

# GRAND GATEWAY MASTER PLAN AREA



## DEVELOPMENT OPPORTUNITY

**REQUEST FOR PROPOSAL RELEASE DATE:  
JULY 7, 2023**

# GRAND GATEWAY MASTER PLAN AREA

THE CITY OF WEST SACRAMENTO IS SEEKING A PARTNER TO ACQUIRE AND DEVELOP MIXED-USE ON CITY-OWNED LAND WITHIN WALKING DISTANCE TO DOWNTOWN SACRAMENTO, THE SACRAMENTO RIVER, SUTTER HEALTH PARK (AAA BALLPARK), GOLDEN 1 CENTER (SACRAMENTO KINGS), AND THE STATE CAPITOL

- 8.6 ACRES GROSS/7.7 ACRES NET
- ZONED FOR MIXED-USE DEVELOPMENT
- FRONTAGE AND OFFSITES COMPLETED IN 2018
- ALONG A FUTURE LIGHTRAIL TRANSIT LINE
- SITE INCLUDES AN EXISTING 75-SPACE PARKING LOT OPERATED BY THE CITY AND AVAILABLE FOR REDEVELOPMENT IN A LATER PHASE
- ACQUISITION AND DEVELOPMENT MAY BE PHASED OVER MULTIPLE YEARS
- MINIMUM 300 RESIDENTIAL UNITS
- MINIMUM 75 AFFORDABLE UNITS
- PURCHASE PRICE NEGOTIABLE
- CITY/GRANT FUNDING AVAILABLE FOR OFF-SITE IMPROVEMENTS, PARK SPACE, AND PARKING

**PROPOSAL DUE**

**SEPT 29, 2023**



**[WWW.CITYOFWESTSACRAMENTO.ORG/REALESTATE](http://WWW.CITYOFWESTSACRAMENTO.ORG/REALESTATE)**