

# Appendix L

## Urban Decay Analysis Tables

**TABLE L-1  
RSPU SPENDING POTENTIAL**

	Residential Households	Expenditures	Employees	Expenditures	Downtown Visitor	Expenditures	Museum Visitors	Expenditures	Entertainment Visitor	Expenditures	MLS Stadium Event Attendee	Expenditures	Total Spending Potential
<b>2007 RSP</b>													
2007 RSP (Min Housing Scenario)	10,000	\$162,960,000	15200	\$56,620,000	2370000	\$142,200,000	175000	\$9,975,000	500000	\$28,500,000	0	\$0	\$400,255,000
2007 RSP (Max Housing Scenario)	12,500	\$203,700,000	12500	\$46,562,500	2370000	\$142,200,000	175000	\$9,975,000	500000	\$28,500,000	0	\$0	\$430,937,500
<b>RSPU</b>													
RSPU (Min Housing Scenario)	6,000	\$97,776,000	22903	\$85,313,675	2370000	\$142,200,000	175000	\$9,975,000	500000	\$28,500,000	667000	\$13,340,000	\$377,104,675
RSPU (Max Housing Scenario)	10,000	\$162,960,000	22903	\$85,313,675	2370000	\$142,200,000	175000	\$9,975,000	500000	\$28,500,000	667000	\$13,340,000	\$442,288,675
<b>Change from 2007 RSP Min</b>	<b>-4000</b>	<b>(\$65,184,000)</b>	<b>7703</b>	<b>\$28,693,675</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>667000</b>	<b>\$13,340,000</b>	<b>(\$23,150,325)</b>
<b>Change from 2007 RSP Max</b>	<b>-2,500</b>	<b>(\$40,740,000)</b>	<b>-12,500</b>	<b>(\$46,562,500)</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>667,000</b>	<b>\$13,340,000</b>	<b>\$11,351,175</b>
<b>RSPU Land Use Variant (LUV)</b>													
RSPU LUV (Min Housing Scenario)	7,000	\$114,072,000	22578	\$84,103,050	2370000	\$142,200,000	175000	\$9,975,000	500000	\$28,500,000	0	\$0	\$378,850,050
RSPU LUV (Max Housing Scenario)	10,000	\$162,960,000	22578 <sup>7</sup>	\$84,103,050	2370000	\$142,200,000	175000	\$9,975,000	500000	\$28,500,000	0	\$0	\$427,738,050
<b>Change from 2007 RSP Min</b>	<b>-3000</b>	<b>(\$48,888,000)</b>	<b>7378</b>	<b>\$27,483,050</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>(\$21,404,950)</b>
<b>Change from 2007 RSP Max</b>	<b>-1,500</b>	<b>(\$24,444,000)</b>	<b>10,078</b>	<b>\$37,540,550</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>(\$3,199,450)</b>
<b>Downtown Commons</b>													
Downtown Commons Retail	550	\$4,268,000	3,424	\$12,754,400	0	0	0	0	0	0	1,500,000 <sup>8</sup>	\$30,800,000	\$47,822,400

1. Assumes 2.1 Individuals per household for Downtown Sacramento residents and retail spending per capita of \$7,760 annually.
2. Assumes 1 employee per 300 feet of commercial space and 1 employee per 400 feet of retail space and retail spending per capita of \$3,725 annually.
3. Assumes \$60 in retail expenditures per visit.
4. Assumes \$57 in retail expenditures per visit.
5. Based on proposed spending in ESC analysis, assumes retail expenditures of \$20 per event attendee.
6. Assumes same rate of downtown, museum, and Entertainment visitors as proposed in the 2007 RSP analysis.
7. Assumes the same number of employees for the RSPU land use variant minimum and maximum housing scenarios.
8. ESC event attendees are substituted for MLS Stadium event attendees.

SOURCE: City of Sacramento, 2007. Railyards Specific Plan Environmental Impact Report, Appendix N.; ESA, 2016.

**TABLE L-2  
RSPU and ESC PROJECT SALES**

	Comparison Retail	Eating and Drinking Retail	Convenience Retail	Total
<b>2007 RSP</b>				
Square Footage	500,000	400,000	100,000	<b>1,100,000</b>
Retail Sales Requirements	\$200,000,000	\$190,000,000	\$50,000,000	<b>\$440,000,000</b>
<b>RSPU</b>				
Retail Space <sup>2</sup> (square feet)	365,251	295,680	208,715	<b>869,646</b>
Change from 2007 RSP <sup>2</sup> (square feet)	216,029	174,880	123,445	<b>514,354</b>
Retail Sales Requirements <sup>1</sup>	\$138,238,526	\$169,656,373	\$87,969,971	<b>\$395,864,870</b>
Change from 2007 RSP <sup>1</sup>	(\$81,761,474)	(\$100,343,627)	(\$52,030,029)	<b>(\$234,135,130)</b>
<b>RSPU Land Use Variant</b>				
Square Footage <sup>2</sup>	436,168	353,089	249,239	<b>1,038,469</b>
Change from 2007 RSP <sup>2</sup> (square feet)	145,112	117,471	82,921	<b>345,504</b>
Retail Sales Requirements <sup>1</sup>	\$165,078,844	\$202,596,763	\$105,050,173	<b>\$472,725,780</b>
Change from 2007 RSP <sup>1</sup>	(\$54,921,156)	(\$67,403,237)	(\$34,949,827)	<b>(\$157,274,220)</b>
<b>ESC</b>				
2007 Downtown Plaza Retail Square Footage	N/A	N/A	N/A	<b>909,128</b>
Square Footage <sup>2</sup>	273,000	238,875	170,625	<b>682,500</b>
Change from 2007 RSP EIR Existing Conditions <sup>2</sup>	(90,651)	(79,319)	(56,657)	<b>226,628</b>
Retail Sales Requirements <sup>1</sup>	\$93,843,750	\$121,233,840	\$65,124,150	<b>\$280,201,740</b>
Change from 2007 RSP EIR Existing Conditions	(\$31,161,350)	(\$40,256,385)	(\$21,624,844)	<b>(\$93,042,579)</b>
<p>1. Assumes sales requirements are based on 2007 dollars.</p> <p>2. Assumes that proposed retail will have a retail type distribution of 40% Comparison Retail, 35% Eating and Drinking Retail, and 25% Convenience Retail, consistent with the 2007 RSP assumption.</p>				
SOURCE: City of Sacramento, 2007. <i>Sacramento Railyards Specific Plan Environmental Impact Report, Appendix N, Pg. 13-19; ESA, 2016.</i>				