

**Smart Growth Principles**

- Transportation Choice – viable options
- Housing Choice – aging, diverse households
- Compact Development – use land efficiently
- Use of Existing Assets – build on what we have
- Mixed Use Development – reduces auto travel
- Natural Resource Conservation – economic/environmental reasons
- Quality Design – enhance overall livability

Sacramento Area Council of Governments • Valley Vision

**The Greenfield Study Area**

Sacramento Area Council of Governments • Valley Vision

**The Greenfield Study Area**

Sacramento Area Council of Governments • Valley Vision

**The Greenfield Study Area**

Sacramento Area Council of Governments • Valley Vision

**Key Planning Issues –**

- Think long-term
- WWTP will not be there, and wetlands probably can be re-located
- Airport influences
  - Overflight zone will affect allowed land uses
  - Spin-off light industrial/office uses
- Near future Bypass/Nelson Road interchange (south)
- Adjacent housing
  - Think about diverse housing products
  - Some retail for local needs?

Sacramento Area Council of Governments • Valley Vision

**The Infill Study Area**

Sacramento Area Council of Governments • Valley Vision