Sacramento Places:

Smart Growth Projects in Sacramento

City of SACRAMENTO
Community Development

City of Sacramento Planning Department
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Table of Contents

Introduction	Page 6
Smart Growth Principle #1 *Mix land uses and support vibrant city centers*	Page 8
1. 1801 L ..... 9 2. Fremont Building ..... 10 3. City Walk Condominiums ..... 11 4. O[1] Lofts ..... 12 5. The Cathedral Building ..... 13 6. Legado De Ravel ..... 14 7. 15th and R Street Reuse ..... 15 8. 1500 S Street Mixed-Use 16	
Smart Growth Principle #2 *Take advantage of existing community assets emphasizing joint use of facilities*	Page 17
1. Globe Mills ..... 18 2. Esquire/IMAX ..... 19 3. 40 Acres Complex and Guild Theater ..... 20 4. Elliott Building ..... 21 5. Sutter Park Neighborhood ..... 22 6. Downtown Plaza Tower ..... 23 7. Powerhouse Science Center ..... 24 8. B Street Theatre ..... 25 9. CLARA: E. Claire Raley Studio for the Performing Arts 26	
Smart Growth Principle #3 *Create a range of housing choices and opportunities*	Page 27
1. The Arbors at Oak Park ..... 28 2. 7th & H ..... 29 3. Fremont Mews ..... 30 4. Pensione K ..... 31 5. Del Paso Nuevo ..... 32 6. Victory Townhomes ..... 33 7. Campus Crest ..... 34 8. EVIVA Midtown ..... 35 9. 515 T Street Multi-Family Residential ..... 36 10. Senior Artist Community at Mansion Flats 37	

Smart Growth Principle #4 *Foster walkable, close-knit neighborhoods*	Page 38
1. Metro Square .....39 2. Curtis Park Village .....40 3. Tapestri Square .....41 4. Whole Foods .....42 5. Stockton and T Residential Mixed Use .....43 6. Sacramento Commons .....44 7. McKinley Village .....45 8. Market 5-ONE-5 .....46 9. Sacramento Natural Foods Co-op 47 10. 20PQR 48	
Smart Growth Principle #5 *Promote distinctive, attractive communities with a strong sense of place, including the rehabilitation and use of historic buildings*	Page 49
1. Broadway Triangle .....50 2. New Helvetia .....51 3. Warehouse Artists Lofts .....52 4. Fox & Goose .....53 5. Midtown Art, Retail, Restaurant Scene (MARRS) .....54 6. Maydestone .....55 7. May Building .....56 8. California Fruit Building .....57 9. B & G Building and Restaurant .....58 10. The Rink Studios 59	
Smart Growth Principle #6 *Concentrate new development and target infrastructure investments within the urban core of the region*	Page 60
1. R Street Safeway .....61 2. 800 J .....62 3. Ping Yuen .....63 4. The Creamery .....64 5. Hyatt Boutique (Marshall Hotel) .....65 6. The Press .....66 7. Q19 .....67 8. Ice Blocks .....68 9. Burning Barrel Brewing Company 69	
Smart Growth Principle #7 *Support land use, transportation management, infrastructure, and environmental planning programs that reduce vehicle emissions and improve air quality*	Page 70
1. F65 .....71 2. La Valentina .....72 3. Township 9 .....73 4. Cannery Place .....74 5. 700 K Street .....75 6. 19J .....76 7. 800 Block of K .....77 8. 65th Street Apartments .....78 9. Folsom Blvd. Mixed-Use .....79 10. Hampton Inn & Suites 80	

Smart Growth Principle #8 *Promote resource conservation and energy efficiency*	Page 81
1. 9 on F ..... 82 2. 2500 R Street..... 83 3. SOCAP Lofts..... 84 4. 16 Powerhouse..... 85 5. Inderkum High School ..... 86 6. 2600 Capitol ..... 87 7. Arch|Nexus 88	
Smart Growth Principle #9 *Preserve open space, farmland, natural beauty, and critical environmental areas*	Page 89
1. Community Gardens ..... 90 2. Aspen 1 (New Brighton) ..... 91 3. The Mill at Broadway 92	

Introduction

Sacramento Places and Smart Growth

In 2016, the Sacramento Area Council of Governments (SACOG) projected that Sacramento will grow by an additional 165,000 people and 86,500 jobs by the year 2035. Unfortunately, conventional planning and development approaches 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 fresh approach to growth is needed. Thus, 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 in the City of Sacramento that incorporate the Principles of Smart Growth, which not only minimizing growth-related problems, but actually revitalizing our communities and making 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 embrace 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:

- More housing options: People of all incomes have access to a variety of housing types located near parks, schools, restaurants, retail, and employment.
- Less traffic and air pollution: 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 with improved access to locations to shop or obtain services.
- Shorter and less frequent vehicle trips.
- Reduction of dependence on cars for commuting to school and work.

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. Concentrate new development and target infrastructure investments within the urban core of the region
7. Support land use, transportation management, infrastructure, and environmental planning programs that reduce vehicle emissions and improve air quality
8. Promote resource conservation and energy efficiency
9. Preserve open space, farmland, natural beauty, and critical environmental areas
10. Provide a variety of transportation choices
11. Make development decisions predictable, fair, and cost-effective
12. Encourage citizen and stakeholder participation in development decisions
13. Create a Smart Growth regional vision and plan
14. Support high quality education, and quality schools

A Guide to Sacramento Places

This document has been produced to heighten the visibility of local Smart Growth projects in the City of Sacramento, and to show how development incorporating the Principles of Smart Growth can contribute to a successful and attractive community. It is intended to serve as a menu of project types to inform staff, decision makers, developers and members of the community about the potential for smart growth development.

Each page features a different development project illustrating at least one Principle of Smart Growth. Projects are organized by the principle that each best represents, though many of the projects embody a range of smart growth principles. Each project page in this document includes key information, including a basic project description and key project details including density, floor-area ratio, height, and financing. Please note, this document only provides a sampling of Smart Growth projects in Sacramento; there are other examples that may not be included, or that are currently in development.

Smart Growth Principle #1

Mix land uses and support vibrant city centers

1801 L
Midtown at 18th and L Street

Smart Growth Principle #1

Mix land uses and support vibrant city centers

1801 L is an urban infill project providing a mix of residential and commercial space. Ground-floor commercial space includes commercial and retail space. The project puts residents near midtown shopping, entertainment, and dining, which enhances the urban activity of the area.

Other Smart Growth Principles

Create a range of housing choices

The project is a good example of mixed-income housing. It includes 185 rental units, with 36 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.

Provide 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:

- 185 residential units (137,366 sq. ft.)
- Lot Area: 1.77 Acres
- Total SF: 168,000
- 10,634 sq. ft. of commercial space
- 20,000 sq. ft. interior courtyard
- Density: 104.5 units/acre
- Floor-Area Ratio: 2.17
- Parking: 163-space subterranean garage for residences. On-site parking requirement waived for commercial uses.
- Height: 4 stories
- Financing: Private
- Year completed: 2006
- Status: Complete
- Zoning: RMX-UN
- Percent Affordable: 20%

Fremont Building
Central City On 16th Street

Smart Growth Principle #1

Mix land uses and support 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 and pedestrian-friendly streetscape.

Other Smart Growth Principles

Concentrate 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.

Create 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.

Provide 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
- Lot Area: .9 Acres
- Total SF: 175,734
- 12,000 sq. ft. of commercial space
- Density: 78 units/acre
- Floor-Area Ratio: 4.48
- Parking: 69 spaces
- Height: 4 stories
- Financing: Private and public, with loans from the Sacramento Housing and Redevelopment Agency (SHRA) and the Capitol Area Development Authority (CADA).
- Construction Completed: 2001
- Status: Complete
- Zoning: C-2
- Percent Affordable: 15%

City Walk Condominiums

Central City at the Corner of 10th and T Streets

Smart Growth Principle #1

Mix land uses and support vibrant city centers

The development incorporates varied uses, with condos/townhomes both above and adjacent to a ground-floor commercial space.

Other Smart Growth Principles

Create 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.

Concentrate new development within the urban core

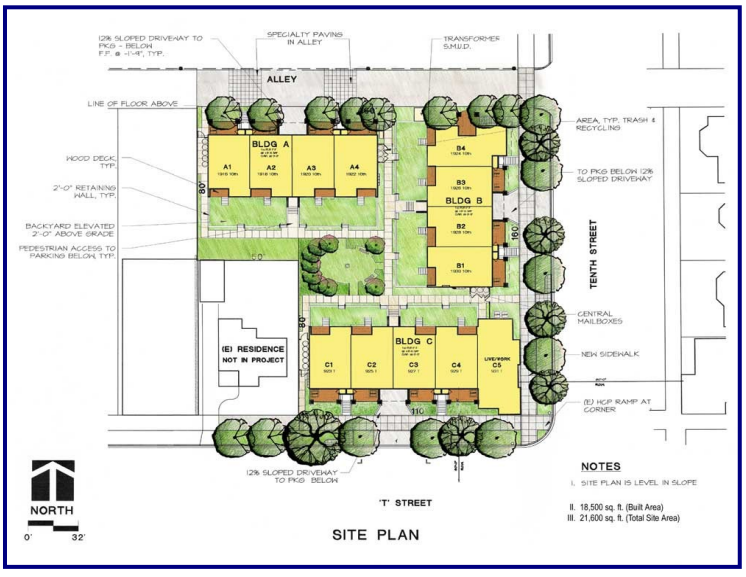
This is a compact infill project concentrating development in the urban core and taking advantage of existing infrastructure. It uses a formerly vacant site.

Provide a variety of transportation choices

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

Project Statistics:

- 13 residential units (15,700 sq. ft. total)
- Lot Area: .5 Acres
- Total SF: 16,840
- 800 sq. ft. of commercial space
- Density: 26.5 units/acre
- Floor-Area Ratio: 0.76
- Parking: 18 spaces in subterranean lot
- Height: 2 stories
- Financing: Private and public, with funding from SHRA
- Year completed: 2003
- Status: Complete
- Zoning: RMX
- Percent Affordable: 46%



O[1] Lofts

Central City at the Corner of 16th and K Streets

Smart Growth Principle #1

Mix land uses and support vibrant city centers

This architecturally modern urban development integrates lofts on the second, third, and fourth floors with street front retail on the ground floor. The street front retail consists of commercial space.

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.

Other Smart Growth Principles

Concentrate new development within the urban core

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

Provide a variety of 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)
- Lot Area: .22 Acres
- Total SF: 25,600
- 6,400 sq. ft. of commercial space
- Density: 95 units/acre
- Floor-Area Ratio: 2.67
- Parking: 29 spaces
- Height: 4 stories
- Financing: Private
- Year Completed: 2006
- Status: Complete
- Zoning: C-3-SPD

The Cathedral Building

Central city at the Corner of 12th and K Streets

Smart Growth Principle #1

Mix land uses and support vibrant city centers

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 state capitol.

The building mixes 23 apartments on the upper three floors with restaurants and retail on the ground level, including restaurant space, which contributes to sidewalk vibrancy along K Street.

Other Smart Growth Principles

Foster walkable, close-knit neighborhoods

The project provides housing and retail within walking distance of many businesses and attractions in Downtown Sacramento.

Provide 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
- Lot Area: .29 Acres
- Total SF: 36,446
- 11,230 sq. ft. retail
- 5,893 sq. ft. office
- Density: 79 units/acre
- Floor-Area Ratio: 2.88
- Parking: 20 spaces
- Height: 4 stories
- Financing: Private
- Year Completed: 1941 / 2006
- Status: Complete
- Zoning: C-3-SPD

Legado De Ravel

Central City On SW and NW Corner of 16th and O Streets

Smart Growth Principle #1

Mix land uses and support vibrant city centers

Legado de Ravel is part of a flurry of recent development activity along the 15th/16th street couplet in Midtown. This 5-story midrise building provides 84 residential units and adds to the mix of residential and retail mushrooming along this corridor. The project includes market rate one and two bedroom apartment units, ground floor retail/commercial and corresponding parking.

Project Statistics:

- 84 residential units
- 13,000 sq. ft. of retail space
- Lot Area: 1.17 Acres
- Total SF: 101,090
- Density: 72 units / acre
- Floor-Area Ratio: 1.98
- Parking: 93
- Height: 5 stories
- Financing: CADA
- Year Completed: 2013
- Status: Complete
- Zoning: C-2

Smart Growth Principle: Mix land uses and support vibrant city centers

15th and R Street Reuse

15th and R Street

Smart Growth Principle # 1

Mix land uses and support vibrant city centers

Located in the R Street district, this development includes a mix of commercial retail and restaurants. It is surrounded by a range of entertainment, food, and retail spaces.

Other Smart Growth Principles

Promote distinctive, attractive communities with a strong sense of place, including the rehabilitation and use of historic buildings

The renovation project turned a former one story state office building into six spaces for a mix of uses.

Provide a variety of transportation choices

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

Project Statistics:

- 15,840 Sq. Ft Commercial and Retail
- Lot Area: 0.7 Acres
- Parking: 38 Spaces
- Height: Single Story
- Financing: CADA, Federal Capital Grant, Sacramento Housing Authority CDBG
- Year Completed: 2015
- Status: Complete
- Zoning: RMX-SPD

1500 S Street Mixed-Use

1500 - 1522 S Street

Smart Growth Principle # 1

Mix land uses and support vibrant city centers

This mixed-use project will house 76 residential units, as well as 13,000 sf of commercial space located on the ground level.

Other Smart Growth Principles

Create a range of housing choices and opportunities

The development will include a mix of one, two, and three bedroom units.

Concentrate new development and target infrastructure investments within the urban core of the region

This is an infill project located in the city center, in an already urbanized area. It uses existing urban infrastructure and does not consume open space at city edges.

Project Statistics:

- 76 Residential Units
- 12,500 Sq. Ft Commercial Space
- Lot Area: 0.74 Acres
- FAR: 3.34
- Density: 102 dwelling units / acre
- Parking: 69 Spaces
- Height: 5 Stories
- Financing: Private
- Status: Proposed
- Zoning: C-2

Smart Growth Principle #2

Take advantage of existing community assets emphasizing joint use of facilities

Globe Mills

Central City at the Corner of 12th and C Streets

Smart Growth Principle #2

Take advantage of existing community assets emphasizing joint use of facilities

The project involves the restoration and re-use 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.

Other Smart Growth Principles

Create a range of housing opportunities and choices

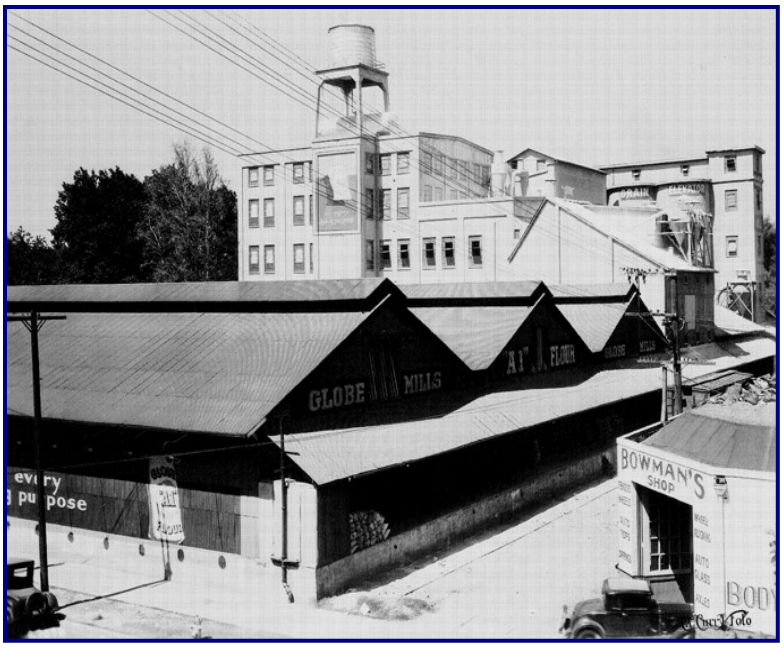
The project provides 31 market-rate loft-style apartments and 112 units for low-income seniors. The units are located near urban amenities and transit for improved mobility.

Promote distinctive, attractive communities with a strong sense of place

The Globe Mills building is a designated City Historic Landmark. Restoration and re-use of the building preserves this unique aspect of the Alkali Flat neighborhood.

Project Statistics:

- 143 residential units
- Lot Area: 1.2 Acres
- Total SF: 128,109
- 9,600 sq. ft. of commercial space
- Density: 121 units/acre
- Parking: 55 spaces
- 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.
- Year Completed: 2008
- Status: Complete
- Zoning: C-2
- Percent Affordable: 78%
- Floor-Area Ratio: 2.45



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

Esquire/IMAX

Central City at 13th and K Streets

Smart Growth Principle #2

Take advantage of existing community assets emphasizing 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 cinema, a 22-story office tower, and a 191-seat restaurant and cafe.

Other Smart Growth Principles

Promote 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.

Concentrate new development within the urban core

This development intensifies the density and increases the number of uses on formerly underutilized land.

Provide 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
- Lot Area: .44 Acres
- Total SF: 248,000
- Floor-Area Ratio: N/A
- 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.
- Year Completed: 1999
- Status: Complete
- Zoning: C-3-SPD

40 Acres Complex and Guild Theater

Oak Park at the Corner of Broadway and 35th Street

Smart Growth Principle #2

Take advantage of existing community assets emphasizing joint use of facilities

The St. HOPE development company rehabilitated an existing mixed use complex, including the historic Guild Theater. The theater, commercial, and retail occupy the ground floor. The second floor features 12 affordable apartment units, with a mix of studios, one-bedrooms, and two-bedrooms.

Other Smart Growth Principles

Mix land uses and support vibrant city centers

The project serves commercial, recreational, and residential functions and serves as a gathering place for residents.

Promote 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)
- Lot Area: .54 Acres
- Total SF: 25,271
- 9,555 sq. ft. of commercial space
- Density: 29 units/acre
- Floor-Area Ratio: 1.1
- Parking: 31 spaces off-site.
- Height: 2 stories
- Financing: Private and public
- Year Completed: 1915 / 2003
- Status: Completed
- Zoning: C-2-SPD

Elliott Building

Central City at 16th and J Streets

Smart Growth Principle #2

Take advantage of 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.

Other Smart Growth Principles

Mix land uses and support 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 currently houses two restaurants. The street-level retail built to the lot line helps foster a vibrant sidewalk scene.

Promote 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.

Concentrate 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.

Project Statistics:

- 16 live/work lofts (20,000+/- sq. ft. total)
- Lot Area: .29 Acres
- Total SF: 51,000
- 11,000 sq. ft. office/
- 20,000 sq. ft. retail
- Density: 61 units/acre
- Floor-Area Ratio: 4.0
- Parking: Street and downtown garages
- Height: 4 stories
- Financing: Private and public
- Year Completed: 1922 / 2003
- Status: Complete
- Zoning: C-3-SPD

Sutter Park Neighborhood

East Sacramento

Smart Growth Principle #2

Take advantage of existing community assets emphasizing joint use of facilities

The project reintegrates the former 444,074 square foot hospital site back into the context of the surrounding neighborhood with the development of single family homes including cottage and row homes, residential mixed use and community parks.

Other Smart Growth Principles

Foster walkable, close knit neighborhoods

The master plan emphasizes a comprehensive, integrated pedestrian and bicycle system with connections to neighborhood services, transit, parks, and schools within walking distance of local residents.

Project Statistics:

- 103-120 residential dwelling units
- Lot Area: 19.87 Acres
- Total SF: 444,074
- 5,000 sq. ft. of retail space
- Density: 8 units/acre
- Height: 1-3 stories
- Financing: Private
- Status: Planning

Smart Growth Principle: Take advantage of existing community assets emphasizing joint use of facilities

DOCO Tower

Central City On J Street between 5th and 6th Streets

Smart Growth Principle #2

Take advantage of existing community assets emphasizing joint use of facilities

The Golden 1 Center (G1 Center) will be a "state-of-the-art" entertainment and sports facility with 17,500 seats, and will feature adjacent complimentary uses and an open space plaza for the public to enjoy.

The DOCO Tower will provide a mix of retail, hotel, and residential, paired with the adjacent G1 Center as part of a major entertainment venue attracting visitors from the region, and those that want to live close to that action.

Other Smart Growth Principles

Mix land uses and support vibrant city centers

This new arena is located in the central core of the city. The project contains a mix of uses, including office, hotel retail, and residential spaces in proximity to entertainment venues and public open spaces. It will be a lively and energetic gathering venue.

Project Statistics:

- 250 room hotel
- 69 dwelling units
- 49,000 sq. ft. of retail space
- Lot Area: 2.5 Acres
- Total SF:591,056
- Floor-Area Ratio: -/+ 5.43
- Parking: 433 spaces
- Height: 16 stories
- Financing: Private
- Year Completed: 2017
- Status: Under Construction
- Zoning: C-3-SPD

Powerhouse Science Center

560-598 Jibboom Street

Smart Growth Principle # 2

Take advantage of existing community assets emphasizing joint use of facilities

The Powerhouse Science Center will include a science, space and technology museum in the rehabilitated PG&E Power Station, with an adjacent restaurant and educational center, a planetarium, and an inviting open space park area with amphitheater. The site will be a visitor attraction that will provide a major anchor to the riverfront and be a complement to the Jibboom Street Park.

Project Statistics:

- 81,000 Sq. Ft
- Lot Area: 5.38 Acres
- Parking: 346 Spaces
- Status: Proposed
- Zoning: C-2-SPD

B Street Theatre

27th and Capitol

Smart Growth Principle # 2

Take advantage of existing community assets emphasizing joint use of facilities

The B Street Theatre project will provide for a variety of joint uses, including a 40,000 sf complex that will house two theaters with a total of 615 seats, a lobby coffee bar, stylish courtyard, restaurant, classrooms, and theatre company space. The project includes 3,000 sq. ft. of ground floor retail facing Capitol Avenue.

Other Smart Growth Principles

Promote distinctive, attractive communities with a strong sense of place.

Coined as the cultural cornerstone of midtown, the B Street Theatre project will serve as an attractive location that contributes to a unique sense of place.

Project Statistics:

- 44,923 Sq. Ft Theatre; 3,000 Sq. Ft Retail Space
- Lot Area: 0.95 Acres
- Parking: parking garage offsite
- Height: 2 Stories
- Financing: Federal Tax Credits, Private Funding, Donations
- Status: Under Construction
- Zoning: C-2-SPD

CLARA: E. Claire Raley Studio for the Performing Arts

2420 N Street

Smart Growth Principle # 2

Take advantage of existing community assets emphasizing joint use of facilities

CLARA is home to rehearsal and office space for The Sacramento Ballet, The Sacramento Opera, and Sacramento Philharmonic Orchestra as well as the Ballet's Center for Dance Education.

Other Smart Growth Principles

Promote distinctive, attractive communities with a strong sense of place, including the rehabilitation and use of historic buildings

This adaptive reuse project renovated the 93 year-old Fremont School in midtown.

Project Statistics:

- 45,963 Sq. Ft
- Lot Area: 2.5 Acres
- FAR: 0.46
- Parking: 116 Spaces
- Height: 2 Stories
- Year Completed: 2016
- Status: Complete
- Zoning: R-3A

Smart Growth Principle #3

Create a range of housing choices and opportunities

The Arbors at Oak Park

3820 Broadway

Smart Growth Principle #3

Create a range of housing choices and opportunities

This mixed use development provides one bedroom affordable rental units to seniors with incomes no greater than 50% of Area Median Income.

Other Smart Growth Principles

Mixes land uses and supports vibrant city centers.

The Arbors at Oak Park is an infill mixed use development that represents a significant step towards the economic revitalization of the Oak Park Historic District of Sacramento. In addition to the affordable housing provided to seniors, the development also includes neighborhood serving retail space.

Foster walkable, close-knit neighborhoods.

The mixed use development is located near amenities including hospitals and clinics, a pharmacy, grocery store, and the Oak Park Community Center. The development's ground level retail shops activate pedestrian activity and improve the sense of safety of this formerly vacant site.

Project Statistics:

- 56 residential housing units
- Lot Area: 1.3 Acres
- Total SF: 53,000
- 3,700 sq. ft. of ground floor retail
- Floor Area Ratio: .94
- Parking: 42 surface parking spaces
- Density: 43 units/acre
- Height: 3 stories
- Financing: 9% Low Income Housing tax credits and a construction loan provided by Union Bank of California. $6 million in redevelopment funds for land acquisition and $7.8 million in Low Income Housing Tax Credits were leveraged by SHRA.
- Year Completed: 2013
- Status: Completed
- Zoning: C-1-SPD
- Percent Affordable: 28%

7th & H

Central City On 720 7th Street

Smart Growth Principle #3

Create a range of housing choices and opportunities

The mixed use development provides 150 affordable single occupancy units to very low and extremely low income residents in the central city area.

Other Smart Growth Principles

Foster walkable, close-knit neighborhoods

Commercial and retail uses at the ground floor contribute positively to an active pedestrian experience while limited automobile parking and increased bicycle parking for residents encourage alternative modes.

Concentrate new development and target infrastructure investments within the urban core of the region

The project adds to the range of housing opportunities in the downtown area and provides affordable housing near an employment center.

Provide a variety of transportation choices

The 7th and H development is located in an area well served by transit. The nearest light rail stations are located a half-block away. The site is also one block from the Sacramento Amtrak Train Station and regional bus terminals.

Project Statistics:

- 150 affordable residential units
- Lot Area: .55 Acres
- Total SF: 99,264
- 2,500 sq. ft. of ground floor commercial retail space
- 5,000 sq. ft. of medical space
- Density: 273 units/acre
- Floor Area Ratio: 4.1
- Parking: 16 off-street parking spaces designated for management
- Height: 8 stories
- Financing: Wells Fargo Community Lending and Development, Sacramento Housing and Redevelopment Agency, Sacramento County, California Housing Finance Agency, California Tax Credit Allocation Committee, Federal Home Loan Bank of San Francisco
- Year Completed: 2012
- Status: Complete
- Zoning: C-3
- Percent Affordable: 100%

Fremont Mews

Central City On the Block Between P, Q, 14th, and 15th Streets

Smart Growth Principle #3

Create a range of housing choices and opportunities

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.

Other Smart Growth Principles

Promote distinctive, attractive communities with a strong sense of place

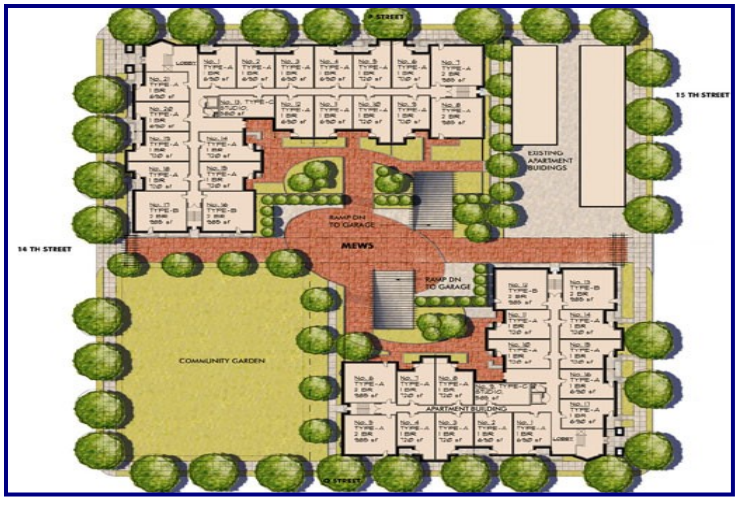
The complex has attractive modern architecture, large windows, and bright colors. Additionally, the community garden and open space contribute to the character and sense of place of the site, as well as provide important community amenities.

Provide a variety of transportation choices

Fremont Mews is a transit-oriented development located near two light rail stations and along two major bus corridors with a total of ten bus stops within two blocks.

Project Statistics:

- 119 residential units (90,891 sq. ft. total)
- Lot Area: 1.63 Acres
- Total SF: 90,891
- 19,200 sq. ft. of community garden
- Density: 54 residential units/acre
- Floor-Area Ratio: 1.3
- Parking: 128 spaces
- 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.
- Year Completed: 2005
- Status: Complete
- Zoning: R-5



Pensione K

Central City On Corner of 17th and K Streets

Smart Growth Principle #3

Create a range of housing choices and opportunities

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.

Other Smart Growth Principles

Mixe land uses

Single-room occupancy units (studios) and one-bedroom apartments sit on the upper 3 floors over ground floor retail space.

Concentrate new development within the urban core

This is an infill project on 0.4 acres of land in the urban core. It takes advantage of existing infrastructure.

Provide a variety of 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)
- Lot Area: .4 Acres
- Total SF: 48,000
- 760 sq. ft. of commercial space
- Density: 186 units/acre
- Floor-Area Ratio: 2.75
- 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.
- Year Completed: 1994
- Status: Complete
- Zoning: RMX-UN

Del Paso Nuevo

North Sacramento On Norwood Avenue

Smart Growth Principle #3

Create a range of housing choices and opportunities

The Del Paso Nuevo is a 154-acre master planned community that will provide 300 new homes of which 51% will be available to low-income households, providing housing opportunities for people with a range of incomes. The project includes two parks, a new elementary school, and a commercial area, providing opportunities for families to live close to these amenities.

Of the six phases planned in this master development to date, Phases I-V have been completed. These Phases include the construction of 77 single-family homes, infrastructure improvements, and two community parks.

Other Smart Growth Principles

Concentrate new developments 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
- Lot Area: 154 Acres
- 6 acres of commercial space
- Density: ranges between 4-15 units/acre
- Height: 1 & 2 stories
- 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.
- Status: Under Construction (Phase I-V Complete)
- Zoning: R-1
- Percent Affordable: 51%

Victory Townhomes

North Sacramento at 1075 Dixieanne Avenue

Smart Growth Principle #3

Creates a range of housing choices and opportunities

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.

Other Smart Growth Principles

Promote 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.

Provide transportation choices

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

Promote resource conservation and energy efficiency

The project conserves energy by using solar power.

Project Statistics:

- 21 residential units (28,308 sq. ft. total)
- Lot Area: 1.9 Acres
- Total SF: 28,308
- 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.
- Year Completed: 2003
- Status: Complete
- Zoning: RMX
- Percent Affordable: 100%

Campus Crest

East Sacramento On 3075 Redding Avenue

Smart Growth Principle #3

Create a range of housing choices and opportunities

Campus Crest is considered an apartment or multi-family housing project with the targeted tenants being students at CSUS. The project proposes 152 three-bedroom / three-bathroom units, and 72 two-bedroom / two-bathroom units, for a total of 600 beds. The project also features a community clubhouse, pool, outdoor ball courts, and common open spaces.

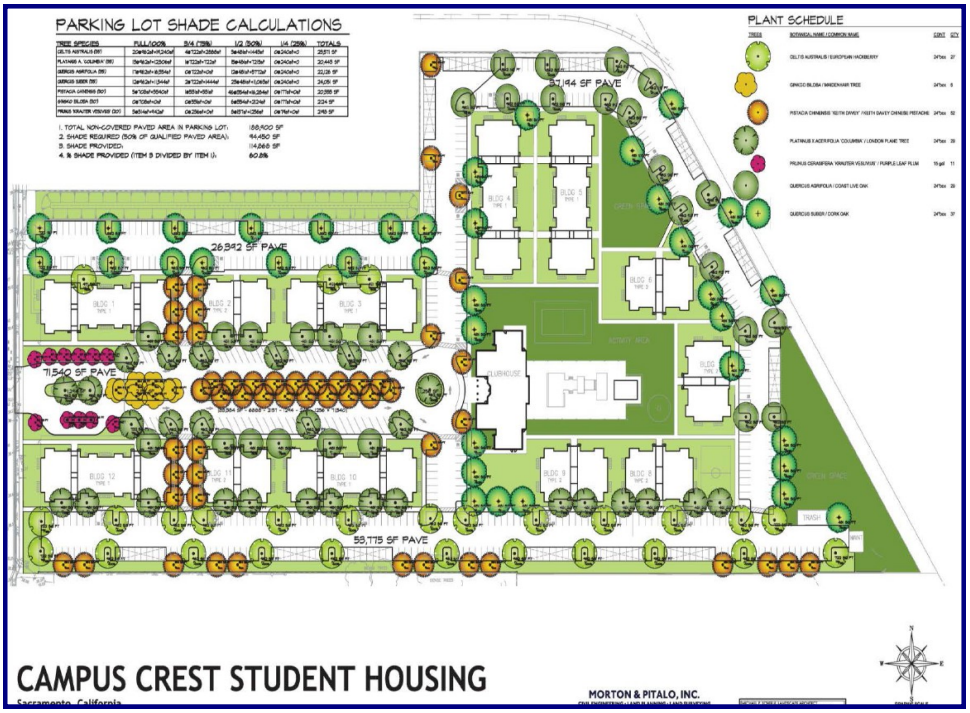
Other Smart Growth Principles

Provide a variety of transportation choices

As a transit oriented development, Campus Crest's residents are within 1/2 mile of the 65th street light rail station, transit center and would be in walking distance to Sacramento State.

Project Statistics:

- 224 student residential units
- Lot Area: 13.58 Acres
- Density: 17.5 units/acre
- Floor-Area Ratio: 0.59
- Parking: 500 parking spots
- Height: 3 stories
- Financing: Private
- Year Completed: 2016
- Status: Under Construction
- Zoning:R-2B
- Percent Affordable:100%



EVIVA Midtown

1517 N Street

Smart Growth Principle # 3

Create a range of housing choices and opportunities

EVIVA MIDTOWN consists of 118 condominium-style rental units in a six-story structure with both below and at-grade secured parking. The unit mix includes 78 one bedroom units ranging from 700 – 800 square feet and 40 two bedroom units ranging from 1,100 – 1,200 square feet.

Other Smart Growth Principles

Mix land uses and support vibrant city centers

EVIVA also contains 5,200 square feet of ground floor retail along 16th Street.

Concentrate new development and target infrastructure investments within the urban core of the region

EVIVA Midtown is an infill project located in the city center, in an already urbanized area. It uses existing urban infrastructure and does not consume open space at city edges.

Project Statistics:

- 118 Residential Units
- 5,200 Sq. Ft Retail
- Lot Area: 0.7 Acres
- Density: 157 Dwelling units / acre
- Parking: 120 Spaces (below and at-grade)
- Height: 7 Stories
- Financing: Private
- Year Completed: Fall 2016
- Status: Complete
- Zoning: C-2

515 T Street Multi-Family Residential

515 T Street

Smart Growth Principle # 3

Create a range of housing choices and opportunities

This potential 17,062 sf housing project would develop 14 residential units, including flats and townhomes. All units will contain porches and balconies with a modern feel.

Other Smart Growth Principles

Promote distinctive, attractive communities with a strong sense of place, including the rehabilitation and use of historic buildings

As well as providing new housing on an adjacent parcel, this housing project would rehab an existing building at 515 T Street.

Project Statistics:

- 14 Residential Units (11 new and 3 existing)
- Lot Area: 0.29 Acres
- Density: 48 Dwelling Units / Acre
- FAR: 1.33
- Parking: 13 on-site spaces, 1 off-site space
- Height: 2-3 Stories
- Financing: Private
- Status: Complete
- Zoning: R-3A

Senior Artist Community at Mansion Flats

700 16th Street

Smart Growth Principle # 3

Create a range of housing choices and opportunities

Pacifica Companies is looking to redevelop the defunct Clarion Hotel in midtown. This mixed-use project would raze the current hotel at 700 16th Street and replace it with a four-story, 156,481 sf senior artist community.

Other Smart Growth Principles

Mix land uses and support vibrant city centers

Included in this development is a proposed 3,000 square foot art center which will be leased for public use. Ground-level commercial spaces will also be provided on the corners of the building.

Project Statistics:

- 132 Residential Units
- Total SF: 167,788
- Lot Area: 1.18 Acres
- FAR: 3.06
- Parking: 3 Onsite
- Height: 4 Stories
- Financing: Private
- Status: Proposed
- Zoning: C-2

Smart Growth Principle #4

Foster walkable, close-knit neighborhoods

Metro Square

Midtown on the Block Bounded by H, I, 26th, and 27th Streets

Smart Growth Principle #4

Foster walkable, close knit neighborhoods

As a single family residential development in downtown, the location of Metro Square allows residents to drive less and live closer to work and urban amenities.

Other Smart Growth Principles

Promote distinctive, attractive communities with a strong sense of place

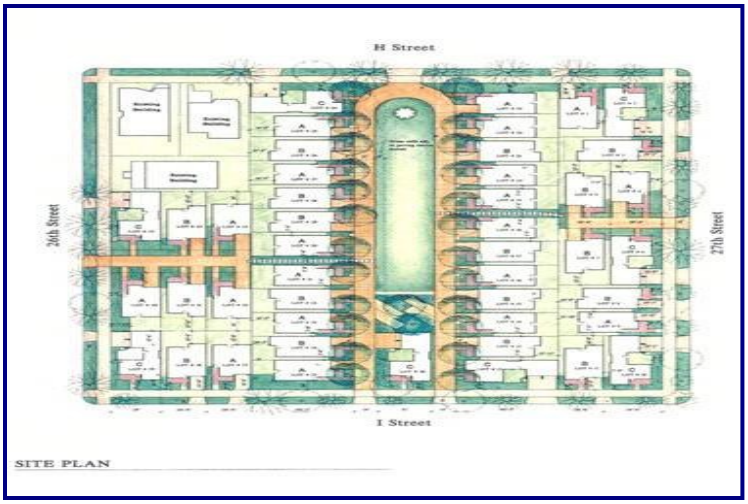
Metro Square's traditional architecture and form blends in well with the historic character of the surrounding neighborhood and contributes to its sense of place. Also, Metro Square is oriented around a central, lineal green with benches and a barbecue, which serves as a gathering place and focal point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

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
- Lot Area: 2.36 Acres
- Density: 20 units/acre
- Floor Area Ratio: 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).
- Year Completed: 1998
- Status: Complete
- Zoning: R-4-PUD-SPD



Curtis Park Village

Sutterville Road & Crocker Drive

Smart Growth Principle #4

Foster walkable, close knit neighborhoods

The mixed use urban infill development includes transit oriented design, walkable access to an existing light rail station and a central location adjacent to an expanding job base and neighborhood amenities.

Other Principles of Smart Growth

Take advantage of existing community assets emphasizing joint use of facilities

The mixed use development provides continuity of use between Sacramento City College to its west and the historic Curtis Park neighborhood to its east.

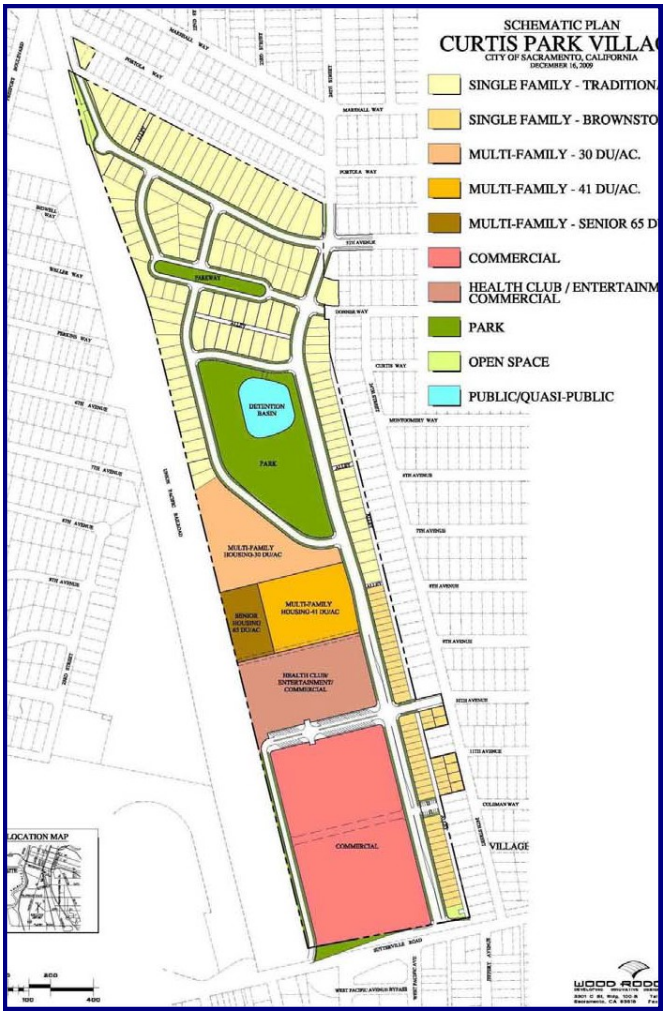
Located just 1.2 miles south of downtown, the site was the former Western Pacific/Union Pacific railyard. The project site was a railyard and operations center up until 1982 and was identified as a superfund site which required extensive clean-up of contaminated soil.

Provide a variety of transportation choices

Provides convenient linkages to nearby public transportation, including two light rail stations at the site's west side and bus routes running along 24th street.

Create a range of housing opportunities and choices

Curtis Park Village is a mixed use development providing detached brownstones, cluster-housing, single family detached homes, senior housing and market rate multi-family housing, a percentage of which is affordable housing.



Project Statistics

- 527 total residential units, 79 of which will be affordable.
- Lot Area: 71.7 Acres
- Density 7.35 units/Acre
- Height: Up to 4 Stories
- 259,000 sq. ft. commercial/retail/office space
- Financing: Private
- Year Completed: 2016—Present
- Status: Under Construction
- Zoning: R-1—R-4
- Percent Affordable: 15%

Tapestri Square

Central City on the Block Bounded by 21st, T, and U Streets

Smart Growth Principle #4

Foster walkable, close knit neighborhoods

Tapestri square is an infill project consisting of 58 townhomes. 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.

Other Smart Growth Principles

Promote 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.

Concentrate new development and target infrastructure investments within the urban core of the region.

This project is located on a previously developed block of Midtown, uses existing urban infrastructure, and does not consume open space at city edges.

Provide a variety of transportation choices

This project is located within three blocks of light rail, and is near several bus lines.

Project Statistics:

- 58 lofts (ranging in size from 1,300-2,800 sq. ft.)
- Lot Area: 2.36 Acres
- Density: 23 units/acre
- Parking: 1-car garage for each unit
- Height: 3 stories
- Financing: Private
- Year Completed: 2008
- Status: Complete
- Zoning: R-3A

Whole Foods

Central City On the Corner of L and 20th Streets

Smart Growth Principle #4

Foster walkable, close-knit neighborhoods

As a result of its prime location in the heart of midtown, 2025 L will be easy to access by foot or bicycle. It's also a short walk from RT bus lines, light rail train stations and just one block from the future Downtown/Riverfront Street Car.

Other Smart Growth Principles

Mix land uses and support vibrant city centers

This mixed-use urban project located at 2025 L Street will feature a six-story building with a Whole Foods Market and 141 residential units, with a separate parking garage. The project activates two underutilized sites in the Central City. This addition to the neighborhood will energize the L Street corridor and serve as a catalyst, drawing more residents to the city's core, and patrons to surrounding businesses. The parking garage at 2101 Capitol will share space with the public in the evenings and weekends to support a vibrant downtown area.

Create a range of housing opportunities and choices

This project provides 141 residential units, including studio, and one and two bedroom apartments in close proximity to retail and employment centers.

Project Statistics:

- 141 residential units
- 13,000 sq. ft. of commercial space
- Lot Area: 1.1 Acres
- Total Square Footage: 336,991 (excluding parking garage)
- Floor-Area Ratio: 3.88
- Parking: 323 to 408 spaces
- Height: 6 stories
- Financing: Private
- Status: Approved
- Zoning: C-2

Stockton and T Residential Mixed Use

Corner of Stockton Blvd and T Street

Smart Growth Principle #4

Foster walkable, close-knit neighborhoods

The Stockton and T project will incorporate landscape planters to separate the sidewalk from vehicular traffic. Public street frontages will include improved and enhanced sidewalks, landscaping, and lighting to promote walkability. The residents will be able to take advantage of existing commercial and medical services in the area, and also access employment at the Medical Center, all within walking distance.

Existing

Proposal

Other Smart Growth Principles

Mix land uses and support vibrant city centers

Located near UC Davis Medical Center, the Stockton and T project will be a five-story mixed-use building with ground floor commercial, and an adjacent parking structure. The site is located on the Stockton Blvd commercial corridor surrounded by a mix of commercial, medical and residential uses. The site is also close to State Highway 50. The site is currently occupied by a vacant office building and associated surface parking.

Project Statistics:

- 216 residential units
- 6,000 sq. ft. of commercial space
- Lot Area: 4.88 Acres
- Density: 48.75 units / acre
- Floor-Area Ratio: 1.75
- Parking: 78,000 sq. ft.
- Height: 5 stories
- Financing: Private
- Status: Approved / Unbuilt
- Zoning: C-2

Sacramento Commons

Central City On N Street between 5th and 7th Streets

Smart Growth Principle #4

Foster walkable, close-knit neighborhoods

The project would add residential units to the existing employment area, increasing walkability because of the proximity of housing to jobs. The project also plans to enhance the existing pedestrian amenities on site.

Other Smart Growth Principles

Create a range of housing opportunities and choices

Sacramento Commons proposes several new buildings on a 10 acre site within an existing residential development in the downtown core (located between fifth, seventh, N and P streets). The development features two high-rise towers, two mid-rise residential buildings, and a mixed-use building in the downtown core. The project include about 56,122 square feet of retail and a hotel with approximately 300 rooms.

Project Statistics:

- 409 residential units
- 56,122 sq. ft. of commercial space
- Lot Area: 10 Acres
- Density: 40 units / acre
- Floor-Area Ratio: 3.0 to 15.0
- Parking: 1,635 to 1,701
- Height: 11 stories
- Year Completed: N/A
- Status: Approved / Unbuilt
- Zoning: R-5

McKinley Village

Near Union Pacific Railroad (UPRR) tracks and Capital City Freeway

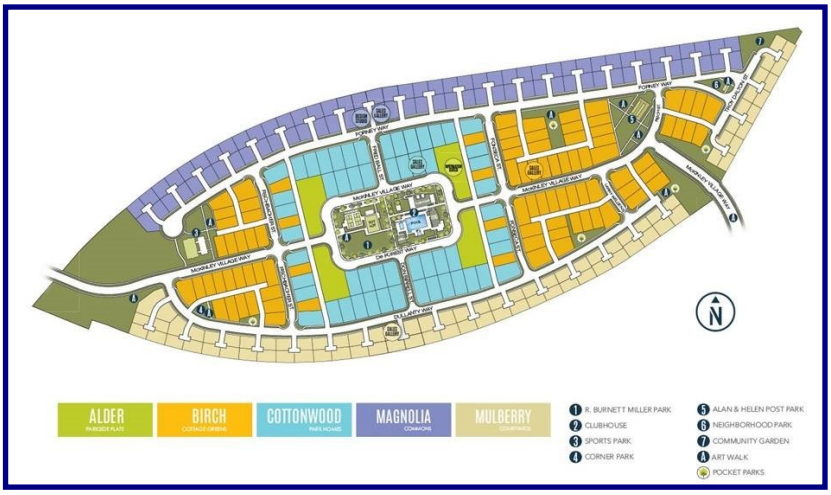
Smart Growth Principle #4

Foster walkable, close-knit neighborhoods

McKinley Village was designed as a complete neighborhood whose physical layout and land use mix promotes walking. This pedestrian friendly subdivision includes features such as short blocks, broad and well-appointed sidewalks, tree lined streets, buildings oriented to the street and public parks, limited driveway curb cuts, pedestrian lanes, traffic-calming features, convenient pedestrian street crossings, and access to transit.

Other Smart Growth Principles

Concentrate new development and target infrastructure investments within the urban core of the region



McKinley Village utilized a challenging vacant urban property, flanked between Highway 80 and UPRR railroad line and converted it into a new residential neighborhood adjacent to existing public amenities and commercial uses. This 336 unit residential subdivision further promotes development in the urban core.

Project Statistics:

- 336 residential units
- 800 sq. ft. of retail space (commercial not included)
- Project Area: 48.8 Acres
- Average Density: 11.2 units / acre
- Parking: 2 per home
- Height: 35' max
- Financing: Private
- Status: Under Construction
- Zoning: R-1A

Market 5-ONE-5

915 R Street

Smart Growth Principle # 4

Foster walkable, close-knit neighborhoods

This 11,200 sq. ft. project is slated to be a grocery store reminiscent of a neighborhood corner market . This project's location would provide local residents and visitors the opportunity to shop for groceries within walking distance of work and home. The project will also include restaurant space, and outdoor seating.

Other Smart Growth Principles

Concentrate new development and target infrastructure investments within the urban core of the region

Located in the R Street district, this infill development would exist in an already urban area.

Project Statistics:

- Lot Area: 0.74 Acres
- Total Square Footage: 11,200
- Parking: 59 Spaces
- Height: Single Story
- Financing: Private
- Status: Under Construction
- Zoning: RMX-SPD

Sacramento Natural Foods Co-op

28th and R Street

Smart Growth Principle # 4

Foster walkable, close-knit neighborhoods

The new store will include a 26,000 square-foot ground floor space as well as an additional 16,000 square-foot mezzanine level. This project's location would provide local residents and visitors the opportunity to shop for groceries within walking distance of work and home.

Project Statistics:

- 42,500 Sq. Ft
- Lot Area: 1.76 Acres
- FAR: 0.55
- Parking: 249 Spaces
- Height: 4 Story Parking Structure
- Financing: Private
- Year Completed: April 2016
- Status: Complete
- Zoning: C-2-SPD

20PQR

20th Street and Q Street

Smart Growth Principle # 4

Foster walkable, close-knit neighborhoods

This residential housing project is located a few blocks away from the R Street Safeway shopping center, creating a pedestrian-friendly environment.

Other Smart Growth Principles

Concentrate new development and target infrastructure investments within the urban core of the region

20PQR is an infill project located near the city's center, in an already urbanized area. It uses existing urban infrastructure and does not consume open space at city edges.

Support land use, transportation management, infrastructure, and environmental planning programs that reduce vehicle emissions and improve air quality

20PQR provides a variety of alternative transportation choices, as it is located within a block of a bus stop and within walking distance of many shops and restaurants.

Project Statistics:

- 32 Residential Units
- Lot Area: 0.5 Acres
- Density: 26.7 Dwelling Units / Acre
- Parking: 64 Spaces
- Height: 3 Stories
- Status: Under Construction
- Zoning: C-2

Smart Growth Principle #5

Promote distinctive, attractive communities with a strong sense of place, including the rehabilitation and use of historic buildings

Broadway Triangle

Historic Oak Park District

Smart Growth Principle #5

Promote distinctive, attractive communities with a strong sense of place, including the rehabilitation and use of historic buildings

The Broadway Triangle project will include the rehabilitation of a 2,577 square foot historic commercial structure, and a 2,055 square foot historic bungalow house. The project represents the infill and new mixed-use development that will that contribute to the revitalization of the historic Oak Park district.

Other Smart Growth Principles

Create a range of housing opportunities and choices

The project includes row houses, live/work spaces, bungalows and cottages ranging from 1,000-1,900 square feet.

Foster walkable, close-knit neighborhoods

This project represents steps towards the transformation of the Broadway auto-oriented thoroughfare, to a pedestrian oriented corridor including mixed-use, retail, and service commercial development.

Project Statistics

- 29 residential units
- Lot Area: .37 Acres
- 9,000 total sq. ft. of commercial space
- Density: 20.69 units/acre
- Floor-Area Ratio: 1.15
- Parking: 31 residential parking spaces
- Height: 1-3 stories
- Financing: Private and Redevelopment Funds
- Year Completed: 2012
- Status: Completed
- Zoning: C-2-SPD

New Helvetia
1730 Broadway

Smart Growth Principle #5

Promote distinctive, attractive communities with a strong sense of place, including the rehabilitation and use of historic buildings

The New Helvetia Brewing Company adapted a historic landmark building built in 1925 along the Broadway thoroughfare.

Other Smart Growth Principles

Provide a variety of transportation choices

New Helvetia is near a bus stop and a light rail station.

Promote resource conservation and energy efficiency

New Helvetia renovated using green building technologies to retain the historic structure while increasing its energy efficiency and limiting the generation of waste.

Project Statistics

- 4,772 sq. ft. of commercial space
- Lot Area: .13 Acres
- Total SF: 4,772
- FAR: .84
- Parking: No dedicated parking spaces
- Height: 1 Story
- Financing: Private
- Year Completed: 2012
- Status: Complete
- Zoning: C-2

Warehouse Artists Lofts

Central City On R Street and 11th Streets

Smart Growth Principle #5

Promote distinctive, attractive communities with a strong sense of place, including the rehabilitation and use of historic districts

The Warehouse Artists Lofts residential mixed use apartment rehabilitates the six story historic CADA warehouse building in the historic R Street Corridor.

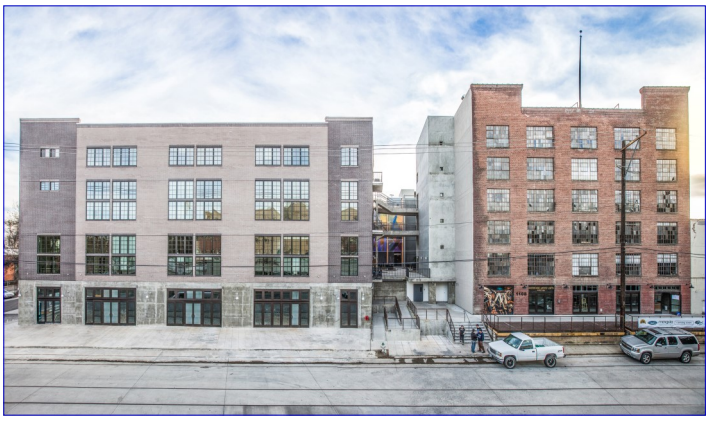
Other Smart Growth Principles

Mix land use and support vibrant city centers

The mixed-use development will cater to Sacramento artists with the goal of making the R Street Corridor an art and culture district.

Project Statistics:

- 116 residential units
- Lot Area: .88 Acres
- Total SF: 202,837
- 13,000 sq. ft. of commercial space
- Density: 131.5 units/acre
- Parking: 49 spaces
- Height: 6 stories
- Floor-Area Ratio: 5.29
- Financing: Private and public funding from the California Housing and Community Development department, historic tax credits. CADA and the California Community Reinvestment Corporation. The brownfield infill site received loans from the U.S. Environmental Protection Agency's Brownfields grant program to help pay for the cleanup.
- Year Completed: 2015
- Status: Complete
- Zoning: RMX-SPD
- Percent Affordable: 100%



Fox & Goose Restaurant

Central City On 1001 R Street

Smart Growth Principle #5

Promote 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 the R Street Corridor.

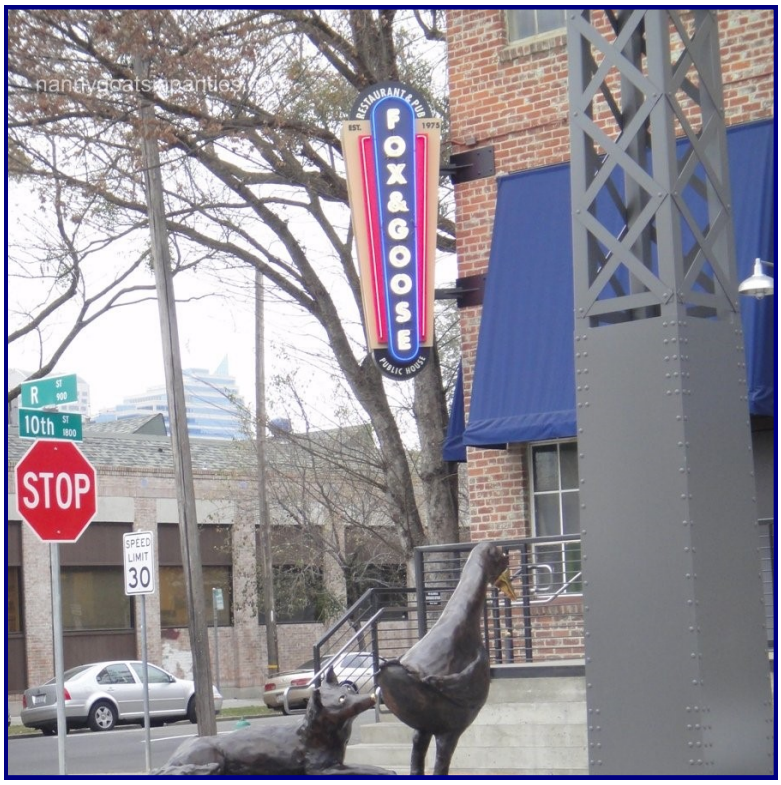
Other Smart Growth Principles

Use 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.

Concentrate new development and target 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 Corridor Master Plan's goals of revitalizing R Street.



Project Statistics

- 3,300 sq. ft. of commercial space
- Lot Area: .73 Acres
- Total SF: N/A
- Floor-Area Ratio: N/A
- Parking: On-site and along R Street
- Height: 2 stories
- Financing: Private
- Year Completed: 1972
- Status: Complete
- Zoning: RMX-SPD

Midtown Art, Retail, Restaurant Scene (MARRS)

Midtown on 20th Street between J and K Streets

Smart Growth Principle #5

Promote 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, farmer's markets and the Second Saturday art walk, along with easy access to public transit further promote a strong sense of place.

Other Smart Growth Principles

Use 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.

Mix land uses and support vibrant city centers

The building currently houses restaurants, a cafe, and other commercial uses. 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
- Lot Area: .6 Acres
- Total SF: 50,200
- Floor-Area Ratio: 1.92
- Parking: 98 spaces dedicated off-site.
- Height: 2 stories
- Financing: Private
- Year Completed: 2007 Renovation
- Status: Complete
- Zoning: C-2

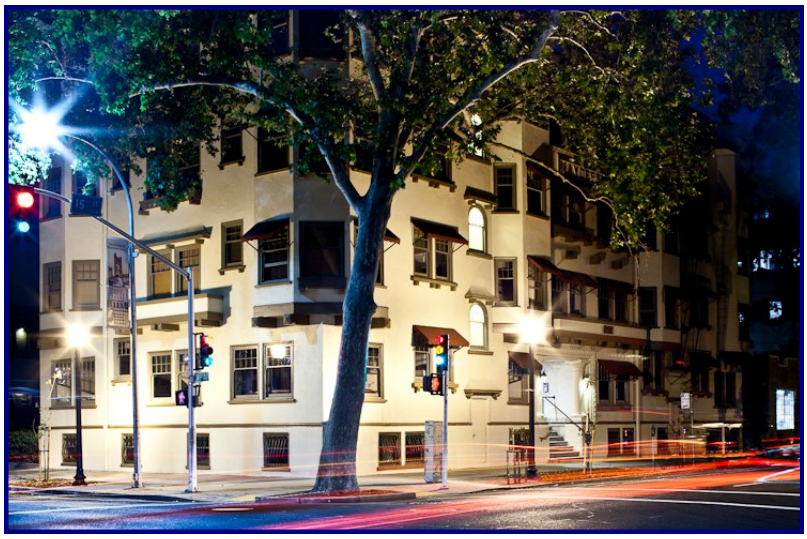
Maydestone

Central City On J and 15th Streets

Smart Growth Principle #5

Promote distinctive, attractive communities with a strong sense of place, including the rehabilitation and use of historic buildings

Maydestone underwent intensive exterior and interior renovations to preserve this landmark building, including the renovation of 32 apartment units.



Other Smart Growth Principles

Promote resource conservation and energy efficiency

Rehab of an existing urban building is a significant green measure through the conservation of natural resources. Other green building features include rainwater harvesting system, recycling of construction debris during demolition, and green construction materials, including low VOC paints and recycled content products.

Project Statistics:

- 32 residential units
- Commercial: N/A
- Lot Area: .11 Acres
- Total SF: 18,135
- Floor-Area Ratio: 3.79
- Parking: None
- Height: 4 story
- Financing: Preservation Development LLC in collaboration with the City of Sacramento and Sacramento Housing and Redevelopment Agency (SHRA)
- Year Completed: 1910
- Status: Complete
- Zoning: C-3-SPD

May Building

Central City On Corner of K Street and 11th Street

Smart Growth Principle #5

Promote distinctive, attractive communities with a strong sense of place, including the rehabilitation and use of historic buildings

Located at 1029 K street, the Ransohoff Building was constructed around 1910 for the Mohr and Yoerk Company, a deli and meat curing business, with residential apartments above commercial. Recent building rehab included improvements to existing façade and upgrades to the interior apartments, including the preservation of existing wood windows. These improvements reinforce principles of reusing historic buildings for current needs.

Stylistic architectural features include Prairie and Moderne influences including wide overhanging eaves, zigzag brick bands, and art deco accent panels, all classic detailing of the era.

Project Statistics:

- 21 residential units
- 8,150 sq. ft. of retail space
- Lot Area: .29 Acres
- Total SF: 37,035
- Density: 93 units / acre
- Floor-Area Ratio: 2.93
- Parking: None
- Height: 4 stories
- Financing: Private
- Year Completed: 2016
- Status: Complete
- Zoning: C-3-SPD

Smart Growth Principle: Promote distinctive, attractive communities with a strong sense of place, including the rehabilitation and use of historic buildings

California Fruit Building
1006 4th Street

Smart Growth Principle # 5

Promote distinctive, attractive communities with a strong sense of place, including the rehabilitation and use of historic buildings

Leonard Development Company along with Mosaic Development Partners renovated the iconic California Fruit Building. The finished building was slated to be 49,000 square feet of office space and 10,000 square feet of retail and restaurant space .This space is now proposed to be converted into a boutique hotel.

Other Smart Growth Principles

Concentrate new development and target infrastructure investments within the urban core of the region

Located in Downtown Sacramento, this newly renovated hotel will provide a new use of space without requiring additional land.

Project Statistics:

- 100 Guest Rooms
- 59,000 Sq. Ft of hotel space, 2,700 Sq. Ft of restaurant space
- Total Square Footage: 62,000
- Lot Area: 10,907 Sq Ft
- FAR: 5.68
- Parking: No, (7) offsite loading/loading spaces
- 6 Long Term bike parking spaces located in the basement
- Height: 10 Stories
- Financing: Private
- Status: Proposed
- Zoning: C-3-SPD

B & G Building & Restaurant

1801 11th Street

Smart Growth Principle # 5

Promote distinctive, attractive communities with a strong sense of place, including the rehabilitation and use of historic buildings

The State's former Building & Ground Building is being developed in conjunction with the WAL project. The historic 3-story Rochdale commercial building will be rehabilitated to include a ground floor restaurant with the 2nd and 3rd floors consisting of commercial office and creative space.

Project Statistics:

- Sq. Ft Total: 9,843
- Height: 3 Stories
- Status: Proposed
- Zoning: RMX-SPD

The Rink Studios

1031 Del Paso Blvd.

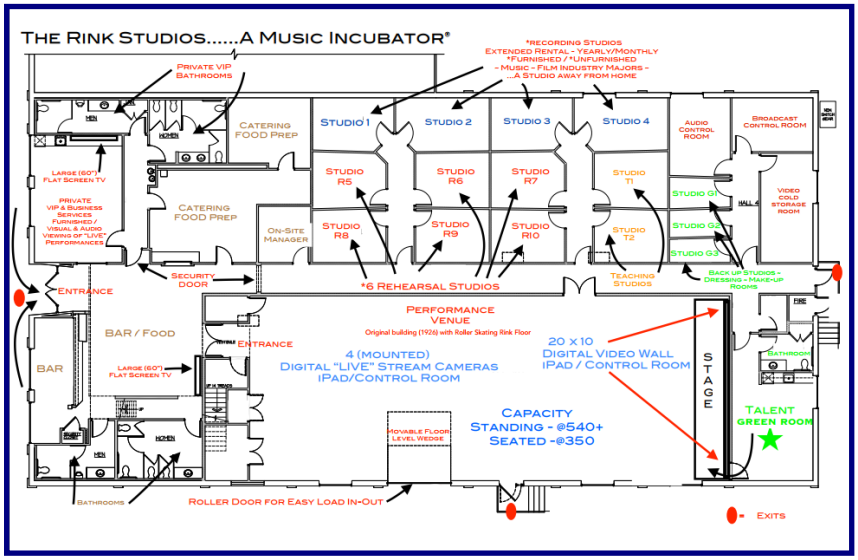
Smart Growth Principle # 5

Promote distinctive, attractive communities with a strong sense of place, including the rehabilitation and use of historic buildings

This renovation project on Del Paso boulevard converts an old roller rink into a “music incubator,” complete with a performance venue, practice rooms, recording studios, and a restaurant and bar.

Project Statistics:

- Total Square Footage: 11,250
- Parking: No
- Height: Single Story
- Financing: Private
- Status: Under Construction
- Zoning: C-2-SPD



Smart Growth Principle: Promote distinctive, attractive communities with a strong sense of place, including the rehabilitation and use of historic buildings

Smart Growth Principle #6

Concentrate new development within the urban core of the region

R Street Safeway

Central city on 19th Street between R and S Streets

Smart Growth Principle #6

Concentrate new development and target 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.

Other Smart Growth Principles

Mix land uses and support vibrant city centers

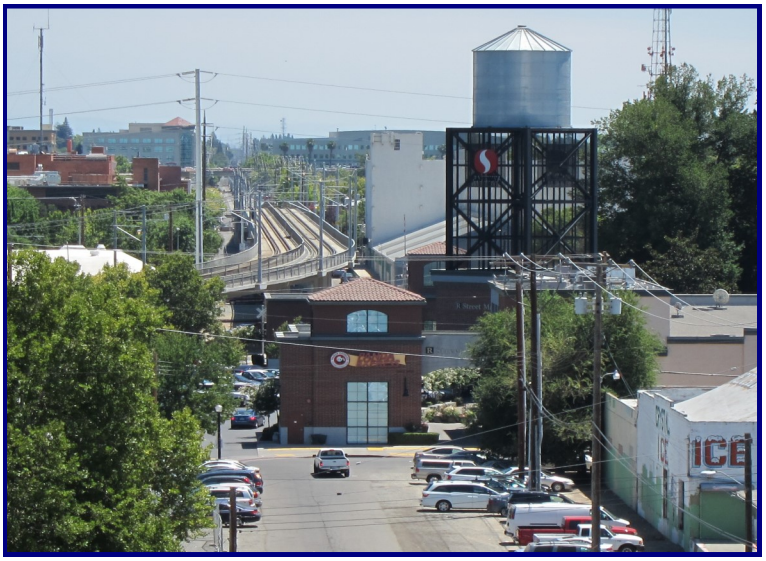
The R Street Safeway project includes a compact, attractively designed, "urban" Safeway and 2-story luxury lofts perched atop adjacent shops. Mixing land uses enables people to travel shorter distances between their homes, work, and shopping, which makes biking, walking, and using transit more convenient.

Promote 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
- Lot Area: 3.92 Acres
- Total SF: 77,790
- Floor-Area Ratio: 0.46
- Parking: On-site surface parking
- Height: 1-3 stories
- Financing: Private
- Year Completed: 2005
- Status: Complete
- Zoning: RMX-SPD



800 J

Central city at 800 J Street

Smart Growth Principle #6

Concentrate new development and target 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.

Other Smart Growth Principles

Mix land uses and support 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.

Provide a variety of transportation choices

The project is near light rail, bus service, and employment and commercial centers, which makes 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
- Lot Area: 1.19 Acres
- Total SF: 246,417
- Density: 189 units/acre
- Floor-Area Ratio: 4.75
- Parking: 302 spaces on 3 levels of above-grade and subterranean parking
- Height: 7 stories
- Financing: Public and private
- Year completed: 2006
- Status: Complete
- Zoning: C-3-SPD

Ping Yuen

Central City On Corner of 5th and I Streets

Smart Growth Principle #6

Concentrate new development and target infrastructure investments within the urban core of the region

This is an infill project located in the city center, in an already urbanized area. It uses existing urban infrastructure and does not consume open space at city edges.

Other Smart Growth Principles

Create 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.

Mix land uses and support 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
- Lot Area: .59 Acres
- Total SF: 67,621
- Density: 139 units/acre
- FAR: 2.63
- Height: 4 stories
- Financing: Private and public, with a loan from the Sacramento Housing and Redevelopment Agency (SHRA), tax credits, and tax exempt bonds.
- Year Completed: 2005
- Status: Complete
- Zoning:C-3-SPD
- Percent Affordable: 100%

The Creamery
Central City On 10th and D Streets

Smart Growth Principle #6

Concentrate new development and target infrastructure investments within the urban core of the region

The Creamery development is the Central City's newest neighborhood. This project, which is currently under construction, consists of 117 single-family cluster style homes. The Creamery offers 2-3 bedroom homes, supporting a variety of family sizes.

Other Smart Growth Principles

Foster walkable, close-knit neighborhoods

The Creamery neighborhood maintains a consistent setback from the public right-of-way to create a well-defined public sidewalk and streetscape. The project maintains current Central City block size, and the building facades reinforce the pedestrian scale.

Project Statistics:

- 117 residential units
- Commercial: 121,837 sq. ft.
- Lot Area: 7.5 Acres
- Density: 15.6 dwelling units/acre
- Parking: 312 Spaces
- Height: 35' / 3 Stories max
- Financing: Private
- Year Completed: 2016 (Phase I)
- Status: Under Construction
- Zoning: C-2

Hyatt Boutique (Marshall Hotel)
Central City on 7th and L Streets

Smart Growth Principle #6

Concentrate new development and target infrastructure investments within the urban core of the region

This is a significant development for downtown Sacramento. Plans for the Hyatt Hotel support the vision for our Central Business District, which calls for evolving into a vibrant downtown core.

Other Smart Growth Principles

Promote distinctive, attractive communities with a strong sense of place, including the rehabilitation and use of historic buildings

Developers plan to convert the vacant Marshall Hotel into an 11-story Hyatt Hotel with 159 rooms, meeting space and ground floor retail.

The existing Marshall Hotel has been in disrepair for many years, negatively impacting the surrounding area. Current plans will preserve the historic building's brick and terra cotta facades, and incorporate the exterior walls as part of the new hotel tower built behind it.

Project Statistics:

- 159 hotel rooms
- Lot Area: .25 Acres
- Total SF: 103,979
- Floor-Area Ratio: +/- 9.45
- Parking: N/A
- Height: 11 stories
- Financing: N/A
- Status: Approved
- Zoning: C-3-SPD

Smart Growth Principle: Concentrate new development and target infrastructure investments within the urban core of the region

The Press

2000—2098 Q Street

Smart Growth Principle # 6

Concentrate new development and target infrastructure investments within the urban core of the region

The Press Apartments will be a 253 residential unit project that will be built on the site of the current parking garage for The Sacramento Bee. When completed, this project will be one of the largest residential developments in the central city.

Other Smart Growth Principles

Support land use, transportation management, infrastructure, and environmental planning programs that reduce vehicle emissions and improve air quality.

The press is located within half a mile of the 16th and 23rd street stations, as well as multiple bus stops.

Project Statistics:

- 253 Residential Units
- 6.875 Sq. Ft ground-floor commercial space
- Lot Area: 2.54 Acres
- Total Square Footage: 230,352
- FAR: 2.08
- Parking: 307 Spaces (177 for residents)
- Height: 5 Stories (4 residential, 1 below-grade parking)
- Financing: Private
- Status: Proposed

Q19
Q and 19th Streets

Smart Growth Principle # 6

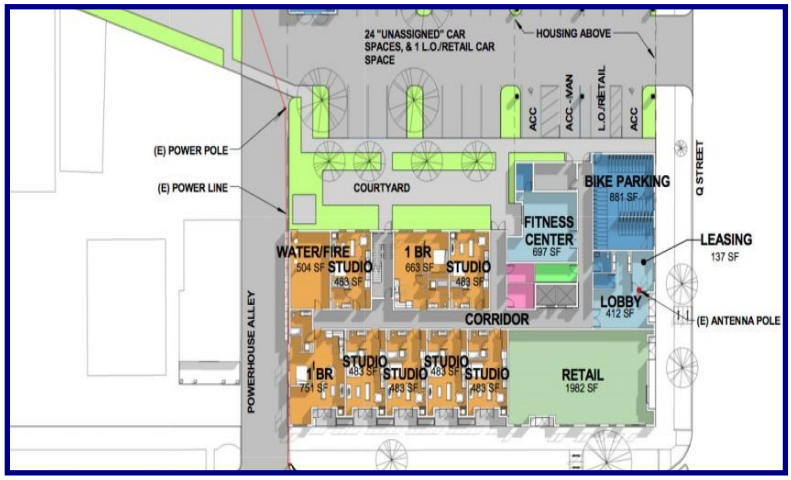
Concentrate new development and target infrastructure investments within the urban core of the region

A new mixed-use project is in the pipeline for midtown. This creative, mixed-use development by the SKK/Grupe team is bringing 68 new residential apartment units and nearly 2,000 square feet of neighborhood, street level retail and office space to Midtown Sacramento.

Other Smart Growth Principles

Support land use, transportation management, infrastructure, and environmental planning programs that reduce vehicle emissions and improve air quality.

The L-shaped, four-story building is situated at the northeast corner of 19th and Q streets, adjacent to the rail line.



Mix land uses and support vibrant city centers

Q19 is designed to complement and support its surroundings within the eclectic, vibrant, and accessible midtown Quarter.

Project Statistics:

- 68 Residential Units
- 2,000 Sq. Ft of retail and office space
- Lot Area: 0.5 Acres
- Parking: 38 Spots
- Height: 4 Stories
- Status: Under Construction
- Zoning: C-2

Ice Blocks

1812 17th Street

Smart Growth Principle # 6

Concentrate new development and target infrastructure investments within the urban core of the region

The Ice Blocks is a three block retail, office & residential development in midtown Sacramento. When complete, this be the area's largest cluster of creative retail. The project is currently under construction.

Other Smart Growth Principles

Mix land uses and support vibrant city centers

The development is located in the most residential part of the urban area and is located just a few blocks from the Central Business District on one of the main arterials that leads to downtown.

Project Statistics:

- 145 Residential Units
- 63,900 Sq. Ft of Retail Space; 54,853 Sq. Ft of Office Space
- Parking: 162 Spaces
- Height: 1-6 Stories
- Financing: Private
- Status: Under Construction
- Zoning: RMX-SPD

Smart Growth Principle: Concentrate new development and target infrastructure investments within the urban core of the region

Burning Barrel Brewing Co.

800 R Street

Smart Growth Principle # 6

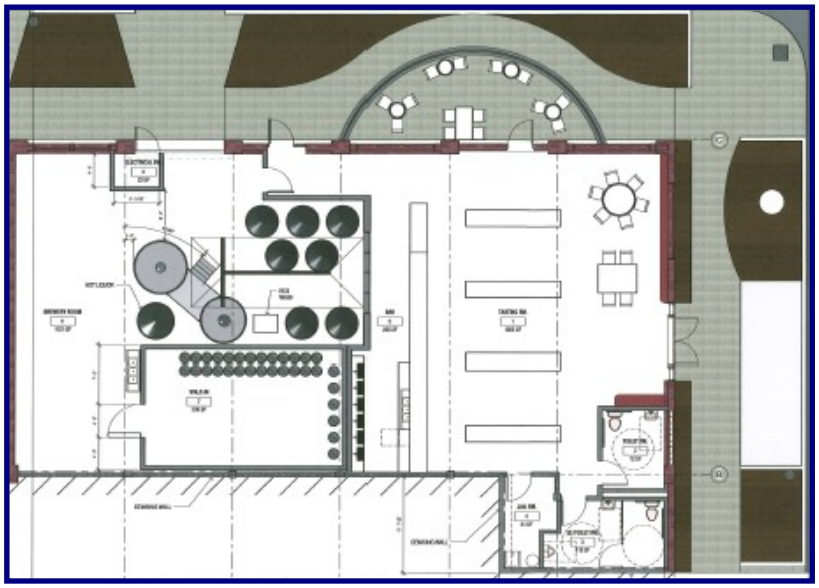
Concentrate new development and target infrastructure investments within the urban core of the region

The Burning Barrel Brewing Company is planning to be a family owned and operated microbrewery and tasting room in downtown Sacramento. This brewery is an infill project located near the city center, in an already urbanized area. It uses existing urban infrastructure and does not consume open space at city edges.

Other Smart Growth Principles

Promote distinctive, attractive communities with a strong sense of place, including the rehabilitation and use of historic buildings

This project aims to be an inviting atmosphere for all ages of both local Sacramento residents and tourists. The existing building provides a perfect opportunity for this venture, as it provides a classic industrial feel located in a high-traffic area. By utilizing existing infrastructure while providing a new venture, Burning Barrel aims to be a pivotal piece in the development of the R Street Corridor.



Project Statistics:

- 6,400 square foot microbrewery
- Lot Area: 3,476 square feet
- FAR: 1.84
- Parking: No on-site parking, 2 off-site parking spaces proposed along R Street
- Height: Single Story
- Financing: Private
- Status: Proposed
- Zoning: RMX-SPD

Smart Growth Principle #7

Support land use, transportation management, infrastructure, and environmental planning programs that reduce vehicle emissions and improve air quality.

F65
65th Street and Folsom Boulevard

Smart Growth Principle #7

Support land use, transportation management, infrastructure, and environmental planning programs that reduce vehicle emissions and improve air quality.

The 65th Street Transit village is a transit-oriented development that supports the 65th Street Light Rail Station.

Other Smart Growth Principles

Create a range of housing opportunities and choices

The lofts provide an opportunity for residents to live in close proximity to urban amenities, in contrast to most suburban developments.

Provide a variety of 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
- Lot Area: 2.59 Acres
- Total SF: 43,050
- 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
- Year Completed: 2005
- Status: Complete
- Zoning: RMX-TO

La Valentina

Central City On 429 12th Street

Smart Growth Principle #7

Support land use, transportation management, infrastructure, and environmental planning programs that reduce vehicle emissions and improve air quality.

The high density, affordable mixed-use development is adjacent to the La Valentina light rail line, which ranks in the top one-third in terms of passenger volume.

Other Smart Growth Principles

Create a range of housing opportunities and choices

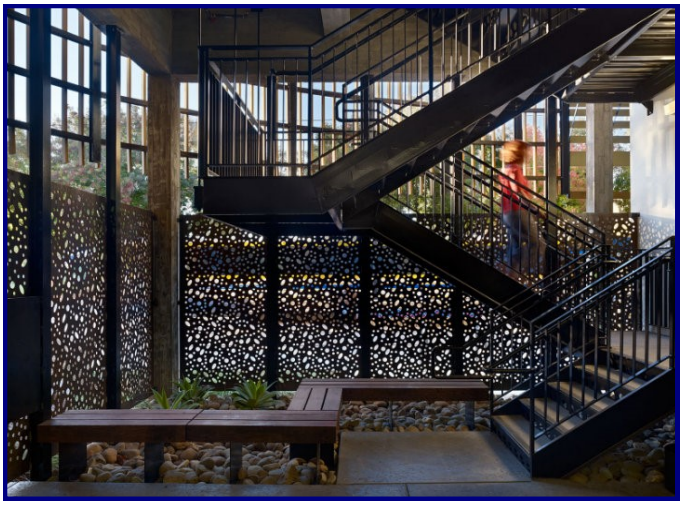
La Valentina offers 18 affordable townhouses and 63 affordable apartment units within its Station Site and adjacent North Site.

Foster walkable, close-knit neighborhoods

Given that the site was once a toxic, empty lot in a high crime area, the La Valentina development supports walking, pedestrian safety and accessibility to goods and services in its ground level commercial space.

Promote resource conservation and energy efficiency

The nearly “net zero electric” building, which features solar panels, special insulation and LED lighting, uses very little energy from the grid.



Project Statistics:

- 18 affordable townhouse-style apartments
- 63 affordable apartment units
- 6,000 sq. ft. of ground level commercial space
- Lot Area: .88 Acres
- Total SF: 36,124
- Density: 76 units/acre
- Parking: 68 parking spaces
- Height: 4 stories
- Financing: Private, public low income housing credits, SHRA & SMUD
- Year Completed: 2012
- Status: Complete
- Zoning: R-5
- Percent Affordable: 100%

Smart Growth Principle #7

Support land use, transportation management, infrastructure, and environmental planning programs that reduce vehicle emissions and improve air quality.

The mixed-use project is located in the River District, connecting the development to the Central Business District in downtown Sacramento and the Sacramento International Airport via the newly constructed light rail line as well as bus service and a regional bicycle network along the American River,

Other Smart Growth Principles

Create a range of housing opportunities and choices

The project includes apartments, condominiums, townhomes and live/work units, 180 of which will be affordable units.

Preserves open space, farmland, natural beauty, and critical environmental areas

The project includes 27 total acres of pubic parks, plazas, private courtyards and access to the American River.

Fosters walkable, close-knit neighborhoods

Active commercial and retail uses within the development encourage walking and biking. In addition, neighborhood parks, tree lined streets, a unified lighting concept, site furnishing and pedestrian scaled architecture support neighborhood interaction.

Project Statistics:

- 2,350 residential units
- 840,000 sq. ft. of office space
- 146,000 sq. ft. of retail
- Lot Area: 65 Acres
- Total SF: Approx. 1,000,000 Plus Residential
- Parking: 5,389 parking spaces
- Height: 2 to 15 stories
- Financing: $19.1 million of $30 million total funding given by Prop IC California Department of Housing and Community Development and private funding.

Cannery Place

Central City On N 7th Street and Cannery Avenue

Smart Growth Principle #7

Support land use, transportation management, infrastructure, and environmental planning programs that reduce vehicle emissions and improve air quality

Cannery Place is within 1/4 of a mile from the T-9 Light Rail Station, existing Regional Transit bus routes and regional bike paths.

Other Smart Growth Principles

Mix land uses and support vibrant city centers

Cannery Place provides 180 residential units and approximately 11,500 sq. ft. of commercial within the recently minted River District planning area. Cannery Place is the first phase of this new development situated next to light rail. All 180 units are accessible to the disabled.

Create a range of housing opportunities and choices

This first phase of Cannery Place provides affordable housing at below-market rents adding to a range of house choices, especially as future phases of market rate housing is built.

Project Statistics:

- 180 residential units
- 11,538 sq. ft. of retail space
- Lot Area: 1.64
- Total SF: 175,936
- Floor-Area Ratio: 2.46
- Height: 5 stories
- Financing: Citibank N.A., RBC Capital Markets, Sacramento Housing & Redevelopment Agency, the City of Sacramento, and the Department of Housing and Community Development
- Year Completed: 2014
- Status: Complete
- Zoning: RMX-PUD
- Percent Affordable: 100% (3 extremely low income, 33 very low income, 142 low income)

700 K Street

Central City On Corner of 7th Street and K Street

Smart Growth Principle #7

Support land use, transportation management, infrastructure, and environmental planning programs that reduce vehicle emissions and improve air quality

700 K Street's mixed-use project takes advantage of existing public investments, including existing streets, light rail, parks, and sewer/water infrastructure. In addition, this project preserves the historic facades of existing buildings helping the city retain the character of the urban core.

Other Smart Growth Principles

Mix land uses and support vibrant city centers

700 K Street is a mixed-use rehabilitation project that includes over 100 mixed-income apartments and 67,881 square feet of retail spaces. The project plans for a unique mix of local restaurants, retail, and nightlife to support the city's vibrant center goal.

This pedestrian friendly development is located in the Central Business District, further providing residential opportunities near existing work, entertainment and shopping options. Public parks and open space amenities are within walking distance of project. Street designs integrate pedestrian, bicycle, transit and vehicular use and incorporate traffic-calming features.

Project Statistics:

- 137 residential units
- 67,881 sq. ft. of commercial space
- Lot Area: 1.19 Acres
- Total SF: 183,821
- Density: 117 units / acre
- Floor-Area Ratio: 3.55
- Parking: two level parking garage (27,828 sq. ft total)
- Height: 5-6 stories
- Year Completed: 2017
- Status: Under Construction

19J
19th and J Street

Smart Growth Principle # 7

Support land use, transportation management, infrastructure, and environmental planning programs that reduce vehicle emissions and improve air quality.

Located on the corner of 19th and J streets, 19J will be located with walking distance to many services and amenities, as well as in close proximity to multiple bus stops. There will also be a Zip Car and bike share program for those who do not own cars.

Other Smart Growth Principles

Mix land uses and support vibrant city centers

This project is to be a mixed-use building with 7000 sq. feet of retail space under 173 residential units. Aimed toward the Millennial demographic, these apartments will be affordable yet competitive in price.

Promote resource conservation and energy efficiency

The building will feature a rooftop terrace that will overlook downtown and will be built with sustainability in mind.

Project Statistics:

- 173 Residential Units
- 6,600 Sq. Ft Retail Space
- Total SF: 135,434
- Lot Area: .29 Acres
- FAR: 10.58
- Density: 597 dwelling units / acre
- Parking: 50 Spaces
- Height: 11 Stories
- Financing: Private
- Status: Proposed
- Zoning: C-2-UN

800 Block of K

800 K Street

Smart Growth Principle # 7

Support land use, transportation management, infrastructure, and environmental planning programs that reduce vehicle emissions and improve air quality.

800 Block will be a transit-oriented development (TOD), creating high quality rental housing units closely linked to public transit. A light rail station is located across the street from the project site, and bus stops are also an easy walk (less than ¼ mile).

Other Smart Growth Principles

Mix land uses and support vibrant city centers

800 Block is a mixed-use, mixed-income development located in the heart of Downtown Sacramento. 800 Block will feature 148 apartments, 145 parking spaces and approximately 16,000 SF of ground floor retail space. Offering world-class design and placemaking on a vacant and underutilized property between the new Golden 1 Center and State Capitol, the development will be a vibrant new addition to the burgeoning K Street district.

The project will contribute to making Downtown Sacramento a unique and special place through the incorporation of established urban design principals. Using the current City "Pedestrian Friendly Street Standards" as well as the strong community planning traditions of Sacramento's historic and long-established neighborhoods, the project will be integrally woven into the fabric of the community.

Project Statistics:

- 148 Residential Units
- 18,000 Sq. Ft Retail Space
- Total SF: 274,275
- Lot Area: 1.01 Acres
- Density: 140 units / acre
- FAR: 6.18
- Parking: 145 Spaces
- Height: 7 Stories
- Financing: Private
- Status: In Progress

Smart Growth Principle: Support land use, transportation management, infrastructure, and environmental planning programs that reduce vehicle emissions and improve air quality

65th Street Apartments

1325-1327 65th Street

Smart Growth Principle # 7

Support land use, transportation management, infrastructure, and environmental planning programs that reduce vehicle emissions and improve air quality.

The 65th Street Apartment project is located in a mixed-use, transit oriented neighborhood, with close proximity to the 65th Street Light Rail Station and the Hornet Crossing pedestrian and bicycle tunnel. The proximity to various transit options will provide opportunities for residents to walk and bicycle to meet their daily needs.

Other Smart Growth Principles

Mix land uses and support vibrant city centers

This project is designed to be complimentary to the surrounding area and provide connectivity to transit, educational facilities, employment, retail, and commercial uses.

Create a range of housing choices and opportunities

The 65th Street Apartments will provide higher-density housing choices to both Sacramento State students, and on-students.

Concentrate new development and target infrastructure investments within the urban core of the region

This project is specifically designed to take full advantage of the infill an existing vacant commercial site in the RMX-TO zone of Sacramento.

Project Statistics:

- 90 Multi-Family Residential Units
- 4,900 Sq. Ft Office Space
- Total SF: 112,398
- Lot Area: 0.79 Acres
- Density: 114 Dwelling Units / Acre
- Far: 3.45
- Parking: 46 Spaces on ground-level. 45 long-term bicycle parking spaces
- Height: 6 Stories
- Status: Proposed
- Zoning: RMX-TO

Smart Growth Principle: Support land use, transportation management, infrastructure, and environmental planning programs that reduce vehicle emissions and improve air quality

Folsom Blvd. Mixed-Use

6601 Folsom Blvd.

Smart Growth Principle # 7

Support land use, transportation management, infrastructure, and environmental planning programs that reduce vehicle emissions and improve air quality.

The Folsom Blvd. Mixed-Use project is located in a mixed-use, transit oriented neighborhood, with close proximity to the 65th Street Light Rail Station and the Hornet Crossing pedestrian and bicycle tunnel. The proximity to various transit options will provide opportunities for residents to walk and bicycle to meet their daily needs.

Other Smart Growth Principles

Create a range of housing choices and opportunities

The Folsom Blvd. Mixed-Use Apartments will provide higher-density housing for Sacramento State Students, and non-students.

Concentrate new development and target infrastructure investments within the urban core of the region

This project is specifically designed to take full advantage of the infill an existing commercial site in the RMX-TO zone of Sacramento.

Foster walkable, close-knit neighborhoods

Located within the 65th Street Transit Village Development District, this project will foster and promote walkability through its proximity to retail, educational facilities, commercial, and restaurants.

Project Statistics:

- 10 Multi-Family Residential Units
- 5,140 Sq. Ft Retail and Office, 10,407 Sq. Ft Residential
- Total SF: 16,000
- Lot Area: 21,170 Sq. Ft
- Far: 0.75
- Parking: 13 Spaces on-site
- Height: 3 Stories
- Status: Complete
- Zoning: RMX-TO

Hampton Inn & Suites

1817 65th Street

Smart Growth Principle # 7

Support land use, transportation management, infrastructure, and environmental planning programs that reduce vehicle emissions and improve air quality.

Once built, this project will be one of the first hotels developed adjacent to a light rail station in the city of Sacramento. The hotel is in close proximity to a light rail line, bus stops, and the Hornet Crossing

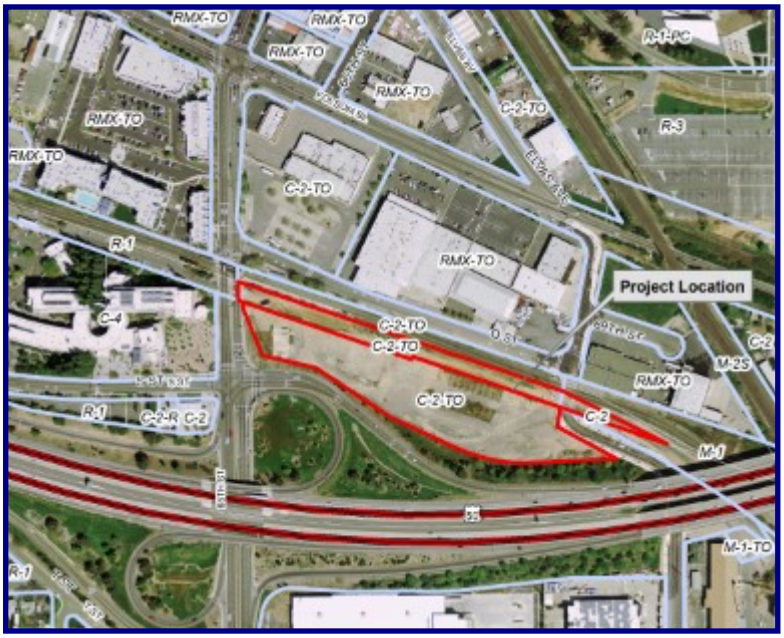
Other Smart Growth Principles

Concentrate new development and target infrastructure investments within the urban core of the region

This project is specifically designed to take full advantage of the infill an existing commercial site in the C-2-TO zone of Sacramento.

Foster walkable, close-knit neighborhoods

Located within the 65th Street area, this hotel will foster and promote walkability through its proximity to retail, educational facilities, commercial, and restaurants.



Project Statistics:

- 116 Hotel Rooms
- Total SF: 76,674
- Lot Area: 114, 426 Square Feet
- Far: 1.49
- Parking: 124 Spaces
- Height: 4 stories
- Status: Under Construction
- Zoning: C-2-TO

Smart Growth Principle #8

Promote resource conservation and energy efficiency

9 on F

Central City on the 1400 block of F Street

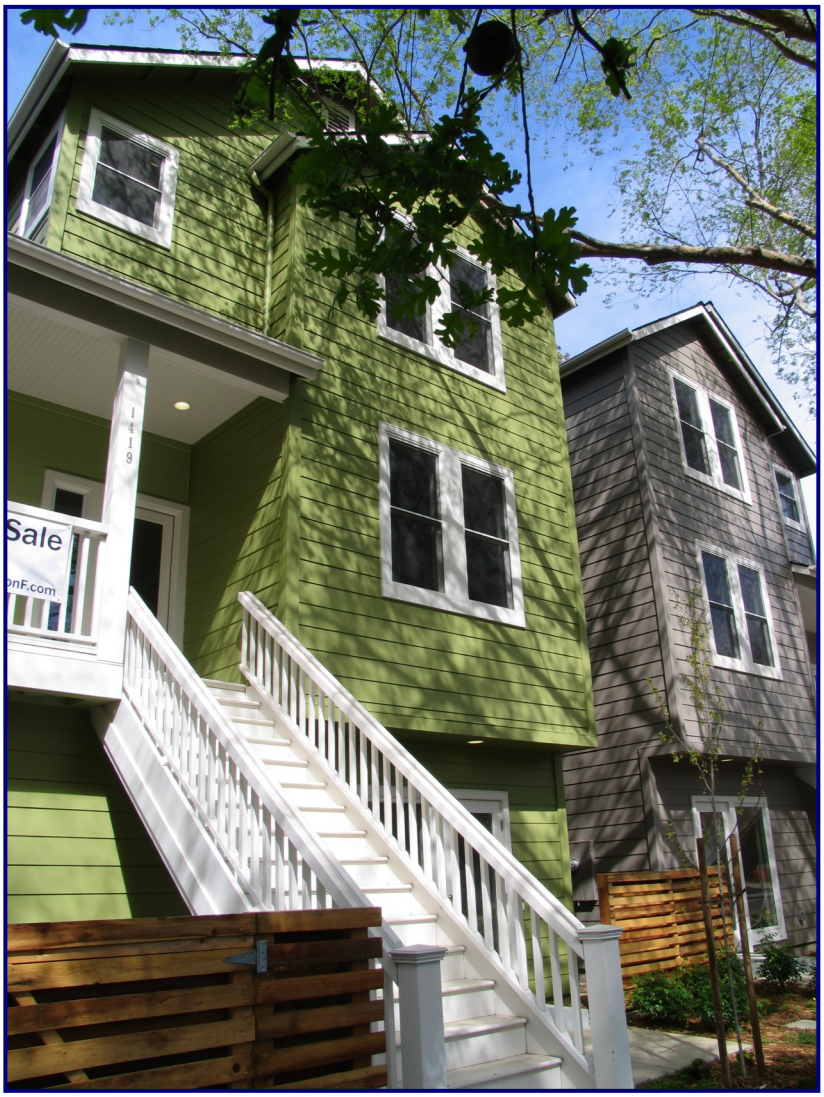
Smart Growth Principle #8

Promote 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 promote resource conservation by incorporating floors made of sustainably harvested wood. The use of low-VOC paints reduced the emissions 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.



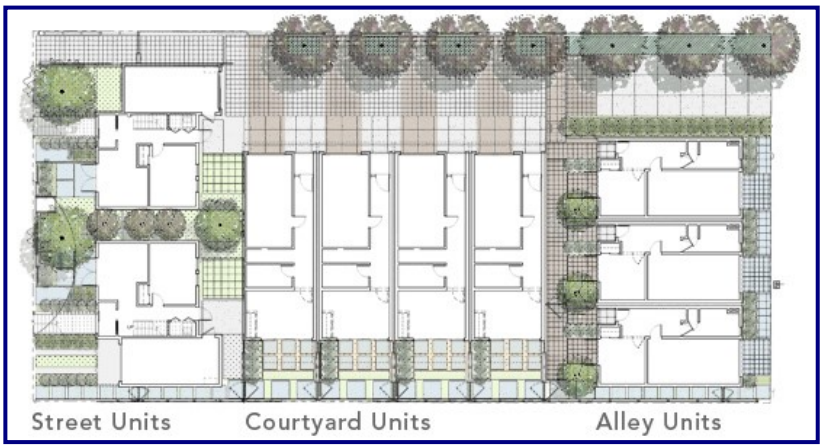
Other Smart Growth Principles

Concentrate 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.)
- Lot Area: .29 Acres
- Density: 31 units/acre
- Parking: 1-car garage for each unit
- Height: 3 stories
- Financing: Private
- Year Constructed: 2008
- Status: Complete
- Zoning: R-3A



2500 R Street

Central City On R Street Between 25th and 26th Streets

Smart Growth Principle #8

Promote resource conservation and energy efficiency

This development features 34 single family homes in Midtown. All the homes are zero energy, zero carbon, zero emission, and LEED-certified. Each home is equipped with energy-efficient features such as smart meters, photovoltaic cells/ solar panels, automated controllers and monitors, high thermal performance windows and insulation, and electrical storage.

Other Smart Growth Principles

Foster walkable, close-knit neighborhoods

As a single family residential development in the midtown area, residents can live closer to work and urban amenities while reducing reliance on vehicles.

Support land use, transportation management, infrastructure, and environmental planning programs that reduce vehicle emissions and improve air quality

The development is adjacent to a light rail line that provides direct access to the Central Business District.

Project Statistics:

- Density: 31 units/acre
- Units: 34 Single Family Homes
- Lot Area: 1.18 Acres
- Height: 2-3 stories
- Parking: 1-car garage for each unit
- Financing: Private
- Year Completed: 2014
- Status: Completed
- Zoning: RMX-SPD

SOCAP Lofts

Central City On R Street between 6th and 7th Streets

Smart Growth Principle #8

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.

Other Smart Growth Principles

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.

Concentrate new development and target 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.

Provide 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
- Lot Area: 1.18 Acres
- Density: 29 units/acre
- Parking: 2-car garage for each unit
- Height: 3 stories
- Financing: Private
- Year Completed: 2009
- Status: Complete
- Zoning: RMX-SPD

16 Powerhouse

Central City On Corner of 16th Street and P Street

Smart Growth Principle #8

Promote resource conservation and energy efficiency

16 Powerhouse will be a LEED Platinum certified mixed-use development and qualifies as a net zero carbon footprint project. Green features of the project include gray water collection for landscape irrigation, energy efficient lighting solutions, superior building insulation envelope, and a photovoltaic/thermal solar system resulting in a 75% reduction in residential water heating energy usage.

Other Smart Growth Principles

Concentrate new development and target infrastructure investments within the urban core of the region

The project catalyzes urban infill as an architecturally inspiring mixed-use development located in midtown along the 16th street and R street corridors.

Project Statistics:

- 50 residential units
- 7,700 sq. ft. of commercial space
- Lot Area: .44 Acres
- Total SF: 84,969
- Density: 114 units/acre
- Parking: 49 spaces
- Floor Area Ratio: 4.43
- Height: 6 stories
- Financing: Private
- Year Construction: 2016
- Status: Complete
- Zoning: C-2

Inderkum High School

North Natomas at 2500 New Market Drive

Smart Growth Principle #8

Promote resource conservation and energy efficiency

Inderkum High School obtains nearly 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.

Other *Smart Growth Principles*

Emphasize 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.

Provide a variety of 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
- Lot Area: 47 Acres
- 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.
- Year Completed: 2004
- Status: Completed
- Zoning: A-OS

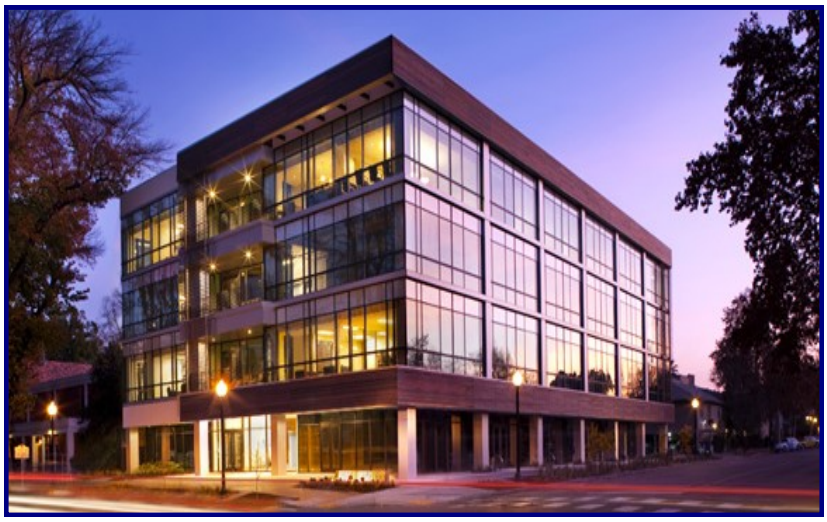
2600 Capitol

Central City On Corner of 26th and Capitol Avenue

Smart Growth Principle #8

Promote resource conservation and energy efficiency

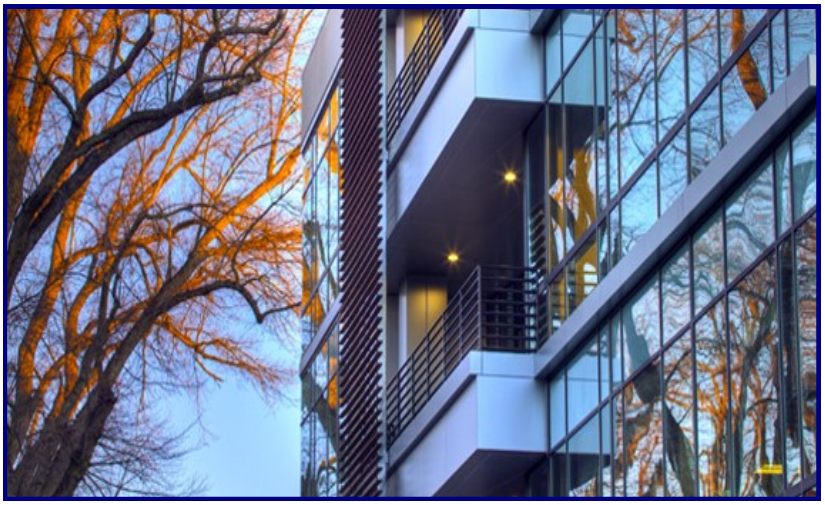
This project provides 50,000 sq. ft. of office and is a LEED Gold Certified building in Midtown area. The building reduces greenhouse gas emissions while reducing water and gas use.



Other Smart Growth Principles

Mix land uses and support vibrant city centers

2600 Capitol is a four-story office building adjacent to a residential neighborhood. This project contributes to the mix of uses in the neighborhood and its proximity to existing residential supports the jobs/ housing balance.



Project Statistics:

- 50,000 sq. ft. of office space
- Lot Area: .42 Acres
- Total SF: 50,000
- Floor-Area Ratio: 2.7
- Parking: 141
- Height: 4 stories
- Financing: Private
- Year Completed: 2008
- Status: Complete
- Zoning: C-2-SPD

Arch|Nexus
930 R Street

Smart Growth Principle # 8

Promote resource conservation and energy efficiency

This project aims to tackle the water and energy crisis in California through building design and use. The team is striving for Living Building Challenge certification, as well as is LEED V4 Platinum certified.

Other Smart Growth Principles

Promote distinctive, attractive communities with a strong sense of place, including the rehabilitation and use of historic buildings

The Arch|Nexus SAC project is an adaptive reuse of an existing warehouse/office building on the R-Street Corridor that will double the size of the architectural firm's operation while regenerating an existing building.

Project Statistics:

- 8,254 Sq. Ft of Office Space
- Lot Area: 0.30 Acres
- FAR: .64
- Parking: 6 Spaces
- Height: Single Story
- Financing: Private
- Year Completed: January 2017
- Status: Complete
- Zoning: RMX-SPD

Smart Growth Principle #9

Preserve open space, farmland, natural beauty, and critical environmental areas

Community Gardens

Citywide

Smart Growth Principle #9

Preserve open space, farmland, natural beauty, and critical environmental areas

The City of Sacramento's Park and Recreation program operates 12 total community gardens throughout the city.

The first land designated for community gardening was donated by SHRA and the Capital Area Development Authority. Additional gardens were developed on the City parkland.

The city follows organic gardening procedures in order to ensure a healthy environment and safe produce.

Members of the community gardens pay fees from $25-50 a year.

Project Statistics:

- The Community Park Program started in 2003
- ADA accessible
- Total community garden acreage: 4 acres
- Financing: Land dedicated by the state and the City of Sacramento and operated by the City of Sacramento Department of Parks and Recreation.

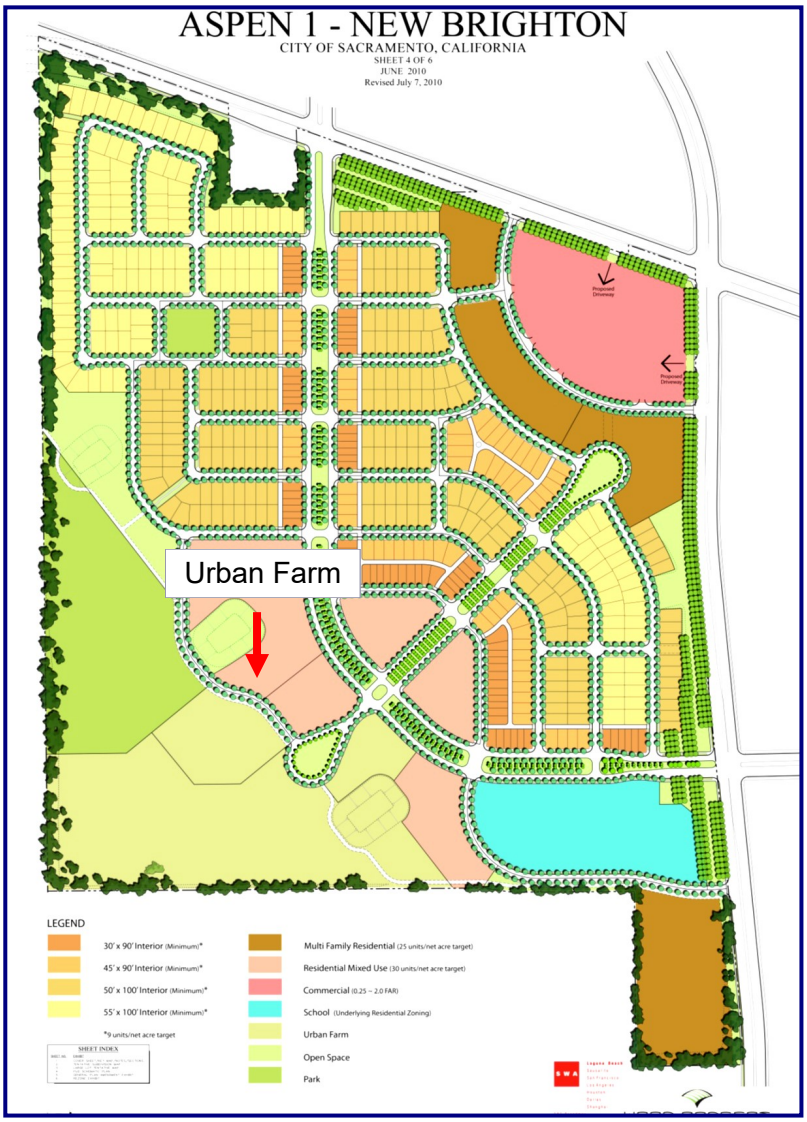
Aspen 1– New Brighton

Master plan

Smart Growth Principle #9

Preserve open space, farmland, natural beauty, and critical environmental areas

This site is a former sand and gravel mine. The project will restore the site and create an innovative infill and reuse community that will include a community garden.



Other Smart Growth Principles

Create a range of housing opportunities and choices

Residential uses include traditional single family dwellings, high density multi-family row houses, townhouses and apartments.

Fosters walkable, close-knit neighborhoods

The Aspen 1—New Brighton project has a mix of commercial, residential and civic uses. The residential area has a grid pattern with shorter block sizes, pedestrian-friendly street sections, large street trees, an off-street trail system encourage walkability and neighborhood interaction.

Support high quality education and quality schools

The project designates 8.8 acres for the development to an elementary school or educational facility.

Project Statistics

- 482 single-family units
- 883 multi-family units
- 192,500 sq. ft. of retail
- 29,500 sq. ft. of office
- 24 acres of urban farmland
- 15 acres of parkland
- Financing: Private
- Status: Unbuilt
- Zoning: R-1A

The Mill at Broadway

3rd Street and Broadway

Smart Growth Principle # 9

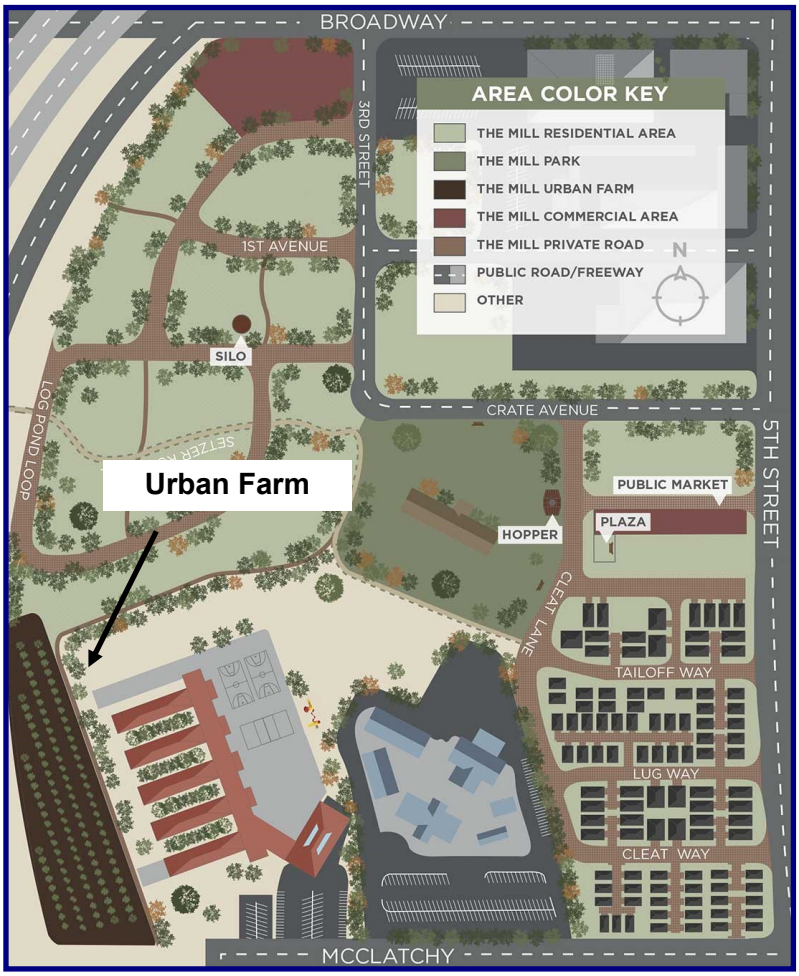
Preserve open space, farmland, natural beauty, and critical environmental areas

The Mill at Broadway is located just south of Broadway between 3rd and 5th streets, a short bike ride from downtown Sacramento. The project is composed of mixed-use and agriculture uses, including an urban farm and a 4-acre park.

Other Smart Growth Principles

Create a range of housing opportunities and choices

The community offers 12 unique home models in three distinct neighborhoods, though the homes themselves are only one part of the vision for the community. More than 250 homes are being built in this development phase with future phases expanding the community to 1,000 homes.

Project Statistics:

- 1,000 Residential Homes (250 in Phase 1)
- 11,000 Sq. Ft Community Center
- Lot Area: 31.7 Acres
- Parking: 55 Spaces, Street Parking
- Height: 1-5 Stories
- Financing: Private
- Status: Under Construction
- Zoning: (R-4, C-1)-PUD