APPENDIX C

DESCRIPTION OF EIFD SUBAREAS
BRIDGE DISTRICT

**Land Use:** Waterfront Mixed Use  
**Timeframe:** Near Term 0-5 years  
**Description:** The Bridge District has been the focal point of the City’s riverfront redevelopment efforts since the early 1990’s. The adopted Bridge District Specific Plan has guided planning, infrastructure development, and financing in order to transition the former industrial area into a transit-oriented, waterfront-oriented urban core for the City. The plan has a potential build out of 12.5 million square feet (however, 9.6 million square feet is considered more likely), including up to 5,210 residential units and 7.2 million square feet of commercial uses.

In 2014, the City completed a $50 million set of infrastructure improvements, known as the “2014 Plan” that established a new roadway grid, public spaces such as the Riverwalk and Garden Park, new water and drainage utilities, and freeway off ramp improvements. A new five-year CIP plan known as the “2019 Plan” includes another $60 million in public improvements. The current five year plan includes the Streetcar project extension to the District, public parking improvements, and additional street circulation improvements.

The financing of improvements has included major federal and State grant contributions, as well as redevelopment funds contributed prior to RDA dissolution. Four financing districts have been established including CFD 23, CFD 27, CFD R, and Infrastructure Financing District No. 1. CFD 27 has only utilized a small portion of the $125 million in bond capacity authorized by City Council.

Since the 2014 Plan was completed, 275 residential units have been completed as well as one commercial project that opened July 22, 2016, “The Barn.” A number of projects are in the works, as described below:

**New Development:**
- **The Barn:** The project is located near Garden Street and Riverfront Street. The site area, which is approximately 0.59 acres in size, is proposed to be used as a venue for a variety of outdoor events. The site will be developed with an informal, outdoor event structure. The structure will be approximately 8,025 square feet that will be anchored by two pods. The small pod will house an interpretative center. The larger pod will include a kitchen, sales center and storage. While construction began in March 2015, and the shell structure is completed, final occupancy is not expected until a restaurant operator is selected.

- **West Gateway Mixed Use Project:** this project consists of a Phase I project with three stories of residential development constructed over retail and/or a structured parking garage. There are 77 apartments and 14,000 SF of retail. Construction is expected to be
completed in early 2017. A future Phase II residential project is to include an additional 98 apartment units built over a podium parking structure with 86 parking spaces.

- **TBD Townhomes (aka Park Moderns) Phase II**: This second phase of the Smart Growth project commenced in January 2016 and includes an additional 21 townhomes. The homes are a combination of two and three bedrooms with modern style elevations. All 21 units will be three stories in height overall. The vehicular access for each 2-car garage will be accessed from the rear loaded alleys as art of the first floor of each unit. The square footage of the units range from 1,505 sq. ft. (along Central Street) to 2,227 sq. ft. along Riverfront Street. The project encompasses four address; 978 and a portion of 972 along Riverfront Street on the east side and 981 and a portion of 975 on the west side of the project site (APN’s 058-330-046, 047, 048 and 049). The project is now under construction with units now being marketed for sale. Completion is schedules for late-2016.

- **TBD Apartments Phase II**: Smart Growth Investors submitted an application for design review for their phase II apartments located at 980 and 974 Central Street. The phase II apartment development proposes 55 units in a massing of 2-4 stories of residential above parking. The majority of the units will be studio or 1 bedroom apartments, with the smallest units being 357 square feet. The 2 story portion of the building is located directly adjacent to the single family townhomes while the 4 story portion is located on the northern half of the lot along Bridge Street. The design includes an interior courtyard and balconies along Central and Bridge Street.

- **River’s Edge Apartments**: Bridge District Riverfront LLC submitted an application for design review for a mixed use residential/retail building located along the waterfront in the Bridge District at the southeast corner of Riverfront Street and Ballpark Drive. The proposed design is 5 stories in height and would contain 273 residential units and 16,271 square feet of retail space to be wrapped around a 5-story, 447 space parking garage. The design includes linear retail frontage along the entire length of Riverfront Street. Construction is scheduled to commence in spring 2017.
RIVERSIDE CHP
Acreage: 336 acres
Land Use: Business Park
Timeframe: Not applicable, this area has built out
Description:

New Development
- Springhill Suites Hotel: Nihau Developments has obtained conditional use permits for a property at 3425 Reed Avenue, and propose construction of a 110 room Springhill Suites Hotel. Construction will commence June/July 2016. The construction value of the hotel is $10.2 million.
- Unnamed Hotel: an application has been submitted for construction of a hotel adjacent to the Springhill Suites, which would be a 4 story, 82 room hotel, with meeting rooms and a pool.
- An application has been received (Tentative Map #5086) to split a 8.18 acre lot into four lots, at the intersection of Reed Avenue and Stillwater Road. The lots would be developed with future commercial or office uses.

SOUTHPORT INDUSTRIAL PARK

Land Use: The Southport LLC land is currently entitled and zoned for BP (Business Professional), M2 (Heavy and Light Industrial), NC (Neighborhood Commercial) or HDR (High Density Residential) uses. Approvals required for further development of the property consist of permitting and design review and Lots 5-1 through 5-9 (APN: 045-554-003, 67.19 acres) and Lots 4-1 through 4-4 (APN: 045-551-042, 61.08 acres) will require final map approval from the City.

Timeframe: Near Term 0 -5 years
Description: Currently, approximately 75% of the undeveloped taxable acreage contained within SIP is owned by Southport LLC, with the remainder owned by 7 other unrelated entities. Southport LLC currently intends to sell most of its holdings but may develop some parcels through related affiliates as build-to-suit/spec buildings, depending upon market conditions.

Southport LLC is managed by Ridge Southport LLC, a California limited liability company, and an affiliate of Ridge Capital, Inc, ("Ridge Capital"). Ridge Capital reports that Michael Diepenbrock and Carlo Mormorunni, the principals of Ridge Capital, Inc., have had consistent success in the commercial real estate industry, and demonstrated an ability to create value across real estate cycles, both at Ridge and at prior organizations. They have been responsible for the acquisition, repositioning and development of over $400 million of industrial and office properties, and have completed build-to-suit and fee development projects for many notable
clients including The Hartford, Raley’s, Health Net, Kaiser Permanente, and Nationwide Insurance.

In West Sacramento, Ridge Capital personnel have been directly responsible for the development of the new 400,000 SF corporate headquarters for CalSTRS, one of the nation’s largest pension funds. Additionally, they have been responsible for the development of three industrial projects totaling 640,000 SF for clients such as Raley’s, PFX and HD Supply. Presently Ridge Capital, as the Development Manager, is preparing to break ground on a 250,000 SF distribution facility for Core-Mark International.

**New Development**

Ridge Capital and their brokers, Jones Laing LaSalle Brokerage, Inc., are marketing the developable parcels for sale.

- **The Promenade:** The residential project is located on an 18.3 acre parcel in SIP zoned for residential, and will include 223 single family lots as per the approved subdivision map. Granite Bay Communities (GBC) is the owner of the entitled property and is marketing it to merchant builders. Average densities of the development are 12 D.U’s per acre. As project will hook up to existing backbone infrastructure there are no constraints to construction of the project once a final developer is secured. Construction is scheduled to commence in fall 2016.

- **Nor Cal Beverage:** Nor Cal Beverage recently purchased a 41 acres site located at 2980 Oates Street (County APN 045-5551-063) in order to construct a 497,000 SF industrial building that would serve as a consolidated location for this major beverage distributor. Construction may commence as early as fall 2016.

**STONE LOCK**

**Land Use:** Waterfront Mixed Use  
**Timeframe:** Near Term 0 -5 years  
**Description:** This prime development site is located along the Deepwater Channel, and lies within the boundary of Southport and the Pioneer Bluff areas. Formerly owned by the Redevelopment Agency and for many years optioned to a national retail developer, the Cordish Company, the property is now owned by the Port of West Sacramento. The now abandoned Lock Facility (connecting the Deepwater Channel to the Sacramento River) is the centerpiece of this property, and it is anticipated that the structure will be retained as a historic feature. Stone Lock benefits from the newly constructed Mike McGowan Bridge, and the Village Parkway Extension, both of which create circulation improvements on the site and open the property up to development.
New Development:

- **Stone Lock Phase I**: The Port is now reviewing proposals from residential developers who have responded to an RFP to purchase and develop a portion of Stone Lock located west of Jefferson Boulevard. The property is 35.17 gross acres and 15 net buildable acres. The zoning allows up to 60 DU's per acre, although the developer submittals are in the range of 15-17 DU's per acre. The selection process will be completed in early August 2016, leading to negotiation of a purchase agreement. Construction would commence in FY 2017-18.

- **Future Development**: Additional development beyond Phase I will likely require some level of infrastructure investment, including storm drainage and a water storage tank. Development of remainder will also be subject to negotiation of a D.A./entitlements/CEQA.

WASHINGTON

**Land Use**: Waterfront Mixed Use  
**Timeframe**: Near Term 0-5 years  
**Description**: This area consists two distinct planning areas: 1) the Washington Neighborhood, which is inclusive of Raley’s Landing and Grand Gateway, and 2) Downtown/Civic Center. Both areas include key development parcels that are subject to redevelopment in the next five years.

New Development:

**Raley’s Landing**

- **Raley’s “River One” Parcel**: Entitlements include hotel, 200 residential units, and 245,000 SF of office uses, a 300 room hotel, and a 1,000 space parking structure. Property is currently being offered for sale by the Teel Family Trust. The building site is 5 acres.

- **Raley’s “River II” Parcel**: This parcel is entitled for a high rise residential tower of 150 units with a 300 space parking structure. The development site is 1.2 acres. Although a project was put on hold in 2008, the developer, Fairfield Development, has been in contact with the City regarding restarting the project review process for the project.

- **CalSTRS Phase II (River III)**: While the California State Teacher’s Retirement System (CalSTRS) built the Phase I high rise Class A office headquarters building which opened in 2009, there is an adjacent building pad for a Phase II building, an additional mid-rise office tower of 200,000 SF is to be constructed on a parking podium that accommodates 725 automobiles. Phase II will be constructed when CalSTRS determines the added space is needed.

**Grand Gateway**

- **The Grand Gateway**: This infill site is 9.3 acres (5.88 acres net developable) is a City owned property located at the intersection of Garden Street and Tower Bridge Gateway.
The development anticipated includes 50,000 SF of commercial, 13,000 SF of flex space, and 375 residential units.

**Washington Neighborhood Infill**

- **Alura At Washington Square Tentative Map:** Alura Partners LLC is proposing minor modification to an existing tentative subdivision map that divides six lots totaling 2.74 acres into 68 single family lots. The applicant has removed two single family units and the proposed 3,500 square foot commercial facility from the original design. The project is located in the Washington Specific Plan area at 412-420 6th Street. The modifications were approved by the Planning Commission on April 7, 2016.

- **Historic Washington Firehouse:** Renovation of the historic Washington Firehouse on 3rd Street is currently under way. D & S Development is refurbishing the building into a first-floor bar and restaurant with an option for work/live space above it. The Firehouse, built in 1938, has been vacant since 1997. D&S will invest $1.5 million in renovations.

- **4th Street Subdivision:** First Capital Communities submitted an application for a tentative subdivision map, conditional use permit, and planned development permit for the development of 0.843 acres into 22 residential units. The tentative subdivision map would create 17 lots, which would include 12 single family residences and 5 two-unit buildings. The conditional use permit was requested to allow single family residential homes to be placed in a multi-family residential (R-3) zone. Finally, the planned development permit was requested to allow for a floor area ratio of greater than 50%. The project site is located at 204-218 4th Street and 221 5th Street. The Planning Commission approved the project on August 21, 2014. Pursuant to the Washington Specific Plan, the project must still obtain design review approval.

**THE RIVERS II**

**Land Use:** Single Family and Multi Family Residential  
**Timeframe:** Near Term 0 - 5 years  
**Description:** Oakstone Investments is the developer of this project, which is a remnant of the old Lighthouse Marina Golf Course. This project is governed by the West Riverview, LLC Development Agreement, which calls for development of the Phase II project on approximately 63 acres, with a building program that includes 220 single family lots, a two-acre private park, four large lots for high density residential, an 12.3 acre lot for a future school. Alternative use of the school site would be 176 residential units.  
**New Development:** The Rivers project involves the redevelopment of the former Lighthouse Marina golf course into a master planned community. The property includes premium development sites on a bluff overlooking the Sacramento River. The Grupe Company
City of West Sacramento
Description of EIFD No. 1 Subareas

constructed the first phase of the project, but discontinued activities in 2008 with onset of the economic downturn. The undeveloped property is now owned by another master developer, but a Development Agreement is in place as is most critical infrastructure elements (except for a required water tank). The property is being marketed for sale as final subdivision map is pending approval.

- The developer is currently processing the final subdivision map and is marketing the property to merchant builders. A property sale may occur in the coming months.
- Multi-Family Development: The first sale is anticipated to be to an apartment builder on a site designated for approximately 300 multi-family units. Construction may commence in FY 2017-18
- Single Family Development: The final subdivision map shows 48.4 acres of the total being developed as single family homes. 255 homes are planned with an average price of $554,000.
- On November 14, 2013, the Washington Unified School District Board approved a charter petition for the Lighthouse Charter School. The K-8 school would be developed on seven of the 12-acre site, and the balance would either accommodate the water storage tank, or additional residential units.
- The City is in the process of forming a facility CFD, CFD 28 (“The Rivers II”) to finance acquisition and construction of public improvement. A draft RMA has been prepared, but the Resolution of Intent is pending approval of the final subdivision map.

PIONEER BLUFF

Land Use: Waterfront mixed use
Timeframe: Long range 10+ years
Description: Pioneer Bluff has been planned and zoned for urban mixed-use since 1990 and its transition from an area focused on industrial uses began in the early-2000’s, with the relocation of the Cemex concrete batch plan and removal of associated rail spur. The City also decommissioned the old wastewater treatment plan. In 2013, the City Council adopted the Pioneer Bluff Transition Plan as an action plan to guide the “de-industrialization” of the area. While the development timeframe for Pioneer Bluffs is dependent on major business relocation, infrastructure development, and likely environmental remediation, it is a key riverfront development opportunity. Planned rail relocations will open up the currently constrained site for redevelopment. Finally, a new proposed bridge crossing of the Sacramento River, the proposed Broadway Bridge, will be located in the district.

New Development: New development is not envisioned for many years, or until the petroleum tanks are removed. Last year, the Mike McGowan Bridge opened, connecting Pioneer Bluffs to the Southport Area, and creating a major waterfront roadway connection through the area. Thus, there is no current land use plan or building program, although it is anticipated that the area would be zoned Waterfront Mixed Use, and contain higher density urban uses.
SEAWAY

**Land Use**: Industrial/General Commercial  
**Timeframe**: Medium Term 5 -10 years  
**Description**: The Seaway industrial park is currently undeveloped, lacking backbone infrastructure necessary to develop the property. Owned by the Port of West Sacramento, the area has entitlements under a 1996 Development Agreement, and also includes a fee incentive program with significantly reduced impact fees. There is an approved tentative map.  
**New Development**: The Port continues to market the property to potential developers and has received strong interest in the site. However, development of the property cannot occur until interior roadway, storm drain, sewer, and water infrastructure is constructed. The property would allow for wharfage on the Deepwater Channel, and marine-related uses in general.

IRON TRIANGLE

**Land Use**: Industrial  
**Timeframe**: Medium Term 5-10 years  
**Description**: This industrial district is located adjacent to the Central Business District and Washington Neighborhood. Future routing of the new C Street Bridge as well as potential realignment of freight rail tracks will create conditions for redevelopment of this area for higher density residential and commercial uses. Currently, the area includes a large amount of truck storage and low density industrial uses.  
**New Development**: No new development is proposed at this time, but it is a likely candidate for a future master plan and visioning. Growth in the adjacent districts will likely driving the timing of redevelopment of this area.

WEST END

**Land Use**: Heavy industrial  
**Timeframe**: Long Term 10+ years  
**Description**: The area bordering the western edge of the City is highly visible and accessible to Interstate 80. Large industrial parcels are occupied by heavy industrial users.  
**New Development**: While there is a great potential for redevelopment of the large industrial parcels to a higher and better use, it is anticipated that the heavy industrial uses will remain for some time. The City intends to construct a new corporation yard in this area within the next five years. Private development is no likely to occur without a concentrated effort to rezone the area, construct adequate infrastructure capacity, and other typical capacity building efforts traditionally undertaken by redevelopment agencies.
NORTH OF PORT INDUSTRIAL

**Land Use:** Industrial/General Commercial  
**Timeframe:** Not applicable, built out  
Description: This industrial area is located just north and east of the Port of West Sacramento. The area is the home to Nor Cal Beverage and other food processor/food distribution businesses. The area also includes a major UPS distribution facility.  
**New Development:** This industrial area is built out, but there is the potential that new investment will occur within existing industrial/business park area.

PORT NORTH TERMINAL

**Land Use:** Industrial/General Commercial  
**Timeframe:** Not applicable, built out  
**Description:** The North Terminal includes the Port of West Sacramento, which is operated through contract with SSA Marine. The Port has a number of real estate holdings separate from the operating Port which can developed for industrial purposes in the future.  
**New Development:** This industrial area is built out, but there is the potential that new investment will occur within existing industrial/business park area.

PORT OF SACRAMENTO INDUSTRIAL PARK

**Land Use:** Industrial/General Commercial  
**Timeframe:** Not applicable, built out  
**Description:** This industrial area is located west of the Port North Terminal, and includes both rail access and waterfront property that have wharfage on the Deepwater Channel. The area enjoys excellent freeway access via the Industrial Boulevard on/off ramps to I-80. The largest business is the US Postal Service, a major employer within the City.  
**New Development:** This industrial area is built out, but there is the potential that new investment will occur within existing industrial/business park area.

RIVERPOINT

**Land Use:** Retail  
**Timeframe:** Not applicable, built out except for one retail pad  
**Description:** Riverpoint Marketplace is an 800,000 SF regional retail center anchored with four big box retailers IKEA, Walmart, Ross, and Home Depot.  
**New Development:** The retail center is largely built out, with only a single building pads yet to be developed.