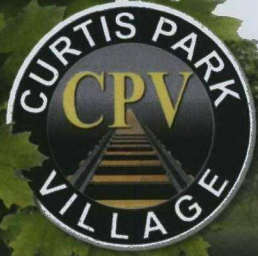


# CURTIS PARK VILLAGE

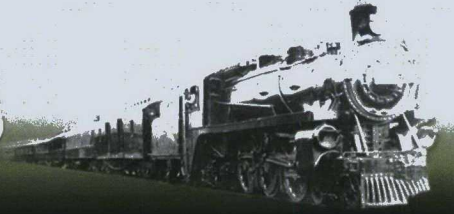


## Outreach

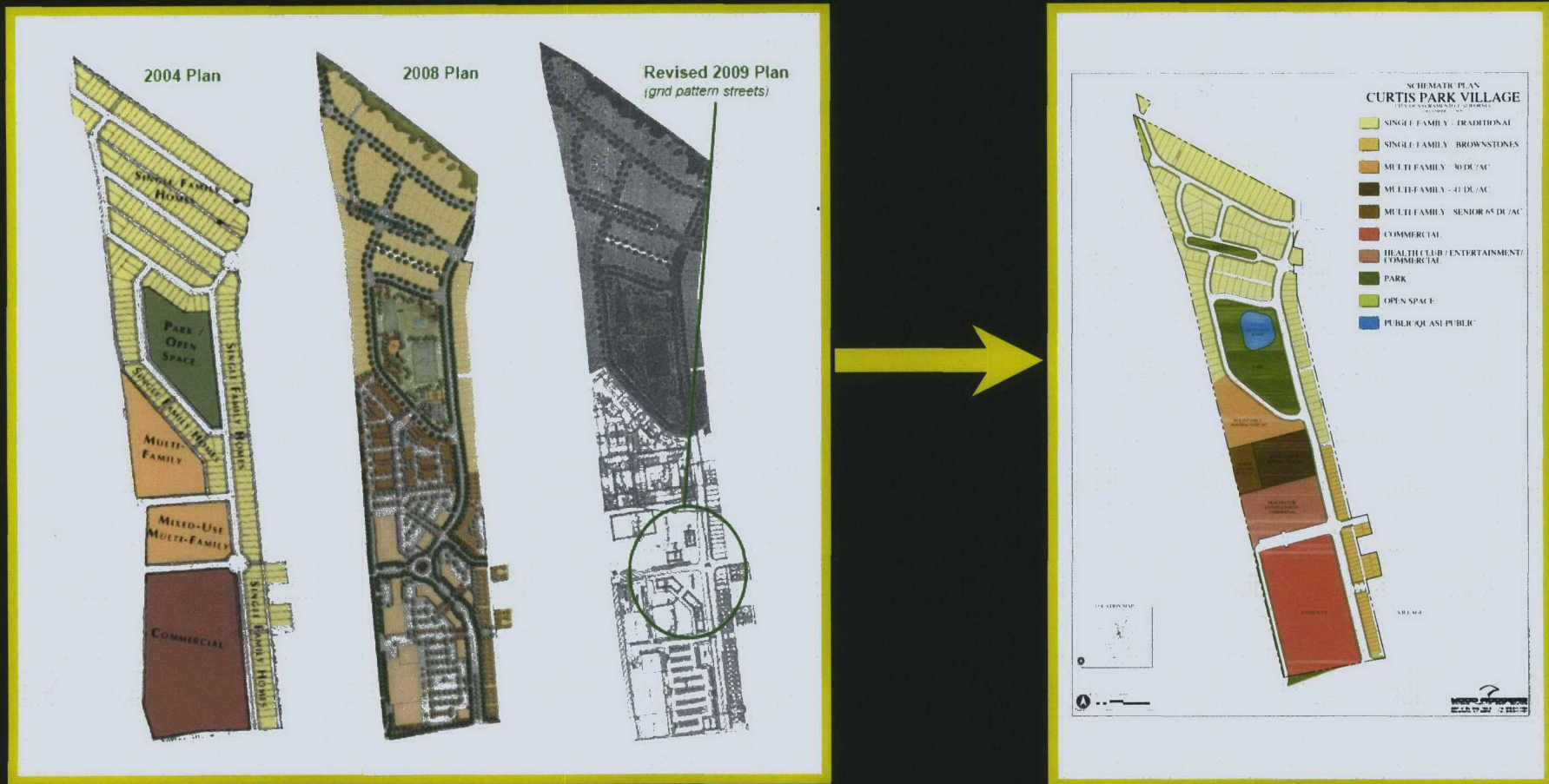
- Nearly 200 stakeholder meetings including (partial list):
  - Sierra Curtis NA
  - Hollywood Park NA
  - Land Park CA
  - Western Pacific Addition NA
  - College Park NA
  - Broadway Partnership
  - Franklin Blvd. Business Assoc.
  - Oak Park CA
  - South of Sutterville PO Assoc.
  - SACOG and Regional Transit
  - ECOS/AIA
  - Clean Air Partnership
  - Los Rios Community College District
  - Friends of Light Rail & Transit
  - Walk Sacramento
  - Bicycle advocates
- Two review and comment workshops before the City Planning Commission
- Project website, events, mailers and newsletters



# CURTIS PARK VILLAGE



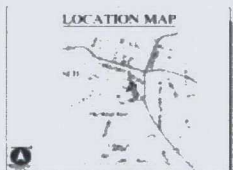
## Plan Evolution





SCHEMATIC PLAN  
**CURTIS PARK VILLAGE**  
CITY OF SACRAMENTO, CALIFORNIA  
DECEMBER 10, 2009

- |  |  |
|--|--|
|  | SINGLE FAMILY - TRADITIONAL                |
|  | SINGLE FAMILY - BROWNSTONES                |
|  | MULTI-FAMILY - 30 DU/AC.                   |
|  | MULTI-FAMILY - 41 DU/AC.                   |
|  | MULTI-FAMILY - SENIOR 65 DU/AC.            |
|  | COMMERCIAL                                 |
|  | HEALTH CLUB / ENTERTAINMENT/<br>COMMERCIAL |
|  | PARK                                       |
|  | OPEN SPACE                                 |
|  | PUBLIC/QUASI-PUBLIC                        |





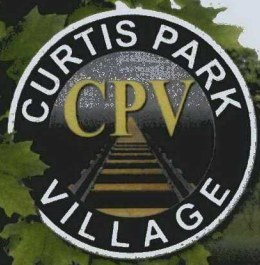
# CURTIS PARK VILLAGE



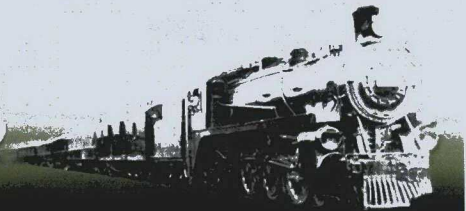
## General Project Details

- Site is approximately 72 acres
- Proposed land uses:
  - 7.5 acres of **Park/Parkway/Open Space**
  - 33 acres/189 Units of **Single Family Housing**
  - 8 acres/248 units of **Multi-Family Housing**
  - 1.4 acres/90 units of **Senior Housing**
  - 8.5 acres of **Neighborhood Grocery Center**
  - 1 acre of **Neighborhood Office**
  - **Flex Zone** includes retail, office or residential





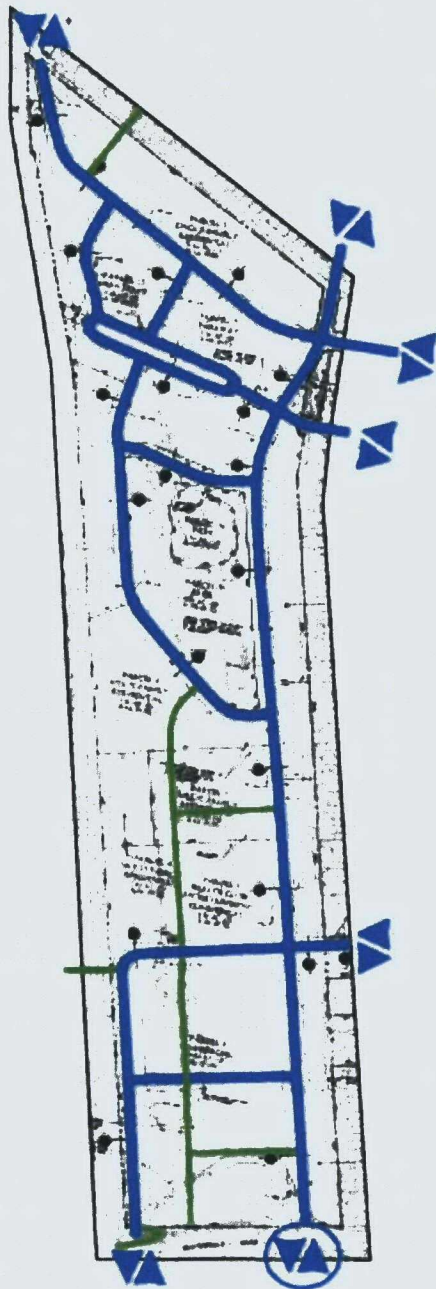
# CURTIS PARK VILLAGE



## Economic Benefits of New Project

- \$1 billion multiplier effect (ULI 5x quotient) and \$1 billion cumulative benefit (revenue) to City through 2030
- \$211,000,000 in total construction on the site for buildings and improvements
- \$32,000,000 paid in impact fees and building permit fees to the City
- \$31,500,000 of construction in public improvements
- \$16,000,000 in fees paid to the City for improvement construction
- \$2,527,000 generated in property taxes per year and \$900,000 (estimated) generated in sales tax per year
- 1,600 jobs during construction - 520 jobs at build-out

# Bicycle Pedestrian and Vehicular Access and Circulation



Project Exits/Entrances (Two Way)



Roadway Bike/Ped/Auto Access  
and Circulation

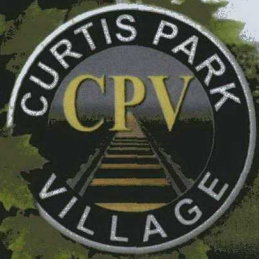


Additional Bike/Ped Access and  
Circulation

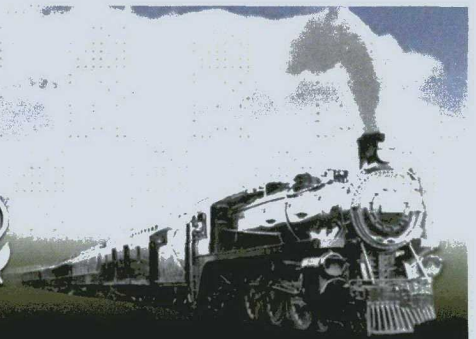


Primary Vehicular Access





# CURTIS PARK VILLAGE



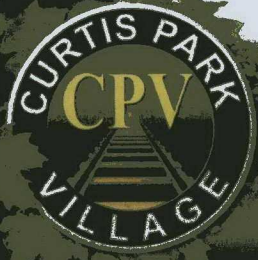
## Pedestrian Bridge

- Proposed pedestrian bridge linking the center of Curtis Park Village to Light Rail
- Pedestrian and bike access (stairs and ramps)
- Landing area on the Curtis Park Village site provided.
- Project Condition 24 (page 189 of the staff report)

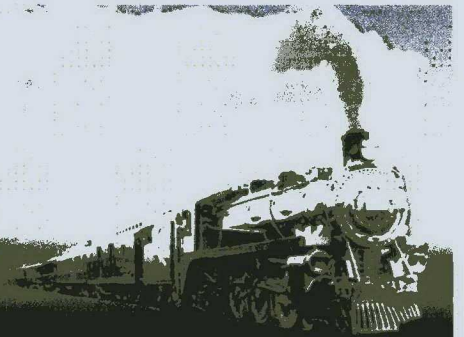


*Proposed bridge rendering*

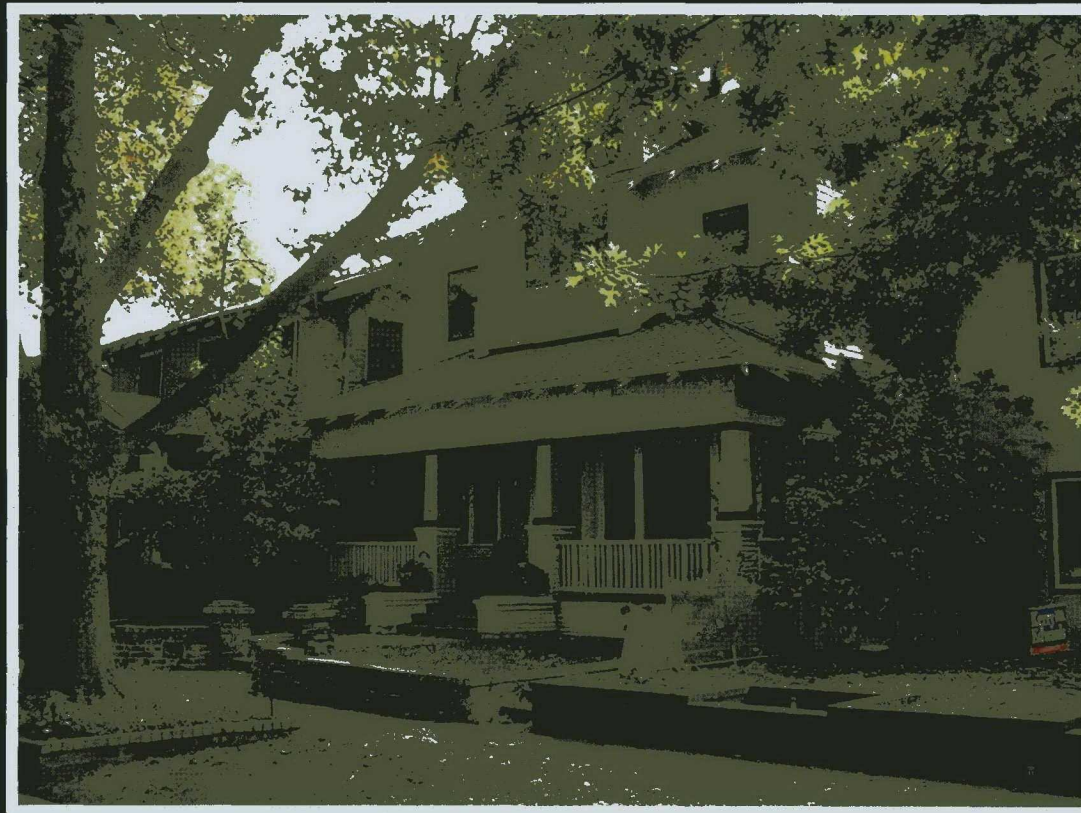




# CURTIS PARK VILLAGE



## Single-Family Residential



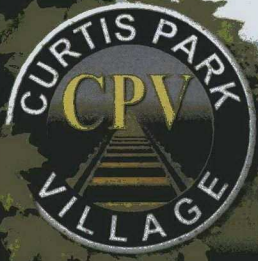




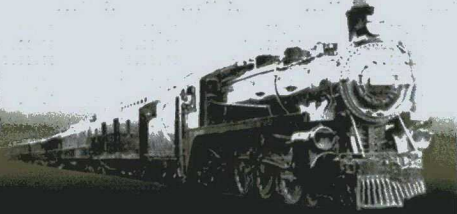
## Duplex/Halfplex Housing Sites

CURTIS PARK VILLAGE

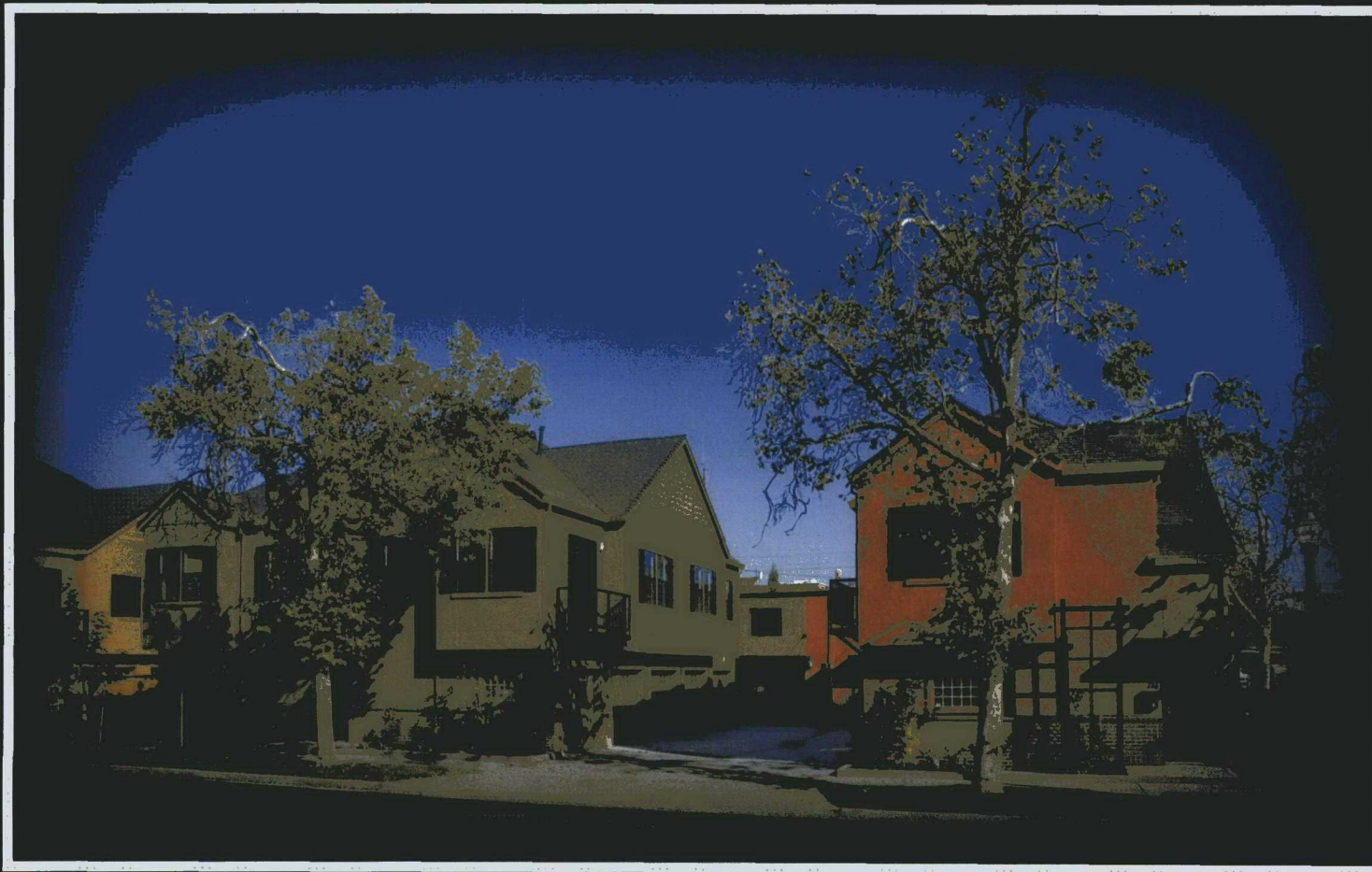




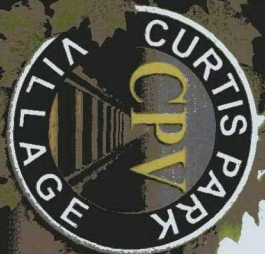
CURTIS PARK VILLAGE



## Multi-Family and Senior Housing

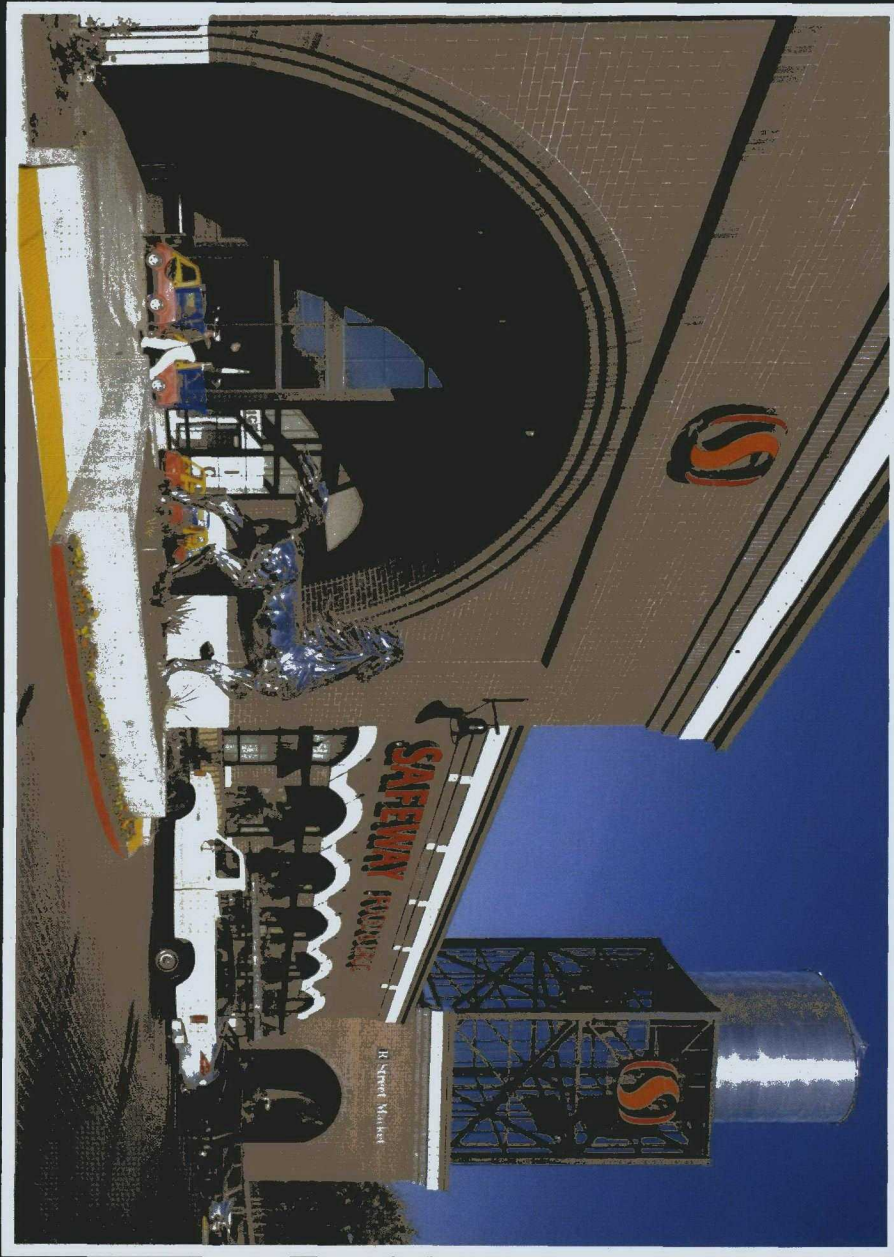


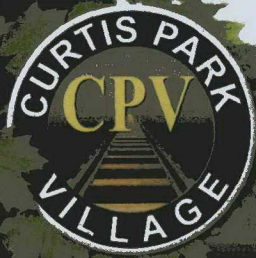




# CURTIS PARK VILLAGE

## Neighborhood Commercial





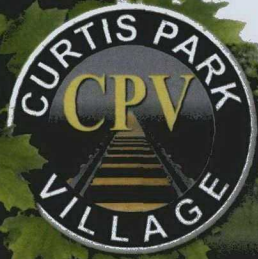
# CURTIS PARK VILLAGE



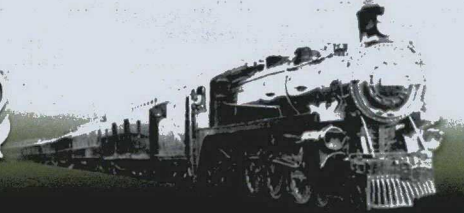
## Neighborhood Commercial





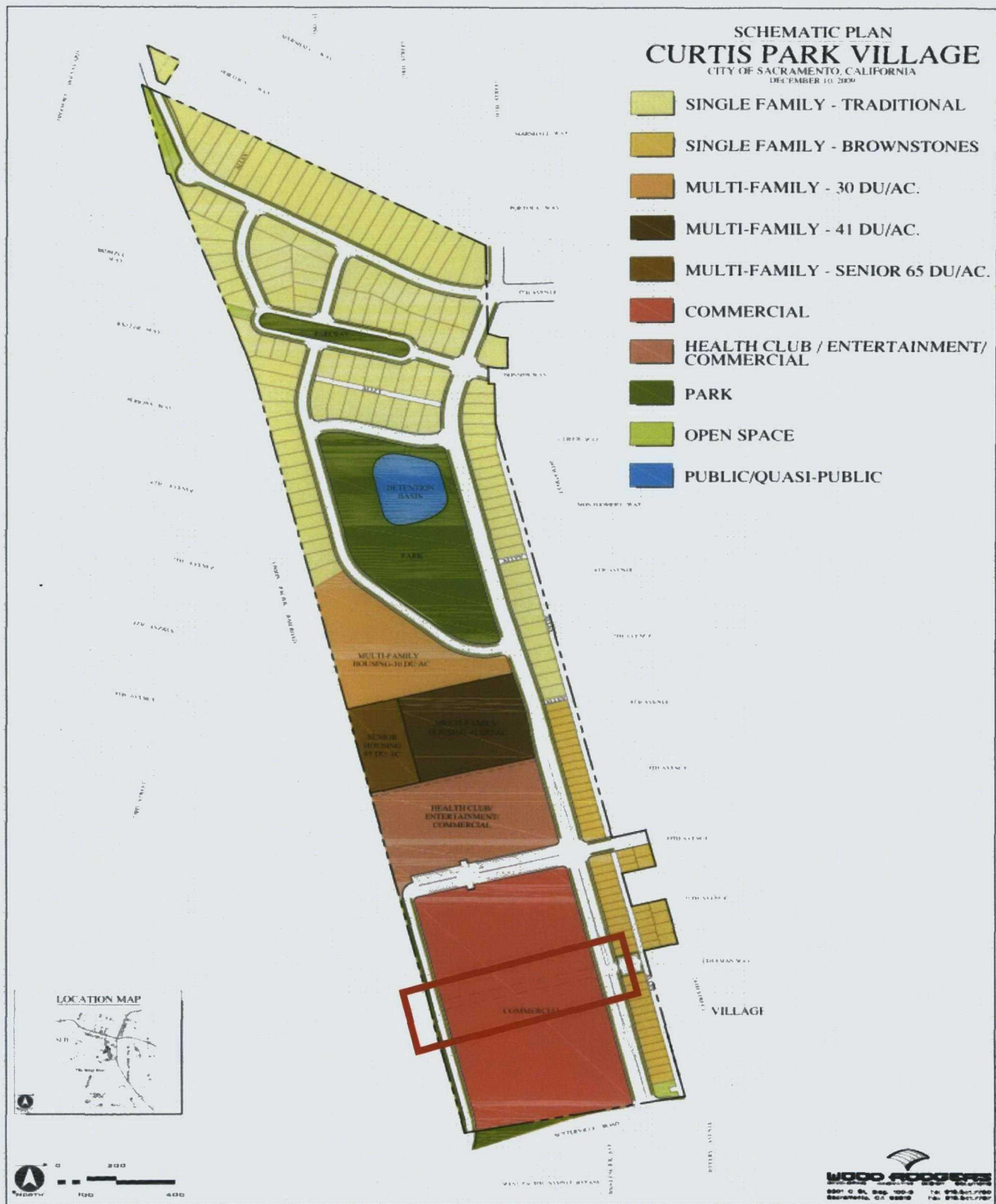


CURTIS PARK VILLAGE

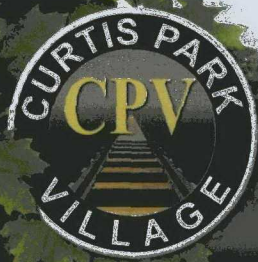


## Neighborhood Commercial

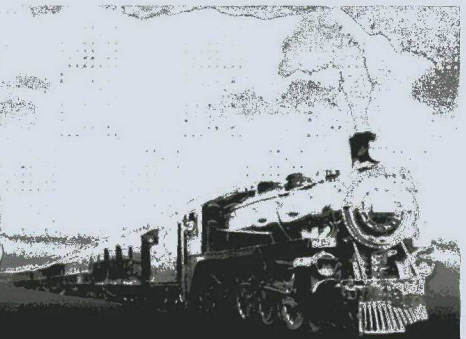
- 154,000 square feet proposed neighborhood serving retail with grocery store anchor
- 16,000 square feet neighborhood office
- Approximately 89,000 s.f. of retail, office or residential in new “Flex Zone”



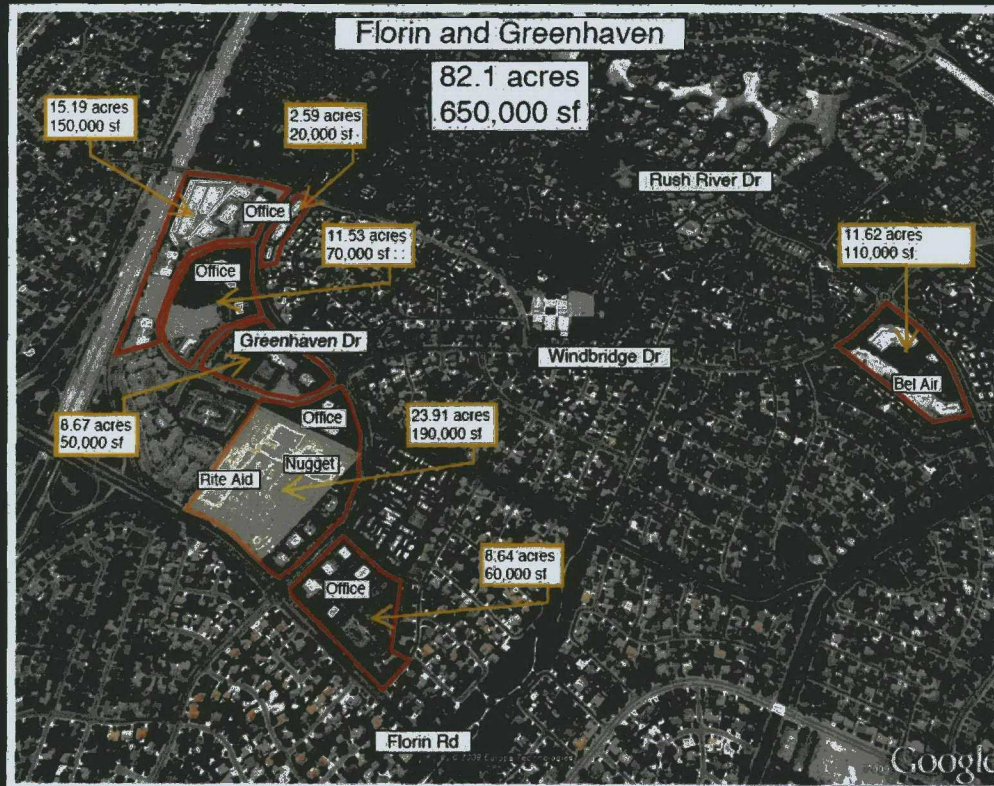




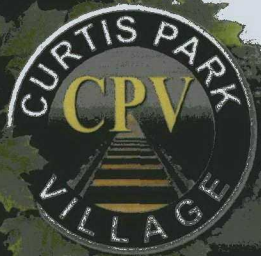
# CURTIS PARK VILLAGE



## Florin and Greenhaven



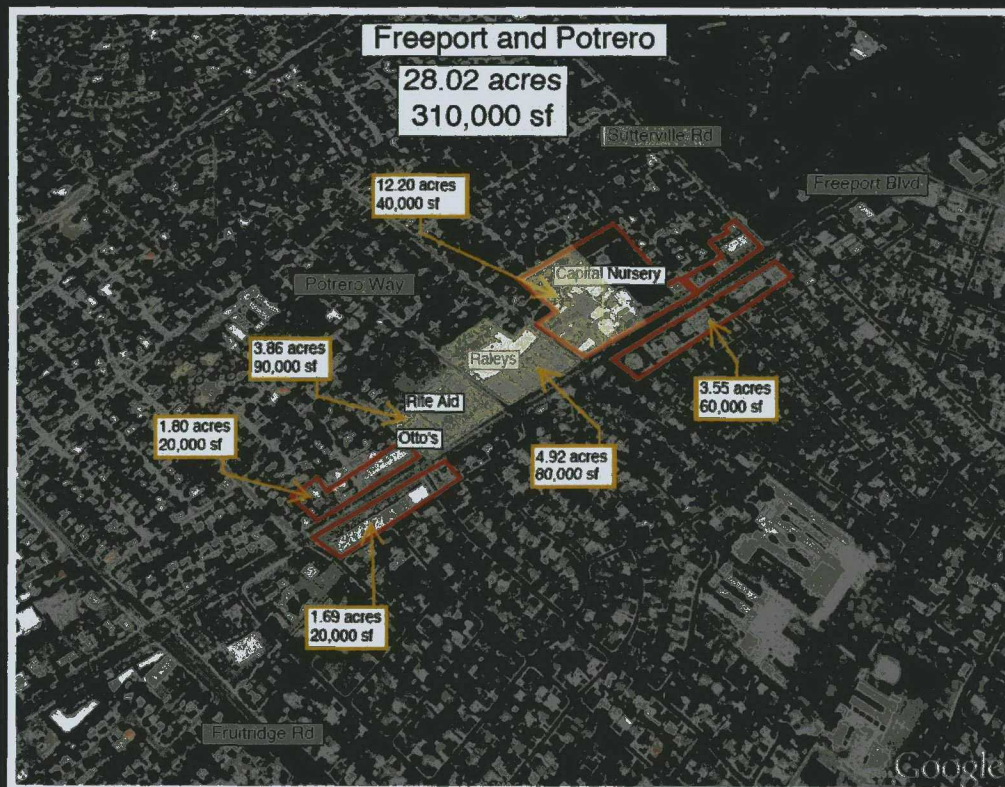




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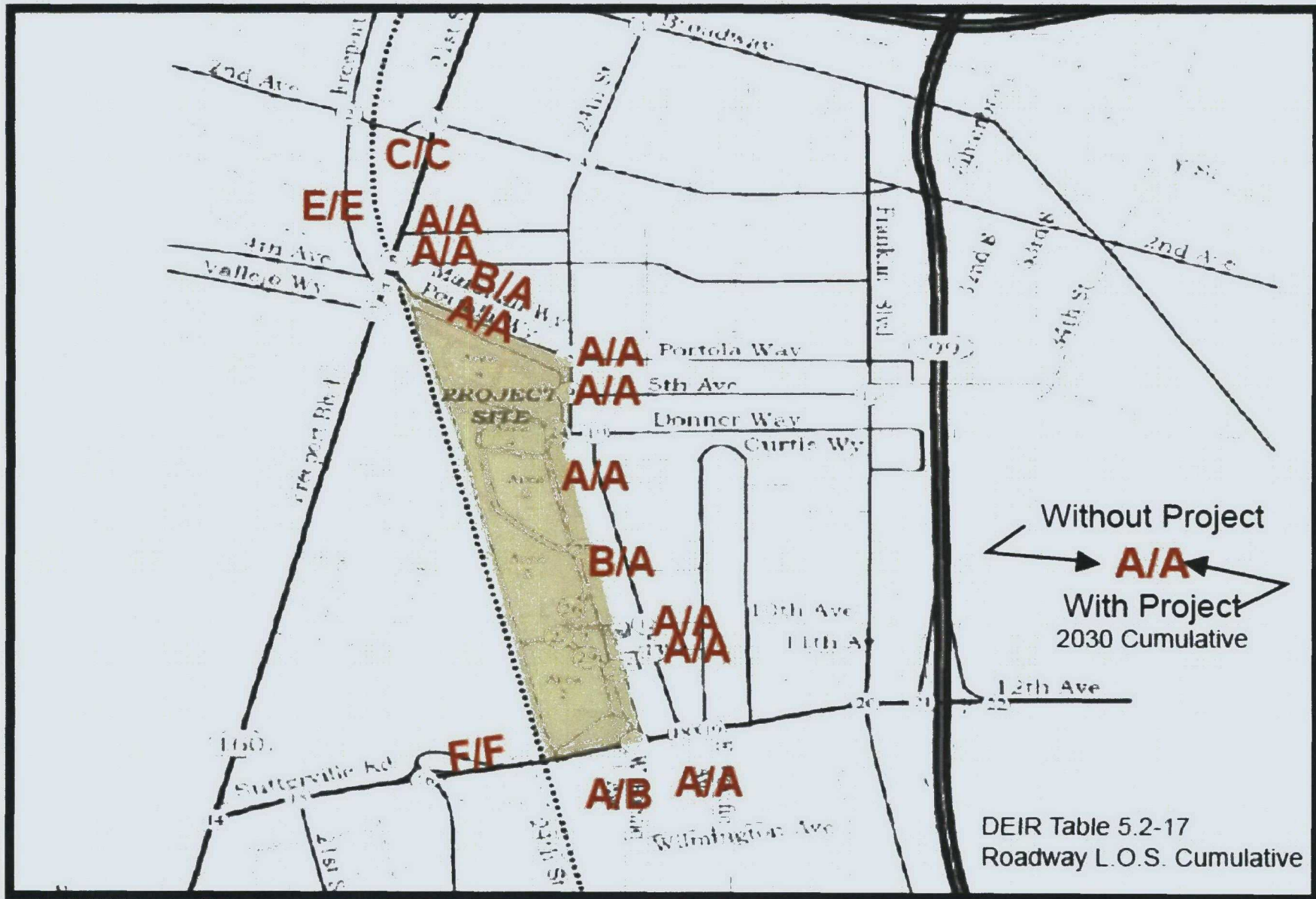


## Freeport Boulevard





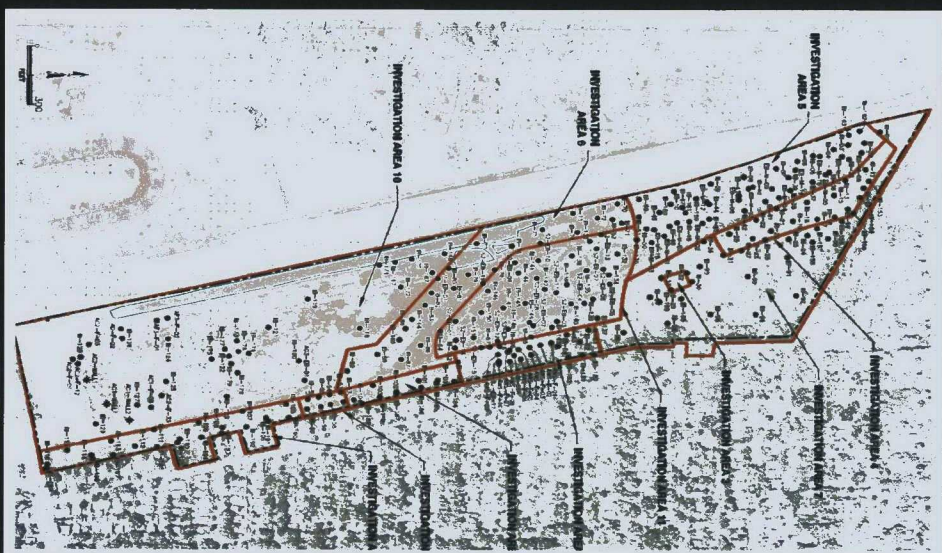
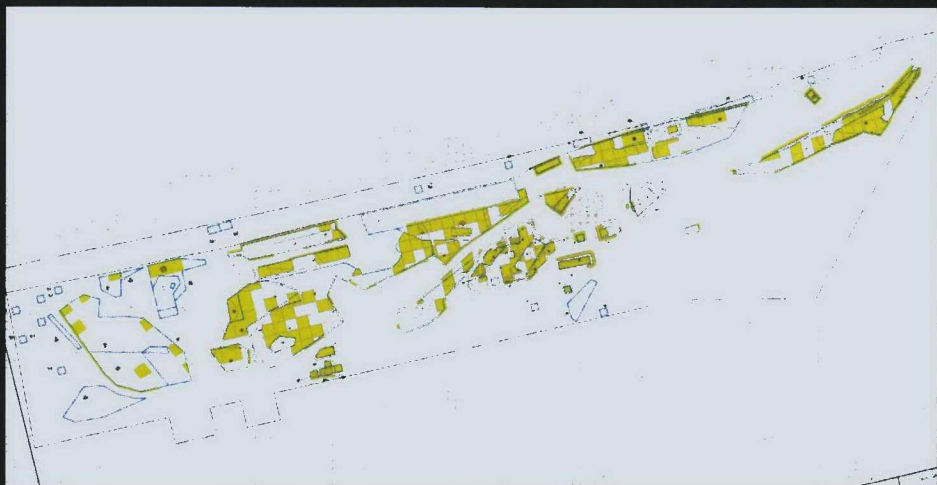
# Traffic Diagram



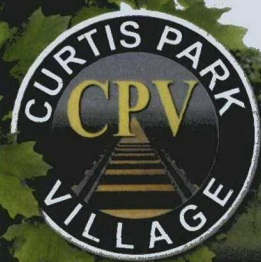


# CURTIS PARK VILLAGE

Remediation - 1995 vs 2010







# CURTIS PARK VILLAGE



*"... 'not in my backyard' sentiments, even if unspoken, cannot rule the day. Especially in a place that talks the 'smart growth' talk so fluently. It's time to walk the walk."*

*(Sacramento Bee Editorial 2009)*

## THE SACRAMENTO BEE OPINION

EDITORIAL Views of the editorial board

### Can Sacramento do infill project

THE WASTELAND KNOWN AS CURTIS PARK RAILYARD WILL BE A BIG TEST

A big test is ahead for Sacramento as the city considers whether to build a new infill project in the Curtis Park rail yard.

The city's proposed plan to build a new infill project in the Curtis Park rail yard is a test of the city's ability to handle the project.

A new infill project in the Curtis Park rail yard is a test of the city's ability to handle the project.

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A new infill project in the Curtis Park rail yard is a test of the city's ability to handle the project.

## Curtis Park project needs to happen

RAILYARD PLAN FOR HOMES, RETAIL LEAVES SOME NEIGHBORS WARY

The people who live in the Sacramento neighborhoods of Curtis Park and Land Park tend to think of themselves as environmentalists, eco-aware folks who believe that urban sprawl is bad and high-density, inner-city living is good for the Earth. Now they have a chance to live by that creed in addition to advocating it for others.

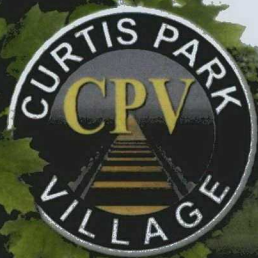
A developer is trying to build a new community on the site of the old Western Pacific railyard that divides the two neighborhoods just east of Freepoint Boulevard near Sacramento City College. He has removed tons of contaminated soil and has tentative approval from state toxic waste regulators for a plan to deal with the rest.

But as the developer, Paul Petrovich, seeks city approval for his project, the neighbors are getting antsy. They don't like the design, which they say is too "suburban." They worry about the traffic. They want small retail spaces serving the locals but nothing large enough to attract outsiders.

Each of these objections raises a valid concern. But we also can't help wondering if many of the neighbors will find something to dislike about this project no matter what the developer does.

City planners need to work closely with the developer and the surrounding community to ensure that this valuable, underused space becomes a vibrant part of the city. Legitimate concerns must be addressed. But "not in my backyard" sentiments, even if unspoken, cannot rule the day.

Especially in a place that talks the "smart growth" talk so fluently. It's time to walk the walk.



# CURTIS PARK VILLAGE



Friends of Light Rail & Transit  
P.O. Box 2110  
Sacramento, CA 95812  
916.447.1960

September 22, 2009

Sacramento City Councilmembers  
915 I Street, 5<sup>th</sup> Floor  
Sacramento, CA 95814

Dear Honorable City Councilmembers:

On behalf of the Board of Directors of Friends of Light Rail & Transit (FLRT) I would like to forward our letter of support for the Curtis Park Village (CPV) project.

At the request of Sierra Curtis Neighborhood Association (SCNA) the FLRT Board of Directors scheduled a CPV presentation on September 10, 2009 from project applicant Paul Petrovich. In addition to the proponent's presentation, the board received a letter and presentation from Kathleen Ave of SCNA's Neighborhood Concerns Committee.

After the two detailed presentations, the board discussed the project voted unanimously to support it. Key considerations included: the potential positive impact on light rail ridership, the clean-up of a highly contaminated site, retail and job opportunities, and the provision for a significant amount of new housing along light rail. Further, the board supported the efforts to plan and construct a pedestrian bridge, linking the project to the Sacramento City College Light Rail Station.

We look forward to hearing the council's discussion later this fall. If you should have any questions please contact me at (916) 736-9000.

Sincerely,

Dain Domich  
President

cc: Kathleen Ave, SCNA, Neighborhood Concerns Committee  
Paul Petrovich, Petrovich Development Company

(Letter circulated by email only)

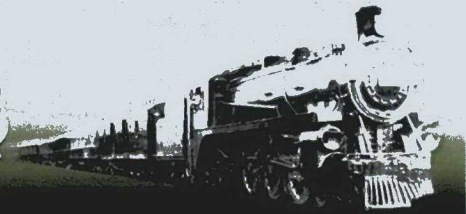
*“...the board discussed the project and voted unanimously to support it. Key considerations included: the potential positive impact on light rail, the cleanup of a highly contaminated site, retail and job opportunities and the provision for a significant amount of new housing along light rail.”*

(FLRT letter dated Sept. 22, 2009)



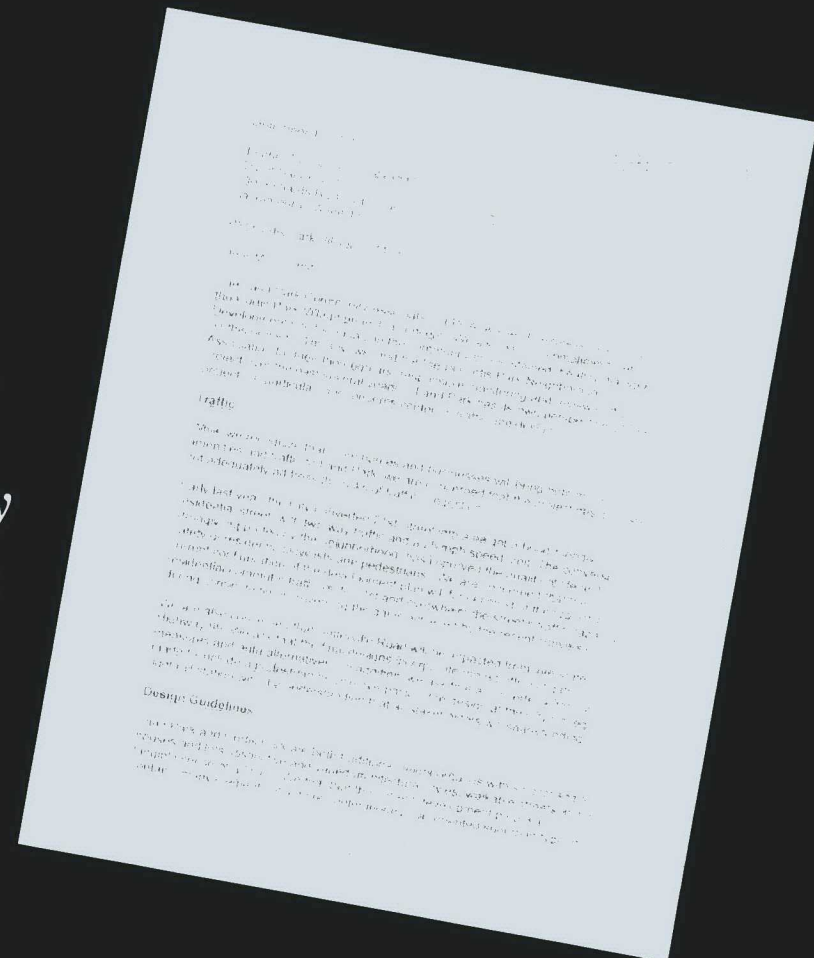


# CURTIS PARK VILLAGE



*“The Land Park Community Association wishes to express its support for the Curtis Park Village project in concept. We also wish to compliment Petrovich Development Company for engaging the community in a sustained, healthy dialogue on this project.”*

*(LPCA letter dated Sept. 18, 2009)*



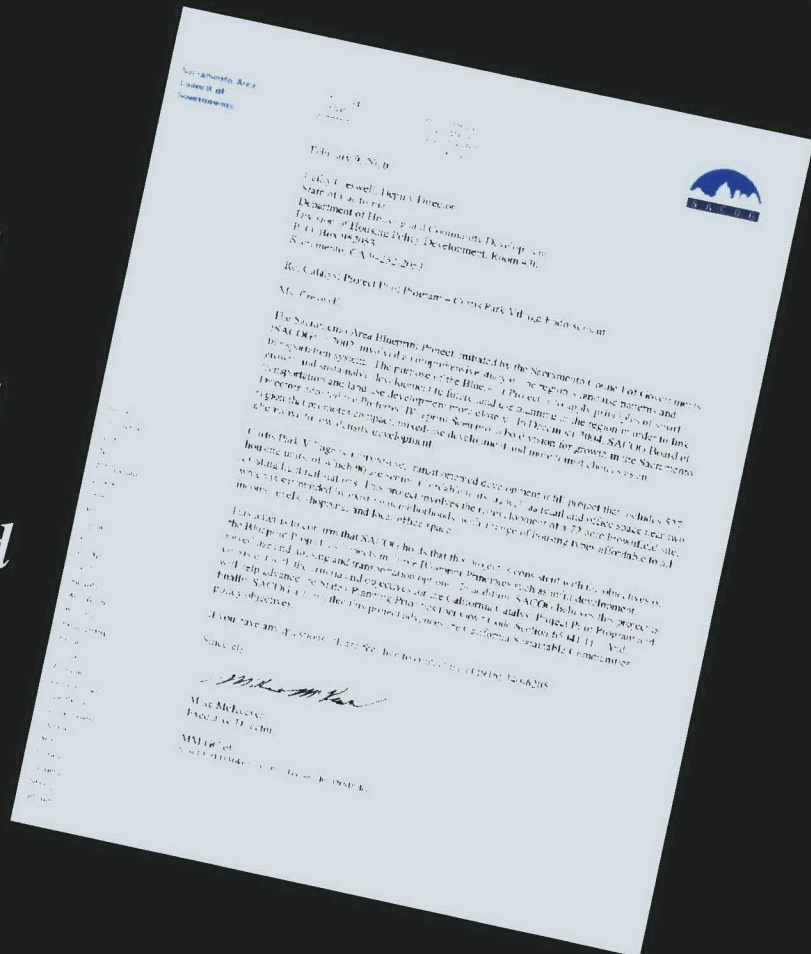


# CURTIS PARK VILLAGE

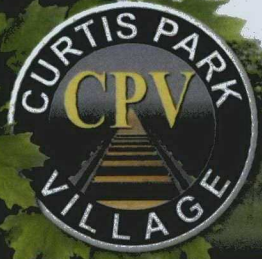


*“This letter is to confirm that SACOG holds that this project is consistent with the objectives of the Blueprint Project, as it meets multiple Blueprint Principles, such as infill development, mixed use and housing and transportation options.”*

*(SACOG letter dated Feb. 9, 2010)*





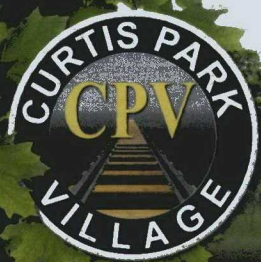


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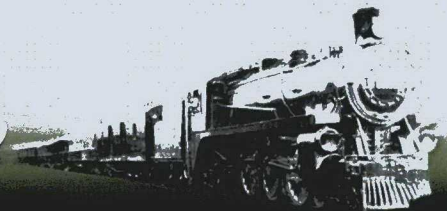


# Planning Commission Summary

- Five hour presentation and discussion
- Minor changes to the proposed plan (no material changes)
- Unanimous approval

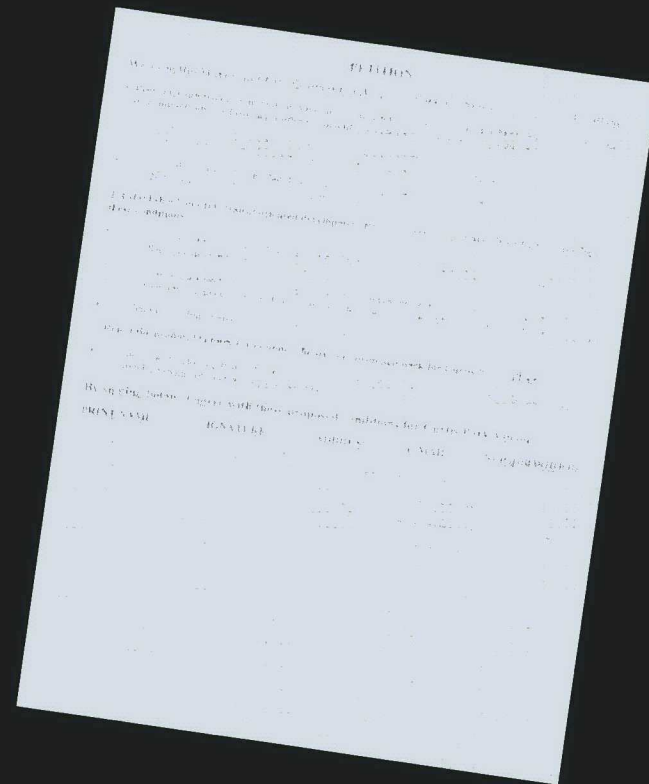


# CURTIS PARK VILLAGE

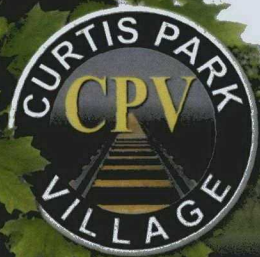


## SCNA Petition

- Prevent strip mall and Big Box
- Create TOD, ped-friendly development (bridge, grid, etc.)
- No toxics buried in the park







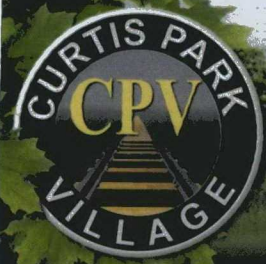
# CURTIS PARK VILLAGE



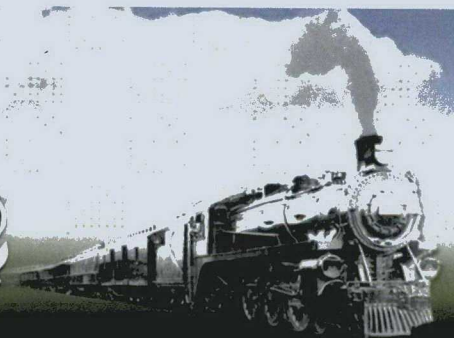
## List of SCNA Changes

In addition to the dozens of changes to the project at the request of the neighborhood over the past five years, we recently agreed to support changes to:

- Bridge
- Grid
- Tenant Size
- Flex Zone
- RAP Amendment



CURTIS PARK VILLAGE



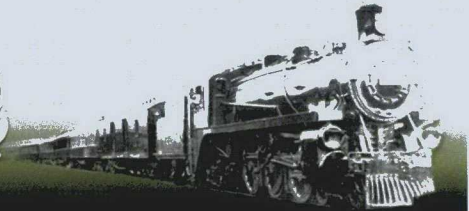
# Containment Cells

## Summary of Other Projects



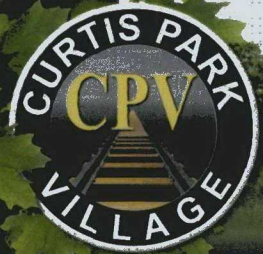


# CURTIS PARK VILLAGE



## Containment Cells

- Caps have been used for **decades**
- Caps are used to **encapsulate** contamination in parks, schools, near water and in various commercial and residential locations
- DTSC has approved about **200 capped sites** in California



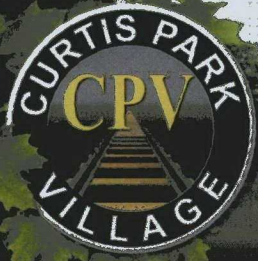
CURTIS PARK VILLAGE



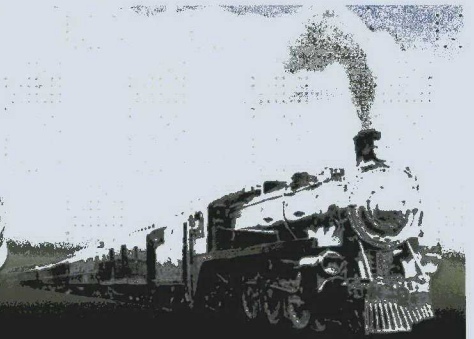
## Containment Cells - **Parks**

- Dozens of parks have containment cells in California (many more across U.S.)
- Both landscaping and hardscape have been installed over containment cells
- Most closed landfills are using cap technology (and becoming park space)



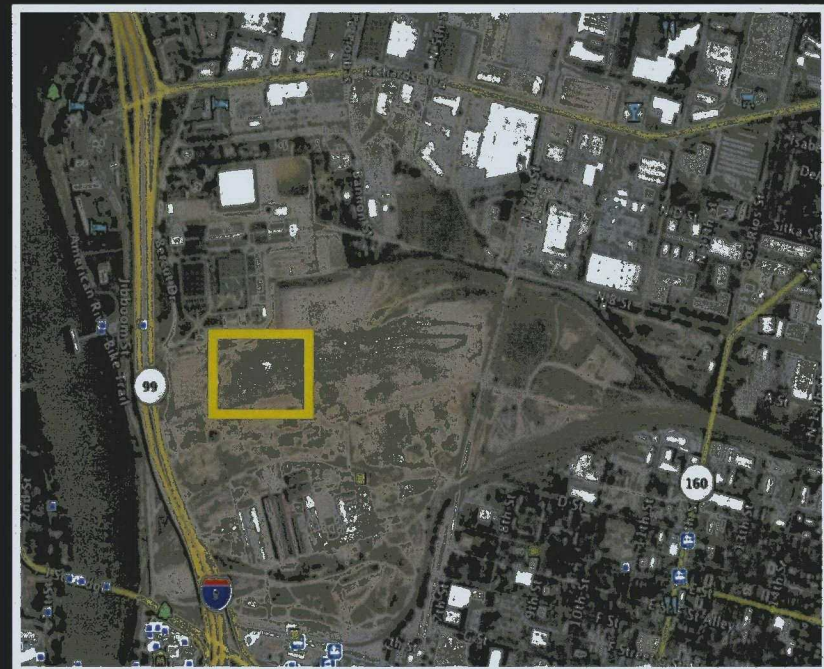


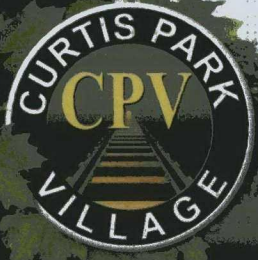
# CURTIS PARK VILLAGE



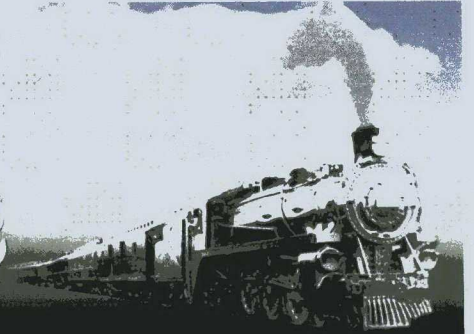
## Downtown Sacramento Railyard

- Cell contains multiple times more contamination than CPV (cell is 55' thick/deep)
- Similar contaminants
- Nearly 10 times more future residents
- City and DTSC approved





# CURTIS PARK VILLAGE

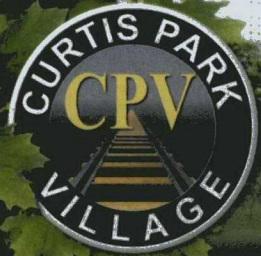


## Sutter's Landing

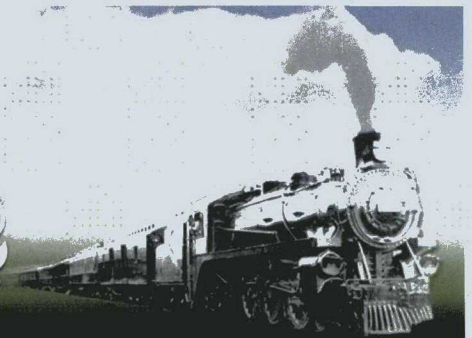
- 5,000 residents within one mile
- Many contaminants, including cadmium and zinc
- Near river and Sacramento's premier recreation area







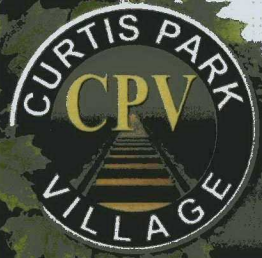
# CURTIS PARK VILLAGE



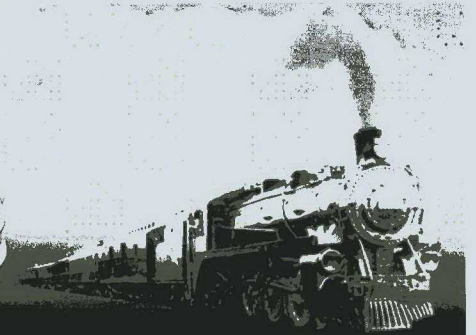
## Vincent and Shimada Parks (Richmond, CA)

- Contaminants are lead, PAHs, and petroleum hydrocarbons
- Cells constructed in 1990s
- 5,000 units within one mile of site
- On the “bay”





# CURTIS PARK VILLAGE

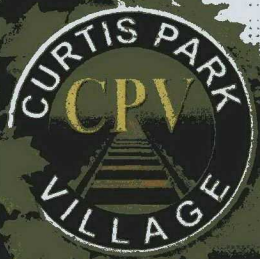


## Lincoln Park (Ft. Lauderdale, FL)

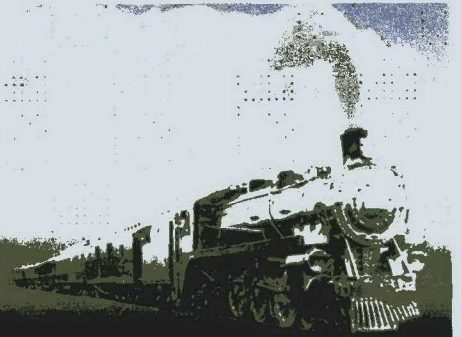
- Nearly three acres
- Contaminants are arsenic, PAHs, lead and more
- Nearly 20,000 people (double the density of the CPV project area) within one mile



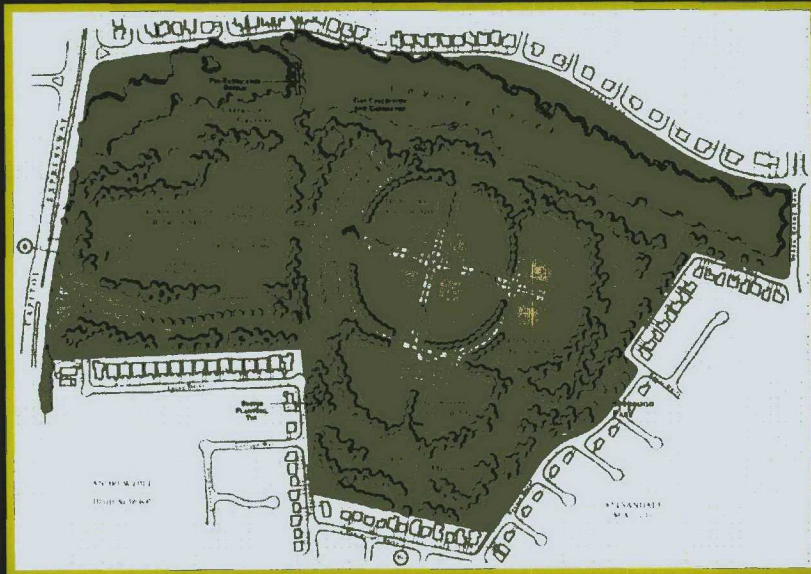




# CURTIS PARK VILLAGE



## Landfill Parks *(with caps)*



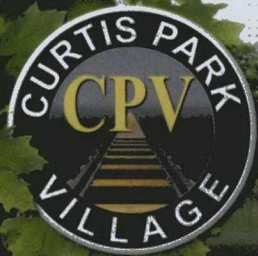
Singleton Park, San Jose



Burlingame



Union City



CURTIS PARK VILLAGE



## California School Sites *with caps*



Vista Del Lago High School  
Folsom, CA

- Russell Ranch Elementary
- Ramblewood Elementary
- Mountain Oaks Community School
- Chalone Middle School
- Lee Richmond Junior High  
*and others*