Greater Downtown

Stockton Housing Strategy

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Contents

Executive Summary

Introduction

Section 1: Fremont Park Neighborhood Pilot Program
Section 2: Waterfront Master Development Areas
Section 3: Creating Residential Community in Arts Neighborhood/Hospitality District (SOMA)
Section 4: Residential Mixed-use Overlay
Section 5: Infill Financial Incentive Program

Action Plan

Acknowledgements

Appendix Under Separate Cover
Executive Summary

In spring 2007, the Greater Downtown Stockton Strategy (“Housing Strategy”) was initiated by the Stockton Redevelopment Agency to establish action oriented steps to achieving new housing development in and around Downtown Stockton. On June 21, 2007, the Downtown Action Team (DAT’s) recommendations were presented to the City Council at a special meeting. The City Council had requested an update in the implementation of recommendations within four months of commencing the study. Since the special meeting, the DAT Housing Subcommittee, consultants, City and Agency staff prepared this report to summarize recommendations.

Four Primary Recommendations

1. Fremont Park Neighborhood Renaissance Program
   Underutilized commercial properties within walking distance of the downtown core creates opportunities for neighborhood creation. The Fremont Park Neighborhood Pilot Program is a part of the Neighborhood Improvement Program launched in 2006 by the Mayor and City Council. The Housing Strategy is consistent with the City’s goal of developing revitalization and housing strategies to meet the needs of the neighborhood through a community-based planning effort, creation of a master plan and supporting environmental (California Environmental Quality Act (CEQA)) review and documentation.

2. Waterfront Master Development Areas
   Formerly an industrial waterfront, the Stockton Channel has become the focal point for initial revitalization activities. A key recommendation is to prepare plans, infrastructure assessments, and a supporting environmental documentation for the North and South Waterfront areas. The intent is to “set the table” for new investment by developing a comprehensive land use and design plan with related environmental review level (CEQA) entitlements; creating an infrastructure and financing plan; and sequencing public and private investment to create a master planned waterfront neighborhood that is an extension of downtown.

3. Hospitality District Housing Strategy
   Stockton is also in the process of creating a multi-use downtown district, expanding nightlife entertainment and cultural uses in the Downtown Core Area. The Housing Strategy recommends integrating hospitality, parking and transportation, design, preservation and housing strategies. This approach builds upon the both investment in new community and entertainment venues and efforts by the Downtown Stockton Alliance to plan and manage a district that will become the principal urban playground for a future metropolitan region of one million people.

4. Rewarding Good Behavior–Regulatory and Financial Incentives
   For decades, suburban growth on Stockton’s fringes has enjoyed a district cost advantage over infill development. The Housing Strategy recommends preparing a Residential Mixed-use Overlay that integrates more flexible standards, a streamlined review process and financial incentives for projects that implement General Plan infill development polices. The Housing Strategy bundles financial incentives with the Residential Mixed-use Overlay. This includes an array of Agency and City incentives that range from active facilitation of new residential projects to passive incentives that promote infill development through an alternative development fee schedule.
Initial Phase

The Housing Strategy recommends building on public investment on Stockton’s waterfront, initiating a neighborhood revitalization pilot project in the Fremont Park Neighborhood, and including housing as an integral part of downtown’s Hospitality District planning.

Exhibit A
Introduction

The Greater Downtown Housing Strategy was prepared to organize a wide range of planning, redevelopment, regulatory and financial actions to meet the City’s housing, neighborhood revitalization and downtown economic development objectives. It represents the efforts of the DAT Housing Committee, input from members of focus groups and a community workshop.

Purpose
In 2007 the City Council directed staff to prepare a strategy for implementing housing objectives for the greater downtown area. In particular, the City wanted to better understand how to coordinate its efforts to build new housing and revitalize existing neighborhoods. This included leveraging Agency and City-owned property, potential for financial and regulatory incentives, and connecting together existing programs to improve the feasibility for projects that implement General Plan infill policies, reinvigorate downtown, and revitalize neighborhoods.

Process
The planning process was initiated in March 2007. The process included four main tasks:

- Assessing the real estate market and identifying development opportunity sites;
- Developing case study blocks to identify housing product types appropriate for various locations in the downtown;
- Preparing economic feasibility analysis of various types of residential and mixed-use projects; and
- Developing an overall strategic framework for infill housing and mixed-use development.

The process yielded opportunity maps, market opportunities summary, case studies report, financial feasibility studies, workshop summary of neighborhood planning objectives, focus group findings and preliminary concepts and strategies presentation/slideshow for a City Council Study Session in June 2007. These documents can be found in the Appendix to this report.

The Downtown Action Team (DAT) Housing Subcommittee acted as the advisory committee for the City. The Housing Subcommittee sponsored a community workshop in May 2007 that was attended by over 80 people. Staff and consultants interviewed developers, real estate brokers, property owners, and met with interest groups to get a variety of perspectives on issues and opportunities facing housing and mixed-use development in the downtown.

Organization of Report
The report has five sections that are bracketed by the Introduction and Action Plan. The first section describes the features of a pilot program for the Fremont Park Neighborhood. The second section outlines tasks for developing plans and CEQA documents for the Waterfront Neighborhood. The third section identifies tasks for integrating housing into the Arts District/Hospitality District. The fourth section provides an overview of the features of a Residential Mixed-use Overlay as a regulatory incentive. The fifth section describes a financial incentive program for infill housing and mixed use development. Finally, the Action Plan assigns key tasks, responsibility, and timing of recommended implementation activities for the Housing Strategy.
Planning Area

Approximately 167 acres could be developed as housing over the coming decades. Clusters of opportunity sites are to be comprehensively planned as catalyst projects for improving downtown's neighborhoods.

Exhibit B
Workshop Participants Define Neighborhoods and Related Objectives

Participants at the May 7, 2007 community workshop worked in teams defining the location and objectives for Downtown Stockton's neighborhoods. The map above includes is based on their input and will be used for shaping development criteria for downtown neighborhoods.
Section 1: Fremont Park Neighborhood Pilot Program

The Fremont Park Neighborhood Pilot Program is a part of the Neighborhood Improvement Program launched in 2006 by the Mayor and City Council. The Housing Strategy articulates the City’s goal of developing revitalization and housing strategies to meet the needs of the neighborhood through a community-based planning effort, creation of a master plan, applying incentives, and supporting CEQA documentation.

Objectives:
• Approach neighborhood revitalization in a comprehensive manner
• Engage the community in the process
• Leverage public investment and City-owned property
• Create opportunities for private investment
• Have a catalytic effect on neighborhood revitalization
• Unify City/Agency staff team and community around a common mission

1.1 Preparing a Master Plan and EIR
The Fremont Park Neighborhood is located between Miner Avenue on the south, Park Street on the north, California Street on the east and El Dorado Street on the west. The study area is located within the West End Redevelopment Project Area, and consists of 16 city blocks, and approximately 32 acres of land, with a large number of vacant or underutilized properties that have been identified as available for infill housing and mixed-use development. The Housing Strategy recommends preparing a neighborhood master plan and supporting Environmental Impact Report (EIR) in order to facilitate private sector investment that implements community objectives.

The master plan would identify challenges, assets, opportunities and constraints; vision for change; and improvement plan for the neighborhood. Specifically the master plan would:

Analysis
• Assess neighborhood needs;
• Identify a Neighborhood Improvements Plan including—assessing public improvement (streetscape) needs, and existing capacity and future needs for public infrastructure (water, sewer, utilities) to accommodate planned revitalization activities;
• Identify opportunity sites; and

Neighborhood and Development Plan
• Include a Neighborhood Improvement Plan including strategy for revitalization activities, housing rehabilitation and residential/mixed-use infill development.

Implementation Plan
• Use of City/Agency-owned property to facilitate private development and investment; and
• Plan for the future of the existing Post Office Building in terms of uses and timing for development.

Certified Master EIR
• Identify CEQA alternatives;
• Define a development program and project description; and
• Result in a Certified Master EIR.

1.2 City-Owned Land
The master plan would leverage existing City or Agency owned property and/or property to be acquired/assembled by the City/Agency to create infill residential or mixed-use development opportunities within the Fremont Park Neighborhood. This will require exploring:
This preliminary carrying capacity analysis indicates the available sites in the Fremont Park Neighborhood could accommodate around 139 new units of housing.

The vacant and underutilized sites in the area could accommodate a variety of housing types including apartments, live-work lofts, townhouses and duplexes.

New housing in the Fremont Park Neighborhood would make the most out of the park as an address.

Housing can be designed to reflect the neighborhood’s architectural variety and to fit into an area that is an important neighborhood-downtown interface.
Above:

This plan view of the carrying capacity diagram illustrates how a variety of building types can fit into the Fremont Neighborhood. This indicates apartments facing the park, rowhouse live-work along Fremont Street, and townhouse clusters with shared parking courts on one-half and quarter-block infill sites.

Fremont Park Neighborhood Carrying Capacity Analysis

Exhibit E
Greater Stockton Downtown Housing Strategy

• Potential sites’ ability to accommodate desirable projects in terms of size, density and configuration;
• Strategies related to acquisition and assembly of key properties;
• Pre-development activities such as preparation of Phase I/II environmental site assessment; and
• Criteria for Request for Qualifications/Proposals (RFQ/P) for early phase (Phase 1) development sites.

1.3 Neighborhood Implementation Strategy
Plan–Pilot Project
Planning for new infill housing and mixed-use development in the Fremont Park Neighborhood provides an opportunity to engage the community to implement one of the initial neighborhood planning efforts described in City of Stockton Neighborhood Improvement Strategic Plan (June 2007). Fremont Park Neighborhood would be approached as a Pilot Project that demonstrates how organizational and planning approaches can further Stockton neighborhoods’ aspirations.

Organization
The Stockton Neighborhood Improvement Strategic Plan emphasizes community participation and coordination of City staff and departmental resources. The Pilot Project can:

• Determine City and Agency staff needs and organization structure;
• Assure ongoing staff capacity, support and commitment; and
• Assist in establishing a neighborhood based organizational structure in terms of neighborhood partners, representation and leadership.

Neighborhood Improvements Plan
An important outcome from the Neighborhood Improvement Strategic Plan is development of an implementation program for neighborhood improvements. Expected outcomes would include:

• Assess existing capacity and future needs for public infrastructure (water, sewer, utilities), and improvements such as streetscape, school, park needs related to proposed build-out;
• Identify required community services to meet the needs of existing/future neighborhood residents; and
• Use of public investment, improvements and actions as means to stimulate private sector capital investment.

1.4 Applying Mixed-use Infill Overlay
Fremont Park Neighborhood Pilot Program would demonstrate the application of the Residential Mixed-use Overlay for infill housing and mixed-use development. This would include measures that reward good behavior in relation to proposed projects, improvements and/or activities that are consistent with the approved vision for revitalization of the Fremont Park Neighborhood. These incentives could include:

• Application of flexible infill residential and mixed-use development standards and design guidelines that are context-based;
• The ability to provide certain improvements such as parking and open space on district approach; and
• Expedited development, design and building review process.

1.5 Infill Financial Incentive Program
In addition to regulatory (zoning) incentives, proposed City of Stockton infill development financial incentives can be used to facilitate the development of desired new infill residential or mixed-use development, and revitalization (rehabilitation) of existing residential or mixed-use buildings. Incentives could include:

• Continued implementation of City of Stockton Housing Department incentives and programs related to housing rehabilitation, production of work force housing, etc.;
• Disposition of City/Agency-owned property to facilitate (economically) desirable infill residential and/or mixed-use development;
• Providing City/Agency financing for public infrastructure (water, sewer, utilities) and/or public improvements (e.g. streetscape); and
• Establishing an alternative development fee structure (Public Facility Fees) for qualified infill residential or mixed-use development.
Section 2: Waterfront Master Development Areas

A key recommendation is to prepare comprehensive land use and infrastructure plans and supporting environmental clearances for the North and South Waterfront areas. The intent is to “set the table” for new public and private investment by developing a land use and design plan with related CEQA-level entitlements; creating an infrastructure and funding plan; and sequencing public and private investment to create a master planned waterfront neighborhood that is an extension of downtown.

Objectives:

• Provide catalyst investments for revitalization of Stockton’s waterfront and adjacent neighborhoods
• Assess, plan, fund and implement public infrastructure
• Utilize a public-private partnership approach to revitalization
• Coordinate neighborhood-building strategies through a master implementation process
• Position key properties and private investment opportunities for success
• Accelerate implementation

2.1 Master Development Plans: Initial Phase Residential and Mixed-use Development Areas

The proposed Waterfront Neighborhood includes channel edge lands between Fremont Street on the north, Highway 4 on the south, Center Street on the east and I-5 on the west. Later phases could include land west of I-5. The Waterfront Neighborhood includes a study area that has approximately 35 acres of opportunity sites on the north side of the channel and 58 acres on the south – for a total of 93 acres. Of that total approximately 38 acres are owned by the Agency and City in the Waterfront Neighborhood. In addition, there are approximately another 25 acres of potential development sites located in the largely vacant West Shore industrial site, west of the I-5 freeway.

The Housing Strategy recommends the City and Agency prepare master plans for the North Shore and South Shore areas. The plans would establish a land use (residential and mixed-use) and development program for each area, including identification of building densities, prototypes, build-out projections, initial development opportunities, integration of commercial uses with residential/mixed-use development. In addition, it would address issues related to environmental conditions, public infrastructure and public improvements.

North Shore

The Housing Strategy builds upon the success of the City’s investment in the North Shore area, with the Stockton Arena, Ballpark, Sheraton Hotel, and waterfront restaurants. Further investments can continue to contribute to the area’s positive influence, and help facilitate private sector investment in contiguous neighborhoods. The Housing Strategy emphasizes:

• Use of City/Agency-owned property to facilitate private development and capital investment;
• Building on the synergy from the existing Event Center, entertainment and sports facilities;
• Enhancing linkage and connections between neighborhoods and waterfront, with neighborhood serving commercial/retail uses as catalyst for Fremont Street and Weber Neighborhood investment;
• Enhancing public access to the waterfront, and create public pedestrian access to waterfront (e.g. river walk);
• Assessing existing capacity and future needs for public infrastructure (water,
This carrying capacity analysis for the Waterfront Neighborhood emphasizes development of residential and mixed-use projects. It assumes the entire area is master planned as central California’s most exciting in-town waterfront community of over 1,000 new houses.

Features:
- Extends streets and neighborhood connections to the water;
- Live-work and mixed-use buildings face busy streets and the water; and
- Ironworks become a mixed-use cultural attraction to the North Shore.

Waterfront Neighborhood Carrying Capacity Analysis

1,023 Total DUs
50,000 SF Total non-residential

North Shore
104 DUs live-work
240 DUs townhouses
344 DUs
10,000 SF commercial
40,000 SF “artist colony”

Fremont Frontage
42 DUs live-work
0 DUs townhouses
42 DUs

South Shore
152 DUs Grupe Site
119 DUs live-work
366 DUs townhouses
637 DUs

Waterfront Neighborhood Carrying Capacity Analysis: Residential Mixed-use Emphasis Option
Greater Stockton Downtown Housing Strategy

sewer, utilities) to accommodate planned development; and
• Assessing environmental conditions in relation to physical suitability of property for development.

South Shore
A number of catalyst projects currently being planned for this area, including the South Pointe Condominium Project, a waterfront promenade, marina, and visitor boating docks. For the South Shore, the Housing Strategy emphasizes unifying a variety of development opportunities into a neighborhood. It does this by:
• Using of City/Agency-owned property to facilitate private development and capital investment;
• Building on the South Pointe Condominium Project as example of a water-oriented residential development;
• Exploring potential redevelopment of certain Stockton Unified School District (SUSCD) owned property;
• Integrating commercial development in the context of desired residential and mixed-use development;
• Assessing existing capacity and future needs for public infrastructure (water, sewer, utilities) to accommodate planned development; Weber Avenue improvements (utilities, lighting, etc.);
• Assessing environmental conditions in relation to physical suitability of property for development.

2.2 Master Environmental Impact Reports (EIRs)
The Housing Strategy recommends preparation of a master Environmental Impact Report (EIR) for the Waterfront Neighborhood Master Plan in accordance with the California Environmental Quality Act (CEQA). The intended approach would result in a program level EIR to be used as the required environmental review/documentation necessary for proposed redevelopment and/or new development activities that are consistent with the Waterfront Neighborhood Master Plan. By preparing a Master EIR, the City can:
• Fast-track projects consistent with the Waterfront Neighborhood Master Plan;
• Use the Master Plan as a basis for program description assessed in Master EIR, including planned land uses and projected development program; and
• Have a description of proposed development to be flexible in regard to a residential and mixed-use development program.
This carrying capacity analysis for the Waterfront Neighborhood emphasizes development of commercial and mixed-use projects. It assumes the entire area is master planned as central California’s most exciting in-town mixed-use waterfront address with over 550 new houses and 1,600 jobs.

Features:
- Extends streets and neighborhood connections to the water;
- Commercial uses are located along the waterfront and freeway; and
- Provides shared parking for employment uses.

### Waterfront Neighborhood Carrying Capacity Analysis

<table>
<thead>
<tr>
<th>Total non-residential</th>
<th>Total DUs</th>
</tr>
</thead>
<tbody>
<tr>
<td>397,800 SF</td>
<td>566</td>
</tr>
</tbody>
</table>

### North Shore
- 66 DUs live-work
- 138 DUs townhouses
- 204 DUs
- 108,500 SF commercial mixed-use
- 40,000 SF “artist colony”

### Fremont Frontage
- 42 DUs live-work
- 0 DUs townhouses
- 42 DUs
- 38,500 SF 0.40 FAR
- 36

### South Shore
- 152 DUs Grupe Site
- 72 DUs live-work
- 96 DUs townhouses
- 320 DUs
- 18,300 SF 0.40 FAR
- 249,300 SF commercial mixed-use
Section 3: Creating a Residential Community in the Arts Neighborhood and Hospitality District (SOMA–South of Miner Area)

The Housing Strategy recommends integrating hospitality, parking and transportation, design, preservation and housing strategies. This approach builds upon the both investment in new community and entertainment venues and efforts by the Downtown Stockton Alliance (“Alliance”) to plan and manage a district that will become the principal urban playground for a future metropolitan region of more than one million people.

Objectives:

- Integrate quality urban residential and mixed-use uses into the Arts Neighborhood and Hospitality District
- Make the Arts Neighborhood and Hospitality District an exciting residential neighborhood with various urban housing lifestyle choices
- Coordinate public and private investment in support of creating a variety of residential product types and housing choices

3.1 Housing as Part of the SOMA Plan (Arts Neighborhood/Hospitality District)

The South of Miner Area (SOMA) is located in the Historic Downtown Stockton central business district, between Miner Avenue on the north, Center Street on the west, Highway 4 on the south, and Stanislaus Street on the east. This area is the location of City and County government, entertainment uses, and a sizeable number of underutilized late 19th century/early 20th century buildings. The Alliance has prepared a Hospitality Zone Assessment that has outlined a variety of planning and implementation activities that support entertainment and cultural objectives for the area with a focus on programming and management. The Housing Strategy acknowledges the importance of coordinated planning effort for this part of downtown, with housing complementing the other entertainment, dining, and retail objectives.

The Housing Strategy emphasizes quality urban residential and mixed-use development as an integral part of, and a contributor to the successful implementation of the planned Arts Neighborhood and Hospitality District in SOMA. The Housing Strategy assumes housing in this area needs to:

- Be integrated as part of hospitality, arts/entertainment, parking, transit and park/open space planning;
- Reflect a variety of housing needs—market rate, work force, art’s loft housing, affordable housing on either an ownership or rental basis;
- Respond to various opportunities to develop residential or mixed-use projects through new construction, rehabilitation and/or adaptive reuse;
- Be pursued through partnerships with the Downtown Stockton Alliance, property owners, non-profit art organizations, developers; and
- Be phased and coordinated with other public and private investment opportunities.

3.2 Arts Neighborhood/Hospitality District Development Program

The Housing Strategy recommends implementation of the Arts Neighborhood and Hospitality District in a manner that helps create the type of environment that is conducive to, and supports the development of quality urban residential and mixed-use development, and attracts private sector capital investment and potential downtown residents.

SOMA as Stockton’s Loft District: Hospitality/Cultural/Arts Facilities
The Housing Strategy recommends that housing be planned as an integral part of the Hospitality District. This diagram illustrates the existing mix of uses that would be attractive to new downtown residents.

Left:

This analysis of a Main Street block illustrates how two historic buildings could be renovated as part of an artist housing and studios project.

It features:
- New loft/live-work buildings;
- Renovated hotel and commercial buildings;
- Small arts plaza; and
- Ground floor commercial and arts uses in storefronts.

South of Miner Area (SOMA)
The existing building stock and the potential for concentrating food and entertainment uses make the SOMA the "loft district" for Stockton and the metropolitan area. The success of this housing market opportunity depends on:

- Recognizing the area’s existing historic architecture, street pattern, and unique cultural resources
- Supporting a variety of cultural facilities, programs and events;
- Creating an active lifestyle district with a mixture of daytime and night-time activities for visitors and residents;
- Facilitating community-based arts, artist loft housing, studios/exhibition space and restaurants/watering holes; and
- Promoting mixed-use development with residential uses on upper levels of mixed-use buildings.

**Merchandizing Strategies: Neighborhood Services**

Successful historic Central Business Districts maintain the "street level" charm and retail context, even though retail uses may have ceased to be the primary use. This provides a building pattern where ground floor activities can provide "watering holes", restaurants, shopping and services for residents - which are important for the long term viability of attracting a residential population in downtown. Supporting this will require:

- Development of an overall retail tenanting strategy to identify the appropriate type, mixture of ground floor commercial/retail uses that support both residents of, and visitors to the Arts Neighborhood and Hospitality District;
- Preparation and implementation of a program for retention of existing (including expansion) and attraction of new commercial, retail and restaurant uses; and
- Working with property owners and developers to facilitate occupancy of appropriate commercial/retail uses.

**Variety of Housing Choices: Residential Development Program**

The variety of housing types and tenure (ownership or rental) choices will add to the vitality and population of the downtown. The Housing Strategy recommends:

- Facilitating development of market rate, work force and affordable housing opportunities;
- Development of artist’s loft style housing;
- Adaptively reusing historic building stock where physically and economically practical; and
- Supporting development of both ownership and rental housing.

**Neighborhood Access: Parking and Transportation**

One of the competitive advantages of living in the downtown is its terrific regional access via trains, buses and highways. As the metropolitan transit hub, it offers an opportunity for "car-free" living and interregional commuting. The Housing Strategy recommends promoting:

- The downtown’s regional access opportunities;
- The downtown’s variety of transportation options–bicycle, pedestrian and automobile modes;
- Downtown as a pedestrian friendly, walk-able district with appropriate sidewalk, street lighting, and landscaping improvements; and
- A district approach to parking to support the desired residential and mixed-use development including on-street, off-site and joint use/shared parking solutions.

### 3.3 Action Plan

Implementation of housing in the downtown requires planning that includes various pre-development, financial and development actions to support/facilitate desired quality urban residential and mixed-use development. The Housing Strategy assumes new construction, rehabilitation and/or adaptive reuse of existing buildings will require a proactive approach including:

- Assessing existing capacity and future public infrastructure (water, sewer, utilities) needs to accommodate planned residential and mixed-use development;
• City/Agency financing of public improvements (e.g. streetscape, parking) to support desired residential and mixed-use development;

• Conducting pre-development activities (e.g. site assembly, Phase I/II environmental site assessment) to help position certain properties and/or buildings for redevelopment;

• Development of a phasing plan for public investment (e.g. installation of public infrastructure improvements) coordinated with proposed private sector capital investment; and

• City of Stockton Housing Department incentives and programs related to housing rehabilitation and production of work force housing.
Section 4: Mixed-use Overlay

The Housing Strategy recommends preparing a Mixed-use Residential Overlay zoning designation that integrates more flexible standards, a streamlined review process and financial incentives for projects that implement General Plan infill polices.

Objectives:
- Implementation of City of Stockton General Plan (currently being updated with adoption anticipated in December 2007) infill development polices, goals and objectives
- Incentives for projects that implement the community’s housing objectives; rewarding good behavior
- Emphasis on high quality, well designed “urban” housing
- Flexible standards for diverse types of infill development, product types and building programs

4.1 Residential Mixed-use Overlay Zoning
The Housing Strategy recommends establishing a new residential mixed-use overlay zoning designation that is applicable to “opportunity areas” as designated in the adopted City of Stockton General Plan. The overlay would provide a flexible set of standards, guidelines, streamlined approval and incentives to facilitate quality urban residential and mixed-use infill development.

Implements General Plan Policies
The Draft General Plan Update includes a series of policies that are targeted to facilitation of infill housing. The Land Use, Housing, and Districts and Villages Elements include polices that can be implemented by recommendations in the Housing Strategy. The Housing Strategy:
- Facilitates infill development policies, goals and objectives established in the City of Stockton General Plan;
- Recommends a residential mixed-use overlay zone that aligns with planning districts designated in the City of Stockton General Plan; and
- Supports City of Stockton General Plan designated “opportunity areas”.

Residential Mixed-use Overlay District
A residential mixed-use overlay provides an alternative to existing “absolute” standards by providing flexibility to fit new projects into urban neighborhoods with an emphasis on context. The Residential Mixed-use Overlay would:
- Be coordinated with financial and process incentives to reward projects that meet policy and neighborhood objectives;
- Retain existing underlying zoning designations;
- Have simplified standards and guidelines established specifically to accommodate desired urban infill/downtown residential and mixed-use development—not a modified version of existing “edge” development standards and guidelines; and
- Use a context-based review approach that fits housing and mixed-use projects into urban neighborhoods.

Flexible Context-based and District Approach
The overlay would encourage quality design and allow certain development standards to be met off-site. This approach assumes:
- Allowing a district approach to meeting parking and open space requirements, including the ability to meet certain requirements off-site (e.g. parking, open space);
- Flexibility in building setback, height and density standards to accommodate urban scale residential and mixed-use development;
- Flexibility in standards in order to promote/support a variety of building types and housing product types; and
- Flexibility in public infrastructure (water, sewer, utilities) and improvement.
Design Considerations
The Residential Mixed-use Overlay would support General Plan policies requiring new development be compatible in terms of character with existing neighborhoods. Overlay standards, guidelines and review process would stress design that responds to neighborhood context, desire to increase density of infill and provide a variety of housing types. The overlay would emphasize:

- Achieving compatibility of different types of land and building uses;
- Minimizing potential impacts on residents;
- Integration of street pedestrian environment with residential and mixed-use development; and
- Compatibility of uses in terms of building scale, height, design, etc.

Incentives
The Housing Strategy recommends that regulatory (zoning) and financial incentives work as an integral part of an overlay. The Residential Mixed-use Overlay should:

- Increase residential densities for projects that implement community objectives;
- Provide flexible (reduced) standards for building setbacks, building height, parking, open space, etc.;
- Provide alternatives for public infrastructure and improvement requirements related to demand created by proposed development by allowing participation in district-wide solutions;
- Allow parking and open space requirements to be reduced or provided on a district basis (off-site); and
- Have an alternative development fee structure (Public Facility Fees) for qualified infill residential or mixed-use development that meets the community’s objectives.

4.2 Rewarding Good Behavior–Incentives
The Residential and Mixed-use Overlay would be accompanied by a review process and potential for financial incentives. Projects that support housing and mixed-use development objectives in the overlay zone would be eligible for incentives.

Streamlined Review Process
The Housing Strategy stresses reducing the processing time and steps following the overlay standards and guidelines. The overlay process should:

- Expedite development, design and building review process for projects that meet established standards and guidelines;
- Have adequate staff capacity and supporting organizational structure with assurance for ongoing staff support and commitment; and
- Increase administrative levels of review, while decreasing uncertain, time consuming discretionary actions, for small development projects that meet desired criteria.
Section 5: Infill Financial Incentive Program

The Housing Strategy bundles financial incentives with the Residential Mixed-use Overlay. This includes an array of Agency and City incentives that range from active facilitation of new residential and mixed-use projects to passive incentives that promote infill development by reducing fees.

Objectives:
- Leverage City and Agency assets to support public policy objectives for downtown residential/mixed-use development and neighborhood revitalization
- Enhance financial feasibility of desirable infill/downtown residential and mixed-use development
- Create opportunities for private sector capital investment
- Provide a wide spectrum of incentives that can support a variety of project uses, types and conditions

5.1 Financial Incentive Program
The City of Stockton is already engaged in a number of programs and activities to financially assist the development of infill/downtown residential and affordable housing through its Redevelopment, Community Development and Housing departments. The City should arrange these existing tools into a "state-of-the-art" program that provides a wide range of incentives to assist/facilitate a variety of residential and mixed-use development through a combination of new construction, rehabilitation and adaptive reuse.

Agency Acquisition/Assembly of Property
The Housing Strategy recommends using the Agency and City-owned property to facilitate development of new neighborhoods and revitalization of existing neighborhoods. The Housing Strategy recommends:
- Acquisition and assembly of strategically located properties that support neighborhood revitalization objectives;
- Conducting predevelopment activities to help position the sites for development such as assessment of environmental conditions (e.g. Phase I/II environmental site assessment) and implementing remediation/clean-up activities where practical and feasible; and
- Using City and Agency owned property to facilitate (economically) development of catalyst projects (residential and mixed-use) through disposition to private sector partners.

City/Agency Financed Infrastructure
The Housing Strategy recommends development of infrastructure plans and projects that help make sites ready for new infill housing and mixed-use development. This includes:
- Assessing existing capacity and future needs for public infrastructure (water, sewer, utilities) related to planned residential and mixed-use development;
- Establishing criteria related to priority allocation of City of Stockton Capital Improvement Program (CIP) funding for financing of public infrastructure and public improvements;
- Establishing public infrastructure and improvements as priority in the applicable five-year implementation plan for allocation of redevelopment tax increment funding; and
- Using City and Agency funded public infrastructure and improvements to facilitate, support and accommodate desirable residential and mixed-use development.

Alternative Development Fee Structure
Generally, infill housing and mixed-use development places a lower demand on public infrastructure and services. The Housing Strategy recommends establishment of an alternative (reduced) development fee schedule for infill housing and mixed-use development. This will require:
- A nexus study to determine the extent of public infrastructure and improvements
necessary to accommodate desirable infill/downtown residential and mixed-use development; and
• The nexus study to be used to establish an “alternative” development fee structure (Public Facilities Fees) for infill/downtown residential and mixed-use development.

City of Stockton Housing Department Programs
(create affordable housing opportunities)
Existing and new programs can be applied strategically, contributing to affordable and other housing objectives for neighborhoods. The Housing Strategy recommends:
• Continuing implementation of existing programs that help create affordable housing opportunities such as the Down Payment Assistance Program, Emergency Repair Program, Housing Rehabilitation Program, Neighborhood Improvement Funds, Housing Reconstruction Program, and Rental Housing Program; and
• Pursuing new programs that could assist in creating/increasing ownership opportunities.

Pursue Grants, Loans and Tax Credits
A variety of state and federal grant programs can be used to support the Housing Strategy. This includes pursuing various federal and state grant, loan and tax credit programs that could financially assist the development of desirable infill/downtown residential and mixed-use development. Examples include, but are not be limited to:

• Proposition IC;
• California Infrastructure Bank (I-Bank);
• New Market Tax Credits; and
• Historic Preservation Tax Credits.

Parking District: In-lieu Fee
Parking can be a costly feature for housing, particularly in a downtown setting where land and construction costs are higher than in “greenfield” development areas. In addition, many infill and downtown projects appeal to residents that do not want or need suburban parking facilities. The Housing Strategy recommends:

• Viewing provision of parking for downtown residential and mixed-use development on a “district” basis;
• Using a district approach to shared parking to help achieve certain downtown revitalization objectives including supporting existing and new commercial, retail, and restaurant businesses, facilitating desirable residential and mixed-use development, and enhancing financial feasibility of residential and mixed-use development;
• Allowing parking to be on-site, off-site (including on-street) and/or through joint use and shared parking solutions; and
• Allowing an in-lieu fee program for parking where the City can use the revenue for constructing, operating and maintaining parking facilities at a reduced cost to developers.
**ACTION PLAN**

The Action Plan describes tasks, responsibilities, phasing and scheduling of activities necessary to implement the Housing Strategy. This includes development of financial incentives, planning, regulatory incentives, redevelopment, infrastructure and neighborhood revitalization activities.

**Objectives:**

- Make available certain financial incentives to assist in the economic feasibility of planned development
- Complete planning and environmental review/documentation in initial priority areas to establish basic land use entitlements
- Create development standards that facilitate desirable “urban” downtown housing and mixed-use development
- Complete various predevelopment activities to help position designated properties/buildings for redevelopment, rehabilitation or adaptive reuse
- Assess, plan, fund and implement public infrastructure and improvements needed to accommodate planned development
- Use the indicated implementation activities to help achieve community’s objectives for revitalization of the downtown core and its surrounding neighborhood

**Overview**

The Housing Strategy includes a recommended Action Plan which is organized around four primary areas of implementation actions including: 1) Planning and Predevelopment; 2) Redevelopment; 3) Regulatory; and 4) Financial Incentives.

The specific recommended implementation action items are presented in the attached table. For each category there are specific implementation action items listed including the corresponding objective(s), responsible parties, phasing (by fiscal year) and tentative schedule for completion. In terms of phasing, there are three phases:

- Phase One (Fiscal Year 2007/08);
- Phase II (Fiscal Year 2008/09); and
- Phase III (Fiscal Year 2010/12).

**Planning and Predevelopment Actions**

The recommended planning and predevelopment actions are intended to result in positioning certain priority areas for desired urban residential and mixed-use development by establishing the underlying land use entitlements, determining the extent of potentially required public infrastructure and completing the required environmental review.

The recommended action items are primarily related to: 1) preparing master plans for certain designated initial downtown residential/mixed-use priority areas (North Shore, South Shore and Fremont Park); 2) preparing specific plans for certain neighborhoods surrounding the downtown core (Monte Diablo, the Peninsula, Midtown West/Weber Neighborhood); 3) coordinating with other downtown planning efforts underway by the City of Stockton related to a proposed hospitality/entertainment/arts district and marketing/branding of the City. The City is also in the process of restructuring the planning/building department permit processing, and building fee structure – which creates the opportunity to integrate solutions that address the unique challenges of infill and mixed use residential development.

The recommended planning efforts include an assessment of existing public infrastructure capacity and future needs to accommodate planned development, and preparation/processing of the appropriate environmental review/documentation in accordance with the California Environmental Quality Act (CEQA).

**Redevelopment Actions**

The recommended redevelopment actions are intended to address specific redevelopment...
Greater Stockton Downtown Housing Strategy

(new construction, rehabilitation and adaptive reuse of historic buildings) activities in the downtown core and surrounding residential neighborhoods.

The recommended action items are primarily related to: 1) establishing certain master development areas; 2) pursuing of private redevelopment of City and Agency owned property (e.g. Southpointe Project, Magnolia Place, Henrey Building); 3) providing Agency public financing assistance for public-private redevelopment projects; 4) pursuing potential acquisition, rehabilitation and/or adaptive reuse of existing hotels and historic buildings in the “South of Miner Avenue” or SOMA District and existing Victorian housing in the Cabral Station Neighborhood. Specific examples of potential City-owned, historic buildings in the downtown area (SOMA District) include the Hotel Terry, Earle Hotel, La Verta and Chargin Building.

Related to the acquisition and disposition of City and Agency owned properties, the Housing Strategy recommends that the Agency undertake certain predevelopment actions (e.g. Phase I/II environmental site assessment, remediation/clean-up activities) to help position such properties for private redevelopment.

In addition, the Housing Strategy acknowledges the proposed merger of the West End Redevelopment Project Area and Rough & Ready Island/Port Redevelopment Project Area which is currently underway. This effort is intended to increase the financial capacity (redevelopment tax increment funding) for the Agency for financing eligible redevelopment projects and activities.

Financial Incentive Actions
The City of Stockton is already engaged in a number of programs and activities to financially assist the development of infill/downtown residential and affordable housing through its Community Development, Housing and Redevelopment departments. The recommended financial incentive actions are intended to arrange the existing and recommended tools into a “state-of-the-art” program that provides a wide range of incentives to assist/facilitate a variety of residential and mixed-use development through a combination of new construction, rehabilitation and adaptive reuse.

The recommended action items are primarily related to: 1) establishing alternative (reduced) development fees and Public Facility Fees related to infill residential and mixed-use development; 2) pursuing federal and state loan, grant and tax credit funding to financially assist catalyst infill residential and mixed-use redevelopment; 3) continuing the existing City of Stockton Housing Department affordable and work force housing programs; 4) establishing priorities for use of City Capital Improvement (CIP) funding for financing of public infrastructure related to residential and mixed-use development and providing redevelopment funding to financially assist projects in need of subsidy; and 5) pursuing joint use of Central Parking District spaces for accommodating on-site parking requirements for residential and mixed-use development.

Regulatory Actions
The recommended regulatory actions are intended to address establishing the appropriate guidelines, standards, process and administrative capacity to facilitate residential and mixed-use development.

The recommended action items are primarily related to: 1) amending the existing City of Stockton infill development guidelines to add certain incentives; 2) establishing flexible development standards and public infrastructure requirements; 3) adopting a new streamlined planning and building review/approval process; 4) establishing an “infill development coordinator” position to function as a single point of contact for infill residential and mixed-use development; and 5) implementing City of Stockton General Plan policies that support infill development in designated opportunity areas.

In addition the Housing Strategy recommends establishing a new Residential and Mixed-Use Overlay zoning designation in certain designated areas e.g. SOMA District which would provide for the type of design guidelines, development standards and public infrastructure/ improvement requirements that could accommodate the desired type of infill residential and mixed-use development; including the ability to provide
required parking and open space on a district basis.

**Implementation Principles**
The following are recommended principles that provide a framework for public investment and actions to be undertaken by the City of Stockton related to carrying out the Housing Strategy.

**Geographic Location**
- Redevelopment activities should be located in a manner that provides for connections and linkages to the downtown core and surrounding established residential neighborhoods.
- Redevelopment activities should be located near and build on existing assets or other key planned development.
- Initial redevelopment activities should be located in focused areas of downtown Stockton including North Shore, South Shore and Fremont Park.

**Leverage of City Assets**
- The City should use its existing assets (land, parking, public financing) to create redevelopment opportunities.
- The City should use publicly-owned land as catalyst for new development sites to help stimulate downtown rejuvenation and neighborhood revitalization.
- The City should use proposed assets (i.e. public improvements, parking, etc.) to facilitate planned private redevelopment.

**District-Based Infrastructure**
- Public financing mechanisms should be used to assist in the financing and installation of planned public infrastructure improvements to accommodate planned public or private redevelopment.
- Public infrastructure and improvements (streets, parks, parking, etc.) should be installed on a district basis in designated focused areas the City is attempting to promote redevelopment and revitalization activities.
- Installation of public infrastructure and improvements should be used as a tool to help stimulate private sector interest in new development activities.

**Focus Areas**
- Sites and/or existing buildings being positioned for private redevelopment should be concentrated in order to create synergy and achieve greater benefit from potential public investment.
- Catalyst redevelopment sites should be concentrated in order to create the desired identity of an area designated for retail, residential and/or mixed-use development.
- Catalyst redevelopment sites should be concentrated in order to create the potential for greater value of development for the private sector.

**Coordination of Public and Private Investment**
- Financing of public investments should be used as a means to facilitate private sector investment.
- The City should partner with the private sector in coordinating the location and timing of public and private investments.
- The City should coordinate public investment with private sector investment in order to leverage/maximize the potential public benefit from its investment.

**Schedule**
The Action Plan identifies an initial Five-Year plan of initiatives and activities that will result in the direct production of housing units, or more importantly, provide the initial steps to encourage a sustained, market-driven approach to infill housing and mixed-use development. As implementation will be phased, examples of milestones are, as follows:

**Phase I – 2007 to 2008**
- Complete Master Plans (Waterfront, Fremont Park)
- Complete infrastructure assessments (Waterfront, Fremont Park)
- Complete environmental impact report (Merged Waterfront Redevelopment Area)
- Pilot neighborhood plan (Fremont Park)
- Approve Residential Mixed-use Overlay
- Approve financial incentives package

**Phase II – 2009 to 2010**
Greater Stockton Downtown Housing Strategy

- Expand neighborhood planning (Midtown West)
- Completion of initial catalyst projects (South Pointe, Henery, Magnolia Place) and commencement of unit sales
- Establish development partnerships, and pursue entitlements for catalyst sites (Waterfront, Fremont Park sites)
- Continue Master Planning (Peninsula, Monte Diablo)

Phase III - 2010 to 2012
- Complete construction of initial Waterfront and Fremont Park developments
- Construct Stockton Channel Riverwalk
- Construct Miner Avenue Streetscape improvements

Partnerships
The successful implementation of the Housing Strategy requires a significant and sustained commitment of resources from the City of Stockton, the Redevelopment Agency, and a host of institutional and private sector partners. These partnerships include:

Public Sector/Institutional Partners
- City of Stockton
- Stockton Redevelopment Agency
- Central Parking District
- Stockton Unified School District
- San Joaquin Regional Transit District
- San Joaquin Regional Rail Commission
- San Joaquin Council of Governments
- University of the Pacific
- CSUS – Stanislaus/Stockton

Private Sector Partners
- Downtown Stockton Alliance
- BIA of the Delta
- Private developers
- Non-profit developers
- Property owners
- Real estate brokers
- Lenders
- Residential serving businesses
## Downtown Stockton Housing Strategy Draft Implementation Action Plan

<table>
<thead>
<tr>
<th>Implementation Action</th>
<th>Objective</th>
<th>Responsibility</th>
<th>Phasing/Schedule</th>
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<tbody>
<tr>
<td><strong>A. Planning &amp; Predevelopment Actions</strong></td>
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<tr>
<td><strong>A1. Prepare Waterfront District Master Plans to guide development of new neighborhoods on the North and South Shore of the Stockton Channel, including:</strong></td>
<td><strong>Prepare Master Plan for North and South Channel Districts that creates a vision for transition of industrial properties to a residential/mixed-use district.</strong>&lt;br&gt;Eliminate constraints to development&lt;br&gt;Streamline development approvals&lt;br&gt;Identify funding mechanisms for infrastructure development</td>
<td><strong>Lead:</strong> Redevelopment staff&lt;br&gt;<strong>Coordination:</strong> Community residents/businesses/community organizations &amp; property owners&lt;br&gt;Community Development &lt;br&gt;Parks and Recreation &lt;br&gt;Public Works</td>
<td><strong>Phase I (2007/08)</strong>&lt;br&gt;Authorize Request for Proposals (RFP) and consultant contract amendments 8/28/07&lt;br&gt;Targeted completion: Consideration by City Council by August 2008&lt;br&gt;Ongoing environmental site assessment and remediation activities</td>
</tr>
<tr>
<td><strong>A2. Prepare Fremont Park Neighborhood Plan to guide revitalization of existing residential neighborhood in close proximity to the downtown core area.</strong></td>
<td><strong>Prepare a neighborhood plan for the Fremont Park District, with an overall objectives of:</strong>&lt;br&gt;• Master plan&lt;br&gt;• EIR&lt;br&gt;• Assess Neighborhood needs&lt;br&gt;• Identify catalyst projects and activities</td>
<td><strong>Lead:</strong> Redevelopment staff&lt;br&gt;<strong>Coordination:</strong> Community residents/businesses/community organizations &amp; property owners&lt;br&gt;Community Development &lt;br&gt;Parks and Recreation &lt;br&gt;Public Works</td>
<td><strong>Phase I (2007/08)</strong>&lt;br&gt;Authorize RFP and consultant contract amendments 8/28/07&lt;br&gt;Target for Completion by August 2008</td>
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| A3. Monte Diablo Specific Plan, Infrastructure Assessment & Environmental Impact Report (Property located between Fremont Street terminus and Louis Park) | Prepare comprehensive plan that includes land use, circulation, open space, public facilities, phasing, and financing for approximately 85 acre property | Lead: Property Owners                   | Phase II (2008/09)  
Fall 2007, schedule meetings with key Monte Diablo property owners establish a public/private process for planning and redevelopment of the 85-acre site on the north bank of the Stockton Channel |
| A4. Waterfront West Specific Plan, Infrastructure Assessment & Environmental Impact Report (Peninsula property located west of I-5) | Prepare comprehensive plan that includes land use, circulation, open space, public facilities, phasing, and financing for approximately 25 acre waterfront property | Lead: Property Owners                   | Phase I (2007/08)  
Fall 2007, schedule meetings with key Peninsula property owners to establish a public/private partnership for planning and redevelopment of the 25-acre site located on the south bank of the Stockton Channel  
Ongoing environmental site assessment and remediation activities |
| A5. South of Miner Avenue (SOMA) Entertainment Mixed-Use                                                                                      | Coordinate residential development as part of SOMA entertainment district  
  a. Adopt mixed use policies  
  b. Assist with initial, catalyst projects  
  c. Coordinate with Hospitality District stakeholders  
  Address parking issues | Lead: Redevelopment  
  Coordination: Property owners  
  Businesses  
  Community Development | Phase II (2008/09)  
Fall 2007, Identify potential sites in the South of Miner Area (SOMA) for development of loft housing projects, including reuse of historic buildings. |
| A6. Waterfront Reconnection Study                                                                                                           | Prepare concept plan for river trail connecting | Lead: Community Development | Phase II (2008/09)  
Pursue grant funding |
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<tr>
<td>A7 Prepare Midtown West/Weber Neighborhood Plan</td>
<td>Downtown to Louis Park</td>
<td>Coordination: Property owners Public Works Redevelopment Consultant</td>
<td>in 2007/08 Undertake/complete study in 2008/09 timeframe</td>
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<td>Prepare a neighborhood plan for the Midtown West/Weber Neighborhood, with an overall objectives of:</td>
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<td>• Master plan</td>
<td>Lead: Redevelopment</td>
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<td>• EIR</td>
<td>Coordination: Community residents/businesses/community organizations &amp; property owners</td>
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<td>• Assess Neighborhood needs</td>
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<td>• Identify catalyst projects and activities</td>
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<td>Phase III (2009/2010)</td>
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<tr>
<td>A8 Coordination with related planning studies including the development of a downtown hospitality district, and marketing and branding effort sponsored by the Downtown Stockton Alliance</td>
<td>Ensure that infill housing strategy is integrated with efforts to create a downtown entertainment district, as well as efforts to market and brand the City of Stockton</td>
<td>Lead: Redevelopment Coordination: Downtown Alliance</td>
<td>Phase I (2007/08) Preparation of “master implementation schedule” that coordinates each efforts implementation – create perception of seamless approach</td>
</tr>
<tr>
<td>B. Redevelopment Actions</td>
<td>Creation of Master Development Areas as necessary to encourage property owner participation in redevelopment efforts, including:</td>
<td>Lead: Redevelopment</td>
<td>Phase I (2007/08)</td>
</tr>
<tr>
<td>B1. Master Development Areas</td>
<td>• Arena West MDA</td>
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<td>• Washington Street MDA</td>
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<td>• Block 73 MDA</td>
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<td>• Peninsula MDA</td>
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<tr>
<td><strong>B2. Pursue development of Redevelopment Agency Owned property</strong></td>
<td>Negotiate Disposition and Development and Purchase and Sales agreements for catalyst housing or mixed-use projects. • Southpointe Project • Magnolia Place • Historic Henery Building</td>
<td>Lead: Redevelopment</td>
<td>Phase I (2007/08) Southpointe Agreement: consideration by City Council within six months Magnolia Place Agreement: consideration by City Council within six months Henery Building Agreement: consideration by Redevelopment Agency within six months</td>
</tr>
<tr>
<td><strong>B3. Pursue rehabilitation and adaptive reuse of historic City/Agency owned property located in the SOMA District</strong></td>
<td>Prepare physical and financial feasibility studies for City/Agency owned properties</td>
<td>Lead: Redevelopment</td>
<td>Phase I (2007/08) City Council policy consideration in September 2007 Completion studies within six months</td>
</tr>
<tr>
<td><strong>B4. Public/Private Infill Development Projects</strong></td>
<td>Continue to assist private developers seeking City/Agency assistance to develop residential infill projects, including identification of financial incentives and other public assistance.</td>
<td>Lead: Redevelopment</td>
<td>Phase I (2007/08) Implement on a case by case basis based on project needs and City/Agency funding availability</td>
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<tr>
<td><strong>B5. Administrative – create financial capacity</strong></td>
<td>Create financial capacity through completion of Merger of West End Redevelopment Area with Rough &amp; Ready Island/Port</td>
<td>Lead: Redevelopment Coordination: Port of Stockton Downtown Alliance</td>
<td>Phase I (2007/08) Process to merge redevelopment areas in progress; project completion by mid 2008</td>
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</table>
## Greater Stockton Downtown Housing Strategy

### Implementation Action

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</table>
| B6. Cabral Station Neighborhood               | Acquisition and rehabilitation of historic Victorian residences in area of Cabral (ACE Rail) Station Neighborhood | *Lead*: SJ Regional Rail Commission  
*Coordination*: Redevelopment Community Development | Phase I (2007/08) |

#### C. Financial Incentive Actions

| C1. Amend City’s development fee schedule for Building Department Fees | Amendment of City’s development fee schedule to reduce fees for qualified infill residential and mixed use development within established redevelopment areas | *Lead*: Redevelopment Community Development Public Works Municipal Utilities | Phase I (2007/8)  
Targeted completion: City Council consideration within 60 days |

| C2. Amend City’s Public Facility Fee Guidelines for Public Facility Fees | Amend City’s guidelines to reduce most Public Facility Fees for qualified infill residential and mixed use development within established redevelopment areas | *Lead*: Redevelopment Community Development Public Works Municipal Utilities | Phase I (2007/8)  
Targeted completion: City Council consideration with 60 days |
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</table>
| A) Apply for Proposition 1C grant funding to assist with financing for adaptive reuse of historic buildings, such as the Henery Building Condominium project | *Lead:* Redevelopment  
*Coordination:* Housing Department | Phase I (2007/08)  
Anticipate application submittal in Fall 2007, upon issuance of HCD guidelines issued. |
| B) Pursue Historic Preservation Tax Credits to help finance rehabilitation of historic buildings  
- Henery Building  
- Residential hotels  
- Former warehouse or retail | *Lead:* Redevelopment  
*Coordination:* Community Development  
State Office of Historic Preservation (SHPO) | Phase I (2007/08)  
Review Henery Building with State Off to determine eligibility for tax credits. |
| C) Pursue State Proposition 40 funds for residential related parks development  
- Fremont Park improvements  
- Stockton Channel Riverwalk  
- Waterfront Parks  
- Oak Park catalyst housing project | *Lead:* Redevelopment  
*Coordination:* Parks and Recreation | Phase I (2007/08)  
Ongoing |
| C4. City of Stockton Housing Department Programs | Continue existing and pursue new affordable housing programs can be applied strategically, contributing to the housing objectives for the neighborhoods | *Lead:* Housing Department  
*Coordination:* Redevelopment | Phase I (2007/08) |
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<td>C5. Parking District In-Lieu Fee</td>
<td>Pursue using joint use of Central Parking District spaces as a way to provide parking for infill residential and mixed-use development at little or no cost.</td>
<td>Lead: Central Parking District  Coordination: Redevelopment</td>
<td>Phase I (2007/08)</td>
</tr>
<tr>
<td>C6. Federal Grants</td>
<td>Pursue New Market Tax credits for catalyst mixed use/ownership housing project.  Pursue use of CDBG funds to assist with development of mixed-income housing project</td>
<td>Lead: Redevelopment  Coordination: Housing Department</td>
<td>Phase I (2007/08)  Program guidelines anticipated in Fall 2007</td>
</tr>
</tbody>
</table>
| C7. Local funds (City/Agency) | A) Establish a general fund allocation with the City's Capital Improvement Program to assist with financing of infrastructure related to proposed infill residential and mixed-use development for infill housing  
B) Consider allocating a portion of redevelopment tax increment set aside funds to create affordable ownership housing within mixed income projects | Lead: Redevelopment  Coordination: Housing Department  
Public Works Dept.  Municipal Utilities Dept. | Phase II (2008/09)  City Council review of proposal as part of FY 08/09 City budget process  
Review proposal as part of 08/09 budget process |
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<tr>
<td>D) Write down the cost of City/Agency land contributed to an infill housing and mixed use development project, as a way of assisting development where subsidies are necessary.</td>
<td><strong>Lead:</strong> Redevelopment, <strong>Coordination:</strong> Housing Department</td>
<td>Phase I (2007/08) Implement on case by case basis, based on project need and City/Agency funding availability.</td>
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<td>D. Regulatory Actions</td>
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<tr>
<td>D1. Amend City’s Infill Development Guidelines</td>
<td>Amend existing Section 16-330 to add new infill development guidelines and incentives for infill residential and mixed use development within the City’s established redevelopment areas</td>
<td><strong>Lead:</strong> Community Development, <strong>Coordination:</strong> Redevelopment staff</td>
<td>Phase I (2007/08) City Council action on 8/28/07 to approve scope of work for preparation of new infill guidelines. Targeted completion: within six months.</td>
</tr>
<tr>
<td>D2. Adoption new streamlined process for Infill Development</td>
<td>Goal of reorganizing the existing project entitlement, and building department review for infill residential projects; part of broader process restructuring</td>
<td><strong>Lead:</strong> Community Development, <strong>Coordination:</strong> Redevelopment Housing Department, Infill Council of the Delta</td>
<td>Phase I (2007/08) Target for completion: within six months.</td>
</tr>
<tr>
<td>D3. Appoint Infill Coordinator as “single point of contact” for residential infill development</td>
<td>Issue to be addressed as part of Community Development Departments restructuring process</td>
<td><strong>Lead:</strong> Community Development, <strong>Coordination:</strong> Redevelopment Housing Department, Infill Council of the Delta</td>
<td>Phase I (2007/08) Target for completion: Issue to be addressed as part of the Community Development Departments restructuring process to be considered by City Council within six months.</td>
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<tr>
<td>D4. Prepare Overlay for SOMA District South of Miner Avenue</td>
<td>Prepare comprehensive plan that includes land use, circulation, open space, public facilities, phasing, and financing</td>
<td><strong>Lead:</strong> Community Development, <strong>Coordination:</strong> Redevelopment Alliance</td>
<td>Phase III (2010/11) Targeted completion: Consideration by City Council in 2010.</td>
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<td>Phasing/Schedule</td>
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| D5. Implement General Plan Update policies | Implement General Plan policies that are intended to support infill development in designated “opportunity sites” | Lead: Community Development  
Coordination: Redevelopment | Phase I (2007/08) |
| D6. Establish “flexible” context based development standards and public infrastructure/improvement requirements | Prepare flexible development guidelines as part of subject “Overlay”, including ability to provide for parking and open space on district basis | Lead: Community Development  
Coordination: Redevelopment | Phase I (2007/08)  
Targeted completion: Consideration by City Council within six months |
**Acknowledgements**

City of Stockton City Council/ Redevelopment Agency of the City of Stockton

Mayor Edward J. Chavez  
Vice Mayor Gary S. Giovanetti, District 5  
Councilmember Steve J. Bestolarides - District 1  
Councilmember Dan J. Chapman - District 2  
Councilmember Leslie Baranco Martin, District 3  
Councilmember Clem Lee, District 4  
Councilmember Rebecca G. Nabors - District 6

Downtown Action Team Housing Subcommittee and Focus Groups

<table>
<thead>
<tr>
<th>Name</th>
<th>Representing</th>
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<tbody>
<tr>
<td>Kathy Miller</td>
<td>Downtown Stockton Alliance</td>
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<tr>
<td>Peggy Massey</td>
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<tr>
<td>Tom Bowe</td>
<td>WMB Architects</td>
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<tr>
<td>Don Geiger</td>
<td>BGRN</td>
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<tr>
<td>Carol Ornelas</td>
<td>Visionary Homes</td>
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<tr>
<td>Ken Brown</td>
<td>Kencor</td>
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<td>Tom Shephard</td>
<td>Neumiller &amp; Beardslee</td>
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<tr>
<td>Jeroen Gerrese</td>
<td>Regent Development</td>
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<tr>
<td>Roberto Delez</td>
<td>Property owner</td>
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<tr>
<td>Taste of Brittany</td>
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<tr>
<td>Mike McMinn</td>
<td>Property owner, developer</td>
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<tr>
<td>Alex Toccoli</td>
<td>General contractor</td>
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<td>Wendy Saunders</td>
<td>New Faze Development</td>
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<td>Thomas Reeve</td>
<td>ACE Rail</td>
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</table>

**Consultants**

| Bruce Race, FAIA, AICP       | RACESTUDIO          |
| Andy Plescia                 | A. Plescia & Co.    |