

Greenbriar

(M05-046 / P05-069)

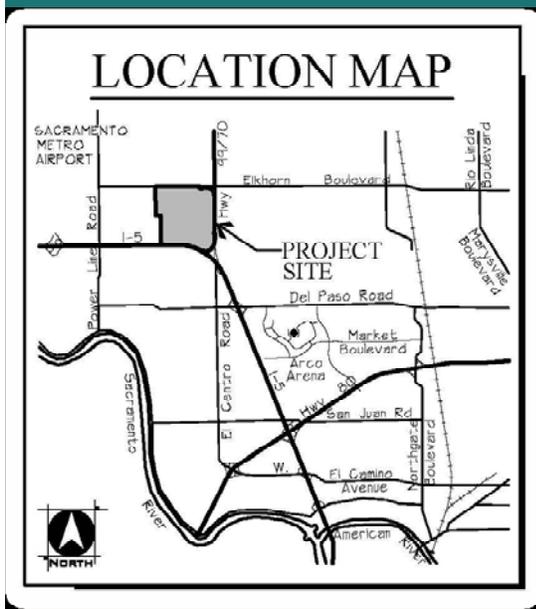
City of Sacramento
City Council Workshop
January 8, 2008

Part 1: Planning Issues
New Growth Division, Planning Department

Topics of Discussion

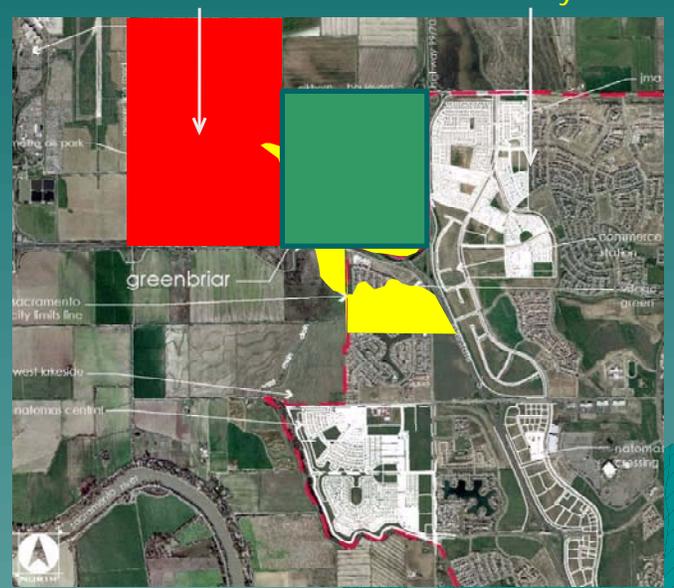
- ◆ Project Overview
 - Location and Local Context
 - Project Team
 - Land Use Plan
- ◆ Project Issues
 - Relationship to Policies
 - Housing Variety & Affordability
 - Parks & Open Space
 - Public Services & Utilities
 - Transit & Circulation
 - Finance
- ◆ Project Schedule/Next Steps

Location and Local Context



Metro Air Park

North Natomas Community Plan



Greenbriar Project Team

City Planning

- New Growth Manager, Scot Mende
- Project Manager, Arwen Wacht

LAFCo

- Executive Director, Peter Brundage
- Asst. Exec Dir, Donald Lockhart

Project Applicants

North Natomas 575 Investors, LLC

- AKT Development
- Woodside Homes
- River West Investments

Project Management

- Phil Serna, Serna Consulting
- Tina Thomas, RTM&M

City Team

Environmental, Shelly Amrhein & Tom Buford
EDAW: Gary Jakobs & Amanda Olekzulin
Parks, Mary deBeauvieres
Dev. Engineering, Samar Hajeer
Utilities, Robert Thaug

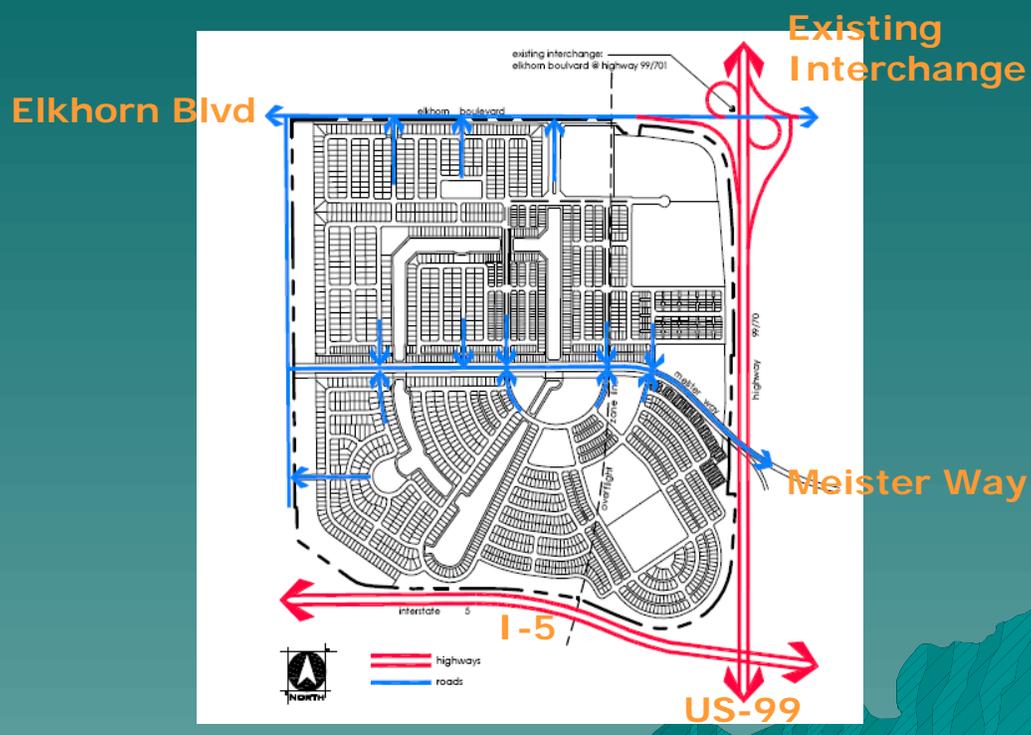
Land Use Plan & Project Info

- ◆ 577 ± acres
- ◆ 2,952 dwelling units
- ◆ 41 acres of parks
- ◆ 30-acre habitat buffer
- ◆ 40-acre detention basin/lake



- ◆ 288,000 ± sq. ft. of commercial, including a 7-acre retail/LRT station site
- ◆ 28-acre freeway buffer with ped/bike path
- ◆ 10-acre elementary school site

External Connectivity

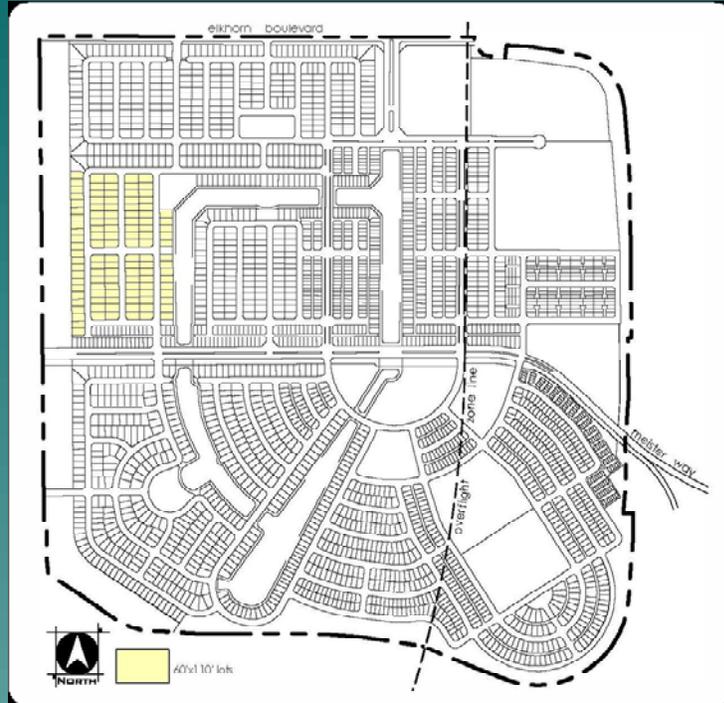


Internal Connectivity



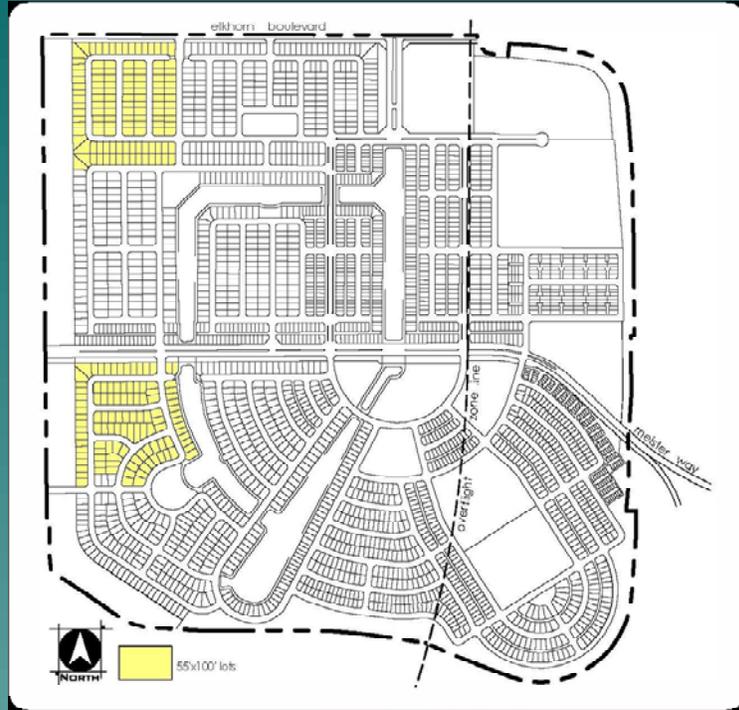
Housing Variety

◆ SFD 60' x 110'



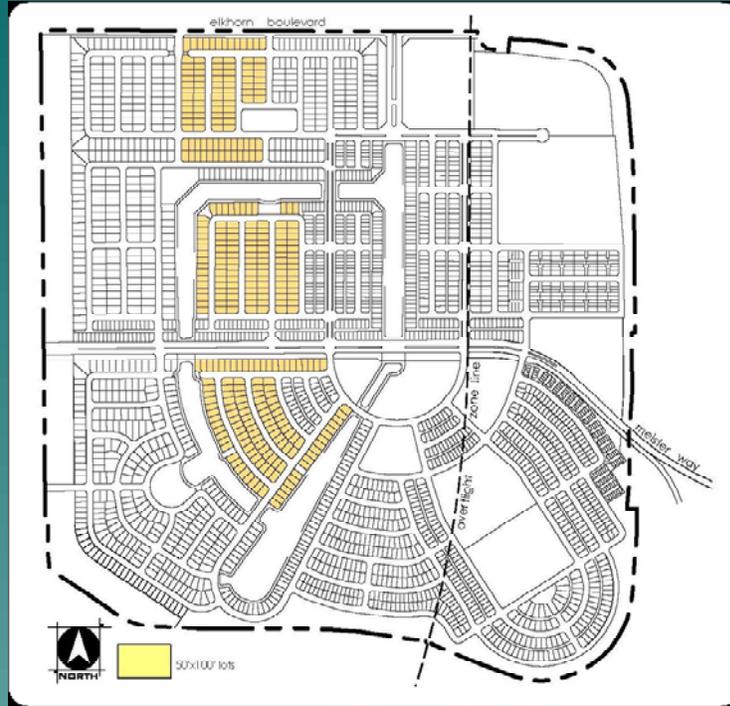
Housing Variety

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- ◆ SFD 55' x 100'



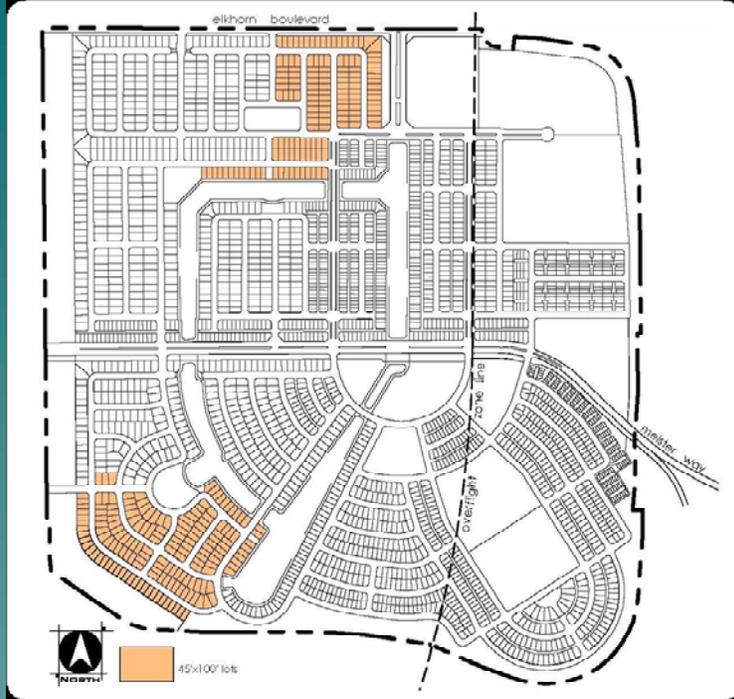
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- ◆ SFD 55' x 100'
- ◆ **SFD 50' x 100'**



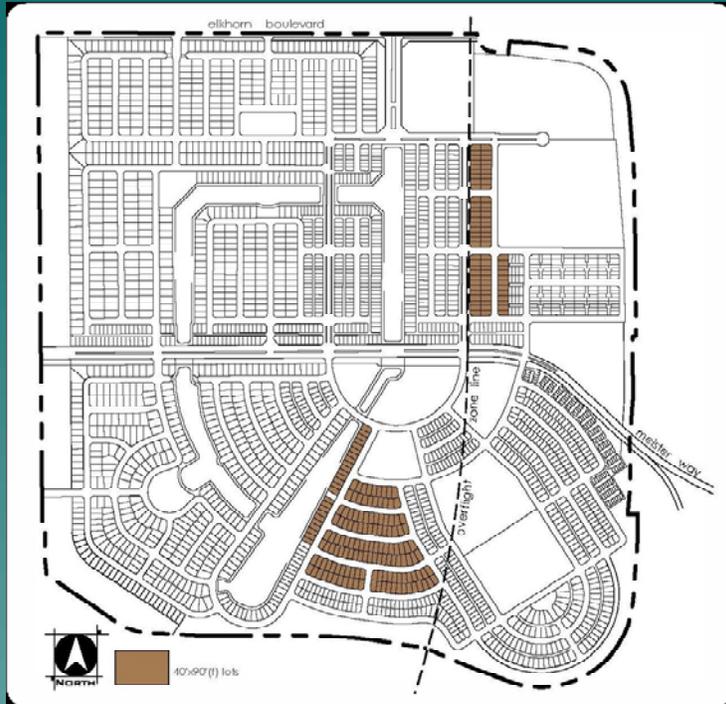
Housing Variety

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- ◆ SFD 55' x 100'
- ◆ SFD 50' x 100'
- ◆ **SFD 45' x 100'**



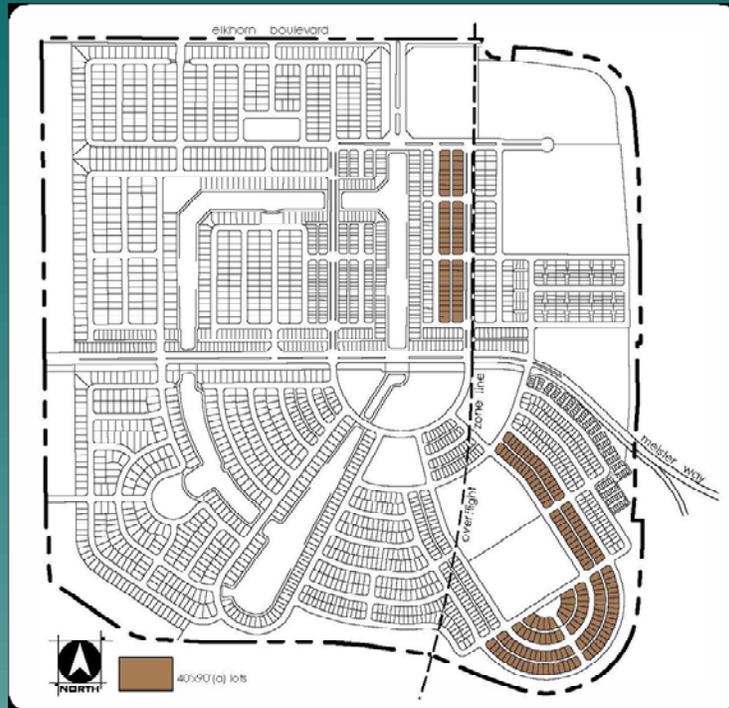
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- ◆ **SFD 40' x 90'**
(front loaded)



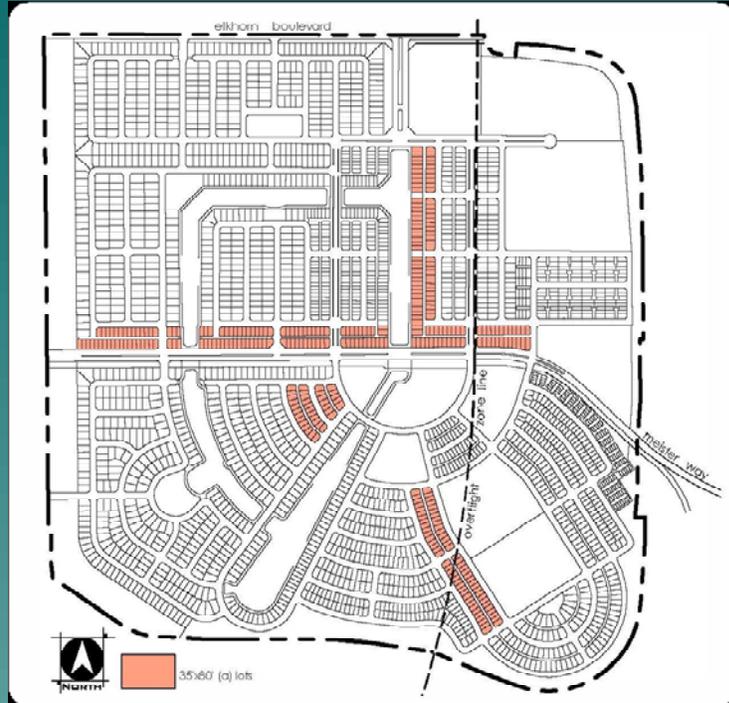
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- ◆ **SFD 40' x 90'**
(alley loaded)



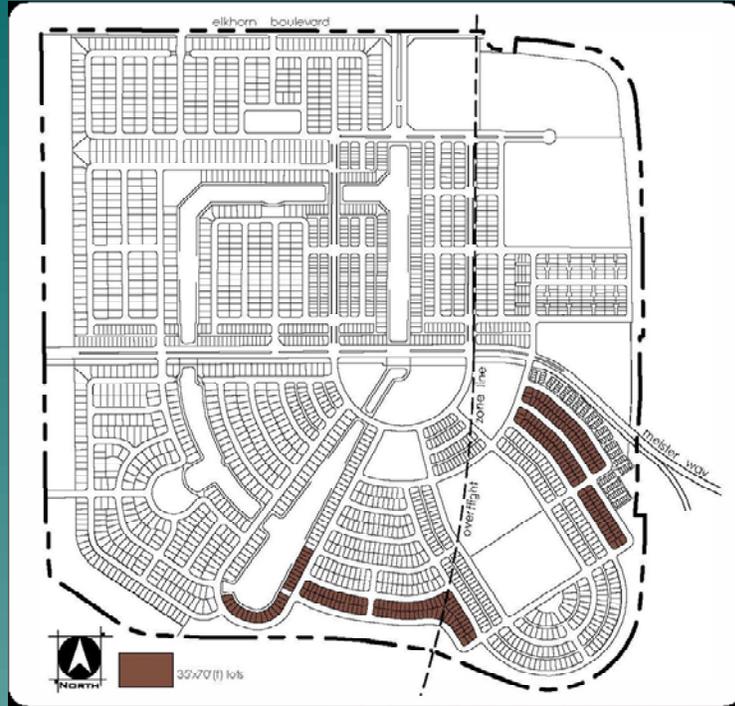
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- ◆ **SFD 35' x 80' (alley loaded)**



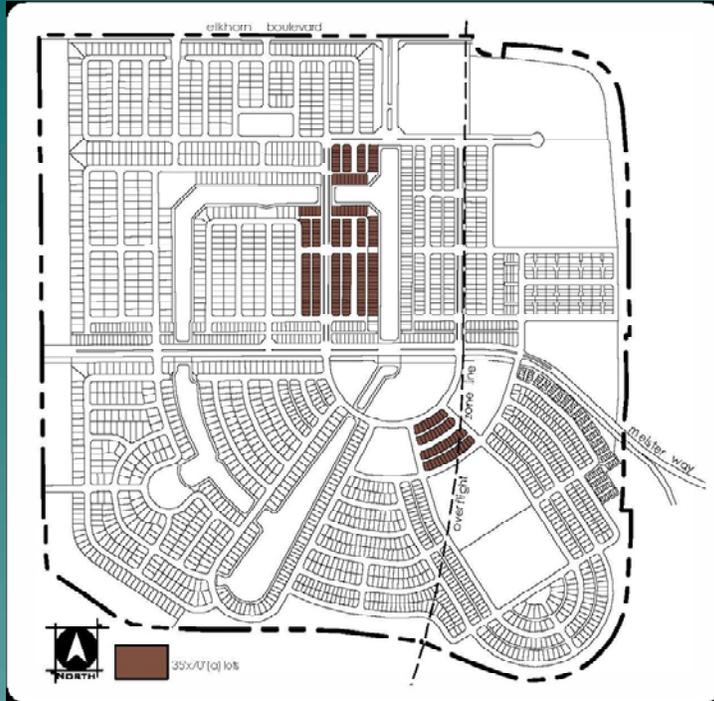
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- ◆ **SFD 35' x 70' (front loaded)**



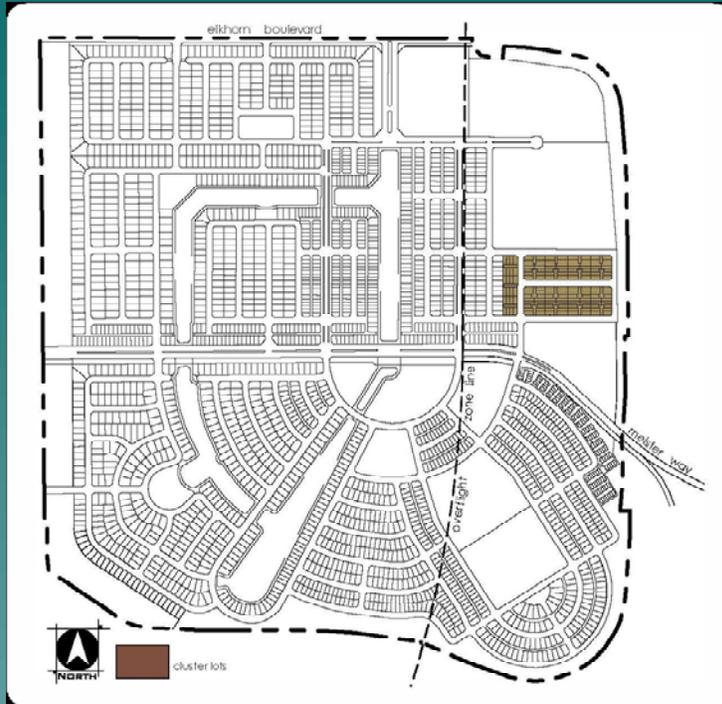
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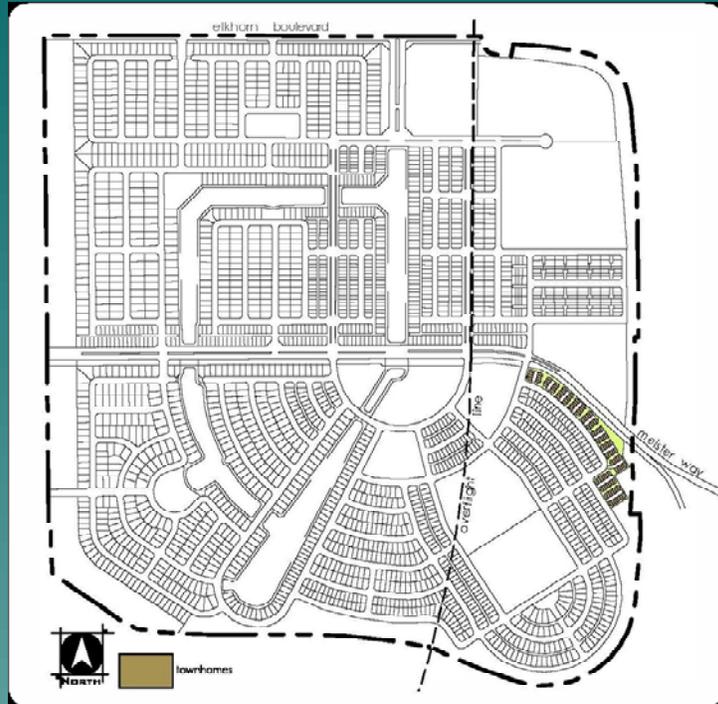
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- ◆ **SFD Cluster**



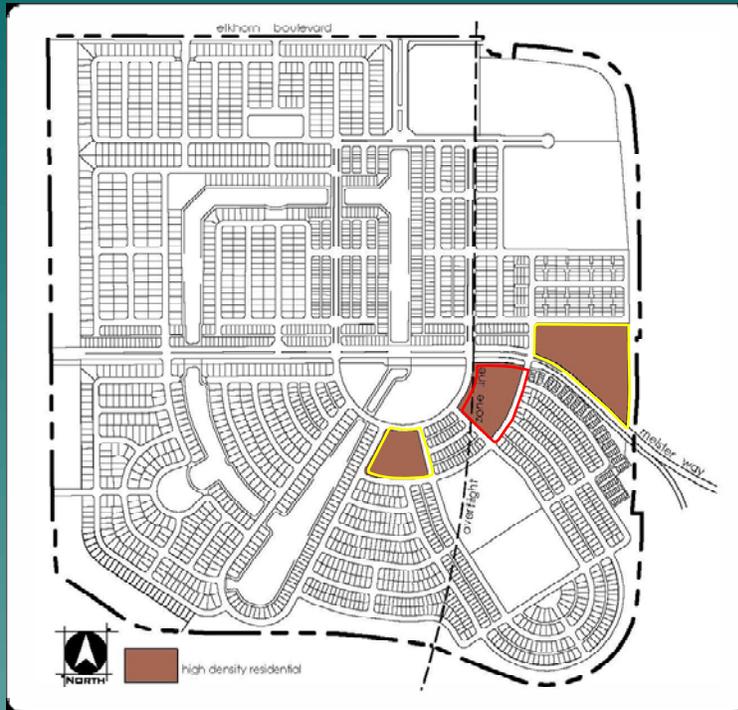
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- ◆ SFD Cluster
- ◆ **SFA Townhomes**



Housing Variety

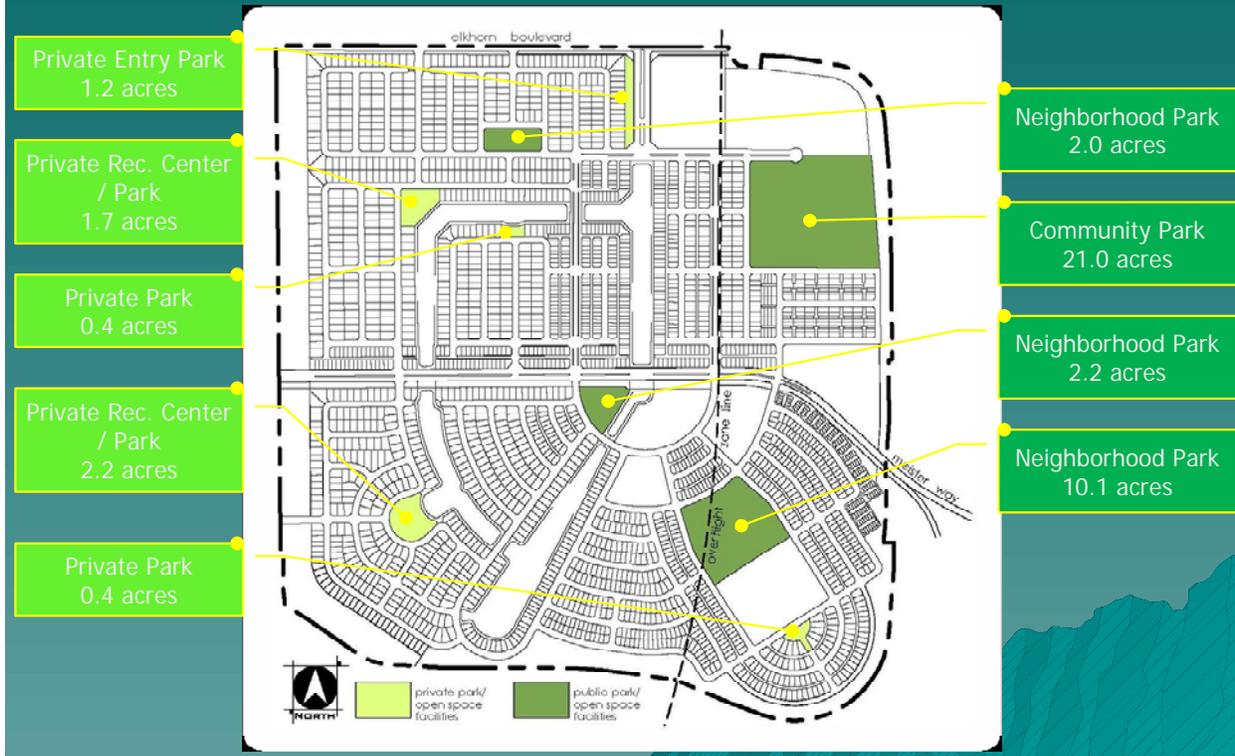
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- ◆ SFD Cluster
- ◆ SFA Townhomes
- ◆ **MF Affordable**
 - Senior Affordable
 - Family Affordable



Parks and Open Space

- Public parks
 - Three neighborhood parks
 - One community park
- Private parks / recreation centers
- Centralized lake / detention basin
- Public accessible lakefront pedestrian / bike path
- Freeway buffer with pedestrian / bike path
- Habitat buffer
- Pedestrian paseos (lake connections)

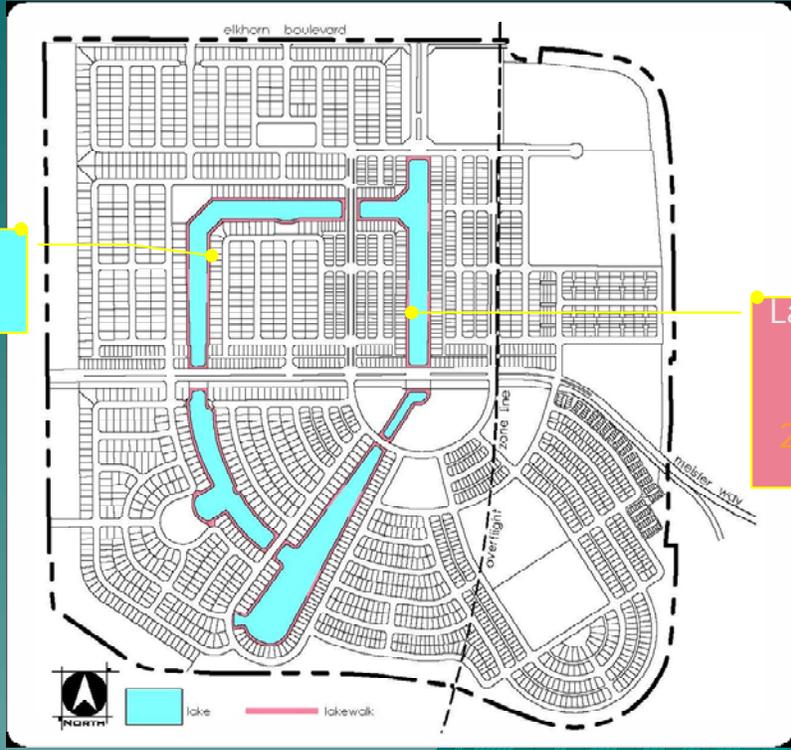
Parks



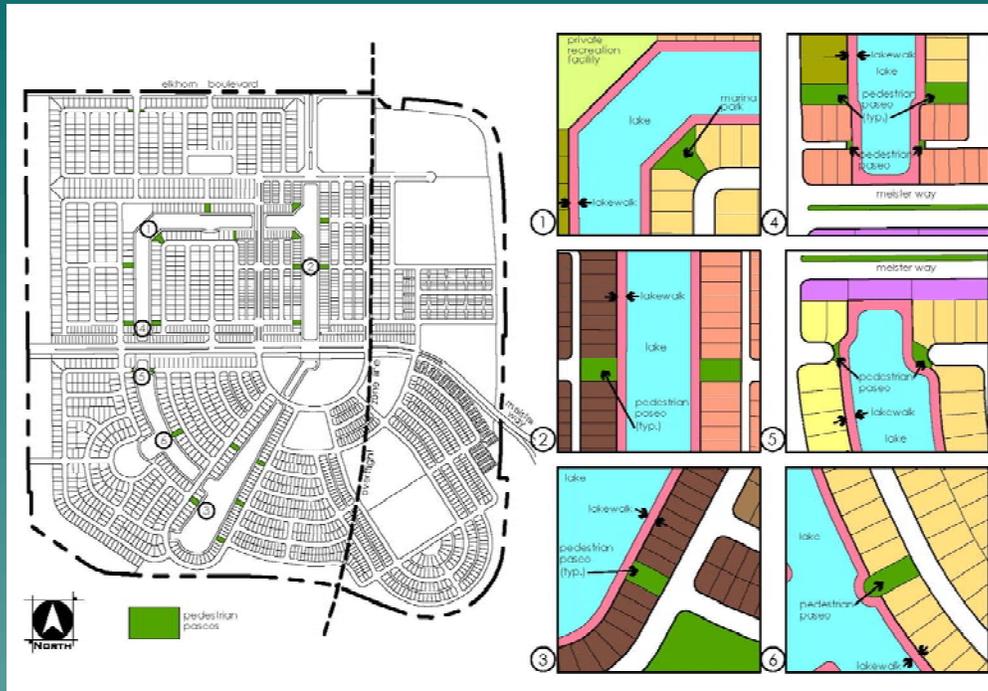
Lake / Detention Basin

Lake
40.0 acres

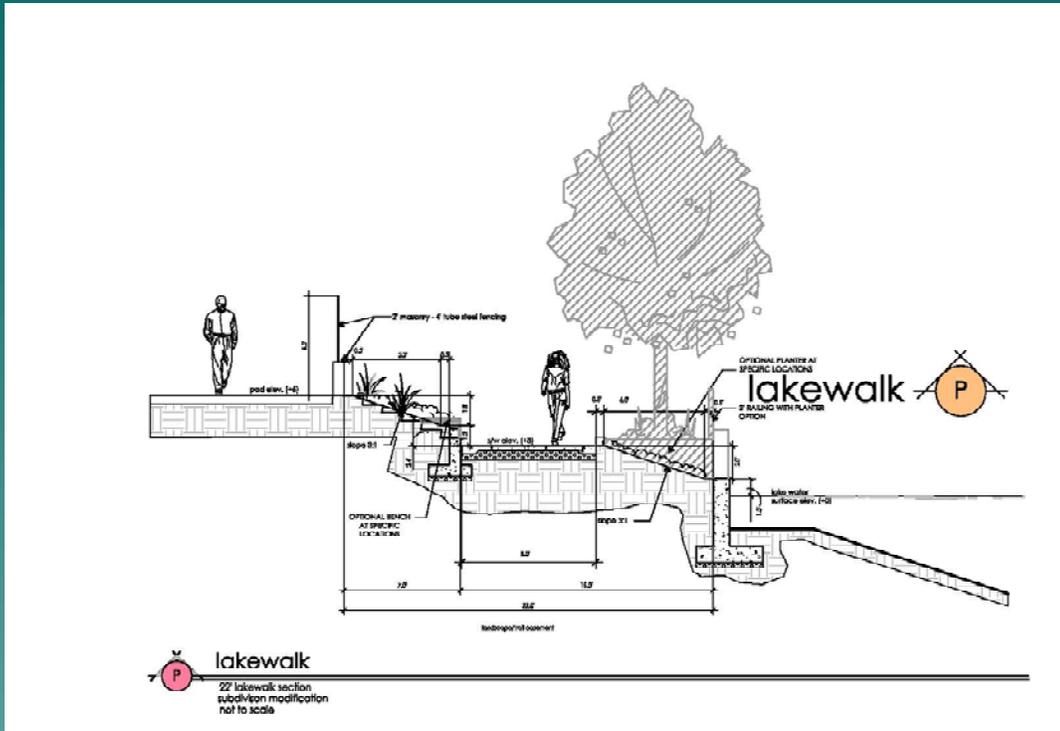
Lakefront Path
3.6 miles
8' wide
22' easement



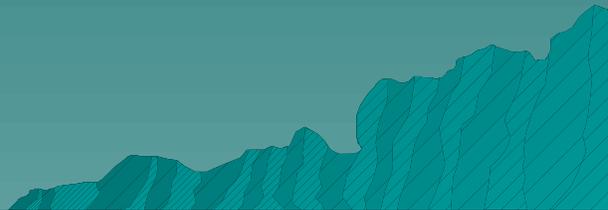
Lakewalk - Paseos



Lakewalk



PROJECT ISSUES



POLICY CONSISTENCY

- ◆ Draft General Plan
- ◆ Blueprint
- ◆ Natomas Joint Vision

Consistency with Draft General Plan Policies

- ◆ Reviewed the Greenbriar project against the 11/20/07 draft version of the Land Use and Urban Design Element:
 - Greenfield Development policies are aimed at “designated special study areas”
 - Greenbriar is a pipeline project
 - Therefore, consistent

Relationship to SACOG Blueprint

- ◆ Within the SACOG Blueprint area
- ◆ Comparison of growth projected for the Greenbriar site:
 - Blueprint
 - ◆ 1,200 employees
 - ◆ 4,200 dwelling units
 - Greenbriar proposal
 - ◆ 1,016 employees
 - ◆ 2,952 dwelling units

Blueprint Principles

- ◆ Offer Transportation Alternatives
 - DNA LRT & Station
- ◆ Offer Housing Variety
 - 13 Housing Types
 - Meets Inclusionary Requirement
- ◆ Encourage Compact Development

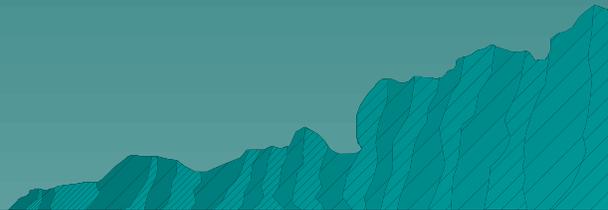
Blueprint Principle: Encourage Compact Development

- ◆ Greenbriar proposal meets and exceeds the average net density for the North Natomas Community Plan:
 - **NNCP** average net density = **10.5 du/na**;
 - **Greenbriar** average net density = **11.5 du/na**
- ◆ Medium and high density housing in the Greenbriar proposal constitute a majority of the residential land uses; 11-30 du/na

Other Blueprint Principles

- Provide Mixed Land Uses
- Conserve Natural Resources
- Implement Quality Design

INCLUSIONARY HOUSING

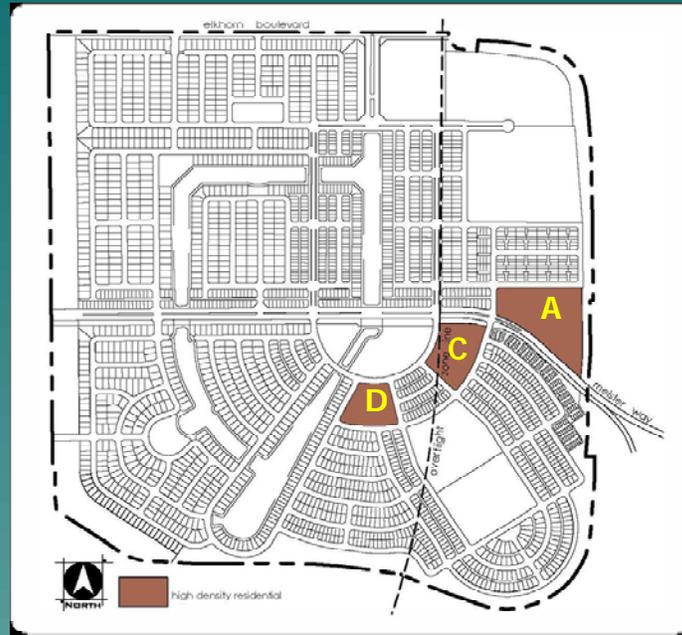


Inclusionary Housing

- ◆ The *applicant's proposal* includes a total of 449 rental units at three high density residential sites
 - 299 very low income units
 - 150 low income units
 - 550 to 1,300 square foot (1 to 3 bedrooms)

Inclusionary Housing Plan

- ◆ Lot A
 - 199 IHP Units
- ◆ Lot C
 - 142 IHP Units
 - Senior project
- ◆ Lot D
 - 108 IHP Units



Inclusionary Housing Planning Commission Concerns

- ◆ Ownership: All of the inclusionary units are proposed for rental
 - ◆ Rental inclusionary units should be dispersed - not clustered
 - ◆ Consider integrating the low income units into a greater variety of housing types and ownership opportunities
- 

CONSISTENCY WITH NATOMAS JOINT VISION

- ◆ Included in the NJV MOU
 - Revenue Sharing
 - Airport Protection
 - Open Space Requirements

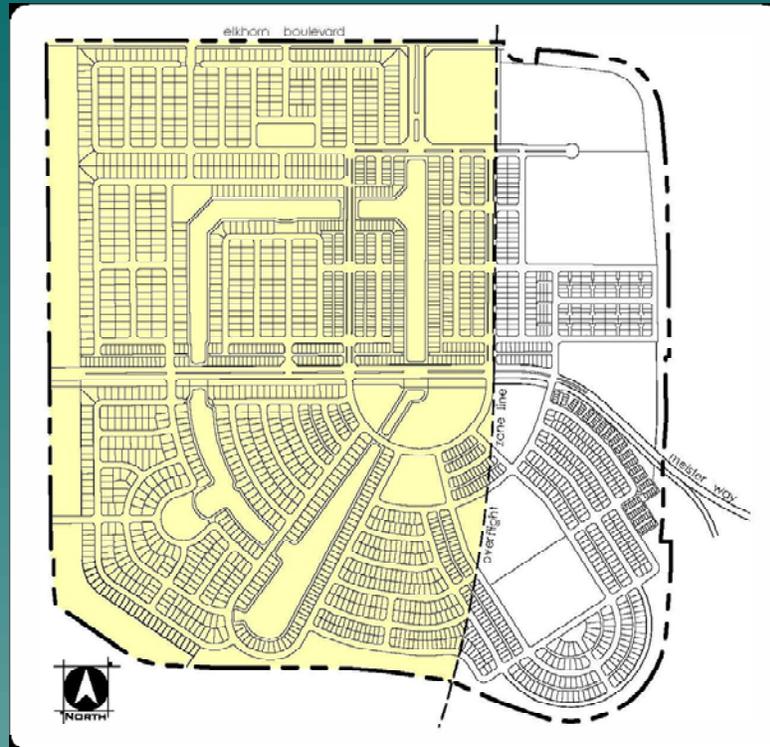
Consistency with NJV MOU: Revenue Sharing

- ◆ City/County split of property taxes
- ◆ Any future major rezone to regional sales tax generator would trigger a re-opening of the tax sharing agreement

Consistency with NJV MOU: Airport Protection

- ◆ Consistent with Airport CLUP:
 - Residential Densities
 - Park Activities are non-crowd generating
 - No Shopping Centers in Overflight Zone
 - Lake Management Plan for the detention basin to minimize waterfowl presence / bird strike potential
- ◆ Inconsistency w/ CLUP
 - Light Rail Station

Aircraft Overflight Area



Meeting Open Space Requirements

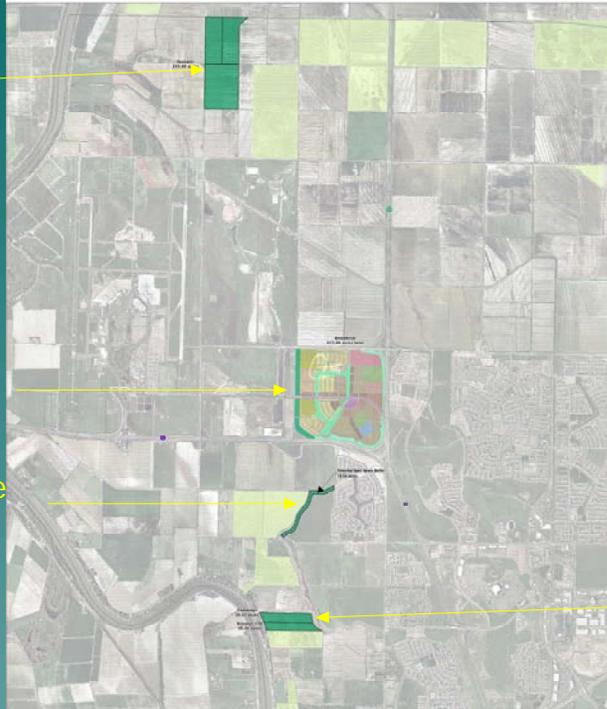
- ◆ Open Space
 - 1:1 NJV mitigation requirement
- ◆ Mitigation (habitat)
 - Spangler (235 acres)
 - Tsakopoulos 65 (65 acres)
 - Lone Tree Canal (30 acres)
 - Additional TBD (49 acres)
- ◆ Mitigation (non-habitat)
 - On-Site: Detention Basin & Freeway Buffer (68 acres)
 - West Lakeside Buffer (16 acres)
 - Additional TBD (30.5 acres)

Greenbriar Open Space

Spangler

Lone Tree
Canal Buffer

West Lakeside
Buffer

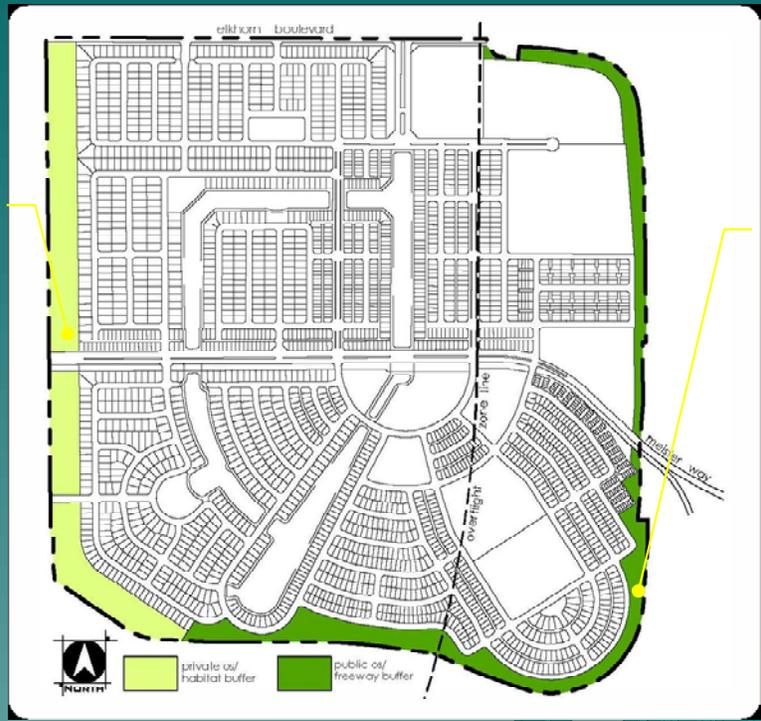


Tsakopoulos 65

Buffers

Habitat Buffer
30.7 acres
No public access

Freeway Buffer
with ped/bike path
27.5 acres



Metro Air Park: Off-site Reduction in Mitigation Required



NJV Open Space – BOS Determination

Greenbriar

Natomas Joint Vision Open Space Impacts and Mitigation (acres)

Open Space Impact		Open Space Mitigation	
Gross Site Area	577.00	Spangler	235.40
Habitat Buffer	-30.70	Tsakopoulos 65	64.95
MAP Offsites	-26.89	Habitat Buffer	30.70
Freeway Buffer	-27.48	Detention Basin/Lake*	37.90
		Freeway Buffer	27.48
		West Lakeside OS Buffer	15.91
Total	491.93	Total	412.34
Total Impact	491.93		
Total Mitigation			412.34
Remaining County Open Space Required		79.59	

* Excludes 2.1 acres of Quimby credit for lakeside trail.



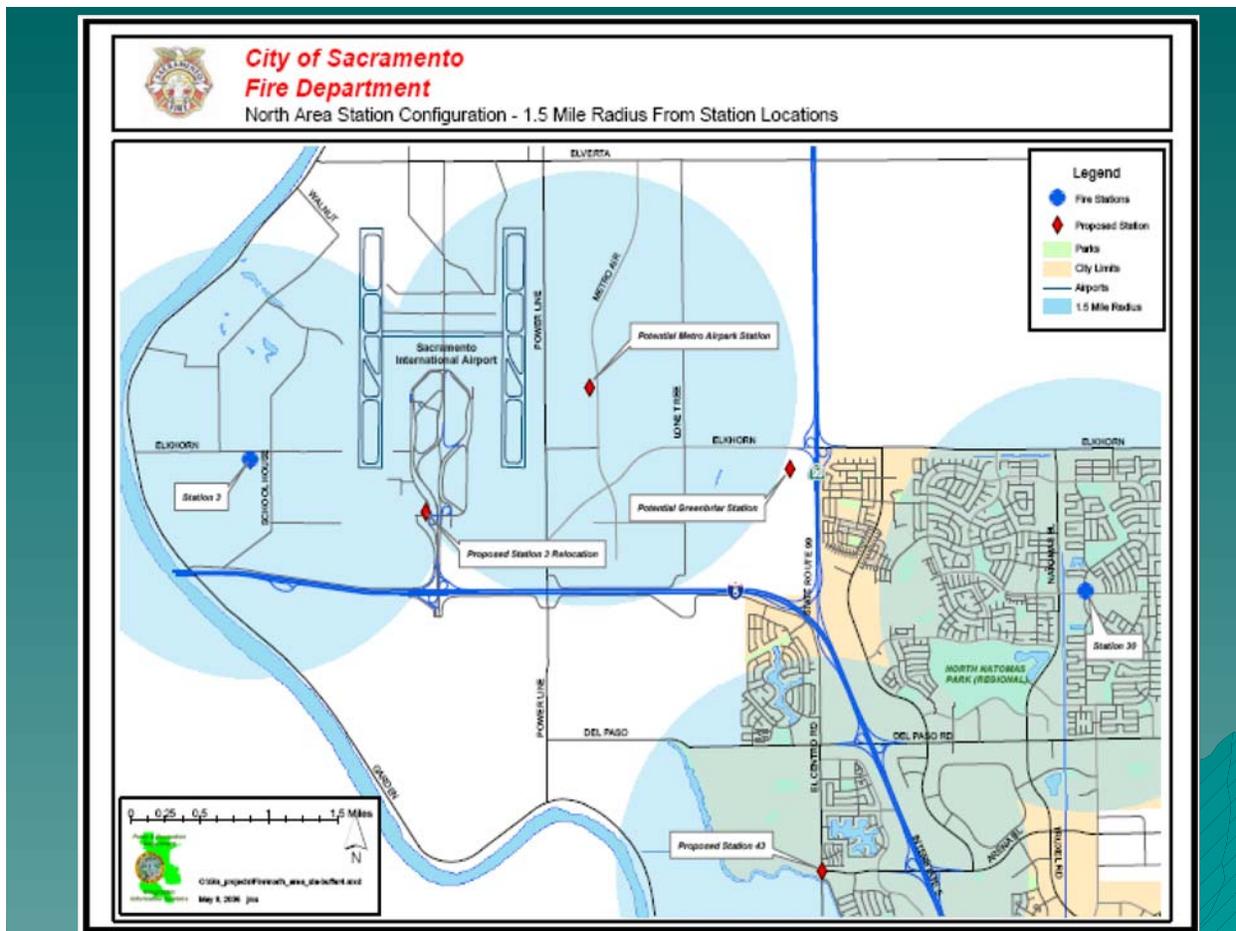
PUBLIC SERVICES & UTILITIES

Public Services & Utilities

- ◆ Services would be adequately provided by service agencies
- ◆ SOI and annexation will be consistent with Master Services Element
- ◆ Municipal Services Review prepared
- ◆ Consultation with all public service and utility providers
- ◆ Plan for Services must be submitted prior to annexation hearings

Fire Services & Facilities

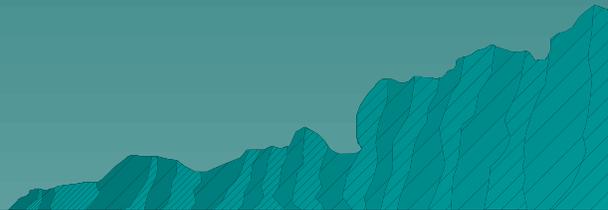
- ◆ Citywide Fire Master Plan being prepared – draft Nov '07
 - Will address operations funding
- ◆ Greenbriar pays \$1.5 million towards new fire station
- ◆ Current practice:
 - <4.5 minutes first response (90%)
 - <8 minutes paramedics (90%)



Police Services & Facilities

- ◆ Citywide Police Master Plan being prepared – draft Nov '07
 - Will address operations funding
- ◆ Greenbriar pays \$0.8 million towards new police station (at Town Center)
- ◆ Greenbriar pays \$1.5 million towards radio communications tower

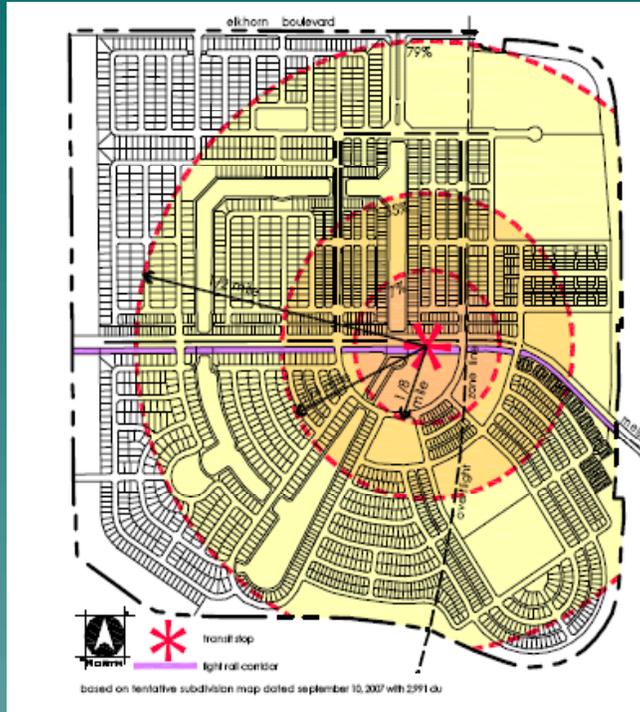
TRANSIT SERVICE



Transit/Light Rail



Transit / Density Relationship



dwelling unit summary

- 1/8 mile radius = 212 du (7% of total du)
- 1/8 mile radius net-net density = 19.4 du/ac
- 1/4 mile radius = 1,053 du (35% of total du)
- 1/4 mile radius net-net density = 17.2 du/ac
- 1/2 mile radius = 2,367 du (79% of total du)
- 1/2 mile radius net-net density = 12.7 du/ac

Transit Characteristics

- ◆ There are currently no bus routes provided in the immediate area
- ◆ 1,994 LRT boardings (MTP Travel Forecast)
- ◆ Dedication of 40' wide ROW for the track area, 60' x 400' station area, 0.25 acre substation, and 2 acre park & ride area
- ◆ Developer construction on LRT station - \$2.2 million current estimated cost
- ◆ Join North Natomas TMA – shuttle services from Greenbriar to CBD funded & operated by applicant as an interim mitigation measure (until LRT to airport is operational)

The Chicken or the Egg?

- ◆ ECOS argues: "By opening up areas to development long before any transit service will be available, we encourage automobile dependent development that will make it very that much harder to encourage transit use when, and if, it is provided."

- President's Message, 12/16/07

Transit Funding: Regional Needs

- ◆ Federal Transportation Bill reauthorization in 2009.
- ◆ Goal: Specifically list the complete DNA light rail line as a project eligible for funding in that bill.
- ◆ Inclusion of transit riders from the Greenbriar project will significantly improve our argument.
- ◆ Can only forecast riders from an approved transit-oriented project.

Transit - Interim

- ◆ Prior to construction of DNA LRT, operate a shuttle system that connects Greenbriar to the Regional Transit system.
- ◆ NNTMA annual assessment will exceed the amount currently charged to North Natomas residents.

FINANCE



FINANCE PLAN & FISCAL IMPACT

–Finance Plan vs. Fiscal Impact Analysis

- ◆ Finance Plan Generally Addresses Capital
- ◆ Fiscal Analysis Addresses Ongoing Operations & Maintenance Costs & Revenues
- ◆ Fiscal Analysis is used for the Tax Exchange Agreement

–Finance Plan provides:

- ◆ List of Facility Needs
- ◆ Facility Cost Estimates
- ◆ Fair Share Spread of Cost Estimates to Land Uses

Finance Plan

- ◆ Pays for all water, sewer, drainage requirements, on-site roadway infrastructure
- ◆ Freeway mainline improvements and LRT station
- ◆ Open Space – including freeway buffer, parks, trails, and contribution toward regional park
- ◆ Police & Fire facilities

Greenbriar Finance Plan

–\$150.3 million for Public Infrastructure

- ◆ Roadways: \$31.4 M on-site
- ◆ Storm Drains: \$15.8 million
- ◆ Landscaping: \$8.7 million
- ◆ Parks: \$14.2 million
- ◆ Schools: \$49.6 million

–\$16.9 million for Off-Site, City
Improvements *(details on next slide)*

Greenbriar Finance Plan

–\$13.5 Million for Underfunded North Natomas Facilities

- ◆ Library: \$1.8 million
- ◆ Community Center : \$0.8 million
- ◆ Transit Stations: \$2.4 million (incl. station)
- ◆ Mainline Freeway: \$1.1 million
- ◆ Fire Station: \$1.5 million
- ◆ Police Facilities: \$0.9 million + \$1.5 million radio tower
- ◆ Bikeways & Shuttles: \$0.5 million

–\$3.4 Million for the North Natomas Regional Park HCP Fees and Capital Improvement

Greenbriar Finance Plan

–Total Avg Fee Burden: \$60,300

- ◆ 14.7% of sales price (15% target, 20% max.)
- ◆ \$36,500 for all City Fees
- ◆ \$23,800 for Other Agency Fees

–Total Avg *Annual Tax* Burden: \$5,165

- ◆ 1.7% of Assessed Value (1.8% typical for new growth)
- ◆ \$44 annually for new Park Maintenance Assessment
- ◆ \$1,200 annually for Mello-Roos bonds for infrastructure

Fiscal Impact Analysis

- ◆ City/County split of property taxes
- ◆ City costs/revenue neutral – positive
- ◆ Citywide services paid from citywide resources – not exclusively Greenbriar
- ◆ Park maintenance 100% funded through Services CFD

Property Tax – City Share

Area	Tax Rate
Freeport	14.75%
North Natomas	17 - 18%
Greenbriar	17.30%
Panhandle	14.9 - 17.6%
Citywide	24%

Greenbriar – Fiscal Analysis

- ◆ Fiscal analysis of Greenbriar shows a net General Fund breakeven
- ◆ Assumptions:
 - 2,996 dwelling units at build out
 - Limited non-residential
 - 249,800 Retail Square Feet
 - Revenue based on revenue generated on site
 - Per capita costs projected on residents & employees

Greenbriar - Fiscal

Estimated Revenues

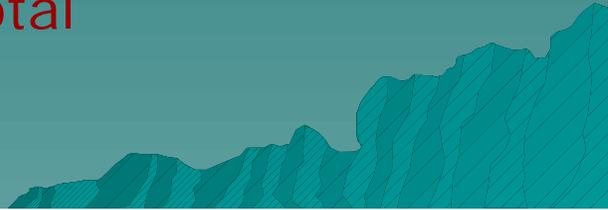
(Based on FY07 Budget)

\$1.9 M Property Tax

\$0.7 M Sales Tax

\$2.2 M Other

\$4.8 M Total



Greenbriar - Fiscal

Estimated Expenses

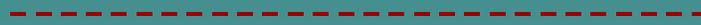
(Based on FY07 Budget)

\$1.6 M Police

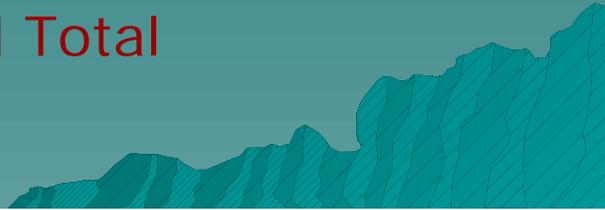
\$0.9 M Fire

\$0.4 M Parks

\$1.8 M Other



\$4.7 M Total



Greenbriar Finance Plan

Parks O&M

–Park Maintenance Funding

- ◆ Quimby Dedications
 - Maintenance will be 100% funded by assessments
 - ◆ \$175,000 annually from existing maintenance district
 - ◆ \$121,000 annually from new maintenance district
- ◆ Open Space
 - General Fund or NBC Endowment

NEXT STEP: CITY COUNCIL HEARING



Project Schedule/Next Steps

- ◆ LAFCo approved SOI: Sept 12
- ◆ Planning Commission Hearings concluded November 8
- ◆ Next Steps:
 - City Council Hearings – 01/22
 - LAFCo Hearing on Annexation
 - EIS & HCP through USFWS/CDFG

Proposed Entitlements

- ◆ Environmental Impact Report & Mitigation Monitoring Plan
- ◆ Reorganization (Annexation / Detachment)
- ◆ Tax Exchange Agreement
- ◆ Airport Land Use Commission (ALUC) Override
- ◆ Amend Resolution 2001-518
- ◆ General Plan Amendment (Map Amendment)
- ◆ Community Plan Amendment (NNCP boundary adjustment)
- ◆ Prezone
- ◆ Finance Plan
- ◆ Inclusionary Housing Plan
- ◆ PUD Establishment (including PUD Guidelines and Schematic Plan)

Amend Resolution 2001-518

- ◆ On July 24, 2001, the City Council approved a Resolution to temporarily establish restrictions on the approval of entitlements on 3 properties located outside of the City of Sacramento.
- ◆ The three affected areas:
 - Camino Norte
 - West Lakeside
 - Greenbriar Farms
- ◆ The Resolution will need to be amended in order to allow the first-stage legislative entitlements to be approved for the Greenbriar project.

Other Entitlements

- ◆ Completed at LAFCo on September 19, 2007
 - Sphere of Influence Amendment
- ◆ Deferred pending consultation with federal and state wildlife agencies (FWS/DFG) regarding HCP/ITP
 - Development Agreement
 - Tentative Master Parcel Map
 - Tentative Subdivision Map
 - Subdivision Modifications

