



REPORT TO COUNCIL

City of Sacramento

23

915 I Street, Sacramento, CA 95814-2604
www.CityofSacramento.org

Staff Report
July 25, 2006

Honorable Mayor and
Members of the City Council

Title: The Railyards – Informational Workshop

Location/Council District: East of Sacramento River, just north of the Central Business District in Downtown Sacramento/Council District 1.

Recommendation: For Council information only. The purpose of this workshop is to provide an overview of the downtown Railyards project and receive direction.

Contact: Nedzlene Ferrario, Senior Planner, (916) 808-7826

Presenters: Carol Shearly, Director of Planning (916) 808-5893 and Suheil Totah, Vice President, Thomas Enterprises (916) 329-4500

Department: Planning

Division: New Growth

Organization No: 4913

Description/Analysis

Issue: The purpose of this workshop is to update the City Council on the Railyards project, the current status of the project, and receive feedback from the Council on the project.

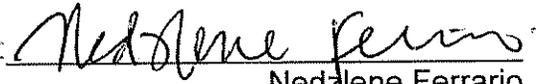
Policy Considerations: The proposed project is consistent with the City's General Plan Update effort and City Council's Strategic Plan focus areas such as sustainability and livability, affordable housing, economic development and culture and entertainment.

Environmental Considerations: An Environmental Impact Report (EIR) is the appropriate environmental document for the Railyards project pursuant to CEQA. On June 27, 2006, the Council approved contracts with EIP and Dowling Associates to complete the Environmental Impact Report and Traffic Study, respectively. This workshop does not request the discretionary approval of any aspect of the project and may occur prior to completion of the EIR.

Rationale for Recommendation: For Council information only. The purpose of this workshop is to provide an overview of the project and receive direction.

Financial Considerations: An infrastructure financing plan will be prepared concurrent with the application. The plan will identify public improvement funding mechanisms, and a fiscal impact analysis will also be prepared to assess impacts to the City.

Emerging Small Business Development (ESBD): This topic is not applicable to this project.

Respectfully Submitted by: 
Nedzlene Ferrario
Senior Planner

Approved by: 
Carol Shearly
Director of Planning

Recommendation Approved:

for 
Ray Kerridge
City Manager

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ATTACHMENT 1

BACKGROUND

Project Summary:

The Railyards Specific Plan is a public-private collaborative effort between the City and Thomas Enterprises. The proposed Specific Plan and related development covers approximately 238 acres and includes a mixed use project that could accommodate between 7,000 – 10,676 residential units, 1.3 million square feet of retail and up to 3.9 million square feet of office space. The project incorporates the City proposed Intermodal Facility (also known as Sacramento Valley Station), endorsed by City Council in 2004 (Attachment 5, pg. 8). This transportation facility has been endorsed by the region's leaders as the region's highest transportation priority. The City intends to acquire the Intermodal site (approximately 32 acres) and form a partnership with Regional Transit and Sacramento County. Other major land uses such as a State operated Railroad Technology Museum, a public marketplace, state-of-the-art performing facility and a potential Arena are also planned within the Railyards.

On June 6, Thomas Enterprises submitted additional detail on the proposed plan, including street sections, stormwater, utility, water, and sewage designs, and proposed phasing schedules for the project. The current land use plan is attached (Attachment 4, pg 7).

Background Information: In 1994, City Council adopted the Railyards Specific Plan and Facility Element and accompanying infrastructure finance plan, known as Railyards/Richards Infrastructure Finance Plan, which set development impact fees for the downtown, Railyards and Richards Area. On October 14, 2003, the City entered into a Memorandum of Understanding (MOU) to commence a public-private collaborative effort and ensure that the development of the site is consistent with the goals, objectives, and policies of the City.

Since the MOU was adopted, there have been several revisions of the land use plan to respond to comments from the City and community. On March 9, 2006, Thomas Enterprises submitted a land use plan for environmental clearance and approval.

On June 22, 2006, City staff and Thomas made a joint presentation to the City Planning Commission ("Commission") to explain the proposed project and to receive input from the Commission.

Entitlements: The entitlements requested include amendments to the City General Plan, Central City Community Plan, Richards Boulevard Area Plan & Facility Element, Development Agreement, Zoning, Infrastructure Financing Plan, Inclusionary Housing Plan, a new Specific Plan and a new Special Planning District (SPD). In addition, specific development standards and design guidelines will also be submitted for the

project area. In combination, the new Specific Plan, development standards, design guidelines, and SPD will be based upon form-based principles and allow for a streamlined entitlement process. The applicant anticipates filing concurrent "project level" applications later on during this process. To the extent feasible, these applications will run concurrently with the present entitlement process.

The EIR for the Specific Plan analyzes what amounts to the first two phases of development at a project level, while analyzing the remaining balance of the site on a programmatic level. The purpose of this dual-level analysis is to complete CEQA review for the areas of the plan that are to be built out in the immediate future.

Status of Processes:

Entitlements: The City is moving forward with processing the entitlements and procuring additional detailed information from Thomas Enterprises regarding its entitlement structure. Thomas Enterprises has already submitted a detailed structure of its proposed amendments to the General Plan, Central City Community Plan, Richards Area Plan, Facilities Element, and Specific Plan. It will soon also be submitting Design Guidelines for the Specific Plan area.

Environmental Review: The City finalized the scope of work for the selected environmental review consultant, EIP Associates, and on June 27, 2006, the City Council adopted a resolution to authorize the City Manager to execute a professional services agreement with EIP Associates to prepare an EIR in the amount of \$1,024, 910 and to execute a professional services agreement with Dowling Associates for the traffic study portion of the project in the amount of \$171,019. The target release date of the Draft Environmental Impact Report is October 2006 and the Final EIR completion date is February 2007.

ATTACHMENT 2

The Railyards Specific Plan Project Schedule

Application Filed	March 06
Revised Application Filed	June 06
Draft Environmental Impact Report (EIR) Release for Public Review	October 06
Draft Infrastructure Finance Plan Complete	January 07
Final EIR Complete	February 07
Staff Report	February 07
Public Hearings	March 07

ATTACHMENT 3

Public Outreach

Over the course of the past four years, significant community outreach efforts have occurred to help guide and create the mix and feel of uses at the Railyards, such as the Railyards Visioning Exercise in 2004. The City-initiated exercise invited participants to role play as a resident, shopper, downtown worker and employer, and identified features, activities or amenities such as higher-density housing, affordable units, 24-hour mixed-use district, cultural and nightlife uses, transportation choices, public plazas and parks.

Additionally, Thomas Enterprise performed outreach efforts that include input from independent community groups, public officials, regional organizations, and business leaders. In terms of form, these outreach efforts have consisted of individual meetings, general group meetings, and traditional public workshops. At the most recent jointly-sponsored community workshop held on May 17, 2006, approximately 200 members of the public attended.

On June 22, 2006, the City and Thomas held an informational public workshop before the Planning Commission, which was well received.

Going forward, the City and Thomas Enterprises expect to continue working with the community, elected officials, and the business community to inform them as to the status of the project and to assist in the refinement of the project. Additional community workshops, hearing body informational workshops and neighborhood group meetings are planned in partnership with Thomas Enterprise.

Finally, websites are established by both Thomas Enterprises (www.sacramentorailyards.com) and the City (www.cityofsacramento.org) where project information is readily available for download and input may be submitted.

Land Use Plan

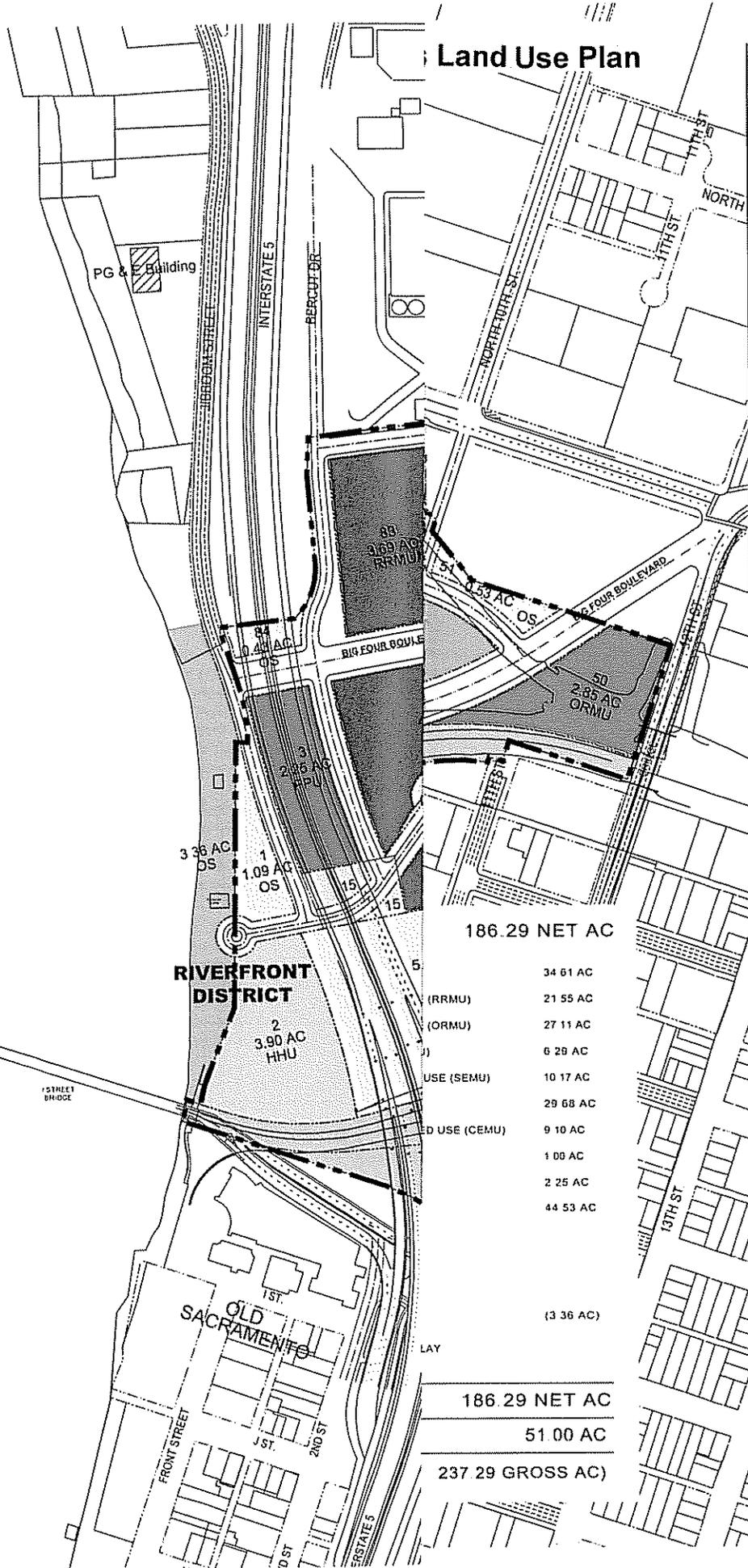


**THOMAS
ENTERPRISES
INC.**



Architecture Urban Design
Jon A. Jerde, F.A.I.A.

913 Ocean Front Walk
Venice, California 90291
(310) 399-1087



186.29 NET AC

- 34.61 AC
- (RRMU) 21.55 AC
- (ORMU) 27.11 AC
- 6.29 AC
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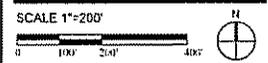
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REVISIONS		
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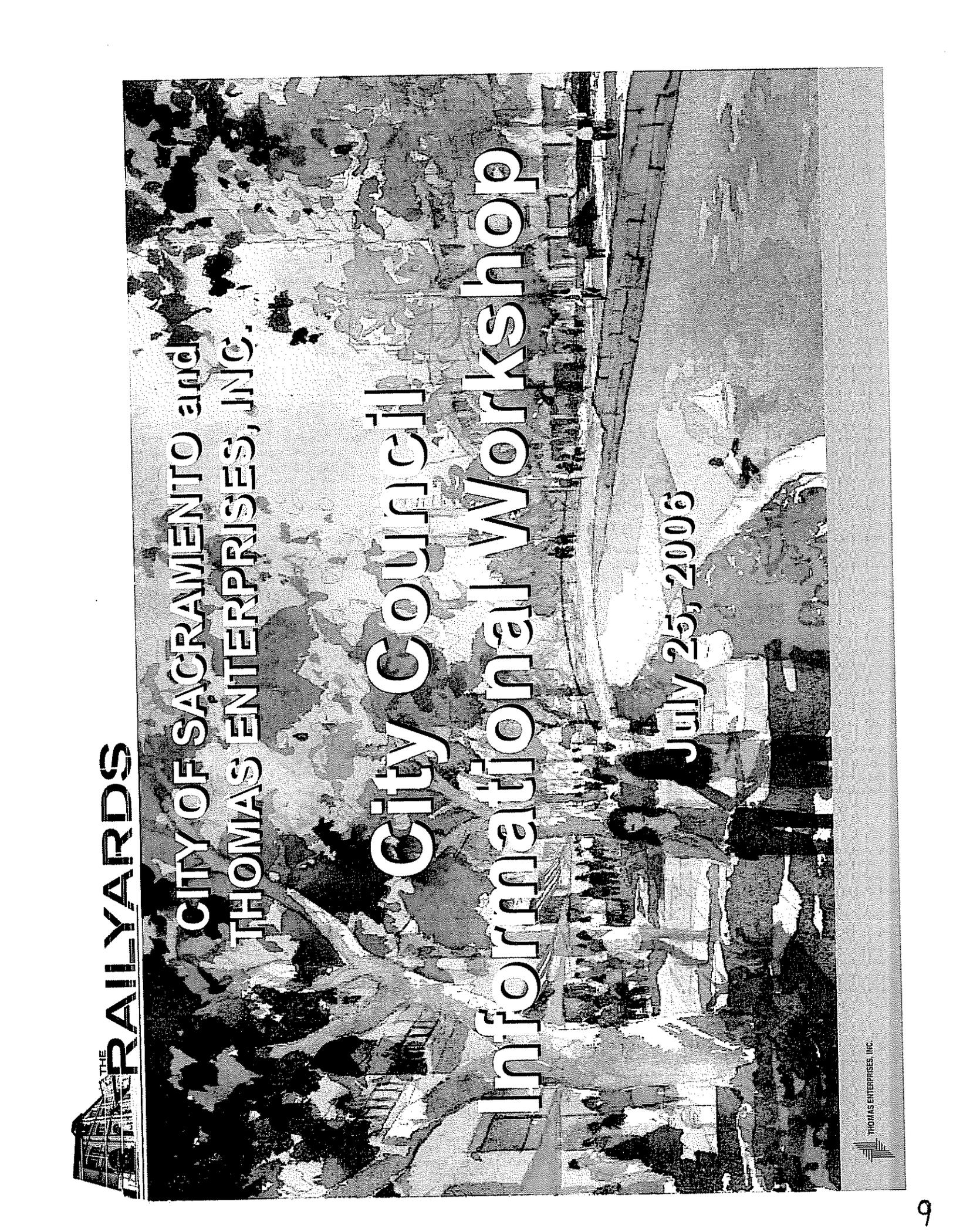
DATE:
JUNE 1 2006

TITLE:
LAND USE PLAN

PROJECT NO.: 5225 29



P-1.01



THE RAILYARDS

**CITY OF SACRAMENTO and
THOMAS ENTERPRISES, INC.**

**City Council
Informational Workshop**

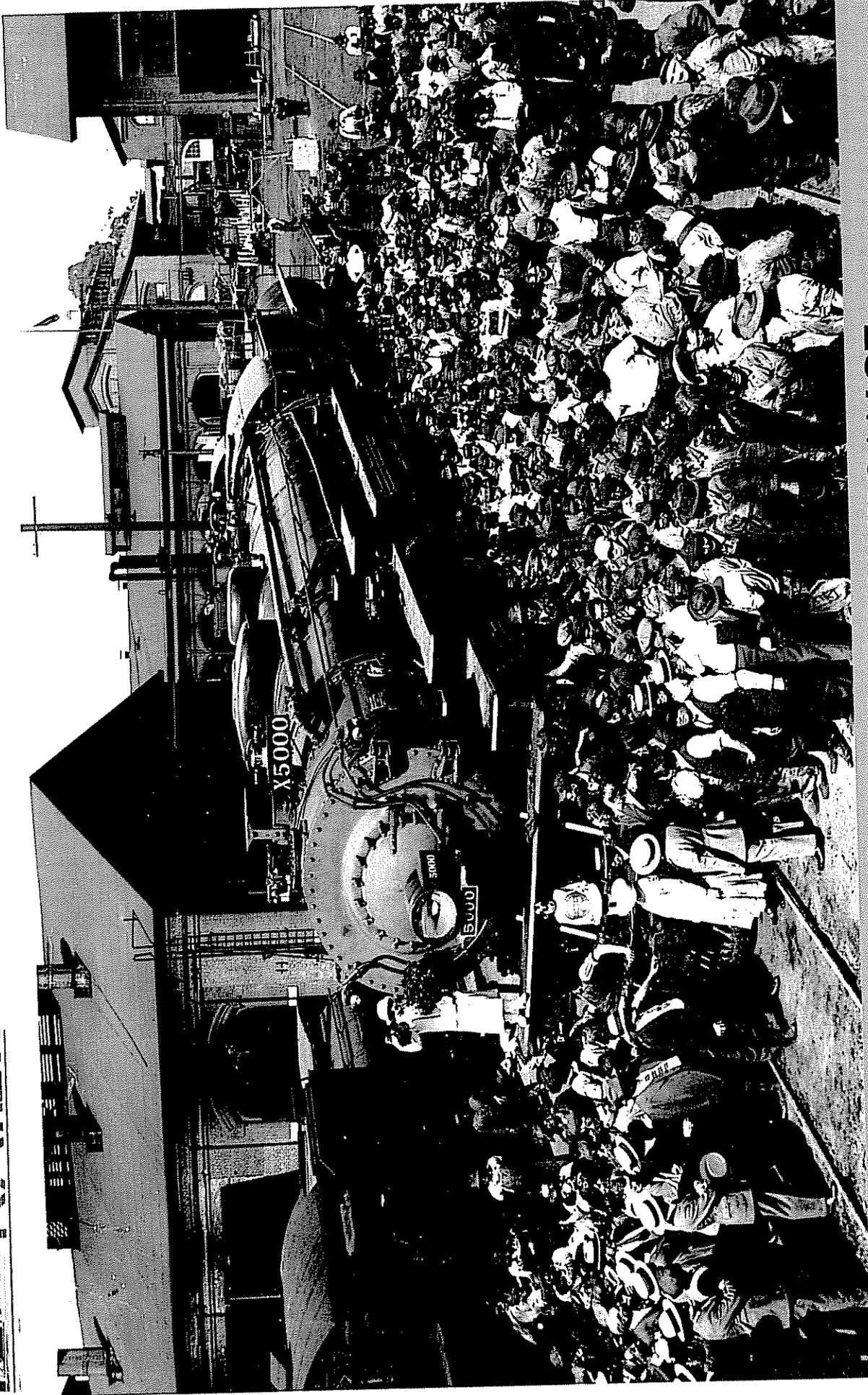
July 25, 2006

THE RAILYARDS



AERIAL VIEW

THE RAILYARDS



HISTORICAL SIGNIFICANCE

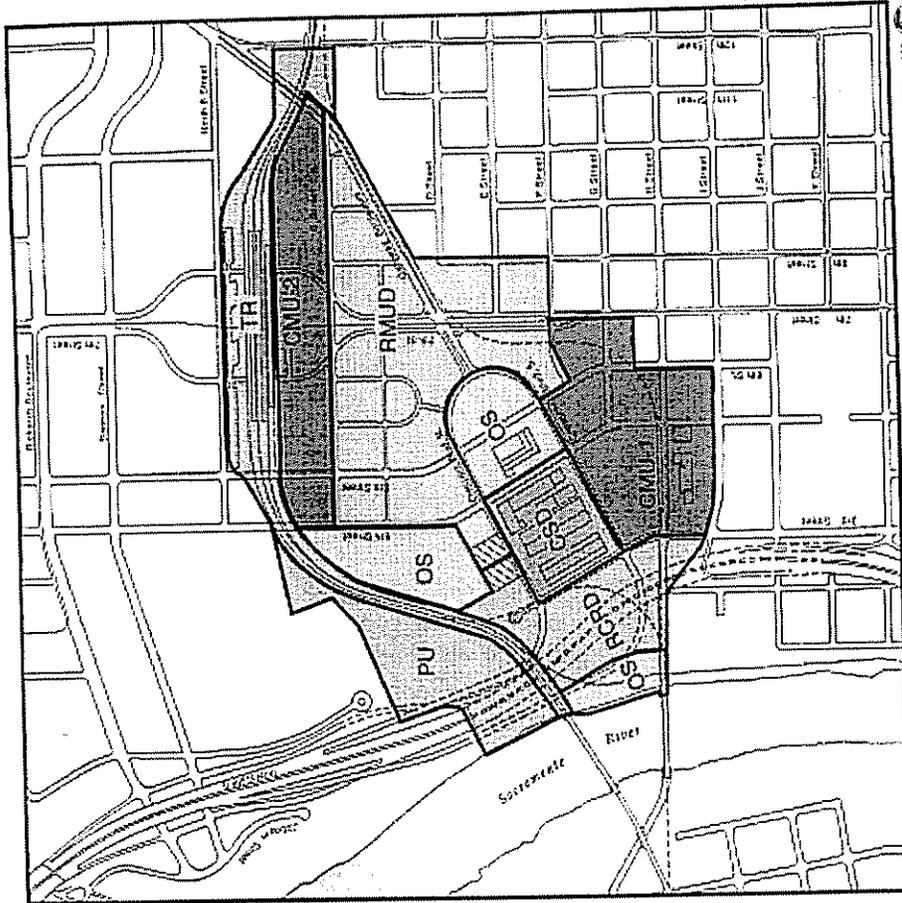


Figure 4-1
Railyards Area Land Use Map

- Residential Mixed Use District
- Downtown Commercial
- Mixed Use District
- Transit Oriented Commercial
- Mixed Use District
- Central Shops District
- Riverfront Commercial
- Recreational District
- Corridor High Intensity Terminal
- Parks and Open Space
- Public Utilities
- Potential Elementary School

ROMA SPECIFIC PLAN



COMMUNITY OUTREACH OVER LAST FOUR YEARS

- Community Group Leaders
- Neighborhood Associations
- Community Workshops
- City's Railyards Visioning Exercise
- Transit Operators and Advocates
- Stakeholders
- City, Regional, State and Federal Representatives
- Business Leaders



Improved east/west pedestrian and bicycle connectivity

Improved connectivity to the riverfront

Incorporate a new urban water feature within new canal district

Incorporate light rail transit village

Integrated intermodal facility

Added riverfront district implementing riverfront master plan

Increased housing with higher density mixed use

Incorporated a performing arts center

Realigned north/south pedestrian street

Maintained flood protection

Incorporated a Sports & Entertainment District

Increased connectivity to Richards at Jibboom & Bercut

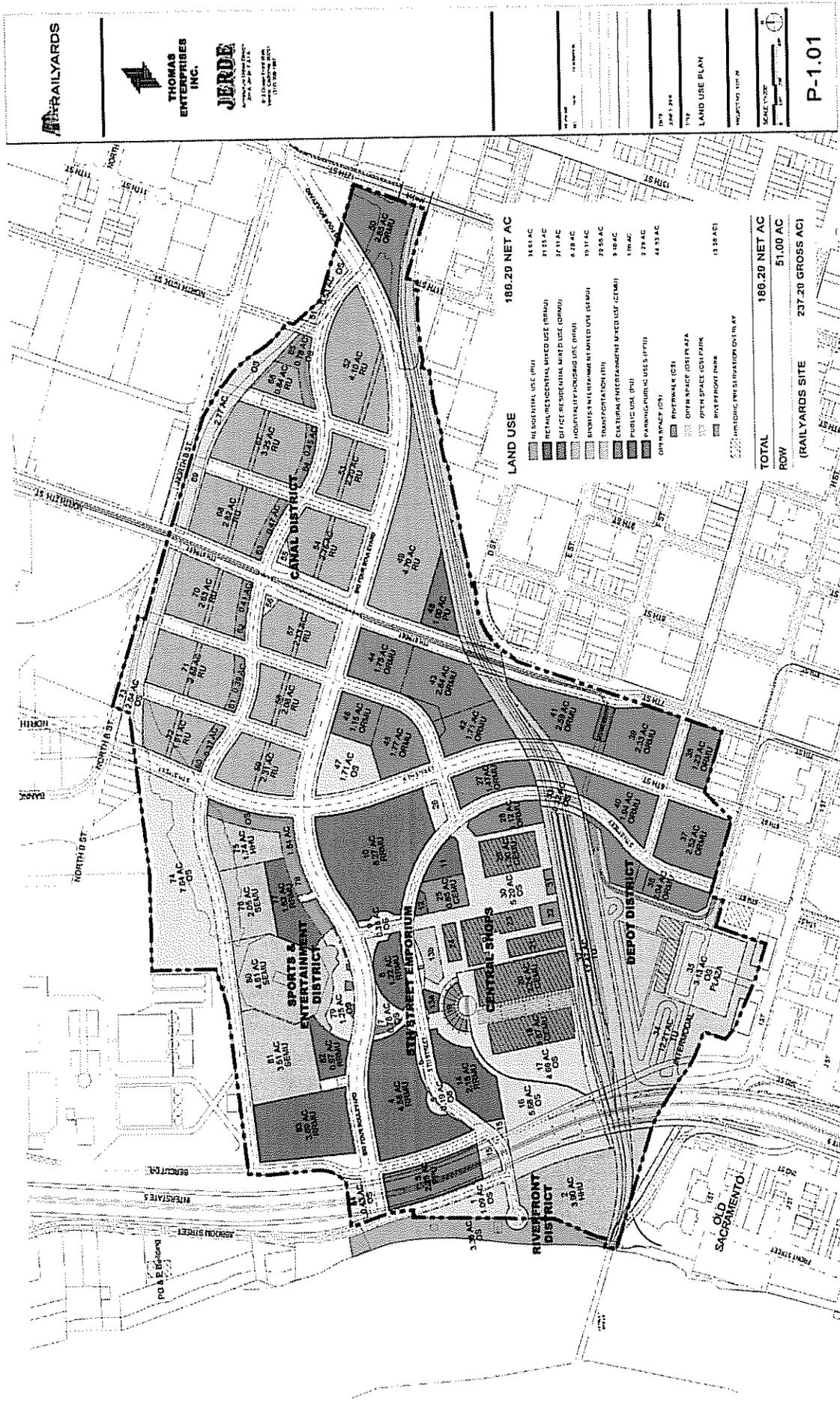
Incorporated residential between 6th & 7th Streets

Support trolley/streetcar for Old Sac, West Sac, K Street

and Convention Center

Support for a 2nd Street tunnel from Old Sac to Central Shops

MODIFICATIONS TO LAND USE PLAN



CURRENT LAND USE MAP

THE RAILYARDS



THOMAS
ENTERPRISES
INC.

JERDE

ARCHITECTURAL FIRM
1111 CHERRY STREET SUITE 200
SAN FRANCISCO, CA 94102
415.774.1100

DATE: JULY 2006

TITLE: DISTRICTS PLAN

PROJECT NUMBER: 02-20

SCALE: 1" = 30'

P-1.04

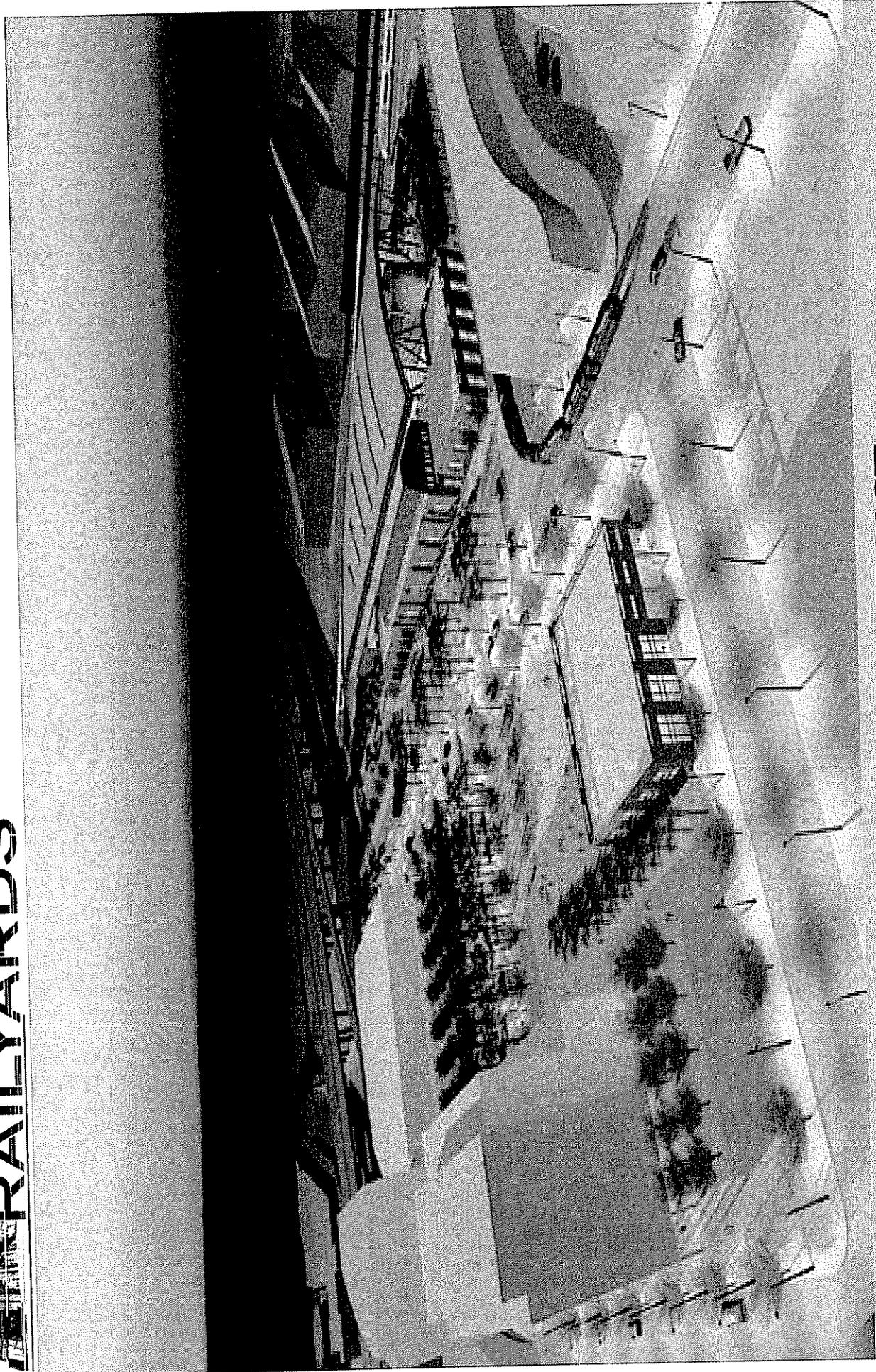


DISTRICTS MAP



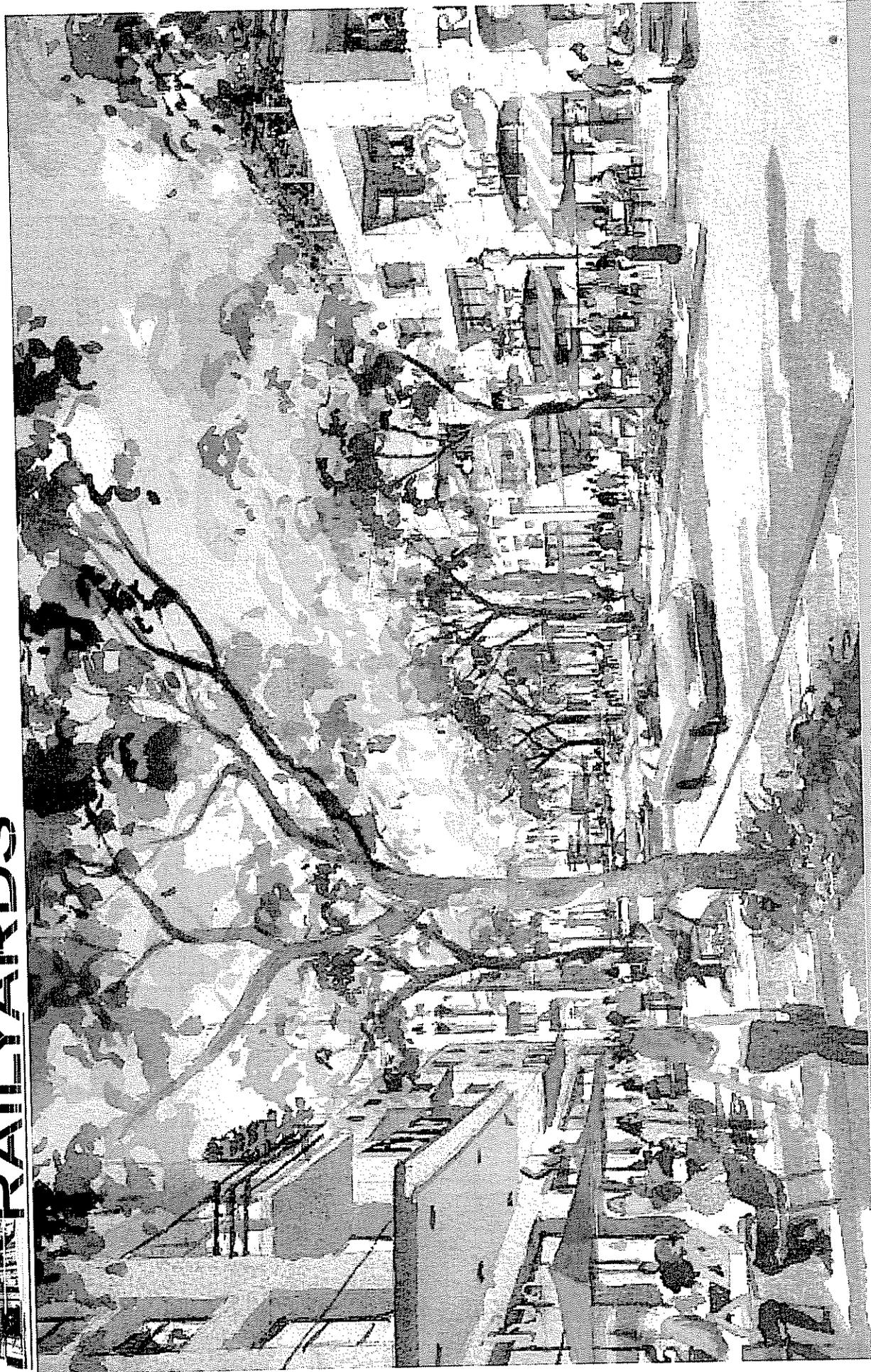
THOMAS ENTERPRISES, INC.

THE RAILYARDS



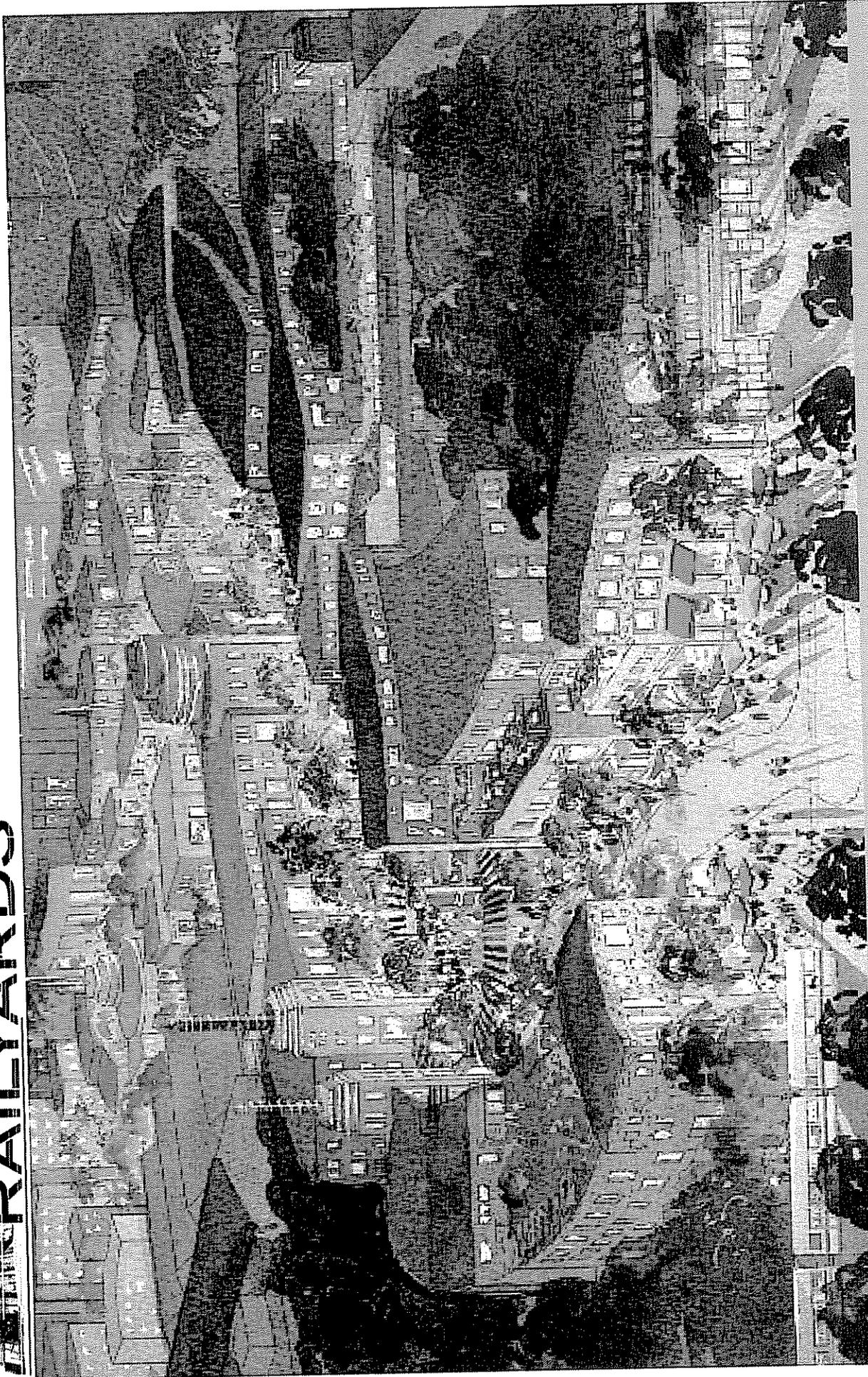
DEPOT DISTRICT

THE RAILYARDS



FIFTH STREET EMPORIUM

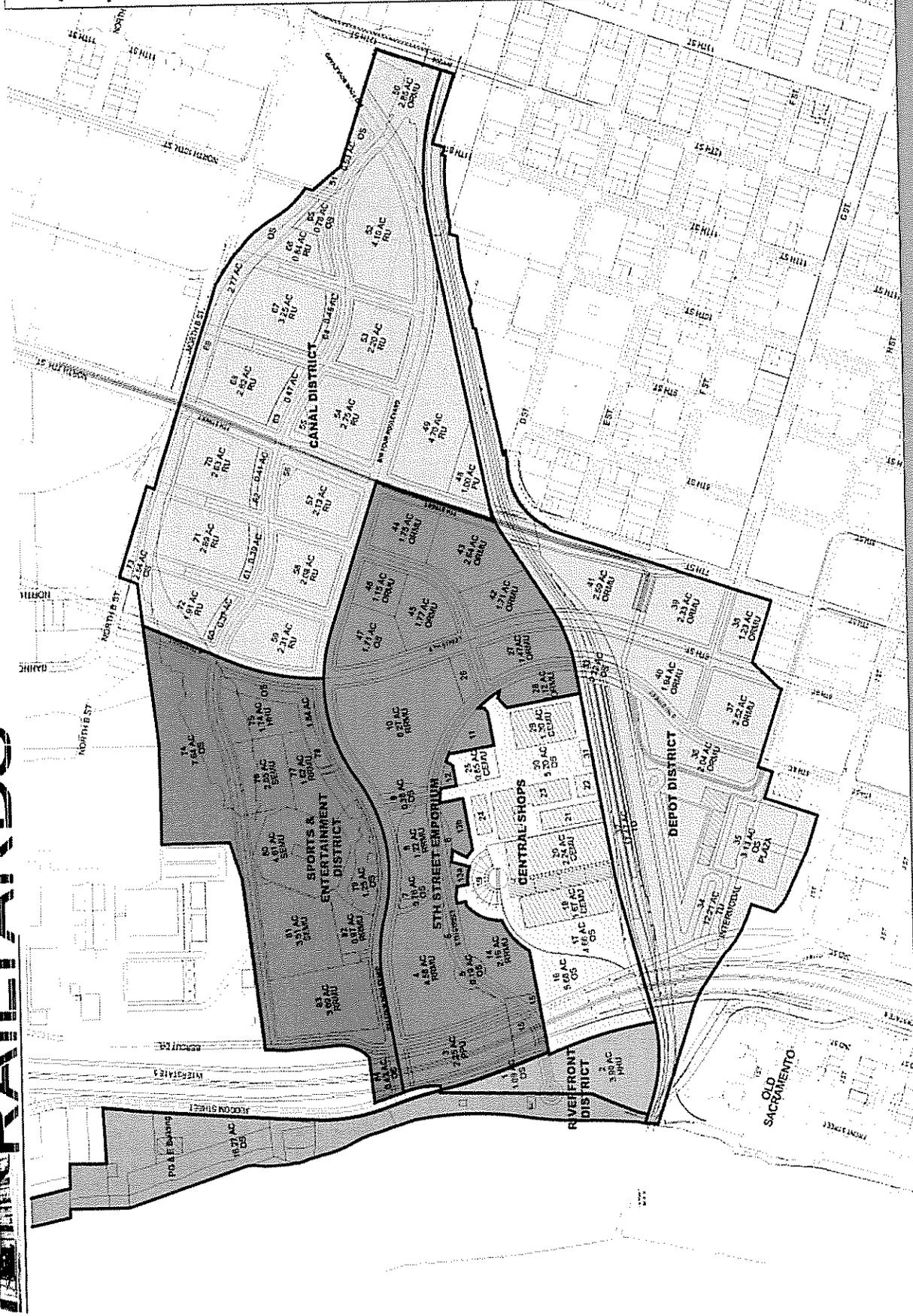
THE RAILYARDS



FIFTH STREET EMPORIUM AT NIGHT

THOMAS ENTERPRISES, INC.

THE RAILYARDS

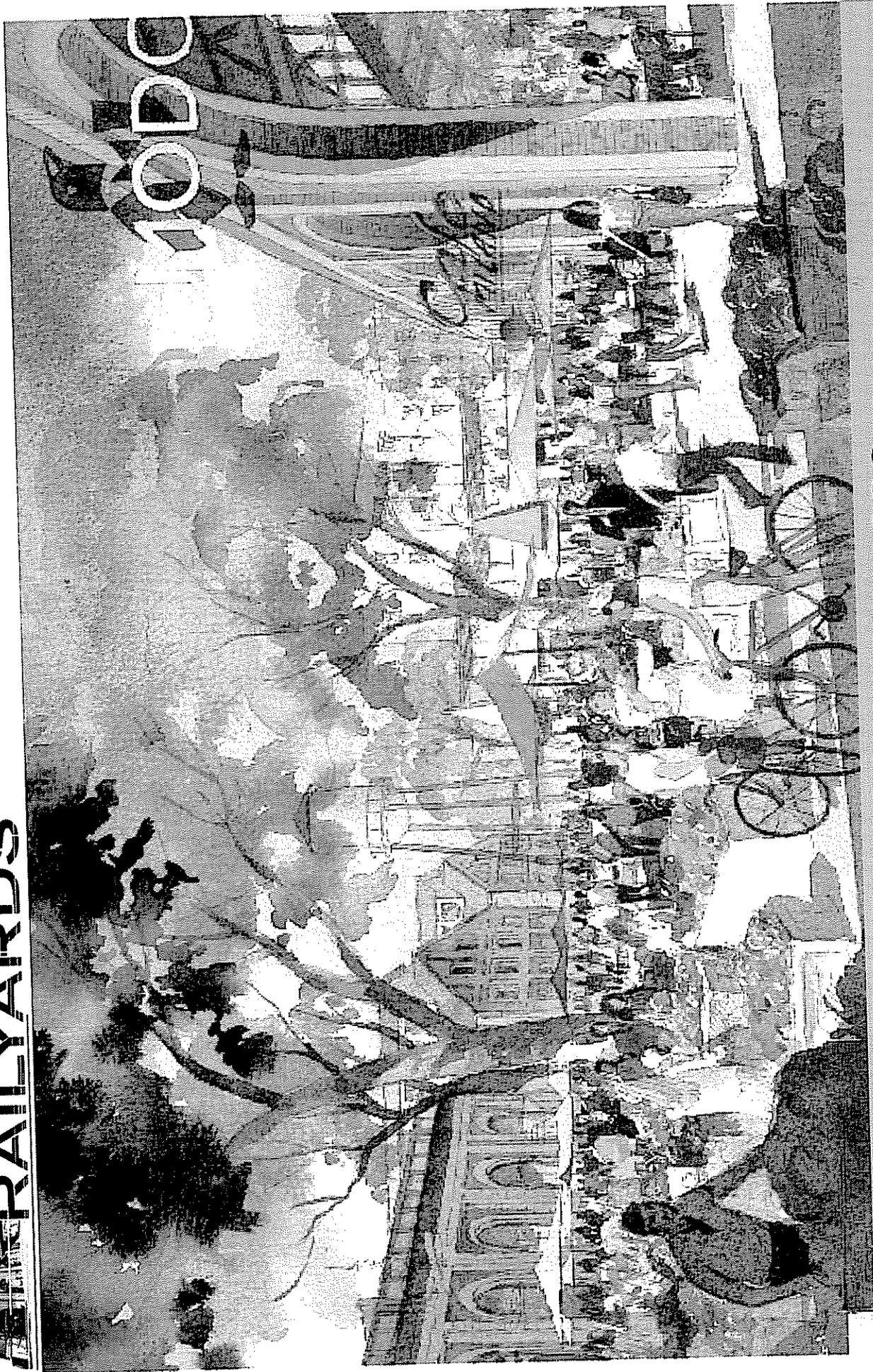


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SCALE	1" = 100'
PROJECT NO.	04-001
DATE	10/13/04
BY	JML
PROJECT	RAILYARDS
SCALE	1" = 100'
PROJECT NO.	04-001

P-1.04

DISTRICTS MAP

THE RAILYARDS



CENTRAL SHOPS

THE RAILYARDS



RIVERFRONT DISTRICT



**THOMAS
ENTERPRISES
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JERDE
ARCHITECTS AND PLANNERS
175 CHERRY STREET, SUITE 200
SAN FRANCISCO, CA 94102
PH: 415.774.2000

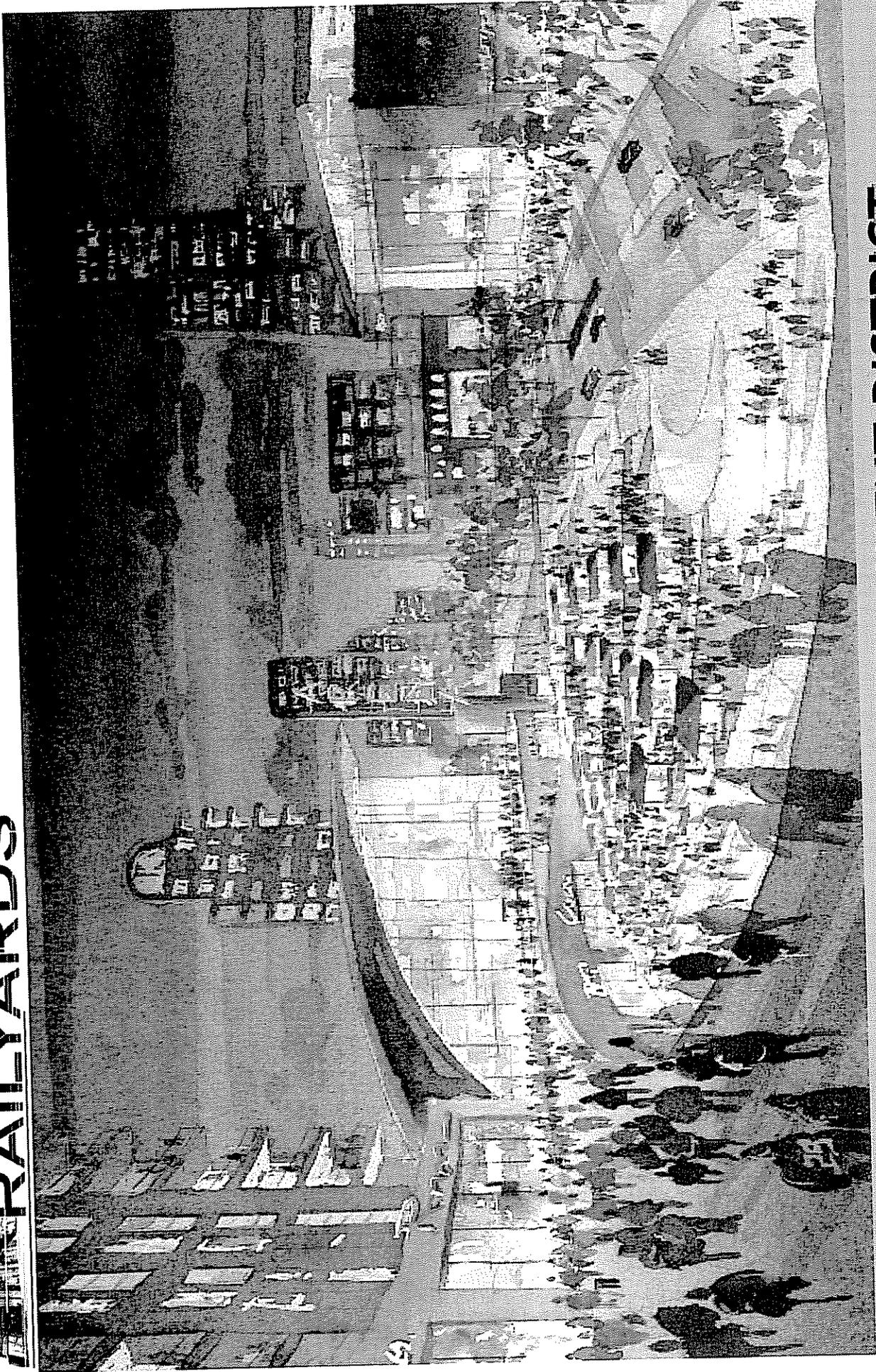
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PROJECT NO.	100-000000

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DISTRICTS MAP

THE RAILYARDS

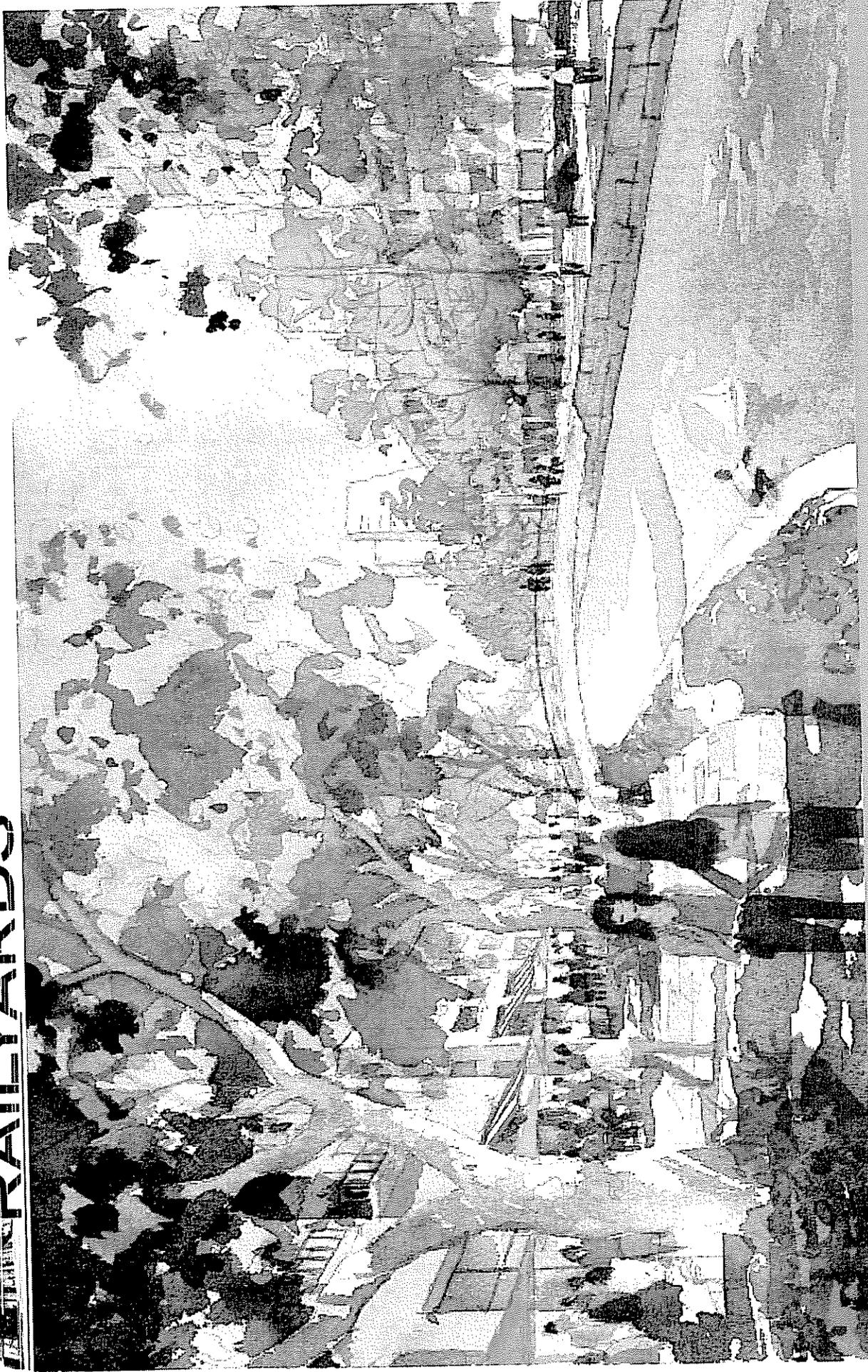


SPORTS & ENTERTAINMENT DISTRICT



DISTRICTS MAP

THE RAILYARDS

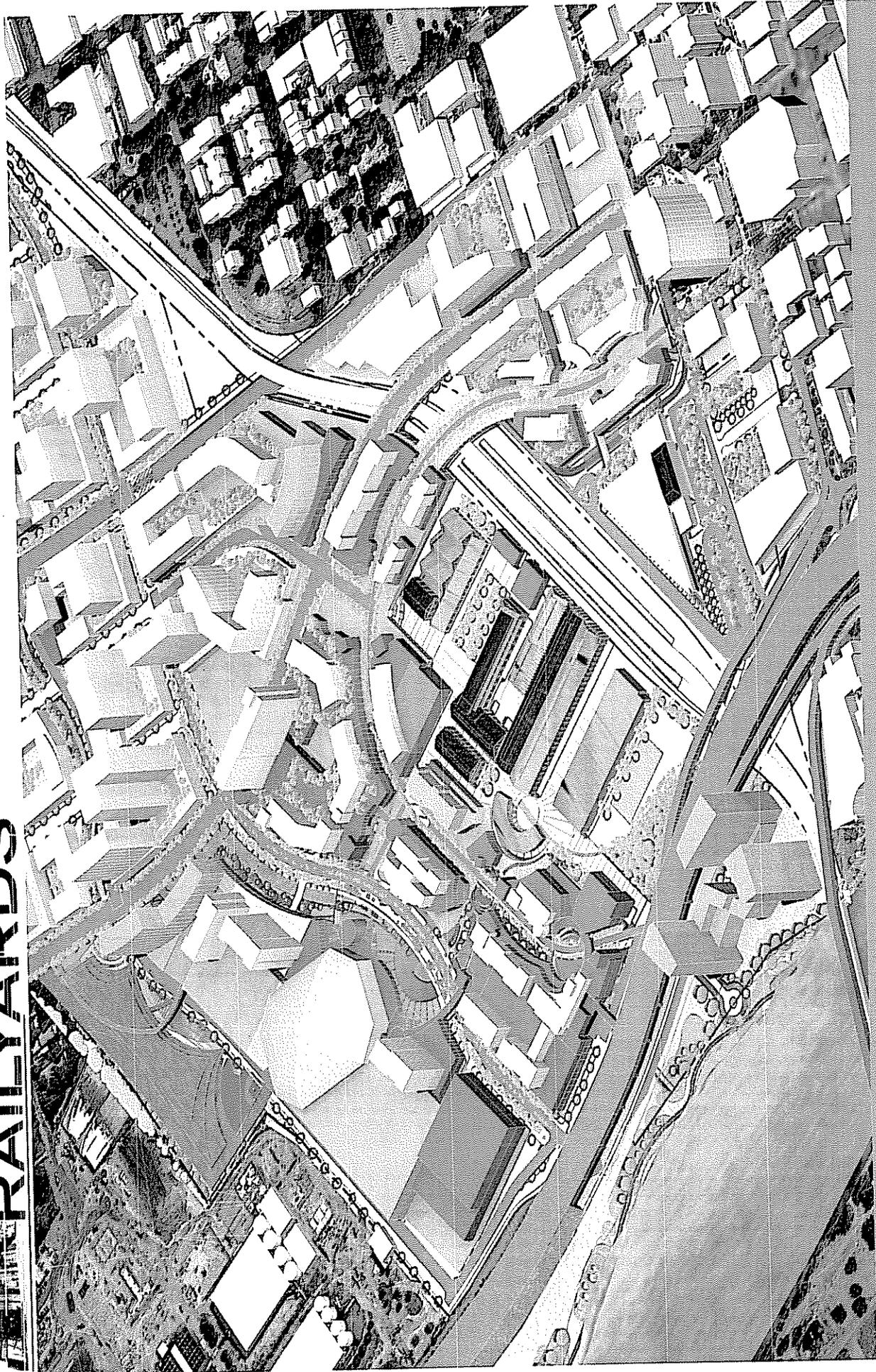


CANAL DISTRICT

THE RAILYARDS



THE RAILYARDS



THE RAILYARDS





THE RAILYARDS

For more information on this project,
please visit our websites at
www.sacramentorailyards.com
www.cityofsacramento.org

ALL ABOARD!