



INTRODUCTION

The 2030 General Plan adopted in March 3, 2009 sets forth a new direction for the City of Sacramento. The Plan sets forth the Guiding Vision that “Sacramento be the most livable City in America.” Downtown Sacramento will be vibrant with arts, culture, entertainment, and a 24 hour population. The Plan favors developing inward, rather than expanding outward through encouragement of infill development, and reuse of underutilized properties. This Downtown Infrastructure Study is based on the build out assumptions contained in the General Plan.

The Downtown Infrastructure Study project area encompasses more than 54 City blocks bounded by I Street to the north, 17th Street to the east, Capitol Mall to the south and 3rd Street to the west. Within the limits of the Study boundary, there are 12 proposed projects and 19 potential opportunity sites that have been defined as having development or redevelopment potential. There are an additional 5 proposed projects and 2 opportunity sites in the vicinity of the Study Area.

Newly envisioned land uses for these sites will present added infrastructure demands. Existing sanitary sewer, storm drainage, water, electrical power, telecommunications, and natural gas infrastructure capacity must be analyzed and modifications proposed to adequately serve these new demands. Prudent infrastructure planning requires that the effects of potential redevelopment of this Study area to the infrastructure outside the plan area also be considered.

The Downtown Infrastructure Study will assist the City’s Economic Development Department in attracting development to the downtown area. This Study is a preliminary engineering, planning level effort that will aid the City and developers in attracting development funding assistance and provide potential developers with information to evaluate their probable infrastructure costs. This study identifies potential opportunities to provide integrated infrastructure at least cost, through phasing options or the application of sustainable design principals and value engineering design considerations.