

# City of Citrus Heights

*This is the twelfth in a series of articles featuring local governments using BluePrint Project principles in built projects, plans or general plans.*

After only 10 years as a city, Citrus Heights is establishing a strong community identity by involving residents in current and long-term planning. The city began to reestablish a unique identity with the Sylvan Corners redevelopment. Planners worked hand-in-hand with business owners and area residents to bring new life into an area that historically was a lively public square. The success of Sylvan Corners spilled over into a revitalization plan for Auburn Boulevard in 2005. Citrus Heights is currently working on a large visioning project for Sunrise MarketPlace.



**Residents, property and business owners came together for several workshops to help shape and design plans for Sunrise Marketplace. To the right is one of the 3-D concept maps built from the workshops.**



## Sunrise MarketPlace Visioning Project

In mid-2007, residents, property and business owners came together for several workshops to help shape design plans, enhancements and modifications for Sunrise MarketPlace. Residents and property owners then worked in small groups at a design studio to review three 3-D concept maps built from the workshops.

The visioning project is now in the analysis phase. The final visioning document will cover circulation

and mobility, cultivation of open space, urban form and design, as well as land use and zoning issues that currently discourage property and business owners from making innovative changes. Visit [www.visionSMP.net](http://www.visionSMP.net) for more information.

“We are trying to remove barriers that limit quality designs, and create places that create community,” said SACOG Board Member and Citrus Heights Vice Mayor James Shelby.

“The best ideas in the Sunrise Visioning Project and other community planning efforts have come from our residents.”

## Infill Development

Citrus Heights is providing a variety of housing choices with two new infill projects. Antelope Commons is a mixed-use project that very efficiently combines 10 townhomes and 5,700 square feet of offices on a one-acre lot. The building was designed with great care to fit into the existing neighborhood.

## Green Building

Sunrise Lofts brings 13 homes to an area previously zoned for businesses. The Zero Energy Home

development incorporates many green building features, including onsite solar systems built into the roof (rather than attached panels), tankless water heaters, high-efficiency air conditioners and other measures. Homeowners will save an average of 55 percent on energy bills. As Zero Energy Homes, SMUD was able to help both the builder and each homeowner receive a \$2,000 tax credit.

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