

47th Avenue Station

Fast Facts

Station Overview

Projected Daily Boardings	1,816
Park & Ride Capacity	770
Station Amenities:	
Station Plaza with landscaping, and pedestrian shelters	

Station Area Characteristics (¼ Mile Station Radius)

Resident Population	64
Median Age	32
Average Household Size	3.5
Population under 18	28.8%
Population 65 and older	9.1%
Median Household Income	\$37,500
Median Family Household Income	\$40,625
Per Capita Income	\$12,758

Total Employment 624

Public Facilities: Sacramento Executive Airport

Station Area Population and Employment 2010 Projections

Annual Population Growth Rate	1.3%
Annual Employment Growth Rate	0.4%

Apartment Rents (January 2001)

1-Bedroom (2 bldg.)	\$530/month
2-Bedroom (1 bldg.)	\$675/month

Asking Vacant Land Prices

Industrial (1 lot)	\$2.25/Sq. Ft.
Commercial (2 lots)	\$9.79/Sq. Ft.

Auto Traffic Volumes (24 hour total)

19,256 47th Avenue, east of 27th St. (12/93)

Retail Leakage Categories:

Grocery Stores, Video Tape Rental, Eating Places, Florist, Photofinishing, Drug & Proprietary Stores, and Legal Services

Sources: Claritas Inc., Sacramento RT, First American Real Estate Solutions Inc., City of Sacramento, SACOG, and BAE.

STATION OVERVIEW

The 47th Avenue station is just inside the City of Sacramento with the County/City border running along the Union Pacific Railroad tracks. RT anticipates that the 47th Avenue Station will average 1,816 boardings a weekday by 2015. RT owns approximately



6.7 acres immediately west of the station platform planned for RT parking, a station plaza, and transit oriented development. The 47th Avenue Station will serve the Campbell Soup food processing plant to the east, nearby light industrial areas, and Brentwood and Fullerton neighborhoods to the west.

47th Avenue Station's park and ride lot will be the northernmost lot along the South Line, with RT planning to build a small plaza, walkways to 27th Street and 47th Avenue, and bike lockers. The station will also include a bus loop and pick-up and drop-off capabilities.

The 47th Avenue Station Area has a strong employment base with industrial uses to the south and east, including the Campbell Soup plant, on the eastern border of the proposed light rail station. Industrial and warehouse buildings also stand to the south of 47th Avenue. Moving west, before reaching Sacramento Executive Airport, there are a few single-family residential units, including some one-story halfplexes.

The convenience retail trade area around the 47th Avenue Station includes portions of the 95822, 95823, and 95824 ZIP Codes. In these three ZIP Codes combined, the estimated leakage is \$173 million per year. This includes substantial leakage in the convenience retail categories for which breakouts were available (Grocery Stores, Drug and Proprietary Stores, Eating Places, and Florists). In addition, the data indicate significant leakage in the Photofinishing, Video Tape Rental, and Legal Services categories.

Over the long-term, because much of this area is developed as relatively low-intensity industrial uses, including undeveloped storage yards and the like, this area may present opportunities for redevelopment. The 47th Avenue Station is part of SHRA's Franklin Boulevard Redevelopment Area, making the area eligible for redevelopment funds. One possibility that could be explored is live-work space or studio space for artists involved in such activities as ceramics, sculpture, glass-blowing, metal-working and others that are not compatible with typical residential or commercial settings. A key market consideration would be affordable, flexible space. While these types of activities themselves would not necessarily generate the densities that are ultimately desired in close proximity to light-rail stations, if pioneering uses such as these establish the area as an "arts district" then other more dense uses may follow them to the area.