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○ ISSUE 1 | ○ VOLUME 2 | ○ JANUARY 2007

matrix *of the trade*

INSIDE THE CITY OF SACRAMENTO'S
MATRIX PROGRAM

Envisioning Downtown's Future

Downtown Urban Design Plan Getting an Update

What will downtown Sacramento's skyline look like 30 years from now? Mayor Heather Fargo and Sacramento city officials joined residents, architects, developers and community leaders on December 11, 2006 to determine just that.

In a public workshop held to update the city's Downtown Urban Design Plan, participants discussed their thoughts and preferences for the future look and feel of downtown Sacramento. Attendees commented about such issues as the height of future buildings and what types of amenities should be provided to enhance the urban neighborhood setting.

The input provided at the workshop will be reviewed and refined before being presented to the City Council, who will provide additional recommendations for the updated plan. Once complete, the Downtown Urban Design Plan will guide future downtown development and help achieve the City Council's vision for Sacramento to become the most

livable city in America. And with the City of Sacramento's Development Services Department now using the Matrix process on every development project that takes place, the process of enhancing Sacramento's skyline will be that much easier.

The first Urban Design Plan for the Central Business District (downtown) was initially adopted in 1987 and did not consider many factors facing downtown today, such as the potential to become an urban neighborhood or the need to grow in a sustainable manner.

For details about the plan, visit www.cityofsacramento.org/dsd.

Upcoming Milestones

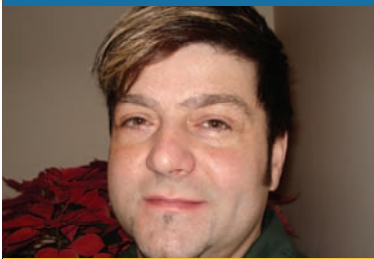
- **February:** Draft plan presented to City Council.
- **February—March:** Additional community outreach and review of draft plan.
- **May:** Final plan presented to City Council.



DSD OPERATING PRINCIPLES

- Get the customer to success
- Promote safety, livability, and economic vitality
- Value our co-workers and customers

MATRIX
team member
profile:
Steve Giguere



Steven Giguere, a native of Maine, has been with the City of Sacramento for nearly five years. He currently serves as a Team Lead on subdivision product types.

Steve graduated from the University of Maine with AA degrees in Fine Art and Architecture, and later from Temple University in Philadelphia with a degree in Landscape Architecture.

Prior to joining the City, Steve worked for a number of private firms in the areas of university campus design, restoration of natural areas and municipal design including parks and open spaces.

Steve's background makes him a great fit for projects involving development of new parks and rehabilitation of existing parks and open spaces. He is an asset to the Matrix team!

Matrix 101

What you need to know about the MAJOR PROJECT product type

The City's Matrix review process organizes specialized project review teams around specific product types; fitting the process to the project, rather than the other way around. While it is easy to identify certain types of projects (such as high rise projects or tenant improvements), the Major Project product type is more of a chameleon.

The Major Project product type distinguishes itself from the other types not only in the overall cost of a project but with its complexity as well.

This product type consists of projects in excess of \$50 million dollars and/or projects of any size that are of significant economic or political impact. Major Projects may be very large or very small, but the common thread is a recognized level of complexity involved that necessitates additional review or special diligence. Major Projects are typically handled by a Process Manager rather than a Team Lead due to the increased amount of time and attention required.

An example of a Major Project is Township 9 (formerly known as Capitol Station 65), a 65 acre Major Project located in the Richards Boulevard area that is currently under review. This innovative proposal consists of a mix of 2,982 residential units (1,084 apartments, 1,717 condominiums, 16 live/work units, 164 town homes), 145,000 square feet of retail, and approximately 12.0± acres of open space. The overall cost of the project

(\$50 million +) as well as its size and diversity of land uses puts it squarely in the Major Project category.

Another Major Project is the Globe Mills project, located at 1131 C Street. While the overall cost of the development is not expected to exceed \$50 million, the issues surrounding Globe Mills make it a Major Project. Globe Mills involves the rehabilitation and reuse of structures, some demolition, and the construction of two new structures for residential uses on the historic Globe Mills property, designated as a Landmark in the Sacramento Register.

The Globe Mills complex was historically used as a grain depository and flour mill, but suffered steady decline since ceasing operation in 1970. The property's physical blight and significance within the Alkali Flat neighborhood and on the 12th Street corridor, make it a prime target for redevelopment. Several of the site's parcels are owned by the Sacramento Housing and Redevelopment Agency.

For more information on this and other Matrix product types, visit www.cityofsacramento.org/dsd.

PROJECT UPDATES

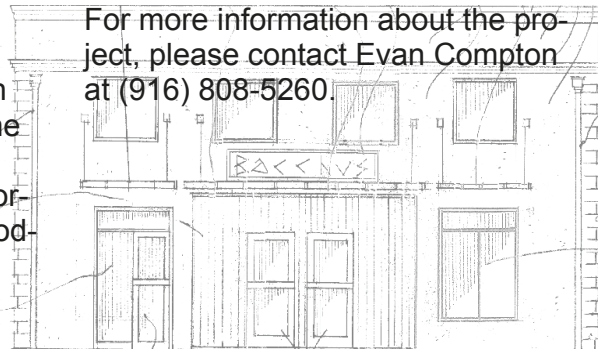
Bacchus Wine Bar: 1915 S Street

Changes are in the works for an existing warehouse building at 1915 S Street. The location, which currently features 3,395 square feet of warehouse space, has been approved for a major rehabilitation. It was previously used as a sound studio, wholesale flower shop, and sewing store before falling vacant and becoming dilapidated over the years.

The existing building will be converted into a wine retail store with an adjoining 49 seat wine bar. The exterior and interior overhaul will enhance the surrounding neighborhood by providing a sleek and modern edge to the building.

The wine retail store promotes its image as an upscale business which focuses on the sale of quality wines. Customers will have the opportunity to learn about featured wines and become a member of the Bacchus Wine Club. The business will also offer climate controlled wine lockers to customers.

For more information about the project, please contact Evan Compton at (916) 808-5260.



Tapestri Square: 2014 T Street



Tapestry Square (formerly known as the Brownstones) is located on 3.16± gross acres at 2014 T Street

and was recently approved by the Planning Commission and City Council. The property was previously developed with an 89,000 square foot concrete tilt-up office building, which has been demolished. The site is now being prepared for 58 new single family alternative detached units that will be built to resemble east coast brownstones or row houses.

The project has two building types. There are 16 loft style units ranging in size from 1,157 to 1,170 square

feet. The remaining 42 residential units range in size from 1,920 to 2,542 square feet. All of the homes in the subdivision are three stories and have 2-3 bedroom, 2 bath configurations.

A central landscaped area will be designed as a park-like gateway that is also accessible by the public. The configuration provides for a pedestrian friendly and visually pleasing streetscape.

Tapestry Square project will strengthen the residential identity of the area, which has been impacted by the encroachment of commercial and industrial development. For more information, contact Evan Compton at (916) 808-5260.

MATRIX

team member

profile:

Stacia
Cosgrove



As a Sacramento native, Stacia Cosgrove is able to put her knowledge of the local scene to work as a City of Sacramento Senior Planner.

Stacia started her career with the City in 1996 as an intern, and returned as a fulltime employee in 1998. With a formal education in Politics, Public Administration and Urban and Regional Planning, Stacia currently serves as a Process Manager and Team Lead on Highrise and Major Projects.

“My professional interests lie particularly in the areas of infill development, downtown redevelopment and historic preservation,” notes Stacia.

Stacia’s breadth of experience make her a strong contributor to the Matrix process.

Changes in MaTRIX of the Trade

As you know, January 1 marked the citywide launch of the Matrix process. It also marked some changes in the production of *MaTRIX of the Trade*. Starting with this edition, the publication date is changing from the end of every month to the first week of every month.

So not to worry—you didn't miss the December issue amidst the holiday shopping, social events and general end-of-year chaos. Instead of receiving your December newsletter the last week of the month, you're getting January's edition a little earlier.

At the City of Sacramento Development Services Department, we wish you a year filled with prosperity and success. Keep your story ideas and suggestions coming throughout 2007 by e-mailing MATRIX@cityofsacramento.org.

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maTRIX of the Trade

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CITY COUNCIL

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Steve Cohn, District 3
Robert King Fong, District 4
Lauren R. Hammond, District 5
Kevin McCarty, District 6
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Eileen Teichert, City Attorney
Shirley Concolino, City Clerk
Ray Kerridge, City Manager
Tom Friery, City Treasurer

Contest: What building am I?

I am the site of the first church building associated with an African American religious congregation on the Pacific Coast—the Methodist Church of Colored People of Sacramento City, formally organized in 1850. In 1851 the congregation was admitted into the African Methodist Episcopal Church, becoming the first African Methodist Episcopal Church on the Pacific Coast. First known as Bethel, the name was later changed to St. Andrews.

My original 1850 wooden structure was the site of the first statewide convention of the California Colored Citizens in November 1855.

Do you know which building I am?

E-mail your answer, name and contact information by **January 29** to:

MATRIX@cityofsacramento.org

