

City of Sacramento
Docks Area Master Plan



Public Workshop
May 12, 2005

Wallace Robert & Todd/ Solomon E.T.C
Economic & Planning Systems
DKS Associates
The Hoyt Company

The Riverfront Master Plan

Guiding Principles

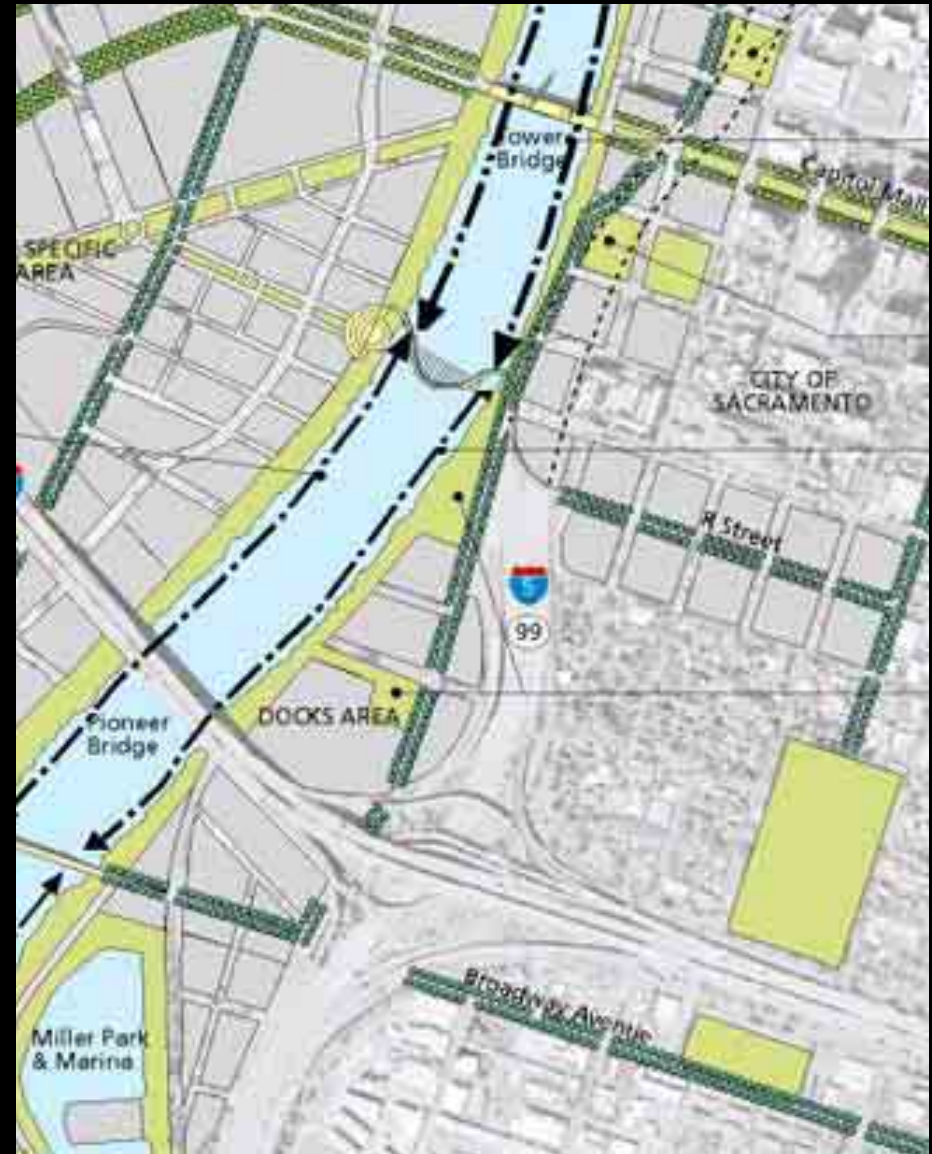
- Pedestrian Orientation
- Access to the Riverfront
- Connectivity to Neighborhoods
- Animated Riverfronts



The Riverfront Master Plan

Parks & Open Space

- Enhancing the Green Corridor
- Creating Places for Celebration
- Connecting to Miller Park



Sacramento Area Council of Governments (SACOG)

High Density Blueprint Master Plan 2003 recommended the following:

- High Density Residential development of the Docks Area
- As many as 4,800 dwelling units
- 1.3 million sq ft of commercial development.
- Reuse of City owned Redevelopment Area land
- Support City goals for compact mixed-use development

Report on First Workshop March 17, 2005

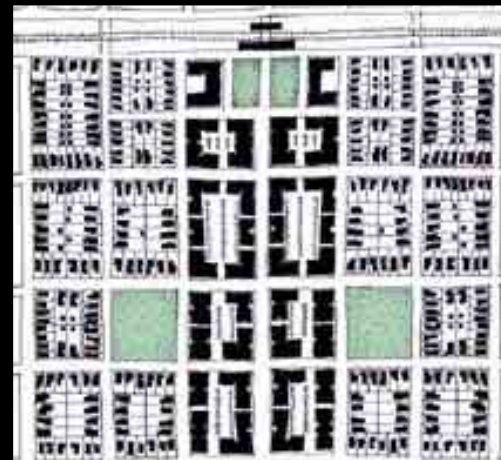
- Continuation of Promenade to Miller Park
- Riverfront activities to encourage use of Promenade
- Dense residential development preferred
- Integration of Parks and Open Space
- Improved Access and links to adjacent neighborhoods
- New bridges to West Sacramento.

Sprawl



Segregated Land Uses,
Auto Dependent,
Spread-out

Smart Growth

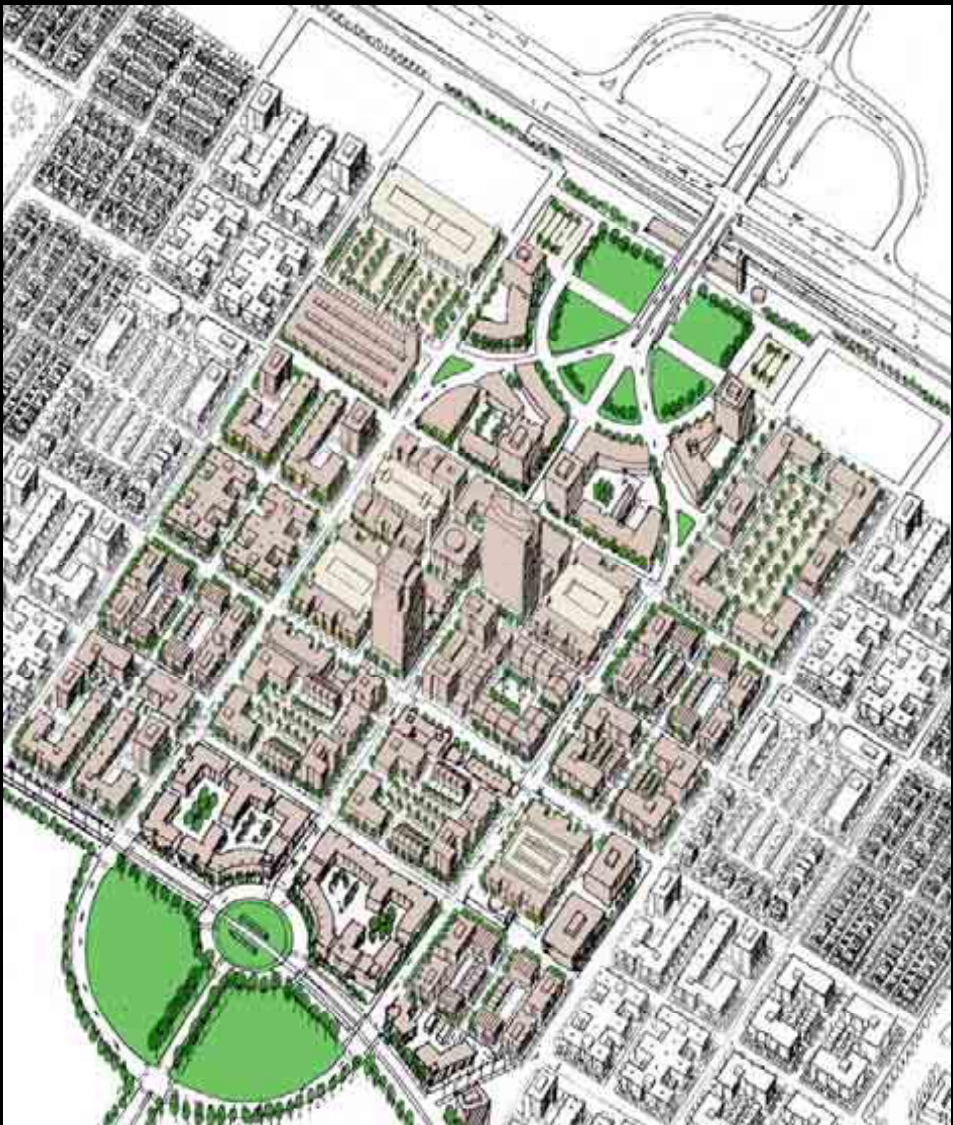


Integrated Land Uses,
Pedestrian/ Transit
Oriented, Compact

Density Comparison



Density Comparison



Existing Conditions

Site Conditions



End of Promenade



O Street from Promenade



Project Area



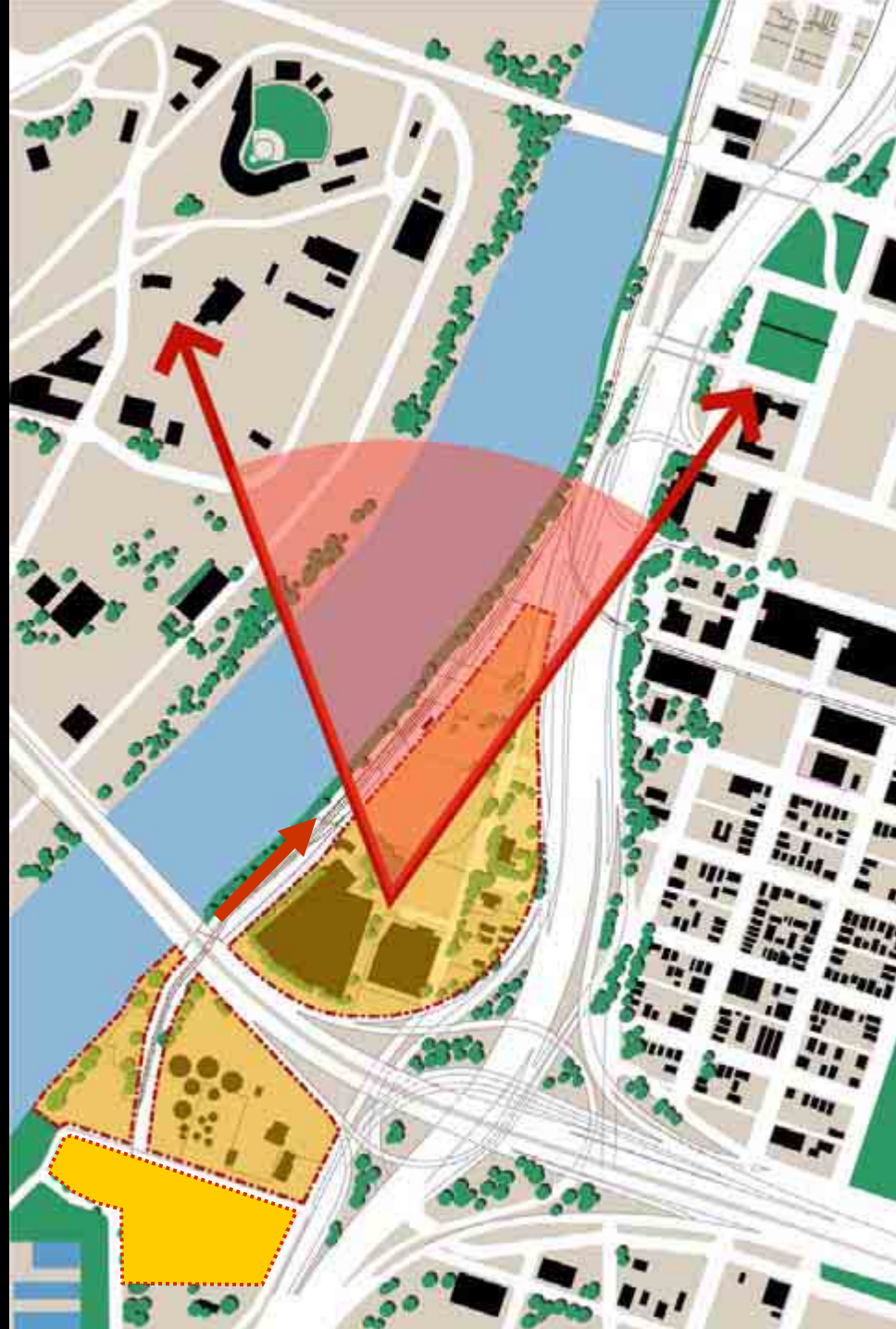
View Corridors



Levee facing North



Railroad tracks



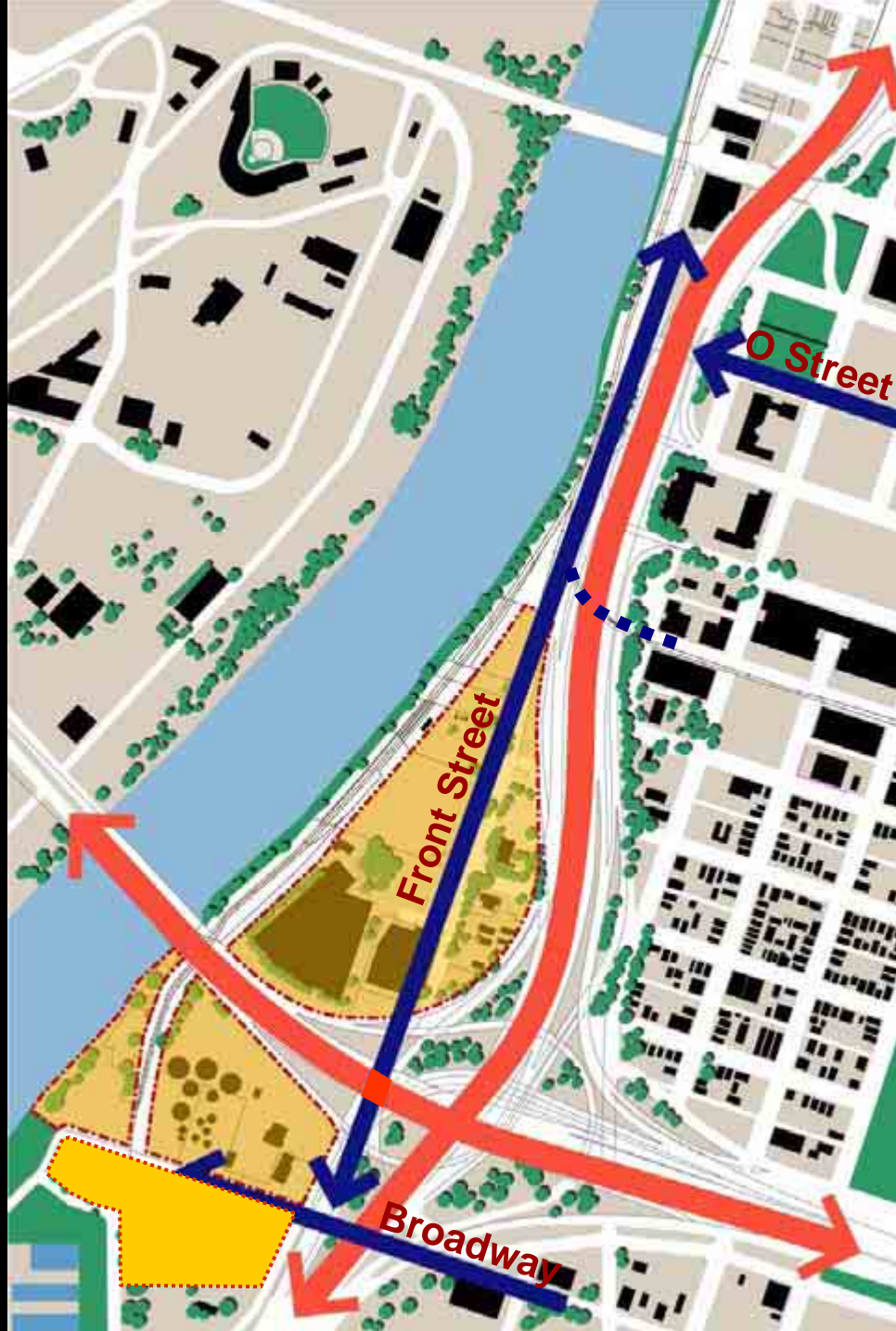
Site Access



Front at U Street



Front at Broadway



Conceptual Alternatives

Promenade & Street Network

Option 1



Sacramento Promenade



New Orleans Waterfront



Promenade & Street Network

Option 1



Sausalito Waterfront Road



Promenade & Street Network

Option 1



Typical Residential Street, Sacramento



Front Street, Sacramento Docks Area



Promenade & Street Network

Option 1



R Street Overcrossing (Existing Condition)



Potential Pedestrian Bridge Design



Parks & Open Space

Option 1



Formal Landscaping



Active Open Space



Potential Development - Precedents

Option 1



Vancouver, BC



Vancouver, BC



Retail Streets

Option 1



Palo Alto



Restaurant Courts



Retail facing
Riverside Drive

Neighborhood
Retail on
Broadway

Option 1A – Low Density



Full Build-out : 1,500 – 1,800 Dwelling Units
10 Acres Park
100,000 SF Retail

Option 1B – Medium Density



Full Build-out : 2,000 – 2,300 Dwelling Units
10 Acres Park
100,000 SF Retail

Option 1C – High Density



Full Build-out : 2,500 – 3,000 Dwelling Units
6.8 Acres Park
100,000 SF Retail

Promenade & Street Network

Option 2



River Walk, Portland



Mid-Block Greenways – Vancouver, BC



Parks & Open Spaces

Option 2



Waterfront Park, Tacoma, WA



Waterfront Park, Portland



Potential Development

Option 2



China Basin, San Francisco



Amsterdam



Retail Development

Option 2



Union Street, San Francisco



Walnut Creek, CA



Option 2B – Medium Density



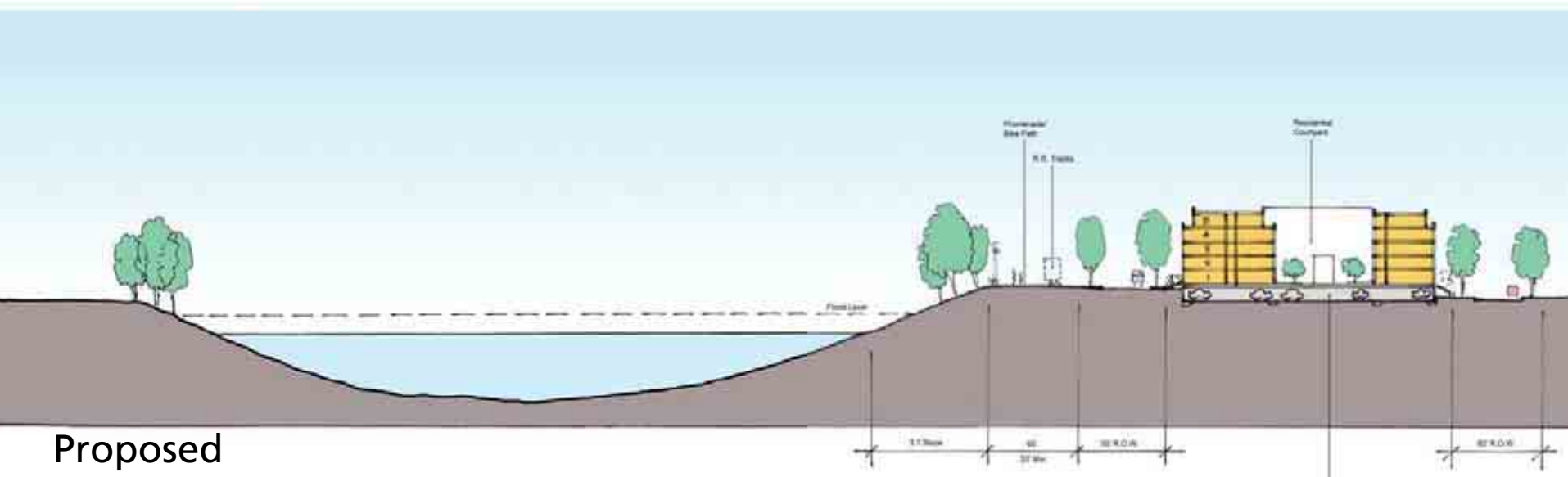
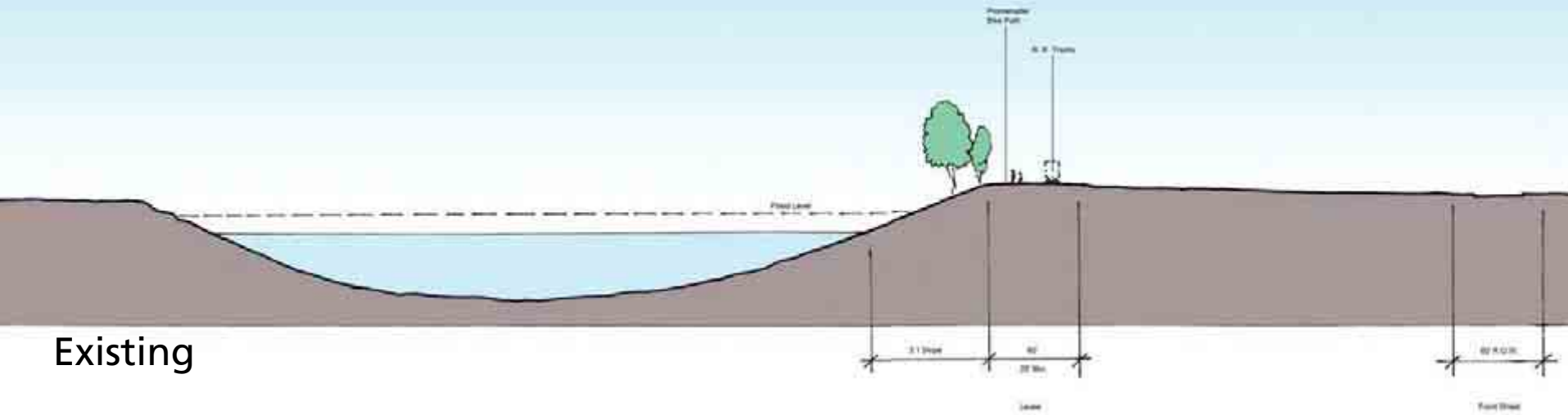
Full Build-out : 1,800 – 2,000 Dwelling Units
10.5 Acres Park
100,000 SF Retail

Option 2C – High Density



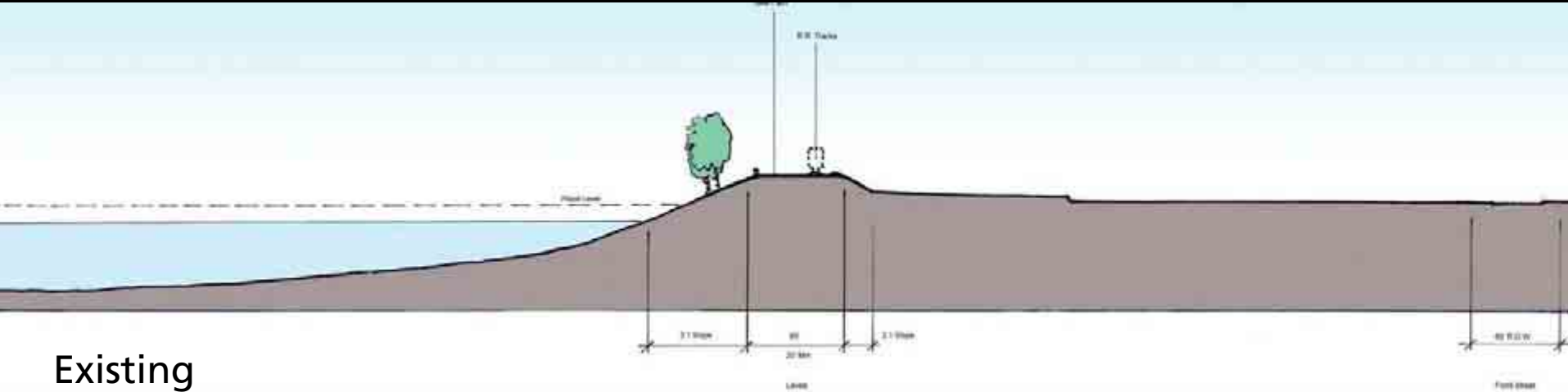
Full Build-out : 2,500 – 3,000 Dwelling Units
10.5 Acres Park
100,000 SF Retail

Sections at S-Street

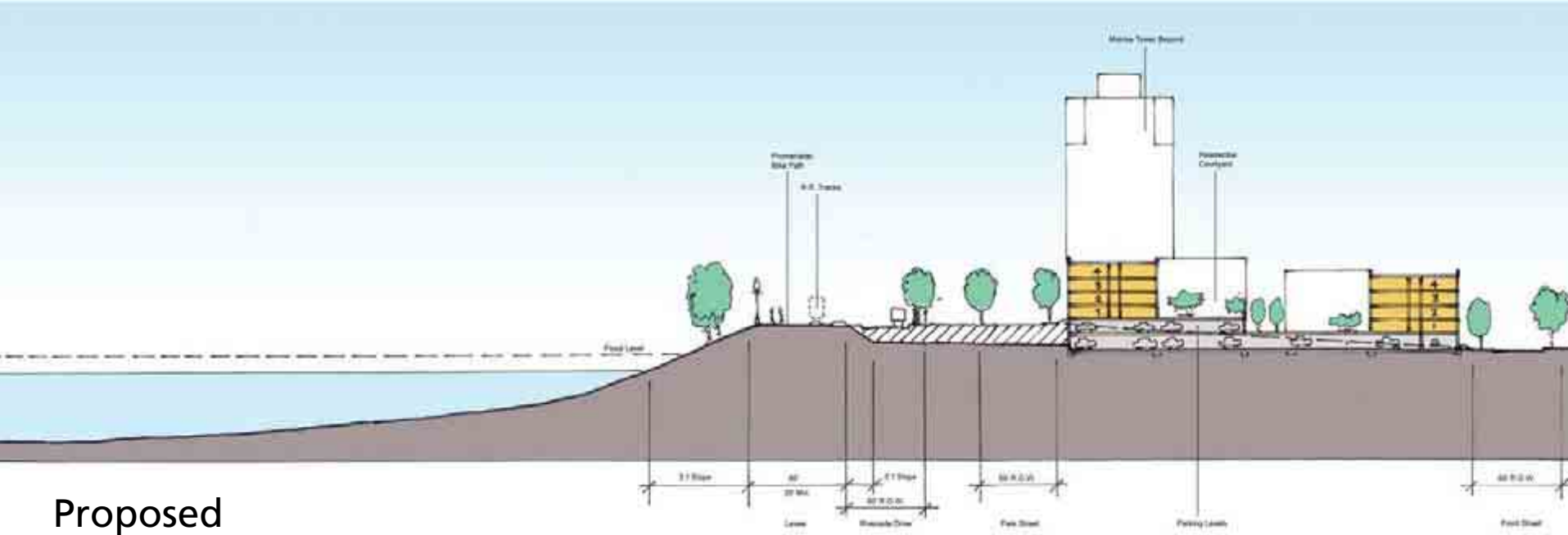


Sections at U-Street

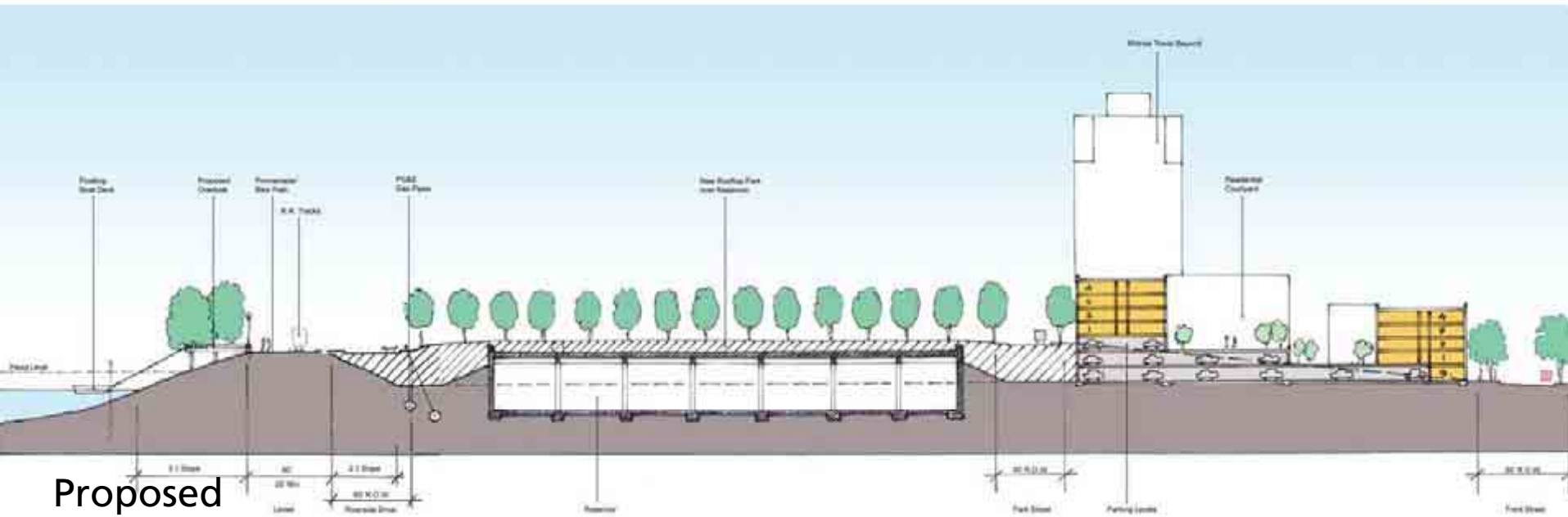
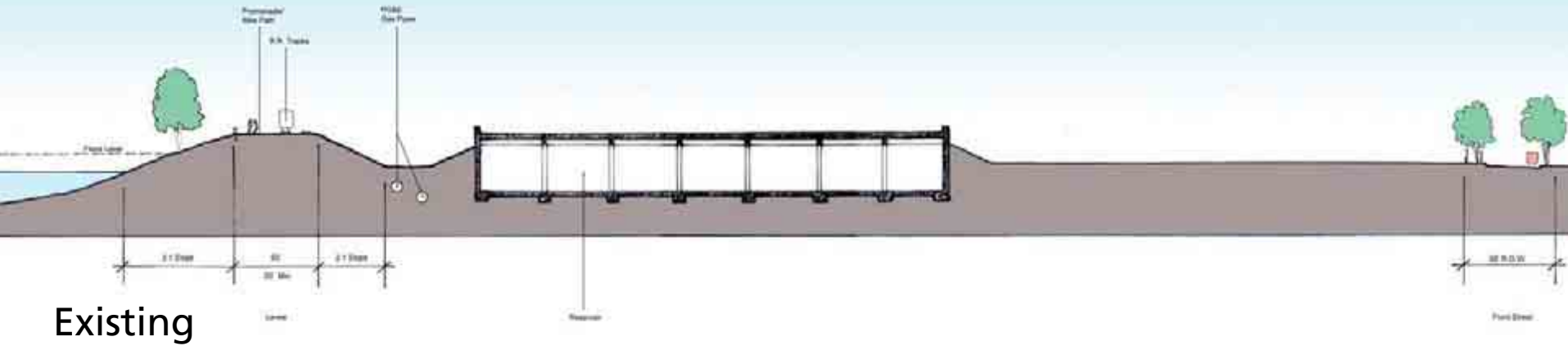
Existing



Proposed



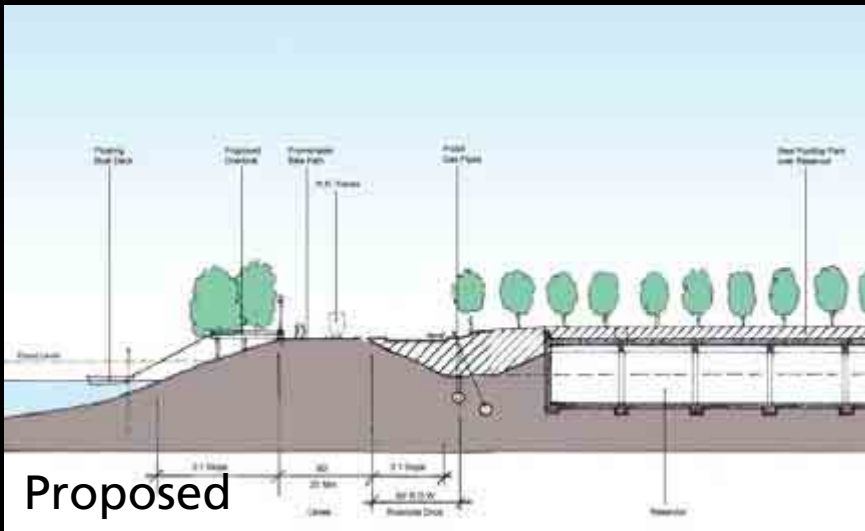
Sections at Reservoir



Sections at Reservoir



Existing

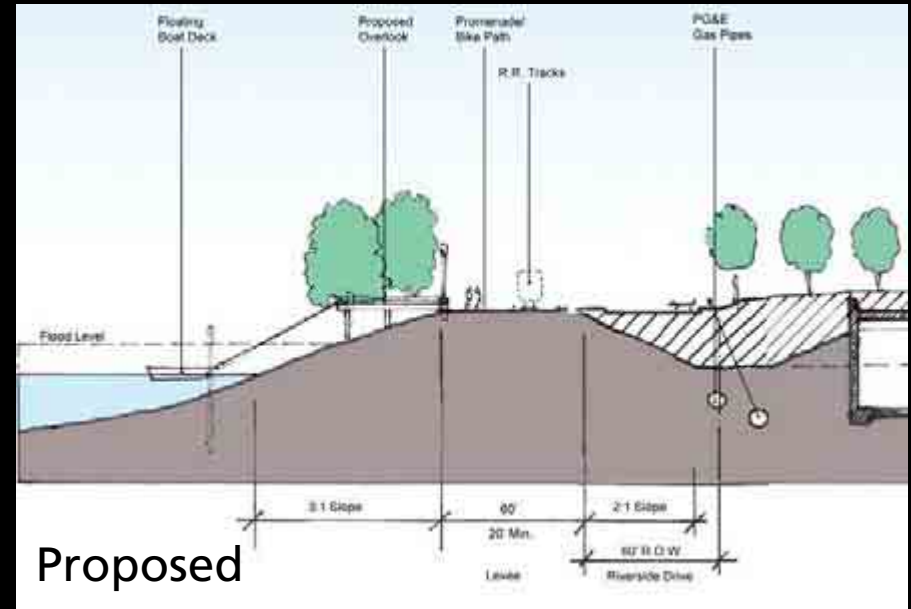
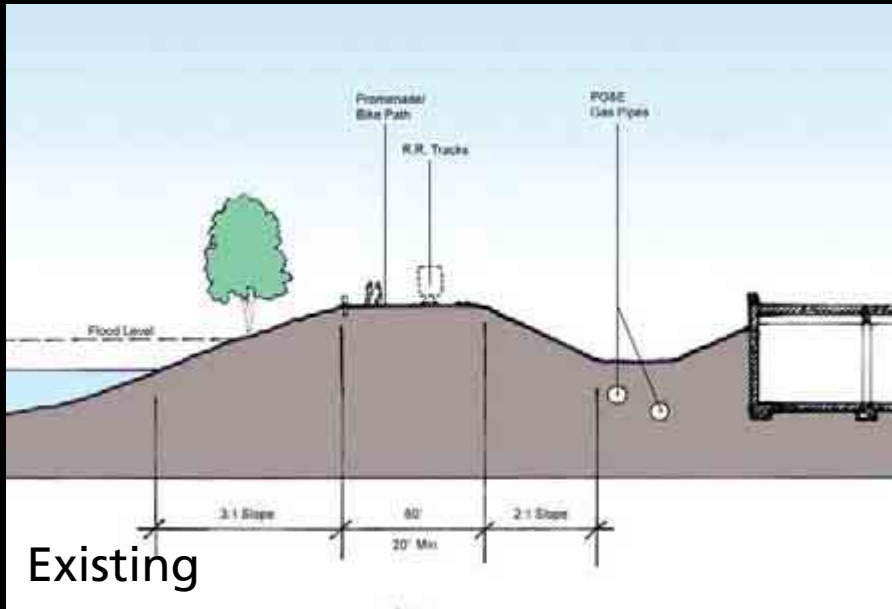


Proposed



Rooftop Open Space
Shell Headquarters, France

Levee Protection



Option 1A – Low Density

Full Build-out : 1,500 – 1,800 Dwelling Units
10 Acres Park
100,000 SF Retail



Option 1B – Medium Density

Full Build-out : 2,000 – 2,300 Dwelling Units
10 Acres Park
100,000 SF Retail



Option 1C – High Density

Full Build-out : 2,500 – 3,000 Dwelling Units
6.8 Acres Park
100,000 SF Retail



Option 2A – Low Density

Full Build-out : 1,500 – 1,800 Dwelling Units
10.5 Acres Park
100,000 SF Retail



Option 2B – Medium Density

Full Build-out : 1,800 – 2,000 Dwelling Units
10.5 Acres Park
100,000 SF Retail



Option 2C – High Density

Full Build-out : 2,500 – 3,000 Dwelling Units
10.5 Acres Park
100,000 SF Retail



Open Space Summary



Park A
6.8 Ac



Park B
10.0 Ac



Park C
10.45 Ac



Park D
13.55 Ac

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