



REPORT TO DEVELOPMENT OVERSIGHT COMMISSION City of Sacramento

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915 I Street, Sacramento, CA 95814-2671

STAFF REPORT
December 3, 2007

Honorable Members of the Development Oversight Commission:

Subject: Introduction of Public Review Draft: Central City Urban Design Guidelines and Plan, Volume One (M05-084)

Location/Council District: Central City (Districts 1, 3 and 4)

Recommendation: Staff recommends that the Design Commission provide review and comment on the Central City Urban Design Guidelines and Plan, Part One and Staff will return early next year to take final comments to be forwarded to City Council in Spring 2008.

Contact: Gregory B. Taylor, AIA, Senior Urban Designer, (916) 808-5268; William Crouch, Urban Design Manager (916) 808-8013; David Kwong, Current Planning Manager (916) 808-2691.

Presenters: William Crouch, AIA, FRAIA, NCARB; Gregory Taylor, AIA

Department: Development Services

Division: Urban Design Group

Organization Number: 4885

Description/ Analysis: The original Central City Urban Design Plan was adopted June 16, 1987 (Res. No. 87-116) and titled "Sacramento Central Business District: Urban Design Plan". This document was produced in a joint effort of the Sacramento Housing and Redevelopment Agency (SHRA) and the Sacramento Department of City Planning and consists of three separate volumes: Framework Plan; Architectural Design Guidelines; and Streets Guidelines.

Given the original document is 20 years old, the City Council directed in 2006 that an updated Urban Design Plan be produced to accurately reflect the changing needs of the Central City over the last two decades. The 1987 document does not address the reality of mid to high-rise residential projects, the need for sustainable development, the desirability of rapid

transit systems in a pedestrian friendly cityscape, the need for activated urban spaces at street level or the priority of protecting and enhancing existing urban forest.

On March 21, 2006 City Council authorized a professional services agreement with Wallace Roberts and Todd/Solomon E.T.C. to update the City's Urban Design Plan in response to these and other emerging challenges.

In ongoing discussions with the Steering Committee formed to direct this study, many pressing issues for the City's current and future needs were identified to further define the scope of work for this program. The summary of this work is the document titled Central City Urban Design Guidelines and Plan (*referred to as CCUDGP*).

Volume One, the Design Guidelines Public & Staff Draft Oct. 8th 2007 is presented to you for your review. Staff will return to the Design Commission in early 2008 to take final comments to be forwarded to City Council. In addition to the Design Commission's review and comment of the Public Review Draft, staff is re-engaging the Steering Committee, other Commissions, community and focus groups, professional and business organizations, and City Departments to solicit continued input before returning to City Council with the final guidelines and recommendation for adoption in March-April 2008.

At the culmination of Volume One, the second part of the CCUDGP will be an Urban Design Plan, which will be initiated by staff in 2008. This urban design plan will focus on the design of the public realm (e.g. street sections), utilizing the guidelines adopted in Volume One and coordinate with other guiding documents such as the Riverfront Masterplan, the Pedestrian Master plan, the Parking Masterplan, and further assess street tree placement with streets and build-to lines in developing a palette of street types and experiences through the Central City.

This effort will also include a Central City EIR as part of an 'Urban Development Strategy' (River to Freeway, Freeway to River), including building height zones, transitional height zones, potential 'Urban Core Impact Fee' assessments based on Floor Area Ratios (FARs) for CBD projects, potential 'Public Benefit Threshold Fees' for CBD projects in excess of 350 feet high, and other structural elements associated with an actual urban design plan that implements the established guidelines from Part One.

Issue: Update of 1987 Plan and Expansion to include Central City

Policy Considerations: The Central City Urban Design Guidelines and Plan, Part One is being considered in conjunction with General Plan Update and is consistent

with the City's Strategic Plan focus areas to achieve sustainability and livability in the City of Sacramento.

Rationale for Recommendation: N/A. This is an informational item. Staff will return in 2008 for final comments to be forwarded to City Council.

Financial Considerations: None

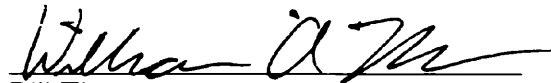
DOC Goals and Recommendations: Goal 1 - Adoption of Urban Design Guidelines

Respectfully submitted by: _____



GREGORY B. TAYLOR, AIA
Senior Urban Designer

Recommendation Approved:



Bill Thomas
Director of Development Services

Attachments:

- 1 Background: Central City Urban Design Guidelines