

## **Stockton/Fruitridge Neighborhood Opportunity Site Vision Action Plan Introduction for the BHC Website**

### **Stockton/Fruitridge Neighborhood Opportunity Site Vision Action Plan**

The California Endowment is working with the County of Sacramento and the City of Sacramento to evaluate potential development opportunities in the Stockton/Fruitridge Neighborhood to address community needs within the framework of market realities. The effort will result in a community-based development plan that leverages development opportunity sites to create sustainable change that improves the health of community residents.

### **Background**

In 2009, the Urban Land Institute was contracted by the Sacramento Housing and Redevelopment Agency to perform a Technical Advisory Program (TAP) in which a panel of nationally renowned real estate professionals studied the real estate market opportunities along the Stockton Boulevard Corridor. The TAP consisted of recommended development strategies that included a mix of affordable housing, market-rate apartments, for-sale homes and condominiums, office and retail space, and open space for a central area they titled the “Stockton Boulevard Commons.”

In 2011, the Sacramento Housing and Redevelopment Agency looked at two sites for redevelopment: the San Juan Site and the River City Site. For the San Juan Site, SHRA recommended four different options that included various housing designs, commercial and medical services, and transit access. Two options were introduced for the River City Site: (1) a commercial retail space in a single building, or (2) live/work townhouses. Both included on-site parking and transit access.

In the summer of 2014, the BHC held a weeklong Charrette to gather public input via an online tool on a variety of issues that could help shape community action plans. Feedback on housing, education, environmental health, food access, and increased safety for bicyclists and pedestrians helped the BHC develop proposals for three future potential residential development sites. Commercial and community space, apartments and affordable housing, and bicycle and pedestrian pathways were recommended for the West Campus Commons site. Live and work townhouses were proposed for the River City Site; the San Juan Site was recommended to develop townhomes, other smaller living units, commercial space, and a community garden.

### **Current Efforts**

The project team is working with stakeholders and community members to identify challenges and discuss community needs associated with opportunity sites within a ½ mile of the Stockton/Fruitridge intersection to create community visioning that considers market realities.

On April 28, a Stakeholder Advisory Committee consisting of representatives from key organizations in the area met and began working towards developing Community Values to help guide the project and its goals. A comprehensive summary from the first SAC Meeting is available [here](#).

Questions? Are you a resident who wants to get involved? Check out the upcoming Neighborhood Meeting on Thursday, June 18<sup>th</sup> from 6:00-8:00pm at the Fruitridge Community Center at 4000 Fruitridge Road. Learn more information and how to RSVP [here](#).