



11.3 ACRE INFILL SITE

Northwest corner of Sylvan Road,
Old Auburn Blvd and Auburn Blvd

Development Opportunity

The City of Citrus Heights is pleased to present the opportunity to develop an 11.3+/- acre site located at the busy intersection of Sylvan Road, Old Auburn Blvd and Auburn Blvd, locally known as "Sylvan Corners." New Sylvan is envisioned to be a major investment and development opportunity including residential and/or office uses to compliment nearby projects in the area.

See the last page for submittal requirements; responses are due to Meghan Huber at the City of Citrus Heights by October 30th, 2020. She can be contacted at mhuber@citrusheights.net or 916.727.4745 (direct).

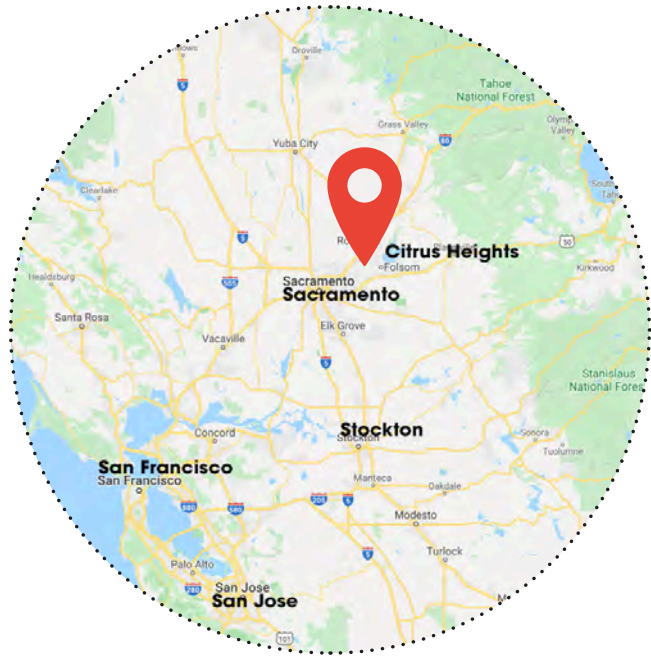


Solid roots. New growth.



The City purchased this former school site with the intent of partnering with a developer on an infill project that features residential, office and/or retail uses for the Sylvan Corners area. This April, the City Council established planning goals for the property and viewed several “high-level” development concepts - all of which are contained in this offering.

The City’s goal is to sell the site to a financially capable and experienced developer who would achieve the project goals for the site.



Residents Love to spend time in one of the numerous public gardens in the vicinity of New Sylvan

Welcome to the Neighborhood.

Located less than 2 miles from I- 80 freeway and situated adjacent to a regional bus stop, the New Sylvan site is very accessible.

The city is home to more than 2,175 businesses and New Sylvan is in a premier for redevelopment and business attraction for Citrus Heights. Within walking distance (<1 mile) of the site are local eateries such as Starbucks, Chando’s Tacos, Haya Sushi, Mr. Pickle’s Sandwich Shop, KFC and Applebee’s, and anchor stores such as Walmart Supercenter and Costco Wholesale.



Citrus Heights Parks are second to none: With over 18 different parks scattered around the city, enjoy your days outdoors.

Numerous schools are located nearby:

- Sylvan Middle School (0.3 miles)
- Mesa Verde High School (0.7 miles)
- Carriage Drive Elementary (0.7 miles)
- San Juan High School (1.4 miles)
- Mariposa Avenue Elementary (1.5 miles)
- Arlington Heights Elementary (1.8 miles)

Recreation facilities and amenities are also easily accessible

- Stock Ranch Nature Preserve (0.7 miles)
- Van Maren Park (1.1 miles)
- Crosswoods Park (1.2 miles)
- Historic Rusch Home and Gardens (1.3 miles)
- Rusch Park Community Center and Pool (1.3 miles)
- Citrus Heights Community Center (1.7 miles)
- Sunrise Oaks Park (1.8 miles)
- All within 2 miles of the New Sylvan site.

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The community bonds at our weekly Sunrise Mall Farmers Market, coming together for great food and even better company.





Citrus Heights is a community of Sacramento County located just north of California's capitol. The community has a population of 88,444 residents. The area has an average household size of 2.6 with a median net worth of \$84,301. The total population has grown by 4% in the last 5 years, and is expected to grow by 2% in the next 5 years.

Citrus Heights is a genuine community: it attracts all ages and has a higher population of both millennials and retirees than other cities its size.

The Unique Opportunity

Geography. Citrus Heights is located in the geographical center of the growing Sacramento region and is about 98% built out — so this opportunity for infill development is rare. New Sylvan presents the unique opportunity to bring fresh development into an established, bustling corridor and community hub. The nearby intersection, known locally as Sylvan Corners, has been updated with walking pathways that will connect New Sylvan to neighboring properties for ultimate community cohesion. This site is uniquely positioned to be a walkable community hub for locals, popular destination for commuters coming to and from work, and easily visited by incoming traffic off the I-80.

Partners. The City is uniquely committed to updating the corridor along New Sylvan, has already begun ushering in popular businesses (like regionally famous Chando's Tacos) and has made serious public investments, including: upgraded complete streets, implementation of underground utilities, updated bike lanes, and separated sidewalks. Developers will appreciate Citrus Heights engaged City leaders, and community members alike, who are driven to move revitalization in the area forward. The City is seeking a master developer to acquire and develop the New Sylvan site to enhance the community and be a source of continued growth.

Neighbors. The international shoe company Bearpaw is headquartered just kitty-corner to New Sylvan, and other significant community staples populate the Auburn Boulevard corridor. Anchor tenant Studio Movie Grill, along with a new Big Lots and Gold's Gym, sit at the other bookend of the Auburn Boulevard/I-80 corridor and are examples of the City's already-present revitalization efforts. City and community support show favor to uses that work well with existing neighbors, including for-sale single family residential, multifamily residential, office and residential-office mixed-use. However, City officials will consider different uses if alternatives best-serve the community.





How will a developer be selected to purchase and develop the site? The City Council adopted these project goals that will be used to evaluate proposals. Please incorporate these in your response.

Planning Goals

Developers are encouraged to propose a development considering the City's planning goals for the site **(not all elements have to be included)**

Concept Goals

- Represent the city's continued commitment to reinvest in Sylvan Corners and Auburn Boulevard
- Support uses compatible with surrounding land uses without detracting from the nearby Stock Ranch retail center
- Enhance Sylvan Corners as the geographical center of the city and reestablish the area as a cultural and social hub

Design Goals

- Activate the area by fronting all buildings, including residential units, outward toward Sylvan Plaza and Auburn Boulevard frontage.
- Include enhanced pedestrian connections to connect the property to nearby businesses, Sylvan Plaza and the adjoining school
- Provide well-designed parking and service areas to screen these areas from Auburn Boulevard and Sylvan Plaza
- Incorporate Sylvan Plaza into the project design

City council has approved the above Planning Goals to be taken into consideration when reviewing qualification letters.

Land Use Goals

- Consider the property's adjacency to the school and the cemetery
- Encourage commercial uses such as cafes with outdoor dining, offices which incorporate outdoor areas and other similar uses that will connect to the public spaces. Prohibit automotive intensive uses such as gas stations and drive-throughs
- Housing types may consist of for-sale and rental units, be a mixed-use concept, or designed for specific needs such as work-force housing, teacher housing or similar product type.
- Goal of no gas stations or drive thrus

Financial Goals

- The development shall be financially feasible and provide long-term fiscal benefits to the city.





Concept Ideas

The following concepts are not the only building options for New Sylvan, but concepts that were presented to the City Council to provide ideas and examples of how the site can be transformed. The City is open to a wide variety of different concepts and ideas. The City intends to rezone the site when a specific project is approved.

Under state law, 15 percent of any residential units would need to be affordable to low and moderate income households.

Concept: Mixed-Use Residential & Office

This concept shows an integration of residential, office, and a small amount of commercial. The office uses are located adjacent to the public cemetery. Office uses could be professional or medical related. Residential uses could be multifamily as shown here, perhaps even senior housing.

SITE CAPACITY

- 2 story office buildings totaling 100,000 sf with 295 parking stalls on surface parking.
- 100 unit multifamily integrated with limited amount of ground floor commercial.



Concept: Multifamily Residential

A multifamily project should have a larger presence along the Auburn Blvd frontage as shown here, again with a limited amount of ancillary retail use on the corner to take advantage of the public plaza.

SITE CAPACITY

- 266 multifamily in 3 and 4 story buildings (15% of which would need to be affordable)
- limited retail commercial on corner
- surface parking (536 spaces total)



Concept: Attached and Detached Single Family

Some combination of townhouse and detached housing, with the townhouses along the front of the site facing Auburn Bl and a shared common area for both types of residential.

SITE CAPACITY

- 84 units total, 20 detached and 64 attached; 15% of residential affordable
- Small (~12,000 sf retail building on corner taking advantage of existing new public plaza and visibility.
- Surface parking (2 spaces per unit, plus 5 spaces per 1,000 sf on commercial)



Anticipated Process

July 8, 2020 - Offering Memorandum Released

October 30, 2020 - Proposals Due to mhuber@citrusheights.net by 5 pm.

Nov 2020 - City staff and Project Committee screen proposals and select short list for interview

Jan 2021 - Interviews with shortlisted proposers

Developer Submittal Requirements

Qualified developers are asked to submit a Letter of Interest that shall include, but not be limited to, the following details:

- Terms and conditions for purchase and closing, including purchase price and all contingencies.
- Proof of financing for purchase and development (cash statements, letter of credit, etc)
- Bios of the development team (sponsor, investors, and consultants)
- Description of proposed conceptual development program to be pursued by developer at a minimum identifying number and density of residential units, 15% on-site inclusionary housing, commercial square footage by type, stories/height, parking plan, and amenities.
- Demonstration how the City's Planning Goals are best achieved.
- Entitlements and any other assistance sought from City.
- Case studies and city reference contact for 3 similar projects completed in the last 5 years.

Only complete submittals received by 5 pm on October 30, 2020 will be considered. All proposals and any questions should be directed to **Meghan Huber with Citrus Heights at mhuber@citrusheights.net or 916.727.4745 (Direct).**

PRESENTED BY

