



## LAND USE

The City of Sacramento Planning Department performed an analysis of the development potential within the Downtown Infrastructure Study project area. The assessment divided the developments into two main categories, Proposed Projects and Opportunity Sites. Within the Study Area boundary there are 12 Proposed Projects and 19 potential projects that have been identified. There are an additional 5 Proposed Projects and 2 Opportunity Sites in the vicinity of the Study Area.

**Development Potential:** Each of the Proposed Projects and Opportunity Sites has been assigned a development potential. The majority of the projects are envisioned as mixed-use projects that incorporate a combination of residential, office, and commercial/retail uses. Only a few of the Proposed Projects are considered single use office or commercial. Each project has been assigned a development potential for the anticipated number of residential units and square footage, square footage of commercial/retail, and square footage of office.

**Proposed Projects:** The Proposed Projects are those projects where some form of entitlement application has been submitted to the City Planning Department. The development potential information for each project is taken from the actual planning application.

**Opportunity Sites:** The Opportunity Sites projects are specific sites that are deemed suitable for re-use through higher intensity land uses. The projects may consist of one parcel or group of parcels combined together to make up a total project footprint. The development potential for each of these sites has been estimated using the parcel area and applying a Floor Area Ratio (FAR) factor. The majority of the projects have been assigned a FAR of 8 with five of the project sites assigned a FAR of 6. To determine the potential total project square footage, the parcel area is multiplied by the FAR. For example, a one-acre parcel has a total parcel area of 43,560 square feet. This area is multiplied by a FAR factor of 8 to yield a total development potential of 348,480 square feet.

Each project site has been assigned a ratio of the total project square footage for each of the different uses - residential, office, and commercial/retail. For the projects with a FAR of 8, the ratio of the total project square footage applied is 60% residential, 30% office, and 10% commercial/retail. For the projects with a FAR of 6, the ratio of the total project square footage applied is 50% residential, 15% office, and 35% commercial/retail.

The total number of residential units for each project is estimated assuming an average of 850 square feet per unit. The unit count for the project is then rounded to the nearest whole number.

Figure II-1 shows the location of each of the Proposed Projects and Opportunity Sites. The following table summarizes the Proposed Projects and Opportunity Sites showing the anticipated development for each of the projects.



TABLE II-1  
PROPOSED PROJECTS AND OPPORTUNITY SITES

Project ID	Project Title	Development Type	Project Type	Parcel Area (Acres)	Parcel Area (Square Feet)	Floor Area Ratio (FAR)	Total Project (Square Feet)	Office (Square Feet)	Commercial/Retail (Square Feet)	Residential (Square Feet)	Residential Units
1	Opportunity Site	RMX*	Opportunity Site	1.98	86,374	8.0	690,992	207,298	69,099	414,595	488
2	THE TOWERS ON CAPITOL MALL	CMX	Proposed Project	2.43	106,006	17.0	1,800,000	0	80,000	1,720,000	810
3	Opportunity Site	RMX*	Opportunity Site	0.63	27,410	8.0	219,280	65,784	21,928	131,568	155
4	DOWNTOWN PLAZA	COM	Proposed Project	0.78	34,041	2.3	78,346	0	78,346	0	0
5	LOT A PROJECT	OFF	Proposed Project	0.96	41,715	16.0	668,195	668,195	0	0	0
6	Opportunity Site	RMX*	Opportunity Site	0.90	39,064	8.0	312,512	93,754	31,251	187,507	221
7	MARSHAL HOTEL	RMX	Proposed Project	0.37	16,019	9.6	154,446	0	6,546	147,900	174
8	701 L STREET	RMX	Proposed Project	0.78	34,125	17.1	583,332	240,000	10,500	332,832	85
9	700 K STREET	RMX	Proposed Project	1.16	50,561	11.0	554,250	0	27,450	526,800	319
10	Opportunity Site	RMX*	Opportunity Site	0.26	11,124	8.0	88,992	26,698	8,899	53,395	63
11	Opportunity Site	RMX*	Opportunity Site	0.75	32,837	8.0	262,696	78,809	26,270	157,618	185
12	Opportunity Site	RMX*	Opportunity Site	1.15	50,277	8.0	402,216	120,665	40,222	241,330	284
13	800 K STREET	RMX	Proposed Project	0.79	34,291	6.8	231,647	0	17,730	213,917	178
14	831 L STREET	RMX	Proposed Project	0.78	33,790	10.5	356,050	349,550	6,500	0	0
15	Opportunity Site	RMX*	Opportunity Site	1.17	51,143	8.0	409,144	122,743	40,914	245,486	289
16	Opportunity Site	RMX*	Opportunity Site	0.82	35,506	8.0	284,048	85,214	28,405	170,429	201
17	METROPOLITAN	RMX	Proposed Project	0.98	42,553	15.1	642,000	0	13,000	629,000	320
18	CATHEDRAL SQUARE	RMX	Proposed Project	0.70	30,289	7.7	232,910	0	7,290	225,620	242
19	Opportunity Site	RMX*	Opportunity Site	0.19	8,092	8.0	64,736	19,421	6,474	38,842	46
20	Opportunity Site	RMX*	Opportunity Site	0.15	6,693	8.0	53,544	16,063	5,354	32,126	38
21	Opportunity Site	RMX*	Opportunity Site	0.18	7,785	8.0	62,280	18,684	6,228	37,368	44
22	Opportunity Site	RMX*	Opportunity Site	0.45	19,387	8.0	155,096	46,529	15,510	93,058	109
23	CAPITOL GRAND TOWER*	RMX	Proposed Project	0.59	25,504	45.9	1,170,000	55,000	557,500	557,500	278
24	Opportunity Site	RMX*	Opportunity Site	0.87	37,831	8.0	302,648	90,794	30,265	181,589	214
25	MERIDIAN II	RMX	Proposed Project	0.90	38,995	13.5	526,928	520,428	6,500	0	0
26	Opportunity Site	RMX*	Opportunity Site	0.46	20,193	8.0	161,544	48,463	16,154	96,926	114
27	Opportunity Site	RMX*	Opportunity Site	1.16	50,450	6.0	302,700	45,405	105,945	151,350	178
28	Opportunity Site	RMX*	Opportunity Site	0.43	18,519	6.0	111,114	16,667	38,890	55,557	65
29	Opportunity Site	RMX*	Opportunity Site	0.44	18,976	6.0	113,856	17,078	39,850	56,928	67
30	Opportunity Site	RMX*	Opportunity Site	0.75	32,668	6.0	196,008	29,401	68,603	98,004	115
31	Opportunity Site	RMX*	Opportunity Site	0.37	16,301	6.0	97,806	14,671	34,232	48,903	58
<b>Downtown Infrastructure Study Area Totals</b>				<b>24.30</b>	<b>1,058,519</b>		<b>11,289,316</b>	<b>2,997,314</b>	<b>1,445,855</b>	<b>6,846,148</b>	<b>5,340</b>
<b>Additional Projects Outside Project Study Area</b>											
32	Opportunity Site	RMX*	Opportunity Site	2.06	89,612	8.0	716,896	215,069	71,690	430,138	506
33	EPIC TOWER	CMX	Proposed Project	0.92	40,287	17.2	691,180	39,000	34,000	625,330	354
34	Opportunity Site	RMX*	Opportunity Site	0.59	25,816	8.0	206,528	61,958	20,653	123,917	146
35	CAPITAL WEST SIDE PROJECTS EIR	CMX	Proposed Project	4.86	211,593	6.9	1,456,000	1,400,000	56,000	0	0
36	CADA EAST END GATEWAY	RMX	Proposed Project	0.54	23,535	7.7	180,357	0	5,217	175,140	117
37	CADA EAST END GATEWAY #2	CMX	Proposed Project	0.45	19,572	1.8	34,471	0	9,206	25,265	35
38	CADA EAST END GATEWAY #3	RMX	Proposed Project	0.71	30,736	1.3	39,196	0	14,505	24,691	26
<b>Additional Project Totals</b>				<b>10.13</b>	<b>441,151</b>		<b>3,324,628</b>	<b>1,716,027</b>	<b>211,271</b>	<b>1,404,481</b>	<b>1,184</b>



September 2011

# Downtown Infrastructure Study - Land Use Plan

FIGURE II-1

