

Summary of Property Owner Meeting Participant Comments February 11 & 12, 2009

City staff conducted a meeting on February 11th and another on February 12th to report progress and gather feedback from River District property owners. Meeting invitations were sent to the owners of record for all parcels within the boundaries of the River District Specific Plan area. The meetings included discussion of River District Specific Plan elements such as land use, circulation, location of parks and open space, and infrastructure financing. After a formal presentation, City staff worked one-on-one with individual property owners to answer specific questions and to record their feedback on the proposed plans. That exercise involved the posting of written comments on the various exhibits (maps) on display during the meeting. Below is a distilled summary of those comments and questions – some of which are general and others which are site-specific.

Land Use Plan

- Support
 - 221 Richards Blvd – supportive of residential mixed-use in 20 years and beyond
 - 915 North B St – supportive of land use plan
 - 1351 Vine St – supportive of residential mixed-use
 - 1608 Basler – supportive of the concept of allowing the land use to turn over on its own in this area
- Concerns
 - Currently not enough commercial, office or retail parking (comment posted at N.E. corner of Vine and 10th, along the river)
 - Leave small businesses/property owners alone (comment related to the area bounded by Sproul, North C, 12th and 16th)

Circulation/Connectivity

- Traffic concerns surrounding proposed CHP headquarters (Continental Plaza) 900+/- employees, most from 8am to 5pm
 - AM Traffic
 - southbound I-5 traffic to eastbound Richards
 - north 7th from eastbound Richards
 - PM Traffic
 - Westbound Richards to northbound I-5
 - North 7th to westbound Richards
- Connection of North 10th Street to downtown is critical
- River District and Rail Yards need to be developed with complimentary timing, have a focus on connectivity through to downtown.
- The old UP rail spur (north of Richards between 10th and Dos Rios must be part of a complete bike/ped pathway that must "go somewhere" – need the bike/ped trail to go through the entire district, not just one small piece.

- How will the circulation plan affect the existing truck fueling operations at Dos Rios & North B Street ? The station needs access from both sides.
- Desire a trail connection between Two Rivers Trail and points south
- Small business owners between 12th and 16th don't want walkability or mixed-use, it's not compatible with the heavy truck traffic
- Need to maintain circulation from Dos Rios to North B Street
- Can rights of way be aligned with PG&E underground gas & electrical overhead on the property along the river at 1351 Vine Street?
- 915 North B Street owner is supportive of 9th street through the property.

Homelessness

- If investment comes into the 12th/16th street area, the homeless services will need to find a new location
- Church groups and others are setting up impromptu homeless services along 18th street in the Dreher/Bassler neighborhood
 - Distributing food, clothes, etc. to the campers east of the neighborhood
 - Majority occurs on Sundays
 - Can this be prevented from happening; is this a code violation, perhaps loitering?
- UPRR spur east of North 10th street is a problem area for homeless camping and illegal activities.
 - Devalues the property along 10th Street

Parks and Open Space

- Dreher/Bassler Neighborhood
 - Need a playground/tot lot and other open space geared toward families
 - The parcel just east of Downtown Ford would be a desirable neighborhood park site – a parks master plan had previously identified this area as a potential park site
- Provide a lighted soccer/softball sports complex
 - Soccer tournaments could draw people & commerce to the area
- Encourage tot lots/family oriented parks along the river
- Support plaza concept in 12th/16th area, with the right type of uses it could bring in money – residents and property owners are waiting for a good idea to rally behind
- Property owners (family owned since 1973) not opposed to potential park site along 300 block of Bannon

Other

- Sacramento County Comments
 - Work Release Facility at 700 North 5th St. - county will follow-up with comments specific to this site concerning the long range roadway, park space impacts to their use of the site.

- Questions and comments for further feedback.
 - Will the sump pump remain indefinitely?
 - Plans to expand the sump pump?
 - Will the smaller parcel size work for the Sheriff facility?
 - Possibility of granting the land to the City to develop northern piece (far N. 5th Street) into a City park.
- Union Pacific RR spur east of North 10th Street
 - UP sold the property years ago but no quit claim was filed
 - Possibly owned by the property owners fronting on Dos Rios

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