

# Managing Growth with Infill Development

S A C R A M E N T O R E G I O N

Blueprint  
TRANSPORTATION / LAND USE STUDY

Sacramento Area Council of  
Governments (SACOG)



# Population Growth in the Sacramento Region

- Population in 6-county Sacramento region expected to double by 2050
- 70% will be from natural increase [ck]
- 1 million new jobs
- 840,000 new dwelling units

2000

1.9 million

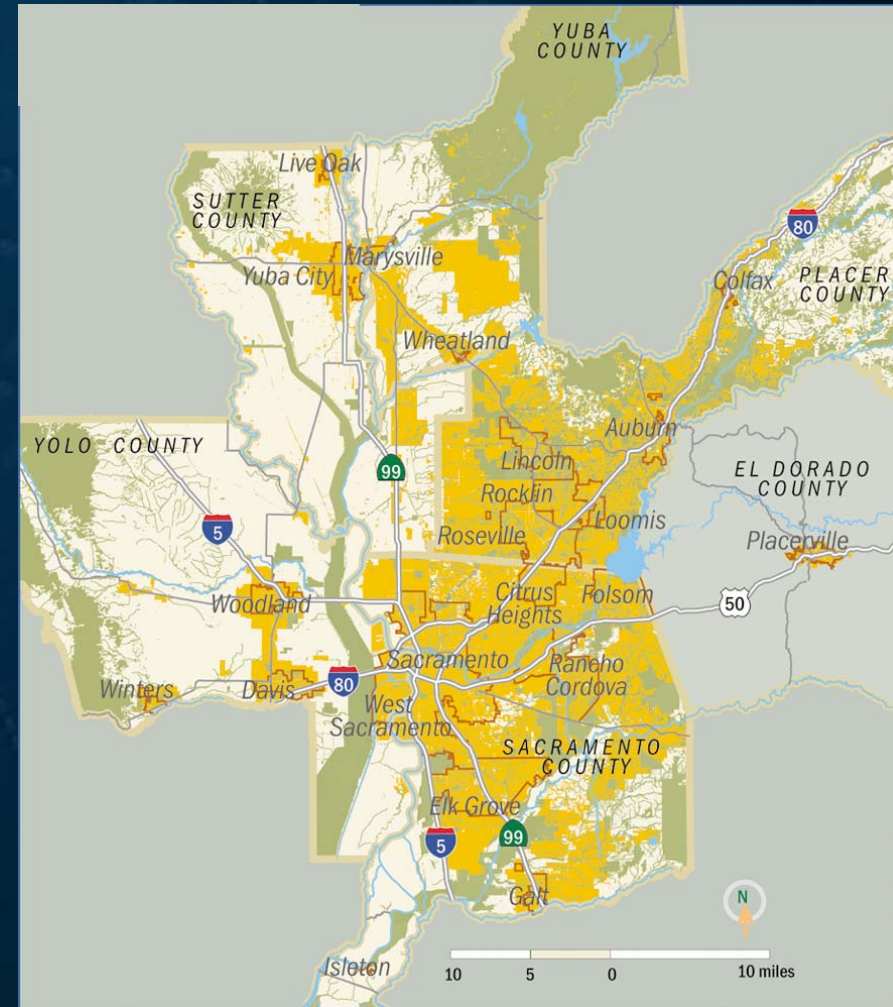
2050

3.8 million



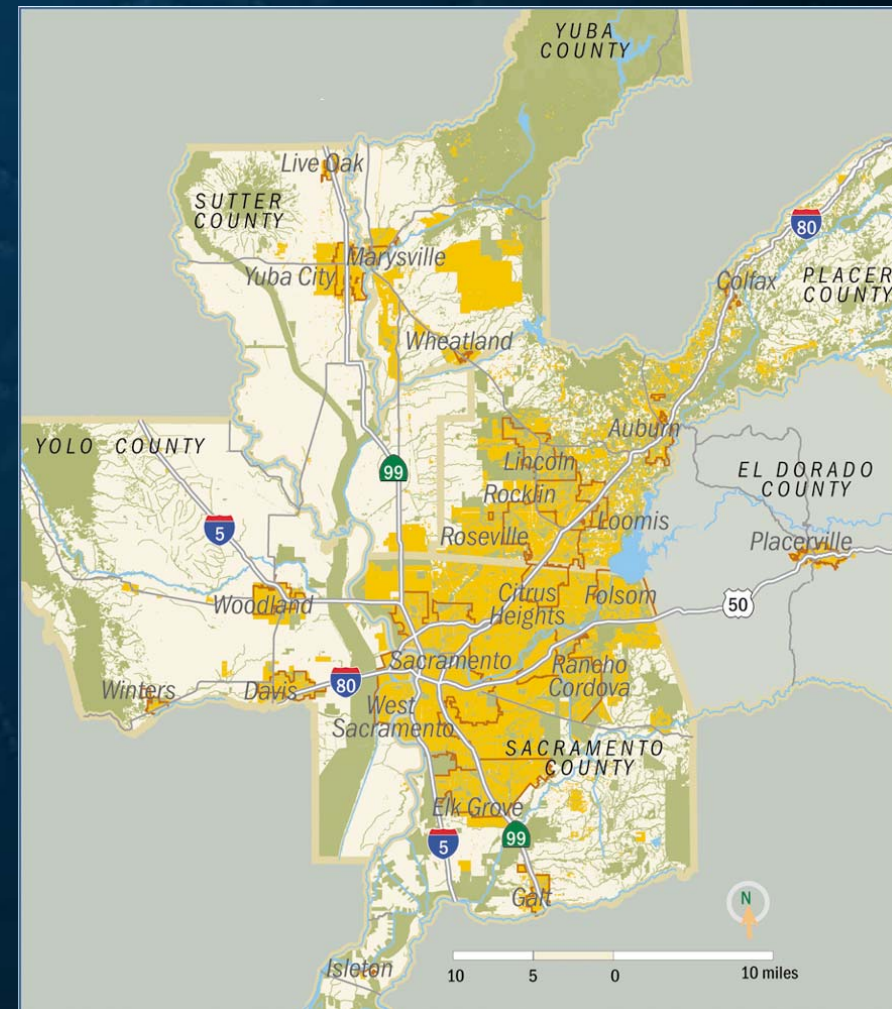
# Base case scenario Instead of growing like this...

- Consume 661 additional square miles over the next 50 years
- Would require, on average, that each household travel 47.2 miles by motor vehicle every day



# Preferred Scenario Grow like this...

- Would consume less than half the amount of land, 304 square miles over the next 50 years
- Would reduce daily vehicle miles traveled per household to 34.9 miles
  - 35 percent less



# How can infill development help?

- There are three types of infill development:
  - Build on vacant lots in existing urbanized areas
  - Re-use or re-develop previously developed sites
  - Rehabilitate existing buildings



# Benefits of infill

- Revitalize older parts of our communities
  - Infill often focuses on older town centers, abandoned industrial areas or underperforming commercial zones
  - Way to bring life back to these areas



# Benefits of infill

- Preserve more open space and farm land
  - By reclaiming land in existing areas there will be less need to spread out and use undeveloped or agricultural land outside towns and cities



# Benefits of infill

- Protect residential neighborhoods
  - Shifts focus from existing, stable neighborhoods to blighted commercial areas
    - Ideal for revitalization through mixed use development with housing, restaurants, shops, etc.
    - More eyes on street creates safer neighborhoods





# Benefits of infill

- Reduce congestion, commute distances
  - Infill sites are closer to existing development and result in shorter commute distances to work
  - Infill sites are often near retail/commercial areas
  - Infill sites are often in more walkable neighborhoods with better transit service



# Benefits of infill

- Support transit system
  - Infill areas support existing transit system
  - Make it possible to improve existing system



# Benefits of infill

- Provide more affordable, workforce housing
  - Infill sites often developed at higher densities which can help bring down cost
  - Townhouses or condos in some communities are good starter homes for young families



# SACOG Coordination with Jurisdictions



- Blueprint Project
- Metropolitan Transportation Plan Process
- On-going Blueprint Implementation Activities
  - workshops
  - technical support
  - mapping and projections



# SACOG Funding Programs

## Funding Programs Available to Local Governments

- Air Quality (\$4M)
- Bicycle/Pedestrian (\$5M)
- Transportation Demand Management (\$475k)
- Community Design (\$13M)
- Civic Engagement (\$900k)



# SACOG Funding Programs

## Civic Engagement Program

- \$800k in direct grants
- Local government access to:
  - 1500 image database of Smart Growth examples
  - 4 PowerPoint and KVIE videos on (1)infill (2)design, (3) transportation/land use /air quality connection; and (4) citizen involvement
  - 9 Photo-simulations (before and after images)



# SACOG Blueprint and Civic Engagement Program



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