

# RESOLUTION NO. 87-040

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF

June 16, 1987

## REQUIREMENTS FOR OWNER PARTICIPATION AGREEMENTS AND DISPOSITION FOR OFFICE AND COMMERCIAL PROJECTS EXCEEDING 75,000 SQUARE FEET

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

Section 1. Whenever the Agency is a party to an Owner Participation Agreement (OPA) or a Disposition and Development Agreement (DDA), as appropriate, for a private commercial and/or office project of more than 75,000 square feet within the Merged Downtown Sacramento Redevelopment Project but outside the C-3 Central Business District Zone, the terms to such an agreement with the Agency shall require the property owner or the redeveloper to do the following:

- A. Submit the proposed project to the City of Sacramento Planning Commission for an environmental determination and project review.
- B. Before the issuance of a building permit for the project, pay to the Agency an amount which equals 1.25% of the valuation of the building or buildings in the project as determined by the City of Sacramento Building Inspection Division. Such payment shall be used by the Agency in the Central Business District (C-3 zone) for:
  1. Acquisition costs of land.
  2. Loans and grants to redevelopers pursuant to agreements for redevelopment projects.
  3. Costs relating to the construction of public improvements.
- C. To the extent determined appropriate by the Agency, comply with the following conditions and any other conditions that may be required:

RESOLUTION 87-040

JUN 16 1987

1. Pay pro-rata share of the costs of traffic mitigation measures including the extension of the light rail system.
2. Pay pro-rata share for the extension and related costs for the improvement of a transit service program.
3. Provide open space amenities and pedestrian linkages, as defined in the adopted Merged Downtown Sacramento Redevelopment Plan.
4. Provide child care facilities as part of the project.
5. Restrict commercial uses to limited service retail, as defined in Exhibit "A" attached hereto.
6. Provide residential units as part of the project if the project is within a designated mixed-use area of the Merged Downtown Sacramento Redevelopment Project and consistent with the underlying zone.
7. Comply with the urban design and building massing provisions as specified in the adopted City of Sacramento Central Business District - Special Planning District Architectural Design Guidelines.
8. Comply with specific mitigation measures identified in the environmental determination which are in addition to the above requirements of this resolution.

Section 2. Projects submitted to the City of Sacramento Planning Commission before February 18, 1987 shall comply only with the requirements of A, B, C(1) and C(2) of Section 1 of this resolution.

Section 3. Rehabilitation projects within the scope of this resolution shall comply only with the requirements of A, C(1) and C(2) of Section 1 of this resolution.

**RESOLUTION 87-040**

JUN 16 1987

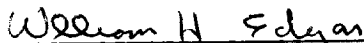
Section 4. The provisions of this resolution with the exception of C(7) and C(8) of Section 1 shall terminate three years from the date of this resolution or when the amount of additional office space within the Central Business District exceeds two million square feet, whichever first occurs.

Section 5. A cumulative Environmental Impact Report will be prepared for all proposed developments in the area bounded by 3rd, 10th and Q and S Streets. In addition, a plan for housing programs will be prepared for the same subject area.

Section 6. Any property owner or redeveloper who has entered into an OPA or DDA described in Section 1 of this Resolution shall receive a credit to be applied against the payment required by B of Section 1 of this Resolution for projects constructed by the property owner or redeveloper after June 16, 1987 within the Incentive Zone/Catalyst Sites as depicted on the attached map, Exhibit "B". The credit shall be equal to 1.25% of the cost of constructing said project as determined by the City of Sacramento Building Inspection Division before the issuance of the building permit for the project. The credit shall be valid for a period of three years from the date of the issuance of said building permit and granted only after 50% completion of the building within the Incentive Zone/Catalyst Sites as determined by the City of Sacramento Building Inspection Division.



CHAIR



SECRETARY

1548J/WPP67(L)  
TVL:jann  
06/17/87

RESOLUTION 87-040

JUN 16 1987

LIMITED SERVICE RETAIL CLASSIFICATIONS  
FOR USE IN ADMINISTERING AGENCY AGREEMENTS

Retail Goods

Apparel Store  
Book and Stationary Store  
Camera Store  
Camping Equipment Store  
Fabric Store  
Gift Shop  
Luggage & Leather Goods Store  
Pet Stores  
Plant Stores  
Record, Stereo Store  
Secondhand Store  
Shoe Store  
Variety/Merchandise Store

Pedestrian/Consumer  
Oriented Establishments

Arcades  
Art Galleries  
Museums

Convenience Goods

Bakery Shop  
Bars  
Candy Store  
Delicatessen  
Drug Store  
Florist Shop  
Grocery Store  
Hobby and Crafts Store  
Restaurant

Personal/Consumer Services

Banks  
Barber Shop  
Beauty Shop  
Bicycle Shops  
Credit Unions  
Dry Cleaners  
Gas Station  
Laundromat  
Printing  
Photographic Studio  
Savings and Loan  
Shoe Repair  
Tailor Shop  
Travel Agency

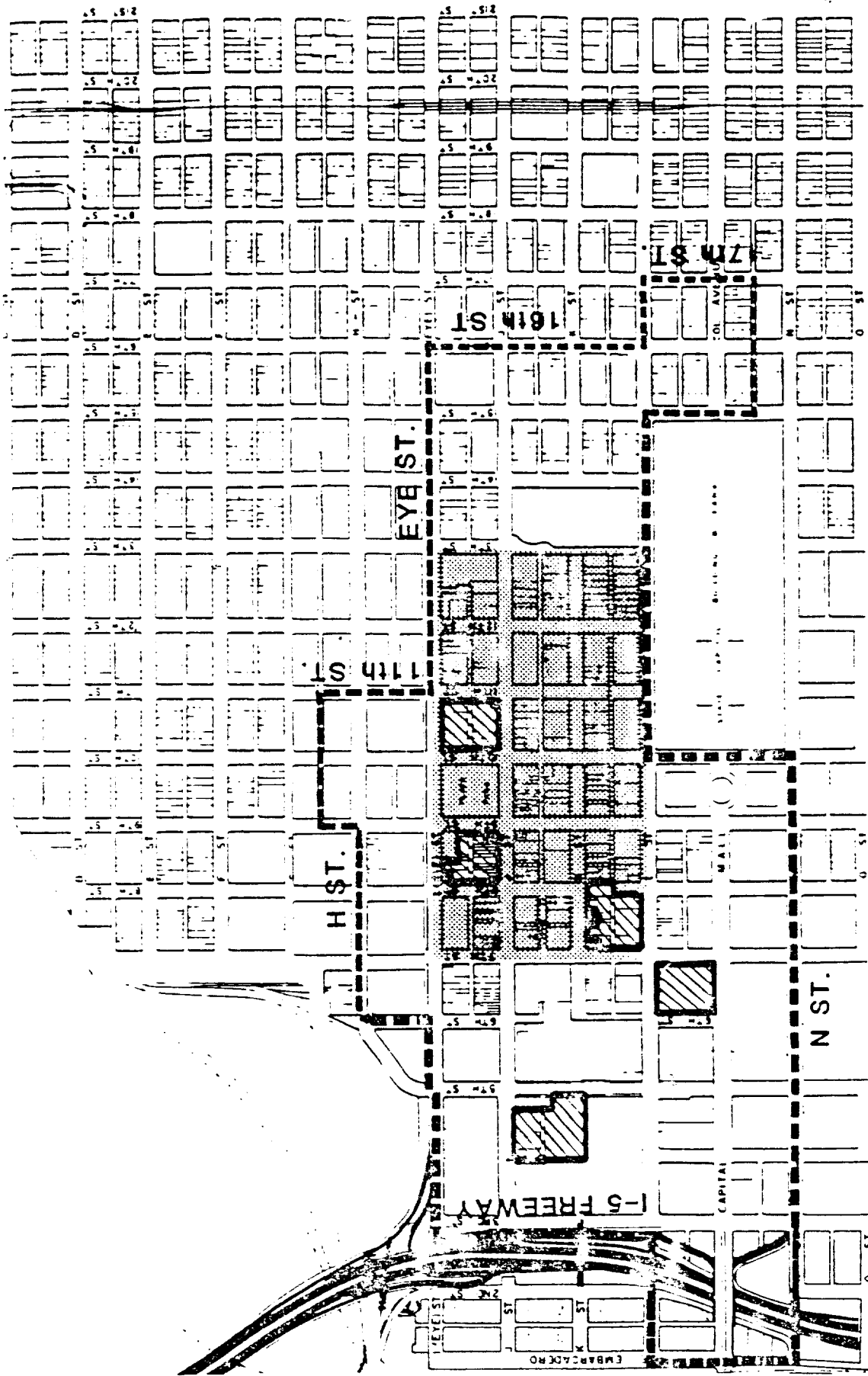
RESOLUTION 87-040

JUN 16 1987

# CBD with Incentive Zone and Catalyst Sites

## SACRAMENTO URBAN DESIGN PLAN

*Sacramento Housing & Redevelopment Agency  
Sacramento Department of City Planning*



- INCENTIVE ZONE
- CATALYST SITES
- CENTRAL BUSINESS DISTRICT (C-3 ZONE)

RESOLUTION 87-040

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