



# REPORT TO DEVELOPMENT OVERSIGHT COMMISSION City of Sacramento

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915 I Street, Sacramento, CA 95814-2671

STAFF REPORT  
December 4, 2006

Members of the Development Oversight Commission:

**Subject:** Infill MATRIX Team

**Location/Council District:** Citywide

**Recommendation:** Receive and provide input

**Contact:** Scot Mende, New Growth Manager, 808-4756; Carol Shearly, Director of Planning, 808-5893

**Presenters:** Scot Mende and Carol Shearly

**Department:** Planning

**Division:** New Growth and Infill

**Organization Number:** 4913 and 4914

**Description/Analysis:** City staff is proposing an Infill MATRIX Team to implement the Infill Strategy – adopted by the City Council in 2002. The full strategy can be viewed on the following web page: <http://www.cityofsacramento.org/planning/infill/documents/infill-strategy.pdf>. The team will consist of the Infill Coordinator as the Team Leader, and staff representatives from the following departments and agencies as team members: Development Services, Economic Development, Planning, Public Improvement Financing, and Sacramento Housing and Redevelopment Agency.

The goals and objectives of the adopted Infill Strategy include:

- Promote infill development that contributes positively to the surrounding area
- Reduce the time, cost and uncertainty for infill development.

The elements required for the strategy to succeed include:

- Strong support from City Council and Commissions, and City management
- Plans and zoning that support infill goals
- Streamlined regulatory process and flexible standards

- Significant financial incentives
- Clear design standards
- Community acceptance

The team concept is supported by the City Manager and the directors of each of the involved departments. Each of the directors has agreed to devote a high-level staff person to make the team successful.

This team approach helps bring together the staff resources to successfully implement the strategy. For example, the Development Services team member will bring ideas of how to streamline the infill development process, as well as provide clear design standards. Also, involving the Public Improvement Financing staff brings a wealth of financing mechanisms that can be used to fund necessary public improvements. And generally, using a MATRIX team allows the team to focus on infill projects that bring the greatest rate of return. For example, several infill projects in the same area can share the cost of improvements. Additionally, focusing on an infill area encourages the alignment of the City's capital improvement projects for greatest overall benefit.

Target areas of the Infill Strategy include: Central City, targeted residential neighborhoods, neighborhood commercial corridors, and transit station areas. Target sites include: long-term vacant and blighted sites, vacant or underutilized buildings, and historic buildings requiring substantial rehabilitation.

To successfully implement the strategy, the Infill team will focus on improving the development process, and funding and building public improvements for high priority infill areas (i.e., "shovel-ready" sites). The team will not be responsible for processing individual projects – that function will stay the responsibility of the DSD MATRIX Teams - but the team will evaluate completed project reviews to make policy and process improvements. The team will also use their knowledge of infill opportunities to orchestrate public improvements "readiness" to encourage private investment in infill areas.

**Policy Considerations:** The Infill MATRIX Team is proposed as a means of successfully implementing the adopted Infill Strategy.

**DOC Goals and Recommendations:** The proposed Infill MATRIX Team will help achieve the DOC's goals of streamlining the process, promoting an appropriate regulatory environment by removing inconsistent policies, giving incentives to infill development, and optimizing the use of existing infrastructure. The team will also help focus infrastructure investments to enhance the City's rate of return.

Respectfully submitted by: Scot Mende

SCOT MENDE  
New Growth Manager

Recommendation Approved:

  
CAROL SHEARLY  
Director of Planning

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