

## SITE NARRATIVE

The improvement area is located in the setback area that is immediately East of the River 1 – Phase 1 buildings and the Riverwalk as well as on the North side of the site along the EVA road. Considering the sensitivities and close relationship to the Sacramento River, the plan proposes for light interventions that enhance the River Walk and acknowledge the river system. The design calls for native riparian plantings, a new site element adjacent to the River Walk, and pedestrian connections to the development site to encourage seamless circulation.

Locations are to be preserved as placeholders for future potential locations of public art to meet the requirements of the Washington District Realized Plan. Adjoining areas will allow for bicycle racks to invite passing cyclists into the space affording them a safe space for their bikes.

The majority of the area will be reserved for native riparian planting not to exceed 3'-0" in order to provide clear visual access between the development site and the River Walk. With an ample number of trees existing, no new trees are proposed in the setback area. The plan will make use of the existing seating utilized along the eastern portion of the site on the Riverwalk paving system. The design provides both residential users access to the River Walk while also inviting the public on-site to enjoy the many hospitality amenities available.

The design calls for a new passive recreation node featuring stone or wood block furnishings and a central site element, which makes use of the shade from the existing trees along the River Walk. The plan for the site encourages users to relax and enjoy wide open views of the Tower Bridge, the Sacramento River, and the City of Sacramento.

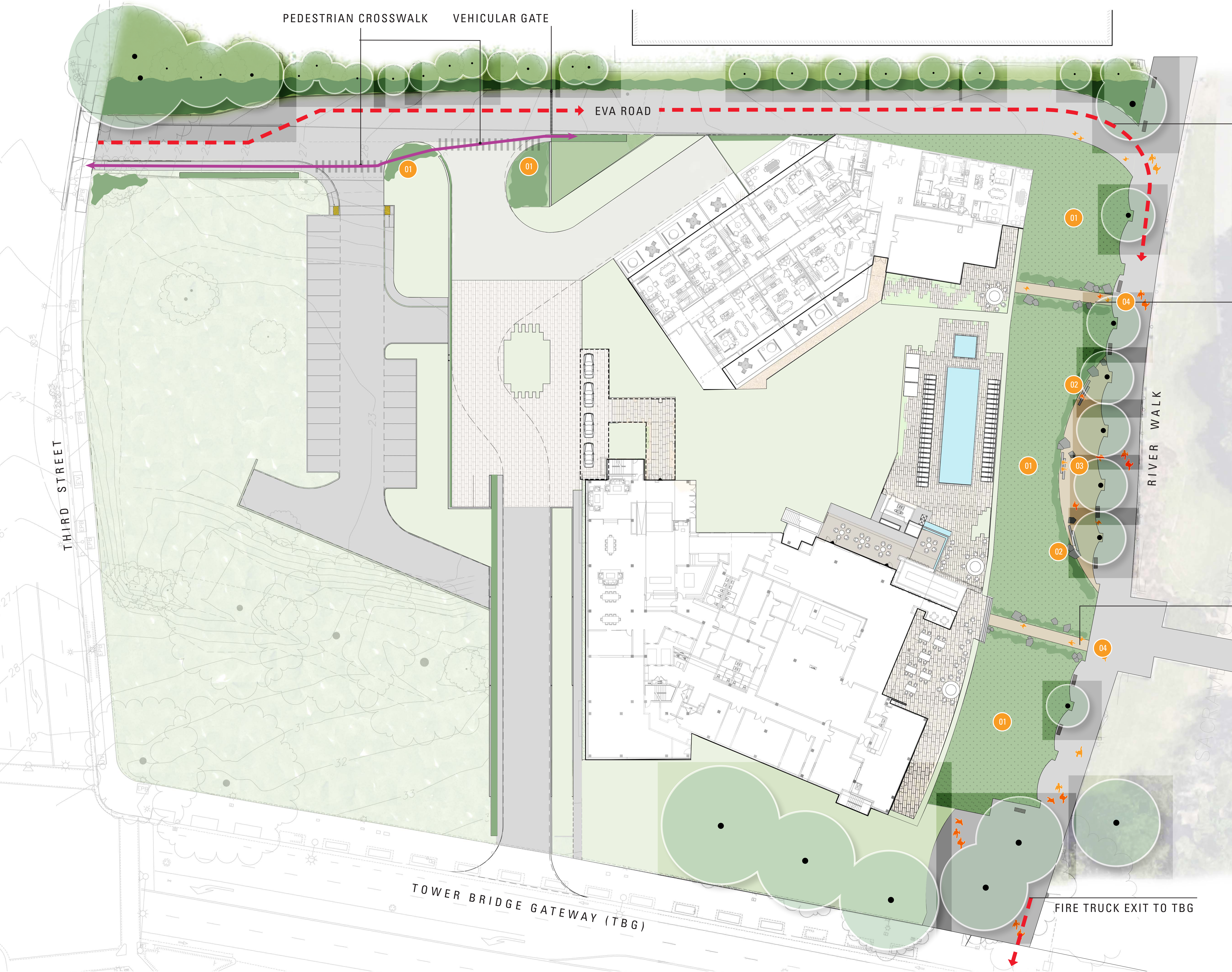
## SITE CALLOUTS

- 01 RIPARIAN PLANTING AREA
- 02 SEATING AREAS
- 03 SITE ELEMENT
- 04 PATHS

## SITE IMAGERY



# RIVER ONE SITE CONCEPT PLAN



EVA ROUTE TO RIVER WALK

PEDESTRIAN CONNECTION

PEDESTRIAN CONNECTION

## LEGEND

- RIPARIAN PLANTING AREA
- PROJECT LANDSCAPE
- HARDSCAPE
- EXISTING RIVER WALK
- EVA ACCESS
- EXISTING TREES
- 01 RIPARIAN PLANTING AREA
- 02 SEATING AREAS
- 03 SITE ELEMENT
- 04 PATHS
- EXISTING BENCHES
- PEDESTRIAN CONNECTION