

City Planning Commission  
Sacramento, California

Members in Session:

Subject: PLANNING DEPARTMENT RECOMMENDATIONS ON THE DOWNTOWN REDEVELOPMENT STRATEGY PLAN AND ACTION PROGRAM (M83-062)

This report contains Planning staff's comments and recommendations on the actions taken by the Redevelopment Commission of the City of Sacramento (Agency Commission) at its February 27, 1985 public hearing on the proposed Downtown Redevelopment Strategy Plan and Action Program (Sanger Report).

The City Planning Commission is to review the Agency Commission's actions and recommendations on the Sanger Report at the March 18, 1985 joint meeting of the Planning Commission and the Agency Commission. Staff recommends the Planning Commission approve the policy recommendations and starter projects, with comments from staff, and forward the matter to the City Council for approval.

BACKGROUND:

The Downtown Redevelopment Strategy Plan and Action Program prepared by John Sanger and Associates has had extensive public review and comment opportunities at hearings of the Downtown Citizens Advisory Committee, and Agency Commission. Following the hearing at the March 18, 1985 joint meeting, recommendations on the Strategy Plan and Action Program will be forwarded to the City Council and SHRA for review and approval.

PLANNING DEPARTMENT COMMENTS AND RECOMMENDATIONS:

Staff comments and recommendations on the Agency Commission's actions are as follows:

Section I Objectives (Urban Form and Function)

Staff concurs with Agency Commission and recommends approval of the Redevelopment Plan objectives.

Section II - Land Use/District Plans/Zoning

- A. Concentrated Office District: Staff concurs with Agency Commission policy and recommends approval.
- B. Retail Core District: Staff concurs with Agency Commission policy and recommends approval.
- C. Hotel and Entertainment District: Staff concurs with Agency Commission policy and recommends the following comment:

As suggested in the Sanger Report, a major effort to increase the number and variety of the entertainment and cultural attractions must be achieved in order to encourage after hours use of the CBD.

March 18, 1985

In addition to assisting in the restoration of the Crest Theater, staff suggests that the Agency acquire the Esquire Theater for conversion back to a movie house and/or performing arts theater. Concentration of theaters and night clubs (Crest, Esquire, Club Can't Tell) along the K Street Mall in conjunction with the Convention Center complex and the Hyatt Hotel will create a recognizable hub of activity.

Other entertainment and cultural uses such as bookstores, record shops, art galleries, along with cafes, bars, restaurants, and speciality food establishments must also be enticed into this area. Inclusion of these uses as bonus densities as suggested in the FAR program is one method of long-term implementation. On a short-term basis, the agency should consider establishing a loan program for small businesses who fall within the entertainment, cultural, and food service categories as a means of attracting desired uses into the Entertainment District.

- D. Civic Center District: Staff recommends Sanger's design guidelines for the area surrounding the City Plaza (ref. pages 27 & 28 of Sanger Report).
- E. Old Sacramento and the Old Sacramento River Front District: Staff concurs with Agency Commission policy.
- F. Docks Area/Crocker Waterfront Recreational and Cultural District: Staff concurs with Agency Commission policy.
- G. Northeast Neighborhood District: Staff concurs with Agency Commission policy.
- H. Southwest and Southside Neighborhoods: Staff concurs with Agency Commission policy.

### Section III - Transportation, Circulation and Parking

Staff concurs with Agency Commission policy and with the recommendation to form a transportation task force.

### Section IV - Urban Design (Building Height, Ground floor Retail, Preservation, FAR/TDR)

- A. Urban Design Study: the Urban Design Study forms the foundation for regulating new building construction, rehabilitation, and revitalization of the downtown streetscape. The Downtown Citizens' Advisory Committee and Agency Commission recommends that a more detailed study be conducted as a follow-up to the Sanger Report. Planning Staff concurs with this action and recommends that this study include the following elements:
  - 1. There should be the creation of a study task force (working advisory committee) which could include representation from Agency Commission, City Planning Commission, Design Review/Preservation Board, property owners/developers, business interests (downtown merchants, Chamber of Commerce, et al), citizen groups (SOCA, etc.), AIA, ASLA, CADA and State Architect's office.
  - 2. The task force should provide input into the request for consultant's proposal and selection of consultant for a subcommittee.

March 18, 1985

3. Tasks should include those items listed on Attachment A (Sept. 4, 1984 City Planning Department memo), in addition to other urban design considerations identified by the task force. The study should also address the issues of Preservation, building heights, TDR's, FAR's and other urban design concerns recommended by the Agency Commission.
  4. The proposed budget for the Urban Design Study should be increased so that the identified topics in the expanded scope of study may be adequately addressed.
  5. The Urban Design Study should be coordinated with the Food Court/Galleria Design Study (Starter Project #9), City Plaza Design Study (Starter Project #14), St. Rose of Lima Plaza Design Study (Starter Project #15), and public improvements proposed for J and K Streets (Starter Project #17).
  6. The Planning Department should act as lead agency of the Urban Design Study with appropriate agency funding, and share consultant selection responsibility with SHRA staff.
- B. Building Heights: Staff recommends the City Planning Commission defer any action on downtown building height definitions until appropriate height ranges can be evaluated in the context of the Urban Design Study.
- C. Ground Floor Retail: Staff concurs with Agency Commission policy with the following additions to the 75% required retail category: north side of L Street between 10th Street and the Senator Hotel Building; and both sides of 11th Street from the K and L Alley to L Street (See map).
- Staff supports the recommendation of requiring 50% ground floor retail along J Street (from 7th to 13th Streets) until the area can be restudied for the feasibility of requiring 75% retail. As a major entryway into downtown, staff is concerned with unfavorable impressions that are created by the high vacancy rates of ground floor retail space.
- D. Preservation: Staff recommends that a more thorough Preservation policy for the Central City be evaluated in the context of the Urban Design Study.
- E. FAR/TDR's: Staff concurs with Agency Commission that these concepts require further refinement as a part of the Urban Design Study.

#### Section V - Child Care and 2% Art in Public Places

- A. Child care: Staff concurs with Agency Commission policy. Staff has begun work on a developer's checklist that will provide general assistance and guidelines, and describe the permit process of State and local agencies.
- B. Art in Public Places: Staff concurs with Agency Commission policy.

#### Section VI - Implementation Strategy and Starter Projects

Staff concurs with Agency Commission policy and recommends approval of the implementation strategy.

March 18, 1985

Staff also concurs with Agency Commission that the Category I Starter Projects be approved (see attached list), with the following comments:

The Urban Design Study should be integrated in scope and funding with the design studies of the following starter projects: Food Cournt/Galleria (#9), City Plaza Design/Improvements (#14), St. Rose of Lima Plaza (#15), and J and K Streets public improvements (#17).

Initiation of any of the starter projects should not occur until such time as the Urban Design Study has been completed and formally adopted.

RECOMMENDATIONS:

Staff recommends the City Planning Commission recommend approval to the City Council of the Agency Commission recommendations, with planning staff's comments and recommendations as noted.

Respectfully submitted,



Marty Van Duyn  
Planning Director

SH:jl

March 18, 1985

City Planning Commission  
Sacramento, California

Members in Session:

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STRATEGY PLAN AND ACTION PROGRAM (M83-062)

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March 18, 1985

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March 18, 1985

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D. **Preservation:** Staff recommends that a more thorough Preservation policy for the Central City be evaluated in the context of the Urban Design Study.

E. **FAR/TDR's:** Staff concurs with Agency Commission that these concepts require further refinement as a part of the Urban Design Study.

#### Section V - Child Care and 2% Art in Public Places

A. **Child care:** Staff concurs with Agency Commission policy. Staff has begun work on a developer's checklist that will provide general assistance and guidelines, and describe the permit process of State and local agencies.

B. **Art in Public Places:** Staff concurs with Agency Commission policy.

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Staff also concurs with Agency Commission that the Category I Starter Projects be approved (see attached list), with the following comments:

March 18, 1985

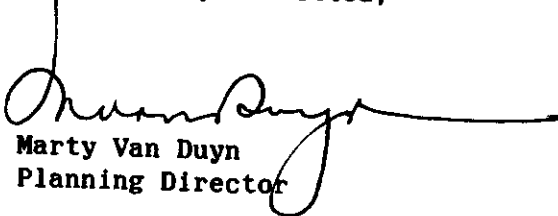
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RECOMMENDATIONS:

Staff recommends the City Planning Commission recommend approval to the City Council of the Agency Commission recommendations, with planning staff's comments and recommendations as noted.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

SH:jl

March 18, 1985



# ATTACHMENT A

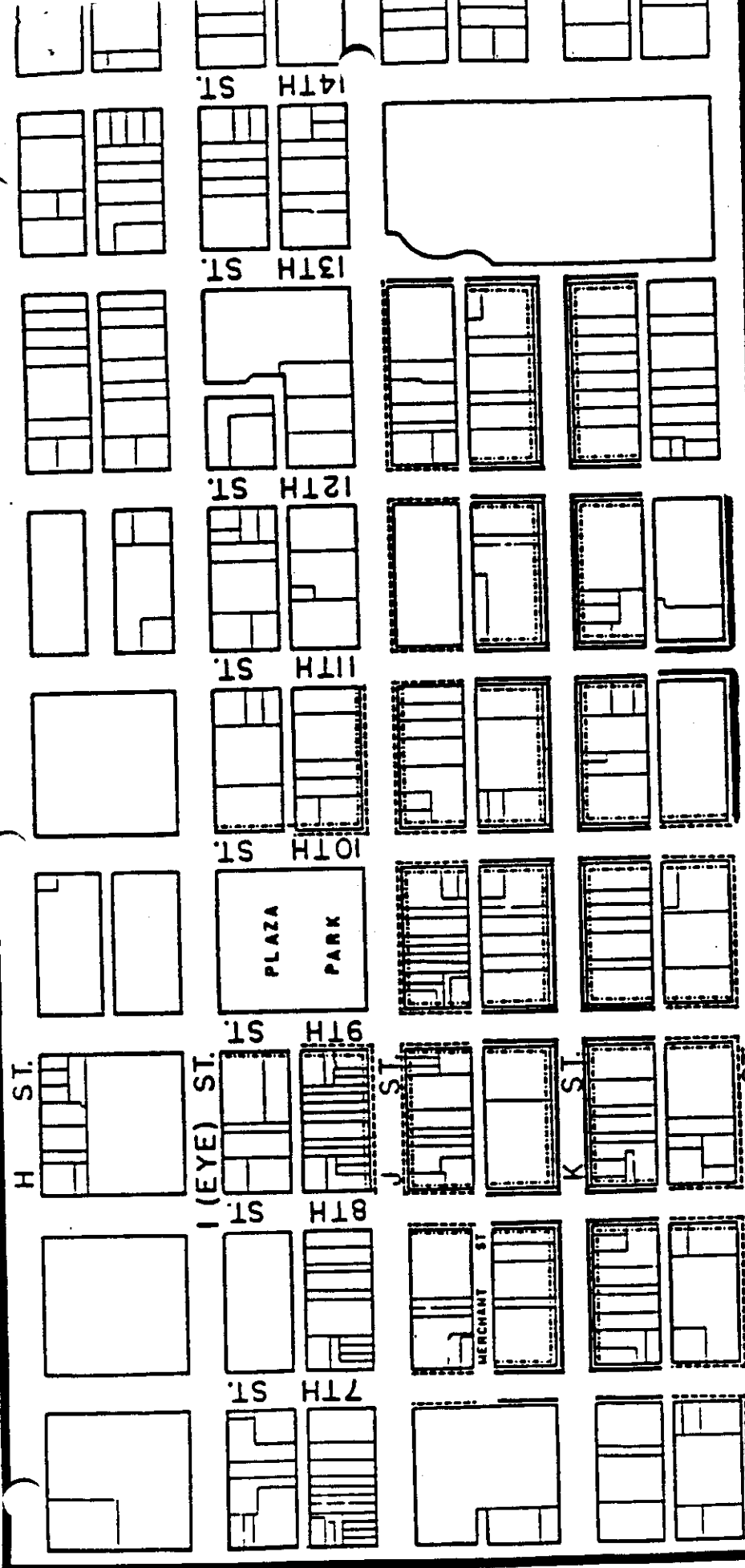
## URBAN DESIGN ELEMENT

Listed below are building and urban design considerations for the Central Business District that the Planning staff would like to see addressed in the urban design study:

1. Identify important landmarks, public spaces and view corridors which require special planing and design considerations.
2. Develop mechanisms to regulate setbacks (siting), heights, bulk, massing, and other design elements relative to maintaining visible setting of important structures and views.
3. Develop mechanisms to require building walls located on interior property line to setback floors above the 2nd and 3rd floor levels to permit incorporation of windows instead of large concrete block firewalls.
4. Develop guidelines related to harmonizing new structures with historic/architecturally significant structures.
5. Establish standards related to width of sidewalks, promenades, malls, arcades and other pedestrian walkways based upon volume of pedestrian traffic generated by new structures and adjacent uses.
6. Develop guidelines for use in design of parking structures for consistency and compatibility to adjacent buildings, streetscape and access.
7. Develop guidelines for layout and design of rooftops which will be viewed by persons in other buildings.
8. Streetscape plan that includes the following elements:
  - a. sidewalks (use of other sidewalks and crossing material in place of concrete or blacktop), landscaping and planters
  - b. graphic and signage
  - c. lighting - type, location and intensity
  - d. ground floor window treatment, particularly in regard to retail uses
  - e. street furniture, garbage containers, newspaper stands, bicycle racks and lockers
  - f. bus shelters - location and design considerations
  - g. guidelines for outdoor vendors
  - h. guidelines for outdoor dining
  - i. study the architectural use of neon and light
  - j. study the use of banners, flags and pennants

- k. retention or replacement of granite curbstones along all blockfaces within CBD (many stones are not stockpiled by the City)
- l. building material and colors; and techniques that are resistant to graffiti
- m. street and sidewalks clean-up and maintenance program including bus stops
- n. study potential for development of alleyways, i.e., lighting, pedestrian access to rear of building, and removal of dumpster storage
- o. study possible use of underground sidewalk areas
- p. repair of existing sidewalk clocks, and possible locations for new clocks
- q. guidelines for use of security grills (or other security measures) for storefronts
- r. repair, replacement and maintenance of awnings
- s. review of existing street tree planting containers
- t. building perimeter landscaping
- u. guidelines for trash enclosures

GM:lao  
pc/3.14.85



**DOWNTOWN CORE  
STREET-LEVEL POLICIES**

— REQUIRED RETAIL USE/WINDOW  
AND DISPLAY FRONTAGE POLICY

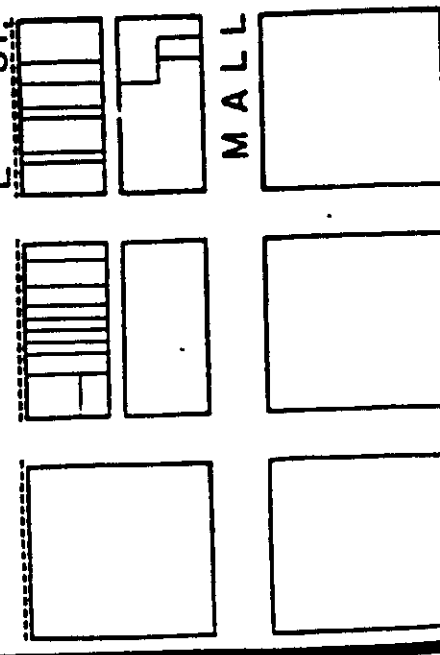
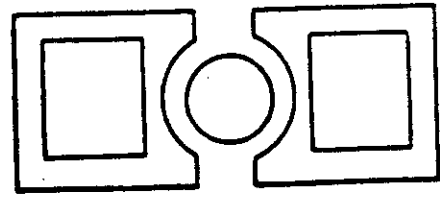
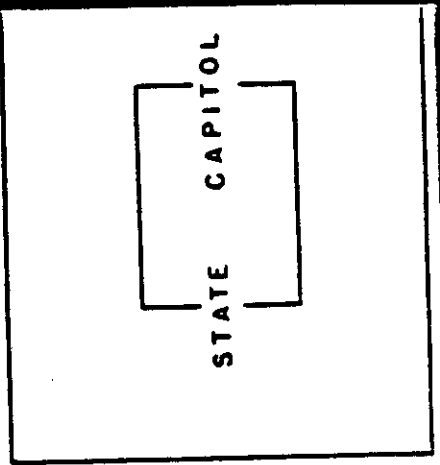
- - - PARTIALLY REQUIRED  
RETAIL USE POLICY

..... BUILDING LINE POLICY

OFFICE OF ECONOMIC DEVELOPMENT  
COLUMBIANA COUNTY

**DOWNTOWN REDEVELOPMENT  
PLAN UPDATE - 1984**

LOCATIONS WITH REQUIREMENTS  
AND HEIGHTS SHOWN BY SHADING



## EXHIBIT I

## PROPOSED REVISED STARTER PROJECTS

<u>CATEGORY I ACTIVITIES</u>	<u>ESTIMATED TAX ALLOCATION BOND</u>
1. <u>Convention Hotel</u> Constructing 314 space parking garage, and public plaza area	4,000,000
2. <u>Old Sacramento Waterfront II</u> Landscaping and public improvements for completion of Phase II	1,650,000
3. <u>Frail Elderly Housing Dev.</u> Housing for the frail elderly project located at 6th/I St. Part of local contribution	2,000,000
4. <u>Docks Development</u> Acquisition and design of the Docks Development	3,500,000
5. <u>Crocker Museum Expansion</u> Expansion and restoration of the Crocker Art Museum	1,000,000
6. <u>Residential Land</u> <u>Acquisition (N.E.)</u> Land acquisition for housing development in the northeast area	3,000,000
7. <u>Development of Parcel D-1</u> Develop 800 space parking garage. Portions of this project will be financed through lease revenue bonds	4,000,000
8. <u>Library Expansion</u> Land acquisition and com- pletion of design for the Central Library site	1,500,000

PROPOSED REVISED STARTER PROJECTS

<u>CATEGORY I ACTIVITIES</u>	<u>ESTIMATED TAX ALLOCATION BOND</u>
9. <u>Food Court/Galleria</u> Market analysis coordinating activities for the Food Court/ Galleria	100,000
10. <u>Commercial Rehab</u> Loan pool for commercial rehabilitation in the Downtown area	500,000 (1)
11. <u>K Street Mall/Light Rail</u> Aesthetic and enhancement including art work on K Street Mall	1,000,000 (2)
12. <u>Free Bus Zone/Shuttle System</u> Staff will pursue this matter with proper authority. A program with City, State, and Regional Transit	-0-
13. <u>Downtown Security</u> Development of a program with City Police Department and Downtown Business Association	100,000 (3)
14. <u>City Plaza Design/ Improvements</u> Design and set-aside pending public hearing process	250,000
15. <u>St. Rose of Lima Plaza</u> Design and improvements	298,000 (4)
16. <u>Old Sacramento Service Courts</u> Completion of Service Courts	138,000 (4)
17. <u>Public Improvements</u> Infrastructure improvements along J and K Street including curbs, gutter, and increased streetlighting improvements.	500,000
SUB-TOTAL	\$ 22,000,000



# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY



March 12, 1985

Redevelopment Agency of the  
City of Sacramento  
Sacramento, California

Honorable Members in Session:

SUBJECT: Recommendations Concerning the Downtown  
Redevelopment Strategy Plan and Action Program

## SUMMARY

This report is the first phase of a two phase downtown redevelopment plan update process. Phase One includes the implementation strategy: Those design concepts, policies, and programs recommended to achieve the goals of the redevelopment plan. These recommendations are presented below. Phase two will include the merger and plan amendments of the four existing downtown redevelopment project areas (2A, 3, 4, and 8). The Phase Two Report will be presented at a later date.

This report contains the February 27, 1985 recommendations of the Commission of the Redevelopment Agency of the City of Sacramento on the proposed Downtown Redevelopment Strategy and Action Program. These recommendations are presented in the following order:

Section I:	Objectives (Urban Form and Function)
Section II:	Land Use/District Plans/Zoning
Section III:	Transportation, Circulation, and Parking
Section IV:	Urban Design (Building Height, Ground Floor Retail, Preservation, FAR/TDR)
Section V:	Child Care and 2% Art in Public Places
Section VI:	Implementation Strategy and Starter Projects

# **SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY**

Redevelopment Agency of the  
City of Sacramento  
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The recommendations of staff and the Downtown Redevelopment Citizens' Advisory Committee were considered, (attached as Exhibit I) by the Commission prior to its action. (Public comments which were received during the public hearings are attached, Attachment I, Exhibit I.) A synopsis of the Commission actions are attached as Attachment III. The Commission recommends adoption of the attached resolution approving the Plan as requested in their recommendations and summarized below.

## **BACKGROUND**

On March 9, 1982, the City Council authorized the Redevelopment Agency of the City of Sacramento (RACS) to begin the process of a downtown redevelopment project areas merger, and concurrent with this merger, amend the existing plan to reflect the merger. In addition, on December 13, 1982 the City Council authorized RACS to retain a consultant to study the proposed merged downtown project areas and present a strategy plan that would accomplish the objectives and policies of RACS, as set forth in the plan.

This strategy, the Downtown Redevelopment Strategy Plan and Action Program (Plan) prepared by John M. Sanger & Associates was presented to the Downtown Citizens' Advisory Committee on August 15, 1984. The Committee held two public forums on September 19, and October 3, 1984, to receive public comments. The Committee made its recommendations concerning the Plan at its final January 9, 1985 meeting. The Committee's recommendations were predicated on a \$54 million funding level.

Following the actions of the Committee on February 12, 1985, RACS and the City Council made a commitment of approximately \$20.5 million in tax increment funds to assist the Sacramento Transit Development Agency with light rail. This commitment reduces RACS's funding capacity for starter projects. Therefore, based on this funding change staff submitted a revised starter project list to the Commission of the Redevelopment Agency of the City of Sacramento (Commission). This revised starter project list incorporates the recommendation of the Committee and changes in funding capacity.

# **SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY**

Redevelopment Agency of the  
City of Sacramento  
Page Three

The Commission held public forums on February 11 and 27, 1985. Final action was taken at the February 27th meeting and those recommendations are presented below in summary form. The detailed staff recommendations upon which the Commission's actions are based are included as Attachment I.

## **SECTION I: OBJECTIVES (URBAN FORM AND FUNCTION)**

The Commission approved the objectives set forth in the Plan which encourage revitalization of the downtown for a wide range of uses, to provide systematic development, to utilize existing amenities and create new ones, to preserve/increase housing, to enhance downtown's role as an administrative, financial, and professional center as well as a specialized retail/service center with historic and aesthetic features, and to develop safe, efficient, and convenient transportation systems (See Plan, Pg. 11-18).

## **SECTION II: LAND USE/DISTRICT PLANS/ZONING**

### **A. Concentrated Office District (Map 1)**

The Commission approved this district concept and directed that the proposed Urban Design Study\* address the concern that high-rise buildings in the district (between "I" and "L" Street excluding the K Street Mall, Retail Core District) not be totally concentrated, but dispersed and consideration given to utilization on large blocks of land which are planned for parking structures. The Urban Design Study will also address the feasibility of these sites being designed as mixed-use complexes.

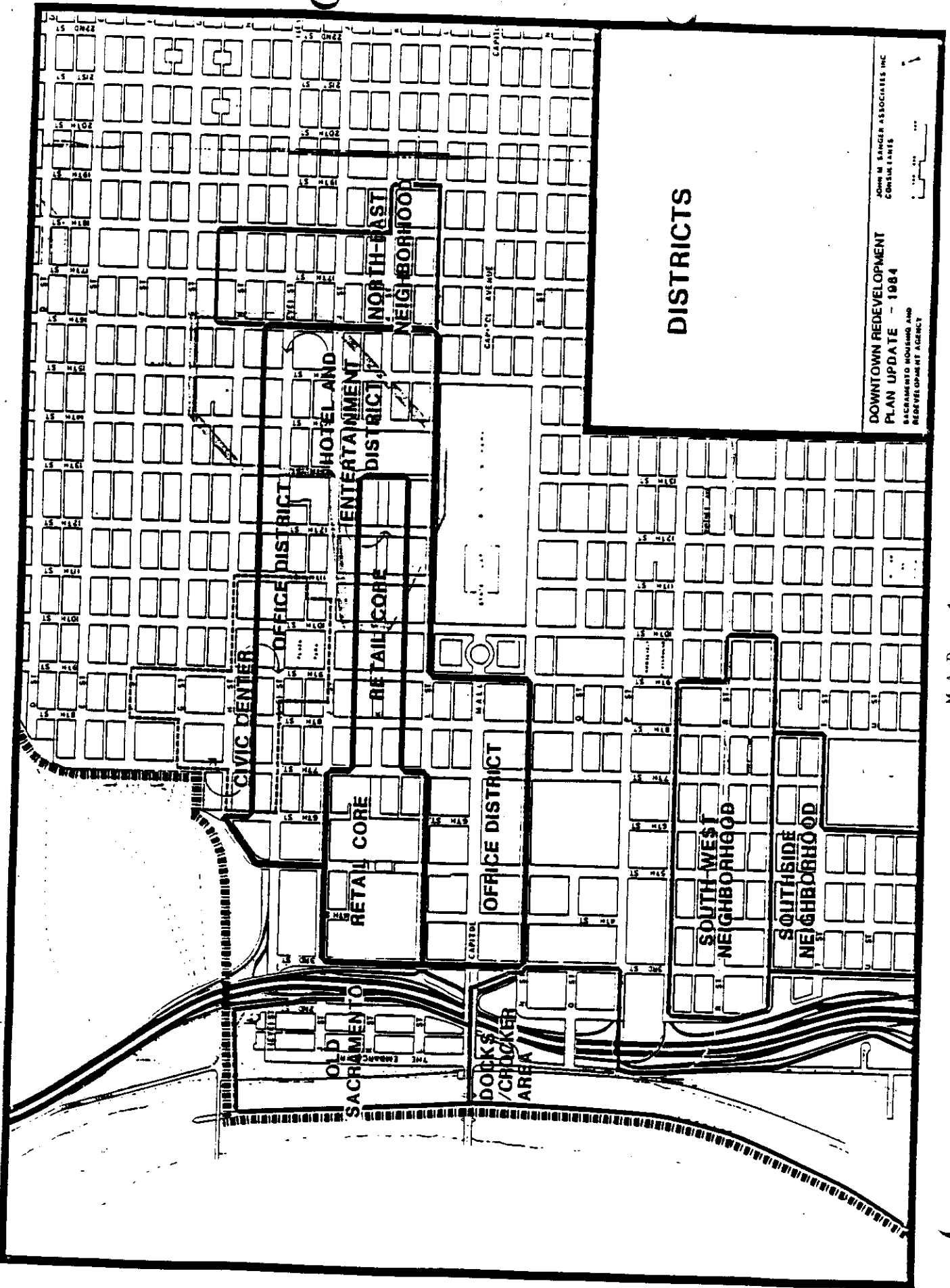
### **B. Retail Core District (Map 1)**

The Commission approved this retail district concept located parallel to "K" Street from the alley north of "K" to the alley south of "K" Street, 7th to 13th Streets and Downtown Plaza (See Plan, Pg. 23-24, for more detail).

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\* The Urban Design Study was proposed as a part of the Plan. A Request for Proposals will be advertised (Spring 1985) and a consultant selected for this nine (9) month study.





JOHN M. BANCER ASSOCIATES INC.  
 CONSULTANTS  
 DOWNTOWN REDEVELOPMENT  
 PLAN UPDATE - 1984  
 SACRAMENTO HOUSING AND  
 REDEVELOPMENT AGENCY

# **SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY**

Redevelopment Agency of the  
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## **C. Hotel and Entertainment District (Map 1)**

The Commission approved the district located to the east and north of the retail core as a hotel/entertainment district which will accommodate the growing demand for convention performance facilities and accommodations (See Plan Pg. 25-26, for more detail). High rise buildings within the district are to be disbursed and will be assessed as a part of the Urban Design Study.

## **D. Civic Center District (Map 1)**

The Commission approved this district between "I" and "J" Streets, 7th to 11th Streets, as the target location for City and County facilities. High rise buildings within the district are to be dispersed and will be assessed as a part of the Urban Design Study (See Plan Pg. 27-28, for more detail).

## **E. Old Sacramento and the Old Sacramento Riverfront District (Map 1)**

The Commission recommends that this district located in Old Sacramento continue its revitalization efforts as directed in the Old Sacramento Riverfront Master Plan (See Plan Pg 29-30, for more detail).

## **F. Docks Area/Crocker Waterfront Recreational and Cultural District (Map 1)**

The Commission recommends that this district located along the waterfront south of Tower Bridge develop as a transient dockage/hotel/retail/residential and water museum and steam train facility tied across the I-5 Freeway by enhanced linkages to the Crocker Art Museum area (See Plan Pg. 31-34, for more detail).

## **G. Northeast Neighborhood District**

The Commission recommends a new, high-density (900-unit) residential district between 16th and 18th, "I" to "L" Streets, targeted toward elderly and young, singles/couples with a mix of incomes levels, with a 20% low-income goal (See Plan Pg. 35-36).

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the  
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Both the Northeast and Southwest Neighborhood Districts will require rezoning from commercial and/or industrial to residential. That rezoning schedule will occur concurrently with the Plan merger and amendment (See schedule, Attachment I, Exhibit IV. It should be noted that funds for land acquisition are limited to the Northeast Neighborhood due to limited funds available.).

## H. Southwest and Southside Neighborhoods

The Committee recommends that the Southwest Neighborhood between "Q" and "S" Streets, 2nd to 10th Streets, become a new, mixed-use, commercial and residential area of medium density. The Southside Neighborhood immediately to the south is recommended for residential, in-fill housing and rehabilitation programs (See Plan, Pg. 37-38).

## SECTION III: TRANSPORTATION, CIRCULATION, AND PARKING

The Commission approved a program that: incorporates modifications to the I-5 ramps at "I" and "J" and "P" and "Q" Street; policies that discourage parking in residential neighborhood areas; peripheral parking incentives; ride-sharing; enhanced circulation on major streets through peak period restriction of curb side parking; a downtown shuttle program; continuation of trip reduction "in lieu" parking measures; increased rates for all-day parkers in the core area; construction of a 500-space or larger City parking garage at 10th and "I" Streets; investigation of new development opportunities in conjunction with the Civic Center District for Lot B 10-11th/H-J Street; 400-space expansion of Lot E (13th and "J" Streets an additional 300 parking spaces at the Capitol Center Hotel project (12th and "L" Streets), construction of a parking facility at the Community Convention Center, expansion of Lot C (14th and "H" Streets) to add approximately 800 spaces for long-term parking, and encouragement to the State of California to aggressively address the parking needs of its employees and visitors. The Urban Design Study will address the feasibility of intensive mixed-use development in conjunction with the parking sites named above. A transportation task force is recommended, the representation and method of appointment will be addressed in a later staff report.

# **SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY**

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## **SECTION IV: URBAN DESIGN (BUILDING HEIGHT, GROUND FLOOR RETAIL, PRESERVATION, FAR/TAR)**

The Commission approved the recommendations set forth in Attachment II of the synopsis. Generally, stating that criteria for location/selection be established by the proposed Urban Design Study, and each development request be reviewed on a case-by-case basis without predetermined height limits.

### **A. Ground Floor Retail**

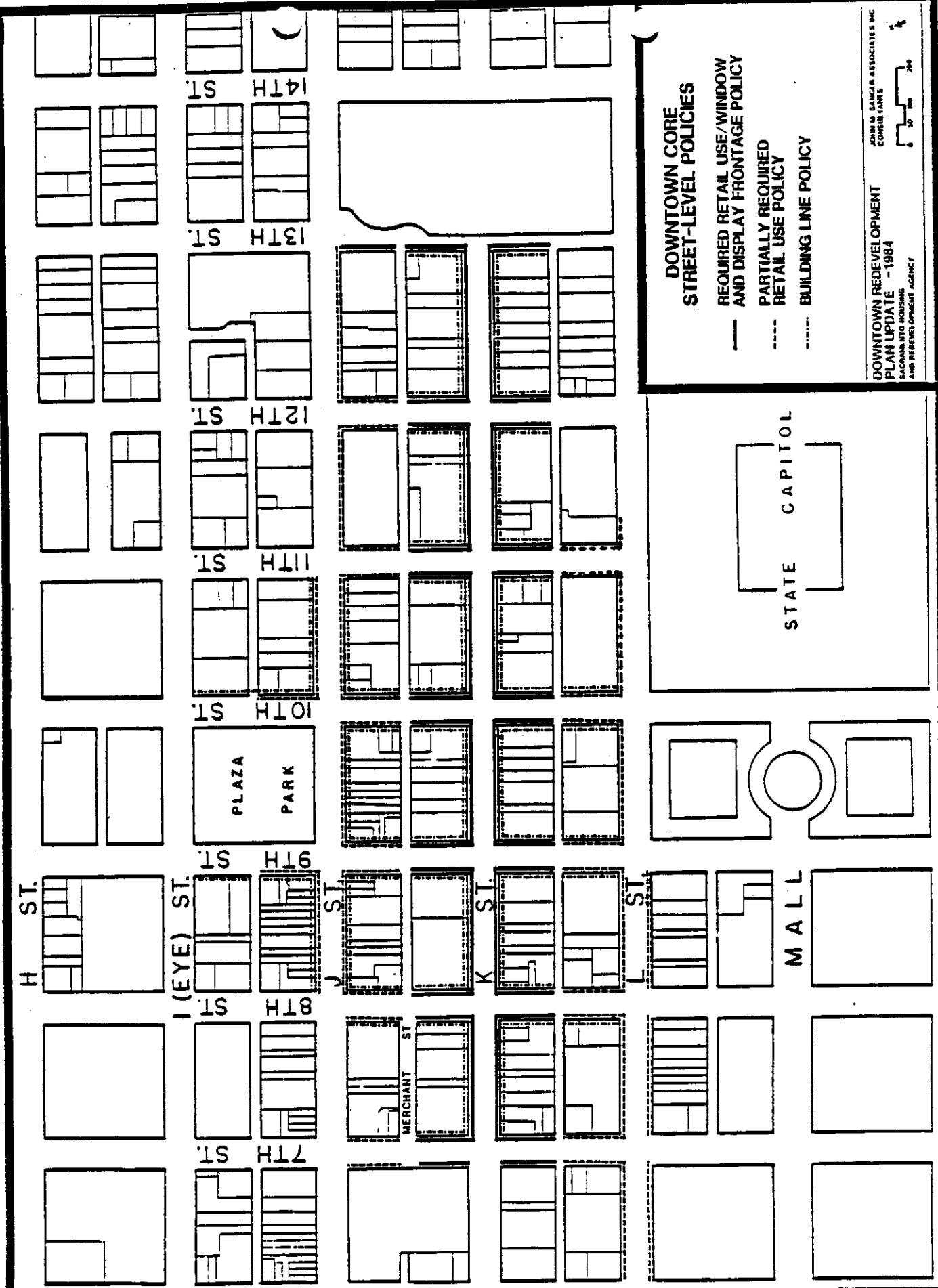
The Commission recommends adoption of a policy which requires 75% ground floor retail along "K" Street (alley to alley) from 7th to 13th Streets and 50% ground floor retail along "J" Street (7th to 13th Streets) (See Map 2). The feasibility of a retail ground floor increase to 75% along "J" Street will be restudied in four years.

### **B. Preservation**

The Commission recommends a preservation policy for historic buildings along "J" Street which will be retained if they do not conflict with high priority development projects. Essential buildings are to be protected from demolition or substantial adverse alteration. Buildings outside the preservation areas (both priority and supportive) will be retained unless they are in direct conflict with a priority component of downtown revitalization. All new, proposed buildings will continue to be reviewed by the Design Review Preservation Board.

### **C. FAR/TDR's**

The Commission recommends a floor area ratio (FAR) and transfer development right (TDR) concepts with refinement of these concepts to be developed as a part of the proposed Urban Design Study.



**DOWNTOWN CORE STREET-LEVEL POLICIES**

— REQUIRED RETAIL USE/WINDOW AND DISPLAY FRONTAGE POLICY

- - - PARTIALLY REQUIRED RETAIL USE POLICY

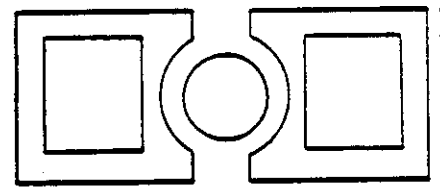
..... BUILDING LINE POLICY

DOWNTOWN REDEVELOPMENT PLAN UPDATE - 1984

JOHN M. SAINGER ASSOCIATES INC. CONSULTANTS

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

STATE CAPITOL



MALL

# **SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY**

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## **SECTION V: CHILD CARE AND 2% ART IN PUBLIC PLACES**

The Commission recommends that a child care task force review the need for such services on a city-wide basis and that the Planning Director be requested to initiate a developer checklist for child care services/needs to be considered during the development permit process. RACS staff was directed to determine the feasibility of locating a center in the proposed downtown library complex.

### **A. Art in Public Places**

The Commission directed staff to review a broader range of permitted uses for Art in Public Places funds and determine if that flexibility is permitted within the existing 2% Art in Public Places Program.

## **SECTION VI: IMPLEMENTATION STRATEGY AND STARTER PROJECTS**

The Commission recommends that the implementation strategy be approved and that RACS staff proceed with plan amendments and mergers.

### **A. Starter Projects**

The Commission approved the list of starter projects as presented in Attachment II with the recommendation that as additional funds became available, the downtown hotels (SRO) become a first priority. Each SRO project will be reviewed on a case by case basis. The starter projects are attached to this staff report as Exhibit I.

## **FINANCIAL DATA**

The initial funding capacity estimated by the consultant was \$55 million based on a \$6.5 million of tax increment flow from the four existing Downtown project areas. Approximately \$1.0 million would be used for administration leaving a balance of \$5.5 million available for debt service for a tax allocation bond of approximately \$55 million. However, this has been reduced due to the commitment to light rail of \$20.5 million. The Agency's financial consultant now estimates the RACS bonding capacity to be about \$22.0 million, requiring approximately \$2.6 million in tax increment flow for debt service.

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In view of this light rail funding commitment, the Agency's financial consultant, Katz Hollis, Coren and Associates, Inc., performed an analysis on the Agency's proposed starter projects and known projects that are or will be implemented. This analysis Attachment II, Appendix C presents assessments by respective project areas and a merged project area. Table I indicates the private projects that are underway and/or completed and proposed starter projects for each project area.

Tables 2-5 present breakdowns, by respective project areas, with the real property assessed value and new development. These tables, as noted, assume that real estate values reflect both declines due to the removal of value as construction sites are created and an annual inflationary increase of 2% as allowed by state law. As indicated in Paine Webber's letter, Appendix D, there is a possibility of additional tax increment flow if:

1. The assumptions set forth in the tables took place more quickly than indicated; and
2. The actual interest rates available in the market place along with the timing and/or amounts increased substantially.

Table 6 reflects the four merged project areas. As indicated, the gross tax revenue for Fiscal Year 1984-1985 is approximately \$6.5 million increasing to \$8.6 by 1994-1995.

Table 7 is the cash flow analysis for the merged project areas. This table reflects the total revenues available minus project expenditures. The net balance is carried over to the following year. Therefore, at a future date, the Agency could support debt service for another bond issue for Category II starter projects.

Paine Webber, as indicated in its letter, and in reference to the Katz, Hollis analysis, assumes that the Agency may be able to issue another tax allocation bond in 1990 for \$9.3 million to \$11.6 million, and in ten years or 1995 for \$10.1 million to \$12.6 million.

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It should be noted that some of the proposed starter projects (where leases are involved) could be completed with lease revenue bonds. However, the initial funds must be provided up-front (either tax increments or other revenues such as a City loan). The project must be completed and generating revenues. If lease revenue bonds are used the savings in debt service to tax allocation funds could be used to off-set administrative costs, making additional funds available for potential bonding.

## **POLICY IMPLICATIONS**

The action(s) proposed in this staff report are consistent with previously approved policy and there are no policy changes being recommended.

## **RECOMMENDATION**

The staff recommends adoption of the attached resolution which approves the Commission recommendations for the plan and starter projects and directs the Executive Director of the Redevelopment Agency of the City of Sacramento to continue with the downtown project areas merger and plan amendments and to report back to the Council as set forth in the time schedule attached as Attachment I, Exhibit IV.

Respectfully submitted,



ANDREW J. PLESCIA  
ACTING EXECUTIVE DIRECTOR

TRANSMITTAL TO COUNCIL:

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WALTER J. SLIPE  
City Manager

Contact Person: Thomas Lee, 440-1315



EXHIBIT I

PROPOSED REVISED STARTER PROJECTS

<u>CATEGORY I ACTIVITIES</u>	<u>ESTIMATED TAX ALLOCATION BOND</u>
1. <u>Convention Hotel</u> Constructing 314 space parking garage, and public plaza area	4,000,000
2. <u>Old Sacramento Waterfront II</u> Landscaping and public improvements for completion of Phase II	1,650,000
3. <u>Frail Elderly Housing Dev.</u> Housing for the frail elderly project located at 6th/I St. Part of local contribution	2,000,000
4. <u>Docks Development</u> Acquisition and design of the Docks Development	3,500,000
5. <u>Crocker Museum Expansion</u> Expansion and restoration of the Crocker Art Museum	1,000,000
6. <u>Residential Land Acquisition (N.E.)</u> Land acquisition for housing development in the northeast area	3,000,000
7. <u>Development of Parcel D-1</u> Develop 800 space parking garage. Portions of this project will be financed through lease revenue bonds	4,000,000
8. <u>Library Expansion</u> Land acquisition and completion of design for the Central Library site	1,500,000

**PROPOSED REVISED STARTER PROJECTS**

<u>CATEGORY I ACTIVITIES</u>	<u>ESTIMATED TAX ALLOCATION BOND</u>
9. <u>Food Court/Galleria</u> Market analysis coordinating activities for the Food Court/ Galleria	100,000
10. <u>Commercial Rehab</u> Loan pool for commercial rehabilitation in the Downtown area	500,000 (1)
11. <u>K Street Mall/Light Rail</u> Aesthetic and enhancement including art work on K Street Mall	1,000,000 (2)
12. <u>Free Bus Zone/Shuttle System</u> Staff will pursue this matter with proper authority. A program with City, State, and Regional Transit	-0-
13. <u>Downtown Security</u> Development of a program with City Police Department and Downtown Business Association	100,000 (3)
14. <u>City Plaza Design/ Improvements</u> Design and set-aside pending public hearing process	250,000
15. <u>St. Rose of Lima Plaza</u> Design and improvements	298,000 (4)
16. <u>Old Sacramento Service Courts</u> Completion of Service Courts	138,000 (4)
17. <u>Public Improvements</u> Infrastructure improvements along J and K Street including curbs, gutter, and increased streetlighting improvements.	500,000
<b>SUB-TOTAL</b>	<b>\$ 22,000,000</b>

CATEGORY II ACTIVITIES:

1. Redevelopment of L Street 7th to 8th Street	4,100,000
2. Public Improvements	1,000,000
3. Docks Development	2,000,000
4. Food Court/Galleria	2,000,000
5. Land Acquisition for Housing	2,300,000
6. Commerical Rehab.	500,000
7. SRO Rehab.	500,000
SUB-TOTAL	\$ 12,400,000

CATEGORY III ACTIVITES:

1. Mid Size Performance Center	5,000,000
2. Emergency Housing	1,500,000
3. Motor Inn/Hotel	1,000,000
4. Food Court/Galleria	5,600,000
5. Land Acquisition for Housing	2,300,000
6. Commerical Rehab.	500,000
SUB-TOTAL	\$ 15,900,000

CATEGORY IV ACTIVITIES:

1. J Street/4th Street Overpass	250,000
2. SRO Rehab.	500,000
3. Housing Reserve	2,000,000
4. Lower End Department Store	500,000
5. Old Sacto Garage	8,000,000
6. Public Improvements	1,500,000
SUB-TOTAL	\$ 12,750,000
TOTAL	\$ 63,050,000

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1. Approximately \$597,000 is being carried over from previous years funding.
  2. Included in the total for financial assistance for the Light Rail Transit starter project, not reflected in total noted above.
  3. Funds to be other than tax allocation bonding.
  4. The two activites are to be financed with cash as indicated in the Agency 1985 Budget.