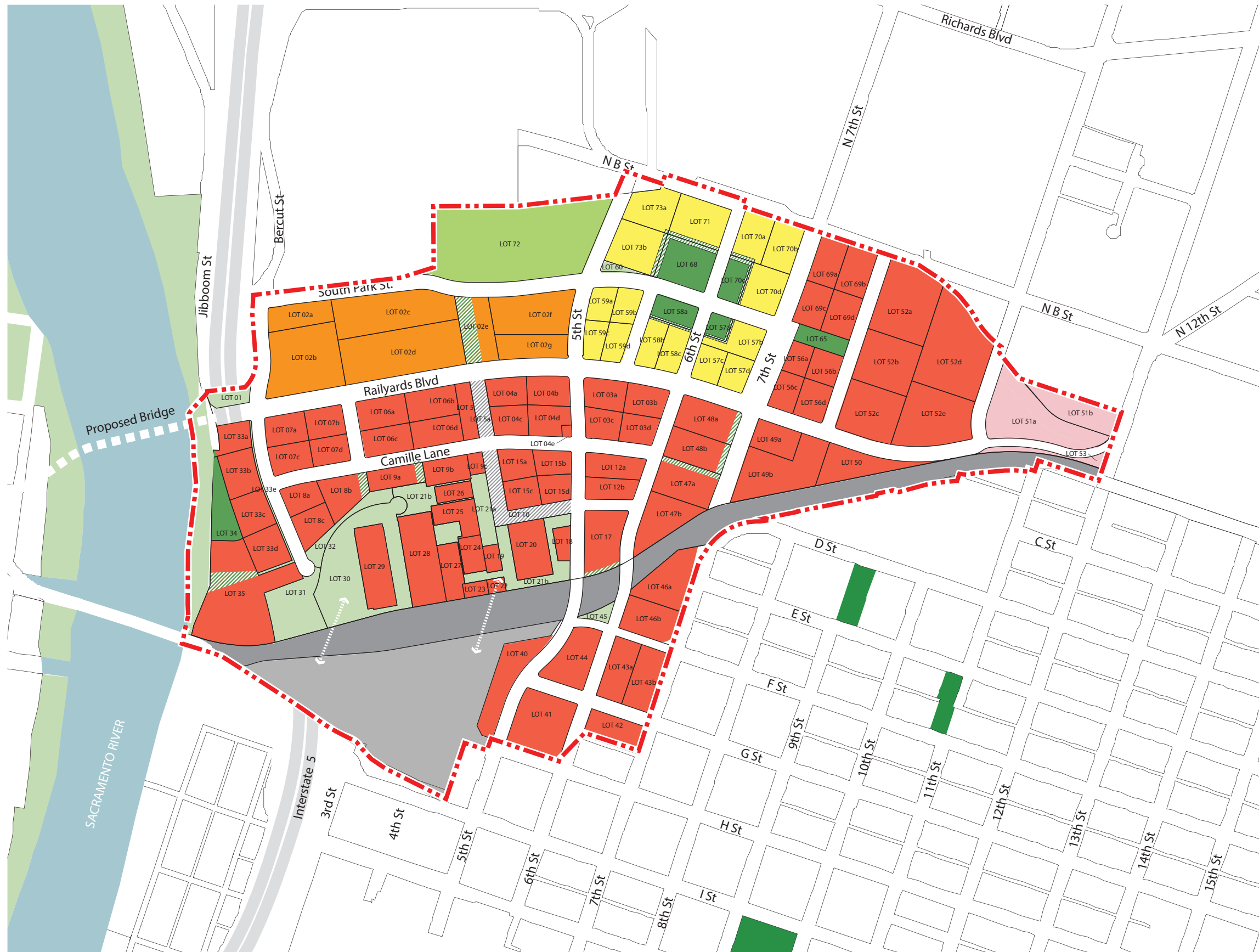


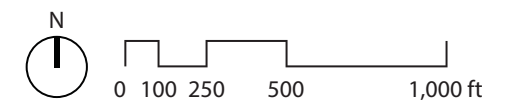
# Appendix M

## Land Use Allocation Tables

# Land Use - Option 1 (No Berm)



- KEY**
- Site Boundary
  - Parks / Open Space
  - Water
  - Public Easement
  - Private Street (with public access)
  - Pedestrian Tunnel
- LAND USES**
- H-SPD
  - C1-SPD
  - C-2-SPD
  - C3-SPD
  - R-5-SPD
  - T-C SPD
  - M2 SPD



**TABLE M-1  
SACRAMENTO RAILYARDS**

LAND USE / DENSITY ALLOCATION - Proposed RSPU - 6,000 Housing Units and 10,000 Housing Units Scenarios  
 Note: 10,000 Housing Units Scenario average residential density calculations rounded to the nearest 5.

updated: 5/19/2016

LOT	DESCRIPTION	LAND USE	Lot Acres	Acres by Block	6,000 Units Res. Yield	10,000 Units Res. Yield	10,000 Units Residential Density	6,000 Units Office (SF) Yield	10,000 Units Office (SF) Yield	6,000 Units Retail (SF) Yield	10,000 Units Retail (SF) Yield	Flexible Mixed-Use (SF)	Medical Office (SF)	Hospital Facilities/ Bed Tower (SF)	MLS Stadium	Hotel (Keys)	Historic and Cultural (SF)			Open Space (ac.)
																	Retail	Flex	Museum	
1	Lot 1 - open space	C3-SPD	0.53	0.53																0.53
2a	Kaiser Hospital	H-SPD	1.14	1.14										510,000	718,003					
2b			3.5	3.50																
2c			3.31	3.31																
2d			4.17	4.17																
2e			1.62	1.62																
2f			2.41	2.41																
2g			1.26	1.26																
3a	Lot 3	C3-SPD	0.94	3.41	523	872	255 du/ac			22,216	22,216									
3b			0.91																	
3c			0.8																	
3d			0.76																	
4a	Lot 4	C3-SPD	0.83	3.58	600	1,000	280 du/ac	379,893	271,550	66,366	66,366	77,160				450				
4b			0.94																	
4c			0.8																	
4d			0.93																	
4e			0.08																	
5	Lot 5 - new parcel west of Stanford	C3-SPD	0.66	0.66						9,776	9,776	11,366								
5a	Lot 5a - Stanford St North	C3-SPD	0.64	0.64																
6a	Lot 6	C3-SPD	1.11	4.28				418,856	299,401	63,397	63,397	73,708								
6b			1.13																	
6c			1.01																	
6d			1.03																	
7a	Lot 7	C3-SPD	0.92	3.41				340,930	243,699				69,246							
7b			0.85																	
7c			0.87																	
7d			0.77																	
8a	Lot 8 - Transition Zone	C3-SPD	0.76	2.81				282,485	201,922	0	0	57,376								
8b			1.17																	
8c			0.88																	
9a	Lot 9 - Transition Zone	C3-SPD	0.85	1.92				155,854	111,405				31,656			0				
9b			0.83																	
9c	Lot 9c - new building	C3-SPD	0.24							8,500	8,500									
10	Lot 10 - Private Street	C3-SPD	1.5	1.50																
12a	Lot 12	C3-SPD	0.95	1.76	277	462	260 du/ac	175,335	125,331				35,612							
12b			0.81																	
15a	Lot 15	C3-SPD	0.77	2.85				526,006	375,992	61,191	61,191	106,837								
15b			0.67																	
15c			0.76																	
15d			0.65																	
17	Lot 17 - parking garage	C3-SPD	1.74	1.74												0				
18	Lot 18 - new bulding	C3-SPD	0.38	0.38													20,000			
19	Lot 19 - new building	C3-SPD	0.31	0.31						7,800	7,800									
20	Lot 20 - Paint Shop (existing)	C3-SPD	1.54	1.54													56,750			
21a	Lot 21 - plaza	C3-SPD	0.86	3.89																
21b			3.03																	
22	Lot 22 - new building	C3-SPD	0.19	0.19						6,080	6,080						4,222	16,889		
23	Lot 23 - new building	C3-SPD	0.26	0.26						8,320	8,320						5,778	23,111		
24	Car Shop #3	C3-SPD	0.61	0.61													15,075	20,000		
25	Planning Mill	C3-SPD	0.88	0.88													22,200	20,000		
26	Car Machine Shop	C3-SPD	0.46	0.46													14,500	20,000		
27	Blacksmith Shop	C3-SPD	0.87	0.87													14,000	22,865		
28	Lot 28	C3-SPD	2.32	2.32															100,000	
29	Lot 29	C3-SPD	1.81	1.81															80,000	
30	Lot 30 - open space	C3-SPD	4.77	4.77																4.77
31	Lot 31 - open space	C3-SPD	2.08	2.08																2.08
32	Lot 32 - open space	C3-SPD	0.76	0.76																0.76
33a	Lot 33	C3-SPD	0.72	4.23																
33b			1.14																	
33c			1.03																	
33d			1.07																	
33e			0.27																	
34	Lot 34 - open space	C3-SPD	1.11	1.11																1.11
35	Lot 35	C3-SPD	4.98	4.98	543	905	180 du/ac			32,017	32,017					450				

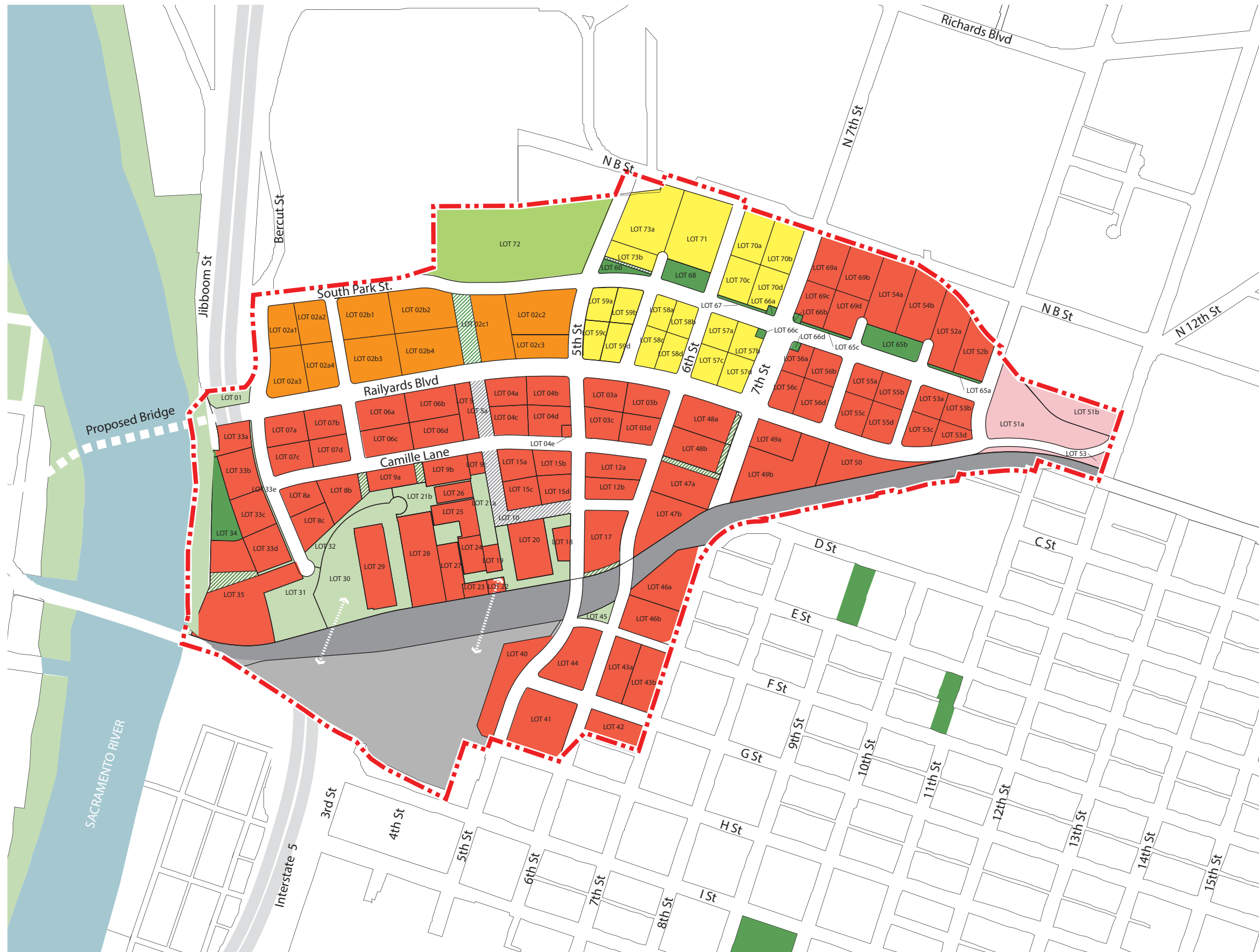
**TABLE M-1  
SACRAMENTO RAILYARDS**

LAND USE / DENSITY ALLOCATION - Proposed RSPU - 6,000 Housing Units and 10,000 Housing Units Scenarios  
 Note: 10,000 Housing Units Scenario average residential density calculations rounded to the nearest 5.

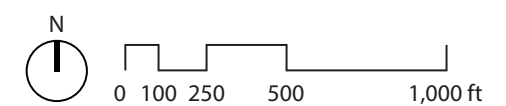
updated: 5/19/2016

LOT	DESCRIPTION	LAND USE	Lot Acres	Acres by Block	6,000 Units Res. Yield	10,000 Units Res. Yield	10,000 Units Residential Density	6,000 Units Office (SF) Yield	10,000 Units Office (SF) Yield	6,000 Units Retail (SF) Yield	10,000 Units Retail (SF) Yield	Flexible Mixed-Use (SF)	Medical Office (SF)	Hospital Facilities/ Bed Tower (SF)	MLS Stadium	Hotel (Keys)	Historic and Cultural (SF)			Open Space (ac.)
																	Retail	Flex	Museum	
40	Lot 40	C3-SPD	1.86	1.86				175,335	125,331											
41	Lot 41 - Sold for AOC - NAPOTS	C3-SPD	2.5	2.50				400,000	285,922											
42	Lot 42 - SMUD - NAPOTS	C3-SPD	1.18	1.18																
43a 43b	Lot 43	C3-SPD	1.26 1.34	2.60	468	780	300 du/ac	253,262	181,033											
44	Lot 44	C3-SPD	1.65	1.65						28,929	28,929									
45	Lot 45 - open space	C3-SPD	0.22	0.22																0.22
46a 46b	Lot 46	C3-SPD	1.93 1.45	3.38				301,966	215,847											
47a 47b	Lot 47	C3-SPD	1.55 1.6	3.15				320,474	229,077			65,092								
48a 48b	Lot 48	C3-SPD	1.42 1.29	2.71	532	887	325 du/ac			19,275	19,275									
49a 49b	Lot 49	C3-SPD	1.07 2.93	4.00	354	590	150 du/ac	126,631	90,517	20,909	20,909	89,031				200				
50	Lot 50	C3-SPD	1.52	1.52	177	295	195 du/ac			10,454	10,454	31,656								
51a	Dedication - fire	C2-SPD	3.36	5.01																
51b	Dedication - police	C2-SPD	1.65																	
52a 52b 52c 52d 52e	MLS Stadium - 25,000 seating	C3-SPD	3.21 2.27 2.24 4.21 2.81	3.21 2.27 2.24 4.21 2.81																
53	Lot 53 - open space	C2-SPD	0.5	0.50																0.5
56a 56b 56c 56d	Lot 56	C3-SPD	0.56 0.73 0.73 0.87	2.89	332	553	190 du/ac			19,602	19,602	59,354								
57a 57b 57c 57d	Lot 57	R-5-SPD	0.29 1.12 0.74 0.7	2.85	347	578	200 du/ac			20,451	20,451									0.24
58a 58b 58c	Lot 58	OS R-5-SPD R-5-SPD	0.64 0.84 0.88	2.36	277	462	135 du/ac			16,335	16,335									0.58
59a 59b 59c 59d	Lot 59	R-5-SPD	0.63 0.65 0.61 0.64	2.53	296	493	195 du/ac			17,446	17,446									
60	Lot 60 - open space	OS	0.18	0.18																0.18
65	Lot 65 - open space	C3-SPD	0.69	0.69																0.69
68	Lot 68 - open space - great lawn	OS	1.76	1.76																1.52
69a 69b 69c 69d	Lot 69	C3-SPD	1.05 1.13 0.95 0.99	4.12	354	590	140 du/ac			20,909	20,909	63,311								
70a 70b 70c 70d	Lot 70	R-5-SPD R-5-SPD OS R-5-SPD	1.16 1.15 0.65 1.38	4.34	421	702	160 du/ac			24,829	24,829									0.55
71	Lot 71	R-5-SPD	1.69	1.69	199	332	195 du/ac			11,761	11,761									
72	Vista Park	C1-SPD	9.28	9.28																9.28
73a 73b	Lot 73	R-5-SPD	1.34 1.69	3.03	300	500	165 du/ac			17,707	17,707									
<b>TOTALS</b>			<b>158.69</b>	<b>158.69</b>	<b>6,000</b>	<b>10,000</b>		<b>3,857,027</b>	<b>2,757,027</b>	<b>514,270</b>	<b>514,270</b>	<b>771,405</b>	<b>510,000</b>	<b>718,003</b>	<b>0</b>	<b>1,100</b>	<b>152,525</b>	<b>142,865</b>	<b>180,000</b>	<b>27.17</b>

# Land Use - Option 2



- KEY**
- Site Boundary
  - Parks / Open Space
  - Water
  - Public Easement
  - Private Street (with public access)
  - Pedestrian Tunnel
- LAND USES**
- H-SPD
  - C1-SPD
  - C-2-SPD
  - C3-SPD
  - R-5-SPD
  - T-C-SPD
  - M2-SPD





**TABLE M-2**  
**SACRAMENTO RAILYARDS**

LAND USE / DENSITY ALLOCATION - RSPU Land Use Variant Scenario

updated: 5/10/2016

LOT	DESCRIPTION	LAND USE	ACRES	Office (SF)	Retail (SF)	Flexible Mixed-Use (SF)	Hotel (Keys)	Housing Units	Historic and Cultural (SF)			Open Space (ac.)
									Retail	Flex	Museum	
15b 15c 15d	Lot 15	C3-SPD	0.67 0.76 0.65	526,006	69,691	106,837						
17	Lot 17 - parking garage	C3-SPD	1.74									
18	Lot 18- new building	C3-SPD	0.38						20,000			
19	Lot 19- new building	C3-SPD	0.31		7,800							
20	Lot 20 - Paint Shop (existing)	C3-SPD	1.41						56,750			
21a 21b	Lot 21 - plaza	C3-SPD	0.86 3.03							20,000		3.89
22	Lot 22 - new building	C3-SPD	0.19		6,080							
23	Lot 23	C3-SPD	0.26		8,320				10,000	40,000		
24	Car Shop #3	C3-SPD	0.61						15,075	20,000		
25	Planning Mill	C3-SPD	0.88						22,200	20,000		
26	Car Machine Shop	C3-SPD	0.46						14,500	20,000		
27	Blacksmith Shop	C3-SPD	0.87						14,000	22,865		
28	Lot 28	C3-SPD	2.32								100,000	
29	Lot 29	C3-SPD	1.81								80,000	
30	Lot 30 - open space	C3-SPD	4.77									4.77
31	Lot 31 - open space	C3-SPD	2.08									2.08
32	Lot 32 - open space	C3-SPD	0.76									0.76
33a 33b 33c 33d 33e	Lot 33	C3-SPD	0.72 1.14 1.03 1.07 0.27									0.27
34	Lot 34 - open space	C3-SPD	1.11									1.11
35	Lot 35	C3-SPD	4.98		32,017		450	543				
40	Lot 40	C3-SPD	1.86	175,335								
41	Lot 41 - Sold for AOC	C3-SPD	2.5	400,000								
42	Lot 42 - SMUD	C3-SPD	1.18									
43a 43b	Lot 43	C3-SPD	1.26 1.34	253,262				468				
44	Lot 44	C3-SPD	1.65		28,929							
45	Lot 45	C3-SPD	0.22									0.22
46a 46b	Lot 46	C3-SPD	1.93 1.45	301,966								
47a 47b	Lot 47	C3-SPD	1.55 1.6	320,474		65,092						
48a 48b	Lot 48	C3-SPD	1.53 1.4		19,275			532				
49a	Lot 49	C3-SPD	1.07	126,631	20,000	80,031	200	354				





**TABLE M-2**  
**SACRAMENTO RAILYARDS**

LAND USE / DENSITY ALLOCATION - RSPU Land Use Variant Scenario

updated: 5/10/2016

LOT	DESCRIPTION	LAND USE	ACRES	Office (SF)	Retail (SF)	Flexible Mixed-Use (SF)	Hotel (Keys)	Housing Units	Historic and Cultural (SF)			Open Space (ac.)
									Retail	Flex	Museum	
67	Lot 67 - open space	R-5-SPD	0.12									0.12
68	Lot 68 - open space	R-5-SPD	0.71									0.71
69a 69b 69c 69d	Lot 69	R-5-SPD	1.32 1.32 0.94 0.88		20,909	63,311		354				
70a 70b 70c 70d	Lot 70	R-5-SPD	1.24 1.4 0.91 0.95		24,829			421				
71	Lot 71	R-5-SPD	2.74		11,761			199				
72	Vista Park	C1-SPD	9.28									9.63
73a 73b	Lot 73	R-5-SPD	2.47 0.73		17,707			300				
<b>TOTALS</b>			<b>156.99</b>	<b>4,778,029</b>	<b>637,070</b>	<b>955,605</b>	<b>1,100</b>	<b>7,000</b>	<b>162,525</b>	<b>142,865</b>	<b>180,000</b>	<b>26</b>