



Stakeholder Workshop Comments

City of Citrus Heights

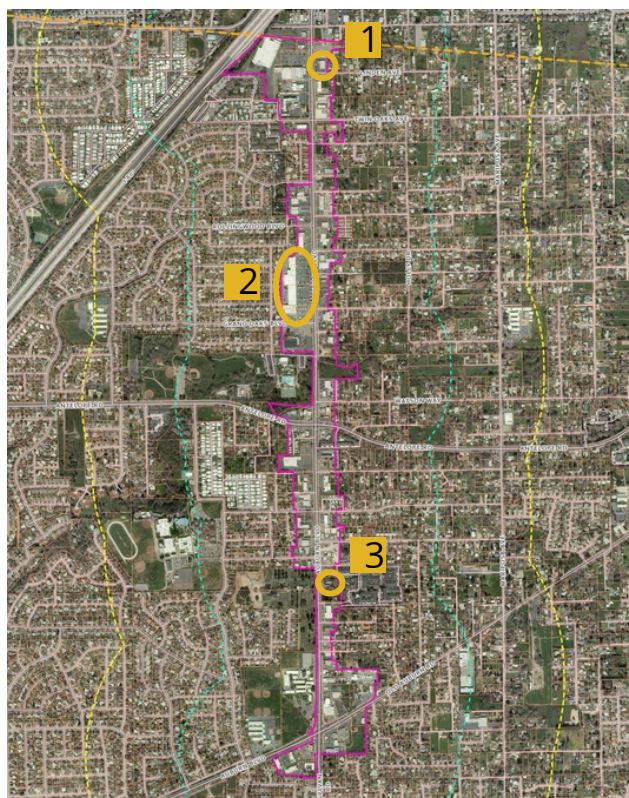
Auburn Boulevard ODDS

March 25, 2022



Opportunity Sites

Opportunity Site Selection



- 1 Elite Bicycles (8500 Auburn Blvd.)
- 2 Grand Oaks Plaza (7919-7979 Auburn Blvd.)
- 3 Citrus Heights Pet Hospital (7404 Auburn Blvd.)

Site 1 - Elite Bicycles

Existing Conditions



Site Features and Regulatory Standards

- Shares setback with several buildings to north and south
- Backs up to house-scale residential

Lot Width: 205'
Lot Depth: 175'
Area: 0.8 acres

Allowed Height: 4 stories (50')
Allowed Density: 20 du/ac max.
Allowed Non-Res. FAR: 0.6

Setbacks:
Auburn Boulevard Frontage: 5'
Side Street Frontage: 5'
Setback from Existing Residential: 20'

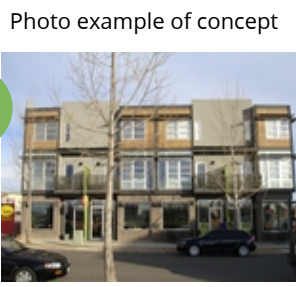
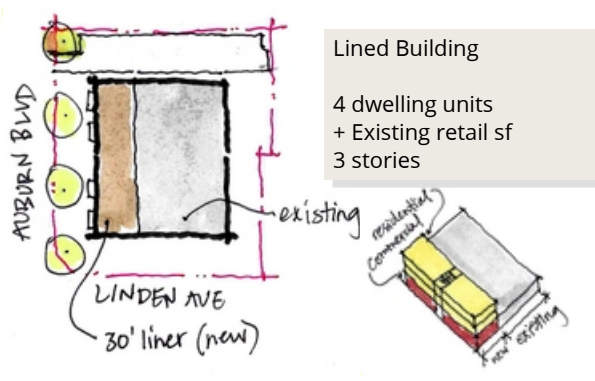
RF Roger Foreman
Mar 25, 2022 at 6:38 PM

Key challenges: parking standards, density standards, and space for community amenities

Site 1 - Elite Bicycles

Concept A Adaptive reuse + mixed-use

Preserve existing retail building as retail + add two floors of residential above



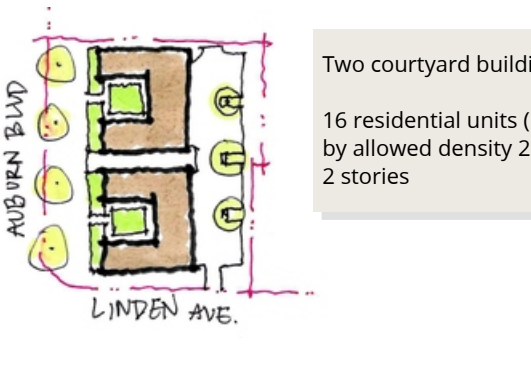
Lined Building
4 dwelling units
+ Existing retail sf
3 stories

RF Roger Foreman
Mar 25, 2022 at 6:47 PM

Question: is partial demolition attractive/more attainable?

Concept B New residential-only construction

Remove existing retail building and replace with two residential courtyard buildings



Two courtyard buildings
16 residential units (limited by allowed density 20 du/ac)
2 stories

RF Roger Foreman
Mar 25, 2022 at 6:46 PM

Creativity is key for infill

RF Roger Foreman
Mar 25, 2022 at 6:43 PM

Support for secondary open space for residences to front

RF Roger Foreman
Mar 25, 2022 at 6:44 PM

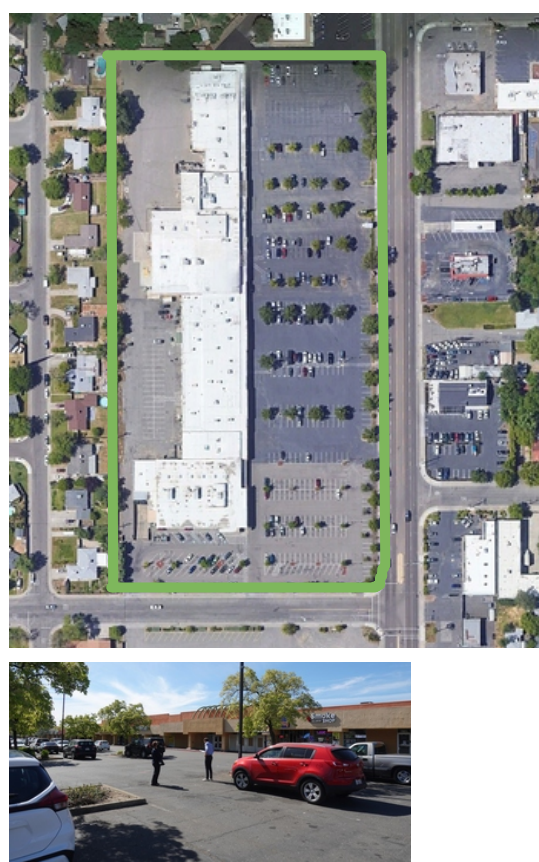
Concept A is preferable due to lack of tear-down

RF Roger Foreman
Mar 25, 2022 at 6:45 PM

Difficulty of pushing against parking requirements has discouraged redevelopment

Site 2 - Grand Oaks Plaza

Existing Conditions



Site Features and Regulatory Standards

- Large opportunity site with transformation envisioned in the Boulevard Plan
- Deep surface parking lot along Auburn Boulevard

Lot Width: 410'
Lot Depth: 900'
Area: 3.0 acres

Allowed Height:
Auburn Boulevard Frontage: 3 stories (30')
Transition to Existing Residential: 2 stories (30')
Allowed Density: 20 du/ac max.
Allowed Non-Res. FAR: 0.6

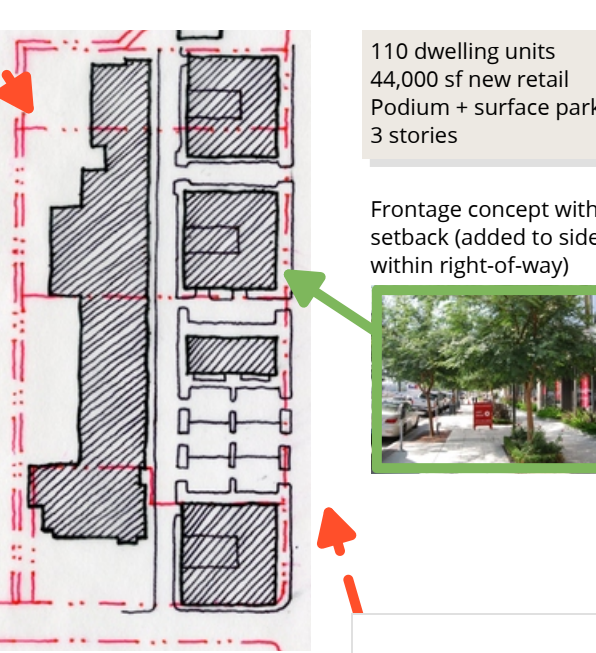
Setbacks:
Auburn Boulevard Frontage: 5'
Side Street Frontage: 5'
Setback from Existing Residential: 20'

RF Roger Foreman
Mar 25, 2022 at 6:59 PM

Parking in rear for retail?

Concept A Adaptive reuse + add mixed-use

Preserve existing retail building as retail + add mixed-use to front of site



110 dwelling units
44,000 sf new retail
Podium + surface parking
3 stories

Frontage concept within 20' setback (added to sidewalk within right-of-way)



RF Roger Foreman
Mar 25, 2022 at 6:58 PM (edited)

No public open space; podium-top courtyards for apartment residents

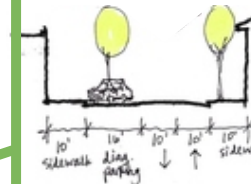
Concept B Adaptive reuse + add residential

Preserve existing retail building as retail + add residential in front of site



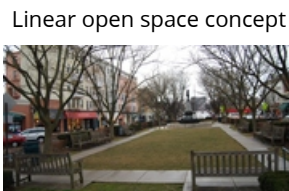
81 dwelling units
Surface, street, and tuck-under parking
2-3 stories

Street section: New N-S street with diagonal parking in front of existing retail



Similar concept with diagonal parking in front of retail

West Street, Livermore



Linear open space concept

Courtyard building concept

Concept C Replace existing building

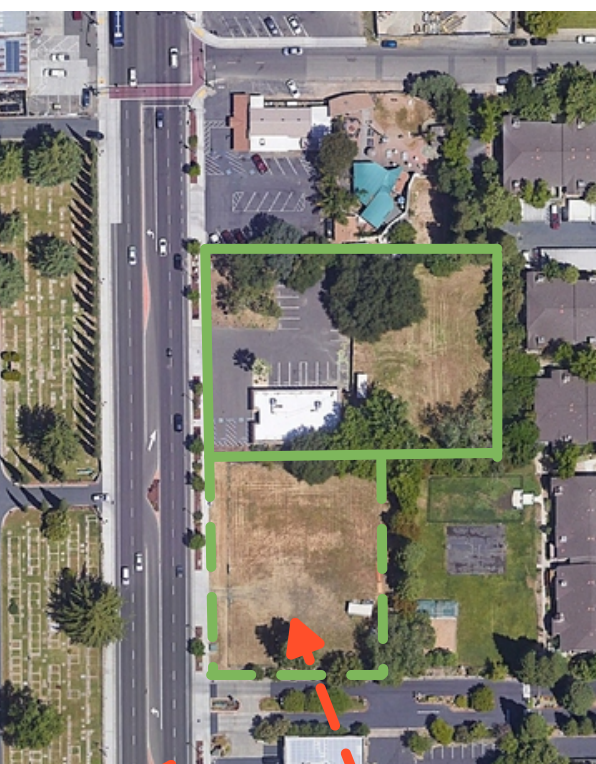
Remove existing retail and replace with residential



129 dwelling units
Surface, street, and tuck-under parking
2-3 stories

Site 3 - Citrus Heights Pet Hospital

Existing Conditions



Site Features and Regulatory Standards

- Backs up to large apartment buildings
- Across Auburn Blvd from cemetery
- Includes two large mature trees
- Parcel to the south has curb cut, which could open to an alley to serve this site
- Parcel to the north currently used by a bar

Lot Width: 165'
Lot Depth: 260'
Area: 1.0 acres

Allowed Height: 2 stories (30')
Allowed Density: 20 du/ac max.
Allowed Non-Res. FAR: 0.6

Setbacks:
Auburn Boulevard Frontage: 5'-15'
Side Street Frontage: 5'-15'
Setback from Existing Residential: 20'

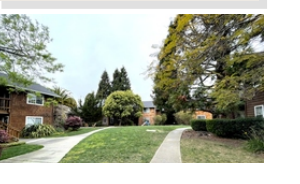


Concept A Adaptive reuse + new residential

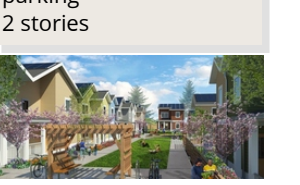
Convert existing office building into duplex + add two fourplexes



10 dwelling units (one duplex, two fourplexes)
Surface parking
1-2 stories



12 dwelling units (townhouses)
Surface + tuck-under parking
2 stories

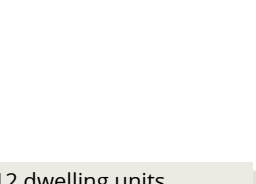


Concept B New residential

Four fourplexes around a common green



16 dwelling units (four fourplexes)
Surface parking
2 stories



12 dwelling units (townhouses)
Surface + tuck-under parking
2 stories



RF Roger Foreman
Mar 25, 2022 at 7:00 PM

Support for this as a long-term vision; can be developed piece-by-piece

RF Roger Foreman
Mar 25, 2022 at 7:01 PM

Three owners - makes implementation complex

RF Roger Foreman
Mar 25, 2022 at 7:02 PM (edited)

Tenants have long-term leases - concern about being "blocked"

RF Roger Foreman
Mar 25, 2022 at 7:03 PM

Benefit from added customer base?

RF Roger Foreman
Mar 25, 2022 at 7:05 PM

Southernmost property (bingo hall) is unlikely to redevelop - parking is needed here and bingo hall is well-used

RF Roger Foreman
Mar 25, 2022 at 7:07 PM

Starting with northernmost two parcels could be a good first step - provide momentum

RF Roger Foreman
Mar 25, 2022 at 7:19 PM

Street improvements have already been completed here

RF Roger Foreman
Mar 25, 2022 at 7:10 PM (edited)

Additional two parcels owned by Cooks - interested in leasing, but not selling

Form and Scale Survey

Heights + Building Massing

● Bad ● Ok ● Good

Examples

Height

Width



●
RF Roger Foreman
Mar 25, 2022 at 7:25 PM (edited)
Like breaking up of facade,
combination of materials

←
RF Roger Foreman
Mar 25, 2022 at 7:27 PM
4 stories could be appropriate with
enough setback from adjacent
residential and street

←
RF Roger Foreman
Mar 25, 2022 at 7:26 PM
Like this style

←
RF Roger Foreman
Mar 25, 2022 at 7:27 PM
Three stories might seem tall now,
but would be appropriate long-term

Notes

Team Notes

RF Roger Foreman
Mar 25, 2022 at 7:29 PM
People are used to just driving by;
don't pay attention to existing
buildings.

RF Roger Foreman
Mar 25, 2022 at 7:29 PM
Currently populated only by
homeless

Building Types

● Bad ● Ok ● Good

Examples

Building Type

Massing/Articulation



Notes

Team Notes

RF Roger Foreman
Mar 25, 2022 at 7:33 PM
Style: Contemporary, pitched-roof
townhouses preferred to "boxes" or
faux-traditional

Building Frontage

● Bad ● Ok ● Good

Examples

Relation to the Street



Notes

Team Notes