



**Technical Assistance Panels**  
**Infill Housing in Small Town Setting:**  
**Cities of Marysville and Yuba City**

**Draft Scope of Work:**

Representatives from both cities have identified some more detailed questions within the general theme of market feasibility:

- Small cities such as Marysville or Yuba City have their share of development challenges. But serving as county seats, both have their fair share of public and nonprofit properties. Could this (relative) concentration of public/nonprofit owned land be a possible strategy for small town redevelopment? (The park is owned by Marysville. The Fremont site is owned by Adventist Health, a nonprofit with 2,000 employees). On the flip side, has left both cities with a reduced tax base
- One tool that the cities are looking to explore more through the technical assistance is joint development: public-private or public-private-nonprofit as way to facilitate development.
- What could be feasible incentives to facilitate redevelopment?
- What is an outside vision or development in the area? How can design concepts on each site orient to possible community nodes (Plumas St in Yuba City, Ellis Lake in Marysville)
- What are the infrastructure constraints in each site that could limit infill development? (roadway and sewer on the Marysville side. Yuba City looking into the infrastructure)

Brief Descriptions of the Sites

- Washington Square Park: 3-5 acres of land the City could make available for development. Highway 20 cuts through the park (effectively dividing it into quadrants). Right next to Ellis Lake. This is a little unique in that the City feels it is over-parked, so are looking to redevelop this park.
- Fremont Hospital (vacant). The hospital before services were consolidated in the new facility in Marysville. Hospital owns the building at 970 Plumas, plus the vacant undeveloped parcel to the immediate west (also owns the large parcel across the street, which were old admin buildings). About five acres (not including the parcel across the street).

