



**ECOS Land Use Committee Meeting Agenda
Monday, February 8th, 2016
Mogavero Architects, 2012 K Street, Sacramento
6:00 – 7:30 pm**

Present:

Ron Maertz, ECOS Land Use committee co-chair
Alex Kelter, ECOS Land Use committee co-chair
Andy Sawyer, ECOS
John Deeter, ECOS
Robert Meagher, ECOS
Alex Reagan, ECOS Staff
Beth Tincher, SMUD
Grant Taylor, Stonebridge Properties
Randy Sater, Stonebridge Properties
Josh Leachman, Stonebridge Properties
Molly Basinger

6:00 p.m. – Welcome, Introductions, Check-Ins, and Changes to Agenda

6:05 p.m. - Reuse of SMUD's 59th Street Corporation Yard
Stonebridge Properties - Josh Leachman, Grant Taylor, Randy Sater
Beth Tincher, SMUD

1. Looking at 59th Street corporation yard site with Stonebridge Properties and SMUD: Representatives of Stonebridge Properties and SMUD are in the outreach phase of this project. They want community input before they start planning. Nothing has been sketched out yet. Phase 1 is part of the current outreach process.
2. Site: Total of 20 acres. Sits on 59th Street; right behind Corti Bros; behind lightrail and Hwy 50. Connects Elmhurst/East Sac neighborhoods.
3. Development name - "59th Street Crossing" – this crossing predates Folsom Blvd and the railroad. This is a significant historical corridor. Close to Sac State and UC Davis medical center.
4. Initial Thoughts:
 - a. Tahoe Park/Elmhurst is a popular area for first-time home buyers.
 - b. The 59th Street stoplight – needs improvement. Turning left when driving west on Folsom Blvd. is near impossible.
 - c. Caltrans could move locations. Stonebridge Properties plans to talk to them about it during this outreach process.

5. **What ECOS wants** to see in development of SMUD's 59th Street Corporation Yard:
 - a. Mixed-Use
 - b. Transit-Oriented Development – including lots of amenities (Restaurants, drycleaners, cafes, neighborhood meetings places, hair salons), multi-modal transportation
 - c. High Density residences - Townhouses are a positive way to do high density. Design is more important than density in gaining nearby residents' approval.
 - d. Inclusionary/Mixed Income Housing
 - e. Stonebridge Properties will comply to city ordinance. ECOS made it clear that we would like to see the development be mixed income or inclusionary, where low-income housing is mixed in. We do not want to see Stonebridge Properties simply pay into the city's affordable housing general fund instead.
 - f. Extensive bike parking
 - g. Low Impact Development techniques used
 - h. gray water system
 - i. native plants
 - j. plants that buffer air pollutants
 - k. Pollution to clean up: Studies currently going in for future CEQA analysis – including noise, traffic, pollution and transportation issues. (HAZMAT unknown)
6. **What ECOS does not** want to see in development of SMUD's 59th Street Corporation Yard:
 - a. big box retailers
 - b. low density housing
 - c. electronic billboards
 - d. Housing Aging Baby boomers – it is too close to the freeway to house aging population
7. Ideas:
 - a. This might be a good project for professional people with disabilities.
 - b. "Transit-Oriented Daycare" – a concept to consider

6:50 p.m. - Project Updates – Connector, Housing Elements, Elk Grove SOI, Mather Field Project, SACOG's MTP/SCS, City General Plan Update, Eastview Specific Plan and Annexation - Galt, Other Projects
Ron Maertz, Rob Burness, Alex Kelter, Molly Basinger and Others

7:00 p.m. – Update on CEQA Revisions
Andy Sawyer

7:05 p.m. – Project Monitoring – Review Robert Meagher's changes to Project Monitoring spreadsheet. Discuss criteria for project importance.

Please review:

https://www.cubbyusercontent.com/pl/ECOS+Project+List/_1b05859a14244240b38a93db8d940d94

7:25 p.m. – Other Business and Announcements –

7:30p.m. – Adjourn