

appendix **A**

General Plan Consistency Summary





The West Broadway Specific Plan has been prepared in conformance with the goals and policies of the Sacramento 2035 General Plan and is consistent with it. To demonstrate Specific Plan consistency, Table A-1 that follows provides a summary of the relevant goals and policies of the adopted General Plan at the time the Specific Plan was prepared and includes a discussion of how the Specific Plan implements the 2035 General Plan.

Table A-1: Specific Plan Consistency with General Plan Goals and Policies

2035 General Plan Goals and Policies	Specific Plan Consistency
Land Use and Urban Design Goals and Policies	
<p>Goal LU 2.1: City of Neighborhoods</p> <p><i>Maintain a city of diverse, distinct, and well-structured neighborhoods that meet the community’s needs for complete, sustainable, and high-quality living environments, from the historic downtown core to well-integrated new growth areas.</i></p>	<p>This Specific Plan focuses on development of the West Broadway area as a mixed-use neighborhood that is integrated into the fabric of the Upper Land Park and Land Park neighborhoods. Integration with these established neighborhoods is planned through extensions of the existing Central City street grid into the West Broadway area, to create walkable neighborhood blocks; preservation of existing mature trees and the planting of new trees on neighborhood streets and properties; and the use of sensitive site and architectural design transitions with adjoining residential areas.</p> <p>The Specific Plan Concept supports the city’s goals and policies for complete, well-structured neighborhoods that are characterized by an interconnected street pattern promoting a mix of housing types and affordability levels; nearby neighborhood services, including schools, parks, retail, restaurants, and meeting places; employment that is accessible by transit; walking to services, biking, and transit use; an extensive tree canopy and attractive landscaping; well-maintained housing and public facilities; and a sense of personal safety within the neighborhood.</p>
LU 2.1.1: Neighborhoods as a Basic Unit	
LU 2.1.2: Protect Established Neighborhoods	
LU 2.1.3: Complete and Well-Structured Neighborhoods	
<p>Goal LU 2.2: City of Rivers</p> <p><i>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.</i></p>	<p>The Specific Plan Concept promotes enhancement of Miller Regional Park as a signature riverfront park facility and more accessible community resource for large sporting and public community events and unique park and open space amenities, including the potential for a new water sports basin for swimming, kayaking, paddle boarding, and similar activities. Specific Plan policies support the relocation of the fuel tank facilities adjacent to the river to open the riverfront for public and private use, including for the expansion of park land at Miller Regional Park, open space restoration, and for private residential and mixed-use development that will help activate and provide additional public access opportunities along the river.</p>
LU 2.2.1: World Class Rivers	
LU 2.2.3: Improving River Development and Access	
<p>Goal LU 2.3: City of Trees and Open Spaces</p> <p><i>Maintain multi-functional “green infrastructure” consisting of natural areas, open space, urban forest, and parkland, which serves as a defining physical feature of Sacramento, provides visitors and residents with access to open space and recreation, and is designed for environmental sustainability.</i></p>	<p>The Specific Plan Concept identifies an integrated parks and open space system, with parks serving as focal points within large neighborhood subareas that are connected by a network of walkways and greenways and a continuous urban green canopy. This system connects with surrounding neighborhood area sidewalks and destinations; park amenities and regional bike trail connections within Miller Regional Park; and jobs, services, and other uses and amenities in the Downtown.</p>
LU 2.3.1: Open Space System	
LU 2.3.2: Adjacent Development	

2035 General Plan Goals and Policies	Specific Plan Consistency
<p>Goal LU 2.4: City of Distinctive and Memorable Places</p> <p><i>Promote community design that produces a distinctive, high-quality built environment whose forms and character reflect Sacramento’s unique historic, environmental, and architectural context, and create memorable places that enrich community life.</i></p>	<p>Chapter 9 of this Specific Plan provides design guidelines that address site, architectural, and landscape design within unique environment of the West Broadway area. The design guidelines in this Specific Plan address how the design of the public realm and private improvements can work together to distinguish the West Broadway area as a unique place. Development within the Specific Plan Area will be designed to integrate with the surrounding local community; preserve the unique assets of the neighborhood, such as its tree-lined streets; announce entry into the community across the planned Broadway Bridge; and support high-quality urban development that improves and respects the local community context.</p>
LU 2.4.1: Unique Sense of Place	
LU 2.4.2: Responsiveness to Context	
LU 2.4.3: Enhanced City Gateways	
<p>Goal LU 2.6: City Sustained and Renewed</p> <p><i>Promote sustainable development and land use practices in both new development, reuse, and reinvestment that provide for the transformation of Sacramento into a sustainable urban city while preserving choices (e.g., where to live, work, and recreate) for future generations.</i></p>	<p>The West Broadway area will implement the General Plan vision for sustainable growth and development by helping to facilitate neighborhood development close to Downtown. New development in the Specific Plan Area will have a more compact form, provide more housing and mixed-use development adjacent to existing commercial and transit services, and utilize more energy-efficient site and building designs, upgraded to current energy standards. The Specific Plan design guidelines includes a list of sustainability design practices that are inherent in the planned neighborhood form of the West Broadway area or can be further supported by future Specific Plan development. Design guidelines supporting sustainable design are demarcated with a green (S) symbol.</p>
LU 2.6.1: Sustainable Development Patterns	
LU 2.6.3: Revitalization Strategies	
LU 2.6.5: Existing Structure Reuse	
LU 2.6.6: Efficiency through Density	
LU 2.6.8: Heat Island Effect	
<p>Goal LU 2.7: City Form and Structure</p> <p><i>Require excellence in the design of the city’s form and structure through development standards and clear design direction.</i></p>	<p>Chapter 9 of this Specific Plan provides guidelines addressing the urban form and structure for the Specific Plan Area, organized by principles that are required of development in the Specific Plan Area and the guidelines themselves, which provide approaches to meeting the principle. The design guidelines address development and design for each of the listed policy topic areas, including transitions in the scale and massing of new development that reflect the lower intensity and building height of adjoining neighborhoods; freeway development, including landscaping and trees to protect the public from the effects of vehicle-generated air emissions and freeway noise and vibration; walkable blocks that reinforce the pedestrian character of the neighborhood; active building frontages oriented to pedestrians; and screening and reducing the prominence of parking within the public realm.</p>
LU 2.7.3: Transition in Scale	
LU 2.7.5: Development along Freeways	
LU 2.7.6: Walkable Blocks	
LU 2.7.7: Building that Engage the Street	
LU 2.7.8: Screening of Off-Street Parking	

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<p>Goal LU 4.1: Neighborhoods</p> <p>Promote the development and preservation of neighborhoods that provide a variety of housing types, densities, and designs and a mix of uses and services that address the diverse needs of Sacramento residents of all ages, socio-economic groups, and abilities.</p>	<p>The West Broadway area is uniquely positioned to support a mixed-income neighborhood with affordable and market rate housing that provides the community a choice of housing types and densities. This Specific Plan guides potential development of two affordable housing communities, Alder Grove and Marina Vista, within the Specific Plan Area as mixed-income communities with more urban densities.</p>
<p>LU 4.1.1: Mixed-Use Neighborhoods</p>	
<p>LU 4.1.3: Walkable Neighborhoods</p>	<p>Specific Plan land uses and goals and policies help facilitate a mix of uses and services in the West Broadway area that complement and address the basic needs and services in the community; enhance character-defining features in the neighborhood, such as parks, open space, landscaping, and street trees; and improve connections to key destinations within and beyond the community.</p>
<p>LU 4.1.4: Traditional Grid</p>	
<p>LU 4.1.8: Connections to Open Space</p>	
<p>LU 4.1.9: Family-Friendly Neighborhoods</p>	
<p>LU 4.1.10: Neighborhood Street Trees</p>	
<p>Goal LU 4.4: Urban Neighborhoods</p> <p>Promote vibrant, high-density, mixed-use urban neighborhoods with convenient access to employment, shopping, entertainment, transit, civic uses (e.g., school, park, place of assembly, library, or community center), and community-supportive facilities and services.</p>	<p>In addition to addressing General Plan goals for complete communities, as described earlier, the Specific Plan Design Guidelines place priority on supporting urban neighborhood design patterns along the commercial and mixed-use streets in the Specific Plan Area, including 5th Street, 1st Avenue, and Broadway. These features include promoting the design of consistent setbacks to create a well-defined public sidewalk and street; designing building facades with active streetfronts and entrances that face the street; reducing the building massing of larger buildings; incorporating small public spaces, trees and landscaping, and street furnishings that enhance the character and identity of the street; and minimizing the number of curb cuts and the appearance of parking on the street by using primarily side streets and alleys for parking and service area access.</p>
<p>LU 4.4.1: Well-Defined Street Fronts</p>	
<p>LU 4.4.2: Building Orientation</p>	
<p>LU 4.4.3: Building Design</p>	
<p>LU 4.4.4: Ample Public Realm</p>	
<p>LU 4.4.5: Parking and Service Access and Design</p>	
<p>Goal LU 9.1: Open Space, Parks, and Recreation</p> <p>Protect open space for its recreational, agricultural, safety, and environmental value and provide adequate parks and open space areas throughout the city.</p>	<p>The Specific Plan Concept identifies new neighborhood parks and open space areas that are distributed to serve new development in the Specific Plan Area. In addition, this Specific Plan envisions improvement of Miller Regional Park for large events and gatherings and development of additional park amenities, such as water sports and volleyball courts, as described earlier. New shared-use paths or greenways and repurposing of a rail tunnel into a key bike and pedestrian trail connection will enhance neighborhood access to Miller Regional Park and the city's regional open space network along the Sacramento and American River Parkways.</p>
<p>LU 9.1.2: New Parks and Open Spaces</p>	
<p>LU 9.1.3: Connected Open Space System</p>	

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Housing Goals and Policies	
<p>Goal H 1.2: Housing Diversity <i>Provide a variety of quality housing types to encourage neighborhood stability.</i></p>	<p>This Specific Plan includes goals and policies for housing to address the revitalization of two large public housing communities, Alder Grove and Marina Vista, that currently feel disconnected from the surrounding neighborhoods. It envisions the long-term development of these communities as mixed-income neighborhoods, with new housing that is better connected to the surrounding circulation network and other development in the Specific Plan Area. A flexible mix of residential densities is permitted within the Specific Plan Area to support new housing development that can be designed to allow a mix and distribution of different housing types serving the needs of different segments and income levels in the community.</p>
H 1.2.1: Variety of Housing	
<p>Goal H 1.3: Balanced Communities <i>Promote racial, economic, and demographic integration in new and existing neighborhoods.</i></p>	
H 1.3.2: Economic Integration	
H 1.3.4: A Range of Housing Opportunities	
H 1.3.5: Housing Type Distribution	
H 1.3.6: Asset-Building Programs	<p>Specific Plan policies support one-to-one replacement of the public housing units and continuing efforts to provide programs and services that support the daily needs of residents in these housing communities.</p>
Economic Development Goals and Policies	
<p>Goal ED 3.1: Land, Sites, and Opportunity Areas <i>Retain, attract, expand, and develop businesses by providing readily available and suitable sites with appropriate zoning and access.</i></p>	<p>This Specific Plan revises the land use designations in the Specific Plan Area to support new commercial infill development that is more appropriate to the changing character of the West Broadway area. As new residential development occurs in the Specific Plan Area and along the Broadway corridor, more commercial infill businesses are anticipated to serve the needs of the community. This Specific Plan includes goals and policies that support local businesses and focuses on streamlining the development process to support the success of new infill businesses.</p>
ED 3.1.3: Key Infill and Opportunity Areas	
ED 3.1.8: Streamline Development Process	
Mobility Goals and Policies	
<p>Goal M 1.3: Barrier Removal Improve accessibility and system connectivity by removing physical and operational barriers to safe travel.</p>	<p>The Specific Plan Concept identifies a grid network of streets, to connect the Specific Plan Area and eliminate gaps in the bike, pedestrian, and transportation network with future development. This will also improve local neighborhood access to transit and provide safer and more direct travel routes to the area schools in the Specific Plan Area.</p>
M 1.3.1: Grid Network	
M 1.3.2: Eliminate Gaps	
M 1.3.3: Improve Transit Access	
M 1.3.4: Barrier Removal for Accessibility	

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<p>Goal M 2.1: Integrated Pedestrian System</p> <p><i>Design, construct, and maintain a universally accessible, safe, convenient, integrated, and well-connected pedestrian system that promotes walking.</i></p>	<p>The Specific Plan pedestrian system supports sidewalks along all public streets and a cohesive and continuous network that aligns with surrounding neighborhood streets. Street design sections in Chapter 7 of this Specific Plan guides the character of sidewalks in the area, recognizing the needs of different land uses and functions planned for the neighborhood. Unless prevented by existing right-of-way constraints or existing development, wider sidewalks are recommended on the commercial and mixed-use streets in the Specific Plan Area, to support retail activity and a more pedestrian-friendly character. As streets are developed, utilities should be undergrounded to remove barriers to pedestrian access.</p>
M 2.1.2: Sidewalk Design	
M 2.1.3: Streetscape Design	
M 2.1.4: Cohesive and Continuous Network	
M 2.1.7: Safe Pedestrian Crossings	
<p>Goal M 3.1: Safe, Comprehensive, and Integrated Transit System</p> <p><i>Create and maintain a safe, comprehensive, and integrated transit system as an essential component of a multi-modal transportation system.</i></p>	<p>This Specific Plan supports connections to existing transit stops and includes goals and policies to expand transit coverage to the Specific Plan Area, including to Miller Regional Park, and improve transit facilities as funding becomes available.</p>
M 3.1.1: Transit for All	
M 3.1.2: Increase Transit Service	
M 3.1.5: Variety of Transit Types	
<p>Goal M 4.2: Complete Streets</p> <p><i>The City shall plan, design, operate, and maintain all streets and roadways to accommodate and promote safe and convenient travel for all users—pedestrians, bicyclists, transit riders, and persons of all abilities, as well as freight and motor vehicle drivers.</i></p>	<p>The Specific Plan circulation concept focuses on establishing a complete street network that considers the circulation needs of pedestrians, bicyclists, and motorists. The development of the grid street system in the Specific Plan Area will start to eliminate current gaps in the bike, pedestrian, and vehicular circulation network. Pedestrian and bicycle connections are prioritized in the higher-activity commercial centers of the neighborhood, along key east-west and north-south residential neighborhood connections, and as a means to provide direct and clear routes to area schools.</p>
M 4.2.1: Accommodate All Users	
M 4.2.2: Pedestrian- and Bicycle-Friendly Streets	
M 4.2.5: Multi-Modal Corridors	
M 4.2.6: Identify and Fill Gaps in Complete Streets	
<p>Goal M 4.3: Neighborhood Traffic</p> <p><i>Enhance the quality of life within existing neighborhoods through the use of neighborhood traffic management and traffic-calming techniques while recognizing the City’s desire to provide a grid system that creates a high level of connectivity.</i></p>	<p>The grid street form in the Specific Plan Area better distributes neighborhood traffic and allows for lower traffic volumes on new residential area streets. Based on traffic analysis results, traffic control and intersection improvements, including traffic signal and stop signs, are identified as part of project improvements to support safe vehicular, bike, and pedestrian access within the Specific Plan Area.</p>
M 4.3.1: Neighborhood Traffic Management	
M 4.3.2: Traffic-Calming Measures	

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<p>Goal M 5.1: Integrate Bicycle System</p> <p><i>Create and maintain a safe, comprehensive, and integrated bicycle system and set of support facilities throughout the city that encourage bicycling that is accessible to all. Provide bicycle facilities, programs, and services and implement other transportation and land use policies as necessary to achieve the City's bicycle mode share goals as documented in the Bicycle Master Plan.</i></p>	<p>The bicycle system plan and street cross sections for the Specific Plan Area, as depicted in Chapter 7 of this Specific Plan, have been designed for consistency with the city's Bicycle Master Plan. Bicycle facilities are planned to connect homes in the Specific Plan Area along designated bicycle routes and local streets to surrounding area bikeways and the bike trail system along the Sacramento and American River Parkways.</p>
M 5.1.1: Bicycle Master Plan	
M 5.1.2: Appropriate Bikeway Facilities	
M 5.1.3: Continuous Bikeway Network	
M 5.1.6: Connections between New Development and Bicycle Facilities	
Historic and Cultural Resources	
<p>Goal HCR 2.1: Identification and Preservation of Historic and Cultural Resources</p> <p><i>Identify and preserve the city's historic and cultural resources to enrich our sense of place and our understanding of the city's prehistory and history.</i></p>	<p>While placemaking through the adaptive reuse of buildings and celebration and interpretation of historic and cultural resources in the area is identified as a goal and policy of the Specific Plan, the Specific Plan also envisions the future development of Alder Grove, a large portion of which is listed on the national and California register as the "New Helvetia" district. Potential demolition and development of the housing complex would allow this physically and socially isolated complex to be better integrated with the surrounding neighborhood area. A new mixed-income housing community would benefit all residents, as well as the broader community, by improving the current living conditions with modern buildings that are built to current energy standards, and better connecting current/future residents to opportunities and amenities in the surrounding area.</p>
HCR 2.1.11: Compatibility with Historic Context	
HCR 2.1.14: Adaptive Reuse	
Education, Recreation, and Culture	
<p>Goal ERC 2.2: Parks, Community and Recreation Facilities and Services</p> <p><i>Plan and develop parks, community and recreation facilities, and services that enhance community livability; improve public health and safety; are equitably distributed throughout the city; and are responsive to the needs and interests of residents, employees, and visitors.</i></p>	<p>Chapter 6 of this Specific Plan provides an analysis of the parks and recreational facilities in the vicinity of the Specific Plan Area and identifies the concepts for regional, community, and neighborhood parks and open space for providing a mix of park and recreational facilities to serve the diverse needs and interests of future neighborhood residents. In addition, the Specific Plan design guidelines encourage the development of small public places along the street, to add to the open space network and vitality of local community life in the Specific Plan Area.</p>
ERC 2.2.3: Service Level Radius	
ERC 2.2.6: Urban Park Facility Improvements	
ERC 2.2.9: Small Public Places for New Development	
ERC 2.2.10: Range of Experience	

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