

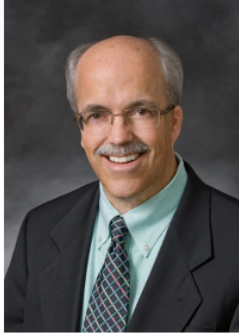


River District

Stakeholder Update

November 12, 2024

Director Rob Kerth, Ward 5



Rob Kerth has been serving his second term on the SMUD Board of Directors since 2014. Kerth was previously elected to the SMUD Board in November 2008 and served a four-year term. He represents Ward 5 which includes midtown, downtown, North Sacramento, Natomas, Rio Linda and Elverta.

Kerth is a third-generation Sacramentan and former two-term city councilman who got his start in public service as a neighborhood activist for the historic Woodlake district of North Sacramento. While on the Sacramento City Council, he was recognized as a major force for revitalization efforts not only in his district but also in other long-established neighborhoods.

During his time with the city of Sacramento, Kerth specialized in regional problem-solving. His assignments included the Sacramento Area Council of Governments, Sacramento Regional Transit District and the Sacramento Area Flood Control Agency. He developed notable expertise on infrastructure issues throughout the six-county Sacramento region.

Kerth founded Ice Unlimited, which brought Sacramento and Folsom their original holiday ice rinks. He is also responsible for the design of ice rinks in Sacramento's Arco Arena and at Squaw Valley U.S.A.

A graduate of Stanford University, Kerth holds a master's degree in mechanical engineering with an emphasis in controls and systems. He and his family still live in Woodlake, less than three blocks from his childhood home.



Commercial SolarShares®

SMUD's Commercial SolarShares program offers your business a solar solution that is cost effective, flexible and easy. With no upfront or maintenance costs, we manage a solar array on your behalf while the solar benefits are delivered to you. No installation of solar panels on your roof and if your business relocates, SolarShares moves with you.



Join the charge at cleanpowercity.org

**ALCHEMIST PUBLIC MARKET
COMING IN 2026**



ALCHEMIST CDC

Alchemist CDC is a mission-driven 501(c)(3) non-profit organization that connects Sacramento area communities to land, food, and opportunity toward a vision in which all neighborhoods are vibrant, equitable, healthy, and diverse.

We are best known for enhancing the quality of life in under-resourced communities by improving access to nutritious foods, implementing community-supported public green spaces, and fostering economic self-sufficiency through business entrepreneurship.



**ALCHEMIST
PUBLIC
MARKET:
LOCATED
AT THE
HEART OF
THE RIVER
DISTRICT**





Small business incubation



Restaurant and hospitality
sector workforce
development



Creation of affordable
coworking space



Investment in local
sourcing and partnerships



Environmental
responsibility and
sustainability



Investments in community
safety and resources for
every neighbor



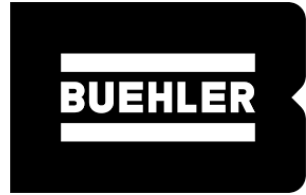
- 1 Shade Shelter - Power @ roof and grade levels, prep for solar panel system.
- 2 Outdoor seating and entry, and decorative landscape
- 3 Food Court/Farmers Market - Open DG
- 4 Food Pod Structure, (2) Kitchens in each
- 5 Space and Hookups for (4) Food Trailers
- 6 Trash/Service Enclosure
- 7 Open area convertible for Farmer's Market.
- 8 Play Area - Play equipment and seating
- 9 Music and movie area with backdrop
- 10 Public restrooms (2 unisex stalls within building).
- 11 Cable shade structure - Span between shade structures
- 12 At-grade landscaped stormwater filtration planter
- 13 Walk-in Cooler Containers
- 14 Storage Containers
- 15 Bike Parking (w/ repair station @ Bid'g A)



ALCHEMIST PUBLIC MARKET PRIMARY FUNDERS



**Many thanks to our
Architect and
Engineering team:**



CAPITAL
engineering



**Renegade Restaurant
Service and Design**

Dave Bruss – Bruss Consulting Services

ALCHEMIST PUBLIC MARKET TIMELINE





CONTACT US AND GET INVOLVED!

SAM GREENLEE
EXECUTIVE DIRECTOR
sam@alchemistcdc.org
(916) 598-3032

SHANNIN STEIN
SPECIAL PROJECTS MANAGER
shannin@alchemistcdc.org
(916) 235-3725





IMAGINE

THE RAILYARDS

RAILYARDS.COM





PROJECT OVERVIEW

PROPERTY

- 244 acres

RESIDENTIAL

- 6-10,000 housing units

HOTEL

- 1,100 room keys

PARKS AND OPEN SPACE

- 30 acres

COMMERCIAL

- 6 million square feet of office and retail space

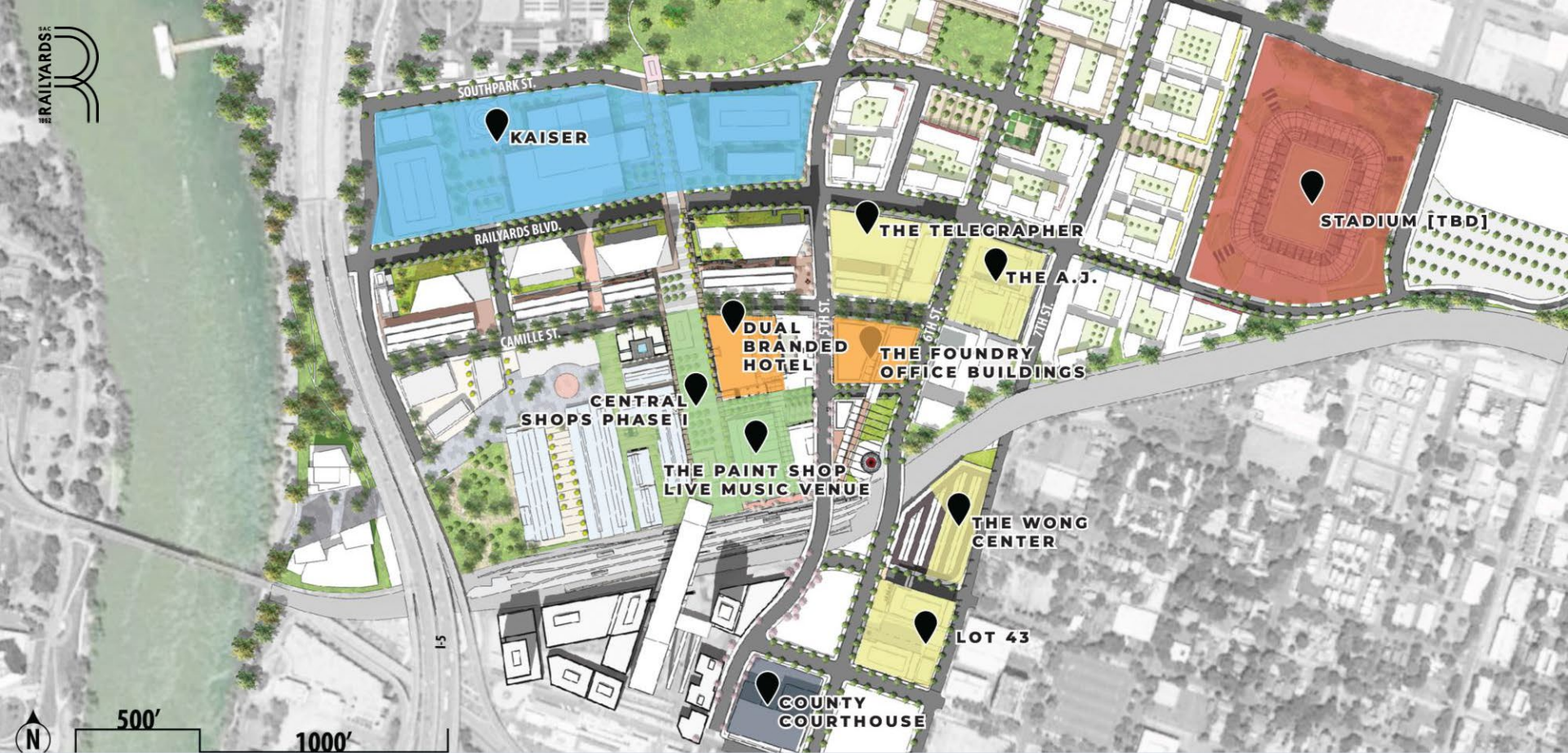
KAISER HOSPITAL

- 1.2M SF campus

MLS STADIUM [STAY TUNED]

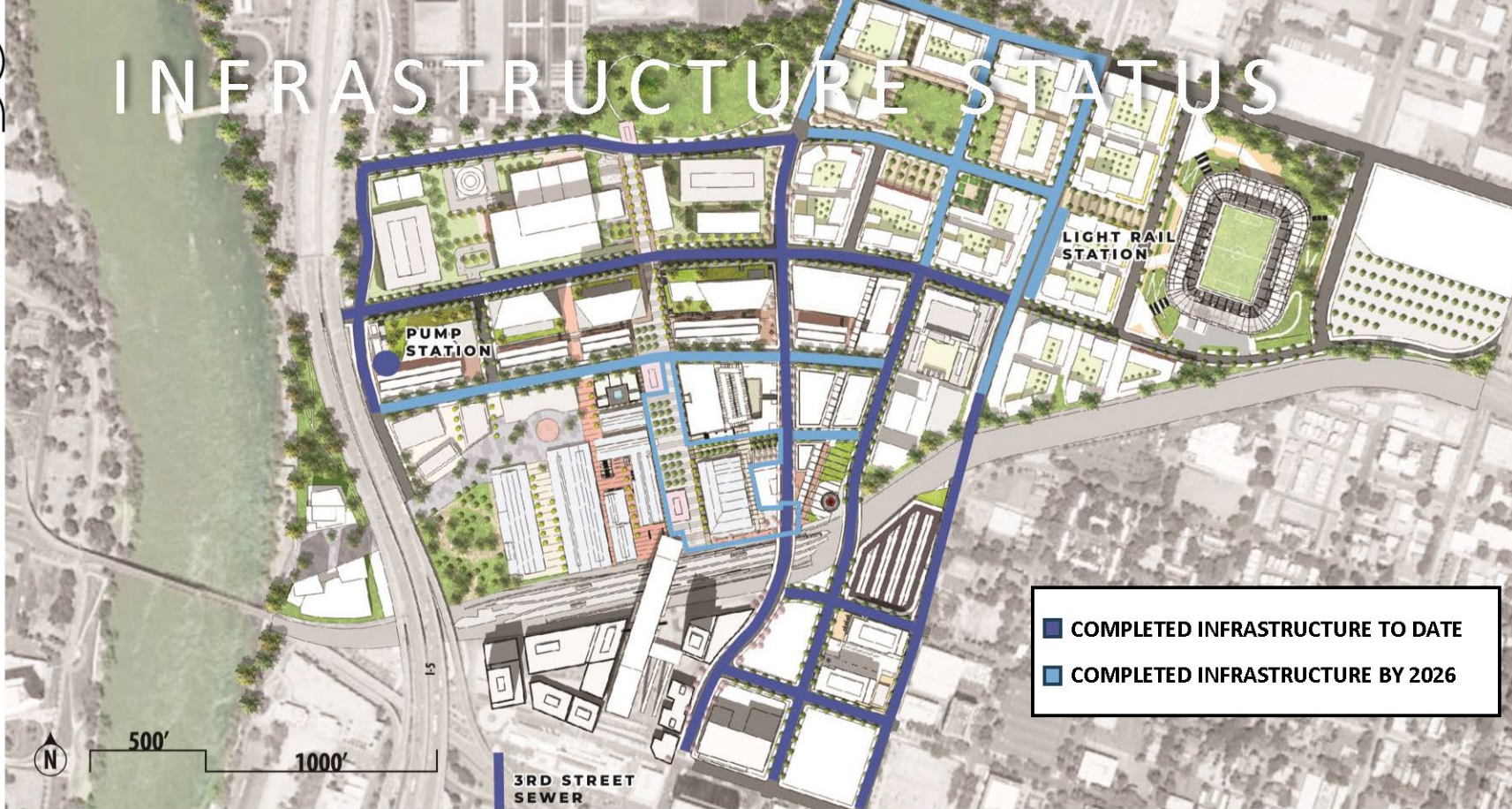
- 22,000 seat capacity

- INNOVATION DISTRICT
- CENTRAL SHOPS
- INTERMODAL STATION
- KAISER HOSPITAL
- HOUSING
- MLS STADIUM
- RIVERFRONT



PLANNED & EXISTING PROJECTS

INFRASTRUCTURE STATUS



- Over \$450M in infrastructure complete to date
- Multi-modal transit design and access
- \$60-80M in grant funded infrastructure will be completed over the next two years

RESIDENTIAL



THE TELEGRAPHER

- 495 Units under construction
- 645 units in design process
- Administrative planning approval for all residential projects



OFFICE CAMPUS [the foundry]



- 300,000 SF

- SPDR approval

CENTRAL SHOPS



Construction Starting Q4 2024

- 3,500 seat entertainment venue
- Restaurants, breweries & retail
- State Railroad Museum
- Multi-modal transit access
- Urban plaza



KAISER HOSPITAL & MEDICAL CAMPUS



Construction Starting Q1 2025

- 350 bed hospital
- Neuro and Cardio surgery center specialties
- 1.2M SF facility
- Over 3,000 full time employees



NEXT STOP AHEAD



Railyards.com

Republic FC Soccer Stadium





Mirasol Village Redevelopment

November 2024 Update

Neighborhood Investment

- More than 10 years of effort by dozens of agencies and scores of residents!
- \$320 million of public and private funds
- RESIDENTIAL
 - 218 units replaced with 427 apartments of one – five bedrooms
 - 311 completed and leased
 - 116 to be leased in 2025
- COMMUNITY AMENITIES
 - Two Public Parks and a Community Garden
 - Seven Playgrounds, Dog Park, Swimming Pool, Murals, 800 new trees
 - Early Childhood Education
- TRANSPORTATION
 - Bike lanes, Sidewalks, Transit Passes, EV charging
 - Dos Rios Light Rail Station









Adam Randolph, Senior Engineer

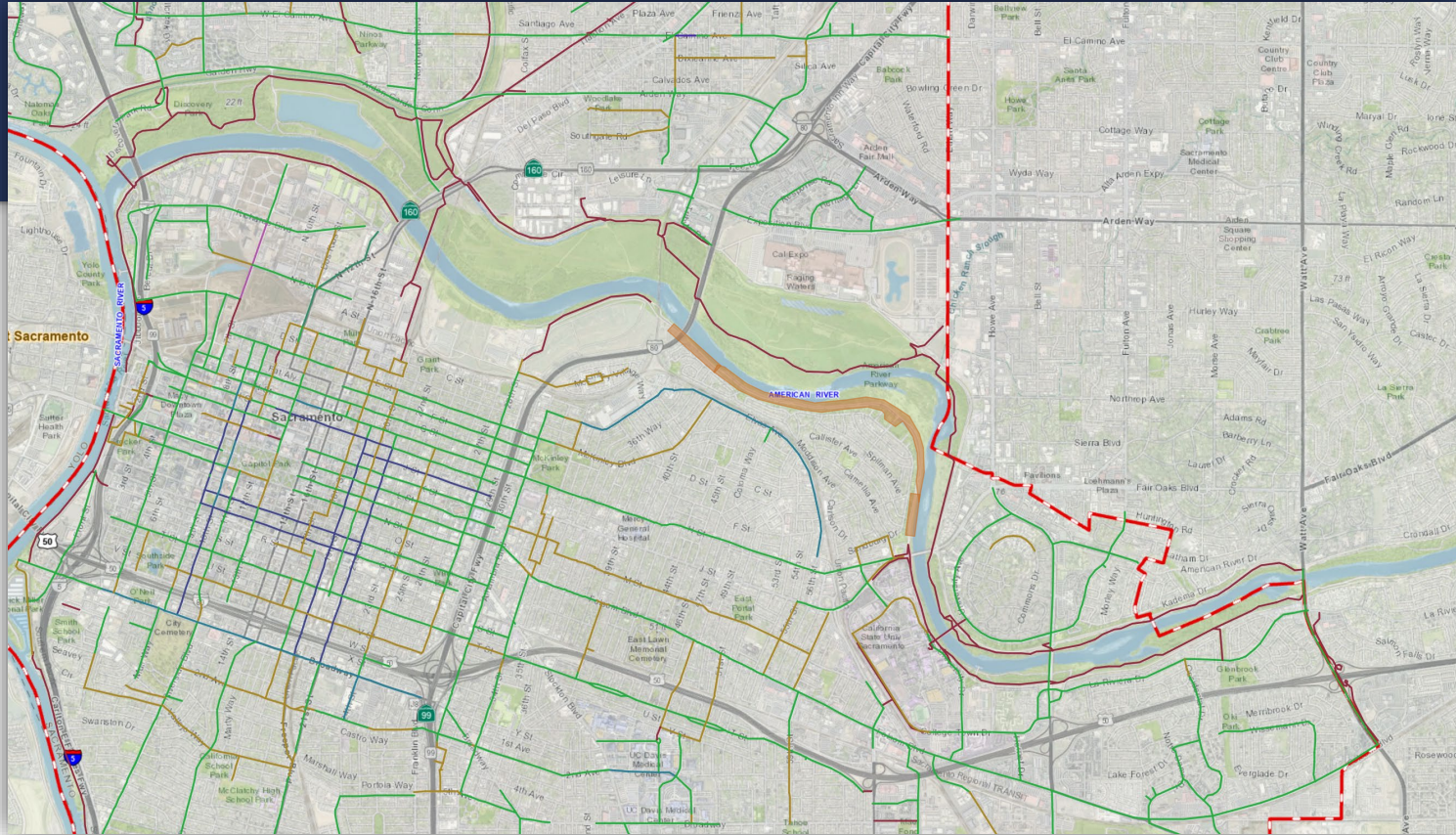
Date 11/12/2024



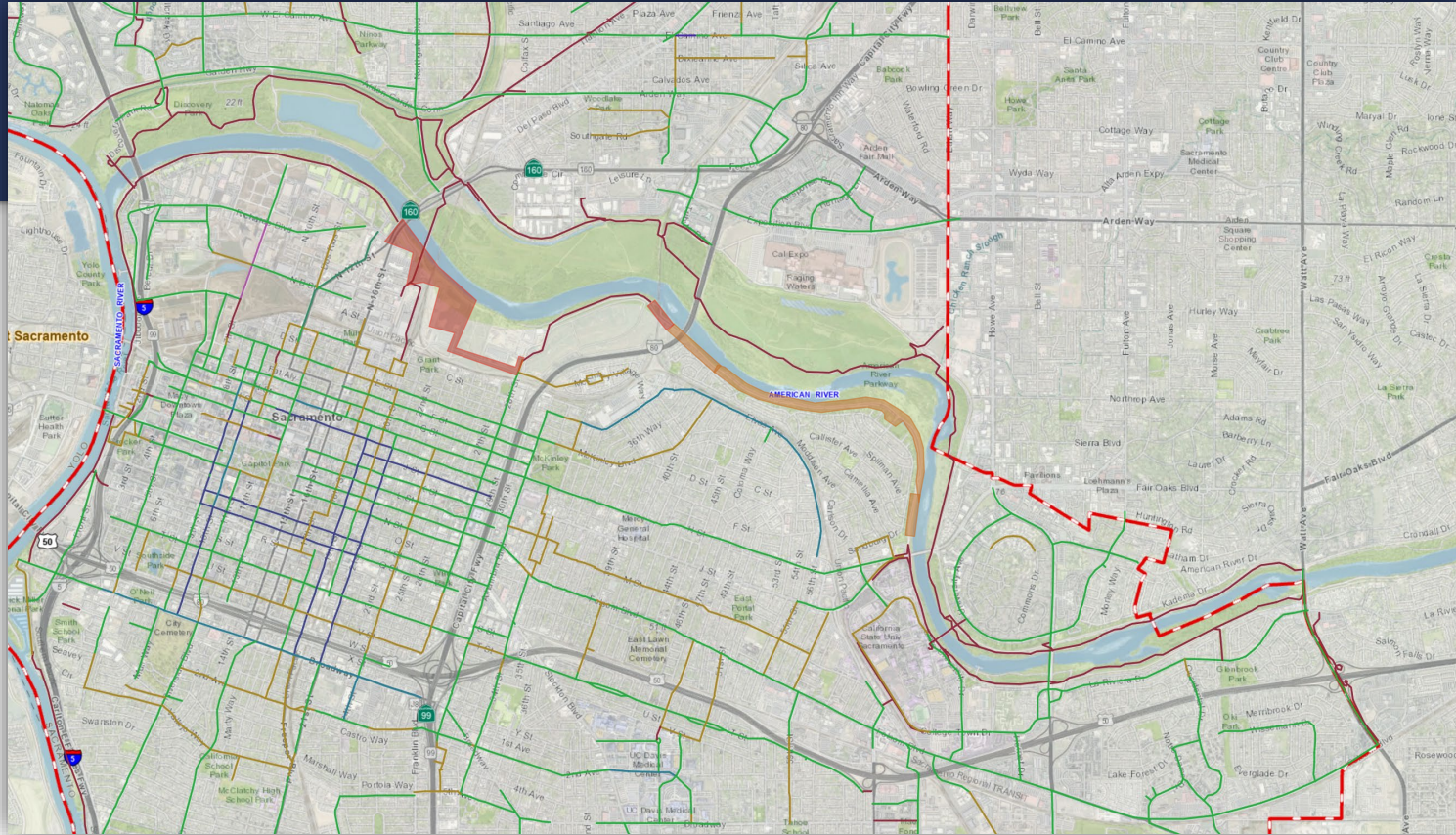
Two Rivers Trail

Update

Two Rivers Trail Network

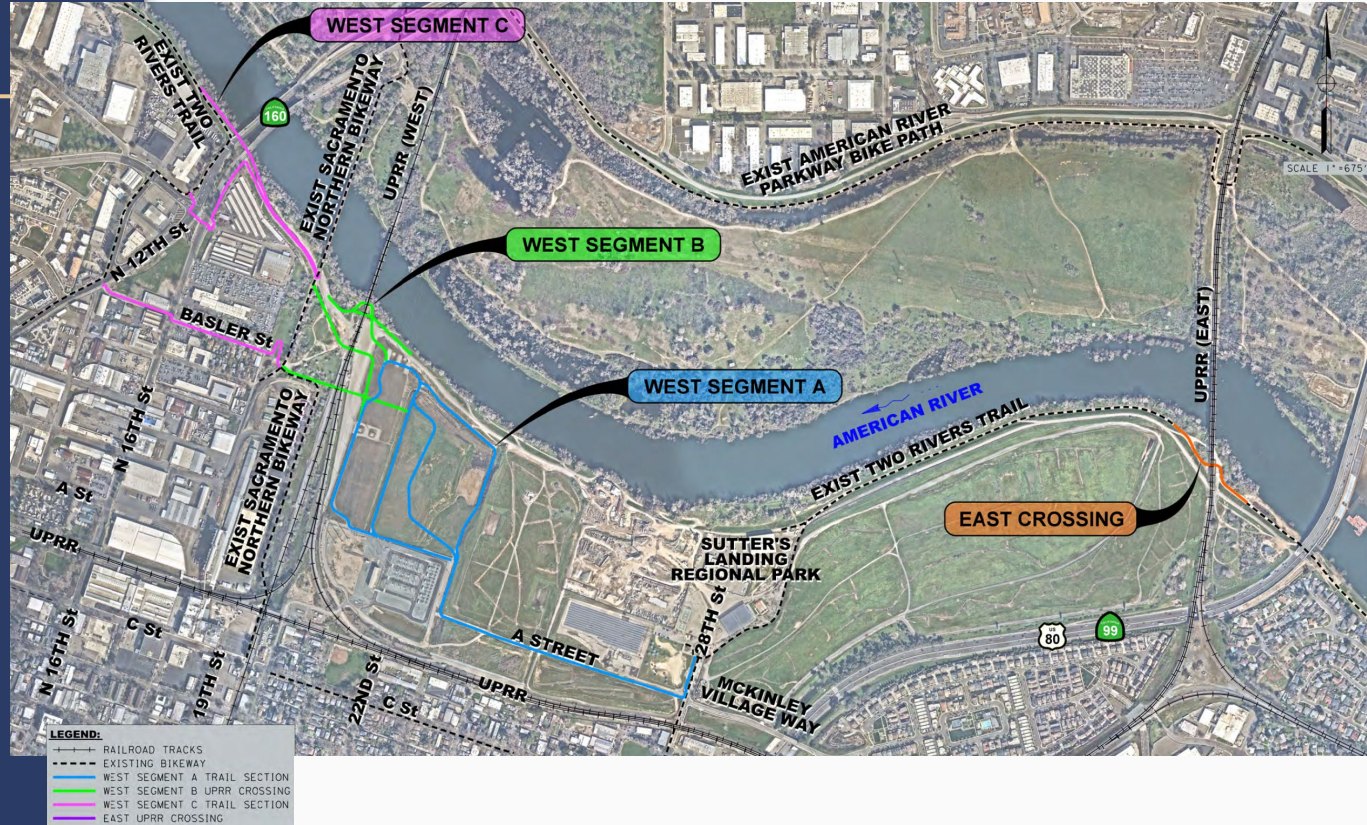


Two Rivers Trail Network



Phase III

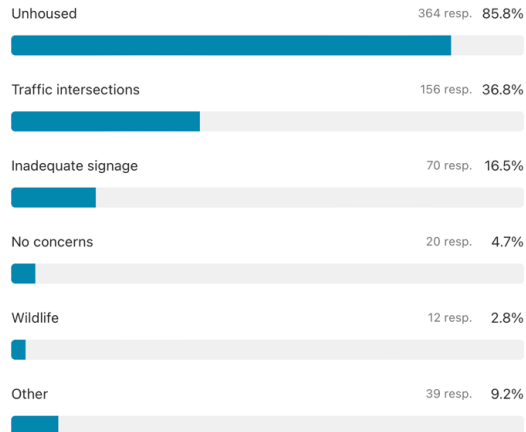
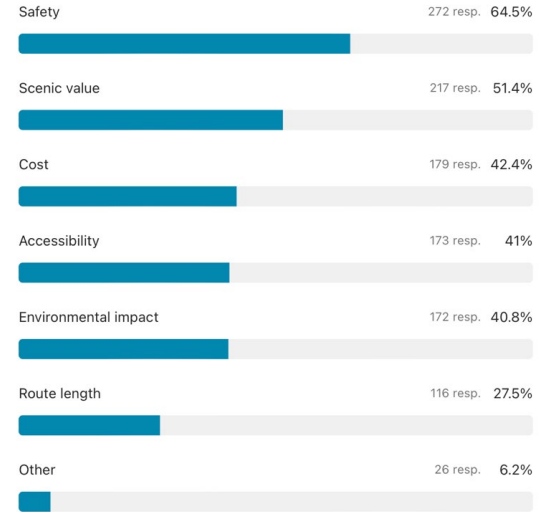
- ✓ Alternative Route Assessment
- ✓ Public Engagement
- Preliminary Engineering
- Environmental Clearance & Permitting
- Design



Public Outreach: Informing Alternative Selection

- ✓ Active Transportation Commission presentation
 - ✓ Site walks
 - ✓ Community survey
 - ✓ Community presentations
- Community update meeting
December 12 – 6-8 p.m.
Clunie Community Center
601 Alhambra Blvd, Sacramento

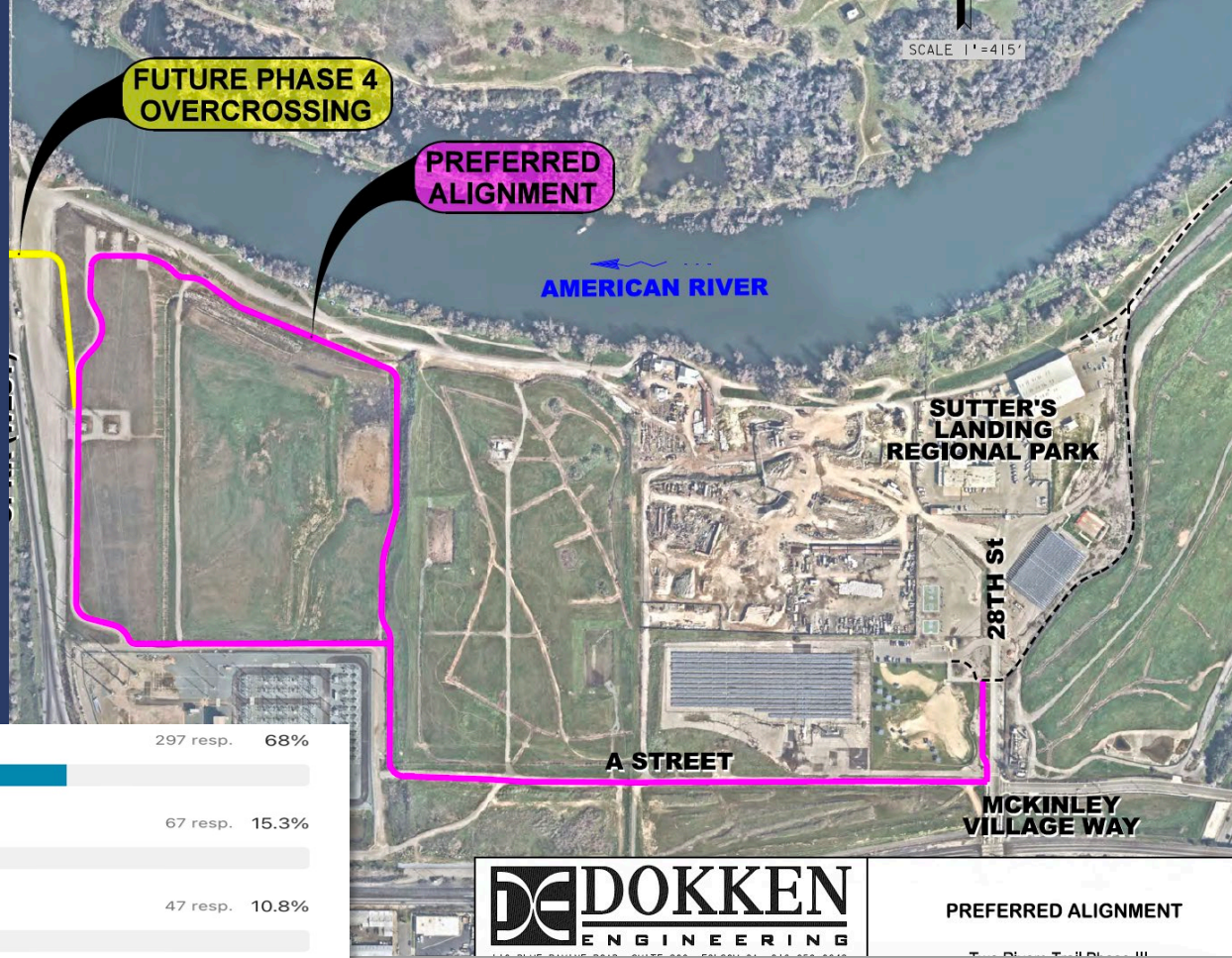
Respondents were asked to rank the most important factors when selecting an alternative (multiple answers possible, with 422 of 442 responding)



When asked if they have any safety concerns while using existing portions of the trail, respondents provided the following answers (with 424 of 442 responding)

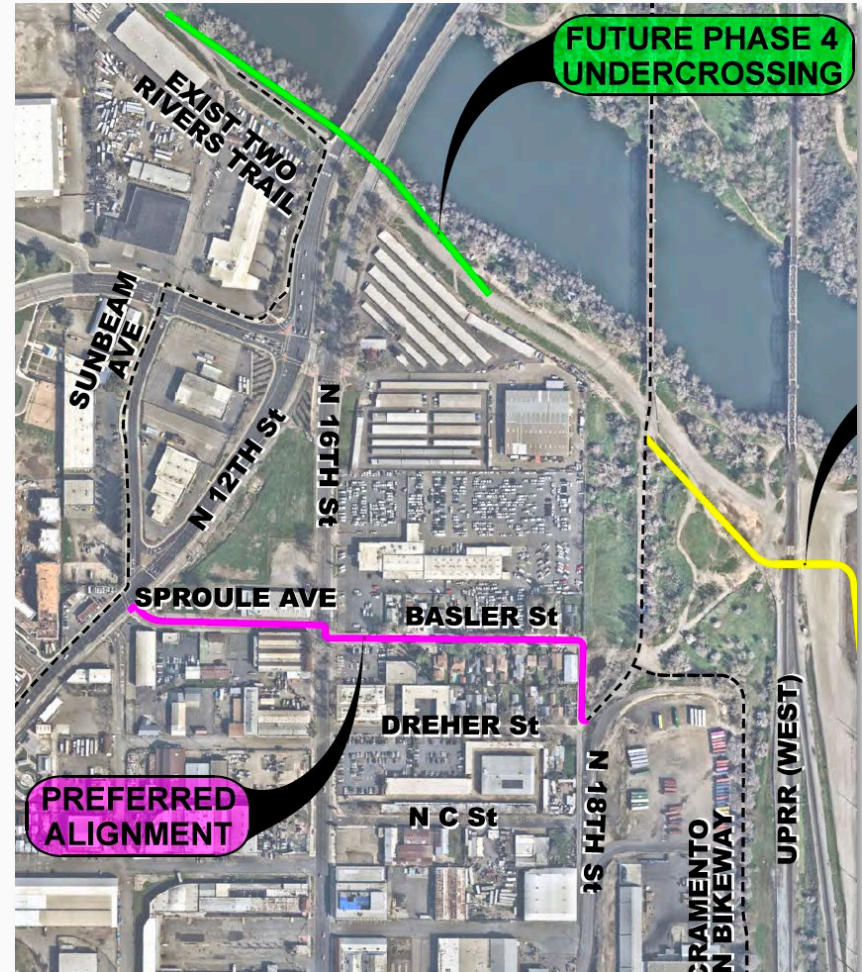
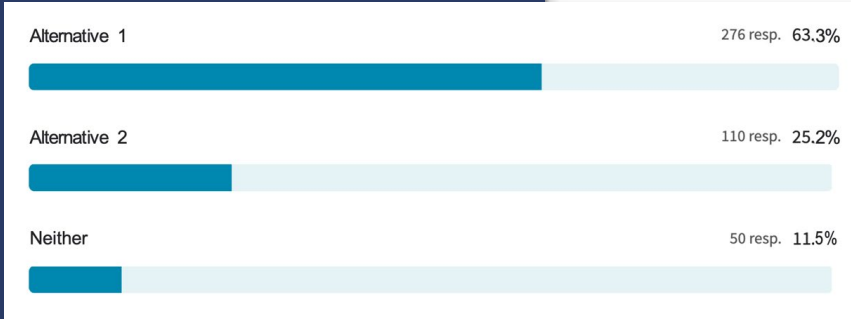
Phase III Selected Alternative: Segment A/Alternative 1

- Utilizes existing compacted maintenance/access roads around the Landfill
- Maximizes trail pavement lifespan
- Longest distance
- Likely lower cost



Phase III Selected Alternative: Segment C/Alternative 1

- Most economical solution
- Avoids busy area of N. 12th Street, 16th Street, RT Light Rail Station and SR 160
- Uses recently completed Class 4 Bikeway on N. 12th Street



Anticipated Timeline

- **Spring 2024 - Summer 2025**
Feasibility Study & Prelim Engineering
- **Winter 2024 - Fall 2025**
Environmental Technical Studies & Permitting
- **Fall 2025 - Spring 2026**
Final Design
- **Summer 2026 - Summer 2027**
Construction, Funding Dependent



Parks Plan Open House

Two Rivers Update

December 12
6-8 p.m.

Clunie Community Center
601 Alhambra Blvd
Sacramento



More Info

www.CityofSacramento.gov/TwoRiversTrail

916-303-2086

TwoRiversTrail@CityofSacramento.org

City of
SACRAMENTO



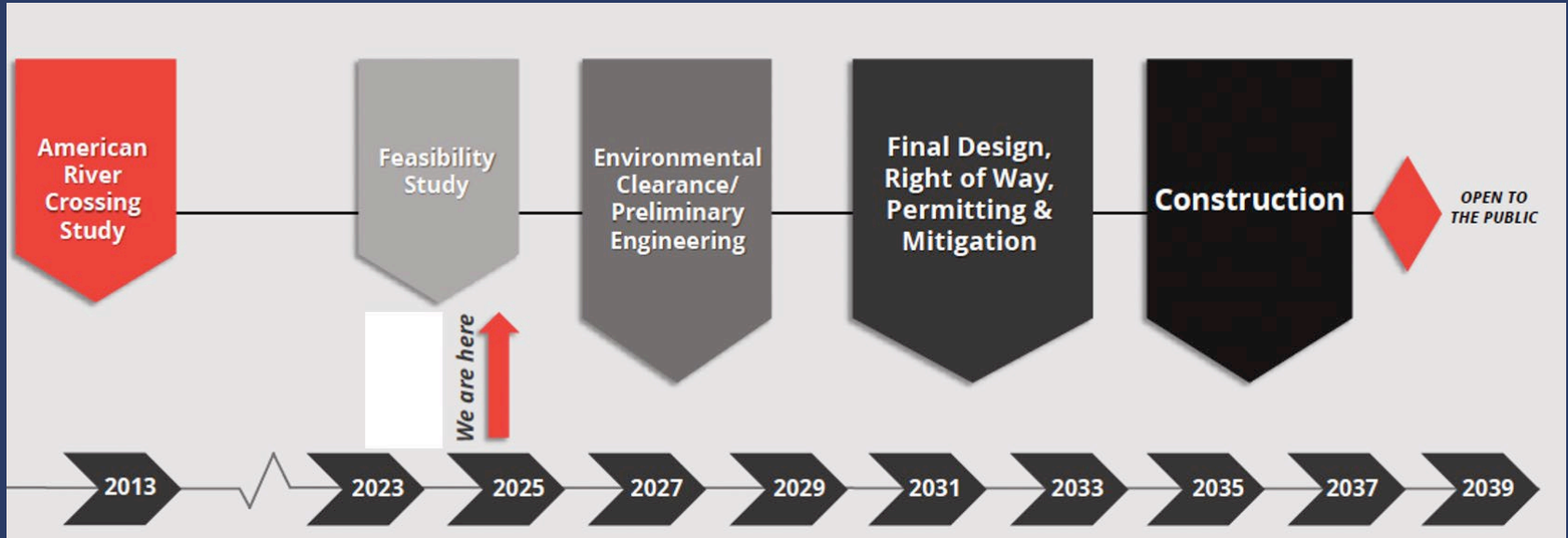


Truxel Bridge Concept and Feasibility Study

River District
November 12, 2024



Where are we?



What are we trying to address?

Limited connectivity across the American River:

- Creates a barrier to economic activity, land use development, social exchanges, and access to jobs
- Contributes to rush hour delays on I-5
- Contributes to longer emergency response times and limits evacuation alternatives
- Creates a barrier to recreational opportunities within the American River Parkway



What are we trying to address?

The river as a barrier causes longer trip lengths between origins and destinations that are physically close, which:

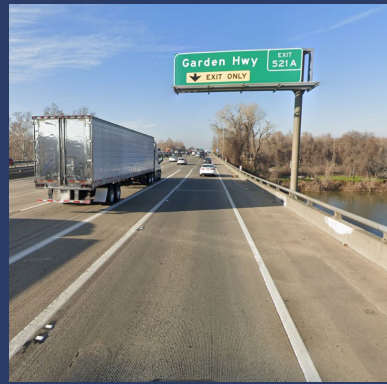
- Discourages walking and bicycling
- Impacts public health
- Leads to inefficient transit routing
- Consumes more fuel
- Generates higher levels of air pollutants and Greenhouse gas (GHG) emissions due to the reliance on automobiles



What are we trying to address?



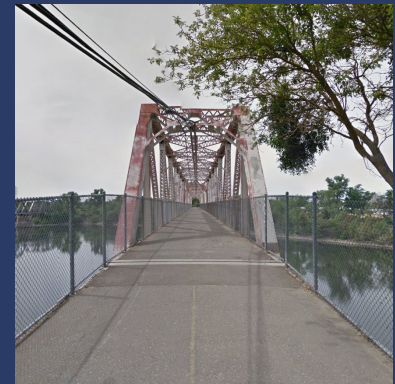
Jibboom Street Bridge



I-5 Bridge

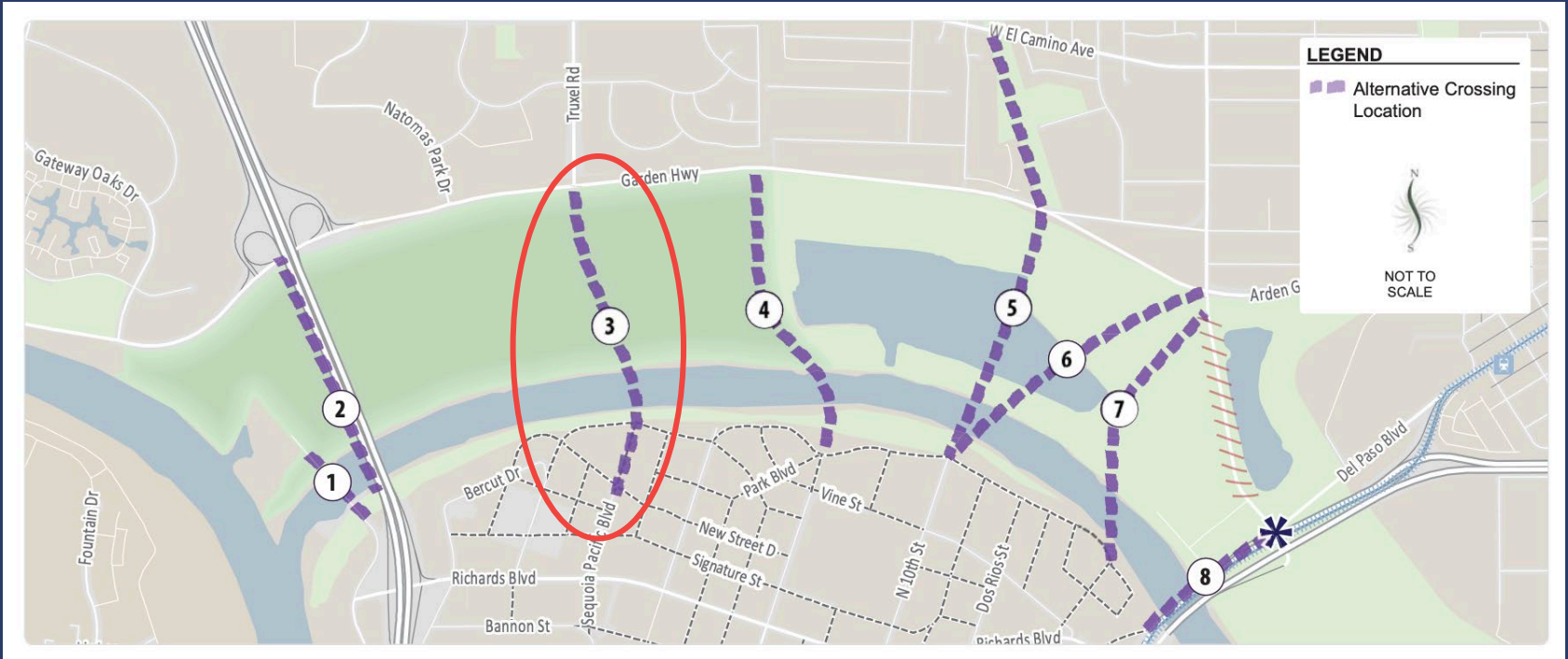


State Route 160 Bridge



Pipe's Bridge

2013 City Council Direction



2013 City Council Direction



Study Components



Engineering

- Survey
- Traffic Analysis
- Geotechnical
- Hydraulics
- Utilities
- Geometrics
- Structural



Environmental

- Biological Resources
- Cultural Resources
- Mitigation Opportunities
- Pre CEQA & NEPA



Public Engagement

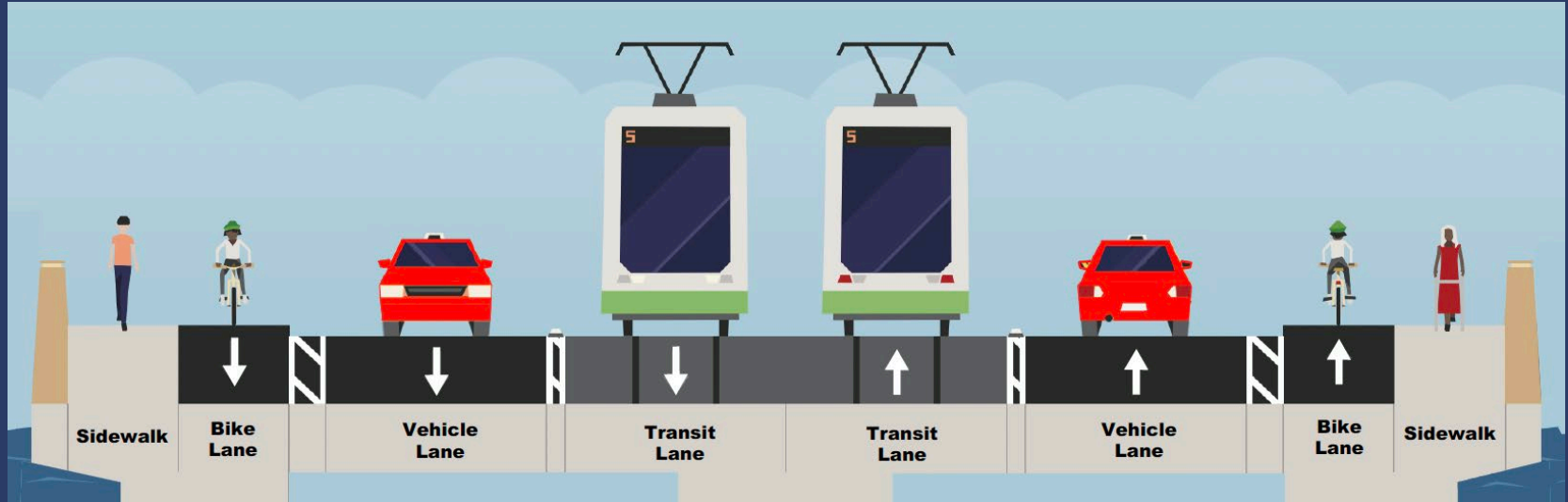
- Community Engagement Plan
- Project Website
- Project Information Sheets
- Pop-up Events
- Community Meetings



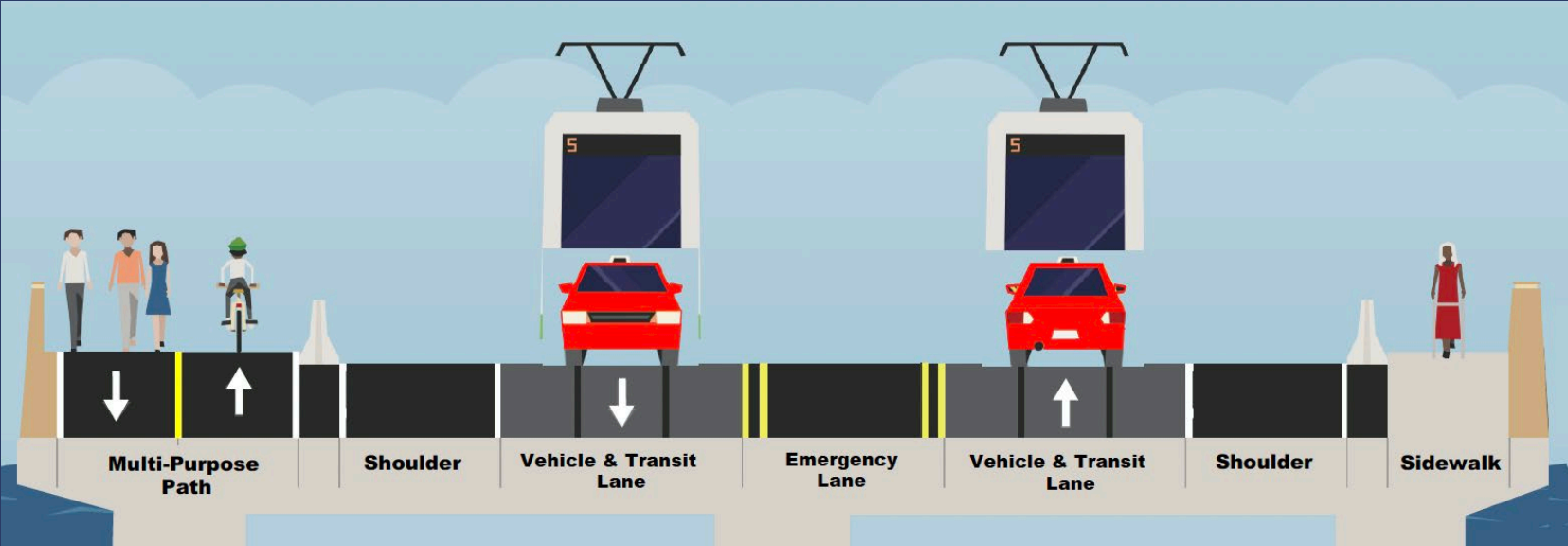
Funding

- Funding Strategy

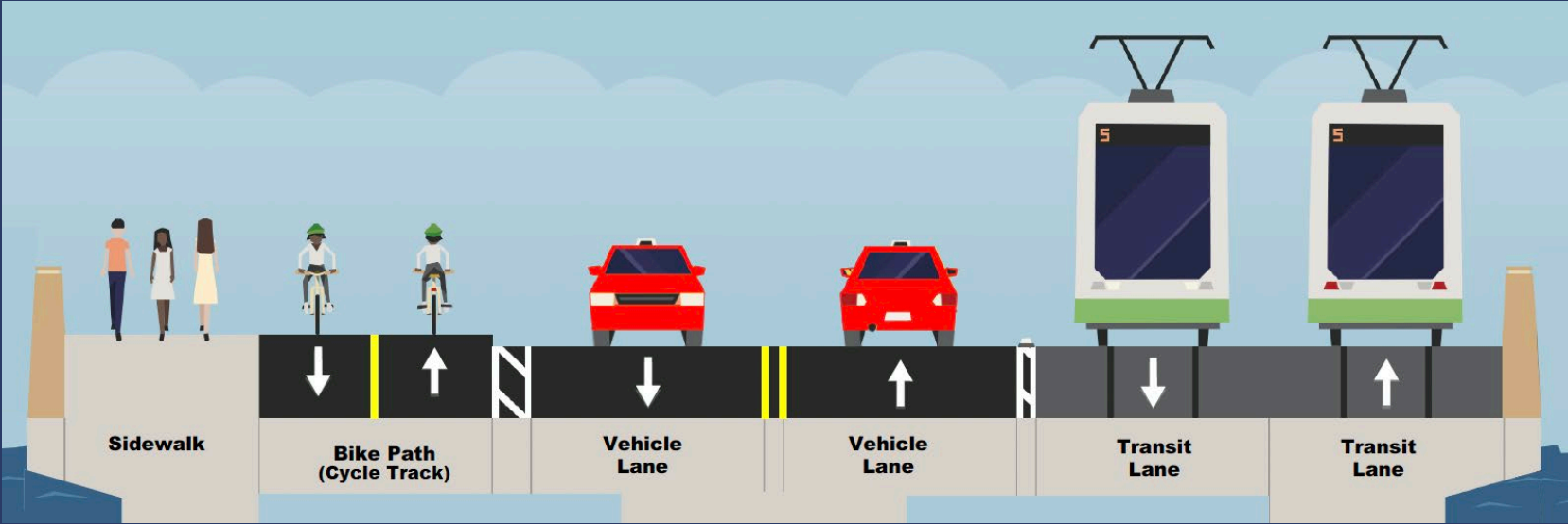
Traditional Layout



Mixed Use Travel Lanes



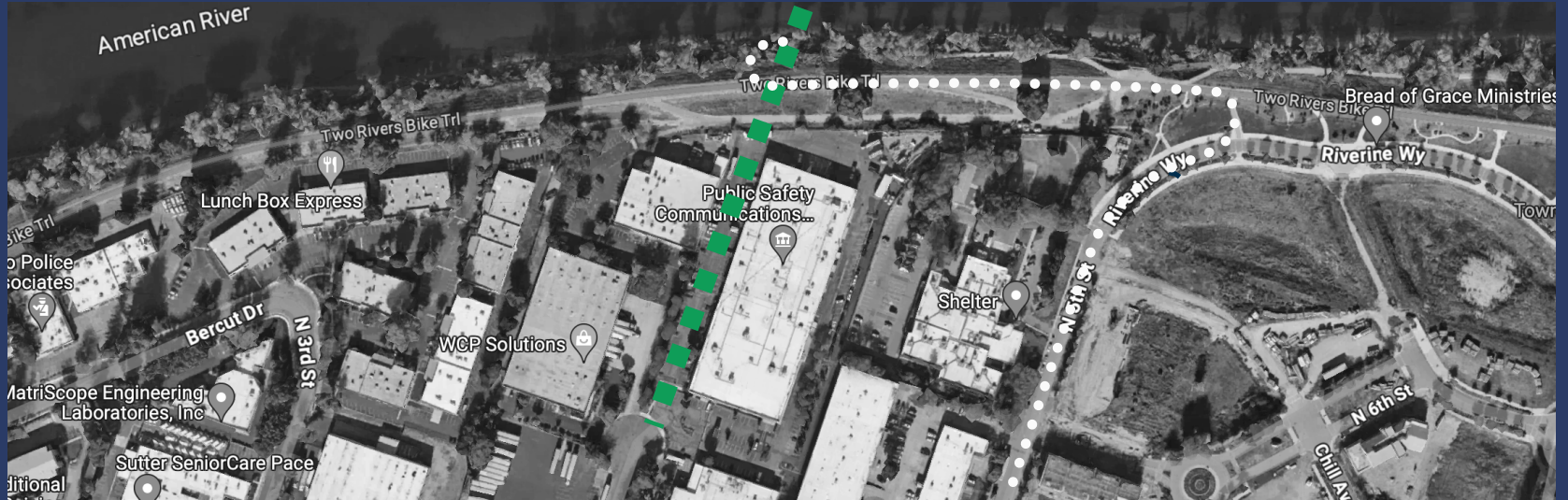
Separated Modes



Connecting to Jed Smith Memorial Trail



Preserving Existing Buildings










Other Issues

American River Parkway Plan



Project Schedule

TASK	2023	2024	2025
Notice To Proceed	★		
Survey			
Public Engagement			
Preliminary Investigations			
Funding Strategy			
Feasibility Study			1/2025



River District
Specific Plan Update



River District Stakeholder Update

November 12, 2024

Overview

- Project overview
- Current project status
- Next steps



RIVER DISTRICT STUDY AREA

CITY OF WEST SACRAMENTO

WOODLAKE

AMERICAN RIVER

ALKALI FLATS

MANSION FLATS

DOWNTOWN

NEW ERA PARK

BOULEVARD PARK

- GREENSPACE
- LIGHT RAIL
- RAIL
- ROADWAY
- RIVER DISTRICT STUDY AREA BOUNDARY
- CITY LIMITS

0' 1000' 2000'





Project Status

Project Kickoff

March 2024

Existing Conditions

Finalizing

Initial Concepts

In Progress

● Preliminary Outreach

Ongoing

Next Steps

- Outreach for Initial Concepts
- Schedule Shift



Contact Information

Amy Yang, Associate Planner

Project Manager

City of Sacramento

ASYang@cityofsacramento.org

Visit the project website here:

<https://bit.ly/RiverDistrictSpecificPlan>



Additional Projects

Recently Completed

Under Construction

Proposed



Recently Completed

1	Sacramento Roller Derby	1701 Thornton Ave.	19,289 SF	Sports Venue	Completed Q3 2024
2	Mirasol Village + Community Garden*	1390 Swallowtail	100,000 SF	Residential	Completed Q3 2024
3	Fire Station 14	1400 N. B St.	10,374 SF	Municipal	Completed Q4 2022
4	ExtraSpace Storage	400 Bercut Dr.	149,346 SF	Commercial	Completed Q3 2023
5	Track 281 Apartments	321 Bercut Dr.	155,074 SF	Residential	Completed Q3 2023
6	Sactown Eats	1501 N. C St.	11,376 SF	Commercial	Completed Q3 2023
7	May Lee State Office Complex	651 Bannon St	1,24M SF	Office	Completed Q1 2024
8	Pintworks (Touchstone Brewing Co.)	116 N. 16th St	2,600 SF	Restaurant	Completed Q2 2024
9	Hanami Line at Matsui Park	450 Jibboom St.	65,640 SF	Public Park	Completed Q2 2024

*Blocks A, B, C, & E, 311 Units Complete as of 9/11/24

Under Construction

10	Mirasol Village Block D*	1390 Swallowtail	100,000 SF	Residential	2024 Completion
11	The Hayley Apartments	Township 9	1M SF	Residential	2024 Completion
12	Early Childhood Education Center	Mirasol Village	600 SF	Educational	2025 Completion

Block D (116 units) complete by Q2 2025

Proposed

13	Caption by Hyatt Hotel	Township 9	110,468 SF	Hotel	2024 Start
14	Grower's District (Site 200)	200 N. 16th St	375,000 SF	Mixed Use	2024 Start
15	Grower's District (Site 211)	211 N. 16th St.	130,000 SF	Residential	2024 Start
16	Grower's District (Site 215)	215 N. 16th St.	80,000 SF	Residential	2024 Start
17	Hobby Condos	601 Dos Rios	50,000 SF	Residential	2024 Start
18	American River One	450 Bercut Dr.	693,913 SF	Mixed Use	Unknown
19	I-5/Richards Blvd Interchange			Roadway	2026 Start
20	Alchemist Public Market	341 N. 10th St.	10,000 SF	Commercial	Q3 2024 Start
21	Dos Rios Light Rail Station	515 N. 12th St.	na	Municipal	2024 Start
22	Mirasol Village Block F	515 N. 12th St.	na	Residential	Unknown
23	New I Street Bridge	Rallyards Blvd.	na	Municipal	2025 Start
24	SMUD Station J (new substation)	1220 N. B St.	448,668 SF	Municipal	2026 Start
25	The Village at Dos Rios	701 Dos Rios	181,645 SF	Residential	2025 Start
26	Township 9 Office	Township 9	120,000 SF	Office	Unknown

Source: The River District

River District Quarterly Market Reports



Includes:

- Updated development map
- Available properties
- Residential market figures
- Trends in tourism and transportation
- River District new business profiles and events
- Public Spaces and Security Team statistics

Available at riverdistrict.net