

Boosting Infill Development in the San Joaquin Valley

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Board President, Council of Infill Builders

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Bringing Downtown Back:

Ways to Boost Infill Development in the San Joaquin Valley



October 2013
Valley infill experts
meet in Fresno





BRINGING DOWNTOWN BACK

WAYS TO BOOST INFILL
DEVELOPMENT IN THE
SAN JOAQUIN VALLEY



- Report released April 2014
- Bakersfield and Fresno op-eds
- Public testimony
- Outreach



Key Barriers to Bringing Downtown Back

- Insufficient amenities and attractions
- Lack of adequate infrastructure
- Lack of available financing
- Few constraints on horizontal growth

Five Priority Solutions

- Improve urban design/expand amenities
- Flexible zoning
- Prioritization of infill infrastructure
- Air District funding to catalytic projects
- Tiered or differential impact fees

Fresno Profile

- Current Population: 509,000
- Est. Population by 2050: 675-700,000
- Available Infill: 2,500 acres
- Average MXD Infill Density: 20 DU/acre
- New Households: 59,000 (2.8 per)
- Households on Infill at 20/DU: 50,000 (85%)
- Households on Infill at 25/DU 62,500 (106%)

Medium to Small Fresno County Cities

- Clovis, Reedley, Sanger, Selma, Parlier, Kerman, Coalinga, Kingsburg, Mendota, Orange Cove, Firebaugh, Huron, Fowler
- Est. Combined Population today: 275,000
- Est. Combined Population by 2050: 425,000
- Est. combined available infill 4,750 acres
- Average Infill Density 10/DU acre
- New Households: 52,000 (2.8 per)
- MXD Households on Infill at 10 DU: 47,500 (91 %)
- MXD Households on Infill at 11/DU: 52,000 (100%)

Strong Infill and Parks

City	Population	Park acreage per 1,000 population
Ashland	21,000	35
Palo Alto	66,000	30
Portland	603,000	26.2
Colorado Springs	432,000	21
Charleston	126,000	14
Madison	237,000	12
Seattle	634,000	12
Minneapolis/St. Paul	682,000	16

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 $\left(\frac{1}{8.3}\right)$
 $\left(\frac{4}{C-8.2}\right)$
 EET. $\left(\frac{4}{C-8.2}\right)$
 FOR
 $\left(\frac{2}{2}\right)$
 $\left(\frac{5}{8.2}\right)$
 AR $\left(\frac{2}{C-8.0}\right)$
 $\left(\frac{3}{8.5}\right)$
 C-9.1
 ET C-8.1

APN: 059-020-003
OWNER: NEGR
93-008842 O.R.
AREA: 1 ACRE
NOT A PART

WALMART
STORE #1651-02
C-173N-GR
173,015 SF

NOT A PART

PARCEL 5

SEE SHEET C-11
SEE SHEET C-12

NOT A PART

APR: 050-020-024
OWNER: NAPA JUNCTION I LLC
2003-002175 O.R.
NOT A PART

APN: 059-020-024
OWNER: NAPA JUNCTION I LLC
2003-002175 O.R.
NOT A PART

APR: 059-020-024
OWNER: NAPA JUNCTION LI
2003-002175 O.R.

APR: 050-020-024
OWNER: NAPA JUNCTION I/L
2003-002175 O.R.

STATE HWY. 29



True Land Cost Accounting

Single Use Zoning		Mixed Use Infill
15.5 Acres	Site Area	15.5 Acres
4 acres (26%)	Building Coverage	4.5 acres (29%)
127,000 sq. ft	Commercial Uses	127,000 sq. ft
804 spaces	Parking	639 spaces
0	Transit	Train, bus, pedestrian friendly
14 acres (90%)	Building/Paved Area	11.3 acres (73%)
1.5 acres (10%)	Landscaped Area	4.2 acres (27%)
0	Residential Units	200
25 acres	Additional Acres Needed for 200 homes (4,000 sq. ft. lots)	0



For 40 years this building remained vacant..... its tax value in 1991 was just over **\$300,000.**



Today the building is valued at over **\$11,000,000**
an increase of

over **3500%**

in **15 years**

The lot is less than **1/5 acre**



Walmart



34.0 Acres

220,000 sf Building

\$20,000,000 Tax Value

\$590,000 Value/Acre

\$6,500 Property Taxes/Acre

Downtown



0.19 Acres

54,000 sf. Bld

\$11,000,000 Tax Value

\$58,900,000 Value/Acre

\$634,000 Property Taxes/Acre

My House



0.13 Acres

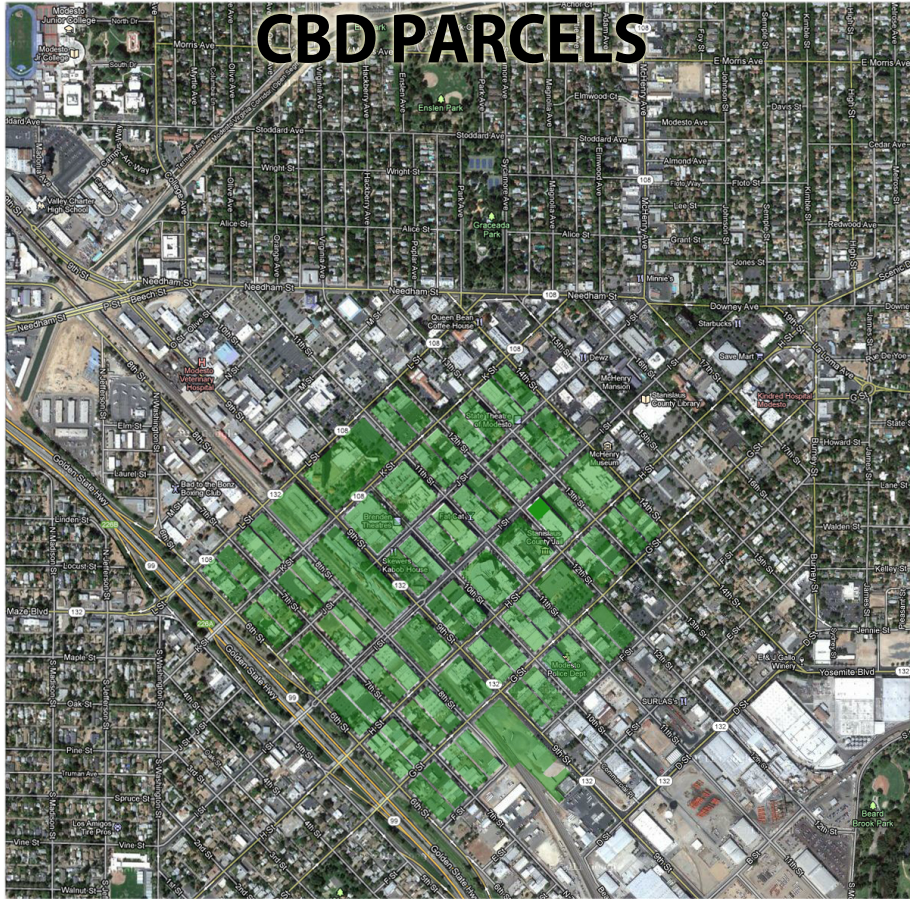
1 unit (2 people + 2 dogs)

\$232,000 Tax Value

\$1,800,000 Value/Acre

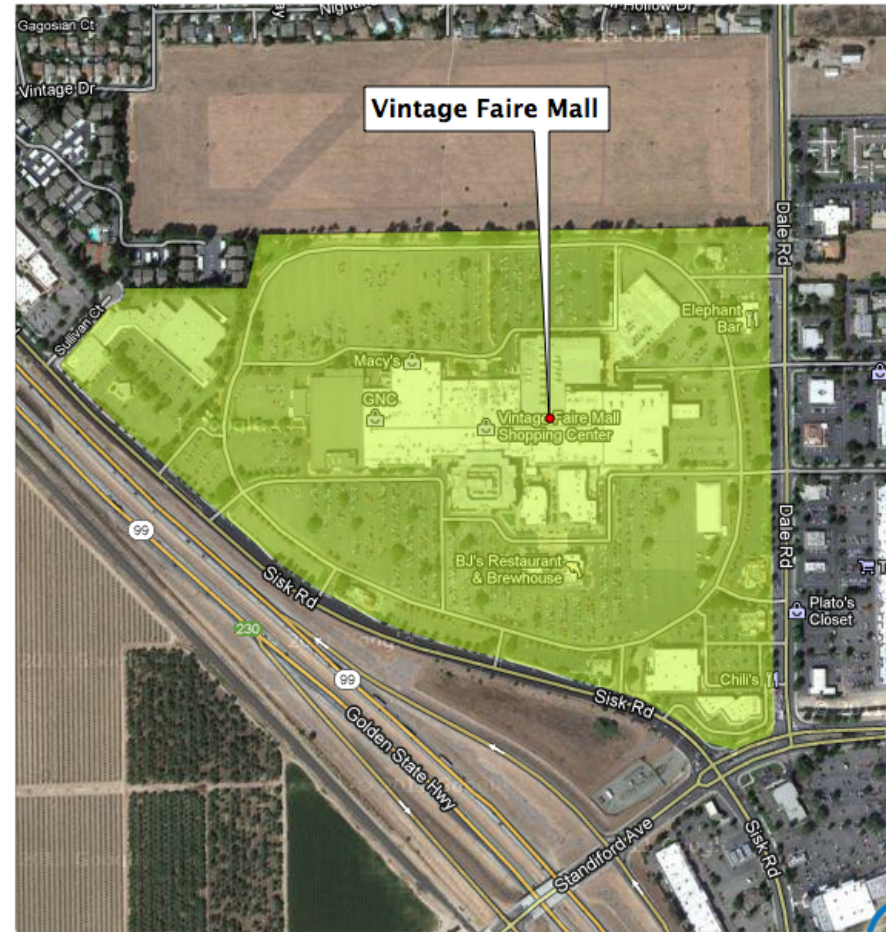
\$19,542 Property Taxes/Acre

CBD PARCELS



87.4 Acres
\$205.0M in value

\$2 343 811/acre wo Exempt



93.6 Acres
\$154.9M

\$1 654 852/acre

THANK YOU