



## Planning and Design Commission Report

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**File ID: 2020-00375**

May 14, 2020

**Discussion Calendar Item 08**

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**Title: West Broadway Specific Plan**

File ID: 2020-00375

**Location:** District 4

**Recommendation: Review and Comment -- Provide comments on the Draft West Broadway Specific Plan**

**Contact:** Helen Selph, Associate Planner, (916)-808-7852; Elizabeth Boyd, Senior Planner (916) 808-3540

**Presenter:** Helen Selph, Associate Planner, (916)-808-7852

**Attachments:**

- 1-Description/Analysis
- 2- Benefits and Key Components
- 3-Key Goals and Policies
- 4-Specific Plan Concept with Scenarios A and B for Marina/Miller Regional Park
- 5-Proposed General Plan Amendments
- 6-Proposed Zoning Changes
- 7-Circulation Plan
- 8-Outreach summary
- 9-Public Comment Themes and Response
- 10-Short, Mid-term and Ongoing Implementation Actions

## Description/Analysis

**Issue Detail:** The Draft West Broadway Specific Plan and Draft Environmental Impact Report were released for public review on December 23, 2019. The Draft Plan and a link to the Draft EIR can be found at: <https://www.cityofsacramento.org/Community-Development/Planning/Major-Projects/West-Broadway-Specific-Plan>

The purpose of this report is to advise the Planning and Design Commission on the status of this project and provide an opportunity for review and comment on the Draft West Broadway Specific Plan. Staff anticipates that the Planning and Design Commission and City Council public hearings will take place during the Summer.

The West Broadway Specific Plan provides a vision for development and redevelopment of a 292-acre area that is generally bounded by the Sacramento River on the west; U.S. Highway 50 and Broadway on the north; Muir Way and 5th Street on the east; and 4th Avenue on the south.

The West Broadway area is characterized by a patchwork of large parcels with poorly connected, disparate land uses such as industrial sites and public housing complexes. The Specific Plan stitches the various disparate subareas together into a cohesive community, streamlines the housing development process, and provides a vision for future riverfront planning. The Specific Plan is consistent with the policies of the 2035 General Plan which anticipates a mix of traditional and urban scale housing with neighborhood commercial uses. A summary of the benefits and key components of the West Broadway Specific Plan is provided as Attachment 2.

The following key changes have been made to the Draft Specific Plan in response to comments from the Commission on August 22, 2019:

- C-2 zoning proposed for the fuel tank facility sites in the gateway subarea has been changed to R-5 to allow for more height and density.
- Additional short, mid-term and ongoing implementation measures have been included in the Draft Plan (Attachment 10).
- The bicycle circulation diagram has been revised to address the awkward bike trail connection from north of highway 50 through Miller Regional Park to the shared use trail to the south.

**Policy Considerations:** The proposed project is consistent with the City's goals and policies as established in the 2035 General Plan. These policies include:

**LU 1.1.4 Leading Infill Growth.** The City shall facilitate infill development through active leadership and the strategic provision of infrastructure and services and supporting land uses.

**LU 1.1.5 Infill Development.** The City shall promote and provide incentives (e.g., focused infill planning, zoning/rezoning, revised regulations, provision of infrastructure) for infill development, reuse, and growth in existing urbanized areas to enhance community character, optimize City investments in infrastructure and community facilities, support increased transit use, promote pedestrian- and bicycle-friendly neighborhoods, increase housing diversity, ensure integrity of historic districts, and enhance retail viability.

**LU 2.1.8 Neighborhood Enhancement.** The City shall promote infill development, reuse, rehabilitation, and reuse efforts that contribute positively (e.g., architectural design) to existing neighborhoods and surrounding areas.

**ERC 2.2.6 Urban Park Facility Improvements.** In urban areas where land dedication is not reasonably feasible (e.g., the Central City), the City shall explore creative solutions to provide neighborhood park and recreation facilities (e.g., provision of community-serving recreational facilities in regional parks) that reflect the unique character of the area.

**H-1.2.2 Compatibility with Single Family Neighborhoods.** The City shall encourage a variety of housing types and sizes to diversify, yet maintain compatibility with, single-family neighborhoods.

**H-1.2.5 Neighborhood Input on Development.** The City shall continue to work with neighborhood associations and residents through the planning and delivery of residential development to ensure that neighborhoods are safe, decent, and pleasant places to live and work.

**Goal LU 2.2 City of Rivers.** Preserve and enhance Sacramento's riverfronts as signature features and destinations within the city and maximize riverfront access from adjoining neighborhoods to facilitate public enjoyment of this unique open space resource.

**Policy LU 2.2.1 World-Class Rivers.** The City shall encourage development throughout the city to feature (e.g., access, building orientation, design) the Sacramento and American Rivers and shall develop a world-class system of riverfront parks and open spaces that provide a destination for visitors and respite from the urban setting for residents.

**HCR 2.1.6 Planning.** The City shall take historical and cultural resources into consideration in the development of planning studies and documents.

**HCR 2.1.14 Adaptive Reuse.** The City shall encourage adaptive reuse of historic resources when the original use of the resource is no longer feasible.

**HCR 2.1.15 Demolition.** The City shall consider demolition of historic resources as a last resort, to be permitted only if rehabilitation of the resource is not feasible, demolition is necessary to protect the health, safety, and welfare of its residents, or the public benefits outweigh the loss of the historic resource.

**Public Outreach:** The planning process involved the neighborhood/community in creating a vision for the development and redevelopment of the area. An outreach summary is provided as Attachment 8.

**Public Comments:** The City received 16 comment letters on the draft environmental impact report and draft Specific Plan during the public review period from December 23, 2019 through February 20, 2020, and 2 letters on March 6 and March 10th. The comment letters were received from the Land Park Community Association, Upper Land Park Neighborhood Association, Nathaniel Colley Civil Rights Coalition, 9 individuals, and 4 agencies. Responses to key themes of public comment on the Specific Plan itself are included in Attachment 9. A comprehensive response to public comments received will be provided in the Final EIR.

**Economic Impacts:** It is anticipated that the economic impacts of the West Broadway Specific Plan will be an increase in housing production and economic activity in and around the project area which will support more small and medium sized businesses and job growth over the next 20 or more years.

**Environmental Considerations:** Adoption of a specific plan is considered a project under CEQA and a Draft Environmental Impact Report was released on December 23, 2019. The public comment period ended on February 20, 2020. Public comments that were received on the West Broadway Specific Plan and Draft Environmental Impact Report will be addressed comprehensively by the Final EIR, which will be posted at:  
<http://www.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports>.

**Sustainability:** The West Broadway Specific Plan facilitates infill development, reuse, and reinvestment in an existing urbanized area. Increased housing opportunities near the urban core will reduce long commutes and dependence on cars, reduce the per capita use of fossil fuels and greenhouse gas emissions, and help meet air quality standards.

**Commission/Committee Action:** The Preservation Commission and Active Transportation Commission meetings were cancelled as a precaution to the coronavirus, COVID-19. These have been tentatively rescheduled for June.

**Rationale for Recommendation:** Staff requests that the Commission review the Draft West Broadway Specific Plan and provide comments. The Draft Specific Plan includes land use regulations and policies designed to streamline the housing development process and support new development in the Plan area consistent with the 2035 General Plan, which includes a mix of traditional and urban-scale housing with neighborhood commercial uses. The Specific Plan also includes two alternative concepts for the long-term redevelopment of Miller Regional Park and the Sacramento Marina. Staff are not seeking a recommendation regarding the alternatives because this will remain a Special Study Area following adoption of the West Broadway Specific Plan.

## Background

The West Broadway Specific Plan area is characterized by a patchwork of large parcels with poorly connected, disparate land uses such as industrial sites and public housing complexes. The street network was not created on a residential scale typical to other neighborhoods. Various public and private sector initiatives have examined the subareas of the project area, but a comprehensive plan for the area has never been adopted by the City.

The over-arching goals of the West Broadway Specific Plan are to stitch the various disparate subareas together into a cohesive neighborhood, significantly improve housing quality and opportunity for current neighborhood residents, dramatically enhance visual quality, enhance current Riverfront planning efforts, and create more housing opportunities for city residents as a whole.

The Alder Grove and Marina Vista subareas constitute nearly one-quarter of the Specific Plan area and represent key opportunities to create mixed income communities and facilitate the development of more housing near the job center of the Sacramento Region.

Current federal and SHRA housing policies seek to promote the conversion of public housing complexes into mixed-income communities without the significant displacement of existing residents. Due to disinvestment by the Federal Government, there is a significant shortfall in funding needed to maintain existing public housing properties.

There are two options for addressing the funding shortfall with respect to public housing properties:

1. SHRA's Rental Assistance Demonstration & Asset Repositioning Strategy (RAD) <https://www.shra.org/rad/> provides an option for moving public housing properties to a private ownership model while rehabilitating the existing housing complexes.
2. Redevelopment provides an opportunity to reposition the housing to a private ownership model while improving street connectivity and integrating these physically and socially isolated complexes into the surrounding neighborhood as a mixed-income community consistent with Nathaniel Colley's ideals. Colley (1918-1992), Sacramento's pre-eminent civic rights attorney and fair housing advocate during the mid-20<sup>th</sup> century period, argued that housing occupancy at Alder Grove be fully open, without restriction, to African Americans and other persons of color. The Twin Rivers Public Housing Community in the River District is currently undergoing the same type of redevelopment that is contemplated in the West Broadway Specific Plan.

It is important to note that the redevelopment of Alder Grove and Marina Vista are options. The EIR provides an analysis of the potential demolition of Alder Grove as a worst-case scenario, since the New Helvetia Historic District (which is a listed National Register and California Register-listed historic district) covers a majority portion of the Alder Grove site.

If or when a redevelopment project is proposed on the Alder Grove site, it would be subject to further project-level review. Since Alder Grove's New Helvetia Historic District is a historic resource, the City's preservation staff would be closely involved in reviewing and shaping the design of redevelopment project proposals, and the project would also be brought to the Preservation Commission for review and comment. In addition, future development proposals for the Alder Grove site would be subject to the National Environmental Policy Act (NEPA), which has its own review process for impacts to historic structures (Section 106 review).

## Attachment 2

### **Benefits of the West Broadway Specific Plan and Key Components**

#### **Housing Supply**

- Accommodates more housing:
  - Rezones industrial land, including fuel storage sites to residential or general commercial zoning.
  - Increases potential housing supply in West Broadway Specific Plan Area by 3,269 residential units.
- Provides a long-term vision for the potential redevelopment of Alder Grove and Marina Vista into mixed-income communities with affordable and market rate housing.

#### **Livability**

- Includes goals, policies, and implementation actions to guide and support the provision of neighborhood services and amenities.
- Establishes urban design concepts to create a distinct identity for the West Broadway area.
- Provides development and design guidelines for infill and redevelopment to create a cohesive public realm and ensure compatible densities and site architecture adjacent to existing single-family homes.
- Establishes an integrated parks and open space network with new parks that will serve as focal points for neighborhood subareas.
- Rezones industrial uses to support redevelopment of fuel storage sites on Front Street, with residential, commercial, and open space recreational uses.

#### **Walkable Neighborhoods and Multimodal Connectivity**

- Extends the Central City grid into the Specific Plan area to establish walkable neighborhoods and improve local connectivity.
- Provides improved bike, pedestrian, and transit facilities in locations that support access to community amenities.
- Integrates bike and pedestrian connections with citywide bike plans.
- Expands the number of street connections to disperse traffic and features a traditional grid with shorter blocks to slow traffic.
- Identifies traffic improvements to support efficient vehicular and bike pedestrian circulation.

## **Environmental Impact Report (EIR)**

- Improves predictability and provides streamlined review for housing and mixed-use projects.
- Provides standard mitigation for all projects
- Reduces studies required for future development projects
- Certified EIR improves the eligibility of Miller Regional Park, Alder Grove and Marina Vista for redevelopment grant funding.

## **Special Study Area for Miller Regional Park and Sacramento Marina**

- Identifies uses and improvements to support activation and natural surveillance of Miller Regional Park and the Sacramento Marina.
- Provides two conceptual alternatives for the potential long-term redevelopment of Miller Regional Park and the Sacramento Marina into a regional destination for community events and riverfront recreational activities.
- Identifies implementation actions to facilitate the redevelopment of Miller Regional Park and fuel storage facilities. (Note: Subsequent iterations of market analysis, development of precise design and cost estimates, and identification of funding gaps and funding sources will be required to determine feasibility the conceptual vision. Following confirmation of feasibility, a new Master Plan for Miller Regional Park and the Sacramento Marina will be prepared for consideration).

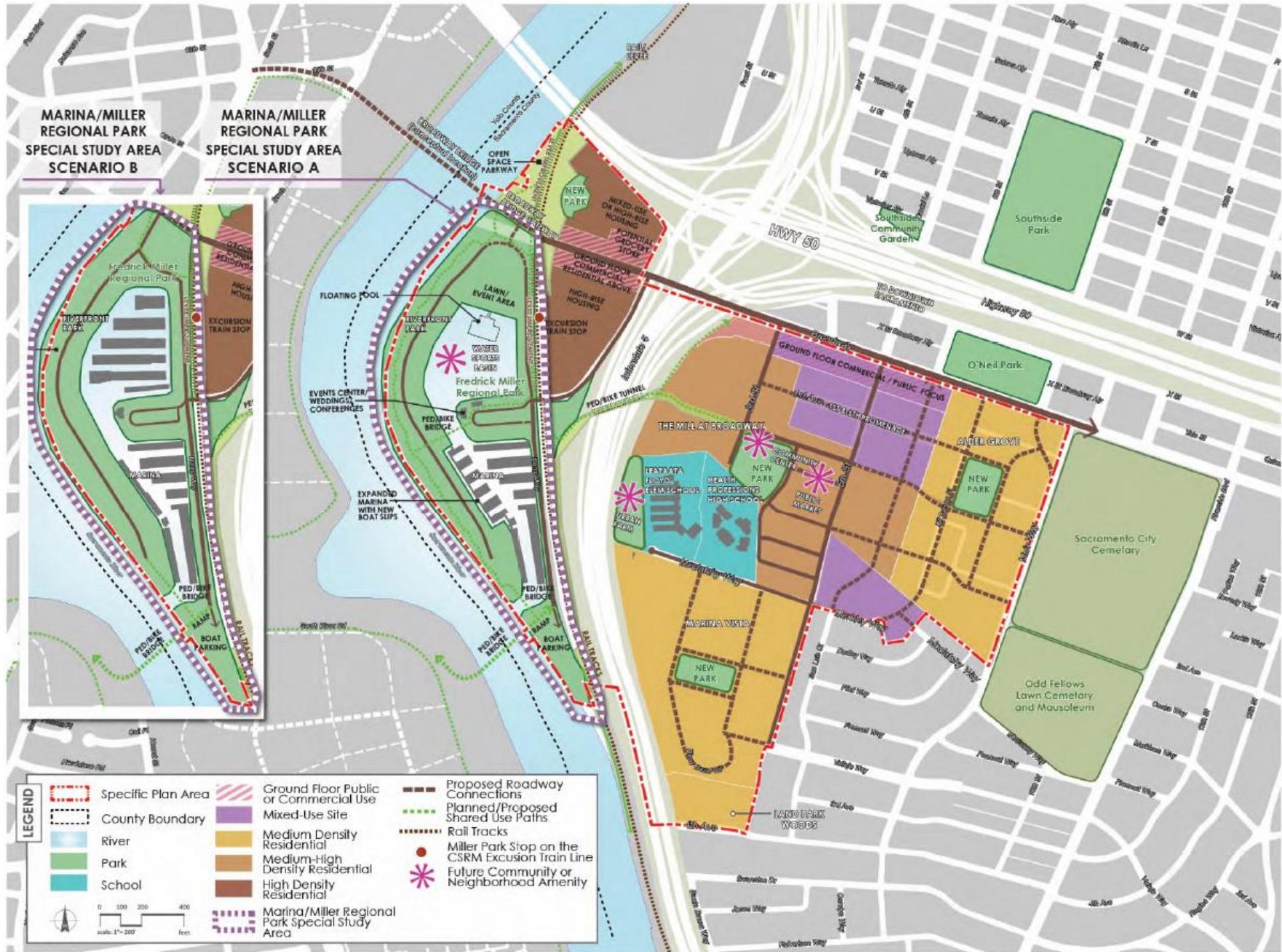
## **Infrastructure**

- Circulation plan provides improved street grid connectivity and improved complete street infrastructure to facilitate more biking and walking.
- Public Facilities Finance Plan provides improved infrastructure predictability without adding new development impact fees.

### **Attachment 3 – Key Goals and Policies**

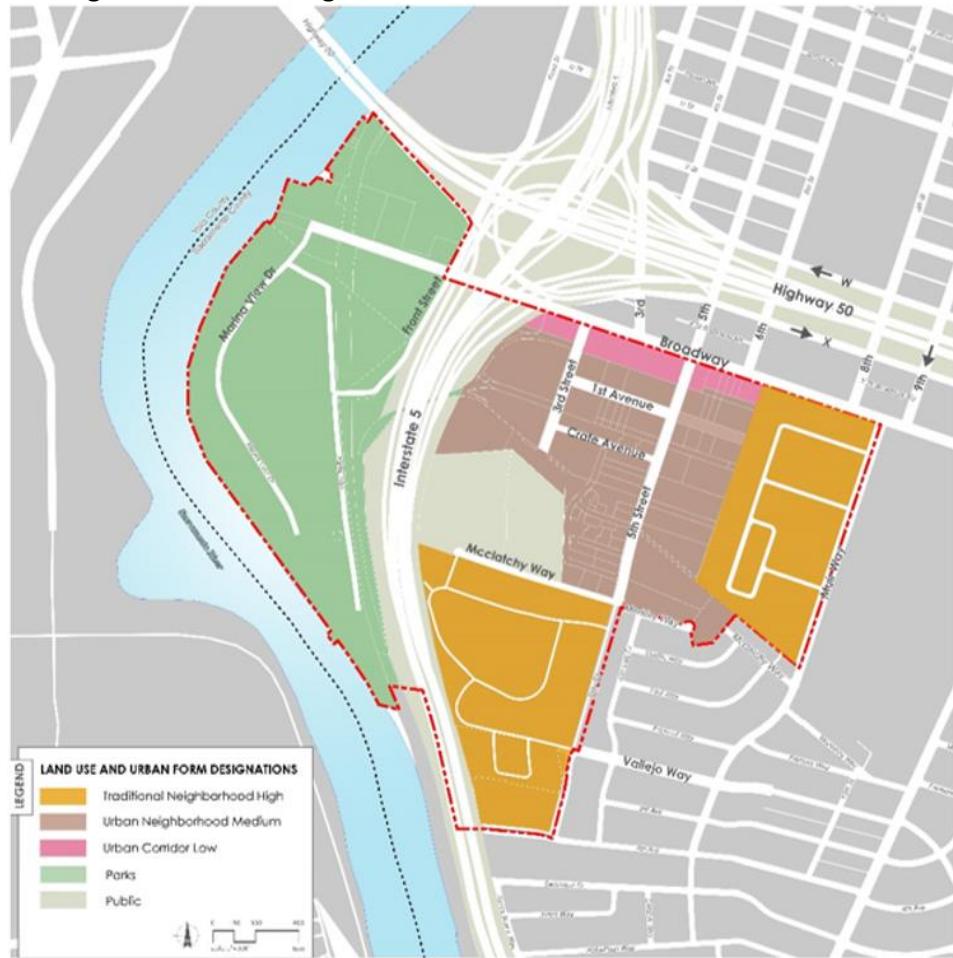
1. Enhance Miller Regional Park as a regional facility with amenities that include active and passive recreation and places for the community to gather for activities and events.
2. Improve park infrastructure and expand access to programs and services that support youth development, safety, and health.
3. Support the redevelopment of existing industrial lands along Broadway, adjacent to 5th Street (in the Industrial Subarea) as a vibrant hub for a mix of residential, commercial, and neighborhood serving uses, adaptive reuse opportunities of historic structures, and active street fronts oriented on Broadway, 5th Street, and 1st Avenue.
4. Encourage a range of densities within the Specific Plan Area, to support the demand for a mix of housing types and preferences.
5. Future redevelopment of Marina Vista and Alder Grove shall support the mixing of new market rate, workforce, and senior housing with existing public housing units. All housing units shall be high quality design.
6. Replacement housing for the existing 751 public housing units serving the residents of Marina Vista and Alder Grove shall be provided at a one-to-one ratio. Replacement housing may be provided either within or outside of the Specific Plan Area.
7. The redevelopment of affordable low income, workforce, and senior housing is encouraged in other locations in the Specific Plan Area.
8. Encourage new development and neighborhood retail businesses which addresses gaps in services, such as a full-service grocery store, bookstore, and restaurants and cafes for area residents.
9. Establish a walkable grid network for West Broadway that connects with the Central City grid and other surrounding neighborhood roadways.
10. Provide a complete network of bike and pedestrian facilities connecting the Specific Plan internally and externally to the surrounding community.
11. As new development occurs, provide enhanced bicycle and pedestrian improvements along 5th Street and Muir Way, including wide sidewalks and dedicated space for bike share and bicycle parking.

## Attachment 4 – Concept with Alternative Scenarios A and B for Marina/Miller Regional Park Special Study Area

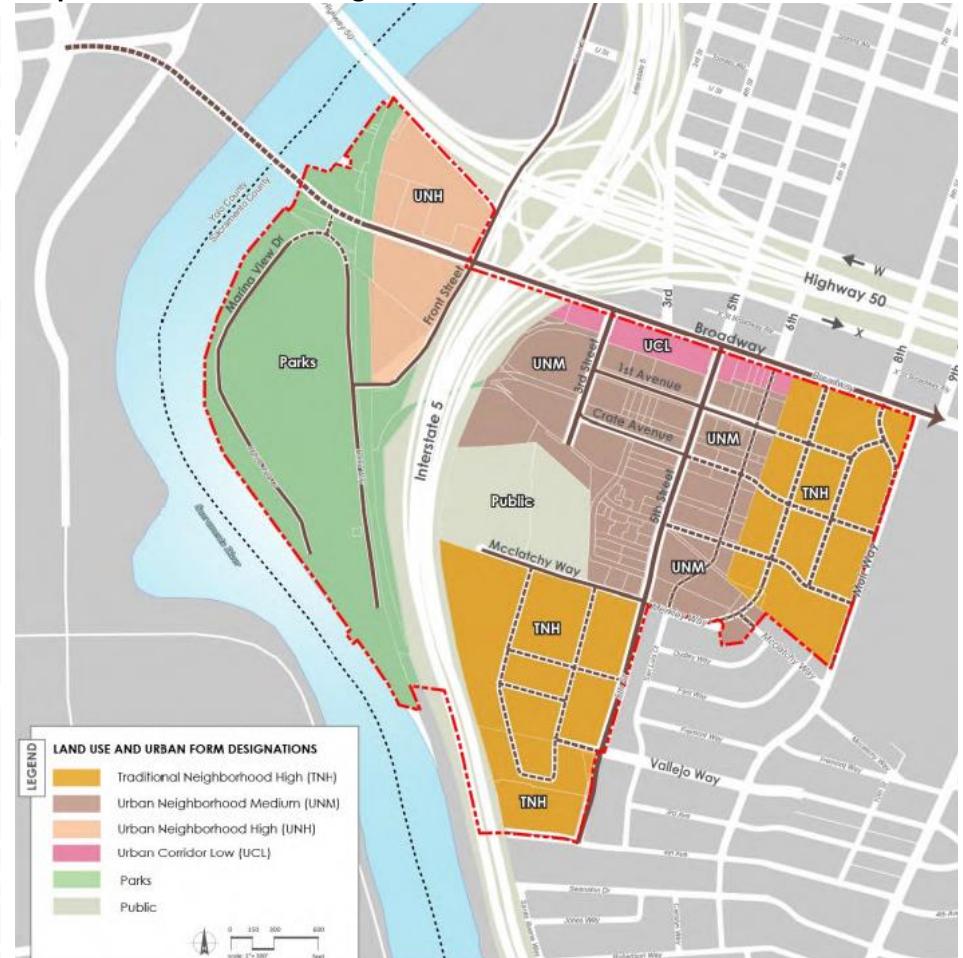


## Attachment 5 – Proposed General Plan Amendments

Existing General Plan Designations

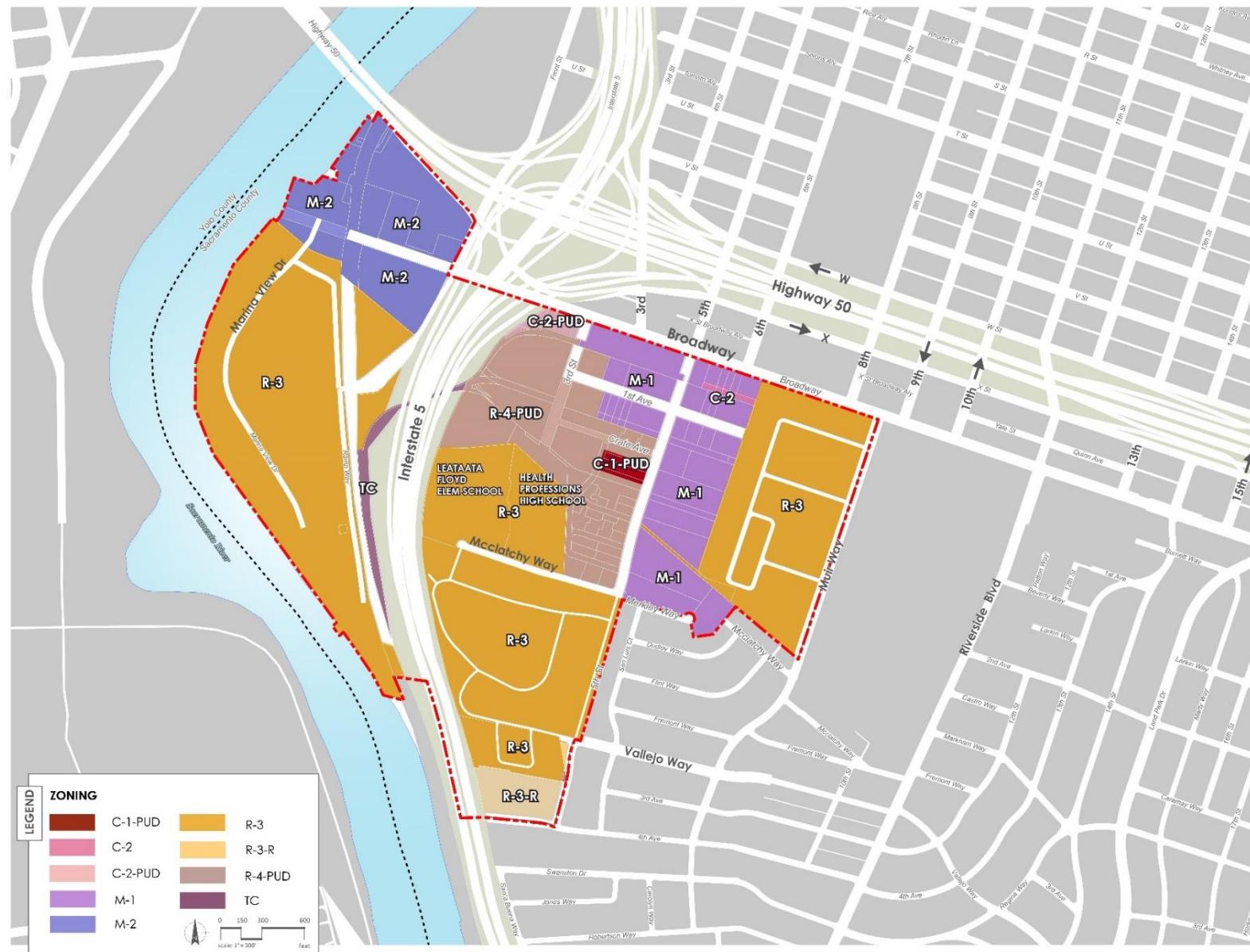


Proposed General Plan Designations



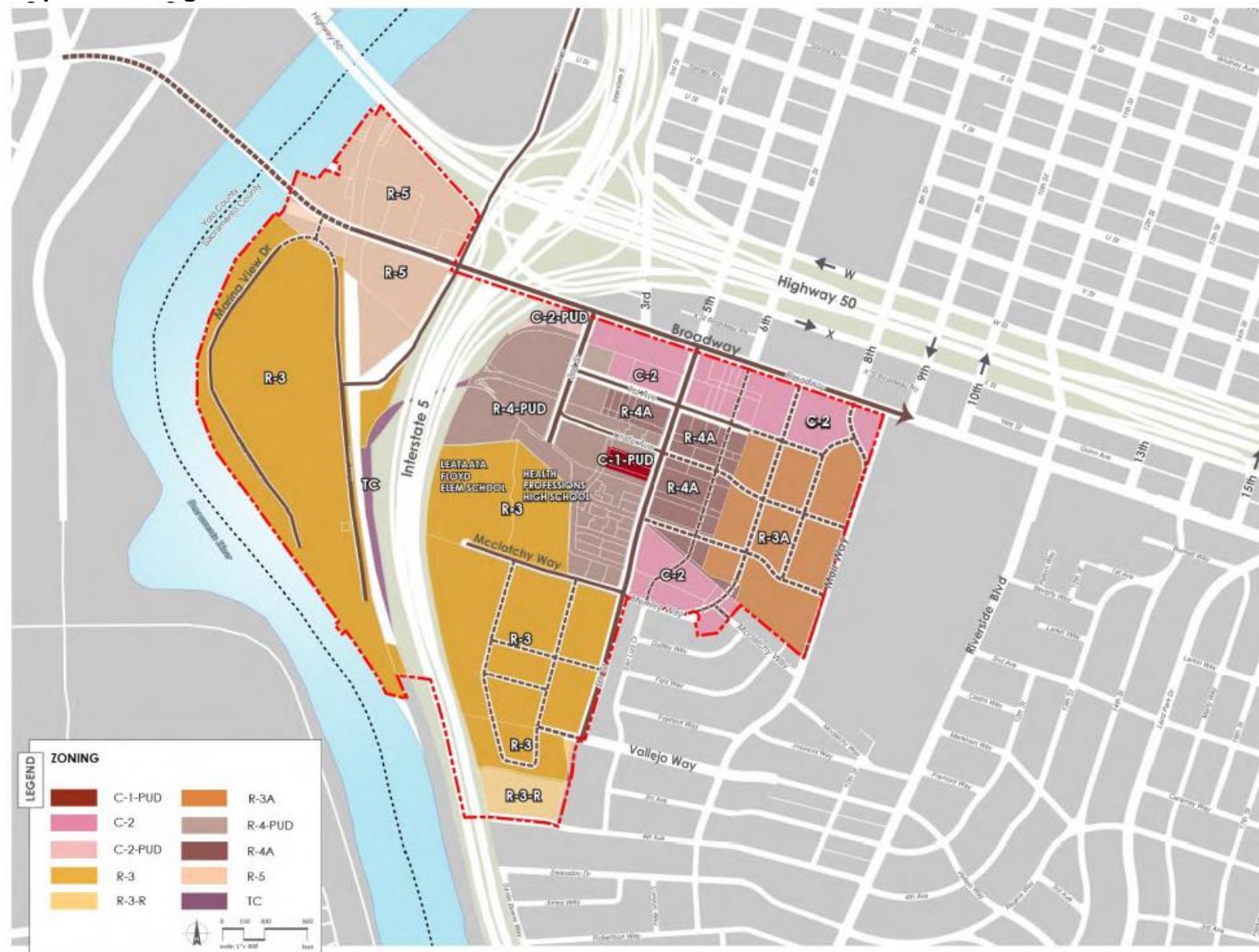
## **Attachment 6 – Proposed Zoning Amendments**

## **Existing Zoning**



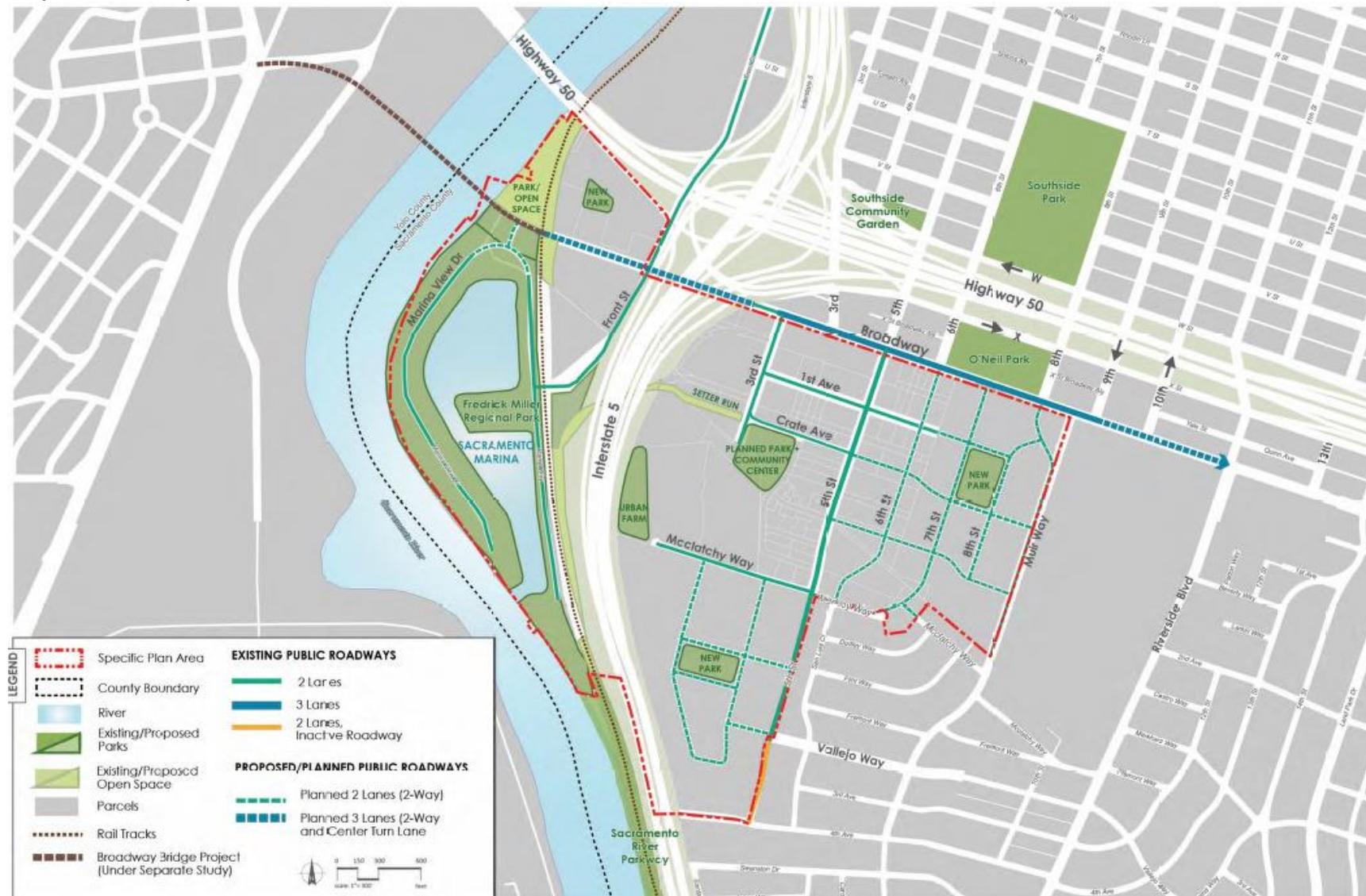
## **Attachment 6 – Proposed Zoning Amendments**

## **Proposed Zoning**



## Attachment 7- Circulation Plan

### Proposed Roadway Network



## Attachment 7- Circulation Plan

### Proposed Bike Facility Improvements



## **Attachment 5 – Outreach Summary**

The planning process to date has involved the neighborhood and surrounding community in creating a vision for the development and redevelopment of the area.

- On May 8, 2018, six stakeholder focus groups were convened to obtain preliminary information about the issues that would be used to inform the community workshop.
- The first Community Workshop and EIR Scoping Meetings held on July 25, 2018 and was well attend.
- Outreach to the residents of Alder Grove, Marina Vista, and Land Park Woods in August 2018 and again in April 2019.

### Highlights of What We Heard at Community Meeting #1:

- There were more comments on traffic and the need for traffic calming and street improvements than any other category. Comments supported:
  - Providing a more connected street grid network,
  - Improving bike connections to the Central City and West Sacramento; along Broadway and to multi-use trails along the Sacramento Waterfront;
  - Making bicycle and pedestrian infrastructure improvements.
- There was general excitement and support for both vision concepts for Miller Regional Park and the Sacramento Marina Special Study Area,
  - There seemed to be more support for Concept A, the water-sports basin and outdoor event space. There were many suggestions for activities and programming.
- There were comments about existing crime, drugs and safety concerns, particularly at Miller Regional Park.
- There were a range of comments on housing. Most comments supported creating stability for low income residents to combat potential displacement, providing affordable housing and mixed income housing and/or adding additional market rate housing.
- Comments supported redevelopment of industrial sites, including facilitating the redevelopment of vacant properties in the industrial subarea and existing fuel storage facility sites.
- Support for taller mixed-use development along Broadway with commercial uses at the street level with residential uses above.
- A desire to have more amenities nearby, such as a grocery store, youth center and/or after school program.
- More trees and shade.

Highlights from August 16, 2018 outreach meeting at Alder Grove:

- Children need a safe route from Alder Grove to Leatata Floyd Elementary, including better lighting and traffic calming.
- Support for a central community space for resident activities and recreation.
- Community amenities such as a grocery store, laundromat.
- Concerns about parking supply.

Highlights from August 27, 2018 outreach meeting at Marina Vista:

- Community Center with:
  - A computer lab (so that residents can work on online job applications)
  - After school programming for older kids (like “Boys & Girls Clubs”, grades 7-12 most critical)
- Safe route to school for Alder Grove kids
- More space for new retail and commercial (to provide employment opportunities)
- More affordable food options

Outreach to Land Park Woods residents, April 12, 2018

- Staff attended meeting at Land Park Woods to find out what residents think about potentially reopening 5<sup>th</sup> Street. Attendees were unanimously in favor of keeping 5<sup>th</sup> Street closed.

Community Workshop # 2: July 31, 2019

Highlights of What We Heard:

- Circulation and mobility comments supported:
  - Making bicycle and pedestrian infrastructure improvements.
  - Various street design improvements.
  - Improving bike connections to the Central City and West Sacramento; along Broadway and to multi-use trails along the Sacramento Waterfront.
  - Providing a more connected street grid network.
  - Concerns about traffic and support for traffic calming.
  - Transit improvements.
- There were a range of comments on housing. Most of these supported creating stability for low income residents to combat potential displacement, providing affordable housing and mixed income housing and/or adding additional market rate housing.
- There was general support for the vision concepts for Miller Regional Park and the Sacramento Marina Special Study Area, with mixed results on the preference for Scenario A vs. B.
- There were a number of comments supporting better lighting, pedestrian amenities and security.

- Comments supported redevelopment of industrial sites, including facilitating the redevelopment of vacant properties in the industrial subarea and existing fuel storage facility sites.
- There were more comments supporting the concepts proposed/mixed use and higher density than there were on preserving neighborhood identity.
- There were some comments supporting the preservation of historic buildings.
- There were some comments expressing a desire to have more amenities nearby, such as a grocery store, youth center and/or after school program.

**Attachment 9**  
Public Comment Themes on Draft Specific Plan and Response

**1. Reduce allowed densities, especially for Marina Vista and Alder Grove sites, and provide additional details regarding housing types, affordability, and ownership.**

The West Broadway Specific Plan (WBSP) provides broad concepts and policies for the plan area and sets an upper limit for development potential for the purposes of environmental analysis, based on the 2035 General Plan. Future project-level plans for Alder Grove and Marina Vista will need to be submitted to the City for additional review by the Sacramento Housing and Redevelopment Agency (SHRA) and/or private developers. Moreover, the Alder Grove and Marina Vista properties are controlled by the federal government, and any future redevelopment plans for the area must also be approved by the U.S. Department of Housing and Urban Development (HUD).

Details about housing types, affordability, and ownership will be determined later at the project-level as the WBSP is implemented. The City's land use and zoning designations allows for broad categories of housing types (i.e. single-unit, duplex, and multi-unit) and includes limits such as density, height, and floor-area-ratio. The land use and zoning designations do not specify housing types such as apartments or townhomes or the proportion of affordable versus market rate housing.

**2. Request to change the proposed C-2 zone along 5<sup>th</sup> Street, since it borders existing single-family development to the south.**

The current zoning for this site is M-1, which allows heights up to 70 feet. The proposed C-2 designation reduces the maximum height limit for this site to 65 feet. Furthermore, the C-2 zone further requires lower height limits when a project is proposed close to low-rise residential zones (R-1, R-1B, or R-2). For projects within 39 feet of these zones, the height limit is 45 feet. For projects between 40 and 79 feet of these zones, the height limit is 55 feet.

Furthermore, rezoning this site to a residential zone would create a "non-conforming use" as there are existing industrial uses on this site which are not allowed in a residential zone. Finally, the C-2 zone is flexible and would allow for the future development of single-unit and multi-unit residential units.

**3. Concern regarding the Broadway Bridge project, including requests to reroute Broadway Bridge traffic to X Street**

An analysis of the cumulative impacts due to the proposed Broadway Bridge and the potential buildup of the WBSP was included in the WBSP Draft Environmental Impact Report (EIR) because the Broadway Bridge is a reasonably foreseeable project that is included in the regional MTP/SCS as well as the 2035 General Plan. The Broadway Bridge Project is led by the City of West Sacramento.

The City of West Sacramento issued the notice of preparation for the Broadway Bridge Project EIR on July 12, 2017 and held a public meeting on July 27, 2017. As part of the Broadway Bridge Project alternatives, early consideration was given to an alignment that would connect the bridge to X Street. The analysis showed that the diversion would require the closing of the I-5 southbound/to eastbound Hwy 50 X Street off-ramp at 3<sup>rd</sup> Street. The closure of the X Street at 3<sup>rd</sup> Street off-ramp would divert exiting freeway traffic to eastbound US 50 mainline and to I-5 southbound mainline to the US-50 eastbound off-ramp at 15<sup>th</sup> Street, the I-5 southbound off-ramp to Q Street, and the I-5 southbound off-ramp to Suterville Road. The diversion of the

**Attachment 9**  
**Public Comment Themes on Draft Specific Plan and Response**

traffic and the potential impacts to the off-ramps associated with operations, safety, and queuing were not supported by Caltrans. Also, the traffic volumes on Broadway associated with the new bridge directly connecting to Broadway were shown to primarily disperse on Front Street, 3<sup>rd</sup> Street, and 5<sup>th</sup> Street into the central business district. The City of West Sacramento will circulate the Broadway Bridge Project Draft EIR this winter 2020/21. Currently, the Broadway Bridge Project has funding for environmental review but is seeking funding for design and construction.

**4. Concern that the WBSP does not guarantee protection for existing public housing residents.**

As previously mentioned, the Alder Grove and Marina Vista sites are controlled by the Federal Government. Any time a public housing property is either demolished or disposed of, HUD requires that projects comply with anti-displacement requirements. If public housing residents have to move, they must be offered temporary or permanent relocation benefits that include comparable replacement housing, moving assistance, and other relocation benefits that protect residents from being harmed or displaced, consistent with 24CFR 970.21 and as appropriate the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA), Section 104(d) of the Housing and Community Development Act of 1974 and one for one replacement provisions under 24CFR part 42 subpart C.

**5. Opposition to the realignment of Muir Way to 8<sup>th</sup> Street because of perceived increases in through-traffic and use of Muir Way as a “thoroughfare.”**

Currently Muir Way is a two-lane north-south street that terminates at Broadway to the north with a connection to the central city that is offset between 8<sup>th</sup> and 9<sup>th</sup> Streets. With the development of a street grid consistent with the WBSP circulation diagram (Attachment 7) and realignment of Muir Way to connect with 8<sup>th</sup> Street, the connection between north-south and east-west traffic would be improved within this segment of Broadway under cumulative conditions (as local traffic would not have to turn onto Broadway from 8<sup>th</sup> to continue south). In addition, overall transportation operations are expected to improve under the cumulative project condition. Realignment of Muir Way to tie into 8<sup>th</sup> Street at Broadway would eliminate the inefficient clustered intersection signal timing between Muir Way and 9<sup>th</sup> Street. It would increase the vehicle storage distance between Muir Way and 9<sup>th</sup> Street, improving the intersection at 9<sup>th</sup> Street and Broadway from 160 seconds of delay under cumulative conditions to 53 seconds of delay under worst case scenario of cumulative plus project conditions during the PM peak hour. The improved connectivity of the grid network will help diffuse local traffic in the WBSP area while providing some relief to key collector and arterial streets that will continue to serve in that capacity during peak hour time periods.

**6. Requests for additional parks and park facilities to be provided**

The potential parks within the Specific Plan Area (including those within Alder Grove and Marina Vista) have been sized in accordance with the City's park demand factors and are considered adequate.

Development within the WBSP area would be required to comply with the City's parkland provision requirements through either parkland dedication, private recreation facility credits, or payment of in-lieu fees. With the potential build-out of the West Broadway Specific Plan, the

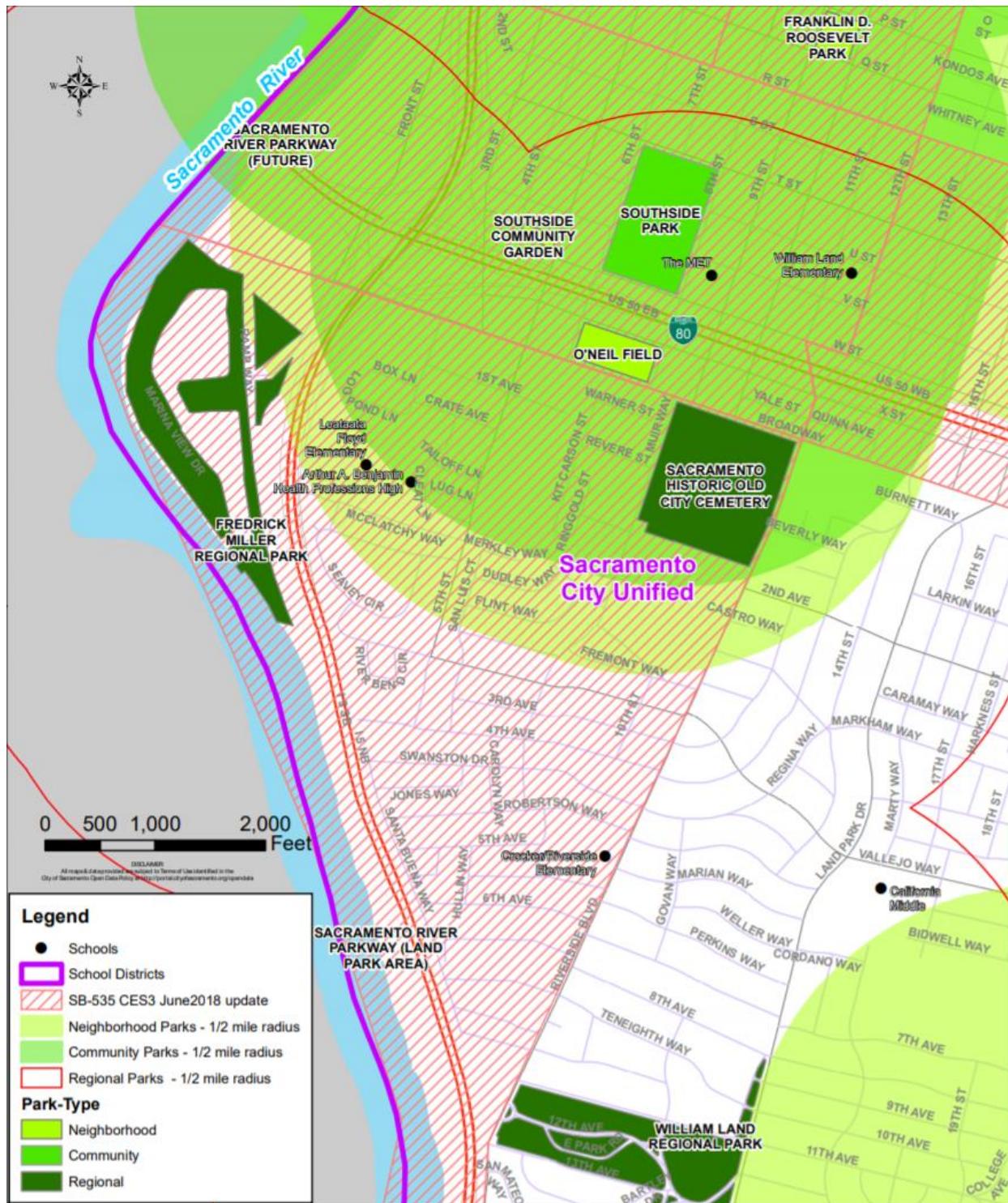
**Attachment 9**  
**Public Comment Themes on Draft Specific Plan and Response**

current deficit in park acreage would be made up through re-zoning and redevelopment of parcels, and through private recreation facilities credits. City code allows for up to 25 percent in reduction to the Quimby land dedication in exchange for the inclusion of qualifying private recreational facilities within new residential development. The City anticipates this credit will fill the gap in park acreage that could be dedicated.

**Community Centers:** The City of Sacramento's level of service for community centers is 1 (30,000 sf max) community center per 50,000 people to serve a 2-mile radius or more (serving several neighborhoods). The city currently operates a community center at Southside Park, which is located within 2 miles of the WBSP area. The neighborhood center at Olympians Park is expected to be operational within 2021, which is located within the WBSP area. The city also anticipates the eventual conversion of the Miller Regional Park marina building to house community center programs and services.

**Location of Parks and open space:** Neighborhood parks in the city serve a 1/2-mile radius. Currently, three existing city neighborhood parks (Southside Community Garden, Southside Park, O'Neil Field) are within a 1/2-mile radius of the WBSP area. Two Regional Parks (Historic Old City Cemetery, Miller Regional Park) also are within the 1/2-mile radius of the WBSP area. New residential development at The Mills and potential re-development at Alder Grove and Marina Vista will create additional neighborhood parks within a 1/2-mile walking distance of the new residential units. (See exhibit on following page).

## **Attachment 9**



**Attachment 10**  
**Short to Medium-term and Ongoing Implementation Strategy/Actions**

Strategy & Action Number	Strategy/Action	Timeframe
<b>Note:</b>	Timeframe: Short term = 0–5 years; Medium term = 5–10 years; Long term = 10+ years	

<b>Land Use and Regulatory Implementation Actions</b>		
<b>Strategy LU.1: Coordination with Stakeholders</b>		
Ongoing coordination with property owners and community or agency partners will be needed to support infill, redevelopment, and public and private improvements of the West Broadway area, as provide in the actions that follow.		
<b>LU-1.1</b>	<b>Relocate the Sacramento City Unified School District Operations Centers.</b> The City will coordinate with and help facilitate relocation of the Sacramento City Unified School District operations centers to catalyze future development on the key infill sites on the northern corners of 5th Street and 1st Avenue.	Medium to Long term
<b>LU-1.2</b>	<b>Work with Property Owners.</b> The City will work with property owners in the Specific Plan Area to help facilitate and implement development projects consistent with the vision and policies of this Specific Plan. Adaptive reuse strategies and affordable housing opportunities are encouraged.	Ongoing
<b>Strategy LU-2: Future Plans and Studies</b>		
Additional project-level studies are needed and should be undertaken to successfully implement major catalytic project development and improvements within the West Broadway area.		
<b>LU-2.1</b>	<b>Feasibility Study for Miller Regional Park Special Study Area.</b> Continue to explore the feasibility of options for the Miller Regional Park Special Study Area by preparing a market analysis and opportunities and constraints analysis identifying funding gaps and funding sources with a goal of potential redevelopment timed with the construction of the Broadway Bridge and the redevelopment of the fuel storage sites.	Near and Medium-term
<b>Housing Implementation Actions</b>		
<b>Strategy H-1: Support Diverse and Affordable Housing</b>		
New development in the Specific Plan Area will support housing affordable for a variety of household incomes.		
<b>H-1.1</b>	<b>Redevelopment of Alder Grove and Marina Vista.</b> Work and partner with housing developers to secure funding from regional, state, and federal programs to plan and support redevelopment of Alder Grove and Marina Vista into mixed income housing communities. In the interim, implement property and program improvements that enhance the quality of life for existing residents.	Ongoing
<b>H-1.2</b>	<b>Affordable Housing.</b> New development or redevelopment in the Specific Plan Area will comply with the City's affordable housing policies through constructing housing affordable to low income and workforce populations or by contributing to funds for existing affordable housing programs.	Ongoing

**Attachment 10**  
**Short to Medium-term and Ongoing Implementation Strategy/Actions**

Strategy & Action Number	Strategy/Action	Timeframe
<b>Note:</b>	Timeframe: Short term = 0–5 years; Medium term = 5–10 years; Long term = 10+ years	

<b>Economic Development Implementation Actions</b>		
<b>Strategy E-1: Help Facilitate Economic Development</b>		
Promote economic development in the Specific Plan Area linked to the economic strategies and opportunities of the city and broader community.		
<b>E-D-1.1</b>	<b>Waterfront Redevelopment.</b> Continue to implement the Sacramento Riverfront Master Plan through public and private investment strategies. Link the activities along the river through innovative recreation and events programming and promotion.	Ongoing
<b>E-D-1.2</b>	<b>Greater Broadway District.</b> Market Broadway as a home and destination for small-scale entrepreneurs and local businesses and promote the opportunities and available opportunity sites along the Broadway corridor. Work with the Greater Broadway Partnership to attract new business and development interests and the desired uses in the Specific Plan Area or broader neighborhood.	Ongoing
<b>E-D-1.3</b>	<b>Assist Small Businesses.</b> Provide funding or services that support existing small businesses with tenant façade, landscape, and property improvements that support their vitality.	Ongoing
<b>E-D-1.4</b>	<b>Advocate and Promote Reuse.</b> Work with property owners and brokers to advocate for reuse and support the development of new projects with building reuse opportunities that can build on the character of development within the West Broadway area.	Ongoing
<b>E-D-1.5</b>	<b>Event Programming.</b> Work with the Greater Broadway Partnership and others to program neighborhood activities and events in the area that build off the success of the Farmer's Market, such as crafts fairs, food truck events, movies in the park, youth programs, boating events and tours, and festivals and other larger events at Miller Regional Park and the Sacramento Marina. Promote development of 1st Avenue as a pedestrian-oriented, mixed-use street that can accommodate neighborhood events and programs.	Medium and Long term
<b>Historic Resource Implementation Actions</b>		
<b>Strategy HR.1: Preserve Significant or Locally Important Historic Resources</b>		
Protect existing historical resources and integrate them into future development within the Specific Plan Area.		
<b>HR-1.1</b>	<b>Adaptive Reuse.</b> Identify and research existing buildings/ historic resources in the Specific Plan Area and actively encourage their reuse. The City shall promote use of the Mills Act program to support investment in the retrofit or adaptive reuse of historic or potentially historic structures and sites.	Short term, Ongoing
<b>HR-1.2</b>	<b>Interpretation of On-Site Resources.</b> Explore placemaking opportunities through adaptive reuse of historic buildings, such as the circa 1940s cinder block building fronting 5th Street;	Medium term

**Attachment 10**  
**Short to Medium-term and Ongoing Implementation Strategy/Actions**

Strategy & Action Number	Strategy/Action	Timeframe
<b>Note:</b>	Timeframe: Short term = 0–5 years; Medium term = 5–10 years; Long term = 10+ years	

	interpretation of the city's riverfront commerce and railroad history at Miller Regional Park; and development of a digital heritage trail to commemorate and interpret the historic features and history of the New Helvetia Historic District and the legacy of Nathaniel Colley.	
CR-1.1	<b>Undocumented Archaeological Resources.</b> Avoid inadvertent discovery through archaeological monitoring of ground-disturbing activities in the Specific Plan Area.	Ongoing
<b>Parks, Recreation, and Open Space</b>		
<b>Strategy P-OS-1: An Expanded Parks and Open Space Network Serving the West Broadway Area</b> Expand the parks and open space network serving the West Broadway area, to enhance neighborhood livability in the area.		
P-OS-1.1	<b>Parks Master Plan Update for Miller Regional Park.</b> Following completion of the feasibility study for the Miller Regional Park Special Study Area, consider the development of a new Master Plan for Miller Regional Park and the Sacramento Marina, as addressed in Action LU-3.1.	Ongoing
P-OS-1.2	<b>Activate Miller Regional Park and the Sacramento Marina:</b> Work with community partners to program events and activities in Miller Regional Park and the Sacramento Marina, such as special events, concerts, craft fairs, farmer's markets, youth programs, and boating events and tours.	Short term
P-OS-1.3	<b>Activate the Peninsula at Miller Regional Park:</b> Conduct project-level planning for an internal bike/pedestrian bridge to span the portion of the river between the peninsula and the boat ramp, including preliminary engineering, design, and environmental analysis.	Short term
P-OS-1.4	<b>Activate the Entrance to Setzer Run:</b> Construct a dog park near the park-side entrance of the Setzer-Run Tunnel, to activate the entrance and enhance natural watch of this bike and pedestrian tunnel.	Short term
<b>Public Safety</b>		
<b>Strategy PS-1: Neighborhood Safety</b> Residents, law enforcement, the city, and community stakeholders will work together to address community safety.		
PS-1.1	<b>Neighborhood Watch.</b> Set up a neighborhood watch group in coordination with area neighborhood associations, the Upper Land Park Neighbors, and the Greater Broadway Partnership for reporting, communicating, and deterring criminal activity. Proactively coordinate with the Sacramento Police Department to educate residents on issues of public safety.	Medium term
<b>Neighborhood Retail and Services</b>		
<b>Strategy NS-1: Neighborhood Access to Fresh Foods</b>		

**Attachment 10**  
**Short to Medium-term and Ongoing Implementation Strategy/Actions**

Strategy & Action Number	Strategy/Action	Timeframe
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<b>Expand neighborhood access to local fruits and vegetables.</b>		
<b>NS-1.1</b>	<b>Urban Farm.</b> Implement the Urban Farm and a food literacy program on the site of the Leataata Floyd Elementary School.	Near term
<b>NS-1.2</b>	<b>Nutrition Programs.</b> Pursue opportunities for education and nutrition programs at Alder Grove, Marina Vista, or nearby and outreach to residents on existing programs, such as CalFresh.	Near term
<b>NS-1.3</b>	<b>Full-Service Grocery Store.</b> Work with grocery store operator to identify sites for a full-service grocery store as the population in the neighborhood area expands.	Medium term
<b>Strategy NS-2: Community and Neighborhood Services</b>		
Plan for and address gaps to services in the community on pace with the growth of the area.		
<b>NS-2.1</b>	<b>Olympian's Park Programs.</b> Establish an after-school and/or adult recreation and youth programs within the neighborhood center in Olympian's Park.	Short term
<b>NS-2.2</b>	<b>Neighborhood Services and Facilities.</b> Identify partnerships to support the development of services in the community, such as after-school programs, a youth center, library services, and medical services.	Medium term, long term
<b>Cultural and Entertainment Amenities</b>		
<b>Strategy C-E-1: Culture and Entertainment</b>		
Promote cultural and entertainment activities in the Specific Plan Area.		
<b>C-E-1.1</b>	<b>Promotion of a Culture, Entertainment, and Recreation District.</b> Support the emergence of the West Broadway area and the "Marina District" of the Greater Broadway District as local venues for recreation, music, arts, and entertainment.	Ongoing
<b>Multimodal Roadways</b>		
<b>Strategy M-1: Implement a Multimodal Street Grid Network</b>		
Implement circulation improvements that enhance mobility and access for all users, including pedestrians, bicyclists, transit users, and drivers.		
<b>M-1.1</b>	<b>Roadway Improvements.</b> Facilitate the construction of the planned roadway and streetscape improvements shown in Figure 7-2, as provided by the street sections in Section 7.3.5 as new development occurs.	Ongoing
<b>M-1.2</b>	<b>Broadway Streetscape Improvements.</b> Facilitate the construction of streetscape improvements identified for Broadway in the Broadway Complete Streets Project.	Short term
<b>M-1.3</b>	<b>Pedestrian Network.</b> As development occurs, facilitate the construction of the planned pedestrian improvements associated with the development, as provided in Figure 7-25 and summarized in Section 7.4.2.	Ongoing
<b>M-1.4</b>	<b>Bicycle Network.</b> Update the Bikeway Master Plan for consistency with the Specific Plan. Construct the planned bicycle improvements shown in Figure 7-26 and summarized in Section	Ongoing

**Attachment 10**  
**Short to Medium-term and Ongoing Implementation Strategy/Actions**

Strategy & Action Number	Strategy/Action	Timeframe
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	7.5.3 as development in the Specific Plan Area occurs, with bike lanes designed in accordance with City Street Design Standards.	
M-1.5	<b>Transit Services.</b> As new development provides transit supportive land uses, the City will assist the Sacramento Regional Transit District in expanding transit services to extend the transit priority area beyond the service area of Route 51.	Ongoing
M-1.6	<b>Transit Stop Improvements.</b> As new development is proposed and/or the City makes streetscape improvements, the City will consult with the Sacramento Regional Transit District about necessary improvements to existing stops and adding new stops that facilitate expanded service, including a future transit stop to serve the Sacramento Marina and Miller Regional Park and the West Broadway Gateway subarea.	Ongoing

**Safe and Accessible Streets**

**Strategy M-2: Support Safety Improvements within Specific Plan Area Roadways**

Upgrade streets in the Specific Plan Area to current City standards as streetscape improvements or development in the Specific Plan Area occurs.

M-2.1	<b>Streetscape Improvements.</b> With construction of streetscape improvements along Broadway, improve street crossings at the intersections of Broadway at 5th Street and Muir Way, and improve pedestrian lighting for businesses along the corridor.	Short term
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**Utilities**

**Strategy U-1:**

Plan and support proposed improvements to utility systems to provide the needed services for the Specific Plan Area.

U-1.1	<b>Wastewater and Storm Drainage.</b> New development will coordinate with the City to mitigate for increases to sanitary sewer and/or stormwater flows to the CSS, to help support any necessary system improvements related to the project's impacts.	Ongoing
U-1.2	<b>Water Service.</b> New development will coordinate with the City to construct the underground distribution systems to serve future project development on-site with services for both domestic and fire suppression needs, in accordance with City standards.	Ongoing
U-1.3	<b>Electrical Service.</b> New development will work with SMUD to coordinate construction of utility and street improvements, including the undergrounding of utilities as development occurs.	Ongoing
U-1.4	<b>Telecommunications Service.</b> New development will work with SMUD and telecommunication providers to identify locations where future telecommunication facilities can be co-located in a common joint trench.	Ongoing