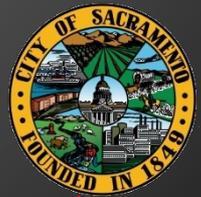


September 13, 2011

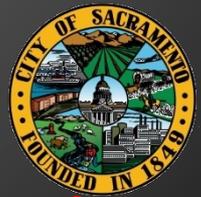
Entertainment and Sports Complex Reports

Presented on 9-13-11



Three Reports

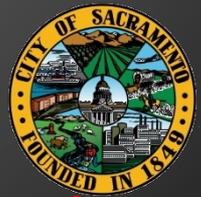
1. Technical Review of ICON-Taylor Proposal and Economic Reuse of the Natomas Site
2. Think Big Sacramento – The Nexus Report
3. ICON-Taylor Team Exclusive Right to Negotiate



September 13, 2011

City Technical Review of ICON-Taylor Proposal and Natomas Site Reuse

Presented on 9-13-11



CONTEXT: Cities of NBA Teams

Facilities in Relationship to Center of Downtown (miles)

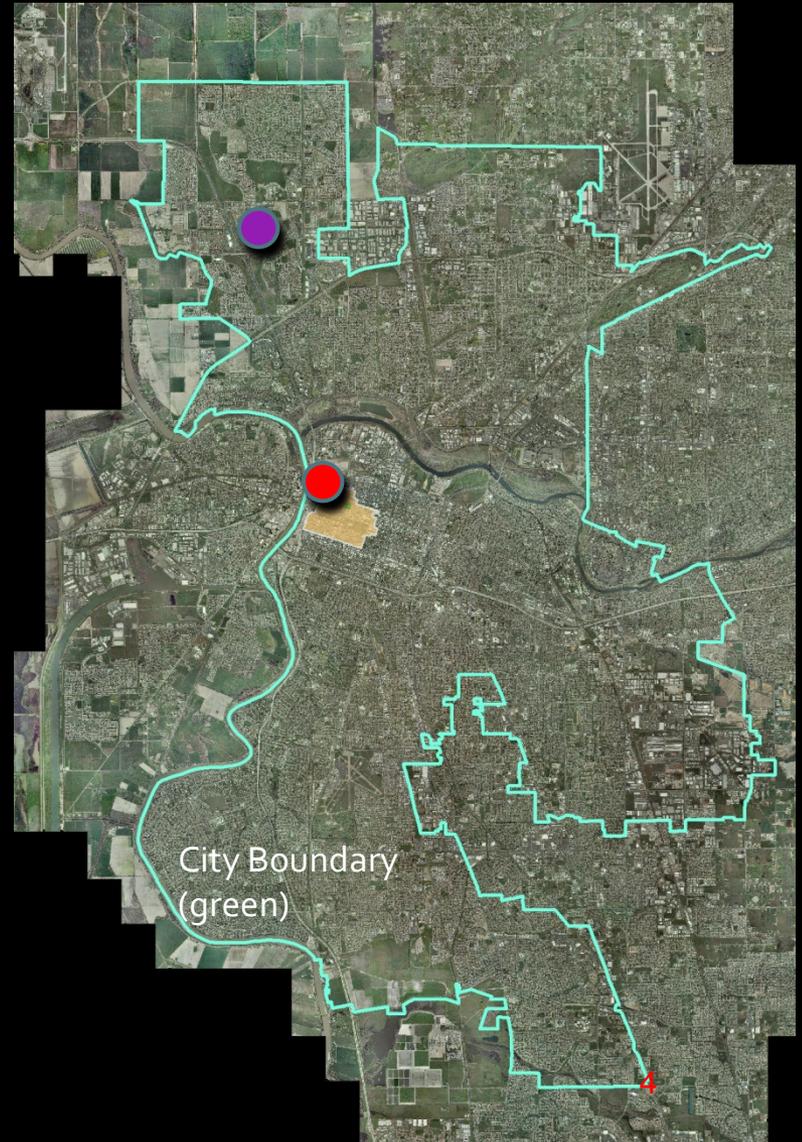


Power Balance Pavilion
4.83 miles from Center



Proposed ESC
.45 miles from Center

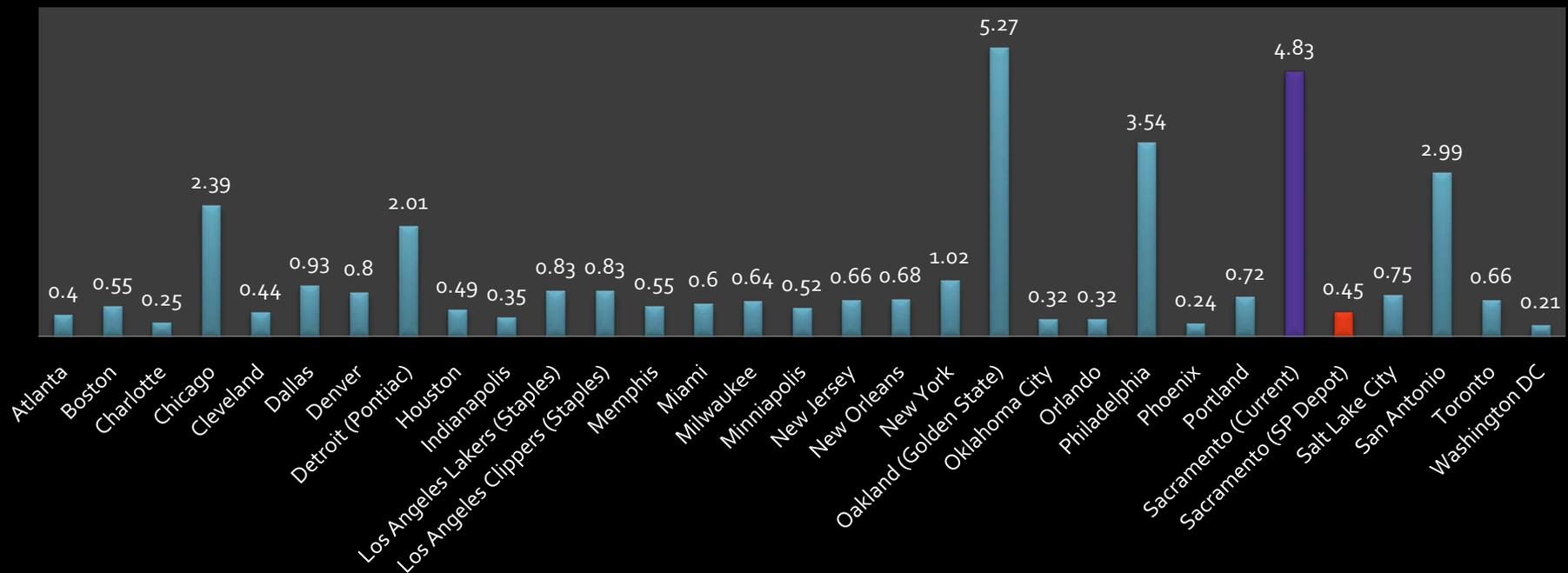
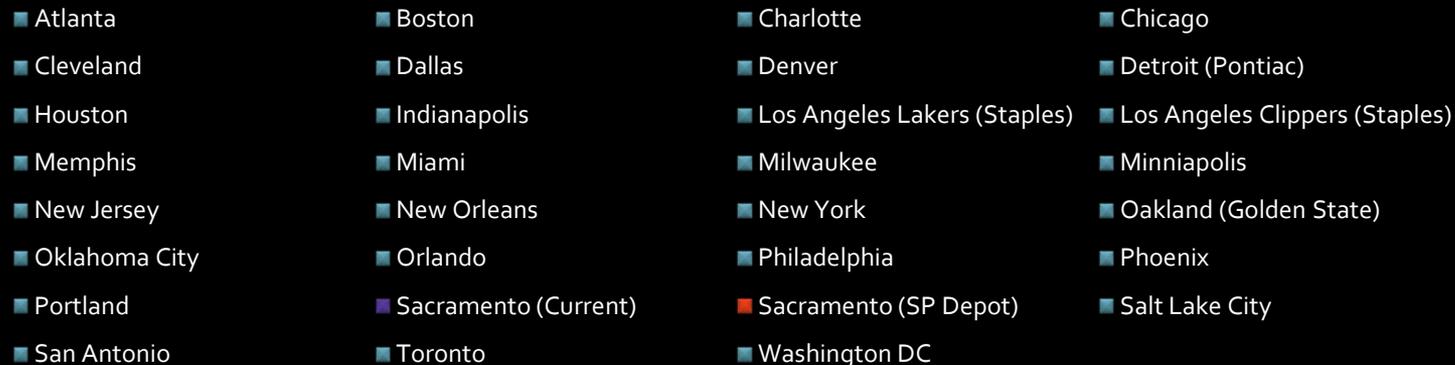
Civic Center:
Cesar Chavez
Park



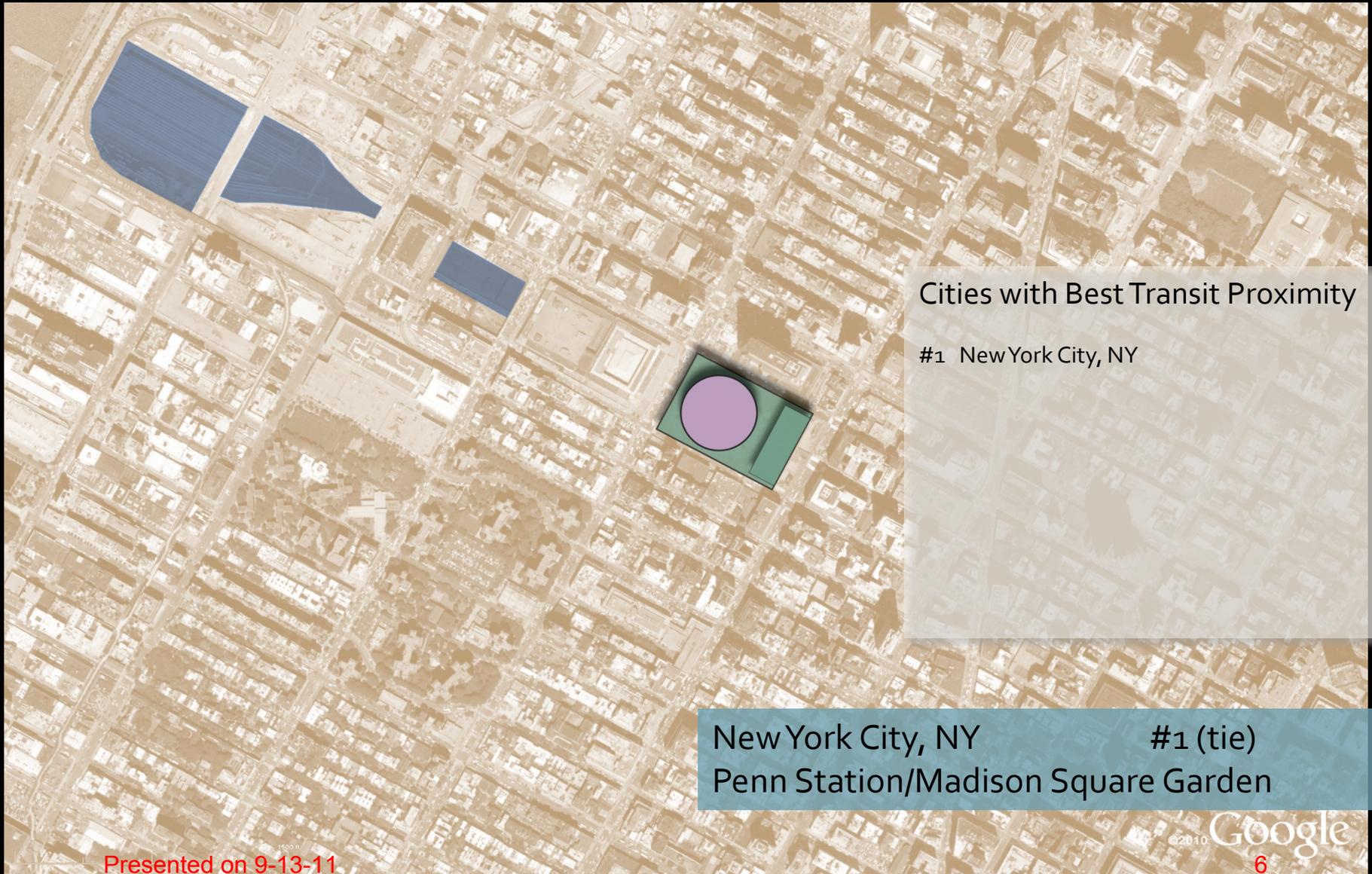
City Boundary
(green)

CONTEXT: Cities of NBA Teams

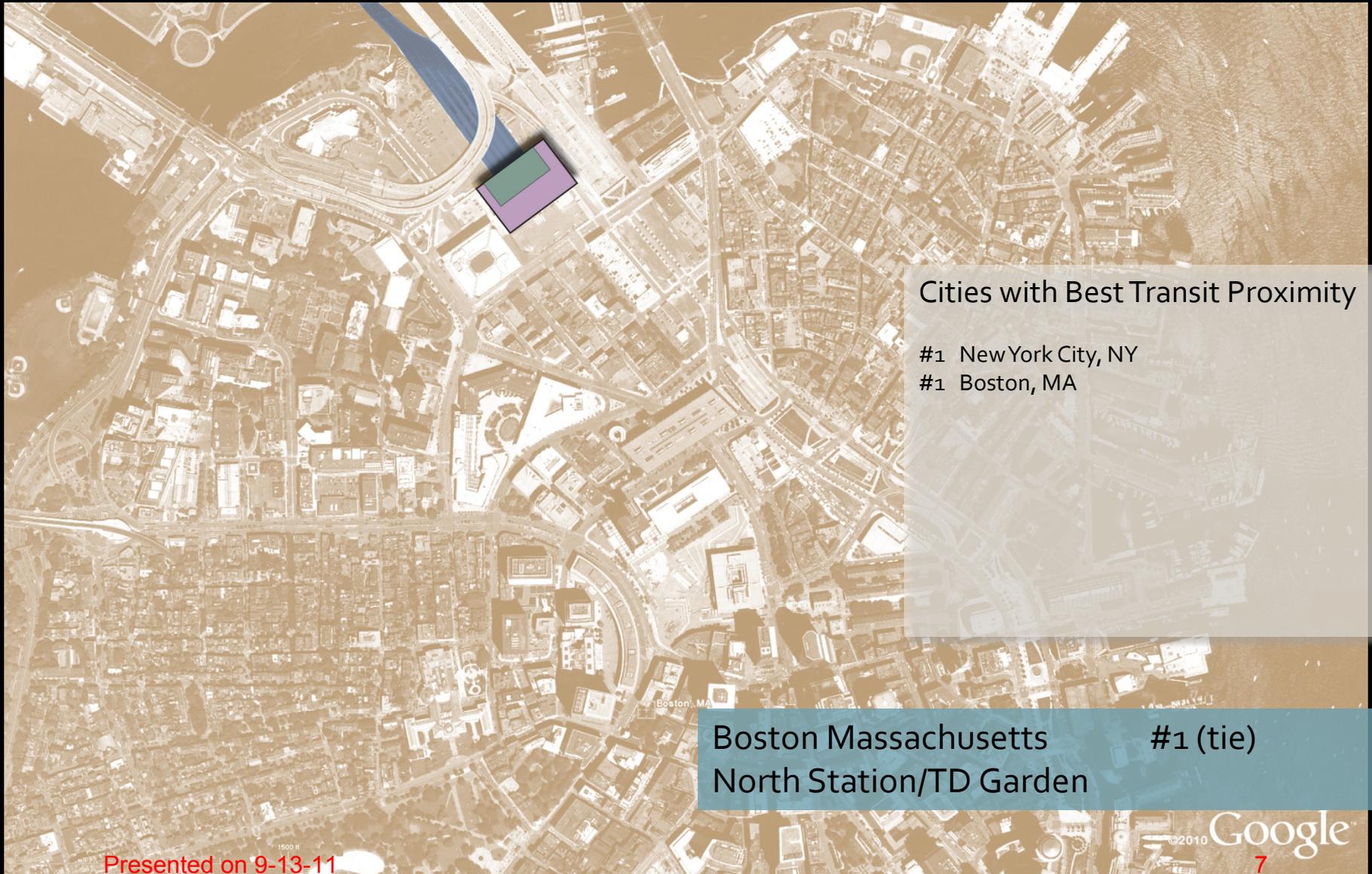
Facilities in Relationship to Center of Downtown (miles)



Proximity of Transit/Sports Facilities



Proximity of Transit/Sports Facilities



Cities with Best Transit Proximity

- #1 New York City, NY
- #1 Boston, MA

Boston Massachusetts #1 (tie)
North Station/TD Garden

Proximity of Transit/Sports Facilities – Top 10



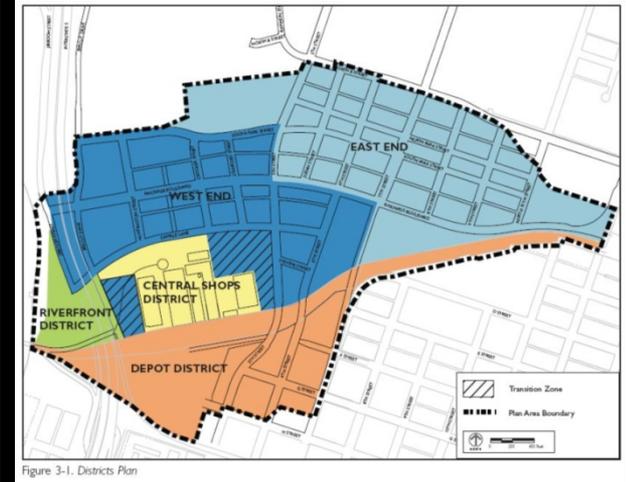
Proximity of Transit/Arena Facilities – Top 10



Railyards Depot Design Guidance

- Design Guidelines on the Depot District:
 - Include a wide variety of transit-supportive uses and activities
 - Complimentary mix of ground floor retail, upper level office and residential uses.
 - Development shall be densely developed with engaging presence at the street level

- Specific Plan on Historic Resources:
 - Depot shall be the “front” to the Railyards
 - Depot shall be central component of the Depot District
 - Development surrounding the Depot “will be scaled to extend the Central City, and stepped back to respect the architectural integrity of the Depot building.”



Land Use Opportunities around ESC

- Opportunities within 5 min. Walk

- Central Shops District (Planned)

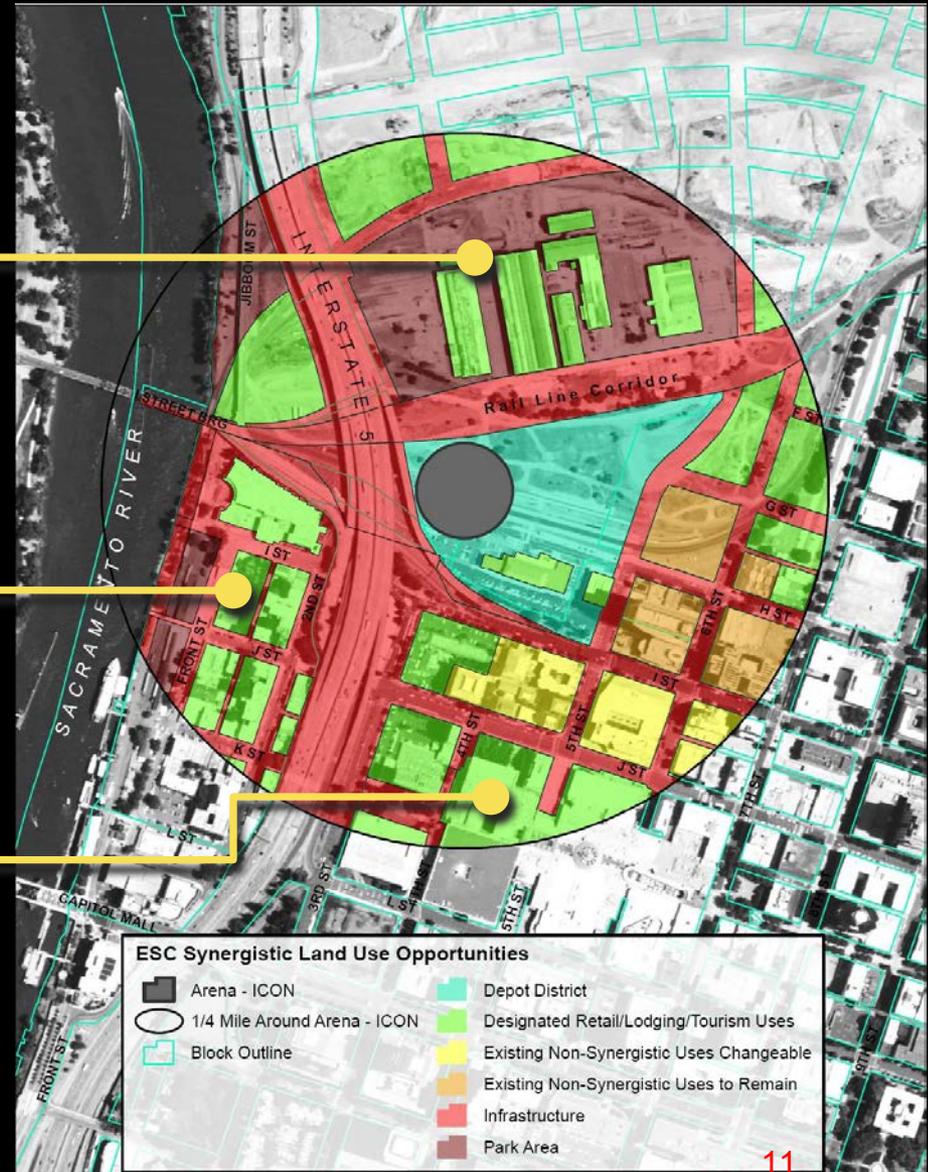
- Railroad Technology
- Market Hall
- Shops & Restaurants

- Old Sacramento

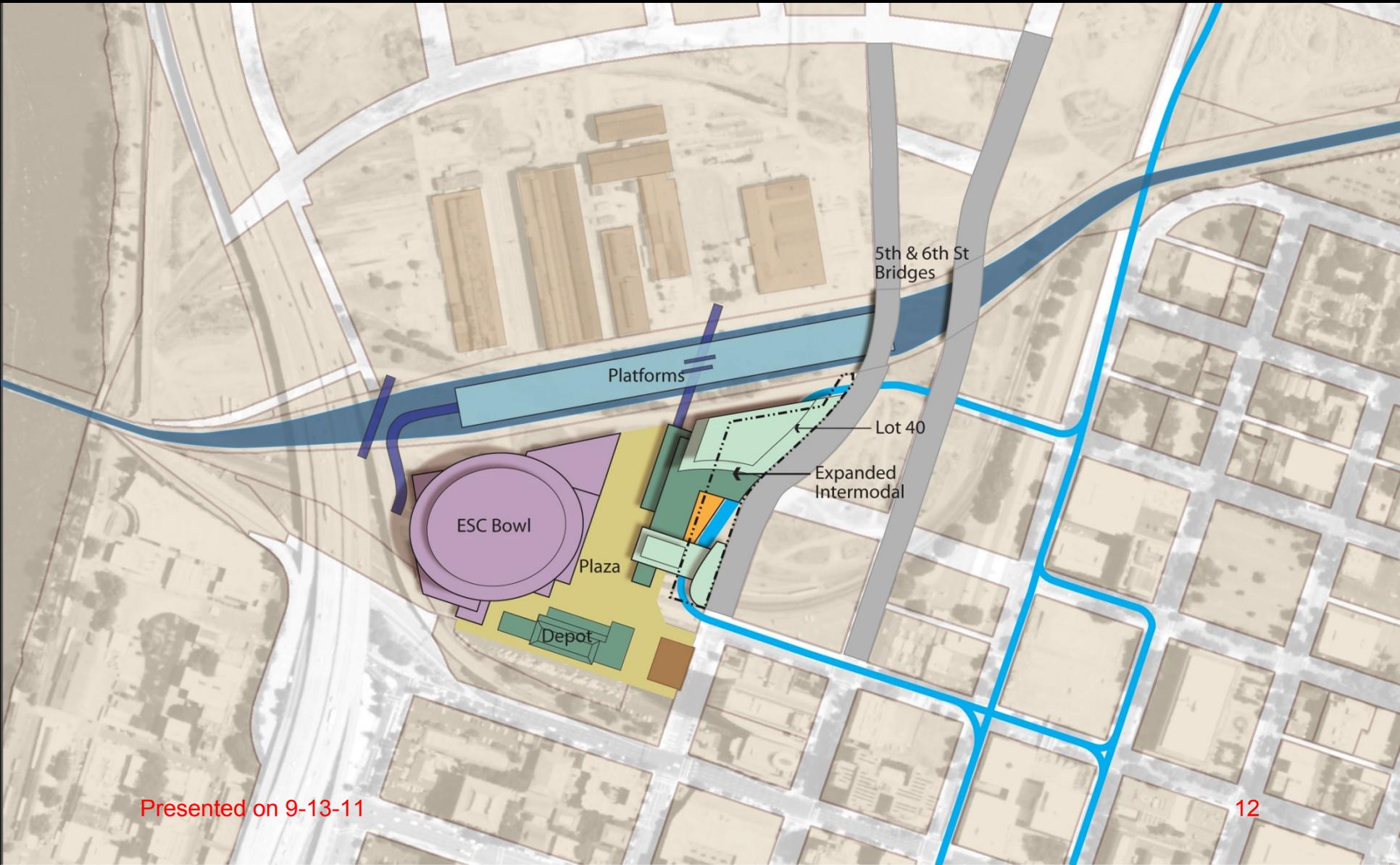
- CSRM
- Waterfront attractions
- Shops, Hotels & Restaurants

- Downtown Plaza Area

- Major Retail Anchors
- Shops & Restaurants
- Hotels



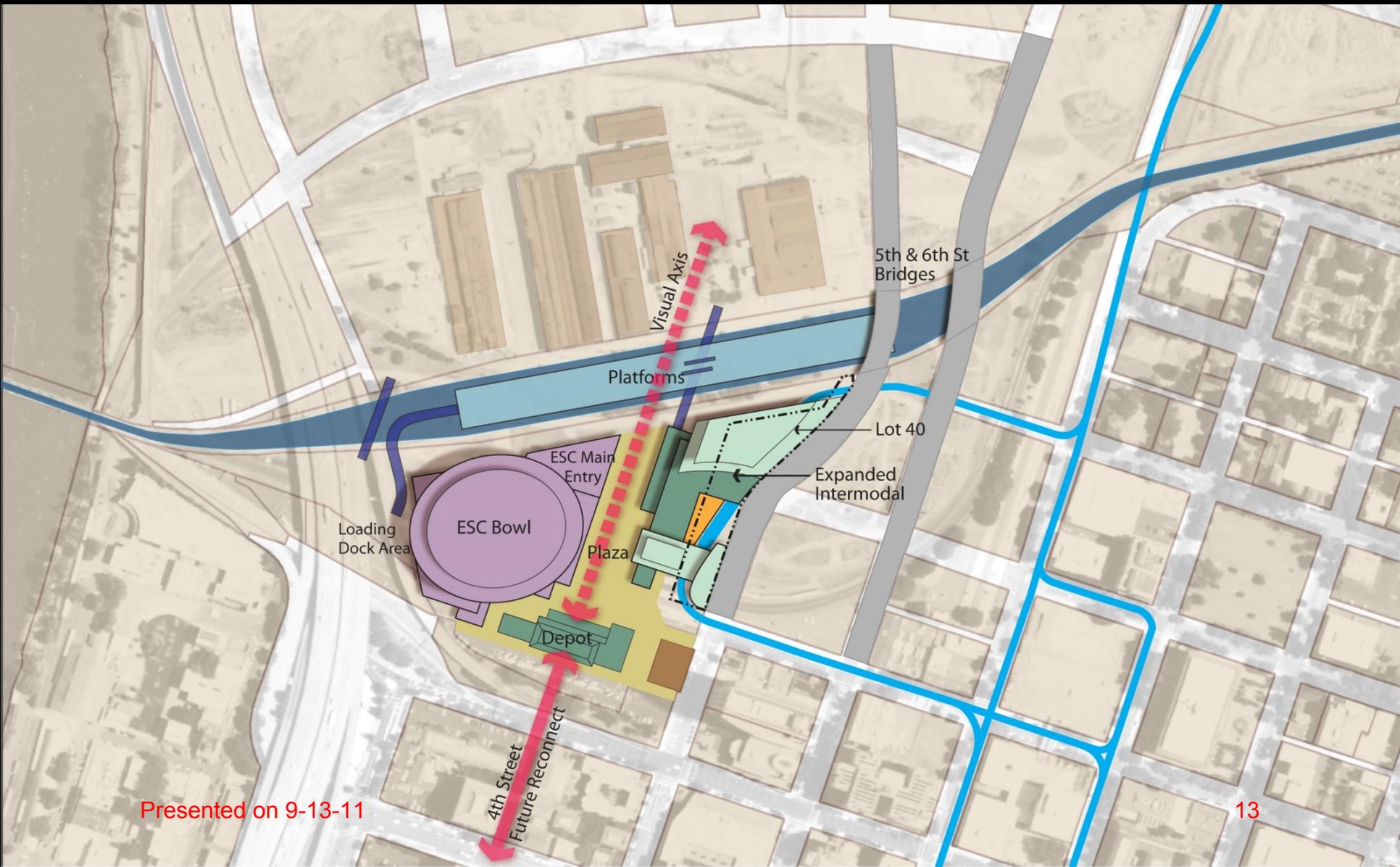
Planning for the Future – Conceptual Site Plan



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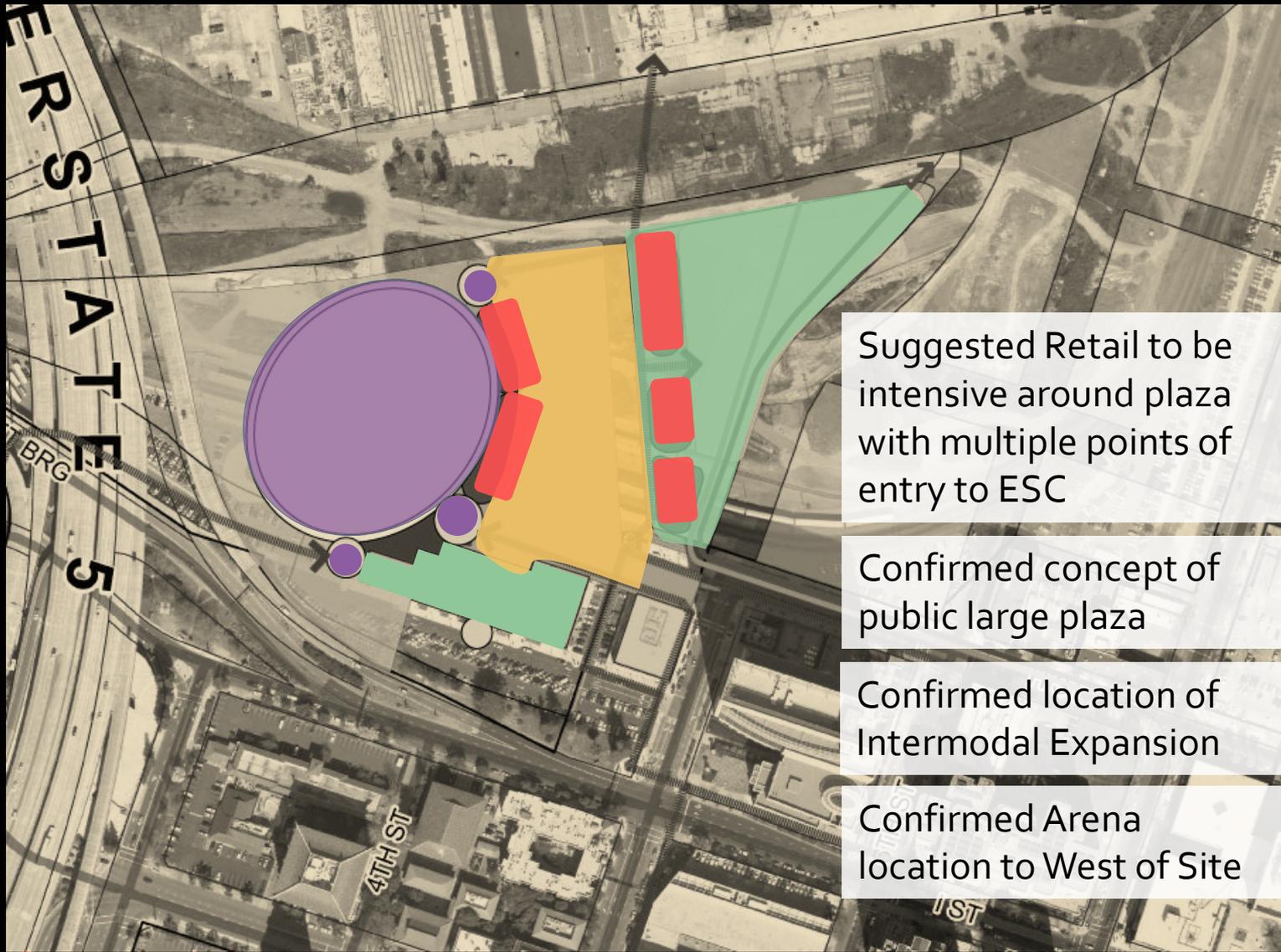
12

Site Concept for ESC and expanded Intermodal



Presented on 9-13-11

Urban Land Institute Concept review



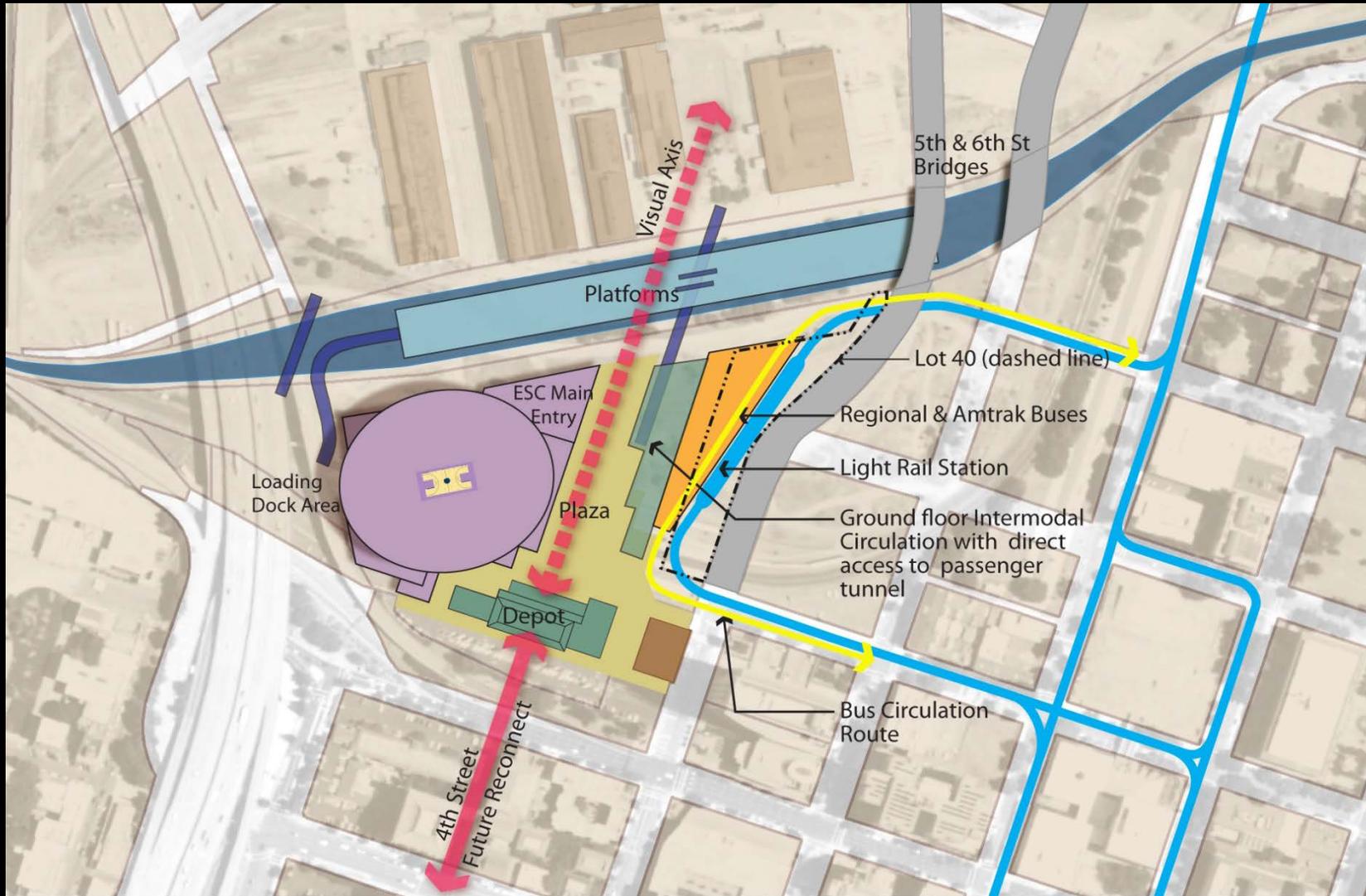
Suggested Retail to be intensive around plaza with multiple points of entry to ESC

Confirmed concept of public large plaza

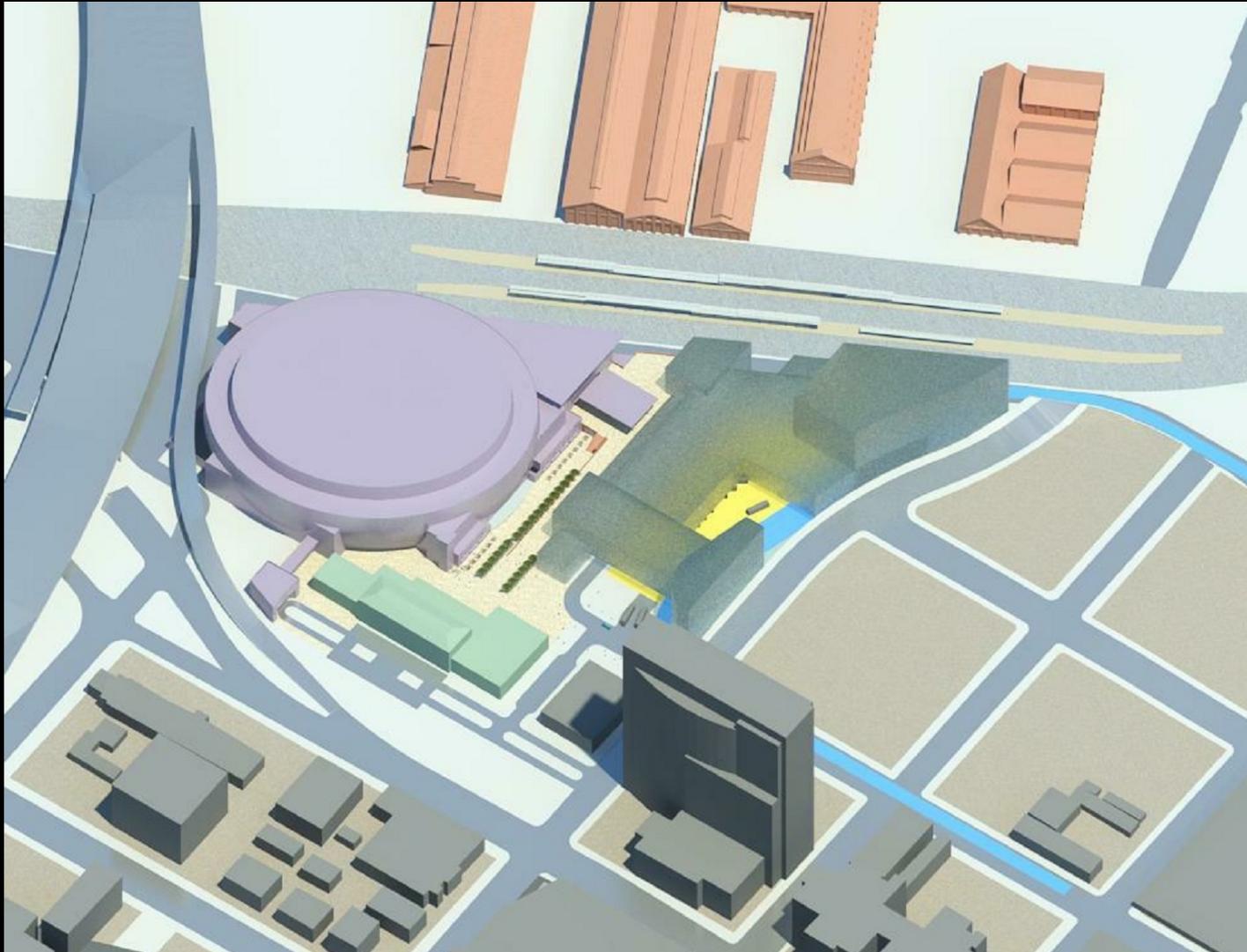
Confirmed location of Intermodal Expansion

Confirmed Arena location to West of Site

Site Concept for ESC and expanded Intermodal



Urban Design – Massing View Corridors



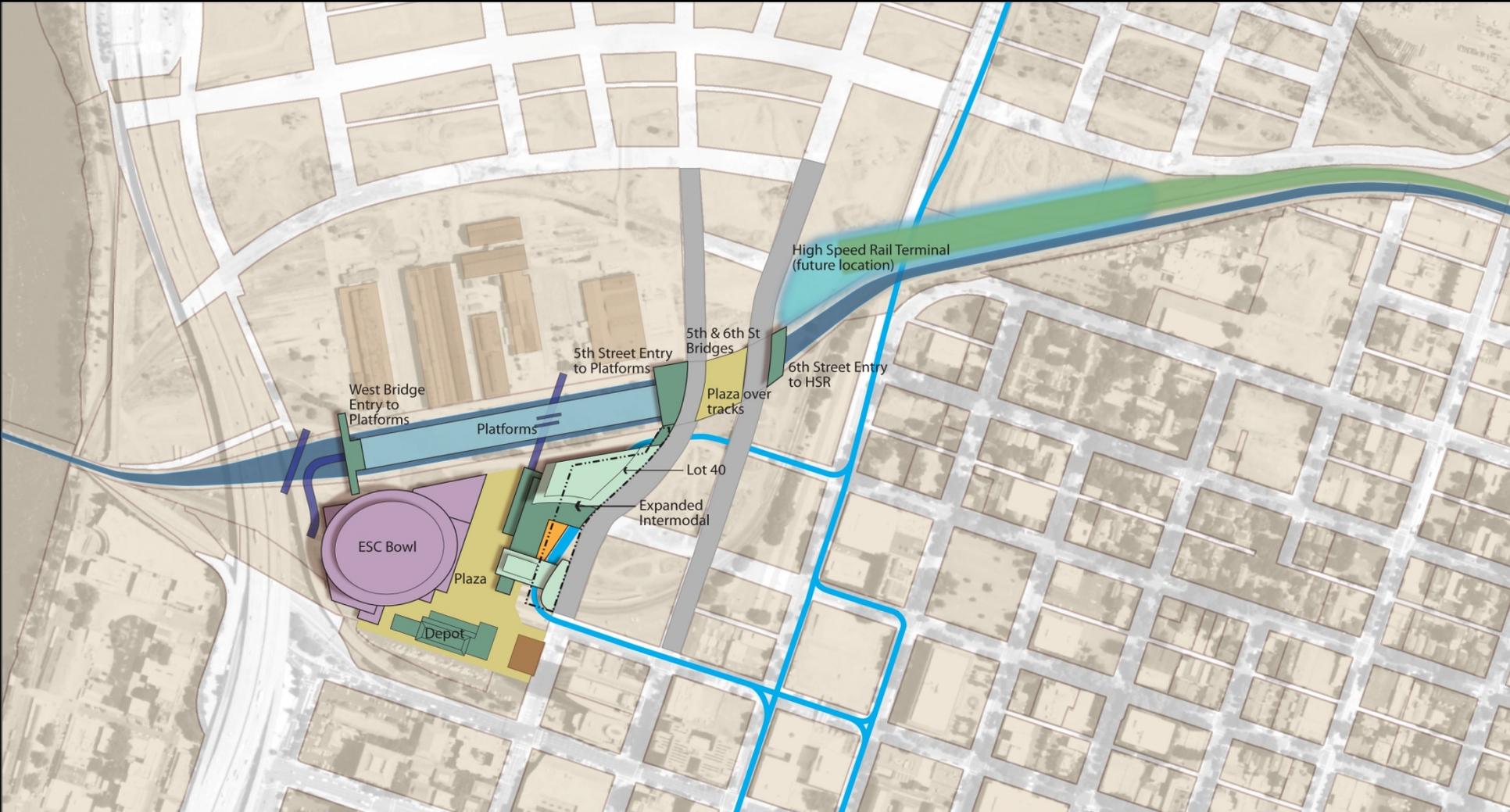
Urban Design – Massing View Corridors



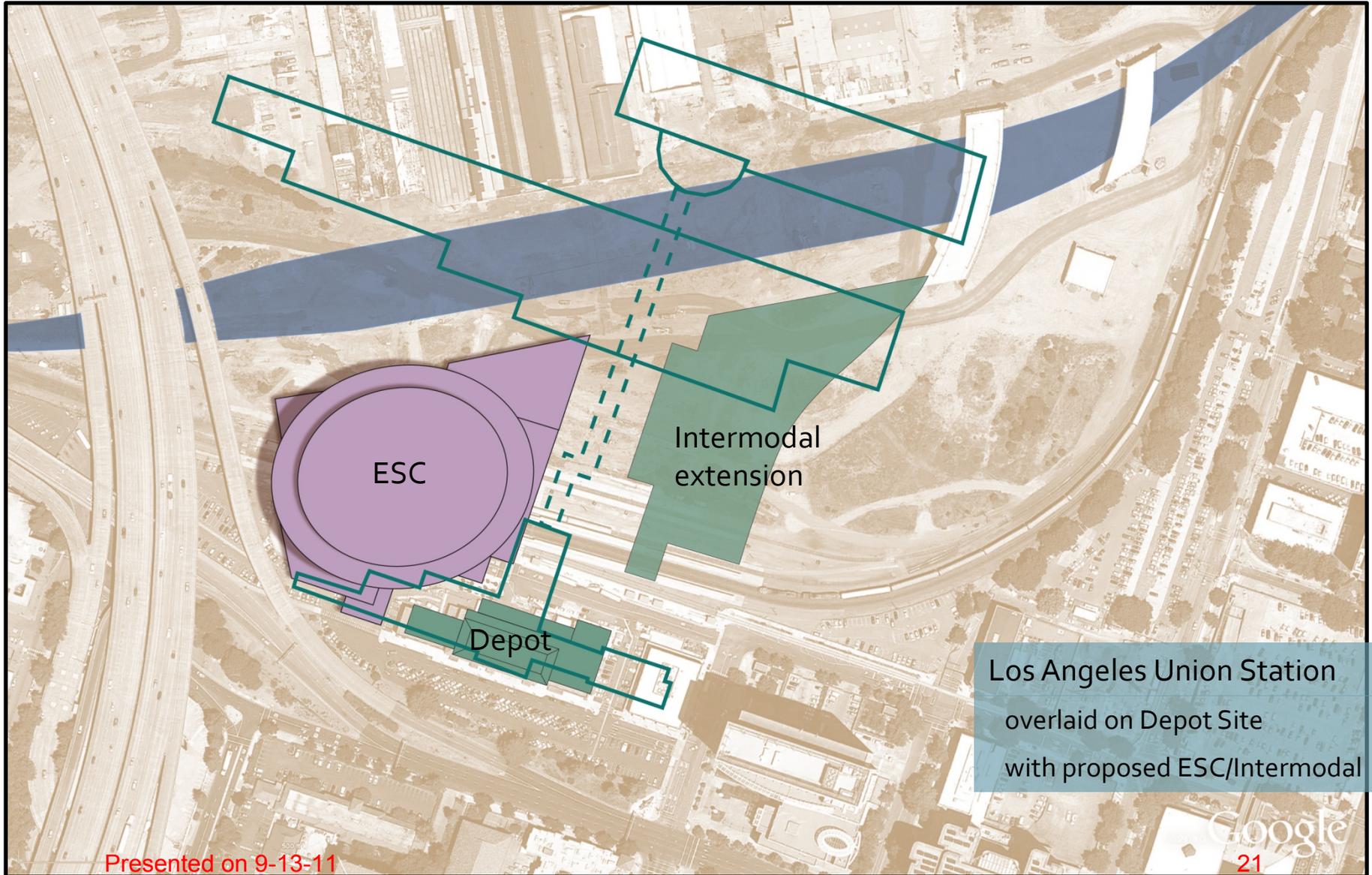
Urban Design – Massing View Corridors



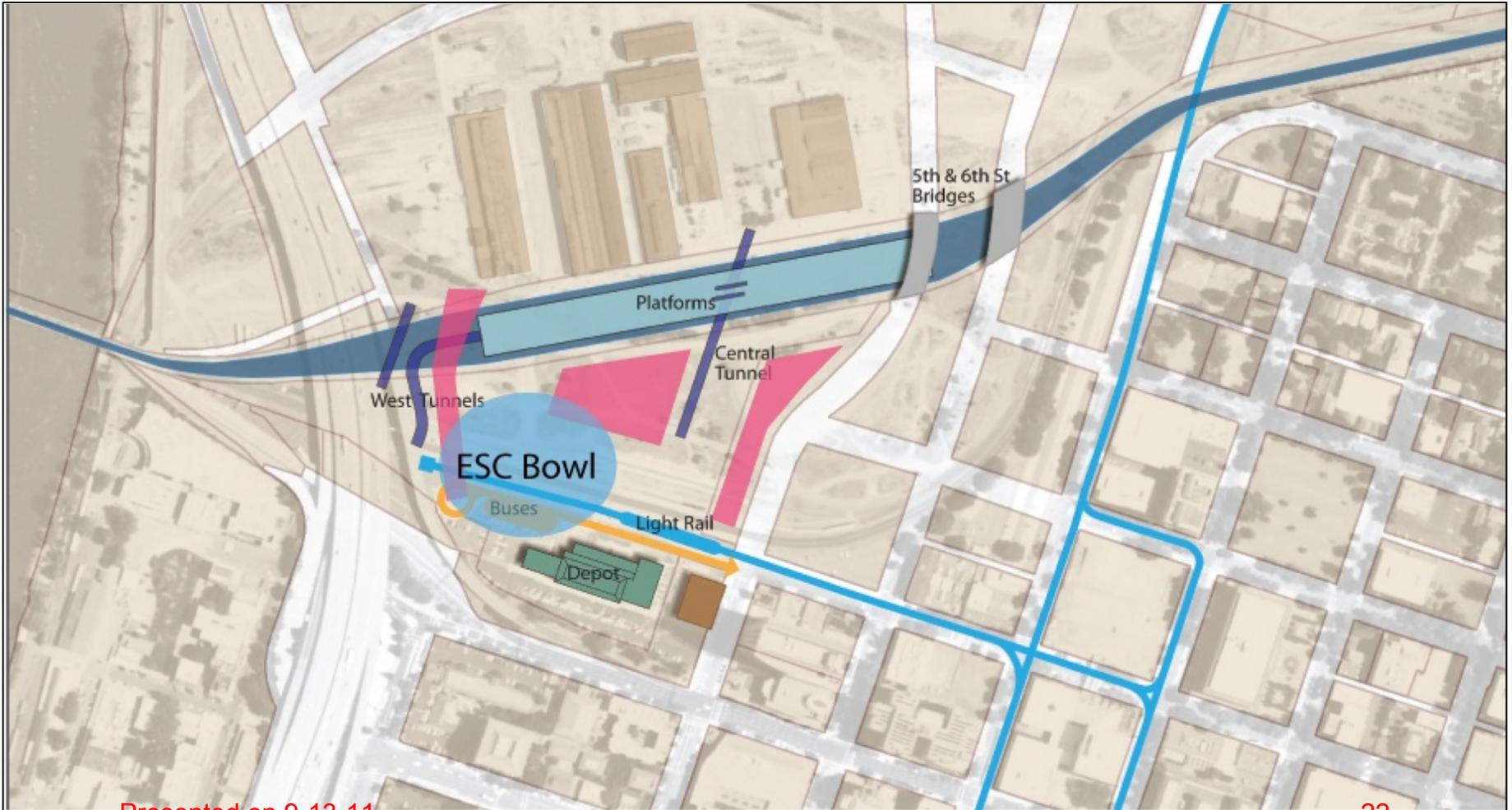
Planning for the Future – Conceptual Site Plan



Transit Facility Scale Comparison



Site Conflicts



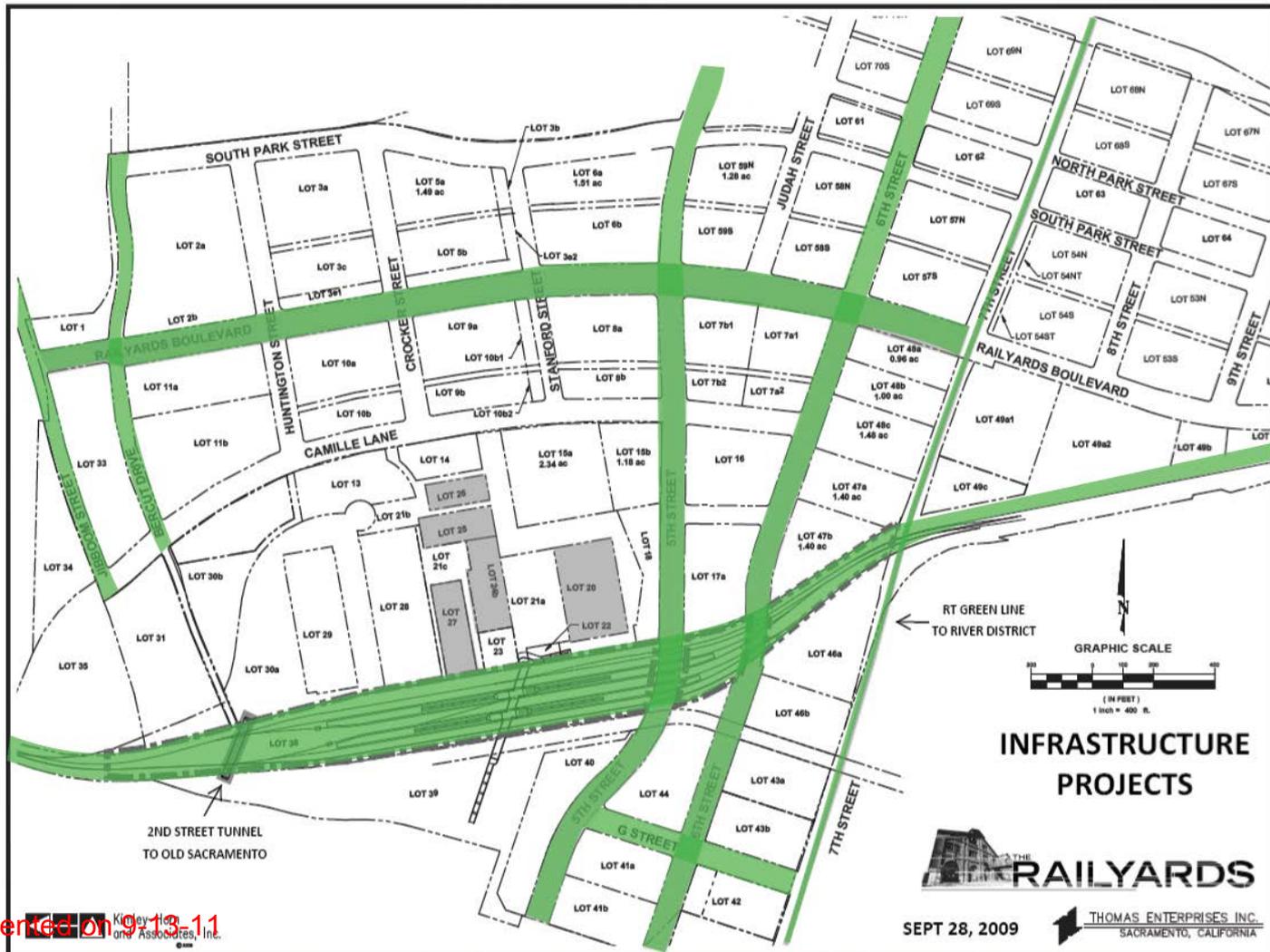
Circulation and Access

- Multiple access points needed for all modes of transportation
- 5200-6000 vehicles anticipated for a sold-out event
- Early arrivals for events may overlap p.m. peak period of 4:00-6:00 p.m.
- Traffic study & Special Event Traffic Management Plan

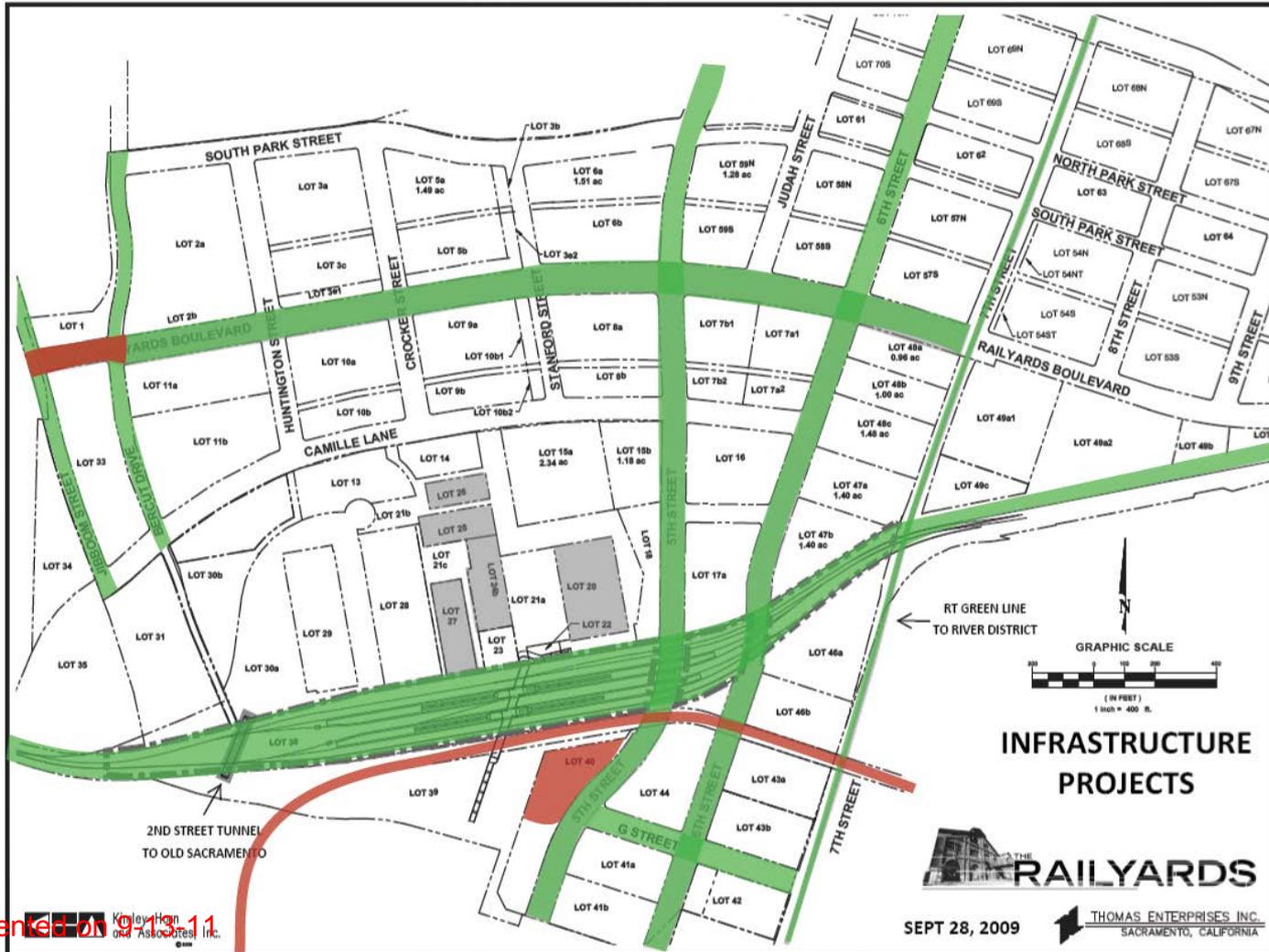
Parking

- Demand - 6500 spaces includes 1500-1800 premium spaces within 2 blocks
- Supply - 17,400+ spaces within ½ mile
- Additional study needed to inventory vacant spaces
- Potential 900 space garage between 5th & 6th St. north of G St. for Intermodal, future County Courthouse, Railyards, and ESC
- Parking Management Plan

Funded Infrastructure 2011-2015



Accelerated Infrastructure



Planning and Building Review

- Primary Entitlements:
 - Amend the Railyards Specific Plan (Adopted in 2007)
 - Amend the Railyards Special Planning District (Zoning Ordinance)
 - Urban Development Permit
- Environmental Review:
 - CEQA and NEPA review

Planning and Building Review

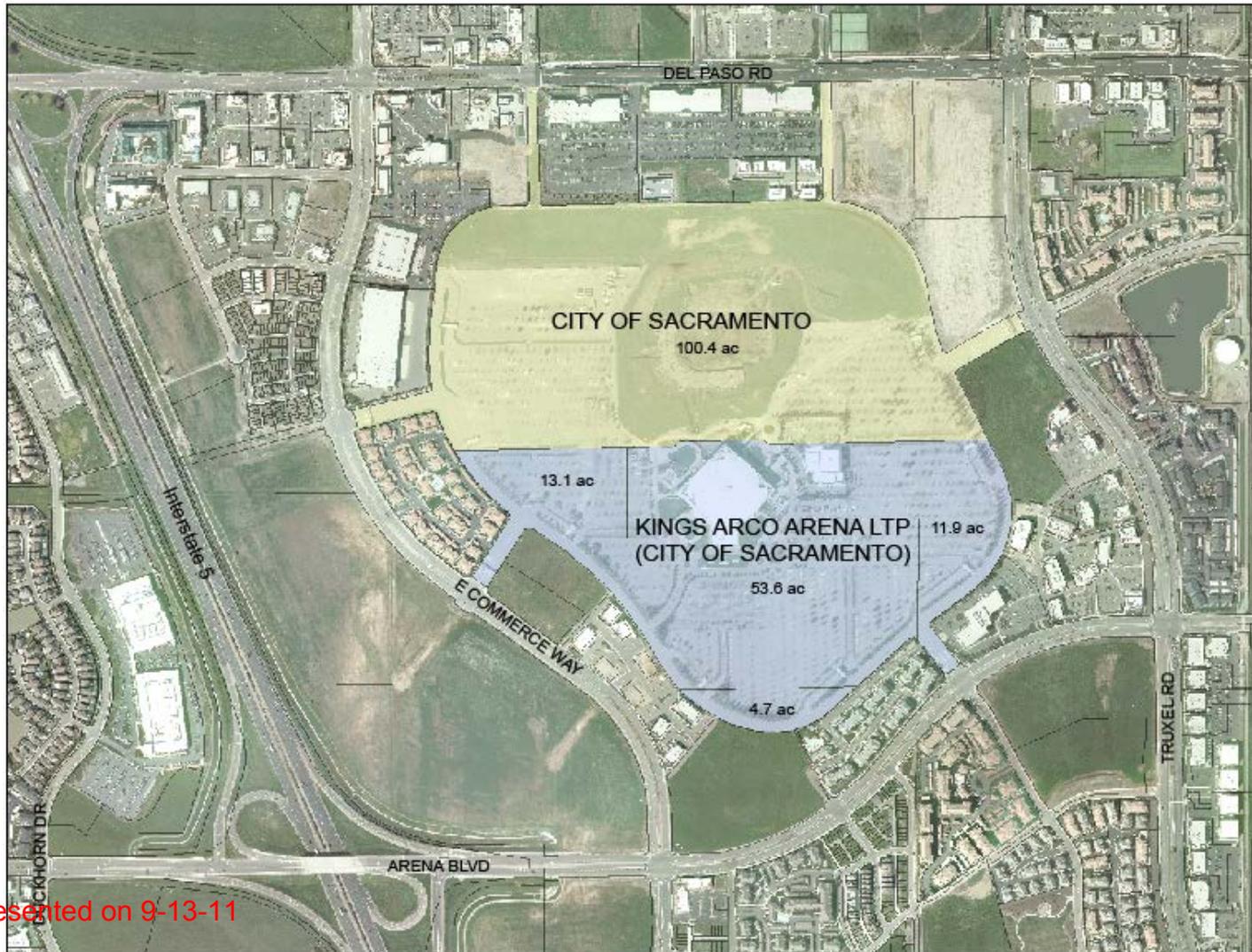
- Building Permit Review
 - Cost estimate provided
 - Timing
- Overall Review Cost and Schedule
 - Entitlement and Permit fee cost- approximately \$16 million
 - Time: Approximately 16 to 20 months to complete

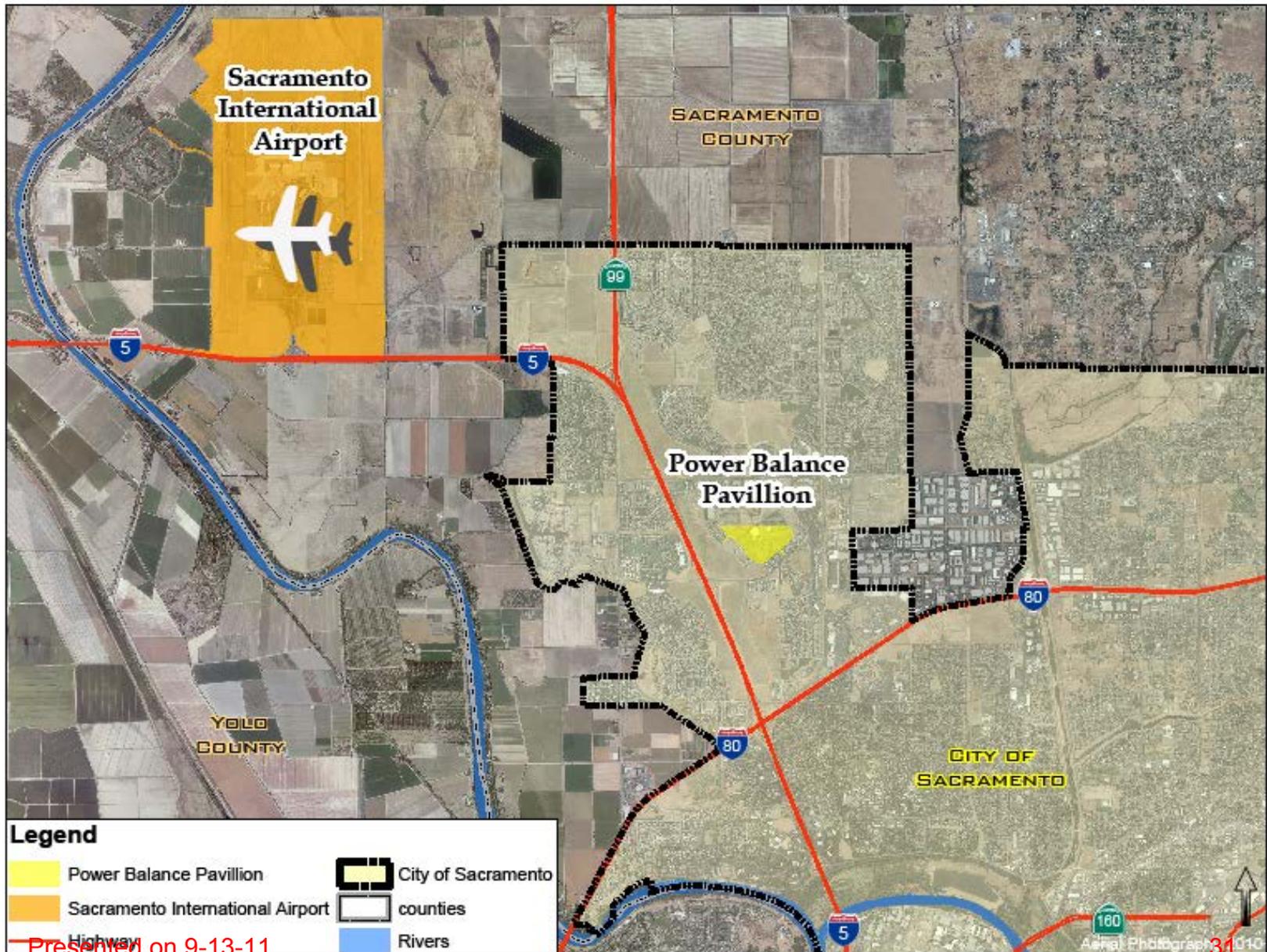
Natomas Arena Site Reuse



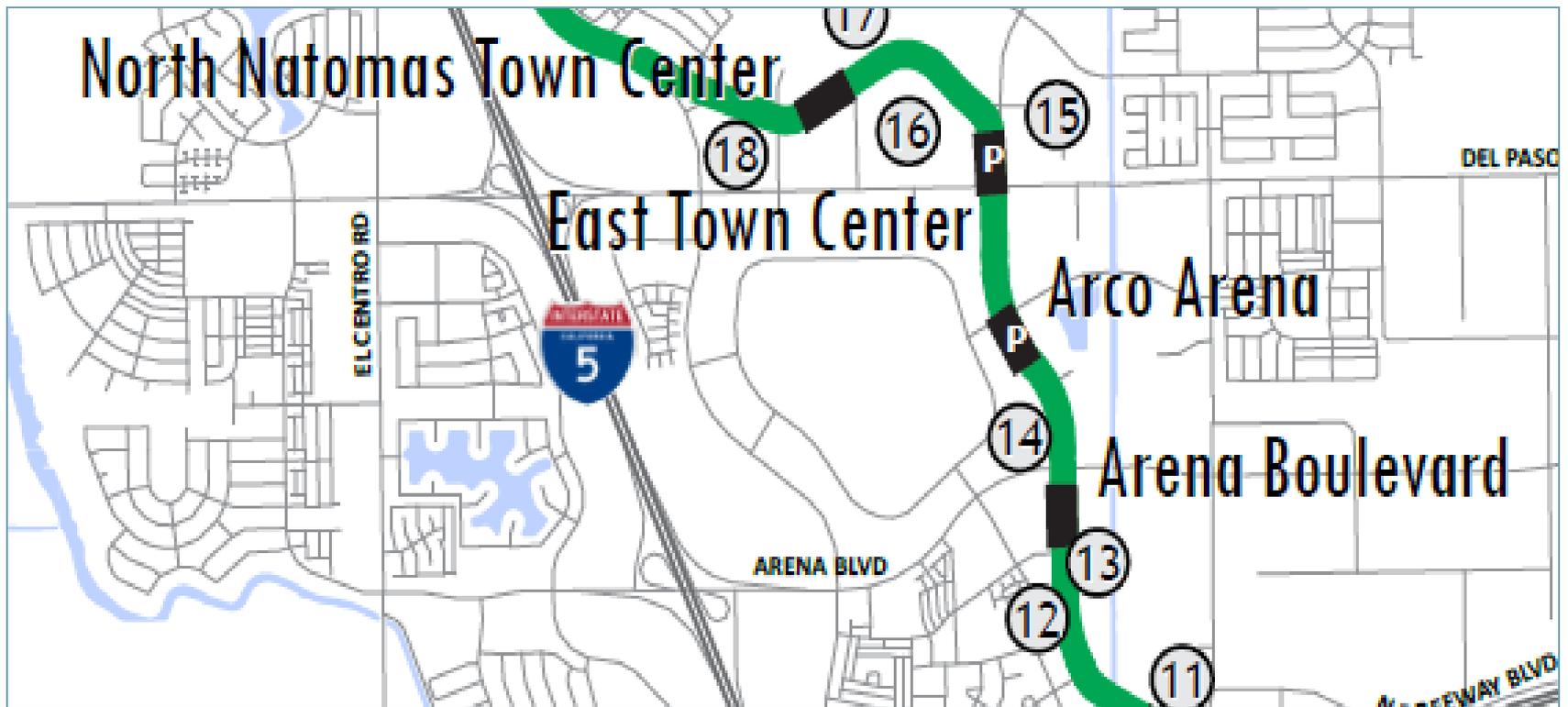
Presented on 9-13-11

184 Acre Arena Site





Future Light Rail Green Line Route



Site Reuse Options

- Major Medical or Hospital Uses
- Major Corporation/High Tech Campus
- Higher Level Education Campus
- Mixed Use (General Plan designation)
- Combination of above

Issues to be addressed

- Natomas building moratorium to be lifted in 2013
- Large site may mean multiple users or parcels
- Sports Parkway may need to be completed
- Will require rezoning (now Sports Complex)

Action Plan

- Identify reuse priorities – focus efforts
- Develop an incentive package
- Identify business prospects
- Ready the Natomas Arena site for development (“Shovel Ready”)
- Create marketing material
- Launch business recruitment campaign

September 13, 2011

Entertainment and Sports Complex Reports

Presented on 9-13-11

