

**EAST SACRAMENTO, MIDTOWN AND RIVER PARK
PRELIMINARY DRAFT PRINCIPLES OF AGREEMENT RE:
PROPOSED MCKINLEY VILLAGE PROJECT¹
DECEMBER 12, 2008**

1. The project should provide better transit, pedestrian and bicycle connections.
2. The project should mitigate the traffic impacts on surrounding neighborhood streets, including the cumulative impacts from other development.
3. The project should be LEED-certified.
4. The project applicant needs to initiate an East Sacramento Transportation Management District that would help fund and provide increased public transit and/or traffic calming within the project and surrounding area, in conjunction with other new development.
5. There should be more neighborhood serving amenities and retail included in the project.
6. The community has significant concerns over the potential sewer, storm drainage, and flood control impacts, particularly in the McKinley Park area of East Sacramento, which already has severe flooding problems with the combined sewer-storm drainage system.
7. Sufficient space should be preserved to construct a future Business 80 connection to Sutter's Landing Park and future Zoo site.
8. The project should include a minimum of 15% low or very low income housing.
9. The community has significant concerns about the school district boundaries which would currently require children to attend Twin Rivers District schools, rather than Theodore Judah Elementary and other SCUSD schools.
10. An independent health risk assessment must be done to address the potential adverse noise and air quality impacts on McKinley Village residents from residing so close to the freeway and major rail line.

¹ These preliminary draft Principles reflect a consensus of representatives from all of the neighborhood associations in East Sacramento [East Sacramento Preservation Task Force (ESPTF), McKinley East Sacramento Neighborhood Association (MENA) and East Sacramento Improvement Association(ESIA)]; the northeast residential quadrant of Midtown (Boulevard Park Neighborhood Association (BPNA) and Marshall School Neighborhood Association (MSNA), and River Park (River Park Neighborhood Association (RPNA)], as well as the East Sacramento Chamber of Commerce.