

City of Folsom Visioning Project

Folsom Visioning: *South of Highway 50*



Overview of the City of Folsom Sphere of Influence

- November 2001 LAFCo approved Folsom's Sphere of Influence ~ 3,600 acres



Overview of the City of Folsom

Sphere of Influence

- Approval of SOI included a Memorandum of Understanding with LAFCo and Sacramento County:
 - Securing a water supply;
 - Providing 30 percent open space;
 - Preservation and/or mitigation of habitat(s);
 - Provision of services;
 - Good-faith negotiations regarding future tax revenues with the County of Sacramento;
 - Public-stakeholder participation; and
 - Comprehensive planning.

Steps towards Comprehensive Planning

- February 2004, the City Council directed staff to proceed with a Visioning process for the SOI
 - 1) Obtain input from the stakeholders (agencies, residents, property owners, environmental and interest groups) as to how development and/or growth should or should not occur
 - 2) Identify a wide-range of issues, including: land use; fair-share housing; transportation; revenue neutrality; regional growth planning by SACOG; natural resource conservation; air quality; and scenic corridor preservation

Visioning Project Overview

July 2004 Community Meetings



- Presentation by SACOG on the Blueprint Project and Regional Growth Issues
- Participants discussed in small groups what were the major issues surrounding development for the area South of Highway 50 and described their own vision for the area in the future.

CONSENSUS POINTS

- The City of Folsom should control future development and preservation of the SOI area
- A water supply for the SOI area needs to be obtained to serve development and not rely on existing City water sources
- Schools should be provided for the SOI area as development occurs
- SOI area should provide a good jobs/housing balance, and the type of housing should match the type of employment
- Development in the SOI should be of high quality and connect with the rest of the City
- Development within the SOI area should address the need for senior housing

Stakeholder Interviews

July 2004

- Interviews were conducted with 38 stakeholders representing:
 1. Property owners
 2. Environmental advocates
 3. Public agencies
 4. Community Leaders

Second Round of Community Meetings

September 2004

- Attendees were presented a summary of information collected from the first round of community meetings: vision, issues and policy choices.
- Featured Speaker, Richard Lee of Fehr & Peers, discussed transportation issues and provided an overview of transportation options with various alternate development scenarios, including the no-project scenario.
- Participants were invited to design their own land use plan in small groups and answer seven policy questions.

“Post-its” Representing Land Uses and Densities

AREA LEGEND



“Post-its” Land Use Plans

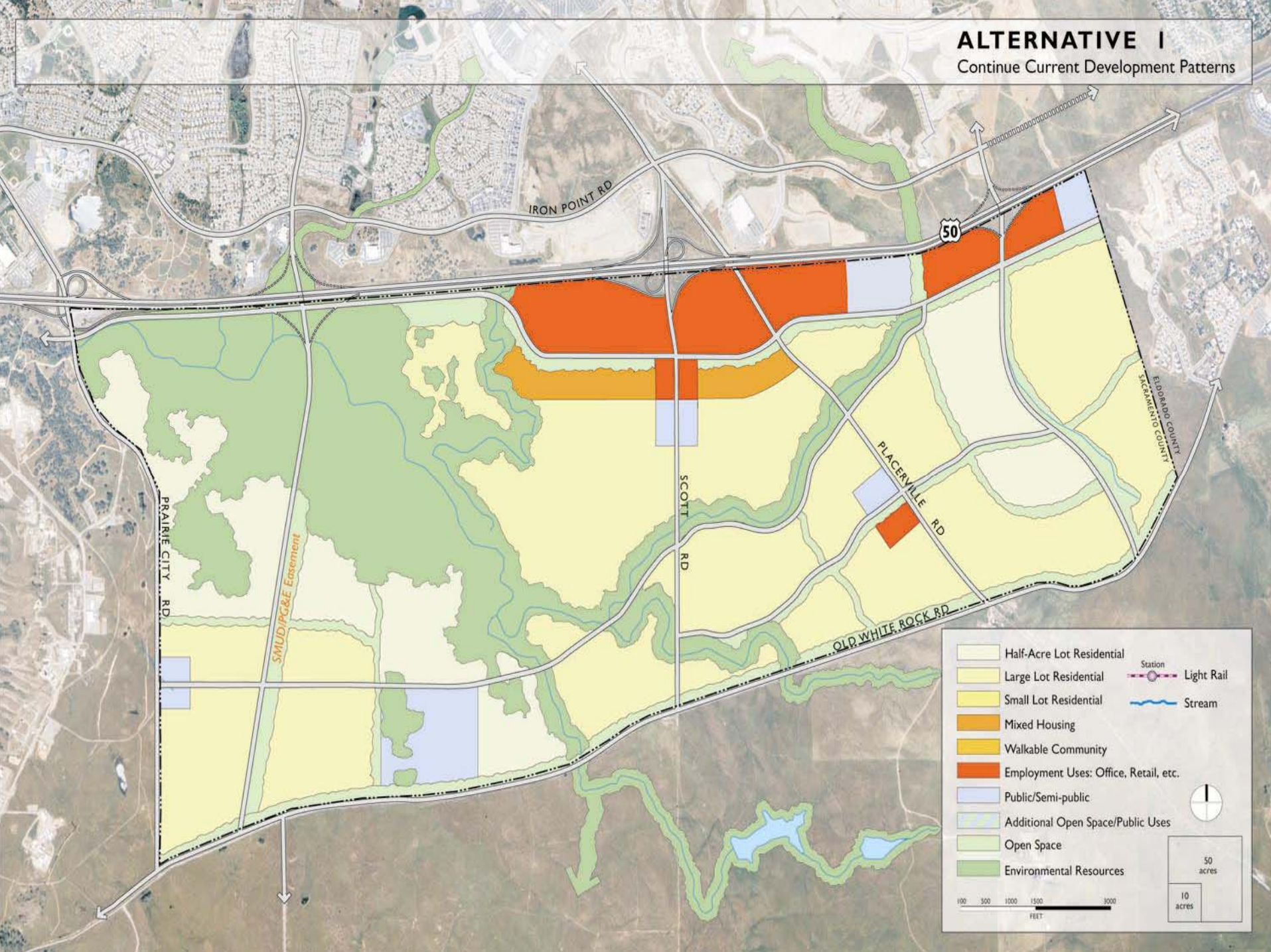


Information gathered from the Second Series of Community Meetings

- Residential Housing Types and Densities
- Walkable Communities
- Commercial/Industrial Development types
- Public and Semi-Public uses
- Open Space types and locations
- Street Layout and Character
- Light Rail and Mixed Use Development area

ALTERNATIVE I

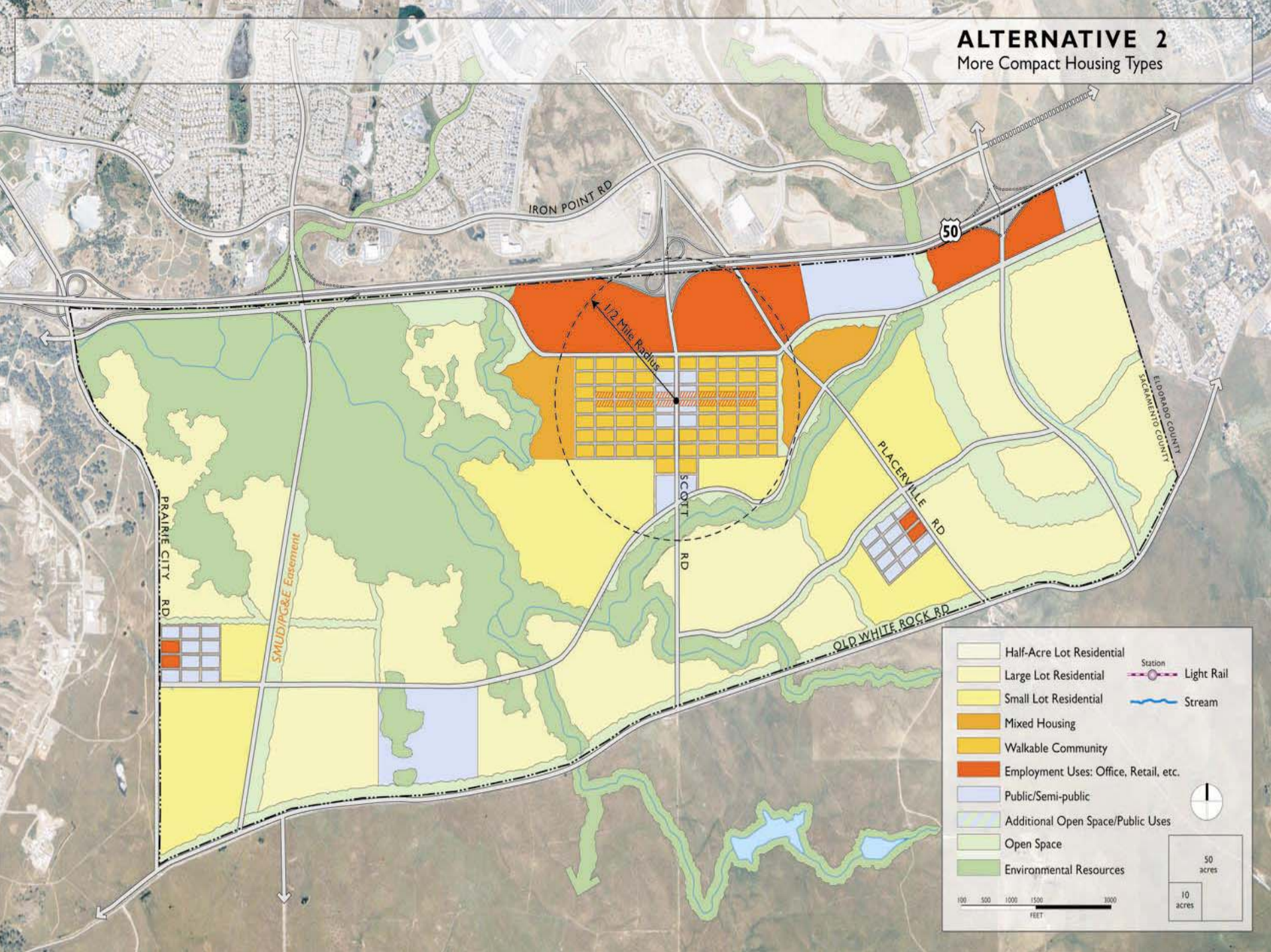
Continue Current Development Patterns



	Half-Acre Lot Residential		Light Rail
	Large Lot Residential		Stream
	Small Lot Residential		
	Mixed Housing		
	Walkable Community		
	Employment Uses: Office, Retail, etc.		
	Public/Semi-public		
	Additional Open Space/Public Uses		
	Open Space		
	Environmental Resources		

ALTERNATIVE 2

More Compact Housing Types



	Half-Acre Lot Residential		Light Rail
	Large Lot Residential		Stream
	Small Lot Residential		
	Mixed Housing		
	Walkable Community		
	Employment Uses: Office, Retail, etc.		
	Public/Semi-public		
	Additional Open Space/Public Uses		
	Open Space		
	Environmental Resources		

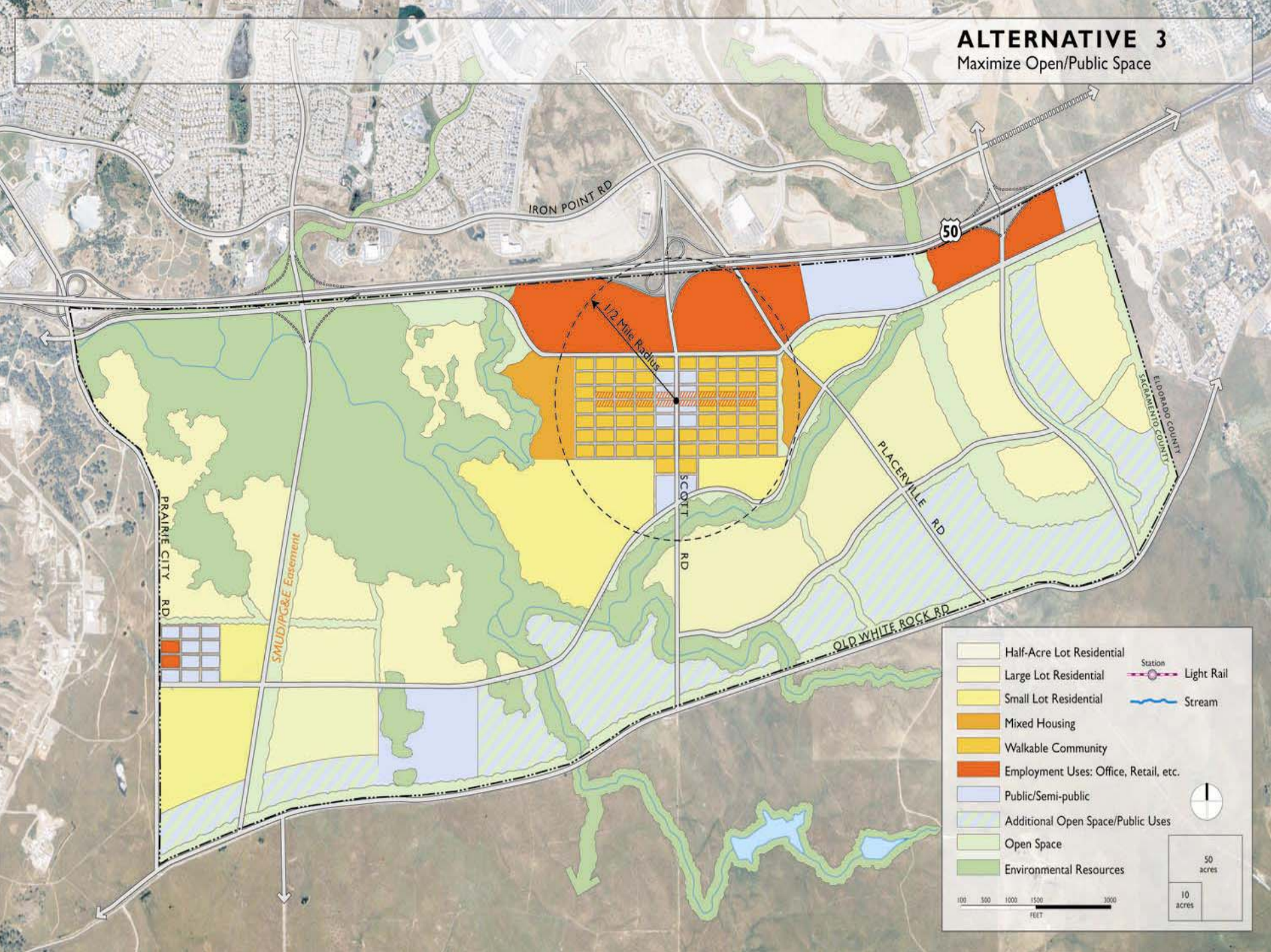
100 500 1000 1500 3000
FEET

50 acres

10 acres

ALTERNATIVE 3

Maximize Open/Public Space



	Half-Acre Lot Residential		Station		Light Rail
	Large Lot Residential				Stream
	Small Lot Residential				
	Mixed Housing				
	Walkable Community				
	Employment Uses: Office, Retail, etc.				
	Public/Semi-public				
	Additional Open Space/Public Uses				
	Open Space				
	Environmental Resources				

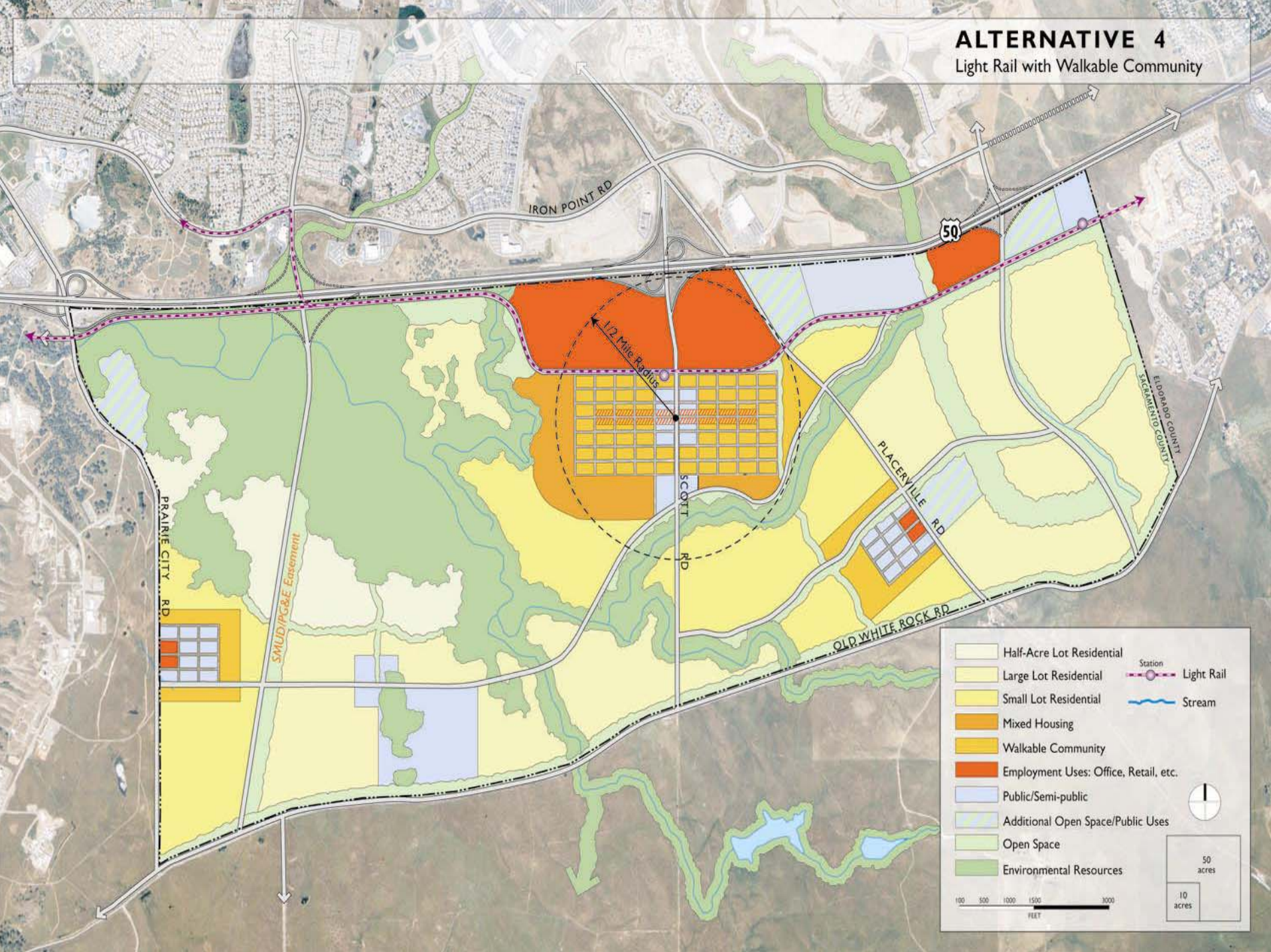
50
acres

10
acres

100 500 1000 1500 3000
FEET

ALTERNATIVE 4

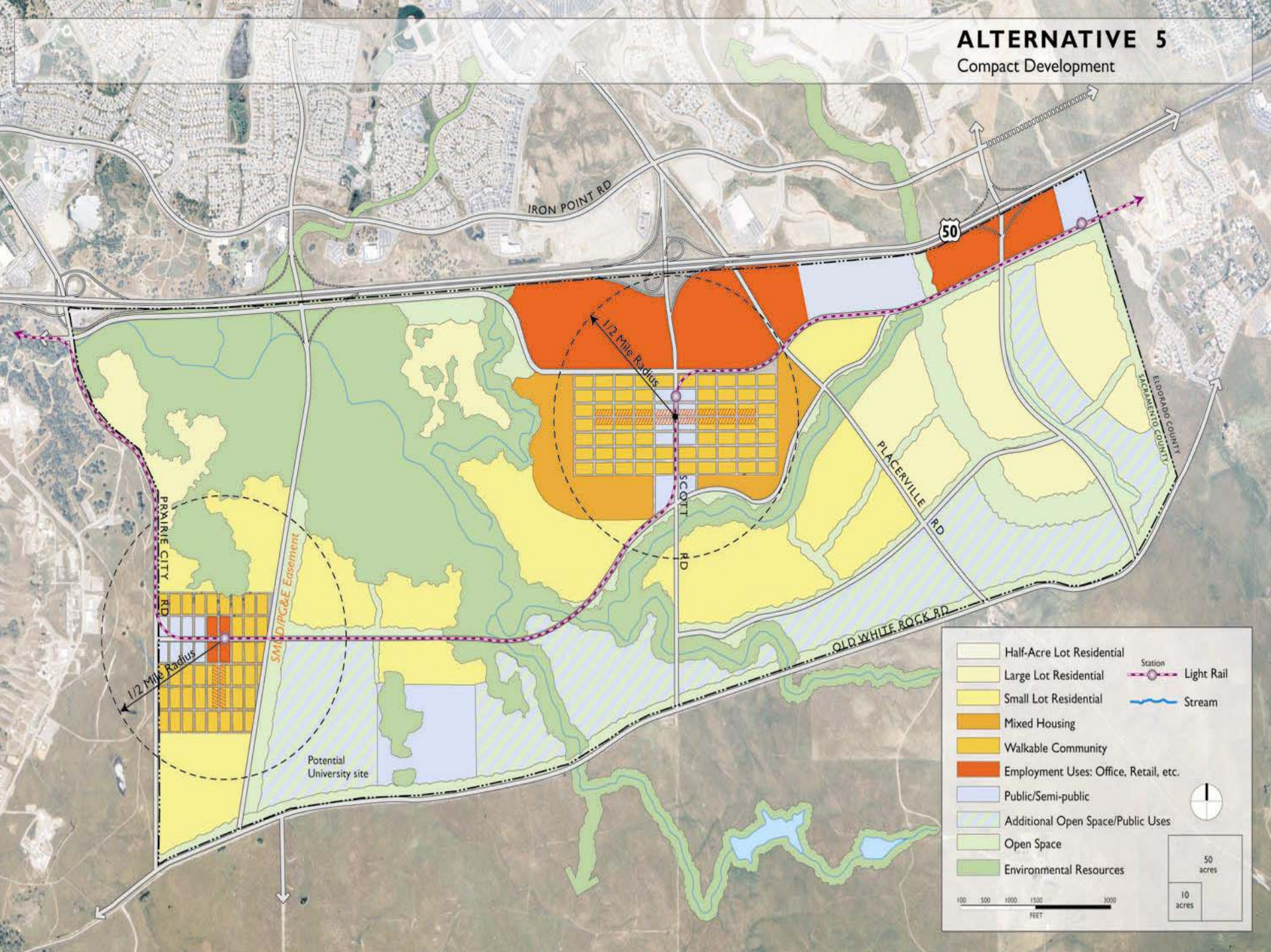
Light Rail with Walkable Community



	Half-Acre Lot Residential		Station
	Large Lot Residential		Light Rail
	Small Lot Residential		Stream
	Mixed Housing		
	Walkable Community		
	Employment Uses: Office, Retail, etc.		
	Public/Semi-public		
	Additional Open Space/Public Uses		
	Open Space		
	Environmental Resources		

ALTERNATIVE 5

Compact Development



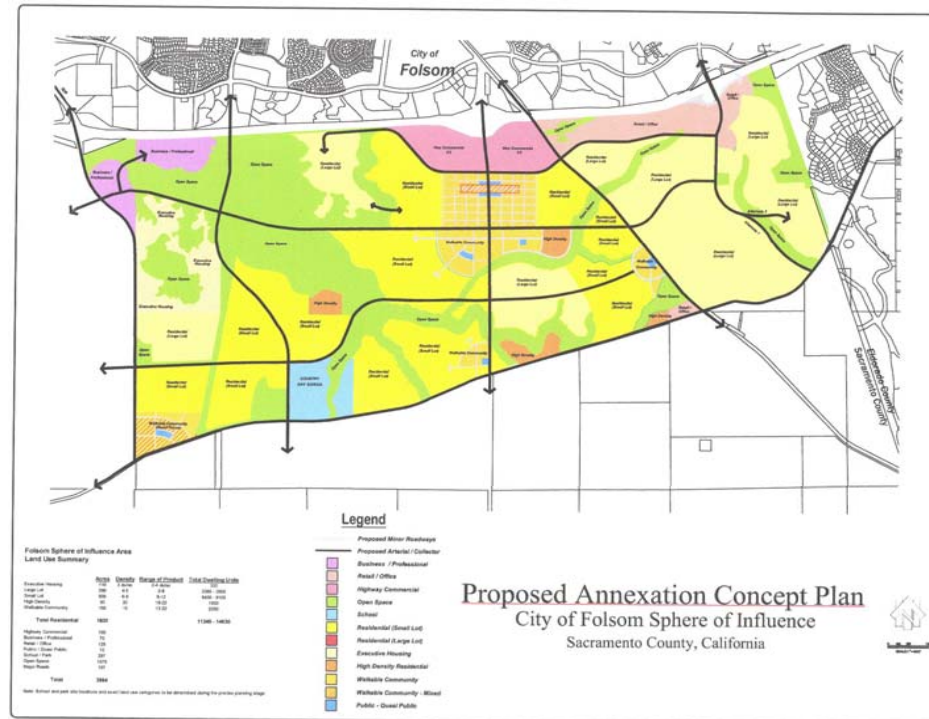
	Half-Acre Lot Residential		Light Rail Station
	Large Lot Residential		Stream
	Small Lot Residential		
	Mixed Housing		
	Walkable Community		
	Employment Uses: Office, Retail, etc.		
	Public/Semi-public		
	Additional Open Space/Public Uses		
	Open Space		
	Environmental Resources		

50 acres

10 acres

Current Status of Project

- City Council directed staff to pursue annexation based on composite land use plan at its June 28, 2005 meeting



Summary of the Folsom Visioning Project

Accomplishments of the Visioning Process

- Extensive Community Outreach and Public Involvement – Community Workshops, Stakeholder Interviews, Website, Newsletters
- Identifying issues and policy choices
- Identifying alternative land use scenarios
- Residents better informed of regional growth issues and the need to plan for and anticipate - instead of react to – future growth

Next Steps prior to the Annexation application

- City staff will be working directly with LAFCo staff in the scoping of the environmental document and preparation of required studies and reports as the City proceeds with amending its General Plan and rezoning
- A Notice of Preparation for the EIR is anticipated this Fall

City of Folsom – South of Highway 50

- Questions/Comments?