



2016 ENTITLEMENT

RESIDENTIAL:

- Ultimately up to 10,000 housing units.
- 600 Affordable units

HOTEL:

- 1,100 room keys

COMMERCIAL:

- 6 million square feet of office and retail space including:
 - Kaiser Hospital
 - MLS Stadium





PROPERTY OVERVIEW

- Adjacent to Regional Public Transportation hub – future intermodal
- AMTRAK Passenger Terminal = 1 Million Annual Ridership
- Multiple Light Rail Stops
- Interstate 5 frontage: >190,000 daily trips
- 3 blocks from new Sacramento Kings Arena & mixed use development (>\$1 Billion investment)
- Only privately owned (5 Acres) Sacramento River frontage in downtown
- Kaiser Hospital and Medical Campus- \$1 Billion investment and 3,000 jobs
- Pending Major League Soccer stadium - \$200 Million project & major entertainment anchor
- Historical railyard shops district & buildings form the Cultural & Retail/Entertainment Center of the project





ANTICIPATED INITIAL HOUSING

- Midrise 4-6 Stories
- Mixed-Use
- Zoning allows for 250 - 450 units per acre
- Market-Rate and Affordable Housing
- Mixed Income Housing Strategy calls for 300 affordable units during the first phases of development. These are anticipated to be in mixed income developments.





HOUSING & MIXED USE

- Who is our likely resident?
 - Anticipate an extremely diverse population. Initial phases will likely be value conscious urban dweller, hospital employees, construction professional
 - Affordable units in early phases to meet Proposition 1C bond obligations
- Amenities for the Railyards residential offering?
 - Jobs
 - Proximity to Downtown
 - Transit Oriented Development
 - Retail programming
 - Parks and open space
 - Historic entertainment district
 - Connectivity to downtown fabric





DEVELOPMENT

- \$80 Million Infrastructure Investment in 2018 and 2019 for MLS, Kaiser Medical Campus and initial housing
- MLS Opening – 2020
- Kaiser Opening – 2023
- Housing – 2020
- 175-200 key upscale hotel– 2023

