

**Infill Study Site**

Sacramento Area Council of Governments • Valley Vision

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**Key Planning Issues – Infill Site**

- Making a “place”
- Potential Redevelopment Area
- Retail
  - Market studies show demand for “comparison shopping,” some convenience retail
- “Big Box”?
  - Smart growth “big box”? (smaller footprint, urban design, smaller footprint)
- Housing
  - Strong regional housing market (city zoning allows housing in most commercial zones in area)
- Office
  - Market for professional services
- Nevada Street vacant land opportunities

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**Greenfield Study Site**

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