

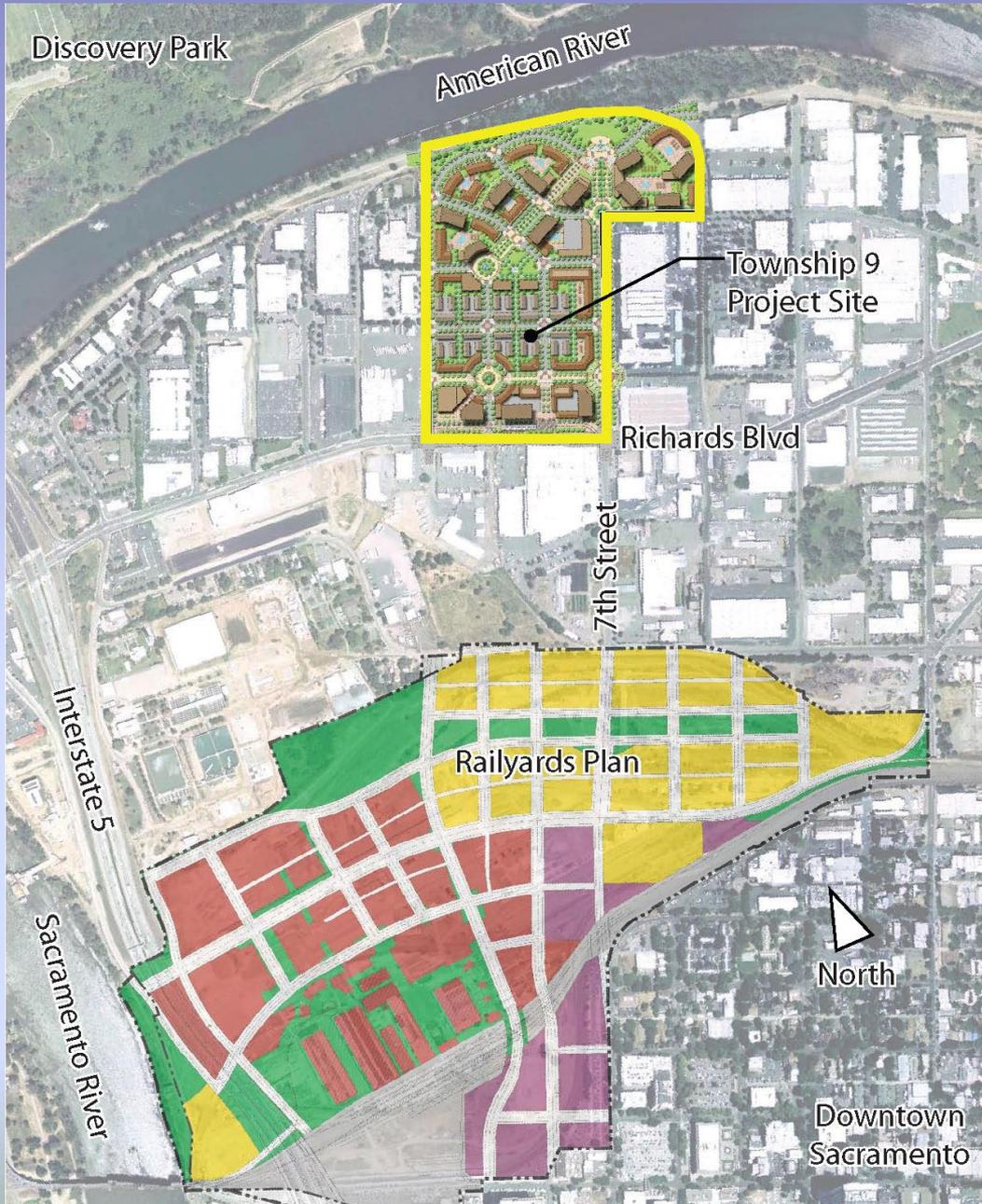
PROJECT OVERVIEW

Township 9





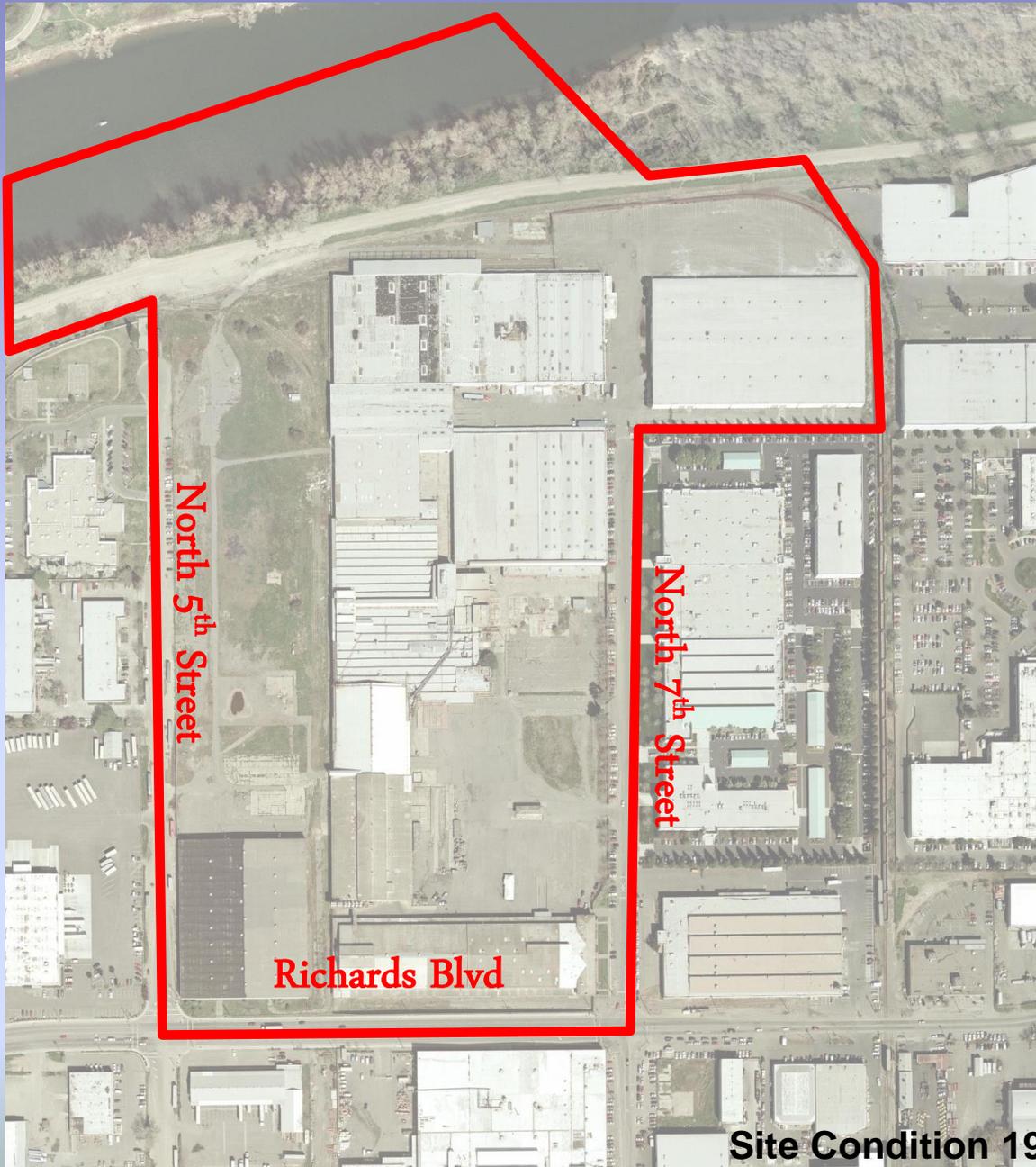
Vicinity Aerial



Vicinity Map



Township 9



Site Condition 1960-2009



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

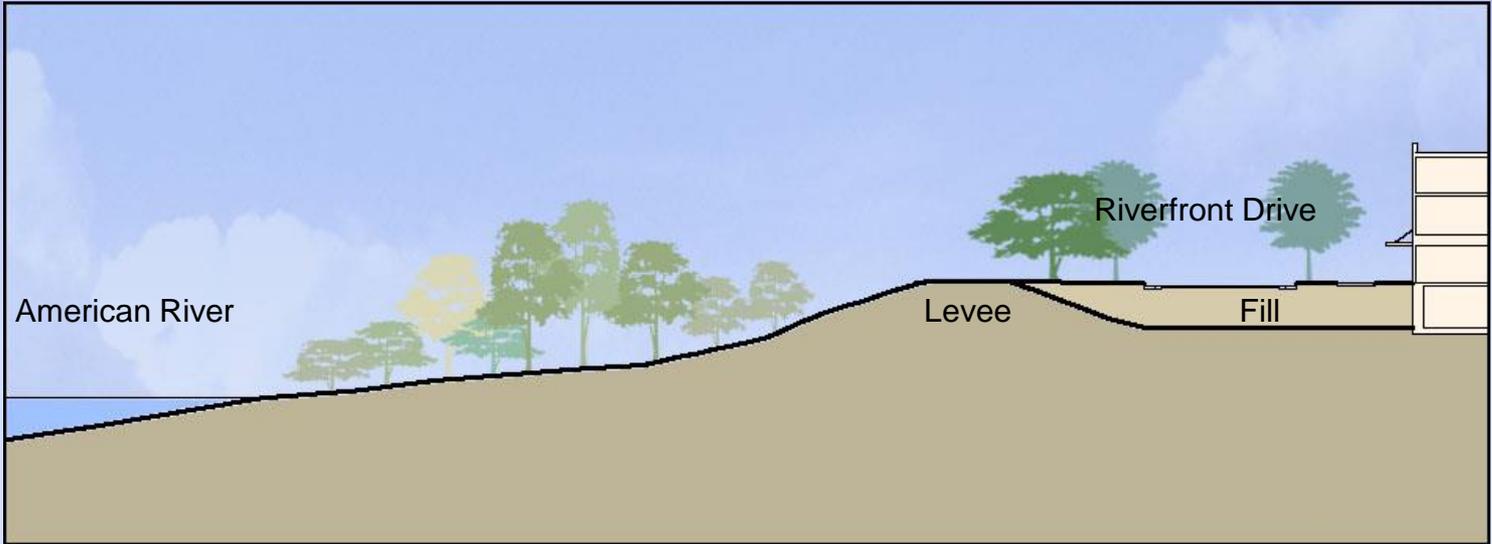


Township 9

Riverfront Park



Township 9



Riverfront Cross Section



Township 9



**Two Rivers Trail at
Riverfront Park**



Riverfront Park

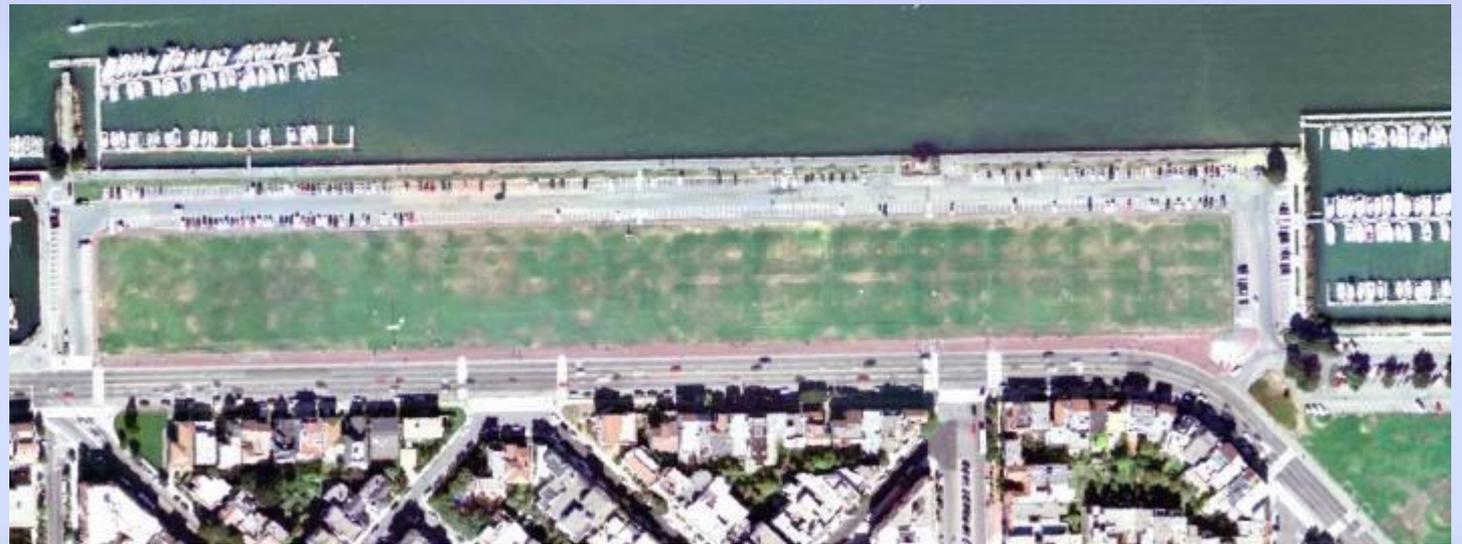


Rockefeller Park, New York City

Waterfront Comparisons



Riverfront Park



Marina Green, San Francisco

Waterfront Comparisons



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



ILLUMINATED TENSILE STRUCTURE EXAMPLE



AMPHITHEATER EXAMPLE



LINEAR WATER FEATURE EXAMPLE



STONE RUNNEL EXAMPLE

Riverfront Plaza



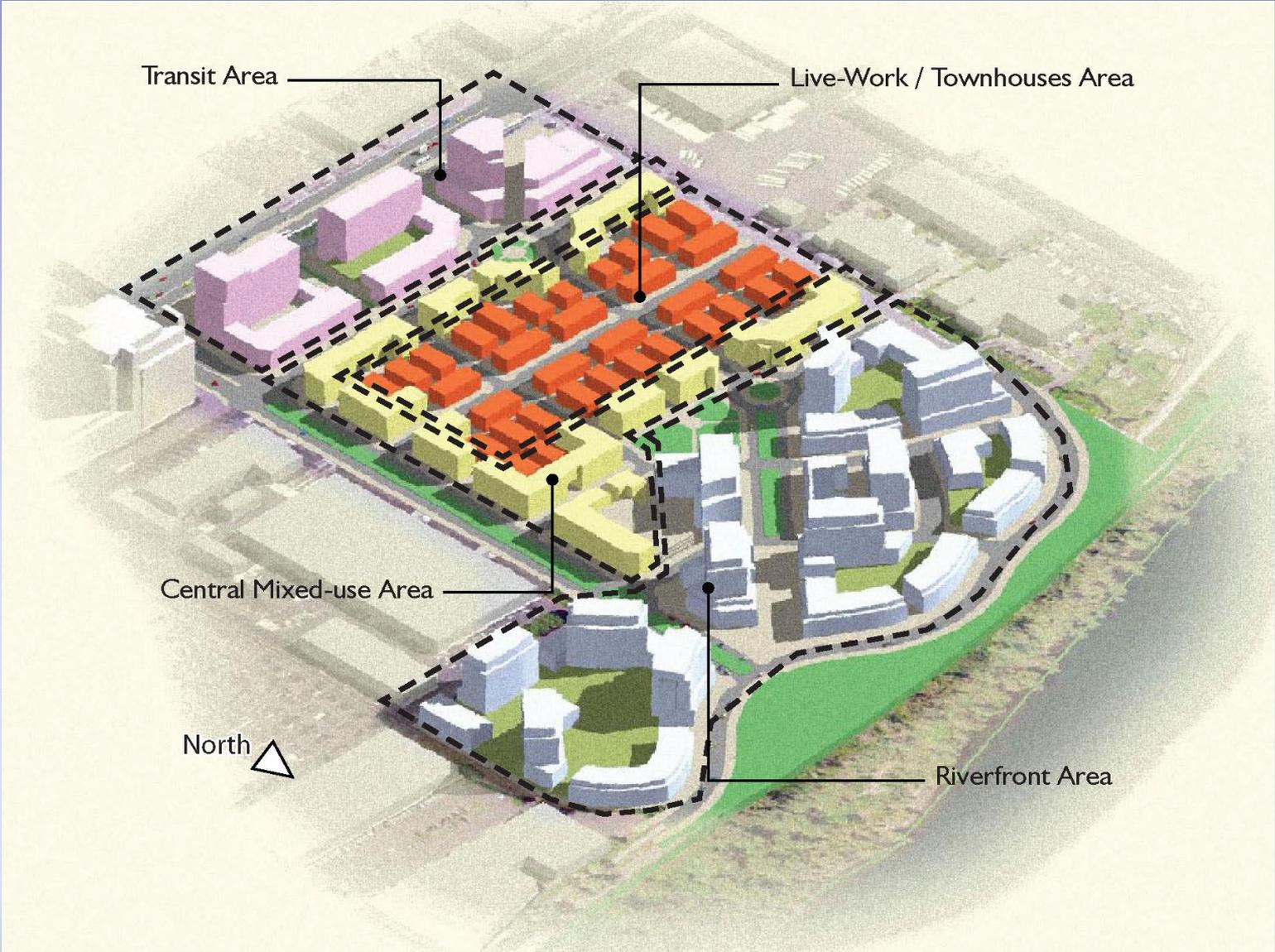
Parkways, Paseos & Waterfront



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

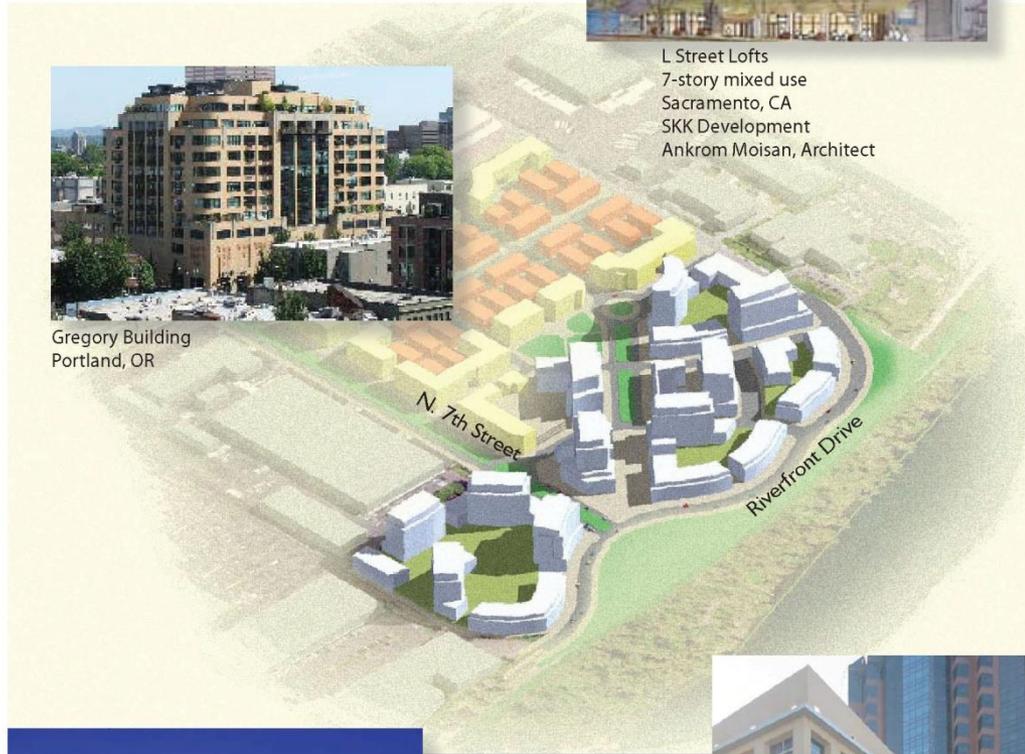
4-8 stories along River Parkway
 12 story towers set back from river
 Retail / residential mixed uses



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



Gregory Building
 Portland, OR



8-story residential
 RTKL, architects

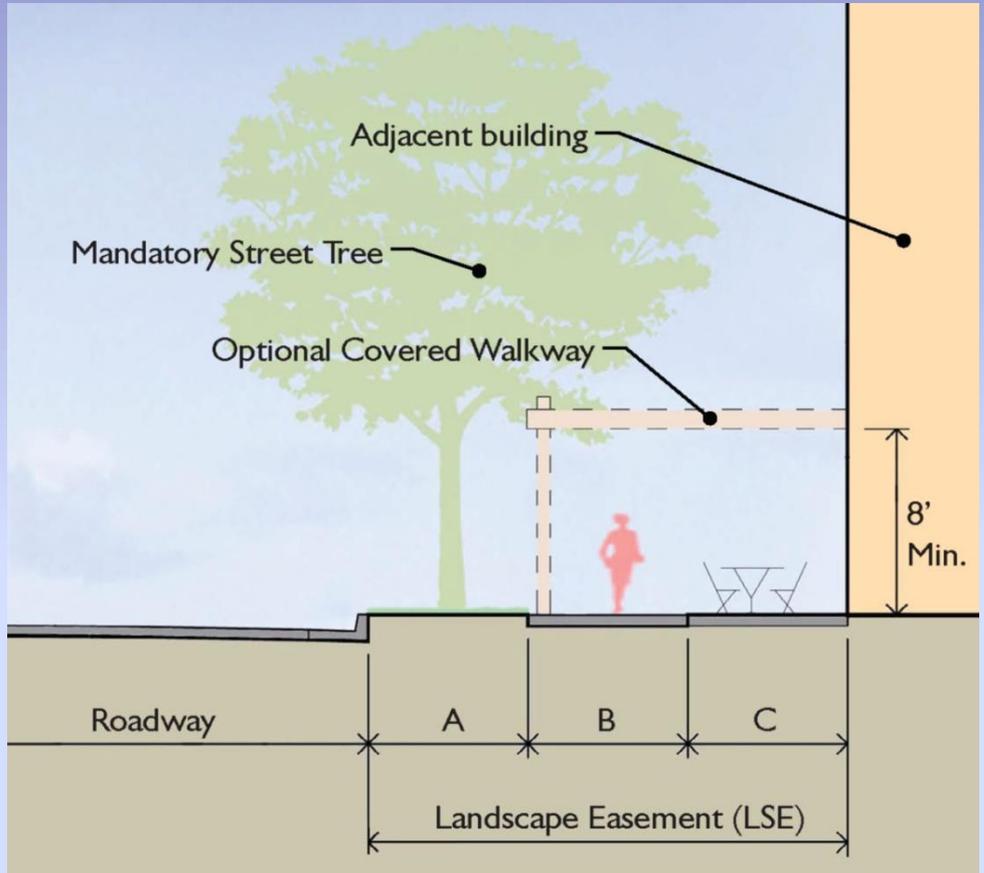


Plaza Lofts
 7-story mixed use
 Sacramento, CA
 CIM Group
 LPA Architects

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



Possible Buildings
Constructed Over
Tracks

LRT Track
Centerlines



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

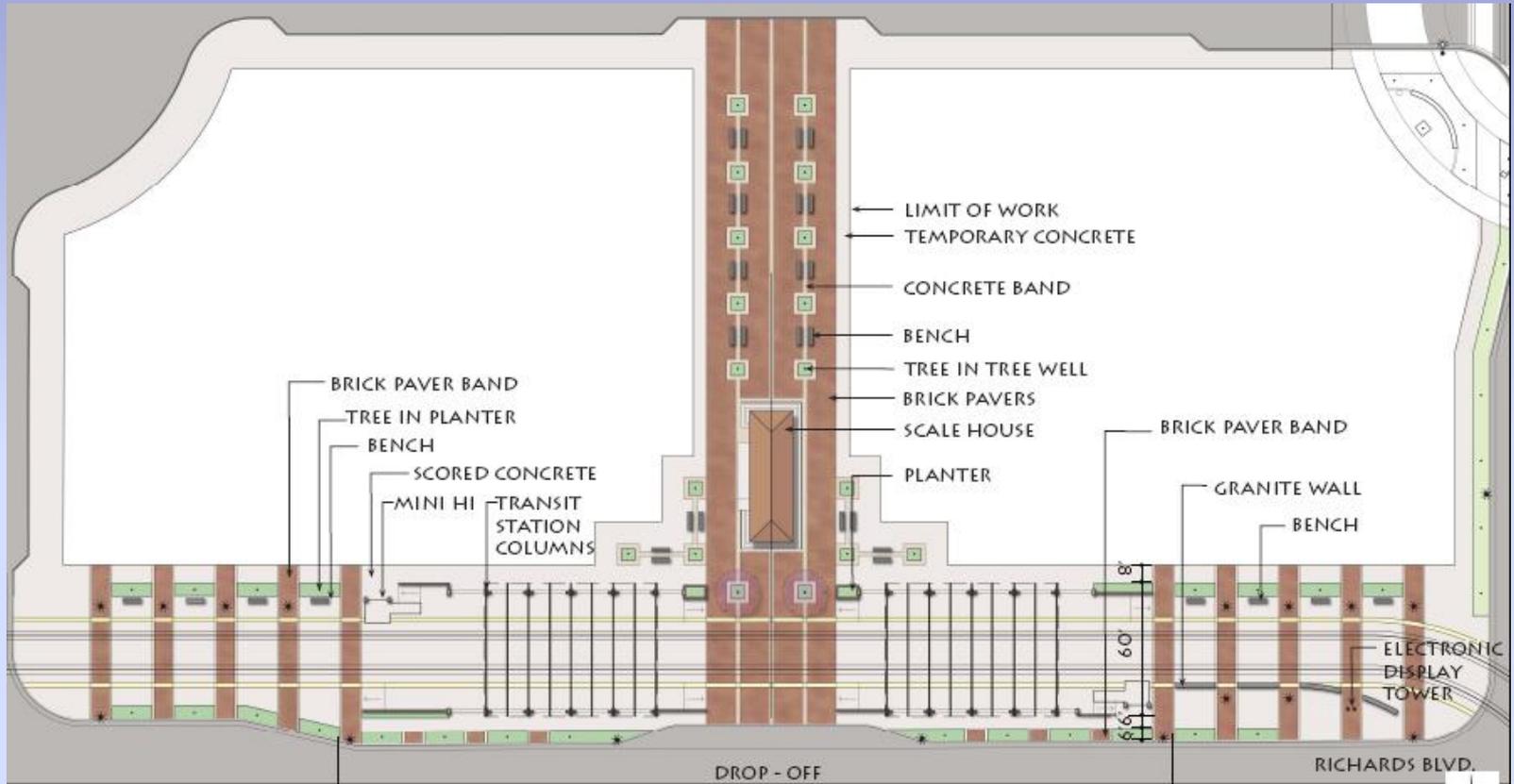
- 8,000 sf
- 60' span historic trusses
- Corrugated metal roof (new)
- South facade contains historical bricks & hollow clay tiles if feasible
- All reused materials from fruit cocktail building



**Historical
Mitigation**



Township 9



Light Rail Plaza Site Plan



Light Rail Station



Township 9



Phase I



Township 9

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





Township 9



North 7th Street

Richards Blvd

North 5th Street

Site Condition 2009



Township 9



Site Condition 2014



Township 9



Phase 1 Improvements



Township 9



Phase 1 Improvements



Township 9



Cannery Place Apartments

Capitol Station 65, LLC

PROJECT OVERVIEW

Township 9

Carter=Burgess

