

Neighbors of Capitol Villas

915 L Street, C-262, Sacramento, CA 95814

October 1, 2008

Planning Commission, City of Sacramento
915 I Street, Third Floor
Sacramento, CA 95814

RE: Proposed new City General Plan

We represent residents of the 4-block residential neighborhood bounded by 5th, 7th, N and P Streets, housing approximately 739 residential units.

- Currently this is the region's highest density large-scale downtown housing area;
- This Redevelopment area is comprised of senior, affordable, high rise, and two-story garden apartments and high-rise condominiums;
- We enjoy downtown residential density PLUS green space: more than 100 trees, grassy lawns, benches, a fountain and pool with wide public access sidewalks, without vehicular traffic, on about 10 acres of land. The park-like grounds are heavily used by the public, particularly at noon hour.
- Our neighborhood, we believe, exemplifies the BEST of the Guidelines you are aiming for with your new General Plan. It is a proven and highly successful model for livable downtown housing.

We urge you to keep the current RESIDENTIAL DESIGNATIONS in the new Central Business District.

We believe ours, and all of the other current residential areas in the new "Central Business District" designation need to:

- Retain a Residential designation on the new City General Plan; AND
- Be set aside EXCLUSIVELY for residential living.

We would like our neighborhood to:

- Maintain the current amount of green space, trees, fountains, park-like setting and public access it currently enjoys.

We cordially invite Commissioners to visit and enjoy a walk through this area.



Jeanie Wilcox, Chair and Neighbors of Capitol Villas¹

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¹ Neighbors of Capital Villas was formed to address concerns about the proposed "Capital Villas" project, which seeks to subdivide and demolish the 2 story apartments and most trees and lawn, and build 5 high-rises and parking structures, including three 35-story office and/or hotel towers.