**Project Background**

**Purposes of the Specific Plan**

The West Broadway Specific Plan provides a means to comprehensively plan the area south of West Broadway, identified in the red boundary on the maps to the right, from seemingly disparate land uses and disconnected circulation patterns to a cohesive, mixed-use community. The desired outcomes of the Specific Plan are to:

1. Replace and/or repurpose outdated industrial land uses, such as the oil tank facilities on the west end of the Specific Plan Area;

2. Incorporate new mixed-use infill development that leverages changes occurring as a result of the Mill at Broadway and Broadway corridor improvement plans;

3. Improve connectivity from the HUD-owned lands at Alder Grove and Marina Vista to schools and other neighborhood amenities;

4. Take advantage of the Specific Plan Area's waterfront access and multi-use trails along the river;

5. Better integrate with the surrounding Land Park and Upper Land Park neighborhoods, East Broadway, and the Central City through improved circulation and standards and guidelines for high quality development;

6. Spur investment in public-private realm improvements that can support additional amenities in the neighborhood;

7. Streamline environmental review for future development projects that are consistent with the Specific Plan.

**Specific Plan Objectives**

1. Enhance the West Broadway corridor as a future gateway and bridge connection between the cities of Sacramento and West Sacramento.

2. Leverage the planned improvements of the Broadway Complete Streets Plan to support mixed-use development along West Broadway.

3. Provide new mixed-use development, reuse, and redevelopment opportunities within the Industrial Subarea lands along 1st Avenue and 5th Street.

4. Promote new infill residential development within the Specific Plan area that supports a variety of housing choices.

5. Enhance public recreation, use, and waterfront access at Miller Regional Park.

6. Improve the street grid connections within the Specific Plan area to surrounding uses and neighborhoods.

7. Enhance bike and pedestrian travelways through the Specific Plan area to schools, public facilities, and neighborhood amenities.

What other objectives should be considered by this Specific Plan?
### Project Schedule

#### TASKS

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<th>SPECIFIC PLAN</th>
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<td>Specific Plan Screencheck Draft</td>
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<td>Specific Plan Public Draft</td>
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<td>Specific Plan Administrative Final</td>
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<td>Specific Plan Public Draft</td>
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<td>Specific Plan Final</td>
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<td>2.8 Community Engagement, TAC, &amp; Hearings</td>
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#### ENVIRONMENTAL IMPACT REPORT

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<th>3.0 Prepare Environmental Impact Report</th>
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<td>3.1 Project Description and Notice of Preparation</td>
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<td>3.6 Final EIR</td>
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**Legend:**
- = City Review
- = Planning & Design Commission Workshop / Hearing
- = TAC Meeting
- = Public Review
- = City Council Hearing
- = Stakeholder Interviews
- = Public Scoping Meeting
- = Community Workshop

* "1" = First Meeting / "2" = Second Meeting / "3" = Third Meeting
WESTBROADWAY SPECIFIC PLAN
REGIONAL LOCATION MAP

Sacramento
West Sacramento
Elk Grove
Citrus Heights
Rancho Cordova
Roseville

Sacramento County
Yolo County
Placer County
Sutter County

Legend:
- Specific Plan area
- County Boundary
- Highway/Interstate
- Arterial/Collector
- Railroad
Oil tank facilities are an eye sore and not compatible with the future vision for the area.

Marin Boulevard is the waterfront and does not help activate Miller Park.

Outdated uses, structures, and missing sidewalks along 1st Ave with potential for sidewalk improvements and adaptive re-use opportunities.

Light industrial uses, accessed by driveways off 5th Street, are not connected to adjacent housing.

McClatchy Way serves as the main access road to the existing school sites; however, there is no sidewalk and connectivity on the south.

Traffic calming needed at 5th and McClatchy to slow traffic on 5th.

Private gate at William Land Woods forces traffic to travel down Vallejo Way.

Public market is proposed here in the heart of the Mill at Broadway development.

Wide right-in and undefined roadway on Interstate 5 presents safety and pedestrian issues. Completion of Mill improvements will help.

Planned "complete street" improvements along Broadway will help support future infill opportunities along the corridor.

Outdated uses, structures, and missing sidewalks along 1st with potential for sidewalk improvements and adaptive re-use opportunities.

Bikeways currently terminate at the Specific Plan Area.

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The Mill at Broadway development.

Regional Park.

Marina is underutilized in the winter and does not help activate Miller Park.

Opportunities for pedestrian/bike connectivity but the long tunnel distance is a safety concern.

Penninsula at Miller Park is isolated, feels unsafe, and lacks amenities.

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Current Projects

**City of SACRAMENTO**

**WESTBROADWAY SPECIFIC PLAN**

**Current Projects**

- **West Broadway Specific Plan**
  - Project kick-off in April 2018
  - Effort will include plan development and environmental review

- **Lower Broadway Project**
  - Complete Street Master Plan approved in 2016
  - Project Approval and Environmental Document 2018/2019
  - Phase 1 construction anticipated early 2020’s

- **Broadway Bridge Influence Area**
  - Feasibility Study completed in 2015
  - Currently in PA/ED phase
  - Estimated year 2030 opening day for new bridge

- **Sacramento Vision Zero Top 5 Corridor Project**
  - Project kick-off in Summer 2018
  - Will identify safety improvements on City’s top five “high injury network” corridors
  - Broadway/Stockton Boulevard is one of five corridors included in study

- **Envision Broadway in Oak Park**
  - Conceptual Complete Street Master Plan 2018/2019
1. Capitalize on the Plan’s Location

- Easy regional freeway accessibility from Interstate 5, Business 80, U.S. Route 50, and State Route 99
- Centrally located to City neighborhoods and new development/redevelopment in Sacramento and West Sacramento

**Neighborhood Context**

2. Stitch together dissimilar land uses in the Specific Plan area into a cohesive and walkable mixed-use neighborhood

- Rezone outdated land uses, such as the fuel storage tanks at the west end of Broadway
- Allow residential densities that support a wide range of housing products and housing choices
- Plan for “active uses” along Broadway and “industrial retail” development on the industrial lands along 14th Avenue and 5th Street

**Use Concept**

3. Activate Miller Regional Park and the Sacramento Marina

- As a regional amenity on the widest, most accessible parkland parcel fronting the Sacramento River
- As a visitor attraction along an emerging riverfront cultural trail following the Sacramento River

**Iconic Riverfront Park**

4. Foster safe walkable neighborhoods through traffic calming and improved multimodal connectivity

- Extend the Central City grid south to create walkable blocks and enhance neighborhood connectivity
- Improve multimodal connections to parks, schools, trails, transit, and other community amenities
- Improve bike and pedestrian improvements to the west end of Broadway

**Circulation Concept**
B. Enhanced Marina & Museum Concept
WEST BROADWAY SPECIFIC PLAN

**Commercial/Institutional**

**Mixed-Use**

**Residential**

**Neighborhood Gateway**

**School**

**Street Trees**

**Healthcare Facilities**

**Future Community or Neighborhood Gateway**

**Visibility Screen**

**Street Tree Extension**

**Potential Street Alignment**

**New Parking**

**New Public Parking Ramp**

**Bike/Ped/EVA Trail**

**Ped/BIKE Bridge**

**RETAIL/ADDITIONAL**

**DEVELOPMENT PLANS**

**Mid- or High-Rise**

**FUTURE BROADWAY BRIDGE & GATEWAY**

**MUSEUM & EVENT SPACE**

**THE MILL AT BROADWAY**

**CAROLINA VILLAGE**

**Old Town Sacramento**

**Sacramento City Cemetery**

**Odd Fellows Lawn Cemetery and Mausoleum**

**B. Enhanced Marina & Museum Concept**
What activities or amenities should be provided at Miller Regional Park?

**A. EXPANDED RIVERFRONT PARK & MARINA**
- Concert and Event Space
- Sports Events

**B. ENHANCED MARINA & MUSEUM**
- Community Events
- Museum

**Entertainment - Restaurants and Retail**
- Reconfigured Marina
- Water Sports and Play Areas

**Public Art**
- Spray Park
- Stepped Bank
- Shoreline Restoration
What additional amenities or uses are desired in the neighborhood?

Community Amenities

- Community Gardens
- Public Library
- Food Market

BROADWAY CORRIDOR IMPROVEMENTS

- Defined Street Edge
- Active Ground Floor Uses
- Mixed-Use Development
- Complete Street Corridor
- Sidewalk Activation

1ST AND 5TH INDUSTRIAL RETAIL

- Pedestrian Promenades and Storefronts Along 1st and 5th