

## Bridge District Facts

The Bridge District construction was initiated on June 21, 2010, and has a required completion date of **November, 2011**.

### **Projected office, housing and shopping square feet:**

Expected Buildout: If the Bridge District is developed at 77 percent of its potential it should create approximately 9.6 million square feet of residential and commercial development (4,000 residential units and 5.6 million square feet of commercial development). Of that approximately 500,000 square feet is expected to be devoted to retail. This development will support 9,378 residents and 16,000 jobs.

Maximum Buildout: If the Bridge District's development capacity is maximized, then **12.5 million square feet of residential and commercial development** would be created. (5,210 residential units and 7,290,000 square feet of commercial development).

After the 2014 Plan is implemented, the Bridge District is expected to have capacity for approximately 8.3 million square feet of remaining development and require \$86 million in remaining backbone investments.

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**The Bridge District landowners and holdings:**

<b>DEVELOPABLE AREA</b>		
<b>Name</b>	<b>Net Developable Sq Ft</b>	<b>Acres</b>
Smart Growth Investors II	1,456,606.42	33.44
Redevelopment Agency	391,380.03	8.98
UP Railroad	362,461.96	8.32
Ethan Conrad	326,539.48	7.50
Dean Unger	297,333.82	6.83
River Road Venture	256,755.82	5.89
Cemex	230,954.78	5.30
Loris Family Trust	150,764.95	3.46
Tecon Pacific	131,950.40	3.03
Robinson	126,626.13	2.91
River City Parking	97,314.03	2.23
Clark Pacific Corporation	76,067.78	1.75
Ramos Trust Frank and Joanne	74,647.91	1.71
Sacramento Stucco	72,577.79	1.67
Ramos Trust Frank et al	67,651.22	1.55
Arkad	40,287.24	0.92
Kruse Construction	31,880.74	0.73
City of West Sacramento	21,890.60	0.50
Yolo Count Motel-Hotel Assn	8,810.64	0.20
Carasco	6,634.58	0.15
<b>DEVELOPED AREA</b>		
<b>Name</b>	<b>Developed Sq Ft</b>	
River City Land Holding Company (Raley Field)	537,966	12.35

## 2014 Plan Capital Improvement Program (2009 to 2014)

### Public Financing Sources

CA Housing and Community Development- Voter Approved Proposition 1C Bonds	\$23,081,360.00
Property Owner Financing District Formation Assessments: CFD 27 and CFD 23	11,000,000.00
City of West Sacramento Redevelopment Funds	11,034,059.00
CA Resources Agency-Proposition 50	1,727,747.00
State Voter Approved Proposition 1B Bonds	1,000,000.00
SACOG Federal Community Design Program	4,189,000.00
TOTAL	<u>\$52,032,166.00</u>

### Key Investments Completed by 2011:

**Reconstruction of Tower Bridge Gateway** (former SR-275): This project is part of the de-industrialization of the Bridge District and will re-construct this grade-separated freeway (built to provide quick/easy access to downtown Sacramento) into a “front door” arterial roadway. The new facility will provide safe multi-modal access (auto, bike, transit, pedestrian) into the Bridge District and construct two new at grade intersections at 5<sup>th</sup> Street and 3<sup>rd</sup> to connect the adjacent Washington Neighborhood. These roadway improvements are also required to support construction of the Downtown/ Riverfront Streetcar project.

#### Roads:

**Riverfront Road Reconstruction:** This roadway will be reconstructed from **Tower Bridge Gateway** to **Mill Street** in order to provide safe multi-modal access (auto, bike, transit, and pedestrian). **5<sup>th</sup> Street Reconstruction, Patch, and Re-striping** from Tower Bridge Gateway to

**Market Street:** This roadway will be reconstructed from Market Street to the Highway 50 on-ramp. **Bridge Street:** A portion of the US-50 off-ramp will be reconstructed to meet engineering standards, connect 5<sup>th</sup> Street with Riverfront Road, and a new intersection will be built at Bridge Street and the US-50 off-ramp.

**Garden Street:** A new roadway connecting Broad Street with Riverfront Road will be constructed to provide access to residential development that is part of the 2014 Plan. **Mill Street:** A new roadway connecting 5<sup>th</sup> Street with Riverfront Road will be completed to provide access to

residential development that is part of the 2014 Plan. **Central Street:** A new roadway connecting Bridge Street with Mill Street to provide access to residential development that is part of the 2014 Plan will be constructed.

**Parks:** Park projects included in the CIP represent critical basic amenities necessary to support early development projects. Park improvements completed by 2011 include:

- Garden Park: A 28,000 square foot neighborhood garden framed by a development of urban townhomes (developed by Fulcrum Property). The centerpiece of the park, and the community focal point, will be a massive granite table set under four ancient olive trees. The park will also include a community vegetable and herb garden, and two generous open turf areas to complete a people and pet-friendly picture.
- Riverfront Promenade Path and Plaza: An approximately 4,770 linear foot shared-use (walking and biking) asphalt path will be constructed along the river with shade structures, patios, lighting and furnishings.

**Access Corridors:** State, Ballpark, Garden and Mill Universal Streets will be constructed between Riverfront and the Promenade path in order to provide public access to the river.

**Municipal Utilities:** Municipal utility projects included in the CIP represent improvements necessary to support early development projects as well as improvements coincident with CIP roadway improvements. These improvements include:

- A new sewer lift station and sewer collection pipelines;
- Joint trench pipelines (for electric, cable, etc.).

## **Key Investments completed by 2012:**

### **Municipal Utilities:**

- A new 3.0 million gallon water tank, pump station, and water distribution pipelines (Tank will be completed in 2012);