



Frequently Asked Questions

The following frequently asked questions have been compiled from comments submitted through e-mail, the project website, and the March 24th virtual community meeting. The SKK and BlackPine Communities team, in collaboration with SMUD, have provided answers to each question. All questions and answers are organized by topic.

Process, Timing, and Implementation

When did this project first begin?

SMUD started to consider the re-use of the 59th Street site in 2013, shortly after it opened its East Campus Operations Center and moved its crews, staff and warehouse operations to that location.

What is the project timeline? When will construction start?

Preliminary dates for the proposed project are:

- 2021 - 2022: Research and design development
- 2022 – 2024: SMUD removal of existing buildings
- 2022 – 2024: Entitlement process
- 2025 – 2032: Breaking ground - development

Can you share opportunities for public input throughout the development process?

While we're in the very early development planning period, we do not have exact dates. Please be sure to visit the Get Involved tab on our project website to be added to our distribution list to receive notifications.

Transit / Light Rail

How is the light rail station being rerouted?

The light rail station is proposed to be relocated to the west side of 59th Street. The existing poorly located station is one of the oldest unimproved stations and most underutilized in the entire light rail system.

How important is it to relocate the light rail as described in your proposal?

At the heart of the development would be the relocated light rail station; we believe that Regional Transit, the project and the greater neighborhood will all benefit from the relocation of the light rail station - ease of access, safety and increased ridership are all priorities here. The intent of this project is to create a state-of-the-art transit-oriented development and an opportunity we believe cannot be missed.

Traffic and Circulation

What are the anticipated traffic impacts to adjacent and nearby streets?

We are aware of the concerns regarding traffic and will be working closely with Fehr and Peers (a local traffic consulting firm), Regional Transit, neighboring businesses/residents, and City of Sacramento to ensure we address those concerns. Fehr and Peers Traffic preliminary analyses shows that anticipated peak traffic for the development SMUD had envisioned (with which SKK/BlackPine's plan is consistent) will actually be equal or less than peak traffic when SMUD's Corporation Yard was fully operational several years ago.

How many entry / exit streets or driveways will there be and where will they exit?

There are currently four driveways into and out of the 59th Street site. The preferred circulation pattern for the project is not set and will be considered during the project research and design development efforts.

Connectivity and Permeability

What are the plans to connect the development to streets currently in the area?

Connectivity will continue to evolve as discussions and further studies are completed. However, the current plan is for:

- NORTH – Vehicular as well as pedestrian/bike connectivity into Camellia Shopping Center / Corti Brothers;
- EAST – New proposed traffic light/intersection on 59th Street for main entrance into the development, and two additional right in/right out access points on 59th Street, making for 3 total entrances/exits into the development along 59th Street;
- SOUTH – Highway 50. We will research what, if any, improvements might be made to the connectivity over the freeway;
- WEST – Pedestrian and bike connectivity ONLY to the single-family residential neighborhood to the west of the development; and
- INTERIOR – multiple internal points of connectivity over the light rail track within the development (connecting north and south parcels).

The intent is to relocate the 59th Street light rail station to the interior of the development.

Where will there be connected pedestrian walkways and access points to and from the development?

While the exact locations of every pedestrian access point has not yet been determined, the development will be pedestrian and bike friendly and will have 360 degree connectivity.

Housing / Amenities

Retail & Commercial Space

What mix of commercial business do you foresee for this project?

We envision the commercial component of the community would serve the residents of both the immediate and neighboring communities – for instance, cafes, restaurants, boutique fitness studios, etc. The current retail space planned is for small to midsize businesses. There also might be some limited office space.

Why is retail space planned for the interior of the project?

Retail space interspersed within the community itself helps support the safety and vitality of the community.

Housing Types

Are there going to be home ownership opportunities in the project?

Yes, the single-family component of this project will be entirely for-sale product.

Why is this project incorporating single family homes and multi-family buildings?

The proposed site plan takes into account numerous factors including the surrounding built environment as well as our region's need for more housing; the mix of single-family homes and multi-family units is intended to offer much needed ownership and rental housing opportunities.

Affordability

Will all units, single family homes, condos, and apartments be market rate or will there be some low-income units?

The proposed development aims to meet SMUD's requirement that a minimum of 10 percent of on-site housing be allocated to as affordable units targeted to 80 percent of Area Median Income (AMI) or below.

How much will single family homes sell for and what will be the rent range for apartments?

It is too early in the evolution of the planning to make this determination. However, we always strive to provide a diverse product offering with flexible lifestyle choices.

Will the single-family homes be subject to an HOA?

Yes, similar to many new developments, this residential community will have common-interest lots that will require professional HOA management.

Design

In the future, how will an aging homeowner living in a 3-story house access the upstairs? If people want to stay in their homes as long as possible, how does the design accommodate that?

While residential elevators may be offered as an optional item, we typically engineer the flooring system to accommodate adding an elevator at a later time.

Amenities

What are the plans for park and recreation space?

The plan is for plentiful green space throughout the development with most of it open to the public. The only areas that would not be open to the public would be private courtyards and amenities that are integral to the multifamily residential buildings.

Will the pool and childcare facility be open to the wider community (i.e., not just project residents)?

The Aquatic Center will be operated by American River Water Polo Club, a non-profit local organization, for both private and public programming. The child-care facility will be a turnkey facility provided to a third-party operator available to the greater neighborhood in addition to the community's residents.

Sustainability

How sustainable will this development be?

This all-electric SMUD Project will utilize innovative technologies to maximize sustainability and energy efficiency, including participating in all applicable and available SMUD initiatives such as following the SMUD Advanced All-Electric Smart Home guidelines and participating in the SMUD Solar Shares program. We intend to apply for LEED Silver Certification and a year after occupancy LEED Net Zero Certification.

Environmental Topics

Can SMUD provide an update on the latest contamination analysis and potential cleanup needed?

Due to recent changes in the Department of Toxic Substance Control's (DTSC) guidance for evaluating vapor intrusion, SMUD decided to reevaluate the entire site for soil vapor intrusion risk (based on DTSC's Draft Supplemental Guidance criteria), as well as conduct further characterization of elevated arsenic levels in shallow soil. SMUD is currently in the process of amending the Site Characterization Report that was previously approved by DTSC. Next steps for SMUD include the development of a Remedial Action Plan for the site which will take about a year to develop and be approved by DTSC. Once the Remedial Action Plan is approved by DTSC, SMUD will hire a remediation contractor to clean up the site to the approved residential screening levels before any development occurs. It is SMUD's highest priority to ensure the site is cleaned up properly and receives DTSC's approval prior to any development.

In 2015, PCE contamination was found that exceeded residential screening levels. Has SMUD conducted the needed remediation for this contamination? If not, when will that be complete?

SMUD is currently updating the Site Characterization Report and working closely with DTSC to determine the cleanup levels. As for the PCE contamination in soil gas, reevaluation of the entire site was recently completed due to recent changes in the Department of Toxic Substance Control's (DTSC) guidance for evaluating vapor intrusion. SMUD also has an active Soil Vapor Extraction (SVE) System operating onsite that is remediating soil vapor in the source area. In regard to the arsenic contamination, SMUD recently completed additional investigation field work to refine the area of the property contamination. With the information we have today, SMUD is estimating that the site will be cleaned up and ready for redevelopment in 2026.

Does this project require CEQA review?

Yes, California Environmental Quality Act (CEQA) review will be completed for both phases (remediation and redevelopment) of the project. SMUD will conduct the CEQA review for the remediation phase, and SKK/BlackPine will support the CEQA review for the redevelopment phase.

SMUD

Who will be the owner of this project?

Once the proper agreements are in place and the property is sold, the SKK and BlackPine team will be responsible for land development and construction of the project. SMUD will not be an owner.

Why is SMUD involved with this portion of the project?

SMUD has owned the site since 1946 and will continue to own the site until the contemplated sale of the property closes. It is important to SMUD that the site be reused in a way that supports SMUD's values, enhances the community, is compatible with the neighborhood, and supports transit oriented and infill goals. SMUD remains involved in the process to ensure that the development is aligned with its goals for the property.

Why did SMUD's board decide to move the Corporation Yard if the traffic was not impacting SMUD's operations?

SMUD owned the 59th Street Property since 1946, when it had only 60,000 customers. SMUD now has over 600,000 customers and needed a much larger site for its operations. Its new East Campus Operations Center site is two and a half times the size of the 59th Street site.

How will the resources that come from the sale of the property by SMUD go back into the publicly-owned utility?

The purchase price for the property will be revenue to SMUD, but SMUD has not identified how the funds will be used. Also, future electricity sales will be revenue to SMUD.

Community Outreach

During our March 24th Community Outreach Meeting we received a lot of feedback! The best way to stay involved in the process is to sign-up for our project milestone updates via our Get Involved page at www.sac59th.com.