

STAFF REPORT

DATE: June 12, 2023
TO: Sacramento Regional Transit Board of Directors
FROM: Jamie Adelman, VP, Procurement, Real Estate and Special Projects
SUBJ: SACRAMENTO AREA COUNCIL OF GOVERNMENTS
PRESENTATION ON GREEN MEANS GO AND TRANSIT
ORIENTED DEVELOPMENT

RECOMMENDATION

No Recommendation - For Information Only.

RESULT OF RECOMMENDED ACTION

None

FISCAL IMPACT

None

DISCUSSION

Over the years, Sacramento Regional Transit (SacRT) has worked closely with its regional partners to facilitate transit-oriented development coupled with transit improvements. Along with SacRT's sale of surplus property for development and improvements, SacRT has been able to leverage grant opportunities for design and construction of two new stations as well as fund the Rail Modernization Project to renovate stations for the new low-floor light rail vehicles.

This past year, SacRT saw the openings of the Wexler student housing at 65th St, the Aurora apartments on Cemo Circle and the new Marisol Village in the River District, as well as the ground-breaking of the Del Rio Trail. Next week is the opening of the Salvator apartments on Arden Way.

In addition to these projects, in 2020 SacRT partnered with Sacramento Area Council of Governments (SACOG) and partner agencies to develop the Transit Oriented Development (TOD) Action Plan. As follow up to the recommendations in that plan, earlier this year the City of Sacramento and SacRT were awarded a Green Means Go Grant by SACOG to develop a community-driven TOD Master Plan and Infrastructure Assessment and Finance Plan for the Meadowview Station.

James Corless, Executive Director, SACOG, will be providing a presentation about these efforts, as well as a brief update on the Blueprint/Metropolitan Transportation Plan/Sustainable Communities Strategy..

THE SACRAMENTO BEE

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REAL ESTATE NEWS

Affordable apartment building planned next to Sacramento transit 'hub,' restaurants

BY RYAN LILLIS

UPDATED AUGUST 04, 2022 3:13 PM



Future Dos Rios Station



Wexler Project: University/65th Street Station



Salvator Apartments Project: Royal Oaks Station



SacRT Transit Oriented Development Update

Monday, June 12, 2023

TOD	Property	Size	Date Sold	Use/Development
★	Arden Way	2.75 Acres	July 2018	120 Affordable housing units
★	65 th Street	2.23 Acres	November 2019	223 Student housing units and retail space
	19 th & T	.036 Acres	December 2019	Parking lot
	Laurie Way	.18 Acres	March 2020	Single family residence
★	Rail Corridor	47.38 Acres	February 2021	Del Rio Trail
★	Cemo Circle	7.97 Acres	March 2021	162 Apartment units
★	San Mateo/ Darnell	1.95 Acres	October 2021	Del Rio Trail head & parking lot
	Calvine Auberry	4.07 Acres	April 2022	150K SF Retail pads



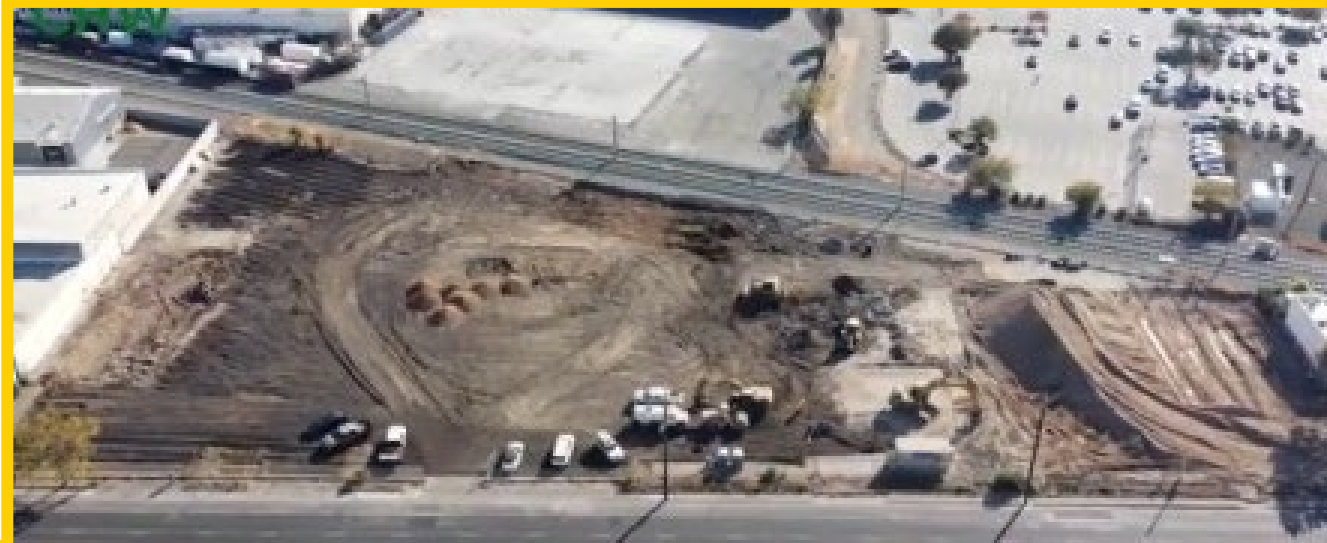
Community HousingWorks cordially invites you to the

Opening Celebration of

SALVATOR APARTMENTS

Thursday, June 22, 2023 | 11:30 AM - 1:30 PM

924 Arden Way Sacramento, CA 95815



Salvalor Apartments: Royal Oaks Station



Wexler: University/65th Street Transit Center

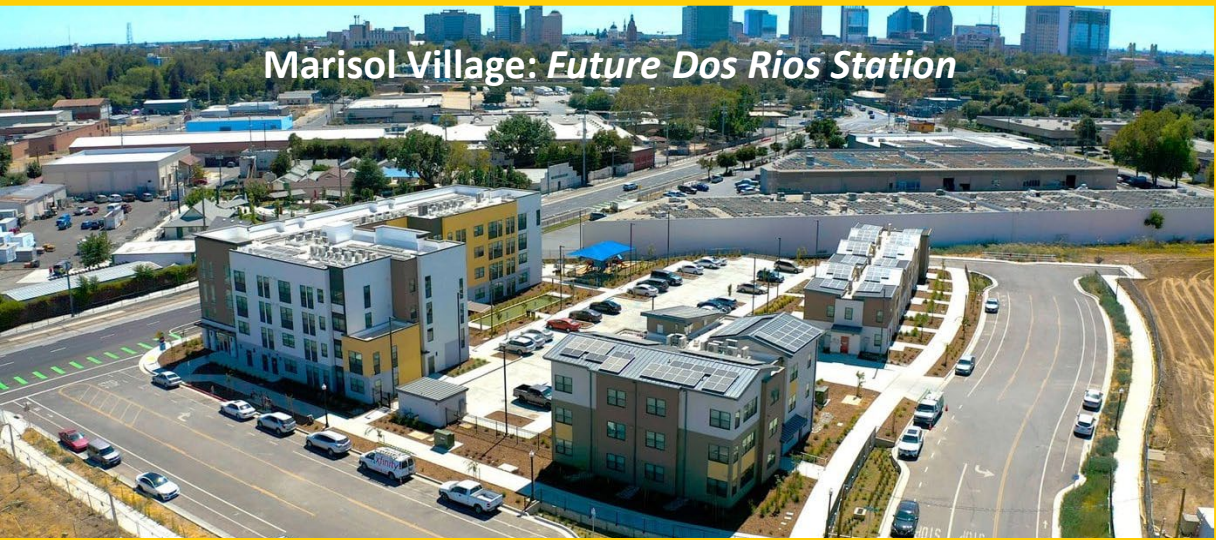


2200 Cemo Circle – Aurora Apartments

The Railyards: *Future Light Rail Station*



Marisol Village: *Future Dos Rios Station*



Cannery Place: 7th & Richards/Township 9 Station



City of Sacramento: Meadowview Station Transit Oriented Development

Proposed Project:

This project will facilitate a community-driven Master Plan for joint development of the Meadowview Station Transit Oriented Neighborhood, which will include affordable housing, community services, parks, and transit uses. The team will then identify the utility needs and community benefits to support the future neighborhood, compile an infrastructure finance plan and economic analysis to ensure the Master Plan is market feasible.

Category: Planning
 Request: \$300,000
 Recommendation: \$300,000

Summary of Application Review:

The Green Means Go working group reviewed the submitted project in relation to the criteria and objectives of the Planning category. The working group found the project met both the category objectives and performance outcomes. Staff recommends a full funding award.

MEADOWVIEW STATION PROPOSED DEVELOPMENT PROGRAM

The panel suggests a focus on senior apartments with related retail space to meet the need for housing for older residents who wish to downsize in their community.

- Residential: 540 senior housing units (432,000 square feet)
- Retail/flex: 20,000 square feet
- Park: three acres including linear park, open space, urban agriculture
- Transit: maintain bus bays and 75 parking spaces
- Estimated ridership impact: 540,000 new rides annually

Uses	Program
Residential	540 units/432,000 sq ft
Retail/flex	20,000 sq ft
Park	3 acres
Transit	Maintain bus bays and keep 75 parking spaces
Estimated ridership impact: 540,000 rides annually	

Source: ULI.



The Meadowview station can be redeveloped to include senior housing, a linear park, and retail space, thereby adding more than 500,000 annual transit rides.



Green Means Go: Meadowview Station

Green Means Go

**SACRAMENTO REGION'S INTERGOVERNMENTAL APPROACH TO
ACCELERATE INFILL DEVELOPMENT**

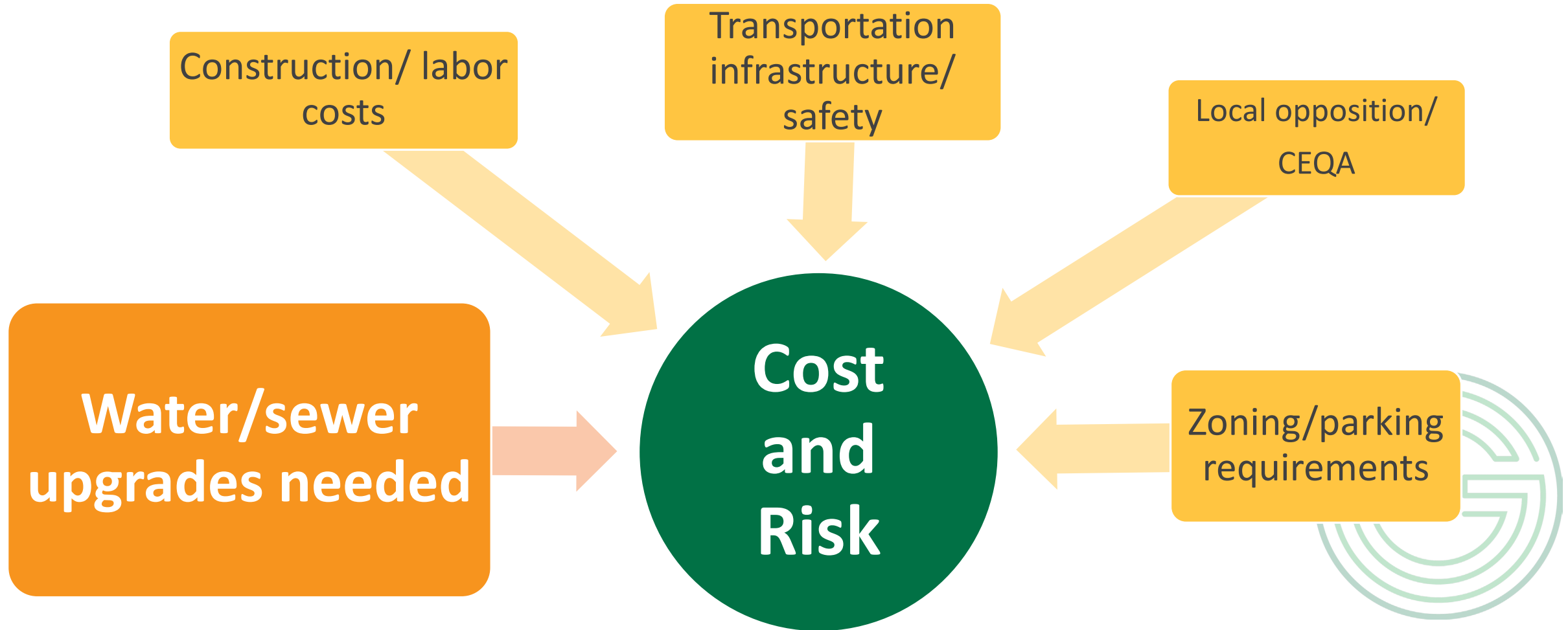


What is Green Means Go?

- Accelerate infill redevelopment
- Meet GHG reduction target
- Economic vitality and community resiliency
- Brings housing to low VMT areas with transit service



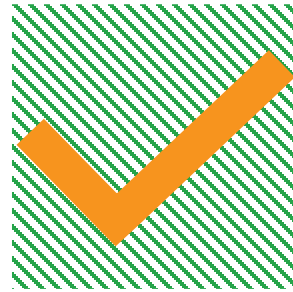
Challenges to Infill Development



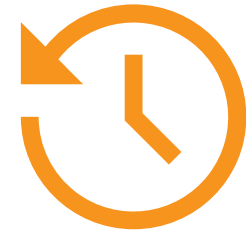
Green Means Go Funding



Infrastructure



**Planning activities to get
Green Zone ready**



**'Implementation'
activities**



Stockton Boulevard
Civic Lab Study Area

Stockton Boulevard Civic Lab Commercial Corridor

- Old commercial corridor needing comprehensive investment to prime for infill development
- Governance challenges: split between Sac City and Sac County; multiple special districts
- Award in Early Activation category of Green Means Go
- Investment is bringing in more housing in possible future higher frequency bus corridor

Legend

- all parcels
- vacant parcels



Former Motel Opportunity Site on Stockton Blvd.



Area Adjacent to Mather Mills Light Rail Station

- Awards in Green Means Go Early Activation and Capital category
- Competing for statewide HIT grant



Rancho Cordova

MTP/SCS



Infill Area

Needs

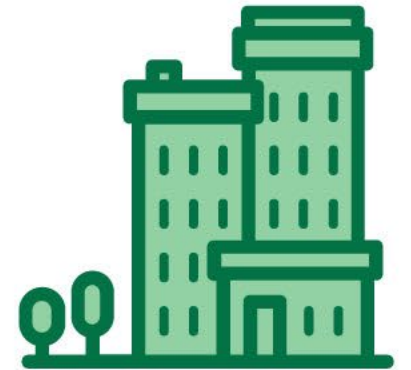
\$7M



**Drainage
Upgrades**

To Unlock

Over 20 Acres



Vacant Land

Supported Locally by:



**Folsom Boulevard
Specific Plan**



An innovative pilot project to cut greenhouse gas emissions in the greater Sacramento region

SUNRISE TODAY

Sunrise Tomorrow

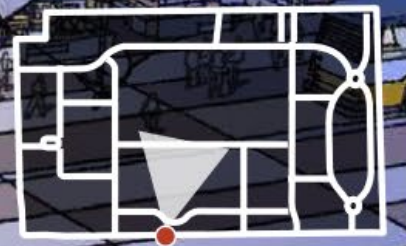


SUNRISE TOMORROW

Sunrise Tomorrow



**Artist's illustration of potential future development*



Citrus Heights

MTP/SCS



Infill Area

\$36+M

Needs



To Unlock

**Road, Sidewalk, Sewer, Water,
Drainage, Electric and Natural Gas**

Over 800



New Housing Units &

Over 1.3M ft²



**Commercial and
Community Space**

Supported Locally by:



**Sunrise Specific
Plan & significant
community
outreach**



An innovative pilot project to cut greenhouse gas emissions in the greater Sacramento region

Activities to date: Technical Assistance

ADVISORY SERVICES PANEL BRIEFING BOOK

Attainable Housing Along Commercial Corridors

STUDY AREAS:
FOLSOM CENTRAL BUSINESS DISTRICT &
SACRAMENTO COUNTY N. WATT AVE

November 2022

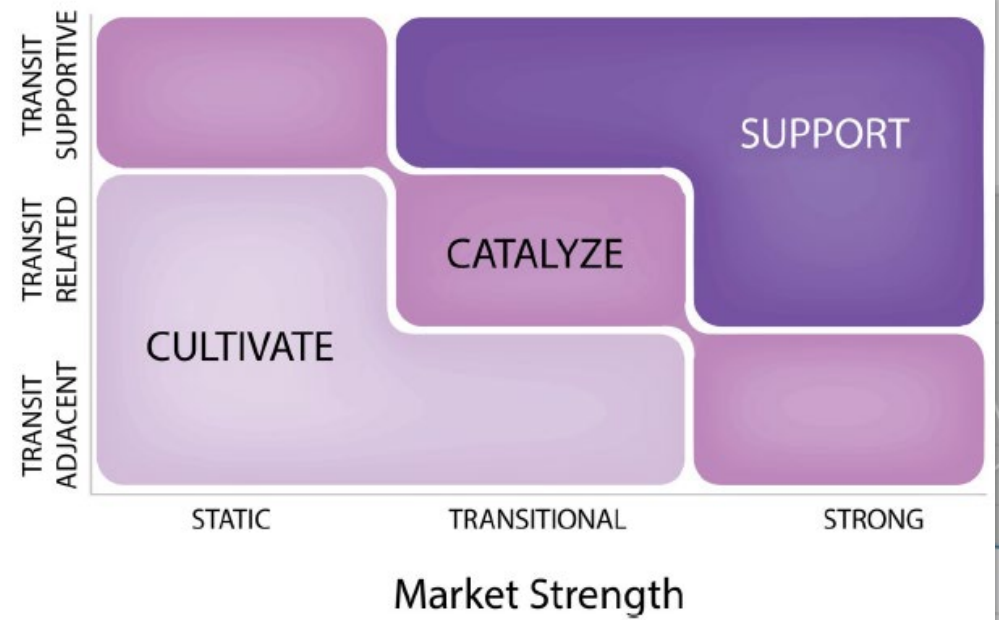




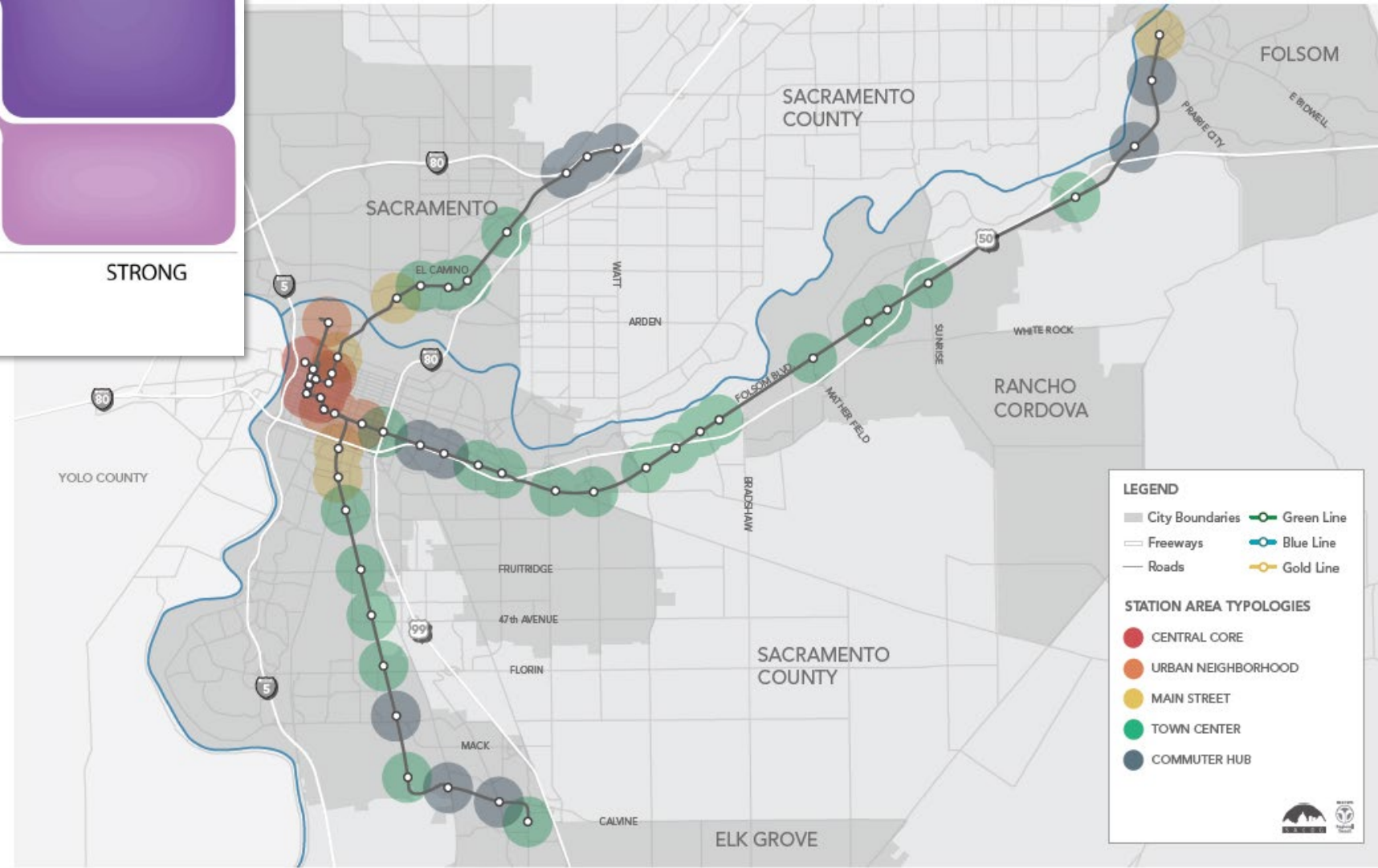
Regional Transit-Oriented Development **ACTION PLAN**



Urban Form



Market Strength



LEGEND

- City Boundaries
- Freeways
- Roads
- Green Line
- Blue Line
- Gold Line

STATION AREA TYPOLOGIES

- CENTRAL CORE
- URBAN NEIGHBORHOOD
- MAIN STREET
- TOWN CENTER
- COMMUTER HUB

- CENTRAL CORE**
Cathedral Square
- URBAN NEIGHBORHOOD**
- MAIN STREET**
Globe
- TOWN CENTER**
Marconi/Arcade
- COMMUTER HUB**
Watt I-80 West



MORE DETAILED
↑
MORE GENERAL

REGIONAL STRATEGIES

TYOLOGY STRATEGIES

PUBLIC AGENCY STRATEGIES

STATION AREA PROFILES

PRIORITY SITES

APPLIED REGIONALLY
↑
APPLIED SITE-SPECIFIC



We need your input to shape the future of the Sacramento region.

Blueprint Workshop

June 16, 2023 | 8:00 a.m. - 12:00 p.m.

**Folsom Community Center
52 Natoma Street, Folsom, CA**

www.sacog.org/blueprint-workshop



BLUEPRINT

by



SACOG