

# Sacramento Valley Station

## Area Plan



*Cover Image: Conceptual view of the active Transit Plaza*

# Sacramento Valley Station

---

*Area Plan*

# ACKNOWLEDGEMENTS

## **Congressional Representative**

Doris Matsui, Congresswoman, California 6th District

## **Sacramento Mayor & City Council**

Darrell Steinberg, Mayor

Council District 1: Angelique Ashby

Council District 2: Sean Loloee, Allen Warren (former)

Council District 3: Jeff Harris

Council District 4: Katie Valenzuela, Steve Hansen (former)

Council District 5: Jay Schenirer

Council District 6: Eric Guerra

Council District 7: Rick Jennings, II

Council District 8: Mai Vang, Larry Carr (former)

## **City of Sacramento Managers & Directors**

Howard Chan, City Manager

Hector Barron, Assistant City Manager

Michael Jasso, Assistant City Manager

Chris Conlin, Assistant City Manager

Leyne Milstein, Assistant City Manager

Bridgette Dean, Assistant City Manager

Ryan Moore, Director of Public Works Department

Tom Pace, Director of Community Development Department

Bill Busath, Director Department of Utilities

Mario Lara, Youth, Parks & Community Enrichment (YPCE)

## **City of Sacramento Technical Advisory Committee (TAC)**

Gregory Taylor, Public Works, Supervising Architect / SVS Planning Manager

Hinda Chandler, Public Works, Senior Architect / SVS Site Manager (retired)

Fedolia (Sparky) Harris, Public Works, Transportation Division, Principal Planner

Drew Hart, Public Works, Transportation Division, Active Transportation, Analyst

Pelle Clark, Public Works, Transportation, Traffic Division, Senior Engineer

Jennifer Venema, Public Works, Sustainability Program Manager

Jenna Hahn, Public Works, Sustainability Analyst

Jesse Gothan, Public Works, Funding and Project Development

Melissa Anguiano, Economic Development, Manager

Richard Rich, Economic Development, Railyards Project Manager

Marco Gonzalez, Economic Development, Assistant Railyards Project Manager

Neal Joyce, Department of Utilities, Supervising Engineer

Inthira Mendoza, Department of Utilities, Senior Engineer

Rashini Das, Department of Utilities, Sustainability Program Manager

Ryan Dodge, Community Development, Associate Planner

Scott Johnson, Community Development, Environmental Planning, Associate Planner

Sean DeCourcy, Community Development, Preservation Planner

Raymond Costantino, Department of Youth, Parks & Community Enrichment

Dana Repan, Department of Youth, Parks & Community Enrichment, Senior Planner

James Boyle, Sacramento Regional Transit, Director of Planning

James Drake, Sacramento Regional Transit, Principal Planner

### **TAC Staff Support**

Lucinda Wilcox, Public Works, Grants and Program Manager  
David Edrosolan, Transportation Division Manager  
Jennifer Donlon-Wyant, Public Works, Transportation Division, Active Transportation Manager  
Greg Sandlund, Community Development, Planning Director  
Stacia Cosgrove, Community Development, Principal Planner  
Karlo Felix, Community Development, Senior Planner  
Tom Buford, Community Development, Environmental Planning Manager  
Bruce Monighan, Community Development, Urban Design Manager  
Carson Anderson, Community Development, Preservation Director  
King Tunson, Sacramento Fire Department, Entitlement Plan Review Supervisor  
Sheri Smith, Finance, Special Districts Manager  
Arwen Wacht, Finance, Special Districts, Program Specialist

### **State of California Rail Agencies**

Chad Edison, California State Transportation Agency, Deputy Secretary for Transportation  
Kyle Gradinger, Chief of Rail and Mass Transportation  
Shannon Simonds, Senior Regional Rail and Transit Coordinator  
Robert Cunningham, Caltrans, Division of Rail and Mass Transportation, Integration & Network Planning  
Ben Lichty, California High Speed Rail Authority, Planning and Integration  
Robert Padgette, Capitol Corridor Joint Powers Authority, Managing Director  
James Allision, Capitol Corridor Joint Powers Authority, Manager of Planning  
Stacey Mortensen, San Joaquin Joint Powers Authority, Executive Director  
Dan Leavitt, San Joaquin Joint Powers Authority, Manager of Regional Initiatives

### **Sacramento Area Council of Governments (SACOG)**

James Corless, Executive Director  
Michael Rosson, Senior Transit Analyst  
Christopher Dougherty, Senior Transportation Planner  
Barbara Vaughan Bechtold, Associate Planner

### **Stakeholders - Mobility Focus Group**

Amador Transit  
AMTRAK  
Breathe Sacramento  
California High Speed Rail Authority  
California State Transportation Agency  
California Department of Transportation, Division of Mass Rail and Transit  
Caltrans District 3 - Division of Planning, Local Assistance, and Sustainability  
Capitol Corridor Joint Powers Authority (CCJPA)  
Central Valley Rail Policy Working Group  
City of Sacramento  
City of West Sacramento  
Coach USA  
Disability Advisory Commission  
Downtown/Riverfront Streetcar  
Downtown/Riverfront Streetcar Project  
El Dorado Transit  
Fairfield Suisun Transit (FAST)  
Greyhound  
MV Transportation, Inc.  
Paratransit, Inc.  
Placer County Transportation Planning Agency (PCTPA)  
Placer Transit  
Rail Passenger Association of California and Nevada (RailPAC)

Roseville Transit  
Sacramento Area Bicycling Advocates (SABA)  
Sacramento Area Council of Governments (SACOG)  
Sacramento International Airport  
Sacramento Metropolitan Air Quality Management District  
Sacramento Regional Rail Working Group  
Sacramento Regional Transit  
Sacramento Transportation Management Association (Sac TMA)  
San Joaquin Regional Rail Commission (SJJPA)  
San Joaquin RTD  
Train Riders Association of California (TRAC)  
Union Pacific Railroad (UPRR)  
Yolo County Transportation District  
Yuba-Sutter Transit  
WALK Sacramento

**Stakeholders - Placemaking Focus Group**

Alkali and Mansion Flats Historic Neighborhood Association  
California Administrative Office of Courts  
California State Parks  
California State Railroad Museum Foundation  
City of Sacramento Convention and Culture Services Department  
D&S Development  
Downtown Railyards Venture, LLC  
Downtown Sacramento Partnership  
Environmental Council of Sacramento (ECOS)  
EPMI, A Bayside Company  
Federal Courthouse  
Friends of Yee Fow Museum  
Fulcrum Properties, Inc.

Greater Sacramento Economic Council  
Holiday Inn  
Imperial Tower Senior Apartments  
JMA Ventures  
Kaiser Permanente  
Leonard Development Company  
Northwind Commercial, Inc.  
Old Sacramento Business Association  
Pagoda Building ownership  
Perko's Farm Fresh Café  
Ping Yuen Apartments  
Preservation Sacramento  
Resources for Independent Living  
River District PBID  
Sacramento Asian Pacific Chamber of Commerce  
Sacramento Black Chamber of Commerce  
Sacramento Chinese Community Service Center  
Sacramento Grand Ballroom  
Sacramento Hispanic Chamber of Commerce  
Sacramento Kings  
Sacramento Metropolitan Chamber of Commerce  
Sacramento Superior Court  
Separovich/Domich Real Estate Development  
Sierra Club  
Sacramento Municipal Utility District (SMUD)  
State Department of General Services - Facilities Management Division  
UC Davis Facilities Development & Planning Department  
Vagabond Inn  
Visit Sacramento  
Vista Investments LLC

### **Preservation Commission**

Chair Jackie Whitelam  
Vice-Chair Alice Valania  
Commissioner Caru Bowns  
Commissioner William Carter  
Commissioner David Lemon  
Commissioner Ryan Miller  
Commissioner Christine Miller-Cruie

### **Planning and Design Commission**

Chair Alix Ogilvie  
Vice-Chair Douglas Covill  
Commissioner Cornelious Burke  
Commissioner William Farrell  
Commissioner Nicolina Hernandez  
Commissioner Todd Kaufman  
Commissioner Lynn Lenzi  
Commissioner Darryl Lucien  
Commissioner Kendra Macrias-Reed  
Commissioner Phil Pluckebaum  
Commissioner Jia Wang-Connelly  
Commissioner Joseph Yee

### **Active Transportation Commission**

Chair Tamiko Heim  
Vice Chair Jeanie Ward-Waller  
Board Member Jennifer Berdugo  
Board Member Ron Brasel  
Board Member Rachel Carpenter  
Board Member Jackie Cole

Board Member Becky Garrow  
Board Member James Houpt  
Board Member Anika Jesi  
Board Member Curtis Paullins  
Board Member Timothy Smith

### **Consultant Team**

Perkins&Will  
Nelson/Nygaard  
Grimshaw Architects  
Economic Planning System  
DKS  
ARUP  
AIM Consulting

# CONTENTS

---

## Section 1 OVERVIEW

1.1	Vision	4
1.2	Goals and Objectives	6
1.3	Relationship to Other Planning Documents	11

---

## Section 2 CONTEXT

2.1	Circulation and Transportation	14
2.2	Land Use and Character	16
2.3	Opportunities and Constraints	18
2.4	Market Conditions	22

---

## Section 3 AREA PLAN OVERVIEW

3.1	Introduction	30
3.2	Mobility and Circulation Framework	30
3.3	Land Use Policy	31
3.4	Development Summary	31
3.5	Sustainability and Living Community Challenge	34

---

## Section 4 CIRCULATION AND TRANSPORTATION

4.1	Overview	46
4.2	Context	46
4.3	Access	48
4.4	Accessibility	66
4.5	Public Parking Strategy	66

---

## Section 5 OPEN SPACE AND PUBLIC REALM

5.1	Context	71
5.2	Vibrant Public Realm	72
5.3	Open Space Network	74
5.4	Planting, Ecology and Habitat	94
5.5	Stormwater Management	95
5.6	Site Furnishings	95
5.7	Paving and Materials	96
5.8	Bike Parking	96
5.9	Street Identity	97



---

## **Section 6 BUILDING DESIGN PRINCIPLES AND GUIDELINES**

6.1	General Intent	<b>110</b>
6.2	Overall Built Form Guidelines	<b>114</b>
6.3	Individual Block Guidelines	<b>136</b>

---

## **Section 7 INFRASTRUCTURE**

7.1	Overview	<b>176</b>
7.2	Existing and Future Utilities	<b>176</b>
7.3	Proposed Utilities	<b>178</b>

---

## **Section 8 PHASING**

8.1	Phasing	<b>196</b>
-----	---------	------------

---

## **Section 9 IMPLEMENTATION**

9.1	Station Site Development Implementation Strategy	<b>202</b>
9.2	Prevailing Development Conditions	<b>202</b>
9.3	Goals for Station Site Development	<b>203</b>
9.4	Public- and Private-Sector Roles and Responsibilities	<b>203</b>
9.5	Infrastructure and Public Facilities Planning	<b>210</b>
9.6	Interim Interventions	<b>218</b>
9.7	Alternative Conditions	<b>219</b>

# LIST OF FIGURES

Figure 2.1	Site Context Map	17
Figure 2.2	Site Opportunities	19
Figure 2.3	Site Constraints	21
Figure 3.1	Illustrative plan	33
Figure 3.2	Conceptual Sustainability Strategies	36
Figure 3.3	Biophilic Design Workshop Summary	41
Figure 4.1	Street Names	47
Figure 4.2	Street Network	49
Figure 4.3	Pick-up/Drop-off Access	51
Figure 4.4	Pedestrian Network	53
Figure 4.5	Bike Network	55
Figure 4.6	Bike Route Classification	57
Figure 4.7	Emergency Vehicle Access	59
Figure 4.8	Transit Access	61
Figure 4.9	Service Access	65
Figure 5.1	Public Realm and Historic Context Connections	70
Figure 5.2	Sacramento Valley Station Area Plan	73
Figure 5.3	Open Space Network	76
Figure 5.4	Conceptual Plan of the Transit Plaza	81
Figure 5.5	Section between the I-5 North-bound Ramp and New Hotel Development	82
Figure 5.6	Conceptual Plan of the Civic Plaza	83
Figure 5.7	Conceptual Plan of the 5th Street Plaza	87
Figure 5.8	Conceptual Plan of the Viaduct Park	89
Figure 5.9	Conceptual Plan of the Regenerative Garden	93
Figure 5.10	Street Network	98
Figure 5.11	SVS Street 1 Typical Section	99
Figure 5.12	SVS Street 2 Typical Section	100
Figure 5.13	SVS Street 3 Typical Section	101

Figure 5.14	SVS Street 4 Typical Section	<b>102</b>
Figure 5.15	SVS Street 5 Typical Section	<b>102</b>
Figure 5.16	F Street Extension Typical Section	<b>103</b>
Figure 5.17	High Bridge Trail - East Typical Section	<b>104</b>
Figure 5.18	High Bridge Trail - West Typical Section	<b>104</b>
Figure 5.19	3rd Street Typical Section	<b>105</b>
Figure 5.20	Historic Depot Street Typical Section	<b>106</b>
Figure 5.21	Block B Paseo Typical Section	<b>107</b>
Figure 6.1	Station Connection to Historic Site	<b>114</b>
Figure 6.2	Development Blocks	<b>116</b>
Figure 6.3	Shading Strategy - Cooling the Building Cluster	<b>118</b>
Figure 6.4	Primary Accessible Zones	<b>123</b>
Figure 6.5	Alleys to Active Ground Floor Frontages	<b>125</b>
Figure 6.6	Ground Floor Active Use	<b>127</b>
Figure 6.7	Sections for the Transit Plaza	<b>128</b>
Figure 6.8	Street Wall Strategy	<b>129</b>
Figure 6.9	Ground Floor Key Corners	<b>131</b>
Figure 6.10	Tower Zone	<b>133</b>
Figure 6.11	Building Orientation and Mitigation Strategies	<b>134</b>
Figure 6.12	Station Plan - Ground Floor	<b>138</b>
Figure 6.13	Station Plan - Concourse Level	<b>139</b>
Figure 6.14	Station Plan - Roof Level	<b>139</b>
Figure 6.15	Station Access - Ground Level	<b>145</b>
Figure 6.16	Station Access - Concourse Level	<b>145</b>
Figure 6.17	Section - A1	<b>146</b>
Figure 6.18	Section - A2	<b>148</b>
Figure 6.19	Section - B	<b>150</b>
Figure 6.20	Section - C	<b>152</b>

## **LIST OF FIGURES cont.**

Figure 6.21	Bus Mobility Center Overview	<b>154</b>
Figure 6.22	Bus Mobility Center Floor Plan - Bus Plaza Level	<b>157</b>
Figure 6.23	Bus Mobility Center - Plan - Parking Level	<b>158</b>
Figure 6.24	Bus Mobility Center Floor Plan - Tunnel Level	<b>159</b>
Figure 6.25	Bus Mobility Center - Sustainability	<b>160</b>
Figure 6.26	Block A - Overall Development Massing	<b>163</b>
Figure 6.27	Block B - Overall Development Massing	<b>165</b>
Figure 6.28	Lot 40 - Overall Development Massing	<b>169</b>
Figure 7.1	Proposed Utility Easements	<b>177</b>
Figure 7.2	Conceptual Arrangement of District Thermal Pipes	<b>178</b>
Figure 7.3	Utilities - District Energy	<b>179</b>
Figure 7.4	Conceptual Diagram of Horizontal Ground Loops Beneath the Bus Station	<b>181</b>
Figure 7.5	Ground Loops Embedded in Structural Piles	<b>181</b>
Figure 7.6	Ground Loop Tubing within Rebar Cages of Structural Piles	<b>181</b>
Figure 7.7	Utilities - Sanitary Sewer	<b>183</b>
Figure 7.8	Utilities - Water	<b>185</b>
Figure 7.9	Utilities - Storm Drainage	<b>187</b>
Figure 7.10	Utilities - Stormwater BMP Opportunity Areas	<b>188</b>
Figure 7.11	Utilities - Future Storm Study - WeatherShift Offsets 10-year	<b>189</b>
Figure 7.12	Utilities - Future Storm Study - WeatherShift Offsets 100-year	<b>189</b>
Figure 7.13	Utilities - Future Climate Study - WeatherShift Temperature Offsets	<b>190</b>
Figure 7.14	Utilities - Electrical and Telecoms	<b>192</b>
Figure 8.1	Area Plan Development Phases	<b>199</b>
Figure 9.1	Risk Reward Spectrum	<b>208</b>
Figure 9.2	Alternative Conditions	<b>219</b>