Greg Sandlund

From: Robert Slobe [rslobe@nslco.com]
Sent: Tuesday, January 11, 2011 10:52 PM
To: Greg Sandlund
Cc: 'phil@petrovichdevelopment.com'
Subject: RE: Northeast Line Implementation Plan

Greg,

As it turns out I am unable to attend the meeting tomorrow because, as the current chair of the Railroad Museum Foundation, I am meeting with Inland tomorrow night to discuss the future of the railyards at a dinner. I would like the following thoughts forwarded to the Commission:

1. I think the proposed plan of mixed use in the Del Paso corridor is wildly amiss. While there is a groundswell of encouragement for mixed uses around rail stations, the concept of more "affordable housing" in our corridor is wrong headed. North Sacramento needs no more affordable housing. With a wealth of housing in the surrounding area going begging for $50k or less we could not possible absorb that need in the next 20-30 years. Even if the goal is to encourage market rate housing that is not a possibility. It's unrealistic.

2. First floor retail and/or small office in the corridor are also ridiculous. We have a current retail/office vacancy of almost 80% in the corridor for the same product so planning for more only dooms the existing vacancy. Our own company, North Sacramento Land Company owns a building AT the Globe station and approximately 8k square feet at the Arden Del Paso station that has sat vacant for at least ten years. Your own Neighborhood Services Department abandoned a building of ours at the Globe Station for a building in North Natomas with NO transit possibilities four years ago and it sat for three year before we found a tenant. It seemed a "do as I say, not as I do" scenario. It was a brand new building at a station yet they decided to abandon the corridor. At Arden and Del Paso, the councilmember doomed a gas station to be a vacant site because you guidelines forebade gas stations at rail stations. It now sits vacant, along with the two adjacent sites we own.

3. What we need is very large scale office, which you plan discourages. The city, county, state and federal government could easily solve our problems with pushing offices to our corridor but they have mightily resisted that because they don't want to be in the "ghetto."

4. the SHRA has been pushing out existing businesses and buying property turning Del Paso into a wasteland of vacant/boarded property. Our company has produced almost all of the redevelopment money available by selling land south of highway 160 and has not received a dime of redevelopment money in return. Worse, we have received no benefit in the corridor.

5. Your plan encourages improvements in alleyways and with water mains adjacent to SHRA owned properties but promises no improvements to the folks paying for said improvements in other areas.

The design guidelines continue to encourage faux deco designs that have nothing to do with the styles of today. There are few true deco structures on the corridor today and those should be preserved but we should not be forced to harken back to that era for the sake of those few ok examples. It's the height of architectural foolishness . Witness the mess at Arden and El Camino were a Starbucks came and went that is an abomination of that attempt to be something it is not. The building at Arden and Oxford is another example of an architectural mess.

All in all the plan is a big mess. We need to look forward, not back, and to encourage all property owners to be daring, to excel and to have the City embrace that goal. This plan does none of that.

Bob Slobe

From: Greg Sandlund [mailto:GSandlund@cityofsacramento.org]
Sent: Monday, January 10, 2011 11:18 AM
To: Robert Slobe
Cc: Jim McDonald
Subject: Northeast Line Implementation Plan

Bob,

As a follow up to our meeting last Thursday I've provided links to the Design Commission Agenda/Staff Report and also attached the section of our Zoning Code that pertains to the Transit Overlay Zone.

The agenda for the Design Commission Hearing can be found at the following link:
http://sacramento.granicus.com/AgendaViewer.php?view_id=21&event_id=133

The staff report that includes highlighted amendments to the design guidelines can be found at:
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If, after reviewing the attached code, you are still interested in having some of your properties rezoned with the Transit Overlay, please let me know.

Regards,

-Greg

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Supplemental Material for the Northeast Line Implementation Plan (Item 3)

Greg Sandlund

From: Robert Slobe [rslobe@nslco.com]
Sent: Wednesday, January 12, 2011 9:48 AM
To: Greg Sandlund; Luis Sanchez
Subject: RE: Northeast Line Implementation Plan

Greg,

I would like to amend my comments below to reflect our discussion about the vacant land in the Woodlake neighborhood that our company, The North Sacramento Land Company now owns. The maps you provided me show the land as "Ice House Detention" and "Charlesgate Detention." We don't know what that means but we know that the land is not only developable but we intend to develop it. That plan should be encouraged by the City and your staff as it is literally a stones throw from the Arden/Del Paso Light Rail station and subject to density credits therefore by its proximity. Showing it as detention is troubling and gives us the sense a taking is in the works. We would ask that map to either be amended or removed from your presentation.

Further, I failed to mention that no discussion whatsoever has been undertaken regarding the almost ten acres of land we own at the Globe Station. Reuse is viable and we are not only AT a station but benefit from Freeway visibility and an off ramp from Highway 160. It seems almost unbelievable that it was entirely left out of any plan discussion.

We would have been remiss if we had not been a participant in this process but, as you agreed, we were not invited to the table. Much like everything in North Sacramento these days everything is done in a black box, shielded from the most important stakeholders.

As an owner of almost twelve acres in the corridor, a stake larger that most or all, and the owner of another fourteen adjacent acres, we feel strongly that the Commission should send this back to staff and start over with a process that involves the community.

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-Greg