



PLAN OVERVIEW AND PRINCIPLES

CHAPTER

*Cashmere
Sale*
Blankets
Reg \$ 200
Now \$ 120
Scarves
Reg \$ 48
Now \$ 36



CHAPTER 2

PLAN OVERVIEW AND PRINCIPLES

The PUD is intended to serve as a flexible road map leading to the establishment of a diverse, vibrant, and attractive destination at the geographic heart of the largely developed southern portion of North Natomas.

The Plan Area is located between Downtown Sacramento and Sacramento International Airport, near the intersection of two interstate highways (I-5 and I-80). The Plan Area thus has the potential to serve as both a community and regional hub.

The PUD provides the unique opportunity for future development to fulfill an exciting vision for higher density urban infill that includes housing, employment, education, health care, a variety of goods and services, and other destination-oriented uses. With a focus on health, wellness, and the environment in siting hospital uses, education, and living in a singular environment, the opportunity is rare.

This opportunity is complemented by the well-established surrounding uses, transportation network, anticipated future connection to light rail and City policies that identify it as an urban center.

The Plan Area accommodates a higher density urban development consisting of distinctive residential neighborhoods with different housing types, commercial uses, mixed-use development, major employers, hospital/medical campus, education facilities, parks, or a combination thereof.

The public realm will serve as the framework on which future development projects in the PUD area will be based. Safe, inviting, and efficient tree-lined streets will both connect the community and provide an attractive and memorable network for pedestrians, bicyclists, and motorists to conveniently move about, with key arrivals and destinations enhanced by urban open spaces.



Mixed-use development core with a multi-purpose plaza

An important attribute of this framework will be context sensitivity, or the intentional design awareness of the end user, and the recognition of the differences between places—be it a safe and inviting neighborhood, or a vibrant and bustling mixed-use employment district. Each can be accommodated in the Plan Area, and both warrant design solutions that best meet the needs of their users.

Redevelopment of the Plan Area will be realized over time, resulting in a community composed of interesting places that complement one another and reflect the most current thinking and market conditions.

2.1 DESIGN PRINCIPLES

The project is focused on the opportunity of reusing this important infill redevelopment site. As the size of the site is large, it offers the potential for a diverse collection of development scenarios focused on creating an active and innovative high density mixed-use employment center.

Being largely bounded by existing uses in the heart of a thriving district, the Plan Area must be designed to function as a responsible addition to the community. To achieve this balance of diversity and compatibility, the following design principles serve as the foundation for the PUD:



Create guidelines that allow flexibility and respect the development and market context



Allow for a horizontal and vertical mix of land uses



Guide decision making, and anticipated implementation needs over an extended period of time.



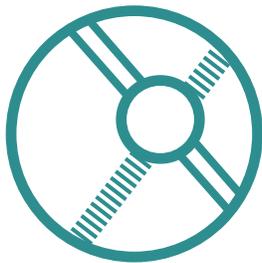
Accommodate a variety of housing types and densities



Create walkable and bikeable neighborhoods and districts



Support opportunities for employment, medical and commercial uses



Establish a multi-modal environment



Foster the creation of an infill development that is composed of distinctive and attractive districts with a strong sense of place

2.2 DISTRICT PLAN

In support of the principles and concepts described for this Plan Area – this framework provides for the design of a community defined by districts. This PUD provides for a total of three distinct districts with a strong sense of place at Innovation Park: Health; Life; and Innovation. Each district consists of unique characteristics, individually identified to accommodate different but complementary uses. The following describes the intended character, and framework in support of that character, for each district.

Innovation Park’s three districts, are shown in **Figure 2-1**, and described below. A more detailed discussion is provided in Chapter 4, Community Character and Design. Land Uses are further described in Chapter 3 including a conceptual development program diagram by district (**Figure 3-3**).

- Health District.** This district consists of Parcel D (approximately 35.9 acres) and Parcel D1 (approximately 10.5 acres). The Health District will contain a hospital and medical campus, complementary commercial, retail, medical office, residential uses for active seniors, medical focused education facilities, and residences for student and faculty housing. Outdoor spaces and other public gathering places will be provided that foster connection to the surrounding districts.

The Health District as the heart of the PUD, provides comprehensive medical services to patients throughout the region, and is envisioned to serve as a catalyst for innovation. Development of the Health District will focus on providing jobs and housing not only for the employees within the Plan Area, but also for the local community and region.

Employees, students, and visitors within this district will benefit from local services provided for their day-to-day needs. The design of development is intended to draw activity to the pedestrian-oriented streetscape for shopping, entertainment, and business.

- Life District.** This district is comprised of Parcel B (approximately 40.2 acres), Parcel E (approximately 26.0 acres), and Parcel E1 (approximately 6.0 acres). The Life District incorporates the area east of Innovator Drive, and may include but is not limited to a mix of neighborhoods, a park and plaza, a school, a hotel and local serving retail. It will include vibrant higher density urban residential areas in the core of Innovation Park, graduating to quieter, less dense neighborhoods within, and feature a prominent urban plaza and Nature Park.



Higher density urban residential area



Office uses

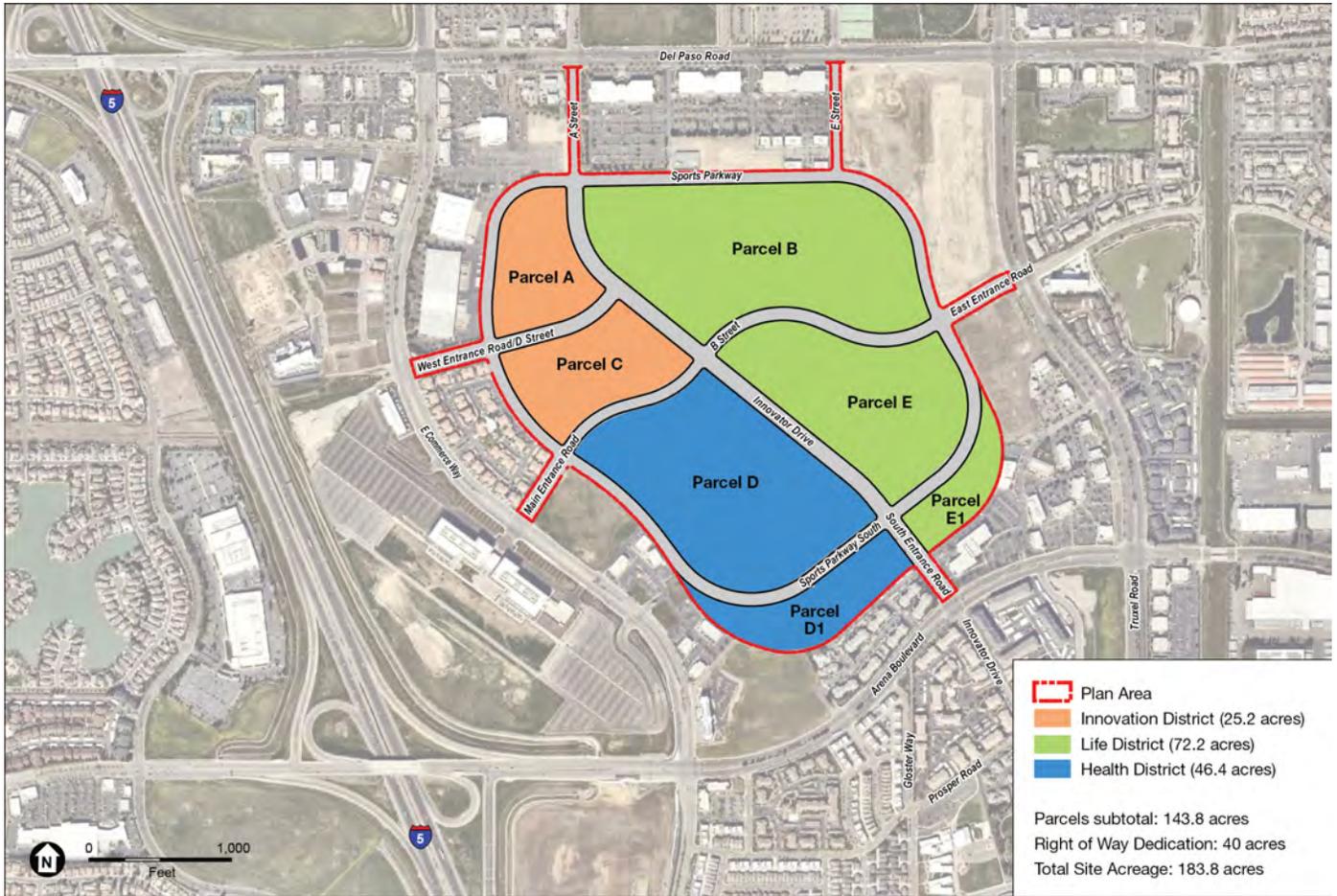


Figure 2-1. Innovation Park Districts Plan

SOURCE: ESA, 2021



Neighborhood parks contribute to the development's character



An integrated and balanced design framework will help create a strong sense of place



Urban plazas provide a place for employees and visitors to gather



The Plan Area encourages different housing types to meet the needs of many

Public Review Draft



Bus stops promote a multi-modal environment

- Innovation District.** This district is comprised of Parcel A (approximately 11.2 acres) and Parcel C (approximately 14.0 acres) encompassing a mix of higher intensity uses focused on innovation, including office, and residential mixed-use. This district is conveniently accessible from all sides by the street network and connects with the other districts via the Innovator Loop Curvilinear Park (Innovator Loop). Innovator Loop will be a curvilinear park featuring a Class I bicycle path which bounds the entire perimeter of Innovation Park.

Both Parcel A and Parcel C may include residential mixed-use neighborhoods and access to passive parks. In addition, a SMUD substation will be located within Parcel A to provide supplemental utility capacity for the Plan Area and surrounding uses.

2.3 DISTRICT DESIGN FRAMEWORK

The design framework for the Plan Area is closely tied to the district concepts for health, lifestyle, and innovation.

The framework of the public realm will serve as the Plan Area’s primary organizational element. This will be enhanced by the careful allocation of thoughtfully designed urban parks and open space areas that are complemented by building placement and massing, which will serve to create memorable, well-defined, and human-scaled places suitable for a dense urban environment. The design framework is intended to support an urban mixed-use environment that is healthy, peaceful, and attractive.

District design will focus at the district and neighborhood level and include a vibrant mix of uses throughout the Plan Area, with the local circulation network and open spaces serving as the key organizational elements. The districts will be defined by inviting, pedestrian-friendly, tree-lined streets, enhanced by the buildings and open space areas that define the neighborhood or district.

The PUD provides an area wide circulation framework that bounds and defines each of the Plan Area’s three districts. Each of the districts include various sub-districts; the Innovation District includes 2 sub-districts, the Life District includes 3 sub-districts and the Health District includes 2 sub-districts (as shown by parcels on Figure 2-1).

To allow flexibility for future development it is anticipated that each of the sub-districts will be further divided by a local roadway network which would serve to create a finer grained, integrated, roadway network and smaller blocks.

The public realm is envisioned as the thread weaving together the fabric of the Plan Area—be it in the form of attractive tree-lined streets, lively streetscapes, neighborhood parks, mixed-use district plazas, or connections to regional recreational amenities. The inclusion of an open space network throughout the Plan Area will help to provide better connectivity with the various districts and the surrounding neighborhoods.

A network of parks, plazas, and paths for pedestrians and cyclists will allow for a diverse natural setting while also embracing the urban environment. The public realm along Sports Parkway and Innovator Loop is recognized as an important circulation element and community amenity serving as a Class I bike route and pedestrian path, complete with streetscape and landscape improvements.



Bicycle and pedestrian path network



Residential Open Space