

SAC 59

Community
Outreach Meeting
3.24.21

SMUD®

SKK

DEVELOPMENTS

BLACKPINE

COMMUNITIES





SAC 59

Agenda

- Provide an overview of the project site history and SMUD's selection process
- Review community feedback
- Introduce the SKK and BlackPine team
- Present a high-level overview of the proposed development plan
- Q&A Discussion

For more information visit our website: www.Sac59th.com

Who is joining us today? Tell us a little about yourself.

- Where are you joining us from?
- What is your interest in this project?



COMMUNITY



CONNECTIVITY



SUSTAINABILITY



Welcome

Councilmember Jeff Harris
District 3

Councilmember Eric Guerra
District 6



A Brief History

of SMUD's 59th Street Site

- Purchased in 1946 from PG&E
- Served as our Corporation Yard from 1946- Present
 - Warehouse, Fleet, Equipment, Field Forces
- East Campus Operations Center opened in 2013
- No long-term need for the 59th Street Site



SMUD's Project Goals And Objectives

Identify a new use for the site that:

- Enhances the vitality of the community
- Is compatible with the neighborhood
- Supports the City's vision for infill and transit-oriented development
- Supports SMUD's sustainability and climate values



SMUD Outreach & Selection Process

Phase 1

Project
Identification
Through 2018

- Community Engagement
- Market and economic assessments
- Establish SMUD's Vision

Phase 2

Developer
Selection
2019 - 2020

- Request for Qualifications
- Request for Proposals
- Selection made in 2021

Phase 3

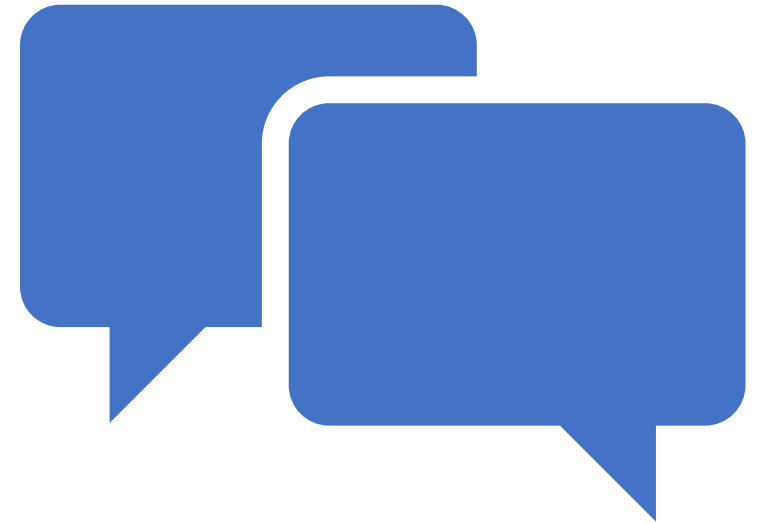
Development
Planning and
Construction
Starting 2021

We are just beginning. Details in following slides.

Community Input

SMUD has engaged extensively with our community. Here is some of the feedback we've heard so far:

- Quality development
- Mixed use, with neighborhood commercial
- Vehicle, bike and pedestrian connectivity
- Varied housing options
- Community amenities



all electric

sustainable

green corridors & spaces

state-of-the-art community programming

walkable

EV charging

SMUD All Electric Smart Homes

SMUD Solar Shares & Battery Storage

LEED durability target

community gardens



Project Elements

light rail relocation

bikeable

SMUD Integrated Design Solutions

child-care facility

compatible with our neighborhood

transit-oriented

keep heritage oaks

Why SKK & BlackPine?





PROJECT TIMELINE

Please note this is a preliminary timeline and is subject to change.



RESEARCH & DESIGN DEVELOPMENT

- Community Outreach
- Light Rail Station Relocation Exploration/Negotiations
- Additional Studies (Traffic, Market Demand, etc.)
- Finalize Preliminary Design/Entitlements Plan

REMOVAL OF EXISTING BUILDINGS

ENTITLEMENTS PROCESS

ENVIRONMENTAL REMEDIATION

CONSTRUCTION & DEVELOPMENT



SKK
DEVELOPMENTS

BLACKPINE
COMMUNITIES



WE BELIEVE IN BUILDING COMMUNITIES THAT ARE BOTH SUSTAINABLE AND AFFORDABLE BY DESIGN.

ABOUT US

- Local Sacramento real estate development firm specializing in mixed-use, multi-family and land development projects.
- 7,000 residential home sites, 2,000 single family homes, 2,000 multi-family units and 300,000 square feet of commercial buildings in Northern California, Colorado, Nevada and Oregon.
- Planning and entitlement of 3,000 acres.

MEET OUR TEAM -



Sotiris Kolokotronis
FOUNDER & PRESIDENT



Jim Wittrock
CONTROLLER



Marisa Kolokotronis
DIRECTOR OF OPERATIONS



Greg Theodosopoulos
DIRECTOR OF DEVELOPMENT



Anastasia Bonaccorso
DIRECTOR OF MARKETING
& SPECIAL PROJECTS



Justin Thurmond
SENIOR PROJECT MANAGER —
CONSTRUCTION



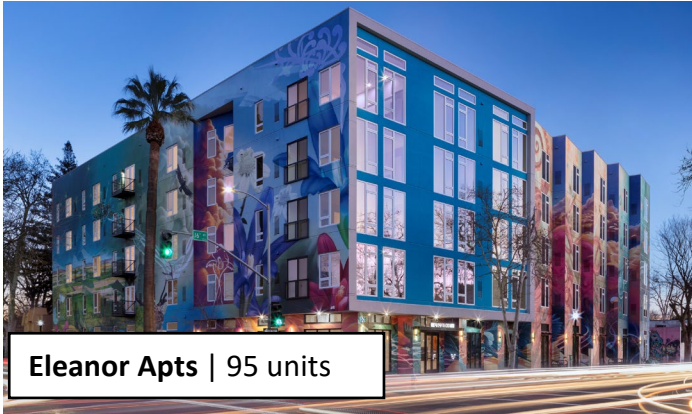
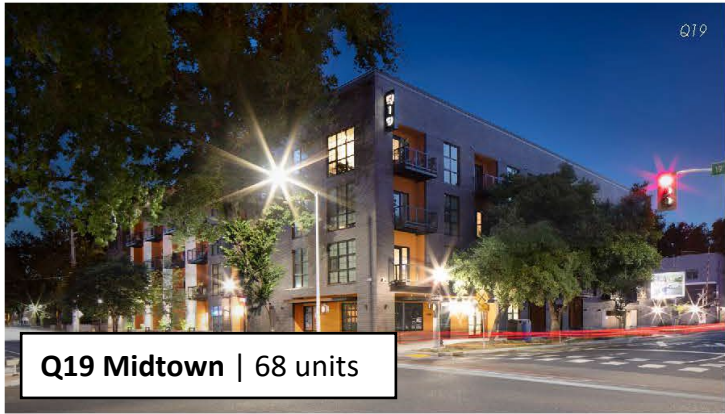
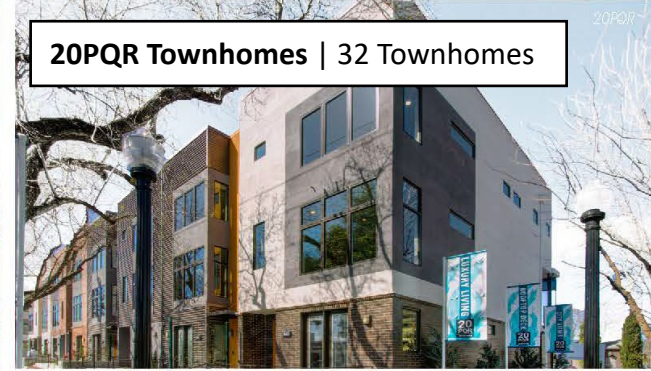
Constantine Kolokotronis
DIRECTOR OF STRATEGIC
PARTNERSHIPS



Shelly Guerin
OPERATIONS MANAGER

SHAPING

SACRAMENTO



BLACKPINE

COMMUNITIES

UNCOMPROMISED LIVING

ABOUT US

- Sacramento home builder with over three decades of experience in regional and national markets.
- Expertise in small-lot, high density communities.
- Foundation in crafting timeless and durable communities.





Mollys Walk at Diamond Creek



The Cottages at Curtis Park Village



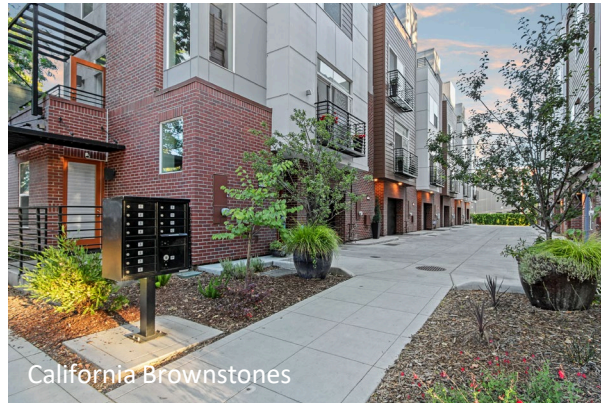
The Brownstones at Curtis Park Village



The Estates at Curtis Park Village



The Creamery at Alkali Flat



California Brownstones



Farmhouse at Willow Creek



Millstone at Sierra Pine



Abbeys Gate at Northridge



Main Street Collection at Crocker Village



Alley Row Collection at Crocker Village



Village Courts Collection at Crocker Village

BLACKPINE

SKK DEVELOPMENTS

BLACKPINE COMMUNITIES

C2K
ARCHITECTURE



THE HODGSON
COMPANY



aim
consulting



BRIGHTWORKS
SUSTAINABILITY

FEHR PEERS



RELG
Real Estate
Law Group LLP

FPI MANAGEMENT
CULTURE GROUNDED IN H.E.A.R.T.





SMUD[®]

City of
SACRAMENTO
Community Development

Neighbors &
Greater
Sacramento
Community



**Regional
Transit**

collaborative &
inclusive approach

THE OPPORTUNITY

transit oriented



sustainable



community-
focused



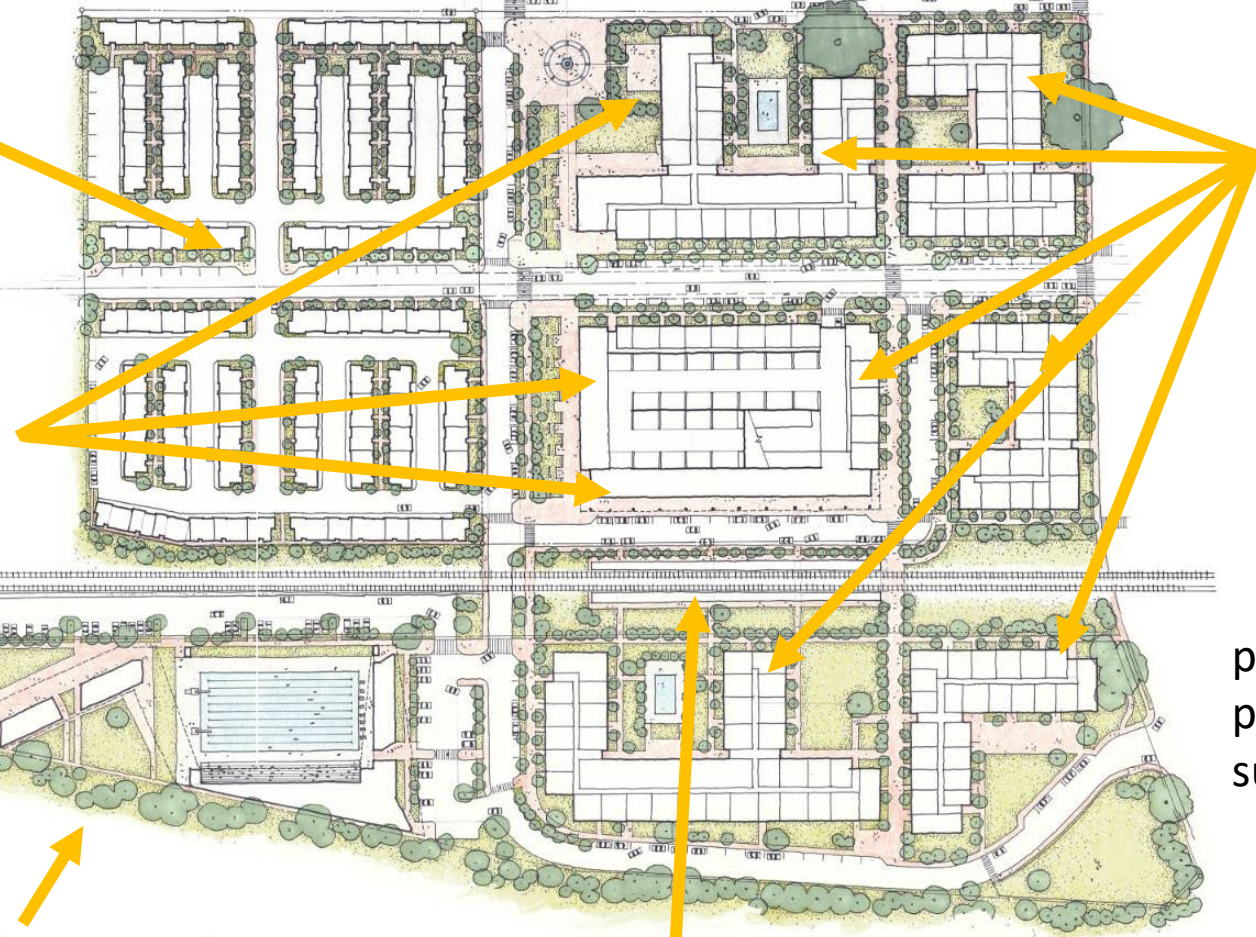
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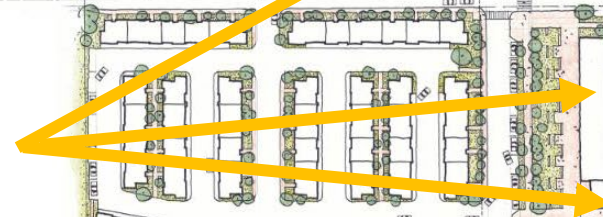
108 single family residential



770 multifamily residential



~20,000 SF
retail/commercial



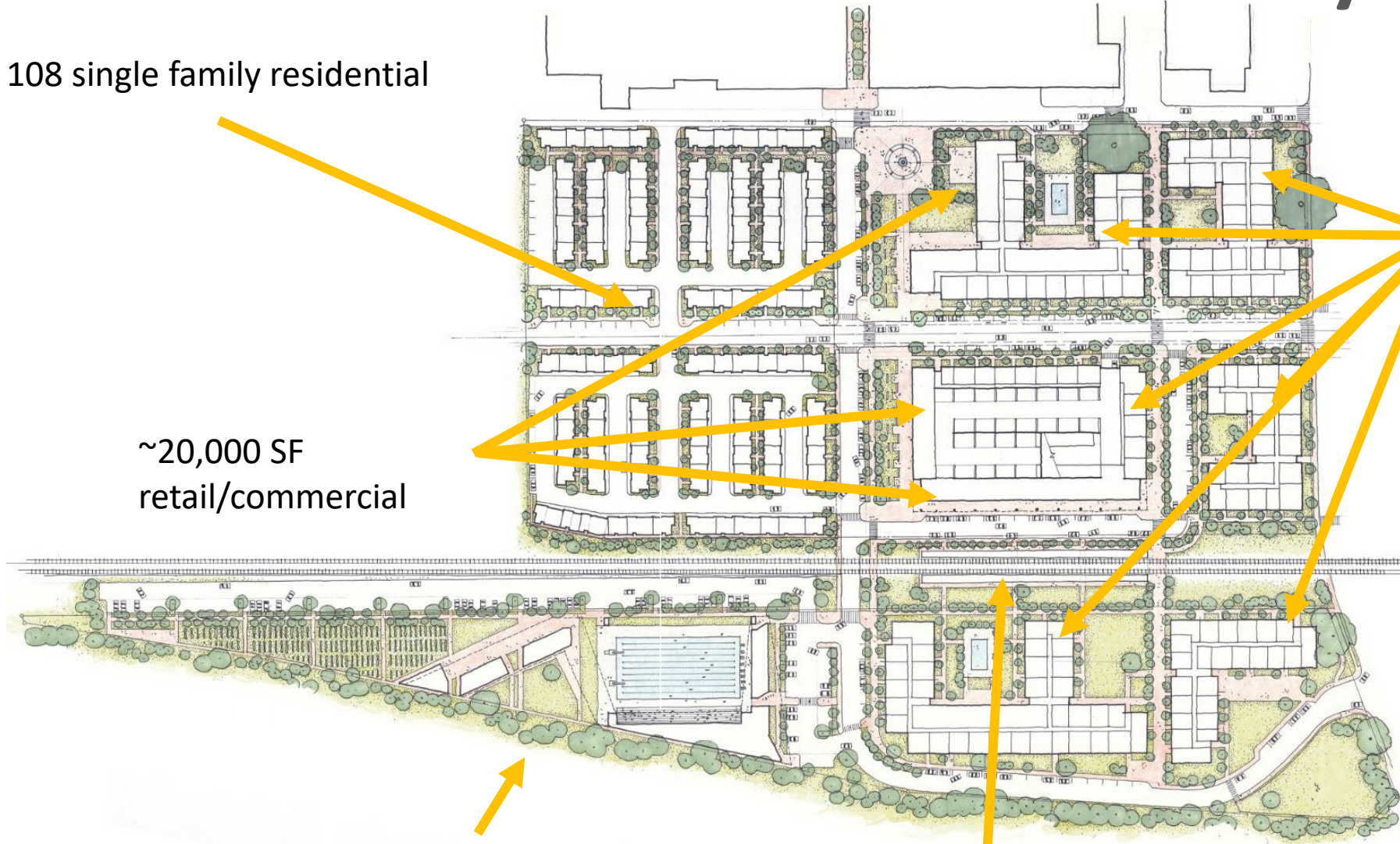
parking (public garage,
private garages, on street,
surface lots)



~3 acres community facilities



1 light rail station



single family

- 108 detached homes
- 3 & 4 bedrooms
- Tri-level + roof-top patio
- Blend of 1 and 2 car garages
- Shared landscaped paseos and common areas
- SMUD's Advanced All-Electric Smart Home guidelines



multi family



- 770 units
- 6, 5-story buildings
- Studios, 1, 2, 3 Bdrms
- Modern Amenities
- On-Site Management
- 100% All Electric & Smart Home Technology

A vibrant outdoor community event in a park. The scene is filled with people of various ages, many sitting on colorful lawn chairs (green, red, blue) and blankets on the grass. Large, leafy trees provide shade, and the warm lighting suggests late afternoon or early evening. In the background, there are more people, some standing and talking, and a structure with a pink banner. The overall atmosphere is relaxed and social.

community spaces

Aquatic Center

- Olympic Pool
- Covered Seating
- Indoor Facilities

in partnership with



Darrell's Kitchen & Event Center | Community Gardens





child care facility



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Thank you!

We want to hear from you.