



Planning for Infill

Department of Community Development
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Planning and Environmental Review

Introduction

- Infill development is the re-use of land or existing developed sites within an urban/suburban area.
- Infill development uses vital land left vacant during early development and contributes to community revitalization, and is representative of smart growth.
- Good infill conserves open space, helps to energize communities and contributes to jobs, housing and area sustainability.
- Strongly supported by General Plan policies.

Planning for Infill

- **Focus on quality, strategic, infill projects that are:**
 1. Consistent with community values and enhance existing communities.
 2. Focus on commercial, residential and mixed use projects.



Major infill projects - Examples

Residential/Mixed Use

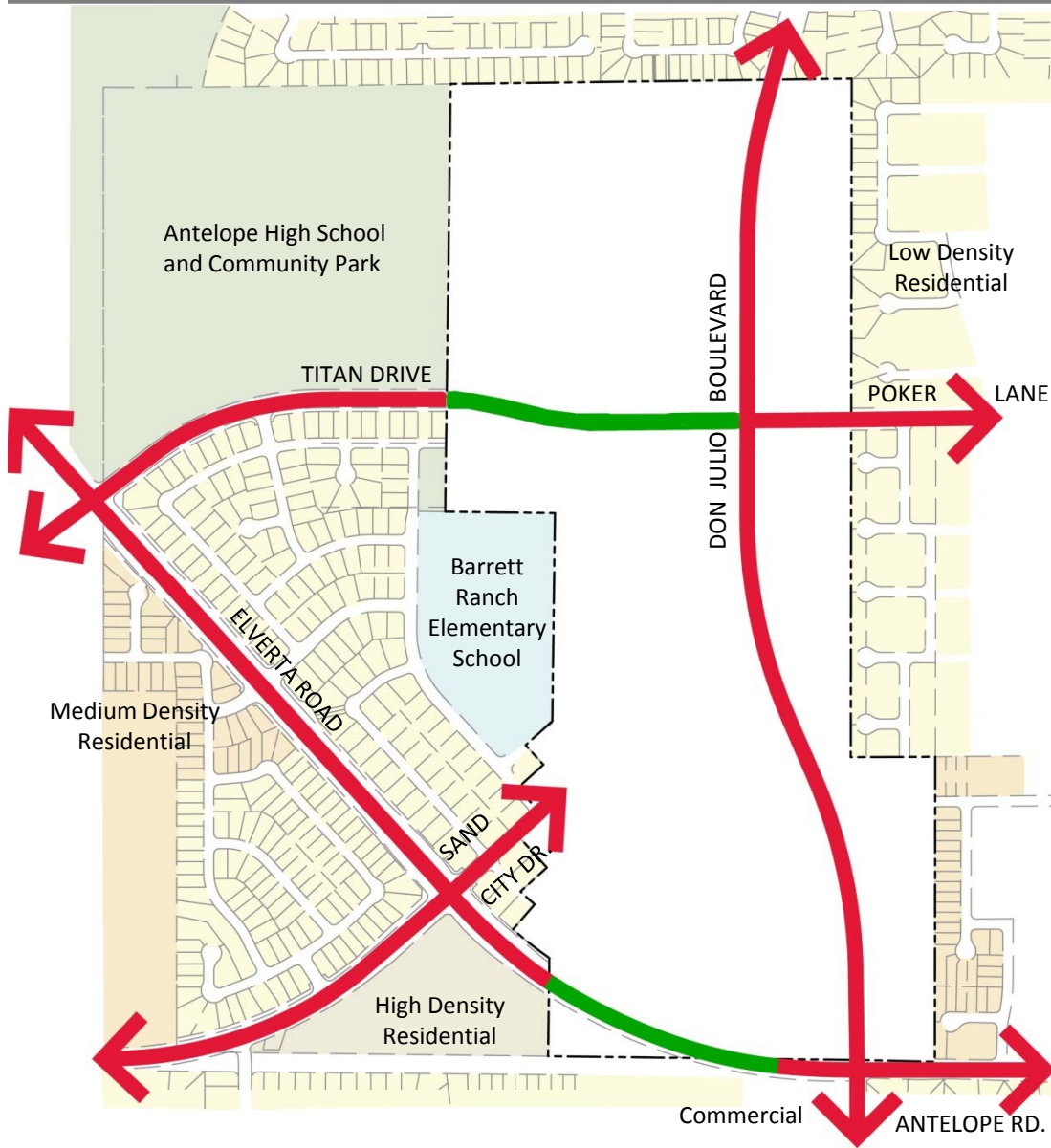
- Barrett Ranch
- Easton
- Butano Apartments

Commercial/Industrial

- Howe and Ethan
- Campbell Soup
- Mather and McClellan

BARRETT RANCH EAST

Sacramento County, CA



Circulation

Winn Communities
Village Properties

Easton Place and Glenborough Land Use Plan



Planning for Infill – Butano Example



Before

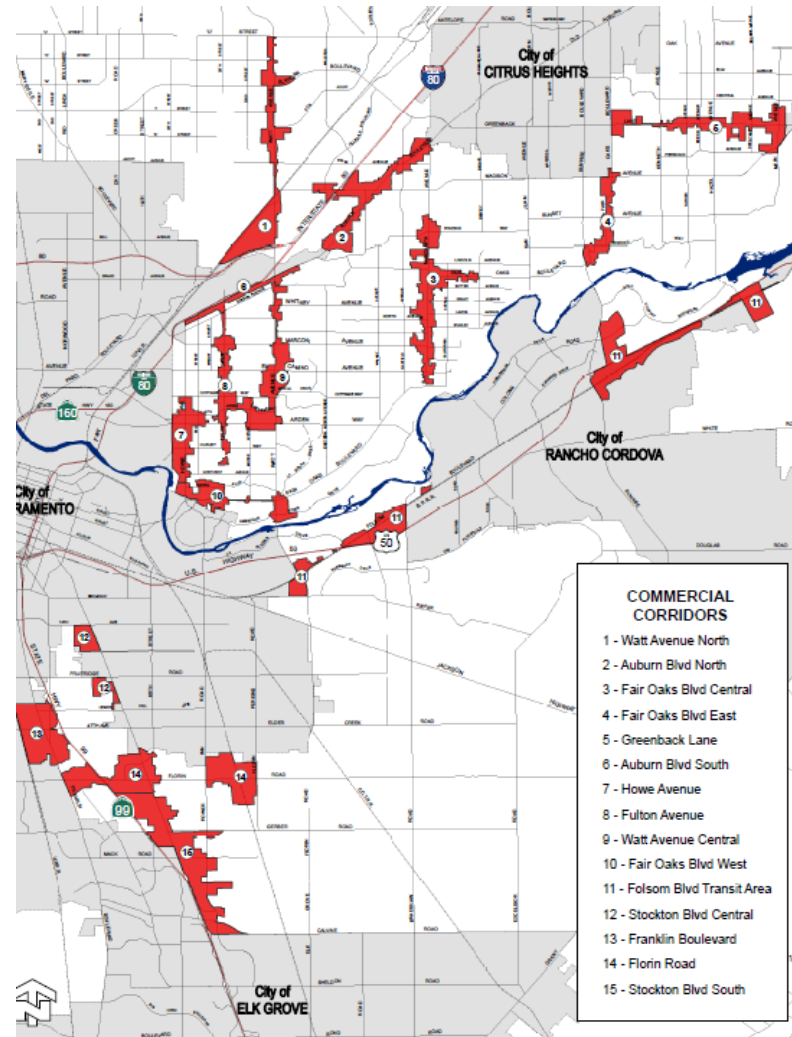


After

Planning for Infill

Key Opportunities

- Commercial Corridors
- Build-out of Planned Communities
- Brownfield sites



Planning with a Smart Growth “Development Plan”

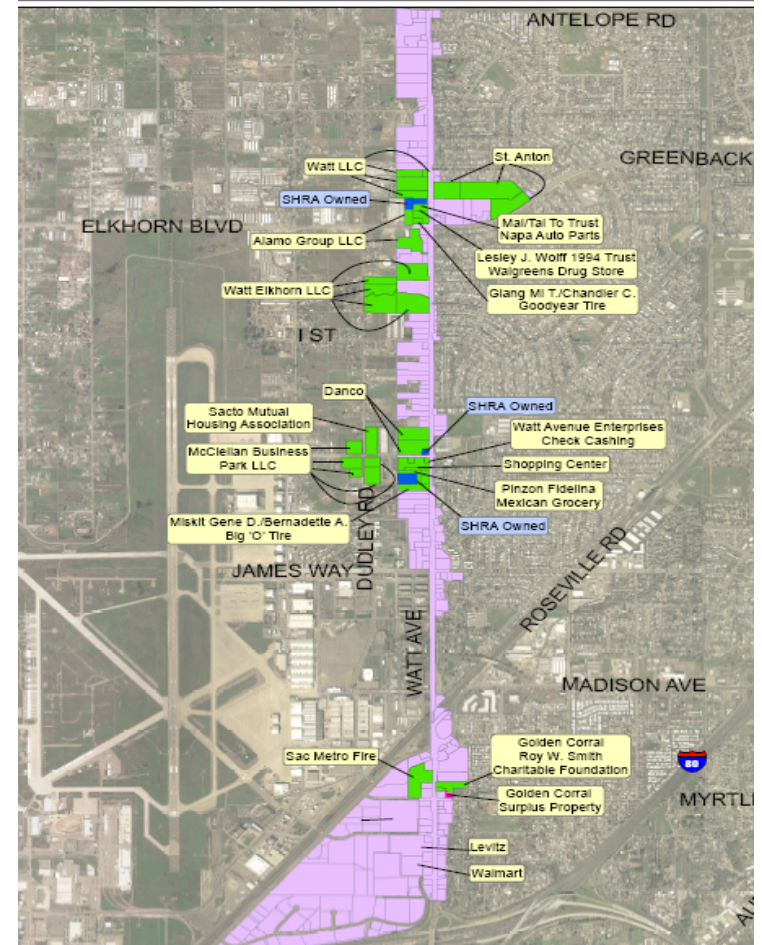
...vision!

....then build it !!

1. Identify “opportunity” sites
2. Identify the barriers and constraints
3. Develop sustainable solutions and infrastructure



Watt Avenue Corridor High Interest Sites



North Watt Avenue Corridor



Existing Conditions

North Watt Avenue Corridor



Pedestrian and landscape “Streetscape” Improvements



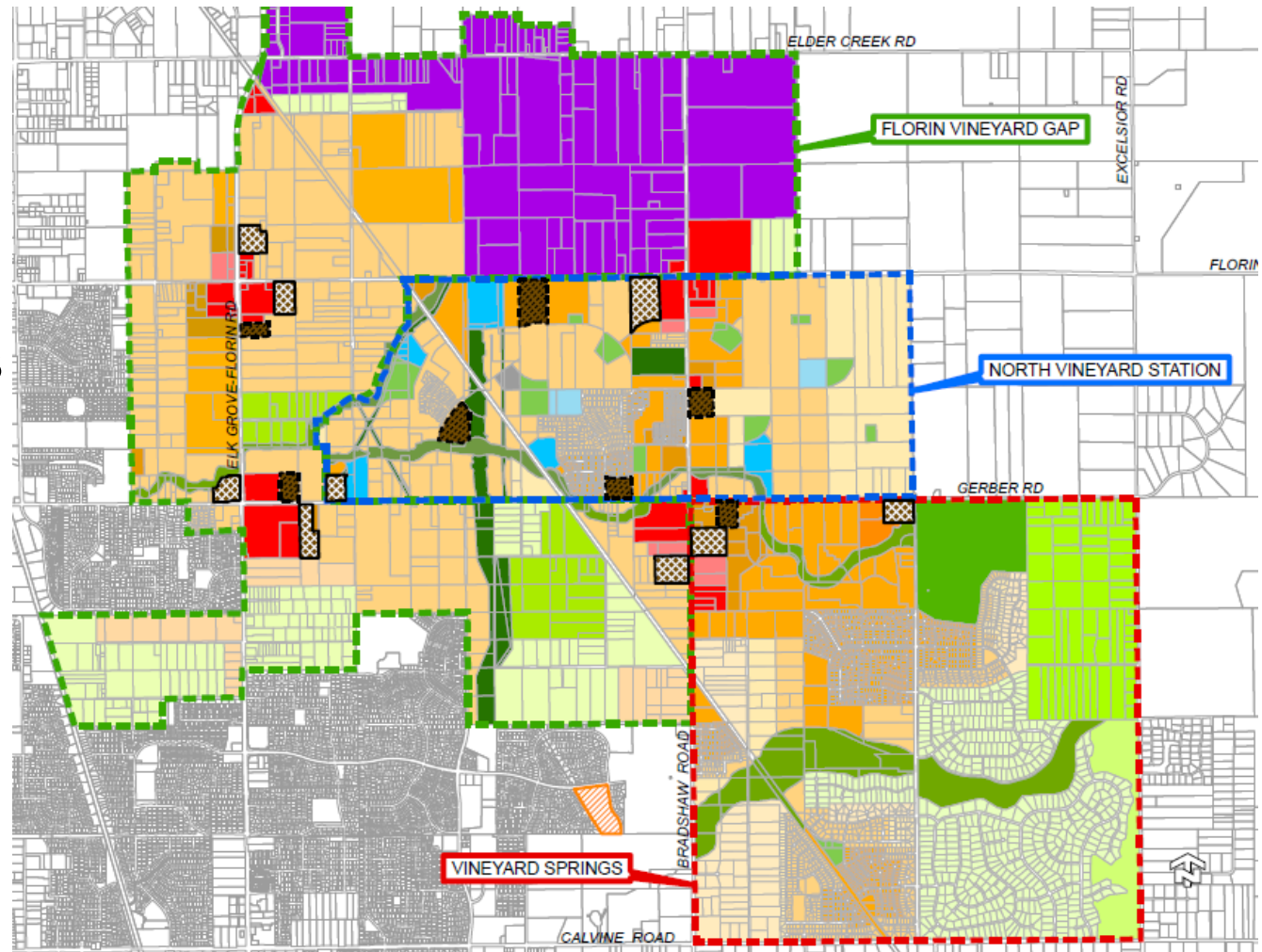
North Watt Avenue Corridor



Ultimate Corridor Plan "Build-out of Vision"

Planning for Infill

Build-out of
Planned
Communities
– Vineyard
example



Incentives

- Fast Track Processing
- Fee Deferrals
- Tax/Sewer credits
- Infill home designs
- Data Base
- Commercial Corridors – Flexible Zoning
- Public investment
- Zoning Code Update
- BEREC



Planning for Infill – Public Investment

Freedom Park Drive



Fair Oaks Boulevard

Challenges

- Difficult sites remaining
- Infrastructure needs replacing
- Neighborhood opposition
- Incentives limited
- Market acceptance