July 18, 2013

Mr. Greg Chew
SACOG Community Design Funding Program Manager
1415 L Street, Suite 300
Sacramento, Ca 95814

Re: Pre-Submittal Letter for Community Design Funding Program

Dear Mr. Chew:

As a result of our recent meeting to discuss potential City of Folsom Projects eligible for Community Design Grant Funding, the City of Folsom is requesting a $100,000 Category 3 Planning Grant as outlined in the Community Design Program Guidelines. The City has concluded that this project is needed to define the appropriate land use to replace the City Corporation yard once relocated to the Folsom Plan area south of US Highway 50.

1. Name of Sponsoring Jurisdiction

   City of Folsom

2. Name of Project

   West Leidesdorff Street Master Plan

3. Category of the Project

   Category 3

4. Project Manager

   Scott A. Johnson, AICP, Planning Manager

5. Project Manager’s Phone Number

   (916) 355-7223
6. If awarded, how will the community design funding be spent (what is the project, what are the major outcomes, deliverables, etc.)

The City's goal for the area is to be a mixed-use, high-density project that provides viable alternatives to single-family housing. Although the existing zoning on the site contemplates development of a conference center, the current market will not support that as the single use of the site. Therefore, the City's vision for the site has shifted to a compact center that builds on the historic district's successes, while adding a new element of character and choice for downtown workers and residents.

The nearby light rail station and bike trails provide an excellent opportunity to create a transit-oriented community. The City eventually hopes to see double-tracking of light rail, which would allow Sacramento Regional Transit to increase headways to 15 minutes. This will require the City to plan for higher ridership levels through encouraging transit-oriented development and other methods.

The West Leidesdorff area is located at the western terminus of Leidesdorff Street in the historic district (see attached map). The site is comprised of three parcels. The largest parcel, 16.3 acres, is home to the City's corporation yard, a site that is currently underutilized and partially vacant. The second parcel is 4.17 acres and is privately owned and zoned for residential development. A mixed-use project is proposed for that site. The smallest parcel is .62 acres and currently occupied by a VFW Hall. Proximity to the historic commercial district, American River Parkway and bike trails, and recreation options makes the site an excellent infill opportunity.

The site is immediately adjacent to the American River Parkway and its trail system to the north and west, and is bordered by existing single-family residential development to the east and south. The site is within 1/10th of a mile of an existing light rail station with 30-minute headways. It is also within walking distance of the historic commercial district.

The primary goal of the West Leidesdorff Area Plan is to create a focused area plan to guide the future development of this uniquely-located property. The City anticipates maintaining the planning and urban design services of a qualified consultant that specializing in historic mixed-use TOD projects. The City will accomplish this Plan through the following anticipated deliverables:

Anticipated Deliverables
1. Market Study- Exploring the market potential for the site
2. Visioning- Visioning alternative scenarios with key stakeholder groups
3. Land Use Plan- Designing and locating context-sensitive mixed uses
4. Implementation- Facilitating implementation and ultimate development of the site
7. Category 3- Will you be able to use the grant funds by December 31, 2016?

Yes, the city will be able to utilize the grant funds entirely prior to December 31, 2016.

8. Why does this project help promote the Blueprint project?

The project site is located at the terminus of the Regional Transit’s Gold Line. The City envisions a TOD for this infill area with mixed uses, compact development and higher densities adjacent to the Historic District Light Rail Station. Such a plan will provide transportation choices for the areas new residents and commercial businesses that will foster additional ridership on light rail. We believe that an appropriate mix of residential land use will offer additional housing choices and that new commercial opportunities will create vibrancy to this area complementary to Folsom’s Historic District.

9. How much in local matching funds will be committed?

$11,470 (11.47%) from the General Plan Update Fund.

10. Are the any associated private or public development with this project? If so, at what stage of development?

The West Leidesdorff Master Plan will propose a mixed-use TOD that is sensitive to the realities of real estate development economics. This Plan will be used to advertise a Request for Proposal to the real estate development community to redevelop the City’s corporation yard which is to be relocated. Private development of a mixed-use residential/retail building has been proposed to the City for approval on the southwest corner of Leidesdorff and Burnett Streets. This project will be incorporated into the Master Plan.

Thank you for the opportunity to submit for a Category 3 Planning Grant under SACOG’s Community Design Program. Please contact me should you have any questions or need additional clarification.

Sincerely,

Scott A. Johnson, AICP
Planning Manager
BOUNDARIES OF PROPOSED MASTER PLAN:

- West - Lake Natoma, State Parks Land
- South - Sutter Street
- North - State Parks Land, Lake Natoma
- East - Burnett Street
SOUTH BUILDING
EAST ELEVATION - FACING SIBLEY STREET

UNIT E END ELEVATION
TYP. WHERE OCCURS

SOUTH BUILDING
WEST ELEVATION - FACING COURTYARD

PROPOSED MIXED-USE PROJECT ADJACENT TO CITY CORPORATION YARD