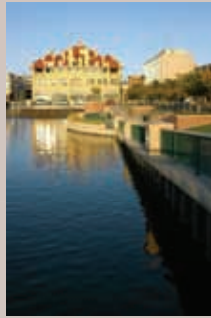


STOCKTON RISING



Terrell Watt, Planning Consultants

STOCKTON RISING

The Opportunity: Stockton Downtown's Great "Bones"

- Prime regional location
- Tremendous inventory of attractive historic buildings
- Gorgeous riverfront connecting 1,000 miles of delta waterways
- 15,423 college students = skilled workforce and unmet demand for Downtown housing
- Downtown job base (30,000 existing jobs)



"THE MOST MISERABLE CITY"



Crime Type	2006 Total	Per 100,000 People	National per 100,000 People
Overall Stockton Crime Index	24007	8292.3	4479.3
Stockton Violent Crimes	4288	1481.1	553.5
Stockton Hurdens	37	12.8	7
Stockton Rapes	102	35.2	33.1
Stockton Robberies	1519	524.7	205.8
Stockton Aggravated Assaults	2630	908.4	336.5

Source: <http://stockton.areaconnect.com/crime1.htm>

- No more money/high cost of sprawl
- Ground zero for housing boom
- Disinvestment by major builders in the Downtown
- Lack of housing Downtown
- Deteriorating buildings
- Stifling rules
- Perception of Downtown crime

PROMISING "BABY STEPS"

"We are engaging the entire community and encouraging everyone to get involved and help us find solutions that meet the needs of our community." - Stockton Mayor Ann Johnson

- City owned inventory of sites available
- New Impact Fee Deferral Program (Program approved by Council Resolution)
 1. Deferral of Public Facilities and Mitigation Impact Fees
 2. Greater Downtown Stockton Area Incentives
- Previous investment in the Downtown (Movie complex, Arena, ...)



STEPS TO A NEW STOCKTON GOLD RUSH



1. Focus Efforts on a Downtown Neighborhood
2. Capture Tangible Benefits from the "CAP"
3. Secure the City's Boundary
4. Historic Fabric – Negotiate a Tiered Approach
5. Infill – Inclusionary Zoning "Lite"
6. Housing, Housing, Housing...
7. "Crack the Codes"
8. Inventory of Infill Sites

DOWNTOWN NEIGHBORHOOD – LASER FOCUS

- Identify a focus area for piloted "streamlining" and incentives
- Focus resources in that geographic area
- Build the private – public partnership here



RECOMMENDATION 1:
 Create a Downtown Neighborhood Incentive Zone. Adopt "piloted" streamlining and incentive strategies for that zone.

NOT ANOTHER PLAN

The required Climate Action Plan can be a vehicle for change:



"Within 24 months of the signing of this Agreement...the City agrees that its staff shall prepare and submit for City Council adoption, a Climate Action Plan..."

RECOMMENDATION 2:

Make the CAP Relevant by focusing its strategies -- in the form of revised General Plan policies and/or ordinances -- on creating a thriving Downtown "Neighborhood."

SECURING THE EDGE

"Livermore has made the choice to grow in and not out. Thanks to some thoughtful infill development policies, we have revitalized and energized our downtown while expanding and reinvigorating the surrounding wine country. With careful planning, infill development can be appropriately scaled for every community."

- Marc Roberts
City of Livermore
Director, Community Development
Department



BENEFITS OF URBAN GROWTH BOUNDARIES

- Savings: infrastructure, energy cost, other savings
- Promote efficient use of land (Visalia model)
- Encourage infill and Downtown development
- Protection of prime farmland and natural resources
- Lower GHG emissions
- Key element of a Regional Sustainable Community Strategy

EXISTING POLICY



Stockton General Plan policy:
LU-2.2 Agricultural Buffer

"The City shall support the establishment of a permanent agricultural buffer along the ultimate edge of the Urban Service Area."

Example: Voter approved 2008 Vacaville UGB –
Agreement between Greenbelt Alliance and Triad
Communities LLC

RECOMMENDATION 3:

Work with landowners at the City's edge to implement GP and CAP policy to: 1) secure a farmland buffer at time of project approval or sooner; and 2) fund a ballot measure to secure a permanent growth boundary.

BREAK NEW GROUND BY FOCUSING DOWNTOWN

"...that the City's development does not undermine the policies that support infill and downtown development, within 12 months of the Effective Date, the City staff shall submit for City Council adoption policies or programs in its General Plan that:

- Require at least 4400 units of Stockton's new housing growth to be located in Greater Downtown Stockton, with the goal of approving 3,000 of these units by 2020.
- Provide incentives to promote infill development in Greater Downtown Stockton, including **but not limited to** the following for proposed infill developments: reduced impact fees; lower permit fees; less restrictive height limits; less restrictive setback limits; less restrictive parking limits; subsidies; and a streamlined permitting process.

Ensure that development at the City's outskirts...does not grow in a manner that is out of balance with development of infill..."

- ...explore the feasibility of enhancing the financial viability of infill development in Greater Downtown Stockton, through the use of such mechanisms as an infill mitigation bank.

RECOMMENDATION 4:

Infill Inclusionary Zoning Overlay "Lite": Implement GP, AG Settlement and CAP policy by adopting an overlay on major development outside the Downtown to build in Downtown at a set ratio (of at least 10:1)

CRACK THE CODES

- Huge inventory of attractive historic buildings
- Opportunity for leading edge range of housing types
- Many buildings have vacant upper floors due to mold, lack of adequate plumbing/basic features
- True cost of saving them all?

RECOMMENDATION 5:

Assess the City's plans, regulations, and codes to confirm the need for realignment to achieve the City's stated goals of Downtown revitalization and infill including:

- Residential Code to allow leading edge housing types (e.g. micro-development; student housing, lofts; co-housing; etc.)
- Building Codes related to seismic, sprinklering, etc. (but not below State Code requirements)

CRACK THE CODES... CONT.



Source: <http://www.cortco.com/>

RECOMMENDATION 6:

Take a tiered approach to historic preservation. Work with the Cultural Heritage Board to identify and map three tiers of buildings: 1) those few buildings too dilapidated to save; 2) those that warrant façade protection at all costs; and 3) those to save. Incorporate the tiered approach into an adaptive re-use ordinance for the Downtown Neighborhood.

INFILL – WHERE?



- Identify city owned and other underutilized/vacant infill sites (w/ owner approval)
- Provide information to infill builders on the opportunity sites (Ventura)
- Identify and bust other barriers to development of these sites (Livermore Downtown SP)
- Don't forget design!

RECOMMENDATION 7:

Work with property owners on a site inventory of opportunity sites in the Downtown Neighborhood Incentive Zone. Provide this information to infill builders/investors (website?).

PAY ATTENTION TO THE SURROUNDS

- Perception of Crime
- Run-down neighborhoods adjacent to Downtown
- Oakland Example of Community Engagement to Beautify/Patrol
- Small seeds...



RECOMMENDATION 8:

Select a pilot neighborhood adjacent to the Downtown to focus. Targeted efforts on neighborhood-leadership led beautification/neighborhood crime fighting effort.

CALIFORNIA INFILL BUILDERS ASSOCIATION

www.Infill-Builders.org

INFILL SITES HERE WE COME



RECOMMENDATION 9:

Infill Builders tour of Downtown neighborhood infill sites and workshop to receive input on proposed incentives.

RECOMMENDATION RECAP

1. Create a DT Neighborhood Incentive Zone
2. Make the CAP Relevant
3. Secure the City's Edge
4. Infill Inclusionary Zoning Overlay "Lite"
5. Realign the Codes
6. Tiered Approach to Historic
7. Create a Site Inventory
8. Don't forget the Surrounds
9. Infill Builders Tour of Stockton