

chapter 6

Neighborhood Services & Amenities





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6.1 Chapter Overview

Neighborhood services and amenities addressed in this chapter include parks and open space, education, public safety, retail and neighborhood services, and cultural and entertainment amenities. These services are important to the fabric of a community, contribute to an enhanced quality of life for residents, and is expected to expand with new development in the Specific Plan Area. This chapter addresses the types of services that will accommodate future growth and support the transition of the West Broadway area to a more complete community, reducing the need for residents to travel far for basic services and amenities.

6.2 Neighborhood Services & Amenities Goals and Policies

The following goals and policies guide and support the provision of neighborhood services and amenities in the Specific Plan Area.

Parks, Recreation, and Open Space Goals and Policies

Goal P-OS-1	<i>Enhance and expand parks, recreation, and open space serving the community.</i>
Policy	P-OS-1.1: Create and promote a park and open space network that supports the needs of residents of all ages in the community, including children, adults, and seniors.
Policy	P-OS-1.2: Enhance Miller Regional Park as a regional facility with amenities that include both passive and active recreation; places for the community to gather for activities and events; and bike connections along the Sacramento River Parkway.
Policy	P-OS-1.3: Improve park infrastructure and expand access to programs and services that support youth development, safety, and health.
Policy	P-OS-1.4: As part of future plans for Miller Regional Park, protect and restore sensitive natural resources along the river and waterways, to minimize the adverse impacts to habitat and wildlife.

Education Goals and Policies

Goal ED-1	<i>Provide for the educational needs of residents in the Specific Plan Area.</i>
Policy	ED-1.1: Promote partnerships between schools and other public or private institutions to provide educational enrichment to youth through after-school programs, tutoring, arts, music, or other extracurricular activities.

Public Safety Goals and Policies

Goal PS-1	<i>Support neighborhood safety.</i>
Policy	PS-1.1: Incorporate Crime Prevention through Environmental Design principles in the design of new buildings, open space, and paths through the existing bike and pedestrian tunnel.

Neighborhood Retail and Service

Goal NS-1	<i>Promote new retail and services that support the needs of the local community.</i>
Policy	NS-1.1: Encourage new development and neighborhood retail businesses which address gaps in services, such as a full-service grocery store, bookstore, and restaurants and cafes for area residents.
Policy	NS-1.2: Promote development of community services, such as libraries, community centers, and youth centers to serve the needs of residents of all ages in the community, including children, adults, and seniors.

Cultural and Entertainment Amenities

Goal C-E-1	<i>Preserve and expand cultural and entertainment facilities in the community.</i>
Policy	C-E-1.1: Support more entertainment, culture, and arts into the Specific Plan Area, such as museums, restaurants, musical venues, and public art.
Policy	C-E-1.2: Support events at Miller Regional Park that attract regional and local use of the riverfront.
Policy	C-E-1.3: Acknowledge the contributions of existing cultural amenities, such as the Latino Center of Arts and Culture as valuable assets for the surrounding community and the City of Sacramento and ensure they are not displaced from the Specific Plan Area by new development.

6.3 Parks, Recreation, and Open Space

Parks and open space in the city are intended to support a variety of personal, environmental, social, and economic benefits. Examples of these benefits include improving health, wellness, quality of life, and aesthetics; supporting a sense of place; and providing places for the community to relax, reflect, and recreate. The Department of Youth, Parks, and Community Enrichment (YPCE) provides park, recreation, and youth services in the city. Parks in the city are classified as neighborhood, community, or regional, based on the purpose of the park and amenities offered (Table 6-1).

Park Types	Description
Neighborhood Park	Neighborhood parks range in size from 2 to 10 acres and serve a one-half mile radius. Park amenities in neighborhood parks are typically oriented to the recreational needs of children.
Community Park	Community parks range in size from 6 to 60 acres and serve a 3-mile radius or several neighborhoods. In addition to amenities provided in neighborhood parks, they may include lighted sports fields or courts; skate parks; dog parks; nature areas; restrooms; and specialized amenities, such as community centers and water play areas or swimming pools.
Regional Park	Regional parks range in size from 75 to 200 acres and serve the entire city and beyond. Amenities in regional parks may include the amenities found in community parks and include sports complexes, large-scale picnic areas, golf courses, and regionwide attractions.

Source: City of Sacramento Youth, Parks, and Community Enrichment website, 2020

6.3.1 Existing Service Level Standards

Sacramento has a goal of providing accessible neighborhood parks within 3 miles of all residents and community parks within 5 miles of all residents. Regional parks serve all city residents regardless of location. Table 6-2 summarizes the City of Sacramento’s level of service (LOS) goals for parkland, recreation, and community facilities. Note, as of 2019, the Youth, Parks, and Community Enrichment Master Plan is being updated and service goals may change. The Specific Plan Area falls within the Central City Incentive Zone, Housing Incentive Zone, and Remaining City Zone, which are boundaries that are used to determine parkland service level goals and park impact fees in the city. The Central City Incentive Zone follows the boundaries of the Central City Community Plan Area. The majority of the Specific Plan Area falls in the Land Park Community Plan Area and within the Housing Incentive and Remaining City Zones. The Housing Incentive Zone covers the Specific Plan Area east of (I-5).

The Central City subarea LOS goal is 0.875 acre per thousand residents (1.5 acres/1,000 for both neighborhood- and community-serving parks) while the Remainder City subarea LOS goal is 1.75 acres per thousand residents (3.5 acres/1,000 for both neighborhood- and community-serving parks). The Park Impact Fees are collected for construction of park amenities and correspond with parkland dedication goals.

Park Types	Acres per 1,000 Population
Neighborhood Serving	1.75 (Remaining City), 0.875 (Central City)
Community Serving	1.75 (Remaining City), 0.875 (Central City)
Citywide/Region Serving	8.0
Linear Park/Parkway	0.5 linear mile
Community Facilities	Number per Resident
Multi-Use Recreational Complex	1 per 50,000
Nature Center	2 per region

Table 6-2: Parks, Community, and Recreation Facility Service Goals	
Recreation Facilities	Number per Resident
Softball: Youth, Adult	1 per 7,500 (unlit), 1 per 45,000 (lit)
Baseball: Adult, Little League	1 per 7,500 (unlit), 1 per 45,000 (lit)
Soccer: Bantam, Full Size	1 per 7,500 (unlit), 1 per 30,000 (lit)
Volleyball	1 per 10,000
Basketball: Youth, High School	1 per 5,000
Tennis	1 per 10,000
Picnic Area (Large Group)	1 per 30,000
Playground: Tot Lot, Adventure Play Area	1 per 2,500
Play Pool/Water Spray Feature	1 per 15,000
Outdoor Pool Facility: Swimming and Wading Pool	1 per 30,000
Off-Leash Dog Park	1 per 60,000
Skateboard Park	1 per 35,000
Community Garden	1 per 50,000

Source: City of Sacramento, 2009

6.3.2 Existing Parks, Recreation, and Open Space

Figure 6-1 identifies the parks within a one-half-mile radius of the Specific Plan Area. Six existing parks are accessible to the community within a one-half-mile radius: two neighborhood parks (O’Neil Field and the Southside Park Community Garden), two community parks (Southside Park and Pioneer Landing Park), and two regional parks (Miller Regional Park, including the Sacramento Marina, and the Sacramento River Parkway). Within the Specific Plan Area, Alder Grove and Marina Vista support several semi-private park spaces. Additionally, the Historic Old City Cemetery, just east of the Specific Plan Area, also serves as an informal open space for the surrounding community.

A. City Parks

O’Neil Field

O’Neil Field is a lighted sports field located just north of the Specific Plan Area, on the north side of Broadway, between 6th Street and 8th Street. It includes a full-sized soccer field, two softball fields, and a restroom. This park is a remnant of the larger Southside Park that was divided with the construction of US 50.

Southside Park and Southside Park Community Garden

Southside Park, located north of W Street between 6th and 8th Streets, is an approximately 20-acre community park that includes a clubhouse, fitness course, lake with fishing piers, amphitheater, restrooms, two large group picnic and three smaller group picnic areas, an adventure play area for school-age children, a rubber surface play area for infants under 2 years old, a tot lot for preschool children, a clubhouse, a swimming and wading pool, a basketball court, a tennis court, and a bocce ball court. The Southside Park Community Garden, located on the northwest corner of 5th Street and W Street, includes 40 garden plots and a kid’s gardening area.

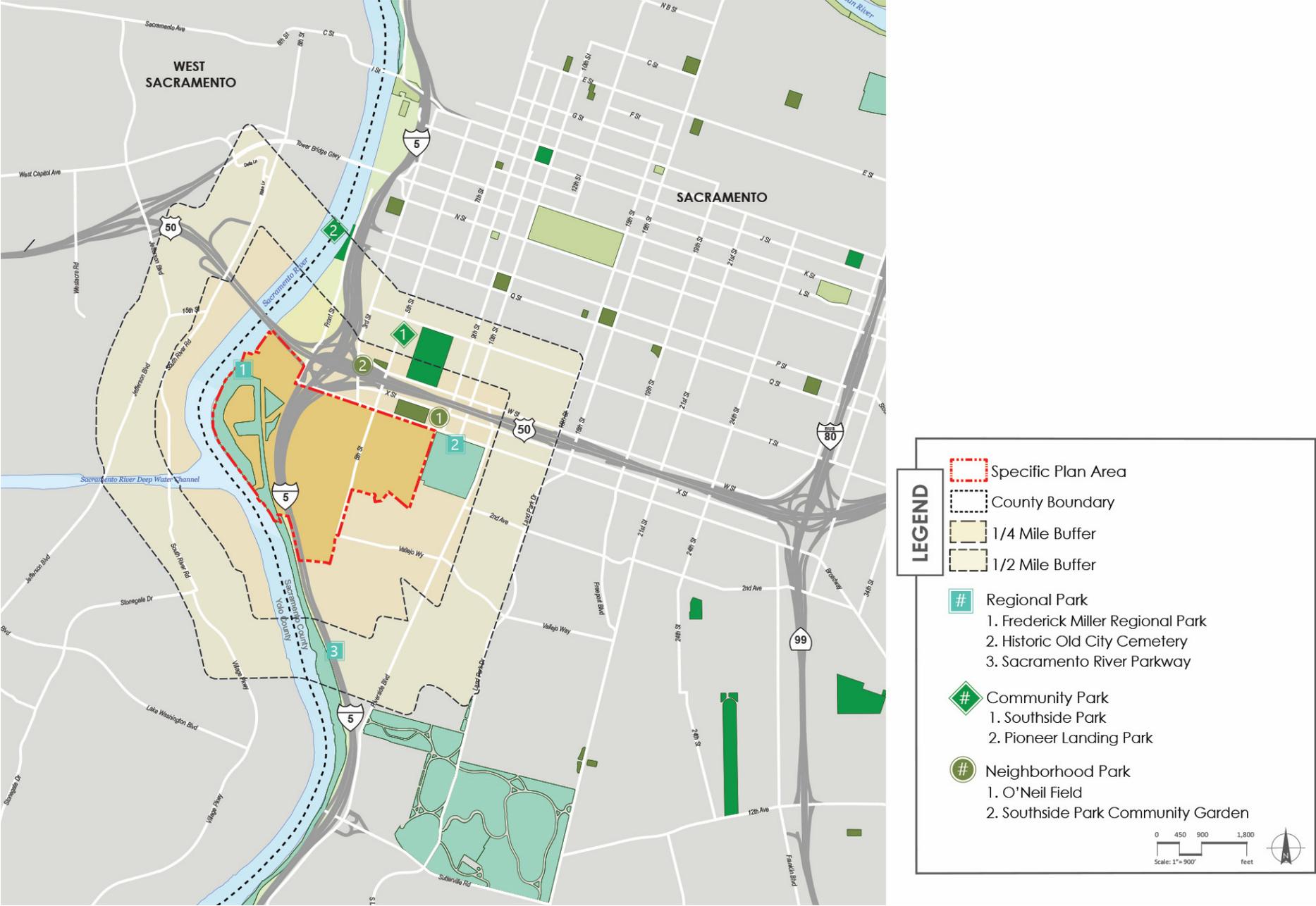
Pioneer Landing Park

Pioneer Landing Park is an existing 0.4-acre Gold Rush-themed park, representing the landing area and riverbank camp area for immigrants to Sacramento. Its name derives from the Pioneer Box Company, which was located in the dock area near the park site. The park includes a plaza, walkways, turf, shade trees, landscaped areas, raised ship hull planters, seat walls, benches, a drinking fountain, and a shade structure with LED lights and a push button activated water misters for summer cooling.

Miller Regional Park and the Sacramento Marina

Miller Regional Park and the Sacramento Marina, located in the western subarea of the Specific Plan Area, encompass approximately 62.7 acres. The specific features of Miller Regional Park the Sacramento Marina are described in further detail in Chapter 2 of this Specific Plan.

Figure 6-1: Existing Parks, Recreation, and Open Space in the Specific Plan Vicinity



Source: City of Sacramento, 2016

Historic Old City Cemetery

The Historic Old City Cemetery, while not an active recreation space, is a regional park that provides 30 acres of open space for passive use in a garden setting suited for strolling and seating. The cemetery includes pathways and avenues that provide a parklike setting for exploring the city's history. Established in 1849, the cemetery is listed as a State Historic Landmark.

B. Non-City Open Space

Alder Grove and Marina Vista

Alder Grove and Marina Vista include several open space areas owned and managed by the Sacramento Housing and Redevelopment Agency (SHRA). The open space within Alder Grove, near Muir Way, includes a play structure in the northwest corner and an open grass area that is large enough for games of soccer or other field sports.

Marina Vista has an open space area north of Seavey Circle with a play structure in the southwest corner and structured open grass area containing a backstop and lighting for field sports.

Other Cemeteries

The Masonic Lawn Cemetery, south of the Historic Old City Cemetery, consists of 8 acres of lawn and trees.

The Odd Fellows Lawn Cemetery and Mausoleum, south of the Masonic Lawn Cemetery, provides 19 acres of trees and greenery and is accessed from Riverside Boulevard.

Sacramento and American River Parkways and Trails

The Specific Plan Area provides access to the Sacramento River Parkway and trails within and through Miller Regional Park. The Sacramento River Parkway is a planned 17-mile linear greenway that extends south through the Pocket area to Freeport, and to the north to the confluence of the Sacramento and American Rivers at Discovery Park, where it will join with the American River Parkway. The American River Parkway includes the Jedidiah Smith Memorial Trail, which begins at the confluence of the rivers and extends to Beal's Point in Folsom.

6.3.3 Parks and Open Space Plan

This Specific Plan supports a total of 79.5 acres of parks and open space that will consist of improvements to Miller Regional Park, new planned and proposed neighborhood parks, and the expansion of open space and trails, as shown in Figure 6-2. New parks shown in Figure 6-2 represent conceptual park locations. The actual locations of these parks may differ from the locations shown in the figure. Development of new parks and future master plan amendments will be consistent with the Youth, Parks, and Community Enrichment Master Plan Update (2020–2030) policies.

A. Miller Regional Park and the Sacramento Marina

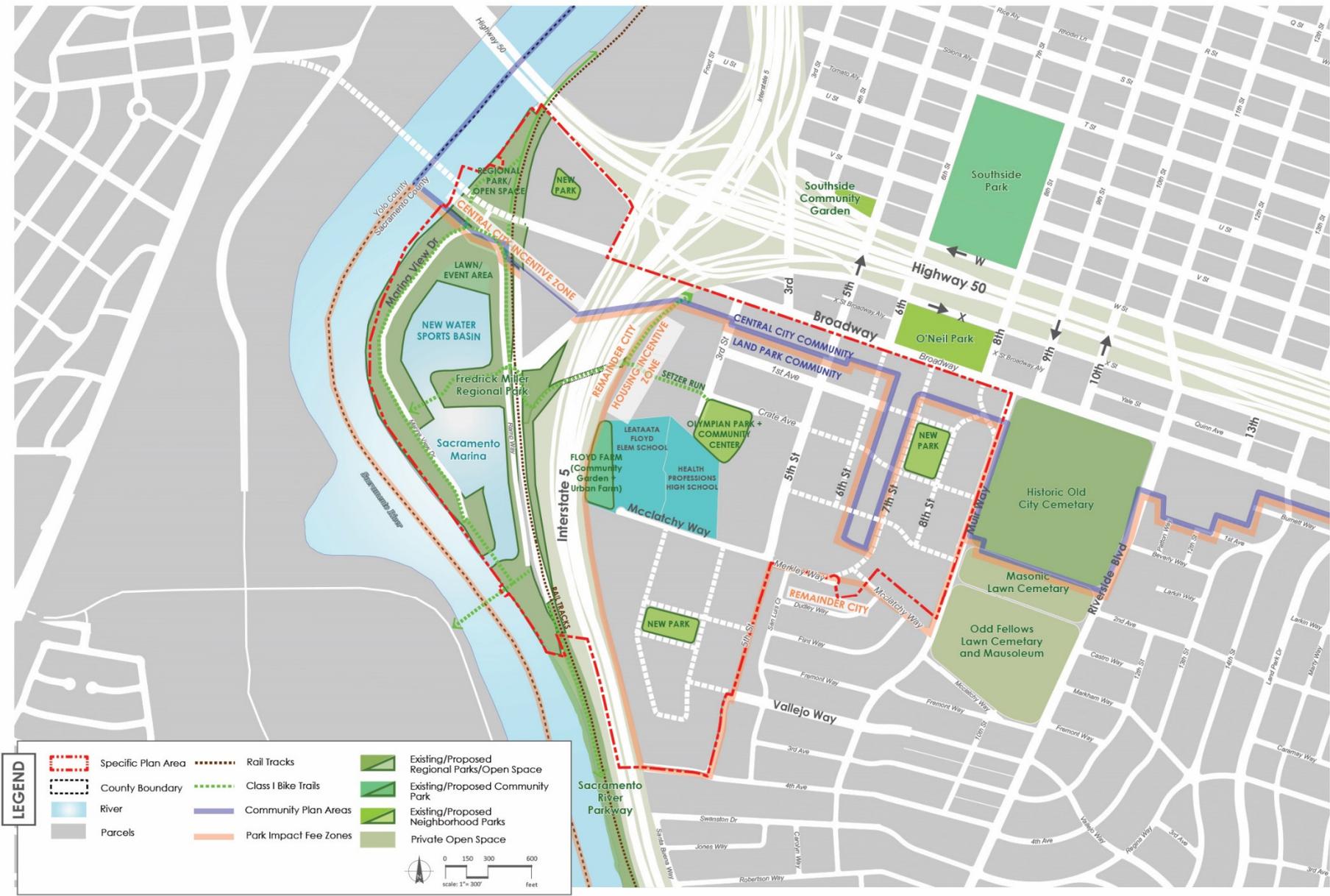
As described in Chapter 4 of this Specific Plan, Miller Regional Park is designated as a Special Study Area under which substantial improvements and reconfiguration will be considered under two possible longer-term concept scenarios. These park concepts are illustrative and will need further study, including detailed design and engineering, cost of improvements, and financial and environmental analysis. In addition, citywide public engagement will be needed, and public funding mechanisms will need to be identified prior to determining the preferred scenario.

Scenario A

Scenario A, as shown in Figure 6-3, is an illustrative concept that envisions the reconfiguration of Miller Regional Park and the Sacramento Marina so that it focuses marina boat docking functions in an expanded south basin of the marina with additional boat slips and provides alternative recreational opportunities in the current north basin. The potential expansion of the south basin would be accomplished by narrowing the land on the peninsula between the marina and the Sacramento River. Soil or dredged material obtained by expanding the south basin could then be used as fill to expand the land area for the park in the north basin of the marina. Additional analysis would need to be completed to determine whether this scenario is feasible. Scenario A features an expanded Miller Regional Park as a front door and regional amenity for the city. Possible concepts include:

- ▲ a water sports basin featuring a floating swimming pool and nonmotorized water sports (such as kayaking, paddle boarding, and pedal boats), restroom and changing facilities, food service, boat storage and rental, and associated operations space;

Figure 6-2: Parks and Open Space Concept Plan



Source: City of Sacramento data, adapted by Ascent in 2019

- ▲ a stepped or seated lawn area with stage to support music concerts or special performance events; sporting events; and annual community festivals capable of accommodating up to 15,000 people (and consideration for off-site event parking opportunities);
- ▲ 300 marina slips within the reconfigured Sacramento Marina, a net reduction of approximately 175 slips and continued operation of the bait shop and store;
- ▲ expansion of the existing Harbor Master building within the marina as an event center and one or more new restaurants;
- ▲ a waterfront plaza with steps and feet-in-only access into the river;
- ▲ a new viewing platform and visitor dock to allow views and access from the river;
- ▲ new public and recreational amenities throughout the park, including play areas, a dog park, volleyball courts, an open lawn area, pavilions, picnic areas, and other, similar uses;
- ▲ improvement, restoration, and interpretation of the natural resources along the banks of the Sacramento River;
- ▲ lighting, landscape, and maintenance improvements to balance public safety with sensitivity for habitat species;
- ▲ a new pedestrian promenade along the upper level of the marina;
- ▲ a new Class I shared-use path, west of and parallel to the excursion train line, to improve bike access and connections from existing city and regional trails to the neighborhoods east of I-5, via the bike and pedestrian tunnel and Setzer Run trail, a multiuse path planned within The Mill at Broadway development;
- ▲ a new Class I shared-use path along the Sacramento River;
- ▲ two new bike and pedestrian bridges over the marina: one between the marina basin and water sports basin and one that would connect the current south end of the peninsula to the boat ramp area for Miller Regional Park, to allow for a circular loop, providing improved connections and access within the park;
- ▲ a future bike and pedestrian bridge connecting Sacramento and West Sacramento at the south end of the Miller Regional Park peninsula (two conceptual crossing locations are shown in Figure 6-3);

- ▲ potential excursion train service to Old Sacramento and a boarding platform at Miller Regional Park;
- ▲ continued, unchanged use of the 3.4-acre park parcel north of Front Street or conversion of the site for event parking with approximately 300 surface parking spaces in the near-term; but in the long-term, potential conversion of this parcel, proposed to be rezoned to C-2, to a private mixed-use infill development, preferably with a mix of storefront retail development and residential uses above and event parking accommodated elsewhere; and
- ▲ another approximately 800 parking spaces provided through on-street parking efficiently organized and distributed along the main roadways within the reconfigured Miller Regional Park and in the existing parking lot south of Front Street, a net change of an additional 150 parking spaces from existing conditions.

Scenario B

Scenario B of the Sacramento Marina/Miller Regional Park, as shown in Figure 6-4, would retain the north and south basins of the marina in their current condition, with continued use and operation of existing park and marina facilities, while focusing recreational opportunities within a smaller area of the special study area than in Scenario A.

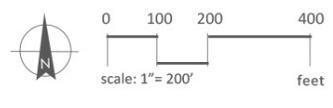
Scenario B concepts include:

- ▲ 475 marina slips in its existing configuration;
- ▲ the existing Harbor Master Building and bait shop/mini-store;
- ▲ development of the fuel storage facilities north of the park and south of Broadway, within the Broadway Gateway Subarea, as an extension of Miller Regional Park, accommodating open lawn and play areas and event space or staging area;
- ▲ improvement and extension of existing sidewalks and walkways to provide continuous connections;
- ▲ lighting, landscape, and maintenance improvements to balance public safety with sensitivity for habitat species;
- ▲ a new Class I shared-use path parallel to the excursion train line, as described for Scenario A;

Figure 6-3: Miller Regional Park, Illustrative Concept Scenario A

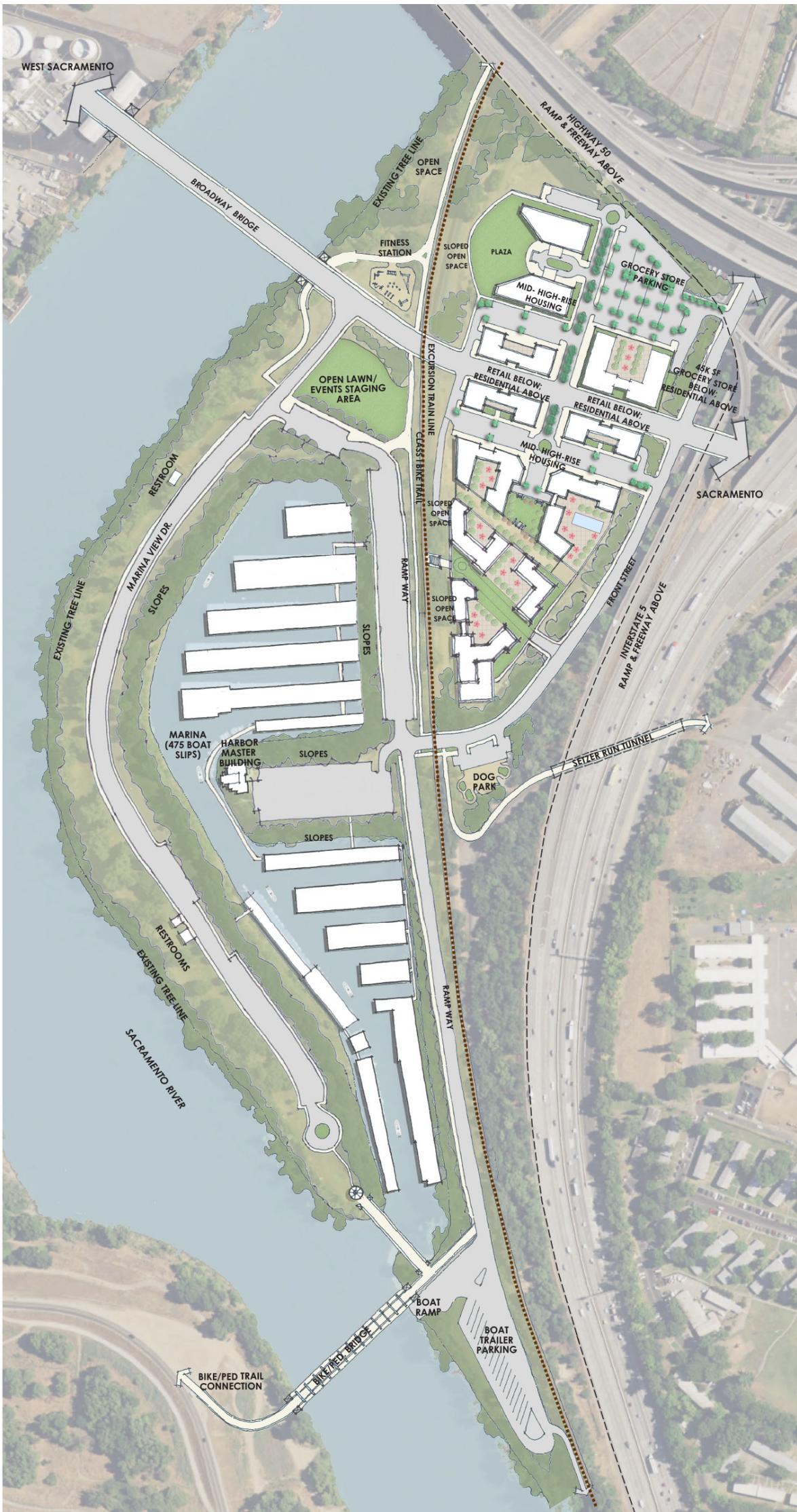


Note: The park concept shown is illustrative and will need to undergo further detailed design & engineering, cost, and financial and environmental analysis. Citywide public engagement would be needed, and future public funding mechanisms identified prior to identifying the preferred scenario.

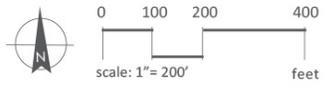


Source: Ascent, 2019

Figure 6-4: Miller Regional Park, Illustrative Concept Scenario B



Note: The park concept shown is illustrative and will need to undergo further, detailed design & engineering, cost, and financial and environmental analysis. Citywide public engagement would be needed and future public funding mechanisms identified prior to identifying the preferred scenario.



Source: Ascent, 2019

- ▲ a new bike and pedestrian bridge to connect the current south end of the peninsula to the boat ramp area for Miller Regional Park;
- ▲ a future bike and pedestrian bridge connecting Sacramento and West Sacramento (two options are shown in Figure 6-4);
- ▲ potential excursion train service to Old Sacramento and a boarding platform near the entrance of Miller Regional Park;
- ▲ development of the City-owned park parcel north of Front Street and potential sale of the parcel (proposed to be rezoned to C-2) to private development and allowing the proceeds from the sale to be reinvested into Miller Regional Park for potential development of residential, hotel, commercial, or quasi-public uses like a museum while also improving activation of the entrance into Miller Regional Park; and
- ▲ maintenance of most of the existing 650 parking spaces in the park.

B. Planned and Proposed Neighborhood Parks

Olympian's Park

Olympian's Park is a 3.4-acre neighborhood park planned as part of The Mill at Broadway development. The park will include a neighborhood center with suggested youth-focused programs, including an after-school program. The center will be provided through the adaptive reuse of a former wholesale produce building and will feature a small amphitheater, a dog park, exercise nodes, a picnic area with flexible play courts, a riparian garden, tree groves, a jogging and bike loop, and walking trails.

Floyd Farm

Floyd Farm is a proposed 2-acre urban farm and community garden planned on the site of the Leataata Floyd Elementary School. As noted in earlier chapters, it will provide a teaching environment for the elementary school.

Future Neighborhood Parks

New development in the Specific Plan Area will increase overall park activity and demand, requiring new parks and open space to provide recreation and shade to the community. Future development in the Alder Grove and Marina Vista subareas and in the West Broadway Gateway subarea is anticipated to include new parks and open space. These planned neighborhood parks and open space areas will target the needs of future residents and can help fill gaps for recreational facilities, such as playgrounds, basketball courts, and sports fields, as identified in Table

6-3, described in the next section. Suggestions for neighborhood park amenities will include sustainable design features, based on input received in the prior neighborhood assessment prepared for the Upper Land Park neighborhood. Several suggestions to guide future park design are shown below.

Neighborhood Park Concepts



Play area for diverse age groups



Multipurpose Sports © Lennar



Nature-inspired and environmentally friendly



C. Open Space and Shared Use Paths

Open Space in the West Broadway Gateway Subarea

Approximately 8.3 acres of land along the Sacramento River, including the lands on and west of the levee, provide additional regional open space north of Miller Regional Park. This area, protected by trees and accessible by bicycles and pedestrians along the Sacramento River Parkway trail, can include open space amenities, such as open turf for free play, quiet seating and picnic areas, a bicycle rest stop, and native plant restoration, and accommodate additional park programs, such as a fitness station or amenities that accommodate the residents of the future neighborhood development east of the levee.

Neighborhood and Regional Paths

Figure 6-2 identifies the location of off-street shared-use paths that will connect the Specific Plan Area to the shaded parks, open space, schools, and adjacent regional shared-use paths along the Sacramento River. Additionally, local streets in the Specific Plan Area have low traffic volumes and thus, intended to accommodate on-street bicycling and to support a complete bicycle network in the Specific Plan Area.

As described in Chapter 2 of this Specific Plan, a former rail tunnel under the I-5 freeway will be repurposed to provide a convenient bike and pedestrian connection from the Specific Plan Area to Miller Regional Park and the Sacramento River Parkway. However, this facility will require major upgrades to support neighborhood access, including paving, lighting, and other improvements to activate the tunnel, as well as the shared-use path segment on the west side of the tunnel. The segment of the shared-use path west of the tunnel will need to ramp up to grade at Front Street in order to connect with the existing and future bikeway improvements for Miller Regional Park and the Sacramento River Parkway, previously described in Section 6.3.3.A.

The schematic plan concept for the rail tunnel, studied as part of the Northwest Land Park Planned Unit Development, reflects the site conditions and design considerations for the tunnel. Additional design guidance on the tunnel under I-5 is provided in Chapter 9 of this Specific Plan.

Open Space and Shared-Use Path Concepts

Open Space Program Opportunities:



Fitness station



Play areas



Neighborhood amenity area



Recreational experiences along the riverfront trail

6.3.4 Accommodation of Parks, Recreation, and Open Space Service Demands

The City requires new residential development to meet LOS goals for its fair share of parkland dedication and associated park development through dedicating land for new parks, paying a fair share of the costs for new parks and recreational facilities, or renovating existing parks and recreation facilities. Table 6-3 summarizes the parkland service level goals and demands for the Specific Plan Area and the shortfall or excess of parkland within the applicable Land Park and Central City Community Plan areas. It should be noted, however, that the Youth, Parks, and Community Enrichment Master Plan is being updated (in 2019) and that these demand assessments may change. This Specific Plan will meet these targets through development and dedication of new parks and open space, as summarized in Section 6.3.3, and through the payment of in-lieu fees.

Based on a projected population of 11,874 at full build-out of the Specific Plan Area, 36.2 acres of community-serving and neighborhood-serving parks will be needed to meet the City’s parks service level goals. This Specific Plan proposes 7 acres of new neighborhood-serving parks, 1.5 acres of community-serving parks, and 9.8 acres of region-serving parks, resulting in a deficit of 7.8 acres of neighborhood parks, 16.6 acres of community parks, and 27.4 acres of regional parks.

However, the Specific Plan Area is also located between one-quarter and one-half mile of Southside Park and includes Miller Regional Park and the Sacramento Marina within its boundaries, as shown in Figures 6-1 and 6-2. General Plan policy supports creative solutions to providing neighborhood park and recreational facilities for urban areas where land dedication is not reasonably feasible, such as providing community-serving recreational facilities in regional parks. Given the smaller infill parcels in the West Broadway area, new development is anticipated to meet project park demand through in-lieu fees. However, the Specific Plan Area is well served by existing parks and well positioned to support and improve existing park facilities in the community. Information provided in Table 6-4 is intended to support future decisions regarding park and open space programming and improvements as new development in the Specific Plan Area occurs.

Based on analysis of the demand for community or recreational facilities, playgrounds are most in need in both the neighborhoods of the Central City and Land Park, followed by all types of sports fields, including softball, baseball, soccer, basketball, and volleyball courts. As discussed in Section 6.3.3, the proposed parks will accommodate the demand for community or recreational facilities generated by the Specific Plan Area population, while also adding new park facilities and amenities that meet the broader facility needs in both the Central City and Land Park communities.

Table 6-3: Parkland Demand

Park Types	Service Level Goal (acres per 1,000 population)	Project Service Demand at Build-Out (acres) [1]	Existing Park Area (acres)	Park Area Assumed in This Specific Plan (acres)	Net Park Area Demand (acres)	2035 Demand within the Land Park Community (acres) [2]	2035 Demand within the Central City Community (acres) [2]
Neighborhood Park	0.875 (Central City), 1.75 (Remainder City)	18.1	3.4	7.0	-7.8	-47.0	35.1
Community Park	0.875 (Central City), 1.75 (Remainder City)	18.1	0	1.5	-18.1	-19.1	38.4
Citywide/Regional Park	8.0	95.0	59.3	9.8	-25.9	-66.1	-294.3

Notes:

[1] Based upon a projected population of 11,874 and 1,685 housing units within the Central City and 3,215 housing units in the Remainder City/Land Park.

[2] Based upon a projected 2035 population in the Land Park community of 37,905 and a population in the Central City community of 62,878.

Source: City of Sacramento Park Impact Fee Nexus Study Update, 2017

Table 6-4: Community or Recreational Facility Demand

Community or Recreation Facility	Acres per 1,000 population	Project Demand at Build-Out	Existing in the Land Park Community	2035 Demand in the Land Park Community	Existing in the Central City Community	2035 Demand in the Central City Community	Highest Net Demand in Either Land Park or Central City Community
Multi-Use Recreational Complex	1 per 50,000	0.3	0	1	4	1	-1 (Land Park)
Softball: Youth, Adult	1 per 7,500 (unlit), 1 per 45,000 (lit)	1.8 (unlit)	8	6	4	9	-5 (Central City)
Baseball: Adult, Little League	1 per 7,500 (unlit), 1 per 45,000 (lit)	1.8 (unlit)	0	6	2	9	-7 (Central City)
Soccer: Bantam, Full Size	1 per 7,500 (unlit), 1 per 30,000 (lit)	1.8 (unlit)	4	6	5	10	-5 (Central City)
Volleyball	1 per 10,000	1.35	0	4	3	6	-4 (Land Park)
Basketball: Youth, High School	1 per 5,000	2.7	2	8	8	13	-6 (Land Park)
Tennis	1 per 10,000	1.4	2	4	10	6	-2 (Land Park)
Picnic Area (Large Group)	1 per 30,000	0.4	12	1	2	2	0 (Central City)
Playground: Tot Lot, Adventure Play Area	1 per 2,500	5.4	3	15	12	25	-13 (Central City)
Play Pool/Water Spray Feature	1 per 15,000	0.9	0	3	3	4	-3 (Land Park)
Outdoor Pool Facility: Swimming and Wading Pool	1 per 30,000	0.4	1	1	2	2	-1 (Central City and Land Park)
Off-Leash Dog Park	1 per 60,000	0.23	2	1	2	1	0
Skateboard Park	1 per 35,000	0.4	0	1	1	2	-1 (Central City)
Community Garden	1 per 50,000	0.3	0	1	4	1	-1 (Land Park)

Source: City of Sacramento Parks and Recreation Master Plan, 2009

6.4 Education

6.4.1 Existing Schools

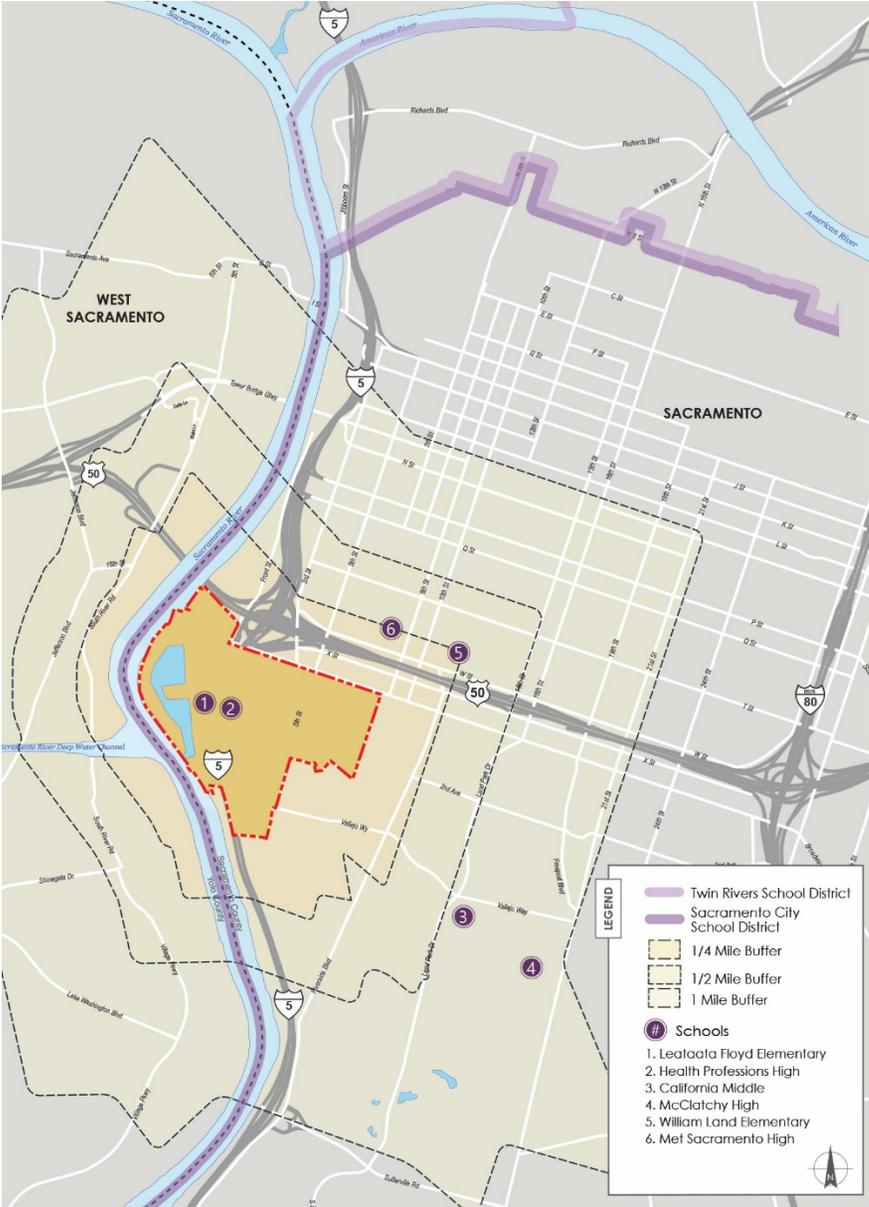
The Specific Plan Area is located within the Sacramento City Unified School District (SCUSD) and served by the following public schools, as shown in Figure 6-5:

- ▲ Leataata Floyd Elementary School, located on McClatchy Way in the Specific Plan Area, serves grade K–6;
- ▲ William Land Elementary School, located on the corner of 12th and V Streets, serves grades K–6;
- ▲ California Middle School, located on the corner of Vallejo Way and Land Park Drive, serves grades 7–8;
- ▲ C. K. McClatchy High School, at 3066 Freeport Boulevard is located approximately 2 miles southeast of the Specific Plan Area and serves grades 9–12;
- ▲ Arthur A. Benjamin Health Professions High School, located on McClatchy Way, adjacent to the Leataata Floyd Elementary School is a health care-themed high school that serves grades 9–12; and
- ▲ Met High School, located at 810 V Street, is a public charter high school, serves grades 9–12.

Both the Health Professions High School and the Met High School are open enrollment schools within the SCUSD, allowing students that are not within the neighborhood to enroll in these schools.

Additionally, residents of the Alder Grove and Marina Vista public housing communities have access to the Alder Grove Early Learning Center and the Marina Vista Pre-School (Head Start program), located within the respective communities. Both programs are operated by the Sacramento Employment and Training Agency.

Figure 6-5: Schools within the Specific Plan Area



Source: SACOG data, 2016

6.4.2 Specific Plan Student Generation Demand

Infill development in the Specific Plan Area will include approximately 3,787 new dwelling units, consisting of 3,454 multi-family units and 333 single-family units. Table 6-5 presents the number of additional students that would be generated in the Specific Plan Area, based on the number of new dwelling units and student generation rates provided by the SCUSD. Table 6-5 summarizes the capacity of the existing school facilities assigned to the Specific Plan Area to accommodate the new student population growth.

Table 6-5: New Students Generated by the Specific Plan

Type of School	Number and Type of New Dwelling Units	SCUSD Student Generation Rate	Number of Students
Elementary (K–6)	3,454 Multi-family	0.19	656
	333 Single-family	0.44	147
	Total Elementary School Students		803
Middle (7–8)	3,454 Multi-family	0.03	104
	333 Single-family	0.12	40
	Total Middle School Students		144
High (9–12)	3,454 Multi-family	0.04	138
	333 Single-family	0.23	77
	Total High School Students		215
Total All Students			1,162

Source: Sacramento City Unified School District, based on personal communication with Amna Javed, 2019

As shown in Table 6-5, the Specific Plan Area is projected to generate 1,162 students beyond the existing number of students within the Specific Plan Area. Based on the existing design capacity provided by the SCUSD and enrollment information from the California Department of Education for the 2018–2019 school year, development in the Specific Plan Area would lead to additional student generation that could exceed the remaining capacity of existing neighborhood schools in addition to further contributing to existing over-enrollment at McClatchy High School (Table 6-6).

Table 6-6: School District Capacity to Serve the Specific Plan

School Name	Current Enrollment	Design Capacity	Specific Plan Area Student Demand	Capacity for Specific Plan Demand
Leataata Floyd Elementary	341	528	556	-369
William Land Elementary	425	528	247	-168
California Middle	928	1,085	144	13
McClatchy High	2,375	1,750	215	-840

Notes:

[1] According to the SCUSD, design capacity is calculated based on the assumption that every classroom in the school will be a teaching classroom. Many schools do not operate at design capacity, as they may use classroom space for special programs, such as music, art, science, performing arts, and other programs shared by students at multiple grade levels throughout the day, which may reduce the number of classrooms. Capacity also changes year-by-year, based on the programs a school offers and the number of classrooms required to operate those programs.

Source: California Department of Education DataQuest 2018–2019 Data; SCUSD, 2019

Pursuant to Senate Bill 50, all development within the Specific Plan Area would be required to pay applicable school fees, which are deemed full and complete mitigation for impacts on schools. The SCUSD incorporates a wide range of temporary measures to respond to changes in student enrollment at city schools that includes, but is not limited to, splitting grade levels, temporarily transferring students to other schools with additional capacity, installing temporary classrooms, and sending students to other neighboring school districts, when appropriate. The 2035 General Plan contains policies to ensure adequate school facilities are provided to accommodate the increase in new students. As new development occurs in the Specific Plan Area, the actual student generation rate per household would be monitored to evaluate and adjust, if necessary, the student projections.

6.5 Public Safety

6.5.1 Fire Protection Services

A. Existing Facilities

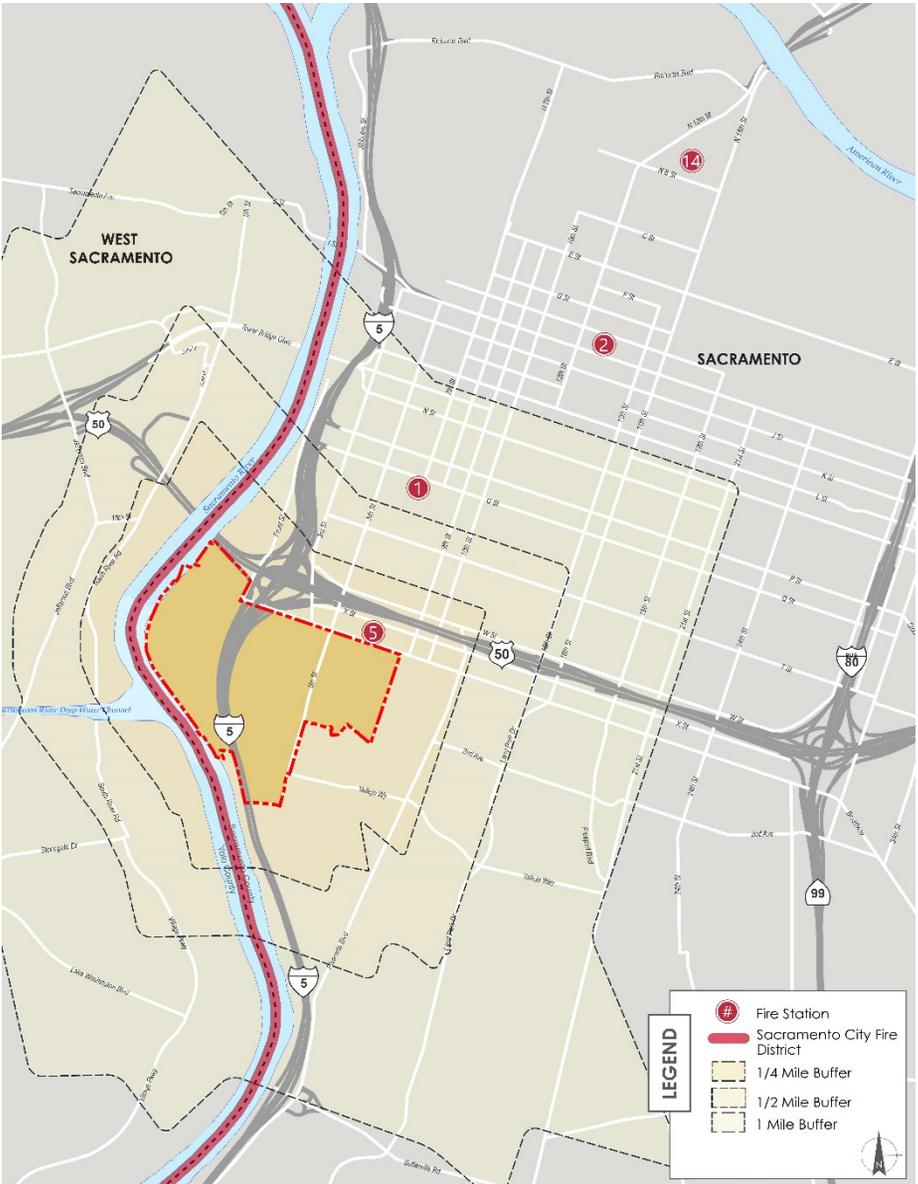
The Sacramento Fire Department (SFD) provides the Specific Plan Area with fire protection and prehospital emergency medical services, including fire suppression, first response and ambulance transportation services, hazardous material handling, and search and rescue. The SFD’s Marine Program deploys boats to support the Department’s life safety mission on the American and Sacramento Rivers and has a boat stationed at Miller Regional Park with firefighting capabilities.

The SFD has 24 fire stations strategically located in the city. The fire station closest to the Specific Plan Area and the engine company first-in response is provided from Station 5 at 731 Broadway, adjacent to the Specific Plan Area (Figure 6-6). Other nearby stations that may also provide service to the Specific Plan Area are Station 1, at 624 Q Street (approximately three-quarters of a mile north of the Specific Plan Area), and Station 2, at 1229 I Street (approximately 2 miles north of the Specific Plan Area). Fire companies handling fire suppression at each station are staffed with four personnel, consisting of a captain, an engineer, and two firefighters.

B. Service Level Standards

Based on the City’s General Plan, the SFD strives to maintain optimum staffing levels, response times, and facilities in order to provide quality fire protection and emergency medical services to the community that are on pace with growth in the city. The SFD has a target standard not to exceed 3,500 calls per year per fire station, which would prevent compromising emergency response and ensure optimum services to the community. The units assigned to Station 5 experienced a call volume of approximately 4,015 combined dispatches in 2016.¹

Figure 6-6: Fire Department Stations Serving the Specific Plan Area



Source: City of Sacramento, 2019

¹ Sacramento Fire Department, 2017. Sacramento Fire Department Annual Report 2016. pp. 10–11.

Since Station 5 currently receives call volumes that exceed the target standards, the City may need to identify and allocate additional funding to staff, house, equip, and maintain effective fire protection services to respond to the additional demands of the Specific Plan Area as it develops. Future development projects and improvements in the Specific Plan Area will be required to comply with City of Sacramento policies and regulations and SFD recommendations regarding fire protection. Development in the Specific Plan Area will also be required to coordinate with the SFD for recommendations on design elements that may affect fire prevention and safety, including access, water pressure flows, and building design.

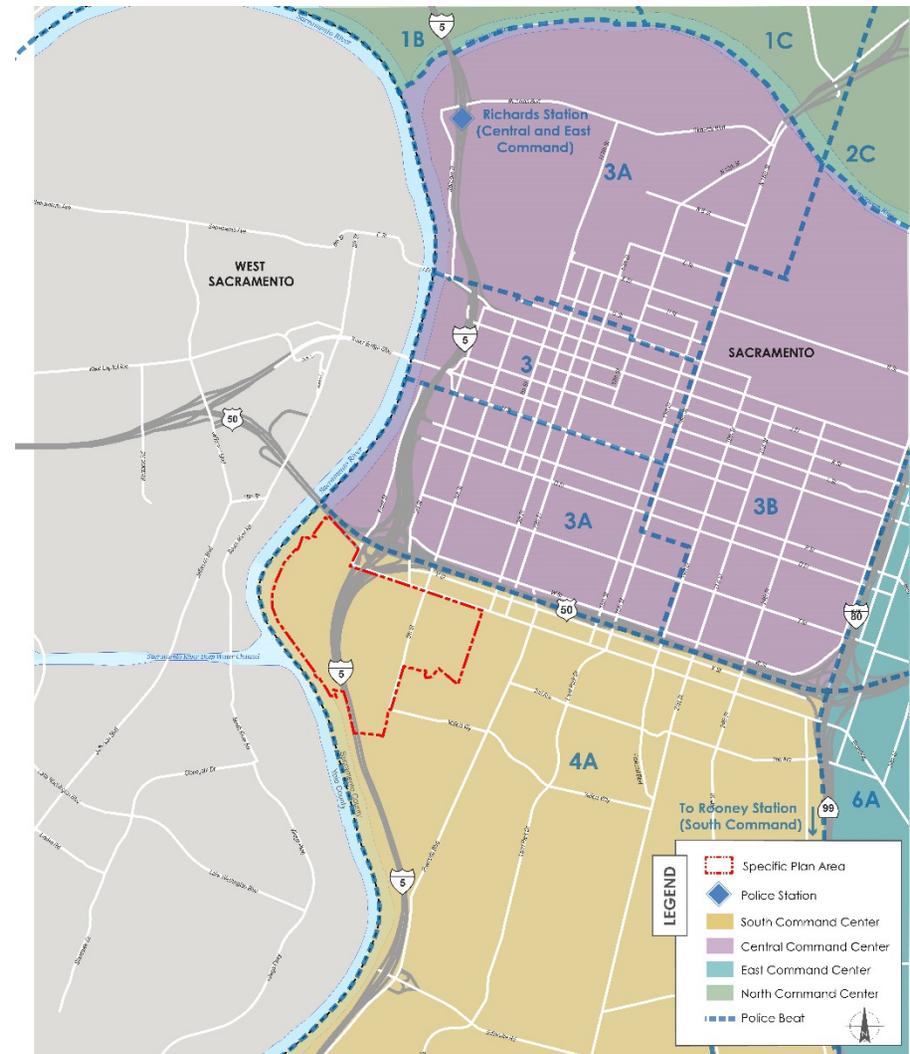
6.5.2 Law Enforcement Services

A. Existing Facilities

The Sacramento Police Department (SPD) provides law enforcement services to the Specific Plan Area. The SPD is responsible for providing a range of services, which include patrol, response to emergency calls, detective and forensic investigations, public safety information technology, special weapons and tactics, homeland security, and aid to neighboring law enforcement agencies. In 2016, the SPD was staffed by approximately 721 sworn police officers and 281 civilian staff.²

As shown in Figure 6-7, there are no police facilities in the Specific Plan Area. The SPD includes a department headquarters at the Public Safety Center, which is located at 5770 Freeport Boulevard, and three police substations from which patrol divisions operate for the entire department. These substations serve four command areas: The North, Central, East, and South Command areas. The Specific Plan Area is located in the South Command area in District 4, Beat A, which operates from the Joseph E. Rooney Police Facility at 5303 Franklin Boulevard, approximately 4.5 miles south of the Specific Plan Area. The South Command includes both police Districts 4 and 5. Broadway is contained within District 4 and is staffed by one captain, four lieutenants, eight sergeants, 52 officers, and three community service officers. Sixteen officers serve Beat A in District 4.³ The Mounted Unit facilities stables for the SPD are located in Miller Regional Park. Officers from the Mounted Unit patrol the Miller Regional Park area on horseback.

Figure 6-7: Police Stations and Beats



Source: City of Sacramento, 2019

² Sacramento Police Department, 2017. Sacramento Police Department 2016 Annual Report. P.10.

³ Correspondence with Captain Alisa Buckley.

B. Specific Plan Project Demand

Based on the City's General Plan, the SPD strives to maintain optimum staffing levels, response times, and facilities in order to provide quality police services to the community that are on pace with growth in the city.⁴

The City may need to identify and allocate additional funding to staff, equip, and maintain effective law enforcement services to serve the additional demand in the Specific Plan Area as it develops. Future development projects and improvements in the Specific Plan Area will be required to comply with City of Sacramento policies and regulations and SPD recommendations on safety and security, including incorporating Crime Prevention Through Environmental Design principles, to minimize opportunities for criminal activities. Development in the Specific Plan Area will be required to coordinate with the SPD for recommendations on design elements that may affect traffic safety and crime prevention.

6.6 Retail and Neighborhood Services

This section addresses existing retail and neighborhood services, including libraries, post offices, grocery stores and farmer's markets, medical facilities, social services, and banks within the vicinity of the Specific Plan Area and analyzes the demand for these services in the area.

6.6.1 Existing Retail and Neighborhood Services

Figure 6-8 and Table 6-7 identify existing retail and neighborhood services located within one-quarter, one-half, and one- or greater than one mile from the Specific Plan Area.

A. Community Centers

Community centers in proximity to the Specific Plan Area include the Southside Clubhouse in Southside Park, within one-half mile of the Specific Plan Area. The Marina Vista and Alder Grove housing communities include community rooms operated by SHRA. A new community center is also planned, through the adaptive reuse of a former wholesale produce building, at the future Olympian's Park at The Mill at Broadway.

B. Libraries

The Sacramento Public Library Authority is a joint powers agency for Sacramento County and cities in Sacramento County, except Folsom. The Sacramento Public Library Authority provides library services for residents in the city of Sacramento. One public library is located within one mile of the Specific Plan Area, the Arthur F. Turner Library in West Sacramento. The nearest public libraries in Sacramento, as shown in Figure 6-8, are the Sacramento Central Library in Downtown Sacramento, 1.4 miles to the north and the Ella K. McClatchy Library, at 2112 22nd Street, 1.4 miles east of the Specific Plan Area.

C. Post Offices

One public post office is located within 1 mile of the Specific Plan Area, the U.S. postal service office at 1601 Merkley Way in West Sacramento. A U.S. postal service office at 2121 Broadway in Sacramento is approximately 1 mile east of the Specific Plan Area. A U.S. postal service office is located north of the Specific Plan Area, at 660 J Street in the Downtown Commons complex in Sacramento.

D. Grocery Stores and Farmer's Markets

Three neighborhood area markets are located within one-half mile of the Specific Plan Area, including a Target at Riverside Boulevard and Broadway that also carries groceries. A certified Farmer's Market is also held every Sunday under the nearby W-X Freeway. Although these markets are available in the local vicinity of the area, typically residents shop elsewhere for their groceries.

The closest full-service grocery stores are the Safeway at 18th and R Streets and the Market Five-One-Five, a gourmet grocery store on R Street. Both are located more than one-half mile from the Specific Plan Area. This distance is too far to conveniently serve residents from Alder Grove and Marina Vista who do not own cars. Additionally, many existing residents in the community have expressed an interest in an affordable, full-service grocery store within walking distance of where they live.

⁴ City of Sacramento, 2015. City of Sacramento 2035 General Plan Master Environmental Impact Report. Certified March 3, 2015. P. 4.10-2.

Figure 6-8: Retail and Neighborhood Services in the Specific Plan Vicinity

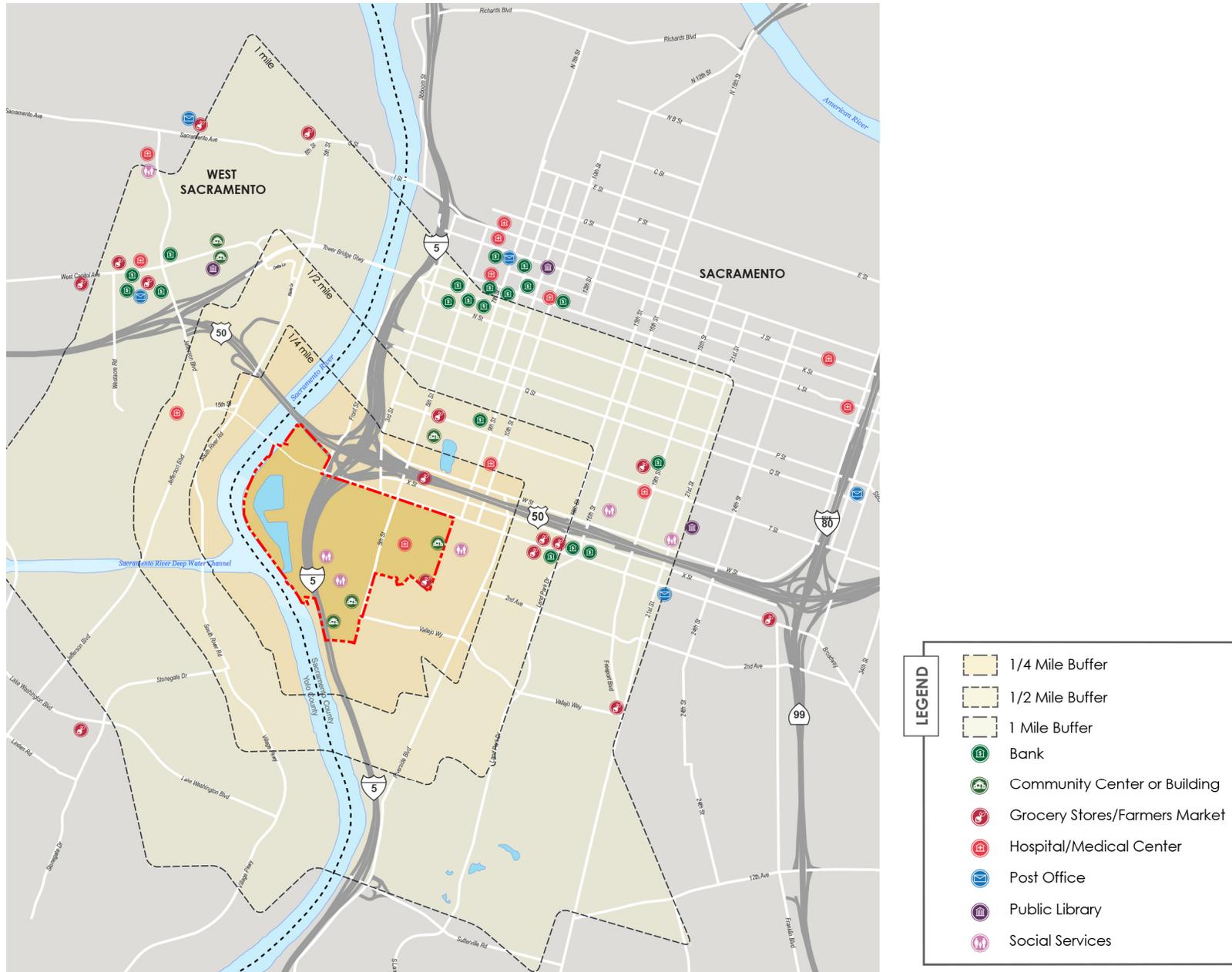


Table 6-7: Retail and Neighborhood Services within the Specific Plan Vicinity

Type of Service/Facility	Within One-Quarter Mile	Between One-Quarter and One-Half Mile	Select Facilities Between One-Half and One Mile	Select Facilities Outside of One Mile (Shown in Figure 6-8)
Bank	None	<ul style="list-style-type: none"> 2 credit unions 	<ul style="list-style-type: none"> 11 facilities 	<ul style="list-style-type: none"> 6 facilities
Community Center	<ul style="list-style-type: none"> Marina Vista Community Room Alder Grove Community Room 	<ul style="list-style-type: none"> Southside Club House 	<ul style="list-style-type: none"> West Sacramento Community Center 	<ul style="list-style-type: none"> Belle Coolegge Community Center
Grocery Store/Farmer's Market	<ul style="list-style-type: none"> 1 convenience market Certified Farmer's Market 	<ul style="list-style-type: none"> 1 convenience market 1 gourmet market 1 specialty supermarket 1 general merchandise store 1 pharmacy/drug store 	<ul style="list-style-type: none"> 1 grocery store 1 neighborhood market 1 convenience market 	<ul style="list-style-type: none"> 2 grocery stores 2 neighborhood markets
Hospital/Medical Center	<ul style="list-style-type: none"> Public health center at Alder Grove 	<ul style="list-style-type: none"> 2 public health centers 	<ul style="list-style-type: none"> 1 medical office 1 health center 	<ul style="list-style-type: none"> Kaiser Permanente medical offices UC Davis Medical Center Sutter Health medical offices <p>(All outside Figure 6-8)</p>
Post Office	None	None	<ul style="list-style-type: none"> 1 U.S. Postal Service office in Sacramento 1 U.S. Postal Service office in West Sacramento 	<ul style="list-style-type: none"> 1 U.S. Postal Service office in Sacramento 1 U.S. Postal Service office in West Sacramento
Public Library	None	None	<ul style="list-style-type: none"> 1 library 	<ul style="list-style-type: none"> 2 public libraries
Social Services	<ul style="list-style-type: none"> Roberts Family Development Center (at Alder Grove) Jobs-Plus office (at Marina Vista) 	None	<ul style="list-style-type: none"> Yolo County Public Health 	<ul style="list-style-type: none"> Sacramento Central YMCA Sacramento Food Bank

Source: Upper Land Park/Broadway Study Area Background Report and updated by Ascent in 2019

E. Health and Medical Facilities

The major medical facilities in the city—the UC Davis Medical Center, Kaiser Permanente medical offices, and Sutter Health medical offices—are located more than 1 mile from the Specific Plan Area. Two Elica Health Centers provide services to the community within one-half mile of the Specific Plan Area. One of these centers is located within Alder Grove, and the other is located at 923 V Street, less than one-half mile away.

F. Social Services

Several social services are provided in the Specific Plan Area. The Roberts Family Development Center, with an office at Alder Grove, operates a before- and after-school program at Leataata Floyd Elementary School. The Jobs-Plus program, operated by SHRA, is available to residents of Marina Vista and Alder Grove. A Jobs-Plus office located at Marina Vista assists residents with job resources, referrals, incentives, and job opportunities. Other services that may be of interest to residents, including the Sacramento Central YMCA and the Sacramento Food Bank, are located one mile or more from the Specific Plan Area.

G. Banks

No banks are located within the Upper Land Park community, but several banks are located approximately one-half mile from the Specific Plan Area, within the Land Park and Southside Park neighborhoods. The nearest banks in the community are located along Broadway, near Riverside Boulevard and Land Park Drive, and include the Golden 1 Credit Union, Bank of America, and Chase Bank. A large number of banks are concentrated in Downtown Sacramento and Downtown West Sacramento, within or just outside of the one mile radius of the Specific Plan Area.

6.6.2 Retail and Neighborhood Services Needs

Based on the analysis of neighborhood facilities and services described in the previous section and input expressed from community stakeholders, residents in the Specific Plan Area and the Upper Land Park community would benefit from the following retail or neighborhood services within or in closer proximity to the area:

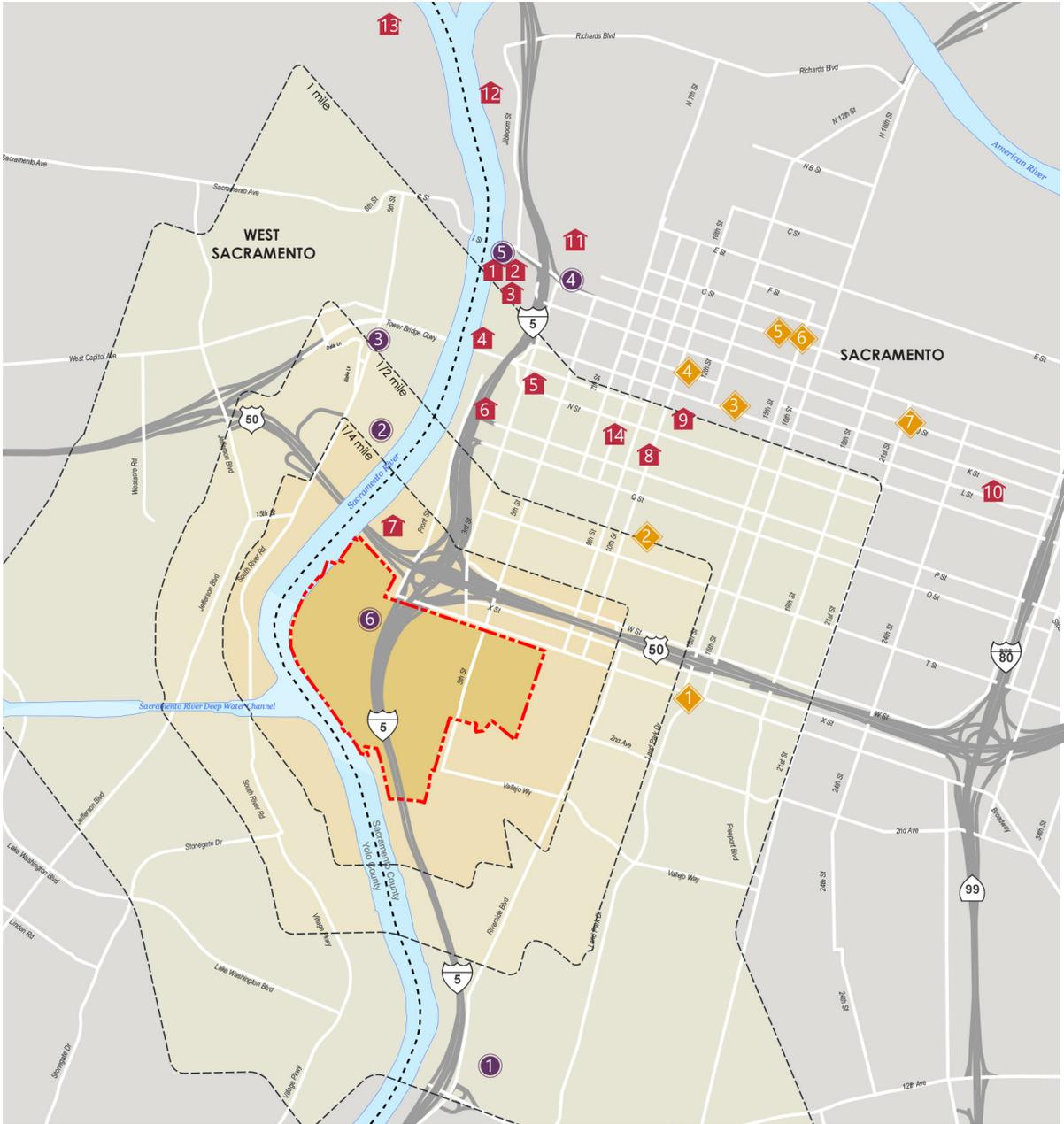
- ▲ library services;
- ▲ a post office or convenience mailing center;
- ▲ an affordable full-service grocery store within walking distance;
- ▲ more gathering places and after-school, recreational, and summer education programs and/or facilities for school-aged youth; and
- ▲ more community meeting spaces for large groups.

A residential needs assessment survey conducted for the Marina Vista and Alder Grove public housing communities in 2014 resulted in the identification of the following services as most in demand by residents: an indoor recreation space, a supermarket, a library, a bookstore, a health center, a community garden, and clothing stores. Childcare centers, post offices, banks, pharmacies, and restaurants ranked lower in demand.

6.7 Cultural and Entertainment Amenities in the Specific Plan Vicinity

The Specific Plan Area is located close to many existing and planned museums and other cultural, family, and entertainment amenities in the Central City and Land Park Community Area, as shown and listed in Figure 6-9. The improvement of Miller Regional Park and the Broadway corridor with facilities and programs that support cultural, entertainment, and family-friendly recreation will add to the activity of the Central City and to creating a cultural trail along the Sacramento River.

Figure 6-9: Cultural and Entertainment Amenities in the Specific Plan Vicinity



LEGEND

- Specific Plan Area
- County Boundary
- 1/4 Mile Buffer
- 1/2 Mile Buffer
- 1 Mile Buffer

Museums

1. Sacramento History Museum
2. Railroad History Museum
3. Wells Fargo History Museum
4. Old Sacramento Schoolhouse Museum
5. Wells Fargo History Museum
6. Crocker Art Museum
7. California Automobile Museum
8. California Museum
9. Capitol Park, State Capitol & California State Capitol Museum
10. California State Indian Museum
11. Planned Railroad Technology Museum
12. Planned Powerhouse Science Center
13. Planned California Indian Heritage Center
14. Leland Stanford Mansion State Historic Park

◆ Theater

1. The Tower Theater
2. Sacramento Theater Company
3. Community Center Theater
4. Crest Theater
5. Ace of Spades
6. Wells Fargo Pavilion
7. Capital Stage

⊕ Other

1. Sacramento Zoo
2. The Barn
3. Raley Field
4. Golden 1 Center
5. Old Sacramento State Historic Park
6. Latino Center for Art and Culture

6.8 Implementation

The implementation actions identified in Table 6-8 are intended to support the timely provision of neighborhood services and amenities as the Specific Plan Area builds out. The table identifies the strategy, specific implementation actions, location in this Specific Plan where additional information is available, timeframe, and parties responsible for implementing the action.

Table 6-8: Neighborhood Services & Amenities Implementation Actions					
Strategy & Action Number	Strategy/Implementation Action	Specific Plan Policies Addressed	Specific Plan Section Reference for Additional Detail	Timeframe	Responsibility
Note:	Timeframe: Short term = 0–5 years; Medium term = 5–10 years; Long term = 10+ years				
Parks, Recreation, and Open Space					
Strategy P-OS-1: An Expanded Parks and Open Space Network Serving the West Broadway Area					
Expand the parks and open space network serving the West Broadway area, to enhance neighborhood livability in the area.					
P-OS-1.1	Parks Master Plan Update for Miller Regional Park. Following completion of the feasibility study for the Miller Regional Park Special Study Area, consider the development of a new Master Plan for Miller Regional Park and the Sacramento Marina, as addressed in Action LU-2.1.	P-OS-1.2, P-OS-1.4, C-E-1.2	Section 6.3	Ongoing	Community Development
P-OS-1.2	Activate Miller Regional Park and the Sacramento Marina: Work with community partners to program events and activities in Miller Regional Park and the Sacramento Marina, such as special events, concerts, craft fairs, farmer’s markets, youth programs, and boating events and tours.	P-OS-1.2, C-E-1.2	Section 6.3	Short term	Youth, Parks, and Community Enrichment; Convention & Culture Services; Greater Broadway Partnership; Public Works
P-OS-1.3	Activate the Peninsula at Miller Regional Park: Conduct project-level planning for an internal bike/pedestrian bridge to span the portion of the river between the peninsula and the boat ramp, including preliminary engineering, design, and environmental analysis.	P-OS-1.2, PS-1.1	Section 6.3	Short term	Youth, Parks, and Community Enrichment; Public Works
P-OS-1.4	Activate the Entrance to Setzer Run: Construct a dog park near the park-side entrance of the Setzer-Run Tunnel, to activate the entrance and enhance natural watch of this bike and pedestrian tunnel.	P-OS-1.2, PS-1.1	Section 6.3	Short term	Youth, Parks, and Community Enrichment

Table 6-8: Neighborhood Services & Amenities Implementation Actions

Strategy & Action Number	Strategy/Implementation Action	Specific Plan Policies Addressed	Specific Plan Section Reference for Additional Detail	Timeframe	Responsibility
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Note: Timeframe: Short term = 0–5 years; Medium term = 5–10 years; Long term = 10+ years

Public Safety

Strategy PS-1: Neighborhood Safety

Residents, law enforcement, the city, and community stakeholders will work together to address community safety.

PS-1.1	Neighborhood Watch. Set up a neighborhood watch group in coordination with area neighborhood associations, the Upper Land Park Neighbors, and the Greater Broadway Partnership for reporting, communicating, and deterring criminal activity. Proactively coordinate with the Sacramento Police Department to educate residents on issues of public safety.	PS-1-1	Section 6.5	Medium term	Sacramento Police Department; residents; area neighborhood associations; Greater Broadway Partnership
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Neighborhood Retail and Services

Strategy NS-1: Neighborhood Access to Fresh Foods

Expand neighborhood access to local fruits and vegetables.

NS-1.1	Urban Farm. Implement the Urban Farm and a food literacy program on the site of the Leataata Floyd Elementary School.	P-OS-1.1, P-OS-1.3	Section 6.6	Near term	Youth, Parks, and Community Enrichment; Sacramento City Unified School District
NS-1.2	Nutrition Programs. Pursue opportunities for education and nutrition programs at Alder Grove, Marina Vista, or nearby and outreach to residents on existing programs, such as CalFresh.	P-OS-1.3	Section 6.6	Near term	Sacramento Housing and Redevelopment Agency
NS-1.3	Full-Service Grocery Store. Work with grocery store operator to identify sites for a full-service grocery store as the population in the neighborhood area expands.	NS-1.1	Section 6.6	Medium term	Innovation & Economic Development

Strategy NS-2: Community and Neighborhood Services

Plan for and address gaps to services in the community on pace with the growth of the area.

Table 6-8: Neighborhood Services & Amenities Implementation Actions					
Strategy & Action Number	Strategy/Implementation Action	Specific Plan Policies Addressed	Specific Plan Section Reference for Additional Detail	Timeframe	Responsibility
Note:	Timeframe: Short term = 0–5 years; Medium term = 5–10 years; Long term = 10+ years				
NS-2.1	Olympian’s Park Programs. Establish an after-school and/or adult recreation and youth programs within the neighborhood center in Olympian’s Park.	ED-1.1	Section 6.6	Short term	Youth, Parks, and Community Enrichment; Sacramento City Unified School District
NS-2.2	Neighborhood Services and Facilities. Identify partnerships to support the development of services in the community, such as after-school programs, a youth center, library services, and medical services.	NS-1.2	Section 6.6	Medium term, long term	Sacramento Housing and Redevelopment Agency; Youth, Parks, and Community Enrichment

Cultural and Entertainment Amenities

Strategy C-E-1: Culture and Entertainment					
Promote cultural and entertainment activities in the Specific Plan Area.					
C-E-1.1	Promotion of a Culture, Entertainment, and Recreation District. Support the emergence of the West Broadway area and the “Marina District” of the Greater Broadway District as local venues for recreation, music, arts, and entertainment.	C-E-1.1, C-E-1.2	Section 6.7	Ongoing	Greater Broadway Partnership; Innovation & Economic Development
C-E-1.2	Preservation of Cultural Assets. Consult with non-profit organizations which provide cultural amenities to help them find new spaces when their existing spaces may be affected by new development within the Specific Plan Area.	C-E-1.3	Section 6.7	Ongoing	Youth, Parks, and Community Enrichment; Innovation & Economic Development; Convention & Cultural Services