Urban Design, Land Use & Preservation

**Initiatives:**

- Create a new Special Planning District to allow sufficient height, density and mix of uses for transit oriented development along the streetcar and transit lines.
- Amend the Central City Design Guidelines to maintain the historic fabric of the community, protect existing tree canopy with appropriate building design, and to encourage more alley activation.
- Amend the General Plan to allow developments to exceed Floor to Area Ratios by a maximum percentage if it provides a significant community benefit.
- Prohibit new stand-alone surface parking lots and require the maximum amount of parking a project can provide to encourage more efficient use of land.
- Allow more staff-level review of projects to streamline development application processing.
### Downtown Specific Plan Zoning

**Legend**
- Residential Zones
  - R-1: Standard Single Family
  - R-1A: Single Family Alternative
  - R-1B: Single or Two Family
  - R-2: Two-Family
  - R-2A: Multi-Family (17)
  - R-2B: Multi-Family (21)
  - R-3: Multi-Family (29)
  - R-3A: Multi-Family (16)
  - R-4: Multi-Family (28)
  - R-4A: Multi-Family (111)
  - R-5: Multi-Family (174)
  - RO: Residential-Office
- Industrial and Manufacturing Zones
  - M-1: Industrial
  - M-2: Heavy Industrial
- Commercial and Office Zones
  - C-1: Limited Commercial
  - C-2: General Commercial
  - C-3: Central Business District
  - C-4: Heavy Commercial
  - OB: Office Building
- Other Zones
  - A-SPD: Agricultural
  - A-OS: Agriculture-Open Space
  - F: Flood
  - ARP-F: American River Parkway
  - H: Hospital
  - TC: Transportation Corridor

**City of SACRAMENTO** Community Development

**Downtown Specific Plan Boundary**

**Map Created:** 3/15/2017
How can development be maximized along the streetcar route?
Floor area ratio (FAR)

A truly walkable community that creates healthy transit requires FARs to be at least 1.5 to 3.0

Higher Density Housing

For Downtown Sacramento, higher density can be anything between 18-36 to 150+ dwelling units per acre
Where are opportunities for enhanced connections to the Riverfront?

Where are opportunities for activation along the Riverfront? What kind?
Conceptual Sacramento River Projects - North

City of SACRAMENTO
Community Development

1. Build the Powerhouse Science Center
2. Redevelop Riverfront Park into a family attraction
3. Add a Transcontinental Rail attraction at Front and K Streets
4. Open the North Public Market building
5. Upgrade the Embarcadero Boardwalk (+Steamers)
6. Add an Old Sacramento-Downtown Trolley Car loop
7. Connect I-5 and K Streets
8. Add Riverfront parking
9. Add living history characters - ambassadors and security
10. Upgrade the K Street Tunnel experience
11. Upgrade 19th and 20th Century Ships experience
12. Connect Capitol Ave to Front Street South
13. Connect 21st Street to Front Street South
14. Connect 19th Street to Front Street South
15. Connect bike routes through Old Sacramento
16. Add events and support signature events
17. Add a Water Taxi
18. Add I Street Bridge
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51. Add a Water Taxi

*All projects and funding sources are conceptual at this time
Conceptual Sacramento River Projects - South

- Downtown Specific Plan
- River District Specific Plan
- Sacramento Railyards Specific Plan

Conceptual Project Status*

- State Led Projects
- Private Led PPP
- City Led PPP

*All projects and funding sources are conceptual at this time

- 7. Upgrade the California Auto Museum
- 33. Upgrade Crocker Park
- 38. Extend the Promenade to the Pioneer Bridge
- 39. New Ped/Bike Bridge – R Street Overpass to West Sac Bridge District
- 43. Marina Housing/Mixed-Use Development
- 44. Docks Acquisition and Remediation
- 45. Pioneer Reservoir Structural and Parkland improvements
- 46. Progress on Tank Farm relocations
- 49. Broadway Bridge
- 50. Rail Tunnel bike/ped link from NW Land Park to Miller Park

Aerial Photography:2016/2014
Map Created: 3/17/2017

State Led Projects
Private Led PPP
City Led PPP

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