Item No. 18

Supplemental Material

For

City of Sacramento

City Council
Housing Authority
Redevelopment Agency
Economic Development Commission
Sacramento City Financing Authority

Agenda Packet

Submitted: November 16, 2007

For the Meeting of: November 20, 2007

☒ Additional Material

☐ Revised Material

Subject: Sacramento Railyards (P05-097)

Please find attached two memorandums regarding the Sacramento Railyards. The first is a memorandum from the City Planning Commission to the City Council regarding the Sacramento Railyards project. The second is a memorandum regarding traffic circulation issues (proposed 5th and 7th Streets) with the Sacramento Railyards project.

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Please include this supplemental material in your agenda packet. This material will also be published to the City=s Intranet. For additional information, contact the City Clerk Department at Historic City Hall, 915 I Street, First Floor, Sacramento, CA
95814-2604 B (916) 808-7200.

DEVELOPMENT SERVICES
DEPARTMENT

CITY OF SACRAMENTO
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MEMORANDUM

DATE: November 16, 2007

TO: Mayor Heather Fargo
Members of the City Council

FROM: Darrel Woo, Vice Chair
City Planning Commission

RE: City Planning Commission Comments on Sacramento Railyards (P05-097)

At its November 13, 2007 Special Meeting, the City Planning Commission voted unanimously (7-0) to recommend **approval** of the Sacramento Railyards Project and all associated entitlements. During deliberations, the Commission decided to forward to the City Council a list of considerations provided below. Overall, the Commission strongly supports the project. The Commission also expressed a strong desire for the City Council to consider the following recommendations and comments regarding the project:

- The Special Planning District Ordinance should be amended to ensure that projects going through the Urban Development Permit that also require a Planning Director Special Permit and/or a variance to the Special Planning District development standards go through a Planning Commission pre-application review and comment public hearing (similar to the pre-application review and comment public hearings for the Design and Preservation Commissions).

- The Development Agreement should be revised to require that development applications be subject to the City's Mixed Income Ordinance as it may be amended to provide incentives for production of affordable home-ownership housing. Amendments to the Mixed Income Ordinance that result in more restrictive standards in terms of the affordability requirements should not be applicable.

- In the Council's review of the applicant's Inclusionary Housing Plan, the Council should ensure that both the intent and the requirements of the City's Mixed Income Ordinance regarding dispersion of affordable units are adequately reflected in the Plan. The

affordable units should be mixed throughout buildings as well as throughout the project site.

- Before final construction drawings are completed, the major intersections along 5th, 7th, North B Streets and Railyards Boulevard (western portion) should be re-evaluated to make sure they haven't been over-designed to a Level of Service C standard instead of the proposed General Plan Level of Service E standard. The one-way nature of 5th and 7th Streets should also be re-evaluated, especially in light of recent road narrowings and two-way conversions to other streets in Downtown and Midtown.

- The Planning Commission made its recommendations for approval of the plans and entitlements with draft documents and without all the information in final form, and it did not have adequate time for a complete and thorough review of the Final EIR, or any review of the Fiscal Impact Analysis. The Council should carefully examine the Final EIR to ensure that it's adequate and that all CEQA requirements have been met.

- The importance of the SITF to the City and the region should not be neglected, and resources should not be diverted from the SITF to the Railyards.

DEPARTMENT OF
TRANSPORTATION

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MEMORANDUM

DATE: November 15, 2007

TO: Mayor and City Councilmembers

FROM: Fran Halbakken, Operations Manager

SUBJECT: RAILYARDS DEVELOPMENT PROJECT – 5TH AND 7TH STREET

During the recent hearings on the Railyards development project, issues have been raised about 5th & 7th Streets as follows:

River District – the River District was not aware that 5th and 7th Streets were proposed to operate as a one-way couplet instead of two-way streets after the initial phase of Railyards development. Their concern is with the future operation of the streets in the River District. Township 9 was recently approved with the assumption that 7th Street would provide a major northbound entry into the project but the Railyards Environmental Impact Report (EIR) assumes 7th Street operates in the southbound direction.

Response – the Railyards EIR assumes northbound 5th Street and southbound 7th Street connect Downtown, the Railyards and the River District. At buildout, the Railyards project includes a one-way couplet through the Railyards project area, however 5th & 7th Street operations in the River District, to the north of Railyards, have not been determined. Staff would like to begin revising the Facilities Plan for the River District in early 2008. Land uses would be updated and the transportation system, including 5th & 7th Streets, would be planned in coordination with River District property owners and stakeholders. This evaluation may result in a future Specific Plan amendment to change the operations of 5th and 7th Streets.

The 1997 Finance Plan would also be updated with the revised Facilities Plan and corresponding River District developer fees would be updated.

Intersection Design consistency with proposed General Plan policy

Commissioner Notestine requested a re-evaluation of major intersections along 5th and 7th Streets, Railyards and North B Street prior to final improvement plans. He was concerned that major intersections had been oversized by following the City's current Level of Service C policy.

Response: Staff has sized intersections using the proposed General Plan policy of Level of Service E in the Central Business District. The proposed project reflects mitigating impacts to the Level of Service E so no further change is recommended.

cc: Marty Hanneman, Assistant City Manager
Jerry Way, Director of Transportation
Patti Kleinknecht, River District