Supplemental Material
Received at the Meetings of
City Council
Redevelopment Agency
Housing Authority
Financing Authority
For

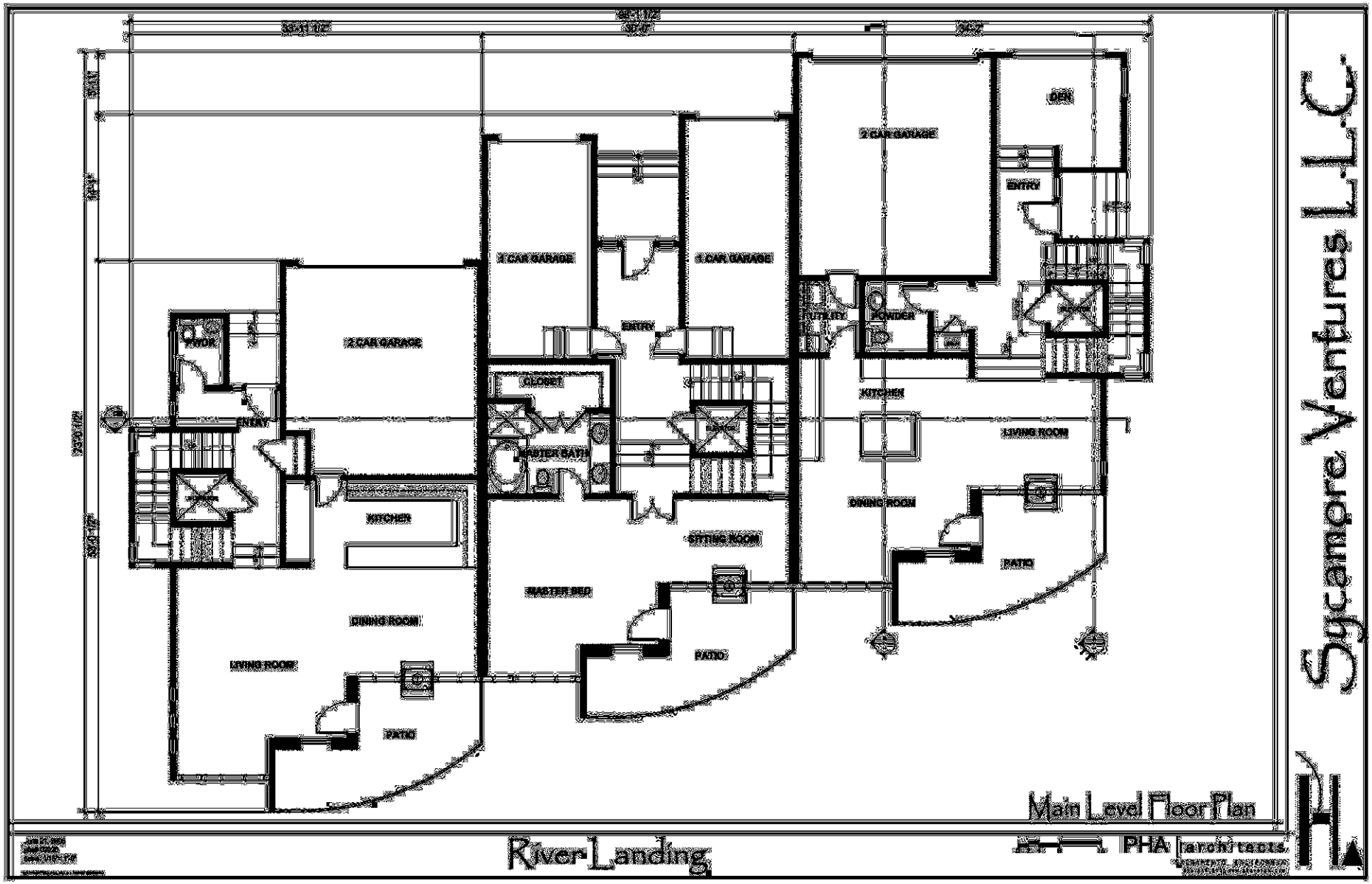
September 4, 2007

Item #19: River Landing Project

a. Powerpoint presentation by applicant John Packowski containing proposed site drawings and renderings.

Item #20: Northgate 880/Panhandle

b. Powerpoint presentation by staff member Arwen Wacht containing project maps and discussion points.


Sycamore Ventures L.L.C.
Main Level Floor Plan
PHA architects
River Landing
2 CAR GARAGE
2 CAR GARAGE
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2 CAR GARAGE
ENTRY
ENTRY
ENTRY
CLOSET
MASTER BATH
MASTER BED
SITTING ROOM
PATIO
KITCHEN
DINING ROOM
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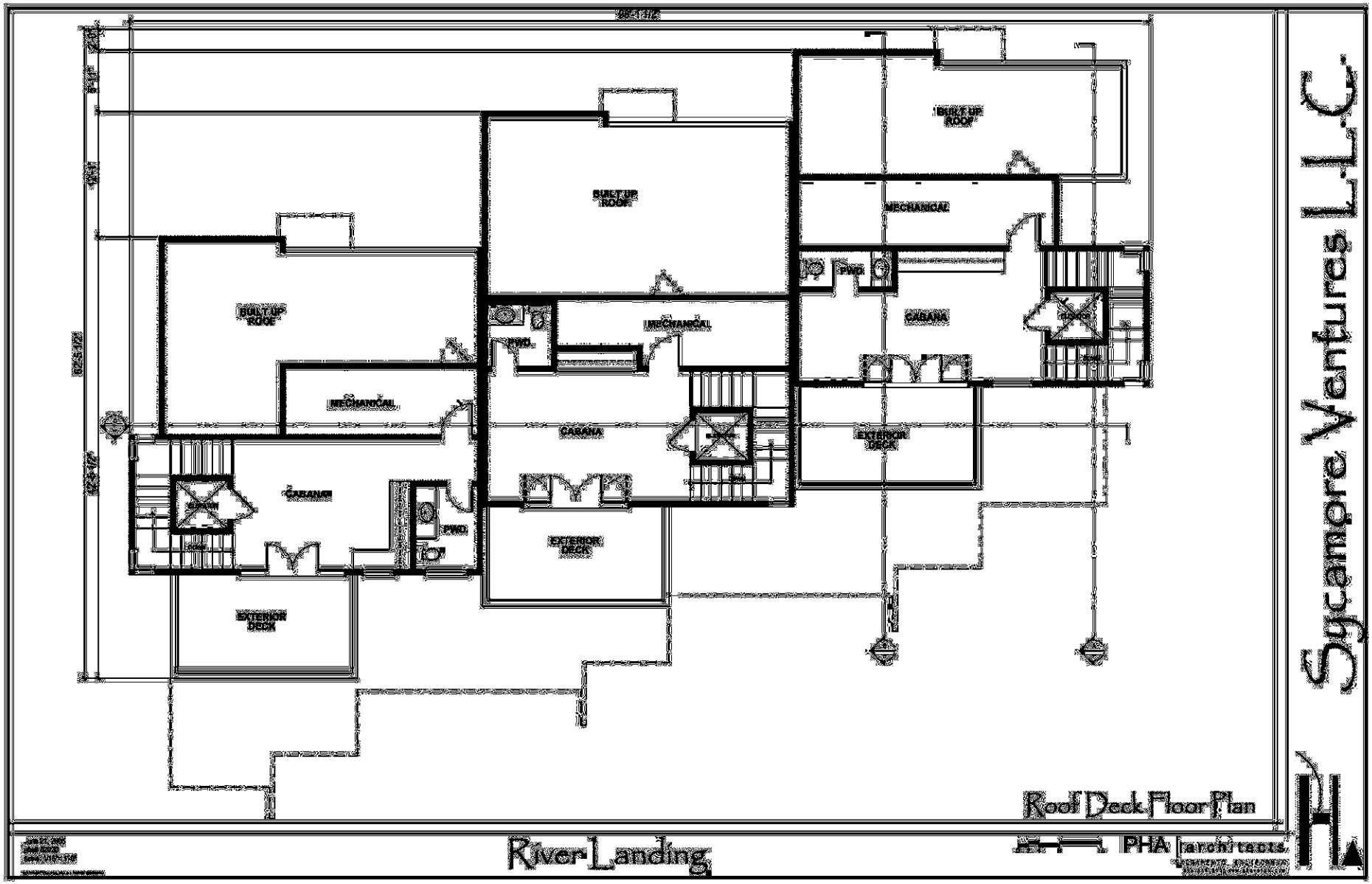
KITCHEN
DINING ROOM
LIVING ROOM
PATIO

Sycamore Ventures LLC

Second Level Floor Plan

PHA | rainmirrors

River Landing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EXTERIOR DECK
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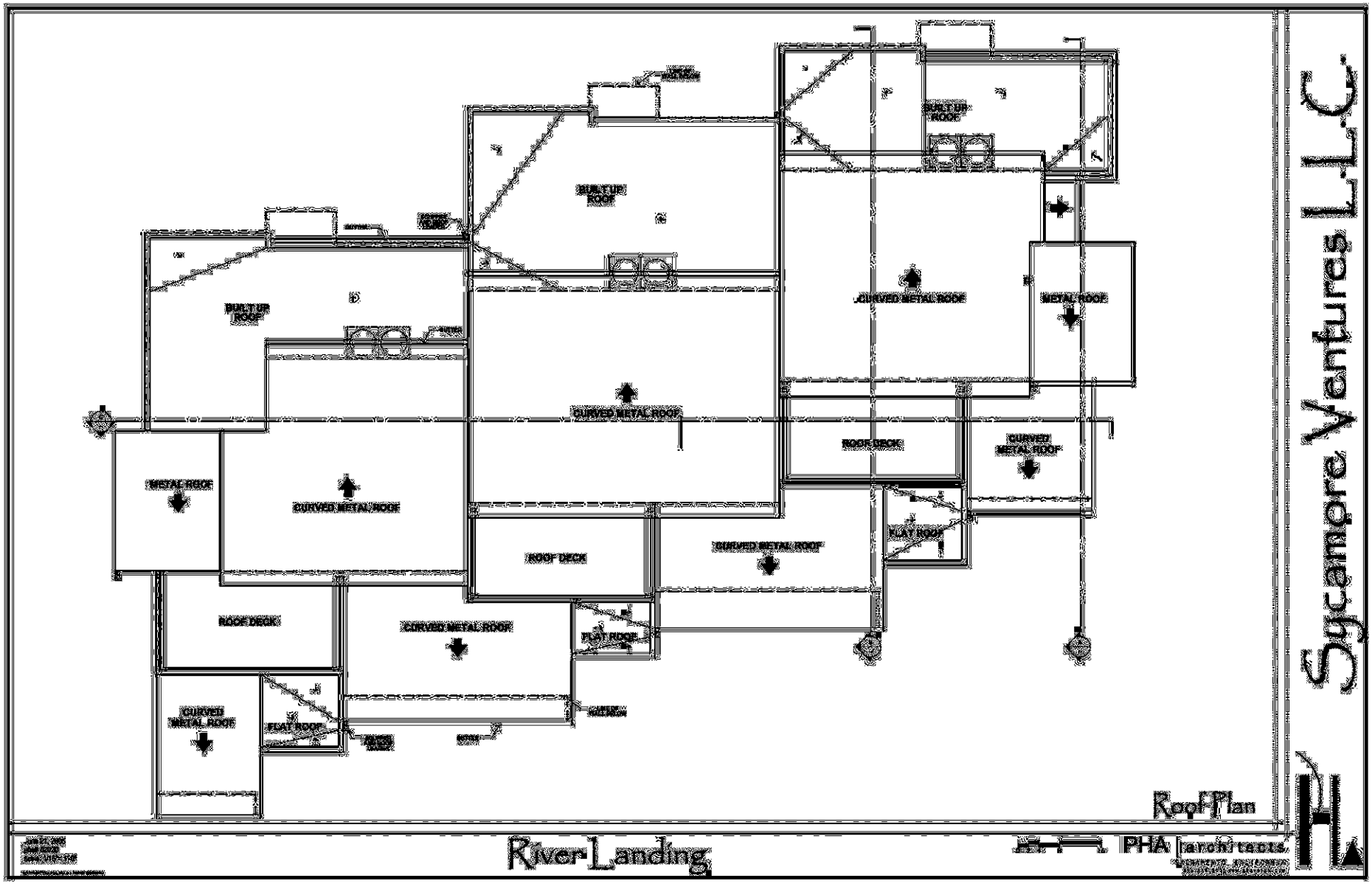
EXTERIOR DECK
Sycamore Ventures L.L.C.
Roof Deck Floor Plan
River Landing
PHA architects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FLAT ROOF
Sycamore Ventures L.L.C.
Roof Plan
River Landing
PHA architects

Sycamore Ventures LLC

Section A

PHA architects

River Landing

Sycamore Ventures LLC
Section B
PHA architects
River Landing
MASTER BEDROOM
MASTER BATH
BEDROOM
MECH
ROOF DECK
DINING
KITCHEN
POWDER
MUD
2 CAR GARAGE
CABANA
DOCK

Sycamore Ventures LLC

North Elevation

PHA

River Landing

Sycamore Ventures LLC

East Elevation

PHA architects

River Landing

Sycamore Ventures LLC

South Elevation

PHA architects

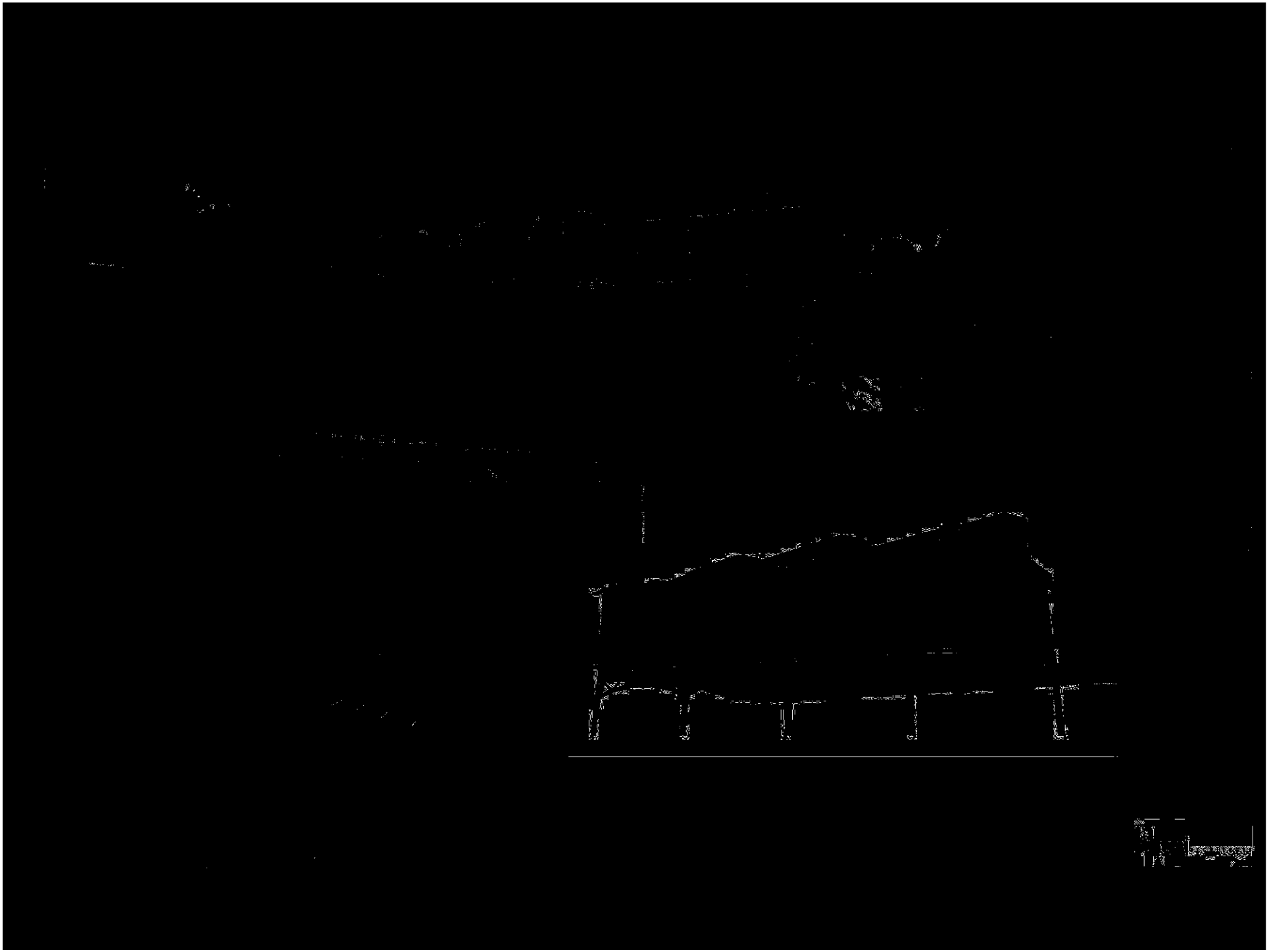
River Landing

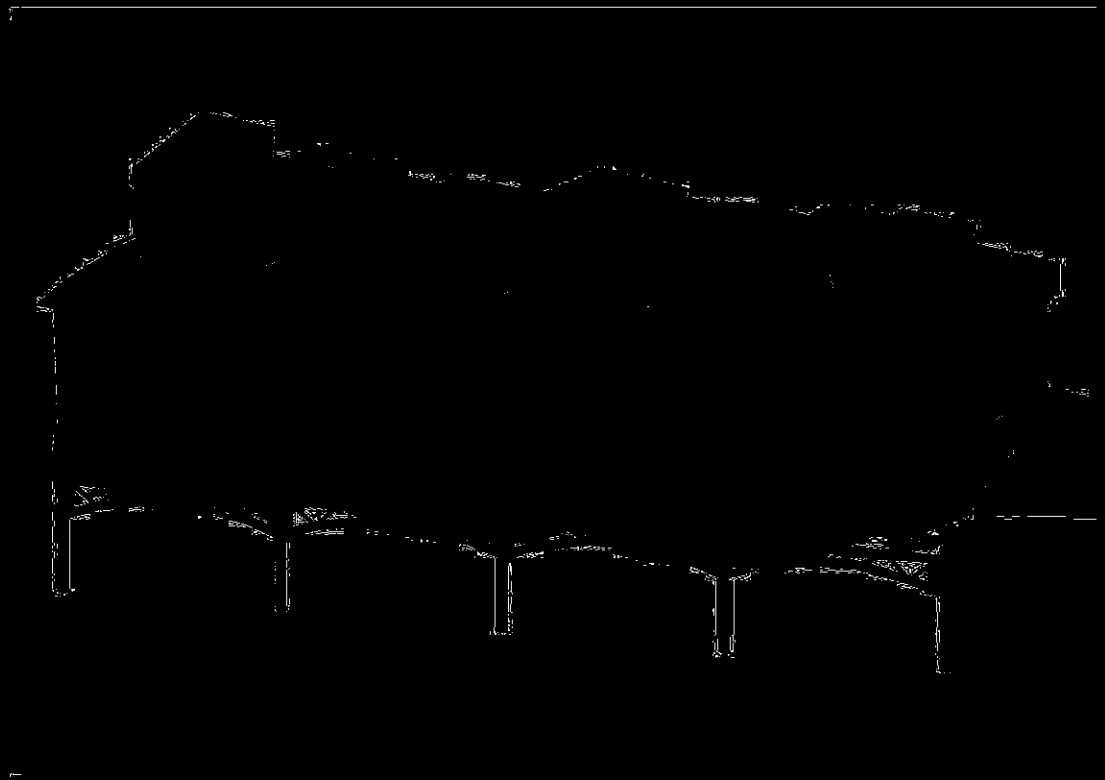
West Elevation

Sycamore Ventures L.L.C.

River Landing

PHA architects





Northgate 880 / Panhandle PUD

(M05-031 / P05-077)

City Council

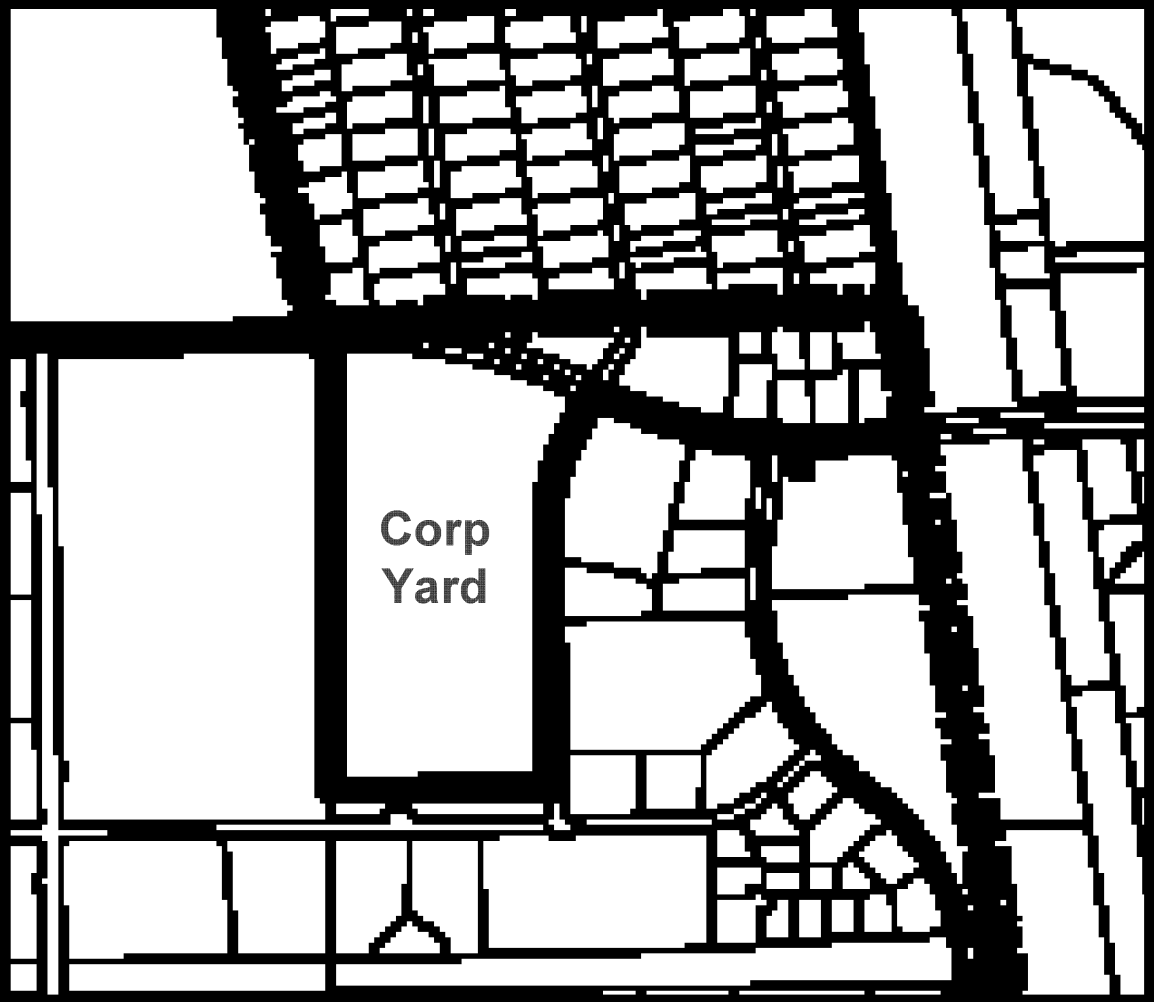
September 4, 2007

Tonight's Objectives

- Brief Recap from the August 14, 2007 Meeting
- Discuss Design Issues
- Next Steps

Revised Boundaries for the Annexation

Amended Annexation Area Outside of Panhandle



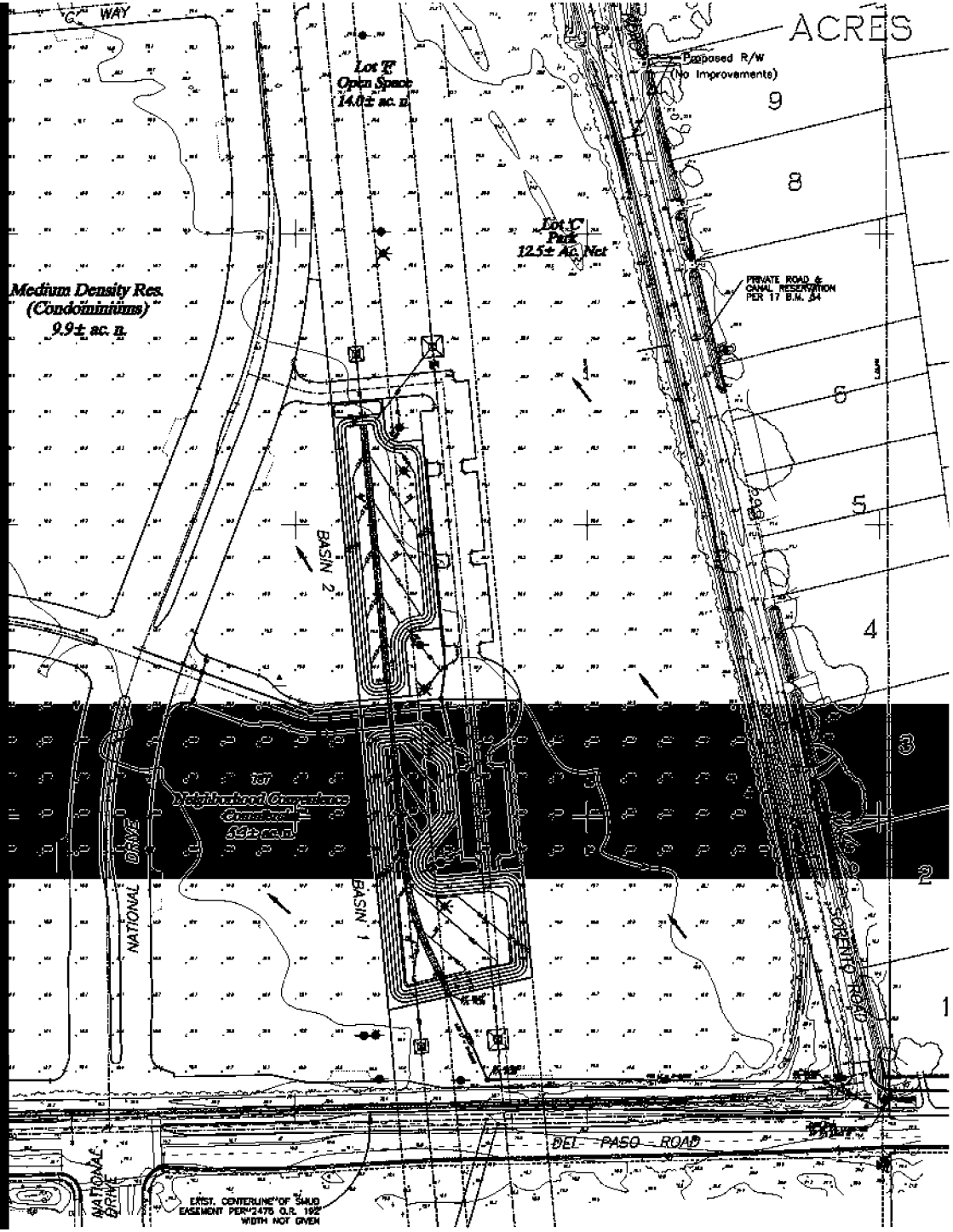
DESIGN ISSUES

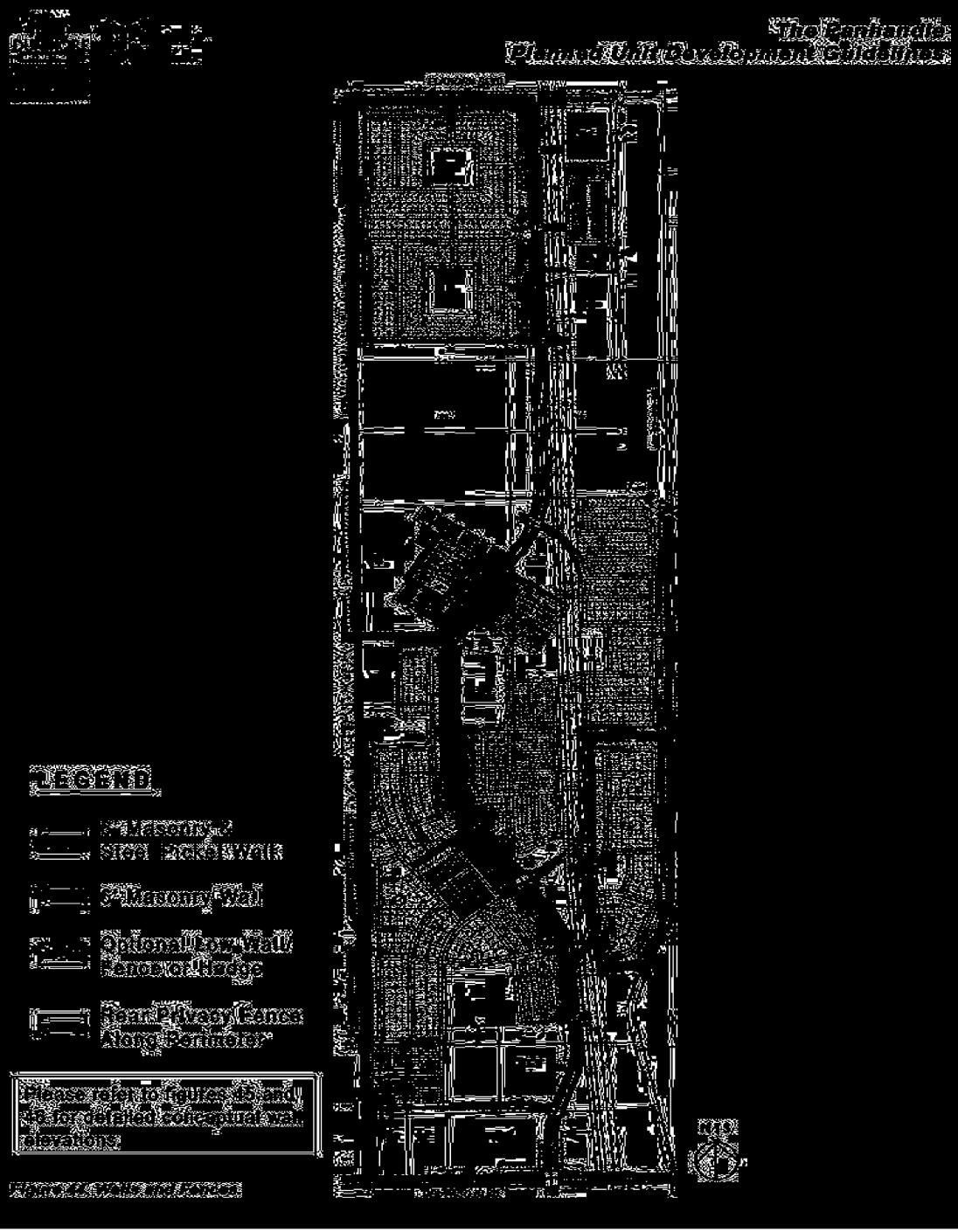
- Sound Walls
- Drainage Issues
- Executive Housing
- Inclusionary Housing
- Commercial Areas
- Proximity/Walkability for Multi-Family Residential
- Interface with Neighbors to the West

DESIGN ISSUES RESOLVED

- Detention Surge Basin in Ninos Parkway
  - Accommodates surge drainage from Valley View Acres
  - Substantial progress w/ SMUD & WAPA
- Subdivision Walls
  - National Drive – reduced walls
  - Sorento Road Senior Housing – open fencing

Draft Plan for Detention Surge Basin in Ninos Parkway





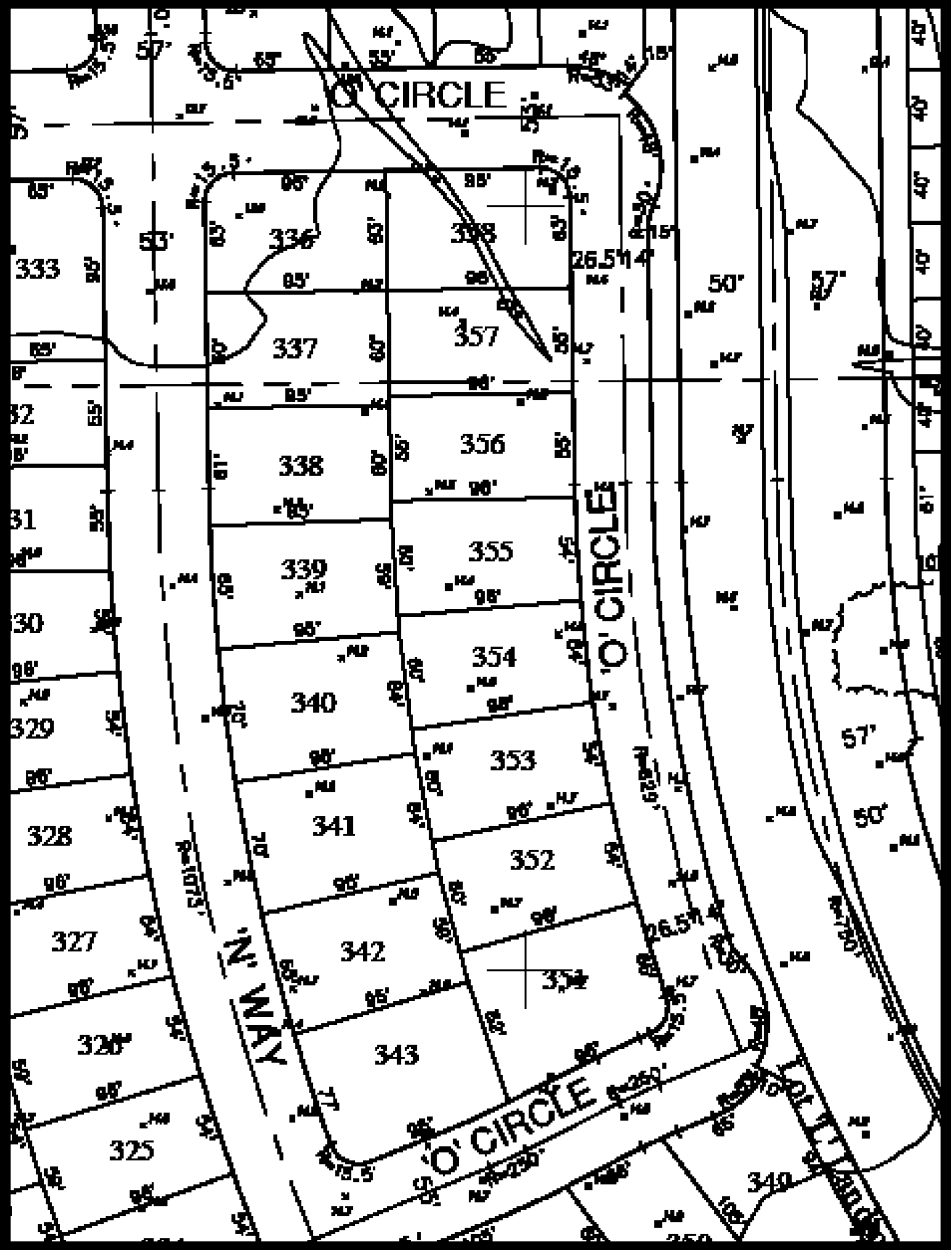
Previous Wall Locations Along Major Roadways

Along Sorento Road:

Added ‘CC’ Way to allow lots to front or side onto a street and landscape corridor along Sorento Road

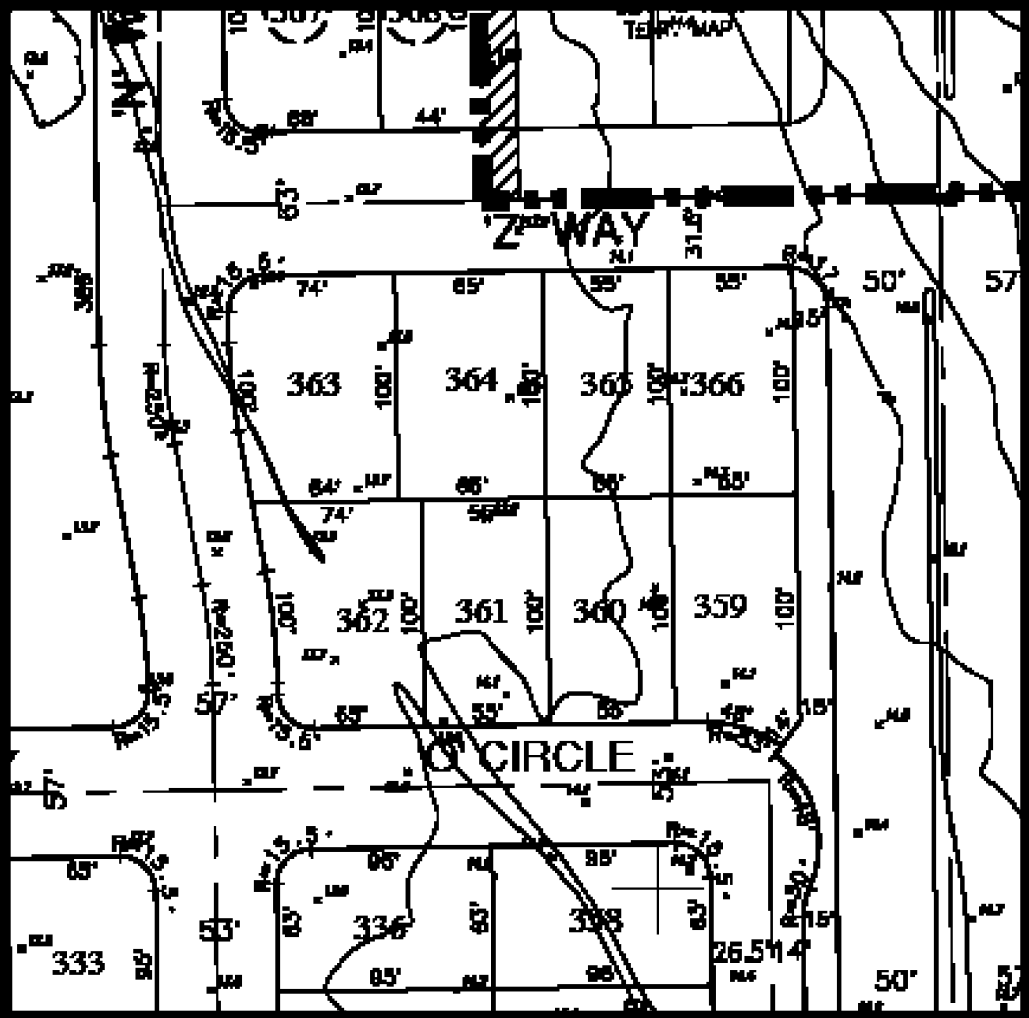
Along Sorento Road:

Lots were re-configured to side onto a landscape corridor or front on a street along the landscape corridor along Sorento Road



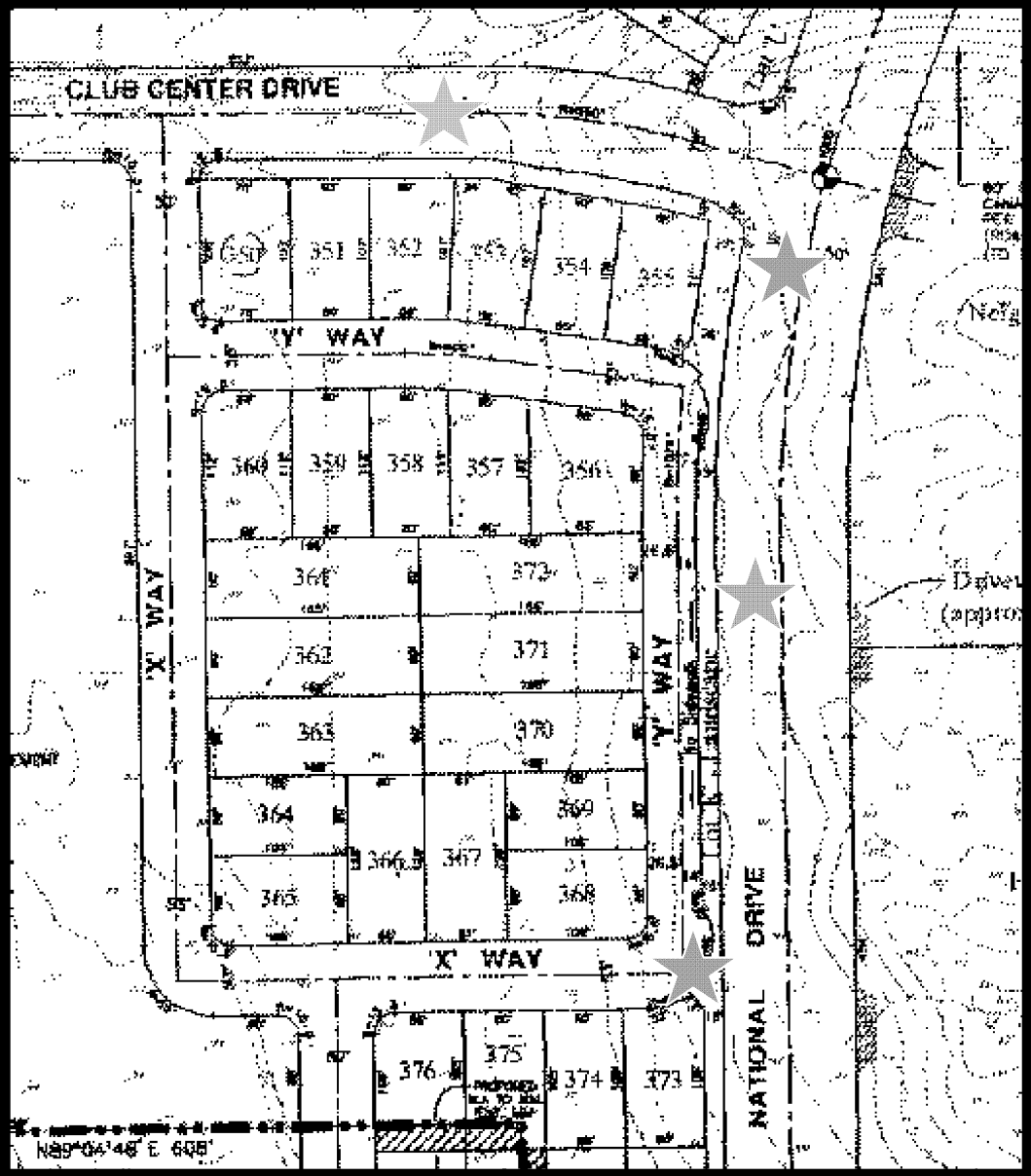
Along National Drive:

Added ‘O’ Circle to allow lots to front onto a street and landscape corridor along National Drive



Along National Drive:

Re-configured lots along National Drive to side onto a landscape corridor along National Drive



Along National Drive:

- Added 'V' Way to allow lots to front onto a street and landscape corridor along National Drive
- Sided lots onto a landscape corridor along National Drive

Along Club Center Drive:

- Several lots still back onto Club Center Drive

DESIGN ISSUES
OPEN POLICY ITEMS

- Executive Housing
- Inclusionary Housing
- Commercial Areas (size and design)
- Proximity / Walkability to Amenities
- Interactions with Neighbors to the West

OPEN POLICY ITEMS
Executive Housing

- Considerations for using Executive Housing as a buffer between the Panhandle development and the existing Valley View Acres properties on the east side of Sorento Road.

INCLUSIONARY HOUSING APPROACH

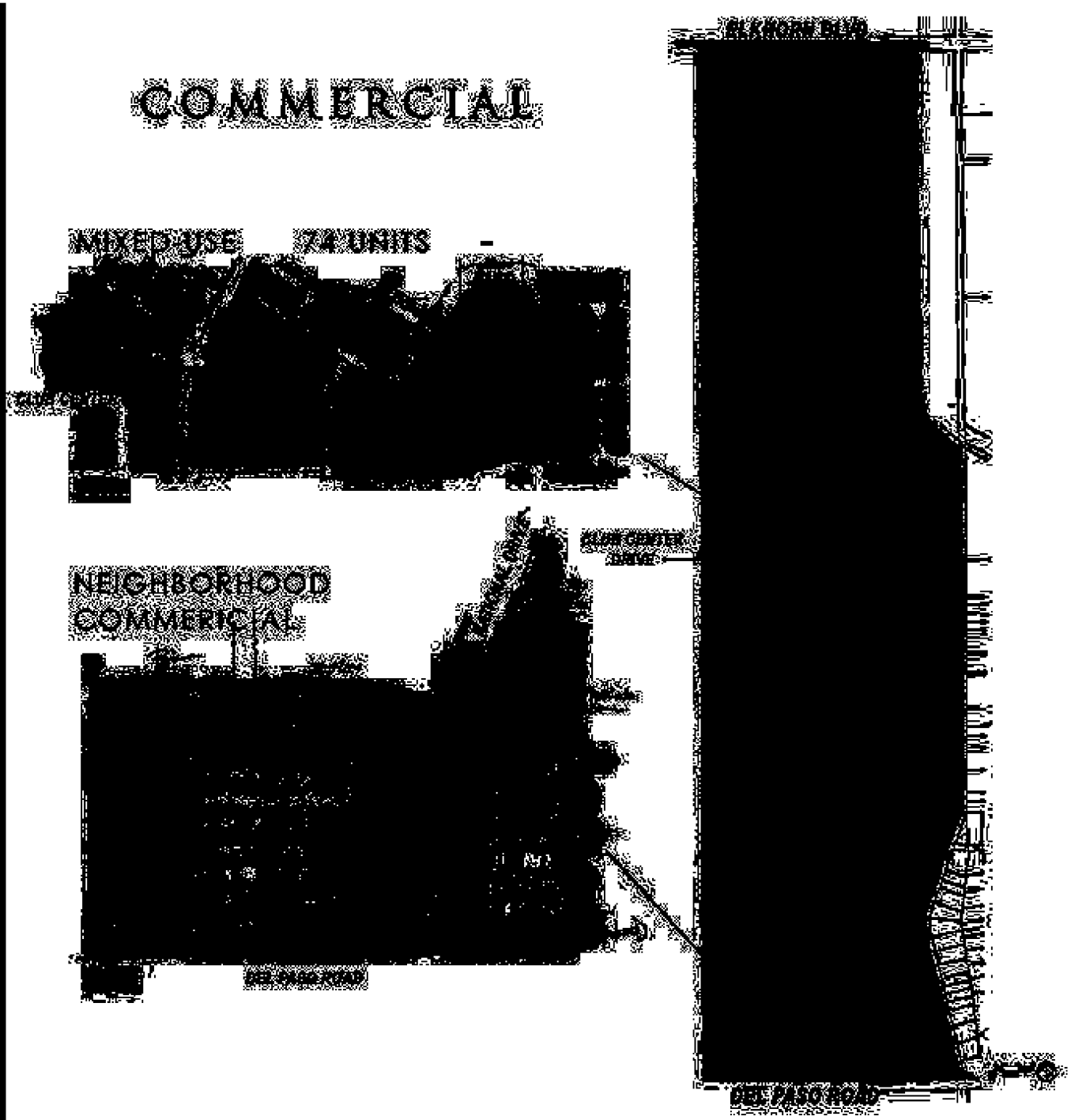
GOALS

- PROMOTE PROJECT PLANS
- [illegible]
- DISPERSE THROUGHOUT [illegible]
- [illegible] PROJECT LOCALLY [illegible] TRADE [illegible]

OPEN POLICY ITEMS
Inclusionary Housing

- Concerns that the proposal includes only rental units at a total of four locations.
- Concerns that the proposed locations for the Inclusionary Housing units are not in close proximity to future transit and commercial services.

COMMERCIAL



OPEN POLICY ITEMS
Commercial Areas

- The commercial at Club Center Drive should be a town center.
- Commercial should be in close proximity to medium and high density residential.
- Size and Design
- Bring buildings closer to the street.
  - Address in PUD Guidelines

PLANNED TRANSIT STOP LOCATIONS

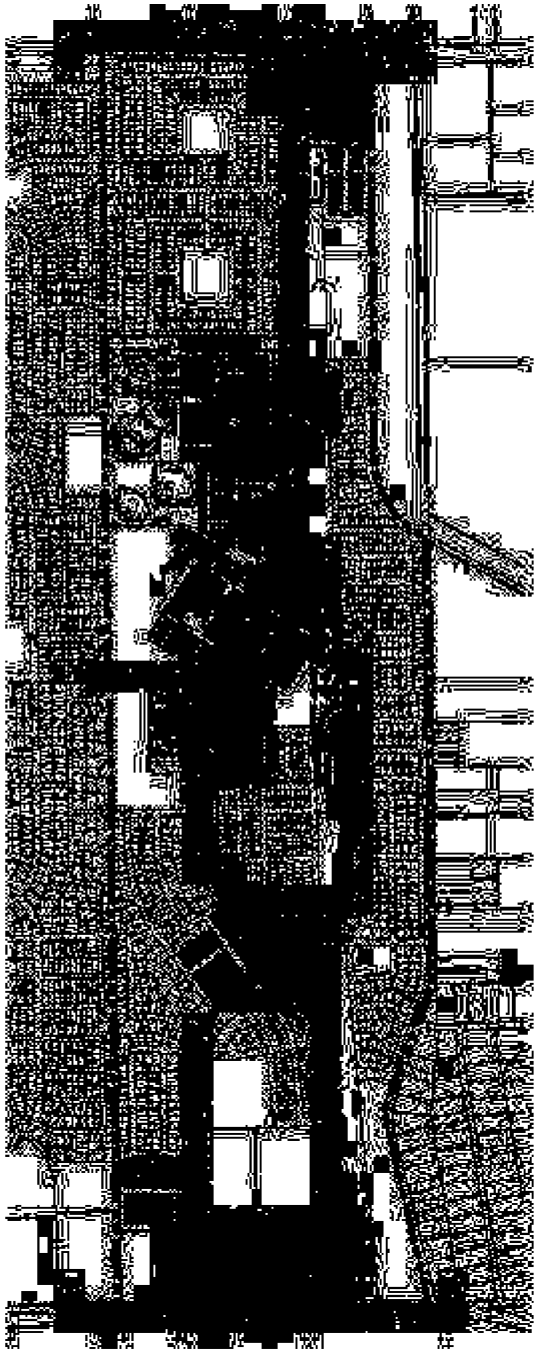
LEGEND

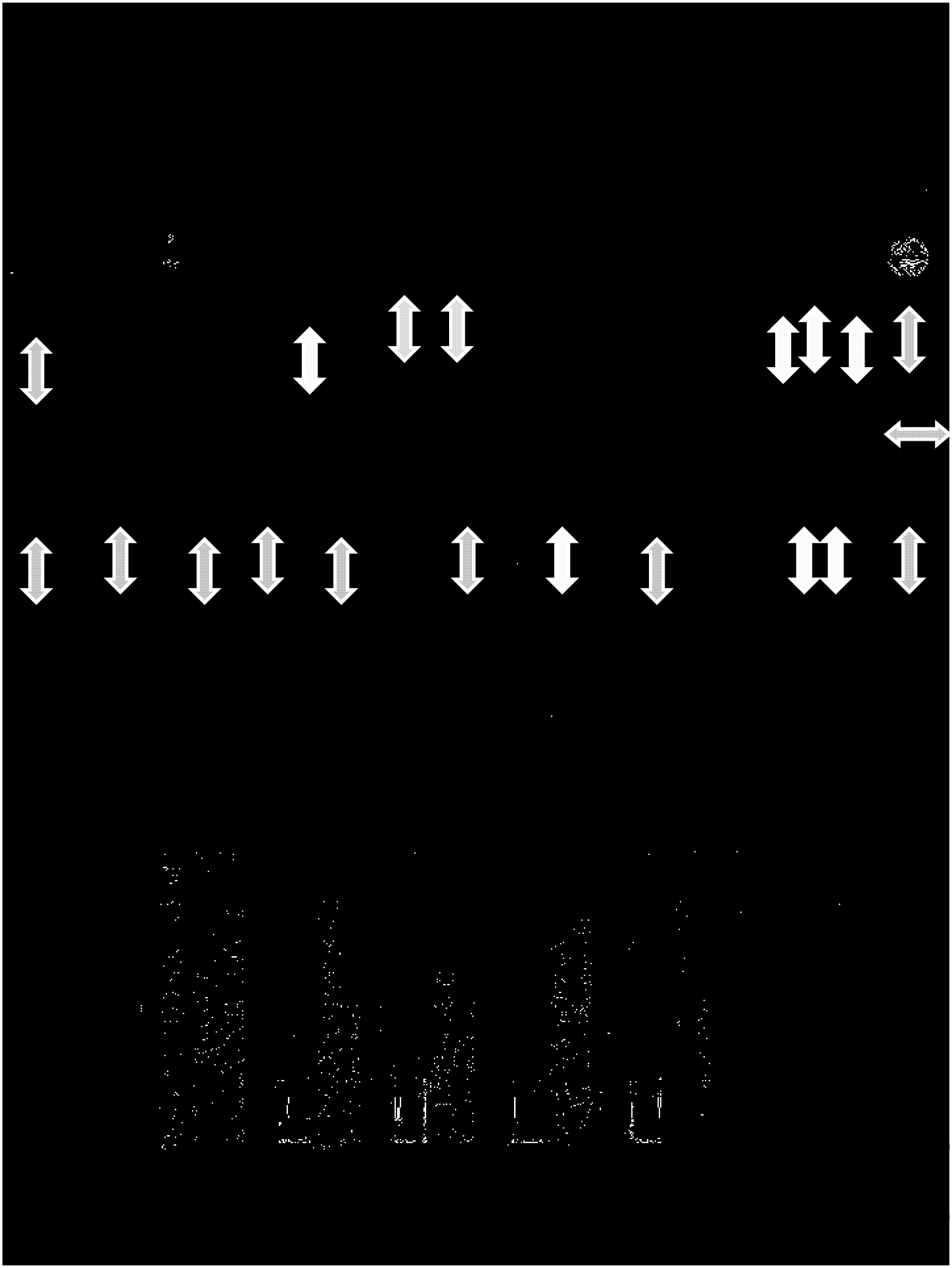
Commercial

Inclusionary Housing

Potential RT route

Planned RT stop





OPEN POLICY ITEMS
Proximity / Walkability

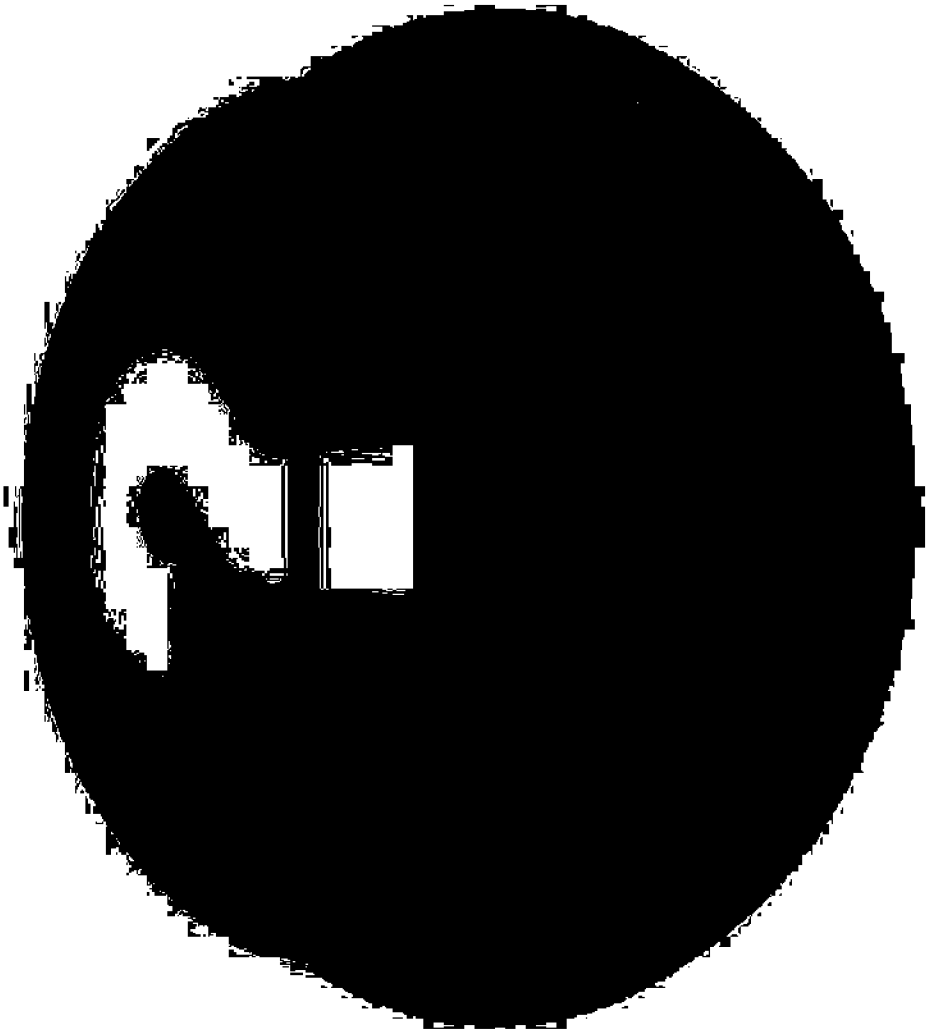
- Smart Growth is density and destinations
  - Transit options as well as somewhere substantial to walk to should be provided
- Proximity of high density housing to destinations and transit
  - Transit Options / Bus Routes / Shuttles
  - When will certain levels of service be provided?
  - Transit services prior to DNA LRT
- Connections to adjacent developments

OPEN POLICY ITEMS
Discussions with Natomas Park / Regency Park Neighbors

- Door-to-door outreach with the immediately adjacent residents of Natomas Park and Regency Park to address future interactions with these neighbors. Specifically, the following adjacency issues:
  - Building Elevations
  - Building Heights
  - Fencing

Next Steps

- City Council provides direction to the applicant and City staff on design issues
- Continue the item to September 18, 2007
- In the September 18th staff report, staff will:
  - Address / Incorporate Tonight's Comments
  - Provide Revised Resolutions and Ordinances for Final Action



Extra Slides

Entitlements	**North and South** (All Entitlements)	**North and South** (1st Stage Entitlements)	**North Only** (All Entitlements)	**North Only** (1st Stage Entitlements)
EIR & Mitigation Monitoring Plan	X	X	X	X
Reorganization	X	X	X	X
Tax Exchange Agreement	X	X	X	X
Pre-Annexation Agreement	X			
Finance Plan	X		X	
General Plan Map Amendments	X	X	X	X
Community Plan Map Amendments	X		X	
Community Plan Text Amendments	X		X	
Prezones	X	X	X	X
Zoning Code Text Amendment	X			
Development Agreements, Inclusionary Housing Plans, PUD Establishment, Tentative Maps, and Subdivision Modifications	X		X	

All Entitlements
(North of Del Paso Road Only)

- EIR and Mitigation Monitoring Plan
- Reorganization
- Tax Exchange Agreement
- Finance Plan
- General Plan Map Amendment
- Community Plan Map and Text Amendments
- Prezone
- Development Agreements
- Inclusionary Housing Plans
- PUD Establishment (including PUD Schematic Plan and Guidelines)
- Tentative Maps and Subdivision Modifications

All Entitlements
(North and South)

- EIR and Mitigation Monitoring Plan
- Reorganization
- Tax Exchange Agreement and Pre-Annexation Agreement
- Finance Plan
- General Plan Map Amendment
- Community Plan Map and Text Amendments
- Prezone and Zoning Code Text Amendments
- Development Agreements
- Inclusionary Housing Plans
- PUD Establishment (including PUD Schematic Plan and Guidelines)
- Tentative Maps and Subdivision Modifications