

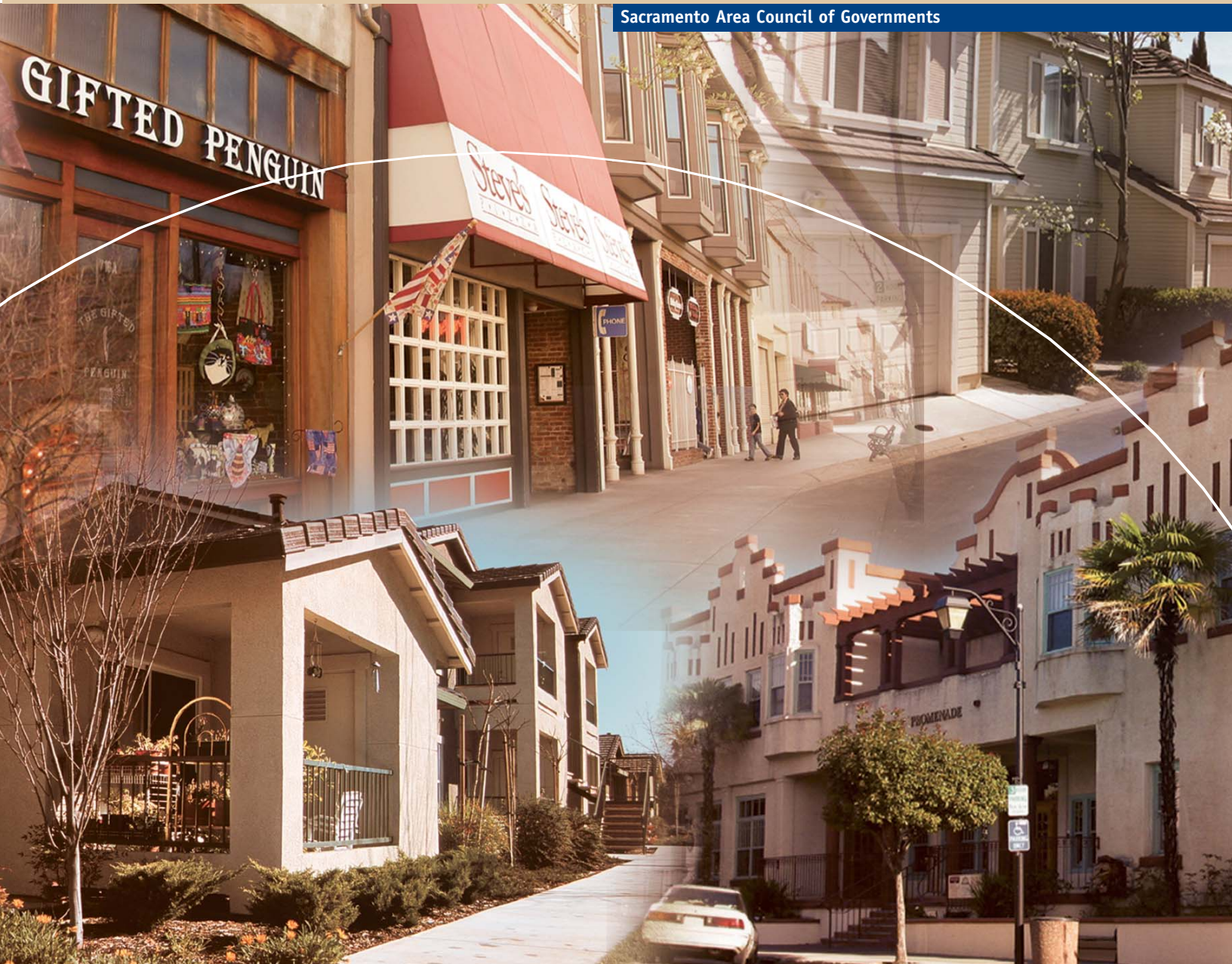
Community Design

A PROGRAM
TO SUPPORT
SMART GROWTH IN
THE SACRAMENTO
REGION



SACOG-04-020

Sacramento Area Council of Governments



Community Design

Building on our vision

With the approval by the Sacramento Area Council of Governments Board of Directors of nearly \$13 million in grants through the Community Design program, the region has taken yet another important step toward encouraging smart growth. In this first year of funding, the program facilitates the planning and construction of 15 projects that will enhance the livability of both individual communities and the region as a whole. Our only regret is that we could not fund more of the 31 very worthy projects that applied for grants. However, those selected demonstrate the strength of smart growth efforts throughout the region. Many of these projects already have secured private financing – a clear indication that the marketplace is investing in growing smarter, too. With \$500 million to distribute over the next 20 years, SACOG looks forward to continued investment in the region's future.

MARTIN TUTTLE

Introduction

The Community Design grant program supports the implementation of smart growth in the Sacramento region. Smart growth is this region's approach to reducing congestion and air pollution while improving the region's livability. Financial incentives are awarded to cities and counties with specific projects that conform to SACOG's seven smart growth principles: transportation choices, housing diversity, compact development, mixed land uses, use existing assets, natural resource conservation and quality design.

With the Sacramento region adding 1.7 million people to its population by 2050, SACOG has led the effort to manage the anticipated growth effectively, notably through its Blueprint Project. Community Design is another important component of that effort. The Metropolitan Transportation Plan for 2025, adopted in 2002, set aside \$500 million in federal funds over a 23-year period for Community Design. The first round of funding for the 2004-05 program cycle was authorized by the SACOG Board of Directors. Subsequent program cycles will be for two years.

SACOG received a total of 31 applications for the Community Design funding program. Two multi-disciplinary committees reviewed the applications and made funding recommendations based on diversity of project types, equitable distribution within the region, and above all, on how well the projects demonstrated the seven smart growth principles noted above.

Introduction (continued)

Both committees were comprised of staff level planners, public works engineers and other community development specialists from local governments and non-profit organizations from around the region. Both committees felt that most of the applications demonstrated a commitment to the smart growth concepts, but the selected projects were considered the strongest examples in the region.

In addition, most of the capital projects leveraged a significant amount of private funding for adjacent development projects that are complementary to the program's goals. Many of the selected projects have been years in the making – extensive public outreach and consensus building, official action taken by the governing bodies, public acquisition of right-of-way and land parcels, and development agreements with private developers with secured private funding. For many of the selected capital projects, the Community Design funds are the last piece of the puzzle to secure the private development.

Capital Projects

Capital projects seek to construct development within a project area that will improve the livability of that area. Capital projects approved for funding are:

Marysville

Restoring a Historic Hotel

Grantee: City of Marysville

Project title: Downtown Marysville Renaissance Square

Funding amount: \$2 million grant



This project will help fund the development of the parking structure necessary for the reuse and redevelopment of the historic Marysville Hotel. The privately funded hotel renovation will result in 56 infill housing units and 23,000 square feet of ground-floor retail space. The parking structure will serve the project's new residents, employees of the adjacent office building, and customers of the new businesses that will occupy the retail space.

Placer County

Beautifying a Streetscape

Grantee: Placer County

Project title: Highway 49 Streetscape Project

Funding amount: \$100,000 grant

This project consists of streetscape improvements along Highway 49 just north of Auburn. The project involves planting trees, shrubs and groundcover in five newly landscaped medians along the highway. This project is one of the recommended actions from the North Auburn Community Development Strategy for the redevelopment of the Highway 49 corridor.



Rancho Cordova

Creating a City Center

Grantee: City of Rancho Cordova

Project title: Cordova City Center

Funding amount: \$1.7 million grant



This project will help create a “city center” across the street from an existing light rail station by developing two components. First, it will replace street frontage along Folsom Boulevard and La Loma Drive to include a café sidewalk and additional parallel street-level parking between street trees. Second, a two-level parking structure will be developed

for a new high-density residential and commercial district. Over \$30 million in private development funds will be used to help develop this district into a transit-oriented development.

Roseville

Revitalizing a Historic Commercial District

Grantee: City of Roseville

Project title: Historic District Revitalization Project

Funding amount: \$637,000 grant



The project will help revitalize Roseville’s original commercial district. It will improve the streetscape by creating pedestrian street crossings as well as design and engineering for the

Roseville Multi-modal Center Expansion. New bus shelters will be built and connections will be made to Roseville’s transit and bike trail systems.

Bringing Back Main Street

Grantee: City of Roseville

Project title: Riverside Avenue Revitalization Project

Funding amount: \$250,500 grant

This project will help revitalize the Riverfront Avenue corridor between Douglas Boulevard and Darling Way. The project will include the development of a specific plan and upgrade infrastructure and the streetscape.

Sacramento

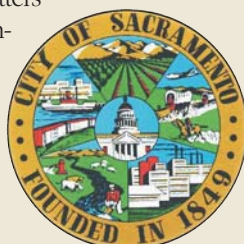
Revitalizing Broadway and Martin Luther King, Jr. Boulevard

Grantees: City of Sacramento, Sacramento Housing and Redevelopment Agency (SHRA)

Project title: Broadway / Martin Luther King, Jr. Intersection Enhancement Project

Funding amount: \$607,000 grant

This project will improve the curbs, gutters and sidewalks at this intersection, and construct higher visibility crosswalks, accessibility ramps, replace signals and implement improvements to reduce vehicular speed. The city and SHRA are also working with private developers to construct mixed-use buildings at the intersection.



Creating a Light Rail Hub

Grantees: City of Sacramento, Sacramento Regional Transit, and Capital Area Development Authority

Project title: 13th and 16th Street Light Rail Station Connectivity Improvements

Funding amount: \$1.7 million grant

This project will make critical safety and accessibility improvements to the 13th Street and 16th Street light rail station areas. The 16th Street station serves as the main transfer station for the region and will improve pedestrian access, lighting and signage. This will help connect the station with high-density employment centers and new mixed-use housing projects. Similarly, the 13th Street Station will serve the new mixed-use redevelopment area along the R Street corridor.

Sacramento County

Linking Employment with Community

Grantee: County of Sacramento

Project title: Freedom Park Drive

Funding amount: \$1.1 million grant



This project will construct pedestrian and streetscape improvements along Freedom Park Drive in North Highlands, and will serve as the northeast gateway into adjacent McClellan Park. These improvements will help secure the \$30-50 million necessary for additional infill and redevelopment over the next five years.

McClellan Park currently has 6,000 employees and is projected contain 36,000 jobs at build-out.

West Sacramento

Removing Obstacles to New Infill Communities

Grantee: City of West Sacramento

Project title: Tower Bridge Gateway/Garden Street Intersection

Funding amount: \$3 million grant

The project will lower an existing roadway to become an at-grade boulevard at the Tower Bridge Gateway (formerly Highway 275) and Garden Street. This serves as a major first step in the transformation of a freeway off ramp barrier into a parkway that links three neighborhoods, several new residential and employment developments, the Sacramento River riverfront area, and the downtowns of West Sacramento and Sacramento. Private development surrounding the project area is in the works to create over 3,000 housing units and 1.5 million square feet of office space.



Yuba City

Creating a Downtown Entertainment Center

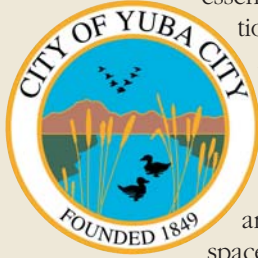
Grantee: City of Yuba City

Project title: Cinema 14 and Mixed-Use

Retail Complex Transportation Improvements

Funding amount: \$620,000 grant

This project will help provide transportation improvements essential to the city's Downtown Revitalization Strategy. The transportation improvements include signal-phasing modifications, pedestrian-scale street lighting, sidewalks, and re-striping pedestrian crossings. These improvements will ensure that a 14-screen movie theater and approximately 12,000 feet of retail space are developed as part of the city's Downtown Revitalization Strategy.



Planning Projects

Planning projects seek grant funding to develop a plan that will ultimately be implemented and constructed. The planning projects approved for funding are:

Folsom

Building Community and a Transit Hub

Grantee: City of Folsom

Project title: Glenn Drive Light Rail Station

Transit Oriented Development Master Plan

Funding amount: \$146,000 grant

This grant will be used to complete strategic planning to develop the Glenn Drive light rail station into a transit-oriented development site. The project will identify and integrate the various transportation and development linkages necessary to support high-density development around this station. It will also develop a marketing/implementation plan for coordination activities, public outreach, partnership opportunities and financial incentives important for transit-oriented development.



Sacramento

Connecting a Community to Light Rail

Grantees: City of Sacramento, Sacramento Housing and Redevelopment Agency, Sacramento Regional Transit District

Project title: Swanston Station Transit Village Planning

Funding amount: \$225,000 grant

The project funds the pre-development planning for the Swanston Light Rail Station, located near Arden Way and Business I-80. The project will identify the infrastructure improvements necessary to support transit-oriented development of an area that contains residential uses, an existing light rail station, industrial development, and large office employers.



Realizing the Riverfront's Potential

Grantee: City of Sacramento

Project title: The Docks Area Redevelopment Project

Funding amount: \$381,000 grant

This grant funds planning for the redevelopment of the Docks Area, a 50-acre site just north of Broadway along the Sacramento River. The project will include a specific plan, related environmental review, infrastructure assessment and a financing plan for the area. The project seeks to develop the area as a new waterfront community and support alternative means of transportation into and out of the urban core.

Sacramento County

Encouraging Neighborhood Walkability

Grantees: County of Sacramento with numerous public and private partners

Project title: Hurley Way Revitalization

Funding amount: \$141,000 grant

This project will plan the revitalization of a two-mile segment of Hurley Way from Watt Avenue to American River Parkway. The resulting plan will include the analysis, design and planning of sidewalk infrastructure, pedestrian crosswalks, transit facilities, intersection and drainage improvements, landscaping and bicycle lanes.



Yolo County

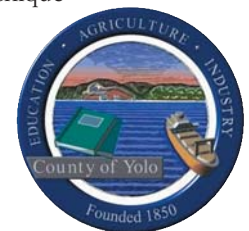
Managing Growth and Protecting Agricultural Land

Grantee: Yolo County

Project title: Growing Space: Updating the County's General Plan to Support Smart Growth in Rural Communities

Funding amount: \$221,000 grant

This project will reinforce existing policies and integrate smart growth principles into the Yolo County General Plan. Particular emphasis will be placed on the unique challenges of creating higher density mixed-use development within pedestrian- and bicycle-oriented neighborhoods in rural small towns. The county seeks to reduce future vehicle demand and protect valuable agricultural and habitat resources with this plan.



Community Design Program Staff

Greg Chew / Nancy Kays, Co-Managers

Ken Hough, Director of Planning

Pete Hathaway, Deputy Executive Director, Planning



1415 L Street,
Suite 300
Sacramento, CA
95814

tel: 916.321.9000
fax: 916.321.9551
tdd: 916.321.9550
www.sacog.org