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
• 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