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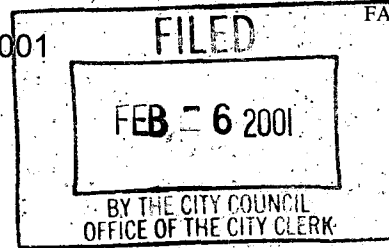
NEIGHBORHOODS, PLANNING
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January 25, 2001



City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Transit For Liveable Communities (TLC) Overview (M01-006)

LOCATION: South Line Light Rail Transit (LRT) Corridor

COUNCIL DISTRICT: (Districts 4, 5 and 8)

RECOMMENDATION: This informational report provides an overview of planning efforts for the South Line light rail extension and clarifies the City's role in this effort. No formal action is being requested.

CONTACT PERSON: Jim McDonald, AICP, Associate Planner, 264-5723
Steve Peterson, Principal Planner, 264-5981

FOR COUNCIL MEETING OF: February 6, 2001 (afternoon session)

SUMMARY: The purpose of this report is to provide the City Council with a brief overview of the Transit For Liveable Communities (TLC) project which will identify land use and policy recommendations to support future light rail stations in the South Line Corridor (see Attachment A). It also clarifies the role of the City in the implementation of the TLC findings and recommendations. Planning staff will provide an overview of the TLC effort and Regional Transit staff will be available to answer any questions.

BACKGROUND INFORMATION:

Regional Transit is currently constructing a new light rail transit corridor in the south area parallel to existing UP railroad tracks, between the Central City and Meadowview Road as shown on Attachment A. This \$222 million dollar project is fully funded and scheduled to be completed by 2003.

Over the next year, RT will be working with communities and local government agencies along the new light rail lines in South Sacramento (South Line) and Rancho Cordova (Folsom Line) to determine how new light rail service can help to create livable neighborhoods. Transit for Liveable Communities (TLC) is an effort to identify land use policies that will be supportive of future transit facilities with input from affected communities and local jurisdictions. The TLC project was formerly known as the "Regional Transit Joint Development Project".

PURPOSE

The purpose of the TLC effort is to identify land use plans, policies and implementation measures that support and take advantage of light rail transit service. The plan is also intended to produce or enhance community assets. The primary goals of the TLC effort include:

Preliminary land use study

Evaluate existing land use patterns, and identify transit supportive land use patterns using the PLACE3S land use model. This effort would identify land use scenarios that could be further analyzed and implemented at the discretion of the City of Sacramento, similar to the effort currently underway for the 65th Street Transit Village".

Identification of transit supportive development opportunities

Identify potential developers, interim development policies and standards and joint development opportunities for lands within 1/2 mile of each station. The project consultant will also conduct economic feasibility studies for proposed land uses.

Land use entitlements

Prepare entitlement applications for land use changes on properties owned by RT. These properties are proximate to future LRT stations and will include land use changes that are transit supportive.

The focus of the TLC effort is to develop economically viable joint development opportunities (RT would partner with private developers) on land RT owns near some of the stations. Additional planning will be done in conjunction with the City and property owners for lands within 1/4 and 1/2 mile around each of the stations.

City and Regional Transit Partnership

The TLC effort involves participation from affected local agencies including the Sacramento Area Council of Governments (SACOG), Sacramento Metropolitan Air Quality Management District (SMAQMD) and the City of Sacramento. City staff from Economic Development and Planning and Building Departments serve on the TLC steering committee to ensure that planning efforts are consistent with General Plan goals and policies. The TLC steering committee meets on a monthly basis.

The **City of Sacramento** is the **lead agency** for the implementation of land use goals, policies and development standards. Any proposed land use and policy changes will require review and approval by the Planning Commission and City Council. The work products developed through the TLC effort will provide the tools necessary to implement transit supportive land use policies.

In addition to the TLC project, the City is assisting RT with the plan review of individual station project designs. Staff is reviewing these plans for consistency and compliance with adopted codes and ordinances.

Public Participation

The TLC effort has programmed a number of opportunities for public input and review of any land use changes proposed. The purpose is to ensure that proposed plans are attractive to developers/landowners as well as members of the community. A bus tour was held on December 15, 2000, and a series public workshops are planned for the South Corridor. On Tuesday, March 6, 2001 Regional Transit will conduct its first TLC workshop for the South Line at the Sam Pannell Community Center.

Outreach to the community includes informational mailers to property owners and community groups, posting information on the Regional Transit web site and presentations to governmental agencies and neighborhood associations. Staff will report back to the Commission and Council from time to time to provide status reports on the TLC effort. The schedule for these reports, as well as the community outreach schedule, is currently being developed. A workshop for the TLC project will be provided to the Planning Commission and City Council within the next 60 days.

Implementation

The work product for the TLC effort will include: identification of development opportunities, analysis of land use alternatives (including benefits and impact analysis), recommendations for zoning and land use changes, development standards and transit related development policies. In addition, RT will submit entitlement applications for future development of RT real property. These recommendations will require review by City staff, and approval by the Planning Commission and City Council.

FINANCIAL CONSIDERATIONS:

Not applicable.

POLICY CONSIDERATIONS:

The TLC planning effort is consistent with transit and land use goals and policies identified in the General Plan which encourage the identification of areas where "increased densities, land use changes or mixed uses would help support existing services, transportation facilities, transit, and light rail". The General Plan also identifies the need to modify plans to accommodate light rail transit changes. Staff will work with RT to ensure that work products developed by the TLC effort are consistent with General Plan goals and policies.

ENVIRONMENTAL CONSIDERATIONS:

The work products developed as a result of the proposed project will be subject to the California Environmental Quality Act (CEQA). The CEQA review will be performed by RT.

ESBD EFFORTS:

Not Applicable.

Respectfully submitted,

RECOMMENDATION APPROVED:



ROBERT P. THOMAS,
CITY MANAGER



GARY STONEHOUSE, PLANNING DIRECTOR



TOM LEE, DEPUTY CITY MANAGER

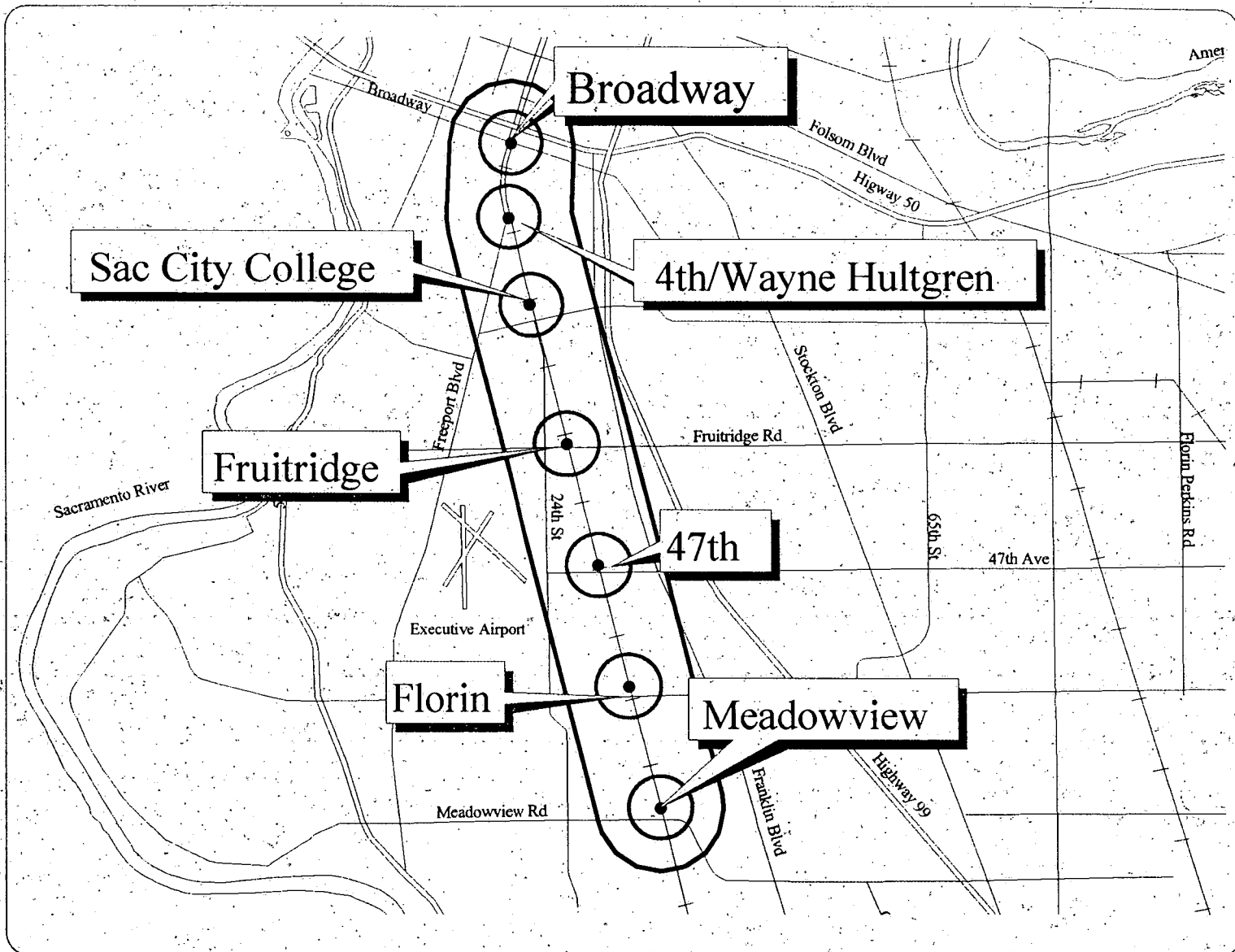
Attachments

South Line Study Area Map

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South Line

Attachment A



Key

- South Line Corridor
- Quarter Mile Study Area
- Stations

