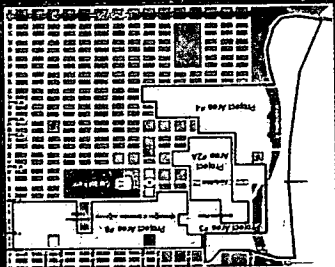

4.2

The Future of Redevelopment



- Future of DT Project Area
- No debt after 2003
- Redevelopment powers terminate 2009
- All debt must be repaid by 2019

Future of Redevelopment


The Future of Redevelopment

Workshop Objectives

- Review the Future of Redevelopment
- Review current Five-point 2000-2005 Strategy
- Review of remaining redevelopment capacity
- Examine success in other cities
- Identify key approaches for Sacramento

The Future of Redevelopment

Downtown Sacramento
Redevelopment Investment
Strategy
July 18, 2001



The Future of
Downtown
Redevelopment

Future of Redevelopment

- Torlakson Bill (SB 211)
 - Extends life of project areas for 10 years
 - Increase low-mod contributions
 - Low-mod becomes low-very low
 - Adds new State oversight (HCD)
 - Downtown's TI cap may not be applicable
- Adopt new plan under AB 1290
 - Modify project boundaries
 - Reduction in TI receipts

The Future of Redevelopment

Review of 2000-2005 Redevelopment Strategy

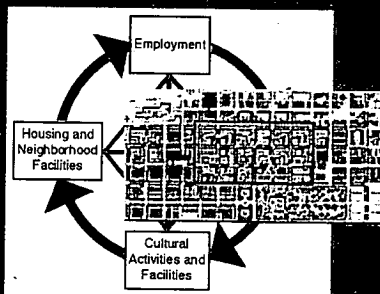


- Office and Employment
- Retail, entertainment and tourism
- Arts and Cultural
- Central City Housing
- Parking, Transportation, and Pedestrian Connections

The Future of Redevelopment

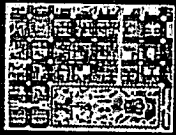
Review of 2000-2005 Redevelopment Strategy

The Urban Design Plan focused employment into a compact 18-block area around K Street. The strategy has been to organize the area with foot traffic and business activity to support other commercial, cultural and housing goals.



The Future of Redevelopment

Housing

5
Capitol Area

- Continue to act as a partner in the renaissance of the Capitol Park Neighborhood
- Coordinate streetscape improvements related to residential and office development
- Continue to support the development of new housing

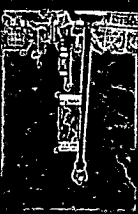
Capitol Corridor



4
Railyards and Depot Area

The Future of Redevelopment

- Continue to invest in strengthening transit and pedestrian connections to the Depot
- Complete multi-modal project
- Improve streetscape linkages to Depot area
- Initiate the extension of 7th Street



3
Waterfront and Old Sacramento

The Future of Redevelopment

- Continue to expand and develop the Museum Hill concept for the waterfront
- Implement the Crocker Museum Master Plan
- Develop an amphitheater and small playhouse in Old Sacramento
- Support the Discovery Museum expansion

The Future of Redevelopment



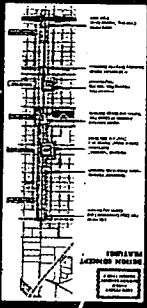
7

Strategic Framework

Pedestrian and Transportation Corridors

- Parks

The Future of Redevelopment



7

Strategic Framework

Pedestrian and Transportation Corridors

- Enhance pedestrian linkages
- Office core along 9th, 10th, 7th, J and I Streets
- Waterfront and UPRR/Depot
- Enhance the image and address status of Downtown's entry corridors
- Increase investment in street-oriented mixed use projects
- Improve streetscape and signage
- Re-examine C-2 zoning

The Future of Redevelopment

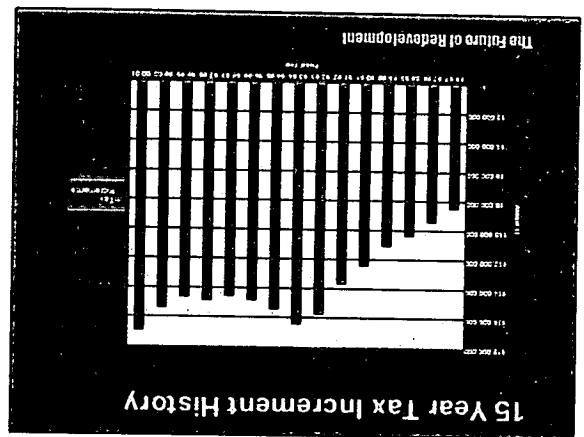


6

Strategic Framework

R Street Corridor

- Shape catalyst developments to support R Street revitalization objectives
- 10th and R Streets (Crystal Ice Warehouse)
- 11th and R Streets (CADA)
- 5th and R Streets (CalPERS)



Understanding Redevelopment Capacity

The Future of Redevelopment

1. Current financial status
2. Future bonding capacity
3. Policy decisions regarding bonding methods



The Future of Redevelopment

Community Involvement

- Public Outreach:
 - Downtown Sacramento Partnership
 - Chamber of Commerce
 - WAVES
 - West Sacramento
 - Legal Services of Northern California
 - Others?

The Future of Redevelopment

Next Steps

- Workshop #1: Creating Places and Destinations - Future of Downtown Street Retailing
- Workshop #2: The Urban Waterfront
- Workshop #3: Living Downtown
- Workshop #4: Bring it all Together

The Future of Redevelopment

Approaches for the Future of Downtown Redevelopment

- What will be the legacy of downtown redevelopment?
- What are the most effective means to accomplish our goals with available resources?