



# SACRAMENTO CITY UNIFIED SCHOOL DISTRICT BOARD OF EDUCATION

Agenda Item 10.5

**Meeting Date:** November 3, 2016

**Subject:** Conference/First Reading (Action Anticipated: \_\_\_\_\_)

- Conference/Action
- Action
- Public Hearing

**Learning Support Unit/Department:**

ento to develop a mixed-use, transit oriented project on the property. The 244-  
ject is intended to transform the historic Union Pacific site into a dynamic, urban  
ment featuring a state-of-the-art mass transit hub that will serve residents,  
and visitors. The development project is proposed to include the following:

- 6,000-10,000 dwelling units
- 514,270 square feet of retail
- 2,757,027 - 3,857,027 square feet of office use
- 771,405 square feet of flexible mixed use
- 1,228,000 square feet of medical campus, including a Kaiser Medical Center
- 1,100 hotel rooms
- 485,390 square feet of historic and cultural uses
- 33 acres of open space
- A soccer stadium with 19,621 seats, and potential to expand to approximately 25,000 seats

Vice President Hansen, Superintendent Banda, Staff and Legal Counsel, Harold Freiman, have been meeting with representatives of Downtown Railyards Venture LLC to set forth the terms and conditions under which Developer will (1) provide a school site for and fund a new elementary school within the boundaries of the Property to accommodate students from the development project, (2) fund its proportionate share of



## I. OVERVIEW / HISTORY

The Railyards property is located just north of Downtown and south of the River District. Downtown Railyard Venture LLC has applied to the City of Sacramento to develop a mixed-use, transit oriented project on the property. The ~~240~~ project is intended to transform the historic Union Pacific site into a dynamic, urban environment featuring a state-of-the-art mass transit hub that will serve residents, workers, and visitors. The development project is proposed to include the following:

- { 6,000-10,000 dwelling units
- { 514,270 square feet of retail
- { 2,757,027- 3,857,027 square feet of office use
- { 771,405 square feet of flexible mixed use
- { 1,228,000 square feet of medical campus including a Kaiser Medical Center
- { 1,100 hotel rooms
- { 485,390 square feet of historic and cultural uses
- { 33 acres of open space
- { A soccer stadium with 19,621 seats, and potential to expand to approximately 25,000 seats

Vice President Hansen, Superintendent Banda, Staff and Legal Counsel, ~~Franklin~~, have been meeting with representatives of Downtown Railyards Venture LLC to set forth the terms and conditions under which Developer will (1) provide a school site for and fund a new elementary school within the boundaries of the Property to accommodate students from the development project, (2) fund its proportionate share of the cost of additional elementary school facilities (which may include a second elementary school) to accommodate students from the Project that cannot be housed in the new elementary school, and (3) provide additional funding for costs of interim or permanent facilities to accommodate Project Students (inclusive of grades ~~1-5~~ K

## II. DRIVING GOVERNANCE

- x BP 7000 Concepts And Roles
- x BP 7131 Relations With Local Agencies
- x BP7150 Site Selection And Development
- x BP 7210 Facilities Financing
- x EC 17213 School Sites
- x EC 17620 Authority To Levy Fees For School Construction
- x GC 65995 Fees For Construction Of School Facilities
- x GC 65996 School Facilities Mitigation

III. BUDGET

N/A

IV. GOALS AND OBJECTIVES

To provide for quality educational facilities to accommodate students within the Project and to memorialize the agreements and understandings regarding funding and construction of such facilities, statutory school fees, ~~mitig~~ payments, state funding and other matters pertaining to school facilities mitigation

V. MAJOR INITIATIVES

Mitigating impacts to District school facilities.

VI. RESULTS

Construction of school facilities to accommodate development.

VII. LESSONS LEARNED / NEXT STEPS

Implementation of Railyards Project School Facilities Agreement.