

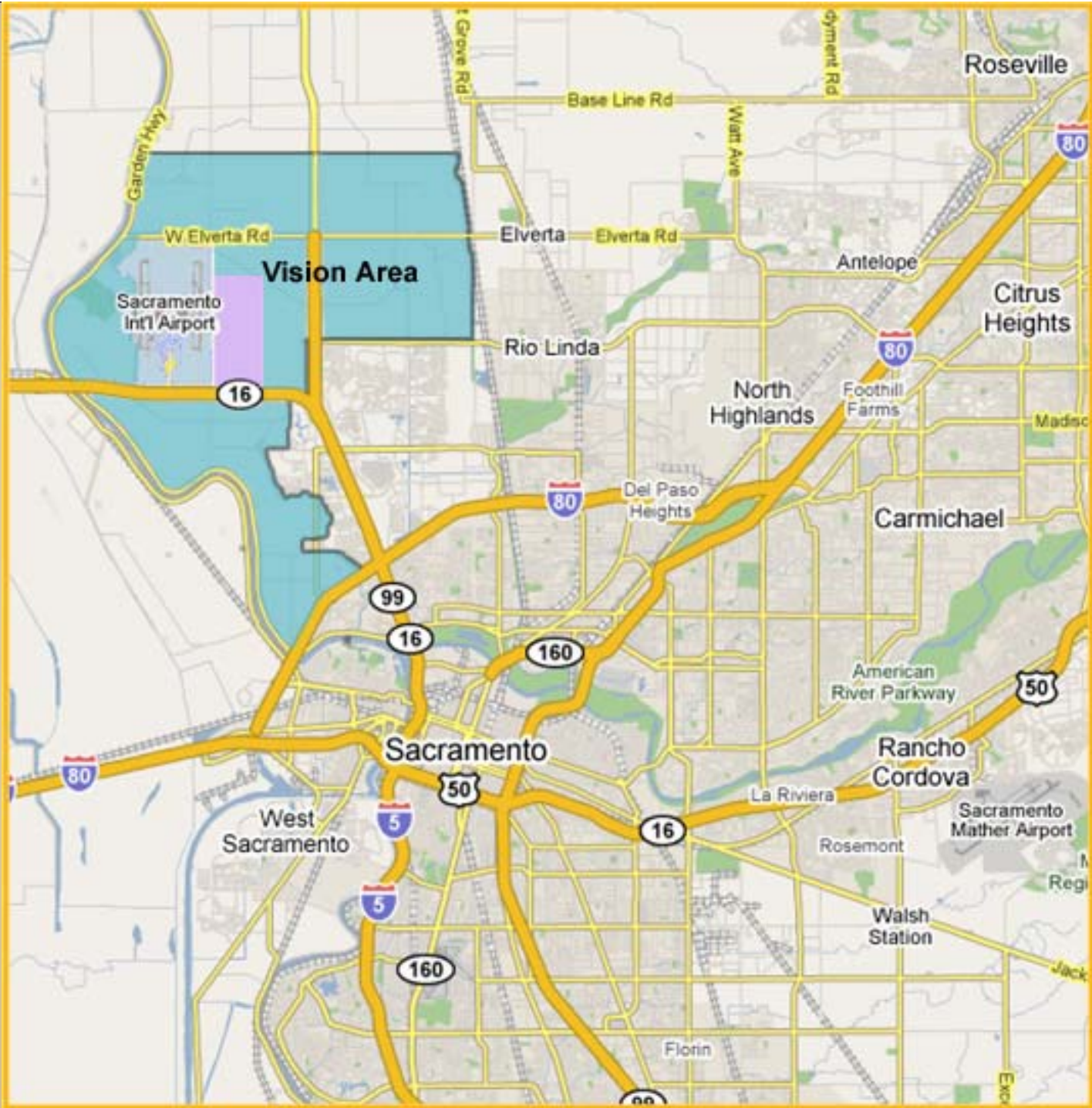


Natomas Joint Vision Area

Setting, Opportunity, Challenges, & Vision

Project Purpose

- The Natomas Joint Vision Area has unique regional assets and offers potential benefits to the entire region
- The Natomas Joint Vision area has complex challenges which can be met by multi-jurisdictional cooperation and commitment to high quality planning.
- The Broad Visioning Process is a “high level exercise from 30,000 feet”, not a site-specific analysis of detailed issues.

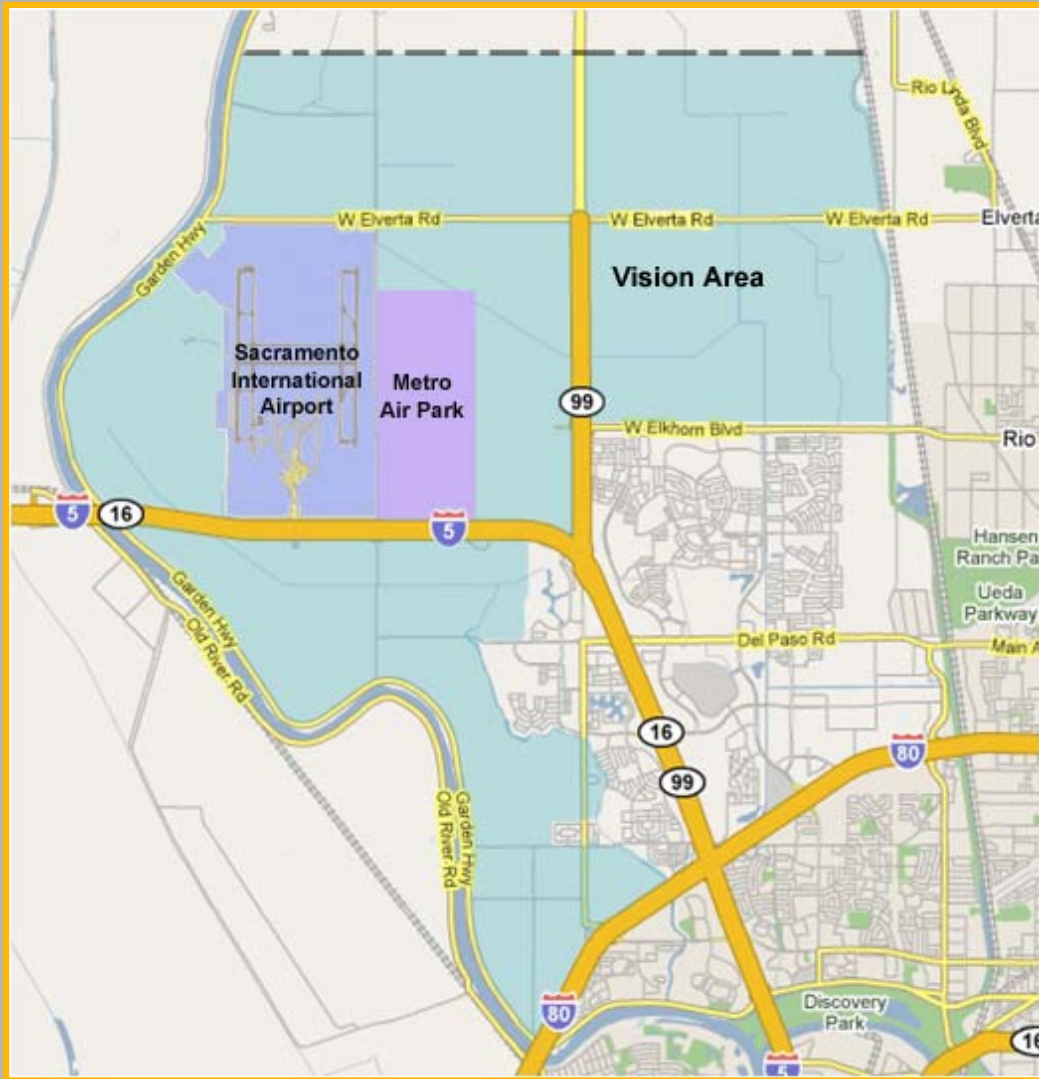




Natomas Today

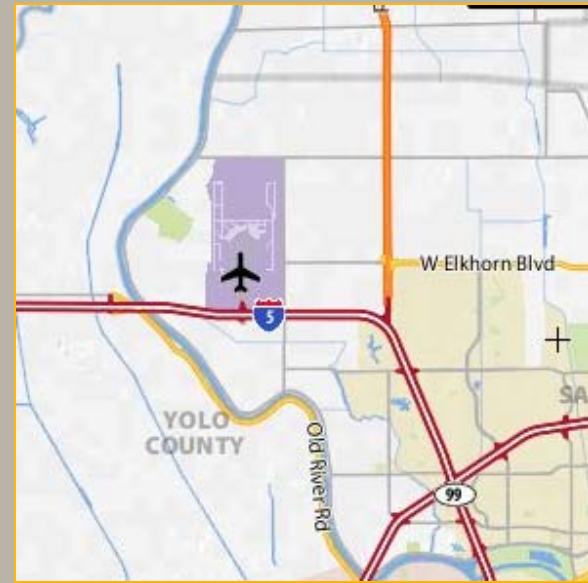
The Setting

Vision Area Location



The Land Today

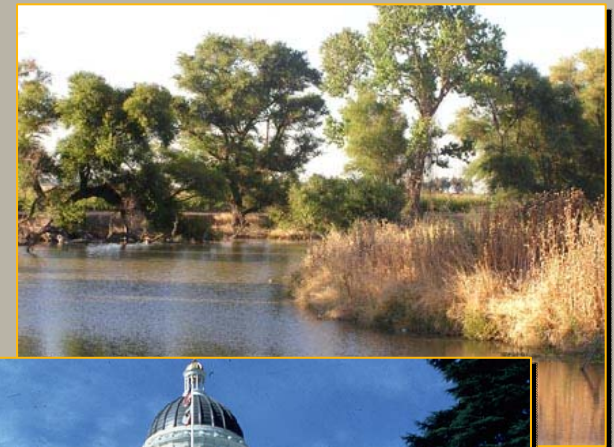
- International Airport
- Natomas Basin Conservancy habitat lands
- Interstate 5 and 80
- The Sacramento River
- Agricultural Operations
- Multi-jurisdictional overlay



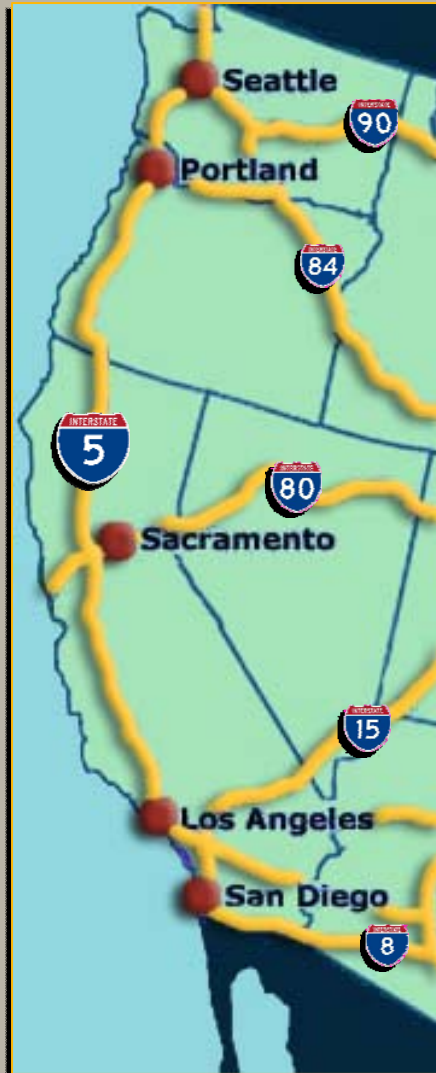
Importance of the Vision Area to the Region

Strategic location, unique assets, and the extraordinary opportunity it presents

- One of only 5 locations in the West with N/S interstates and international airport
- Adjacent recent and proposed growth
- 4 to 8 miles from the Capitol
- Identified as a “Blueprint” growth area
- Flood protection projects underway
- Natomas Basin Conservancy lands

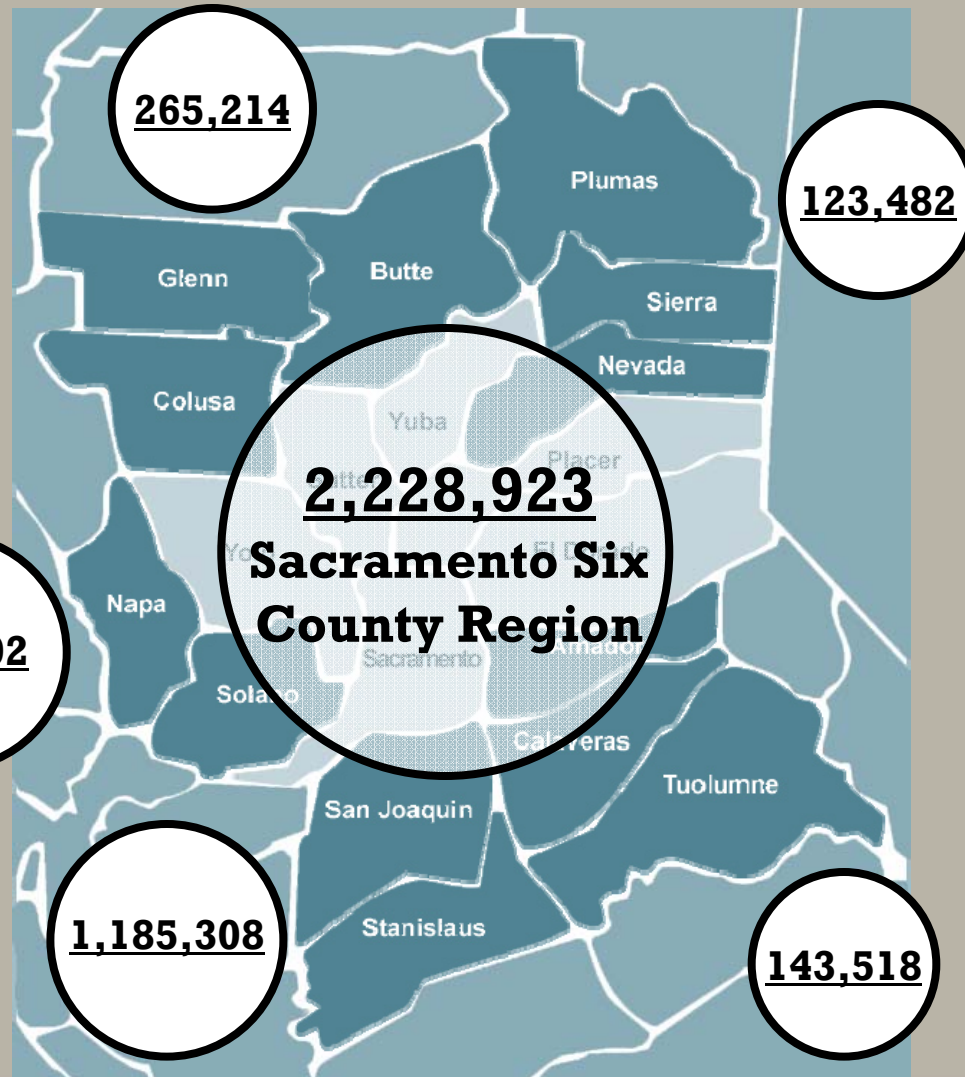


Importance of the Vision Area to the Region



2006 Population Statistics

Total:
4,491,647



265,214

123,482

2,228,923

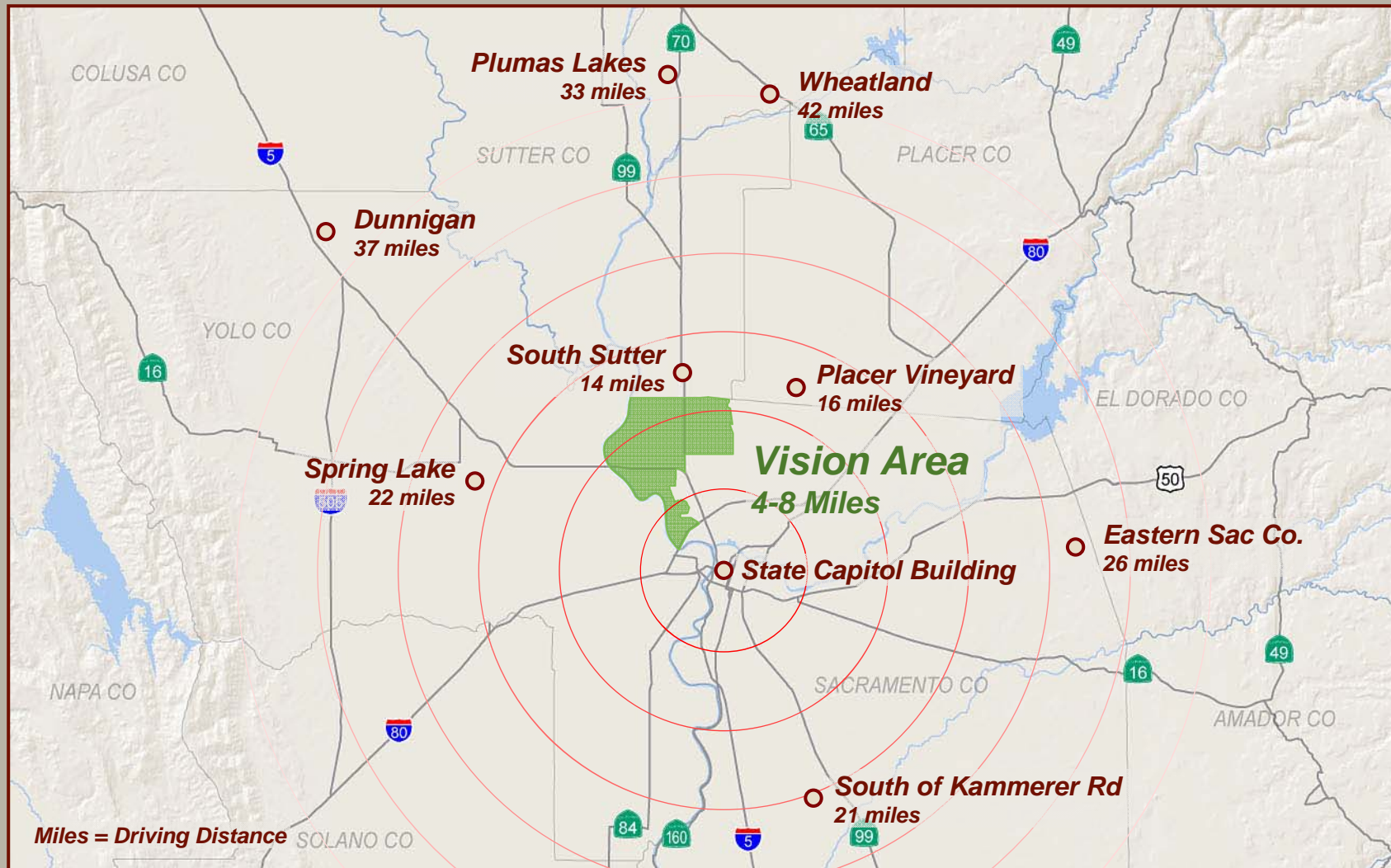
**Sacramento Six
County Region**

545,202

1,185,308

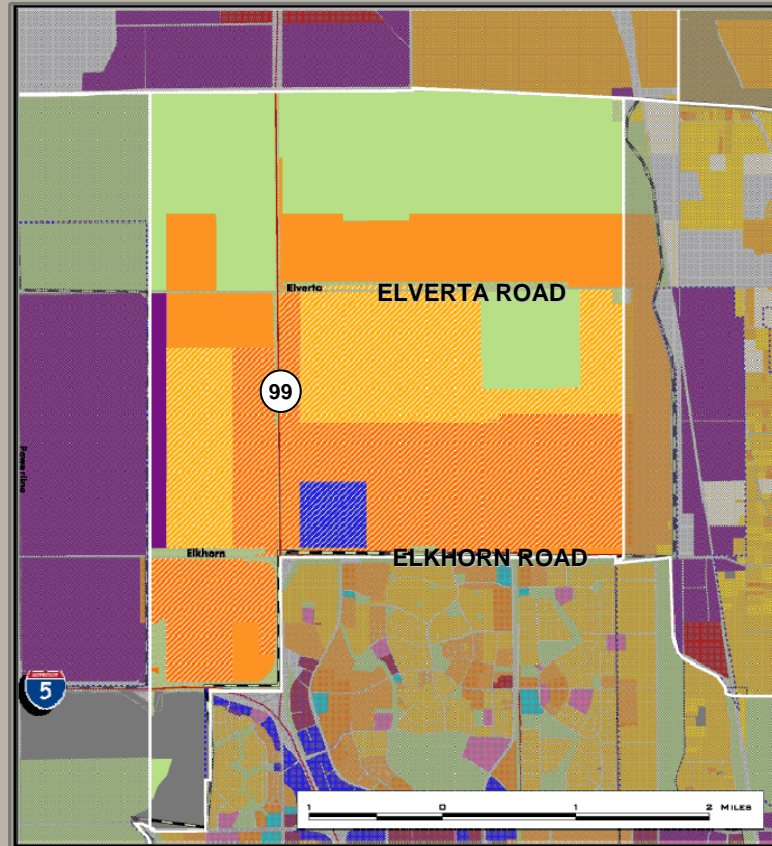
143,518

Proximity to Downtown Sacramento



Blueprint Growth Area

NORTH NATOMAS JOINT VISION AREA

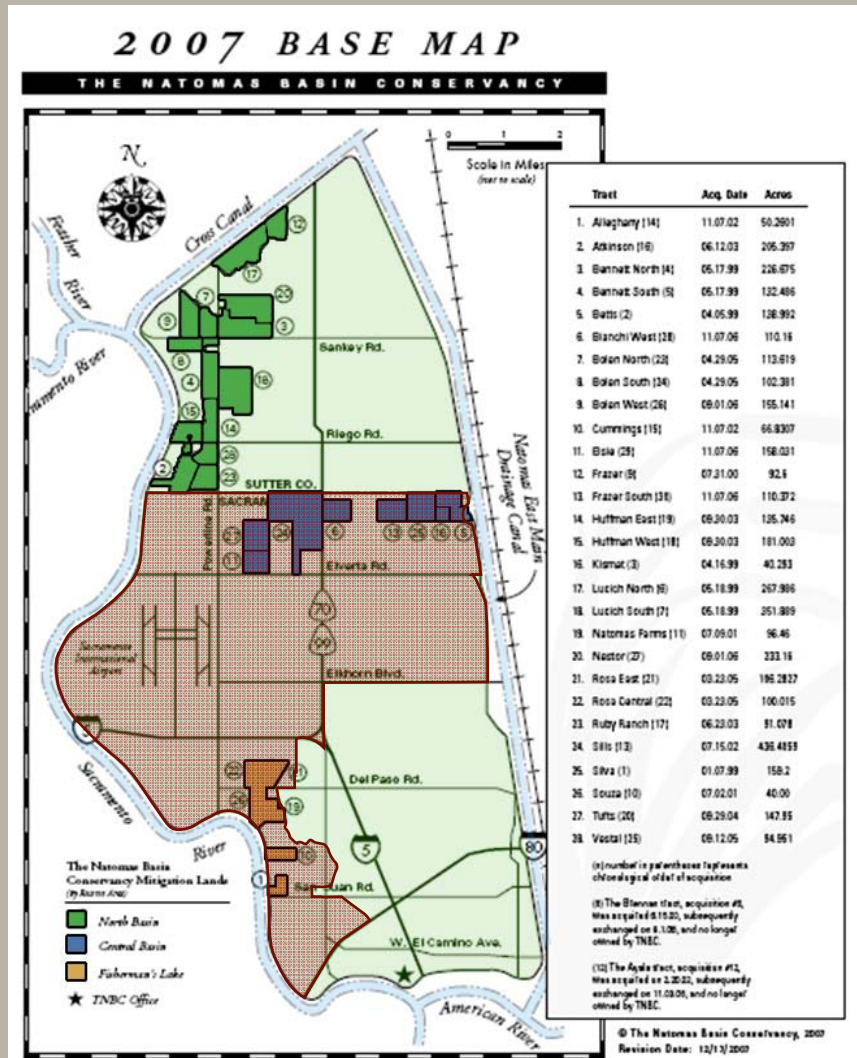


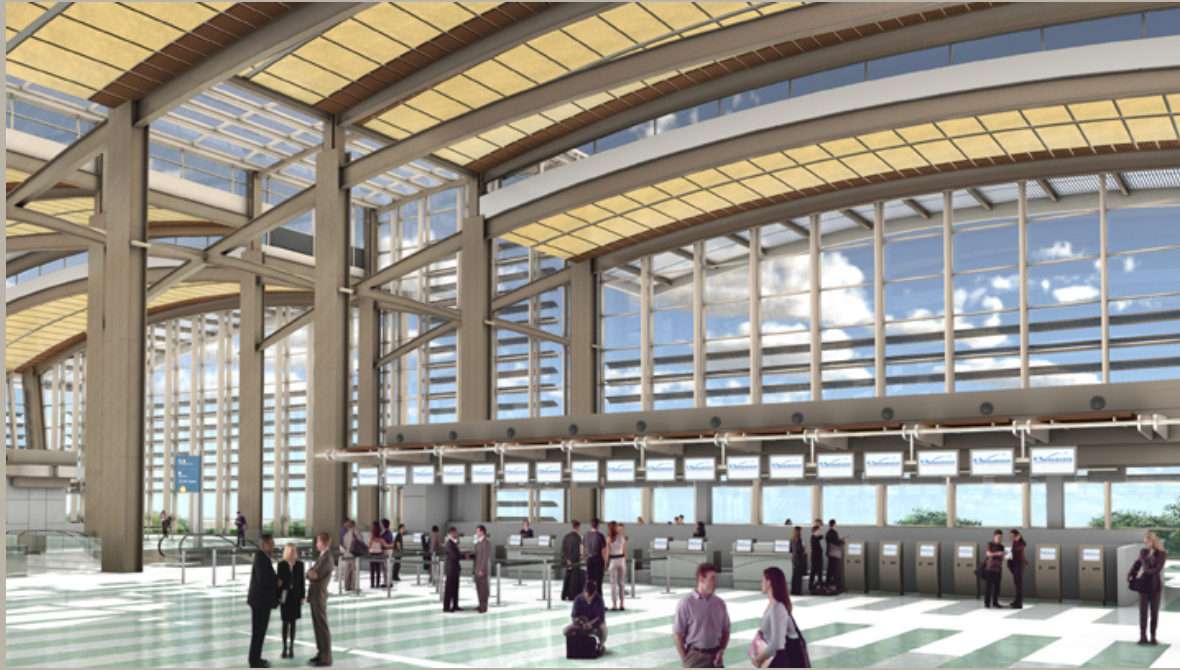
| RESIDENTIAL "BUILDING" TYPES | NON-URBAN "LAND USE" TYPES | MIXED-USE "PLACE" TYPES |
|---|---|---|
| <ul style="list-style-type: none"> Rural Residential Single Family Large Lot Single Family Small Lot Attached Residential | <ul style="list-style-type: none"> Agriculture Forest Open Space Parks Water | <ul style="list-style-type: none"> Low Density Mixed-use Center or Corridor Medium Density Mixed-use Center or Corridor High Density Mixed-use Center or Corridor Employment Focus Mixed-use Center or Corridor |
| EMPLOYMENT "BUILDING" TYPES <ul style="list-style-type: none"> Retail Office Industrial Public | RESIDENTIAL "PLACE" TYPES <ul style="list-style-type: none"> Medium Density Mixed Residential High Density Mixed Residential | <ul style="list-style-type: none"> Vacant Urban Designated Lands (2050) Vacant Rural Residential Lands (2050) |

Flood Protection Projects



Natomas Basin Conservancy





The Natomas Opportunity

The Assets and Investments

The Sacramento River

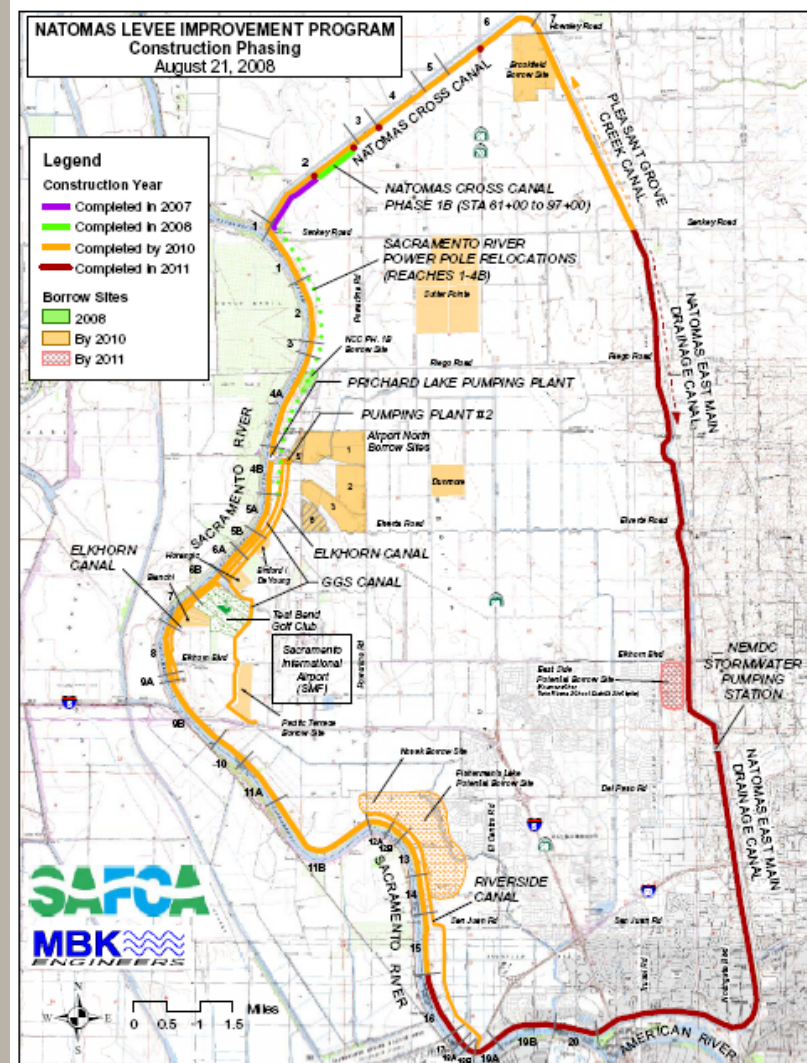


Water...a Unifying Element



SAFCA Flood Project

\$600 million investment



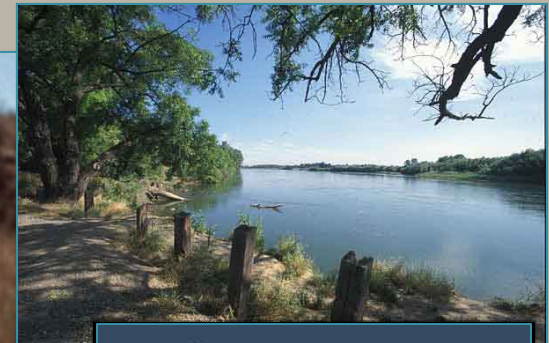
Environmental Awareness and Commitment



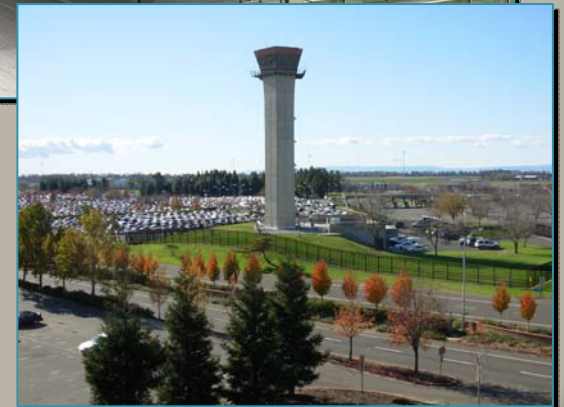
**There must be a balance
between nature and
human endeavor**

A Balance with Nature

The urban ecological balance can be maintained when fragile areas are reserved; conservation of eco- systems is pursued; and low intensity habitation precincts are thoughtfully identified.



Sacramento International



- Runway Extensions
- New Terminal
- Intercontinental Flights
- \$1.6 Billion in New Investment
- \$3.5 Billion Annual Economic Impact

Expansion & Development Potential

LA / Ontario



Portland



Sacramento International



Seattle



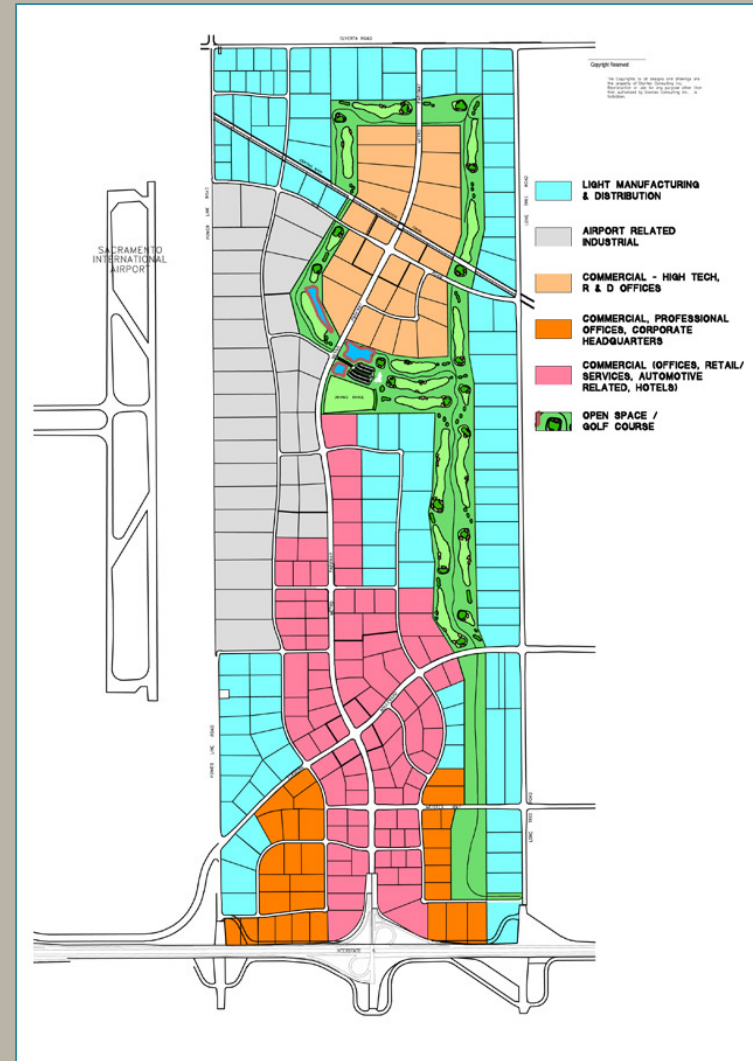
San Diego



The only West Coast International Airport with two interstate highways and room to expand

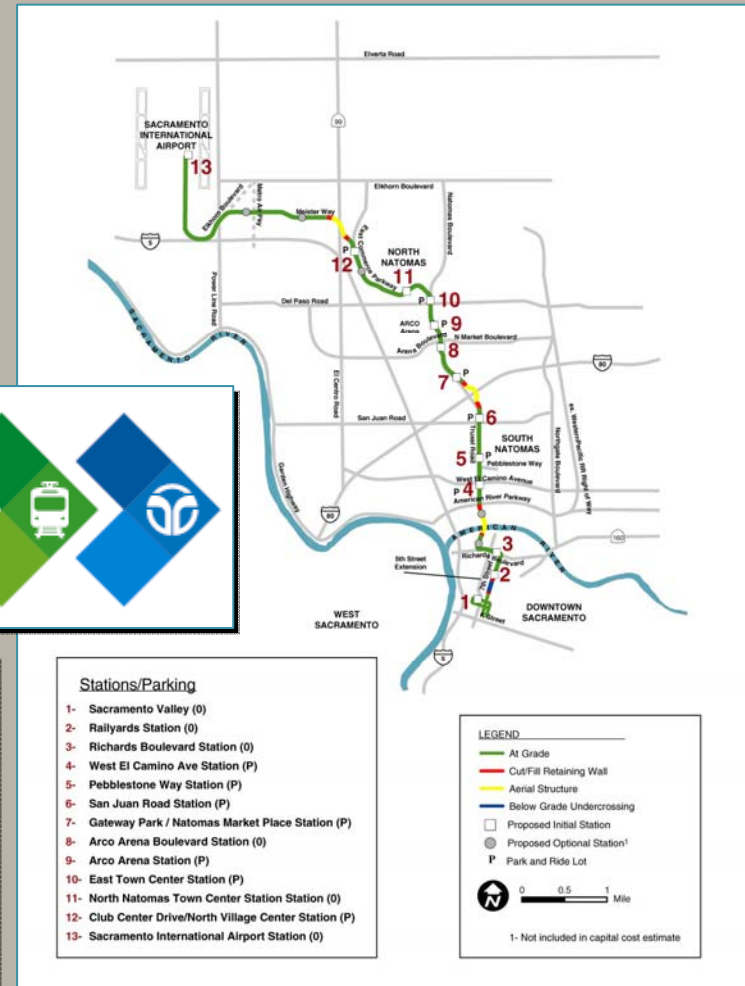
Metro Air Park

- Mixed-use business / industrial park
- Gross Acres: 1,900
- Cost to Develop: \$280 Million



Transportation Assets

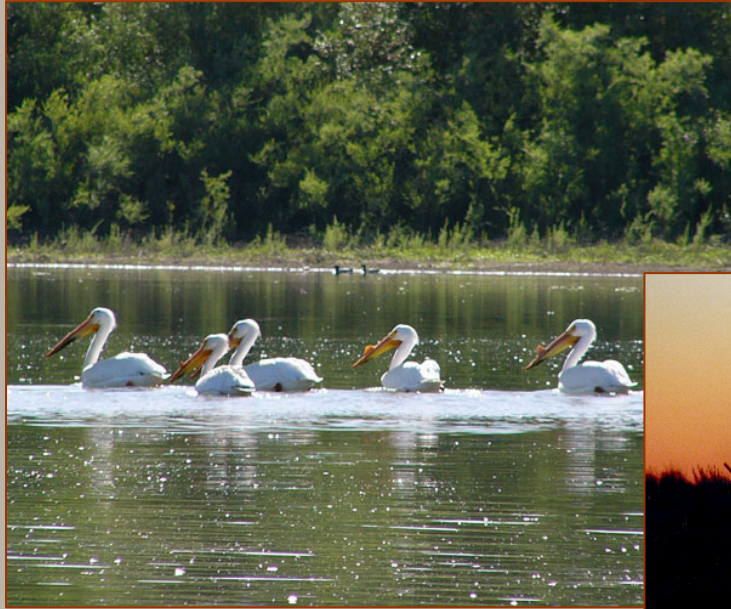
- Vision Area within minutes of the downtown job center
- Planned light rail extension to airport
- Existing bus service with expansion potential
- Major roadway improvements planned



Leadership

- Visionary Leadership
- Coordinated Planning
- Commitment to the Future





Natomas Challenges

Intelligent & Sustainable Growth



Design Livable Communities:

- Move away from typical suburban patterns
- Challenge new quality levels



Flood Protection

- SAFCA's success will achieve 200+ year protection
- Community benefits in addition to flood protection
- Open space and habitat enhancements



Endangered Species Enhancement

- Build on successes of the Natomas Basin Conservancy
- Enhance the survival of the species and build on the existing HCP
- Take advantage of the regional perspective in finding permanent solutions



Building a Rational and Significant Open Space System

- The community should sponsor social interaction through public domains devised for community and civic life



Agricultural Viability

- Design functional buffers
- Identify operational solutions compatible with urbanization
- Emphasize and expand Conservancy's role
- Recognize market constraints





Discover the Vision

Lessons from Successful Communities

Lessons from Successful Communities

- The natural environment and urban environment are harmoniously integrated



Lessons from Successful Communities

- Open spaces can and should be multi-functional



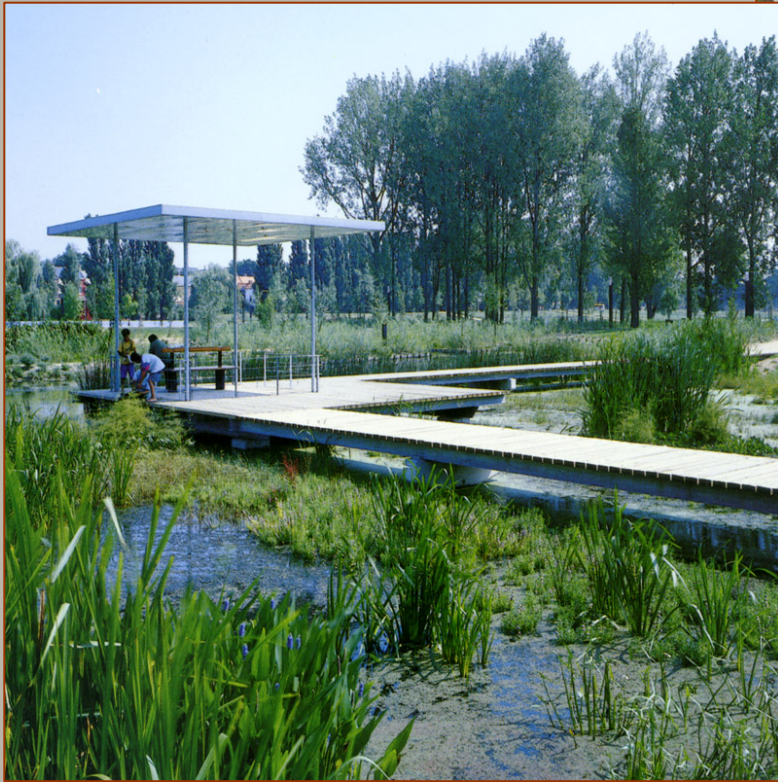
Lessons from Successful Communities

- A variety of transportation modes are essential



Lessons from Successful Communities

- Design to celebrate local history, ecology and building traditions



Lessons from Successful Communities

- Communities are shaped by public spaces, civic institutions, and places of collective interest



Lessons from Successful Communities

- Commerce follows public investment in transportation and infrastructure improvements



Lessons from Successful Communities

- Good design does matter



Key Planning Principals

- Create an integrated community with diverse uses such as parks, open space, housing, shops, work places, schools, and civic facilities



Key Planning Principals

- Design a variety of housing types to enable citizens from a wide range of economic levels and age groups to live within the community



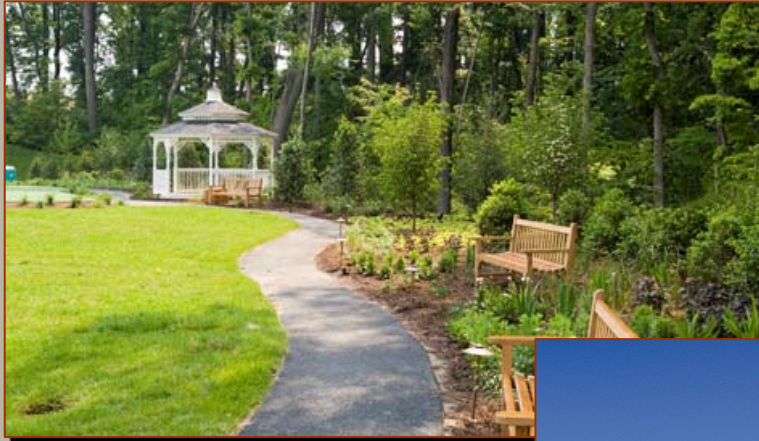
Key Planning Principals

- Plan central activity nodes that combine commercial, civic, cultural and recreational uses



Key Planning Principals

- Provide a variety of natural and urban open spaces in the form of squares, greens and parks



Key Planning Principals

- Buffer clusters of development with a well defined edge, such as agricultural greenbelts or wildlife corridors



Key Planning Principals

- Preserve the natural terrain, drainage, and vegetation of the community to the maximum extent possible within parks, open space and greenbelts





Natomas Tomorrow

The Fabric of Successful Change



Next Steps

The Broad Visioning Process will lead to the creation of:

- ◉ A set of fundamental principles to address the issues and guide subsequent planning efforts
- ◉ Conceptual land use diagrams for urban development and open space
- ◉ A project description with sufficient detail to proceed with subsequent planning phase



Thank you

Join us at the next visioning workshop
on **December 17th**
(from 6:00-8:00 at the same location)