

Alkali & Mansion Flats Historic Neighborhood Association



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Per the “Environment Effects and Scope” of Sacramento’s proposed Entertainment & Sports Complex (ESC) EIR under CEQA Guidelines comment period, following are items identified to date that must be studied and accounted for to assure these concerns are addressed and the impacts are prevented and/or mitigated throughout the Alkali Flat & Mansion Flats historic neighborhood (AMFHN):

Traffic flows.

- Prevent lowering current levels of service by adding large amounts of non-local street traffic.
- Establish traffic controls and station enforcement officials throughout the area surrounding the ESC.
- Residential streets must be open to local traffic (AMFHN residents, businesses, and their visitors) with signage posted that is police enforced.
- Prevent any cross-traffic through neighborhoods.
- Prevent ESC patron’s auto circulation through neighborhoods. (Especially in search of on-street parking)

Transit infrastructure

Currently there is insufficient access to the area proposed for the ESC.

- Complete Rail yards Blvd. with connections to 12th, 7th, 6th and 5th Streets

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- Establish park and ride transit areas outside of the Central City.
- Effectively publicize (via signage and advertising) park and ride options.
- Provide incentives to use park and ride options.
- Provide shuttles to parking lots throughout downtown, midtown and West Sacramento.
- Establish the DNA Light rail line across the river.
- Complete the proposed Dos Rios Light rail station on 12th street
- Extend light rail hours to never end less than 90 minutes after any event at the Arena and include a free/reduced fee light rail pass with any event ticket.
- Improve the overall image of light rail as a safe and easy alternative to using a car to get to and from the arena.

Parking

- Prevent diminished parking options for AMFHN residents and their visitors and assure residential street parking is kept intact.
- Evaluate the amount of all downtown venue parking demands and availability at 100% capacity when multiple events, including the ESC occur simultaneously.

Pedestrian Walkability

- Require city planners and local residents to establish and implement a “**walkability**” plan to assure sufficient sidewalks and connections from downtown commercial and residential areas into the ESC site. The ESC could create undesirable traffic levels that impact alternative travel means.
- Establish way markers and landing spots for pedestrian movement.

Bicyclists

- Create bicycle lanes as an extension of the bicycle route network.
- Establish signage and secure bicycle parking at the ESC and throughout the three major historic areas (Old Sac, Rail yards, and AMFHN).

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Beautification

- Establish a litter abatement program, for litter generated by ESC patrons' before and after events.
- Provide landscaping along AMFHN streets and sidewalks

Security

- An effective security plan must be in place prior to the operation of the ESC. You must ensure AMFHN residents and ESC patron's safety at all times. This plan must include additional police officers assigned solely to the ESC and AMFHN. These officers must not be used to fill other deficiencies in the Sacramento Police department at any time.
- Ingress and egress between the ESC and surrounding neighborhoods must allow for an easy pedestrian flow, as well as police access to ensure that desirable auto separation between the two areas does not create a safe haven for a pedestrian-oriented criminal threat.
- Provide Acorn Alley lighting in AMFHN.
- Provide Historic Street lights on both sides of the street In the Mansion Flats neighborhood.
- Add uniformed police at La Valentina light rail station to increase safety and promote ridership.

Land use regulations

- The ESC Special Planning District (SPD) is designed to reverse the trend of long-term economic stagnation and encourage high quality development. Land use restrictions within the Planned Unit Development (PUD) and SPD will ensure that necessary but undesirable uses are not allowed. This protects residents living within the PUD, while allowing and encouraging these land uses within the surrounding neighborhoods .The SPD land use restrictions must be expanded to protect AMFHN and other surrounding neighborhoods.

Economic viability

- Increase market rate housing options in AMFHN.
- Seek and provide incentive funding to build market rate for sale housing at the former Crystal Creamery sites and other vacant lots.

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- Establish first time buyer grants within AMFHN.
- Sustain and Improve business and residential developments on high traffic corridors 12th St. and 16th St.
- Allow street parking options on 12th and 16th Streets within AMFHN.
- Assist with promoting new businesses into the vacant retail/commercial space at La Valentina

Historic Districts

The integrity of three National and seven Local Historic Districts existing in Alkali & Mansion Flats must not be diminished.

This is the most historic residential area of Sacramento and its historic resources must be included in any plans for the ESC. The ESC must not block access between the three historic areas; it can be used as a pivot between them to facilitate access. Residents will not tolerate activities, which compromise or degrade its historic status including but not limited to the following:

- a. Diminished quality of life
- b. Visual blight
- c. Air pollution, dirt and grime
- d. Increased criminal activity
- e. Construction noise and vibrations

Enhancement of the historic fabric through preservation, compatible smart infill developments and other improvements must support the surrounding neighborhoods.

We look forward to seeing the ESC move forward and working with the City of Sacramento to make this project mutually beneficial.

Respectfully,



AMFHNA
Development Committee Chair