

Meadowview Station

Fast Facts

Station Overview

Projected Daily Boardings	4,119
Park & Ride Capacity	1,200

Station Area Characteristics

(¼ Mile Station Radius)

Resident Population	1,745
Median Age	26.9
Average Household Size	3.41
Population under 18	36.4%
Population 65 and older	7.4%

Median Household Income	\$39,514
Median Family Household Income	\$41,071
Per Capita Income	\$15,491

Total Employment	102
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Public Facilities: Sam Pannell Community Center, Pollock Ranch Park, and Kimble School

Station Area Population and Employment Projections 2000-2010

Annual Population Growth Rate	0.7%
Annual Employment Growth Rate	2.5%

Apartment Rents (January 2001)

2-Bedrooms (2 bldgs.)	\$430/month
3-Bedrooms (1 bldg.)	\$495/month

Recent Property Sales (December 2000)

Vacant (1 lot)	\$22/Sq. Ft.
Single-Family (avg.)	\$88,558

Asking Vacant Land Prices

Commercial Retail (1 lot) \$5.14/Sq. Ft.

Auto Traffic Volumes (24 hour total)

22,227 Meadowview Rd., west of Union Pacific Railroad (2/94)

Planned Development Highlights

570 single-family units
120 duplexes
27 acres planned Highway Commercial

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

STATION OVERVIEW

Meadowview Station will generate the highest light rail ridership of the South Line stations. Light rail riders will be able to walk on, park and ride, transfer via bus, and be dropped off at Meadowview Station plaza from Tisdale Way.



The Meadowview Station will serve the surrounding residential neighborhoods as well as the nearby Sam Pannell Community Center. Sacramento RT owns approximately 15 acres dedicated to the park and ride lot, the station plaza, and future transit-oriented development.

The Meadowview Station Area – defined as the area within ¼ mile of the station– has the largest resident population among the South Line stations. In addition, the Station Area has the largest youth population, with more than one third of the population under the age of 18. Along with a large population base, Station Area employment growth will outpace all other South Line Station Areas. The Meadowview Station Area is primarily single-family residential in character with public land uses on the southwest corner of the Station Area. The residential units to the east and west are relatively new single-family units.

The Station Area contains four large public users to the southwest. Sacramento Job Corps, the Office of Emergency Services; the National Guard, and the State Department of Agriculture each occupy facilities within the Station Area. In addition, Sam Pannell Community Center is located just west of the local, state, and federal users, creating a small public sector cluster within the Station Area.

The Meadowview retail trade area (ZIP Codes 95822, 95823, and 95832) has an estimated leakage in convenience retail trade categories of \$138 million, including substantial leakage in Grocery Stores, Drug Stores and Proprietary Stores, Eating Places, and Florists. In addition, there are substantial estimated leakages in Photofinishing, Video Tape Rentals, and Legal Services, and minor leakages in Laundry, Cleaning, and Garment Services and Child Day Care Services.

Given the established land use pattern on surrounding properties, the natural use for this large site is market-rate housing that could target middle-income families like those who live in the area at present. Community representatives have expressed an interest in housing for the elderly. This niche may become more attractive in the mid- to long-term as the current population of the area, which is relatively young, begins to age. At that time, a portion of households may seek to downsize into higher density housing that entails less maintenance than a single-family home. A quality housing development for the elderly at this location would provide an opportunity to do so without needing to leave the neighborhood entirely. Neighborhood-serving commercial and/or community services might also be included in such a development, in a mixed-use configuration. Particularly for the elderly, easy access to basic retail and services is an important housing location consideration.