

West Broadway Specific Plan

Land Use & Plan Concepts

Highlights of What We Heard

1.

Reduce traffic impacts and improve connectivity between neighborhoods.

2.

Facilitate redevelopment efforts. Support for redevelopment of tank farms and vacant properties in the Industrial Subarea.

3.

Positive response to both concepts for Miller Regional Park and the Sacramento Marina. Preliminary Concept A preferred.

4.

Improve security at Miller Regional Park.

5.

Bring in local businesses and jobs.

6.

Other

Outcomes of the Planning Process

1. Stitching together disparate land uses into a mixed-use neighborhood connected by a street grid network that disperses traffic to reduce impacts.
2. Rezone industrial uses to support redevelopment of fuel storage sites on Front Street with residential, commercial, and open space/recreational uses.
3. Expansion of park amenities and programs to improve Miller Regional Park and the Sacramento Marina as a regional destination for community events and riverfront recreational activities.
4. Uses and improvements to support activation and natural surveillance of Miller Regional Park and the Sacramento Marina.
5. Additional development and business activity along Broadway and the Sacramento riverfront as a result of improved river access and neighborhood transformation occurring in the Specific Plan Area.

Specific Plan Concepts



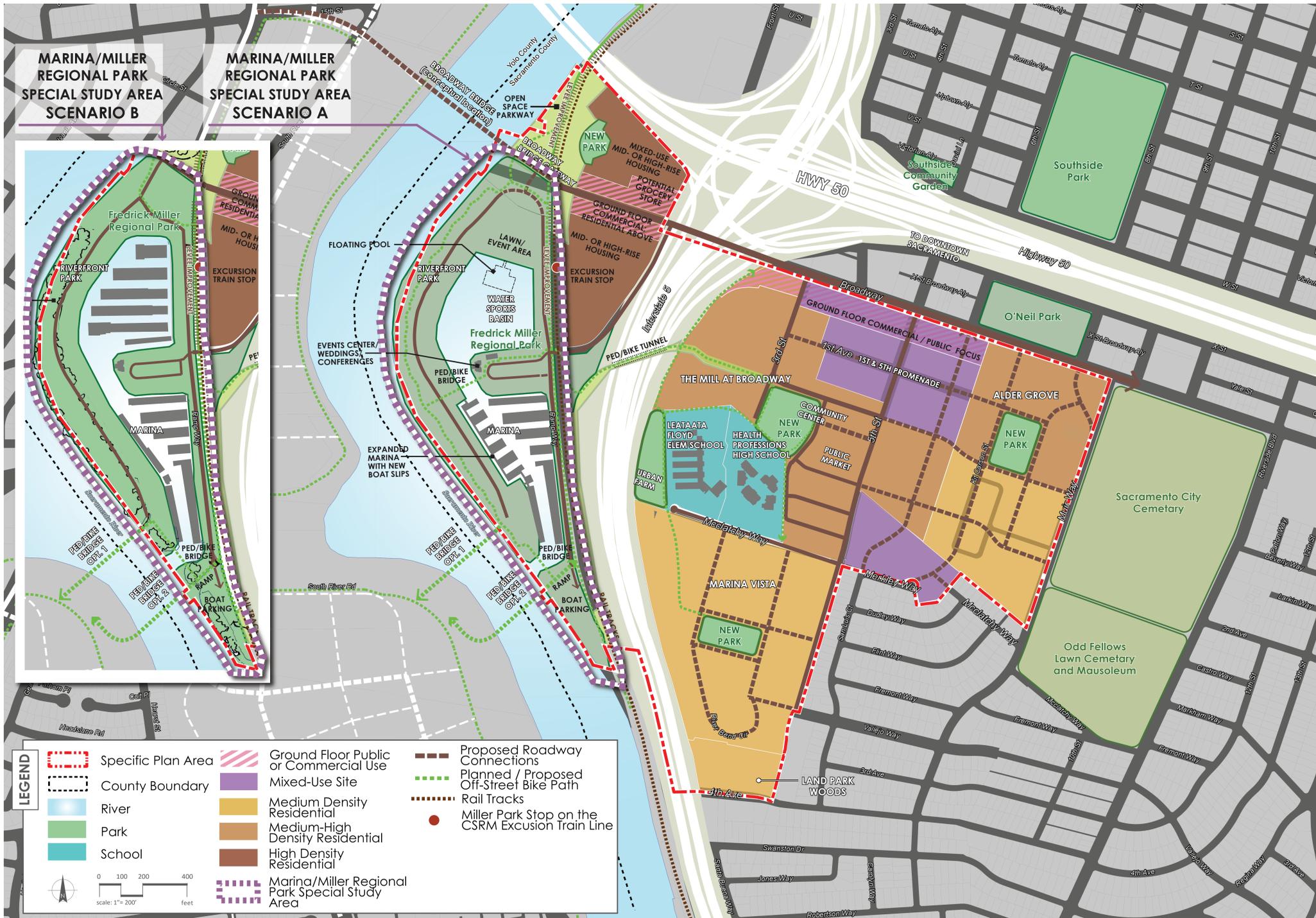
A walkable, mixed-use neighborhood



Neighborhood transformation and improved economic activity

West Broadway Specific Plan Site Plan Concepts

Specific Plan Land Use and Circulation Framework



Aspirational Images



A diverse mix of housing



Tree-lined streets and neighborhood paths



Pedestrian-oriented retail and service amenities



An enhanced regional park and bike trails

Specific Plan Vision

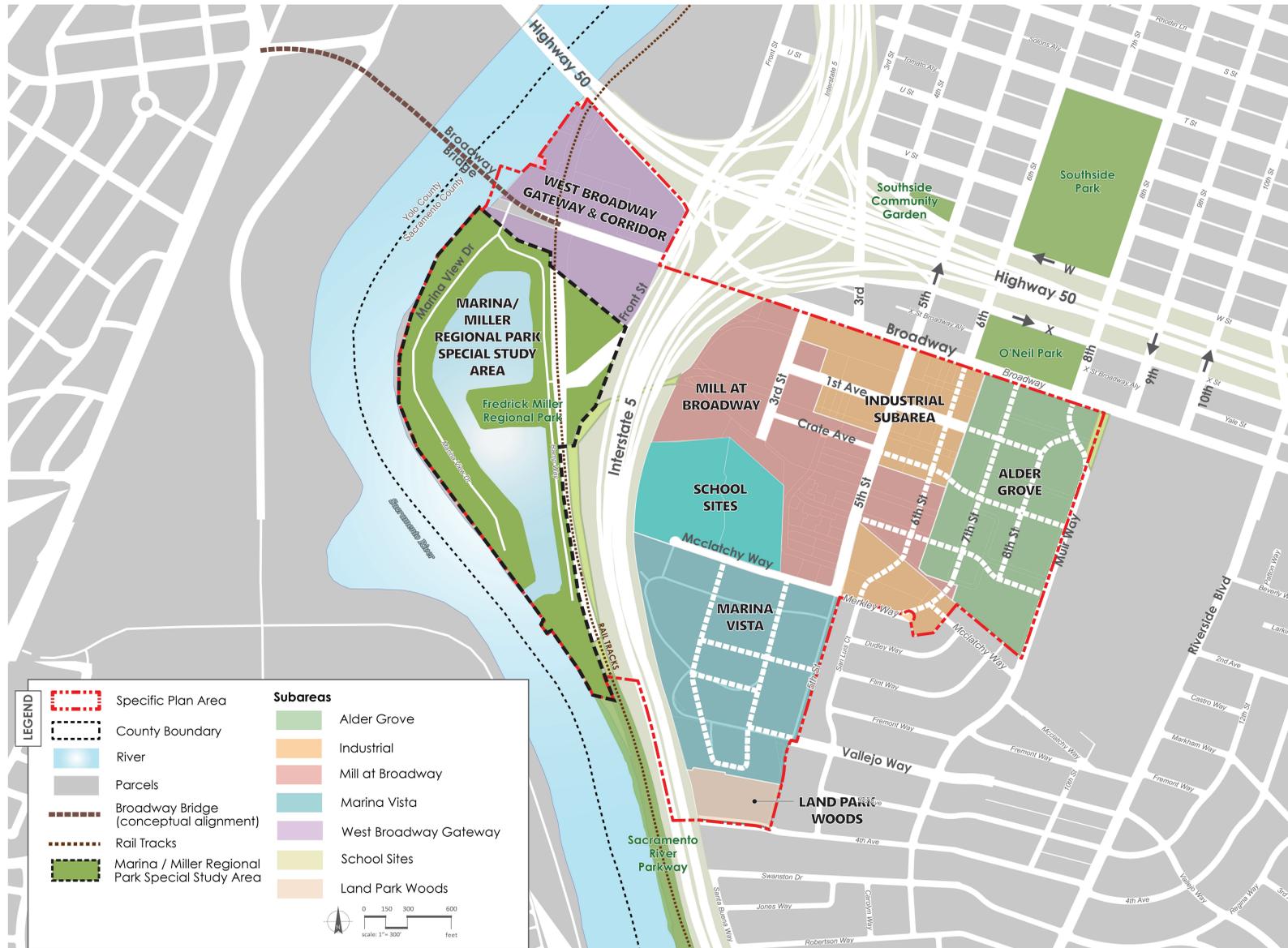
A contemporary mixed-use neighborhood that features diverse housing types and affordability; tree-lined streets; retail and service amenities on Broadway; an improved Miller Regional Park; and enhanced access to the riverfront bike trails on the Sacramento and American Rivers.

West Broadway Specific Plan

Plan Concepts by Subarea

Planning Subareas

Aspirational Images by Subarea



West Broadway Gateway



A new, mixed-use residential neighborhood and western gateway into the city

Industrial Subarea



Industrial-style commercial, housing, adaptive reuse, and live-work opportunities

Alder Grove and Marina Vista



Redevelopment as mixed-income neighborhoods with diverse housing, centered on neighborhood parks

Existing and No Change

Land Park Woods



An affordable housing community at the south end of the Specific Plan Area

School Sites



Leataata Floyd Elementary and Health Professions High School serve the Specific Plan Area

The Mill at Broadway



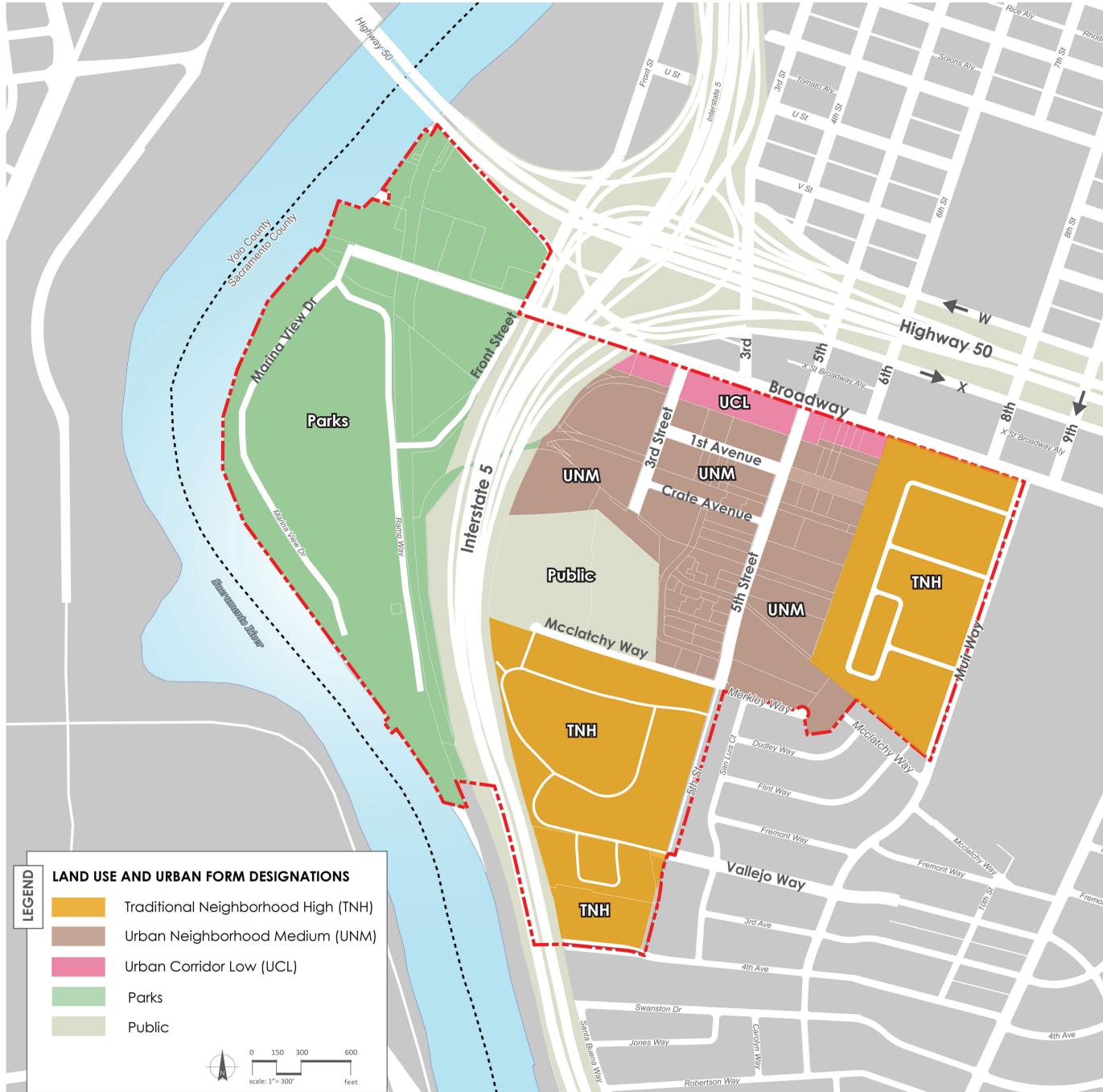
A contemporary residential development with urban housing, park, and other amenities



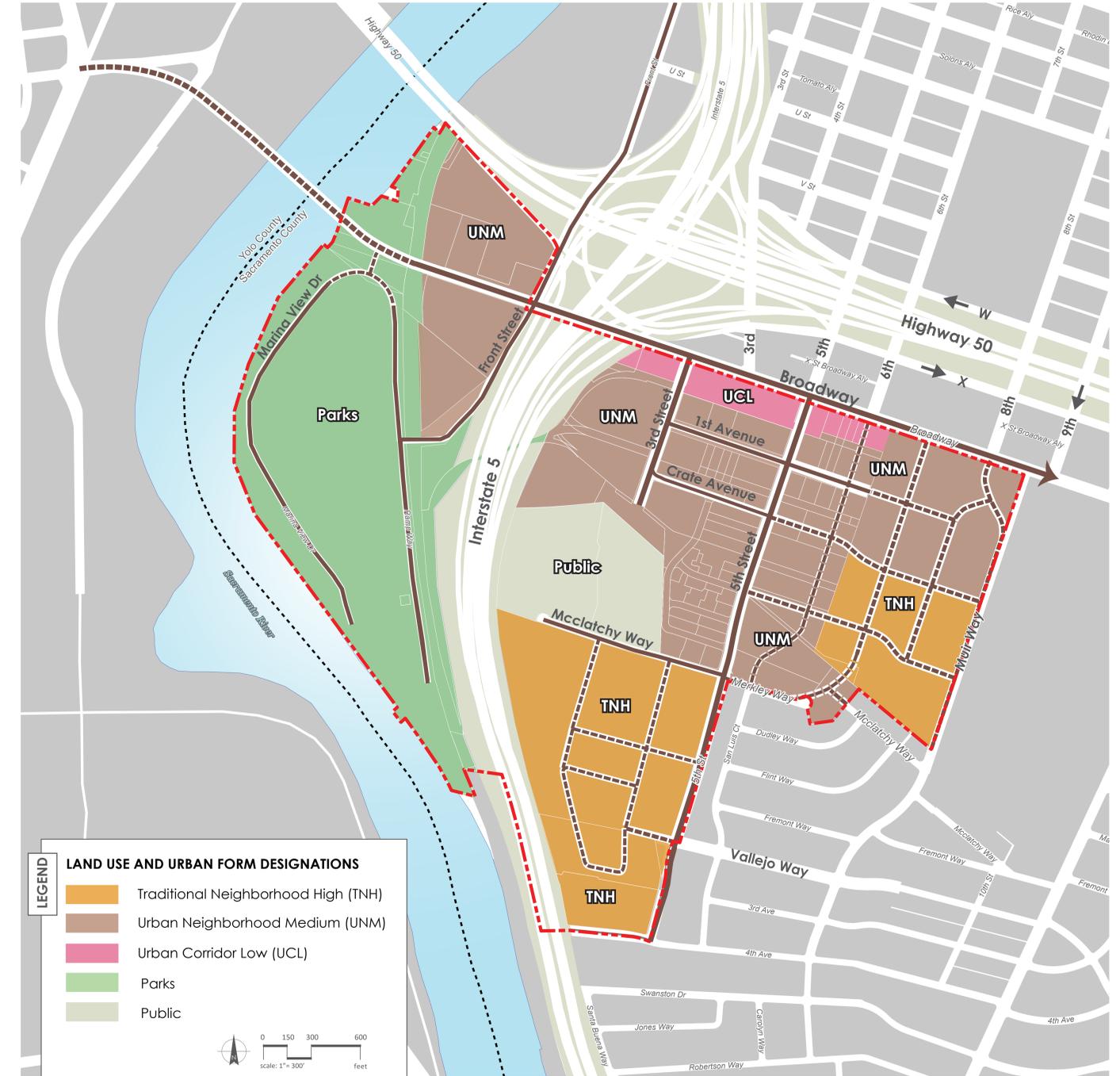
West Broadway Specific Plan

General Plan Designations

Existing General Plan Designation



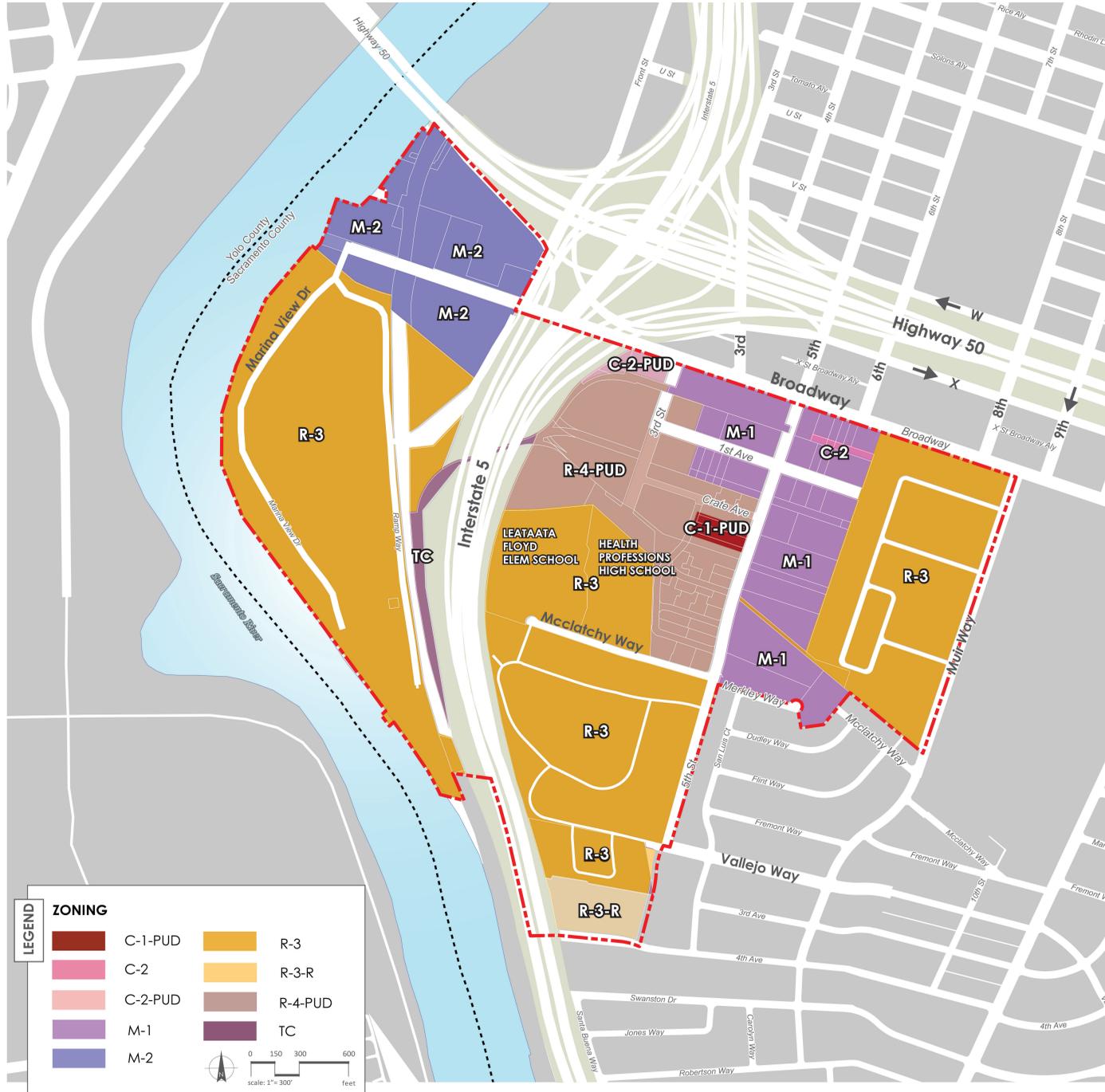
Proposed General Plan Designation



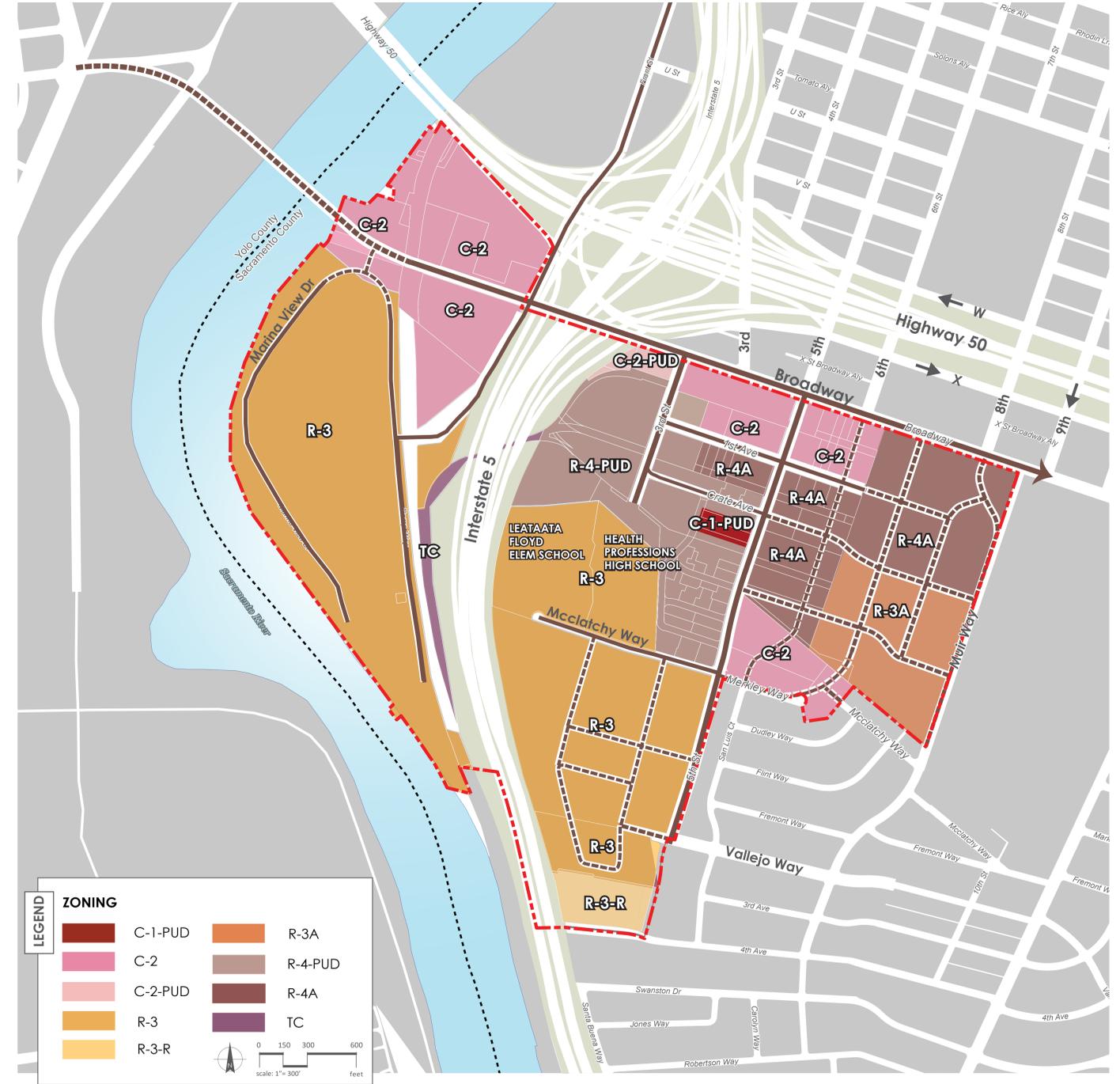
West Broadway Specific Plan

Zoning Districts

Existing Zoning Districts



Proposed Zoning Districts



West Broadway Specific Plan Housing

Highlights of What We Heard

1.

Maintain housing stability for existing low-income residents.

2.

Support and build more affordable housing.

3.

Provide a balance / mix of market rate and affordable housing.

4.

Promote a mix of housing options, including move-up, workforce, and senior housing.

5.

Would prefer limiting public housing in the area.

Outcomes of the Planning Process

1. Policy: One to one replacement of 751 public housing units in Alder Grove and Marina Vista within or outside the Specific Plan Area.
2. Long-Term Vision: Redevelopment of Alder Grove and Marina Vista into mixed-income neighborhoods.
Interim Strategy: Rehabilitate existing housing and site facilities.
3. Increase potential housing supply by 3,269 residential units and rezone of industrial lands, including fuel storage sites to allow housing.
4. Support for developing a mixed-income neighborhood with affordable and market rate housing.
5. Policy supporting development of affordable low income, workforce, and senior housing in other locations of the Specific Plan Area.
6. Land uses and densities support a mix of housing types and configurations, to meet the diverse housing needs of the community and better integrate with surrounding neighborhoods.

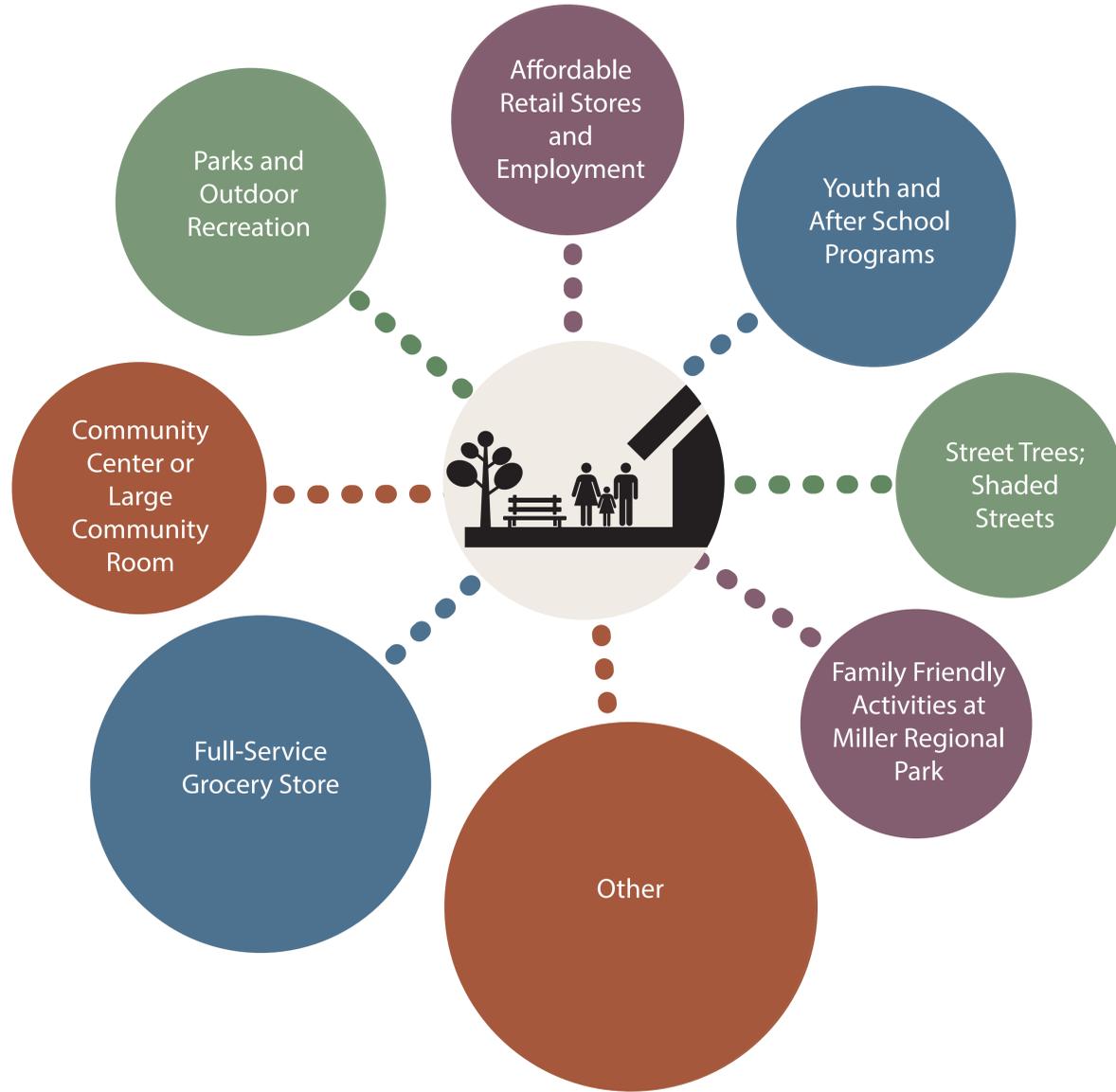
Aspirational Images for a Mix of Housing Choices



West Broadway Specific Plan

Neighborhood Services

Desired Retail & Services - Highlights of What We Heard

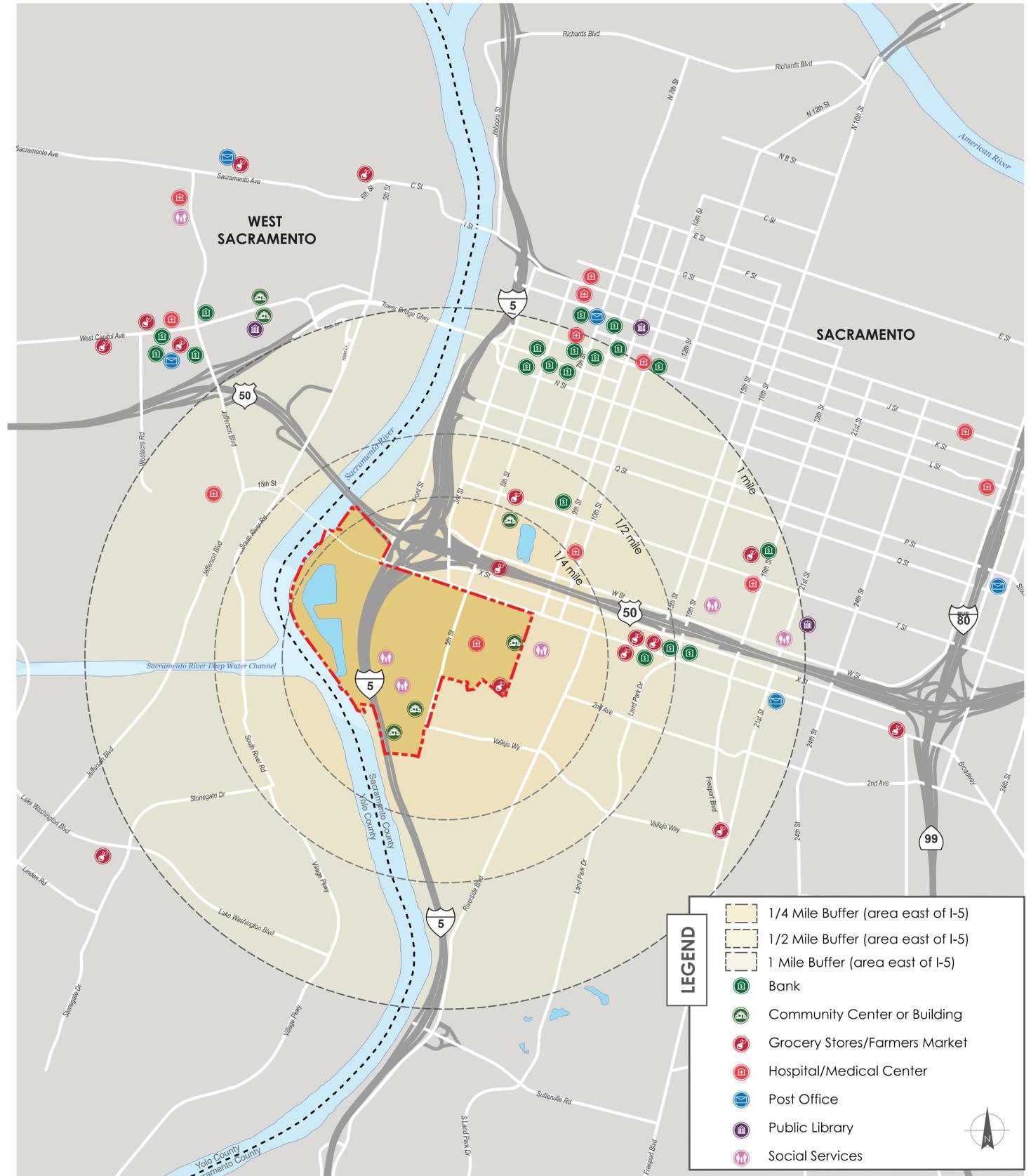


Neighborhood Retail and Service Gaps

Based on mapping of neighborhood facilities and services in the vicinity of the Specific Plan Area (to the right) and input from the community, residents in the Upper Land Park community would benefit from the following neighborhood retail and service uses through private development and community partnerships:

- A full-service grocery store
- Recreational activities for youth
- After school program for kids
- Discount retail and general merchandise store
- Community meeting spaces for larger groups
- Retail and commercial uses with employment opportunities

Existing Retail & Neighborhood Services in the Specific Plan Vicinity



West Broadway Specific Plan

Circulation & Mobility

Highlights of What We Heard

1.

Create a grid network of streets, focusing on bike and pedestrian access and connectivity to the Central City, Miller Regional Park, and West Sacramento.

2.

Minimize traffic impacts from new development, including cut-through traffic, speeding through neighborhoods, and adequate parking for residents and businesses.

3.

Install traffic improvements that enhance safety and improve circulation along the major roads: 5th Street, Muir Way, and Broadway.

5.

Improve sidewalks and crosswalks in the area and connecting to Miller Regional Park.

4.

Enhance bike and pedestrian infrastructure by providing safe routes to schools, to transit, Miller Regional Park, and riverfront trails.

6.

Provide more frequent transit connections, including transit along 5th Street and Broadway.

Outcomes of the Planning Process

Connectivity

1. A multimodal roadway network that improves vehicular, bike, and pedestrian connections and walkability.

Traffic / Roadway Network

2. Expands the number of street connections to disperse traffic and features shorter blocks to slow traffic. On-street parking is expanded and allowed on most Specific Plan Area streets.
3. Maintains the street hierarchy of 3rd, Street 5th Street, and Muir Way as collectors; 1st Avenue and Broadway as improved mixed-use streets; while other local streets are residential in character. Recommended traffic improvements, identified by the Specific Plan traffic analysis, will support efficient vehicular and bike and pedestrian circulation.

Bike and Pedestrian Network

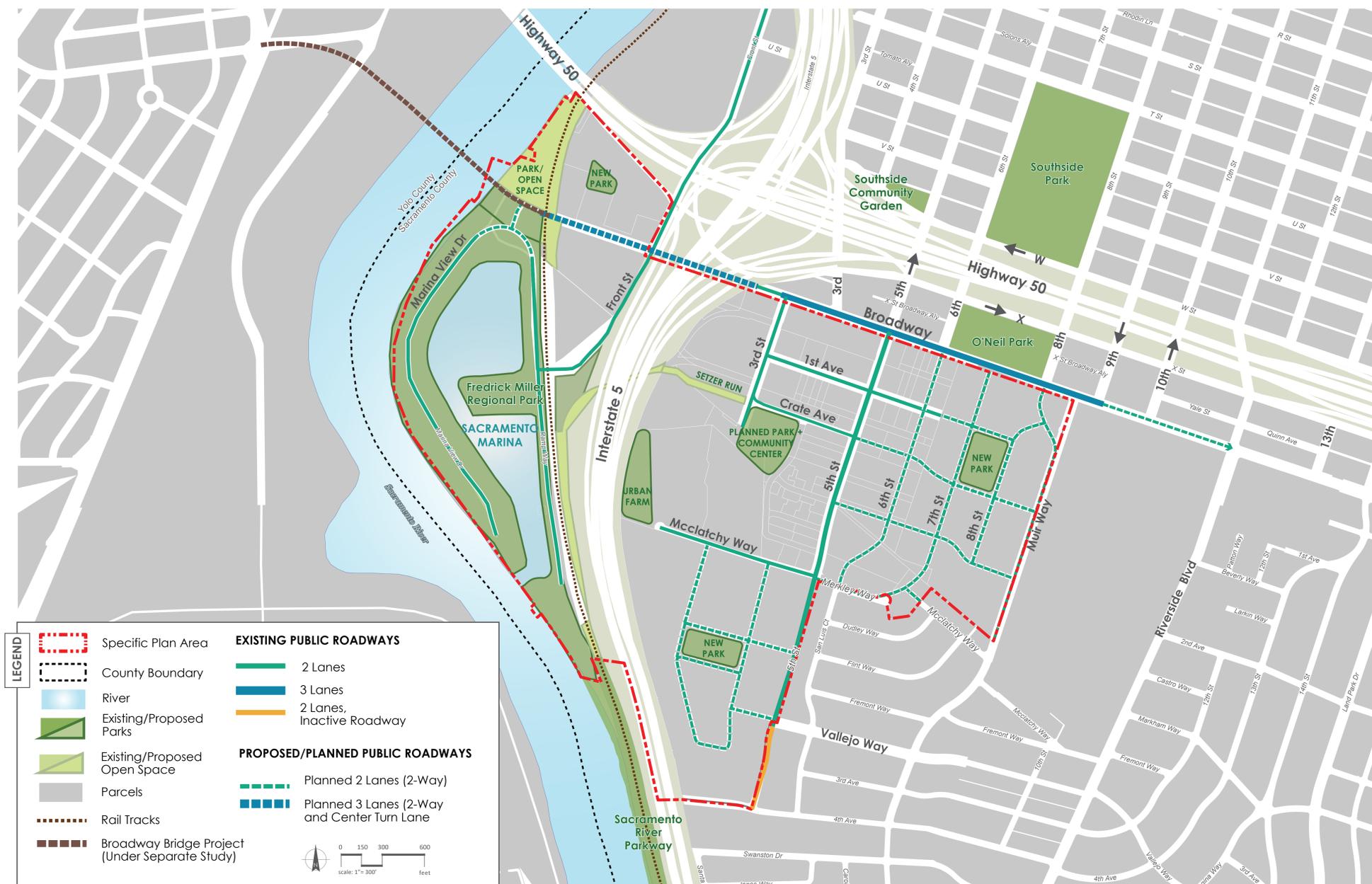
4. Sidewalks and bikeways provided or allowed on almost all public streets with future development. Bike and pedestrian improvements connect to parks, schools, and regional trails.
5. Improves the existing bike and pedestrian connections to Miller Regional Park along Broadway and through redevelopment of the former rail tunnel under I-5.

Transit Network

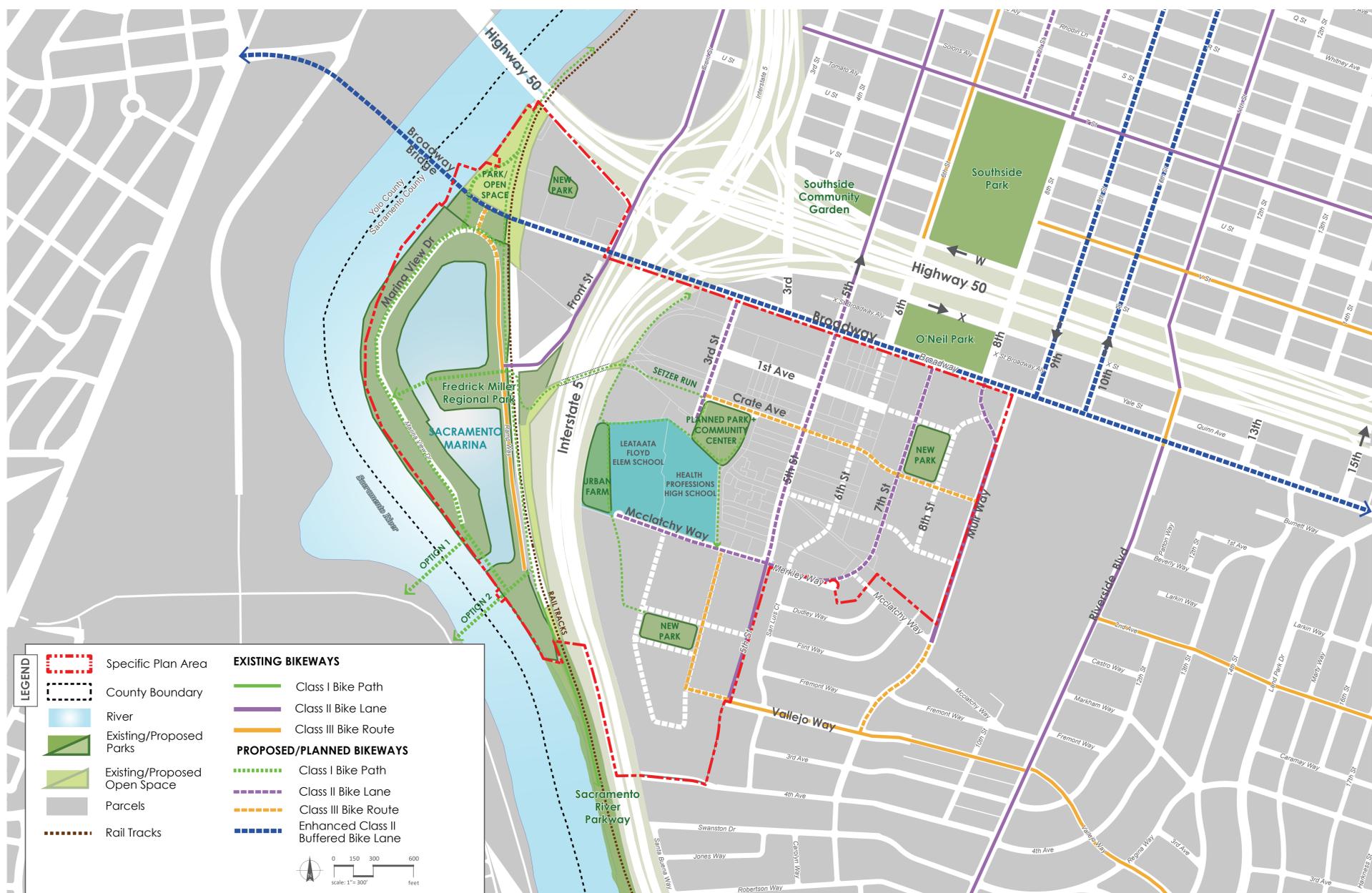
6. Improvement to transit facilities, including bus stops and expanded transit services and frequencies to serve the Specific Plan Area in coordination with Regional Transit.

West Broadway Specific Plan Circulation & Mobility

Proposed Roadway Network



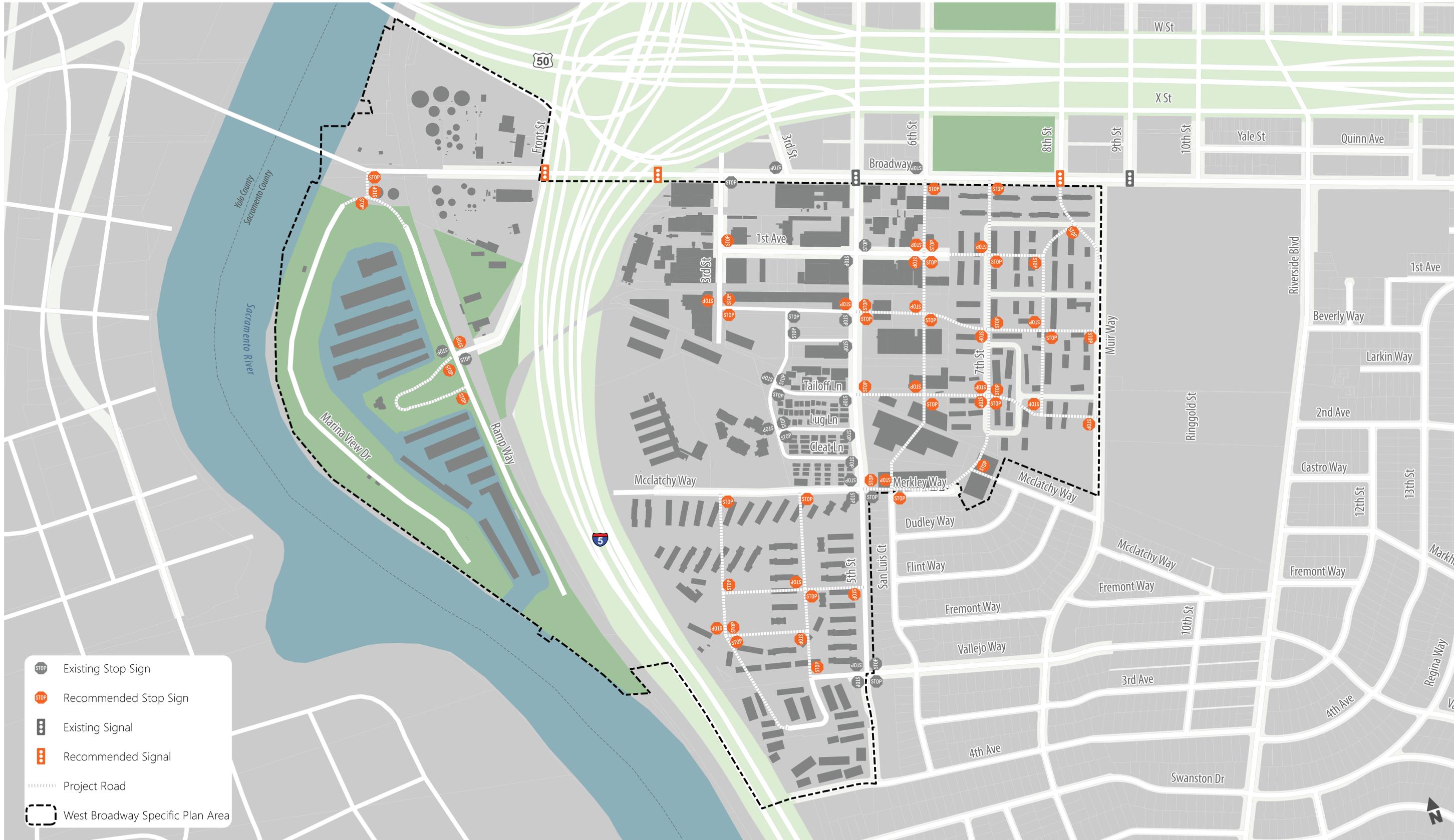
Planned Bike Facility Improvements



West Broadway Specific Plan

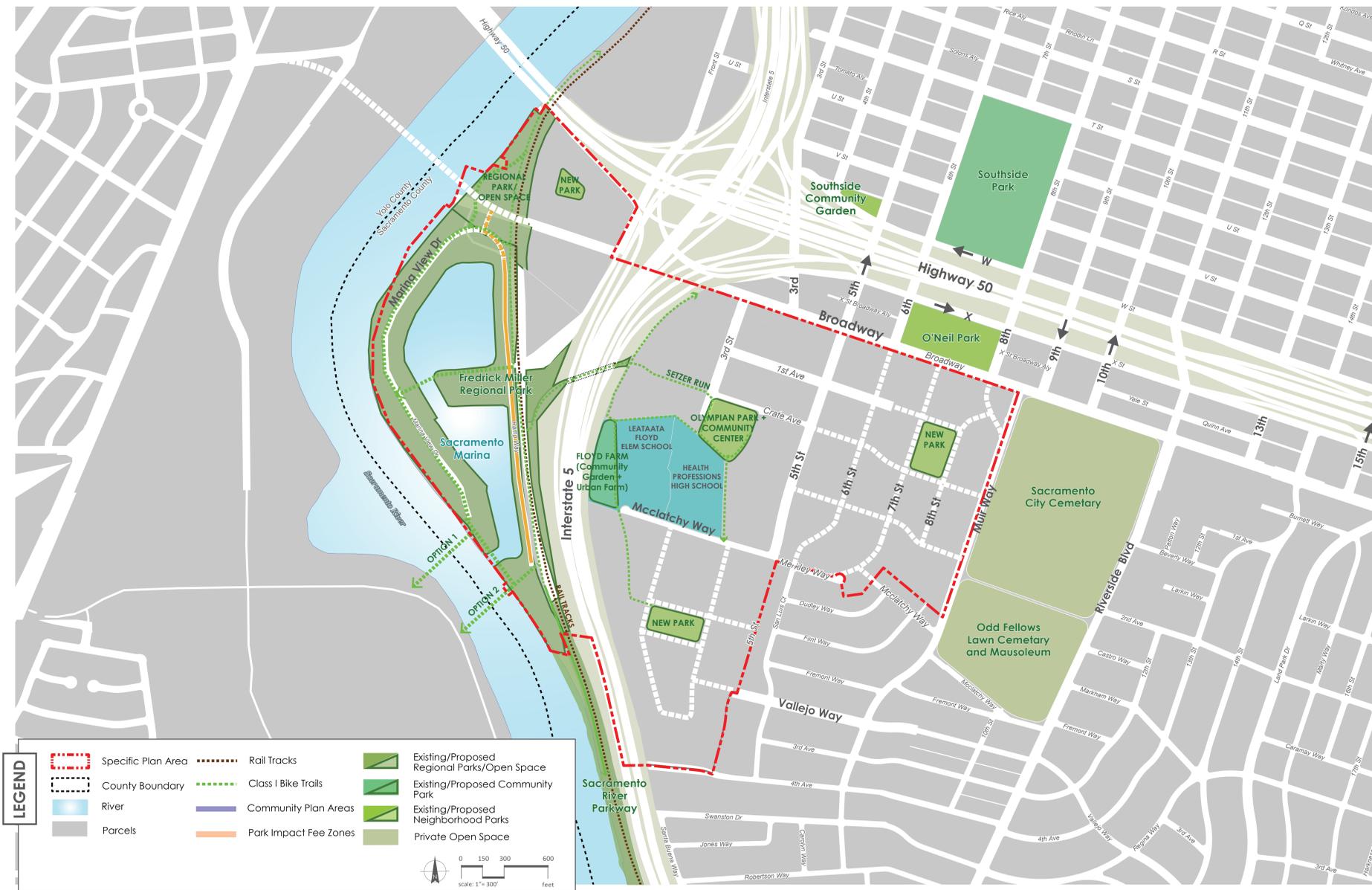
Circulation & Mobility

Recommended Traffic Control Improvements

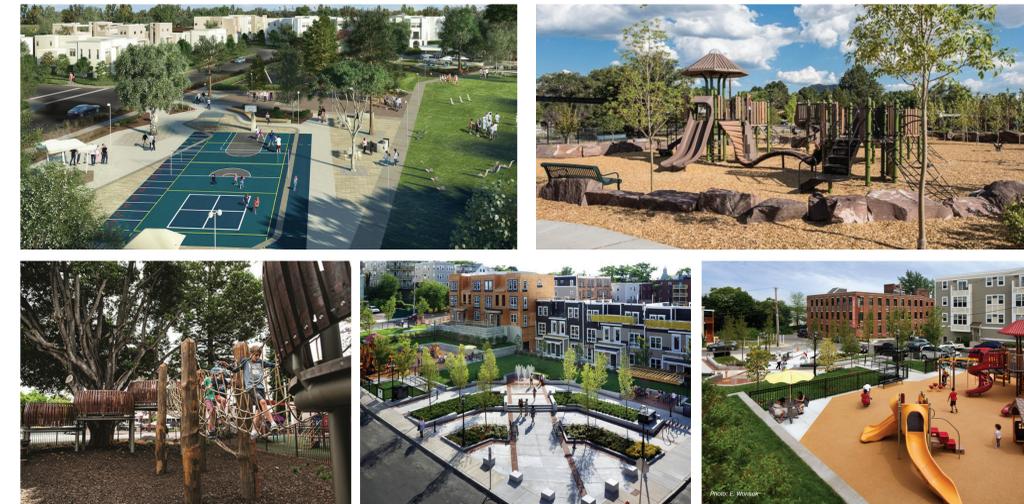


West Broadway Specific Plan Parks & Open Space

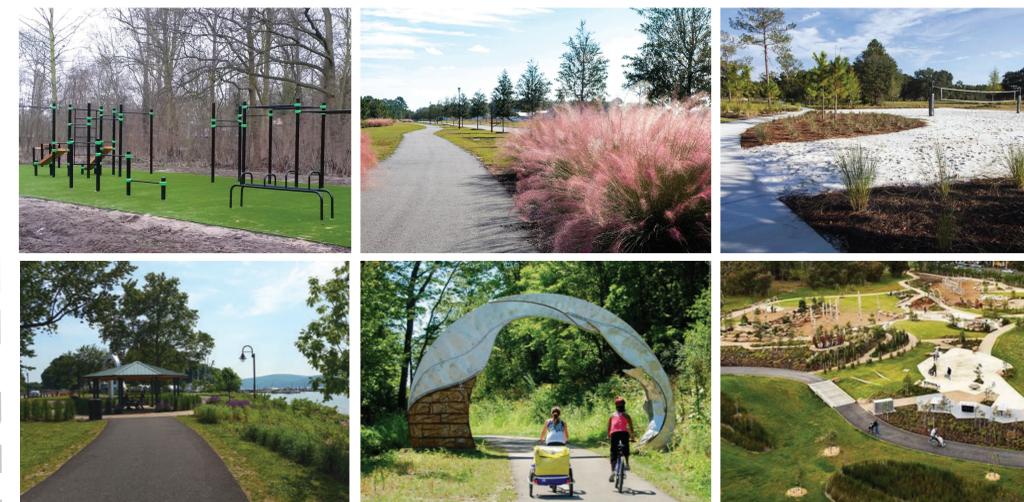
Parks & Open Space Plan



Neighborhood Parks Concepts



Riverfront Open Space Concepts



Outcomes of the Planning Process

1. New neighborhood parks distributed within the Specific Plan Area and a new urban farm at Leataata Floyd Elementary School, connected by the network of streets and greenways.
2. Expansion of recreational uses and activities within new neighborhood and community parks.
3. Enhancement and continuation of riverfront bike trails and new bike and pedestrian bridges to provide loop trail connections with Miller Regional Park and the Sacramento Marina.
4. Potential improvements to enhance Miller Regional Park as a regional destination for events and unique park programs, such as water sports, weddings/community gatherings, restaurants, and trails along the riverfront.

Highlights of What We Heard

1.

Provide parks within walking distance of homes.

2.

Programs for parks, such as sports fields and tennis and basketball courts; swimming; community center/ recreation space; skate park; dog park; and art wall (place to paint).

3.

Support for improved access to the river.

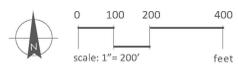
4.

Strong interest in the redesign of Miller Regional Park to activate and bring more amenities to the park.

West Broadway Specific Plan Parks & Open Space

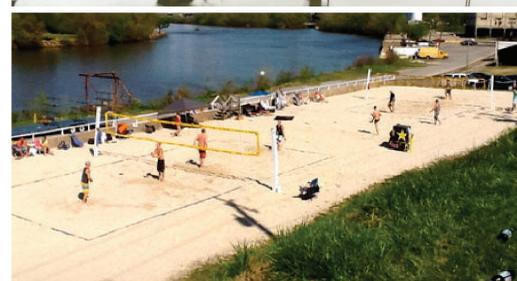
Miller Regional Park Study Area Illustrative Site Plan Concepts - Scenarios A & B

SCENARIO A

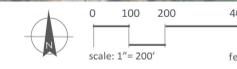


Program

- Sloped lawn & event stage
- Water sports basin
- Marina south basin expanded
- New trails and ped/bike bridges to provide trail loop
- Bike/ped bridge to West Sacramento
- Special event center
- Expanded park programs
- Redevelopment of fuel storage sites



SCENARIO B



Program

- Marina and boat slips remain
- Redevelopment of fuel storage sites for lawn and event space and other uses
- Improved walkways and parking areas
- More regular event programming, such as movies in the park
- Bike/ped bridge to West Sacramento
- Extension of Class I trail along the levee



West Broadway Specific Plan

Urban Design & Placemaking

Highlights of What We Heard

1.

Plant more trees. Add neighborhood amenities, such as pedestrian spaces and community gardens.

2.

Ensure compatible architectural design and densities adjacent to existing single family homes. Densities along Broadway can be higher.

3.

Provide higher intensity, mixed-use on Broadway, with commercial uses on the street and homes above.

4.

Activate the Setzer tunnel and the freeway underpasses along Broadway with public art and landscape improvements.

5.

Provide connections to nature at Miller Regional Park.

6.

Preserve the historic portions of Alder Grove.

Outcomes of the Planning Process

1. Encourages new plazas, gardens, and shared courtyards that productively use open space and supports local ownership and placemaking. Prioritize trees and plants to improve the public realm. Preservation of heritage trees by integrating them to support placemaking, such as illustrated for Broadway and 1st Avenue.
2. Guides new development to ensure compatible densities and site and architectural designs adjacent to existing single family homes.
3. Supports taller buildings and active ground floor uses on Broadway, consistent with the vision for improved walkability and economic development activity.
4. Encourages installation of public art, landscape, and streetscape improvements to activate the spaces under the freeway and Setzer Tunnel into more pedestrian-friendly and inviting connections to Miller Regional Park.
5. Concepts for Miller Regional Park improvements suggest active and passive recreation, including preserving the natural site features while attracting public demand and use throughout the year.
6. Supports preservation strategies and interpretive opportunities to commemorate historic features and characteristics of the New Helvetia historic district with redevelopment of Alder Grove.

Specific Plan Concepts

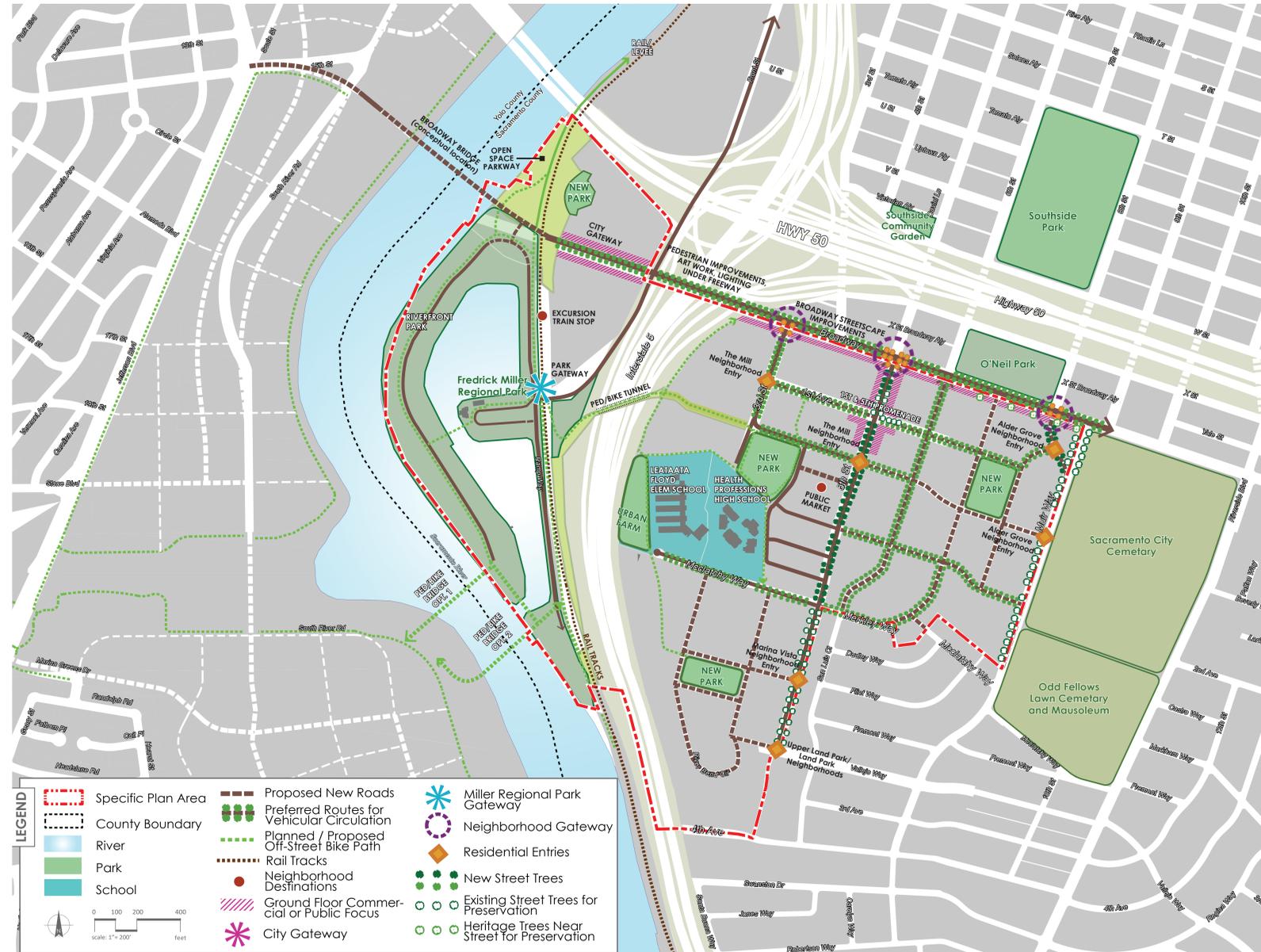


Site, landscape, and architectural treatments to activate neighborhood public spaces

West Broadway Specific Plan

Urban Design & Placemaking Concepts

Urban Design Concept



Aspirational Images

Public Art



Street Furnishing and Lighting



Residential & Mixed-Use Street Activation



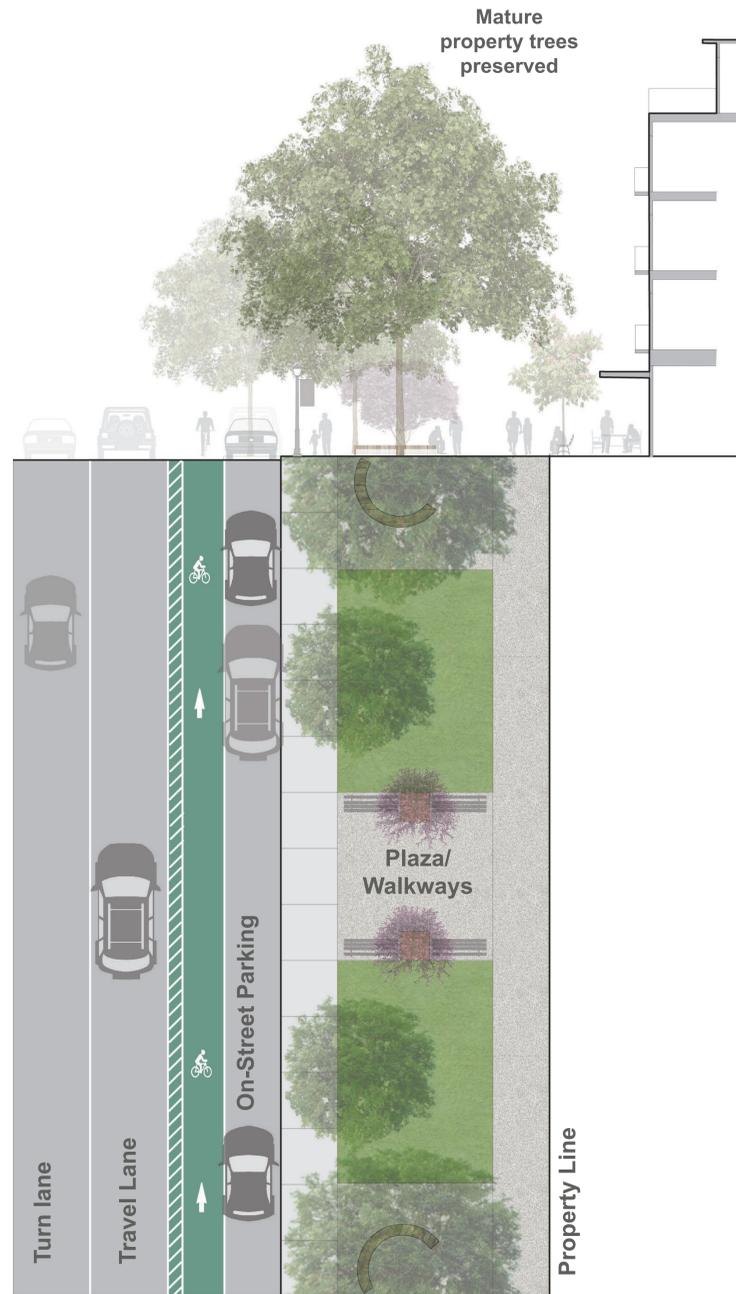
Entry Signs, Gateways, and Identity Elements



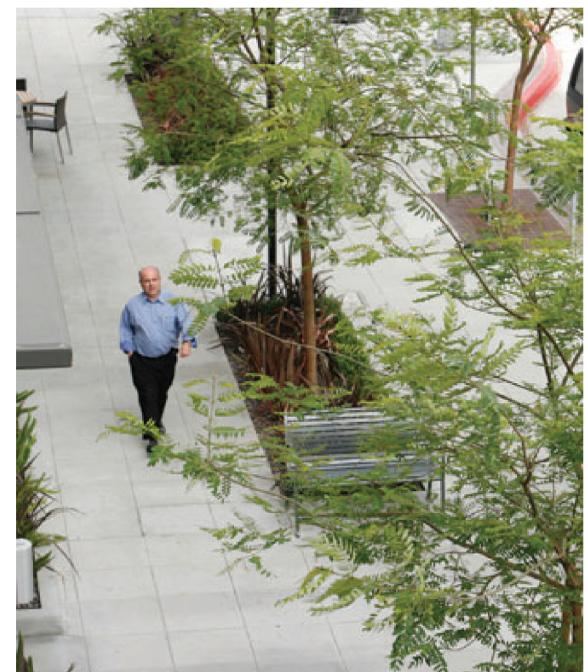
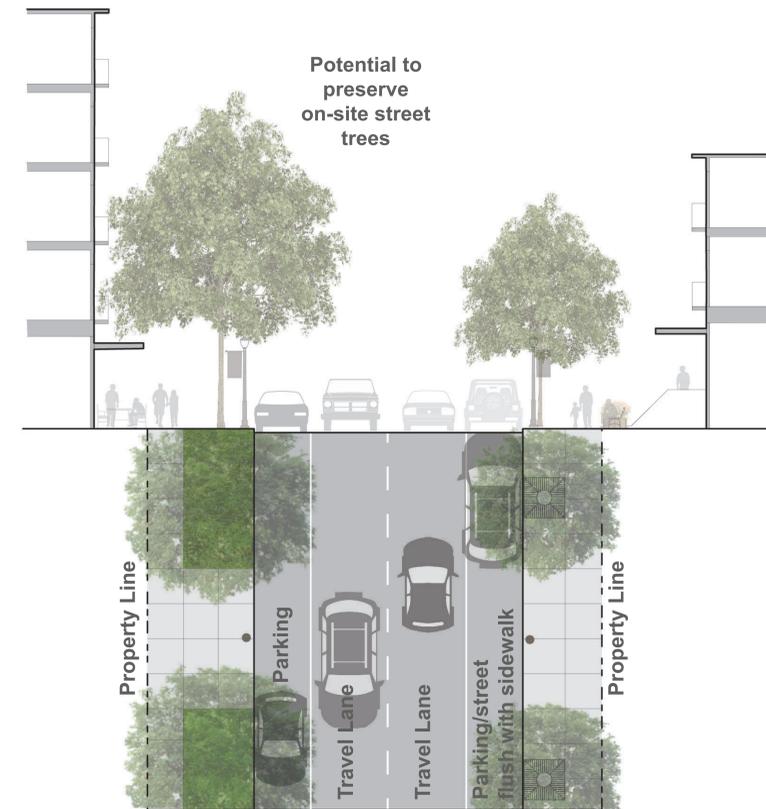
West Broadway Specific Plan

Commercial, Mixed-Use Street Concepts

Broadway



1st Avenue



West Broadway Specific Plan Land Use & Plan Concepts

Have we captured what is most important to you in the Specific Plan land use and plan concepts?

West Broadway Specific Plan Housing & Neighborhood Services

Have we captured what is most important to you for housing and neighborhood services?

West Broadway Specific Plan

Circulation & Mobility

Have we captured what is most important to you for circulation and mobility improvements?

West Broadway Specific Plan

Parks & Open Space

What are your thoughts about Scenarios A and B for Miller Regional Park? Which do you prefer and why?

West Broadway Specific Plan Urban Design & Placemaking

What additional suggestions do you have for improving local placemaking?