

Planning and Design Commission Hearing, July 23, 2020

West Broadway SPECIFIC PLAN



Project Area

Specific Plan Area Boundary

WEST BROADWAY SPECIFIC PLAN



Reports and Presentations

WEST BROADWAY SPECIFIC PLAN

- Law and Legislation Committee – June 16, 2020
Passed a motion to forward a recommendation to City Council to adopt resolutions to rezone/redesignate some parcels.
- Preservation Commission – June 17, 2020
 - Concerns about potential demolition of New Helvetia Historic District
 - Discussion about concepts to prioritize historic preservation
 - Discussion of local historic district nomination
- Active Transportation Commission – June 18, 2020
Passed a motion to forward a recommendation to City Council to amend the Bicycle Master Plan.
- Greater Broadway Partnership – July 8, 2020

Additional Comments Received

WEST BROADWAY SPECIFIC PLAN

- Preservation community comments
- Latino Center of Art and Culture
- Concern about overconcentration of affordable housing
 - Ownership and jurisdiction of public housing sites
 - Location of future affordable housing
- Concerns about Scenario A vs. B

Follow-up on Commission Concerns

WEST BROADWAY SPECIFIC PLAN

Concern about increase in traffic

- Cumulative impacts in combination with Broadway Bridge and Complete Streets:
 - Broadway will go from Level of Service C to F, but future design will provide for all modes, not just cars.
- Benefits:
 - Modified grid disperses traffic and reduces impacts to streets such as Vallejo
 - New traffic controls
 - Improved connectivity and safety for bicyclists and pedestrians

Follow-up on Commission Questions

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Are private restaurants in parks allowed in the R-3 Zone?

- There is not a “parks” zone.
- Zoning applies to private development on private land



Review process and level of review for Alder Grove

- National Environmental Protection Act Clearance
- Section 106 Consultation (Historic Resources)
- City review and level of review depends on the applicant/owner
 - Current owner is Housing Authority of Sacramento County

How the WBSP Has Changed

WEST BROADWAY SPECIFIC PLAN

Modify language to clarify:

- WBSP does not require demolition of the New Helvetia Historic District; and
- Policies, guidelines, and standards apply to a range of potential outcomes for the Alder Grove/New Helvetia Historic District from:
 - Rehab of historic structures and preservation of the New Helvetia Historic District to
 - Complete demolition of the existing site and development of a mixed-income community.

How the WBSP Has Changed

WEST BROADWAY SPECIFIC PLAN

New Policy:

C-E-1.3: Acknowledge the contributions of existing cultural amenities, such as the Latino Center of Art 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.

New Implementing Action:

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.

Key Issues and Response

WEST BROADWAY SPECIFIC PLAN



New Helvetia Historic District

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- Alder Grove Community
- New Helvetia Historic District

0 400 feet



- Specific Plan Area
- Proposed Roadway Connections
- Mixed-Use Site
- Medium Density Residential
- Park

0 400 feet



Key Issues and Response



New Helvetia Historic District Development Study
The Colley Civil Rights Coalition

Key Issues and Response

WEST BROADWAY SPECIFIC PLAN

Q3. Does the Specific Plan provide for an alternative to demolition of the New Helvetia Historic District?

Answer: Yes.

HR-I.1: Encourage the adaptive reuse of historic resources in accordance with the Secretary of Interior's Standards for the Treatment of Historic Properties.

HR-I.3: Interpret the history of the New Helvetia Historic District and the legacy of Nathaniel Colley in future development plans in the Alder Grove subarea.

Key Issues and Response

WEST BROADWAY SPECIFIC PLAN

Concern: Overconcentration of affordable housing

- Ownership and jurisdiction of public housing sites
- Location of future affordable housing

Policy H-2.1: Provide replacement housing for the existing 751 public housing units serving the residents of Marina Vista and Alder Grove at a one-to-one ratio. Provide replacement housing within or outside the Specific Plan Area. Replacement housing within the Sacramento City Unified School District boundary is encouraged.

Key Issues and Response

Preliminary Policy from 5-14-20:

The Latino Center of Art and Culture is a valuable cultural amenity for the surrounding community and the City of Sacramento. To protect this significant resource, the City shall ensure that either the existing or new facilities for the Center are incorporated into future development plans within the Specific Plan area.

Added to July 2020 Draft WBSP:

Policy C-E-1.3: Acknowledge the contributions of existing cultural amenities, such as the Latino Center of Art 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.

Implementing Action 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.

Key Issues and Response

WEST BROADWAY SPECIFIC PLAN

Demolition of Historic Resources

- General Plan Policy HCR 2.1.15 – The City shall consider demolition of historic resources as a last resort, to be permitted only if rehabilitation of the resource is not feasible, demolition is necessary to protect the health, safety, and welfare of its residents, or the public benefits outweigh the loss of the historic resource.



Key Benefits of the WBSP

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Housing Supply

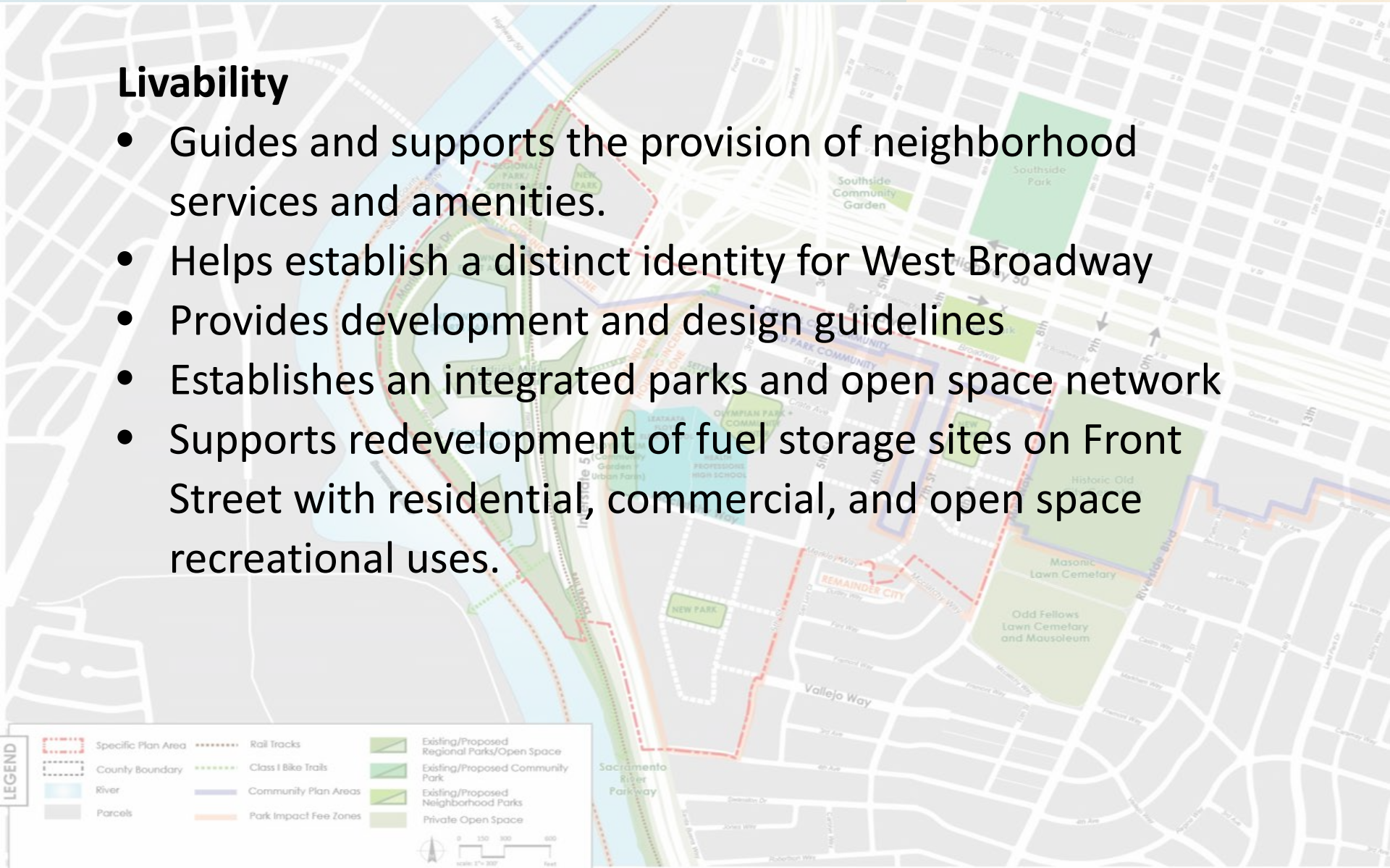
- Accommodates more housing:
 - Rezones industrial land, including fuel storage sites to residential or general commercial zoning.
 - Increases potential housing supply in West Broadway Specific Plan Area by about 3,269 residential units.
- Provides a long-term vision to guide the potential development of Alder Grove and Marina Vista subareas into mixed-income communities with affordable and market rate housing.

Key Benefits of the WBSP

WEST BROADWAY SPECIFIC PLAN

Livability

- Guides and supports the provision of neighborhood services and amenities.
- Helps establish a distinct identity for West Broadway
- Provides development and design guidelines
- Establishes an integrated parks and open space network
- Supports redevelopment of fuel storage sites on Front Street with residential, commercial, and open space recreational uses.



Key Benefits of the WBSP

WEST BROADWAY SPECIFIC PLAN

Walkable Neighborhoods and Multimodal Connectivity

- Establishes a walkable grid to improve local connectivity.
- Provides improved bike, pedestrian, and transit facilities
- Integrates bike and pedestrian connections with citywide bike plans.
- Disperses and slows traffic.
- Supports efficient vehicular and bike pedestrian circulation.



Key Benefits of the WBSP

Environmental Impact Report (EIR)

- Improves predictability and provides streamlined review for housing and mixed-use projects.
- Provides standard mitigation for all projects
- Reduces studies required for future development projects
- Certified EIR improves the eligibility of Miller Regional Park, Alder Grove and Marina Vista for grant funding.

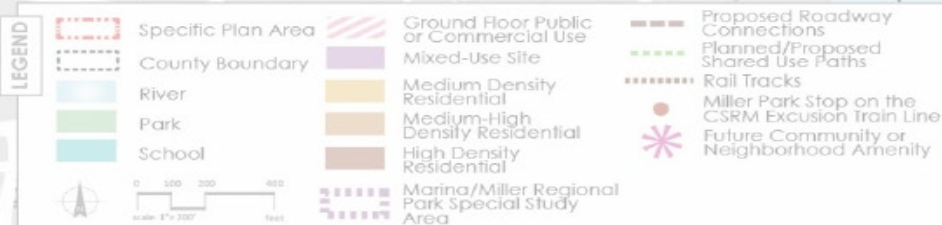


Key Benefits of the WBSP

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Special Study Area for Miller Regional Park and Sacramento Marina

- Identifies new uses and improvements to support the activation and natural surveillance of Miller Regional Park and the Sacramento Marina.
- Provides foundational concepts for future riverfront planning activities.
- Identifies implementation actions to facilitate the redevelopment of Miller Regional Park and fuel storage facilities.

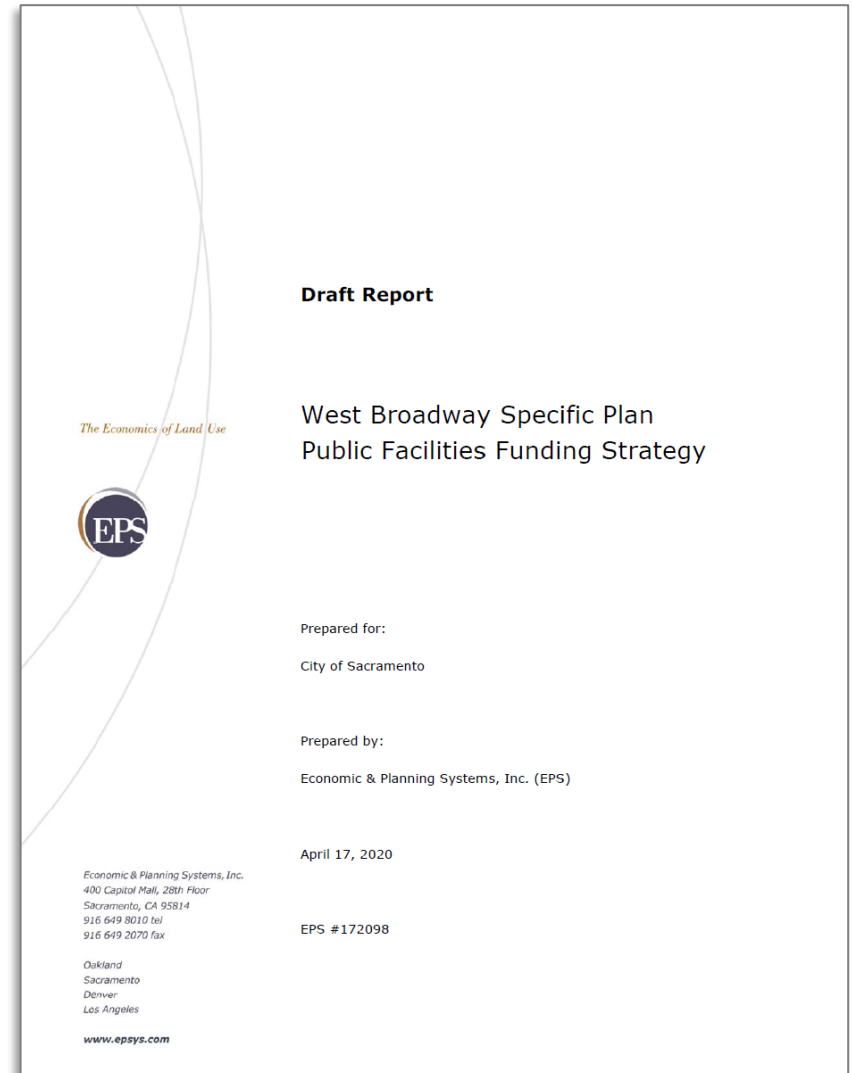


Key Benefits of the WBSP

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Infrastructure

- Public Facilities Funding Strategy provides improved infrastructure predictability without adding new development impact fees.



Planning and Design Commission Actions

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- Pass a Motion to forward a recommendation of approval of the West Broadway Specific Plan and certification of the EIR to City Council:
 - Item A. Resolution approving water supply assessment
 - Item B. Resolution adopting the West Broadway Specific Plan and the Public Facilities Funding Strategy
 - Item C. Ordinance amending zoning
 - Item D. Resolution amending the General Plan Land Use Map
 - Item E. Resolution changing the boundary of the Central City Specific Plan
 - Item F. Ordinance rezoning certain properties out of the Central City Special Planning District

Next Steps

Upcoming events:

City Council Public Hearing – August 25

Contact Information:

Helen Selph, Associate Planner

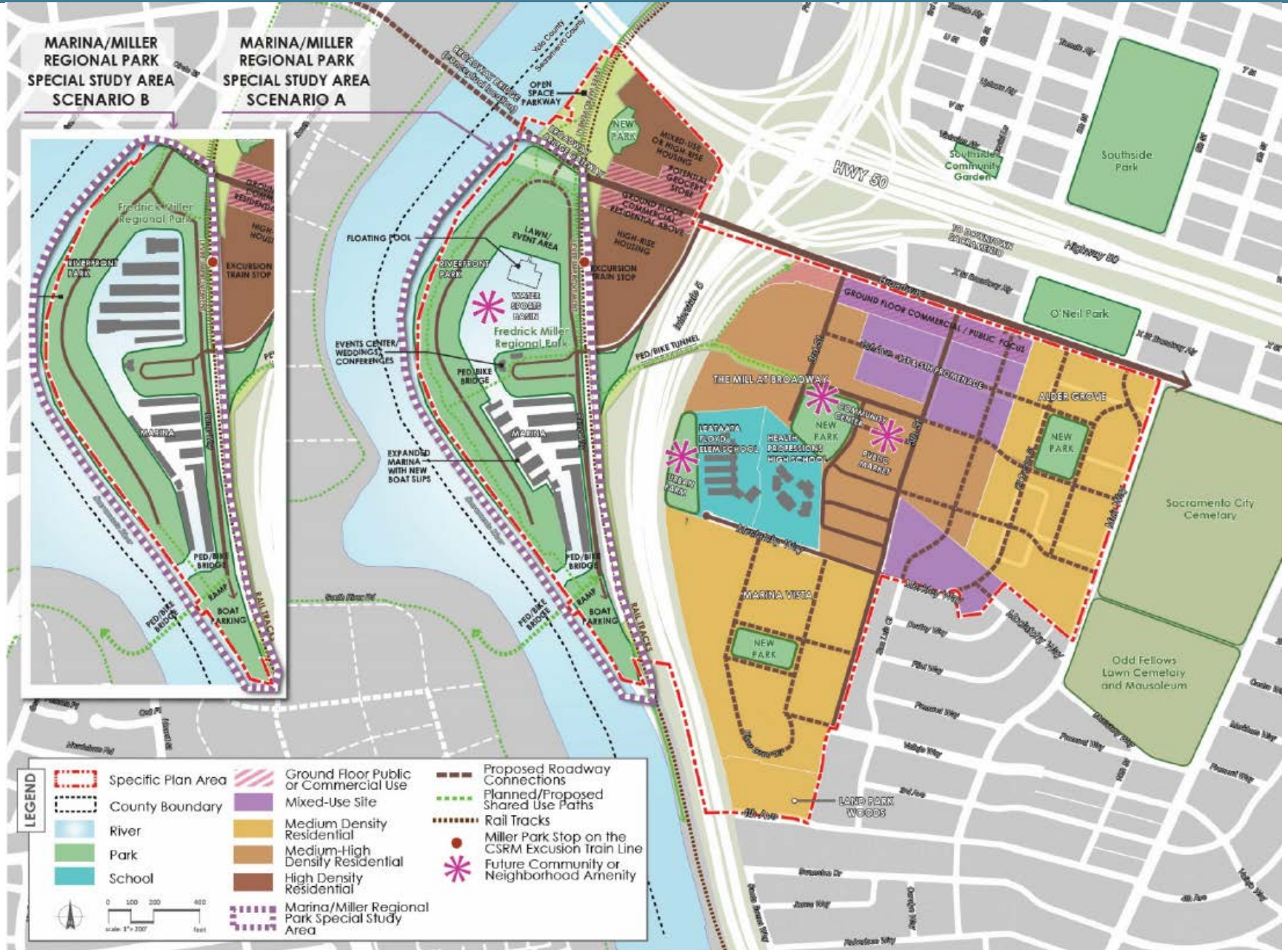
Community Development Department

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hselph@cityofsacramento.org

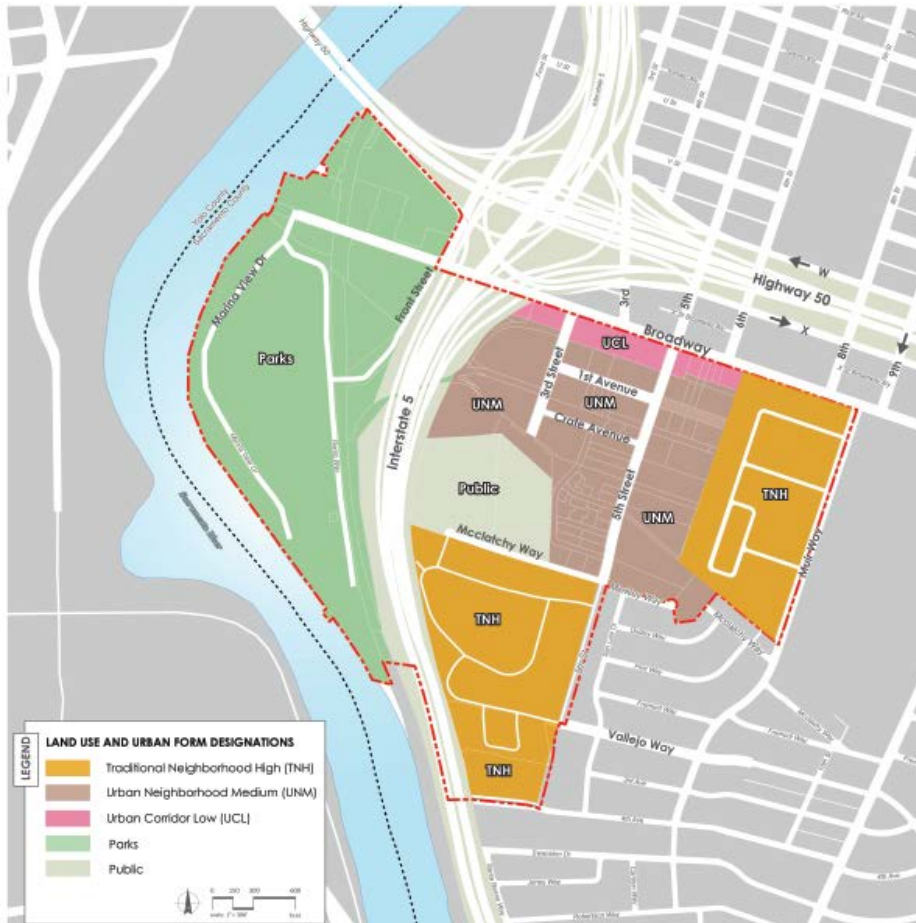
<http://www.cityofsacramento.org/Community-Development/Planning/Major-Projects/West-Broadway-Specific-Plan>

Land Use and Plan Concept

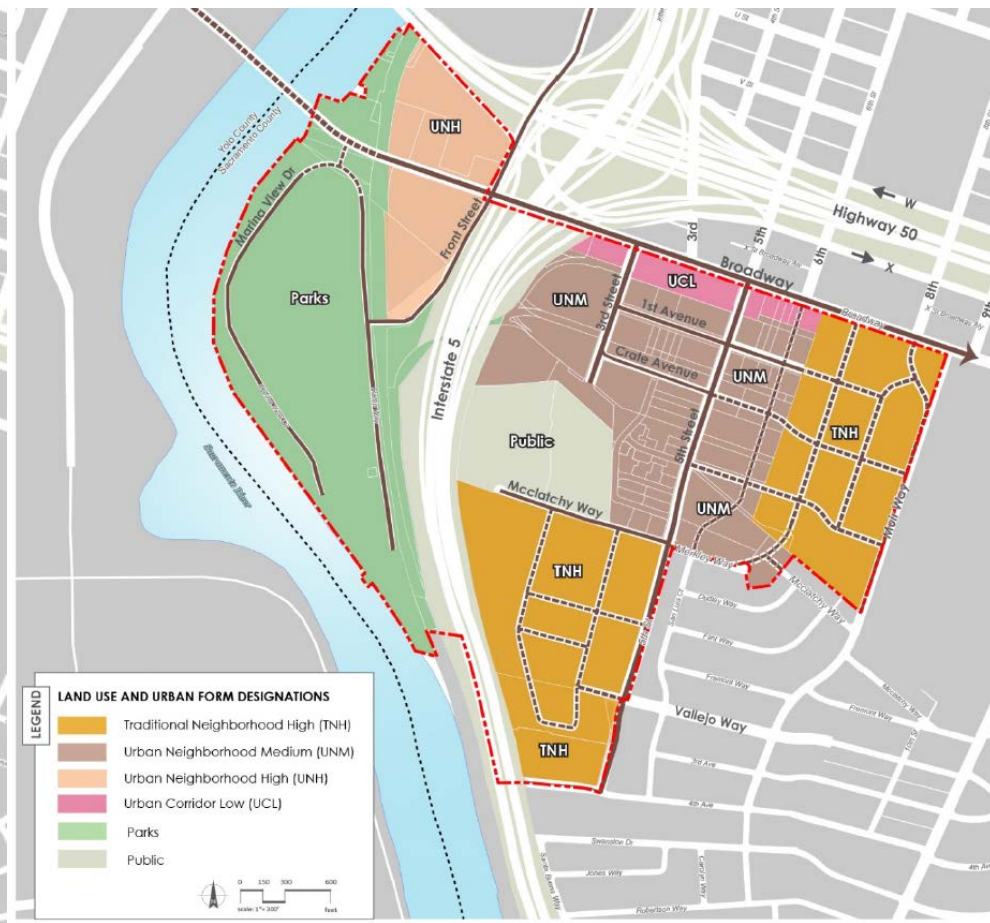


Proposed General Plan Amendments

Existing General Plan Designation

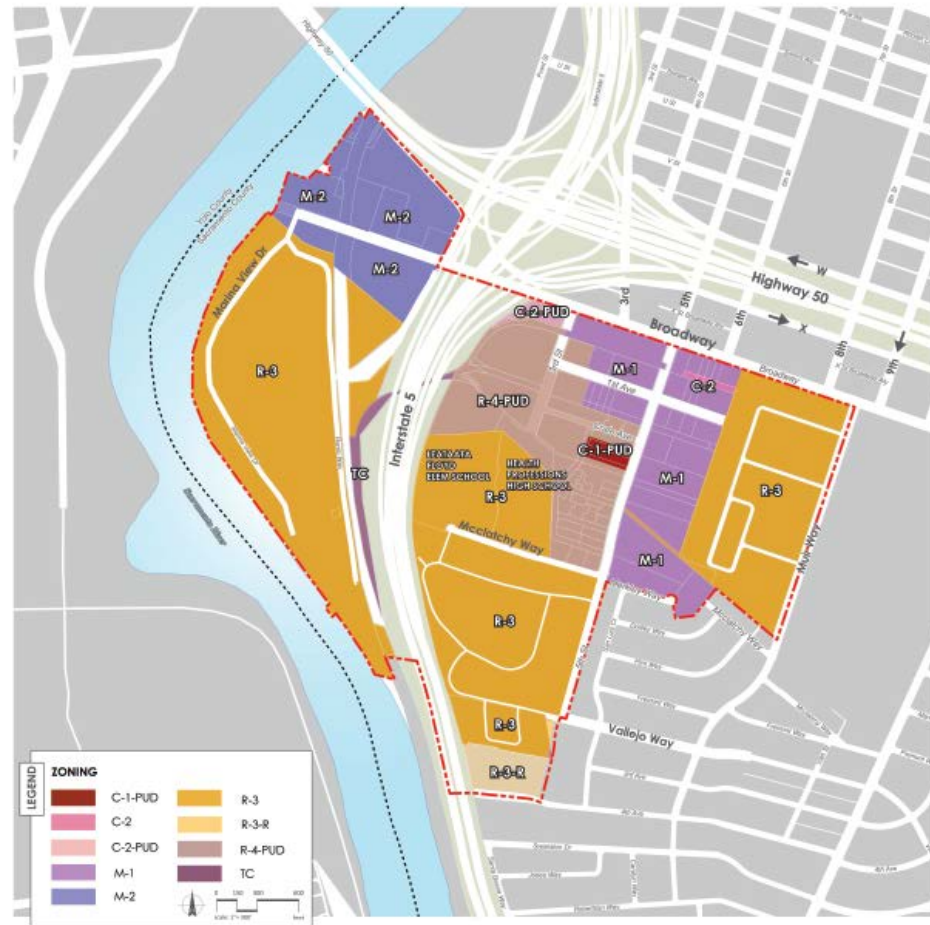


Proposed General Plan Designation

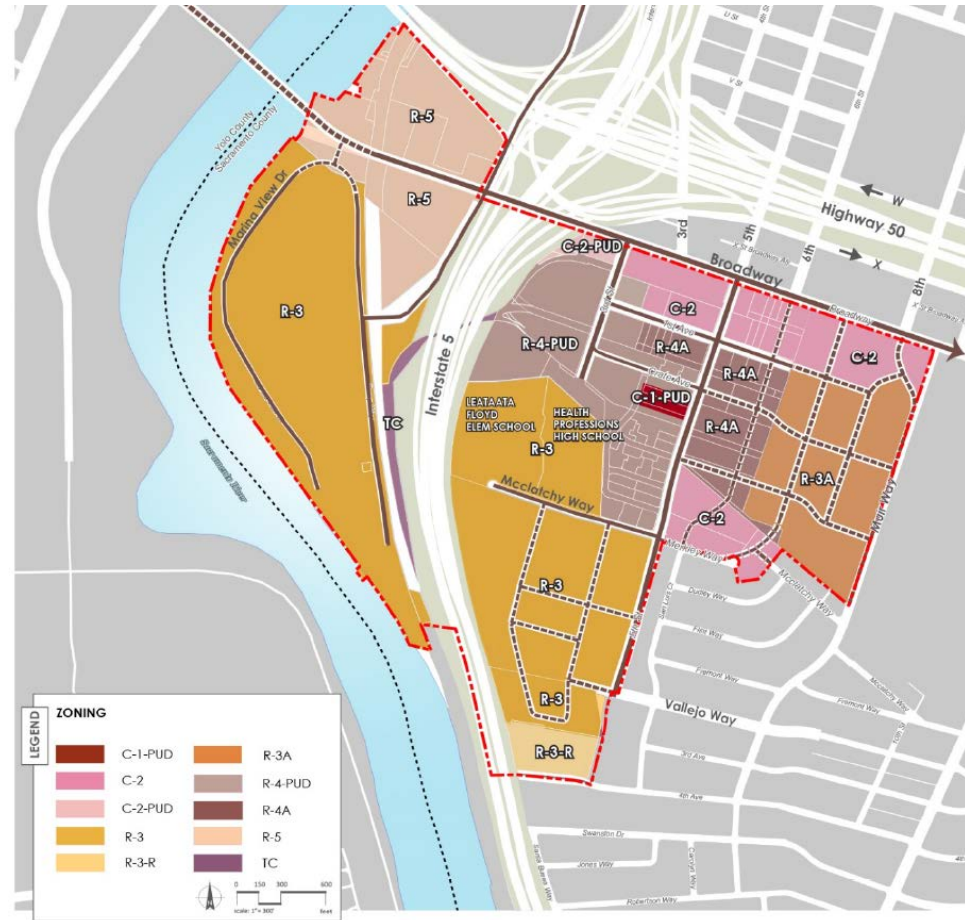


Proposed Rezones

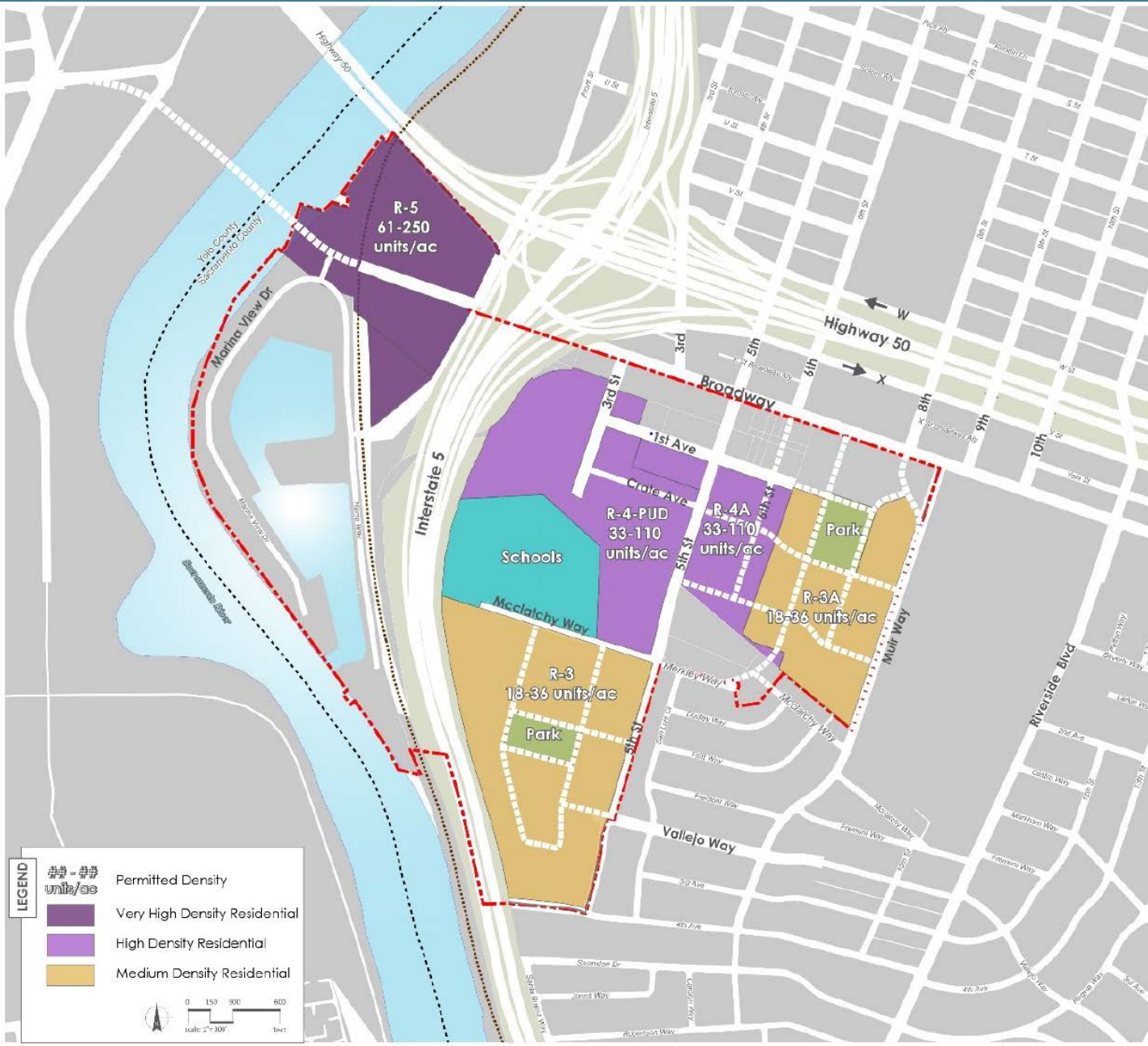
Existing Zoning Districts



Proposed Zoning Districts



Proposed Residential Densities



Proposed Building Height Limits

