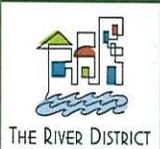


RIVER DISTRICT SPECIFIC PLAN

WORKSHOP
introduction

River District Council Briefing

July 15, 2008



THE RIVER DISTRICT



Goals for the River District Specific Plan

Specific Plan will include the following:

Land Use Plan and Zoning with Heights

Circulation Plan

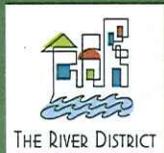
Infrastructure / Public Facilities

Financing Plan

Nexus Study (Downtown/Railyards/River District Costs)

Program Level Environmental Impact Report

Design Guidelines (Central City Urban Design Guidelines)



BACKGROUND
context for planning

THE RIVER DISTRICT *Vision for the Future*

THE RIVER DISTRICT IS COMPRISED OF APPROXIMATELY 1,050 acres located within Sacramento's historic Central City. In 1994, a residential form code was established to facilitate the revitalization and redevelopment of this vibrant and eclectic area. The River District provides a variety of development opportunities including residential, office, neighborhood retail, service, open space, hotels and restaurants.

LAND USE CONCEPT

Vision for the Future was an effort to capture the adopted land use from the Richards Boulevard Area Plan with changes in the Railyards road circulation.

Our task in the next months ahead, is to expand the vision of the River District in a more comprehensive and concrete set of principles at a finer grain which will form the basis of the Specific Plan.

STIMULATE ECONOMIC GROWTH
Encourage a variety of development opportunities including residential, office, neighborhood retail, service, open space, hotels and restaurants.

IMPROVE RESIDENTIAL PRODUCTS
Encourage a variety of residential products including single-family detached, townhomes, multi-family, and accessory dwelling units.

PROVIDE RESIDENTIAL FACILITIES AND AMENITIES
Encourage a variety of residential facilities and amenities including parks, playgrounds, and community centers.

IMPROVE THE RIVER AND ADJACENT OPEN SPACE OPPORTUNITIES
Encourage a variety of open space opportunities including parks, playgrounds, and community centers.

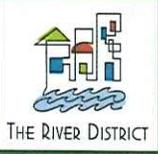
IMPROVE INFRASTRUCTURE TO SUPPORT DEVELOPMENT
Encourage a variety of infrastructure improvements including streets, sidewalks, and public transit.

IMPROVE CIRCULATION AND TRANSPORTATION
Encourage a variety of transportation modes including walking, biking, and public transit.

TRUST & SAFE, CLEAR AND ATTRACTIVE ENVIRONMENT
Encourage a variety of environmental improvements including trees, landscaping, and public art.

LEGEND

Single-Family Detached	Medium-Density Residential	Neighborhood Retail
Multi-Family	Office	Neighborhood Office
Accessory Dwelling Unit	Neighborhood Office	Neighborhood Office
Public Transit	Public Transit	Public Transit
Public Transit	Public Transit	Public Transit
Public Transit	Public Transit	Public Transit
Public Transit	Public Transit	Public Transit
Public Transit	Public Transit	Public Transit
Public Transit	Public Transit	Public Transit
Public Transit	Public Transit	Public Transit



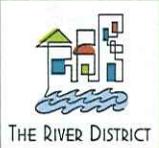
RIVER DISTRICT SPECIFIC PLAN



BACKGROUND
context for planning



RIVER DISTRICT SPECIFIC PLAN
640 acres



THE RIVER DISTRICT



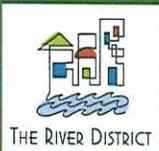
RIVER DISTRICT SPECIFIC PLAN

Workshops for River District Specific Plan

February 20: Focus on Land Use, Urban Design, Parks & Open Space

February 21: Focus on Circulation & Infrastructure

March 19: Presentation of Concepts and Guiding Principles



WORK PROGRESS
analysis of public input

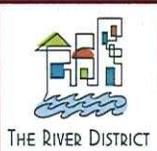


COMMENTS TABLE 1

- Water outlooks along river are important
- Austin, TX riverwalk
- Elevated rec. path of Railroads w/ connection to River
- Museum/hotel/leisure/entertainment area (Sec. River, area further West)
- Sub. Parks - integrate w/ Railroads

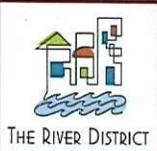
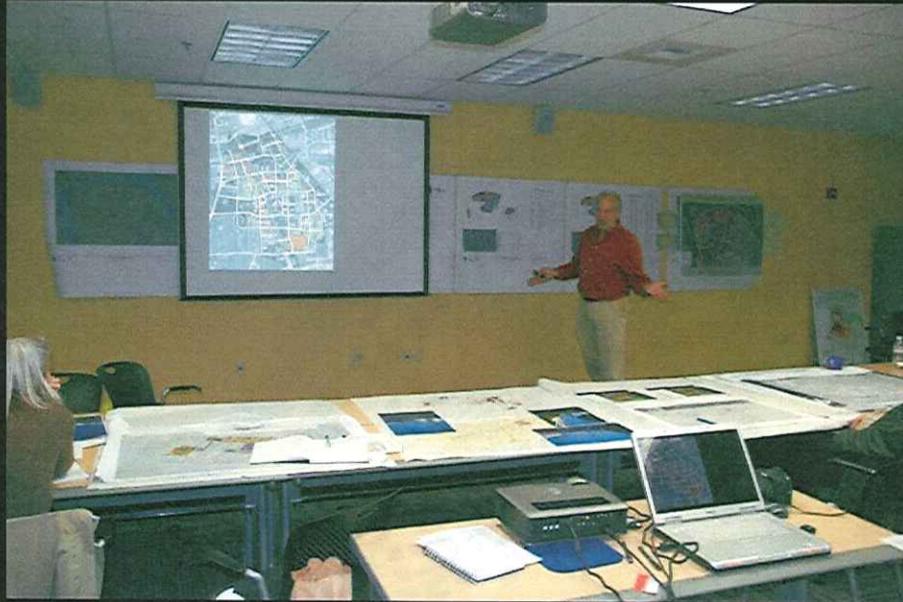
COMMENTS TABLE 2

- Need for strong connection to 12th-16th Streets
- Need to avoid separation from



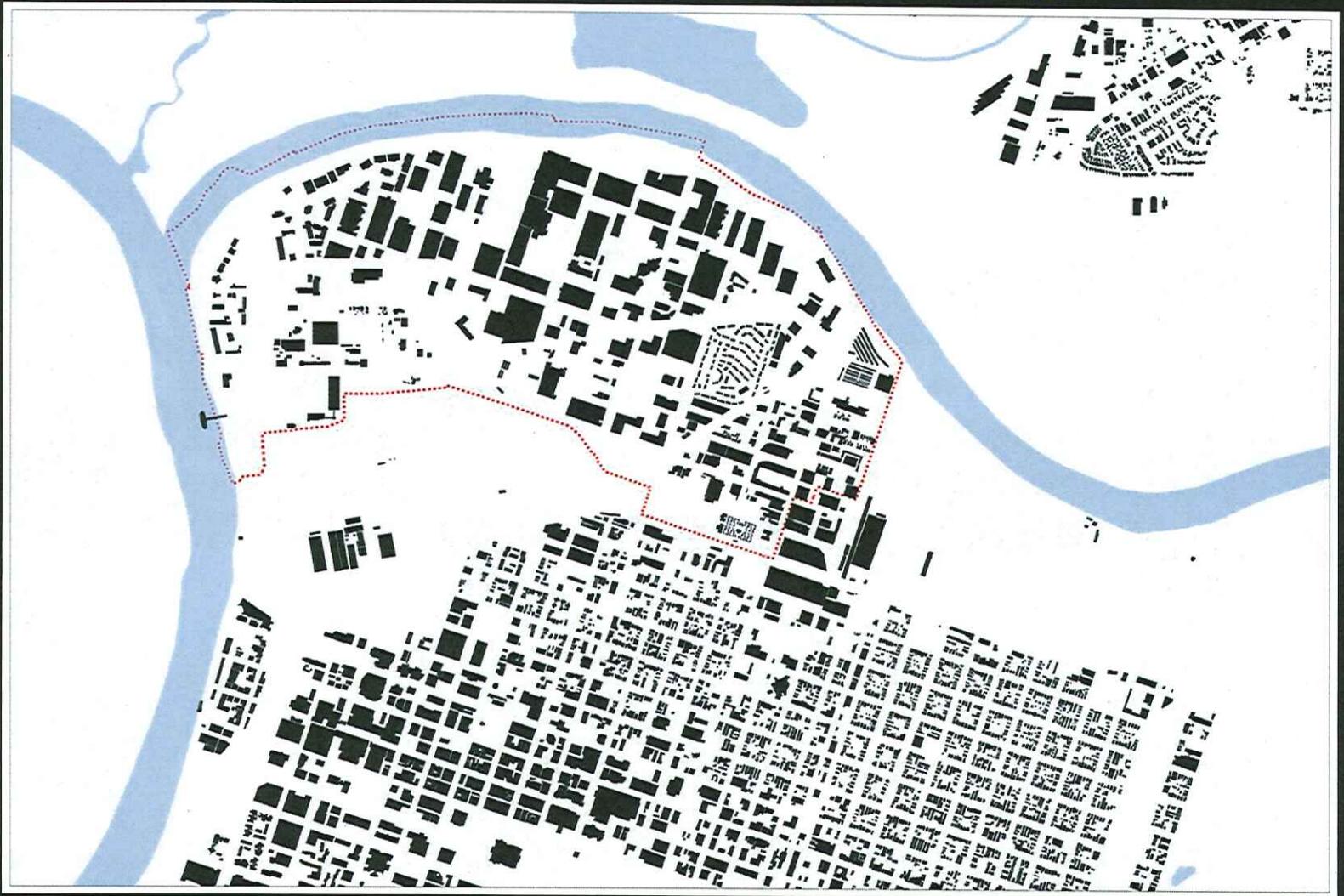
RIVER DISTRICT SPECIFIC PLAN

WORK PROGRESS
dan burden 2 day work session

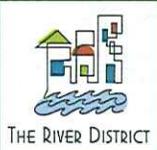


RIVER DISTRICT SPECIFIC PLAN

SCALE & PATTERN
visioning & opportunities



Building Size & Development Pattern

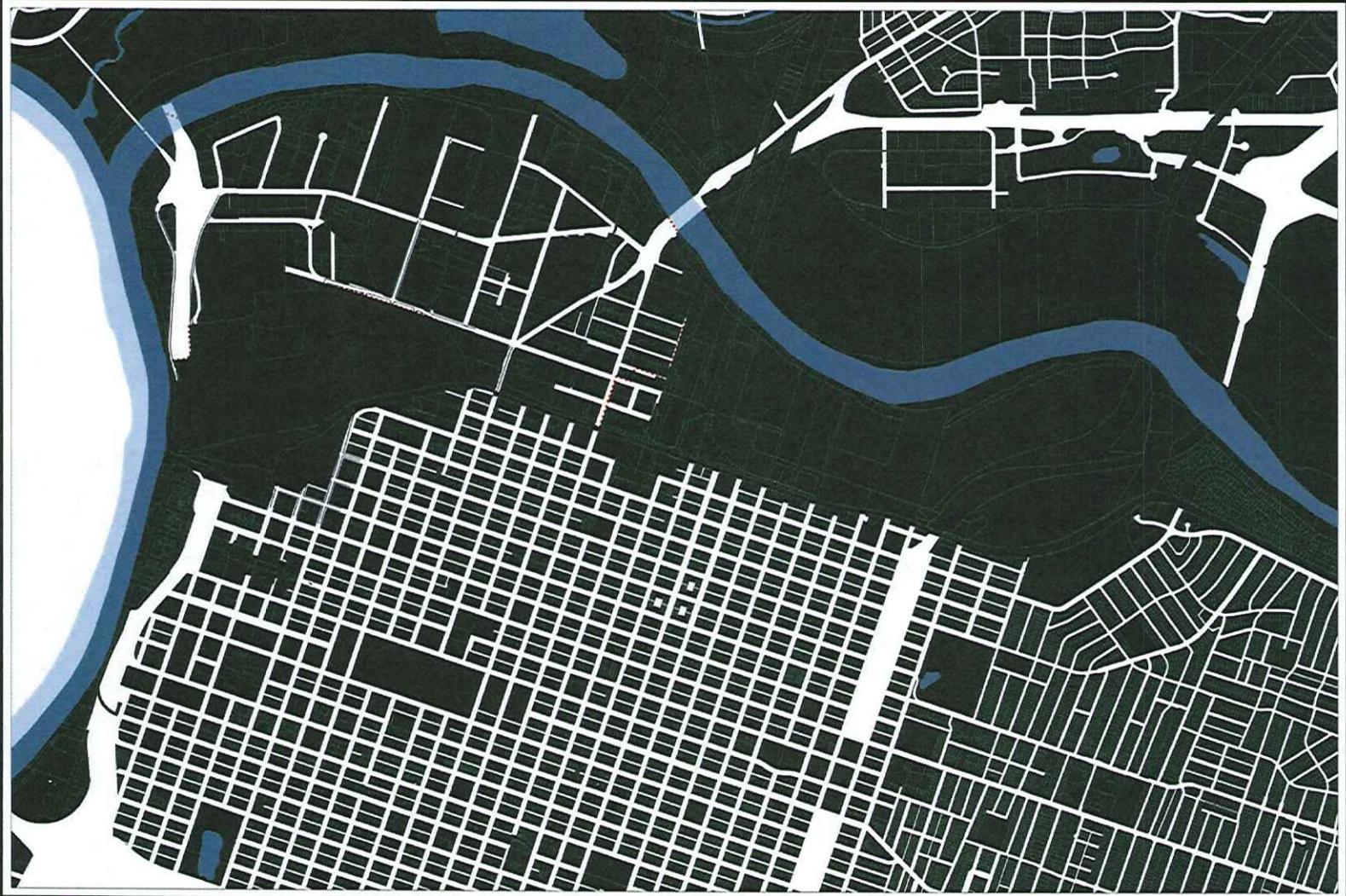


THE RIVER DISTRICT



RIVER DISTRICT SPECIFIC PLAN

SCALE & PATTERN
visioning & opportunities



Street Connections – smaller blocks pedestrian scale & mobility



THE RIVER DISTRICT



RIVER DISTRICT SPECIFIC PLAN



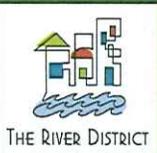
Carter Burgess



Carter Burgess

City of Sacramento

Street Connections – Township 9 Block Size



RIVER DISTRICT SPECIFIC PLAN

CASE STUDIES
transitioning industrial areas



Industrial Warehouse Conversion with Infill Live/Work Housing

Industrial Area Uses-Gilman Street Area, Berkeley, CA



THE RIVER DISTRICT



RIVER DISTRICT SPECIFIC PLAN

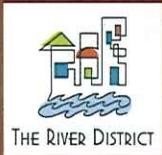
CASE STUDIES
transitioning industrial areas



River District Warehouse

Industrial Warehouse Conversion with Infill Live/Work Housing

Industrial Area Uses-Gilman Street Area, Berkeley, CA



THE RIVER DISTRICT

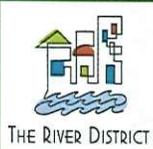


RIVER DISTRICT SPECIFIC PLAN

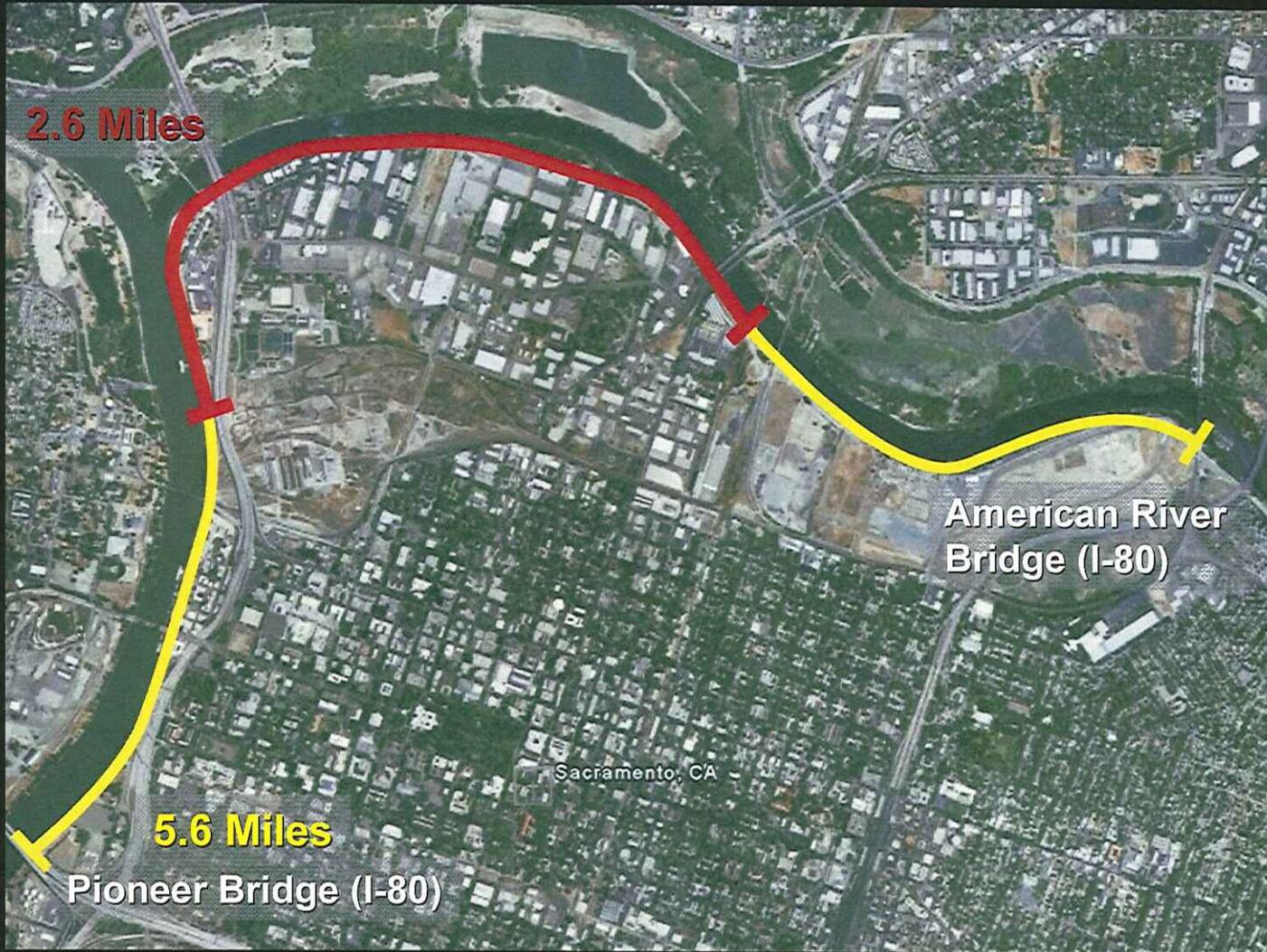
DISTRICTS visioning & opportunities



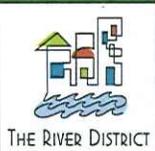
Building Size & Development Pattern



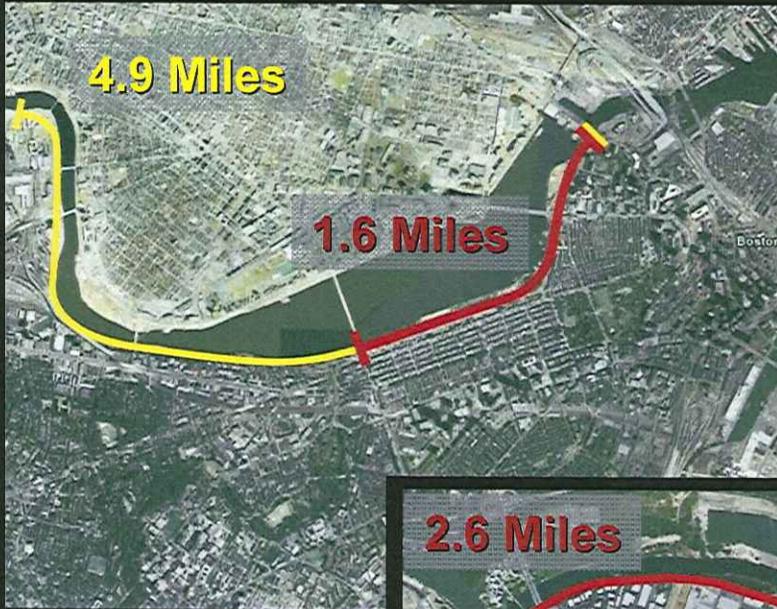
RIVER DISTRICT SPECIFIC PLAN



Scale and Length of River's Edge



WATERFRONT
visioning & opportunities



Boston, MA

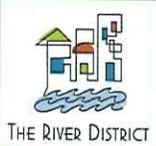


San Francisco, CA



Sacramento, CA

Comparative Scale to notable waterfronts



THE RIVER DISTRICT



RIVER DISTRICT SPECIFIC PLAN



Draft Plan is coming before Council this year

Plan programs uses north of the American River & Preserve Areas

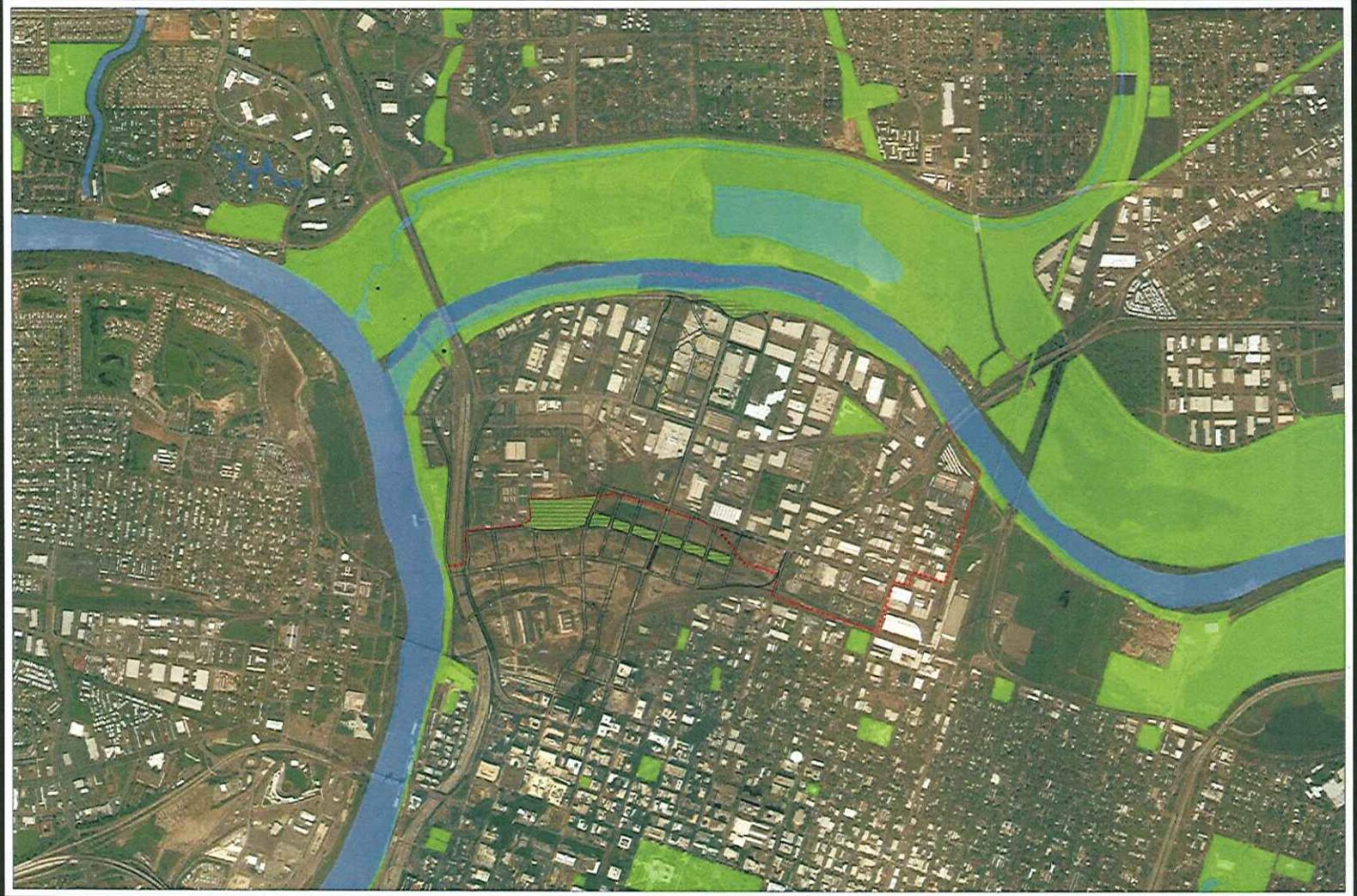
Two Rivers Bike Trail along South Bank

Proposes Pedestrian / Bike bridge west of Hwy 160 bridge

American River Parkway Plan



WATERFRONT
visioning & opportunities

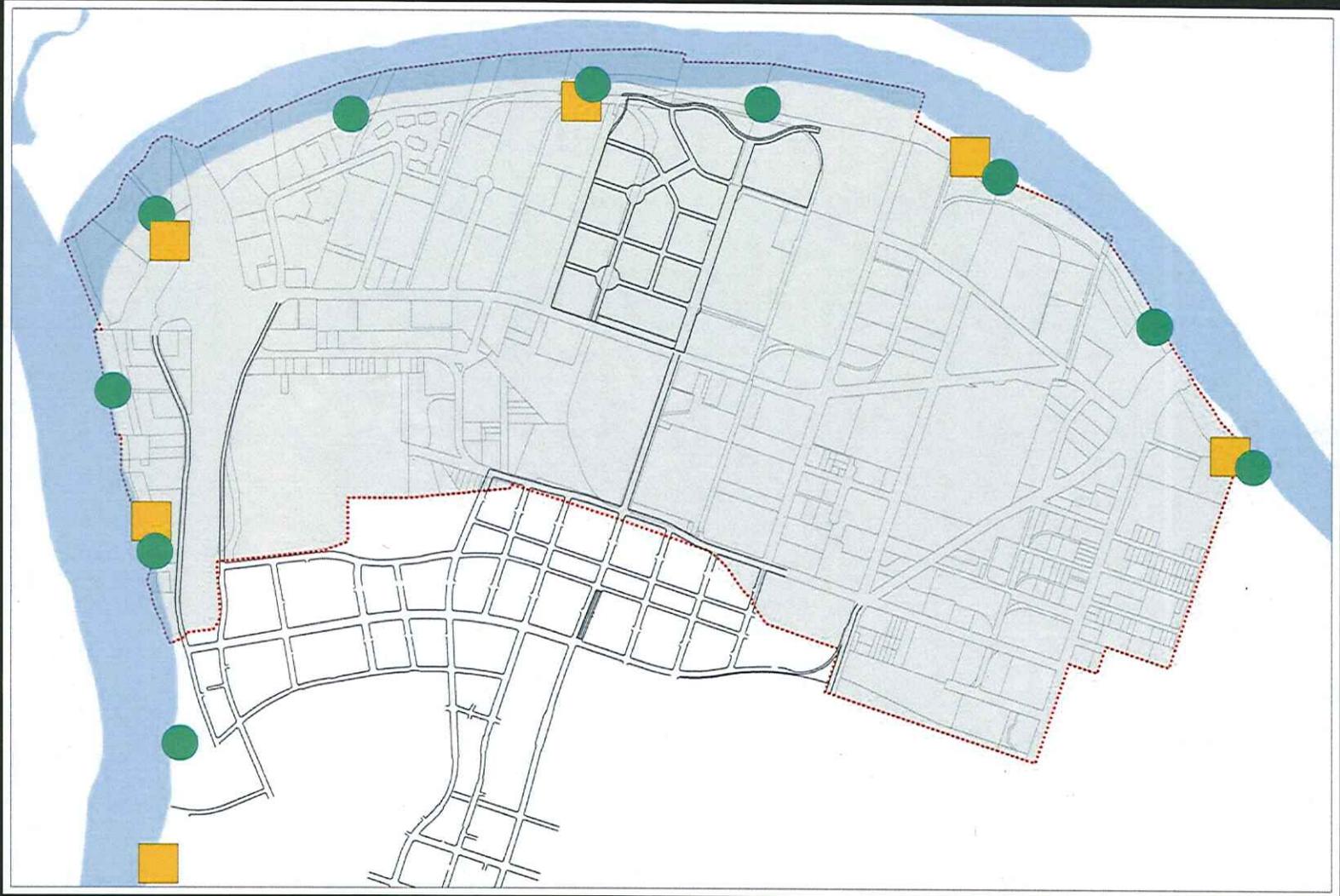


Existing Park Network



RIVER DISTRICT SPECIFIC PLAN

WATERFRONT
visioning & opportunities



Programming the waterfront "string of pearls"



THE RIVER DISTRICT



RIVER DISTRICT SPECIFIC PLAN