

# Sacramento Valley Station

## *Area Plan*

City of  
SACRAMENTO

**Perkins&Will**

*Administrative Draft* August 2020

*Cover Image: Conceptual view of the active Transit Plaza*

# Sacramento Valley Station

---

*Area Plan*

# ACKNOWLEDGEMENTS

## **Congressional Representative**

Doris Matsui, Congresswoman, California 6th District

## **Sacramento Mayor & City Council**

Darrell Steinberg, Mayor

Angelique Ashby, District 1

Allen Warren, District 2

Jeff Harris, District 3

Steve Hansen, District 4

Jay Schenirer, District 5

Eric Guerra, District 6

Rick Jennings, II, District 7

Larry Carr, District 8

## **City of Sacramento Managers & Directors**

Howard Chan, City Manager

Hector Barron, Assistant City Manager

Michael Jasso, Assistant City Manager

Ryan Moore, Director of Public Works

Bill Busath, Director of Utilities

## **City of Sacramento Technical Advisory Committee (TAC)**

Gregory Taylor, Public Works, Sacramento Valley Station  
Planning Manager

Fedolia Harris, Public Works, Transportation Principal Planner

Drew Hart, Public Works, Transportation Analyst

Pelle Clark, Public Works, Traffic Senior Engineer

Jennifer Venema, Public Works, Sustainability Program  
Manager

Jenna Hahn, Public Works, Sustainability Analyst

Jesse Gothan, Public Works, Funding and Project Development

Richard Rich, Economic Development, Railyards Project  
Manager

Marco Gonzalez, Economic Development, Assistant Railyards  
Project Manager

Neal Joyce, Utilities, Supervising Engineer

Inthira Mendoza, Utilities, Senior Engineer

Roshini Das, Utilities, Sustainability Program Manager

Ryan Dodge, Community Development, Planner

Scott Johnson, Community Development, Environmental  
Planning

Sean deCourcy, Community, Preservation Planner

Raymond Costantino, Youth, Parks & Community Enrichment,  
Planning Manager

Dana Repan, Youth, Parks & Community Enrichment, Senior  
Planner

James Boyle, Sacramento Regional Transit, Director of Planning

James Drake, Sacramento Regional Transit, Principal Planner

### **TAC Staff Support**

Lucinda Wilcox, Public Works, Program Manager

Greg Sandlund, Community Development, Acting Planning Director

Stacia Cosgrove, Community Development, Principal Planner

Karlo Felix, Community Development, Senior Planner

Tom Buford, Community Development, Environmental Planning Manager

Bruce Monighan, Community Development, Urban Design Manager

Carson Anderson, Community, Preservation Director

King Tunson, Sacramento Fire Department, Entitlement Plan Review Supervisor

Sheri Smith, Finance, Special Districts Manager

### **State of California Rail Agencies**

Chad Edison, California State Transportation Agency, Deputy Secretary for Transportation

Kyle Gradinger, Caltrans, Rail and Mass Transportation, Assistant Division Chief

Shannon Simonds, Caltrans, Assistant Division Chief, Rail and Mass Transportation, Integration & Network Planning

Robert Cunningham, Caltrans, Division of Rail and Mass Transportation, Integration & Network Planning

Ben Lichty, California High Speed Rail Authority, Planning and Integration

Robert Padgette, Capitol Corridor Joint Powers Authority, Managing Director

James Allision, Capitol Corridor Joint Powers Authority,

Stacey Mortensen, San Joaquin Joint Powers Authority, Executive Director

Dan Leavitt, San Joaquin Joint Powers Authority, Manager of Regional Initiatives

Sacramento Area Council of Governments (SACOG)

James Corless, Executive Director

Michael Rosson, Senior Transit Analyst

Christopher Dougherty, Senior Transportation Planner

Barbara Vaughan Bechtold, Associate Planner

## **Stakeholders - Mobility Focus Group**

Amador Transit

AMTRAK

Breathe Sacramento

California Department of Transportation

California High Speed Rail Authority

California State Transportation Agency

Caltrans District 3

Caltrans District 3 - Division of Planning, Local Assistance, and Sustainability

California State Parks, Capitol Division

California State Railroad Museum Foundation

Capitol Corridor Joint Powers Authority (CCJPA)

City of West Sacramento

Coach USA

Disability Advisory Commission

Downtown Railyard Ventures, LLC

Downtown/Riverfront Streetcar

El Dorado Transit

Fairfield Suisun Transit (FAST)

Greyhound

MV Transportation, Inc.

Paratransit, Inc.

Placer Transit

Rail Passenger Association of California and Nevada (RailPAC)

Roseville Transit

Sacramento Area Bicycling Advocates (SABA)

Sacramento Area Council of Governments (SACOG)

Sacramento International Airport

Sacramento Metropolitan Air Quality Management District

Sacramento Regional Transit

Sacramento Transportation Management Association (Sac TMA)

San Joaquin Regional Rail Commission (SJJPA)

Central Valley Rail Policy Working Group

San Joaquin RTD

Train Riders Association of California (TRAC)

Union Pacific Railroad (UPRR)

WALK Sacramento

Yolo County Transportation District

Yuba-Sutter Transit

### **Stakeholders - Placemaking Focus Group**

Alkali and Mansion Flats Historic Neighborhood Association  
California Administrative Office of Courts  
California State Parks  
California State Railroad Museum Foundation  
City of Sacramento Convention and Culture Services  
Department  
D&S Development  
Downtown Railyards Venture, LLC  
Downtown Sacramento Partnership  
Environmental Council of Sacramento (ECOS)  
EPMI, A Bayside Company  
Federal Courthouse  
Friends of Yee Fow Museum  
Fulcrum Properties, Inc.  
Greater Sacramento Economic Council  
Holiday Inn  
Imperial Tower Senior Apartments  
JMA Ventures  
Kaiser Permanente  
Leonard Development Company  
Northwind Commercial, Inc.  
Old Sacramento Business Association  
Pagoda Building ownership  
Perko's Farm Fresh Café  
Ping Yuen Apartments  
Preservation Sacramento  
Resources for Independent Living  
Visit Sacramento  
Vista Investments LLC

### **Consultant Team**

AIM Consulting  
ARUP  
DKS  
Economic Planning System  
Grimshaw Architects  
Nelson/Nygaard  
Perkins+Will

# CONTENTS

---

## Section 1 OVERVIEW

1.1	Vision	4
1.2	Goals and Objectives	6
1.3	Relationship to Other Planning Documents	11

---

## Section 2 CONTEXT

2.1	Circulation and Transportation	14
2.2	Land Use and Character	16
2.3	Opportunities and Constraints	18
2.4	Market Conditions	22

---

## Section 3 AREA PLAN OVERVIEW

3.1	Introduction	30
3.2	Mobility and Circulation Framework	30
3.3	Land Use Policy	31
3.4	Development Summary	31
3.5	Sustainability and Living Community Challenge	34

---

## Section 4 CIRCULATION AND TRANSPORTATION

4.1	Overview	46
4.2	Context	46
4.3	Access	48
4.4	Accessibility	66
4.5	Public Parking Strategy	66

---

## Section 5 OPEN SPACE AND PUBLIC REALM

5.1	Context	71
5.2	Vibrant Public Realm	72
5.3	Open Space Network	74
5.4	Planting, Ecology and Habitat	94
5.5	Stormwater Management	95
5.6	Site Furnishings	95
5.7	Paving and Materials	96
5.8	Bike Parking	96
5.9	Street Identity	97

---

**Section 6**  
**BUILDING DESIGN PRINCIPLES AND**  
**GUIDELINES**

6.1	General Intent	<b>110</b>
6.2	Overall Built Form Guidelines	<b>114</b>
6.3	Individual Block Guidelines	<b>136</b>

---

**Section 7**  
**INFRASTRUCTURE**

7.1	Overview	<b>176</b>
7.2	Existing and Future Utilities	<b>176</b>
7.3	Proposed Utilities	<b>178</b>

---

**Section 8**  
**PHASING**

---

**Section 9**  
**IMPLEMENTATION**

9.1	Station Site Development Implementation Strategy	<b>202</b>
9.2	Prevailing Development Conditions	<b>202</b>
9.3	Goals for Station Site Development	<b>203</b>
9.4	Public- and Private-Sector Roles and Responsibilities	<b>203</b>
9.5	Infrastructure and Public Facilities Planning	<b>210</b>
9.6	Interim Interventions	<b>218</b>
9.7	Alternative Conditions	<b>219</b>

# LIST OF FIGURES

Figure 2.1	Site Context Map	17
Figure 2.2	Site Opportunities	19
Figure 2.3	Site Constraints	21
Figure 3.1	Illustrative plan	33
Figure 3.2	Conceptual Sustainability Strategies	36
Figure 3.3	Biophilic Design Workshop Summary	41
Figure 4.1	Street Names	47
Figure 4.2	Street Network	49
Figure 4.3	Pick-up/Drop-off Access	51
Figure 4.4	Pedestrian Network	53
Figure 4.5	Bike Network	55
Figure 4.6	Bike Route Classification	57
Figure 4.7	Emergency Vehicle Access	59
Figure 4.8	Transit Access	61
Figure 4.9	Service Access	65
Figure 5.1	Public Realm and Historic Context Connections	70
Figure 5.2	Sacramento Valley Station Area Plan	73
Figure 5.3	Open Space Network	76
Figure 5.4	Conceptual Plan of the Transit Plaza	81
Figure 5.5	Section between the I-5 North-bound Ramp and New Hotel Development	82
Figure 5.6	Conceptual Plan of the Civic Plaza	83
Figure 5.7	Conceptual Plan of the 5th Street Plaza	87
Figure 5.8	Conceptual Plan of the Viaduct Park	89
Figure 5.9	Conceptual Plan of the Regenerative Garden	93
Figure 5.10	Street Network	98
Figure 5.11	SVS Street 1 Typical Section	99
Figure 5.12	SVS Street 2 Typical Section	100
Figure 5.13	SVS Street 3 Typical Section	101

Figure 5.14	SVS Street 4 Typical Section	<b>102</b>
Figure 5.15	SVS Street 5 Typical Section	<b>102</b>
Figure 5.16	F Street Extension Typical Section	<b>103</b>
Figure 5.17	High Bridge Trail - East Typical Section	<b>104</b>
Figure 5.18	High Bridge Trail - West Typical Section	<b>104</b>
Figure 5.19	3rd Street Typical Section	<b>105</b>
Figure 5.20	Historic Depot Street Typical Section	<b>106</b>
Figure 5.21	Block B Paseo Typical Section	<b>107</b>
Figure 6.1	Station Connection to Historic Site	<b>114</b>
Figure 6.2	Development Blocks	<b>116</b>
Figure 6.3	Shading Strategy - Cooling the Building Cluster	<b>118</b>
Figure 6.4	Primary Accessible Zones	<b>123</b>
Figure 6.5	Alleys to Active Ground Floor Frontages	<b>125</b>
Figure 6.6	Ground Floor Active Use	<b>127</b>
Figure 6.7	Sections for the Transit Plaza	<b>128</b>
Figure 6.8	Street Wall Strategy	<b>129</b>
Figure 6.9	Ground Floor Key Corners	<b>131</b>
Figure 6.10	Tower Zone	<b>133</b>
Figure 6.11	Building Orientation and Mitigation Strategies	<b>134</b>
Figure 6.12	Station Plan - Ground Floor	<b>138</b>
Figure 6.13	Station Plan - Concourse Level	<b>139</b>
Figure 6.14	Station Plan - Roof Level	<b>139</b>
Figure 6.15	Station Access - Ground Level	<b>145</b>
Figure 6.16	Station Access - Concourse Level	<b>145</b>
Figure 6.17	Section - A	<b>146</b>
Figure 6.18	Section - A	<b>148</b>
Figure 6.19	Section - B	<b>150</b>
Figure 6.20	Section - C	<b>152</b>

## **LIST OF FIGURES cont.**

Figure 6.21	Bus Mobility Center Overview	<b>154</b>
Figure 6.22	Bus Mobility Center Floor Plan - Bus Plaza Level	<b>157</b>
Figure 6.23	Bus Mobility Center - Plan - Parking Level	<b>158</b>
Figure 6.24	Bus Mobility Center Floor Plan - Tunnel Level	<b>159</b>
Figure 6.25	Bus Mobility Center - Sustainability	<b>160</b>
Figure 6.26	Block A - Overall	<b>163</b>
Figure 6.27	Block B - Overall	<b>165</b>
Figure 6.28	Lot 40 - Overall	<b>169</b>
Figure 7.1	Proposed Utility Easements	<b>177</b>
Figure 7.2	Conceptual Arrangement of District Thermal Pipes	<b>178</b>
Figure 7.3	Utilities - District Energy	<b>179</b>
Figure 7.4	Conceptual Diagram of Horizontal Ground Loops Beneath the Bus Station	<b>181</b>
Figure 7.5	Ground Loops Embedded in Structural Piles	<b>181</b>
Figure 7.6	Ground Loop Tubing within Rebar Cages of Structural Piles	<b>181</b>
Figure 7.7	Utilities - Sanitary Sewer	<b>183</b>
Figure 7.8	Utilities - Water	<b>185</b>
Figure 7.9	Utilities - Storm Drainage	<b>187</b>
Figure 7.10	Utilities - Stormwater BMP Opportunity Areas	<b>188</b>
Figure 7.11	Utilities - Future Storm Study - Weather Shift Offsets 10 yr	<b>189</b>
Figure 7.12	Utilities - Future Storm Study - Weather Shift Offsets 100 yr	<b>189</b>
Figure 7.13	Utilities - Future Climate Study - WeatherShift Temperature Offsets	<b>190</b>
Figure 7.14	Utilities - Electrical and Telecoms	<b>192</b>
Figure 8.1	Area Plan Development Phases	<b>199</b>
Figure 9.1	Risk Reward Spectrum	<b>208</b>
Figure 9.2	Alternative Conditions	<b>219</b>