Shining PLACE^{3}S:

Sacramento and National Examples of Smart Growth

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INTRODUCTION

This publication provides brief case studies of each of the National Governors Association's ten Smart Growth principles. The purpose of the booklet is to provide policy makers and those active in land use and transportation issues in the Sacramento area with tangible examples of built and planned projects and programs that strive to create a land use pattern based on smart growth concepts.

Smart growth is about changing the automobile dominated, segregated use and low density land use patterns that have typified urban development throughout the country for much of the past half century. When evaluating the merits of proposals for change it is reasonable for someone to want to know where the new ideas have worked. This booklet provides a few examples of where smart growth principles are working. Most of the case studies are from the Sacramento region; a few are from around the state and nation.

Many organizations have developed definitions for smart growth, or sustainable development, in the past few years. A brief explanation of the 10 NGA smart growth principles follows. Many of the principles overlap with and complement each other.

1.Mix land uses. The most typical example of how to mix land uses is to mix residential with retail, either vertically or horizontally. Office uses are sometimes included. The uses can be mixed with side by side buildings (e.g. a residential development next to a retail shopping area) or vertically (e.g. apartments or condominiums above street front retail). These building types strive to create vibrant urban places with pedestrian activated streets.

2.Take advantage of existing community assets. An existing community asset can be many things. For example, under used infrastructure (road, sewer, water) in already developed areas, older buildings that reflect local character and history, parks and creeks, renewable energy resources, local artists, or an exiting well-connected network of streets are community assets.

3.Create a range of housing opportunities and choices. Nowhere in this country are the challenges of providing housing for an increasingly diverse population more pronounced than in the State of California. This principle relates to providing housing that lower income citizens can afford to rent and own. It also relates to providing housing types that match the needs of a diverse housing market. Most households today are not traditional two parent, two children family units. Growing numbers of seniors, empty nesters and young, unmarried professionals create an often unmet demand for "non-traditional" urban housing products from small lot detached single family to townhouses and condominiums.

4.Foster "walkable", close-knit neighborhoods. Pay attention to the needs of people when they are walking as well as driving. This requires planners to make many simple, pedestrian-friendly design choices when developments and street systems are planned. Mixing land uses (principle 1) encourages people to walk for certain shopping, entertainment, and even sometimes working trips. Wide sidewalks, sidewalks adjacent to buildings rather than parking lots, narrow streets, on-street parking, street furniture (trees, benches), safe intersections, and traffic calming measures all entice people to walk rather than drive.

5.Promote distinctive, attractive communities with a strong sense of place. This principle relates closely to principle 1 (mix land uses) and principle 2 (take advantage of existing assets). The purpose is to preserve the strengths of the existing natural and built environments because these elements help to create unique places where people like to be. In new developments this principle means creating places that are different rather than just like every other development. For decades strip shopping centers, regional shopping malls, and residential subdivisions have been designed so similarly that from town to town they can't be distinguished from each other.

6.**Preserve open space, farmland, natural beauty and critical environmental areas.** An outward focused pattern of growth results in the systematic conversion of land to urban development. The benefits of protecting these non-urban uses include ecosystem protection (wetlands, fish and wildlife habitat), economic development (agriculture is a dominant part of the economy in many areas), aesthetic improvement (people often enjoy a clear delineation between urban and rural uses). It is important to provide some of these opportunities within an urban environment as well as on the urban edge, particularly as development patterns get denser.

7.Strengthen and encourage growth in existing communities. If the prior smart growth principles are followed existing communities will benefit. Inner ring suburbs across the country are now experiencing the problems of de-population suffered by cities in the 60's, 70's and 80's and cities are experiencing a re-birth as people re-discover the benefits of in-close, urban living. The amount of new development that occurs in infill and redevelopment situations is a good indicator of how well this principle is being implemented.

8.Provide a variety of transportation choices. This principle is about providing viable choices for people to ride a bike, walk or take transit for more types of trips than they can today. The goal is not to make it impossible or inconvenient to use the automobile, but to take these other travel modes as seriously as the automobile. Implementing this principle effects everything from infrastructure investment decisions (light rail, bus, sidewalks in addition to streets) to street design, choice of land uses, and building design.

9.Make development decisions predictable, fair and cost-effective. Smart growth is not about no growth. It is about changing growth patterns. New patterns create uncertainty and fear and that equates to risk for the development sector. It is essential that cities and counties audit and update their land use approval standards and processes to encourage the private sector to invest in new products (mixed use, smaller lots) in inner areas where existing neighbors often raise concerns about design, density and traffic impacts.

10. Encourage citizen and stakeholder participation in development decisions. This principle is the other bookend of principle 9. Citizens must be given the opportunity to help fashion everything from plan policies and zoning standards to commenting on development proposals to help ensure that they are consistent with those policies and standards. Smart growth is about building communities, and this concept extends to inclusive practices that help developers and neighbors find common ground in creating communities that benefit the existing neighbors as well as the new neighbors.

The one-page case studies in this booklet are designed to give the reader a quick snapshot of the basic facts about the project (e.g. land uses and densities, parking standards, when it was built, who developed it), the primary smart growth principle it illustrates, and other smart growth principles it promotes. In nearly all cases, a contact name and phone number is provided for the reader who wishes more detailed information. Most of the case studies are built projects or, in some cases adopted plans, in the Sacramento region. A few are Sacramento area projects in the planning phase or built projects from around the State of California and nation. It is hoped that new projects will be continually added to the document as more examples are built locally. Experience around the country teaches us that policy makers, citizens, lenders, developers, builders and property owners alike benefit from learning about local smart growth successes.

This publication was prepared by McKeever/Morris a division of Parsons Brinckerhoff for the City of Sacramento, with funding from the California Energy Commission. The CEC is working with local governments in the Sacramento region to examine the merits of implementing its Planning for Community Energy, Economic and Environmental Sustainability (PLACE3S) planning methodology locally. This document is a part of that study. A companion document provides an overview evaluation of 23 adopted local plans and studies for their consistency with the 10 NGA principles. Staff at both the City of Sacramento and California Energy Commission actively participated in preparing the materials. Special thanks are in order to Richard Deletetsky, CEC intern, and Jim McDonald, City of Sacramento Associate Planner, for the many hours they spent on this project.

Smart Growth Principle #1

Mix land uses

- ☑ ***Sacramento Area Built Project***
- ☐ ***Sacramento Area Proposed Project***
- ☐ ***California or National Project***

CITY TREASURE
Sacramento, CA

- **Location:** Development at 1730 L Street on the southwest corner of 18th and L, Midtown Sacramento.
- **Context/Key Feature:** Mixed-use Infill
- **Built/Redeveloped:** Built in 1988.
- **Land Uses:**
  8 market-rate apartments
  3,200 sq. ft. restaurant
- **Parking Spaces:** On street parking.
- **Funding Source:** Entirely private funding.
- **For More Information:** Michael Stumbos, Principal, Stumbos Realty and Owner, City Treasure, at (916) 447-7380

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Mix land uses

The City Treasure project achieved Central City Housing Strategy goals by producing a two-story, vertical mixed-use project at the site of the old Mario's Italian Cellar. The development features a restaurant on the ground floor and market-rate apartments above in the middle of the Central Business District.

Other Smart Growth Principles

- ***Take advantage of existing community assets—***
  The project takes advantage of its Midtown location near the central business district.
- ***Foster "walkable," close-knit neighborhoods—***
  The project has a human scale that complements the "urban village" feel of the surrounding area. The cafe-type table seating outdoors adds to the ambiance of the mixed-use development and encourages people to walk instead of drive.
- ***Promote distinctive, attractive communities with a strong sense of place—***
  The project will add to the area becoming an extended-hour community in an already strong arts and entertainment neighborhood.
- ***Preserve open space, farmland, natural beauty, and critical environmental areas—***
  This compact development supports the preservation of open space and farmland by reducing the need for land outside the central city.
- ***Provide a variety of transportation choices—***
  The human scale, on-street parking, wide sidewalks, and outdoor cafes encourage people to walk rather than drive.

Smart Growth Principle #1

Mix land uses

- ☑ ***Sacramento Area Built Project***
- ☐ ***Sacramento Area Proposed Project***
- ☐ ***California or National Project***

ORIGINAL PETE'S PIZZA Sacramento, CA

- **Location:** Development at 2001 J Street on NE corner of 20th and J, Midtown Sacramento.
- **Context/Key Feature:** Mixed-use Infill development
- **Floor Area by Land Use Type:** 10 market rate apartments and retail spaces on ground floor
- **Parking:** On-street parking on both sides of the development.
- **Funding Source**: Private funding.
- **For More Information:** The Natoma Company, Property Manager, at (916) 567-9500

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Mix land uses

The three-story vertical mixed use project supports the Central City Housing Strategy--providing needed infill housing to serve projected Central City employment growth.

Other Smart Growth Principles

- ***Foster "walkable", close-knit neighborhoods***—
  The project takes advantage of the popular Midtown location with numerous restaurants and several neighborhood boutiques to the west. Pedestrian traffic is unimpeded despite heavy vehicular traffic on J Street. Pedestrian crosswalks are clearly delineated, side streets are narrower and more human-scale, and 8-10 foot sidewalks are sufficiently wide for pedestrian activity.
- ***Promote distinctive, attractive communities with a strong sense of place***—
  The project is in an old and established extended-hour Midtown neighborhood bordering upscale East Sacramento housing. Human-scale design is evident throughout J Street, even in the design of Office Max—a "big box" successfully blended into an older urban neighborhood.
- ***Preserve open space, farmland, natural beauty, and critical environmental areas***—
  This compact three-story development supports the preservation of open space and farmland by making productive use of existing urbanized land.
- ***Provide a variety of transportation choices***—
  The human scale, the on-street parking and wide sidewalks encourage walking despite heavy vehicular traffic on J Street.

Smart Growth Principle #1

Mix land uses

- ☐ *Sacramento Area Built Project*
- ☑ *Sacramento Area Proposed Project*
- ☐ *California or National Project*

CalPERS HEADQUARTERS EXPANSION Sacramento, CA

- **Location:** Blocks bounded by 3rd and 5th Streets and by Q and R Streets, and the northern block facing R Street between 5th and 7th; within the area of the R-Street Corridor Plan.
- **Context/Key Feature:** Large scale mixed-use project with office, retail, residential and parking in key downtown location.
- **Built/Redeveloped:** Proposed development under construction.
- **Acreage:** About 3 city blocks or approximately 6 1/2 acres.
- **Land Uses:**
  550,000 sq. ft. office
  20,000 - 30,000 sq, ft. ground floor retail
  180,000 sq. ft. residential
- **Parking:** 1000 spaces
- **Funding Sources:** CalPERS funded
- **For More Information:** Diana Proctor, CalPERS Project Manager
  (916) 341-2050
  Diana_Proctor@CalPERS.ca.gov
  www.dnai.com/~racestdo/calpers.html

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Mix land uses

This master planned project for the California State Public Employees Retirement System Headquarters contains a mixture of housing, office and commercial. Although this is a state agency development that requires no formal design approvals or City planning entitlements (other than street abandonments), the project will comply with the City's adopted R Street Corridor Plan, which promotes compatible urban design with the existing neighborhood, mixed use neighborhoods, and transit and bicycle/pedestrian transportation alternatives. Some of the specific design components include an R Street entry plaza and courtyard spaces between the residential and office uses, active ground floor retail street frontages, and underground residential parking. CalPERS conducted an extensive community participation process to address community issues and improve the project design.

Other Smart Growth Principles

- ***Take advantage of existing community assets—***
  The existing surrounding area is a mature residential area with commercial, office and warehouse development scattered throughout the area.
- ***Foster "walkable", close-knit neighborhoods—***
  The project has an urban quality that is in scale with the surrounding area.
- ***Create a range of housing opportunities and choices—***
  There will be some residential units for sale, but most of units will be for rent. The 3:1 ratio of office/commercial/parking to housing is consistent with the R-Street Plan.
- ***Promote distinctive, attractive communities with a strong sense of place—***
  Urban park plazas will be created at 4th and Q and 4th and R streets that will maximize the space and quality by closing it to vehicular through traffic.
- ***Preserve open space, farmland, natural beauty, and critical environmental areas—***
  This infill/redevelopment project will reduce pressure to expand suburban development into peripheral undeveloped land.

Smart Growth Principle #1

Mix land uses

- ☑ ***Sacramento Area Built Project***
- ☐ ***Sacramento Area Proposed Project***
- ☐ ***California or National Project***

1500 Q ST
Sacramento, CA

- **Location:** The development is located at 1500 Q Street, on the southeast corner of 15th Street and Q Street. It is across the street from Freemont Park and a public garden and next to a light rail station and office building.
- **Context/Key Feature:** Mixed Use historic redevelopment of a 100 year old fire damaged structure for retail space and the addition of four loft style apartments along the vacant 15th Street frontage.
- **Land Uses:**
  Historic Structure- 1,090 sq.ft. retail and 1,175 sq.ft. of second floor residential in two units
  New Structure - 3,268 sq. ft. in four loft units of 817 sq. ft. each
  New Garage - four spaces off alley
- **Acreage:** 0.15 acres, 40 feet by 160 feet.
- **Funding Source:** Financial assistance from the Capitol Area Development Authority (CADA) and the Sacramento Housing and Redevelopment Authority (SHRA)
- **For More Information:** Contact Ron Vrilakas, 916-441-4685 or City of Sacramento Planning, Randolph Lum, 916-264-5896

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Mix land uses

The project preserves and restores the 100 year old mixed-use structure on the corner of 15th and Q streets.

Other Smart Growth Principles

• ***Take advantage of existing community assets***— The restoration includes the retention of the original architectural detailing and, on the new loft units, architectural style that purposely creates a visual transition to the adjacent office building. The project provides restored commercial space and additional housing in a pleasant downtown neighborhood next to an established urban garden and transit.

• ***Foster "walkable", close-knit neighborhoods***— Garage doors open to the alley at the rear of the project. Commercial and residential units face the street offering a more pleasant walking experience and conforming to the older style of the neighborhood.

• ***Create a range of housing opportunities and choices***— This project offers both new loft units and restored second floor residential units in a neighborhood of older homes and apartments. The units are located near a very strong mix of jobs and services, a park, an urban garden, and adjacent to light rail access, making it possible to forgo the need to own an automobile.

• ***Promote distinctive, attractive communities with a strong sense of place***— The new loft units will fill vacant frontage along 15th Street and provide an appropriate visual transition between the Freemont Park Preservation Area and the non-residential development in the adjacent R Street Corridor.

• ***Strengthen and encourage growth in existing communities***— The project both restores an historic mixed use building on Q Street and, by careful architectural design of the four new loft units, and provides a nice style transition to the office building and light rail station on 15th Street. This style-sensitive infill development promotes many of the NGA principles and, therefore, strengthens and encourages growth in existing communities.

Smart Growth Principle #1

Mix land uses

- ☐ *Sacramento Area Built Project*
- ☐ *Sacramento Area Proposed Project*
- ☑ *California or National Project*

UPTOWN DISTRICT
San Diego, CA

- **Location:** Hillcrest area of San Diego.
- **Context/Key Feature:** Mixed-use infill expected to serve as New Urbanist model for new mixed-use walkable neighborhood
- **Built/Redeveloped:** Built in 1989.
- **Acreage:** Lot size: 14 acres
- **Land Uses:** 320 residential units
  20 townhouses
  290 "flats"
  10 artist lofts
  35 Retail/Office units
  42,500 sq. ft. Ralph's Grocery Store
  145,000 sq. ft. total
- **Development Costs:**
  $66 million (total)
- **Funding Source:** Entirely private funding.
- **For More Information:** Paul Buss, Principal, Oliver McMillan/Odmark &Thelan, Manager, at (619) 457-0911

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Mix land uses

The Uptown District in San Diego is a pedestrian-oriented, horizontally mixed-use neighborhood of 320 housing units and 35 retail and office units. The development is anchored by a Ralph's Grocery, with most of the 115 parking spaces underground via escalator to promote pedestrian activity. Small retail shops are embedded into the grocery building to hide the big-box look and provide an urban streetscape that offers a strong mix of retail options.

Other Smart Growth Principles

- ***Take advantage of existing community assets***—
  The project converted a 14 acre blighted area that included an abandoned Sears Roebuck and a very large parking lot into an active, integrated residential and retail area that better matches the existing community.
- ***Create a range of housing opportunities and choices***—
  The project contains a range of townhouses, flats and artist lofts.
- ***Foster "walkable", close-knit neighborhoods***—
  The pedestrian scale "main street edge shops" blend nicely with residential styles and draw people in from the street even without prominent signage.
- ***Promote distinctive, attractive communities with a strong sense of place***—
  Shared courtyards encourage community. The front doors of the homes have welcomin porches for a neighborly environment. On-site grocery shopping allows residents to meet their neighbors.
- ***Preserve open space, farmland, natural beauty, and critical environmental areas***—
  By focusing development in an existing inner neighborhood, this project supports the preservation of open space and farmland.
- ***Strengthen and encourage growth in existing communities***—
  This infill project is a national model of this concept.
- ***Provide a variety of transportation choices***—
  The buildings are human scale, and the short blocks allow residents to get to shopping in 1.5 minutes.
- ***Encourage citizen and stakeholder participation in development decisions***—
  There was intensive citizen involvement during 35 separate meetings.

Smart Growth Principle #1

Mix land uses

- [x] ***Sacramento Area Built Project***
- [ ] ***Sacramento Area Proposed Project***
- [ ] ***California or National Project***

DAVIS COMMONS
Davis, CA

- **Location:** Project is at the entrance to City of Davis central business district, and adjacent to UC Davis Arboretum.
- **Context/Key Feature:** Mixed-use Infill
- **Built/Redeveloped:** Built in 1988.
- **Acreage:** Total site size: 8.25 acres Including:
  4.0 acres - Aggie Village, 54 residential units;
  3.5 acres Davis Commons retail space; and
  0.75 park area adjacent to the arboretum
- **Land Uses:** Total retail floor space: 44,000 square feet
- **Parking:** 205 spaces
- **Development Costs:** Land costs--$1.5 million
- **Market Performance:** Project has been averaging $350 per square foot in sales
- **For More Information:** John Yates, UC Davis Special Project Dir. at (530) 752-9803 or e-mail *jmyatesr@ucdavis.edu*; or Mark Friedman, Principal, Fulcrum Property, at (916) 383-3333 or *www.fulcrumproperty.com*.

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Mix land uses

This development serves as the convergence point for the entrance to downtown Davis, the UC Davis Arboretum, and Aggie Village (the project's companion and adjacent residential area). The development successfully integrates commercial and residential land uses with neighboring areas. Commercial tenants include: Border Books, Discoveries, Jamba Juice, Ben and Jerry's, Pluto, and the Fuzio Restaurant.

Other Smart Growth Principles

• ***Take advantage of existing community assets***—This project reinforces community commitment to the area as the adopted "gateway" to the City.

• ***Foster "walkable", close-knit neighborhoods***—Pedestrian amenities go to the core of the project that connects with acres of open space. Storefronts open out onto a large park and plaza on site, the project is adjacent to the University Arboretum with its series of trails, and all parking is behind the retail.

• ***Promote distinctive, attractive communities with a strong sense of place***—The project is built around a park that gives the project a "town square" atmosphere.

• ***Preserve open space, farmland, natural beauty, and critical environmental areas***—All infill supports the preservation of open space and farmland. The site also includes 0.75 acres of open space that compliments the adjacent arboretum and new bikeway/greenway.

• ***Provide a variety of transportation choices***—All parking is located behind the retail area providing better pedestrian and bike access to downtown Davis.

Smart Growth Principle #2

Take advantage of existing community assets

- [x] ***Sacramento Area Built Project***
- [ ] ***Sacramento Area Proposed Project***
- [ ] ***California or National Project***

OLD SACRAMENTO Sacramento, CA

- **Location:** Downtown Sacramento between Front, Second, I streets and Neasham Circle
- **Context/Key Feature:** Restoration of Historic District
- **Redeveloped:** Mid-1960s
- **Acreage:** 28 acres
- **Land Uses:**
  120 retail units
  100 offices
  39 apartments
- **Land Uses by Size (sq. ft.):**
  Retail: 311,000 (61%)
  Office: 181,000 (35%)
  Residential: 20,000 (4%)
- **Parking:** Parking structure, parking lots under freeway, and street parking
- **For More Information:**
  Linda Morgan
  Old Sacramento Merchants Association, (916) 264-7031

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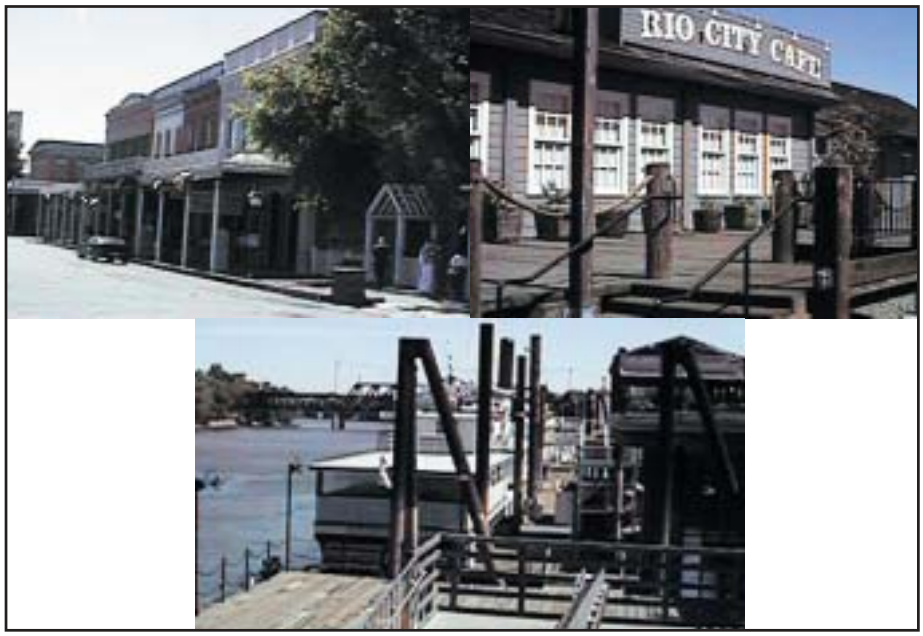

Take advantage of existing community assets

Old Sacramento is a 28 acre historical site located in the city's central commercial district, adjacent to the Sacramento River. Once an area in decay, it takes advantage of the largest concentration of restored buildings (53 historic buildings) in the West and it is now a National Landmark used by over 5 million visitors annually. Its waterfront has seen a resurgence with a new public market and public docks. "Old Sac" is home to one of the largest jazz festivals in the world, as well as the California State Railroad Museum (largest in North America). The area uses the existing community landmarks surrounding it to make it a unique place: the Sacramento River and the Delta King Riverboat, the Tower Bridge (old Hwy 40) connecting Old Sacramento the nearby State Capitol Building and Raley Field in West Sacramento. The huge success of Rio City Cafe as a major point of interest demonstrates the value of this river as an "asset multiplier."

Other Smart Growth Principles

• ***Mix land uses***—The area is predominantly commercial and office, but some residential and guest lodging.

• ***Promote distinctive, attractive communities with a strong sense of place***—Old Sacramento is a major attraction for visitors. The district offers a unique sense of place and character that few communities can match.

• ***Foster "walkable" close-knit neighborhoods***—The amount and diversity of the retail options and the wide wooden, shaded walkways add to the pedestrian-orientation of the district.

• ***Preserve open space, farmland, natural beauty, and critical environmental areas***—Restoration infill supports the preservation of open space and farmland. Old Sacramento is home to one of the most unique urban open spaces with an eclectic collection of architecture that offers space for both meditation and conversation.

Smart Growth Principle #2

Take advantage of existing community assets

- ☑ ***Sacramento Area Built Project***
- ☐ ***Sacramento Area Proposed Project***
- ☐ ***California or National Project***

ESQUIRE PLAZA
Sacramento, CA

- **Location:** Northwest corner of 13th Street and K Street Mall at in Downtown Sacramento
- **Context/Key Feature:** Office tower, restaurant, parking structure, and theater redevelopment project on downtown pedestrian mall
- **Built/Redeveloped:** Original theater built in 1940; Redeveloped in 1999
- **Acreage:** 46,000 square foot footprint on three lots totaling 515,000 square feet of building space
- **Land Uses:** Theater, office commercial, and restaurant
- **Parking:** 440 space parking structure, of which 65 are unreserved public spaces and the remainder are for offices.
- **Development Costs:** $56,000,000
- **Funding Source:** Developer funded most of the project. Sacramento Housing and Redevelopment Agency contributed $6,000,000 for restaurant, theater, and improvements to 13th Street.
- **Market Performance:** Office building 85% leased six months after opening, and 97% by August, 2000.
- **For More Information:** Michelle Nelson, City of Sacramento, Economic Development, 916/264-7064

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Take advantage of existing community assets

Esquire Plaza features a 450 seat IMAX theater, 22 story office tower, and a 191 seat restaurant and cafe. It replaced a camera shop and two old theaters, one of which was the old Esquire Theater. However, it uses the old theater building's historic marquees and art deco facades as part of the modern architectural design. This development benefits from the K Street Mall infrastructure and complements the convention center, the Hyatt Regency, and the newly constructed Sheraton at the east end of K Street Mall, all of which comprise the city's new entertainment district. Until recently, the east end of K St. Mall had for many years been in a state of decline. The success of the rebirth is the result of the city's goal of "blending the necessities of corporate life with the attractions of after-hours entertainment."

Other Smart Growth Principles

- ***Promote distinctive, attractive communities with a strong sense of place***—
  The project has enlivened the east end of K St. Mall, not only with its new land use, but with its bright blue 350-foot neon lamp that lights up the theater's spire and is visible for several miles around. It has become an icon for downtown. In addition, the street improvements make the area walkable, helping to establish its sense of place.

- ***Strengthen and encourage growth in existing communities***—
  Esquire Plaza's presence in the entertainment district enhances the overall after hours viability of downtown, as well as its regular daytime business hour viability.

- ***Provide a variety of transportation choices***—The project is located only one block from light rail services. Several regional transit bus routes bound the project's north side along J Street. The parking structure provides for automobile use. In combination, all of these factors eliminated initial skepticism about perceived lack of access to the site.

- ***Preserve open space, farmland, natural beauty, and critical environmental areas***—
  Esquire Plaza helps supplant consumption of open space and farmland that might otherwise have given way to a suburban business park or theater complex.

Smart Growth Principle #2

Take advantage of existing community assets

- ☐ *Sacramento Area Built Project*
- ☐ *Sacramento Area Proposed Project*
- ☑ *California or National Project*

LOWER DOWNTOWN (LoDo) Denver, CO

- **Location:**
  Restoration of Historic District near the City's CBD.
- **Context/Key Feature:**
  Mixed-use Infill.
- **Built/Redeveloped:**
  Declared a historic district in 1988.
- **Acreage:**
  Site size: 25 square blocks (about 60+ acres)
- **Land Uses:**
  Land uses in millions sq. ft./percent of land use occupancy--
  Office: 2.54 million sq. ft./35%
  Retail: 0.98/14%
  Housing: 0.63/09%
  Parking: 1.61/22%
  Industrial: 0.81/11%
  Open Space: 0.34/05%
- **Market Performance:**
  Rents climbing to over $1.00 per sq. ft. per month. Condominiums selling for over $200,000 with few left.
- **For More Information:**
  Everett Shigata, City of Denver Planning at (303) 640-4460

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Take advantage of existing community assets

Denver's Lower Downtown area, known as LoDo, emphasizes adaptive reuse of an entire 25 block area in what remains of the historic warehouse and manufacturing district dating back to the gold mining of 1858. The district claims 127 mostly brick historic structures which are a lively tourism destination and residential area. The area was significantly blighted until the revitalization took place in the later 1980's. There are over 200 residential units and almost 100 shops, restaurants and art galleries.

Other Smart Growth Principles

- ***Mix land uses***— The area is becoming an arts and entertainment area with a mix of art galleries, restaurants, shops, and residential units.
- ***Create a range of housing opportunities and choices***—The housing stock currently includes more than 600 units of which 25% are for low income households.
- ***Foster "walkable", close-knit neighborhoods***—The network created by the streets, alleys and sidewalks and contributes to the human interaction.
- ***Promote distinctive, attractive communities with a strong sense of place***— LoDo emphasizes adaptive reuse of historic buildings.
- ***Preserve open space, farmland, natural beauty, and critical environmental areas***— Restoration infill focuses growth inward instead of outward.
- ***Strengthen and encourage growth in existing communities***—The success of Coors Field spurred more infill development.
- ***Provide a variety of transportation choices***— The pedestrian-friendly 16th Street Mall is restricted to shuttle bus activity only; and light rail delivers transit to within two blocks. LoDo is within easy walking distance of many downtown restaurants, theaters, and hotels.

Smart Growth Principle #2

Take advantage of existing community assets

- ☐ *Sacramento Area Built Project*
- ☐ *Sacramento Area Proposed Project*
- ☑ *California or National Project*

RIVER DISTRICT
Portland, OR

- **Location:** Portland, Oregon, immediately north of the downtown core.
- **Context/Key Feature:** Restoration of historic district that makes up one-third of the central business district
- **Built/Redeveloped:** Designated renewal area in 1998.
- **Acreage:** 100 acres
- **Land Uses:** Residential, Retail, and Office Commercial
- **Parking:** On-street and structured
- **Funding Source:** Mix of public and private funding
- **For More Information:** Bruce Allen, Portland Development Commission, (503) 823-3200

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Take advantage of existing community assets

This renewal effort in the central business district in Portland Oregon, takes advantage of the area's key features: two miles of riverfront, historic buildings and warehouses, and a location near the central business district. Underused for years, the district has turned into a vibrant mix of retail, restaurant, entertainment, art galleries, and residential uses. Existing warehouses have been converted into lofts.

Other Smart Growth Principles

- ***Mix land uses***—Since the redevelopment designation, there are 1,200 new residential units and 84,000 square feet of retail space being constructed in mixed use buildings.
- ***Create a range of housing opportunities and choices***—There are 5,000 new housing units planned for the area including apartments, townhouses, and condominiums to serve a mix of incomes. Minimum standards for affordable units are mandatory.
- ***Promote distinctive, attractive communities with a strong sense of place*** —The River District has been designated a National Register Historic District.
- ***Foster "walkable" close-knit neighborhoods***— Eclectic specialty shops (like Powell's Bookstore, the largest on the West Coast), restaurants, and art galleries entice pedestrians to stroll through the neighborhood.
- ***Preserve open space, farmland, natural beauty, and critical environmental areas***— Restoration infill supports the preservation of open space and farmland.
- ***Strengthen and encourage growth in existing communities***—The housing growth expected in the River District represents almost one-half of the Central City housing growth envisioned in the 2040 Regional Plan.
- ***Provide a variety of transportation choices***—In addition to the walkable character, a new Central City Streetcar will pass through the District, linking it with Portland State University, the downtown core, and the trendy 23rd Avenue retail district.

Smart Growth Principle #3

Create a range of housing opportunities and choices

- ☑ ***Sacramento Area Built Project***
- ☐ ***Sacramento Area Proposed Project***
- ☐ ***California or National Project***

EAST SACRAMENTO Sacramento, CA

- **Location:**
  Older neighborhood east of central city
- **Context/Key Feature:**
  Residential neighborhood with mix of housing types for different income levels
- **Land Uses:**
  Single-family detached
  Duplex
  Four-plex/Five-plex
- **Market Performance:**
  East Sacramento is one of the hottest locations in a strong Sacramento housing market.

Create a range of housing opportunities and choices

This district is the old traditional upscale neighborhood of Sacramento—with elegant houses, proximity to shopping, narrow grid-patterned streets, and generous mature tree cover make the neighborhood very pedestrian-friendly. The neighborhood has several different housing types: single-family; duplex; four-plex; and, accessory units (granny flats). A variety of housing types is often found with a single block, particularly near the J Street retail corridor.

Other Smart Growth Principles

- ***Promote distinctive, attractive communities with a strong sense of place*** —
  Each house is unique and well designed with early traditional craftsman styles. The rich diversity of the neighborhood adds to the quality of life. Many older businesses, including corner grocery stores, remain active adding to the feeling of stability and sense of place.

- ***Strengthen and encourage growth in existing communities***—
  Popular traditional neighborhoods can spark a revival or rebirth of the urban core.

- ***Provide a variety of transportation choices***—
  Walking is enhanced by the human-scale neighborhood, the proximity of services and commercial establishments.

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Smart Growth Principle #3

Create a range of housing opportunities and choices

- [x] ***Sacramento Area Built Project***
- [ ] ***Sacramento Area Proposed Project***
- [ ] ***California or National Project***

PENSIONE K
Sacramento, CA

- **Location:**
  Located in the Central City at 1100 17th Street two blocks from the State Capitol Building.
- **Context/Key Feature:**
  Mixed-use, mixed-income infill
- **Land Uses:**
  125 SRO units (250 sq. ft.) - Rents $325-$475/mo.;
  4 live-work units (400 sq. ft.) - Rents $475/mo.;
  8 larger adjunct live work (1,000 sq. ft.) - Rents $750/mo.
  First floor corner retail
- **Parking:**
  1 space each live-work unit
- **Funding Source:**
  Public/private financing (SHRA)—some LIHTC funds.
- **For More Information:**
  Michal Galasso, Barone Glasso, 619-232-2100.
  http://www.dbarchitect.com/www-9202/9202-1.html

  Leo Hurmiz, General Manager, 916-443-2766.

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Create a range of housing opportunities and choices

The development allows low-income workers in the Central City to live near where they work. Pensione K has 125 single room occupancy (SRO) units, each 250 sq. ft., for minimum wage workers in retail, education, construction and restaurants. These units all have kitchenettes, private bath, bed and storage furniture and television. It also features live-work units for artists and others who live where they work. These 400 sq. ft. units rent for $475 each month and are exclusively for low-income households. Finally, there are eight larger adjunct 1,000 sq. ft. live-work units planned for a separate building next to Pensione K, which could be available to median-income.

Other Smart Growth Principles

- ***Mix of uses—***
  A small cafe and art gallery are located in the ground floor corner location.
- ***Promote distinctive, attractive communities with a strong sense of place —***
  There is a larger community kitchen for larger meals and lounge and laundry facilities. There are plans for weekly activities, newsletter, and other "community-type" social activities. The units are meant to save commute and cleanup time, and allow more time for community.
- ***Provide a variety of transportation choices—***
  Walking is enhanced by the human-scale neighborhood and proximity to services, retail establishments, parks, entertainment and transit.

Smart Growth Principle #3

Create a range of housing opportunities and choices

- ☐ *Sacramento Area Built Project*
- ☑ *Sacramento Area Proposed Project*
- ☐ *California or National Project*

18th & L STREETS Sacramento, CA

- **Context/Key Feature:** Vacant lot, once the site of Sutter Junior High, in Midtown.
- **Acreage:** Lot size: 1.77 net acres
- **Land Uses Proposed:** 176 residential units (24 adjunct across street), 10,000 sq. ft. ground floor retail 16,000 sq. ft. courtyard 260,000 gross sq. ft. total
- **Residential Density**: 88 residential units per acre
- **Parking:** 163 spaces below ground spaces
- **Development Costs:** $27 million total $18 million construction
- **Funding Source:** Public/private funding ($4 million SHRA)
- **Market Performance**: Market-rate apartments ($600-$1500/mo.) with 11 subsidized units.
- **For More Information:** Contact Al Esquivel at (916) 449-8919.

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Create a range of housing opportunities and choices

The proposed midtown development will produce 176 residential units, including studios and apartments, subsidized and market rate units. This project helps implement the goals of the City's Central City Housing Strategy, and helps to balance the the incoming employment at State of California's East End Project, which will add 1.5 million square feet of office space.

Other Smart Growth Principles

• ***Foster "walkable", close-knit neighborhoods***—

The project has been scaled to complement the surrounding Midtown area--one of the most

vibrant neighborhoods in the City.

• ***Preserve open space, farmland, natural beauty, and critical environmental areas***—

This infill project reduces the need to urbanize land outside the Central City.

• ***Strengthen and encourage growth in existing communities***—

The mixed-use development is unique for its site size and for infill housing in the City's Central Business District.

• ***Provide a variety of transportation choices***—

The project has 24 bicycle lockers planned. The automobile parking requirements were reduced from 186 to 163 spaces, less than one space per dwelling unit, because the area provides a solid range of mobility options.

Smart Growth Principle #3

Create a range of housing opportunities and choices

- ☐ *Sacramento Area Built Project*
- ☐ *Sacramento Area Proposed Project*
- ☑ *California or National Project*

BERKELEYAN
Berkeley, CA

- **Location:**
  Downtown Berkeley
- **Context/Key Feature:**
  Mixed-use, Mixed income infill
- **Built/Redeveloped:**
  Built in 1998.
- **Acreage:**
  0.25 acres (10,900 sq. ft.)
- **Land Uses:**
  56 units low-moderate apartments
  4,000 sq. ft. retail/office
  45,000 sq. ft. total
- **Residential Density**:
  225 residential units per acre
- **Parking:**
  36 stalls. The Berkeleyan was the first in the US to use stacked parking.
- **Funding Source:**
  Entire project was privately funded.
- **For More Information:**
  Contact Patrick Kennedy, Principal, Panoramic Interests at (510) 833-1000 or www.panoramicinterests.com

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Create a range of housing opportunities and choices

This downtown Berkeley project developed 50 units of low to moderate-income residential apartments, and 6 market-rate apartments. This was the first rental property built since World War II in downtown, where population has declined by almost 30% since 1980. This site was a gas station vacated for 10 years.

Other Smart Growth Principles

- ***Mix land uses—***
  This is an infill project which contains retail on the ground floor and four stories of residential above.
- ***Take advantage of existing community assets—***
  The developer worked with Chevron to clean up the site to produce housing in high demand near UC Berkeley.
- ***Promote distinctive, attractive communities with a strong sense of place —***
  The Mediterranean Renaissance Revival architecture fits the existing neighborhood.
- ***Preserve open space, farmland, natural beauty, and critical environmental areas—***
  Dense, compact infill like this project supports the preservation of open space and farmland.
- ***Strengthen and encourage growth in existing communities—***
  The site was a vacant gas station for 10 years. The City waived $170,000 in fees to gain $125,000 in new tax revenue. The developer agreed to design and fund street closure and a new park as a traffic barrier to prevent spillover parking in the adjacent neighborhood.
- ***Provide a variety of transportation choices—***
  The site is located two blocks from Bay Area Rapid Transit (BART): A local feeder bus is on the same corner as the project. The project also was the first in the US to install a stacked parking system resembling a "bunk bed" for parked autos. Stacked parking preserves space, making for better pedestrian mobility.

Smart Growth Principle #3

Create a range of housing opportunities and choices

- ☐ *Sacramento Area Built Project*
- ☐ *Sacramento Area Proposed Project*
- ☑ *California or National Project*

KING FARM
Rockville, MD

- **Location:**
  Rockville, Maryland (adjacent to I-270 interchanges at Shady Grove)
- **Context/Key Feature:**
  Large-scale, comprehensively planned traditional neighborhood development offering a broad range of housing and commercial products adjacent to the Shady Grove Metro (light rail) Station.
- **Built/Redeveloped**:
  Under construction
- **Acreage:** 430 acres
- **Land Uses:**
  Entire project includes 3,200 housing units, 2.2 million sq. ft. of office space, an elementary school, several parks, ponds, and a Village Green in the Town Center
- **Parking:**
  Many have rear-facing garages.
- **For More Information:**
  King Farm Associates
  8330 Boone Boulevard, Suite 460
  Tysons Corner, VA 22182
  (703) 448-6059
  info@ kingfarm.com
  www.kingfarm.com

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Create a range of housing opportunities and choices

King Farm in Rockville, Maryland, is expected to become a national model of large scale planning and urban development. The proposed 3,200 housing unit mixed use development won an AIA award for concept, design and planning. Three distinct villages and a Town Center will serve as focal points for the development, and will collectively offer a range of housing products including apartments over shops, town homes, senior living facilities, and conventional single family homes to accommodate a range of lifestyles.

The entire development facilitates convenience, social interaction and multi-modal travel by including pedestrian-oriented streets, internal transit circulation, local places for working and shopping, and numerous parks and open spaces for relaxing and socializing.

The development also includes a major employment center (Irvington Centre) that will serve as an extension of Montgomery County's High Tech Corridor and includes retail uses and other amenities for employees.

Other Smart Growth Principles

- ***Promote distinctive, attractive communities with a strong sense of place***—The project includes numerous amenities such as high-quality architecture, tree-lined boulevards, and abundant water features to create an urban environment reminiscent of nearby historical places (e.g., Alexandria) in a suburban setting.
- ***Strengthen and encourage growth in existing communities***—The development is adjacent to significant existing development and infrastructure (e.g., highways) and will leverage and contribute to the economic vitality of the area.
- ***Provide a variety of transportation choices***—The project promotes walking and transit use by providing strong street connectivity, a rich mix of land uses, and good access to the regional transit system.

Smart Growth Principle #4

Foster "walkable", close-knit neighborhoods

- [x] ***Sacramento Area Built Project***
- [ ] ***Sacramento Area Proposed Project***
- [ ] ***California or National Project***

CAPITOL TOWERS
Sacramento, CA

- **Location:**
  1500 7th Street, Sacramento
- **Context/Key Feature:**
  Redevelopment project consisting of apartments and service commercial
- **Built/Redeveloped:**
  First phase: 1957-59
  Second phase: 1961-63.
- **Acreage:** 8 acres
- **Land Uses:**
  Residential and service commercial
- **Residential Density**:
  51 units/acre
- **Parking:** 1 space per unit
- **Funding Source:**
  Initially a combination of public and private, but now all private
- **Market Performance**:
  Steady for over 40 years; no vacancies as of early January, 2001.
- **For More Information:**
  Contact: Verne Gore, Property Manager, (916) 447-3288

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Foster "walkable", close-knit neighborhoods

Capitol Towers is a mixed use community that replaced declining housing stock forty years ago. Its greatest assets are its walkability as witnessed by its pedestrian friendly design, and its location three blocks away from the downtown K Street Mall, the newer Downtown Plaza Mall and the State Capitol Building.

Other Smart Growth Principles

- ***Take advantage of existing community assets***—The project, while providing on-site commercial services such as a cafe, beauty salon, barber shop, dry cleaner, pub, and coffee shop, maximizes its location within a six block radius of hundreds of downtown workplaces, shopping and entertainment sites, and government offices.

- ***Create a range of housing opportunities and choices***—Capitol Towers has units ranging in size from studio apartments, one bedroom units, two bedroom units, and three bed room townhouses.

- ***Foster "walkable", close-knit neighborhoods***—The project is designed for the pedes trian with its well linked network of pathways and easy access to its ground level commercial services and shops. It retains a parklike atmosphere with grassy areas, park benches, and heritage trees.

- ***Preserve open space, farmland, natural beauty, and critical environmental areas***—Rather than develop on the urban fringe and use valuable farm land, Capitol Towers adheres to the Redevelopment Agency's commitment to concentrate redevelopment in the downtown area and preserve open space and areas of natural beauty.

- ***Provide a variety of transportation choices***—The variety of transportation choices afforded by Capitol Towers is better than most, as it is bounded on three sides by public transportation routes. Bus stops are stationed on the project's south and east sides, and a light rail station is located one block to the east.

Smart Growth Principle #4

Foster "walkable", close-knit neighborhoods

- ☑ ***Sacramento Area Built Project***
- ☐ ***Sacramento Area Proposed Project***
- ☐ ***California or National Project***

CURTIS PARK
Sacramento, CA

- **Context/Key Feature:**
  Residential neighborhood. Curtis Park (and neighboring Land Park) are older neighborhoods south of the central city.
- **Built/Redeveloped:**
  1920's and 1930's
- **Land Uses:**
  Single-family detached
  Duplex
  Four-plex/Five-plex
  Ancillary (Granny flats)
  Accessory units
- **Residential Density**:
  4-30 dwelling units/net acre
- **Market Performance**:
  Houses are in extremely high demand.

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Foster "walkable", close-knit neighborhoods

Narrow grid-patterned streets with sidewalks throughout make the Curtis Park neighborhood very pedestrian-friendly. Pedestrian-orientation is achieved by use of: short setbacks, porches in front of the houses, garages behind the houses or at least recessed, small lots, generous mature tree cover, and on-street parking.

Other Smart Growth Principles

- ***Create a range of housing opportunities and choices***—
  There are several different housing types: single-family detached; duplex; four-plex; five-plex; and, accessory units (granny flats).

- ***Promote distinctive, attractive communities with a strong sense of place*** —
  The neighborhood has compact development with predominantly older bungalow-style and craftsman-style houses.

- ***Preserve open space, farmland, natural beauty, and critical environmental areas***—
  The popularity of older neighborhoods draws empty nesters, families and professionals into the City.

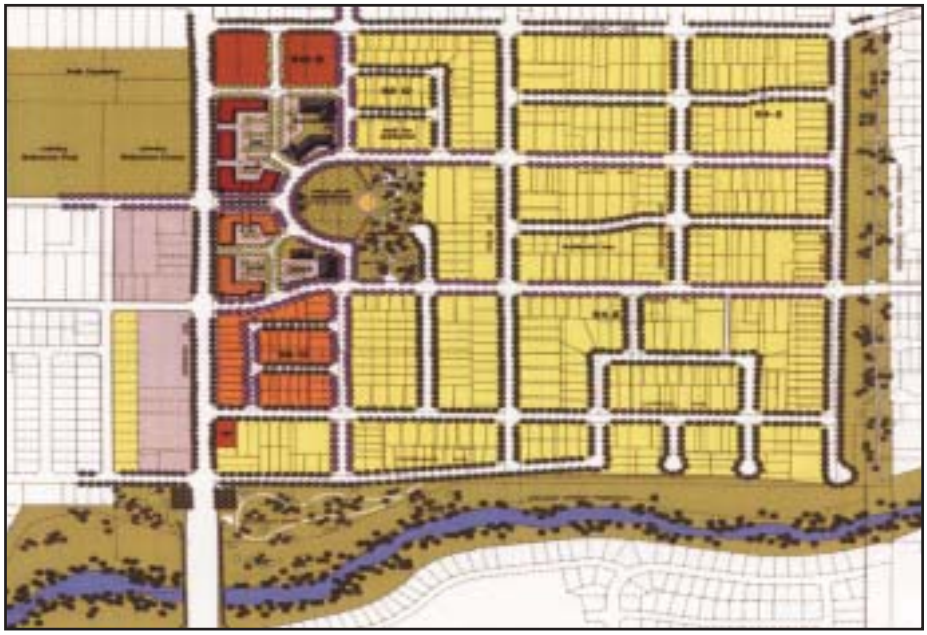
- ***Provide a variety of transportation choices***—
  Walking is enhanced by the human-scale neighborhood. A new light rail line will run along the western boundary of the community.

Smart Growth Principle #4

Foster "walkable", close-knit neighborhoods

- ☑ ***Sacramento Area Built Project***
- ☐ ***Sacramento Area Proposed Project***
- ☐ ***California or National Project***

DEL PASO NUEVO
Sacramento, CA



- **Location:**
  Del Paso Heights area bounded by Arcade Street, Norwood Avenue, Altos Avenue, and South Avenue, in north Sacramento.
- **Context/Key Feature:**
  New low, medium, and high-density affordable housing integrated with commercial and public land uses.
- **Built/Redeveloped:**
  Building commenced in 2000. First homes (54) expected to be completed by Spring, 2001.
- **Acreage:** 155 acres
- **Land Uses:**
  300 homes; 2 parks; new elementary school; commercial
- **Funding Sources:**
  Includes $10.4 million HUD grant for land, infrastructure, and building acquisition (through Sacramento Housing and Redevelopment Agency)
- **For More Information:**
  Allen Warren
  New Faze Development, Inc.
  (916) 929-6402
  awarren@newfaze.com
  or
  Sacramento Housing and Redevelopment Agency
  (916) 440-1399

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Foster "walkable", close-knit neighborhoods

Del Paso Nuevo is a planned community that is expected to revitalize an older neighborhood and will promote non-auto travel by providing a mix of land uses on the site with street connectivity. The project will include 300 units of housing, a new commercial area, elementary school and a park. The development will be located near the newly redeveloped Del Paso Heights Town Center, which will be anchored by headquarters for the Mutual Assistance Network of Del Paso Heights and the Greater Sacramento Urban League. The project will essentially redevelop eight blocks in Del Paso Heights to encourage other new housing and commercial growth.

Other Smart Growth Principles

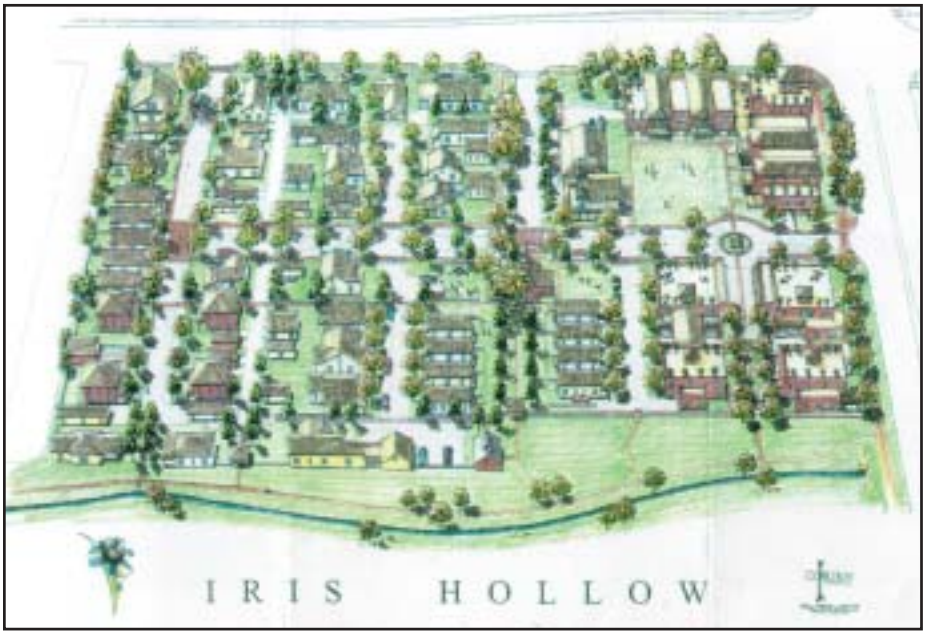
- ***Create a range of housing opportunities and choices***—The development will include homes ranging from 1,350 to 1,750 sq. ft. on 5,000 sq. ft. lots. Homes will be priced from $90,000 - $140,000.
- ***Promote distinctive, attractive communities with a strong sense of place***—Retail uses and services will surround two centrally located parks that serve as focal points for the community.
- ***Preserve open space, farmland, natural beauty, and critical environmental areas***—This infill/redevelopment project will reduce pressure to expand suburban development into peripheral undeveloped land.
- ***Strengthen and encourage growth in existing communities***—The project is specifically intended to revitalize an area that has suffered from a prolonged period of economic decline.
- ***Provide a variety of transportation choices***—The HUD grant to pay for land and infrastructure specifically stipulates that development cannot follow typical subdivision patterns with poor connectivity and segregated land uses. Rather, the development must adhere to neotraditional design principles. To encourage walking, a grid street pattern will be implemented connecting houses to parks, retail uses and adjacent neighborhoods.

Smart Growth Principle #4

Foster "walkable", close-knit neighborhoods

- ☐ *Sacramento Area Built Project*
- ☐ *Sacramento Area Proposed Project*
- ☑ *California or National Project*

IRIS HOLLOW
Boulder, CO



- **Context/Key Feature:** Residential Neighborhood Village Infill with strong pedestrian orientation
- **Built/Redeveloped:** Built in 1990s
- **Acreage:** 7.0 acres
- **Land Uses:** 85 units of housing including lofts/ row houses, detached single family, condominiums, and cottages.
- **Residential Density**: 12 residential units per acre
- **Parking:** 1 space/unit
- **Development Costs:** Not available
- **Funding Source:** Entirely privately funded.
- **Market Performance**: Not available
- **For More Information:** Dianne Williamson or John Geier, Coburn Development, at (303) 442-3351 or e-mail at dwilliamson@coburndev.com

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Foster "walkable", close-knit neighborhoods

This infill project includes 85 units of housing on 7 acres of land. It has a New Urbanist design for open space and sustainable growth and won the 1997 Governor's Smart Growth Award. Front porches, alleys and narrow streets, and neighborhood connectivity characterize this development, creating a pedestrian-oriented residential neighborhood.

Other Smart Growth Principles

- ***Mix land uses***—The project has a mixed-use village center with business studios, laundry, post office, schoolhouse, guest lodge, and residential.
- ***Create a range of housing opportunities and choices***—There are several different housing types from single family to loft/row houses.
- ***Promote distinctive, attractive communities with a strong sense of place*** —Close to downtown, historic districts and restaurants.
- ***Strengthen and encourage growth in existing communities***—The project successfully infills an under-used site.
- ***Provide a variety of transportation choices***—The site is located along transit lines, footpath and bike path connections to Boulder Creek, and is within walking distance to commercial and retail services.

Smart Growth Principle #4

Foster "walkable", close-knit neighborhoods

- ☐ *Sacramento Area Built Project*
- ☐ *Sacramento Area Proposed Project*
- ☑ *California or National Project*

JONES FARM
Hillsboro, OR

- **Context/Key Feature:** Planned Unit Residential Development with strong pedestrian orientation
- **Built/Redeveloped**: 1996
- **Acreage:** 110 acres
- **Land Uses:** 350 single family homes; 25 detached row houses; 500 multi-family apartment units; 2.25 acre community center and commercial area; 18 acres of park and open space
- **Residential Density**: Approximately 10 residential units per acre
- **Parking:** On-street, and garages with back alley access
- **Funding Source:** Private
- **Market Performance**: Not available
- **For More Information:** Pacific Land Management 6325 SW Boones Ferry Road, Suite 203, Lake Oswego, OR 97035, Phone: (503) 635-6202

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Foster "walkable", close-knit neighborhoods

The Jones Farm development was designed with the pedestrian in mind. The primary focal point of the area is a central green surrounded by a one-way circular street. The site's streets and many pedestrian paths converge on this park. The project achieves a pedestrian feeling by use of small lot high density residential housing types based on historic models integrated with the site's 20-acre park and open space system. Alleyways with garages are accessed from the back of the houses.

Other Smart Growth Principles

- ***Take advantage of existing community assets—***
  Jones Farm was designed to reflect the land's historic agricultural use. The existing farmhouse and farm buildings were renovated and used as a historic link.

- ***Create a range of housing opportunities and choices—***
  The development combines a mixture of almost 900 units of housing, including conventional single family homes; medium density single family detached homes and multi-plex apartments.

Smart Growth Principle #5

Promote distinctive, attractive communities with a strong sense of place

- ☑ ***Sacramento Area Built Project***
- ☐ ***Sacramento Area Proposed Project***
- ☐ ***California or National Project***

MEMORIAL AUDITORIUM Sacramento, CA

- **Location:**
  15th and J St., Downtown Sacramento
- **Context/Key Feature:**
  Rehabilitation of a very fine old, civic auditorium.
- **Built/Redeveloped:**
  Built in 1927, upgraded in 1986 and restored in 1996.
- **Parking:**
  On-street parking throughout the area, and nearby structural parking.
- **Funding Source:**
  Public funding
- **Contact:**
  Mr. Vincent Marsh, Preservation Director, City of Sacramento, 264-5381

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Promote distinctive, attractive communities with a strong sense of place

This historic landmark was once considered Sacramento's arena and performing arts house and hosted many of the city's major entertainment events. Built in the Beaux-arts architectural style in 1927, the auditorium was seismically retrofitted in 1986, and then fully restored with funding by a voter-approved bond in 1992. The landmark frequently hosts high school graduations, concerts, sporting events, and other cultural activities.

Other Smart Growth Principles

- ***Mix land uses***—The auditorium is near residential and retail areas in the City.
- ***Take advantage of existing community assets***—This serves as a model for restoring a landmark building to its old glory.
- ***Foster "walkable", close-knit neighborhoods***— Located in the Central City, the project takes advantage of the walkable areas around it.
- ***Strengthen and encourage growth in existing communities***—This restoration project draws residents and visitors to the Central City and adds to the entire region's cultural and social fabric.
- ***Provide a variety of transportation choices***—The site is within walking distance to a light rail station (four blocks), and the surrounding area boasts ample sidewalks and trees that provide shade and a degree of traffic calming.

***Smart Growth** Principle #5*

Promote distinctive, attractive communities with a strong sense of place

- [x] ***Sacramento Area Built Project***
- [ ] ***Sacramento Area Proposed Project***
- [ ] ***California or National Project***

FOX & GOOSE RESTAURANT Sacramento, CA

- **Location:** 1001 R Street, Downtown Sacramento
- **Context/Key Feature:** Adaptive reuse of one of the historic warehouses on the R Street Corridor.
- **Built/Redeveloped:** Rehabilitated in 1972
- **Parking:** Surface parking
- **Funding Source:** Public/private funding
- **For More Information:** Bill Dalton, Owner of the Fox and Goose Restaurant, 916-443-8825.

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Promote distinctive, attractive communities with a strong sense of place

The Fox and Goose is a well-established eatery that was originally a paint and glass warehouse. Rehabilitation of the building started in 1972, and now is a local landmark. The building was modeled after the 200-year-old Fox and Goose in northern England.

Other Smart Growth Principles

- ***Mix land uses***—This project is considered an example of horizontal mixed use with residents in condominiums nearby and employees from surrounding office buildings using this as well as other retail on-site and nearby. In addition to the restaurant, other retail in the two-story section of the east wing of the building includes a teashop and the Artists Foundry where the community can watch bronze sculptures being cast.
- ***Take advantage of existing community assets***—This is a model to reshape future development along R Street.
- ***Foster "walkable", close-knit neighborhoods***— In the heart of the City's arts and entertainment area, the project takes advantage of the walk able area around such other City notables as the "Studio Theatre" and the "Excentrique Gallery."
- ***Strengthen and encourage growth in existing communities***—This infill project that draws residents and visitors to the cultural urban centers and acts as a catalyst for other infill development.
- ***Provide a variety of transportation choices***—The site is two blocks from a light rail station and provides a high-quality walkable destination for breakfast, lunch, dinner, evening entertainment and gift shopping to many downtown employees and residents.

Smart Growth Principle #5

Promote distinctive, attractive communities with a strong sense of place

- ☑ ***Sacramento Area Built Project***
- ☐ ***Sacramento Area Proposed Project***
- ☐ ***California or National Project***

CADA WAREHOUSE Sacramento, CA

- **Location:**
  1108 R Street, Downtown Sacramento
- **Context/Key Feature:**
  Adaptive-reuse of historic warehouse in the revitalizing R Street corridor
- **Parking:**
  Surface parking and interior parking
- **Development Costs:**
  $12-14 million (estimated); $1 million infrastructure improvements
- **Funding Source:**
  Public/private funding (CRA, CHFA, LIHTC, Historic Preservation Grant, City Low-Income Housing Trust Funds, SHRA/TIF, bonds, & other sources).
- **For More Information:**
  John Dangberg, Executive Director, Capitol Areas Development Authority (CADA), at (916) 322-2114

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Promote distinctive, attractive communities with a strong sense of place

The Capitol Area Development Authority's (CADA) adaptive reuse of a historic six-story concrete and steel warehouse is expected to catalyze revitalization of the R Street corridor. This building is part of a collection of historic brick warehouses located in the R Street corridor, an area that has the potential to turn into a residential arts and entertainment center.

Other Smart Growth Principles

- ***Mix land-uses***—This warehouse project may include for-sale or for-rent units, and ground floor retail for residents and employees from surrounding office buildings.
- ***Take advantage of existing community assets***—This could be the "flagship" for other development to reshape the historic inventory of old warehouses along the R Street Corridor.
- ***Create a range of housing choices***—Whether for-sale or rent, this project could be a catalyst for up to 400 new housing units in the immediate area.
- ***Foster "walkable", close-knit neighborhoods***—The project takes advantage of the increasingly popular arts and entertainment area around such City notables as the Fox and Goose, the Excentrique Gallery and the Studio Theatre.
- ***Preserve open space, farmland, natural beauty, and critical environmental areas***—This compact, dense six-story development supports the preservation of open space and farmland.
- ***Provide a variety of transportation choices***—This project will put more residential units within 800 feet of light rail facilities.

Smart Growth *Principle #5*

Promote distinctive, attractive communities with a strong sense of place

- ☐ ***Sacramento Area Built Project***
- ☐ ***Sacramento Area Proposed Project***
- ☑ ***California or National Project***

DENVER DRY GOODS
Denver, CO

- **Context/Key Feature:** Renovation of six-story structure in Denver's Downtown.
- **Built/Redeveloped:** Built in 1994.
- **Acreage:** 1.15 acres
- **Land Uses:**
  117 Residential units:
  39 affordable apartments
  12 market-rate apartments
  66 market-rate condos
  Total retail space: 112,000 sq. ft.
  Total office space: 28,780 sq. ft.
- **Residential Density:** 102 residential units per acre
- **Development Costs:** $8.3 million
  Construction costs: $33.4 million
- **Funding Source:** Public/private with 23 sources. City funded half the purchase price; local banks and pensions the remainder.
- **Market Performance:** Residential leased in two months, 200 waiting list. Retail drew first national retailer downtown in ten years.
- **For More Information:** Chuck Perry, Perry/AHDC at (303) 446-0600

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Promote distinctive, attractive communities with a strong sense of place

Denver Dry Goods, an established model for mixed-use rehabilitation of downtown historic buildings, was a department store in the heart of downtown for nearly 100 years. But the building became an eyesore in the 1980s and was threatened with demolition when the Denver Urban Renewal Authority purchased the building in 1988. Since the restoration by the Affordable Development Housing Corporation, the housing component of the development has provided a 24-hour presence and has become a catalyst for 20 other historic renovations in downtown Denver.

Other Smart Growth Principles

- ***Mix land uses***—This project is a national model for mixed-use, mixed-income projects.
- ***Create a range of housing opportunities and choices***—The project validated that affordable housing could be an important component of downtown renewal projects.
- ***Foster "walkable", close-knit neighborhoods***—Located in the heart of downtown Denver on the pedestrian/transit mall, the development also links the convention center, retail business and downtown hotels.
- ***Preserve open space, farmland, natural beauty, and critical environmental areas***—Efficient use of land helps preserve open space.
- ***Strengthen and encourage growth in existing cities***—The project is a leading national example of successful infill.
- ***Provide a variety of transportation choices***—The project is located on a pedestrian/transit mall with easy access to shopping.
- ***Make development decisions predictable, fair and cost-effective***—This is a result of a highly successful public/private partnership put together with complex financing. Unable to secure financing for the entire project, the developers financed the project incrementally into smaller, more "financeable" packages.

Smart Growth Principle #5

Promote distinctive, attractive communities with a strong sense of place

- ☐ *Sacramento Area Built Project*
- ☐ *Sacramento Area Proposed Project*
- ☑ *California or National Project*

BELMONT DAIRY
Portland, OR

- **Context/Key Feature:**
  Adaptive-reuse, 2 to 5 stories mixed use 1.5 miles from downtown
- **Built/Redeveloped:**
  Redeveloped in 1996
- **Acreage:** 2.5 acres
- **Land Uses:**
  Residential units:
  66 moderate rate apts.
  19 market rate apts.
  Retail space:
  26,000 sq. ft. ground floor
  Total space: 133,000 sq. ft.
- **Residential Density**:
  34 residential units per acre
- **Parking:**
  Parking spaces: 130
  62 enclosed
  68 adjacent (enclosed/ surface)
- **Development Costs:** $14 million
- **Funding Source:**
  A variety of public/ private sources.
- **Market Performance**:
  Residential units completely leased.
  100% retail (one business 1 year ahead of schedule).
- **For More Information:**
  Douglas Obletz, President, Belmont Dairy, LLC, at (503) 242-0084

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Promote distinctive, attractive communities with a strong sense of place

The Belmont Dairy is a creative renovation of an abandoned dairy that sat vacant for several years. The redeveloped dairy building now houses a ground floor 24-hour upscale grocery store, retail shops and 85 units of housing. The project has been a catalyst for development and is an anchor in an emerging neighborhood main street. The dairy is in the heart of one of Portland's rediscovered neighborhoods, close to downtown and within the established business district. Half of the 80,000 sq. ft dairy was preserved to emphasize the site's historic connection to the neighborhood and ensure it blends with the existing character of the community. The architecture is enhanced by French-style balconies and the scale of the sun screens and awnings.

Other Smart Growth Principles

- ***Mix land uses***—This project is a national model for mixed-use, mixed-income renovation projects.
- ***Create a range of housing opportunities and choices***—This project is Portland's first innovative blend of affordable housing, market-rate lofts and street level retail.
- ***Foster "walkable", close-knit neighborhoods***—The Belmont Dairy demonstrates how density can be accomplished without sacrificing neighborhood quality and livability. The site is located in an established business district, where shops, restaurants, clubs and parks are within easy walking distance. The development has a landscaped courtyard and was the winner of Governor's Livability Award in 1997.
- ***Preserve open space, farmland, natural beauty, and critical environmental areas***—Compact development in inner areas preserves open space.
- ***Provide a variety of transportation choices***—The dairy is adjacent to a bus line—only 10 minutes to downtown.

***Smart Growth** Principle #6*

Preserve open space, farmland, natural beauty and critical environmental areas

- ☑ ***Sacramento Area Built Project***
- ☐ ***Sacramento Area Proposed Project***
- ☐ ***California or National Project***

SACRAMENTO VALLEY OPEN SPACE CONSERVANCY, Sacramento, CA

- **Location:**
  Preserved open space is dispersed throughout the Sacramento Metropolitan Area
- **Context/Key Feature:**
  Dedication of open space through acceptance of gifts and private purchase of land by conservancy.
- **Founded:** 1990
- **Land Uses:**
  Riparian open space, fallow agricultural land
- **Funding Source:** Private and public
- **For More Information:**
  Sacramento Valley Open Space Conservancy
  (916) 492-0908

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Preserve open space, farmland, natural beauty and critical environmental areas

A private, non-profit land trust founded in 1990, the Sacramento Valley Open Space Conservancy's mission is to preserve the beauty, character and diversity of the Sacramento Valley natural landscape. Accordingly, the conservancy works cooperatively with private landowners, public and private funding sources, citizens, developers, public agencies, and nonprofit organizations to purchase land from willing sellers and otherwise effect the acquisition of open space land in the Sacramento Valley. In addition, the organization accepts gifts and facilitates public acquisition and easement dedication through cooperative efforts. So far, the conservancy has acquired 613 acres.

Preservation objectives of the conservancy include agriculture, natural resource protection, recreation, and wildlife habitat conservation.

Other Smart Growth Principles

- ***Promote distinctive, attractive communities with a strong sense of place***—
  The conservancy promotes distinctive, attractive communities by preserving open space which, if developed, would otherwise encourage sprawl and induce erosion of a strong sense of place.
- ***Strengthen and encourage growth in existing communities***—
  The presence of permanent open space provides an edge to urban areas and encourages growth within existing communities.

Smart Growth Principle #6

Preserve open space, farmland, natural beauty and critical environmental areas

- ☑ *Sacramento Area Built Project*
- ☐ *Sacramento Area Proposed Project*
- ☐ *California or National Project*

AMERICAN RIVER PARKWAY
Sacramento, CA

- **Location:**
  Parkway system along both sides of the American River in the Sacramento metropolitan area
- **Context/Key Feature:**
  Preservation of the natural resources of the American River riparian corridor
- **Founded:** Established 1968
- **Land Uses:**
  Riparian open space, trails, picnic areas, interpretive center, mobility-impaired accessible fishing pier.
- **Parking:** At selected access points
- **Funding Source:**
  Public and Private
- **For More Information:**
  American River Parkway Foundation
  P.O. Box 188437
  Sacramento, CA 95818-8437
  (916) 456-7423

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Preserve open space, farmland, natural beauty and critical environmental areas

The American River Parkway is described in the Sacramento County General Plan as the cornerstone of the county's urban open space system. Most of the 23-mile long parkway is in public ownership. The Parkway's issues focus on management and adjoining development. A few additional acquisitions are necessary to make the parkway complete. Nevertheless, five million visitors each year find their way to the parkway, taking advantage of its walking, jogging and bicycle trails, picnic areas, interpretive center and services, and fishing, including a mobility-impaired accessible fishing pier.

The American River Parkway Plan is published as a supplement to the County General Plan.

Other Smart Growth Principles

- ***Promote distinctive, attractive communities with a strong sense of place***—
  The parkway is a major presence in the metropolitan area's overall development pattern. Two rivers run through the urbanized part of the metropolitan area, whose sense of place is incomplete without cognizance of the parkway that helps form the image of the region.
- ***Strengthen and encourage growth in existing communities***—
  The parkway strengthens and encourages growth in existing communities by serving as a stable natural asset in the region beside which growth can center.
- ***Provide a variety of transportation choices*** —
  The parkway bikepaths provide a safe, high-speed and beautiful route for hundreds of cyclists to commute to and from downtown jobs every day.

***Smart Growth** Principle #6*

Preserve open space, farmland, natural beauty and critical environmental areas

- ☐ *Sacramento Area Built Project*
- ☐ *Sacramento Area Proposed Project*
- ☑ *California or National Project*

TRANSFER OF DEVELOPMENT RIGHTS,

Montgomery Co, MD

- **Location:**
  Farmlands north of Washington, D.C.

  In 1980 Montgomery County adopted a master plan for "Preservation of Agriculture and Rural Open Space" that created an Agricultural Reserve where farmland would be preserved.

- **Context/Key Feature:**
  Farmland Preservation Program; Transfer of Development Rights

- **Adopted:**
  Incorporated into zoning ordinance in 1987.

- **Market Performance:**
  Total acres preserved to date: 44,000 acres through TDR

- **For More Information:**
  Rick Pruetz, AICP, author of "Saved by Development" at (310) 305-3568 or e-mail at arje@ibm.net

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Preserve open space, farmland, natural beauty and critical environmental areas

Montgomery County in Maryland has an innovative Transfer Development Rights (TDR) program, adopted in 1980, that has preserved an estimated 44,000 acres of farmland in the county. The effort followed loss of 18 percent of the prime farmland in the County in the 1970s. A Rural Density Transfer (RDT) Zone allows the transfer of development rights that are set at one unit per 25 acres, to a receiving site that allows one dwelling per 5 acres, which is a five-fold increase in the density for the developer. In 1990, the county-wide TDR program was amended restricting densities for projects without a TDR and allowing higher density limits for those with TDRs. A deed of transfer limiting development on the sending site and conveying the easement to the county is recorded upon approval of the Planning Board.

Other Smart Growth Principles

- ***Promote distinctive, attractive communities with a strong sense of place***—The 25 acre standard was a result of a study that concluded that this was the minimum size of a farm in Montgomery County to function on a cash crop basis.

- ***Strengthen and encourage growth in existing communities***—The County established a capital improvement program that assured that infrastructure and services were only extended to areas receiving higher densities and not farmlands being protected.

***Smart Growth** Principle #6*

Preserve open space, farmland, natural beauty and critical environmental areas

- ☐ *Sacramento Area Built Project*
- ☐ *Sacramento Area Proposed Project*
- ☑ *California or National Project*

CONSERVATION EASEMENTS Davis, CA

- **Context/Key Feature:** Farmland Preservation Ordinance—context: efforts to date include portions of Putah Creek and Willow Slough riparian corridor.
- **Adopted:** 1995
- **Performance:** Total acres preserved to date: 2,500 acres plus $900,000 in-lieu fees collected as a result of the ordinance.
- **For More Information:** Mitch Sears, Open Space Coordinator, City of Davis, (530) 757-5626

Preserve open space, farmland, natural beauty and critical environmental areas

The City of Davis General Plan includes policies to protect farmland and provides buffers between rural and urban form. The main policy requires that for every acre of farmland converted to urban uses, one acre of comparable farmland must be preserved in perpetuity—a 1:1 ratio. The City is considering increasing the ratio to 2:1.

Other Smart Growth Principles

- ***Promote distinctive, attractive communities with a strong sense of place***— The community recognizes its connection to a rural heritage.
- ***Strengthen and encourage growth in existing communities***— Conservation easements protect prime farmland, create buffers between urban and rural land uses, and contribute to compact urban form.
- ***Make development decisions predictable, fair, and cost-effective***— Flexibility is built into the ordinance to allow the City to accept in-lieu payments to cover the cost of conservation easements. The ordinance provides a "right to farm" article that reduces the circumstances under which agricultural operations may be named a nuisance.
- ***Encourage citizen and stakeholder participation in development decisions***— The Farmland Conservation Advisory Committee helps gain broad political support from local officials—along with representatives from agriculture, business, and environmental groups.

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Smart Growth Principle #6

Preserve open space, farmland, natural beauty and critical environmental areas

- ☐ *Sacramento Area Built Project*
- ☐ *Sacramento Area Proposed Project*
- ☑ *California or National Project*

FARMLAND PRESERVATION
King County, WA

- **Context/Key Feature:**
  The Farmland Preservation Program: Transfer of Development Rights
- **Adopted:**
  Voter approved in 1979
- **Funding Source:**
  Voters approved $50 million bond sale
- **Market Performance:**
  Total acres preserved to date 190 properties with over 12,800 acres at a cost of $54 million.
- **For More Information:**
  Judy Herring, FPP Property Rights Specialist, King County WA (206) 296-1470 or e-mail at: *judy.herring@metrokc.gov*.

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Preserve open space, farmland, natural beauty and critical environmental areas

King County, Washington has a farmland preservation program that has preserved 190 properties with over 12,800 acres. This program was based on a $50 million bond sale approved by the voters in 1979 in the Seattle metropolitan area. The measure financed the purchase of development rights to voluntarily offered farmlands. There are eligibility priorities established. Priority 1 includes 6,000 acres in the rapidly urbanizing farm land areas and 1,500 acres of horticultural land, while Priority 2 included some 25,000 acres in the more rural areas.

The County established Agricultural Production Districts (APDs) to go along with use and density zoning restrictions to protect farmland—with minimum density requirements to preserve parcels large enough for commercial agriculture.

Acquisition was restricted to four valley areas that tended to be well clustered, advancing a primary program objective of preserving large, relatively contiguous blocks of lands. Covenants in the deeds "run with the land"—remaining in effect if property is sold or bequeathed.

Other Smart Growth Principles

- ***Promote distinctive, attractive communities with a strong sense of place***—The community recognized it was losing its rural lands around Seattle, and organized itself to protect its vital farmlands.

Smart Growth Principle #7

Strengthen and encourage growth in existing communities

- ☑ ***Sacramento Area Built Project***
- ☐ ***Sacramento Area Proposed Project***
- ☐ ***California or National Project***

METRO SQUARE
Sacramento, CA

- **Location:** 25th and I Streets, Sacramento
- **Context/Key Feature:** Residential infill in Sacramento's Midtown District
- **Built/Redeveloped:** 1998
- **Acreage:** 2.5 acres
- **Land Uses:** 45 two-story single family detached units
- **Residential Density:** 18 units/acre
- **Funding Source:** Public/private funding:
  $1.2 million SHRA loan,
  $0.3 million Builder's Equity, and
  $5.2 million conventional loan.
- **For More Information:**
  David Mogavero
  Mogavero-Notestine Associates
  (916) 443-1033
  or
  Bill Hartman
  Regis Homes of Northern California
  (916) 929-3193, ext. 18

Strengthen and encourage growth in existing communities

Metro Square is a residential infill development in Midtown Sacramento, just blocks away from the Capitol. This project is part of the City's efforts to revitalize the Midtown District. Each of the 45 residential units has a front porch, a small private back yard, and an attached garage tucked under the unit. The units are arranged around an interior court and an interior street serves garage access to the back of the units. The project, which was the first major new residential construction in downtown and midtown Sacramento in several years, sold out very quickly. Most of the units sold the first weekend they came onto the market.

Other Smart Growth Principles

- ***Create a range of housing opportunities and choices***—Metro Square brings single family owner-occupied homes into the downtown/midtown area.
- ***Promote distinctive, attractive communities with a strong sense of place***—The units are stucco and hardwood facades to blend in with the existing characteristics of the surrounding early 20th century neighborhood. Interior courtyards and the scale of the design emphasize community interaction.
- ***Preserve open space, farmland, natural beauty, and critical environmental areas***—Like many infill projects, using underused urban land helps preserve open space and farmland.
- ***Strengthen and encourage growth in existing communities***—The project provides compact residential infill.
- ***Provide a variety of transportation choices***—Walking is an option for residents. Convenient restaurants and retail establishments are close by.

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Smart Growth Principle #7

Strengthen and encourage growth in existing communities

- [x] Sacramento Area Built Project
- [ ] Sacramento Area Proposed Project
- [ ] California or National Project

GOVERNOR'S SQUARE Sacramento, CA

- **Location:** Governor's Square East and West are two developments bounded roughly by N and Q Streets, and 3rd and 6th Streets.
- **Context/Key Feature:** Medium/ high density housing in downtown Sacramento
- **Built/Redeveloped:** West--1970; East--1974
- **Acreage:** 11 acres (3 city blocks)
- **Land Uses:** 257 apartments, 45 town homes available for lease.
- **Residential Density:** 27 units/acre
- **Parking:** 302 underground spaces for tenants only
- **Funding Source:** Private
- **Market Performance:** Both developments acquired by Watt Property Management (San Francisco, CA) for approximately $30 million in August 2000. Occupancy is currently 97%. Apartments lease for $790 - $1,355/ month; townhomes lease for $1.395 - $1,695/month.
- **For More Information:**
  Robert Jeckel, Leasing Agent
  Governor's Square
  1451 3rd Street
  Sacramento, CA
  (916) 444-8730

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Strengthen and encourage growth in existing communities

Other Smart Growth Principles

Governor's Square provides over 300 units of housing in the heart of downtown Sacramento, creating an environment of vitalilty to the center city. The development is notable for bringing new medium to high density housing to downtown Sacramento during the 1970s, a period when most housing development was occurring on the periphery of the city. This high quality housing continues to enjoy high occupancy rates, and contributes to the stability of downtown in an area virtually surrounded by office buildings.

- ***Take advantage of existing community assets***—The two projects constitute a significant investment in downtown Sacramento that enhance the economic viability of previous investments.
- ***Create a range of housing opportunities and choices***—The projects offer a range of housing products (ione to three bedrooms) and prices in a mix of 2-4 story buildings.
- ***Promote distinctive, attractive communities with a strong sense of place***—Housing is located around centrally located swimming'athletic facilities. The projects also include internal courtyards that facilitate social interaction, and high quality architectural design.
- ***Preserve open space, farmland, natural beauty, and critical environmental areas***—These infill projects support the preservation of open space on the periphery of the city.
- ***Provide a variety of transportation choices***—The developments have an internal network of footpaths connecting to adjacent streets and have good access to transit, shopping, and workplaces downtown.

Smart Growth Principle #7

Strengthen and encourage growth in existing communities

- ☐ *Sacramento Area Built Project*
- ☑ *Sacramento Area Proposed Project*
- ☐ *California or National Project*

11th & S STREET MIXED-USE Sacramento, CA

- **Location:**
  Vacant lot on northeast corner of 11th & S Streets, Sacramento
- **Context/Key Feature:**
  Mixed-use Infill in the R Street Corridor in the Central City of Sacramento.
- **Acreage:** 0.15+ acres
- **Land Uses:**
  Three-story mixed-use (90% residential/10% retail):
  8 market-rate apartments
  1,131 sq. ft. retail
  11,045 sq. ft. total
- **Residential Density:**
  54 residential units per acre
- **For More Information:**
  Gregg Richter of Darryl Chinn Architects (916) 446-1293

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Strengthen and encourage growth in existing communities

The three-story project on a 6500 square foot infill lot will support the Central City Housing Strategy by providing needed housing. The project is a mixed-use residential development with eight market rate apartments and two retail spaces within the R Street Corridor.

Other Smart Growth Principles

- ***Foster "walkable" close-knit communities***—The surrounding grid street pattern and sidewalks make this a model walkable neighborhood. A proposed setback reduction from 12 to 5 feet is consistent with this pedestrian emphasis.
- ***Strengthen and encourage growth in existing communities***—The project supports infill housing to serve projected Central City employment growth.
- ***Provide a variety of transportation choices***—The project density and mix of uses support the goal of transit ridership. The project is within walking distance of the 13th Street Light Rail Transit Station (two blocks) and the downtown area.

Smart Growth Principle #7

Strengthen and encourage growth in existing communities

- [x] Sacramento Area Built Project
- [ ] Sacramento Area Proposed Project
- [ ] California or National Project

FREMONT BLDG. 16th & P STREET Sacramento, CA

- **Location:**
  Northeast corner of 16th and P Streets, Sacramento
- **Context/Key Feature:**
  Mixed use with three levels of residential over retail commercial development, maximizing location near light rail, State Capitol, & other employment centers
- **Built/Redeveloped:**
  Under construction: 2000-2001
- **Land Uses:**
  Residential: 69 units
  Retail commercial: 12,269 sq. ft.
- **Parking:**
  Commercial: On-street parking
  Residential: One space/unit
- **Funding Source:**
  Privately funded
- **For More Information:**
  John Leonard, JPL Properties, (916) 443-8300

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Strengthen and encourage growth in existing communities

The Fremont Building will create a mixed use pedestrian oriented retail environment, highlighted by three levels of residential use over retail commercial development.

Other Smart Growth Principles

- ***Take advantage of existing community assets***—
  The project takes advantage of its very location only two blocks from light rail tracks, three blocks from the State Capitol, one block from a new1.4 million square foot/6300 employee project under construction, and within five blocks of other employment centers.

- ***Create a range of housing opportunities and choices***—
  The project offers a range of unit size from studios to 2 bedroom/2 bath units.

- ***Foster "walkable", close-knit neighborhoods***—
  The project fosters walkability by bringing together residential opportunities and easily accessible amenities.

- ***Promote distinctive, attractive communities with a strong sense of place***—
  The project's design promotes a strong sense of place in that its residential and retail commercial aspects are woven into the fabric of the area.

- ***Preserve open space, farmland, natural beauty, and critical environmental areas***—
  Because the project renews existing urban property, it thereby does not consume any open space, farmland, natural beauty, or critical environmental areas, but instead preserves them.

- ***Provide a variety of transportation choices***—
  The proximity to transportation choices provided by the project include: light rail (2 blocks), bus (2 blocks), and individual tenant auto (1 parking space per unit).

Smart Growth Principle #7

Strengthen and encourage growth in existing communities

- ☐ *Sacramento Area Built Project*
- ☐ *Sacramento Area Proposed Project*
- ☑ *California or National Project*

OREGON URBAN GROWTH BOUNDARY
Portland, OR

- **Location:**
  Portland Metropolitan Area—thirteen counties and twenty-four cities
- **Context/Key Feature:**
  Boundary around metro area separates urban from rural land uses
- **Adopted:**
  State enabling law adopted by Oregon Legislature 1973; boundary adopted 1979, and amended in 1998
- **Acreage:**
  236,000 acres (369 sq. miles) inside the boundary
- **For More Information:**
  Growth Management Department, Metro, (503) 797-1839 or email to 2040@metro-region.org

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California Energy Commission PLACE^{3}S
(916) 654-3948
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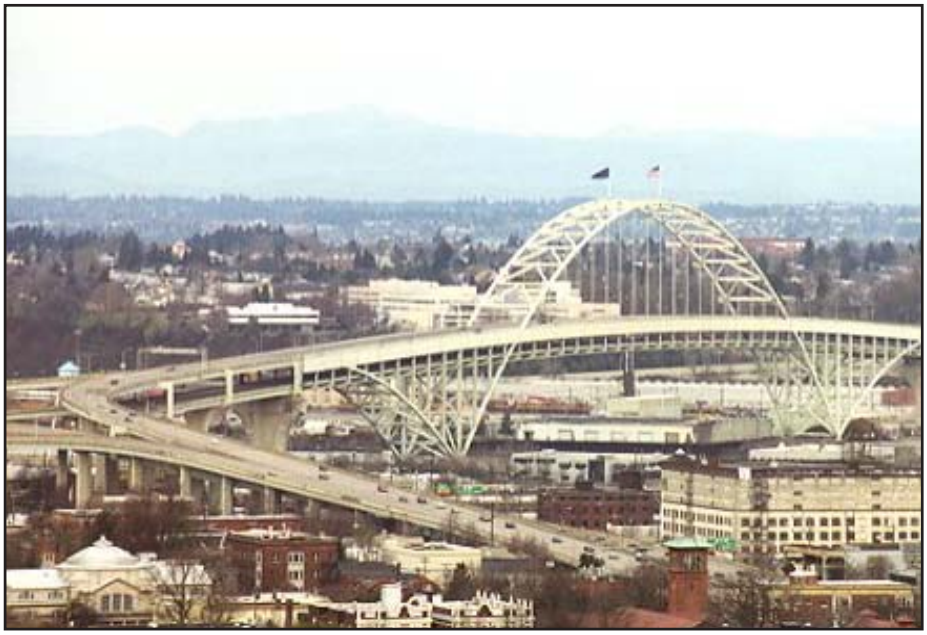

Strengthen and encourage growth in existing communities

The Portland metropolitan area has a single boundary around its three counties and twenty-four cities. Approximately 30% of all new houses and 40% of all new jobs occur on small infill or redevelopment sites within the boundary. The urban growth boundary (UGB) has been the major tool Oregon uses to prevent urban sprawl. Every Oregon city has a UGB, which is intended to encompass an adequate supply of buildable land that can efficiently be provided with urban services (such as roads, sewer, water lines and street lights) to accommodate the expected growth during a 20-year period. UGBs plan and promote the efficient use of urban land and preserve prime farm and forest lands outside the boundary.

Other Smart Growth Principles

- ***Take advantage of existing community assets***—The growth boundary contains develop ment and keeps the focus on existing features.
- ***Foster "walkable", close-knit neighborhoods***—Higher densities neighborhoods result from the growth boundary, creating more walking opportunities.
- ***Preserve open space, farmland, natural beauty, and critical environmental areas***—The boundary was specifically intended to preserve natural resources and efficiently use land.
- ***Provide a variety of transportation choices***—More transportation options are available with higher densities and contained development areas.
- ***Make development decisions predictable, fair, cost effective***—There is a clear, uniform process throughout Oregon for development decisions.
- ***Encourage citizen and stakeholder participation in development decisions***—Citizen participation is a key goal in Oregon's Land Use Planning Program.

Smart Growth Principle #8

Provide a variety of transportation choices

- ☑ ***Sacramento Area Built Project***
- ☐ ***Sacramento Area Proposed Project***
- ☐ ***California or National Project***

SECRETARY OF STATE / ARCHIVES BUILDING Sacramento, CA

- **Location:** 10th and O Street
- **Context/Key Feature:** State office building and museum built and oriented along light rail
- **Built/Redeveloped:** Built in 1998
- **Acreage:** 2.5 acres
- **Land Uses:** Total office floor space: 546,000 sq. ft.
- **Development Costs:** $65 million (includes cost of museum)
- **Funding Source:** Public revenue bond money
- **For More Information:** David Nissenbaum, Customer Account Manager, Department of General Services, (916) 445-6237

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Provide a variety of transportation choices

This state office building was designed to maximize transportation options for employees and visitors. The 5-story project, located at 10th and O Streets, has a curvilinear entrance that addresses the center of the intersection and the light rail station, providing for a more a "human-friendly" connection to these elements of transportation infrastructure.

Other Smart Growth Principles

- ***Mix land uses***—The office space is on top of ground floor retail, government office space, an auditorium, and museum space.
- ***Foster "walkable", close-knit neighborhoods***—The building is across the street from the landmark "Posey's Restaurant" Building and one block from Roosevelt Park, site of the Tuesday Farmers Market.
- ***Promote distinctive, attractive communities with a strong sense of place*** — The central courtyard and the "Constitutional Wall" offers reflective public space, as well as space for community. Words on the wall match the exact locations as they appear on the document stored inside the Archive vault behind it. Different colors in the courtyard reflect the valley, mountains, and ocean of California. The building materials inside were all selected as representative of the state.
- ***Provide a variety of transportation choices***—The building is situated on the light rail stop, and 144 of the 525 personnel in the building purchase monthly public transit passes. The numbers continue to rise monthly.

Smart Growth Principle #8

Provide a variety of transportation choices

- ☑ *Sacramento Area Built Project*
- ☐ *Sacramento Area Proposed Project*
- ☐ *California or National Project*

PEDESTRIAN TUNNEL AT 65th STREET Sacramento, CA

- **Location:**
  Pedestrian tunnel near 65th Street Light Rail Station
- **Context/Key Feature:**
  Context: transit and pedestrian supportive project and tunnel near CSUS.
- **Built/Redeveloped:**
  Groundbreaking February 1999
  Opened in July 2000.
- **Development Costs:** $3 million
- **Funding Source:**
  Joint federal, state, city funds
- **For More Information:**
  Ed Cox, Alternate Modes Coordinator, City of Sacramento, Department of Public Works, (916) 264-8434

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Provide a variety of transportation choices

The CSUS Pedestrian and Bicycle Access Project built a tunnel that connected the 65th Street light-rail station to California State University, Sacramento—making it safer for pedestrians and bicycles to access the station and the campus—and serve bicyclists employed at SMUD who want to take the American River bike trail from the suburbs. J Street did not provide a safe route in and out of campus for pedestrians and bicycles. The tunnel ensures a clear path along M Street already used by bicyclists into downtown. The distance to the tunnel is about one-quarter mile.

Other Smart Growth Principles

- ***Foster "walkable" close-knit neighborhoods***—The project will also service the south end of campus where the university plans more college activities.
- ***Strengthen and encourage growth in existing communities***—The tunnel is the initial connection that makes it possible to redevelop the land around the 65th Street Station as a mixed use University Village, with an emphasis on housing for CSUS faculty and students.
- ***Make development decisions predictable, fair, and cost-effective***—The project will include an underpass, three traffic lights, landscaping and improved bike paths.
- ***Encourage citizen and stakeholder participation in development decision***—The University and City strongly support the project, and "*Walk Sacramento*" leadership called it a "physical break through for this community."

Smart Growth Principle #8

Provide a variety of transportation choices

- ☐ *Sacramento Area Built Project*
- ☐ *Sacramento Area Proposed Project*
- ☑ *California or National Project*

ORENCO STATION
Hillsboro, OR

- **Context/Key Feature:** Neo-traditional community next to light rail station
- **Built/Redeveloped:** 1998.
- **Acreage:** 190
- **Land Uses:** 450 homes and townhouses, 1400 apartments, 6-acre town center, and 50-acre regional shopping center.
- **Residential Density:** 14 residential units per acre
- **Parking:** Alley-access garages and on-street parking
- **For More Information:** Mike Mehaffy, Pac Trust, 15350 SW Sequoia Parkway, Suite 300, Portland OR 97224, phone (503) 624-6300.

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Provide a variety of transportation choices

Orenco Station is a master planned community planned to serve the housing needs of the Portland area's growing high technology workforce and take advantage of a new light rail line. The development provides more transportation choices than just easy light rail access – it has pleasant sidewalks, narrow, tree-lined streets and through connections to surrounding streets and businesses. Most of the homes have front porches and garages in back accessed by alleys. Some homes have "granny flats" or accessory units over the garage. The development won the Governor's Livability Award in 1998, and several First Place awards in 1999 from the National Association of Home Builders.

Other Smart Growth Principles

- ***Mix land uses***—Orenco Station features a town center that mixes commercial uses, a community theater, and second floor townhouses above retail spaces.
- ***Create a range of housing opportunities and choices***—The project developed a variety of housing types: apartments, townhouses, townhouses over retail, single family detached, and accessory units.
- ***Foster "walkable", close-knit neighborhoods***—The entire development is highly walkable from residential areas to the town center and light rail.
- ***Promote distinctive, attractive communities with a strong sense of place***—The architectural and urban design of the area reflects traditional communities, with a strong emphasis on community open space, porches, and walkable environments.

Smart Growth Principle #8

Provide a variety of transportation choices

- ☐ *Sacramento Area Built Project*
- ☐ *Sacramento Area Proposed Project*
- ☑ *California or National Project*

DEL NORTE PLACE
El Cerrito, CA

- **Context/Key Feature:** Mixed use development one block from the El Cerrito Station of the Bay Area Rapid Transit system.
- **Built/Redeveloped:** Completed in 1992.
- **Acreage:** 4.1 acres
- **Land Uses:**
  135 residential units--
  27 affordable: 20%
  16 seniors: 12%
  92 market-rate: 60%
  21,000 sq. ft. ground floor retail
  12 spaces (estimated)
- **Residential Density:** 33 residential units per acre
- **Parking:** 234 off street spaces
- **Development Costs:**
  $18.8 million total, including $11 million in construction costs
- **Funding Source:**
  Public/private financing:
  Developer--$ 3.2 million
  ECRA lease back--$3 million
  LIGHT--$1.8 million
  County bond--$11 million
  CDBG--$0.2 million
- **Market Performance:** 88% full after two years

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Provide a variety of transportation choices

The four-story Mediterranean-style development is a national example of transit-oriented and infill development with both mixed-uses and mixed-incomes. The development is within one block of El Cerrito Bay Area Rapid Transit (BART) station. Studies indicate that more than half the residents use alternative travel modes"—48% use transit to work, while another 8% use the bus or walk. The development has a storage area for bicycles and a regional bicycle/pedestrian path (Ohlone Greenway) runs through the site.

Other Smart Growth Principles

- ***Mixed land uses***—There are a variety of shops and services on the ground floor of the development. Retail has succeeded, although slowed initially by local recession.
- ***Create a range of housing opportunities and choices***—The development includes market rate, affordable and seniors housing. The affordable units are spread throughout the complex.
- ***Foster "walkable" close-knit neighborhoods***—The regional bicycle/pedestrian path, retail, and proximity to transit encourage walking.
- ***Promote distinctive, attractive communities with a strong sense of place***—Residences for seniors include a "senior commons" for social activities and meetings. The project has brought new life to a once under-utilized, auto-dominated area.
- ***Strengthen and encourage growth in existing communities***—The development replaced boarded up commercial buildings and vacant lots. Del Norte was a catalyst as numerous other buildings and vacant properties nearby are also now being developed.

Smart Growth Principle #9

Make development decisions predictable, fair, cost effective

- ☐ *Sacramento Area Built Project*
- ☑ *Sacramento Area Proposed Project*
- ☐ *California or National Project*

DEL PASO WORK LOFTS Sacramento, CA

- **Location:** Del Paso Blvd. and Oakmont Ave., Sacramento, CA
- **Context/Key Feature:** New low-income owner-occupied lofts
- **Built/Redeveloped:** Currently under review process
- **Acreage:** Approx. 1 acre
- **Land Uses:** 11 single family detached residential lofts with artist studios
- **Residential Density:** 11 units/acre
- **Parking:** On-site parking, mostly 2 car tandems behind housing
- **Development Costs:**
- **Funding Sources:** Private/public partnership, including Sacramento Housing and Development Agency and US Bank
- **For More Information:** Andrea Kincaid, Acanthus Architects (916) 444-9020

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Make development decisions predictable, fair, cost effective

The proposed Surreal Lofts in the Del Paso Boulevard area is an innovative attempt to encourage the arts in an existing residential and commercial district while providing affordable infill housing. The Project effort to date has served as an example of affordable housing in an affordable manner. City of Sacramento planning policies favor this type of development. The developer worked with the existing neighborhood to develop designs that would be compatible while still meeting the needs of work-at-home artists. An emphasis is placed on creating a safe environment with a design that is compatible with the neighborhood. The proposed buildings will use as high proportion of recycled materials and utilize photovoltaics to maximize energy efficiency.

Other Smart Growth Principles

- ***Create a range of housing opportunities and choices*—**
  The project calls for 11 units of artist housing and lofts. Three floor plans are available: 512, 640 and 720 square feet. Each unit will have a detached 800 to 1400 square foot artist studio.

- ***Promote distinctive, attractive communities with a strong sense of place*—**
  The lofts will create more diversity in the nearby commercial district with the arts and work-at-home residents.

- ***Preserve open space, farmland, natural beauty, and critical environmental areas*—**
  This infill/redevelopment project will reduce pressure to expand suburban development into peripheral undeveloped land.

- ***Strengthen and encourage growth in existing communities*—**
  The project is specifically intended to revitalize an area that has suffered from a prolonged period of economic decline.

Smart Growth Principle #9

Make development decisions predictable, fair, cost effective

- ☑ ***Sacramento Area Built Project***
- ☐ ***Sacramento Area Proposed Project***
- ☐ ***California or National Project***

NORTH NATOMAS PLANNING PRINCIPLES PROCESS, Sacramento, CA

- **Context/Key Feature:**
  Public planning process through community consensus in a highly visible area
- **Built:**
  Public involvement and planning process in early1990s; Planning principles adopted in 1992 by project working group.
- **Land Uses:**
  Proposed: Residential, commercial, retail, schools, parks, transit centers in 14 neighborhoods surrounding a Town Center
- **For More Information:**
  Art Gee, City of Sacramento, Department of Planning and Development, (916) 264-5200

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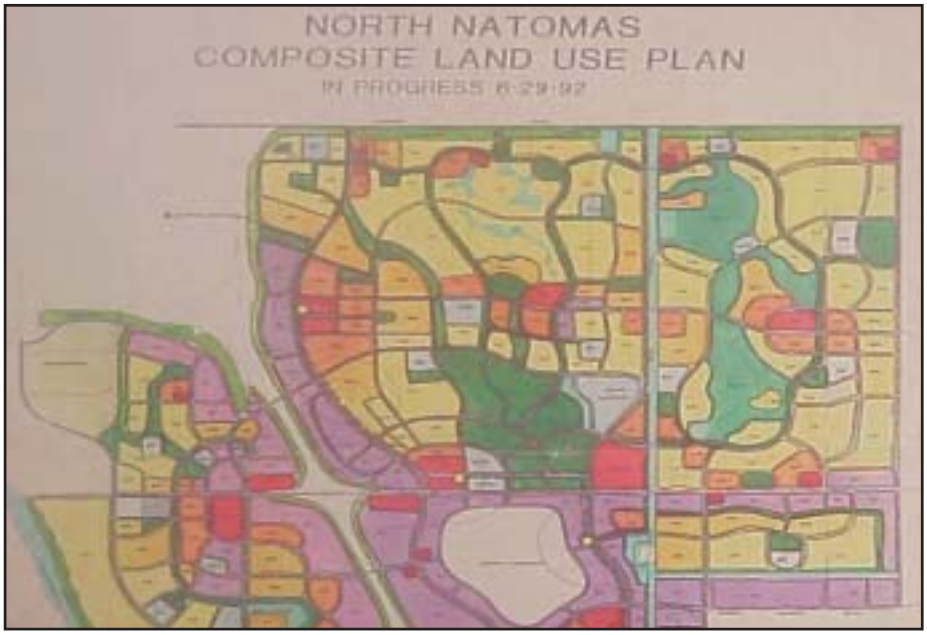

Make development decisions predictable, fair, cost effective

The history of planning for the North Natomas area in the 1980s was typically met with lawsuits by competing interests, critical press coverage, and public acrimony, with the result that significant development was prevented from occurring through the decade. That all changed in the early 1990s when a new planning process was utilized that led to the adoption of this broad group of planning principles for the project by consensus. These principles would make it easier for all interested parties to evaluate future development proposals and provide the development community sufficient direction without being too prescriptive.
In contrast to prior efforts, this process included a large working group to discuss and negotiate issues over an extended period of until consensus was eventually achieved. The North Natomas Planning Group included over 30 stakeholders representing the Environmental Council of Sacramento (ECOS), multiple developers, attorneys, neighborhood activists, Natomas Community Association, city staff, affected landowners, and bank officials. Part of the success of the project was attributed to the adoption of meeting ground rules to facilitate the process. The rules included equal speaking time, no voting motions, and no leaks to the press. Guiding the entire process was the understanding that only after the entire group reached agreement on a particular issue could it become part of the plan.

Other Smart Growth Principles

- ***Promote distinctive, attractive communities with a strong sense of place***—The planning principles call for a new Town Center located between Arco Arena and a 200-acre regional park that will become the visual and geographic focus of the new community and will help create a sense of place.
- ***Preserve open space, farmland, natural beauty, and critical environmental areas***—There was a consensus agreement, including from the developers, that 80% of the dwelling units would be located within a quarter mile of a park or other green space. In addition, a small drainage canal and multiple retention ponds will replace previously proposed large canals to enhance public open space.
- ***Provide a variety of transportation choices***—The adopted planning principles provided for the most intensive development along a planned light rail corridor, narrow streets, neighborhood connectivity via streets, footpaths and bikeways.

Smart Growth Principle #9

Make development decisions predictable, fair, cost effective

- ☐ *Sacramento Area Built Project*
- ☐ *Sacramento Area Proposed Project*
- ☑ *California or National Project*

FAIRVIEW VILLAGE
Fairview, OR

- **Context/Key Feature:** Neo-traditional development allowed based on flexible new zoning standards
- **Built/Redeveloped:** Started 1995.
- **Acreage:** 88 acres
- **Land Uses:**
  --600 residential units, including single-family small lot homes, row houses, duplexes, accessory units, and senior assisted rental and residential units above retail;
  --30,000 to 50,000 sq. ft. office;
  --10 acres commercial/retail;
  --Park space; civic market square with retail hub, post office and city hall.
- **Residential Density:** 14.3 units per acre
- **Parking:** Apartments above retail: 1.5 spaces/unit; grocery store: 4.1 spaces /1000 sq. ft.; shared parking between church, city hall, retail and apartments.
- **Development Costs:** $4 million
- **Funding Source:** Private
- **For More Information:** Richard Holt, Holt and Haugh, Inc., Developers, 1200 NW Front Ave, Suite 620, Portland OR 97209, phone (503) 222-5522.

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Make development decisions predictable, fair, cost effective

Fairview Village has created a focal point and identity for the town of Fairview. An open, inclusive planning process was instrumental in gaining public acceptance for the development. A new code was written to establish standards for the neo-traditional mixed use development. The City and developer held a three day charrette with members of the public and elected officials to develop a consensus based regulating plan, zoning code and architectural guidelines, and a master plan, renderings of the commercial market core, residential neighborhoods and the town green. The charrette accomplished its intended goals: to get everyone to understand one another's point of view, and to produce a plan that encompassed the broad range of expectations that would be easily approved by the city.

Other Smart Growth Principles

- ***Mix land uses***—The development incorporates a full range of mixed use development: residential, commercial retail, office, civic and open space/park uses.
- ***Create a range of housing opportunities and choices***—Housing options in the development include single-family small lot homes, row houses, duplexes, accessory units, and senior assisted rental and residential units above retail.
- ***Foster "walkable", close-knit neighborhoods***—Fairview Village is a model project for walkable communities, with narrow streets, sidewalks, and pocket parks.
- ***Encourage citizen and stakeholder participation in development decisions***—More than 75 stakeholders participated in the three day charrette.

Smart Growth Principle #10

Encourage citizen and stakeholder participation in development decisions

- ☑ *Sacramento Area Built Project*
- ☐ *Sacramento Area Proposed Project*
- ☐ *California or National Project*

TAHOE PARK / COLONIAL HEIGHTS STRATEGIC NEIGHBORHOOD PLAN

Sacramento, CA

- **Location:**
  Tahoe Park and Colonial Heights Neighborhoods -- Between Stockton Blvd., US 50, 65th Avenue, and 21st Avenue.
- **Context/Key Feature:**
  Model process for promoting neighborhood revitalization and enhancement via extensive public participation.
- **Adopted:** Plan developed 1999-2000
- **For More Information:**
  Art Gee, City of Sacramento Planning and Development Depart ment, (916) 264-5200

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Encourage citizen and stakeholder participation in development decisions

The Strategic Neighborhood Action Planning Program (SNAP) is a process for systematically developing short-range (1-3 years), action-oriented plans for neighborhood revitalization based on extensive public participation. The Tahoe Park and Colonial Heights neighborhoods were jointly chosen to be the first to implement this process. The primary components of the action plan were: (1) collect pertinent base information such as land use, demographics, economic data, pending projects; (2) assess neighborhood strengths and needed improvements; (3) develop a vision statement; (4) create a strategic action/implementation plan with specific tasks and responsibilities; and (5) establish an ongoing monitoring program.

Throughout the planning process, neighborhood representatives, residents, merchants, and school officials were assisted by staff from the following city departments to assemble/prepare background information, organize and conduct workshops, and develop reports: neighborhoods, planning and development services, code enforcement, recreation, parks, housing and dangerous buildings, public works, police, utilities ,and the Sacramento Housing and Redevelopment Authority (SHRA). A series of public workshops constituted the foundation of the entire planning process. Local residents were asked to comment about their neighborhood's completeness regarding services and facilities, identity/sense of place, diversity, quality, and connectivity. Based on these discussions, participants were then able to develop a practical vision statement for the neighborhood, and list and prioritize needed improvements.

Smart Growth Principle #10

Encourage citizen and stakeholder participation in development decisions

- ☐ *Sacramento Area Built Project*
- ☑ *Sacramento Area Proposed Project*
- ☐ *California or National Project*

65th ST. LIGHT RAIL STATION Sacramento, CA

- **Location:**
  Approximately 50 acre study area at 65th Street light rail stop in Sacramento, between Highway 50 and Folsom Blvd.
- **Context/Key Feature:**
  Public participation process for transit-oriented development around a planned mixed-use site
- **Land Uses:**
  The draft land use plan strives to create a university village connected to Sacramento State University that focuses on mixed use retail/ residential and retail/office products.
- **Parking Spaces:**
  The plan uses transit and pedestrian oriented parking ratios for many of the land use types (generally 1 space per unit for dwelling units, 1 space per 1000 square feet of retail, and 2.5 spaces per 1000 square feet for office.)
- **Funding Source:**
  City of Sacramento, with some support for planning work from the California Energy Commission and the Sacramento Metropolitan Air Pollution Control District
- **For More Information:**
  Steve Peterson, Principal Planner
  City of Sacramento, Planning and Development Department,
  (916) 264-5981

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Encourage citizen and stakeholder participation in development decisions

Citizen workshops have taken place over the past three years at the 65 Street Station. The Sacramento Air Quality Management District sponsored several workshops for citizens, business and property owners, using the INDEX GIS software to explore the impacts of current and alternative land use patterns in the area. The City of Sacramento then sponsored a three part community workshop series for the same audience. The first part identified community goals and values for a revised zoning pattern. The second evaluated alternative planning scenarios and allowed citizens to create their own preferred planning scenario. The PLACE3S planning method and GIS software has been used to evaluate the economic feasibility and transit ridership impacts of the planning scenarios. The community participants all prepared transit oriented preferred land use plans and the city's staff has identified the common elements of the plans and prepared a draft preferred alternative. That draft plan currently is in the Environmental Review process. When this is completed, a final community workshop will be held to agree on final changes, then the property will be rezoned to promote transit oriented development. Current zoning is industrial, and current uses are low intensity office and retail, with several vacant parcels.

Other Smart Growth Principles

- ***Mix land uses***—The draft plan contains an aggressive mix of residential, retail, and office uses.
- ***Take advantage of existing community assets***—The plan uses the new pedestrian/ bicycle connection at the northern end of 65th Street to connect to Sacramento State University and create a University Village to serve and enhance campus life.
- ***Create a range of housing opportunities and choices***—The plan includes townhouses and upper story residential units to help provide greatly needed housing for students, faculty and other employees of the University.
- ***Strengthen and encourage growth in existing communities***—The plan adds nearly 1000 housing units to a 45 acre study area close to downtown Sacramento.
- ***Provide a variety of transportation choices***—The plan makes it possible for residents to walk to the University and is projected to increase light rail ridership by over 40 percent.

Smart Growth Principle #10

Encourage citizen and stakeholder participation in development decisions

- ☑ ***Sacramento Area Built Project***
- ☐ ***Sacramento Area Proposed Project***
- ☐ ***California or National Project***

DAVIS CENTRAL PARK Davis, CA

- **Location:**
  Central Park and Davis Farmer's Market
- **Context/Key Feature:**
  Mixed-use public space park in central city area
- **Built/Redeveloped:**
  Completed in 1994.
- **Acreage:** 5.0 acres (open space--2.5 acres of turf)
- **Development Costs:**
  Funding Phase I, 1990:
  $1.5 million
  Funding Phase II, 1994:
  $500,000
- **Performance:**
  Crowds up to 4,400 attending the market;
  Vendor sales up 30% to over $2 million annually
- **For More Information:**
  Mark Francis, MIG/CoDesign at (530) 756-0172

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Encourage citizen and stakeholder participation in development decisions

Davis Central Park creates a strong community sense of place and was designed based on a strong public participation process. Participation methods for the park's design included structured workshops, scored walking tours, models and simulations, and community surveys. Final design began only after two years of master-planning, more community meetings and individual work with various interest groups. One result of the public participation process was the strong desire for a farmers market. The park is a nationally recognized public park and winner of the American Society of Landscape Architecture's Centennial Medallion as one of the most important landscapes of the last centuries. It also won a 1999 Ahwahnee Award.

Other Smart Growth Principles

- ***Mix land uses***—The park provides several uses for public space: The popular and permanent Davis Farmer's Market; an entertaining interactive fountain; a Teen Center; a pedal-powered, interactive children's carousel; a central lawn and grove of sycamores; and a public garden.
- ***Promote distinctive, attractive communities with a strong sense of place***—One of the lessons learned from the project was the community desire for sense of place. The mixed-use public space serves a variety of needs of the community—a green space, a town commons, a gathering place for community participation and expression, and an outdoor living room for the City of Davis.
- ***Strengthen and encourage growth in existing communities***—Property values in surrounding the neighborhoods have risen, supporting infill development on vacant properties in the surrounding areas.