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Representing Cassadyne Properties
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sent via email

PROPOSED 20TH PLACE PROJECT: BOULEVARD PARK NEIGHBORHOOD ASSOCIATION COMMENTS

Thank you for presenting your project for the west side of 20th Street between E and F Streets to the Boulevard Park Neighborhood Association (BPNA) Executive Board. We understand that your proposal is to construct a five-story apartment building containing 50 units (replacing the two-story office building and parking lot on the southern half of this site) and to remodel the existing warehouse on the north half of the site to accommodate 31 secure parking spaces. You propose to claim that your project presents sufficient "community benefit" to allow the maximum floor area ratio (FAR) of 3.0 in the City of Sacramento's General Plan to be exceeded by the proposed apartment building. All apartments would be offered at market rate.

The BPNA Executive Board has discussed your proposal for this site. While we welcome additional housing in our neighborhood, our principal concern is that the proposed apartment building's height and design make it a bad fit for this location. A five-story building is far higher than anything in the area. It would appear more appropriate along a major commercial corridor such as J Street. The commercial/industrial strip between 19th and 20th Streets is only slightly over half a block wide and is sandwiched between the Boulevard Park and New Washington School historic districts, neighborhoods comprised mainly of one- and two-story residential buildings dating from the late 19th and early 20th centuries. A two-story residential structure of similar age sits directly across F Street from your project site. We believe that a five-story flat-roofed structure would act to create a wall between these quiet historic neighborhoods. In addition, the proposed colorful tile accents and trim feel a bit jarring in this context.

A three-story apartment building of a style that reflected the predominantly smaller surrounding residential environment would be a far better fit. For example, a recently constructed three-story apartment building at 1530 F Street includes roof forms and articulated massing that complement nearby historic residences. The third story is accommodated within the gabled roof form through the use of large dormers, further lowering the apparent mass of this building. The 1530 F Street site has the same zoning and General Plan FAR limitations as the site of your proposed

apartment building. A structure similar to 1530 F on your site would better help to maintain the unique charm of our Capitol city, as does the existing warehouse at the north end of your site.

The BPNA Board also feels that merely offering market rate housing, from which your company will make a profit, does not constitute sufficient "community benefit" to justify exceeding the site's General Plan floor area ratio of 3.0. Nearly all of the recent residential construction in our area is designed for sale or rent at market rates. While Sacramento is experiencing a housing shortage, our city's greatest need is for affordable housing. Accommodating this far more pressing demand would be a true "community benefit."

Thank you for the opportunity to comment on your proposal. Should you have questions, or you decide to amend your plans, we would be happy to provide further input.

Sincerely,



David Herbert
Chair of the Executive Board
Boulevard Park Neighborhood Association

cc: Members of the BPNA Executive Board
Planning Division, Community Development Department, City of Sacramento
Preservation Sacramento
City Councilmember Katie Valenzuela