

UpTown North Sacramento

"THE ARTS & BUSINESS DISTRICT EVERYONE IN THE CAPITOL CITY IS TALKING ABOUT."



June 10, 2003

Mr. Todd Leon:
Planning Department
City of Sacramento
1231 I Street, Rm. 300
Sacramento, CA 95814

The North Sacramento Chamber of Commerce Board of Director's has unanimously adopted an opposed position to **Light Rail Station Policy & Ordinance (M02-078)** as currently proposed at our June 3rd Boardmeeting.

Station by Station Approach Needed:

The leadership and members of the Chamber have participated in the Transit for Livable Communities design charette's, INDEX modeling for Swanston Station, the Brady Study of the North Sacramento Light Rail Stations and the formation of the Del Paso Boulevard Special Planning District Guidelines. All of this immense work and experience has demonstrated to us that a ***station by station approach to specific development plans is the best*** way to encourage re-use to more supportive uses at stations to promote transit ridership. This worked for 65th Street Station in East Sacramento, and should be offered to poor communities as well.

Community should be involved:

A station by station approach will allow some deliberative discussion and outreach to the community - a bottom up approach to a real plan that can be embraced and encouraged by both the City and the community. The outreach and opportunity for public participation for Ordinance M02-078 has been nearly non-existent, and as it comes nearly two years after the TLC process it can't rely on that good public process as it's own. This ordinance has significant impacts to existing businesses, residents and property owners and they deserve the courtesy of a meaningful deliberative process so they can be heard, better understand and help frame a good policy.

Again, The Chamber received no notices despite our loud vocal interest in this policy area, and our location within a 50 yards of a Light Rail Station. It is apparent that only property owners, not business owners or residents were notified of this ordinance and that has only fueled suspicions and sabotaged the City's efforts.

Principals are Good:

The Chamber has been a strong advocate for a Light Rail Station Policy and specific land use changes for Swanston Station. In principal the notion of density along transit and Station hubs makes sense. But we know that each station basin is unique due to its existing uses, parcel sizes, surrounding neighborhood, absorption capacity for new uses, and it's tolerance for higher densities. Each must be looked at individually. We encourage the City to look at ways to overlay the station plan and allow property owners to elect to go to the overlay from their existing zoning without the penalty of being a "non-conforming" use in the time it takes the marketplace to the reach vision of the overlay zone.

Thank you for your thoughtful consideration of our suggestions and we look forward to working with you on our five area Station basins (Globe, Arden/Del Paso, Royal Oaks, Swanston and Marconi).

Sincerely,

Franklin Burris
President