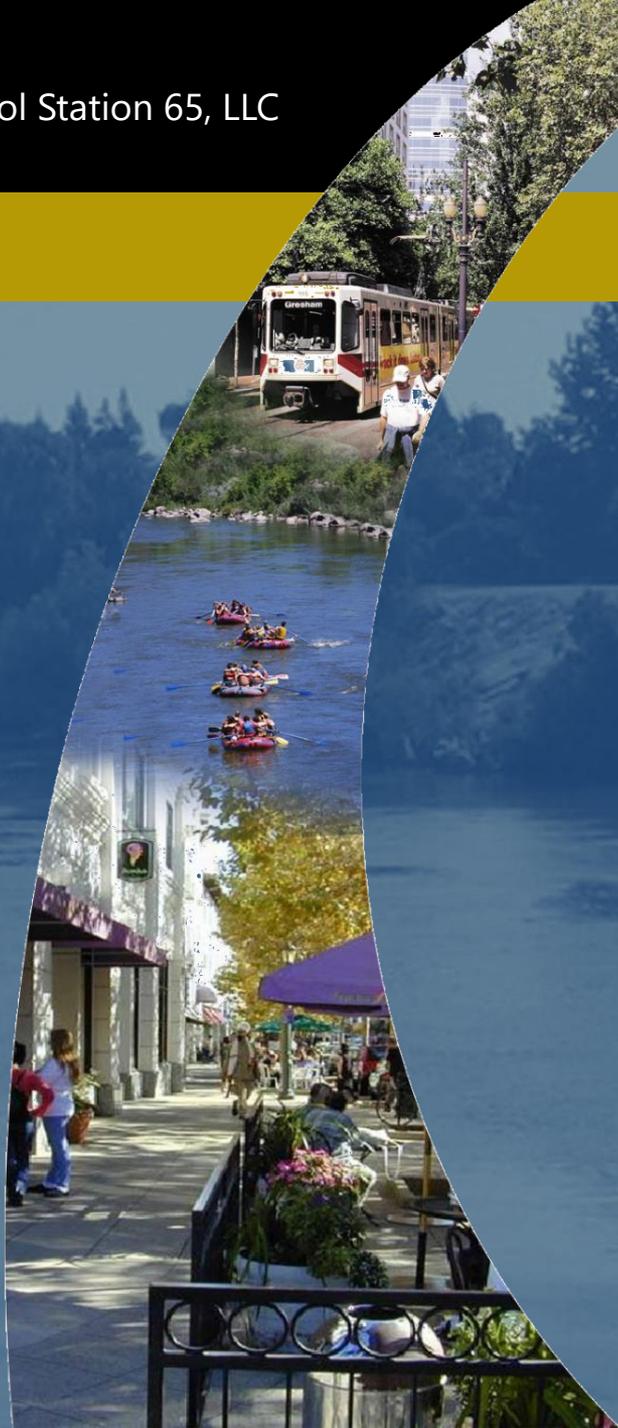


Township 9

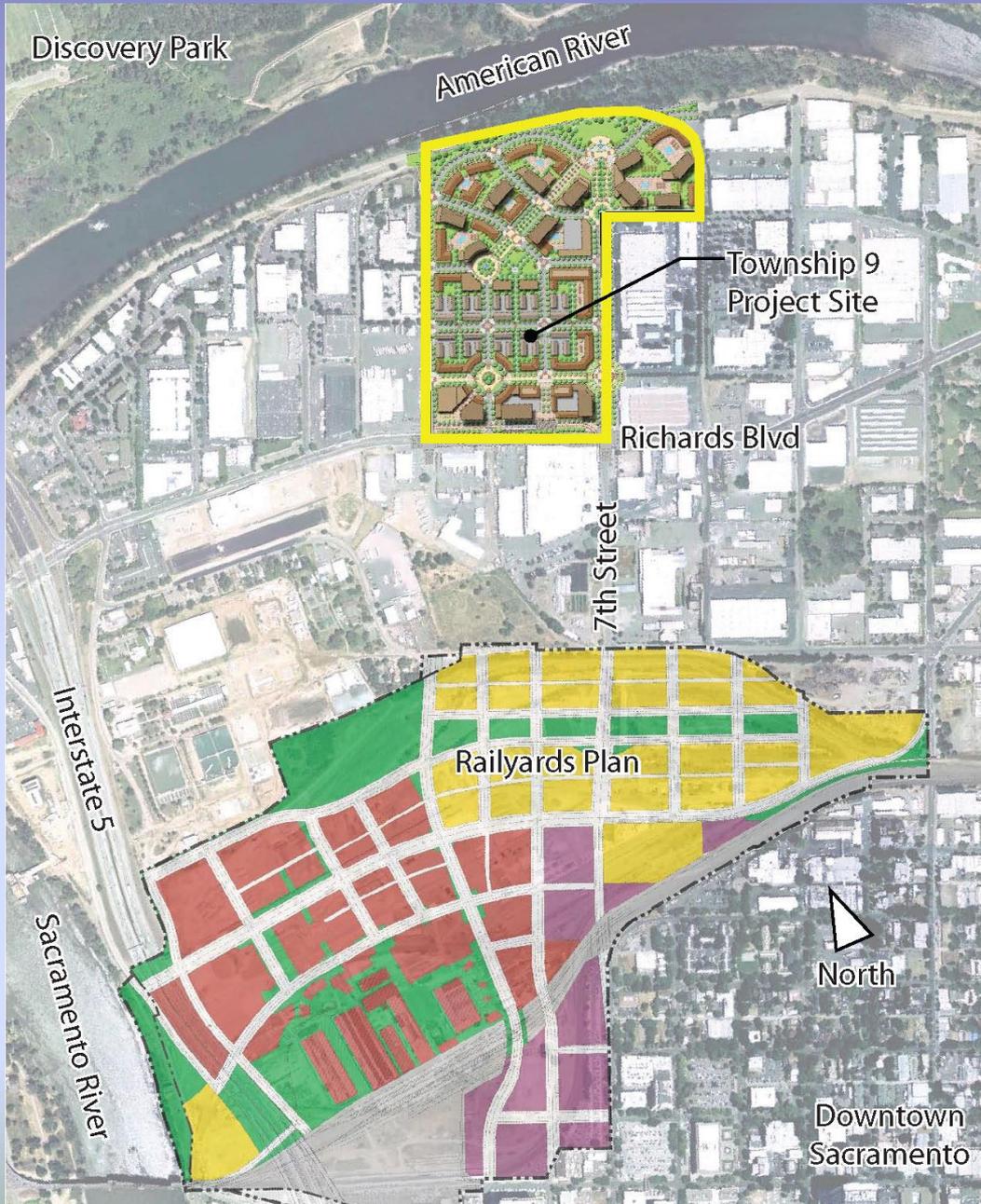




Vicinity Aerial



Township 9



Vicinity Map



Township 9



North 5th Street

North 7th Street

Richards Blvd

Site Condition 1960-2009



Township 9



North 7th Street

Richards Blvd

North 5th Street

Site Condition 2009



Township 9

Pre 1800 - Indian tribes predominate Northern California

1808 – First recorded visit by Europeans into the Sacramento Valley

1827 – Jedediah Strong Smith reaches what is to be named the American River, attempting to reach a pass in the Sierra Nevada

1837 – River is named Rio de los Americanos

1839 - New Helvetia Land Grant to John Sutter

Pre-1900 – Seasonal rains and floods cause areas adjacent to rivers to become swamp land and used for flood control

1860s-1900s - Reclamation of swamplands nearest to Central City occurs including land described as Township 9 North Range East

Project Timeline



Township 9

1925 – Bercut Brothers (and Thomas Richards Sr. in 1928) acquire property

1931 – Bercut Richards Packing Company and cannery operations begin

1940s – Activities supporting war effort on site

1960 – Area north of downtown annexed into the City of Sacramento

1993 – Cannery operations cease

2000 – Property purchased by Capitol Station 65 LLC

2003 – North 7th Street extension to Richards Blvd

2006 – Application for Township 9 submitted to the City of Sacramento

Project Timeline



Township 9



Land Use

- Residential Mixed Use
- Office Mixed Use
- Open Space

2,350 -2,980 du Residential
Up to 148,000 sf Retail
Up to 840,000 sf Office

Land Use Plan



Township 9



Illustrative Plan

American River

Riverfront Drive

Park

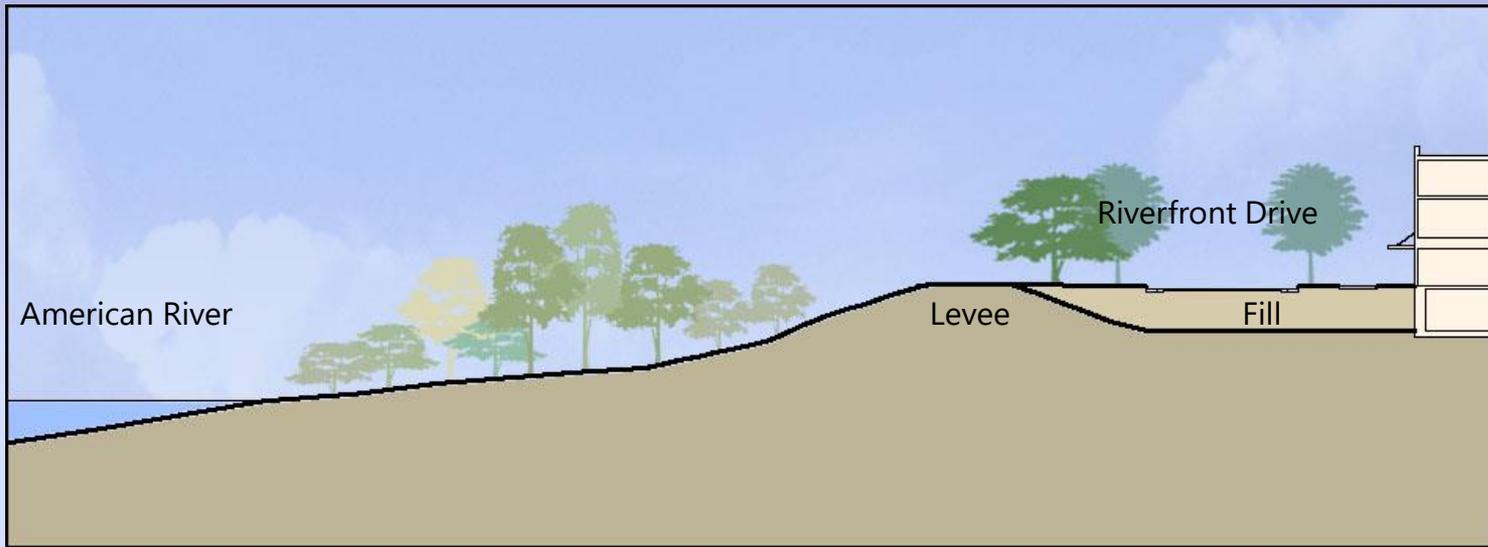


Township 9

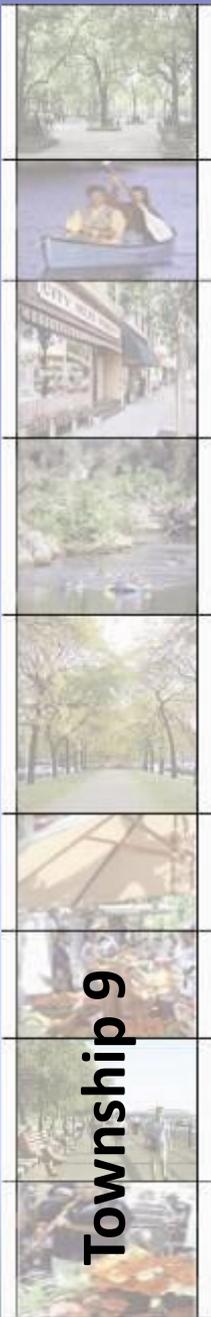
Riverfront Park



Township 9



Riverfront Cross Section



Township 9



Two Rivers Trail at
Riverfront Park



Riverfront Park



Rockefeller Park, New York City

Waterfront Comparisons



Riverfront Park



Marina Green, San Francisco

Waterfront Comparisons



Township 9



Riverfront Park



McCall Waterfront Park, Portland

Waterfront Comparisons



Township 9



Existing



Proposed

Photosimulation from Bike Path



Township 9



Existing



Proposed

Photosimulation from River



Previous Plan



Current Plan



Township 9



Riverfront Park/Plaza



Township 9



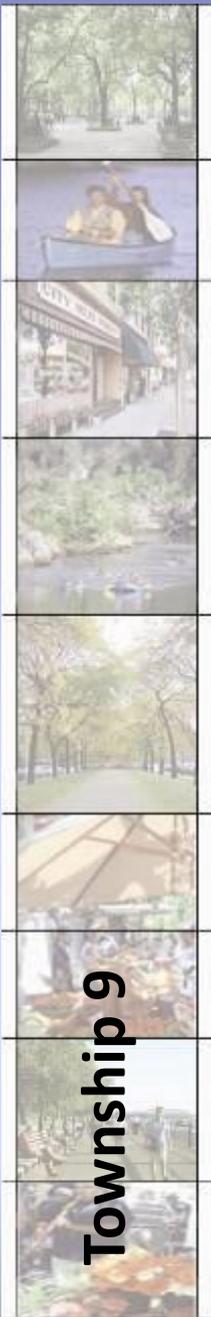
Illustrative Plan



Township 9



Riverfront Plaza



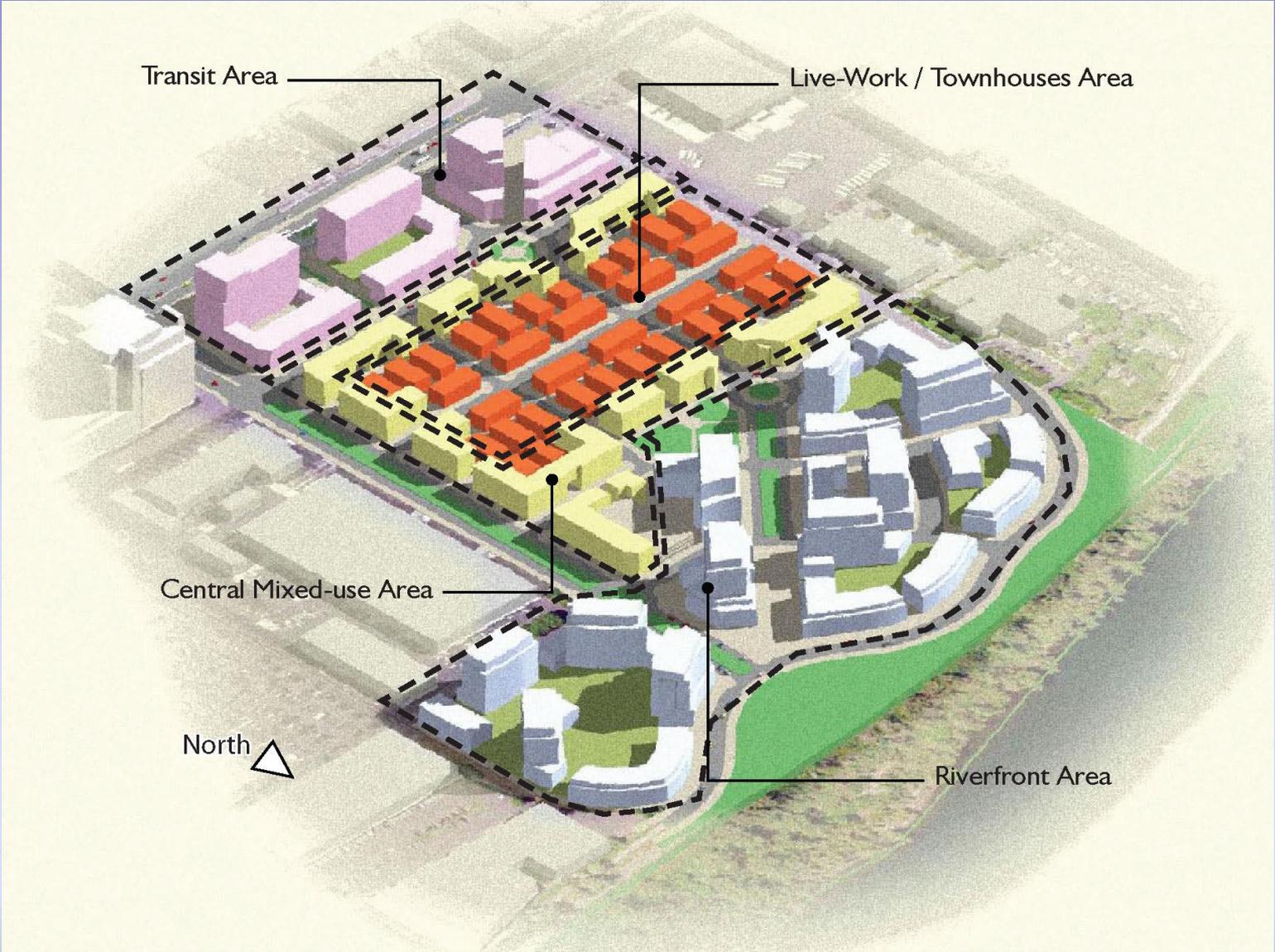
Parkways, Paseos & Waterfront



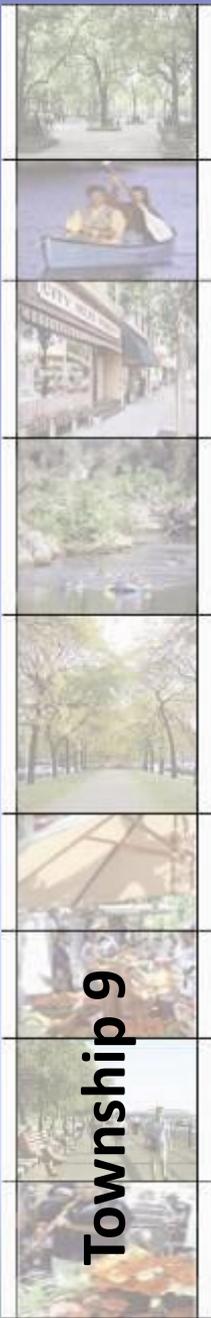
Township 9



7th Street Linear Park



Project Areas



Township 9

Transit Area

8-15 Stories
Mixed Retail / Residential
Possible offices



Beacon East
16-story mixed use
San Francisco, CA
SOM/HKS Architects



The Edge
15-story residential
West Palm Beach, FL



Avalon I
16-story residential
San Francisco, CA
Fisher Friedman, Architects



Unknown project
8-story residential
San Diego, CA



Pinnacle Condos
14-story residential
Portland, OR

Project Areas



Township 9

Central Mixed Use Area

Major street frontage
3-5 stories



East End Lofts
4-story mixed use
Sacramento, CA
Loftworks LLC



200 Second Street
6-story mixed use
Oakland, CA
David Baker+Partners, Architect



R Street Market
3-story mixed use
Sacramento, CA
LPA Architects/Petrovich Development Co



'O' Lofts East End Lofts II
4-story mixed use
Sacramento, CA
Loftworks LLC



Sitka Apartments
6-story mixed use
Portland, OR



4-story mixed use
RTKL, architects



Project Areas



Township 9

Live-Work / Townhouse Area

2-4 stories



Tanner Place Condos
Portland, OR



Pearl Townhouses
Portland, OR



1801 L Street
Sacramento, CA
Urban Capitol Partners
Vrilakas Architects



Irving Street Townhouses
Portland, OR



Fremont Mews
Sacramento, CA
CADA

Project Areas



Township 9

Riverfront Area

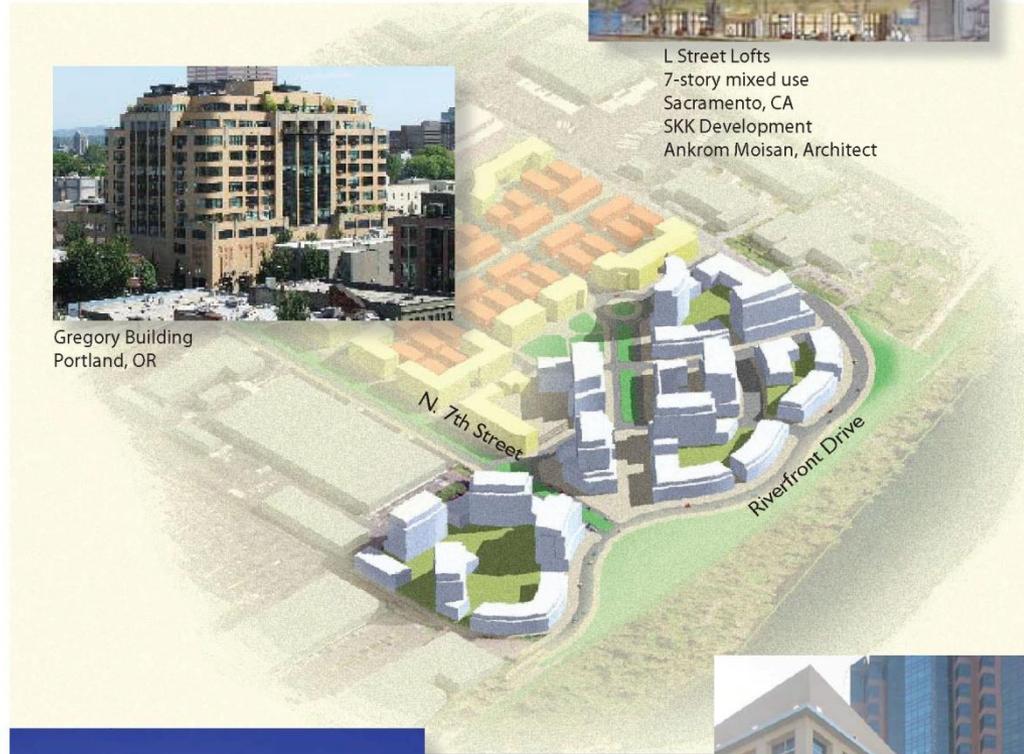
4-8 stories along River Parkway
12 story towers set back from river
Retail / residential mixed uses



L Street Lofts
7-story mixed use
Sacramento, CA
SKK Development
Ankrom Moisan, Architect



Gregory Building
Portland, OR



8-story residential
RTKL, architects

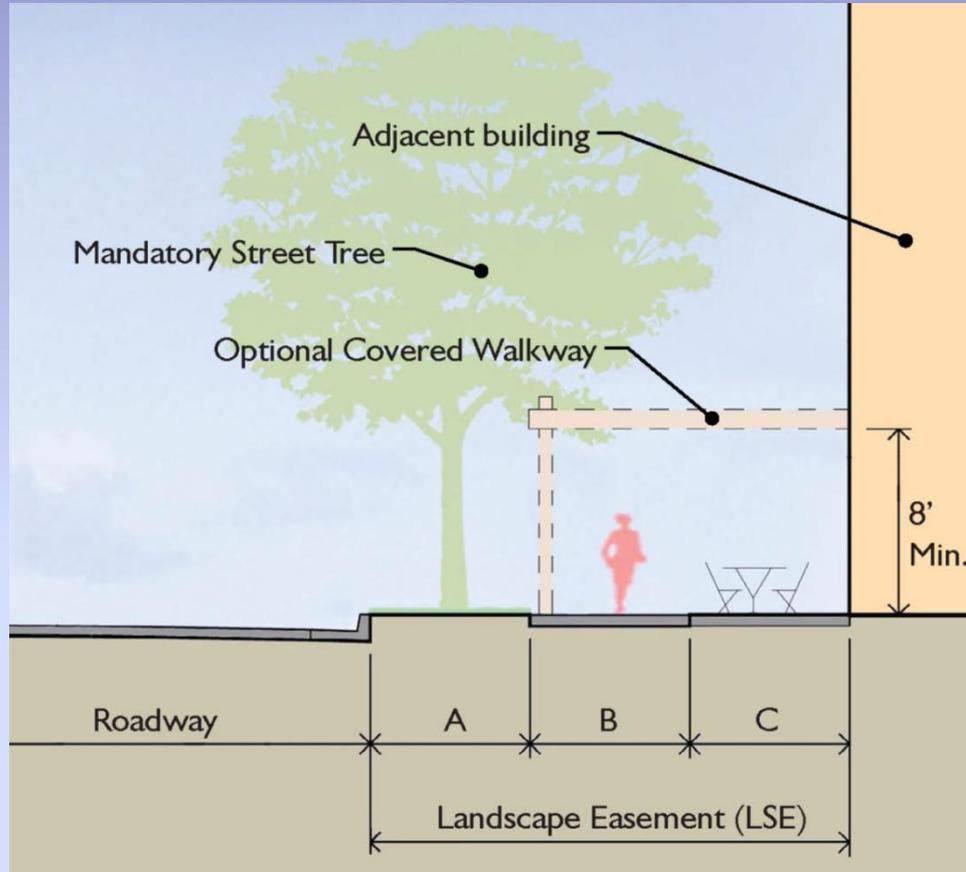


Plaza Lofts
7-story mixed use
Sacramento, CA
CIM Group
LPA Architects

Project Areas



Township 9



Pedestrian Friendly Streetscape Zones



Township 9



Signature Street



Township 9

Architectural style that evokes history throughout the project

Reuse of architectural features from existing rail buildings at light rail station, see detailed plan - see Figure 72

On site permanent interpretive signage at light rail station

Historically inspired artwork using salvaged cannery pieces

Signage & monuments on 7th and Park built with historical materials

Relocate scale house to 7th Street median as interpretive shelter

Historical Mitigation



Township 9



- Screen Wall**
- 216' long continuation of historical facade
 - With Building Over Station
 - 12' wide roof adjoins building, 2,600 sf
 - Corrugated metal roof
 - Without Building Over Station
 - Partial or no roof (screen wall only)

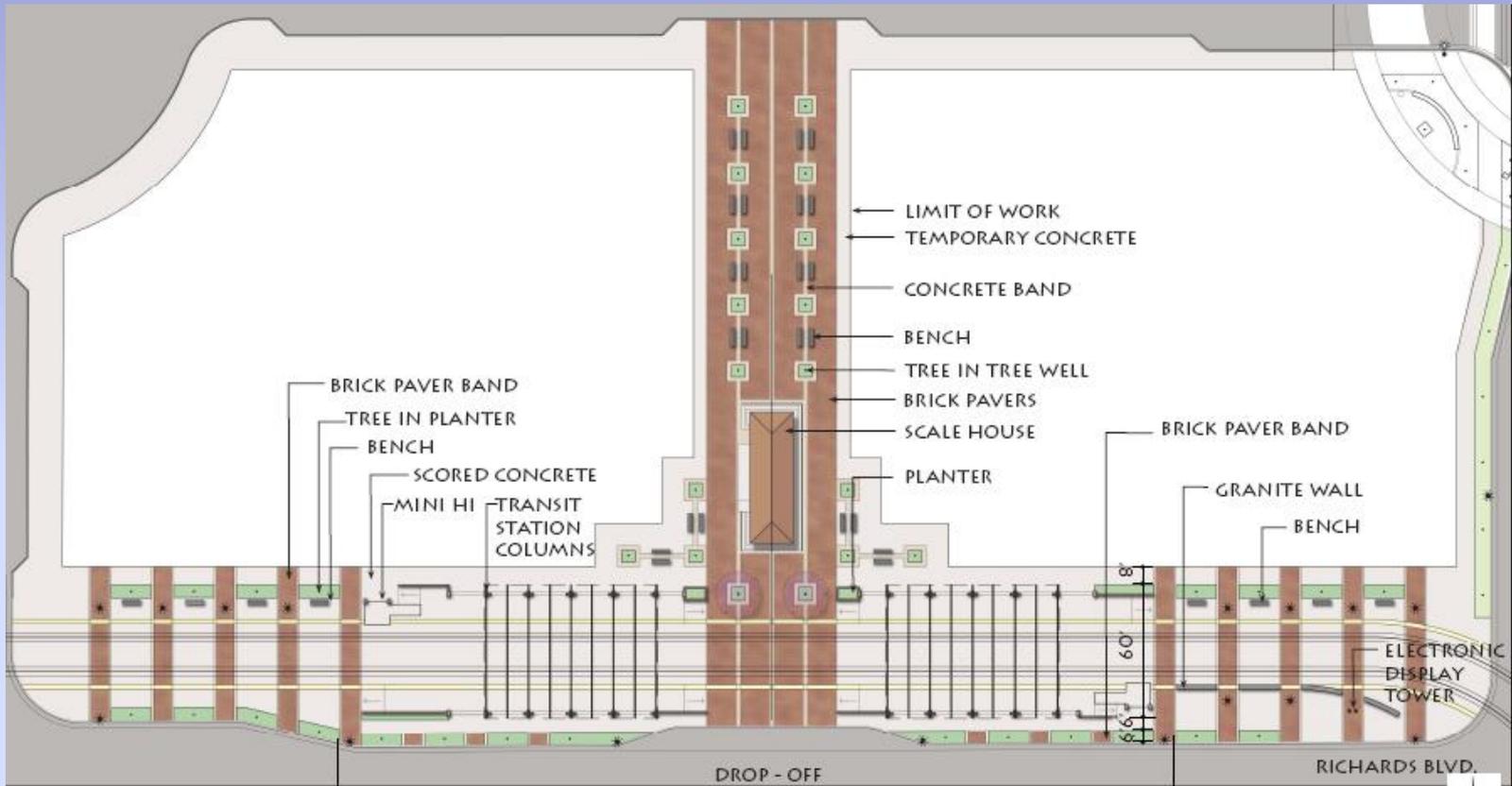
- Basic Historical Structure at LRT Station**
- 8,000 sf
 - 60' span historic trusses
 - Corrugated metal roof (new)
 - South facade contains historical bricks & hollow clay tiles if feasible
 - All reused materials from fruit cocktail building



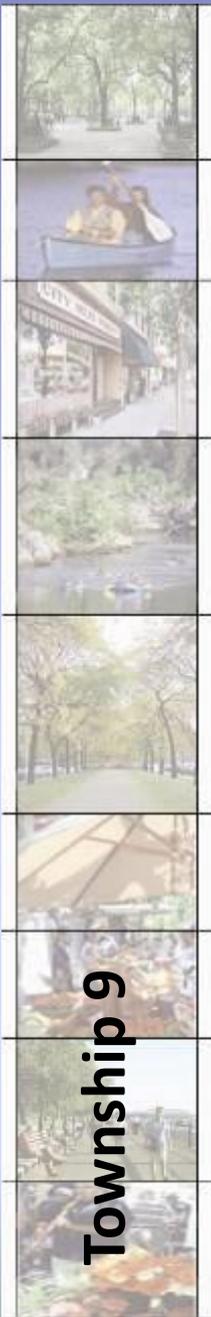
Historical Mitigation



Township 9



Light Rail Plaza Site Plan



Township 9



Light Rail Station



Township 9



Phase I



2007– Land Use Entitlements Approved

2008 - 2015 – Grant Funding Procured

**Prop 1C Infill Infrastructure Grant, City of Sacramento
Capital Improvement Grant, City/SHRA Community
Development Block Grant, Prop 1C Cal Reuse Grant**

**Prop 1C Catalyst Grant, SMUD Grant, Regional Transit
Contribution, Prop 1C Transit Oriented Development Grant**

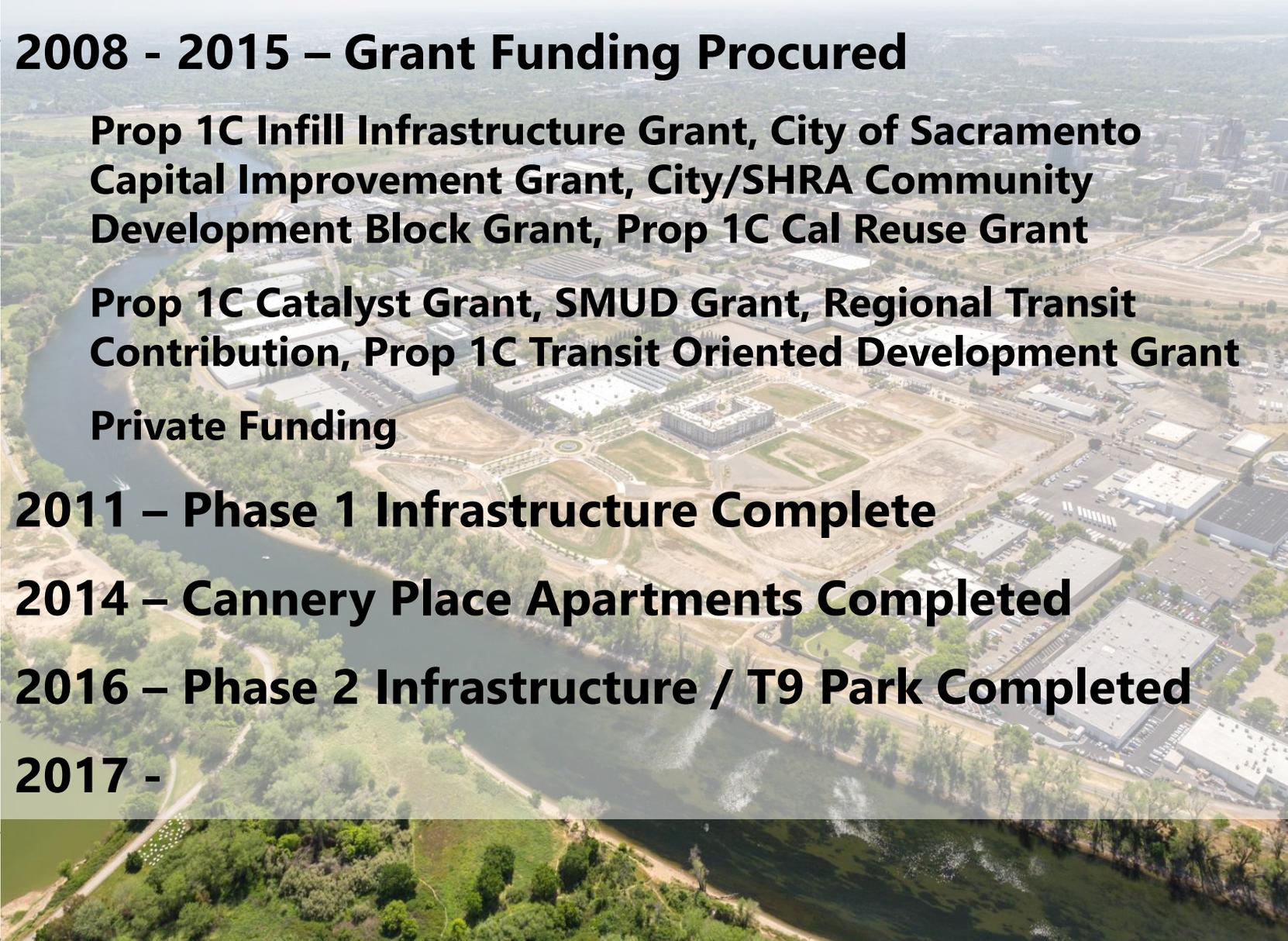
Private Funding

2011 – Phase 1 Infrastructure Complete

2014 – Cannery Place Apartments Completed

2016 – Phase 2 Infrastructure / T9 Park Completed

2017 -





Township 9



North 7th Street

Richards Blvd

North 5th Street

Site Condition 2009



Township 9



North 7th Street

North 5th Street

Richards Blvd

Site Condition 2014



Township 9



North 5th Street

Richards Blvd

North 7th Street

Site Condition 2017



Township 9



Phase 1 Improvements



Township 9



Phase 1 Improvements



Township 9



Cannery Place Apartments



Township 9



Vision





Township 9



Vision

Capitol Station 65, LLC

PROJECT OVERVIEW

Township 9

Carter=Burgess

