

City College Station

Fast Facts

Station Overview

Projected Daily Boardings 1,826
 Park & Ride Capacity None
 Station Amenities:
 Pedestrian Shelters, telephones, public information displays, and extra seating.

Station Area Characteristics

(¼ Mile Station Radius, 2000)

Resident Population 907
 Median Age 37
 Average Household Size 2.55
 Population under 18 28.7%
 Population 65 and older 14.0%
 Median Household Income \$51,389
 Median Family Household Income \$63,158
 Per Capita Income \$31,557

Total Employment 957

Public Facilities: Sacramento City College, Curtis Park and William Land Municipal Park.

Station Area Population and Employment 2010 Projections

Annual Population Growth Rate 1.3%
 Annual Employment Growth Rate 0.9%

Asking Lease Rates

(December, 2000)

Office \$1.25 Per Sq. Ft., NNN
 Retail \$1.04 Per Sq. Ft., NNN

Recent Property Sales

(January – December, 2000)

Vacant Land (3 sales) \$3.77/Sq. Ft.
 Multifamily (2 sales) \$30,000/Unit

Available Vacant Land

Residential (1 lot) \$6.00/Sq. Ft.

Auto Traffic Volumes (24 hour total)

27,272 Sutterville Rd., east of 24th St.
 (9/95)

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

STATION OVERVIEW

City College Station will be a walk-on station and will be directly adjacent to the Sacramento City College parking lot and Hughes Stadium. It will primarily serve City College students and employees, but will also provide access to neighboring



residential areas. The existing City College parking lot will be reconfigured to allow bus pick-up and drop-off capabilities. The City College campus to the west and the Union Pacific railyard property on the east (which extends south from the 4th Avenue/Wayne Hultgren Station) comprise nearly the entire Station Area. The Curtis Park neighborhood is on the eastern fringe of the Station Area, and other residential neighborhoods lie to the northwest and south of the proposed station. RT does not own any parcels at the City College Station that could be made available for joint development.

The City College Station Area (1/4 mile radius from the station) contains a number of public land uses including Sacramento City College to the west of the station. The Union Pacific railyard borders the east side of the Station and extends as far north as the 4th Avenue/Wayne Hultgren Station. This 64-acre property is currently vacant. Single-family residential neighborhoods lie southwest of Sutterville Road and east of the railyard along Curtis Park. Duplexes and multifamily units are scattered throughout the Station Area's residential neighborhoods, but are more concentrated to the north of the City College.

The Station Area has relatively high incomes compared to the South Line Corridor. The City College Station Area has a median household income of \$51,389 compared to \$35,701 for the South Line Corridor and \$43,807 for Sacramento County. In addition, the Station Area's family household income and per capita income are above both the County and the Corridor.

The primary development opportunity in this Station Area is the Union Pacific railyards property, which comprises nearly the entire eastern portion of the Station Area and which currently serves as a barrier between the Curtis Park neighborhood further to the east and the light rail station. While the railyard is a brownfield site that requires further investigation and clean-up, it is one of the largest redevelopment sites near a South Line Light Rail Station and has already been the subject of considerable development interest. Future redevelopment of this site could tap into demand for mixed-use commercial/office/residential uses. In addition, expansion of facilities at Sacramento City College, which occupies most of the western portion of the Station Area, may be a potential source of demand for new transit supportive development on that side of the Station Area or even for potential development on the UP property. Given the strong demand for housing in the surrounding neighborhoods and the limited opportunities for new construction, residential types ranging from townhomes, to apartments, to lofts could likely be designed to meet with market success in this Station Area.