



REDEFINING THE RIVERFRONT

Sacramento Docks Area Project

In 2003, a collaborative community planning effort between the cities of Sacramento and West Sacramento resulted in the 2003 Sacramento Riverfront Master Plan. Part of that effort included the Docks Area, an underdeveloped and under used 30-acres along the banks of the Sacramento River, just south of the Tower Bridge, that will one day become the jewel of the Sacramento Riverfront.

CREATING A WATERFRONT AMENITY

A concerted effort is underway to revitalize a portion of the Sacramento Waterfront from an industrial area into a smart growth infill project. The vision for the Docks Area is to develop it into a new riverfront mixed-use neighborhood, complete with retail, parks and open space, and bicycle and pedestrian access. Maintaining elements identified in the 2003 Riverfront Master Plan, the Docks Area project would:

Revitalize an unused waterfront area into a distinct neighborhood and a 14-acre public promenade parkway

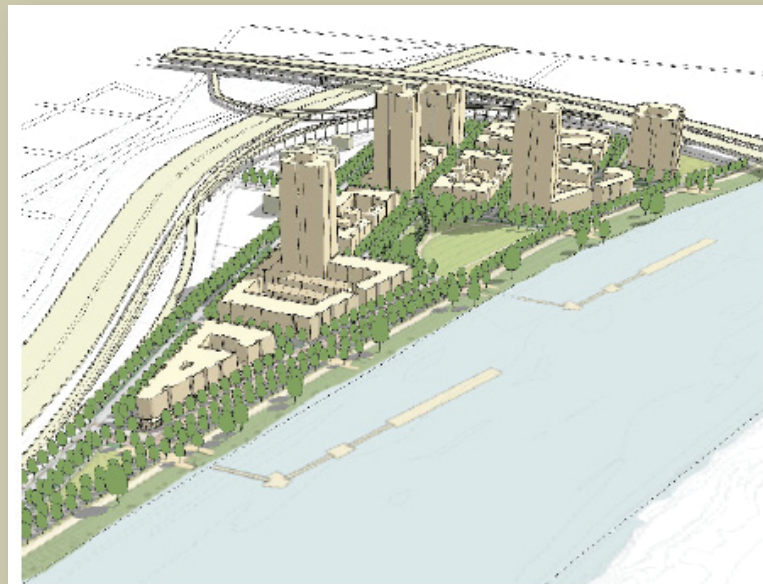
Create a high density, pedestrian-oriented community that would include retail, hotel, office, residential and open space uses, drawing hundreds of visitors and residents

Generate jobs and transforming the waterfront into a place where many can live, work, dine, shop and play

Animate the riverfront, allowing public access to the Sacramento River, and creating a link to Downtown Sacramento, Old Sacramento, West Sacramento and the Broadway area

PROJECT AT-A-GLANCE

- Open space with promenade: **17.37 acres**
- Dwelling Units: **1,155**
- Retail/restaurants: **40,500 sq ft**
- Office space: **500,000 sq ft**
- Residential towers: **3**
- Office towers: **2**



COMMUNITY BENEFITS

Bolster the economic viability of downtown and Old Sacramento businesses with the addition of **2,550 residents** and the creation of **1,825 new jobs**

Generate an annual Transit Occupancy Tax (TOT) revenue of **\$750,000**; **\$9.7 million** in annual property tax; and **\$164,000** in annual sales tax

Attract more than **500,000 visitors** annually, yielding additional sales tax and TOT revenue

Improve property values and generating tax increment revenue for future redevelopment and infill projects in the downtown Sacramento area

Create a regional destination while protecting the river's ecological value

LAND USE AND LOCATION

Located along the Sacramento River, bound by Capitol Mall to the north, Front Street to the east, Interstate 80 to the south and the Sacramento River to the west, the land use mix emphasizes local and regional uses. Development consists of predominately medium- to high-density residential units mixed with retail, eating establishments and office space.



WHAT'S NEXT

- City considers draft Specific Plan and Draft Environmental Impact Report: *fall 2008*
- First phase of the promenade: *summer 2009*
- First phase of Docks development: *summer 2010*

CONTACT INFORMATION

The public is welcome and encouraged to be a part of this process. For more information about the Docks Area Project, please contact Beth Tincher, senior project manager, at (916) 808-7730 or by e-mail at btincher@cityofsacramento.org or visit www.cityofsacramento.org/econdev.



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