

RESOLUTION NO. 85-027

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO
ON DATE OF

April 2, 1985

POLICIES AND IMPLEMENTATION PROCEDURES FOR DOWNTOWN REDEVELOPMENT PLAN UPDATE

WHEREAS, a redevelopment plan for project area No. 2A was adopted by city ordinance 1936, 4th series, September 13, 1955 and last amended by city ordinance 3312, 4th series, August 30, 1973; and

WHEREAS, a redevelopment plan for Project Area No. 3 was adopted by city ordinance 2208, 4th series, June 16, 1950, and was last amended by ordinance 2991, 4th series, May 27, 1971; and

WHEREAS, a redevelopment plan for project area No. 4 was adopted by city ordinance 2681, 4th series, August 25, 1966 and amended by ordinance 2992, 4th series, May 27, 1971; and

WHEREAS, a redevelopment plan for Project Area No. 8 was adopted by city ordinance 3146, 4th series, July 20, 1972 and was last amended by ordinance 4400, 4th series, August 5, 1980; and

WHEREAS, the Agency wishes to merge Project Areas 2A, 3, 4 and 8 into one downtown redevelopment area; and

WHEREAS, the Agency has retained a consultant, John M. Sanger Associates, Inc. (hereinafter Consultant) to prepare a draft redevelopment strategy, plan and action program providing future redevelopment activities in the merged downtown redevelopment area:

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO:

Section 1: The Executive Director is directed to draft an Amended Redevelopment Plan considering merger of all four (4) downtown redevelopment areas and draft an Urban Design Study and an Implementation Strategy providing for the future redevelopment

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activities in the downtown redevelopment area(s) pursuant to the following policy guidelines:

1. SECTION I - GOALS/OBJECTIVES/POLICIES shall be drafted in accordance with the consultant's recommendations.
2. SECTION II - LAND USE/DISTRICT PLANS/ZONING shall be drafted as follows:
 - a. Concentrated office district shall be drafted in accordance with the consultant's recommendations providing that considerations be made for high intensity, mixed use development on large parcels of land proposed for development of parking structures and highrise developments should be dispersed and scattered and addressed in proposed Urban Design Study.
 - b. Retail core shall be drafted in accordance with the consultant's recommendations including the condition that the Redevelopment Agency staff reassess "J" Street in four (4) years relative to applying a minimum of 75% retail use of ground floor spaces; and providing that highrise development should be dispersed and scattered and addressed in the proposed Urban Design Study.
 - c. Hotel and entertainment districts shall be drafted in accordance with consultant's recommendations and providing that highrise development be dispersed and scattered and addressed in proposed Urban Design Study.
 - d. Civic center district shall be drafted in accordance with consultant's recommendations and provide that highrise development be dispersed and scattered and addressed in the proposed Urban Design Study.
 - e. Old Sacramento Waterfront shall be drafted in accordance with consultant's recommendation.
 - f. Docks/Crocker Art Museum shall be drafted in accordance with consultant's recommendation.
 - g. Northeast Neighborhood District shall be drafted in accordance with consultant's recommendations for a residential district between 16th and 18th, "I" to "L" Streets with a goal of providing twenty percent (20%) of the units for lower income residents.
 - h. Southwest neighborhoods shall be drafted in accordance with consultant's recommendation.

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- i. Southside neighborhood shall be drafted in accordance with consultant's recommendation.
3. SECTION III - TRANSPORTATION/PARKING shall be drafted in accordance with the staff's recommendations and providing for formation of a transportation task force as set forth in Exhibit "A". Staff shall report back to the Agency refining the mission of the task force and providing for a method of appointment.
4. SECTION IV - URBAN DESIGN STUDY AND GROUND FLOOR RETAIL shall be drafted according to the following:
 - a. Building heights shall be addressed pursuant to the recommendations as set forth in Exhibit B.
 - b. Ground Floor Retail shall be drafted in accordance with 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). The Agency staff shall include the condition that the Redevelopment Agency staff reassess "J" Street in four (4) years relative to applying a minimum of 75% retail use of ground floor spaces.
 - c. Preservation shall be drafted according to the staff's recommendations.
 - d. Transfer of Development Rights and Floor Area Ratio shall be drafted to include the concept with implementation devices and tools to be addressed in the proposed Urban Design Study.
5. SECTION V - OTHER shall be drafted in accordance with the following:
 - a. Child Care needs on a city wide basis should be addressed by a child care task force headed by the City Planning Department. The task force should include in addition to staff recommendations, two (2) child care providers and two developers. Agency staff should review and assess the feasibility of incorporating such centers in proposed public projects such as the new downtown library complex or the frail elderly site at 6th and I Streets on a case by case basis. City Planning Department staff is to prepare a "check list" to help developers know ahead of time what would be necessary to build child care center facilities.

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- b. Two Percent Art in Public Places should be reviewed by Agency staff regarding a broader range of permitted uses for Art in Public Places funds and determine if such flexibility is permitted within the existing ordinance and guidelines.


Section 2: The Executive Director shall proceed with the rezoning process consistent with the policy guidelines established in this resolution.

Section 3: The proposed revised starter projects listed as Category I activities in Exhibit C are approved, including the indication of \$200,000 as carryover funding for the Single Room Occupancy (SRO) Rehabilitation Program; and the Executive Director is authorized to proceed with implementation of these Category I activities, and if additional funds become available, the Single Room Occupancy (SRO) Rehabilitation Program shall be given priority consideration (up to \$500,000). The Agency staff is directed to address and report back on the possibility and method to establish \$300,000 in additional funding for the SRO Rehabilitation Program in the Category I starter projects.

Section 4: The Category II, Category III and Category IV activities listed in Exhibit C are approved.

Section 5: The Executive Director is authorized to prepare a bond issue to finance the Category I activities approved hereby, and to proceed with sale of the bonds subject to approval of the City Council and any approvals or requirements of state or federal law.

Section 6: The Executive Director is authorized to draft a request for proposals for preparation of the Urban Design Study pursuant to the policy guidelines in this resolution including possible considerations for children and teenagers; and criteria regarding evaluation of development proposals as related to building height.


CHAIRPERSON

ATTEST:


ASSISTANT SECRETARY

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REVISED

DOWNTOWN TRANSPORTATION TASK FORCE — CONCEPT PAPER

GOAL: Bring together the key agencies and interests with a stake in downtown to agree on a specific set of actions to solve transportation problems.

WHY HAVE A TASK FORCE?

Continued development and revitalization of downtown requires a transportation system that enables people to move freely without overloading traffic or causing other problems. At present, no single agency has the lead role in creating and maintaining a workable transportation system for downtown. Instead, responsibility is fragmented among the City, the State, RT, the business community, developers, and others. Actions are not coordinated. As a result, one agency's solution can become another agency's problem, and many opportunities for joint approaches to resolve common problems are lost.

For example, City efforts to increase the supply of short-term parking through pricing and management policies have resulted in a reduction of supply available to employees, creating problems for employers trying to attract and retain a quality workforce. Another example - the geographic isolation of different uses downtown, such as shopping districts, tourist attractions, employment centers, cultural facilities, and remote parking, have resulted in at least three separate shuttle systems - the Macy's/Weinstock's shuttle, the K Street trams, and the State parking shuttle. Each solves a specific problem for one downtown interest, but at higher cost and less efficiency than if a joint approach were worked out.

CHARGE OF THE TASK FORCE

Work out an overall plan of action for each of the major downtown interests to consider and adopt that will resolve common transportation problems and take advantage of opportunities for joint action. The Task Force would meet for a limited time - perhaps six months - and present a specific plan to SHRC. The emphasis should be on coordinated action based on agreement among the participating agencies and interests.

ISSUES: Possible issues to refer to the Task Force include:

1. Employee transportation - long-haul transit, long-term parking, ridesharing services.
2. Shopper and visitor transportation - short-term parking, non-peak transit, downtown shuttle services, pedestrian circulation.
3. Information and marketing - visitor information, employee transit and ridesharing marketing, shuttle marketing.
4. Community impacts - traffic flow and congestion, overflow parking, residential mobility.
5. Financing - LRT impacts on Redevelopment funds, cost sharing for transportation services, revenue sharing or targetting for transportation improvements.

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PARTICIPANTS: Key agencies and interests, with representation from the management or policy-making level.

- * SHRC - Commissioner
- * City and County - management
- * Regional Transit - Board member
- * State of California - General Services Development Office
- * Cal-Trans - Ridesharing Office
- * Business community - Downtown
- * Development community - Downtown

3 Public Representatives - persons active in transportation issues and management.

A group this large and diverse requires a formal charge and procedure. The traditional committee process should be avoided in favor of a working-group approach based on facilitation and brainstorming. Since results depend on agreement about problems, goals, and solutions, an approach that seeks to build consensus should be used. Facilitation aims to build a common understanding of the goals and problems facing the group before any specific solutions are offered. A neutral party should lead the group through the facilitation process. One possibility is to have the Transportation Coalition act as facilitator. SHRA staff could work with the Coalition to provide background materials, prepare reports, and handle logistics.

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RECOMMENDATION OF COMMISSIONERS
ANGELIDES AND MOOSE

The City recognizes that the greatest feasible intensity of development in the downtown area will support use of the light rail system, will assure the future role of downtown as the primary core of the metropolitan area, and will assist in accomplishing the other goals set out in this Plan. The City further recognizes, that given the reductions in public subsidies immediately available to assist development in the downtown area, it is critical to take all necessary actions, including the development of incentives, to encourage intensity of development in the downtown area. Therefore, the Commission recommends the following:

1. Building Heights - There shall be no limitations on the height of buildings within the office and retail districts provided, however, that:
 - (a) buildings located around the perimeter of Capitol Park and Plaza Park, along the K Street Mall, and adjacent to the Crocker Art Museum shall mitigate their impact on such areas by measures including, but not limited to set backs from the street or steps back above a certain height. The nature of such measures shall be finalized in the Urban Design Manual. Such manual shall also contain criteria with respect to location of high rise buildings which ensure the retention of adequate sunlight in the office and retail districts.
 - (b) the City shall review the design of high rise buildings to assure, among other things, the integrity of key historical resources, the enhancement of the pedestrian environment, and proper mixture of heights. The specific criteria for review shall be contained in the Urban Design Manual.

1. Incentives - The Agency shall prepare for review by the Commission, a report which makes recommendations for incentives, other than financial, to encourage the intensity of development in the retail and office districts necessary to accomplish the goals set out in the Plan. Such report shall be completed in conjunction with the adoption of the redevelopment plan.

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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

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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

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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.

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