Supplemental Material
Received at the Meetings of
City Council
Redevelopment Agency
Housing Authority
Financing Authority
For

September 4, 2007

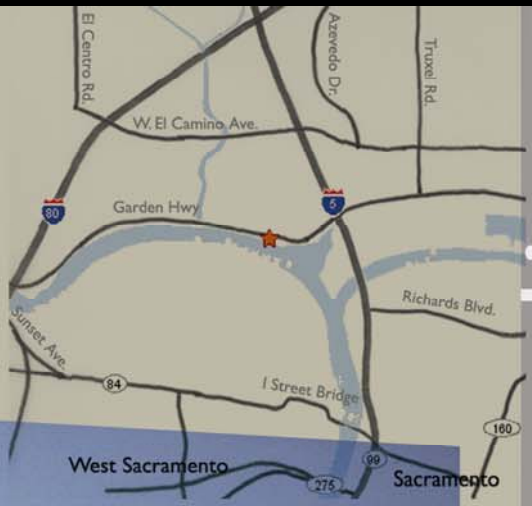
Item #19: River Landing Project

a. Powerpoint presentation by applicant John Packowski containing proposed site drawings and renderings.

Item #20: Northgate 880/Panhandle

b. Powerpoint presentation by staff member Arwen Wacht containing project maps and discussion points.

vicinity map



River Landing

the vision

Sycamore Ventures, LLC

21 June, 2006

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garden highway sacramento california

River Landing

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virgin sturgeon

neighboring

boating

garden hwy

existing site

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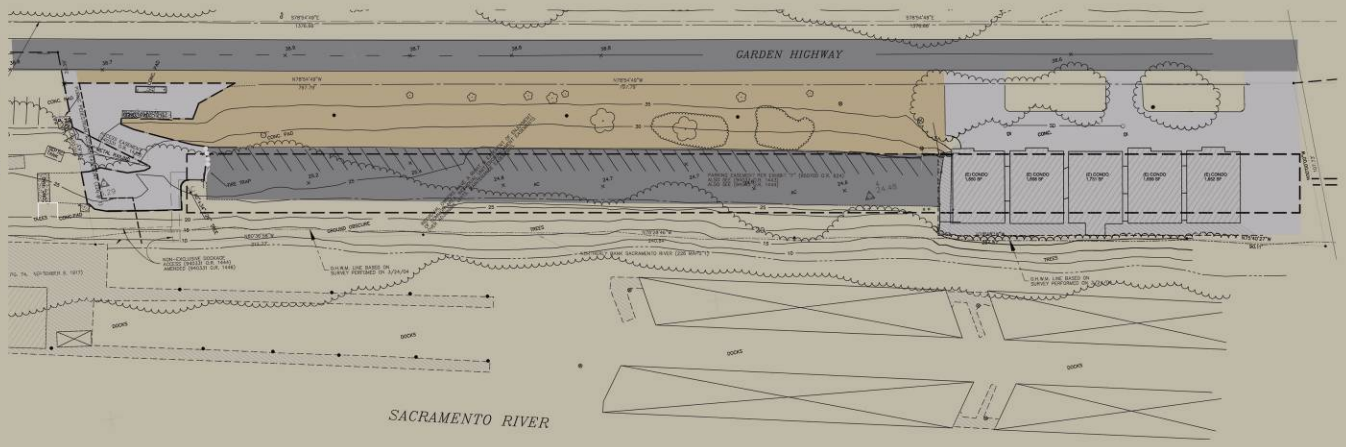
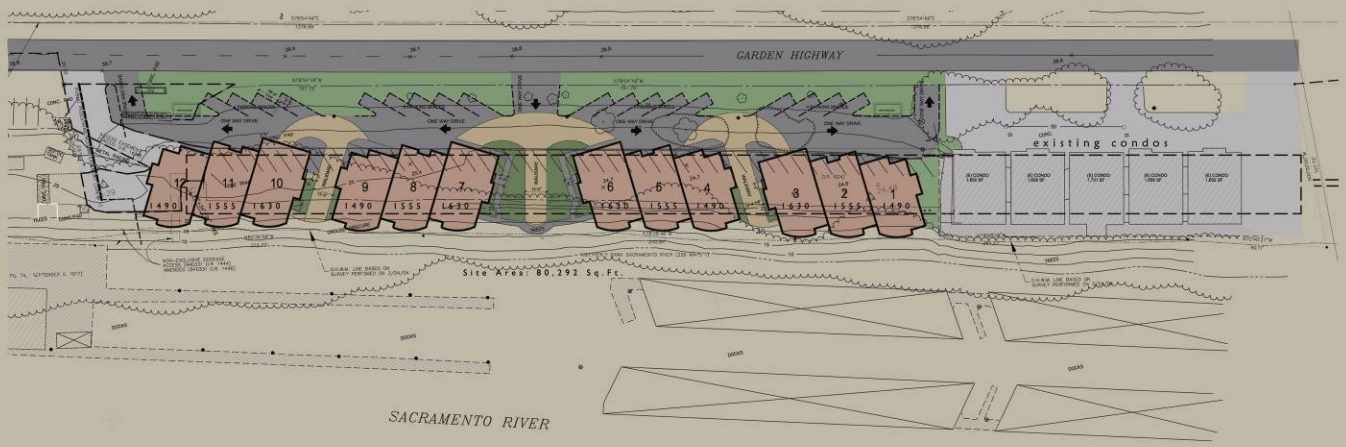
existing site



proposed site



0 40 80 120 160

scale 1"=40'-0"

site plan

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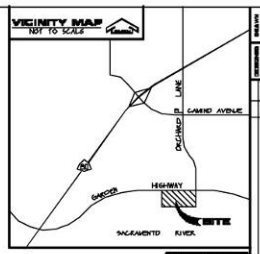
PRELIMINARY GRADING AND UTILITY PLAN FOR:

RIVER LANDING CONDOMINIUMS

GARDEN HIGHWAY

COUNTY of SACRAMENTO

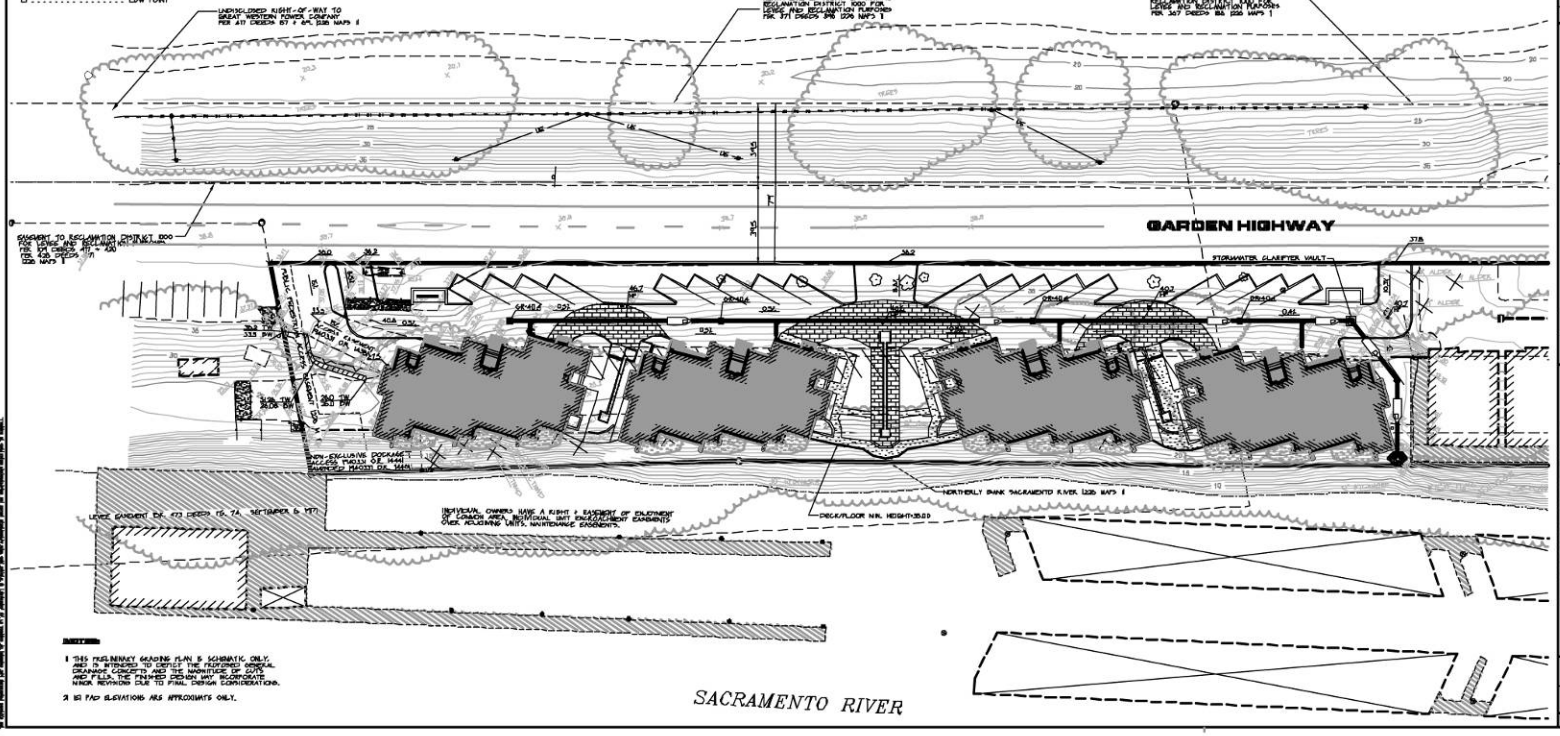
CALIFORNIA



EARTHWORK SUMMARY

I.	GRADING ASSUMPTIONS	
IA	SITE STRIPPING	6"
IB	BUILDING PAD OVEREXCAVATION	N/A
IC	COMPACTION	
	BUILDINGS	90 %
	PAVING AREA	90 %
	LANDSCAPING	85 %
IL	RAW VOLUME CUT	6,611 YDS
	MINUS 10% COMPACTION	661 YDS
	TOTAL CUT	5,950 YDS.
IIL	RAW VOLUME FILL	7,000 CU YDS.
IV.	VOLUME REQUIRED TO BALANCE	1,050 CU YDS.

PREPARED UNDER THE DIRECTION OF:
TODD R. BURNLEY
NO. 64621
EXP. 12-31-06
NOTE: DO NOT USE FOR CONSTRUCTION UNLESS SIGNED BY THE LICENSED PROFESSIONAL



NOTES:

1. THIS PRELIMINARY GRADING PLAN IS SCHEMATIC ONLY. SEE IT IS INTENDED TO DEPICT THE PROPOSED GENERAL DRAINAGE CONCEPTS AND THE MAGNITUDE OF CUT AND FILL. THE FINISHED DESIGN MAY INCORPORATE MINOR REVISIONS DUE TO FINAL DESIGN CONSIDERATIONS.
2. ALL PAD ELEVATIONS ARE APPROXIMATE ONLY.

SACRAMENTO RIVER

BURRELL CONSULTING GROUP, INC.

RIVER LANDING CONDOMINIUMS
PRELIMINARY GRADING AND UTILITY PLAN FOR:
GARDEN HIGHWAY
COUNTY OF SACRAMENTO, CALIFORNIA

SHEET 1 OF 1 SHEETS

JOB NO. 1386.00-USA

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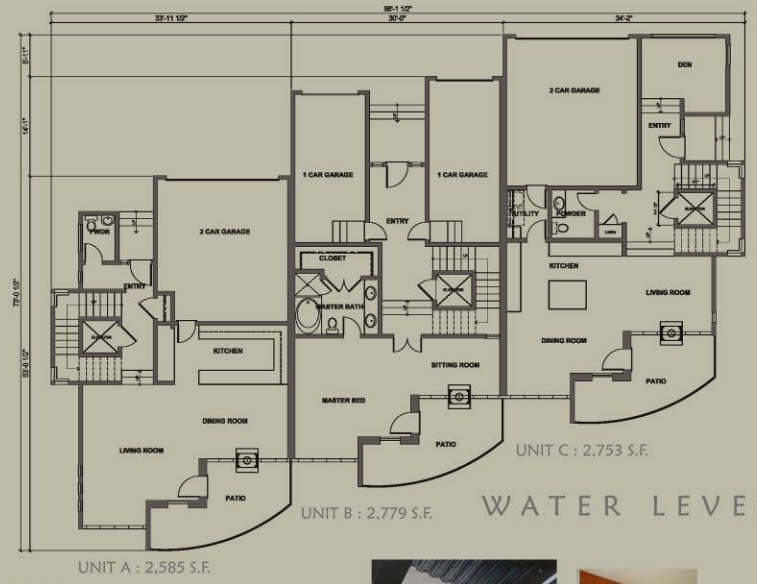
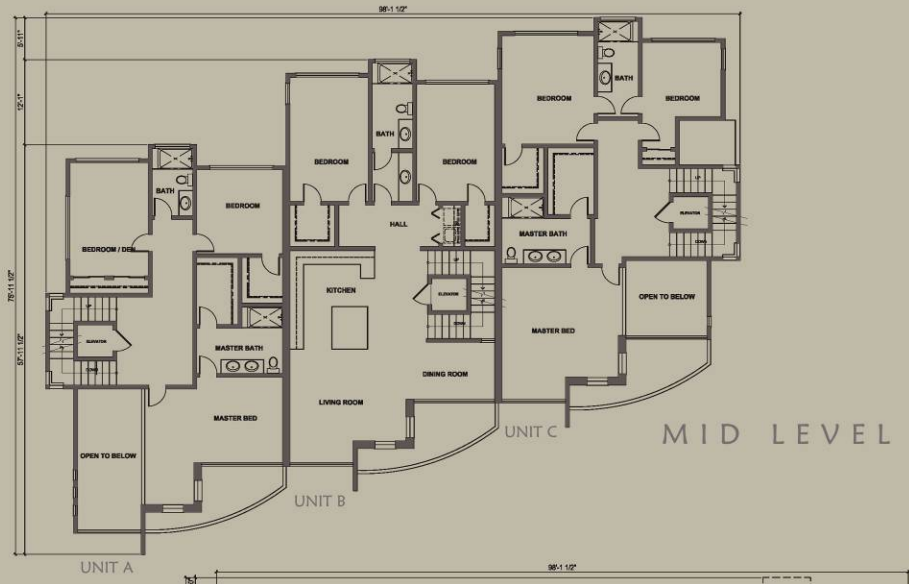
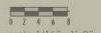
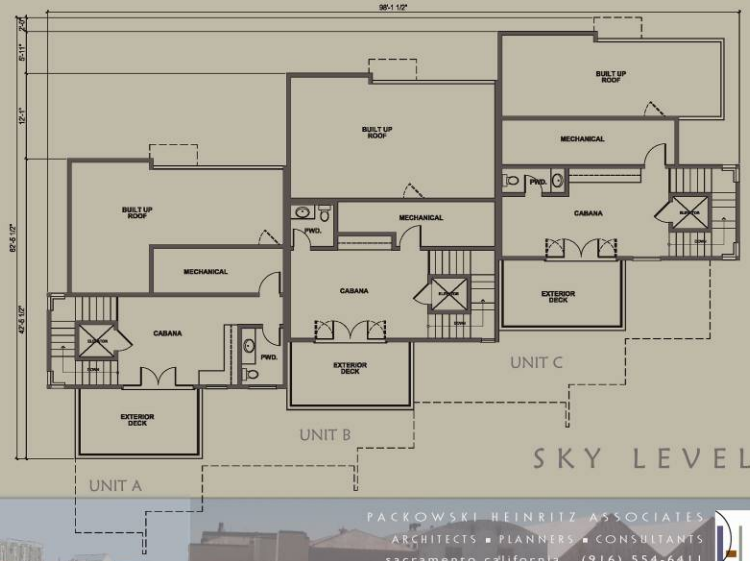
River Landing

garden highway sacramento california









plan

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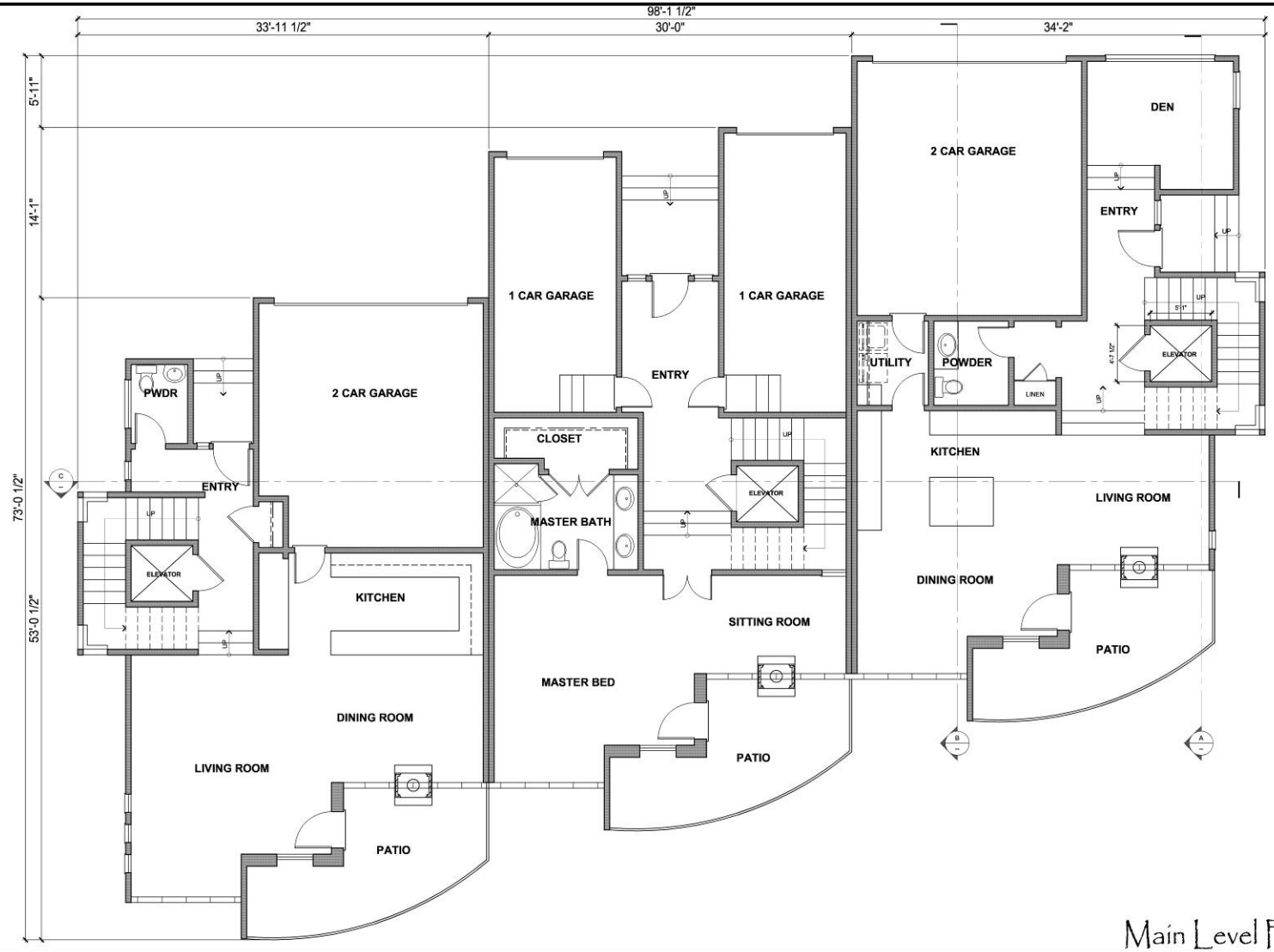

Sycamore Ventures L.L.C.

Main Level Floor Plan

River Landing

June 21, 2006
pha# 02020
scale: 1/16"= 1'-0"

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0 2 4 8 16

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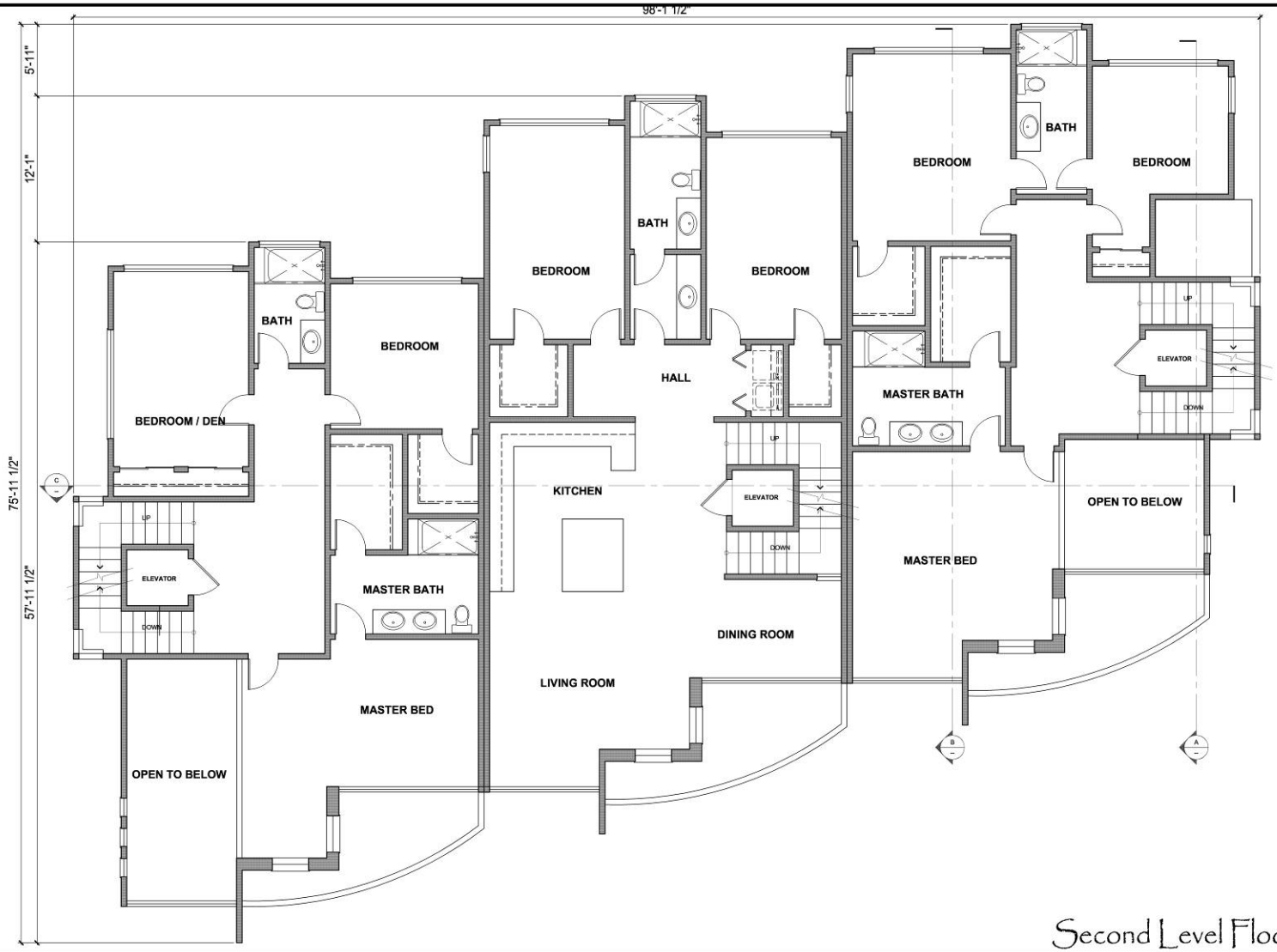

Sycamore Ventures L.L.C.

Second Level Floor Plan

River Landing

June 21, 2006
pha# 02020
scale: 1/16"= 1'-0"

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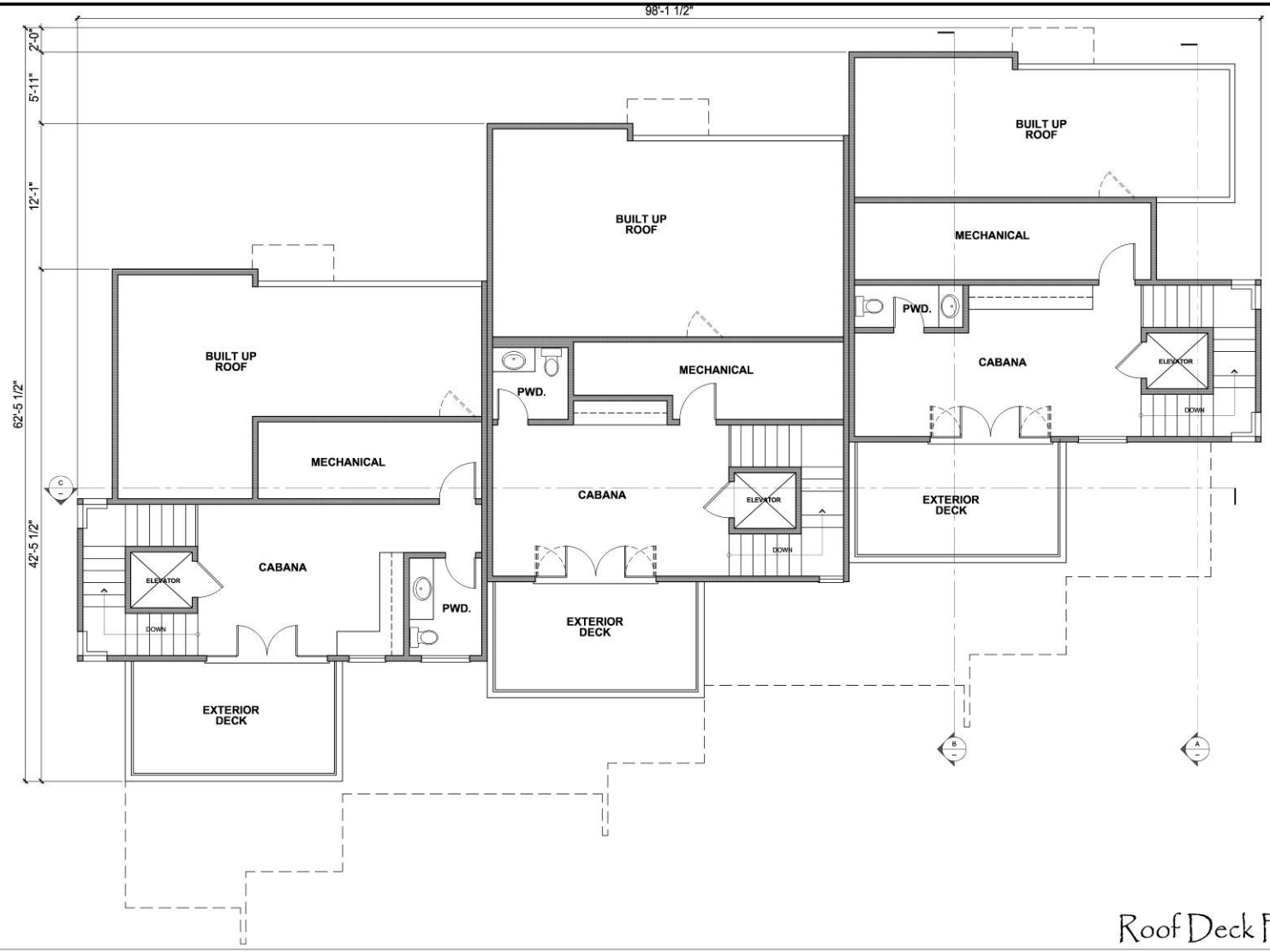

Sycamore Ventures L.L.C.

Roof Deck Floor Plan

River Landing

June 21, 2006
pha# 02020
scale: 1/16"= 1'-0"

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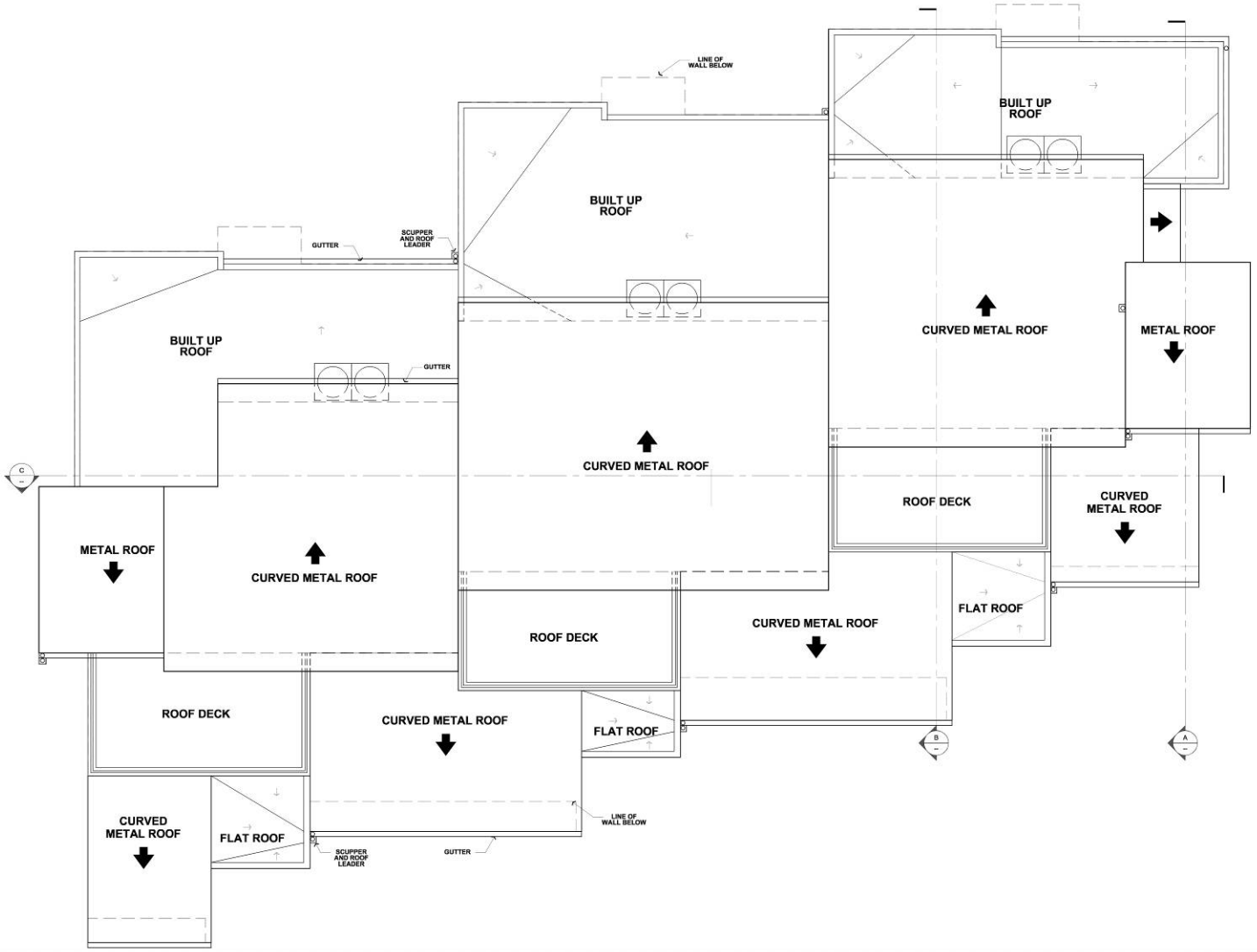

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Roof Plan

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pha# 02020
scale: 1/16"= 1'-0"

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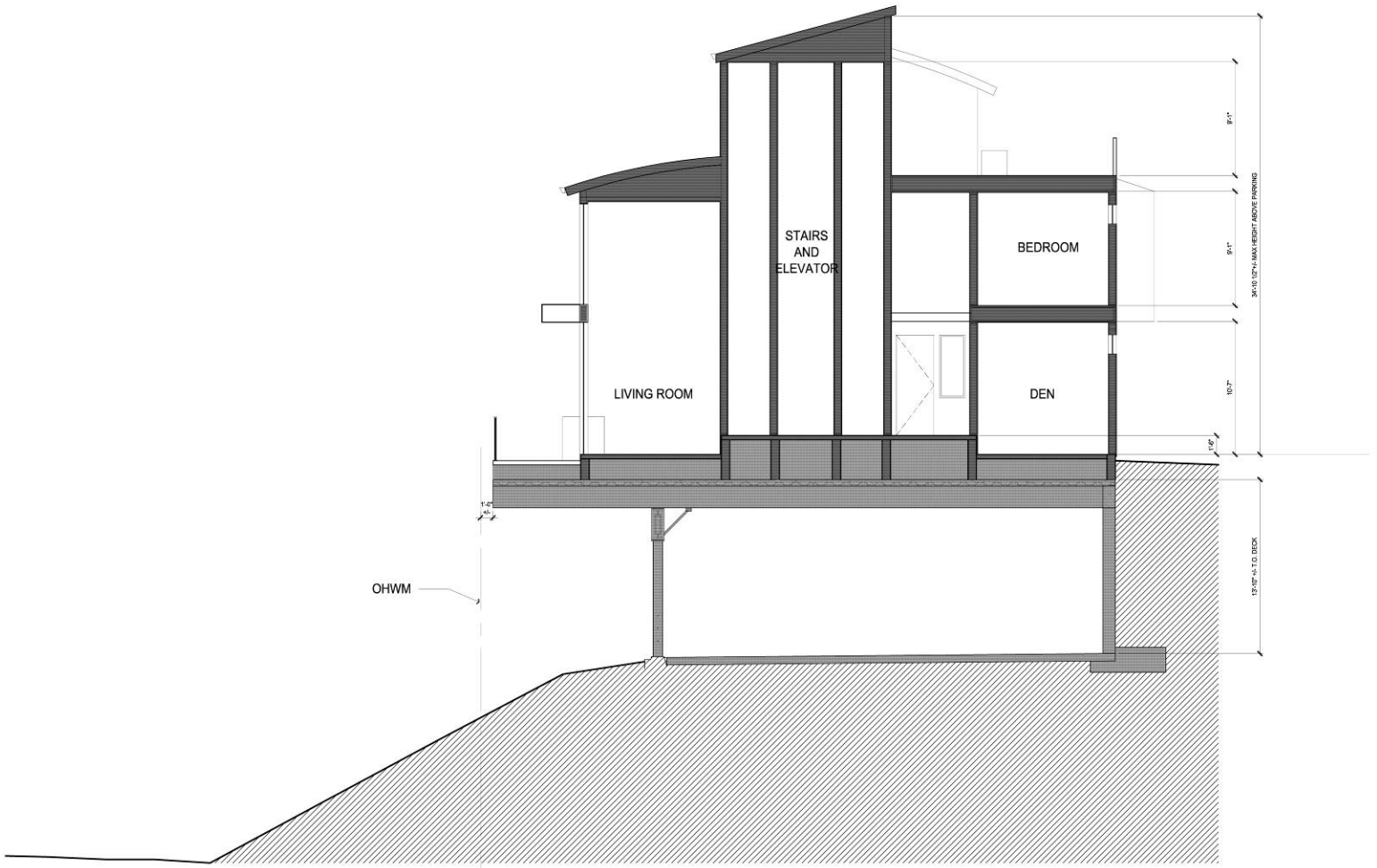

Section A

Sycamore Ventures L.L.C.

June 21, 2006
pha# 02020
scale: 1/16"= 1'-0"

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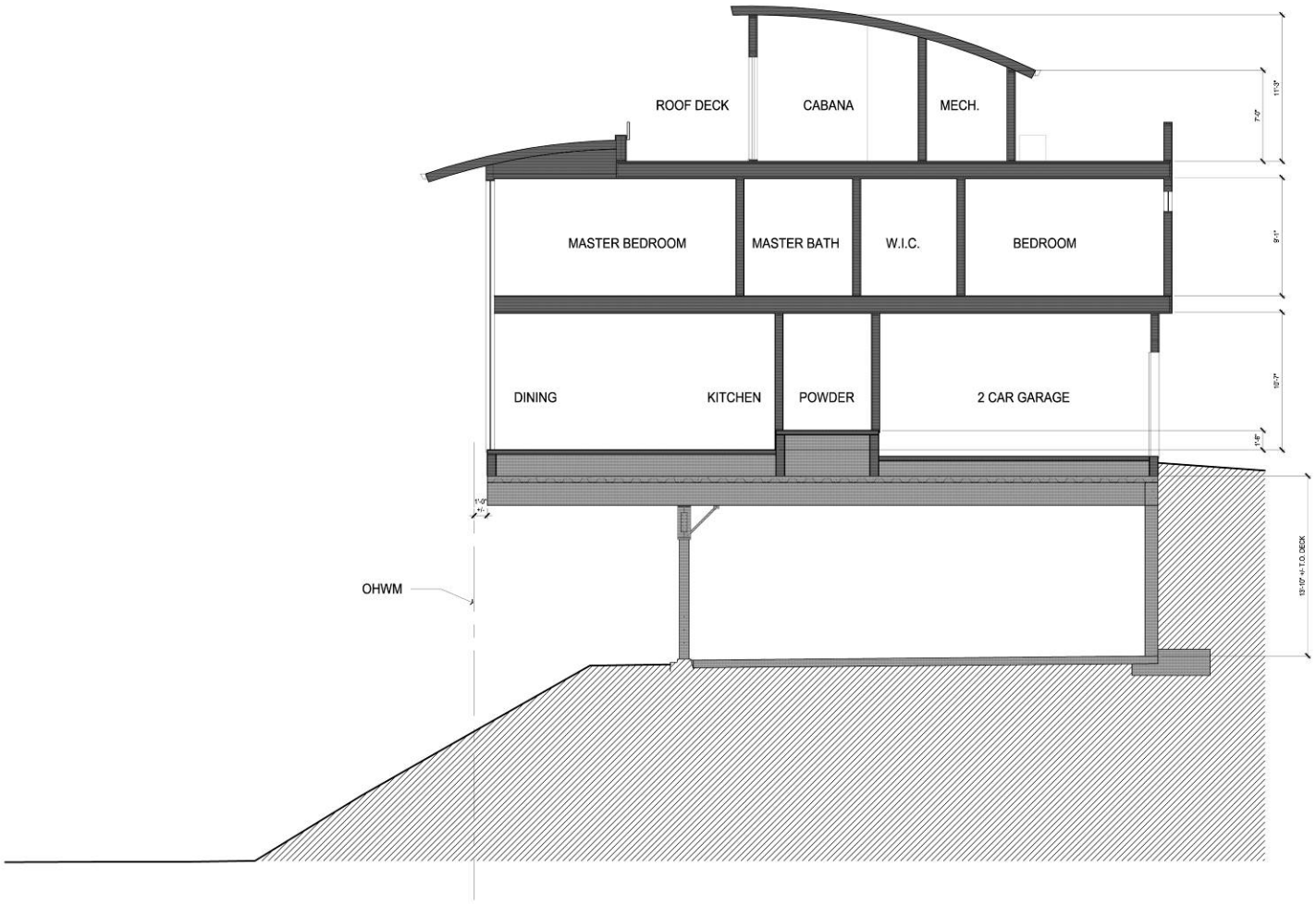

Sycamore Ventures L.L.C.

Section B

June 21, 2006
pha# 02020
scale: 1/16"= 1'-0"

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Sycamore Ventures L.L.C.

North Elevation

June 21, 2006
pha# 02020
scale: 1/16"= 1'-0"

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East Elevation

Sycamore Ventures L.L.C.

River Landing

June 21, 2006
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South Elevation

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West Elevation

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pha# 02020
scale: 1/16"= 1'-0"

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River Landing

garden highway sacramento california

from garden hwy

from sacramento river

panoramic

Sycamore Ventures, LLC

21 June, 2006

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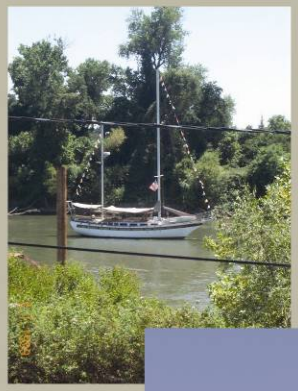

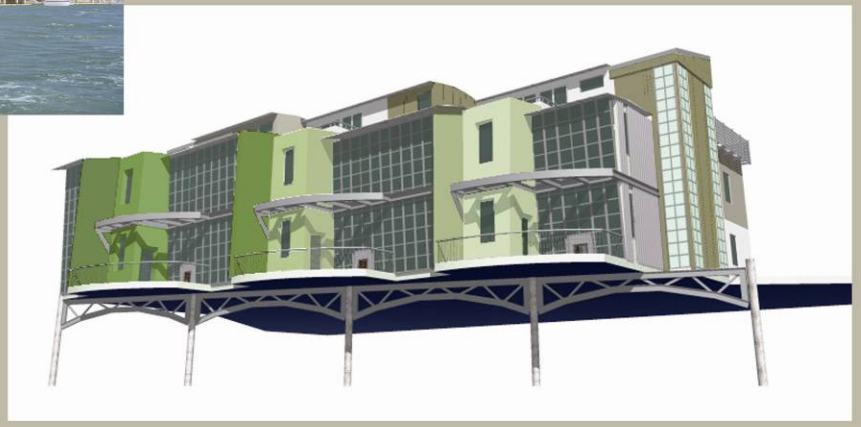

River Landing

garden highway sacramento california

in perspective

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in perspective

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21 June, 2006

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River Landing

garden highway sacramento california

axonometric

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21 June, 2006

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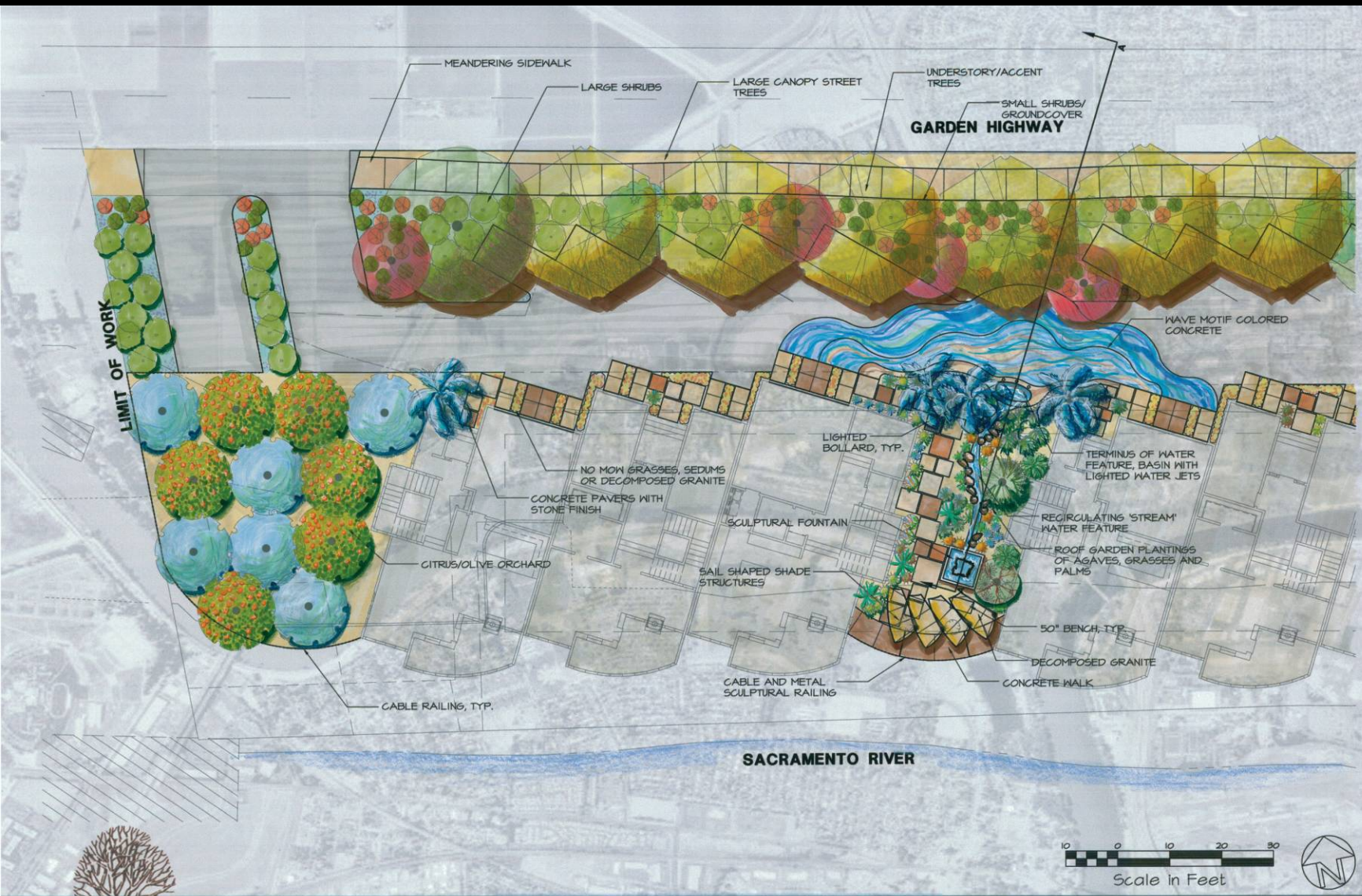


River Landing

garden highway sacramento california

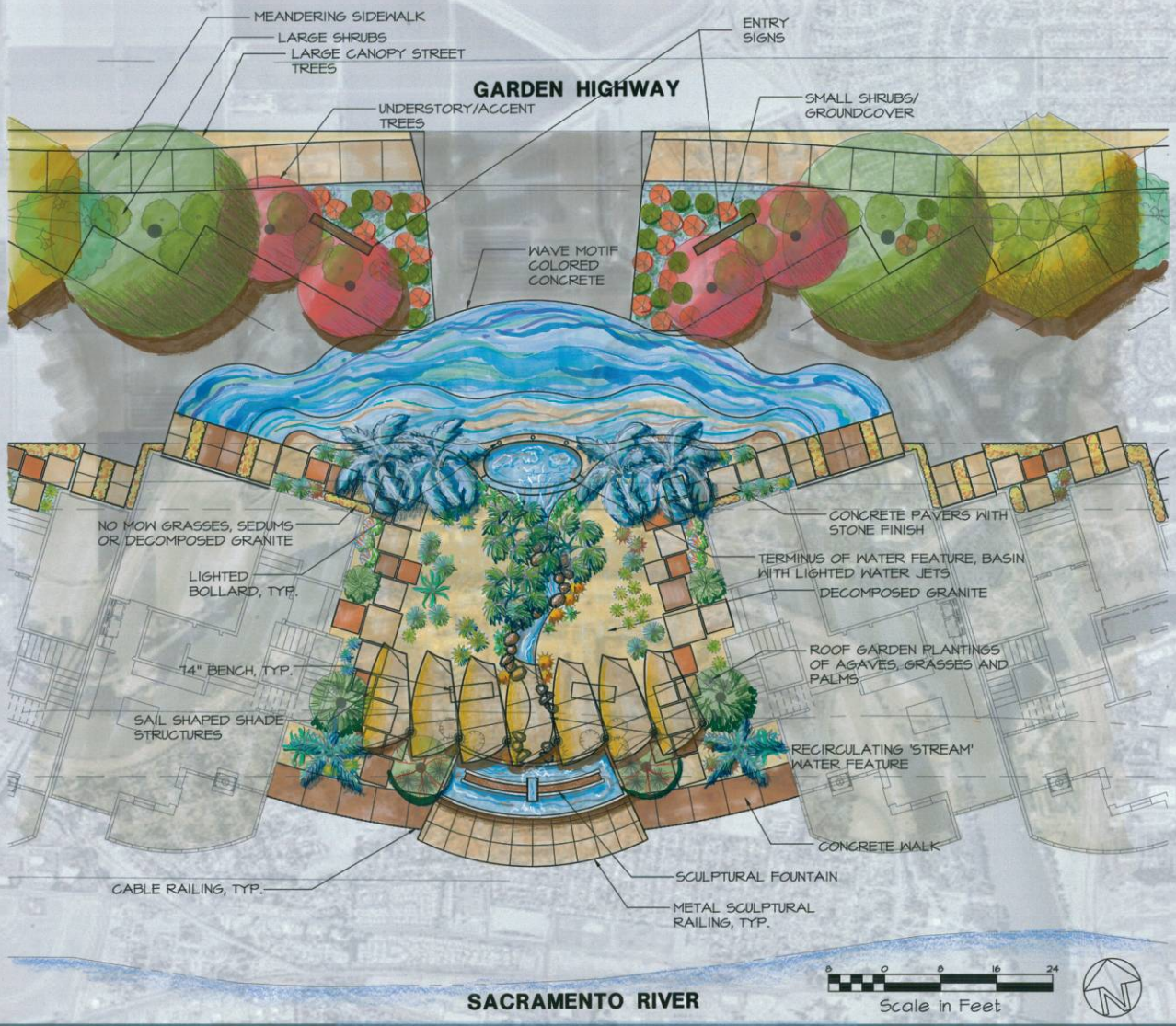
Sycamore Ventures, LLC

21 June, 2006

Streetscape and Roof Garden Design-West Side

FOOTHILL ASSOCIATES

ENVIRONMENTAL CONSULTING • PLANNING
LANDSCAPE ARCHITECTURE



River Landing

garden highway sacramento california

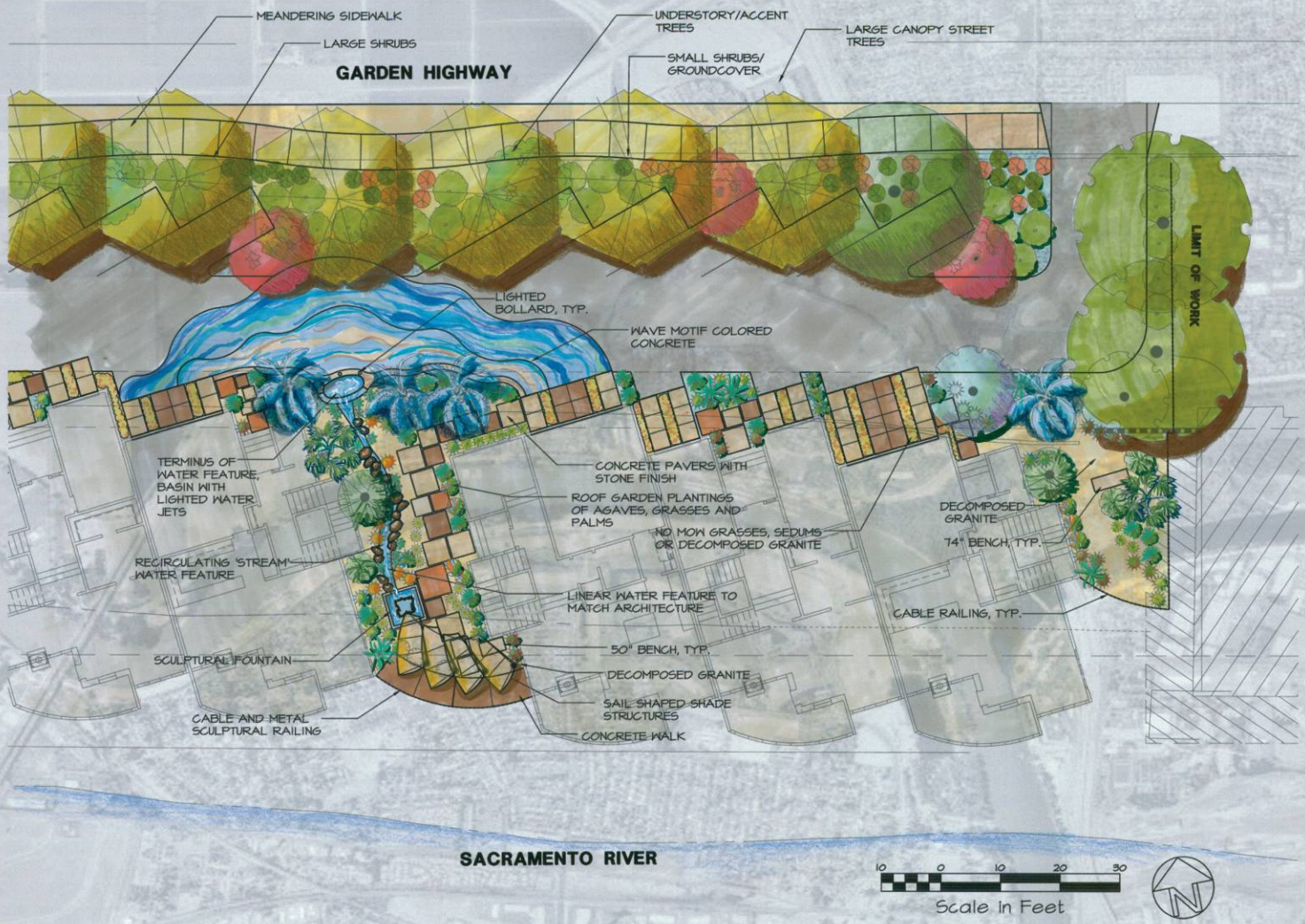
Sycamore Ventures, LLC

21 June, 2006

Streetscape and Roof Garden Design-Central Section

FOOTHILL ASSOCIATES

ENVIRONMENTAL CONSULTING • PLANNING
LANDSCAPE ARCHITECTURE



River Landing

garden highway sacramento california

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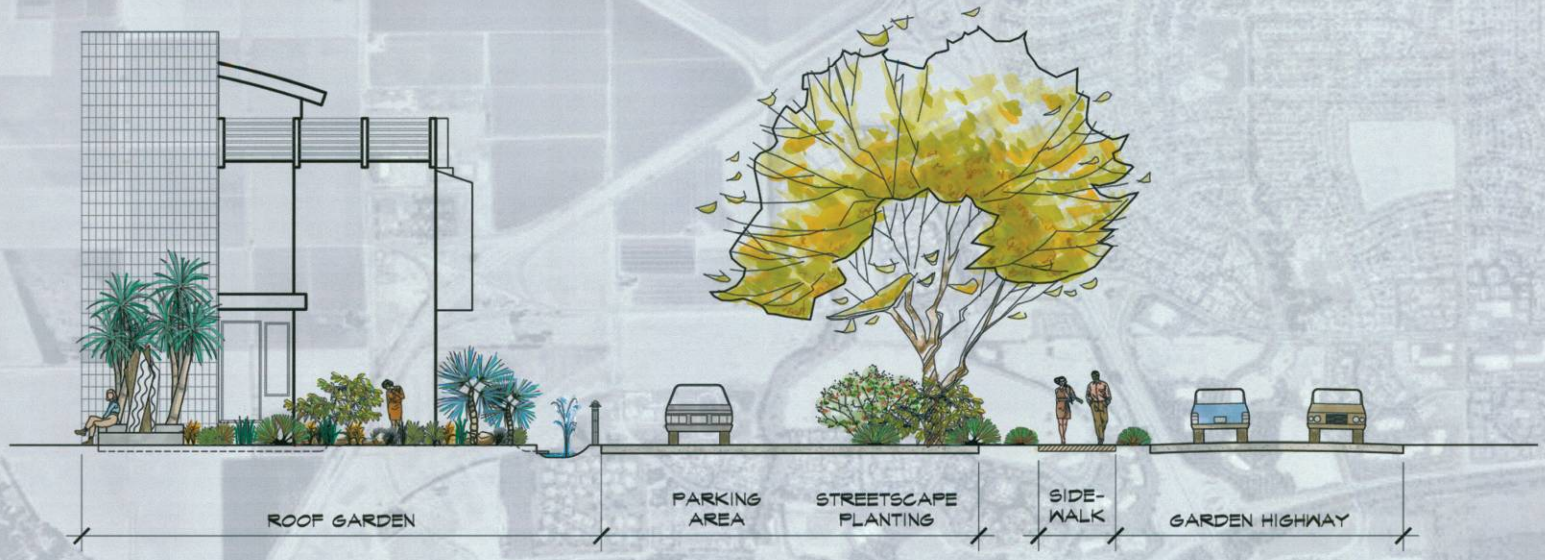
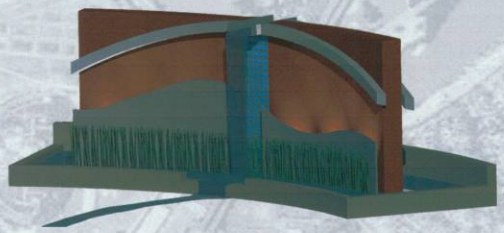
21 June, 2006

Streetscape and Roof Garden Design-East Side

FOOTHILL ASSOCIATES
ENVIRONMENTAL CONSULTING • PLANNING
LANDSCAPE ARCHITECTURE



ELEVATION AA



Central Fountain

Central Fountain and Shade Structure

Central Shade Structure

River Landing

garden highway sacramento california

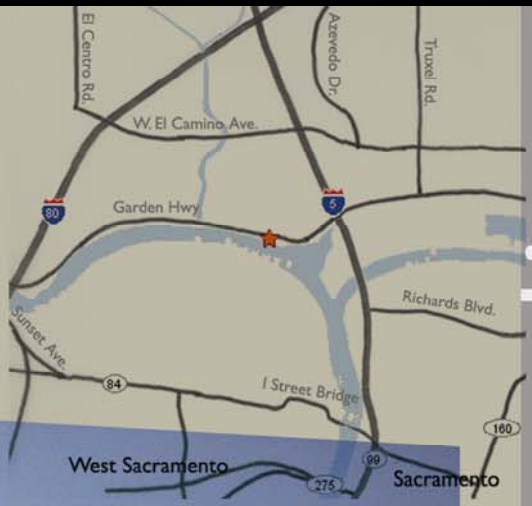
Sycamore Ventures, LLC

21 June, 2006

Streetscape and Roof Garden Design-Elevation and Details

FOOTHILL ASSOCIATES
ENVIRONMENTAL CONSULTING • PLANNING
LANDSCAPE ARCHITECTURE

vicinity map



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Northgate 880 / Panhandle PUD

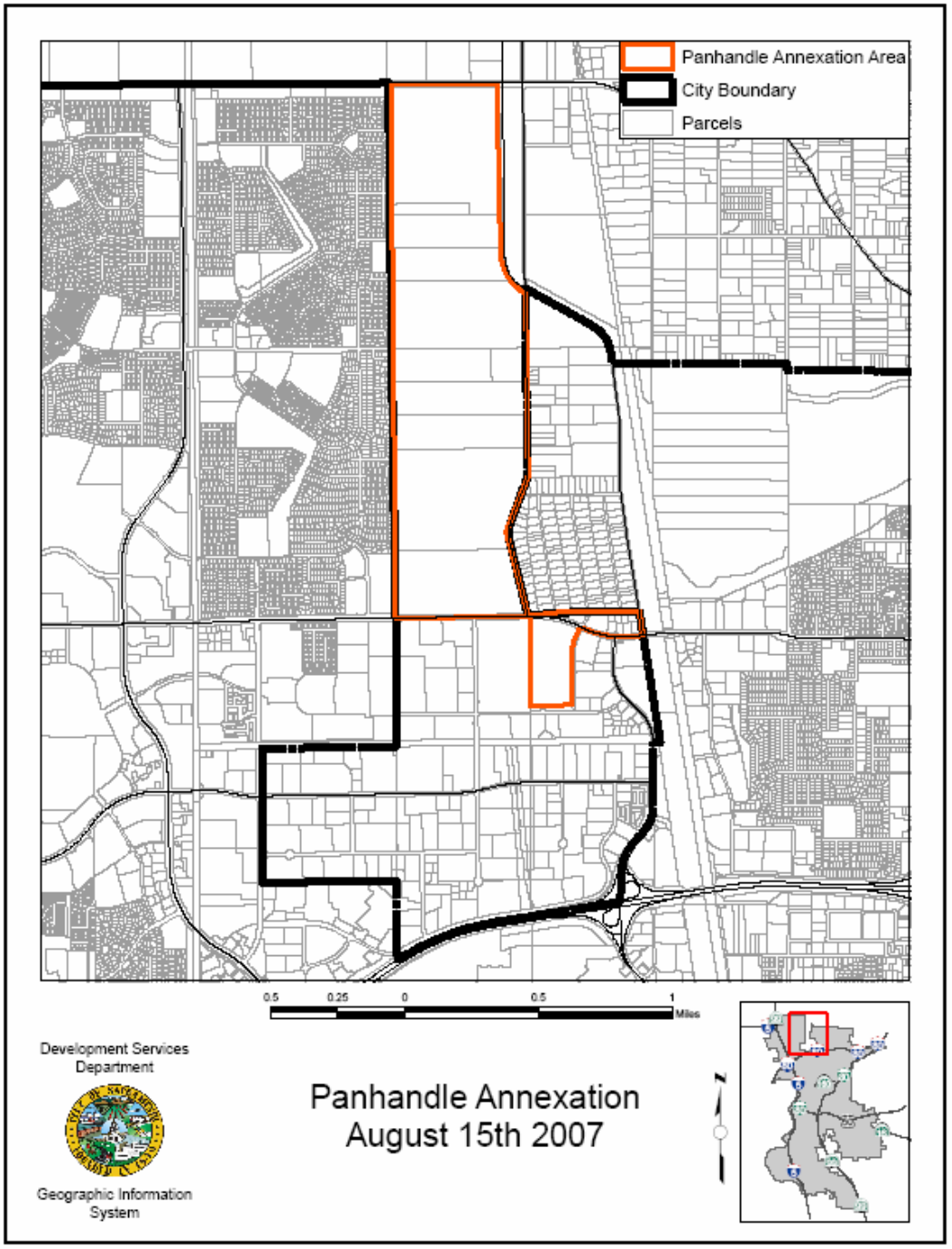
(M05-031 / P05-077)

City Council

September 4, 2007

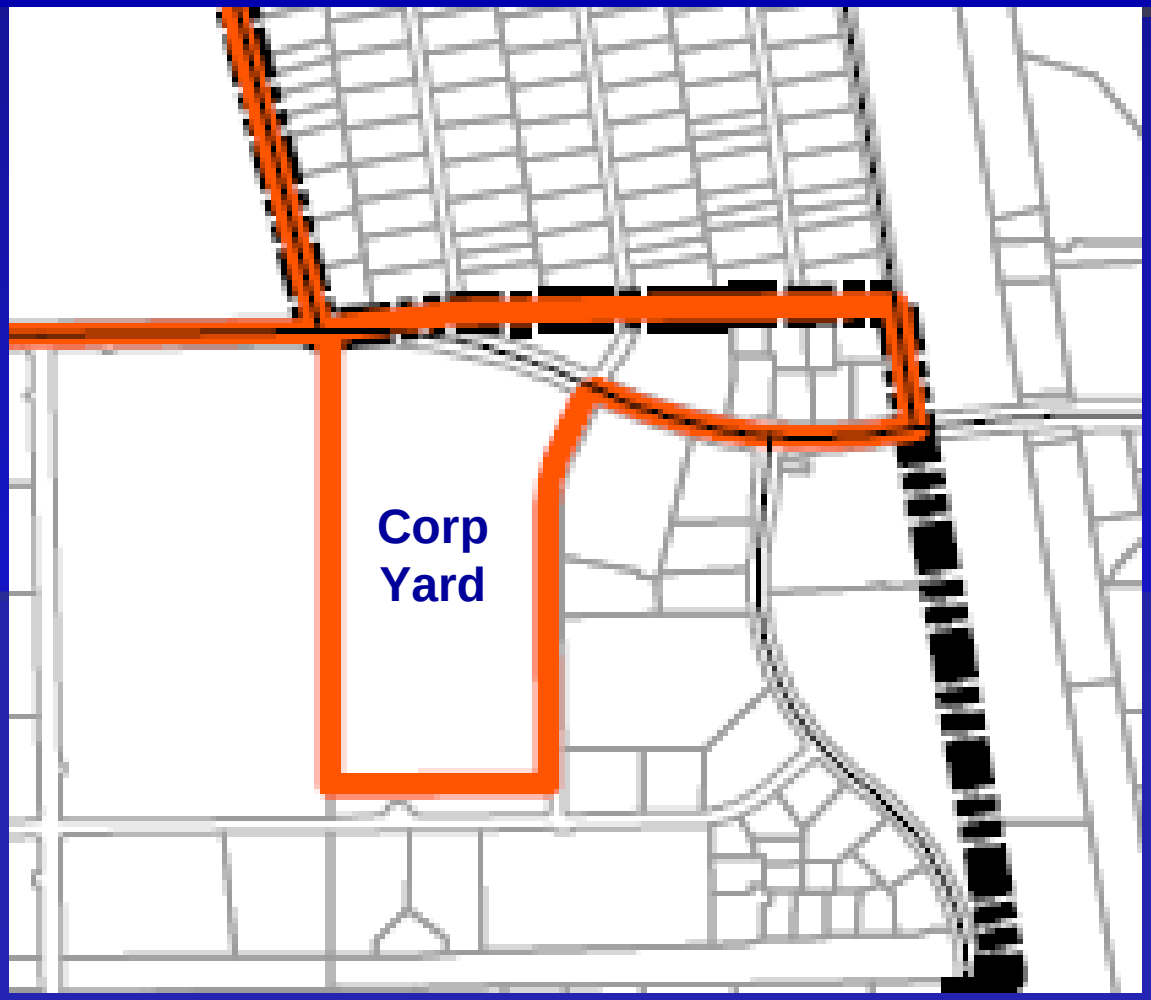
Tonight's Objectives

- Brief Recap from the August 14, 2007 Meeting
- Discuss Design Issues
- Next Steps



Revised Boundaries for the Annexation

Amended Annexation Area Outside of Panhandle



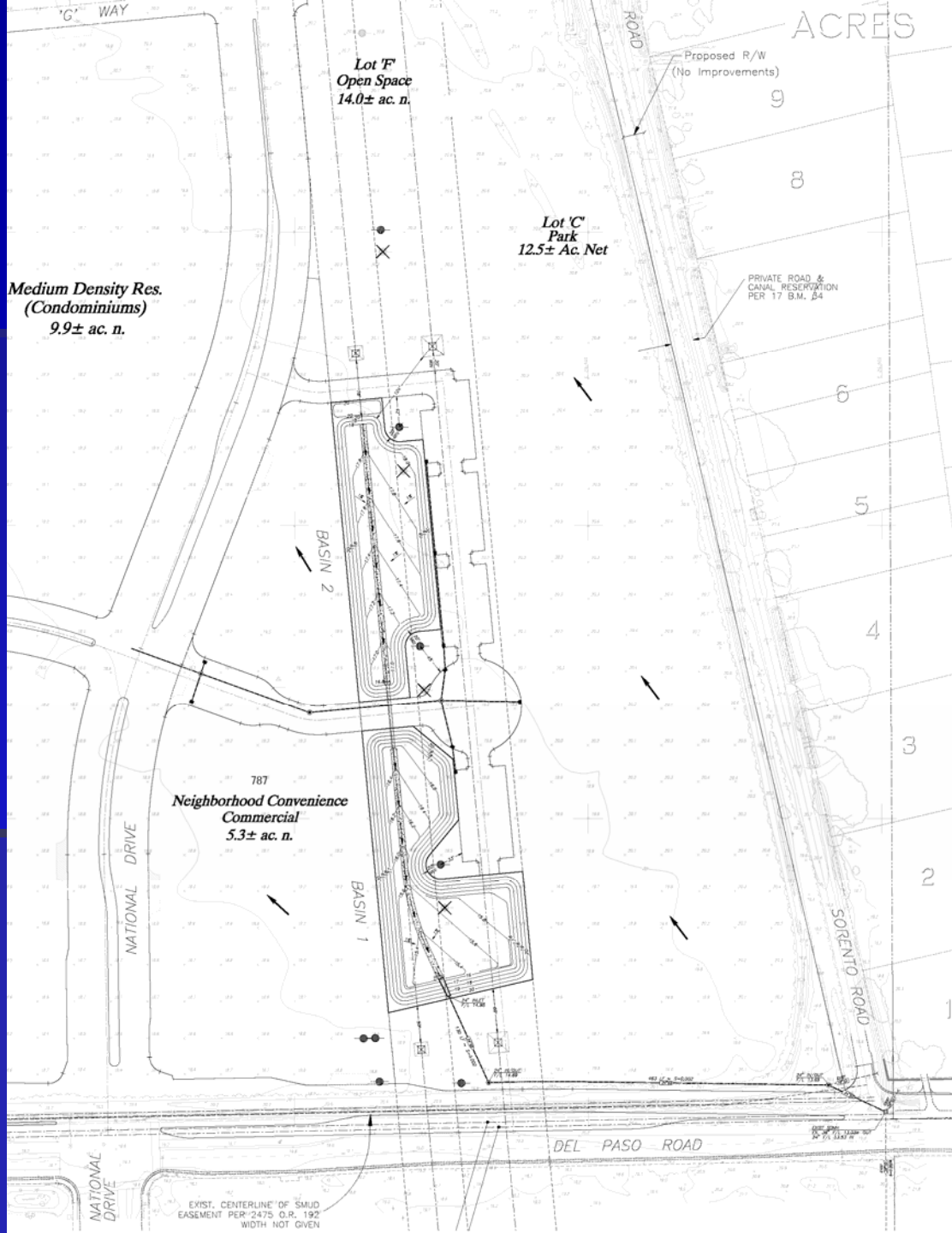
DESIGN ISSUES

- Sound Walls
- Drainage Issues
- Executive Housing
- Inclusionary Housing
- Commercial Areas
- Proximity/Walkability for Multi-Family Residential
- Interface with Neighbors to the West

DESIGN ISSUES RESOLVED

- Detention Surge Basin in Ninos Parkway
  - Accommodates surge drainage from Valley View Acres
  - Substantial progress w/ SMUD & WAPA
- Subdivision Walls
  - National Drive – reduced walls
  - Sorento Road Senior Housing – open fencing

Draft Plan for Detention Surge Basin in Ninos Parkway



LEGEND

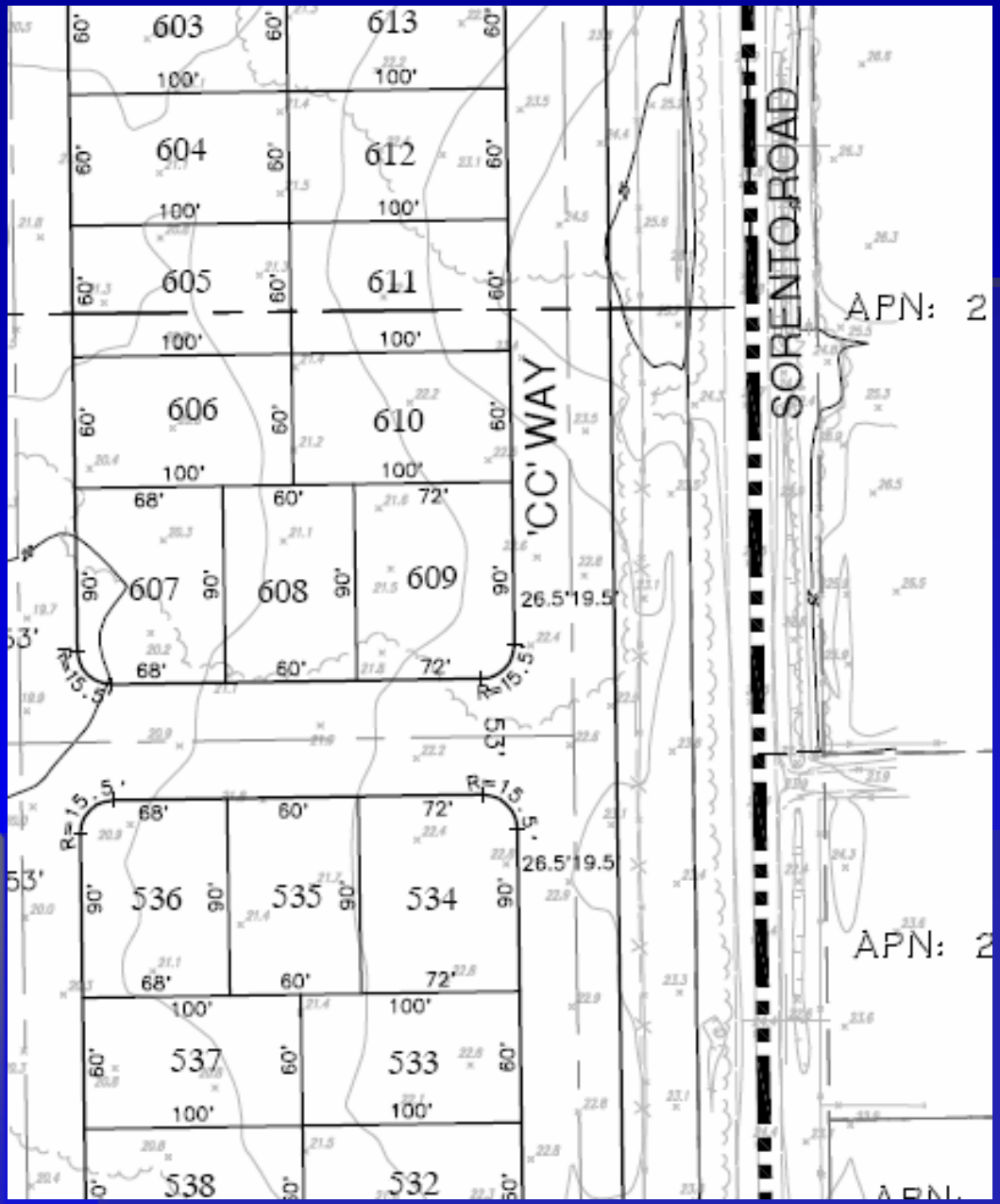
- 6' Masonry & Steel Picket Wall
- 6' Masonry Wall
- Optional Low Wall/ Fence or Hedge
- Rear Privacy Fence Along Perimeter

Please refer to figures 45 and 46 for detailed conceptual wall elevations.

NTS

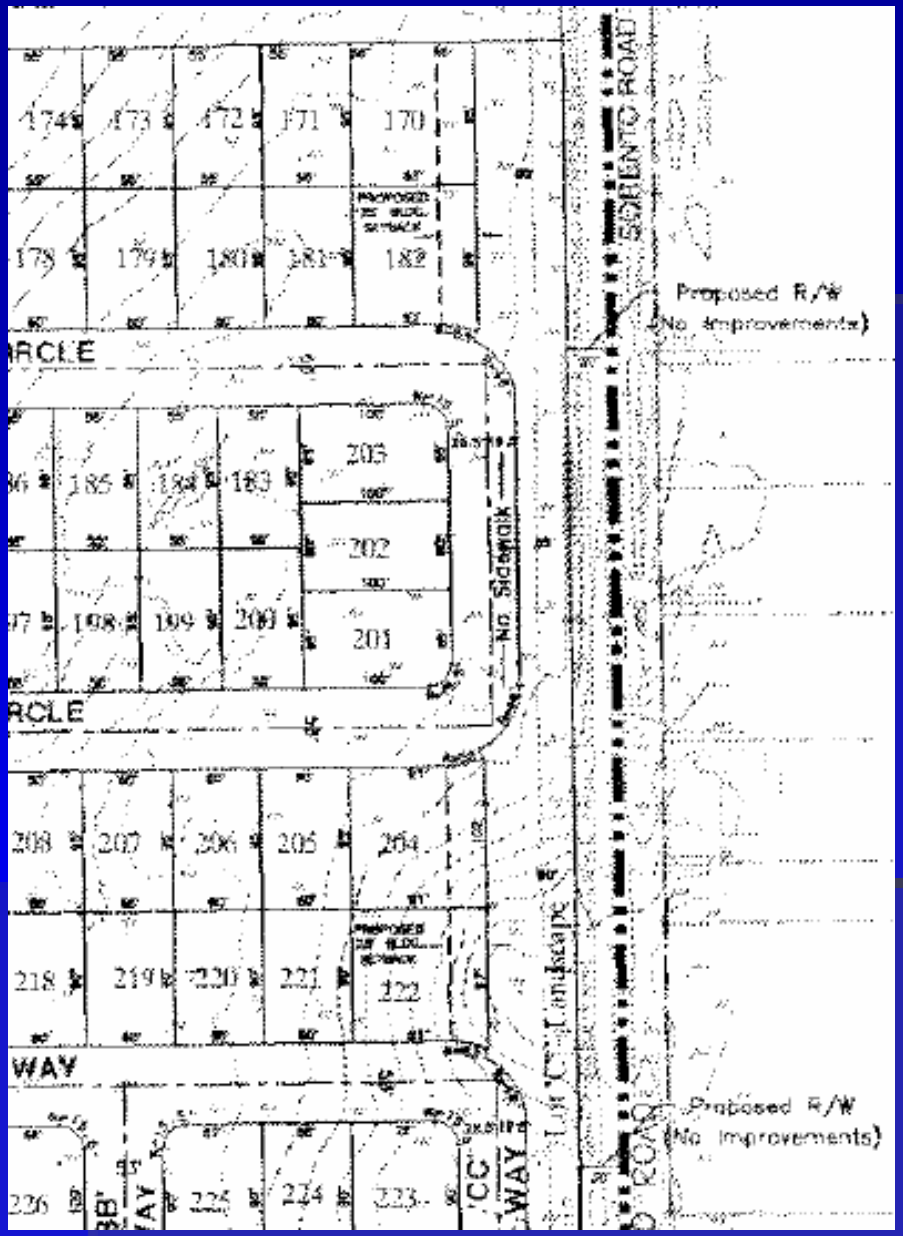
Figure 44. Walls and Fences.

Previous Wall Locations Along Major Roadways



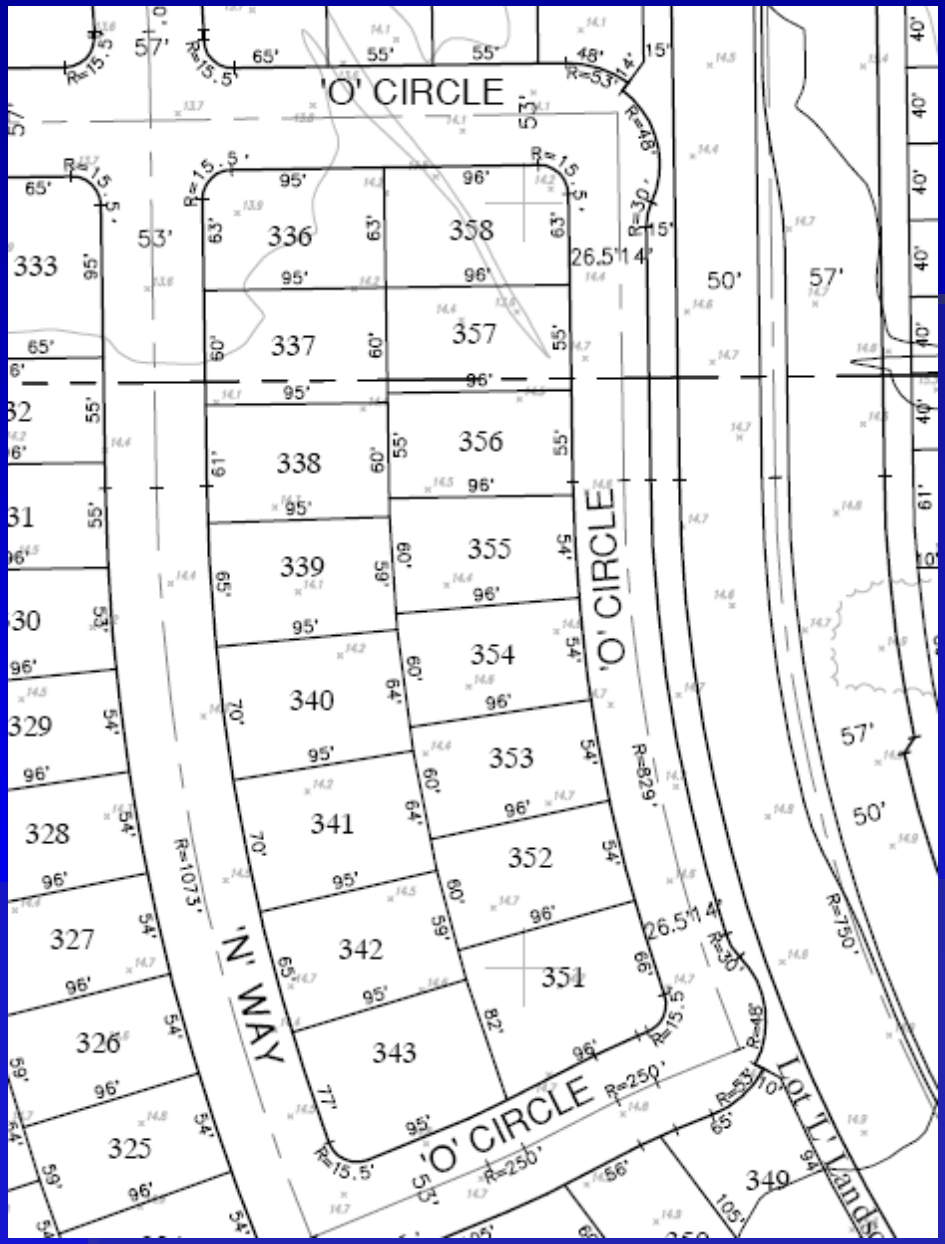
Along Sorento Road:

Added ‘CC’ Way to allow lots to front or side onto a street and landscape corridor along Sorento Road



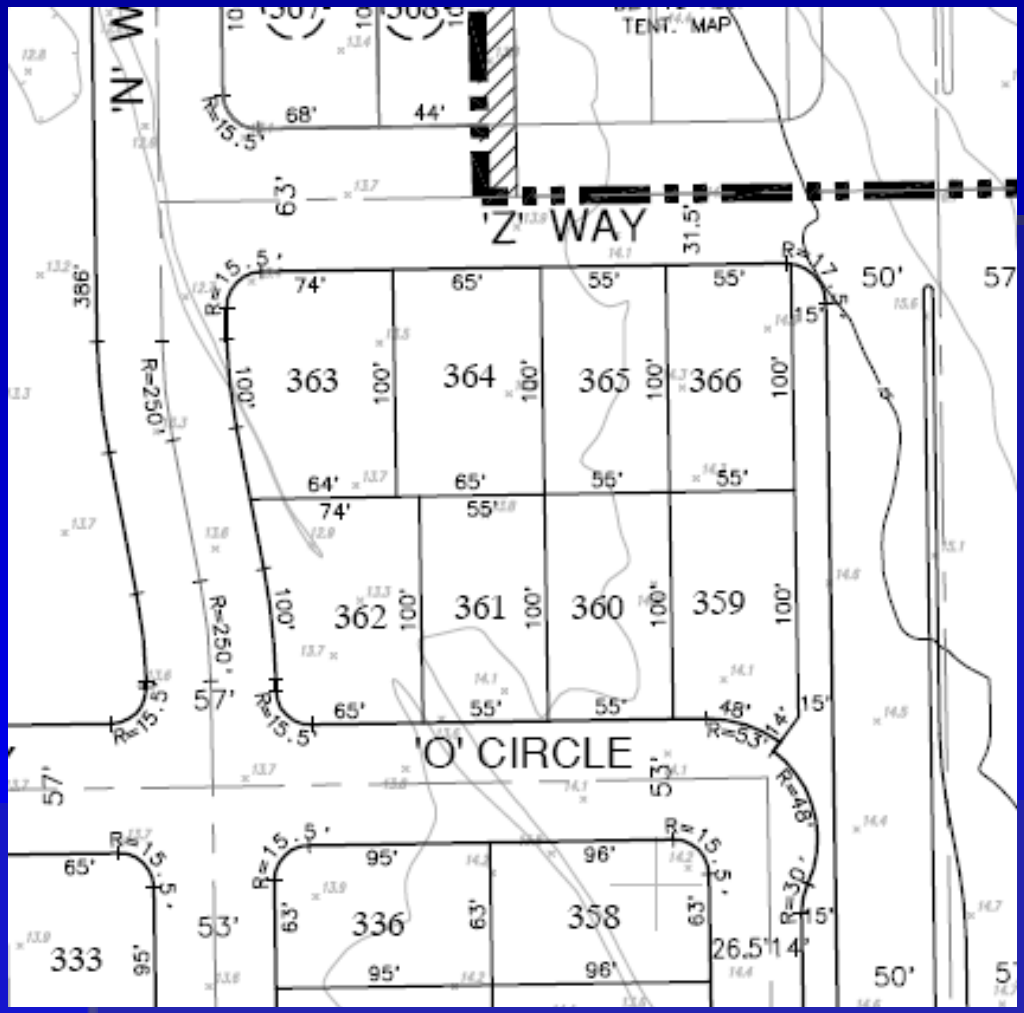
Along Sorento Road:

Lots were re-configured to side onto a landscape corridor or front on a street along the landscape corridor along Sorento Road



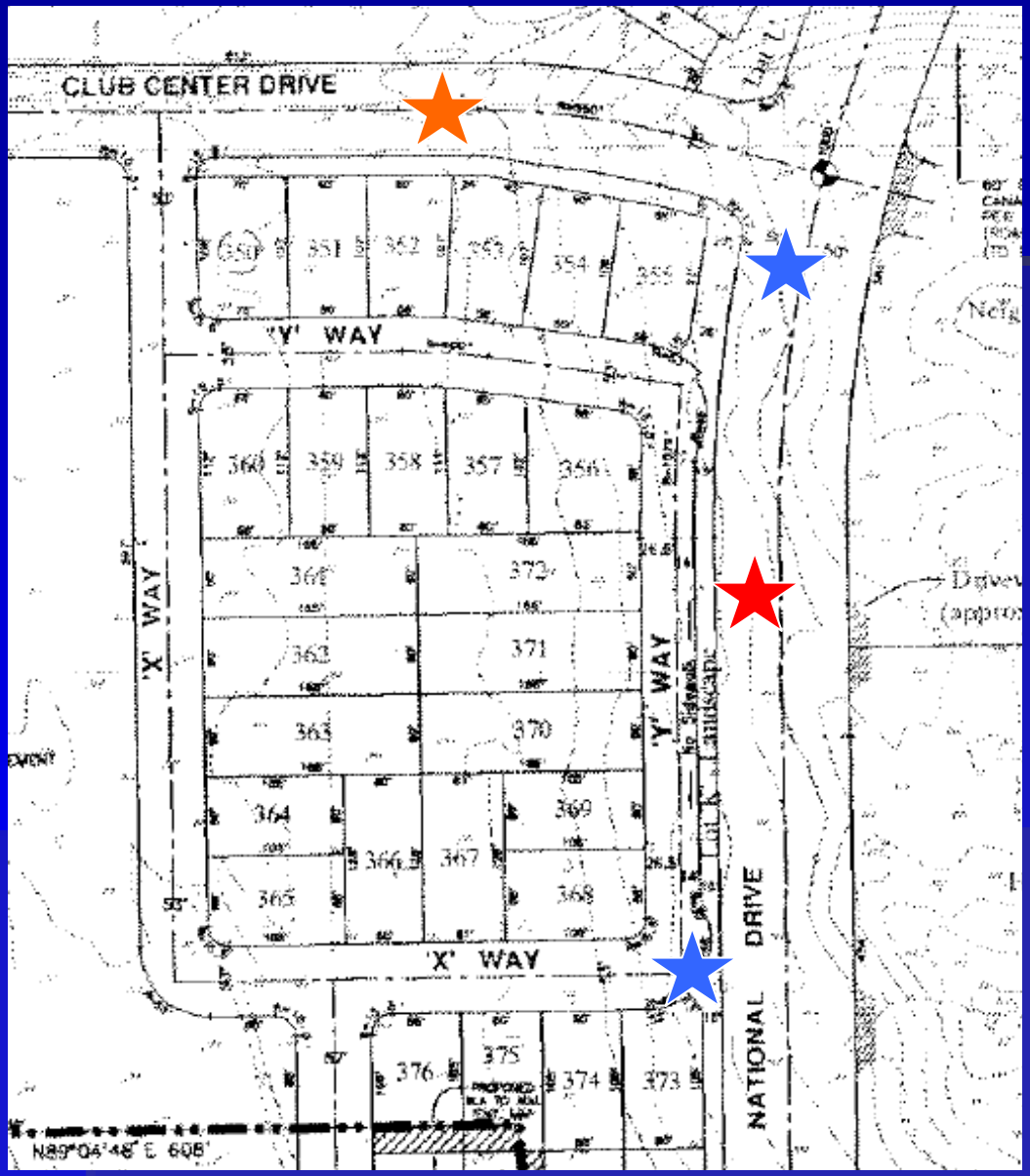
Along National Drive:

Added ‘O’ Circle to allow lots to front onto a street and landscape corridor along National Drive



Along National Drive:

Re-configured lots along National Drive to side onto a landscape corridor along National Drive



Along National Drive:

- Added ‘V’ Way to allow lots to front onto a street and landscape corridor along National Drive
- Sided lots onto a landscape corridor along National Drive

Along Club Center Drive:

- Several lots still back onto Club Center Drive

DESIGN ISSUES
OPEN POLICY ITEMS

- Executive Housing
- Inclusionary Housing
- Commercial Areas (size and design)
- Proximity / Walkability to Amenities
- Interactions with Neighbors to the West

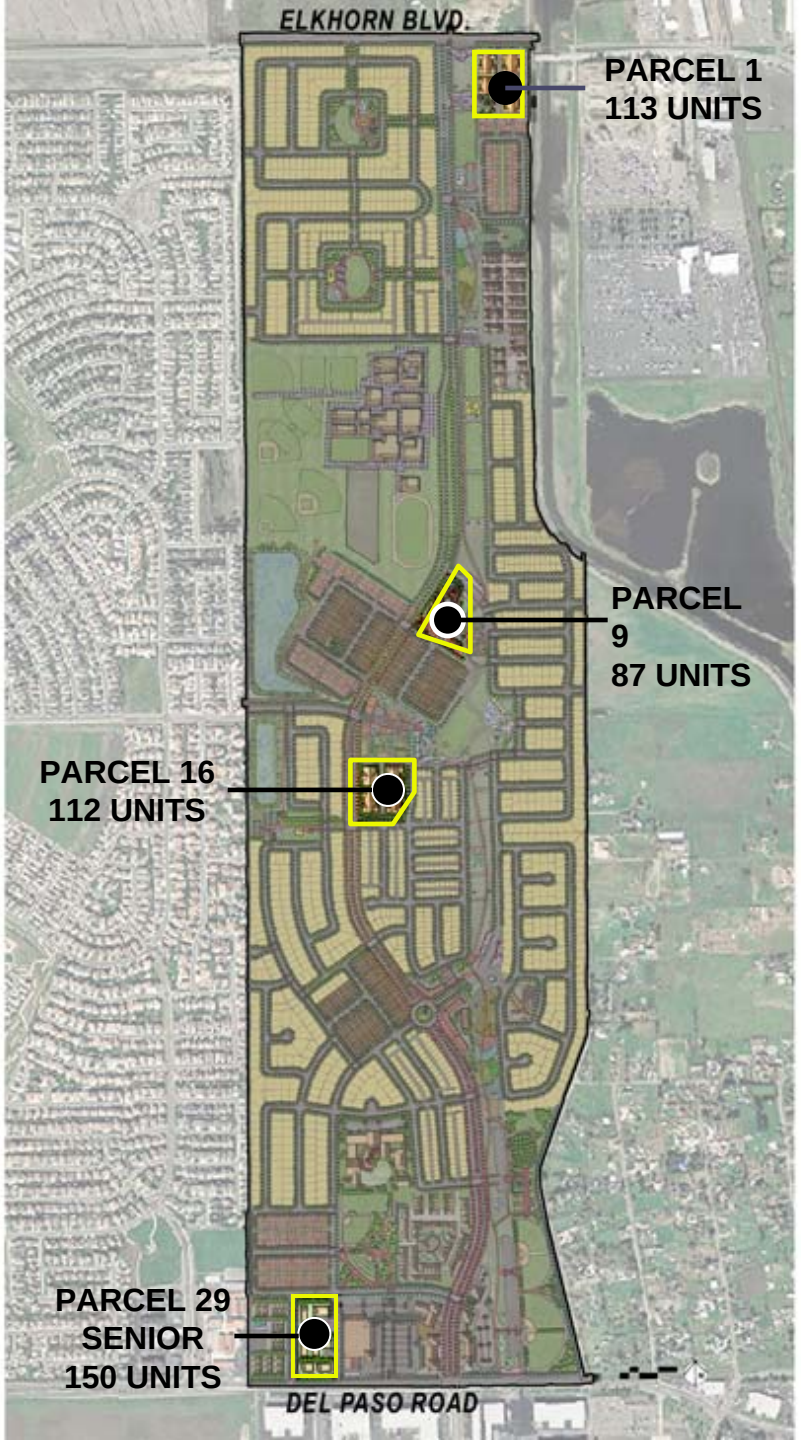
OPEN POLICY ITEMS
Executive Housing

- Considerations for using Executive Housing as a buffer between the Panhandle development and the existing Valley View Acres properties on the east side of Sorento Road.

INCLUSIONARY HOUSING APPROACH

DETAILS

- 15% OF PROJECT UNITS
- 462 UNITS
- DISPERSED THROUGHOUT PROJECT
- SENIOR PROJECT LOCATED COMMERCIAL, TRANSIT CORRIDOR



OPEN POLICY ITEMS
Inclusionary Housing

- Concerns that the proposal includes only rental units at a total of four locations.
- Concerns that the proposed locations for the Inclusionary Housing units are not in close proximity to future transit and commercial services.

COMMERCIAL

MIXED-USE 74 UNITS

NEIGHBORHOOD COMMERICIAL

OPEN POLICY ITEMS
Commercial Areas

- The commercial at Club Center Drive should be a town center.
- Commercial should be in close proximity to medium and high density residential.
- Size and Design
- Bring buildings closer to the street.
  - Address in PUD Guidelines

PLANNED TRANSIT STOP LOCATIONS

LEGEND

- Commercial
- Inclusionary housing
- Potential TMA route
- Potential RT route
- Planned RT stop

ELKHORN BLVD.
SANDMARK DR.
DOMINO AVE.
AMAZON AVE.
FALETTO AVE.
NATIONAL DRIVE
CLUB CENTER DRIVE
CADMAN COURT
AIMWELL AVENUE
MAYFIELD STREET
NATOMAS CHARTER SCHOOL
DEL PASO ROAD
N
PEDESTRIAN AND VEHICULAR CONNECTIONS
Vehicular & Pedestrian Connections
Pedestrian Only Connections
Future Vehicular & Pedestrian Connections
Potential Connections to High School

OPEN POLICY ITEMS
Proximity / Walkability

- Smart Growth is density and destinations
  - Transit options as well as somewhere substantial to walk to should be provided
- Proximity of high density housing to destinations and transit
  - Transit Options / Bus Routes / Shuttles
  - When will certain levels of service be provided?
  - Transit services prior to DNA LRT
- Connections to adjacent developments

OPEN POLICY ITEMS
Discussions with Natomas Park / Regency Park Neighbors

- Door-to-door outreach with the immediately adjacent residents of Natomas Park and Regency Park to address future interactions with these neighbors. Specifically, the following adjacency issues:
  - Building Elevations
  - Building Heights
  - Fencing

Next Steps

- City Council provides direction to the applicant and City staff on design issues
- Continue the item to September 18, 2007
- In the September 18th staff report, staff will:
  - Address / Incorporate Tonight's Comments
  - Provide Revised Resolutions and Ordinances for Final Action

Extra Slides

Entitlements	North and South (All Entitlements)	North and South (1st Stage Entitlements)	North Only (All Entitlements)	North Only (1st Stage Entitlements)
EIR & Mitigation Monitoring Plan	X	X	X	X
Reorganization	X	X	X	X
Tax Exchange Agreement	X	X	X	X
Pre-Annexation Agreement	X			
Finance Plan	X		X	
General Plan Map Amendments	X	X	X	X
Community Plan Map Amendments	X		X	
Community Plan Text Amendments	X		X	
Prezones	X	X	X	X
Zoning Code Text Amendment	X			
Development Agreements, Inclusionary Housing Plans, PUD Establishment, Tentative Maps, and Subdivision Modifications	X		X	

All Entitlements
(North of Del Paso Road Only)

- EIR and Mitigation Monitoring Plan
- Reorganization
- Tax Exchange Agreement
- Finance Plan
- General Plan Map Amendment
- Community Plan Map and Text Amendments
- Prezone
- Development Agreements
- Inclusionary Housing Plans
- PUD Establishment (including PUD Schematic Plan and Guidelines)
- Tentative Maps and Subdivision Modifications

All Entitlements
(North and South)

- EIR and Mitigation Monitoring Plan
- Reorganization
- Tax Exchange Agreement and Pre-Annexation Agreement
- Finance Plan
- General Plan Map Amendment
- Community Plan Map and Text Amendments
- Prezone and Zoning Code Text Amendments
- Development Agreements
- Inclusionary Housing Plans
- PUD Establishment (including PUD Schematic Plan and Guidelines)
- Tentative Maps and Subdivision Modifications