

# 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



## USA Properties



## 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