

SACRAMENTO REGION


Blueprint

TRANSPORTATION LAND USE STUDY

Northern Sacramento City and County Neighborhood Workshop





Sacramento Area Council of Governments • Valley Vision



Blueprint Project

- Regional land use-transportation options for next 50 years
- Neighborhood workshops provide “reality check”— we want your opinions!
- Results will influence county-wide options (public workshops this summer)
- Results will also influence regional options
 - Regional conference: November 7, 2003
 - Region workshops (winter, '03 – '04)
 - Electronic town hall


Sacramento Area Council of Governments • Valley Vision



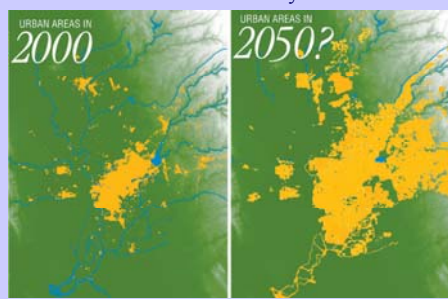
What You will do Today

- Create one or two planning options
 - test drive “smart growth” concepts, tell us what you like and don’t like
- Use maps, menus, stickers and computer software
- Four planning areas
 - Watt Avenue
 - Robla / McClellan
 - Truxel / Arena
 - Northgate / I-80


Sacramento Area Council of Governments • Valley Vision



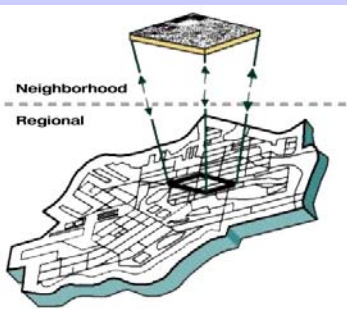
How would the region change if the Base Case Future became reality?




Sacramento Area Council of Governments • Valley Vision



Need to plan both the regional and neighborhood levels



Sacramento Area Council of Governments • Valley Vision



Watt Avenue Site




Sacramento Area Council of Governments • Valley Vision

Robla / McClellan Site

Sacramento Area Council of Governments • Valley Vision

Truxel / Arena Site

Sacramento Area Council of Governments • Valley Vision

Northgate / I-80 Site

Sacramento Area Council of Governments • Valley Vision

Smart Growth Principles

- Transportation Choice
- Housing Choice
- Compact Development
- Use of Existing Assets
- Mixed Use Development
- Natural Resource Conservation
- Quality Design

Sacramento Area Council of Governments • Valley Vision

Watt Avenue Key Issues

- 35,000 jobs
- Housing needed at former base
- Under-utilized retail sites
- Town Center at E
- LightRail to South

Sacramento Area Council of Governments • Valley Vision

Watt Streetscape Plan

Section J-j

Sacramento Area Council of Governments • Valley Vision

Revitalizing Old Shopping Centers

- Intensify development
- Fill in parking lots
- Build structured parking
- Complete street wall
- Support pedestrian activity

Local Government Commission

Creating a Village

A case study by a team of planners would turn parking lots and other poorly used space at strip malls into community centers that would include apartments, shops and offices. The consultants say about 700 Orange County strip malls could be revitalized this way.

COMMUNITY CENTER CONCEPT

Offices, apartments with ground floor parking

Shops with apartments above

Parking structures with rooftop park, mixed with apartments

Ground-floor shops with parking structure above and rooftop recreation area

EXISTING STRIP MALL

Office (O) above

Food store (under construction)

Retail (R) above

Garage shop

Home (H) above

Retail (R) above

Supermarket with apartments above

Apartment complex

Food bridge

Source: The Planning Center

Illustration courtesy of NBBJ Architects, Los Angeles, Calif. Credit to NBBJ, NBBJ - Los Angeles Times

Sacramento Area Council of Governments • Valley Vision

Watt Avenue

- CURRENT market retail demand in area for:
 - Apparel and accessory stores
 - Groceries
 - Eating places
 - Personal and business services
- Regional housing market very strong
- Suitable for vertical and/or horizontal mixed use?

"Big Box" Main Street

Housing over Retail

Sacramento Area Council of Governments • Valley Vision

Mixed-use development

Sacramento Area Council of Governments • Valley Vision

Adjacent Housing and Retail

Mixed-use development

Sacramento Area Council of Governments • Valley Vision

Robla / McClellan Key Issues

- 35,000 new jobs
- Shrinking noise corridors
- Changing character?
 - Limits on industrial demand
 - Housing?
 - Retail?

Sacramento Area Council of Governments • Valley Vision

Housing Options

- More housing in selected areas
- "For sale" options:
 - Townhomes
 - Live/work
 - Mixed use

Sacramento Area Council of Governments • Valley Vision

Blueprint
TRANSPORTATION AND LAND USE STUDY



Sacramento
Del Paso Nuevo

Sacramento Area Council of Governments • Valley Vision

Blueprint
TRANSPORTATION AND LAND USE STUDY

More Housing Options

- Senior apartments
- Small lot, single family






Sacramento Area Council of Governments • Valley Vision

Blueprint
TRANSPORTATION AND LAND USE STUDY


Truxel / Arena Key Issues

- Future LightRail/ BRT/Other transit
- What is needed given surrounding land use?
- City-owned parcel

Sacramento Area Council of Governments • Valley Vision

Blueprint
TRANSPORTATION AND LAND USE STUDY





Sacramento
Fremont Building

Sacramento Area Council of Governments • Valley Vision

Blueprint
TRANSPORTATION AND LAND USE STUDY

Northgate / I-80 Key Issues

- Transportation Influences
 - I-80
 - Future LRT/BRT at San Juan and Truxel
- Adjacent Land Use Influences
 - Power Center
 - Residential

Sacramento Area Council of Governments • Valley Vision

Blueprint
TRANSPORTATION AND LAND USE STUDY

Housing Options

- What types of housing makes sense?
 - Large or medium lot single family?
 - Small lot single family?
 - Townhouse?
 - Mixture of the above?



3,500 sq. ft. lots



Detached townhomes

Sacramento Area Council of Governments • Valley Vision

STAGE 4
(January 2003 – December 2003)

Community Design Program: Round One Projects

- \$500 million – 20 years
- Land uses and infrastructure that benefit transportation system
- \$12 million in 2003
- Community workshops help identify projects

Before **After?**

Sacramento Area Council of Governments • Valley Vision

LAND USE MENU
Land Use Types

RESIDENTIAL BUILDING TYPES

Code	Description	Min. Lot Area (sq. ft.)	Min. Lot Width (ft.)	Min. Lot Depth (ft.)	Min. Building Height (ft.)	Min. Building Area (sq. ft.)	Min. Building Footprint (sq. ft.)	Min. Building Setback (ft.)	Min. Building Coverage (%)	Min. Building Height (ft.)	Min. Building Area (sq. ft.)	Min. Building Footprint (sq. ft.)	Min. Building Setback (ft.)	Min. Building Coverage (%)	Min. Building Height (ft.)	Min. Building Area (sq. ft.)	Min. Building Footprint (sq. ft.)	Min. Building Setback (ft.)	Min. Building Coverage (%)
1	Single Residential	5,000	30	30	10	1,000	1,000	10	10	10	1,000	1,000	10	10	10	1,000	1,000	10	10
2	Large Lot Single Residential	10,000	40	40	10	2,000	2,000	10	10	10	2,000	2,000	10	10	10	2,000	2,000	10	10
3	Medium Lot Single Residential	5,000	30	30	10	1,000	1,000	10	10	10	1,000	1,000	10	10	10	1,000	1,000	10	10
4	Small Lot Single Residential	2,500	15	15	10	500	500	10	10	10	500	500	10	10	10	500	500	10	10
5	Townhouse (Detached)	2,500	15	15	10	500	500	10	10	10	500	500	10	10	10	500	500	10	10
6	Townhouse (Attached)	2,500	15	15	10	500	500	10	10	10	500	500	10	10	10	500	500	10	10
7	Low-Rise Apartment (Detached)	2,500	15	15	10	500	500	10	10	10	500	500	10	10	10	500	500	10	10
8	Low-Rise Apartment (Attached)	2,500	15	15	10	500	500	10	10	10	500	500	10	10	10	500	500	10	10
9	High-Rise Apartment (Detached)	2,500	15	15	10	500	500	10	10	10	500	500	10	10	10	500	500	10	10
10	High-Rise Apartment (Attached)	2,500	15	15	10	500	500	10	10	10	500	500	10	10	10	500	500	10	10
11	Medium-Rise Apartment (Detached)	2,500	15	15	10	500	500	10	10	10	500	500	10	10	10	500	500	10	10
12	Medium-Rise Apartment (Attached)	2,500	15	15	10	500	500	10	10	10	500	500	10	10	10	500	500	10	10
13	High-Rise Apartment (Detached)	2,500	15	15	10	500	500	10	10	10	500	500	10	10	10	500	500	10	10
14	High-Rise Apartment (Attached)	2,500	15	15	10	500	500	10	10	10	500	500	10	10	10	500	500	10	10

Sacramento Area Council of Governments • Valley Vision

Stickers

Sacramento Area Council of Governments • Valley Vision

PLACE³S Indicators

- Land Use
- Transportation
 - Vehicle miles traveled/capita
 - Vehicle trips/capita
 - Transit ridership
- Economic

Sacramento Area Council of Governments • Valley Vision

PARCEL STATISTICS

Development Type:	5(R). TOWNHOUSE (RENTAL)
Development Type Pct:	100%
Land Area:	9,969 SQ. FT.
Building Total Floor Area:	4,119 SQ. FT.
Building Footprint:	1,379 SQ. FT.
Yearly Income:	\$59,317
Yearly Operating Costs:	\$17,301
Building Construction Costs:	\$389,266
Parking Construction Costs:	\$34,327
Total Construction Costs:	\$483,404
Yearly Net Operating Income:	\$42,016
Land Value:	\$59,811
Calculated ROI:	9%
Weighted ROI:	0%

Sacramento Area Council of Governments • Valley Vision

Final Guidelines

- Create one or two scenarios
 - Test drive “smart growth” concepts
 - Change/refine as you wish (or make second scenario)
- Think long-term
- We’re creating concepts today
 - OK to consider changes to existing use
 - Further analysis will help determine feasibility

Sacramento Area Council of Governments • Valley Vision





Final Guidelines (cont.)

- Give us your opinions ... but respect the opinions of others
- SACOG staff will guide discussion, run computers ... not technical specialists
- Technical resources available in room
- Have fun!

SACRAMENTO REGION

Blueprint

TRANSPORTATION LAND USE STUDY



Sacramento Area Council of Governments • Valley Vision