Development Master Planning

Streetscape Master Plan
Streetscape Master Plan

Integral/Lyon Living
- Land Area: 2.95 acres
- Total Units: 215
- No commercial

Blackwood Development
- Land Area: 4.4 acres
- Total Units: 418
- Commercial: 10,550 Sq ft
Economic Benefit Analysis

Packing House Transit Oriented Development (TOD) and Old Town Placentia Revitalization Plan will create:

- 3,900+ Construction Jobs
- 1,150+ Permanent Jobs
- 1,600+ New Housing Units
- $540+ Million in Local Economic Output (One-Time)
- $800+ Million in Countywide Economic Output (One-Time)
- $92+ Million in Local Economic Output (Annually)
- $164+ Million in Countywide Economic Output (Annually)
Funding Sources for Public Infrastructure

- Private Developers
- Development Impact Fees
- Community Facilities District (TOD & Public Safety Annual Assessment)
- Enhanced Infrastructure Financing District (EIFD)
- Designated Qualified Opportunity Zone in Old Town
- SCAG’s Active Transportation Program (ATP) Grant
- California Strategic Growth Council’s Transformative Climate Communities
- HUD Special Economic Development Tool
- Developer Additional Contribution - Pro Forma Confidential Analysis