

the updates and the value engineering tasks, the City only had enough funding to update two of the four plans. Plans A (Cottage) and B (Bungalow), which were designed by Piches Architecture, were selected for updating because they were the more popular plans. Nine out of the 16 homes built to date used those plans.

The revised plans have been reviewed and approved by Design Review staff and the City's Urban Design Manager. They are currently undergoing their final review by Building staff. We expect to restart the program in mid-October. Based on funding availability, staff will then proceed to update Plan C, the single-story plan prepared by Cynthia Easton Architects as outlined in Attachment 3. Plan D, which was also prepared by Cynthia Easton Architects, is a two-story plan. The two-story plan conflicted with the new design requirements for two-story homes in the City's Alternative Design Standards, which apply in North Sacramento and East Sacramento and were adopted in 2007. As a result, Plan D is no longer pre-approved based on Design Commission action on March 19, 2008.

At the January 16th Design Commission hearing, staff was directed to prepare a performance and marketing plan for the infill house plan program that identified target goals and a timeline. The details of that plan are outlined in Attachment 3. Given the state of the economy and the current City budget situation, it is unlikely that the public will extensively utilize the program until the economy and credit markets improve. In addition, foreclosed homes are currently selling for less than what it would cost to construct new homes in many of the target areas for this program. As a result, staff has identified a conservative target of five plans per year for 2009 and 2010 with that number expected to eventually increase to 35 plans per year by 2012. We expect the use of the program to increase as the housing market and the overall economy improve. Increased marketing of the program will be necessary in order to reach the goal, but a comprehensive marketing effort will depend on funding availability.

The next significant step for the program will be to host a design competition possibly in conjunction with the local Sacramento AIA chapter. Design competitions have been successful, particularly with Portland's Living Smart Housing Program (www.livingsmartpdx.com). A design competition not only helps with marketing and community outreach, but it adds to the number of available plans that customers can choose from. Using a design competition approach may, in fact, lower the cost to the City as architects compete for exposure and the right to gain pre-approval through the process. The details and timing are identified in Attachment 3.

Public/Neighborhood Outreach and Comments: The development of the Pre-Approved Infill House Program involved extensive community outreach and the public has been very supportive of the program. Since the changes to the plans have dealt with code issues and not major design changes, staff has not conducted additional outreach. Additional outreach will be done for any expansion or major changes to the program.

Policy Considerations: This report is consistent with the City's Infill Strategy which was adopted by Council in 2002. In addition, the Infill House Program helps to fulfill the City's overall Strategic Plan goals and the City's General Plan vision of becoming "The Most Livable City in America." The project is also consistent with the City's Smart Growth Principles which were adopted by Council in 2001.

Respectfully submitted by:



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Attachments:

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Attachment 1

Impact of Infill House Plan in Existing Neighborhoods



Existing home adjacent to new Infill House Plan



New Infill House Plan (Piches Plan B - Bungalow) in Oak Park

Attachment 2

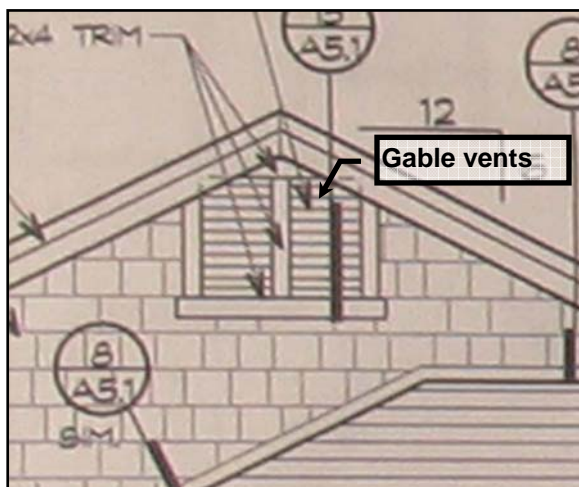
Piches' Plans - Updates and Revisions

The following is a list of major revisions made to help lower overall construction costs. These changes have been reviewed by Design Review staff to ensure that they do not affect the overall design quality of the plans. Changes were also made to ensure that the applicant and City building inspection staff clearly understand what conditions are mandatory and what features are optional. All other changes to the plans were done to comply with the new requirements of the 2007 California Building Code. Major cost saving changes included:

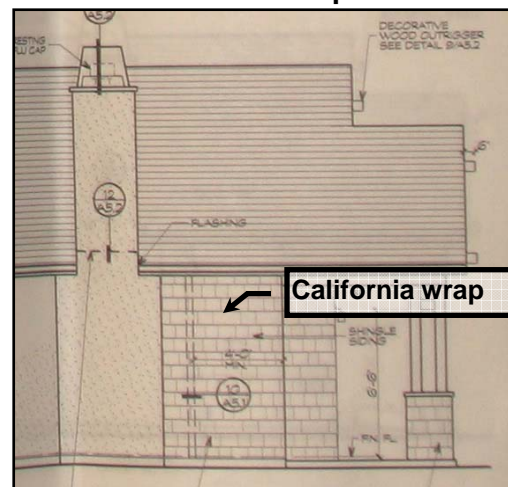
- Reduced the plate heights from 10' to 9';
- Allowed wide-frame vinyl windows and made wood clad windows optional;
- Made construction of the fireplace and chimney optional;
- Allowed one-coat stucco rather than three-coat stucco;
- Replaced the custom vents with standard-size gable vents (refer to Example 1 below);
- Allowed California wrap (i.e., 3' side wrap of front material) or wrapping to first edge of chimney, if chimney present (refer to Example 2 below);
- Replaced the door and two windows at the rear patio with a slider door or French doors;
- Made skylights optional;
- Made transom windows above the doors optional; and
- Made interior treatments (i.e., tile vs. formica countertops, etc.) optional.

Overall, these changes are expected to reduce total construction costs by approximately \$30,000 compared to the original plans.

Example 1:
Use of Standard Gable Vents



Example 2:
Use of California Wrap



Attachment 3

Infill House Program Performance and Marketing Plan

The performance and marketing plan for the City-sponsored Pre-Approved Infill House Plan Program has three phases. These include key tasks, costs, objectives and schedule. The fulfillment of the objectives depend on the funding and staff availability as well as outside factors such as the housing market and the local economy.

Phase 1 – Limited Restart of Program and Web-based Marketing

This first phase is focused on restarting the program, doing limited marketing to the public and the development community, value engineering to lower construction costs, and working out past development and inspection issues.

- Key Tasks:
 - Hire Piches Architecture to complete revisions to plans June 2008 (Complete)
 - Host DSD Lunch & Learn Session on Infill including Infill House Plans in September 2008 (Complete)
 - Restart program in mid-October 2008
 - Hold informational trainings with DSD counter staff and building inspectors in October - December 2008
 - Post informational materials on City Infill and DSD website in October/November 2008;
 - Send out mass email with PDF brochure and website link in early November 2008; and
 - Work closely with SHRA in their efforts to develop vacant properties in the redevelopment areas and to use the plans to develop vacant foreclosed properties in 2009-2010.
- Cost: \$14,000 for contract for revisions with Piches Architecture. Training and marketing involve staff time only (approximately 80 hours). No additional costs for those items.
- Objectives: 1) Increase public awareness of program; and 2) Use of 5 plans per year by developers or property owners in 2009.*
- Timeline: 2009 to 2010.

*Low estimate based on current difficulties in the Sacramento housing market, difficulties obtaining loans and construction financing, and competition from lower-cost foreclosed properties, particularly in Oak Park and North Sacramento.

Phase 2 – Full Restart of Program, Planning and Marketing

Given that the housing market is expected to remain sluggish in 2010, efforts would focus on updated the remaining Easton house plan (Plan C), targeted marketing, and laying the groundwork for a future design competition.

- Key Tasks:
 - Revise Cynthia Easton Architects Plan C to comply with 2007 California Building Code (CBC), conduct value engineering to reduce construction costs, and other plan improvements;
 - Make Easton Plan C available in 2010, assuming funding available;
 - Expand marketing efforts by sending letters and informational brochures to property owners of vacant residential sits in target areas with high numbers of vacant residential sites (e.g., Del Paso Heights, North Sacramento, and Oak Park).
 - Work with Neighborhood Services Department to market program in communities;
 - Develop database of property owners willing to share property information with developers;
 - Continue to work with SHRA in their efforts to develop vacant properties in the redevelopment areas and to use the plans to develop vacant foreclosed sites;
 - Meet with City of Portland Development Services staff to discuss competition used for Portland's Living Smart House Program;
 - Meet with Sacramento Valley AIA to discuss design competition.
- Cost: Approximately \$10,000 - \$15,000 for contract for revisions with Cynthia Easton Architects. Marketing brochures, printing and mailing approximately \$3,000 - \$5,000. Meetings and outreach to AIA involves staff time only with no additional cost.
- Objectives: 1) Increase use of program by property owners in target areas; and 2) Increase use of program to 15 plans per year by developers or property owners by 2011.
- Timeline: 2010 through 2011.

Phase 3 – Design Competition and Expansion of Program

A key goal for the future is to expand the program with additional models done through a design competition similar to what was done in the City of Portland. In that city, the City hosted an architectural competition for pre-approved infill house plans that were judged by a panel of design professionals and residents. This would not only give the program greater public exposure, it would also involve the community directly in the selections of the designs that they would like to see used in infill areas.

- Key Tasks:
 - Assuming that the AIA is interested in participating or co-hosting the competition, work with the Sacramento Valley AIA, North State BIA Infill Council, neighborhood groups, and City staff to start design competition;
 - Advertise program to local and regional architects and developers;
 - Host informational workshop and possible kick-off event on competition;
 - Through competition, target designs to meet specific needs:
 - Green building/energy efficiency
 - Homes for shallow lots
 - Two-story options
 - Duplex option
 - Expandable plans (e.g., ability to add or remove rooms to fit site)
- Cost: Costs for competition are currently unknown. The benefit of the competition is that architects compete for exposure, potential prizes and the distinction of being chosen by the City rather than City payment for plans. May involve the need for additional staff resources on a limited basis.
- Objectives: 1) Expansion of program to suit a wider variety of sites and needs; and 2) Increase use of program to 35 plans per year by developers or property owners by 2012.
- Timeline: Starting in 2011