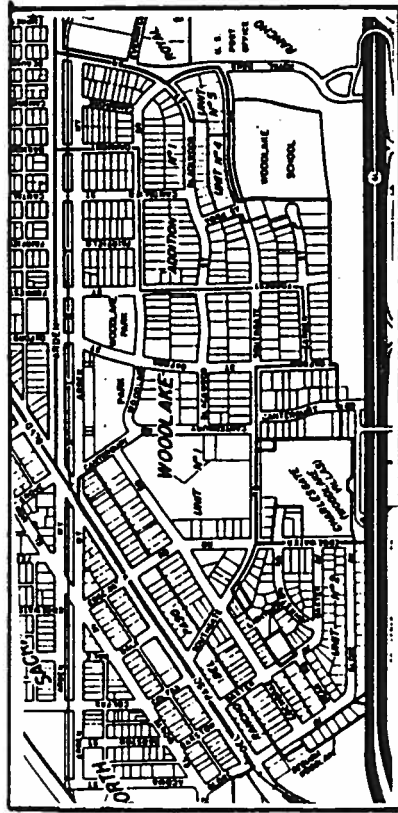


SACRAMENTO'S OLDER, SUCCESSFUL NEIGHBORHOODS: CAN WE RECREATE THEM?

Examples of successful neighborhoods:

These neighborhoods contain physical design aspects that define the community.

- East Sacramento • Land Park • Midtown
- Elmhurst • Curtis Park • Oak Park
- Woodlake



WOODLAKE



EAST SACRAMENTO



Prepared by the City of Sacramento
Department of Planning and Development, Planning Division
October 1993

Question posed to planners:

- Can we duplicate our successful, older neighborhoods using today's policies and standards?

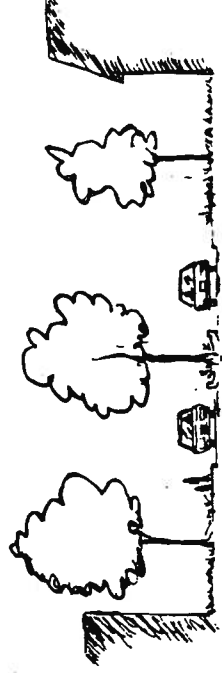
Goals of exercise:

- Identify the features of these neighborhoods that contribute to their success.
- Identify where these features conflict with current policies, standards and practices.

Neighborhood elements:

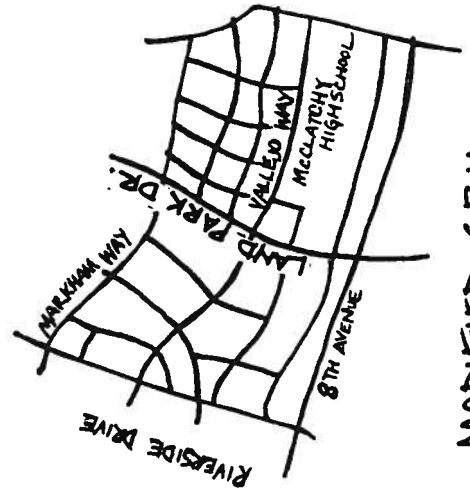
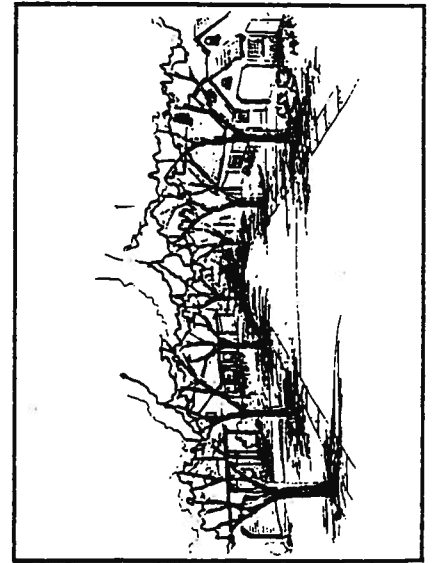
Composition, size and distribution of these elements contribute to Sacramento's traditional neighborhoods.

- Streets
- Homes
- Public Use/Space
- Lots
- Shops

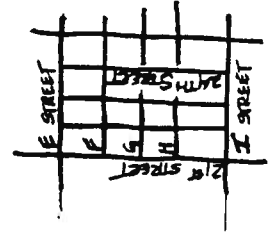


STREETS

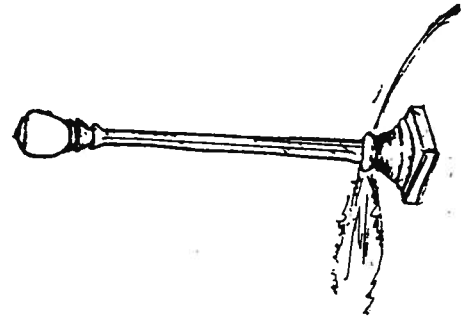
Features	Neighborhood Examples	Benefits	Potential Conflict with Policies & Standards
<ul style="list-style-type: none"> Major streets narrower with tree lined canopies 	<ul style="list-style-type: none"> McKinley Blvd. H Street (East Sacramento) Old Land Park 	<ul style="list-style-type: none"> Slows traffic Provides shade Less separation of neighbors 	<p>Policies and assumptions for sizing streets</p>
<ul style="list-style-type: none"> Grid or modified grid design creates non-circuitous traffic pattern and disperses traffic 	<ul style="list-style-type: none"> Midtown Old Land Park 	<ul style="list-style-type: none"> Disperses traffic over more streets Promotes walking and bicycling Allows easy orientation and creates a sense of place 	<p>No conflict. However, requires neighborhood-wide application</p>
<ul style="list-style-type: none"> Landsaped parkway between street and sidewalk with trees 	<ul style="list-style-type: none"> Found throughout older neighborhoods 	<ul style="list-style-type: none"> Provides shade Visually appealing Provides buffer for pedestrians 	<p>Lack of maintenance funds</p>
<ul style="list-style-type: none"> Preservation of natural features, such as trees in street design 	<ul style="list-style-type: none"> Markham Way near Castro Portola Way near 22nd St. 	<ul style="list-style-type: none"> Slows traffic Creates neighborhood identity with its uniqueness 	<p>Street standards</p>
<ul style="list-style-type: none"> Pedestrian-scale historic style street lights 	<ul style="list-style-type: none"> Land Park H Street (East Sacramento) 	<ul style="list-style-type: none"> Promotes a friendlier pedestrian environment 	<p>Lighting standards require special approval</p>
<ul style="list-style-type: none"> No soundwalls with landscaped "dead spaces" on major streets 	<ul style="list-style-type: none"> Riverside Blvd. J Street 	<ul style="list-style-type: none"> Visually attractive Pedestrian friendly Safer streetscape 	<p>Environmental standards along high traffic volume streets</p>



MODIFIED GRID

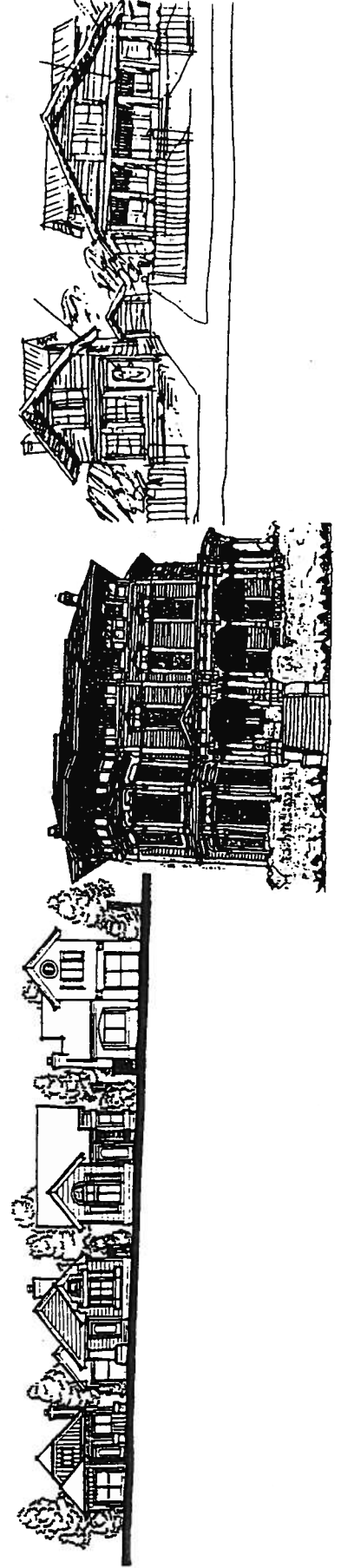


TRADITIONAL GRID



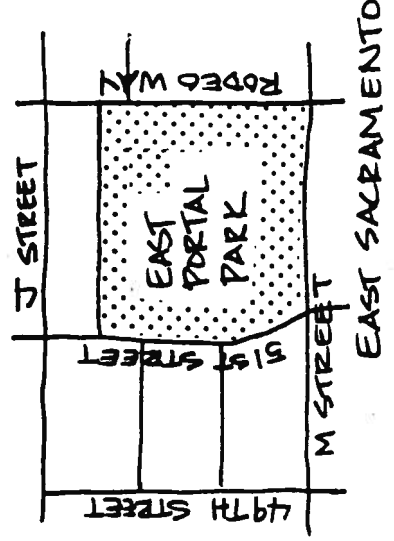
HOMES

Features	Neighborhood Examples	Benefits	Potential Conflict with Policies & Standards
<ul style="list-style-type: none"> ● Interesting designs with more variety, detail & quality materials 	<ul style="list-style-type: none"> ● Craftsman style and Victorian homes in the neighborhoods 	<ul style="list-style-type: none"> ● Visually exciting ● Adds diversity ● Timeless qualities 	No conflict
<ul style="list-style-type: none"> ● Interior living areas & large windows designed in the front of the house 	<ul style="list-style-type: none"> ● Throughout the neighborhoods 	<ul style="list-style-type: none"> ● "Livelier" streets ● Encourages more awareness of street activities ● Surveillance 	No conflict
<ul style="list-style-type: none"> ● Detached or offset garages 	<ul style="list-style-type: none"> ● Throughout the neighborhoods 	<ul style="list-style-type: none"> ● Minimizes the prominence of the garage in front ● Enhances presence of living spaces 	No conflict
<ul style="list-style-type: none"> ● Narrow driveways with different treatments such as textured concrete, bricks, grass strips 	<ul style="list-style-type: none"> ● Throughout the neighborhoods 	<ul style="list-style-type: none"> ● More attractive ● Reduces the monotonous repetition of standard driveways 	No conflict
<ul style="list-style-type: none"> ● "Sprinkling" of multi-family units, duplexes, triplexes, garden apartments, "granny flats" 	<ul style="list-style-type: none"> ● 18th St. & Caramay Way (Curtis Park) ● J St. (East Sacramento) ● Commercial Wy (Land Park) 	<ul style="list-style-type: none"> ● Provides a more diverse neighborhood ● Variety of housing alternatives ● Better integration of rental units 	Zoning patterns promote separation of housing types rather than fine grain mix
<ul style="list-style-type: none"> ● Usable front porches 	<ul style="list-style-type: none"> ● Throughout the neighborhoods 	<ul style="list-style-type: none"> ● Encourages more contact with neighbors ● Outside activities 	No conflict
<ul style="list-style-type: none"> ● Well landscaped and maintained front yards with mature trees 	<ul style="list-style-type: none"> ● Throughout the neighborhoods 	<ul style="list-style-type: none"> ● Energy conservation ● Water conservation 	No conflict



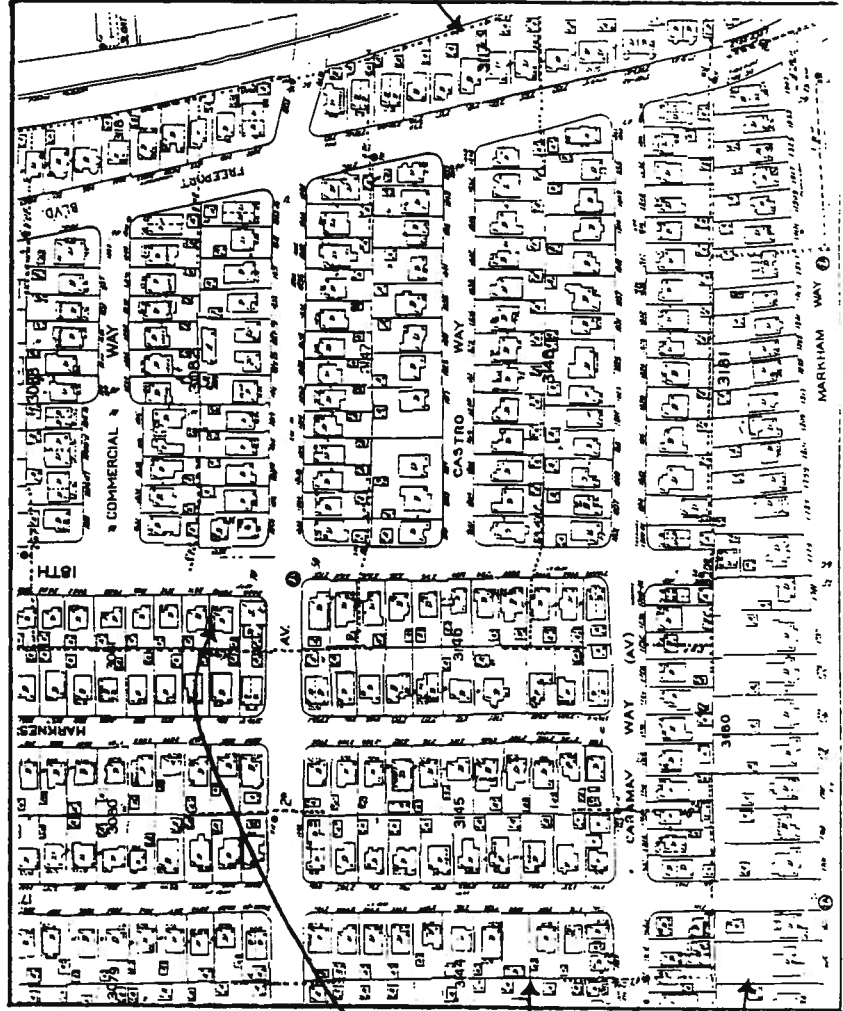
PUBLIC USES/SPACES

Features	Neighborhood Examples	Benefits	Potential Conflict with Policies & Standards
<ul style="list-style-type: none"> Smaller parks in neighborhood 	<ul style="list-style-type: none"> East Portal Park Zapata Park 	<ul style="list-style-type: none"> More community and neighborhood oriented Within walking distance Safer 	Fiscal practices promote larger parks
<ul style="list-style-type: none"> Well landscaped (trees) medians on collector streets 	<ul style="list-style-type: none"> T Street in Elmhurst 	<ul style="list-style-type: none"> Visually more attractive Provides shade Can be used as a linear park 	Limited by maintenance budget
<ul style="list-style-type: none"> Smaller neighborhood schools 	<ul style="list-style-type: none"> Bret Harte Elementary School Crocker/Riverside Elementary School 	<ul style="list-style-type: none"> More neighborhood-oriented Personalized and safer Within walking distance 	School standards
<ul style="list-style-type: none"> Smaller neighborhood libraries 	<ul style="list-style-type: none"> McClatchy Library McKinley Library 	<ul style="list-style-type: none"> More neighborhood-oriented Accessible to children More intimate 	Fiscal practices promote larger libraries
<ul style="list-style-type: none"> Public buildings designed with character to respect & enhance the neighborhood 	<ul style="list-style-type: none"> McKinley Library Oak Park Library (closed) Coloma Community Center Memorial Auditorium 	<ul style="list-style-type: none"> Promotes neighborhood pride and sense of identity Neighborhood landmarks 	Fiscal policies promote "low bid" design & quality of materials used for construction
<ul style="list-style-type: none"> No soundwalls with "dead space" 	<ul style="list-style-type: none"> Land Park Drive 	<ul style="list-style-type: none"> Visual appeal 	Environmental standards



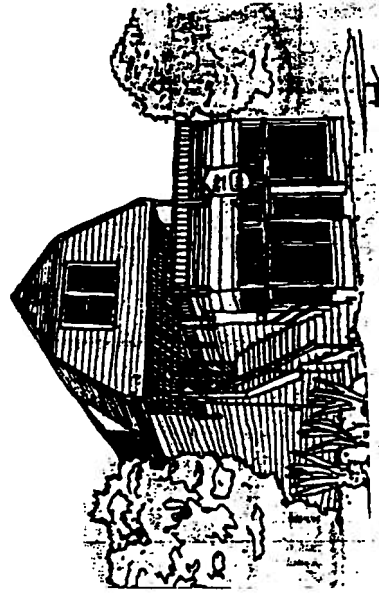
LOTS

Features	Neighborhood Examples	Benefits	Potential Conflict with Policies & Standards
<ul style="list-style-type: none"> • Narrower, deeper lots 	<ul style="list-style-type: none"> • 56th Street in East Sacramento 	<ul style="list-style-type: none"> • Discourages large garages in front • Promotes more contact between neighbors 	<ul style="list-style-type: none"> • Zoning and subdivision standards
<ul style="list-style-type: none"> • "Finer" mixture of lot sizes 	<ul style="list-style-type: none"> • Old Land Park 	<ul style="list-style-type: none"> • Encourages diverse housing types • Sizes • Uses • Costs 	<ul style="list-style-type: none"> • Zoning and subdivision standards
<ul style="list-style-type: none"> • Some lots have smaller front and side yard setbacks tailored to their smaller size 	<ul style="list-style-type: none"> • Portola Way in Curtis Park 	<ul style="list-style-type: none"> • Allows larger backyards • More efficient land usage • Diversity of housing design 	<ul style="list-style-type: none"> • Current setback standards do not reflect the variation in lot size including scale & design

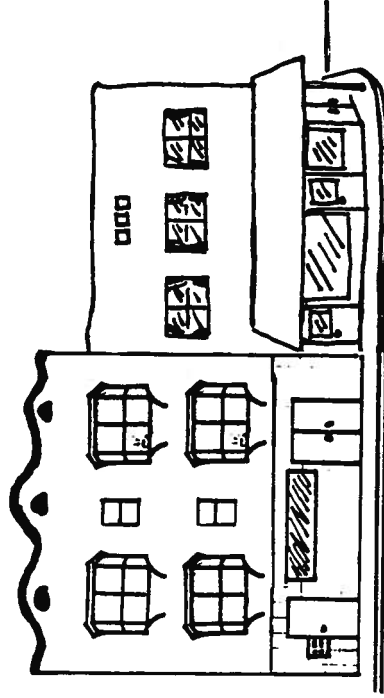


SHOPS

Features	Neighborhood Examples	Benefits	Potential Conflict with Policies & Standards
<ul style="list-style-type: none"> ● Neighborhood shops with little or no parking ● Buildings closer to street found in neighborhoods 	<ul style="list-style-type: none"> ● 18th St. & 2nd Ave. local market ● 36th St. & McKinley Blvd. 	<ul style="list-style-type: none"> ● More pedestrian-oriented 	<p>Parking, setback standards and zoning practices do not allow this form of retail space</p>
<ul style="list-style-type: none"> ● Periodic mixing of housing over shops 	<ul style="list-style-type: none"> ● J & 20th Streets 	<ul style="list-style-type: none"> ● Generally a form of affordable housing ● Adds safety to an area 	<p>Zoning standards requires extra permit step</p>
<ul style="list-style-type: none"> ● Shops and services located within walking distance of homes 	<ul style="list-style-type: none"> ● J Street in Midtown ● Freeport Blvd. near Vallejo Way 	<ul style="list-style-type: none"> ● Encourages walking & bicycle trips ● Shorter auto trips 	<p>Needs to be promoted in neighborhoods & community plans</p>



MIDTOWN



OAK PARK