

REDEFINING THE CORE 2015

## Railyard/Richards Boulevard: Township Nine, other projects promise to transform area

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Noel Neuburger | Sacramento Business Journal

Cannery Place Apartments is the first project to be completed in Township Nine.

Patty Kleinknecht, contributing writer

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### **What' s next on tap for the River District?**

"Townhomes at **Township Nine**, Powerhouse Science Center, Township 9 Park, I Street Bridge replacement, North 12th Complete Street project, and Twin Rivers Choice Neighborhoods."

### **What have been the biggest challenges in redeveloping the River District?**

"The economy and the loss of redevelopment/tax increment financing tools"

### **What is the appeal here versus other areas open to development?**

“Location, location, location. We have existing infrastructure, access to the American River Parkway, access to downtown, and easy access to many regional amenities such as Sacramento International Airport, major transportation corridors, the state Capitol, Convention Center, sports arena, Raley Field and Cal Expo.”

**How are you attracting new development?**

“Through branding and creating an identity for the district as well as reaching out to the real estate community.”

**Are you worried about the impact of new development on existing projects?**

“New development should be a benefit to existing commercial and residential projects. People want to live and locate their business in areas that are active, where things are happening. We welcome the activity generated by the Entertainment and Sports Center, a MLS stadium and more central city housing. The River District will add to the choices for people to work, live and play in the inner city.”

**What will the River District look like in 10 years?**

“It will be an eclectic neighborhood with riverfront views and connectivity to jobs and regional amenities. The neighborhood will include a number of parks and plazas as well as residential, retail and commercial business opportunities.

“The Township Nine development will be complete and will include approximately 2,000 housing units along with office and neighborhood retail.

“Powerhouse Science Center will be open, creating an active use on the Sacramento River waterfront.

“The I Street Bridge replacement will be complete and will enhance the connectivity between Sacramento and West Sacramento in addition to creating new opportunities for the Sacramento River waterfront.

“ A new river crossing for the Green Line will open the way for new residential/mixed-use/transit oriented development near a new light-rail station located on Sequoia Pacific.

“The Twin Rivers neighborhood will be transformed through HUD’ s Choice

Neighborhoods program and will include approximately 800 units of mixed income housing as well as neighborhood retail.

“A new light-rail station on North 12th Street will serve the Twin Rivers/Choice Neighborhoods neighborhood.”

**How will the railyard affect the River District?**

“The railyard has already seen proposals/opportunities for large campus development that will add value to development and business in the River District.

“Civic amenities proposed for development in the old Shops will add value to the central city and to our region and will help create an active Sacramento River waterfront.”

Patty Kleinknecht is executive director of the River District, a city-designated economic development area. She oversees redevelopment projects within the district.