

RESOLUTION NO. 83-084

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF

November 22, 1983

PREPARATION OF SECOND PHASE REPORT
AND PLANS FOR THE
DOWNTOWN REDEVELOPMENT PLAN UPDATE

WHEREAS, the Redevelopment Agency has engaged the services of the consulting firm of John M. Sanger and Associates to prepare the Redevelopment Plan updates for the Downtown Redevelopment Projects; and

WHEREAS, the Consultant has prepared the Phase I Report, Preliminary Redevelopment Strategies; and

WHEREAS, the Phase I Report has outlined several alternative strategies for the development of final plans in the Downtown Redevelopment Project Areas; and

WHEREAS, the adopted Central City Community Plan was developed to serve as a guide for public and private development and revitalization of the Central City area including community goals, land uses, transportation, public services and facilities, and proposed implementation strategies; and

WHEREAS, the primary goal of the Central City Plan is "...to continue revitalization of the Sacramento Central City area as a viable living, working, shopping, cultural environment with a full range of day and night activities..."; and

WHEREAS, the Central City Plan identifies a major sub-goal as the continued revitalization of the Central Business District as a major commercial center in the region; and

WHEREAS, the Central City Plan identifies as a major sub-goal to encourage full utilization of existing office areas in the Central City; and

WHEREAS, among the implementation strategies, the Central City Plan states that the Redevelopment Agency should continue to assist in providing opportunities for new development and rehabilitation activity within the Central Business District; and

WHEREAS, the Central City Plan includes as a major sub-goal the improvement of physical and social conditions, urban aesthetics and general safety; and

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WHEREAS, one of the primary goals of the Central City Plan is to provide for adequate housing for all residents in the Central City; and

WHEREAS, the Central City Plan includes the major sub-goal of providing the opportunity for a mixture of housing with other land uses on the same site and conserving existing or rehabilitating sound housing stock and historically significant structures; and

WHEREAS, the Central City Plan includes a sub-goal of providing and conserving viable residential neighborhoods from encroachment of noncompatible uses and excessive vehicular traffic; and

WHEREAS, the Central City Plan includes a sub-goal of creating more identifiable neighborhoods with clear boundaries and a nucleus for activities; and

WHEREAS, the Central City Plan recommends the development of land use policies which encourage conservation and rehabilitation of historically significant structures; and

WHEREAS, the Central City Plan recommends the encouragement of full utilization of existing office areas in the Central City; and

WHEREAS, the Central City Plan suggests that the physical quality of the environment for Central City residents, shoppers, employees and visitors be improved; and

WHEREAS, the Central City Plan states that implementation should capitalize and improve upon existing activity centers in the Central City as well as develop new centers in a manner as to contribute to the total use of the Central City through uses such as the Community Center, the Central Business District, Historic Old Sacramento, and cultural areas; and

WHEREAS, the Central City Plan includes transportation goals which encourage the provision of adequate off-street parking to meet the needs of shoppers, visitors and residents; and

WHEREAS, the Central City Plan recommends restraining the projected increase in parking spaces needed for long term employee parking by promoting public transit improvements, car pool incentives, employer sponsored bus passes, and other alternatives to single occupancy car usage, assisting park and ride facilities in sub-urban areas, utilization of appropriate measures to require new developments to assist transit improvements, and other policies to encourage public transit usage.

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NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO:

Section 1. The Downtown Redevelopment Consultant is hereby directed to begin preparation of Phase II of the Downtown Sacramento Redevelopment Plan Update.

Section 2. The Consultant is hereby directed to investigate opportunities for additional specialty eating and drinking complexes in the core of the Central Business District and new retail facilities including both high and low-end department stores.

Section 3. The Consultant is hereby directed to develop a draft redevelopment plan which includes lowrise orientation around K Street Mall, food courts and pedestrian oriented facilities as well as a multi-purpose open air type use of the St. Rose of Lima Plaza.

Section 4. The Consultant is hereby directed to identify new opportunities for hotel and motel development within the Central Business District.

Section 5. The Consultant is hereby directed to investigate the feasibility of various types of housing development including (a) medium to high density neighborhood in the northeast downtown area between 16th and 18th Streets; (b) rehabilitation and infill of housing south of S Street; (c) the conversion of upper floors of two and three story buildings along J and K Streets for loft housing; (d) consideration of some residential hotels for reuse as market rate housing; (e) potential development of housing in the R Street Corridor area; and (f) mews housing in the alleys between J and K Streets and K and L Streets.

Even though housing development along R Street is not envisioned until after 1990, the next study phase should outline the implementation program necessary to realize mixed uses within this area. Housing along R Street will not conflict with the Capital Area Development Authority's housing development program and housing opportunities south of S Street are limited, in addition to the fact that this neighborhood is outside of a designated Redevelopment Area. Residential development in this area is important for revitalization of the R Street Corridor.

Section 6. The Consultant is hereby directed to propose mechanisms for the preservation of buildings within the Project Areas which are included on the City's list of architecturally and historically significant structures. The potential conflict between the City's preservation program for historic and architecturally significant structures and the level of projected new office development should be addressed in the draft redevelopment

plan in terms of whether all designated essential and priority structures can be preserved and new growth accommodated.

Section 7. The Consultant is hereby directed to identify specific old hotels which should be rehabilitated and maintained in residential use and those which should be converted to other uses.

Section 8. The Consultant is hereby directed to develop a draft plan which includes the concept of an entertainment district encompassing the area from the east end of the K Street Mall to the edge of the Project Area including the Governor's Mansion.

Section 9. The Consultant is hereby directed to develop a draft plan which includes the concept of a civic center around City Hall and Plaza Park including office space, library facilities, and other City administrative functions.

Section 10. The Consultant is hereby directed to develop a draft plan which includes a concept of recreational uses in the Docks and O Street area.

Section 11. The Consultant is hereby directed to develop a draft plan which reflects the cultural recreational uses of the area surrounding the Crocker Art Museum and improve linkages between the Crocker Art Museum area and the Riverfront.

Section 12. The Consultant is hereby directed to prepare a draft plan which reflects certain urban design elements including limitations on building heights including, but not limited to the areas immediately surrounding Plaza Park and the K Street Mall and Capitol Park and proposed preservation districts.

The definition of low, mid and high rise buildings shall be as follows:

Low	-	0 - 50 feet
Mid	-	50-150 feet
High	-	Over 150 feet

Design criteria (i.e., stepped buildings, increased setbacks, exterior building materials, plazas, etc.) should be examined for structures exceeding a certain height, especially for projects located within preservation districts. In order to implement more structured height limitations while preserving development opportunities for certain property owners, the use of Transferred Development Rights should be considered. Building design guidelines around designated essential structures, within preservation districts and adjacent to Capitol Park should be more specifically defined.

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Section 13. The Consultant is hereby directed to develop a draft plan which reflects the discouragement of automobile usage through such methods as alternative transportation systems, changes in parking management and policy and rate structure, preservation of parking facilities at the core of the Central Business District and the development of long term parking near the edge of the core of the Central Business District.

The parking demand figures should be restudied based on the fact that the parking rate used is twice as high as the City's adopted parking standard for office uses in the Central Business District.

Although the City Planning Commission agrees with the concept of utilizing public parking supplies within the Central Business District for short-term parkers, the concept of a Peripheral Parking Band should be studied for its land use impact on E and F Streets. Each major new office development should be responsible for meeting a majority of its parking demand on-site depending on the economics of each site.

Section 14. The Consultant is hereby directed to investigate as part of the draft plan, alternatives with regard to traffic circulation about the Central Business District, including improved access to Freeway I-5, such as freeway ramps at J and L Streets, and the addition of freeway ramps at S Street and the improvement of north-south linkages including shuttle services.

In order to accommodate new office developments, the study identifies freeway ramp improvements. Such improvements are critical in order to reduce traffic impacts along residential streets in the Central City. In order to insure that such improvements are carried forth, the study should identify costs and possible funding sources for such facilities.

As a means of reducing traffic volumes and parking demands, the study should acknowledge the need for expanding transit services to the Central Business District per the goals of the Central City and Air Quality Plans. Potential funding sources should also be addressed.

Section 15. The Consultant is hereby directed to develop a draft plan which reflects the restriction of additional office buildings to the core of the Central Business District concentrated around the K Street Mall retail core from approximately 6th to 16th Streets, I to L Streets.

Extending the proposed boundaries of the High Density Office District to include the area bounded by 13th to 16th Streets and I to L Streets should be considered. This area already supports major office buildings and is included within

the C-3, Central Business District zone. Even though this area is designated as part of the Visitor and Entertainment District, office development would be compatible with the proposals for that district. By expanding the High Density Office District boundaries, the ability to adhere to the City's preservation program can be strengthened.

Section 16. The next study phase should more specifically address mixed uses within the Central Business District, including new developments as well as rehabilitation of existing structures.

Section 17. The Phase II report should be widely distributed and a presentation of its findings and recommendations should be provided to all interested citizen groups.

Section 18. Agency and City Planning Department staff are directed to prepare a report analyzing the need for and provision of day care centers related to increased employment development in the core area. The report should also analyze the feasibility of creating an environment in the core area conducive to the development of family housing. The report should include consideration of private development incentives including bonuses and public expenditures to accomplish these objectives.

Section 19. The Consultant is directed to attempt to find housing resources to accommodate for the deficit in units that would be lost by extension of office uses from 13th Street to 16th Street.



CHAIRMAN

ATTEST:



ASSISTANT SECRETARY

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