



City of Sacramento Smart Growth Planning Initiatives



Energy Aware Guide Workshop
February 18, 2010

Smart Growth Overview

Background

- 1988 General Plan
- CEC/Energy Aware
- Introduction of Smart Growth
- PLACE3S, TLC and Blueprint

Successes

- 2030 General Plan
- Sustainable Development Initiatives
- Smart Growth Happens

Background

California Energy Commission

- **Energy Aware**
- **PLACE3S Methodology**
- **Index/PLACE3S**
- **CEC Grant**
- **Smart Growth Evaluation**

PLACE3S

PLanning for **C**ommunity, **E**nergy, **E**conomic and **E**nvironmental **S**ustainability

- Quantification of indicators of smart growth (e.g., energy, transit ridership, air quality, VMT, etc.)

Shining PLACE³S:

Sacramento and National Examples of Smart Growth



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The California Energy Commission, PLACE³S Program
With Support from
McKeever/Morris, a division of Parsons Brinckerhoff
JUNE 2001*

Definition of Smart Growth

- **Term for the many initiatives intended to address the negative consequences of growth in the form of urban sprawl.**



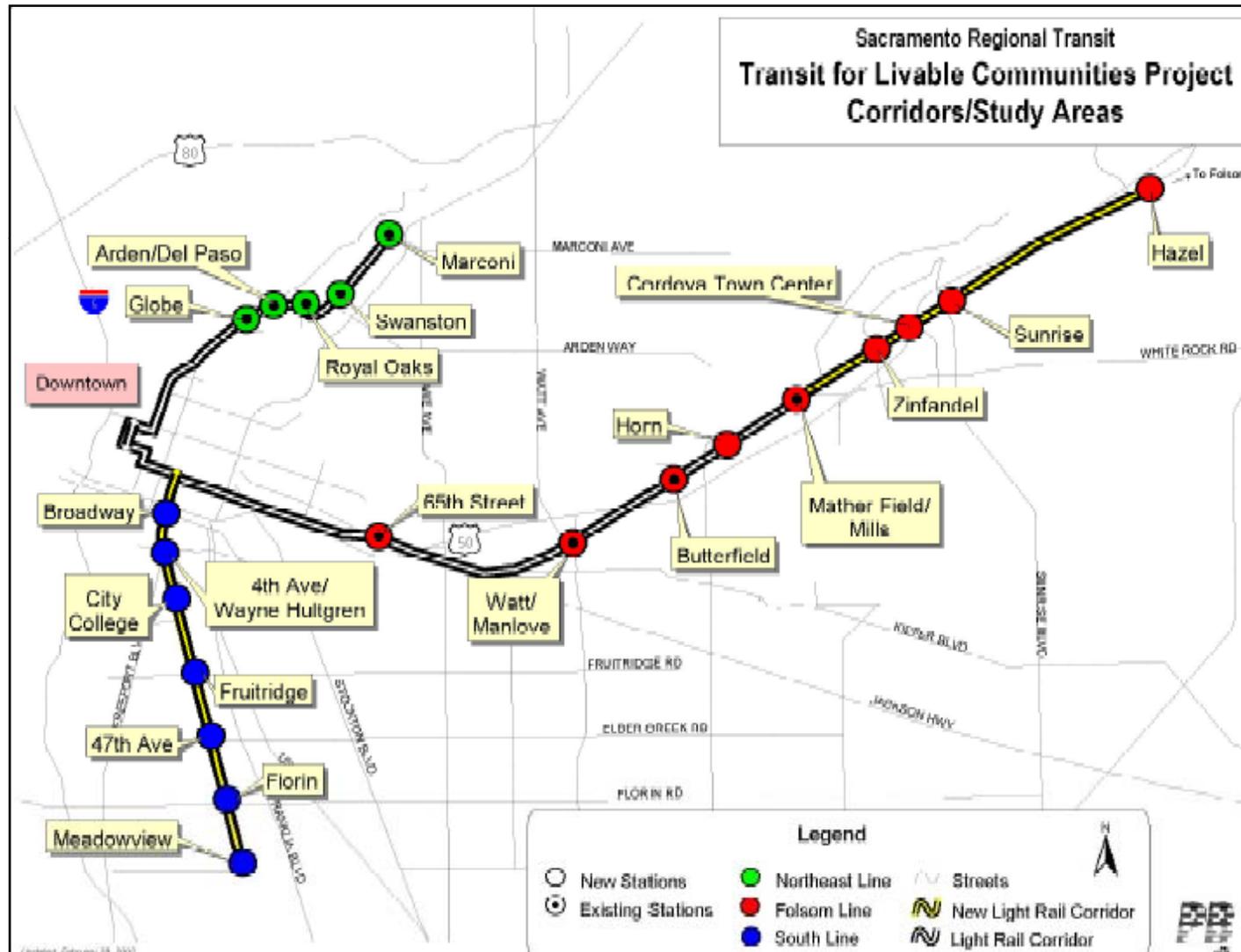
Smart Growth Principles

1. **Mix land uses and support vibrant city centers**
2. **Take advantage of existing community assets**
3. **Create a range of housing opportunities and choices.**
4. **Foster walkable, close-knit neighborhoods.**
5. **Promote distinctive, attractive communities with a strong sense of place, including the rehabilitation and use of historic buildings**
6. **Preserve open space, farmland, natural beauty, and critical environmental areas.**
7. **Concentrate growth and investments in existing communities.**
8. **Provide a variety of transportation choices.**
9. **Make development decisions predictable, fair, and cost-effective.**
10. **Encourage citizen & stakeholder participation in development decisions**
11. **Promote resource conservation and energy efficiency**
12. **Create a Smart Growth Regional Vision**
13. **Support high quality education and quality schools**
14. **Support land use, transportation management, infrastructure and environmental planning programs that reduce vehicle emissions and improve air quality.**

City Programs

- **Smart Growth Principles**
- **Cool Communities**
- **Parking Lot Shading Ordinance**
- **TSM Ordinance**
- **Transit for Livable Communities**
- **Stormwater Program**
- **Pedestrian Master Plan**
- **Transportation Programming Guide**
- **Sustainable Modeling**

Transit Oriented Development



Transit Oriented Development

- Existing Industrial
- No Formal Planning Policies

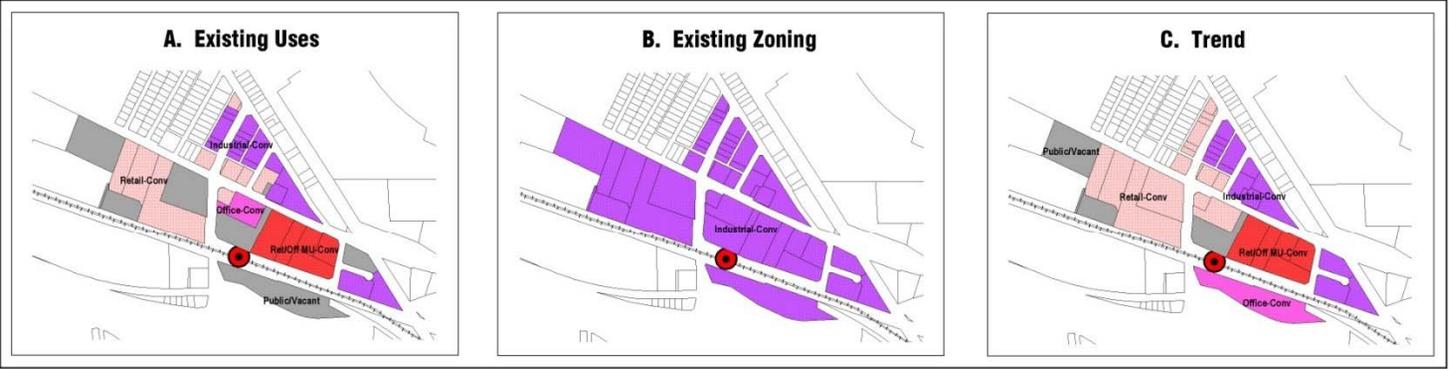
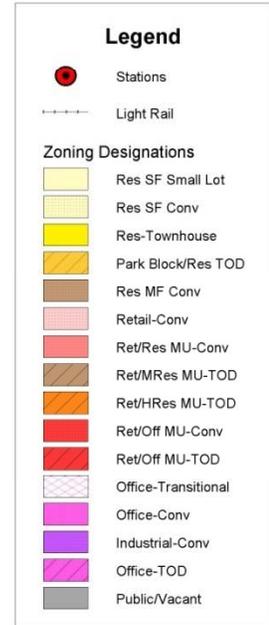


EXISTING SCENARIOS

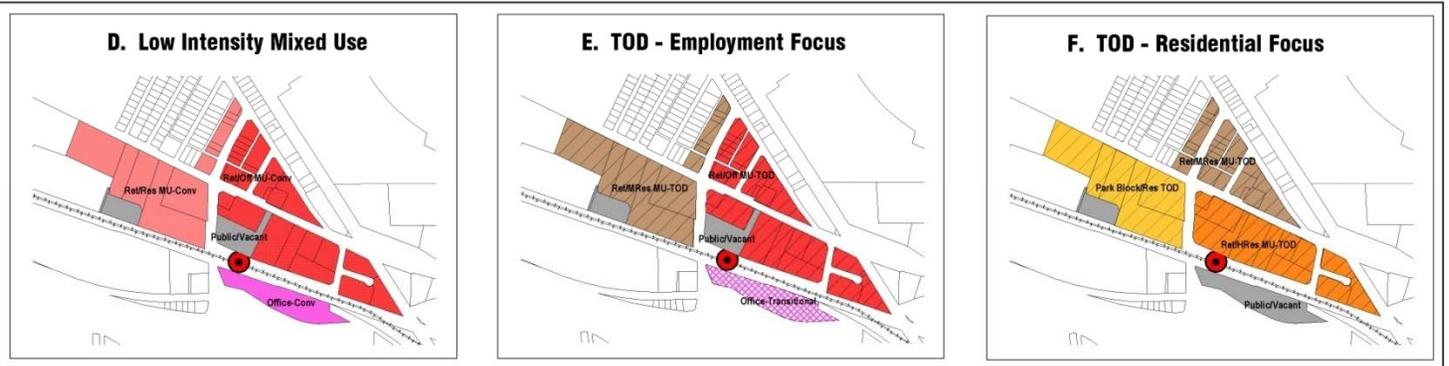
PLACE³S

Sacramento, CA

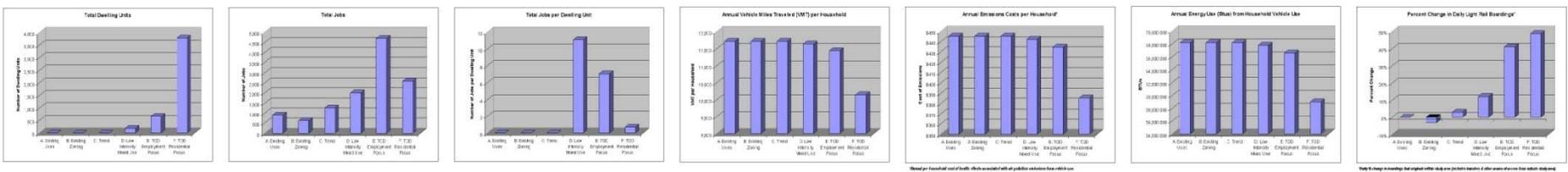
August 11, 2000



ALTERNATIVE SCENARIOS



INDICATORS



Transit for Livable Communities (TLC)

- **\$500k Federal Grant**
- **Land Use Recommendations**
- **Community Outreach/Public Participation**
- **Economic Analysis**
- **Circa 2002**



TLC

Goals/Recommendations

- Land Use
- Planning/Policy Coordination
- Marketing/Promotion of TOD



- Key Plan Features**
- Large scale mixed use transit village (office, housing, limited retail)
 - Aggressive joint development on RT property (above transit center, park and ride functions)
 - Pedestrian skywalk to connect east and west
- Identified Market Opportunities**
- Multifamily residential
 - Neighborhood-serving retail
 - Office

Legend

Transit Overlay Zones		Legend	
MUR-1 Mixed Use Required, High Density	R-1 Multi Family, Medium Density	E Employment	Transit Station and Rail Line
MUR-2 Mixed Use Required, Medium Density	R-2 Multi Family, Low Density	Study Area Parcels Outside Transit Overlay Zone	
MUA-1 Mixed Use Allowed, Medium Density	R-3 Single Family, Small Lot		
MUA-2 Mixed Use Allowed, Low Density	R-4 Single Family, Accessory Unit		



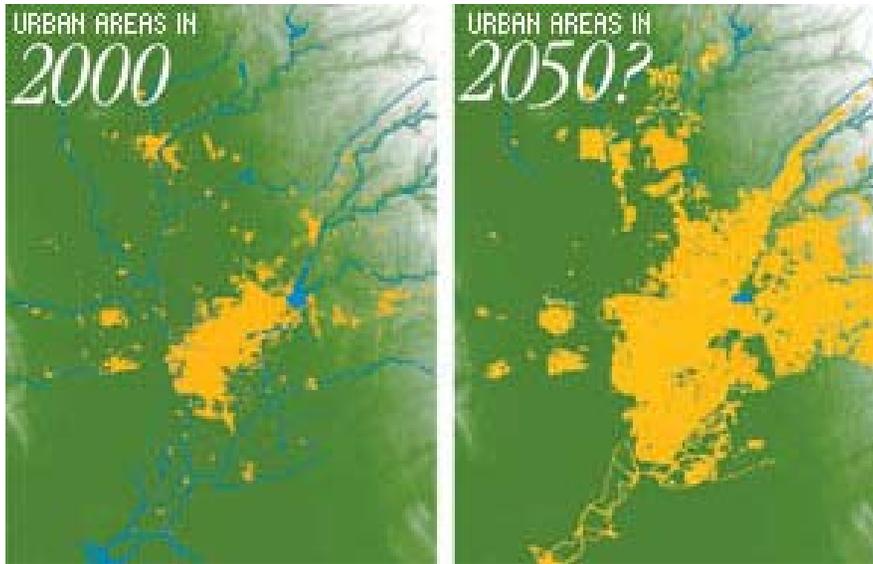
PLACE³S Indicators

	Current	Additional	Total
Dwelling Units:	364	1,210	1,574
Employees:	4,017	5,019	9,036
% Change in VMT*:	--	--	>=20%
% Change in Rail Boardings*:	--	--	>=100%
Total Plan Construction Value:	\$638,000,000		
Total RT-Owned Acres:	21		

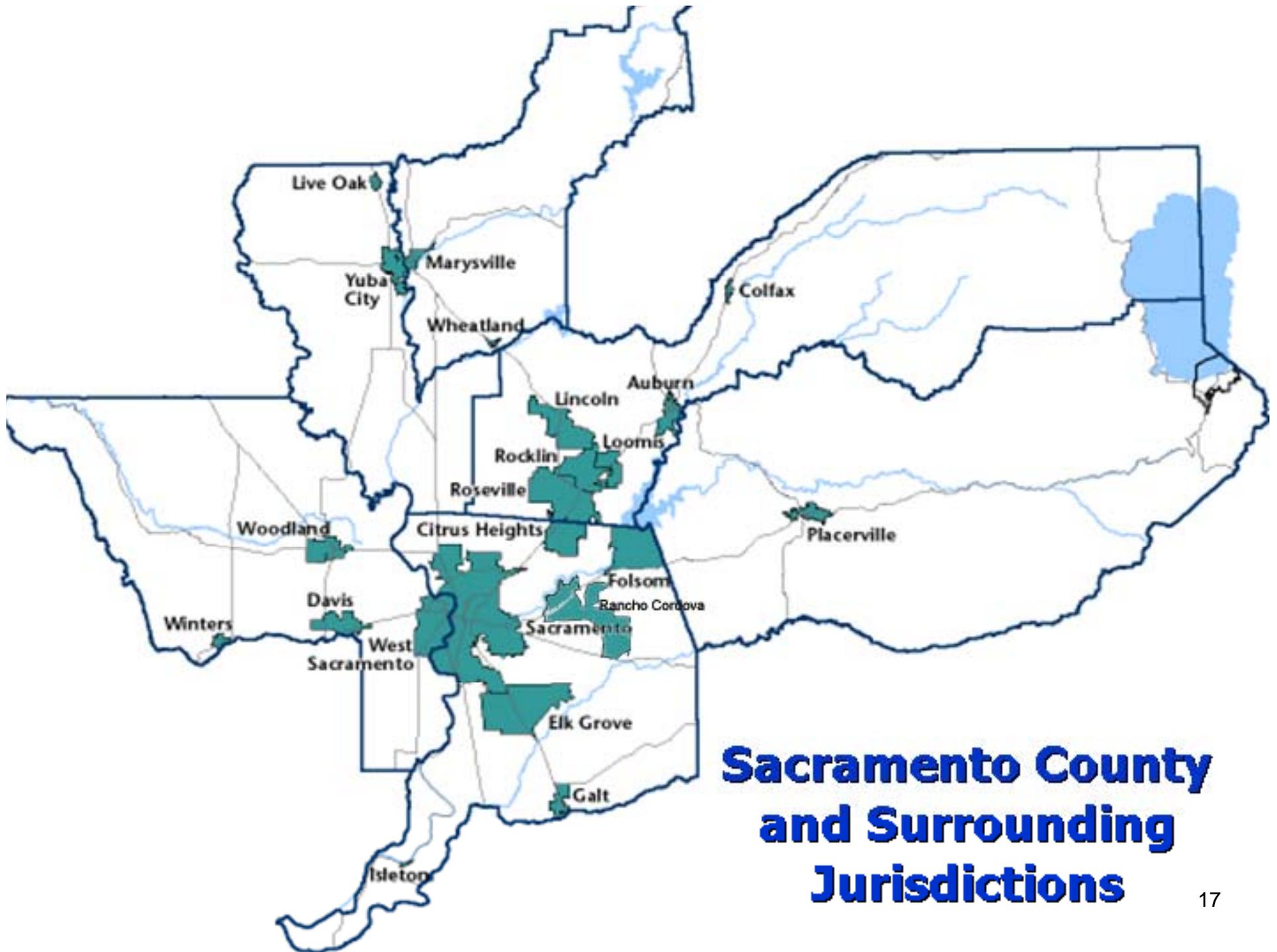
* Measured from Existing Conditions in Corridor.



Regional Land Use Planning

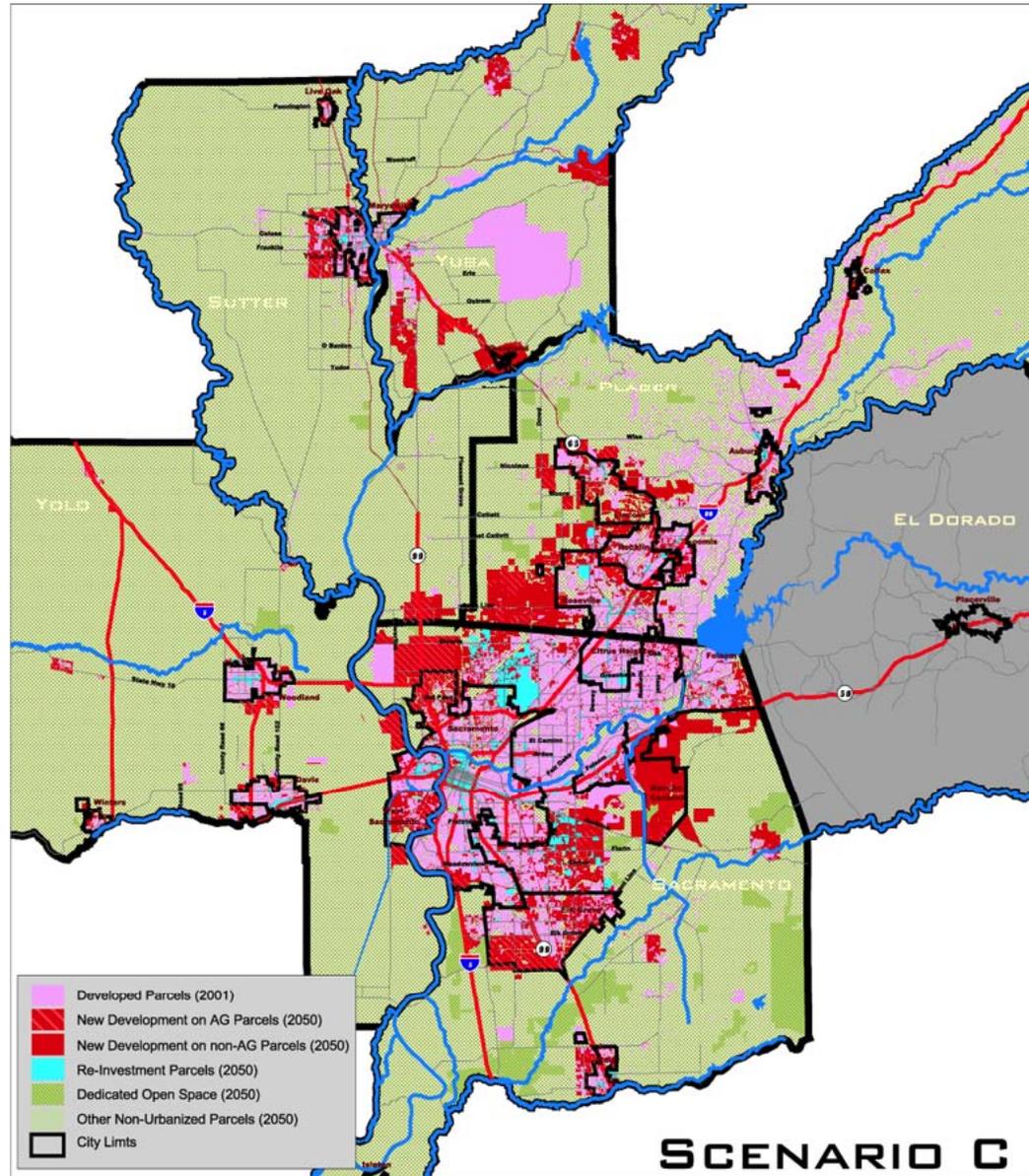


- **An additional 1 million people and 600,000 jobs projected for the Sacramento Region**
- **Sacramento ranked 6th in the nation in terms of poor air quality**
- **Multi-billion dollar infrastructure investments will not eliminate projected congestion or air quality impacts**

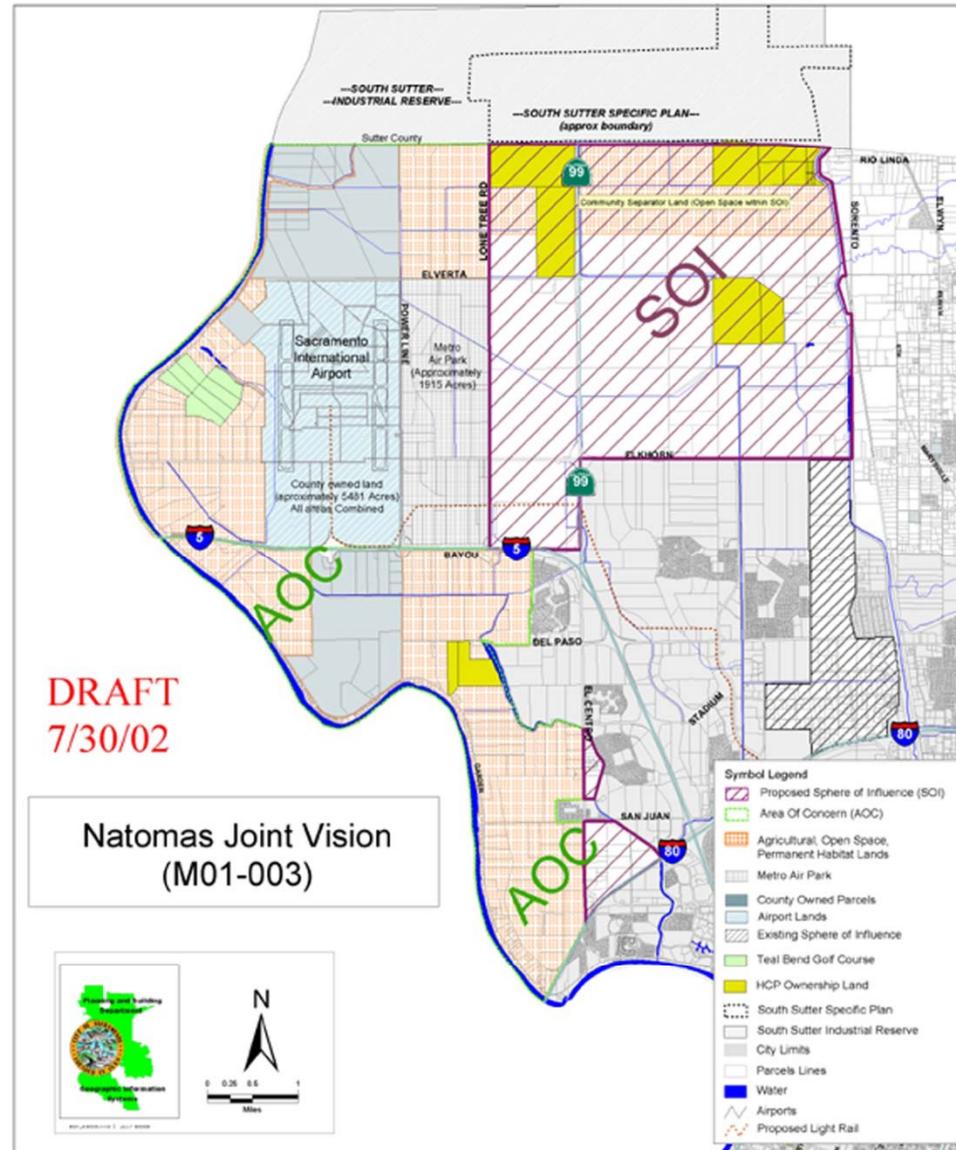


Sacramento County and Surrounding Jurisdictions

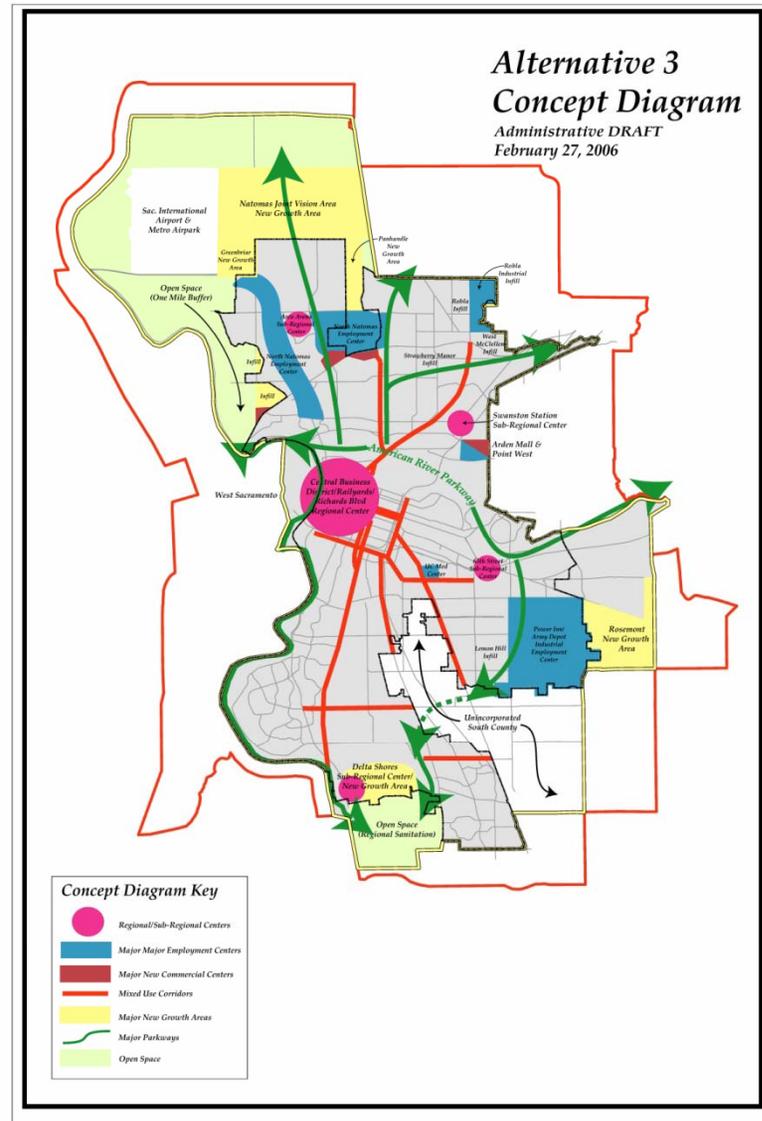
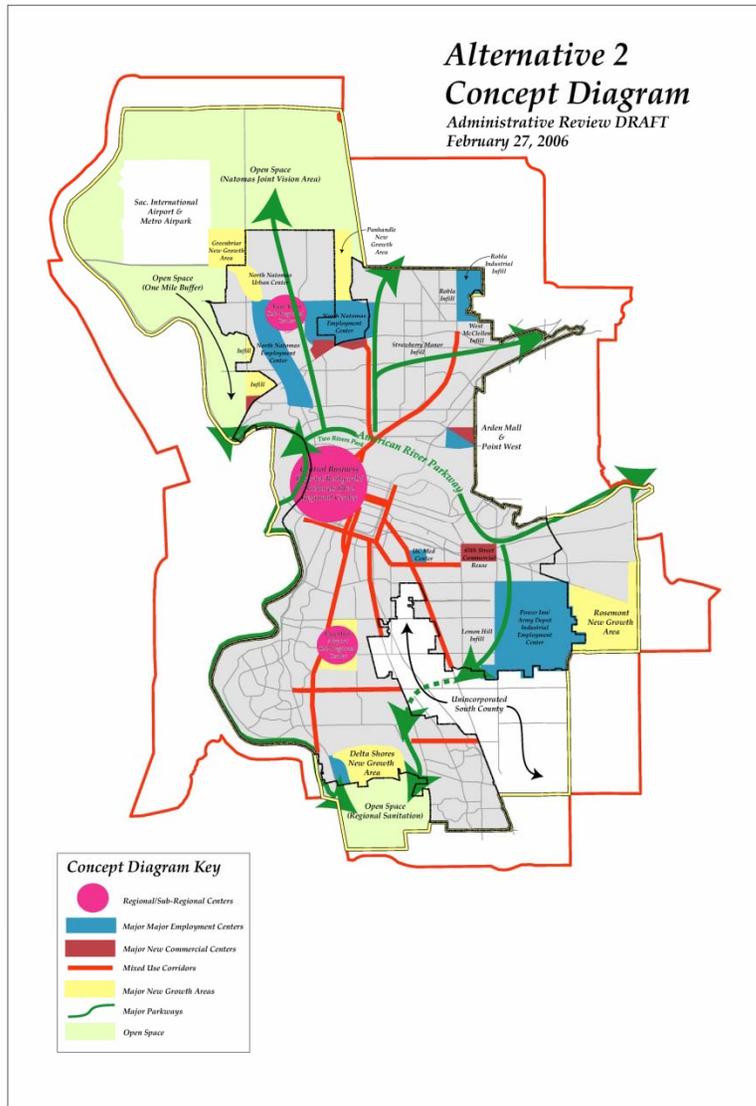
SACOG Blueprint Project



New Growth Areas

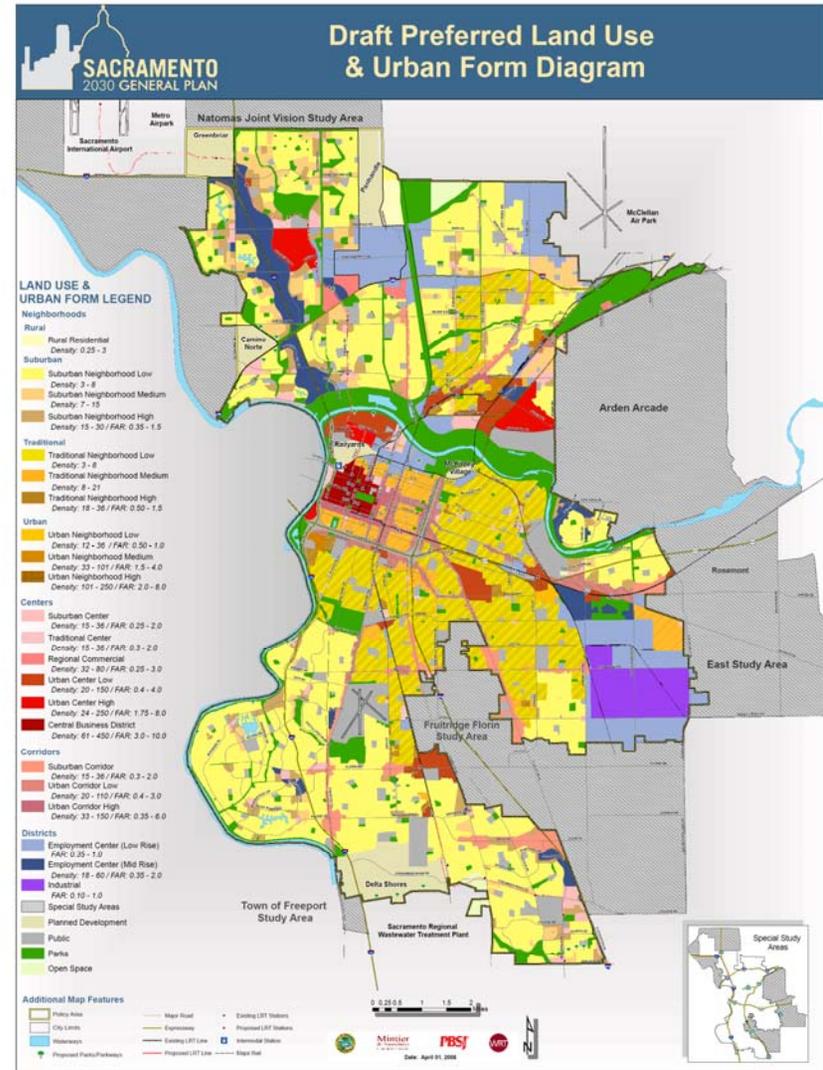
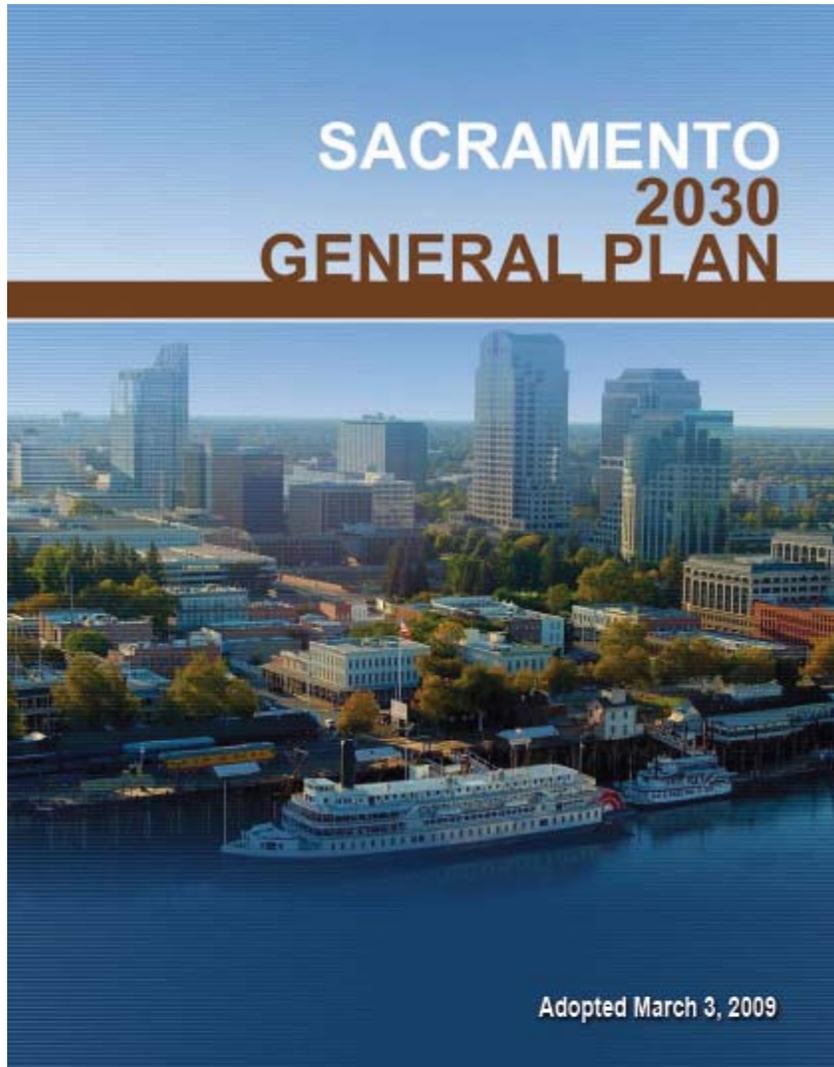


Land Use Concepts/Alternatives

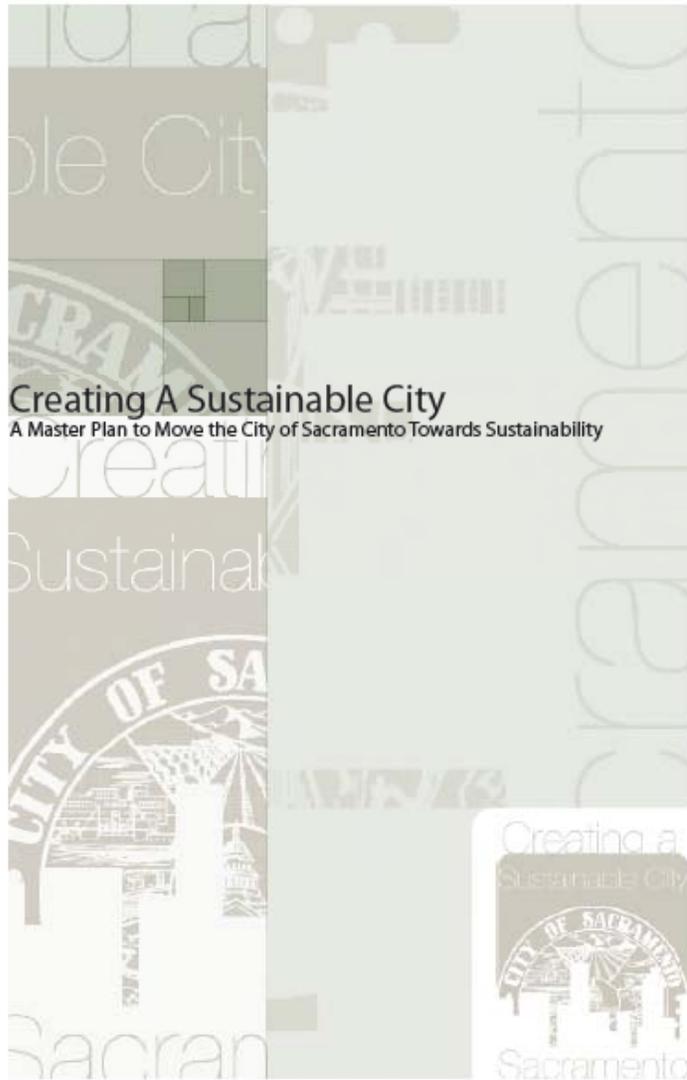


Successes

2030 General Plan



Sustainability Master Plan

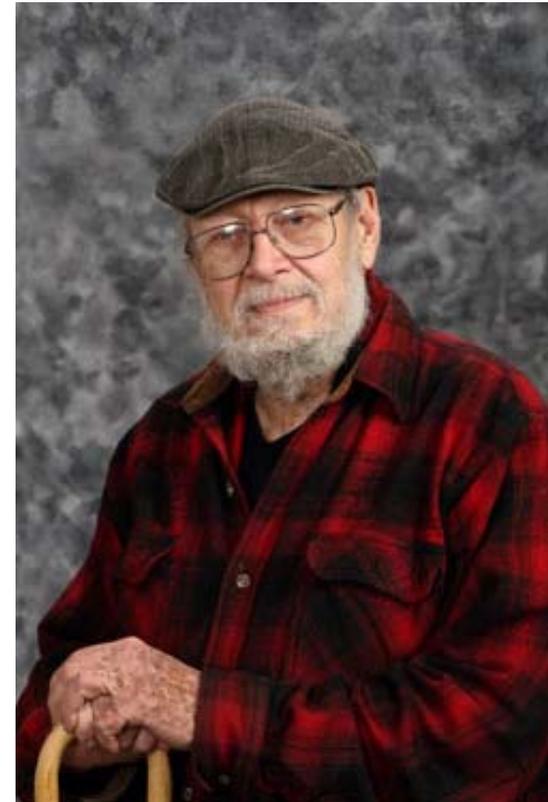


FOCUS AREAS

1. Energy Independence..... p. 9
2. Climate Protection p. 10
3. Air Quality p. 11
4. Material Resources p. 12
5. Public Health and Nutrition..... p. 13
6. Urban Design, Land Use, Green Building and Transportation..... p. 14
7. Parks, Open Space, and Habitat Conservation p. 15
8. Water Resources and Flood Protection p. 16
9. Public Involvement and Personal Responsibility..... p. 17

Sacramento Planning Academy

- **Why/How Started?**
 - Smart Growth Implementation
 - Initiated by Mayor Fargo and Brooks Truitt



Sacramento Planning Academy

- **Course Outline**

- Planning 101
- Commercial/Residential Developer Perspective
- Sustainability/Smart Growth
- Tours: Bus and Walking
- Public Participation

Sacramento Planning Academy

- **Successful?** Yes!!



Lessons Learned in Sacramento

- **Mayor/Council/Decision Maker Sponsorship**



Sacramento, CA
Folsom Boulevard and 65th Street



Sacramento, CA
Folsom Boulevard and 65th Street



Sacramento, CA
Folsom Boulevard and 65th Street



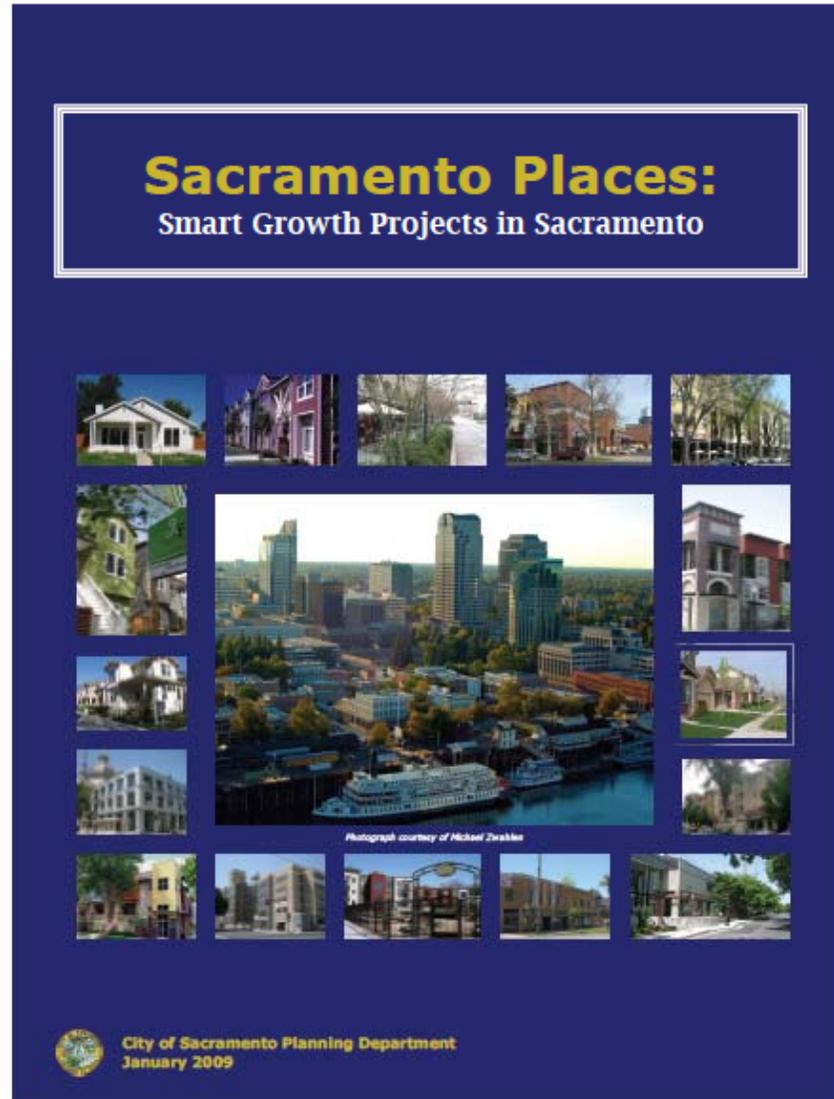
Sacramento, CA
Folsom Boulevard and 65th Street



Sacramento, CA
Folsom Boulevard and 65th Street



Sacramento Places



Local Examples

1801 L

Location:
Midtown at the corner of 18th and L Streets

Why this is Smart Growth:

Mixes land uses and supports vibrant city centers

1801 L is an urban infill project providing a mix of residential and commercial space. Ground-floor commercial space includes the Buckhorn Grill and the L Wine Lounge and Urban Kitchen. The project adds residents near midtown shopping, entertainment, and dining, which enhances the urban activity of the area.

Creates a range of housing choices

The project is a good example of mixed-income housing. It includes resident-owned luxury penthouses, as well as 164 rental units, with 47 of the rentals reserved for affordable housing. Unit types are varied and include various numbers of bedrooms. The project allows residents to live in close proximity to urban amenities, while allowing them to enjoy a private courtyard, spa, and pool.

Provides a variety of transportation choices

The project is near light rail, bus service, and employment and commercial centers, making transit, biking, and walking feasible transportation options.

Project Statistics:

- 176 residential units (23,486 sq. ft. total)
- 10,634 sq. ft. of commercial space
- Density: 99 units/acre
- Floor-Area Ratio: 0.44
- Parking: 163-space subterranean garage for residences. On-site parking requirement waived for commercial uses.
- Height: 4 stories
- Financing: Private



Smart Growth Principle: Mix land uses and support vibrant city centers

City Walk Condominiums

Location:
Central city at the corner of 10th and T Streets

Why this is Smart Growth:

Mixes land uses

The development incorporates varied uses, with condos/townhomes both above and adjacent to a ground-floor art gallery.

Creates a range of housing choices

This project provides an opportunity for residents to live in close proximity to urban amenities. Most of the units have 3 bedrooms and 2.5 baths. The unit on the corner of 10th and T Streets is a 2-bedroom live-work unit featuring space for retail, office, or studio uses on the ground floor. Each unit has a front porch, deck, and private backyard. 46% of the units are affordable.

Concentrates new development within the urban core

This is a compact infill project concentrating development in the urban core and taking advantage of existing infrastructure. It uses a formerly vacant site.

Provides transportation choices

Condo residents can use nearby bus and light rail services. Walking and biking are also options, as many urban amenities such as shopping, entertainment, and employment centers are located in close proximity.

Project Statistics:

- 12 residential units (15,700 sq. ft. total)
- 800 sq. ft. of commercial space
- Density: 26 units/acre
- Floor-Area Ratio: 0.76
- Parking: Subterranean
- Height: 2 stories
- Financing: Private and public, with funding from SHRA



Smart Growth Principle: Mix land uses and support vibrant city centers

Contact Information

- **Jim McDonald, AICP**
Senior Planner
(916) 808-5723
jmcdonald@cityofsacramento.org