# City of Sacramento Infill Strategy

City Council  
December 18, 2001  
*M00-058*

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[lwillcox@cityofsacramento.org](mailto:lwillcox@cityofsacramento.org) for more information

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# Summary

- ◆ Current status of infill development in Sacramento
  - Potential
  - Existing Programs
  - Constraints
- ◆ Goals and Objectives
- ◆ Recommendations and Programs
- ◆ Future Process

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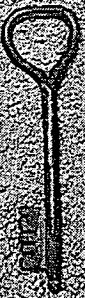


## Infill Potential

- ◆ 2,500 acres of vacant land
- ◆ Capacity for 18,000 housing units with existing zoning
- ◆ Substantial non-residential potential
- ◆ In past five years
  - 7000 housing units
  - 1000 within developed part of the city

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## Infill Constraints

- ◆ Land
  - Shape
  - Size
  - Site conditions
- ◆ Infrastructure
- ◆ Regulatory Process and Requirements
- ◆ Community Opposition
- ◆ Financing and Marketability

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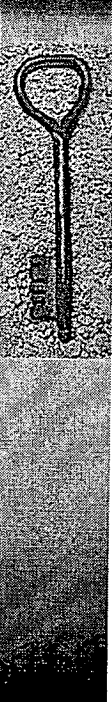
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## Current Infill Programs

- ◆ Existing Definition
  - Residential only
  - Size limitations
- ◆ Water development fee waiver
- ◆ Sewer facility fee reduction
- ◆ Planning fee reduction
- ◆ Related planning efforts underway
- ◆ Redevelopment activities


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## Process for Recommendations

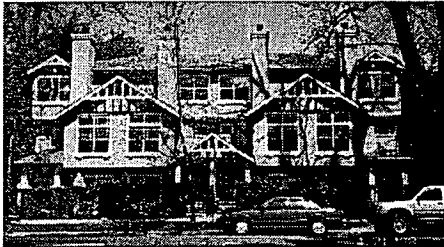
- ◆ Analysis of issues
  - Infill development community
  - Researched other programs
  - Land and regulatory analysis
- ◆ Workshop with City Council in March
- ◆ Met with various interest groups
- ◆ Work with an interdepartmental committee

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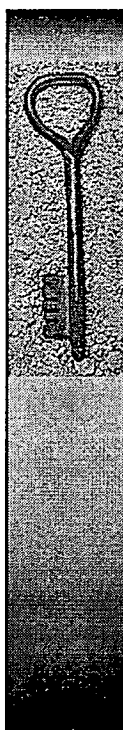


## Goal and Objectives

- ◆ Promote infill development that contributes positively to the surrounding area
- ◆ Reduce the time, cost, and uncertainty for infill development



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## Elements of Successful Strategy

- ◆ Strong support from top
- ◆ Plans and zoning that support infill goals
- ◆ Streamlined regulatory process and flexible standards
- ◆ Significant financial incentives
- ◆ Clear design standards
- ◆ Community acceptance

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## Not our infill goals

- ◆ Inserting large multi-family buildings into low density neighborhoods
- ◆ Demolishing historic buildings for new uses
- ◆ Gentrification or displacement of existing residents

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## Proposed Infill Definition

- ◆ Within developed part of the city, five acres or less, consistent with plans and zoning
- ◆ Reuse consistent with City goals and policies in target areas or sites

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## Target Areas

- ◆ Targeted residential neighborhoods
- ◆ Central City
- ◆ Neighborhood Commercial Corridors
- ◆ Transit Station Areas

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## Target Sites

- ◆ Long-term vacant, blighted
- ◆ Vacant or underutilized buildings
- ◆ Historic buildings requiring substantial rehabilitation

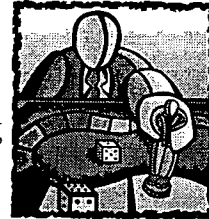
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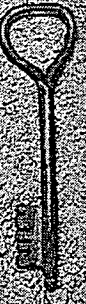
## Proposed Infill Strategy

- ◆ Systemwide Improvements
  - Regulatory Streamlining
  - Infill Advocacy and Marketing
  - Staff Assistance
- ◆ Targeted Incentives
  - Limited funding available
  - Apply Jobs-Housing Grant funding
  - CIPs
  - Fee reduction programs



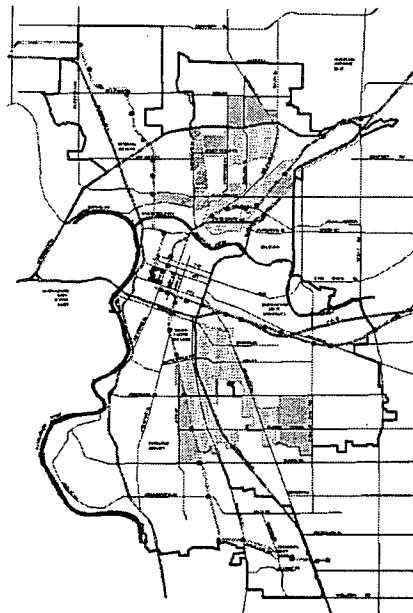
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## Residential Neighborhoods

- ◆ Redevelopment Areas
- ◆ Other Neighborhoods
- ◆ CDBG Eligible Areas
- ◆ 1600 vacant lots
- ◆ 624 acres



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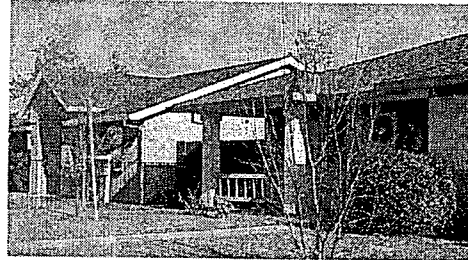
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## Residential Neighborhoods

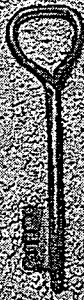
### ◆ Issues

- Lots of small lots and deep lots
- Regulatory process
- Modest or no returns
- Infrastructure



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## Targeted Residential Neighborhoods

- ◆ Objective: To increase 30-80 units annually
- ◆ Staff level approval of small subdivisions, minor zoning issues, multi-family housing
- ◆ Pre-approved house plans (4-8 weeks to 1-2 days)
- ◆ Flat single family fee of \$5000
- ◆ Infrastructure assistance
- ◆ Neighborhood enhancements
- ◆ Pilot neighborhood infill plan in

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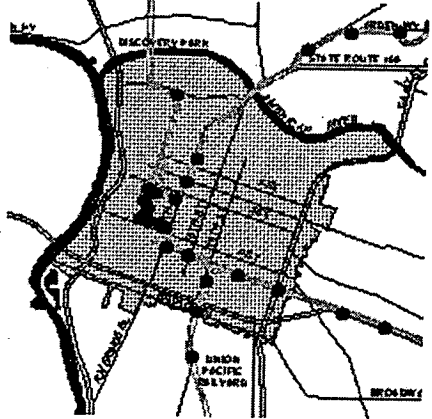
Gardenland

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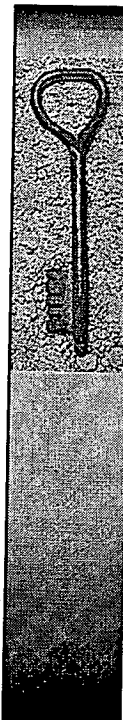


## Central City

- ◆ Higher density
- ◆ Mixed use
- ◆ Historic preservation
- ◆ 6000-10000 new housing units within zoning potential

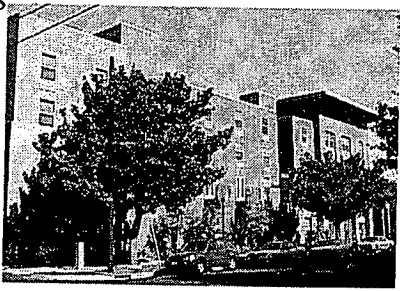


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## Central City

- ◆ Issues
  - Land availability
  - Constraints to ownership housing
  - Infrastructure issues
  - Regulatory process
  - Cost to develop




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## Central City

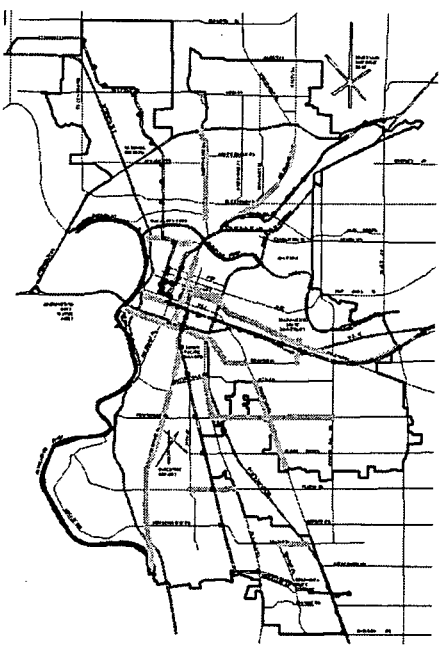
- ◆ Objective: 500 units annually
- ◆ Streamlined and more flexible process
- ◆ Targeted funding for infrastructure
  - R Street Corridor
- ◆ Coordinate among the various entities involved in Central City development
- ◆ Need to identify new funding sources and partners

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## Commercial Corridors

- ◆ Vacant and reuse potential
- ◆ Regulatory and financial constraints

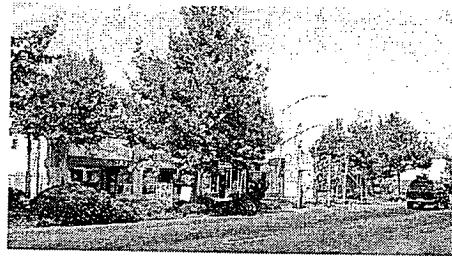


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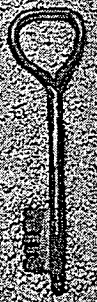
## Commercial Corridors

- ◆ Issues
  - Land use and regulatory
  - Market demand
  - Support systems



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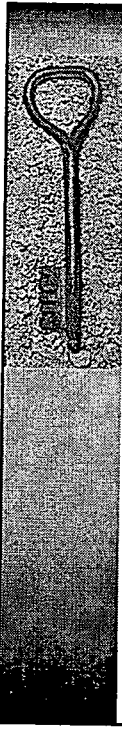


## Neighborhood Commercial Corridors

- ◆ Streamlining and flexibility
- ◆ Land use issues
- ◆ Coordinate with Econ. Dev. Department
- ◆ Assist with catalyst sites

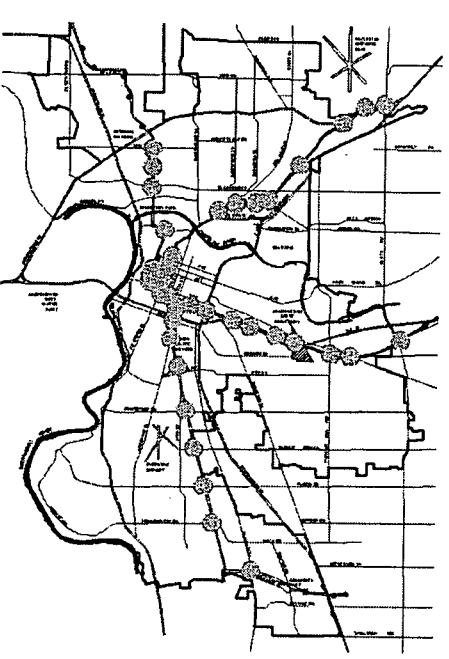
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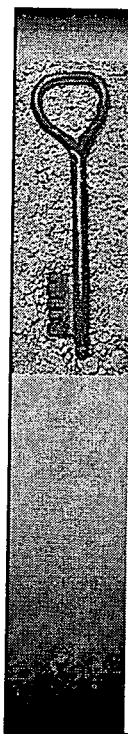


## Transit Station Areas

- ◆ ¼ mile around existing/ planned stations
- ◆ Planning efforts underway
- ◆ 8000-12,000 unit potential




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## Transit Station Areas

- ◆ Issues
  - Need to demonstrate market
  - Infrastructure
  - Regulatory process



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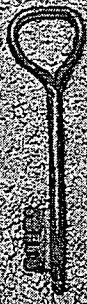


## Transit Station Areas

- ◆ Objective: 100 to 200 units per year
- ◆ Plans and environmental review in place
- ◆ Target 1 to 2 stations with focused incentives
  - 65<sup>th</sup> Street
  - Meadowview Station
  - Broadway
  - Swanston Station
- ◆ Funding infrastructure/pre-entitlement
- ◆ Partner with RT/prospective developers

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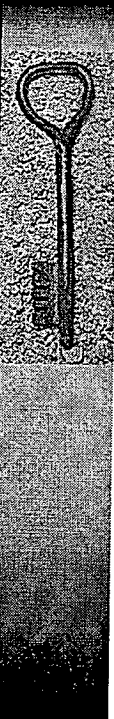


## Other ongoing planning efforts to support infill

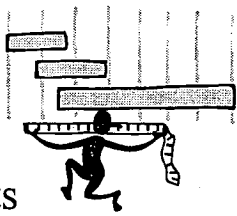
- ◆ Change level of service standard
- ◆ Ongoing transit station area plans and zoning (65<sup>th</sup> Street, South Area)
- ◆ Commercial corridor overlays
- ◆ New minimum design standards in areas without any existing review

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## Streamlined and Flexible Regulatory Process

- 
- ◆ Pre-project review
  - ◆ Streamlining for small projects
    - Subdivision and Zoning Ordinance amendments (Staff level approvals)
  - ◆ Streamlining for multi-family projects
  - ◆ New Ordinance for Streamlined and Flexible Development Standards

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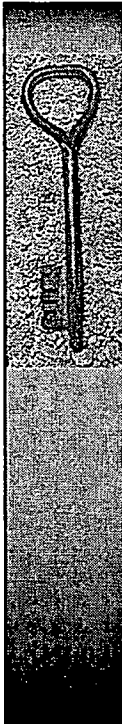


## Regulatory Streamlining

- ◆ Streamlining Options
  - Flexible standards
  - Staff level approvals
  - Limitations to appeals and call-ups
  - Quick resolutions/decisions on issues

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## Regulatory Streamlining

- ◆ Project Examples
  - Central City townhomes
  - Mixed Use
  - Small commercial project

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