

## PURPOSE OF THE SPECIFIC PLAN

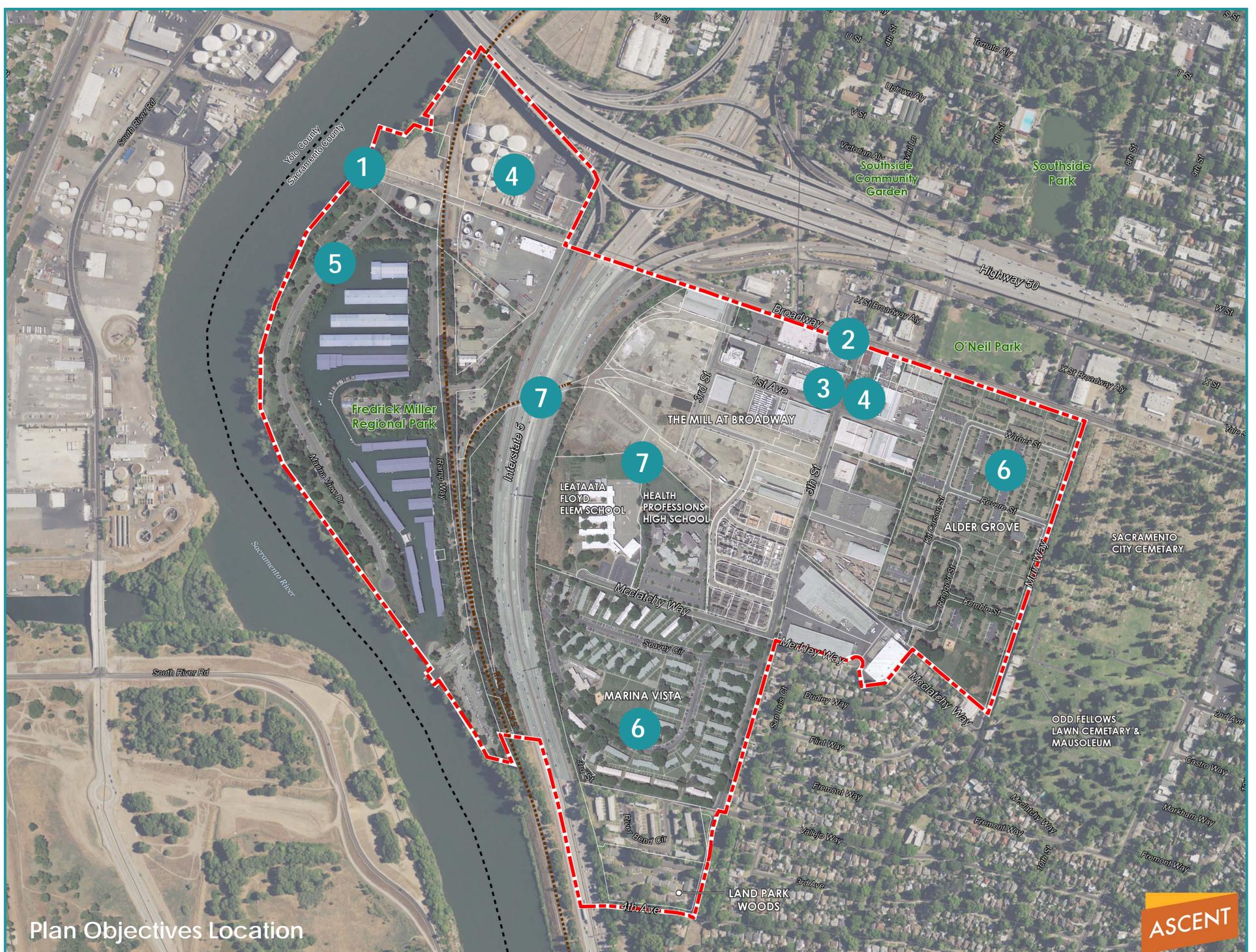
The West Broadway Specific Plan provides a means to comprehensively plan the area south of West Broadway, identified in the red boundary on the maps to the right, from seemingly disparate land uses and disconnected circulation patterns to a cohesive, mixed-use community. The desired outcomes of the Specific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

- + Replace and/or repurpose outdated industrial land uses, such as the oil tank facilities on the west end of the Specific Plan Area;
- + Incorporate new mixed-use infill development that leverages changes occurring as a result of the Mill at Broadway and Broadway corridor improvement plans;
- + Improve connectivity from the HUD-owned lands at Alder Grove and Marina Vista to schools and other neighborhood amenities;
- + Take advantage of the Specific Plan Area's waterfront access and multi-use trails along the river;
- + 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;
- + Spur investment in public-private realm improvements that can support additional amenities in the neighborhood.
- + Streamline environmental review for future development projects that are consistent with the Specific Plan.

## SPECIFIC PLAN OBJECTIVES

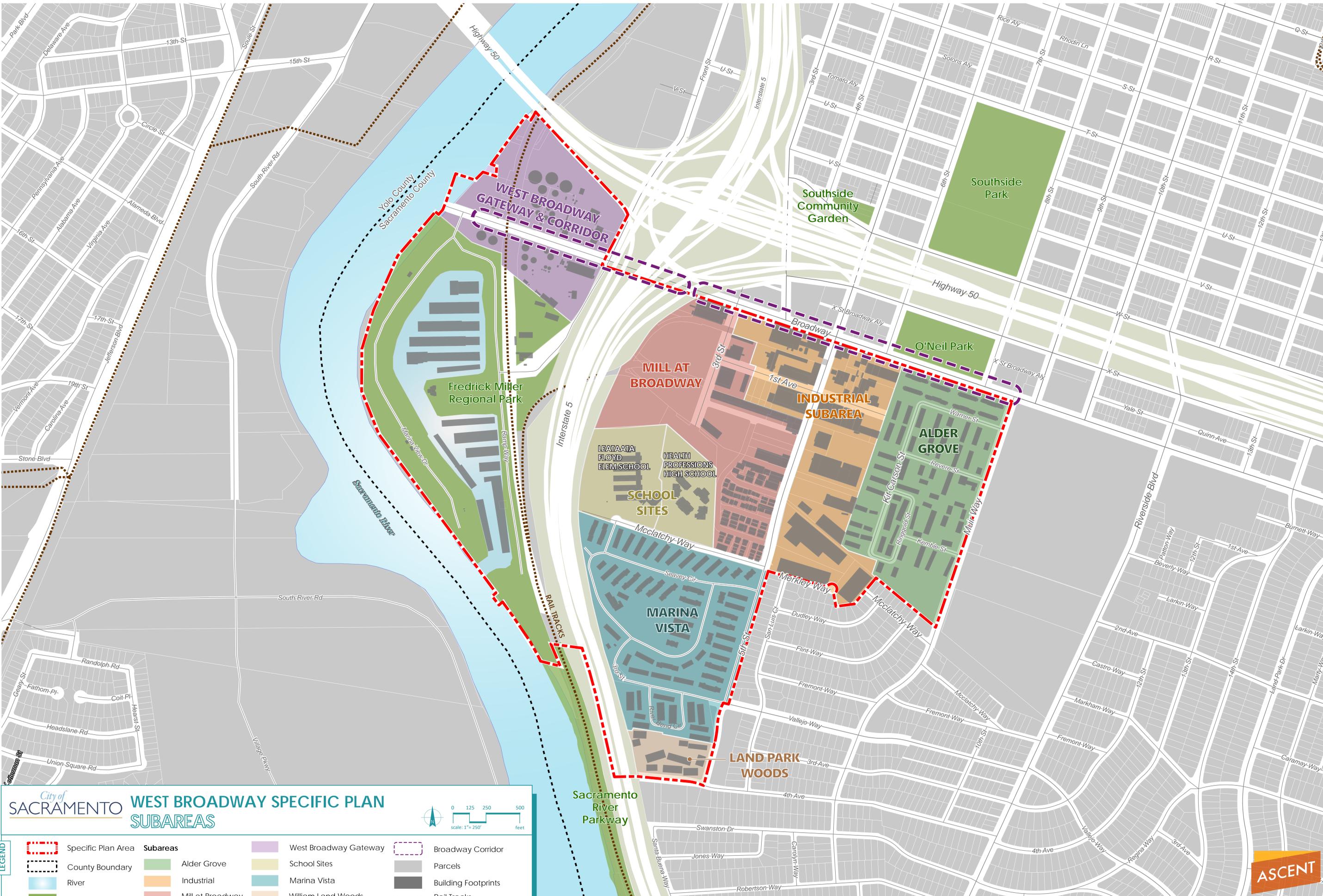
- 1 Enhance the West Broadway corridor as a future gateway and bridge connection between the cities of Sacramento and West Sacramento.
- 2 Leverage the planned improvements of the Broadway Complete Streets Plan to support mixed-use development along West Broadway.
- 3 Provide new mixed-use development, 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?



Plan Objectives Location

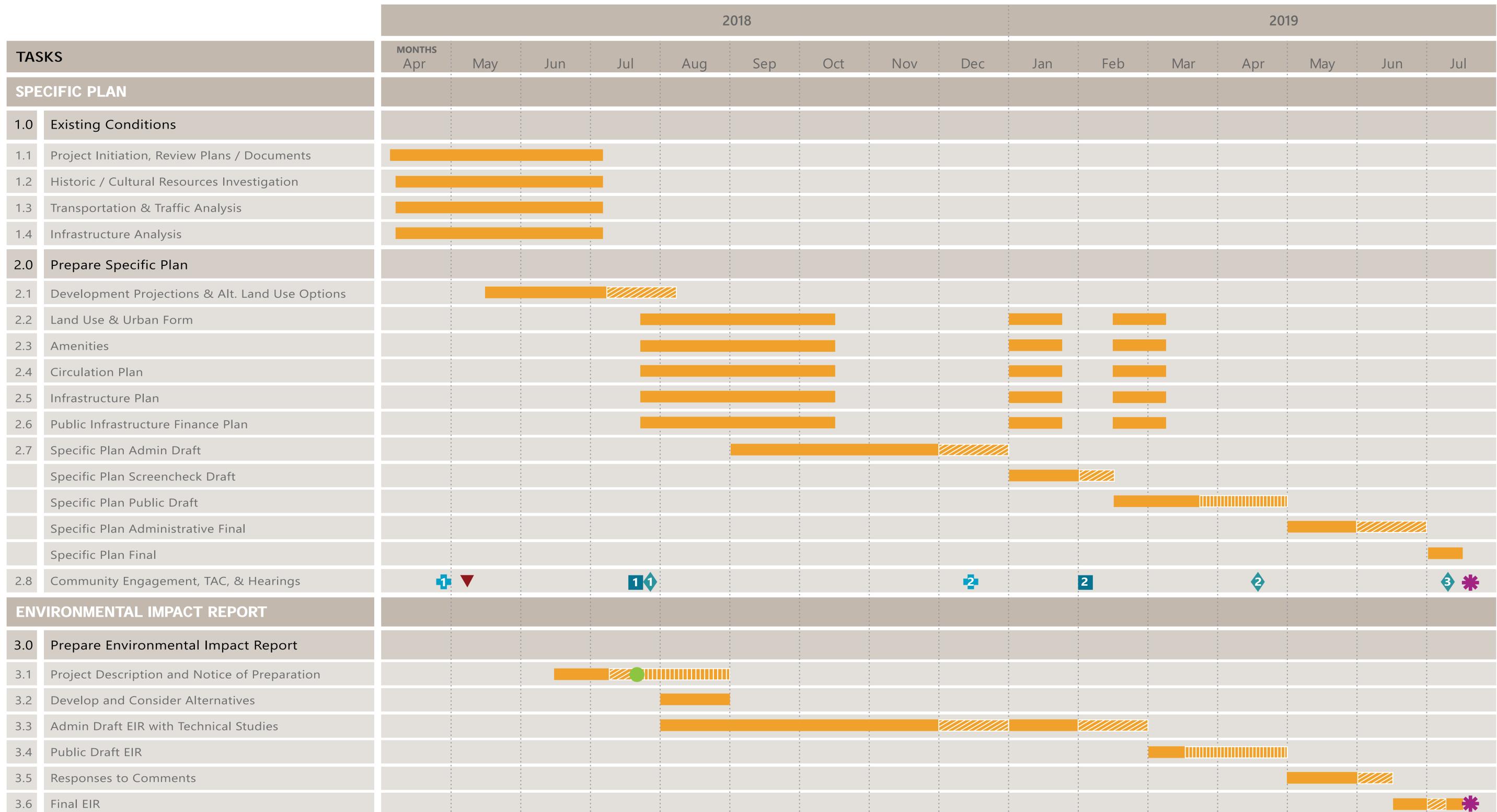




City of SACRAMENTO WEST BROADWAY SPECIFIC PLAN SUBAREAS

LEGEND	
	Specific Plan Area
	County Boundary
	River
	Parks
<b>Subareas</b>	
	Alder Grove
	Industrial
	Mill at Broadway
	West Broadway Gateway
	School Sites
	Marina Vista
	William Land Woods
	Broadway Corridor
	Parcels
	Building Footprints
	Rail Tracks

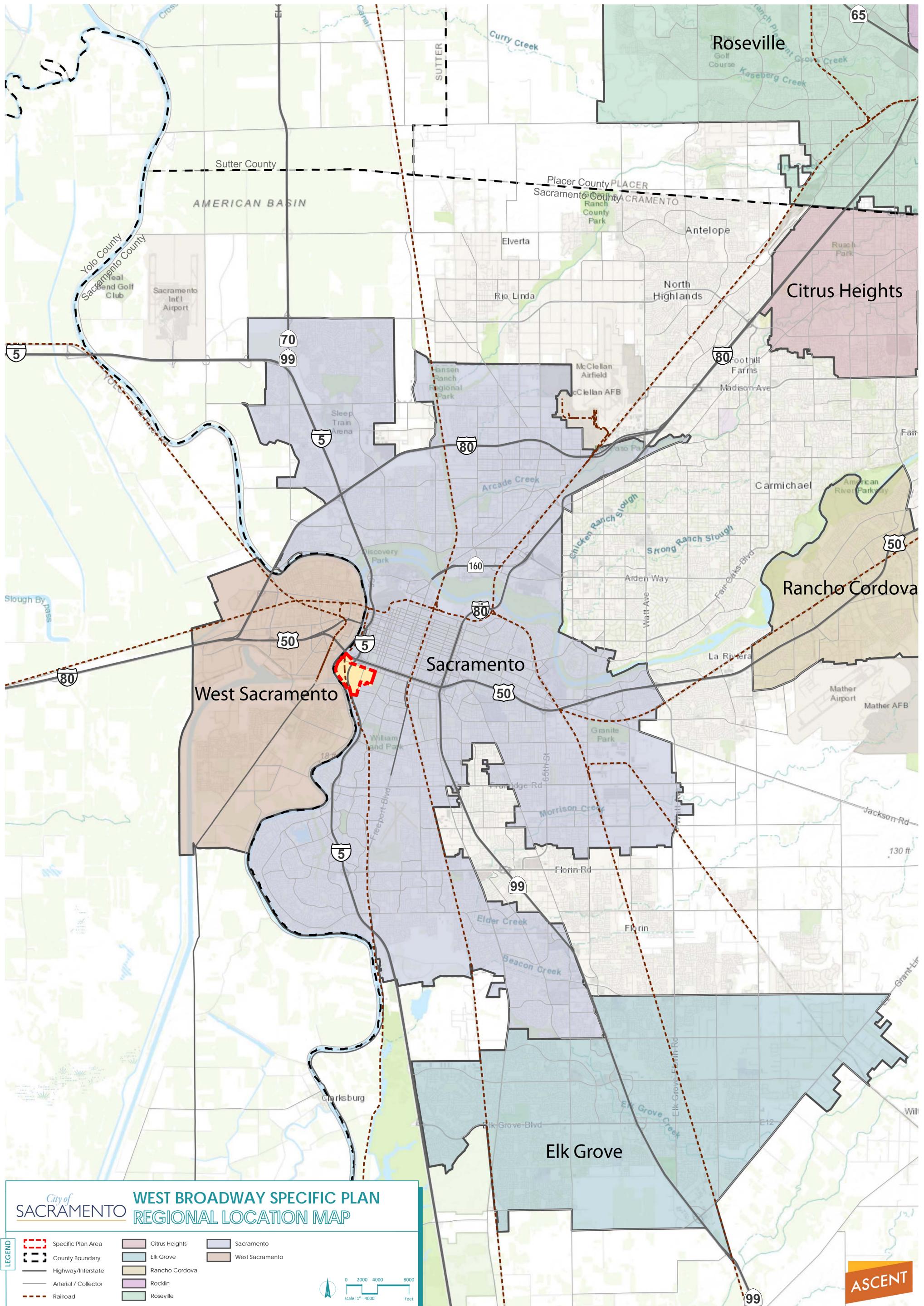




**LEGEND**

- [Diagonal Lines] = City Review
- [Vertical Lines] = Public Review
- [Green Diamond] = Planning & Design Commission Workshop / Hearing\*
- [Purple Asterisk] = City Council Hearing\*
- [Blue Plus] = TAC Meeting
- [Red Triangle] = Stakeholder Interviews
- [Green Circle] = Public Scoping Meeting
- [Blue Square] = Community Workshop

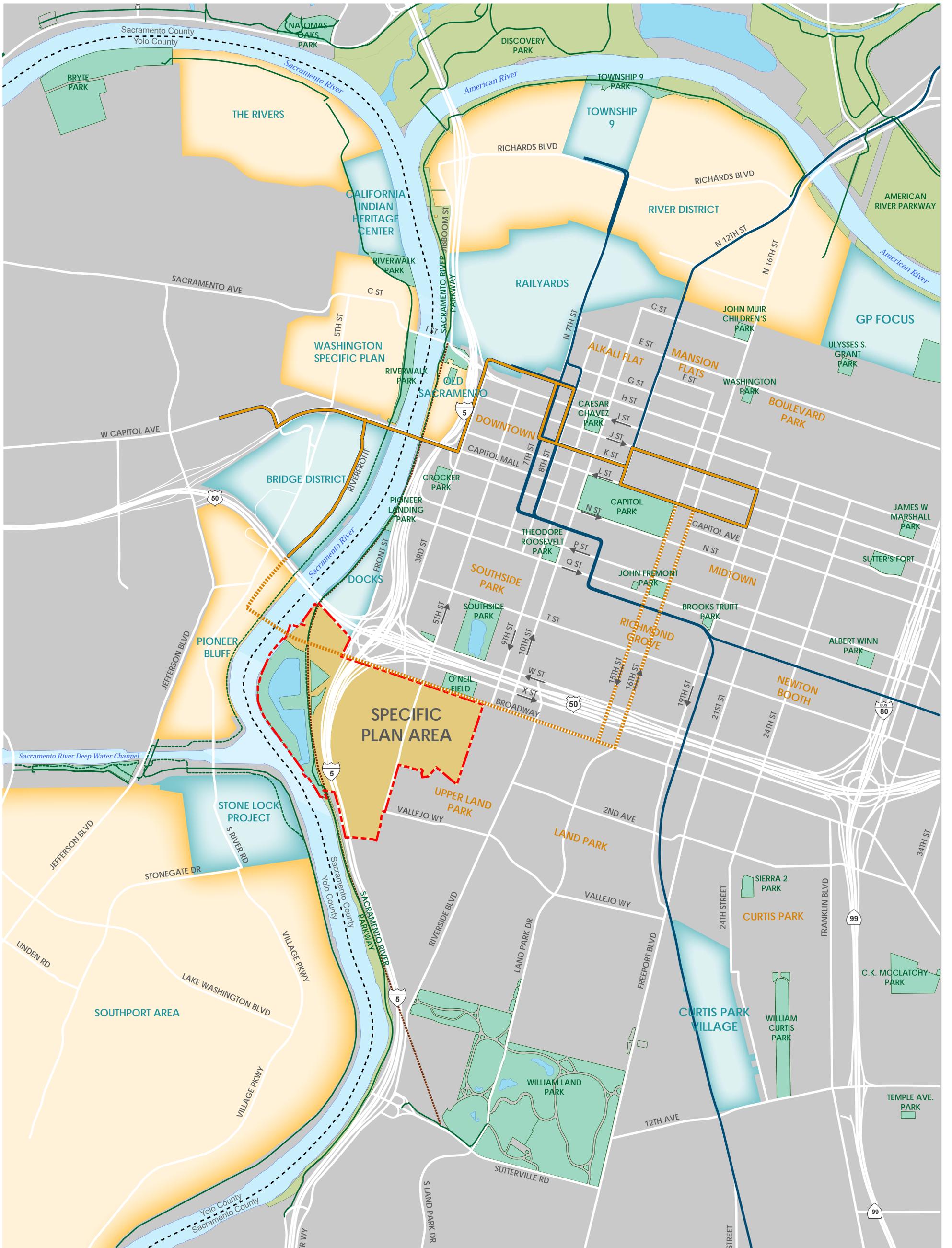
\* "1" = First Meeting / "2" = Second Meeting / "3" = Third Meeting



**City of SACRAMENTO** WEST BROADWAY SPECIFIC PLAN REGIONAL LOCATION MAP

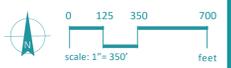
LEGEND	Specific Plan Area	Citrus Heights	Sacramento
	County Boundary	Elk Grove	West Sacramento
	Highway/Interstate	Rancho Cordova	
	Arterial / Collector	Rocklin	
	Railroad	Roseville	

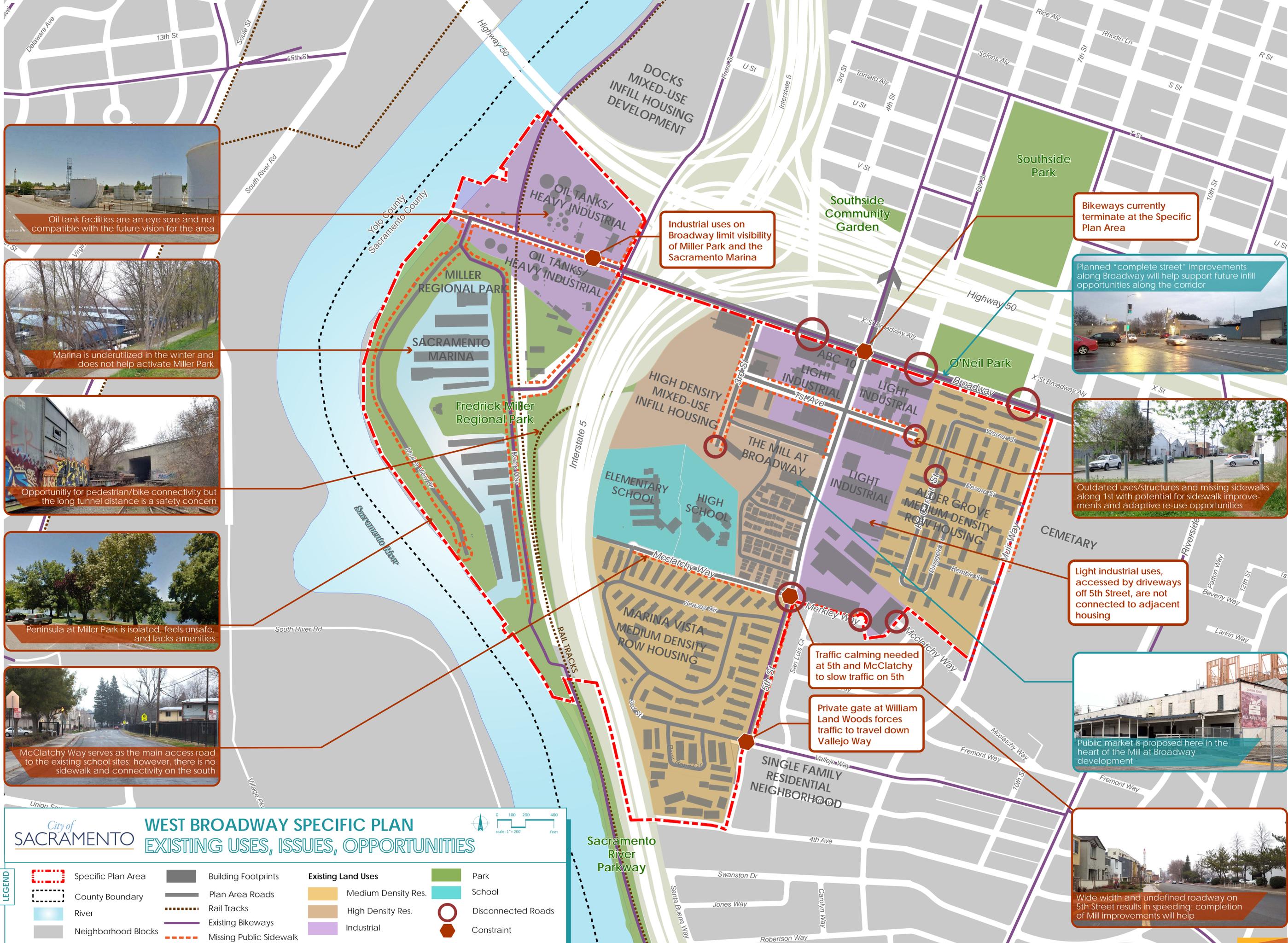
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feet  
scale: 1" = 4000'



**City of SACRAMENTO** **WEST BROADWAY SPECIFIC PLAN**  
**RIVERFRONT & SURROUNDING NEIGHBORHOODS**

LEGEND	
	Specific Plan Area
	County Boundary
	River
	Sacramento-American River Parkway
	City Public Parks
	Surrounding Development Plans
	Major Roadways
	Existing / Planned Light Rail Line
	Planned Streetcar Line
	Proposed Extension of Streetcar Line to Broadway
	Surrounding Neighborhoods
	Existing / Planned Riverfront Bike Trails
	Excursion Train Line





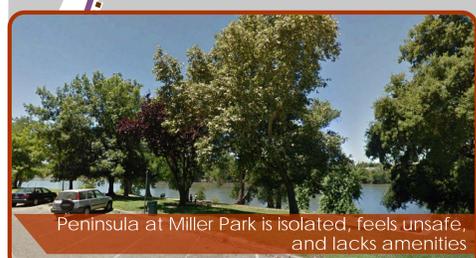
Oil tank facilities are an eye sore and not compatible with the future vision for the area



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



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



Peninsula at Miller Park is isolated, feels unsafe, and lacks amenities



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

Bikeways currently terminate at the Specific Plan Area



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

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

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

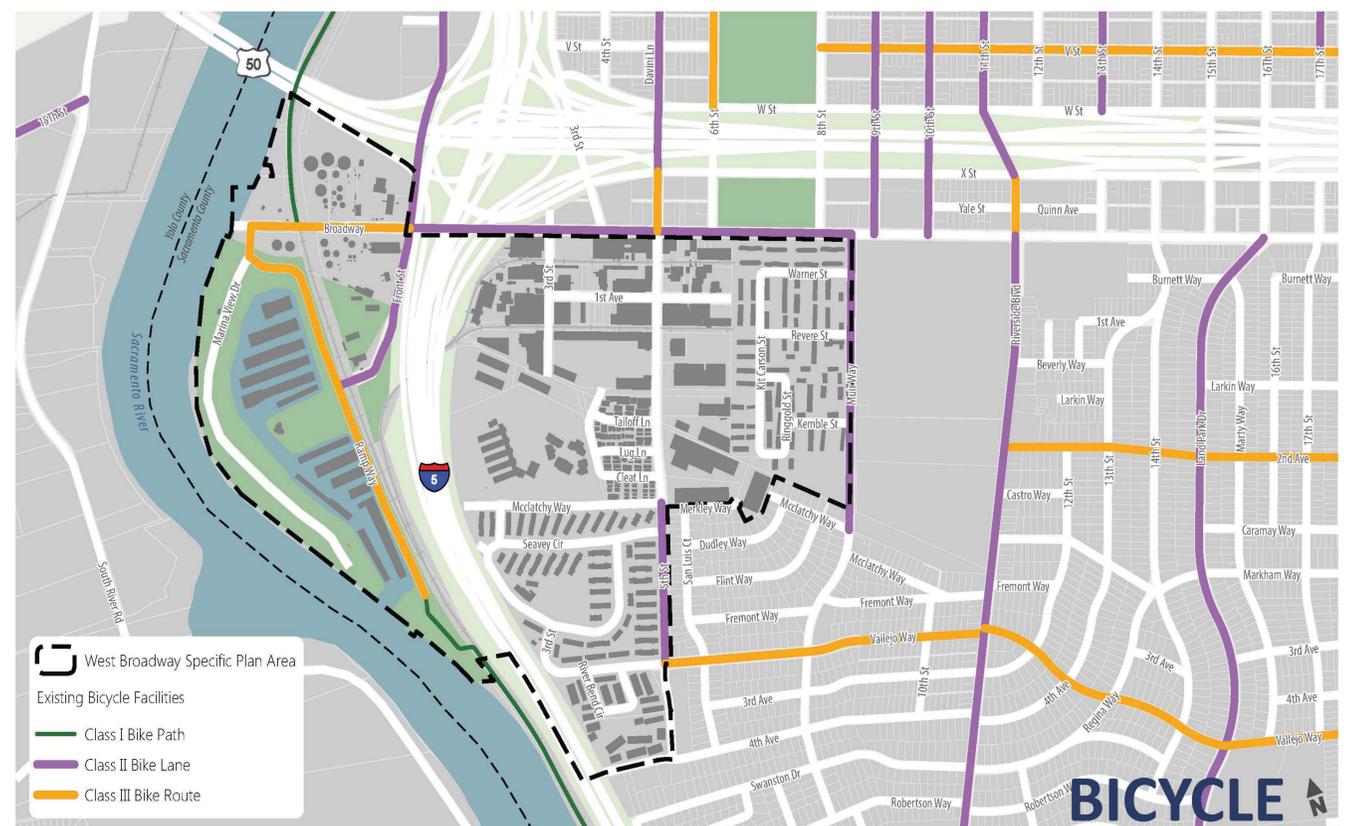
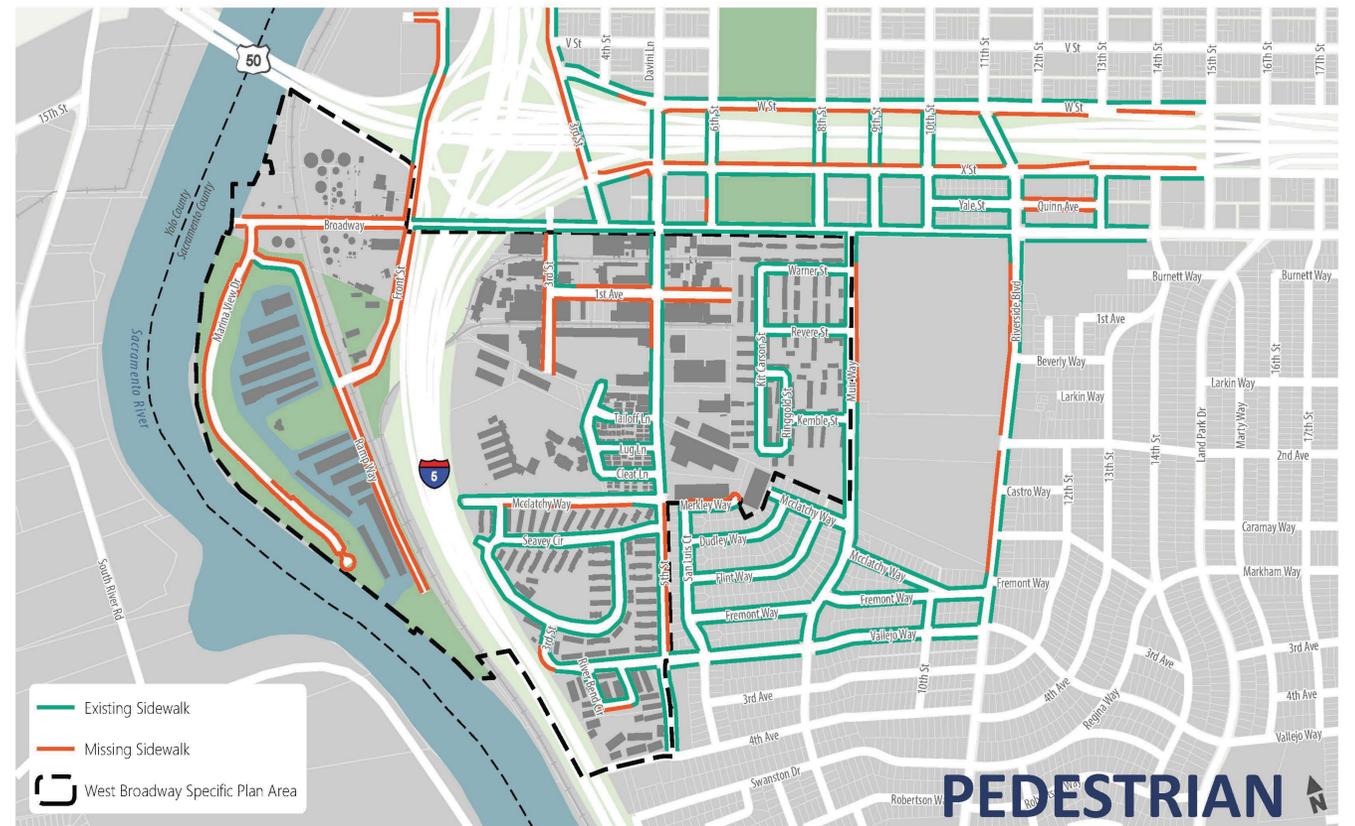
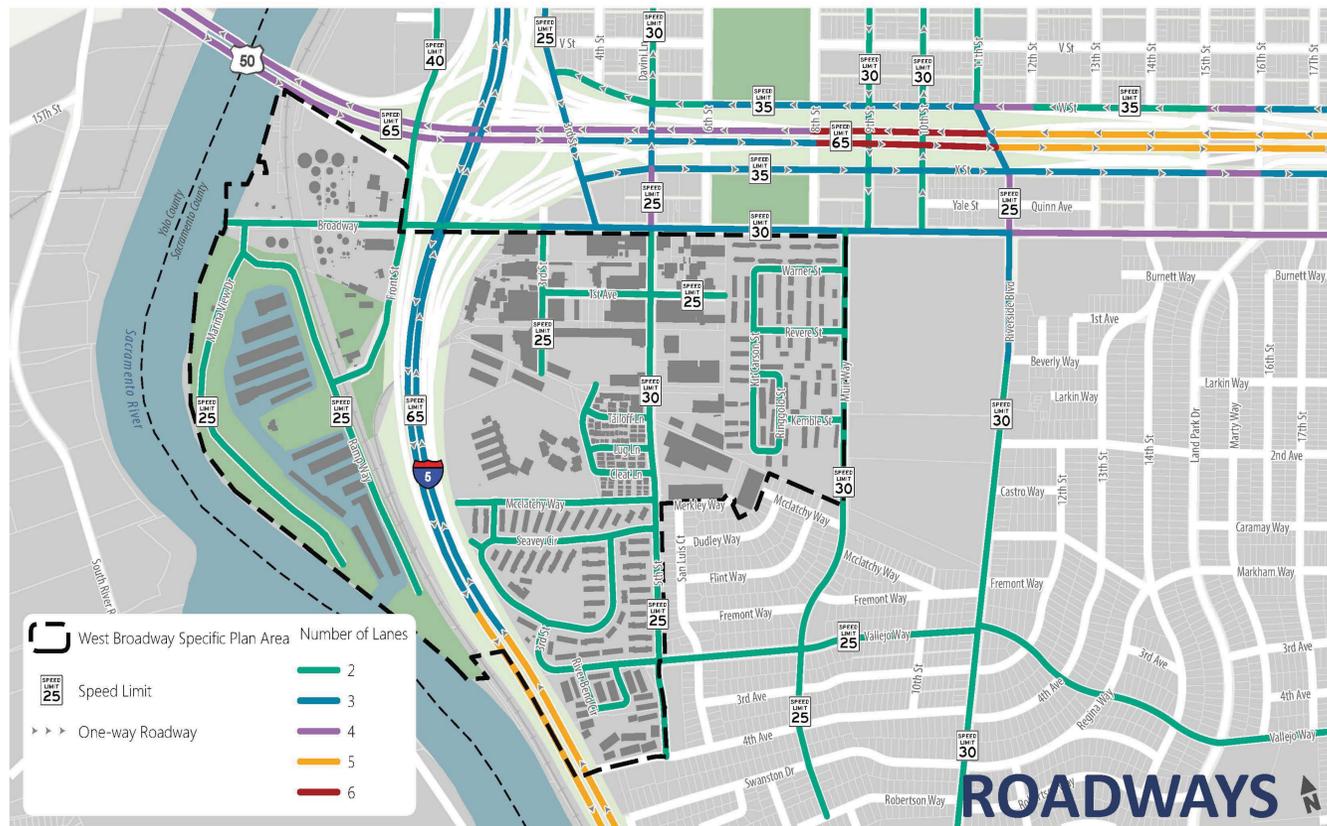


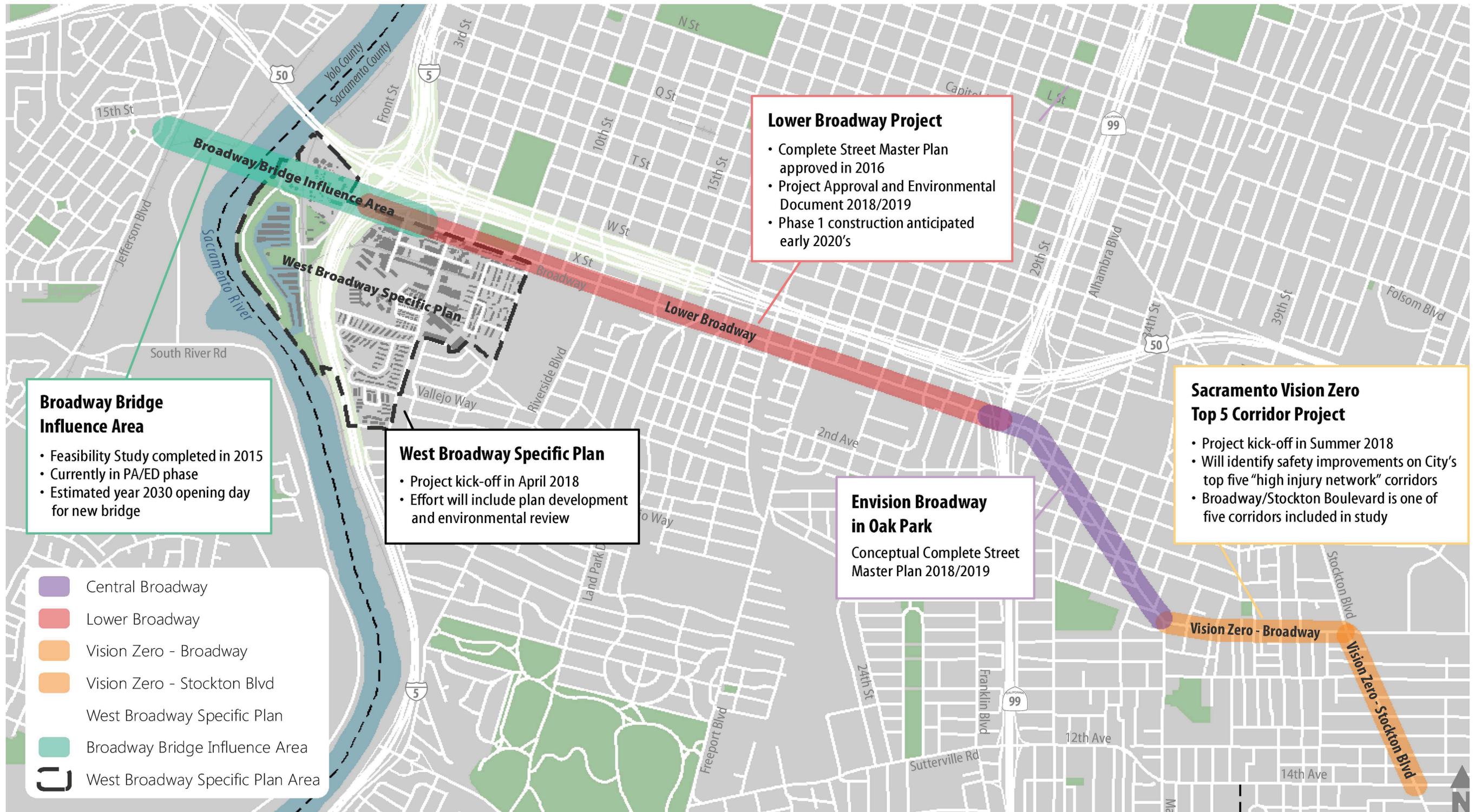
Wide width and undefined roadway on 5th Street results in speeding; completion of Mill improvements will help

**City of SACRAMENTO** **WEST BROADWAY SPECIFIC PLAN**  
**EXISTING USES, ISSUES, OPPORTUNITIES**

Scale: 1" = 200' feet

Specific Plan Area	Building Footprints	<b>Existing Land Uses</b>	Park
County Boundary	Plan Area Roads	Medium Density Res.	School
River	Rail Tracks	High Density Res.	Disconnected Roads
Neighborhood Blocks	Existing Bikeways	Industrial	Constraint
	Missing Public Sidewalk		





**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

**West Broadway Specific Plan**

- Project kick-off in April 2018
- Effort will include plan development and environmental review

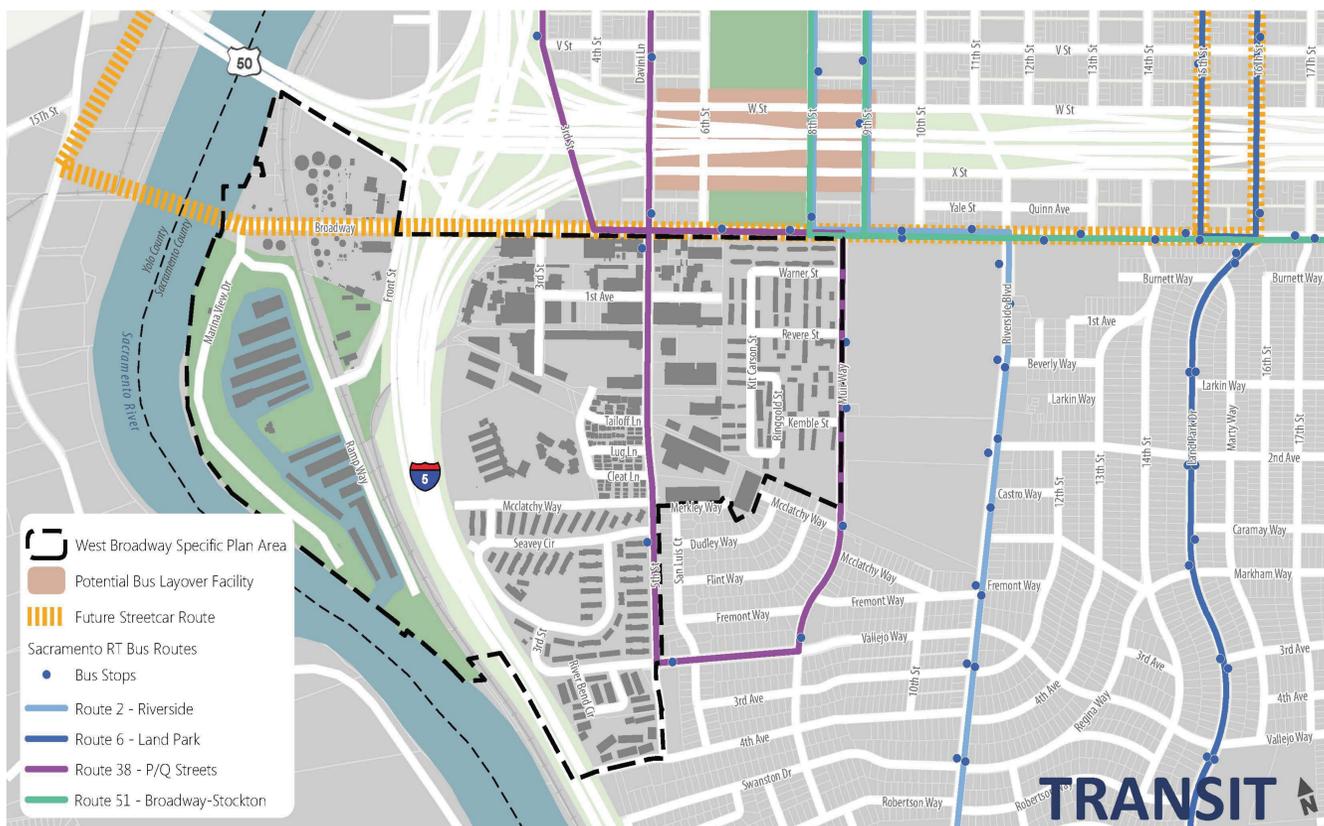
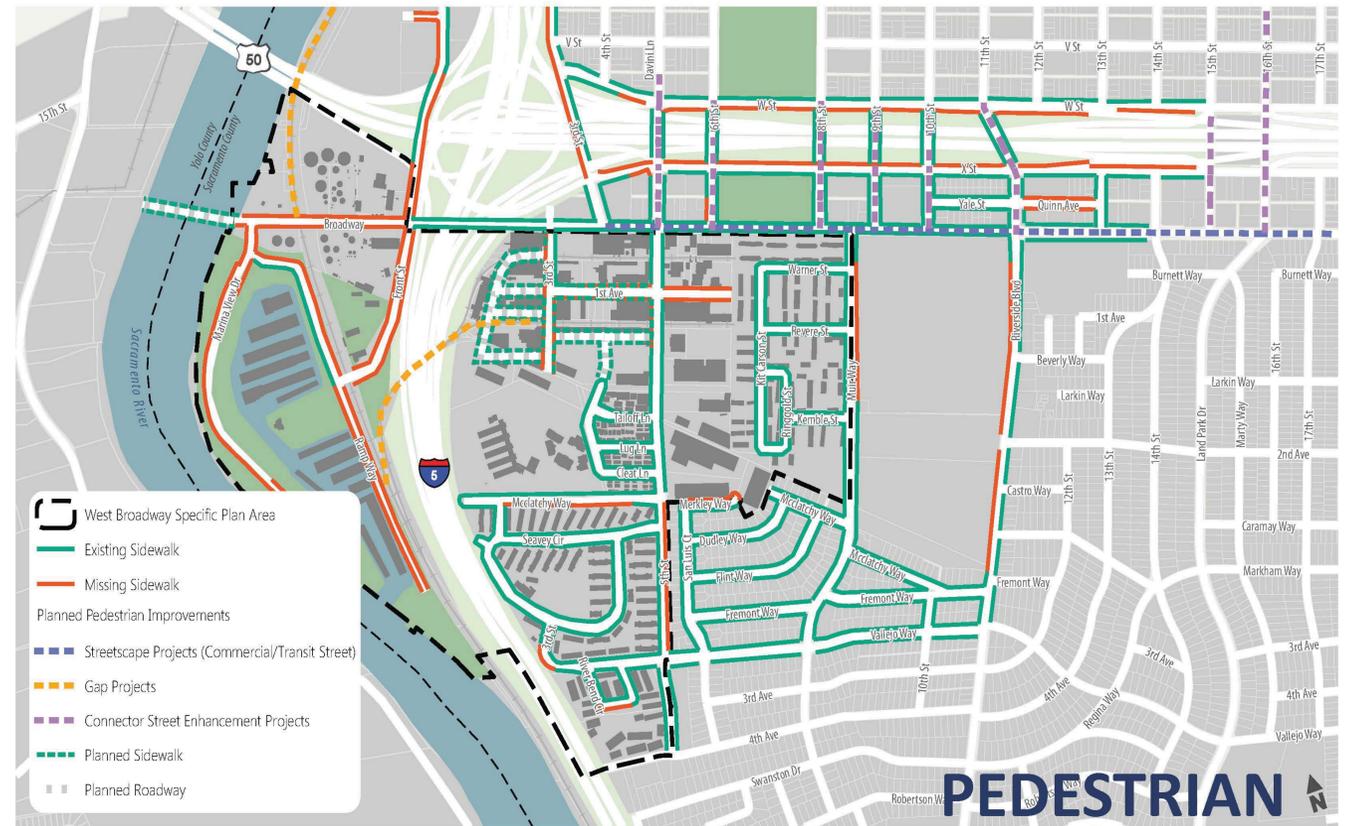
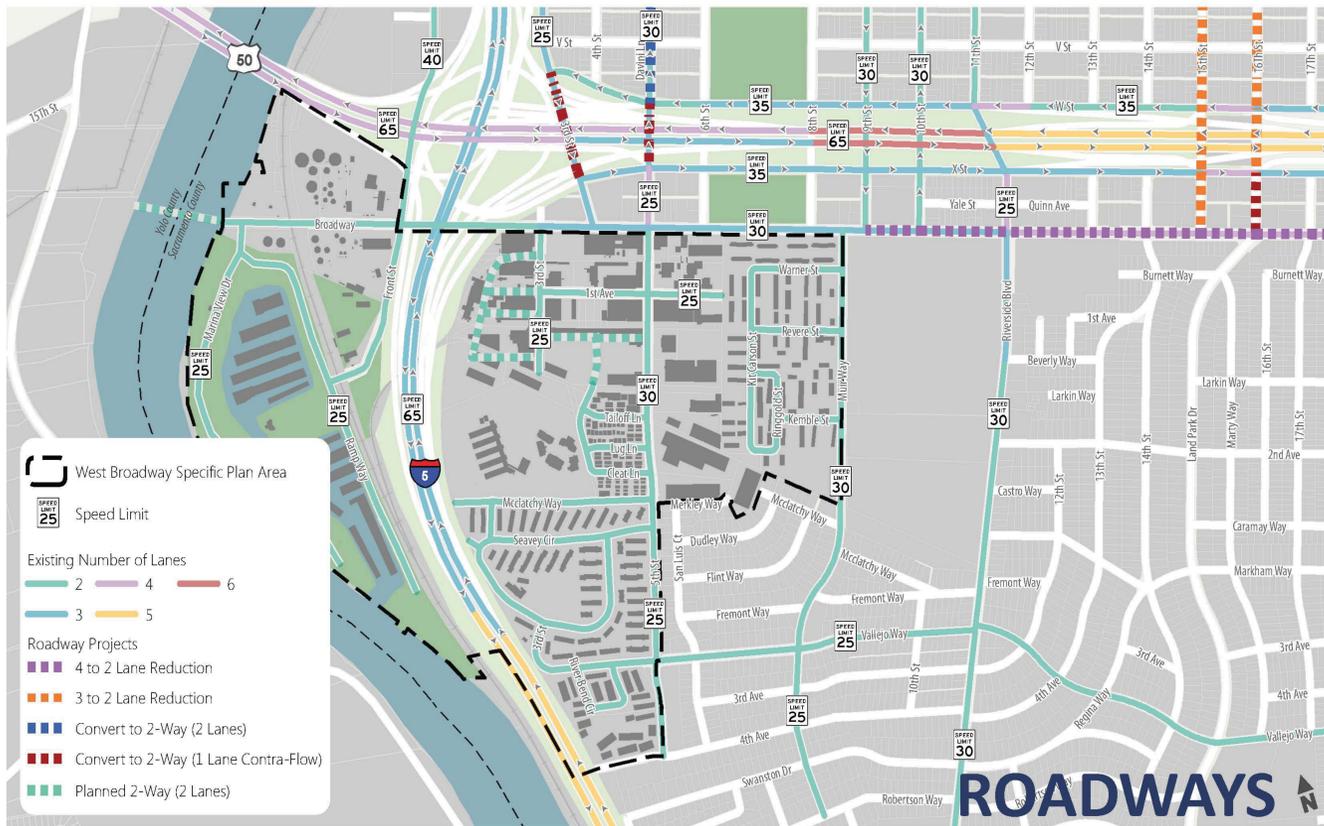
**Envision Broadway in Oak Park**

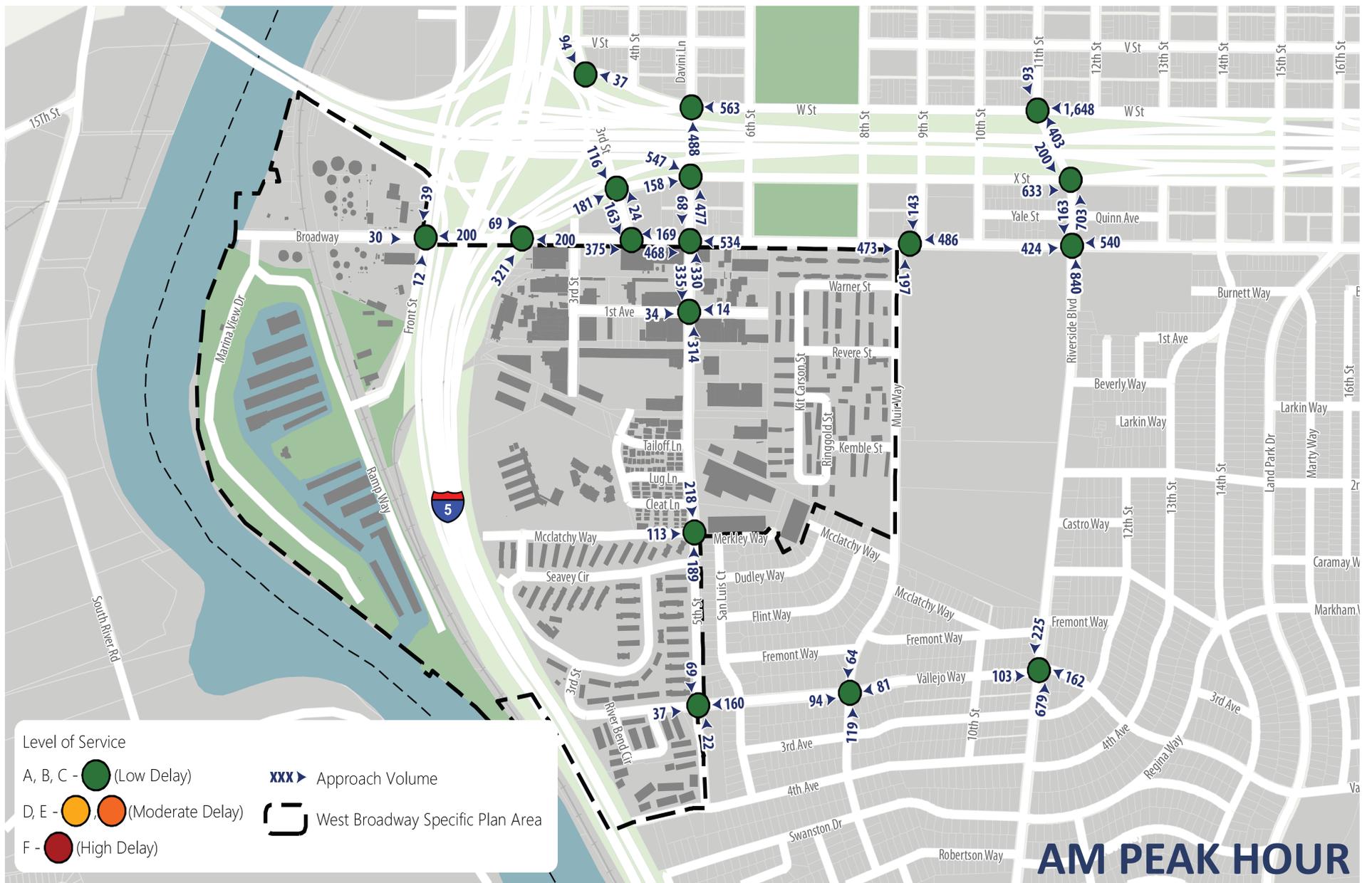
Conceptual Complete Street Master Plan 2018/2019

**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

- Central Broadway
- Lower Broadway
- Vision Zero - Broadway
- Vision Zero - Stockton Blvd
- West Broadway Specific Plan
- Broadway Bridge Influence Area
- West Broadway Specific Plan Area

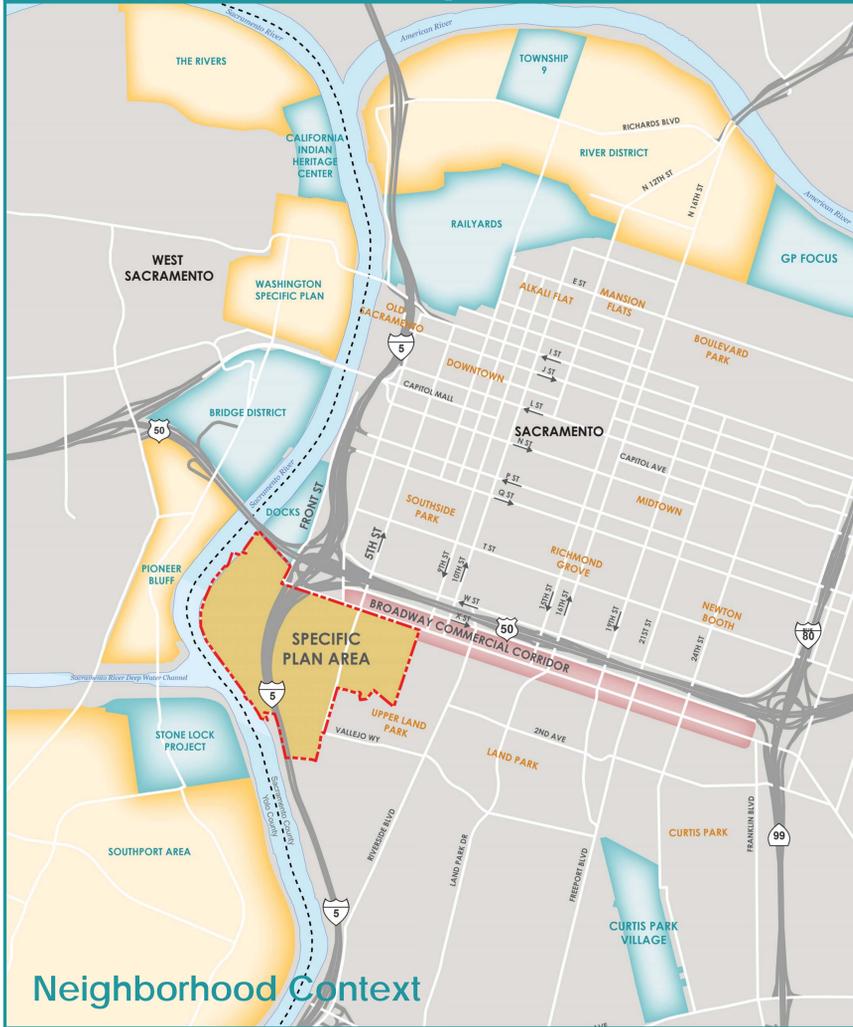




1. Capitalize on the Plan's Location

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

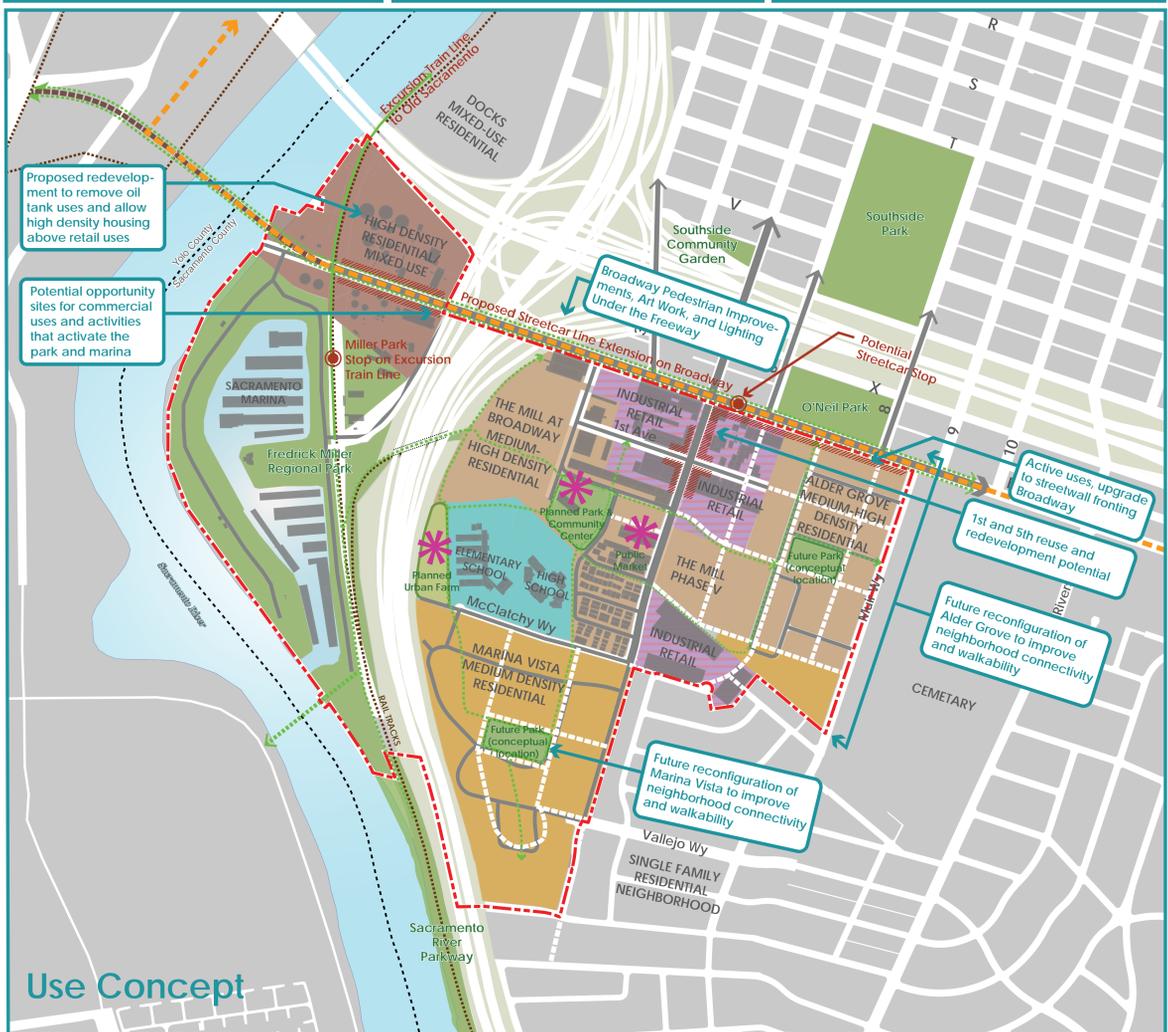


2. Stitch together dissimilar land uses in the Specific Plan area into a cohesive and walkable mixed-use neighborhood

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

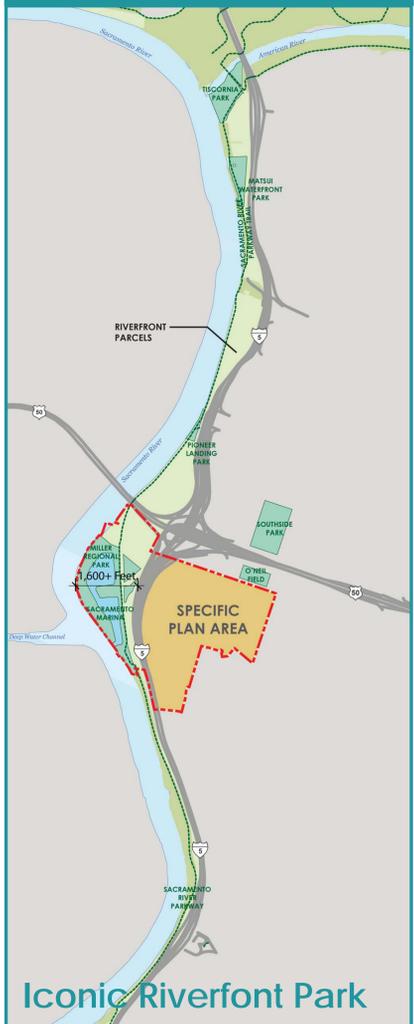
Plan for "active uses" along Broadway and "industrial retail" development on the industrial lands along 1st Avenue and 5th Street



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

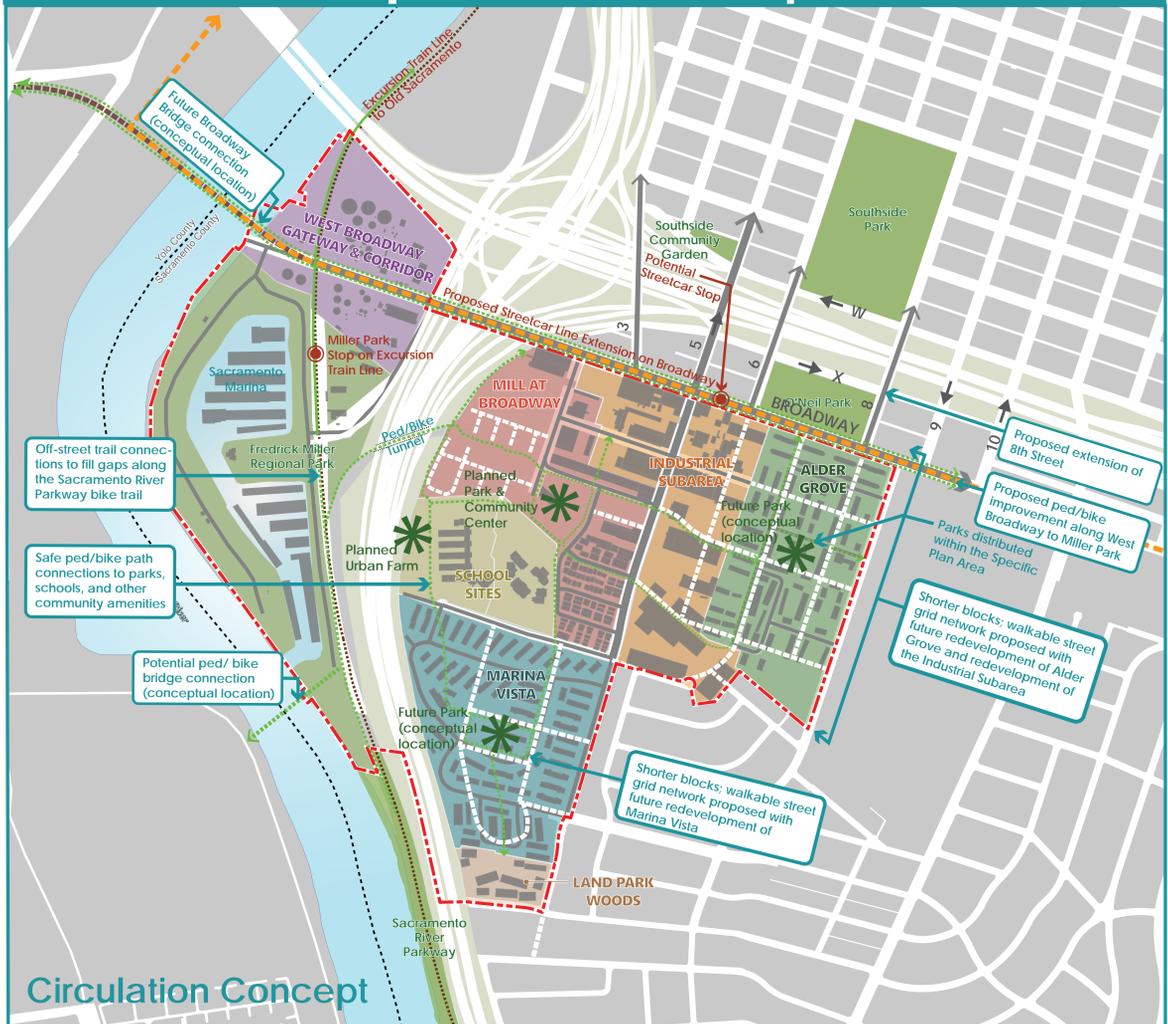


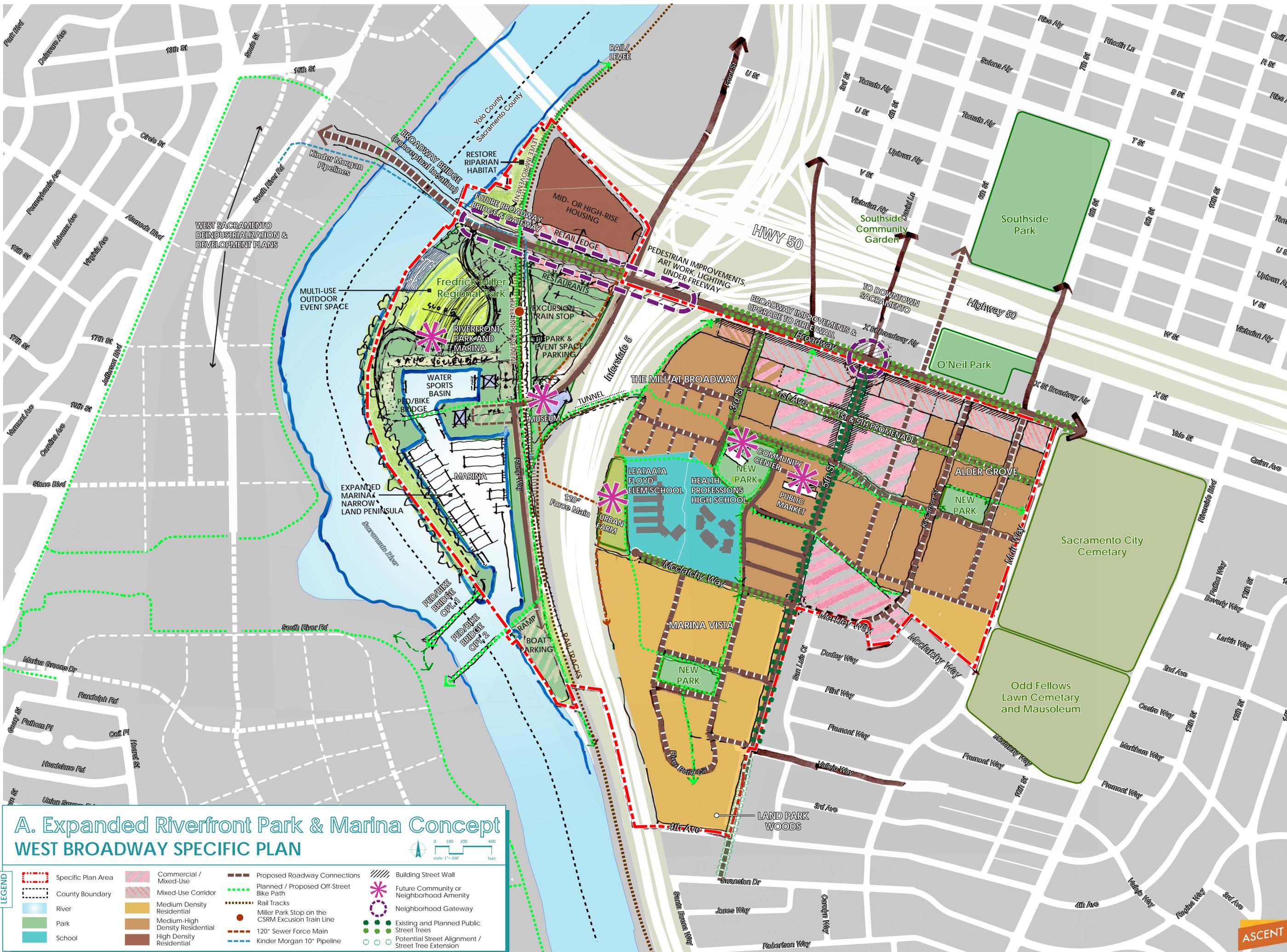
4. Foster safe walkable neighborhoods through traffic calming and improved multimodal connectivity

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

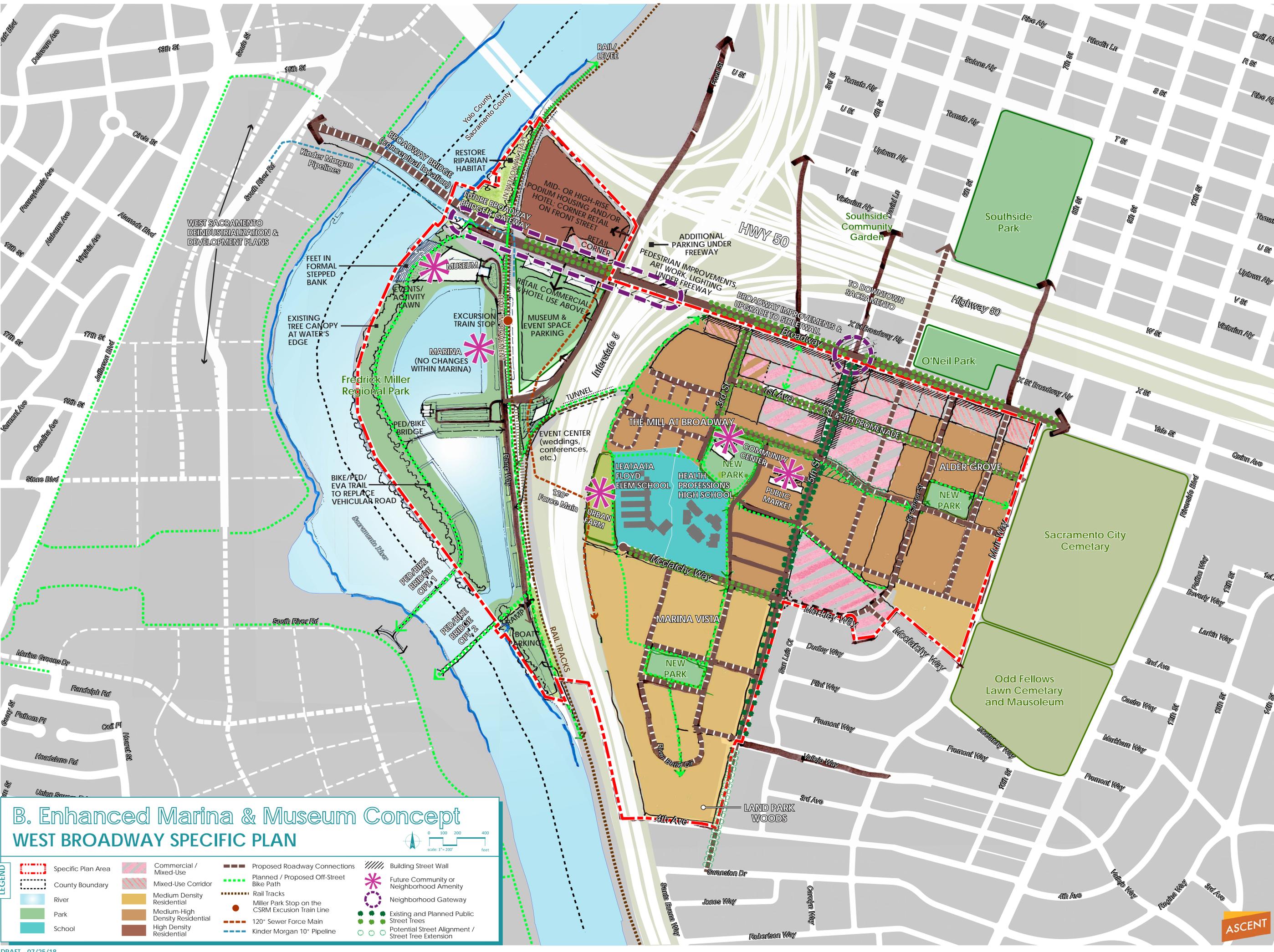




# A. Expanded Riverfront Park & Marina Concept WEST BROADWAY SPECIFIC PLAN



LEGEND	
	Specific Plan Area
	County Boundary
	River
	Park
	School
	Commercial / Mixed-Use
	Mixed-Use Corridor
	Medium Density Residential
	Medium-High Density Residential
	High Density Residential
	Proposed Roadway Connections
	Planned / Proposed Off-Street Bike Path
	Rail Tracks
	Miller Park Stop on the CSRM Excursion Train Line
	120" Sewer Force Main
	Kinder Morgan 10" Pipeline
	Building Street Wall
	Future Community or Neighborhood Amenity
	Neighborhood Gateway
	Existing and Planned Public Street Trees
	Potential Street Alignment / Street Tree Extension



## B. Enhanced Marina & Museum Concept WEST BROADWAY SPECIFIC PLAN

LEGEND	
	Specific Plan Area
	County Boundary
	River
	Park
	School
	Commercial / Mixed-Use
	Mixed-Use Corridor
	Medium Density Residential
	Medium-High Density Residential
	High Density Residential
	Proposed Roadway Connections
	Planned / Proposed Off-Street Bike Path
	Rail Tracks
	Miller Park Stop on the CSRM Excursion Train Line
	120" Sewer Force Main
	Kinder Morgan 10" Pipeline
	Future Community or Neighborhood Amenity
	Neighborhood Gateway
	Existing and Planned Public Street Trees
	Potential Street Alignment / Street Tree Extension

A. EXPANDED RIVERFRONT PARK & MARINA

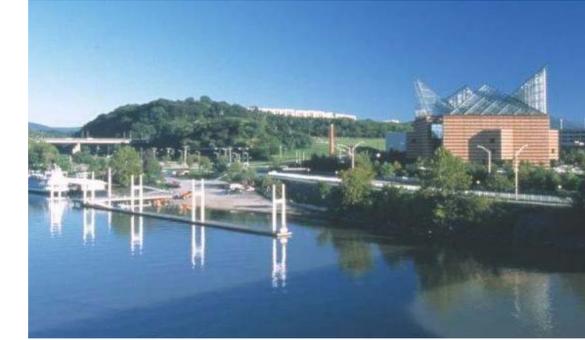
B. ENHANCED MARINA & MUSEUM

Concert and Event Space

Sports Events

Community Events

Museum



What activities or amenities should be provided at Miller Regional Park?

Entertainment - Restaurants and Retail

Reconfigured Marina

Water Sports and Play Areas



Spray Park

Stepped Bank

Shoreline Restoration



Public Art



FUTURE RESIDENTIAL

Mix of Housing Types



What additional amenities or uses are desired in the neighborhood?

Shaded Pedestrian Paseos



Play Facilities



Community Amenities



Community Gardens

Public Library

Food Market

BROADWAY CORRIDOR IMPROVEMENTS

Defined Street Edge

Active Ground Floor Uses

Mixed-Use Development

1ST AND 5TH INDUSTRIAL RETAIL

Pedestrian Promenades and Storefronts Along 1st and 5th



Complete Street Corridor

Sidewalk Activation

