

City of Sacramento

This is the thirteenth in a series of articles featuring local governments using BluePrint Project principles in built projects, plans or general plans. For previous features, visit: www.sacregionblueprint.org/local

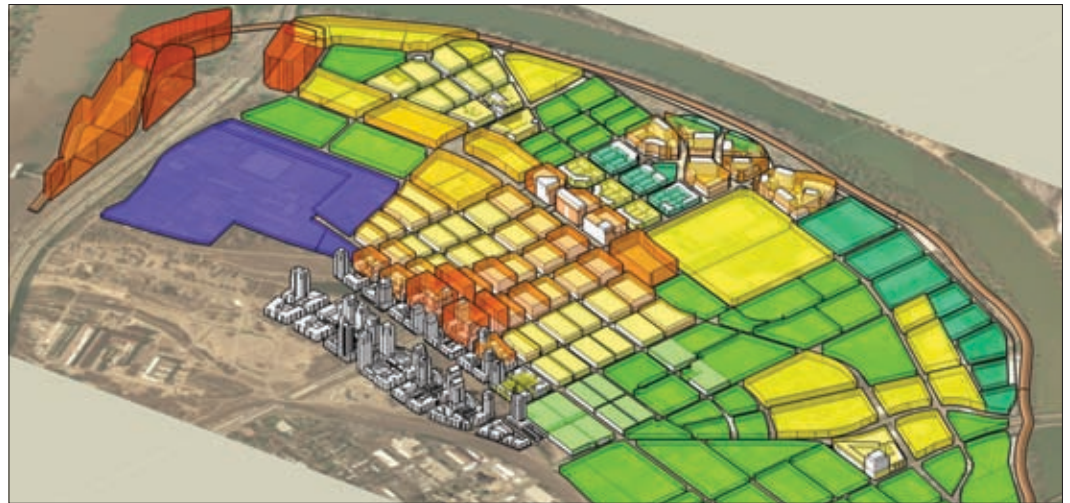
Obsolete infrastructure, high construction costs and land prices, design issues, community resistance, and a complicated regulatory environment are the major barriers to infill. To overcome these, the city of Sacramento developed an infill strategy in 2002.

The infill strategies range from streamlining the permitting process to providing assistance to individual homeowners and developers.

Pre-Approved House Plans: Helping Bring More Single-Family Homes to the City

The Infill House Plan Program was developed to streamline the process for development of high-quality, single-family homes in the city's older neighborhoods and redevelopment areas. Users purchase plans that are pre-approved through the city's design review and building plan check review process, saving time and money.

The program was developed to facilitate the development of the large number of vacant lots within many of the city's older neighborhoods. The homes were designed with neighborhood input, and meet or exceed the city's design standards. There are currently two pre-



A volumetric simulation of Sacramento's River District.

approved floor plans that can fit the most common sized lots in the targeted neighborhoods. Each plan has three variations (elevations) to ensure variety and choice. The plans have three bedrooms, ranging from 1,400 to 1,670 square feet.

The city is now partnering with SMUD and Sacramento County to launch additional pre-approved home plans that will meet SMUD's new Smart Solar and Home of the Future Program requirements.

These new pre-approved low-cost plans will offer property owners and developers a chance to build energy efficient homes that offer significant energy and long-term costs savings over conventional homes.

Shovel-Ready Sites

The Shovel-Ready Sites Program is designed to prepare key infill areas for future development by tackling planning, design, infrastructure, transportation, and open

space issues in advance of development and creating an environment where development is feasible.

The city plays an important role by identifying and finding solutions to the obstacles that prevent these areas from being economic development engines, where development fosters new, better-paying jobs, sales tax revenue, and higher property values. It does not mean solving all the issues, but it does involve addressing major challenges so that a developer or a public-private partnership can proceed with economic development.

Funding from this program helped launch the River District Specific Plan, which is a joint city and property owner effort designed to encourage redevelopment in the 800-acre area north of downtown.

A similar effort was launched on Florin Road west of Franklin Boulevard, where many existing auto dealerships have closed.

The city executed a Memorandum of Understanding with the property owners and staff has begun a comprehensive effort to redevelop that 40+ acre area.

Another exciting shovel-ready effort called the Technology Village Specific Plan is underway in conjunction with SMUD, Sacramento State, and the Power Inn Alliance. This effort focuses on preparing a larger under-utilized infill area for future development and as a center for green and biotechnology as well as other research and development related businesses.

The goal is to address access, transportation, land use and infrastructure issues to provide higher paying jobs for the region by utilizing the existing assets in infill areas.

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