Executive Summary

Township Nine (T9) has brought the City of Sacramento one step closer to creating a more vibrant environment for the city’s urban core. T9 is a 65-acre, urban scale, mixed use, transit-oriented master planned neighborhood consisting of 2,350 total dwelling units, 800,000 square feet of office space, 150,000 square feet of ground floor retail, 20+ acre of open space and a light rail station, all conveniently located just north of Downtown Sacramento, California. The Developer for this project is Capital Station 65 LLC, a California limited-liability company, the managing member of which is NCRF Holdings, a subsidiary of the Nehemiah Corporation of America. The Nehemiah Corporation of America is one of the largest minority community development organizations in the nation.

The plan for T9 was developed with extensive involvement and commitment from the City of Sacramento that culminated in a unanimous endorsement by its Council and the selection of T9 as Sacramento’s top priority project. As a result of our collaboration with the City of Sacramento, T9 became the first project to receive entitlements for a master plan in the city’s urban core.

The staff of T9 worked diligently with city representatives to establish new urban design guidelines as well as ordinances involving the American River Parkway, specifically those related to building height allowances and accessibility, to create an urban gateway to the River. Our partnership also resulted in the creation of a new, streamlined decision-making process for future large-scale urban development projects. In addition, the City of Sacramento also secured approximately 30 million dollars on our behalf from, the California Department of Housing and Community Development (HCD) Infill Infrastructure Grant Program and worked with us to ensure we were awarded the most points possible to be competitive in our bid.
This process took only 10 months to complete, which is extremely uncommon given a development of this magnitude. The result of our collaboration with the City of Sacramento, established a model for urban project development that will be utilized throughout the Sacramento Region and can be replicated nationwide.

T9 has also garnered the support of a wide array of community and regional governmental organizations including, Sacramento Area Council of Governments (SACOG), the Sacramento Metropolitan Air Quality Management District, the Sacramento Black Chamber of Commerce, the Sacramento Asian-Chamber of Commerce, the River District Board of Directors, Save the American River Association, Sacramento Area Bicycle Advocates and Breathe Sacramento.

T9 is consistent with, and in many cases exceeds, the Region’s smart growth principles, as stated in the SACOG Preferred Blueprint Scenario¹. It provides high density housing at varying types and prices; focuses on compact development to maximize land use and reduce urban sprawl; offers various mixed land uses: preserves open space and encourages a distinctive, attractive community with high quality design. Further, T9’s proposed development along the American River Parkway meets the Central City Community Plan’s environmental goal and, promotes the provision of public open space and community access to the riverfront. T9 is also one of two developments in the Sacramento Area selected to participate in the prestigious United States Green Building Council’s new, Leadership in Energy and Environmental Design for Neighborhood Development (LEED ND) Pilot Program. In addition, T9 won top honors from the State of California Housing and Community Development Department in August 2010 for, “innovative land use planning and green building strategies”. T9 along with just four other developments in California received Gold Honors and is regarded as a “Catalyst Project”.

The vision for Township Nine is a vibrant neighborhood developed to a human scale in accordance with the principles of New Urbanism and Smart Growth. Through the enhanced visual and safe physical access provided, residents will be dramatically reminded why Sacramento is known as The River City.

¹ The Preferred Blueprint Scenario depicts a way for the region to grow through the year 2050 in a manner generally consistent with the Blueprint growth principles.