Sacramento Places:

Smart Growth Projects in Sacramento

City of Sacramento Planning Department

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Introduction

Sacramento Places and Smart Growth

The Sacramento Area Council of Governments (SACOG) has projected that Sacramento will grow by an additional 200,000 people and 140,000 jobs by the year 2030. Unfortunately, conventional planning and development approaches have failed to effectively address problems associated with growth, such as traffic congestion, deteriorating air quality, and loss of open space. Communities across the nation, including Sacramento, are realizing that a new approach to growth is needed. That's why citizens, planners, and developers are increasingly embracing the Principles of Smart Growth as a guiding strategy for better accommodating a growing population.

The Sacramento Places document highlights recent development projects that incorporate the Principles of Smart Growth, which not only minimize growth-related problems, but actually revitalize our communities and make them better places to live. Communities incorporating the Principles of Smart Growth are often attractive, compact, safe, comprised of a mix of uses, and easy to navigate by foot, bike, or transit. Ironically, the Principles of Smart Growth that we are rediscovering today are similar to traditional development practices used until the early 20th century, before widespread use of the automobile. These traditional development practices have created some of the communities we find most appealing today.

Benefits of Smart Growth

Smart Growth is about supporting compact, mixed-use development that revitalizes central cities and existing communities. Housing is located within close proximity to jobs, shopping, parks, and entertainment, allowing people to more frequently walk, bike, and use transit instead of driving.

Some of the benefits of Smart Growth are:

- <u>More housing options:</u> People of all incomes have access to a variety of housing types located near parks, schools, restaurants, retail, and employment.

- <u>Less traffic and air pollution</u>: Compact, mixed-use development reduces vehicle miles traveled (VMT) by enabling shorter trips, transit use, pedestrian activity, and biking. Lower VMT reduces air pollution and greenhouse gas emissions.

- Preservation of open space and wildlife habitat areas: Compact, mixed-use development makes efficient use of land, reducing the need to expand urban areas into open space and wildlife areas.

- More pedestrian-friendly communities: Walking is a more feasible way of traveling. Tree-lined streets with wide sidewalks are designed for pedestrian use and provide multiple connections between destinations. Compact, mixed-use development shortens distances between home, shopping, and work. More walking and less driving means reduced air pollution from cars and better public health through exercise.

- Revitalization of communities: Investing in growth and improvements in existing urban areas results in a thriving, attractive, interesting, more cohesive community with a strong identity.

Principles of Smart Growth

To support Smart Growth development, Sacramento's City Council adopted the following Smart Growth Principles into the General Plan (Resolution 2001-805):

1. Mix land uses and support vibrant city centers
2. Take advantage of existing community assets emphasizing joint use of facilities
3. Create a range of housing opportunities and choices
4. Foster walkable, close-knit neighborhoods
5. Promote distinctive, attractive communities with a strong sense of place, including the rehabilitation and use of historic buildings
6. Preserve open space, farmland, natural beauty, and critical environmental areas
7. Concentrate new development and target infrastructure investments within the urban core of the region
8. Provide a variety of transportation choices
9. Make development decisions predictable, fair, and cost-effective
10. Encourage citizen and stakeholder participation in development decisions

11. Promote resource conservation and energy efficiency
12. Create a Smart Growth regional vision and plan
13. Support high quality education and quality schools
14. Support land use, transportation management, infrastructure, and environmental planning programs that reduce vehicle emissions and improve air quality.

A Guide to Sacramento Places

This document has been produced to heighten the visibility of local Smart Growth projects, and to show how development incorporating the Principles of Smart Growth can contribute to a successful, attractive community.

Each page features a different development project illustrating at least one Principle of Smart Growth. Keep in mind that Smart Growth Principles not directly relating to development design, such as encouraging citizen participation in decisions, are not specifically mentioned, though many projects in this pamphlet followed these Principles. Also keep in mind that this document does not provide an exhaustive list of Smart Growth projects in Sacramento; there are other examples that may not be included or that are currently in development.

Acknowledgements

Sacramento Places was prepared with the contributions of the following Planning staff:

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The main cover photo is courtesy of Michael Zwahlen.

Mix land uses and support vibrant city centers

1801 L

Location:
Midtown at the corner of 18th and L Streets

Why this is Smart Growth:

Mixes land uses and supports vibrant city centers
1801 L is an urban infill project providing a mix of residential and commercial space. Ground-floor commercial space includes the Buckhorn Grill and the L Wine Lounge and Urban Kitchen. The project adds residents near midtown shopping, entertainment, and dining, which enhances the urban activity of the area.

Creates a range of housing choices
The project is a good example of mixed-income housing. It includes resident-owned luxury penthouses, as well as 164 rental units, with 47 of the rentals reserved for affordable housing. Unit types are varied and include various numbers of bedrooms. The project allows residents to live in close proximity to urban amenities, while allowing them to enjoy a private courtyard, spa, and pool.

Provides a variety of transportation choices
The project is near light rail, bus service, and employment and commercial centers, making transit, biking, and walking feasible transportation options.

Project Statistics:
- 176 residential units (23,486 sq. ft. total)
- 10,634 sq. ft. of commercial space
- Density: 99 units/acre
- Floor-Area Ratio: 0.44
- Parking: 163-space subterranean garage for residences. On-site parking requirement waived for commercial uses.
- Height: 4 stories
- Financing: Private

Fremont Building

Location:
Central city on 16th Street between O and P Streets

Why this is Smart Growth:

Mixes land uses and supports vibrant city centers
The Fremont Building provides rental units on its upper three stories and street-oriented commercial space on the ground floor. This design and mix of uses promotes a vibrant pedestrian-friendly streetscape.

Concentrates new development within the urban core
The Fremont Building is an infill project on 0.88 acres, concentrating development within the urban core and taking advantage of existing infrastructure.

Creates a range of housing choices
The building features a mix of studio, 1-bedroom, and 2-bedroom apartments. Of the 69 units, 11 are affordable.

Provides a variety of transportation choices
The project is near light rail, bus service, and employment and commercial centers, making transit, biking, and walking feasible transportation options.

Project Statistics:
- 69 residential units
- 12,000 sq. ft. of commercial space
- Density: 78 units/acre
- Floor-Area Ratio: 2.6
- Parking: 69 spaces located behind the building
- Height: 4 stories
- Financing: Private and public, with loans from the Sacramento Housing and Re-development Agency (SHRA) and the Capitol Area Development Authority (CADA).

F65

Location:
East Sacramento at the corner of Folsom Boulevard and 65th Street

Why this is Smart Growth:

Mixes land uses
Second-floor lofts sit atop street-level retail stores and restaurants. A plaza oriented toward the street provides a gathering place for residents, shoppers, and diners.

Creates a range of housing choices
The lofts provide an opportunity for residents to live in close proximity to urban amenities, in contrast to most suburban developments.

Provides transportation choices
F65 is located across the street from light rail and bus transfer stations for easy access to Sacramento State University and other destinations. Also, the project is located in an area targeted for transit-oriented development with future plans to improve pedestrian and bicycle circulation.

Project Statistics:
- 8 residential units (9,500 sq. ft. total)
- 32,550 sq. ft. of commercial space
- Density: 3.5 units/acre
- Floor-Area Ratio: 0.42
- Parking: 140 spaces located at the rear of the project site, screened from the street by the buildings
- Height: 3 stories
- Financing: Private

City Walk Condominiums

Location:
Central city at the corner of 10th and T Streets

Why this is Smart Growth:

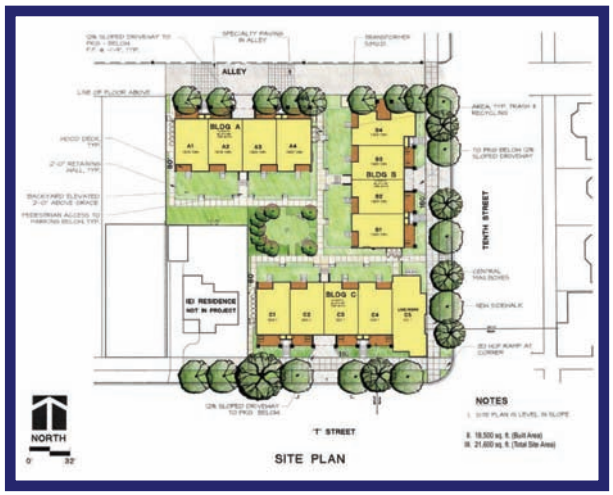
Mixes land uses
The development incorporates varied uses, with condos/townhomes both above and adjacent to a ground-floor art gallery.

Creates a range of housing choices
This project provides an opportunity for residents to live in close proximity to urban amenities. Most of the units have 3 bedrooms and 2.5 baths. The unit on the corner of 10th and T Streets is a 2-bedroom live-work unit featuring space for retail, office, or studio uses on the ground floor. Each unit has a front porch, deck, and private backyard. 46% of the units are affordable.

Concentrates new development within the urban core
This is a compact infill project concentrating development in the urban core and taking advantage of existing infrastructure. It uses a formerly vacant site.

Provides transportation choices
Condo residents can use nearby bus and light rail services. Walking and biking are also options, as many urban amenities such as shopping, entertainment, and employment centers are located in close proximity.

Project Statistics:
- 12 residential units (15,700 sq. ft. total)
- 800 sq. ft. of commercial space
- Density: 26 units/acre
- Floor-Area Ratio: 0.76
- Parking: Subterranean
- Height: 2 stories
- Financing: Private and public, with funding from SHRA



O[1] Lofts

Location:
Central city at the corner of 16th and K Streets

Why this is Smart Growth:

Mixes land uses and supports vibrant city centers
This architecturally modern urban development integrates lofts on the second, third, and fourth floors with streetfront retail on the ground floor. The streetfront retail consists of a popular restaurant and a modern furniture studio.

The project is sited adjacent to the Elliot building, another mixed-use project completed by the same developer and incorporating lofts, office, and retail. Together, these projects reinvigorate this part of the city.

Concentrates new development within the urban core
This is an infill project concentrating development within the urban core and taking advantage of existing infrastructure.

Provides transportation choices
The project's proximity to services, retail establishments, parks, and transit provides residents various transportation options, including walking, biking, and using transit.

Project Statistics:
- 21 residential units (19,200 sq. ft. total)
- 6,400 sq. ft. of commercial space
- Density: 95 units/acre
- Floor-Area Ratio: 2.7
- Parking: 10 spaces dedicated off-site; 12 spaces waived
- Height: 4 stories
- Financing: Private

Courtesy: Keith Cronin

Create a range of housing choices and opportunities

Fremont Mews

Location:
Central city on the block between P, Q, 14th, and 15th Streets

Why this is Smart Growth:

Creates a range of housing opportunities and choices
These urban apartments provide studios, one-bedroom, and two-bedroom apartments. The project includes a community garden so that residents can grow fruits and vegetables while living in the urban core. The units are available to people of a wide range of incomes, with a total of 40% of the units available to very low- and low-income households.

Promotes distinctive, attractive communities with a strong sense of place
The complex has attractive modern architecture, large windows, and bright colors. Additionally, the community garden and open space contribute to the character and sense of place of the site, as well as provide important community amenities.

Provides transportation choices
Fremont Mews is a transit-oriented development located near light rail stations and along two major bus corridors.

Project Statistics:
- 119 residential units (90,891 sq. ft. total)
- 19,200 sq. ft. of community garden
- Density: 54 units/acre
- Floor-Area Ratio: 0.95
- Parking: 128 spaces in a subterranean garage
- Height: 3 stories
- Financing: Private and public with loans and funding from the Sacramento Housing and Redevelopment Agency (SHRA), Capitol Area Development Authority (CADA), and the State Department of General Services.

Pensione K

Location:
Central city at the corner of 17th and K Streets

Why this is Smart Growth:

Creates a range of housing choices
Pensione K was developed to provide affordable housing for minimum wage workers in fields such as retail, education, construction, and food services. It allows very low-income residents to be in close proximity to urban amenities, including a supermarket.

Mixes land uses
Single-room occupancy units (studios) and one-bedroom apartments sit on the upper 3 floors over groundfloor retail space (a café and art gallery).

Concentrates new development within the urban core
This is an infill project on 0.7 acres of land in the urban core. It takes advantage of existing infrastructure.

Provides transportation choices
Pensione K's close proximity to services, retail, parks, and transit corridors provides residents various transportation options, including walking, biking, and use of transit.

Project Statistics:

- 137 residential units (47,240 sq. ft. total)
- 760 sq. ft. of commercial space
- Density: 186 units/acre
- Floor-Area Ratio: 1.5
- Parking: 31 surface parking spaces
- Height: 4 stories
- Financing: Private and public, with some funds provided by the Sacramento Housing and Redevelopment Agency (SHRA), and tax credits provided through the Low-Income Housing Tax Credits program run by the IRS.

Del Paso Nuevo

Location:
North Sacramento on Norwood Avenue about one mile south of Interstate 80

Why this is Smart Growth:

Creates a range of housing opportunities and choices
The Del Paso Nuevo Master Plan provides for 300 new units, 51% of which are available to low-income households, providing housing opportunities for people with a range of incomes. The project also includes two parks, a new elementary school, and a commercial area, providing opportunities for families to live close to these amenities.

Concentrates new development within the urban core
The homes are located in an existing urban area and replace a blighted lower density residential neighborhood. Development within existing urbanized areas prevents loss of open space and takes advantage of existing infrastructure.

Project Statistics:
- 300 residential units
- 8 acres of commercial space
- Density: Varies; ranges between 4-15 units/acre
- Financing: Private and public, with a Section 108 loan provided by the U.S. Department of Housing and Urban Development (HUD) to the Sacramento Housing and Redevelopment Agency (SHRA) for the project.

Infill House Program

Location:
Citywide (with the exception of the Central City)

Why this is Smart Growth:

Creates a range of housing opportunities and choices
The Infill House Program provides four different building plans for single-family homes that are pre-approved through the development review process and can be purchased and built on vacant infill lots in the City. Each of the plans has three distinct exterior facades to increase options and limit repetition. There are three single-story homes with three bedrooms and a two-story home with four bedrooms. They have been designed to fit on smaller lots that are 40' wide by 100' long and 50' wide by 120' long.

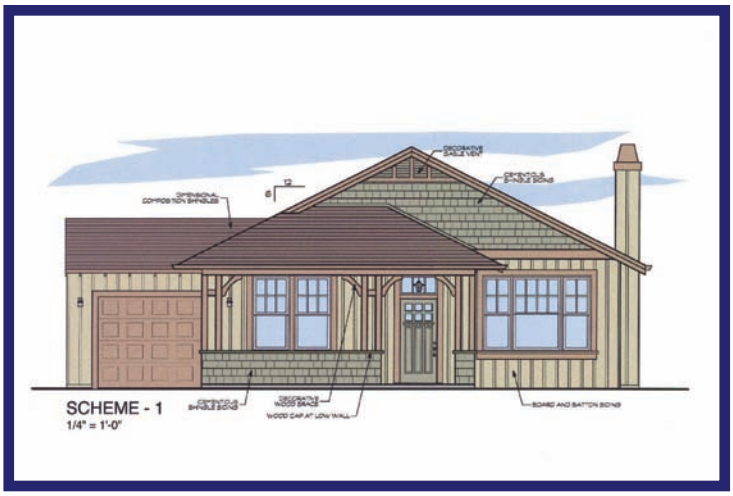
Concentrates new development within the urban core
The Infill House Program promotes quality development on the numerous small and irregularly sized vacant infill sites throughout urbanized areas of the City (except for the Central City).

Make development decisions predictable, fair, and cost-effective

The program uses pre-approved building plans to streamline the development review process, thereby reducing development costs, making the development process more predictable, and better promoting infill development.

Project Statistics:

- House plans range in size from 1,400 to 1,800 square feet.
- Plans can be purchased for $1,500.



Victory Townhomes

Location:
North Sacramento at 1075 Dixieanne Avenue

Why this is Smart Growth:

Creates a range of housing opportunities and choices
The project consists of three- and four-bedroom townhomes for households earning less than 50-60% of the median income. Residents have access to a community room, computer lab, playground, community barbeques, and a financial education program. Residents work together with a full-time community organizer to help manage their community.

Promotes distinctive, attractive communities with a strong sense of place
This project has a neighborhood-friendly, street-oriented design with a spacious and attractive interior common area.

Provides transportation choices
The project is located in an area targeted for transit-oriented development. Light rail is located nearby.

Promotes resource conservation and energy efficiency
The project conserves energy by using solar power.

Project Statistics:
- 21 residential units (28,308 sq. ft. total)
- Density: 12 units/acre
- Floor-Area Ratio: 0.40
- Parking: 34 spaces of surface parking
- Height: 2 stories
- Financing: Private and public, with equity from the federal Low Income Housing Tax Credit (LIHTC) program, and with a loan from SHRA.

Take advantage of existing community assets emphasizing joint use of facilities

The Cathedral Building

Location:
Central city at the corner of 12th and K Streets

Why this is Smart Growth:

Take advantage of existing community assets emphasizing joint use of facilities
Project construction involved the remodel of an existing building located on the K Street Mall, Sacramento's original "Main Street." It is located right in the middle of the Central Business District, within one block of the Capitol.

Mixes land uses and supports vibrant city centers
The building mixes 23 apartments on the upper three floors with restaurants and retail on the ground level, including Ella Dining Room and Bar, which contributes to sidewalk vibrancy along K Street.

Fosters walkable, close-knit neighborhoods
The project provides housing and retail within walking distance of many businesses and attractions in Downtown Sacramento.

Provides a variety of transportation choices
The closest light rail stop is located at the front door of the building, and several downtown bus lines pass by within one or two blocks of the project.

Project Statistics:
- 23 apartments
- 11,230 sq. ft. retail, 5,893 sq. ft. office
- Density: 79 units/acre
- Floor-Area Ratio: 4.0
- Parking: Underground
- Height: 4 stories
- Financing: Private

Globe Mills

Location:
Central city at the corner of 12th and C Streets

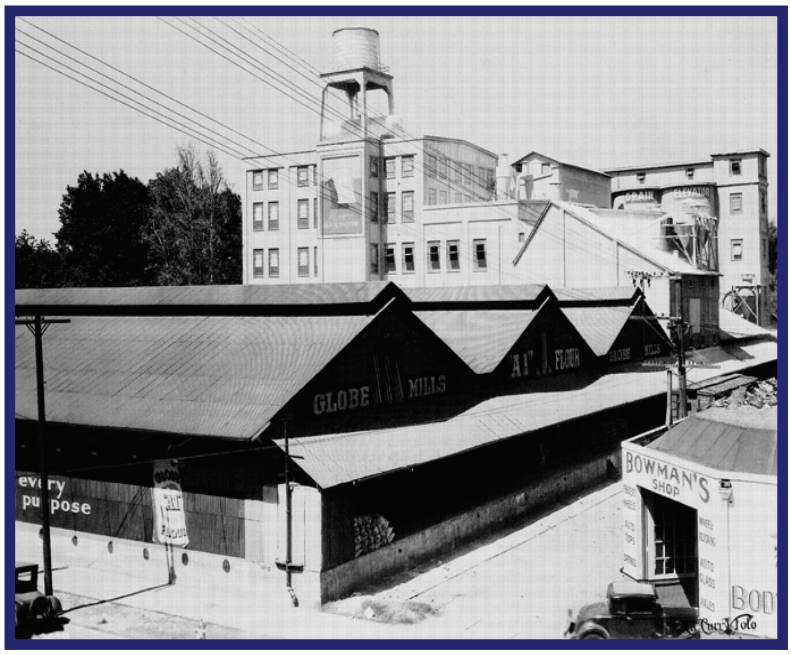
Why this is Smart Growth:

Uses existing community assets emphasizing joint use of facilities
The project involves the restoration and reuse of the Globe Mills plant, developed in the early 1900's and used until 1970 as a grain and cereal mill. The project includes housing, common area facilities for residents, and neighborhood-serving retail.

Creates a range of housing opportunities and choices
The project provides 31 market-rate loft-style apartments and 112 units for low-income seniors. The units are located near urban amenities and transit for improved mobility.

Promotes distinctive, attractive communities with a strong sense of place
The Globe Mills building is a designated City Historic Landmark. Restoration and reuse of the building preserves this unique aspect of the Alkali Flat neighborhood.

Project Statistics:
- 143 residential units
- 9,600 sq. ft. of commercial space
- Density: 121 units/acre
- Parking: 88 spaces total (combination of subterranean and surface). 65 required spaces waived.
- Height: 5 stories
- Financing: Private and public, with a Section 108 loan and Brownfields Economic Development Initiative grant from the U.S. Housing and Urban Development Department, federal Low-Income Housing Tax Credits, City redevelopment funds.



Globe Mills, 1933
Courtesy: McCurry Photograph Collection, California History Room, California State Library, Sacramento, California.

Esquire / IMAX

Location:
Central city at 12th and K Streets

Why this is Smart Growth:

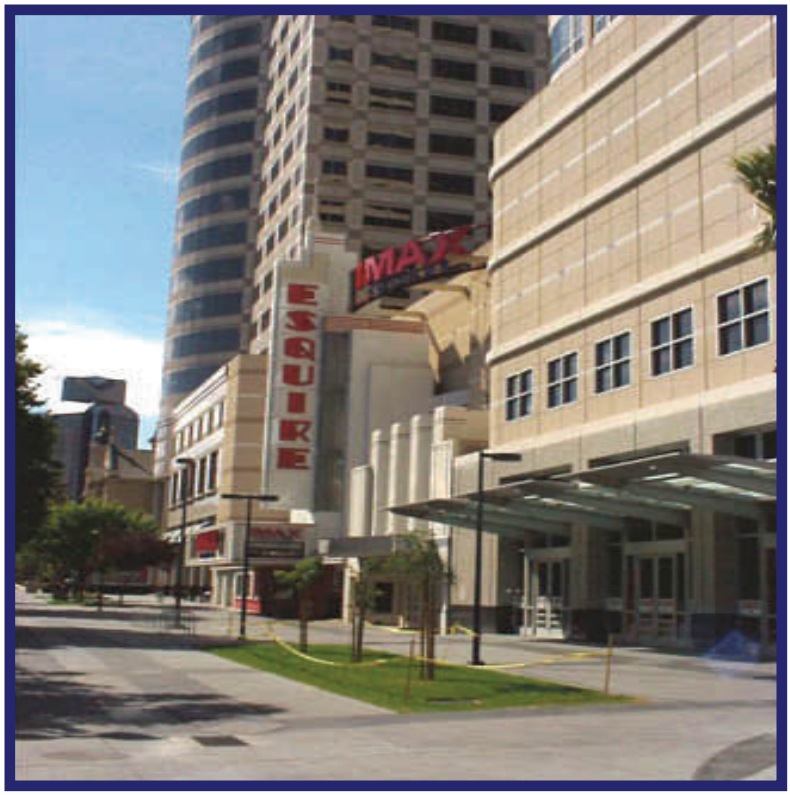
Uses existing community assets and emphasizes joint use of facilities
Esquire Plaza incorporates the historic marquees and Art Deco facades of the old Esquire Theater that it replaced. The building features various facilities, including a 450-seat IMAX theater, a 22-story office tower, and a 191-seat restaurant and cafe.

Promotes distinctive, attractive communities with a strong sense of place
The project's incorporation of elements of the historic theater give the development a distinctive look reminiscent of the old theater.

Concentrates new development within the urban core
This development intensifies the density and increases the number of uses on formerly underutilized land developed with a camera shop and two theaters.

Provides transportation choices
The project's close proximity to light rail, bus lines, and other urban amenities provide opportunities for the building's users to ride transit, walk, or bike to and from the project.

Project Statistics:
- 248,000 sq. ft. of commercial and office space
- Floor-Area Ratio: 5.8
- Parking: Downtown parking garages
- Height: 22 stories
- Financing: Private and public, with funding from the Sacramento Housing and Redevelopment Agency (SHRA) for the restaurant, theater, and improvements to 13th Street.



40 Acres Complex and Guild Theater

Location:
Oak Park community of East Sacramento at the corner of Broadway and 35th Street

Why this is Smart Growth:

Uses existing community assets and emphasizes joint use of facilities
The St. HOPE development company rehabilitated an existing commercial complex, including the historic Guild Theater, into a mixed-use development. The theater, bookstore, art gallery, and barbershop occupy the ground floor. The second floor features 12 affordable apartment units, with a mix of studios, one-bedrooms, and two-bedrooms.

Mixes land uses and supports vibrant city centers
The project serves commercial, recreational, and residential functions and serves as a gathering place for residents.

Promotes distinctive, attractive communities with a strong sense of place
The project provides an attractive gateway into the Oak Park neighborhood. Historic buildings lend it a distinct identity. Of special note is the Guild Theater, which was completed in 1915 and showcased vaudeville acts in its earliest days. It is the only remaining theater of the three theaters for which Oak Park was known in the early twentieth century.

Project Statistics:
- 12 residential units (15,716 sq. ft. total)
- 9,555 sq. ft. of commercial space
- Density: 29 units/acre
- Floor-Area Ratio: 1.4
- Parking: 31 spaces off-site. Waiver and credits to eliminate 141 spaces from the parking requirement.
- Height: 2 stories
- Financing: Private and public

Elliott Building

Location:
Central city at 16th and J Streets

Why this is Smart Growth:

Uses existing community assets emphasizing joint use of facilities
The project reuses the Elliott Building, which was constructed in the early 1920s as an automobile sales and service facility. The building has been renovated with its exterior look and feel maintained.

Mixes land uses and supports vibrant city centers
The project is a true mixed-use building, with live/work lofts occupying the third and fourth floors, office space on the second floor, and retail space on the first floor, which houses two restaurants. The street-level retail built to the lot line helps foster a vibrant sidewalk scene.

Promotes distinctive, attractive communities with a strong sense of place
By retaining the historic 1920s Elliott Building, the project preserves part of Sacramento's architectural heritage.

Concentrates new development and targets infrastructure investments within the urban core of the region
This is an infill project located in the city center, an already urbanized area. It uses existing urban infrastructure and does not consume open space at city edges.

Project Statistics:
- 16 live/work lofts (20,000+/- sq. ft. total)
- 11,000 sq. ft. office/20,000 sq. ft. retail
- Density: 54 units/acre
- Floor-Area Ratio: 4.0
- Parking: Street and downtown garages
- Height: 4 stories
- Financing: Private and public

Promote distinctive, attractive communities with a strong sense

Midtown Art, Retail, Restaurant Scene (MARRS)

Location:
Midtown on 20th Street between J and K Streets

Why this is Smart Growth:

Promotes distinctive, attractive communities with a strong sense of place
The renovated building is modern with an urban feel. The events taking place at the building, such as live music performances, art displays, and the Second Saturday art walk, further promote a strong sense of place.

Uses existing community assets emphasizing joint use of facilities
The project is located in a 1940's-era storage facility that spans a half-block. The owner renovated the building to accommodate restaurants and galleries on the first floor and offices and retail spaces on the second floor.

Mixes land uses and supports vibrant city centers
The building currently houses a coffee shop, pizza shop, Mexican restaurant, a clothing boutique, and an art gallery. The owner requires tenants to stay open late to contribute to nightlife in the area, and to provide a link to the nightlife in Lavender Heights, which is centered at 20th and K Streets.

Project Statistics
- 28,700 sq. ft. of office space
- 11,500 sq. ft. of retail space
- 10,000 sq. ft. of restaurant space
- Floor-Area Ratio: 1.7
- Parking: 194 required spaces credited or waived. 98 spaces dedicated off-site.
- Height: 2 stories
- Financing: Private

Metro Square

Location:
Midtown on the block bounded by H, I, 26th, and 27th Streets

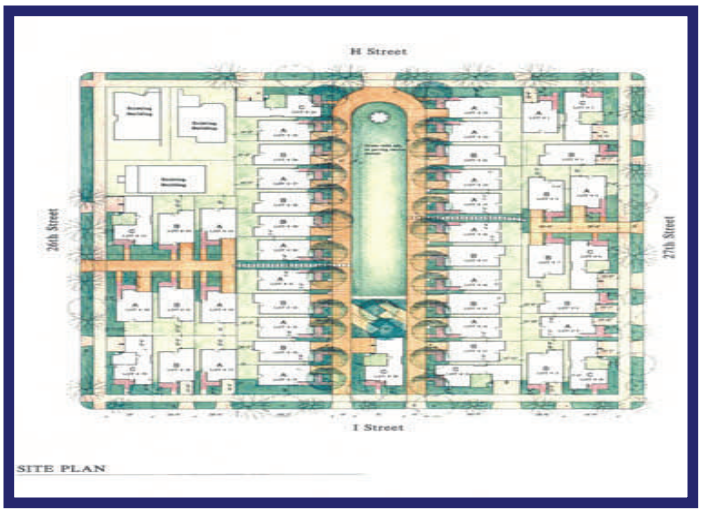
Why this is Smart Growth:

Promotes distinctive, attractive communities with a strong sense of place
Metro Square's traditional architecture and form blends in well with the historic character of the surrounding neighborhood and contributes to its sense of place. Also, Metro Square is oriented around a central, lineal green with benches and a barbecue, which serves as a gathering place and focal point for community interaction.

Creates a range of housing opportunities and choices
Metro Square contains compact single-family homes ranging in size from 1,150-1,550 square feet. Its location near the heart of downtown allows residents to drive less and live closer to work and urban amenities.

Concentrate new development within the urban core
This is a residential infill project located in the Central City which makes use of existing infrastructure and does not contribute to suburban sprawl.

Project Statistics:
- 45 residential units
- Density: 20 units/acre
- FAR: 0.6
- Parking: 1-car garage for each house
- Height: 2 stories
- Financing: Private and public, with a loan from the Sacramento Housing and Redevelopment Agency (SHRA).



Fox & Goose Restaurant

Location:
R Street Corridor of the Central city at 1001 R Street

Why this is Smart Growth:

Promotes distinctive, attractive communities with a strong sense of place
The Fox and Goose is a well-established eatery located in a historic building that was originally a paint and glass warehouse. The building, modeled after the 200-year-old Fox and Goose in England, was rehabilitated in 1972. It is now a designated local historic landmark that lends a distinction and uniqueness to R Street.

Uses existing community assets:
The original historic building was retained, reducing waste and the need for new construction materials, and taking advantage of the historic character of the building.

Concentrates new development and targets infrastructure investments within the urban core of the region
The Fox and Goose is located in an old industrial area. It uses existing urban infrastructure and does not consume open space at city edges. The project also helps support the R Street Master Plan's goals of revitalizing R Street.

Project Statistics:
- 3,300 sq. ft. of commercial space
- Parking: On-site and along R Street
- Height: 1 story
- Financing: Private.

Concentrate new development within the urban core of the region

R Street Safeway

Location:
Central city on 19th Street between R and S Streets.

Why this is Smart Growth:

Concentrates new development and targets infrastructure investments within the urban core of the region
The project is located in the Central City, on the R Street Corridor. The R Street Corridor is a historically industrial area targeted for redevelopment and reinvestment, as well as historic preservation, through the R Street Master Plan. Concentrating new development in the urban core of a region is beneficial in that it takes advantage of existing infrastructure and does not consume open space at the urban fringes.

Mixes land uses and supports vibrant city centers
The R Street Safeway project includes a compact, attractively designed, "urban" Safeway and 2-story luxury lofts perched atop adjacent shops. Mixing land uses enables people to travel shorter distances between their homes, work, and shopping, which makes biking, walking, and using transit more convenient.

Promotes distinctive, attractive communities with a strong sense of place
The distinctive brick façade, horse statue, and tower with the Safeway logo give this project a unique sense of place.

Project Statistics:
- 6 lofts (9,790 sq. ft.)
- 68,000 sq. ft. retail
- Floor-Area Ratio: 0.5
- Parking: On-site surface parking
- Height: 3 stories
- Financing: Private

800 J

Location:
Central city at 800 J Street

Why this is Smart Growth:

Concentrates new development and targets infrastructure investments within the urban core
800 J is located in a prominent downtown location on a half city block which has sat vacant for many years. It is an infill project concentrating development in the urban core and taking advantage of existing infrastructure.

Mixes land uses and supports vibrant city centers
The seven-story project features 225 lofts perched atop ground floor commercial space and 3 levels of above-grade and subterranean parking. The building brings high-density housing to the downtown, promoting a safe, vibrant neighborhood bustling with pedestrians. The mix of housing and commercial uses not only increases safety, but supports retail and entertainment establishments in the area.

Provides a variety of transportation choices
The project is near light rail, bus service, and employment and commercial centers, making transit, biking, and walking feasible transportation options.

Project Statistics:
- 225 lofts (ranging in size from 547-1,364 sq. ft.)
- 21,000 sq. ft. of retail/restaurant space
- Density: 189 units/acre
- Floor-Area Ratio: 7.0
- Parking: 302 spaces on 3 levels of above-grade and subterranean parking
- Height: 7 stories
- Financing: Public and private

Tapestri Square

Location:
Central city on the block bounded by 21st, T, 22nd, and U Streets

Why this is Smart Growth:

Concentrates new development and targets infrastructure investments within the urban core of the region
Tapestri square is an infill project consisting of 58 townhomes located on a previously developed block of Midtown Sacramento. It uses existing urban infrastructure and does not consume open space at city edges.

Promotes distinctive, attractive communities with a strong sense of place
The high-quality brownstone architecture of the project respects and complements the look and scale of the current built environment in Midtown Sacramento.

Fosters walkable, close-knit neighborhoods
The site plan for the project features mid-block pedestrian pathways to create a fine-grained network of routes. The site is within walking distance of many Central City stores, restaurants and attractions.

Provides a variety of transportation choices
This project is located within three blocks of light rail and is proximate to several bus lines.

Project Statistics:
- 58 lofts (ranging in size from 1,300-2,800 sq. ft.)
- Density: 23 units/acre
- Parking: 1-car garage for each unit
- Height: 3 stories
- Financing: Private

Ping Yuen

Location:
Central city at the corner of 5th and I Streets

Why this is Smart Growth:

Concentrates new development and target infrastructure investments within the urban core of the region
This is an infill project located in the city center, an already urbanized area. It uses existing urban infrastructure and does not consume open space at city edges.

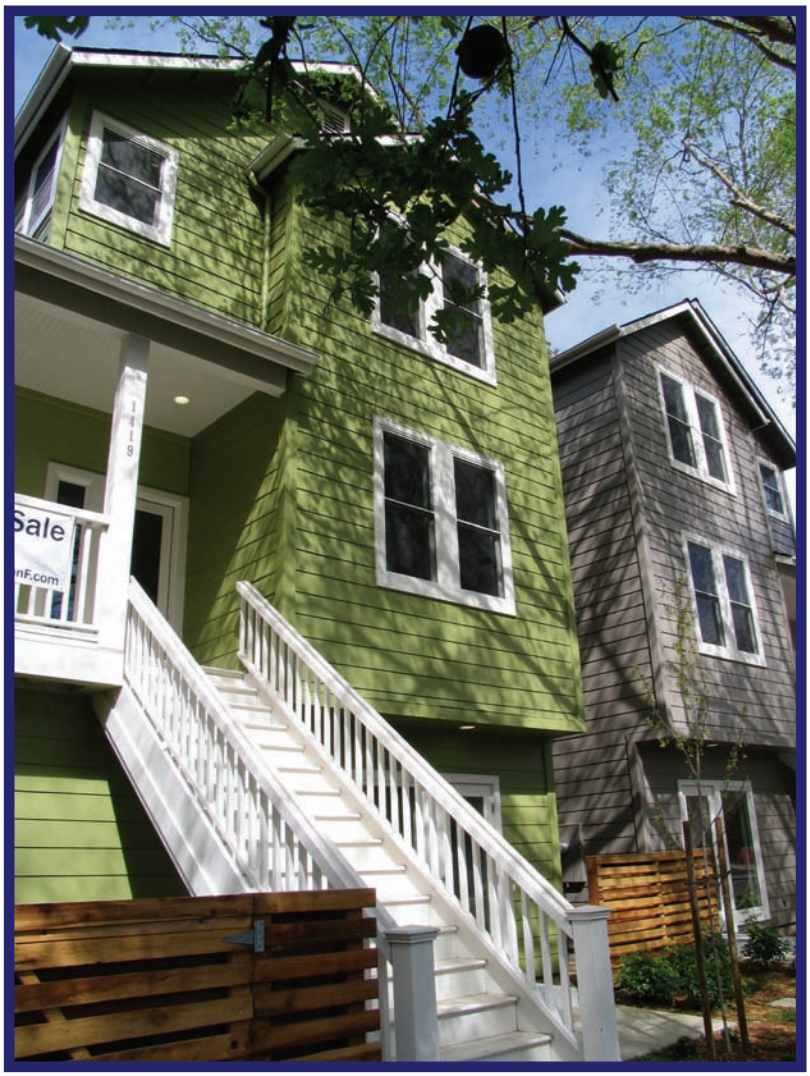
Creates a range of housing opportunities and choices
This project located in Sacramento's historic Chinatown provides 82 affordable senior housing units atop ground level office and retail space. The development provides its residents the opportunity to affordably live downtown and walk to urban amenities.

Mixes land uses and supports vibrant city centers
Residential and commercial uses are mixed both within the building itself and within the surrounding neighborhood. Mixed land uses support a vibrant city center by providing a 24-hour downtown population, which promotes public safety, pedestrian activity, and shopping.

Project Statistics:
- 82 affordable units for seniors (ranging in size from 424-637 sq. ft.)
- 1,200 sq. ft. retail and office
- Density: 139 units/acre
- FAR: 3.1
- Height: 4 stories
- Financing: Private and public, with a loan from the Sacramento Housing and Redevelopment Agency (SHRA), tax credits, and tax exempt bonds.

Promote resource conservation and energy efficiency

9 on F



Location:
Central City on the 1400 block of F Street

Why this is Smart Growth:

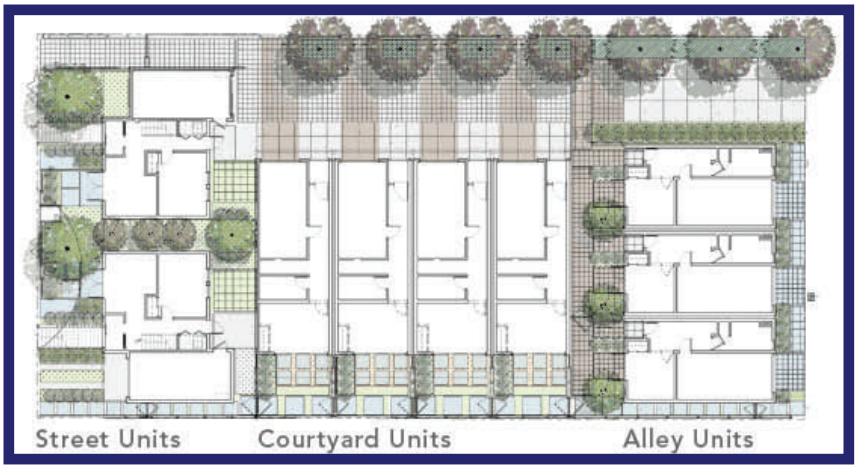
Promotes resource conservation and energy efficiency
Each townhouse unit is equipped with energy-efficient features such as geothermal heating and cooling and tankless "on-demand" hot water heating. Most of the homes have solar panels or prewiring for solar panels. These energy-saving features help to reduce carbon emissions, the major contributors to global warming, and result in substantial savings in energy costs for the owners.

Units also promotes resource conservation by incorporating floors made of sustainably harvested wood. The use of low-VOC paints reduced the emission of harmful, ozone-depleting chemicals into the atmosphere.

Each unit is rated LEED Silver or Gold by the U.S. Green Building Council. This rating means that the project meets high standards for environmentally sound building.

Concentrates new development within the urban core
9 on F is a 0.29-acre infill project concentrating development in an existing urban area and taking advantage of existing infrastructure.

Project Statistics:
- 9 townhouses (ranging in size from 1,300-1,550 sq. ft.)
- Density: 31 units/acre
- Parking: 1-car garage for each unit
- Height: 3 stories
- Financing: Private



Inderkum High School

Location:
North Natomas community at 2500 New Market Drive

Why this is Smart Growth:

Promotes resource conservation and energy efficiency
Inderkum High School obtains about 25% of its energy from solar panels. Also, half of the classrooms can be lit completely by natural light, reducing energy consumption. Geothermal wells heat and cool water naturally.

Emphasizes joint use of facilities
The 47-acre project includes not only a high school, but a community college, public library, and outdoor courtyard accessible to everyone. This is an efficient use of land, allowing high school students to conveniently attend college courses, and providing both high school and college students easy access to a library.

Provides transportation choices
The high school is located near the proposed light rail extension. When the light rail extension opens, it will provide the opportunity to ride transit instead of driving.

Project Statistics:
- 235,000 sq. ft. building
- 47-acre project site
- Financing: Public-private partnership, with construction paid for by a private company. The school district will lease the structure until it has the funds to buy it from the company.

SOCAP Lofts

Location:
Central city on R Street between 5th and 6th Streets

Why this is Smart Growth:

Promote resource conservation and energy efficiency
Each of the 36 lofts is equipped with a solar photovoltaic system, attached to the roof, to harvest energy from the sun. The energy can either be used immediately within the loft itself, or fed into the City's electricity grid in exchange for a credit to the loft's electricity bill.

Mix land uses and support vibrant city centers
The project is part of the first wave of new development along the R Street, envisioned to become a lively mixed-use corridor.

Concentrates new development and targets infrastructure investments within the urban core of the region
This project is located in the Central City in an infill location, and relies on existing infrastructure.

Provides a variety of transportation choices
The project is close to light rail and bus lines, is accessible to all parts of the Central City by walking or cycling, and has easy access to downtown freeways.

Project Statistics:
- 36 lofts
- Density: 29 units/acre
- Parking: 2-car garage for each unit
- Height: 3 stories
- Financing: Private