



# CONCEPT GOALS

**THE SYLVAN 40 PROPERTY IS A PLACE OF CULTURAL AND SOCIAL SIGNIFICANCE FOR CITRUS HEIGHTS. THE DEVELOPMENT OF THE PROPERTY SHALL MEET THE FOLLOWING CONCEPT GOALS.**

- Represent the city's continued commitment to reinvest in Sylvan Corners and Auburn Boulevard.
- Support uses compatible with surrounding land uses without detracting from the nearby Stock Ranch retail center.
- Enhance Sylvan Corners as the geographical center of the city and reestablish the area as a cultural and social hub.



# DESIGN GOALS

**THE SYLVAN 40 PROPERTY IS A GATEWAY TO THE BOULEVARD AND ITS FUTURE DEVELOPMENT WILL SERVE AS A CATALYST FOR CONTINUED REVITALIZATION OF THE AREA. DEVELOPMENT OF THE PROPERTY SHALL MEET THE FOLLOWING DESIGN GOALS.**

- Activate the area by fronting all building, including residential units, outward toward Sylvan Plaza and Auburn Boulevard frontage.
- Include enhanced pedestrian connections to connect the property to nearby businesses, Sylvan Plaza and the adjoining school.
- Provide well-designed parking and service areas to screen these areas from Auburn Boulevard and Sylvan Plaza.
- Incorporate Sylvan Plaza into the project design.



# LAND USE GOALS

**THE SYLVAN 40 PROPERTY IS ESSENTIAL TO THE CONTINUED IMPROVEMENT OF THE BOULEVARD. THE PROPERTY MAY BE DEVELOPED WITH A VARIETY OF LAND USES WHICH COMPLEMENT THE AREA AND THE SURROUNDINGS. PROPOSED USE(S) SHALL CONSIDER THE FOLLOWING OVERALL LAND USE GOALS.**

- Consider the property's adjacency to the school and the cemetery.
- Encourage commercial uses such as cafes with outdoor dining, offices which incorporate outdoor areas and other similar uses that will connect to the public spaces. Prohibit automotive intensive uses such as gas stations and drive-throughs.
- Housing types may consist of for-sale and rental units, be a mixed-use concept, or designed for specific needs such as work-force housing, teacher housing or similar product type.



# FINANCIAL GOALS

**THE CITY PURCHASED THE SYLVAN 40 PROPERTY TO PLAY AN ACTIVE ROLE IN ITS FUTURE DEVELOPMENT. THE CITY HAS LONG RECOGNIZED SYLVAN CORNERS AS A PIVOTAL PIECE TO ATTRACTING PRIVATE INVESTMENT IN THE AREA. THE FOLLOWING IS THE CITY'S KEY FINANCIAL GOAL WHEN CONSIDERING DEVELOPMENT OF THE PROPERTY.**

- The development shall be financially feasible and provide long-term fiscal benefits to the city.