



# Northwest Land Park Development Project

Item 10.2  
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Planning, Construction & Operations



# Northwest Land Park Development Project

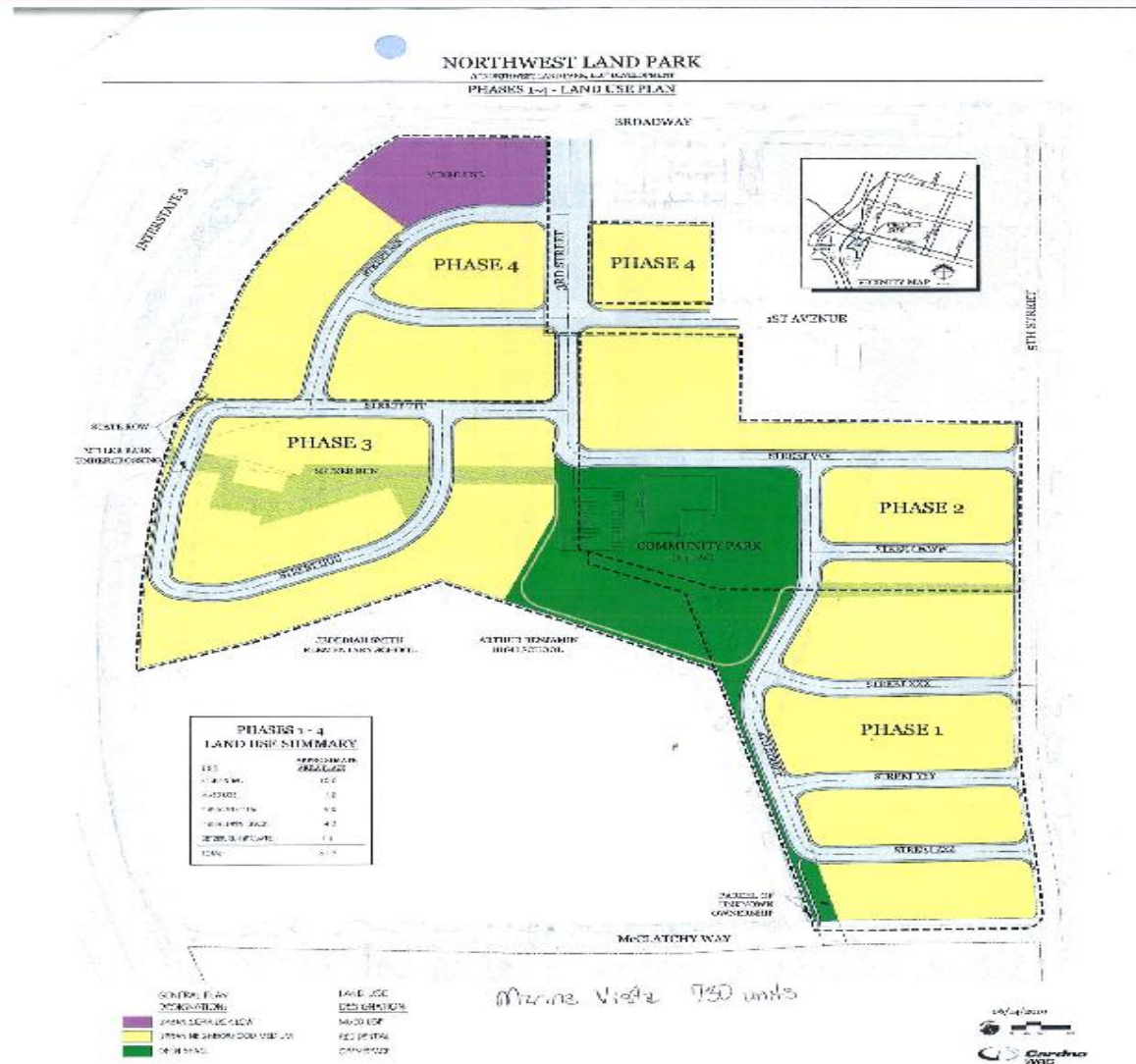
- The Project
  - New Residential/Mixed Use Development
  - 31.7 acres
  - 968 Residential Units
  - 289 Students
  - Adjacent to Jedediah Smith and Health Professions
  - Attendance Area Schools
    - Jedediah Smith Elementary
    - California Middle
    - C. K. McClatchy High School

# Jedediah Smith Attendance Area



- Feeds to California MS and C K McClatchy HS

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- Vacant Parcel Next To Jedediah Smith
  - Once used as a community garden
  - Interest in creating a community garden
    - Captain Dan Shiele, SPD
    - Bill Maynard, City of Sacramento
  - Opportunity to partner with developer to maximize the benefit to the community



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- Statutory Developer Fees
  - Fees are paid when the developer/owner requests a building permit
  - At the current rate of \$2.97 the approx. fee would be \$2,739,966
  - District has the right to enter into a mitigation agreement





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- Mitigation Agreement Highlights
  - Freeze the current rate of \$2.97 through 2018 (\$2,739,966)
  - Develop the vacant parcel as Jedediah Farms
  - Contribute \$100,000 to be used for improvements to the operations of Jedediah Smith Elementary School
  - Utilize all of the developer fees towards
    - Improving educational program at Jedediah Smith
    - Security Improvements at Jedediah Smith and Health Professions



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- Developer Fee Rate
  - Rate Established by the State Allocation Board
  - Based on the Construction Cost Index
- Choice Neighborhoods Initiative
  - Partnership with City of Sacramento, Sacramento Housing and Redevelopment Agency and Northwest Land Park LLC
  - Planning grant for the redevelopment of the Marina Vista and Alder Grove public housing communities





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**QUESTIONS?**