

Florin Station Joint Development Public Advisory Meeting

July 18, 2019

Traci Canfield
TOD & Real Estate Acting Manager
tcanfield@sacrt.com

Brent Bernegger
VP, Finance & CFO
bbernegger@sacrt.com

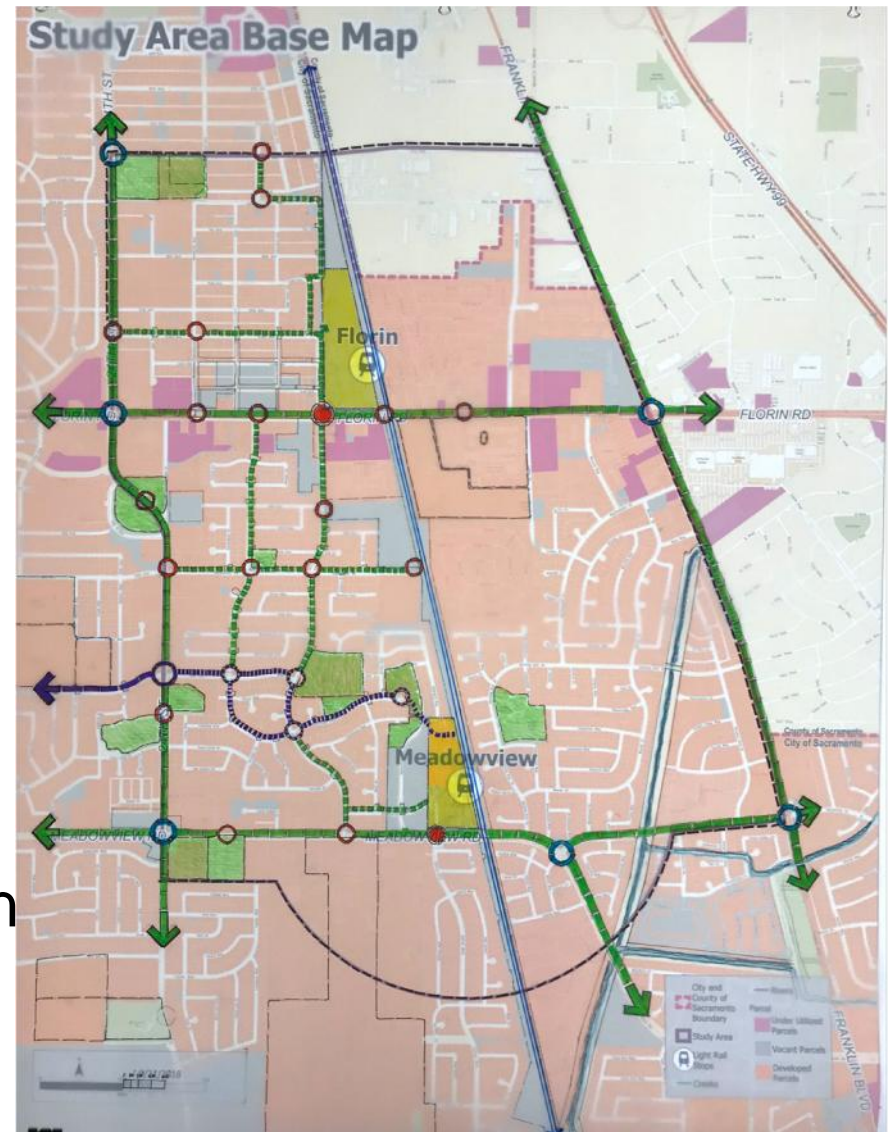
AGENDA

Meeting Objective: Define parameters for Joint Development Request for Proposal and determine the level public participation interest

1. Introductions
2. What is Joint Development and why does SacRT have to release a Request for Proposal?
3. Background of Florin Station:
 - Summary of ULI Panel Report for Florin Station
 - SacRT's objectives for joint development at Florin site
4. Summarize RFI submissions as potential concepts/features for Joint Development
5. Next steps in process
 - Traditionally SacRT releases RFP
 - RFPs would be due in 60 days and then we review proposals
 - Discussion: How can the public become involved in the process?
 - Recommendations and input provided to SacRT Board for joint development partner selection
 - Discussion: How can we activate the property while we go through this process?
6. Recap
 - Release RFP
 - SacRT requesting public input throughout process:
 1. Posting survey to ask others who couldn't attend to ask how they would like to be involved;
 2. Public presentation of proposals;
 3. Scope of joint development agreement will include extensive public engagement;
 4. Forming working group to activate space in short term

Concept Plan

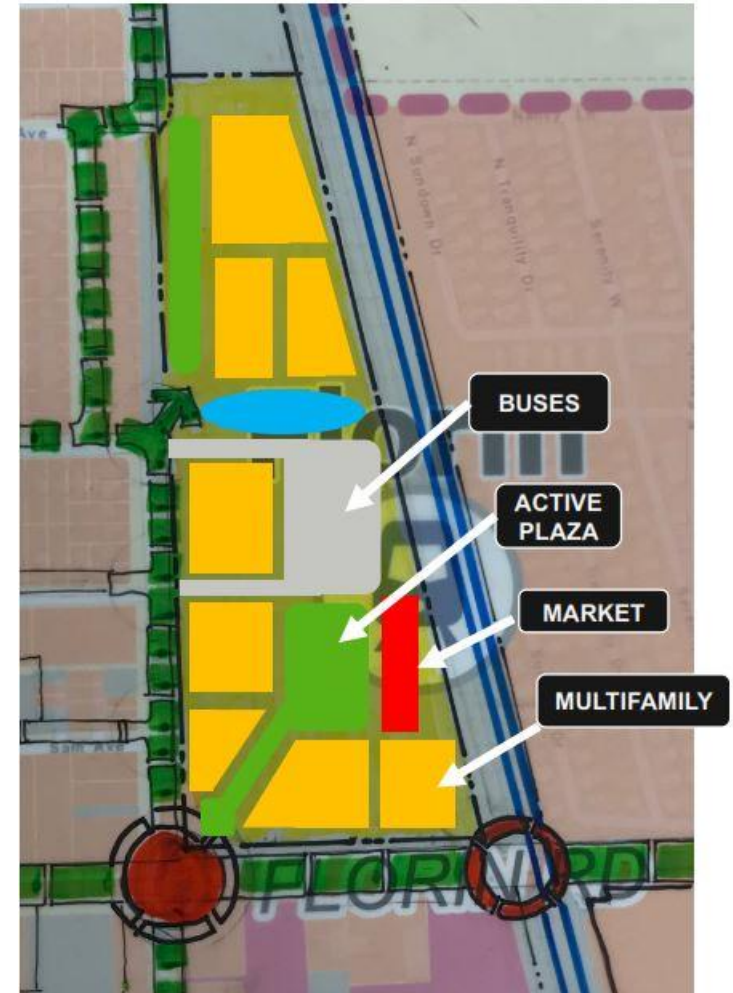
- § Study Area is centered around the SacRT stations and includes 4 square miles
- § Investigation included existing parks, bikeways and trails system to identify missing links and areas for opportunity
- § Current conditions: narrow sidewalks, high traffic speeds, lack of traffic calming and safe intersections, lack of vegetation and shade trees, poor street amenities and furnishings



Florin Station

Development Program

Uses	Program
Residential	920 units 736,000 sq. ft.
Retail / Flex	47,500 sq. ft.
Park Space	3 acres
Transit Use	Maintain bus bays Keep 120 parking spaces



**Estimated Ridership Impact:
920,000 rides annually**

Florin Station – Multifamily Housing



Florin Station – Active Plaza



Recap

- SacRT to release RFP around end of summer
- SacRT requesting public input throughout process:
 1. Posting survey to ask others who couldn't attend to ask how they would like to be involved;
 2. Public presentation of proposals;
 3. Scope of joint development agreement will include extensive public engagement;
 4. Form working group to activate space in short term