Township 9
Township 9

North 7th Street

North 5th Street

Richards Blvd

Site Condition 1960-2009
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
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
Township 9

Land Use Plan

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

Land Use
- Residential
- Mixed Use
- Office
- Mixed Use
- Open Space
Township 9

Two Rivers Trail at Riverfront Park
Riverfront Park

Marina Green, San Francisco

Waterfront Comparisons
Riverfront Park

McCall Waterfront Park, Portland
Previous Plan

Current Plan
Township 9

Parkways, Paseos & Waterfront
Township 9

Project Areas

Transit Area

Live-Work / Townhouses Area

Central Mixed-use Area

Riverfront Area

North
Transit Area
8-15 Stories
Mixed Retail / Residential
Possible offices

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

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

Unknown project
8-story residential
San Diego, CA

The Edge
15-story residential
West Palm Beach, FL

Pinnacle Condos
14-story residential
Portland, OR
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

’S’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
Live-Work / Townhouse Area
2-4 stories

1801 L Street
Sacramento, CA
Urban Capitol Partners
Vrilakas Architects

Tanner Place Condos
Portland, OR

Signature Street
N. 5th Street
N. 7th Street

Irving Street Townhouses
Portland, OR

Pearl Townhouses
Portland, OR

Fremont Mews
Sacramento, CA
CADA
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

Township 9
Project Areas
Township 9

Pedestrian Friendly Streetscape Zones
Historical Mitigation
Township 9

Historical Mitigation

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
Township 9

Light Rail Plaza Site Plan
Township 9

Light Rail Station
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