

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

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July 19, 1989

Transportation and Community Development Committee
Sacramento, California

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

Honorable Members in Session:

SUBJECT: Southern Pacific Railyards Master Plan (M89-042)

SUMMARY

At the April 27, 1989 City Council meeting, the Council approved a joint public/private site planning program for the Southern Pacific Railyards. This report is to provide the Committee with a progress report on the tasks which have been accomplished to date in the joint public/private planning process, including a review of the proposed work program for the Southern Pacific Railyards Master Plan.

BACKGROUND INFORMATION

Public/Private Policy Committee

Since the April 27th City Council meeting, a small working group composed of City staff (including the Planning, Environmental and Transportation Divisions), and representatives from Southern Pacific Transportation Company and River West Development (representing the local development team) have met on a weekly basis. This policy committee has jointly prepared the tentative time schedule for the master plan process, the Request for Qualifications (RFQ) and the proposed work program for the project. Details of these work products are discussed below. The policy committee is currently monitoring the RFQ process and coordinating the pre-submittal conference for consultants interested in participating in the master plan process.

Issues and Concerns Matrix - Request for Qualifications

The first step taken by the policy committee in the master plan process was to determine what issues and concerns are related to developing the 240± acre site. The policy committee created an Issues and Concerns Matrix comprised of nine issue areas (Exhibit B). The major issue areas include: public participation, land use, design guidelines, project circulation, multi-modal transportation concept, historic structures, infrastructure, toxics, consistency of assumptions

in other projects, studies and EIRs, and economics. The Issues and Concerns Matrix was reviewed and endorsed by both the Planning Commission and the Housing and Redevelopment Commission.

The policy committee then developed the Request for Qualifications (RFQ) which was sent to approximately 200 consulting firms on July 14, 1989. The Issues and Concerns Matrix was included in the RFQ. The policy committee has requested that consultants respond to the RFQ as a multi-disciplinary team. The consultant team should, at a minimum, show experience in the following areas: land planning, economic analysis, transportation, air quality, architecture/urban design/landscape architecture, and public relations. A civil engineering firm is already under contract with the landowners and will be included as a member of the selected consultant team. An environmental consultant will be selected by and be under a separate contract with the City for the preparation of the EIR.

A pre-submittal conference (a meeting to brief consultants on the study and respond to questions) will be held with interested consultants on July 31, 1989. Responses to the RFQ are due on August 14, 1989. A consultant selection panel comprised of two City representatives, a representative from Southern Pacific Transportation Company and a representative from the local development group will screen the RFQ responses and invite from three to seven finalists (consultant teams) for interviews.

Proposed Master Plan Work Program

The Issues and Concerns Matrix was also used by the policy committee to formulate the proposed work program for the railyards planning study (Exhibit A). The work program consists of seven major tasks. Under each task is a series of specific subtasks required to be accomplished during that particular study phase. Written documents will be produced by the consultant team upon completion of key phases of the study. The major study tasks and required work products are summarized as follows:

TASK 1: Establish ongoing coordination and public participation processes to encourage a strong working relationship with the community and public agencies for project coordination, review, and comment.

TASK 2: Analyze existing conditions, including existing market conditions and existing plans, and prepare a preliminary findings report on each subject.

WORK PRODUCT: Background and Preliminary Findings Report

TASK 3: Formulate principles, objectives, and criteria for development of the master plan for the 240+ acre site and the 37+ acre site.

WORK PRODUCT: Principles, Objectives and Criteria Report

TASK 4: Select conceptual alternatives for public review and consideration.

WORK PRODUCT: Alternatives Report

TASK 5: Prepare draft plan for comment, evaluation, and analysis, and prepare proposed master plan.

WORK PRODUCT: Draft Master Plan, Proposed Master Plan

TASK 6: Prepare other documents necessary for public review of plan and environmental document.

WORK PRODUCT: Assist City staff in preparation of proposed amendments to any applicable plans and the Zoning Ordinance

TASK 7: Coordinate EIR

The proposed master plan work program was reviewed and endorsed by both the Planning Commission and the Housing and Redevelopment Commission on July 13 and July 17, respectively.

The work program will be included in the Request for Proposals (RFP). The RFP will be distributed on August 29th to the short listed consultant teams. The responses to the proposal will be due on September 29th. The four member selection panel will review the responses and select the consultant team by October 15, 1989. The consultant team is scheduled to begin work on the master plan by November 1, 1989. The tentative schedule for the Southern Pacific Master Plan is attached (Exhibit C).

Technical Coordinating Committee

Planning staff is in the process of forming a Technical Coordinating Committee (TCC) to provide technical assistance and input to the master plan consultant team. The TCC will be comprised of the appropriate local, regional, State and Federal public agencies and service providers such as P.G.&E., SMUD, Greyhound and Amtrak. A briefing on the master plan project was held with public agencies on June 9, 1989. The TCC should be in place by the time the consultant team begins work on the master plan.

Environmental Process

The City of Sacramento's Environmental Services Division will be entering into a separate contract with an environmental consultant to prepare the Environmental Impact Report (EIR) for the Southern Pacific Railyard Master Plan. The environmental consultant and the master plan consultant team will coordinate respective work efforts to assure consistency between the master plan and environmental documents. The selection of the environmental consultant and the master plan consultant team will be a concurrent process. Environmental staff also prepared a Request for Qualifications which was distributed on July 14, 1989. The selection of the environmental consultant will closely follow the

selection of the master plan consultant team with the environmental consultant being named after the selection of the planning team.

Planning Commission/Housing and Redevelopment Commission Meetings

The City Council also directed Planning staff to work with the Planning Commission and the Redevelopment Commission in preparing the RFQ and work program for the master plan project.

Planning staff has held a total of four meetings (June 1, July 13 Planning Commission; June 5, July 17 Redevelopment Commission) with the two commissions. At the first two meetings, Planning staff reviewed the Issues and Concerns Matrix with the commissioners. At the July meetings, the proposed work program was reviewed. The two commissions unanimously endorsed both the Issues and Concerns Matrix and the proposed work program with minor modifications.

FINANCIAL DATA

The property owners will pay the full cost for the Planning and Environmental consultants. The property owners have agreed to share equally the City staff cost in developing the plan. A follow up report will be prepared for the Budget and Finance Committee providing a detailed budget and financing plan.

POLICY MATTER

None.

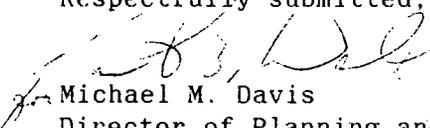
MBE/WBE CONSIDERATION

No impact.

RECOMMENDATION

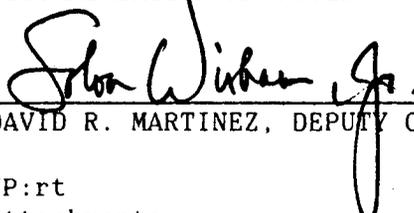
It is recommended that the Transportation and Community Development Committee endorse the attached work program for the Southern Pacific Railyards Master Plan (Exhibit A), and forward to City Council.

Respectfully submitted,


for Michael M. Davis

Director of Planning and Development

RECOMMENDATION APPROVED:


For: DAVID R. MARTINEZ, DEPUTY CITY MANAGER

JP:rt
attachments

M89-042

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EXHIBIT A

SOUTHERN PACIFIC RAILYARDS
WORK PROGRAM

CITY OF SACRAMENTO
in conjunction with
RIVER WEST, AKT, SKK and
SOUTHERN PACIFIC

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WORK PROGRAM

(bold sections indicate completion of a specific work product by consultant team)

INTRODUCTION

The development of the Southern Pacific Railyards has the potential to significantly change the face of Sacramento. Because of the long term impact of this development on Sacramento's urban environment, a scope of work was formulated jointly by the City of Sacramento, the local development team (River West, AKT and SKK, hereinafter, "local development team") and Southern Pacific (hereinafter, SP) to create a mutually agreeable process for creating a Master Plan for the entire 240+ acres of the subject site (see Exhibit A) and for a detailed development plan for the 36+ acres of the proposed site that is being acquired by the local development team. (See Exhibit B)

The master planning concept for the 240+ acres will employ a general plan amendment as the planning vehicle. The parties have agreed that a general plan amendment is the appropriate vehicle for planning the 240+ acres but that the general plan amendment will result in a greater level of detail than the current Sacramento City General Plan. The final plan for the 240+ acres will be referred to throughout this document as the Master Plan.

A community plan amendment, rezone, design guidelines, development agreement and a detailed development plan will be prepared for the development of the 36+ acres. Adoption of a Special Planning District (SPD) should be considered. As an extension of Sacramento's Central Business District (CBD), the goal of planning the 36+ acres is to achieve a degree of specificity that would minimize the need for subsequent discretionary review. The building of identified phases of the plan could proceed so long as the development proposal substantially complies with the approved community plan, rezone, design guidelines and development agreement. "Substantial compliance" will be defined in the design guidelines.

The consultant team chosen pursuant to the process outlined in the Request For Qualifications will be responsible for the tasks and work products set forth in this work program. The consultant team will also be responsible for coordinating various tasks with the environmental consultant team chosen to prepare the environmental impact report (EIR) and for ensuring that, to the extent possible, the planning and environmental process move concurrently and that both processes are completed by December 1990.

Administration of the planning process will be coordinated by and through a small working group (hereinafter, "policy

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committee") composed of the City, local development team and Southern Pacific. All policy matters will be required to be submitted to the policy committee for their review, consideration and decision.

As the "project manager", the local development team will be responsible for the day to day administration of the consultant team's contract. The City will be responsible for administering the public and agency review process as defined by the consultant team. For example the consultant team will, as part of Task 1, be required to create the various mechanisms for public and agency review, but the City will assure that public notices are properly prepared and mailed and that a public meeting place is available.

To assist the consultant team in the planning process, a Technical Coordinating Committee (hereinafter, TCC) will be established. The TCC will be composed of representatives of various City, County, Regional, State and Federal agencies as well as representatives of various service providers such as SMUD, PG&E and Amtrak. The role of the Technical Coordinating Committee will be to provide technical input, not to create policy. The City will assist the consultant team in incorporating the comments of the TCC into the planning process.

In establishing the scope of work, the City, the local development team and Southern Pacific have placed considerable emphasis on the role of public participation. The consultant team will be required to employ mechanisms for public participation that encourage public education of the project and the planning process and consequently result in public input that assesses and addresses community needs. The goal of the planning process is to complete a Master Plan and detailed development plan which is clear and understandable, market responsive, of long term durability and which adds measurably to Sacramento's urban environment.

The consultant team will be responsible for the following work products:

1. Background and Preliminary Findings Report
2. Principles, Objectives and Criteria Report
3. Alternatives Report
4. Draft Master Plan and draft detailed development plan including draft design guidelines
5. Proposed Master Plan and proposed detailed development plan including proposed design guidelines
6. Any necessary amendments to existing City plans and documents

Task 1 ESTABLISH ONGOING COORDINATION AND PUBLIC PARTICIPATION PROCESSES TO ENCOURAGE A STRONG WORKING RELATIONSHIP WITH THE COMMUNITY AND PUBLIC AGENCIES

The consultant team will be responsible for creating a community involvement process calculated to reach out to all segments of the community, to the extent feasible, and intended to provide extensive input to the consultant team and decisionmakers. A process will also be created for achieving maximum involvement of public agencies.

These relationships will be established early to ensure extensive input from all sectors of the community throughout the planning and environmental process.

- 1.1 Establish regularity of and progress reports to the Planning/Redevelopment Commissions and to the City Council.
- 1.2 To ensure that community needs are assessed and that the planning process results in a plan that blends into and adds to the existing urban fabric, the consultant team will facilitate close involvement of interested and affected community members in formulating planning goals and objectives; developing and reviewing conceptual land use and design alternatives; reviewing work program tasks and findings; and reviewing proposed general plan amendments, community plan amendments, zoning ordinance amendments and other proposed amendments.

The consultant team will be required to develop innovative public participation devices which seek to encourage quantity and quality of public input. For example, this process may include frequent small issues-oriented meetings in addition to widely-publicized community forums. While public involvement and participation will be solicited throughout the Master Plan process, there will be more formal opportunities to comment on various work products and recommendations while they are still in draft form. This will include the findings report of Task 2, the principles, objective and criteria report of Task 3, the alternative plans assessment report of Task 4, the proposed plan of Task 5, and any proposed implementation mechanisms of Task 6.

Another creative example for public participation is provided by the City and County of Indianapolis. During the creation of its downtown plan, the City of Indianapolis built a model indicating proposed uses, open spaces, building locations, and circulation patterns. The model was "on view" at the City planning department and the public, particularly special interest groups, were encouraged to view the model and comment in writing through a prepared questionnaire. City officials estimate that over 25,000 individuals participated in this process and that consensus building for the plan was a direct result of this process. The project team should consider all procedures which could stimulate public comment throughout the planning process.

- 1.3 The consultant team will coordinate with appropriate local, regional, state and federal agencies throughout the planning process. These agencies may be integrally involved in such issues as transportation, air quality, toxics, public utilities, resource protection, human services and other environmental, planning or local issues. Local agencies include various City departments, various County departments, the Sacramento Housing and Redevelopment Agency, and the Sacramento City Unified School District. Adjacent municipalities and regional agencies include the City of West Sacramento, Regional Transit, the Sacramento Area Council of Governments, Regional Water Quality Board, and Regional Sanitation. State agencies include the California Department of Transportation (Cal Trans), Department of Parks and Recreation, Office of Historic Preservation, Air Resources Control Board, Public Utilities Commission, Department of Fish and Game, State Lands Commission, and the Space Planning Division of the Department of General Services. Federal Agencies include the Federal Highway Administration, Army Corps of Engineers, the Environmental Protection Agency and the Urban Mass Transit Authority. Service providers include Pacific Gas and Electric Company, Sacramento Municipal Utility District, Pacific Bell, Greyhound and Amtrak.
- 1.4 The consultant team will be responsible for creating an identifiable process for incorporating public input, public agency input and input received from the Technical Coordinating Committee into the planning process. A procedure for

demonstrating to agencies and the public that their input has been considered should be developed.

Task 2 ANALYZE EXISTING CONDITIONS, INCLUDING EXISTING MARKET CONDITIONS, AND EXISTING PLANS AND PREPARE A PRELIMINARY FINDINGS REPORT ON EACH SUBJECT.

The purpose of this task is to collect base data and information necessary to understand existing conditions, including existing market conditions and existing plans for use in formulating the development of a proposed Master Plan and a detailed development plan for the site. The report should fully analyze opportunities created by development of the site as well as any constraints which exist.

This information will also be made available to the environmental consultant selected to prepare the EIR for the proposed Master Plan and detailed development plan for incorporation into the EIR by the environmental consultant.

2.1 Land and Building Resource Analysis.

2.1.1 Existing Land Use

Document existing land use by examining: a) existing land uses within the boundaries of the Southern Pacific property; b) existing land uses of adjacent properties to determine the sensitivity of these land uses and development patterns found in surrounding plan and study areas including, but not limited to, the Central Business District, Old Sacramento, Alkali Flat, Richards Boulevard Study Area, including Bannon Street Corridor, R Street Corridor, the City of West Sacramento, Jibboom Street, PG&E, the Sacramento River, Chinatown and the proposed expansion of the Downtown Plaza. The relationship of the proposed project to the Sacramento River should also be explored.

2.1.2 Existing Planning Framework.

Review and analyze existing zoning ordinance provisions, the adopted policies of the City's General Plan,

Urban Design Plan and Central City Community Plan and the policy framework and plans of other relevant public agencies to assess the implications of these provisions on the development of the Master Plan. These plans include, but are not limited to, the Central City Plan, the Merged Redevelopment Plan, the West Sacramento General Plan, and all other projects, studies and EIRs set forth in Section 2.9.

2.1.3 Historic Structures and Site Review.

Survey the entire 240+ acre to identify buildings, structures and objects of historic, architectural, cultural, ethnic or aesthetic value. The survey will include but not be limited to an archival search, onsite survey and other data collection as needed.

2.1.4 Archaeological Evaluation.

Conduct a preliminary site and archival survey to identify the areas which will likely yield historic or prehistoric archaeological data.

2.2 Natural Resources and Public Health and Safety.

Assess the constraints as well as the opportunities offered to future use and development of the site and adjacent areas by existing natural resources and public health and safety issues. Factors to be addressed include noise, air quality, railway traffic safety conditions, water quality, soils, toxics, (influence of the remedial actions on future land uses) flooding and plant and animal life. Specific attention should be given to the portion of the site which fronts the Sacramento River.

2.3 Urban Design.

Review the overall form and appearance of the areas adjacent to the site, specifically the Central City area, and analyze how the existing urban design relates to the site. Analysis will include discussion of the opportunities created by development of the site and any constraints which could limit or modify development of the site.

2.4 Transportation facilities, circulation patterns and transportation user data.

Address existing circulation patterns including roads, highways, transit systems and bicycle and pedestrian paths that serve the property and the region. The consultant team will assess existing capacities and specifically document problem areas.

2.4.1 Surface streets.

Inventory major surface streets which serve the site and other surface streets which could potentially be affected. This analysis will document current traffic conditions (including 24 hour count and peak count data), determine the volume-to-capacity ratio for critical segments and examine the potential for increasing the capacity of critical roadways including those planned irrespective of the proposed project. Planned roadway improvements will also be documented.

2.4.2 Freeways.

Determine the relationship between the Southern Pacific property and Interstate 5, Highway 50, and Business 80. Document any freeway improvements already scheduled or under consideration by CalTrans.

2.4.3 Bus/Light Rail.

Determine the relationship between the Southern Pacific property and existing and proposed bus/light rail service and ridership. Analysis will include data from Regional Transit (including analysis of adopted and proposed light rail extensions), West Sacramento/Yolo County bus lines, Greyhound, and any other transit providers.

2.4.4 Rail Service.

Determine the existing and proposed ridership of current intercity rail system (Amtrak) and the existing and

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proposed movement of goods on heavy rail through the Southern Pacific property, including use by the State Department of Parks and Recreation.

2.4.5 Bikeways

Inventory existing bikeways (on street as well as bike paths) which serve the site and any proposed bikeway improvements which could serve the site.

2.4.6 Pedestrian

Determine which pedestrian paths currently serve the site including but not limited to the pedestrian path along Fourth Street through Chinatown connecting Downtown Plaza and the site.

2.5 Infrastructure Implications.

Review and analyze the status of public facilities and services to determine the implications of development, the need for expanded facilities or services and related construction, necessary maintenance and operating costs, and the feasibility of expanding existing facilities. The consultant team will identify what new facilities may be required. This task would be undertaken in collaboration with various city departments and other public and private agencies responsible for the respective facilities and services. This analysis will include water supply, wastewater treatment, storm drainage, solid waste disposal and recycling. To the extent that the local development team or SP have already generated this information, it shall be used by the consultant team and environmental consultant.

2.6 Community Services.

Review the status of public facilities and services to determine implications of development, the need for expanded facilities or services and related construction, maintenance and operating costs, and feasibility where expanded or new facilities may be required. This task would be undertaken in collaboration with the city departments and other public and private agencies responsible for the respective facilities and services. Included are recreation and parks,

education, fire protection, law enforcement, utilities, transit facilities, emergency services, health, and social or cultural facilities or services.

- 2.7 Demographics, Housing, Employment and Socio-Economic Conditions, Existing Market Profiles.

Review existing data sources including the census, surveys and other work completed as part of the Central City Plan, Urban Design Plan, R Street Corridor Study, redevelopment plans, and General Plan. A description of existing demographic, housing, employment, and socio-economic conditions will be prepared for the Central City and relevant sub-areas. Current market profile data for residential, commercial and industrial uses for the Central Business District, City of Sacramento and the region will also be required.

- 2.8 Analyze market absorption rates and other market data in the Central City including uses such as office, commercial, housing, water-related commercial and other potential special uses. Analyze feasibility of certain land uses in the Railyards project and determine which land uses are "market feasible".

- 2.9 Review and Evaluation of Other Projects, Studies and EIRS

Examine current studies which may have an impact on the project. These studies include the RT Systems Planning Study and EIR (Natomas - airport light rail extension alternatives analysis), Richards Boulevard Redevelopment Study, Auburn-San Jose Railroad Corridor Study, any downtown parking and circulation studies, and Caltrans and Federal Highway Administration studies, Richards Boulevard/Riverfront Park EIR, Jibboom Street-PG&E Site EIR, SACOG Air Quality Plan and the California Department of Health Services Hazardous Waste Investigation and Remedial Action Plans.

- 2.10 Prepare a Background and Preliminary Findings Report which analyzes existing conditions including existing market conditions and the existing planning framework. The analysis in the existing planning framework section should examine existing and potential land use conflicts and constraints and opportunities regarding future

land use. The analysis in the existing market conditions section should include a cost/revenue base model for assessing plan alternatives. Prepare technical base maps, aerials, charts, diagrams and/or models necessary to visually document the report. Visual aids will be prepared at a scale appropriate for public viewing and for inclusion in the existing conditions report.

Task 3 FORMULATE PRINCIPLES, OBJECTIVES AND CRITERIA FOR DEVELOPMENT OF THE MASTER PLAN, FOR THE 240+ ACRE SITE AND THE DETAILED DEVELOPMENT PLAN FOR THE 36+ ACRE SITE.

- 3.1 Building on the report prepared in Task 2, the consultant team will conduct workshops to solicit ideas from the community regarding principles, objectives and criteria to be applied to the Master Plan.
- 3.2 The consultant team should specifically address a variety of land uses such as a multi-modal transportation center, waterfront development, open space, central city office, commercial and housing and other uses and develop criteria for integrating these uses into the Master Plan.
- 3.3 The input received through the public participation process and the findings of the existing conditions report produced as a result of Task 2, will be synthesized to create the principles, objectives and criteria for the Master Plan. This report is intended to establish the parameters against which the proposed design alternatives would be evaluated. A single document will be created and distributed for public review.

Task 4 SELECT CONCEPTUAL ALTERNATIVES FOR PUBLIC REVIEW AND CONSIDERATION

The purpose of this task is to create alternatives for the Master Plan and for the detailed development plan which take into account the principles, objectives and criteria of Task 3. Extensive public input will help the consultant team to create the Draft Plan required as part of Task 5.

4.1 Examine alternatives

Potential alternatives will be identified and

evaluated against the principles, objectives and criteria report completed in the above subtask. Design alternatives will be evaluated for the 240+ acre area Master Plan and the 36+ acre detailed development plan area. After public review, selected alternatives will be developed in greater detail pursuant to Task 5.

- 4.2 Select conceptual alternatives based upon Tasks 2 and 3. A broad range of feasible alternatives will be identified for analysis in the EIR. The consultant will be required to work closely with the EIR consultant to define a broad range of alternatives as required by CEQA.
- 4.3 Assure that market and cost factors, determined in Task 2, are applied to formulation of the Master Plan and alternatives. Respective roles of the public and private sectors in implementing the plan should be considered. Prepare cost/revenue analysis of alternatives.
- 4.4 Assure that the formulation of the Master Plan and the alternatives consider all subjects raised in Task 3
- 4.5 Prepare a report setting forth potential alternatives and conduct extensive public forums to solicit input on the potential alternatives. The public forums should focus not only on the plans, but how the plans blend into the long term goals for Sacramento's urban environment.
- 4.6 Select an alternative or combination of alternatives to enable preparation of a draft Master Plan for the 240+ acre site and a detailed development plan for the 36+ acre site.

Task 5 PREPARE DRAFT MASTER PLAN AND DETAILED DEVELOPMENT PLAN FOR COMMENT, EVALUATION AND ANALYSIS, AND PREPARE PROPOSED MASTER PLAN.

- 5.1 Prepare draft Master Plan and detailed development plan.

Based upon the findings of Task 2, 3 and 4 the planning consultant will prepare a draft plan for the site. A conceptual Master Plan will be prepared for the entire site and a detailed development plan will be prepared for the 36+ acres. These draft plans will enable the assessment of environmental impacts to commence.

Draft Design Guidelines will be prepared as part of this task. The draft plans will include the following analysis to the extent set forth in the principles, objectives and criteria:

5.1.1 Land Use/Open Space/Cultural Facilities

The draft plans will include a description of permitted land uses and intensities, including zoning regulatory mechanisms, provisions governing intermixing of uses, phasing of development and other land use conditions, as necessary. The land use component will show a sensitivity to surrounding land uses and will include an analysis of proposed land uses in relation to the Jibboom Street PG&E site, Old Sacramento, the Sacramento River, Richards Boulevard, the Central Business District, Alkali Flat, West Sacramento and the proposed expansion of the Downtown Plaza.

The draft plans will designate an open space system, including appropriate public, civic and cultural facilities, public art and waterfront uses.

5.1.2 Transportation Demand

Analyze travel demands for the proposed uses. This analysis should be based on an estimate of person-trips for various types of travel (i.e., commute, shopping, recreation, etc.). Appropriate modes of travel for the projected person trips include transit, personal vehicle, bicycle, etc. The analysis will translate travel demand projections into the needed transportation infrastructure or other alternative methods for the project. Parking demand will be determined for each use.

Any computer modeling used for this task shall be coordinated with other modeling currently being done by the City of Sacramento, and copies of all computer files shall be provided to the City.

5.1.3 Transportation and Circulation

The draft plans will include a circulation system which designates transit uses (local bus, commuter bus, light rail and commuter rail), major arterial and street expansions, parking systems, freeway access, bridges, pedestrian and bicycle circulation and linkages and other probable modes. The recommended circulation system shall include formulation of a Transportation Management Plans (TMP) consistent with the City's Transportation Systems Management (TSM) ordinance.

5.1.4 Air Quality Impacts

The consultant team will evaluate the air quality impacts from the vehicle emissions associated with the project and, in conjunction with the environmental consultants devise feasible design concepts and/or mitigation measures available to reduce identified air quality impacts.

5.1.5 Housing

Provided the principles, objectives and criteria report, proposes housing the plan will include a housing program setting forth targets for achieving a range of housing types at varying costs, taking into account market considerations. The plans will include an examination of jobs/housing link.

The feasibility of providing housing for specific groups such as the elderly, low and moderate income, and handicapped should be assessed.

5.1.6 Infrastructure Improvements

The plans will address public facilities (in addition to transportation and open

space) for water, sewer, storm drainage, solid waste disposal and recycling. The analysis will include infrastructure phasing, and a financing mechanism for 36+ acres in relationship to servicing the 240+ acres.

To the extent that this information has been generated by the local development team and/or SP the consultant team and environmental consultants will employ this information in preparation of the Master Plan.

5.1.7 Community Service Facilities

The plans will provide for facilities such as fire, police, emergency services, child care, health and other social or cultural service facilities or services that may be necessary.

5.1.8 Historic and Archaeological Preservation

The plans will include policies specifying proposals for preservation and enhancement of historic buildings and archaeological and historic resources of the site and should include criteria for evaluating whether structures or areas of historic significance should be maintained.

5.1.9 Resource Enhancement

Policies specifying proposals for protection and enhancement of natural resources with specific emphasis on the waterfront should be analyzed.

5.1.10 Urban Design Provisions

The consultant team will create urban design policies and guidelines specifying building heights, massing and scale, building orientation, entrances, form, setbacks, and materials, visual and functional relationships to the areas beyond the project's boundaries and landscape treatment of public/private areas. Additional urban design guidelines including land use,

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transportation and circulation, open space, streetscape, public facilities, housing, I-5 freeway, special design areas, signs and relationships of design to Central Business District design guidelines. Urban design provisions should be broken down into general policies and guidelines for the 240+ acres and specific design guidelines for the 36+ acres.

5.1.11 Identification of fiscal steps necessary to achieve implementation of the plans.

5.2 Evaluate draft plans and further refine design development.

Solicit public comment on the draft plans. Revise plans as appropriate, based upon this input and any initial impact assessment. Undertake further design development.

5.3 Prepare Proposed Plans

Based upon the above subtasks, prepare the proposed Master Plan for the site. The Master Plan will include a detailed development plan for the 36+ acre of the site. Design refinement of the proposed plans will be ongoing while other tasks are underway. These plans will be analyzed for their environmental impacts under Task 7.

Task 6 PREPARE OTHER DOCUMENTS NECESSARY FOR PUBLIC REVIEW OF PLANS AND ENVIRONMENTAL DOCUMENT

6.1 Prepare zoning ordinance amendments and applicable plan amendments.

Assist city staff in preparation of proposed amendments to any applicable plans and the Zoning Ordinance. This may include adoption of a Special Planning District (SPD) for the area. Plans to be evaluated for possible amendment include the General Plan, Central City Community Plan and any applicable Redevelopment Plan on the Richards Boulevard area. These amendments will provide the regulatory framework for the Southern Pacific Master Plan. The proposed amendments will be included in the projection description for the Draft EIR.

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Task 7 COORDINATE EIR

A separate work program has been prepared for the environmental document but the consultant team is expected to work directly with the environmental consultants, to provide information and assure consistency between the planning and environmental documents.

/S.43a/WORKOUTLINE
7/20/89

*Denotes additions made at 6/1/89
City Planning Commission meeting

**Denotes additions made at 6/5/89
Sacramento Housing and
Redevelopment Commission

EXHIBIT C
SOUTHERN PACIFIC RAILWAY PROPERTY
ISSUES AND CONCERNS MATRIX

(Page 1 of 4)

EXHIBIT B

25

1. PUBLIC PARTICIPATION	2. LAND USE	
	200+ ACRES	37+ ACRES SPECIFIC PLAN
A. Community involvement prior to plan development B. Community involvement during plan development *1 C. Community involvement during plan adoption process *1. Including input from special groups and organizations (e.g. elderly, teens, ethnic groups, etc.)	A. General Plan Amendment B. Appropriate land uses C. Jobs/housing link D. Cultural/Entertainment District relationship; other governmental, recreational options - private vs. public open space. Civic uses E. Relationship to old PG&E site and Old Sacramento F. Relationship to Richards Blvd. & Redevelopment Area Plan G. Relationship to CBD H. Phasing/construction I. Water related land uses and recreation J. Sensitivity to surrounding uses, i.e., noise, safety, compatible uses. K. Urban design policies *L. Child Care Component	A. General Plan Amendment B. Central City Community Plan Amendment C. Appropriate Zoning D. Appropriate land uses E. Jobs/housing link F. Cultural/Entertainment District relationship; other governmental, recreational options - private vs. public open space. Civic uses G. Relationship to old PG&E site and Old Sacramento H. Relationship to Richards Blvd. & Redevelopment Area Plan I. Relationship to CBD J. Phasing/construction K. Water related land uses and recreation L. Sensitivity to surrounding uses, i.e., noise, safety, compatible uses. M. Urban design policies/guidelines (See #3) N. Complete site detail O. Coordination with balance of site P. Heights, density FARs, lot coverage *Q. Child Care Component

EXHIBIT C
SOUTHERN PACIFIC RAILWAY PROPERTY
ISSUES AND CONCERNS MATRIX

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3. DESIGN GUIDELINES 37+ ACRES SPECIFIC PLAN	4. PROJECT CIRCULATION	5. MULTI-MODAL TRANSPORTATION CONCEPT
<p>24</p> <p>A. Urban Design</p> <p>B. Building mass</p> <p>C. Building orientation, entrances, form, setback, and materials</p> <p>D. Special design areas</p> <p>E. Pedestrian amenities/streetscape</p> <p>F. Service facilities/convenience</p> <p>G. Landscaping</p> <p>H. Relationship to existing CBD design guidelines</p> <p>I. Public art</p> <p>J. Project area circulation/access/infrastructure</p> <p>*K. <i>Sign Guidelines</i></p>	<p>A. Roads</p> <ol style="list-style-type: none"> 1. Freeway access 2. Bridges 3. Street extensions/connections <p>B. Transit</p> <ol style="list-style-type: none"> 1. Local bus 2. Light Rail <p>C. Other</p> <ol style="list-style-type: none"> 1. Transportation Management Plan 2. Parking 3. Pedestrian 4. Bicycle 5. Other modes <p>D. Impact of locating Multi-Modal Center at project and integration of such center into project circulation</p>	<p>A. Appropriate/feasible facilities</p> <ol style="list-style-type: none"> 1. Intercity carrier bus 2. Local bus 3. Light Rail 4. Auto/bus parking 5. Intercity train 6. Other modes <p>B. Desirability/feasibility of Multi-Modal concept at this location from a regional perspective</p> <p>C. Integration of Multi-Modal concept into project plan</p>

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	7. INFRASTRUCTURE	
6. HISTORIC STRUCTURES - INVENTORY & RETENTION	200+ ACRES	37+ ACRES SPECIFIC PLAN
<p>A. Archaeological investigation B. Preservation criteria</p>	<p>A. Improvements B. Services C. Financial feasibility/ financing mechanism D. Maintenance E. Phasing/construction logistics</p>	<p>A. Improvements B. Services C. Financial feasibility/ financing mechanism D. Maintenance E. Phasing, interim capacity for 37 acres, relationship of initial improvements and services to those needed for 200+ acres</p>

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8. TOXICS	9. ASSURING CONSISTENCY OF ASSUMPTIONS IN OTHER PROJECTS, STUDIES, AND EIRs	10. * ECONOMICS
<p>A. Review of State concerns/responsibilities</p> <p>1. Testing and identification</p> <p style="padding-left: 20px;">a. Responsibility</p> <p style="padding-left: 20px;">b. Extensiveness</p> <p>2. Remedial action</p> <p style="padding-left: 20px;">a. Responsibility</p> <p style="padding-left: 20px;">b. Measures</p> <p style="padding-left: 20px;">c. Timing</p> <p style="padding-left: 20px;">*d. <i>Influence of the remedial action on future land use.</i></p>	<p>A. RT Systems Planning Study: Natomas - Airport light rail extension alternatives analysis</p> <p>B. Redevelopment Area Study/Plan Richards Blvd. area</p> <p>C. Auburn - San Jose Railroad Corridor Study (a joint SACOG and MTC effort)</p> <p>D. Downtown parking supply study</p> <p>E. Downtown circulation study (City Transportation Division - one year effort)</p> <p>F. Cal-Trans and Federal Highway Administration studies necessary for Interstate connections</p> <p>G. EIRs for the following:</p> <p style="padding-left: 20px;">1. Light Rail extension Natomas - Airport</p> <p style="padding-left: 20px;">2. Richards Blvd./Riverfront Park EIR</p> <p style="padding-left: 20px;">3. Jibboom PG&E site - State Computer facility</p> <p>H. Air Quality Plan update (SACOG)</p> <p>*I. West-Sacramento-General-Plan</p> <p>**I. Consistency with adopted plans including City General Plan, Central City Community Plan, Alkali Flat Redevelopment Plan, Merged Downtown Redevelopment Plan, Urban Design Plan and West Sacramento General Plan</p>	<p>*A. <i>Consideration of market demand and absorption rates of land uses considered</i></p> <p>*B. <i>Cost/revenue analysis of considered land uses</i></p> <p>*C. <i>Economic relation of project to adjacent redevelopment areas (Old Sacramento, Central Business District, etc.)</i></p>

EXHIBIT C

TENTATIVE SCHEDULE

SOUTHERN PACIFIC RAIL YARD

MASTER PLAN

(Revised: 7/19/89)

July 13, 1989	City Planning Commission Meeting - Review of consultant team work program.
July 14, 1989	<ol style="list-style-type: none">1. Consultant team RFQ mailed.2. Environmental consultant RFQ mailed.
July 17, 1989	Housing and Redevelopment Commission meeting - Review of work program.
July 25, 1989	City Council meeting - Update on master plan process and approval of work program.
July 31, 1989	Pre-submittal conference for interested consultants (Both planning team and EIR consultant).
August 14, 1989	<ol style="list-style-type: none">1. Responses to master plan RFQ due.2. Statement of Qualifications (SOQ) due to Environmental staff.
August 29, 1989	<ol style="list-style-type: none">1. Consultant team semi-finalists notified of their selection and RFP delivered to each semi-finalist.2. Distribution of the RFP to environmental consultants and consultant briefing.
September 29, 1989	<ol style="list-style-type: none">1. Proposals due from consultant team semi-finalists.2. Environmental proposals due.
October 12, 1989	Environmental Consultant interviews.
October 15, 1989	Selection of master plan consultant team by this date.
October 16, 1989	Selection of environmental consultant.
November 1, 1989	Contract between consultant team and property owners executed and work on master plan begins.
December 1, 1989	Consultant team to complete initial assessment of issues and collection of initial community input.
February 28, 1990	Consultant team to complete selection of conceptual master plan alternatives for public review and consideration.

May 30, 1990

1. Select proposed master plan.
2. Begin preparation of Draft Environmental Impact Report (DEIR).

September 1990

Administrative Draft EIR due.

Late 1990

1. Planning Commission and Housing and Redevelopment Commission hearings commence.
2. City Council ratifies EIR and adopts master plan.