



REPORT TO DESIGN REVIEW AND PRESERVATION BOARD City of Sacramento

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STAFF REPORT
November 15, 2006

Honorable Members of the Design Review and Preservation Board:

Subject: K Street Streetscape Plan Design Concepts

Design Review District: Downtown

Recommendation: Staff requests that the Board review and comment on K Street Streetscape Design Concepts.

Contact: Luis R. Sanchez, AIA, Design Review Director, 808-5957
Melissa Anguiano (Valle), Economic Development Project Manager, 808-5864

Summary: Economic Development Staff has engaged in discussions with Regional Transit (RT), the Downtown Sacramento Partnership, and various other City departments on establishing a joint effort to enhance and improve the K Street Mall, between 7th and 12th streets. Quadriga Landscape Architecture and Planning has been retained by Economic Development to provide design services consisting of design studies and development drawings for the pedestrian use areas of the K Street Mall. Two preliminary design concept options, which depict major areas of change, have been attached. Option 1 updates K Street Mall's current streetscape with City of Sacramento standard paving, fixtures and furniture. Option 2 takes a broader look, with upgraded improvements from the typical City of Sacramento standard options. On-going maintenance funding will determine the level of improvements the City is able to make. Staff is currently exploring options and solutions for on-going maintenance. Economic Development is seeking the Board's comments and support for moving the K Street Streetscape Plan forward.

Background Information: K Street Streetscape Improvements have been identified in a number of Downtown planning efforts as a project essential to transforming K Street Mall into a lively and inviting pedestrian street. With the recent issuance of the new Downtown Redevelopment bond, the City, on behalf of the Agency, has earmarked some funding for K Street streetscape improvements.

Improvements to K Street that have been discussed, include new street furniture, trash receptacles, landscaping, lighting, consolidation of utility equipment, and RT light-rail platforms. Streetscape improvement to K Street Mall will ultimately eliminate blighting conditions by replacing dated street furniture, increasing pedestrian lighting, improving planting and landscaping, building connectivity, enhancing pedestrian mobility and standardizing pavement materials. The K Street Streetscape Plan will also create a framework of design standards as new projects take place on K Street. The timing for this project is anticipated to coincide with the implementation of key developments on the 700 and 800 blocks of K Street.

Public/Neighborhood Outreach and Comments: On November 1, 2006 a public outreach meeting was held for K Street business and property owners, to solicit comment and insight on improvements and design concepts. On November 13, 2006 a second public outreach meeting was held for the general community, to also solicit comment and insight on improvements and design concepts. In addition, Economic Development Staff has presented the concepts to the Downtown Sacramento Partnership Strategic Development Task Force. All suggestions and comments received will be considered, addressed and/or incorporated into the project plans. It is envisioned that through joint coordination and community outreach we will create a vision and design plan for the K Street Mall that complements the number of proposed/planned projects on K Street.

Historic Preservation Comments: On October 30, 2006 Economic Development Staff met with Historic Preservation staff to review the K Street Streetscape Project plan. Preservation staff has indicated that during the planning process and at time of implementation the following factors should be considered:

1. The impact on hollow sidewalks of street improvements, utility placement and relocation of trees;
2. Historic paving, including terrazzo tiles, located at some building entrances on K Street should be retained;
3. Preservation staff does not support streetscape details such as planters at building edges and would like the opportunity for further review of these proposals as they become more defined.

Economic Development will continue to consult with Preservation during the K Street Streetscape planning and implementation process.

Environmental Considerations: The requested actions are exempt under California Environmental Quality Act (CEQA) Guidelines section 15301(c), streetscape improvements such as sidewalks, lighting and landscaping.

General Plan Update Vision and Guiding Principles: While the City's General Plan is being updated, the City Council has adopted a vision for the future of the City as well as several guiding principles to help achieve this vision. Staff is ensuring that in the process of analysis for Design Review we retain the following key principles: promote developments that foster accessibility and connectivity between areas and safely and efficiently accommodate a mixture of cars, transit, bicyclists, and pedestrians; include a mix of housing types within neighborhoods to promote a diversity of household types and housing choices for residents of all ages and income levels to promote stable neighborhoods; use the existing assets of infrastructure and public facilities to increase infill and re-use, while maintaining important qualities of community character.

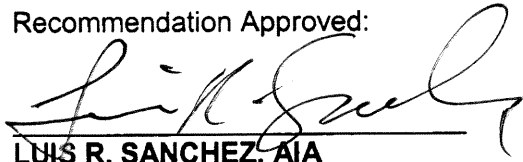
Respectfully submitted by:



MELISSA ANGUIANO

Economic Development Project Manager

Recommendation Approved:

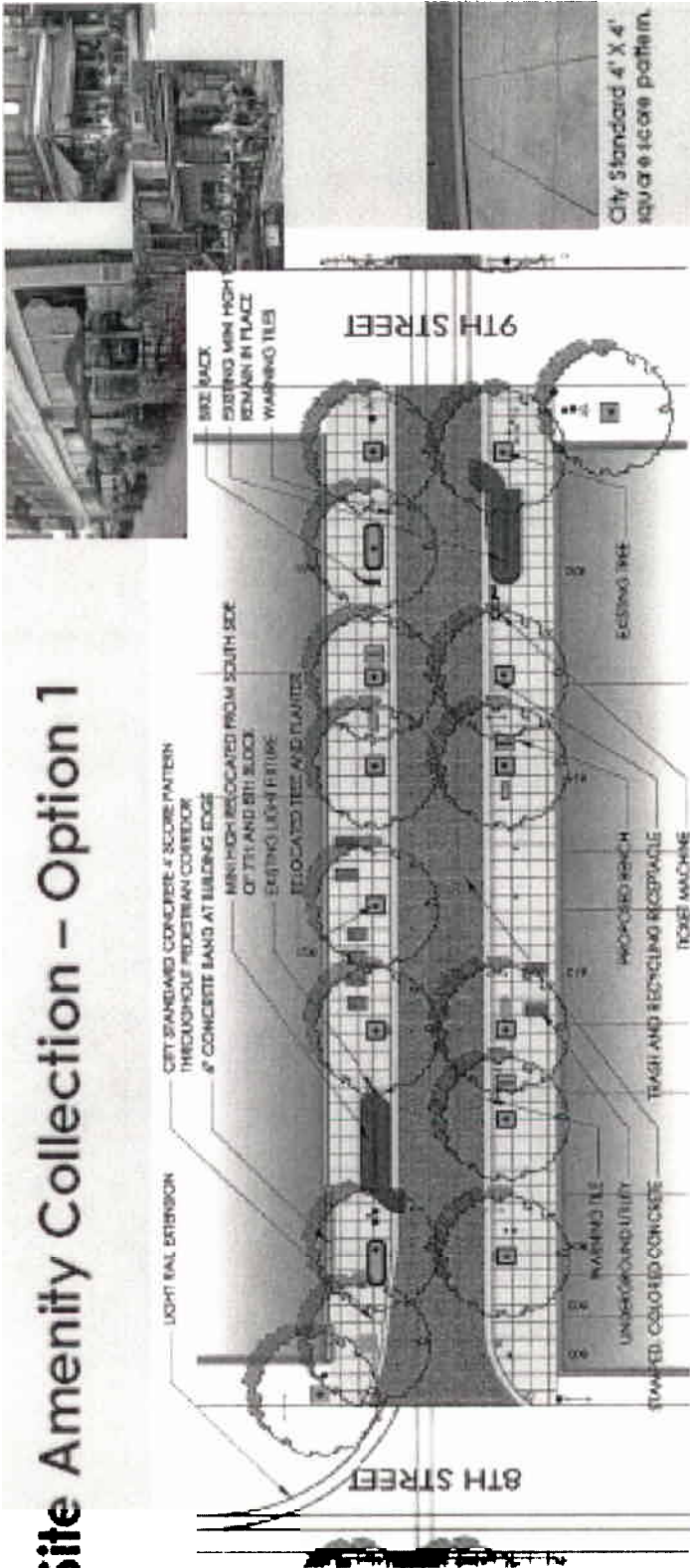


LUIS R. SANCHEZ, AIA
Design Review Director

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Site Amenity Collection - Option 1



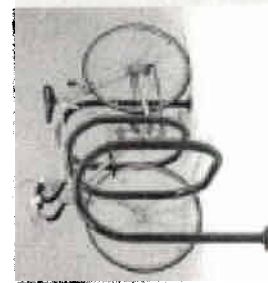
CENTON 7th and 9th Street



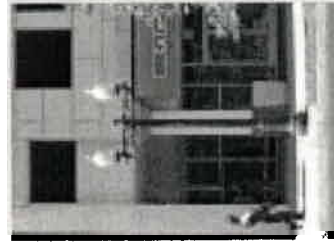
City standard bench without back
By Landscape Forms



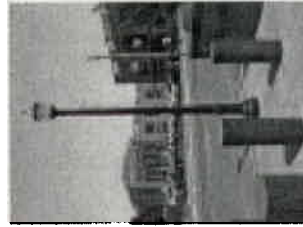
City Standard tooth receptacle
By Tober



City standard bike rack
(c. 2000 by Modbus)



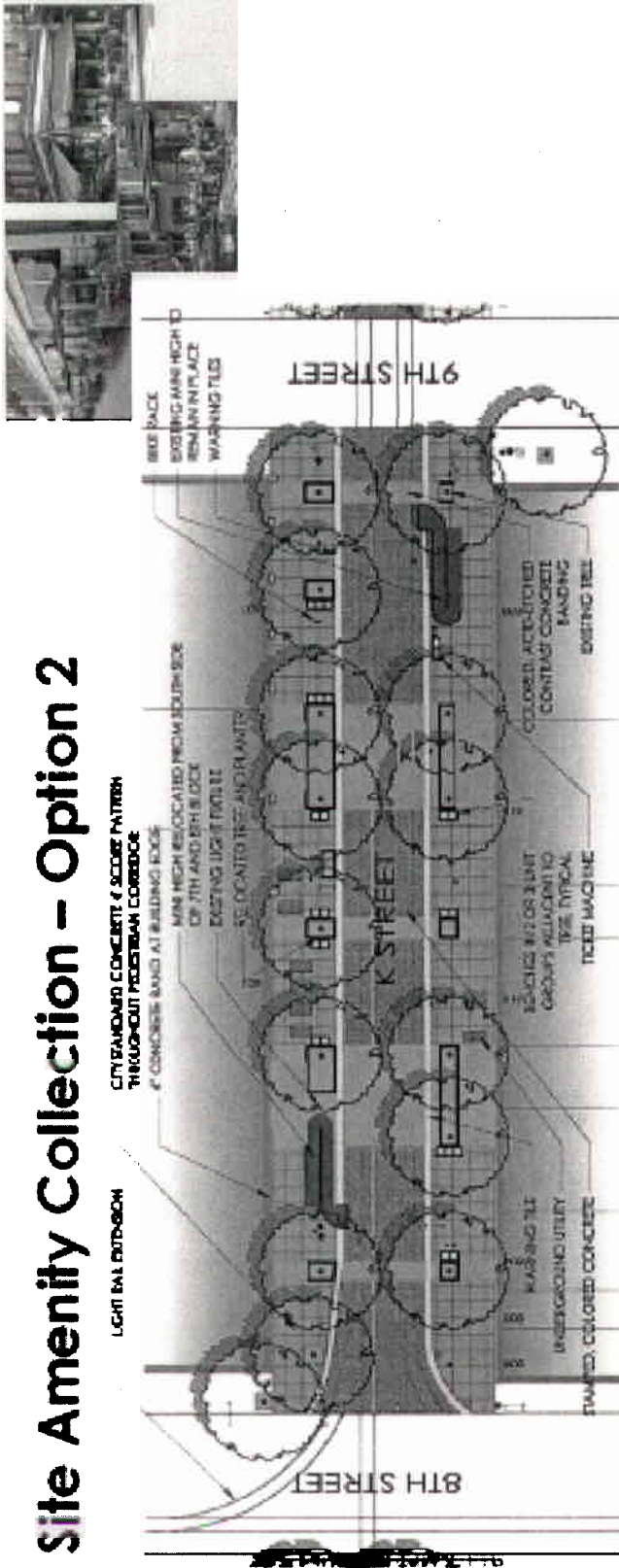
City standard room size of light
Single or double



City Standard 4' X 4' square score pattern.



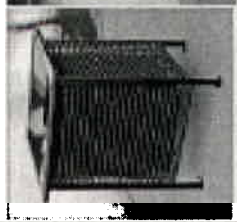
Site Amenity Collection - Option 2



OPTION 2 8TH STREET - 9TH STREET



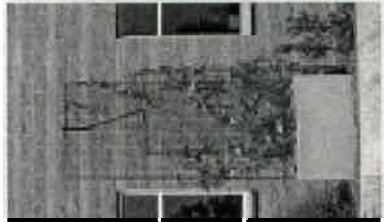
Preido's Collection Bench by Landscape Forms - backless



Preido's Collection Recycle Receptacles



Flite Rock by Landscape Forms



Planners at building edge to soften transition



QUADRIGA
Landscape Architecture & Planning, Inc.

K STREET CITY OF SACRAMENTO - CALIFORNIA
FROM 7TH STREET TO 12TH STREET