



City of Folsom Planning Efforts: Central District Revitalization and Multi-family Design Standards

Receive and File

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Attachments: No

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Referring Committee: Land Use & Natural Resources

1. Issue:

The City of Folsom's 2035 General Plan directs new mixed-use development opportunities along the East Bidwell Corridor. The City Council recently voted to establish a coordinated vision, land use and circulation plan, and guidelines/streetscape improvement plans for revitalization of the Central Business District section of the East Bidwell Corridor over a two-year period. In addition, the city is utilizing SACOG grant funding to increase residential densities in three key areas of the city: East Bidwell Mixed-use Corridor Green Zone, around the Transit Priority Area Green Zones (primarily along the Glenn/Iron Point light rail stations), and in the Folsom Plan Area's Town Center.

2. Recommendation:

The Land Use and Natural Resources Committee heard a presentation from the City of Folsom and were encouraged to ask questions and engage in a dialogue about lessons Folsom has learned that may be applicable elsewhere in the region. These local government presentations provide opportunity for committee members to take deep dives into specific examples of local implementation of the region's Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS).

3. Background/Analysis:

Periodically, SACOG invites local agencies to share information about planning efforts that leverage regional funds, technical assistance, and local expertise in a way that highlights how SACOG and local agencies work together to implement the region's long range plan in a way that also advances local priorities. The city of Folsom's planning efforts are part of SACOG's Green Means Go program that the Land Use and Natural Resources Committee is overseeing this year. The Green Means Go funding program aims to catalyze infill development that will improve housing affordability through non-transportation infrastructure and planning activities in locally adopted Green Zones. At its March 16, meeting, the SACOG board conditionally approved (subject to final approval by the State Housing and Community Development Department) a list of recommended grant applications from local agencies. The City of Folsom has two planning projects that are on the recommended list for conditionally approved funding, one for a storm water drainage study for an infill housing site, and another for the development of objective design and development standards. For more information on the Green Means Go program and the application materials, visit:

<https://www.sacog.org/reap-2-green-means-go>.

4. Discussion/Analysis:

The City of Folsom's planning efforts provide examples of major revisioning and planning initiatives for commercial areas in the region. The city is focused on two subject areas – revitalizing its central commercial district along the East Bidwell Mixed-Use Corridor and preparing objective multi-family design and development standards to encourage and increase residential densities in key areas of the city. The lessons from Folsom have relevancy to other fast-growing communities in the region that are seeking to revitalize their older, existing commercial corridors and central business districts.

In late 2022, SACOG sponsored a national Urban Land Institute (ULI) technical advisory panel to spend a week touring the East Bidwell corridor and the North Watt corridor in Sacramento County. The panel visited the sites, met with key stakeholders, and prepared recommendations for a pathway to corridor revitalization. The city is also utilizing SACOG REAP grant funding for a corridor drainage analysis and other REAP grant funds for multi-family residential and mixed-use feasibility analysis along the East Bidwell and light rail station areas in the city. Finally, the city was awarded competitive REAP funds to increase maximum allowed densities in the East Bidwell Mixed Use Overlay, SACOG Transit Priorities Areas, and the Folsom Plan Area Specific Plan (FPASP) Town Center.

This presentation is part of an ongoing effort to bring more opportunities for shared learning across jurisdictions in the region and provide members of the committee with greater insights into local land use development activities that contribute to the SACOG board's goals and objectives for catalyzing urban, suburban, and small-town infill and revitalization. As SACOG works to update the [2025 Blueprint](#) with a focus on advancing coequal goals in equity, economy, and environment, it is important to understand and learn from local experiences, strategies, and projects that support and implement our region's vision. Understanding these efforts not only provides useful case studies for cities and counties looking to tackle similar challenges, but also helps SACOG identify implementation and assistance activities that we can take on to support member agencies.

5. Fiscal Impact/Grant Information:

SACOG's housing and technical assistance programs are a combination of sources including state Sustainable Communities Formula Program Funds and Transportation Development Act-Local Transportation Funds. The Green Means Go program is funded through a combination of state Regional Early Action Program and Strategic Growth Council funds.