Southeast Development Area

Public Workshop #1
May 3, 2022
Presentation:

• Why: Background
• What: The Plan
• How: Plan Implementation
• Next steps
Why: Background
• SEDA approved for incorporation into the City in 2006
• Specific Plan and environmental assessment required
Figure IM-2: Sequencing of Development

Growth Areas:
- Inside City Limits
- Growth Area 1
- Growth Area 2
- County Islands

- Planning Area
- Sphere of Influence
- City Limits

*County Islands are considered to be Inside City Limits in reference to sequencing of development.
What: The Plan
- 45,000 housing units
- 37,000 jobs
- Phased over 20 years
A Mix of Housing Choices in the SEGA

A variety of single family housing types, as well as townhome and multifamily options, offer choices to a mix of incomes, age groups, and lifestyles.
Employment Options in the SEGA

The employment districts and mixed-use centers of the SEGA can accommodate a diverse range of employment types and serve to attract emerging innovative industries to Florida.
Figure 1.5
Land consumption of the SEGA Trend Alternative

The Fresno area is projected to grow at a rapid pace, with 1 million more people expected in the county by 2050. How we accommodate this

Figure 1.6
SEGA Alternatives Comparison
Desired Outcomes

1. Fiscal Responsibility
2. Social Equity
3. Environmental Sustainability
Fiscal Responsibility

- Phasing
- Infrastructure
- Maintenance
Social Equity

- Affordable Housing
- Open Space & Schools
- Transportation Options
- Jobs
- Energy-wise
Environmental Sustainability

- Higher Density + complete communities
- Jobs/housing balance
- Active transportation
- Energy and water-wise development
How: Implementation
Plan Components

- Specific Plan – Policies and Map
- Environmental Impact Report
- Infrastructure Plan
- Infrastructure Financing Plan
- Development Code Update
- Phasing Plan
How Can You Influence the Plan?

- Policy Ideas
- Phasing Input
- Implementation Ideas
PUBLIC WORKSHOPS: SPRING 2022
EIR COMMENT PERIOD: LATE SUMMER
PLAN RELEASED: SPRING 2022
PLANNING COMMISSION PUBLIC HEARING (S)-FALL 2022
CITY COUNCIL PUBLIC HEARING (S)-FALL 2022
IMPLEMENTATION: 2023
How to Comment

• May 17 Public Workshop
• May 31 Public Workshop
• Comment cards
• Survey – coming soon
• Custom Meetings
• Website
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