

# RESOLUTION NO. 2007-169

Adopted by the Sacramento City Council

March 20, 2007

## GENERAL PLAN RECOMMENDED PREFERRED GROWTH CONCEPT

### BACKGROUND

- A. The General Plan Update lays the foundation for the future of our City;
- B. Preliminary conclusions regarding future growth and land use for major opportunity areas and key policy challenges have been identified and received strong support by participants at the City Leadership Workshop on February 20, 2007.
- C. The Recommended Preferred Growth Concept Map and Features Diagram (Exhibit A) confirms prior analysis and outreach on major issues and opportunities for future growth and land use, and is consistent with the preliminary conclusions from the City Leadership Workshop.
- D. The Recommended Preferred Growth Concept will shape the creation of a detailed Draft Preferred Land Use Alternative.

### BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. Direct staff to proceed with preparation of a Draft Preferred Land Use Alternative to be presented to Council for further review and consideration including a revised Preferred Growth Concept Map and Features Diagram (Exhibits A and B).
- Section 2. Expand the City's Policy and Study area to include the Arden/Arcade Community, with an Eastern boundary of Mission Avenue; Provide background information for the General Plan EIR, including analysis of environmental impacts, traffic, demographics, and other required information to provide General Plan Policies for the area; Work with Agencies such as the County and LAFCO, so as to compliment, not duplicate work that is already underway; Project addition not to exceed \$40,000.

### Table of Contents:

- Exhibit A: General Plan Recommended Preferred Growth Concept Map and Features Diagram

Adopted by the City of Sacramento City Council on March 20, 2007 by the following vote:

Ayes: Councilmembers, Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Waters and Mayor Fargo.

Noes: None.

Abstain: None.

Absent: Councilmember Tretheway.

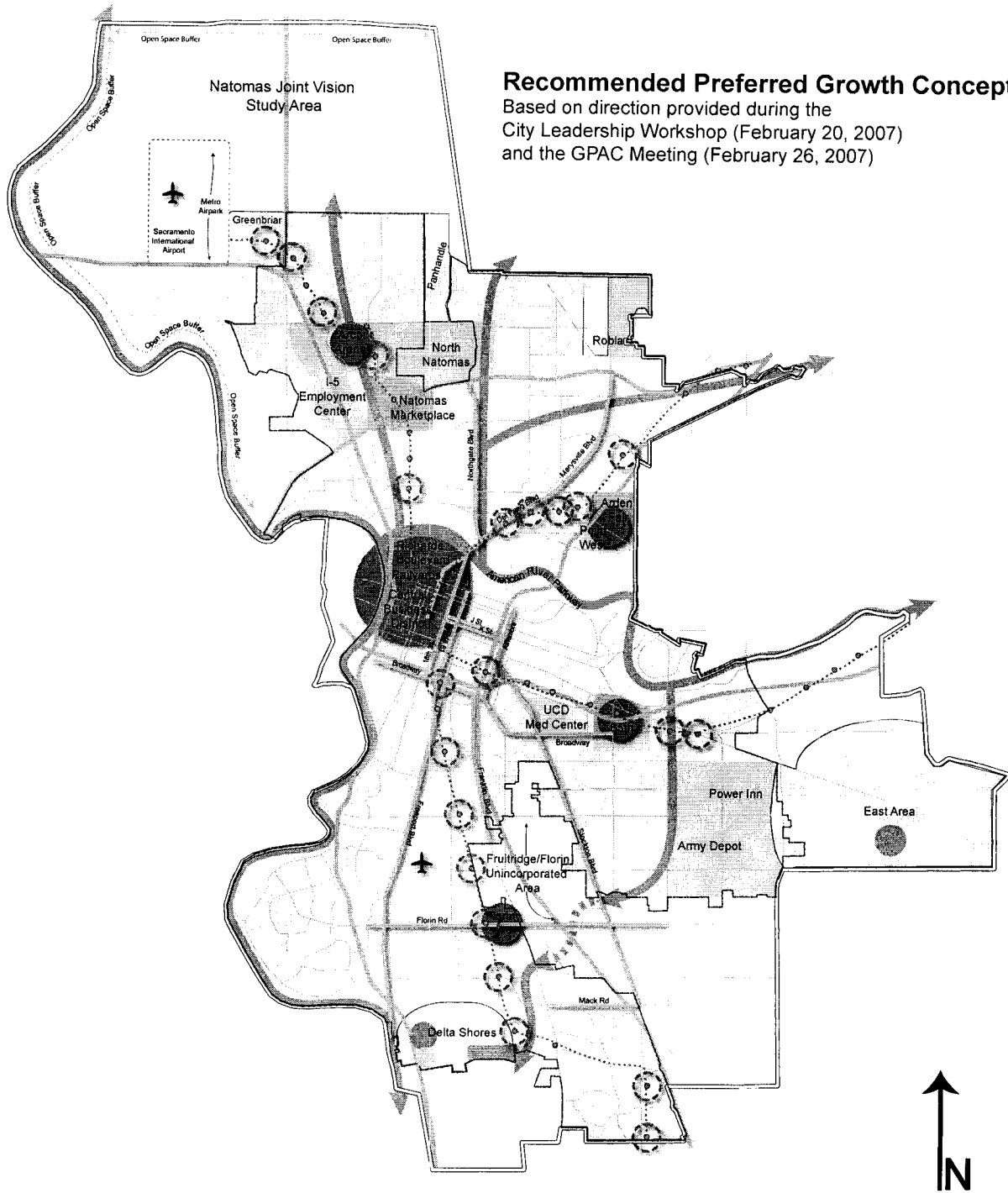
  
\_\_\_\_\_  
Mayor Heather Fargo

Attest:

  
\_\_\_\_\_  
Shirley Concolino, City Clerk



## ITEM 14 - EXHIBIT A



**Recommended Preferred Growth Concept**  
 Based on direction provided during the  
 City Leadership Workshop (February 20, 2007)  
 and the GPAC Meeting (February 26, 2007)

**LEGEND**

	Regional/Subregional Centers		Mixed Use Corridors		Policy Area
	Transit Centers		New Growth Areas		Areas with Minimal Change
	Employment Centers		Natomas Joint Vision Study Area		
	Commercial Centers		Parks & Open Space		



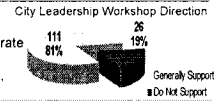
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### NEW GROWTH AREAS

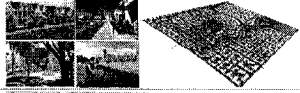
Natomas Joint Vision Study Area



- The preliminary conclusion for this area under the new General Plan is to maintain flexibility in the Natomas Joint Vision Area until the Sphere of Influence Amendment study effort is complete.
- The area could be designated as Urban Reserve until basic issues affecting development are addressed through the separate study. These issues include habitat conservation, 100 year or greater flood protection, and transportation infrastructure.
- Once these issues are addressed, development of the area could proceed and would include an integrated mix of housing, retail, and office uses built around common greenways and open spaces in a series of mixed use villages.



East Area



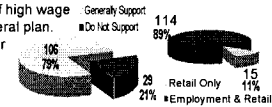
- This area would be as asset to the City if annexed and developed into key centers along major corridors.
- These new centers would create a focal point for the area with village centers, a mix of shops, offices and different types of housing.



Delta Shores



- New development in Delta Shores should strive for a mix of employment and regional retail, including the addition of high wage jobs, as described under the Office/Retail Mix Option. This requires less employment overall than the existing general plan.
- The area should also have more housing than allowed for in the existing plan, with high density housing located near retail and lower density near existing neighborhoods.
- Delta Shores would be transformed into a district that integrates housing, retail, parks, and greenbelts, while fostering an active pedestrian environment.



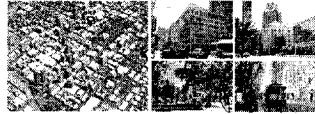
Fruitridge/Florin Unincorporated Area



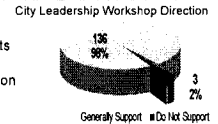
- Joint planning with the County of Sacramento is critical.
- Plans should strive for increased jobs/housing balance, employment in economically challenged areas, and investments that would help create a sense of place.

### REGIONAL CENTER

Central Business District



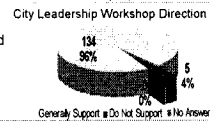
- The Central Business District will continue on its current path to add significantly more housing units and options, increased office and retail.
- The area will focus on the goal of becoming a 24 hour destination and become a stronger destination for arts, culture and entertainment.



Railyards



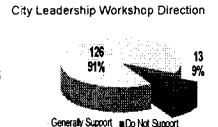
- The new General Plan supports the current trend towards the creation of a thriving new urban neighborhood with a significant increase in housing and shopping opportunities.
- The plans should help make transit viable, contribute to a 24 hour destination, and provide opportunities for residents to live close to employment.



Richards Boulevard



- A new focus on expanded green spaces would provide additional green space along the river, while retaining most of the area for mixed use development.
- More housing in higher density residential units would be located in mixed use buildings connected by greenways with the river and ball fields.
- Job levels would be maintained close to existing General Plan projections, with offices located throughout the area.
- Much attention would be directed to creating public destination attractions such as museums, restaurants and shops.

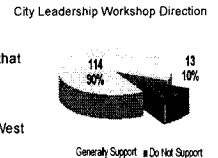


### SUBREGIONAL CENTERS

Arco Arena  
Swanston/Point West  
65th Street  
Florin Road

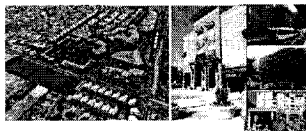


- The new plan should include four new Sub-Regional Centers of varying size, but provide a mix of mid-rise development from 2 to 15 stories in height with an emphasis on employment.
- Nearby housing rich communities would enjoy access to new jobs, amenities, and unique places that support local character.
- Sub-Regional Centers would be designed to be compatible with existing adjacent residential neighborhoods.
- Sub-Regional Centers should be located at Arco Arena, Florin Road, and Swanston Station/Point West with a smaller scale version at 65th Street/University Town.

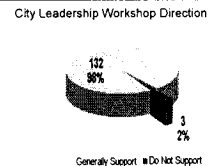


### TRANSIT CENTERS

Broadway 29th Street  
City College  
Fruitridge  
47th Street  
Florin  
Meadowview  
65th Street  
Watt/Manlove  
Butterfield  
Globe  
Arden/Del Paso  
Royal Oaks  
Swanston  
Marconi  
Proposed North & South  
Line Transit Centers



- Our light rail stations should become bustling mixed use centers.
- Design requirements would promote safety and function, and the highest densities would be closest to the station.
- Transit Centers may contain housing, offices, retail and public spaces or green spaces.

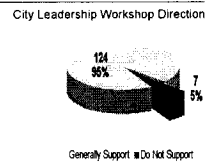


### EMPLOYMENT CENTERS

I-5 North  
North Natomas  
Robla  
Point West  
65th Street  
UC Med Center  
Army Depot



- The new plan should feature Employment Centers with an integrated mix of office, retail, housing, and public amenities that foster pedestrian activity and support transit use.

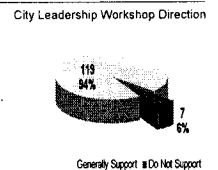


### COMMERCIAL CENTERS

Natomas Market Place  
Arden Fair/  
Point West  
65th Street



- The plan should place the greatest emphasis on revitalizing commercial Centers by including a mix of uses. New designs should create more of a "town center" feel and help create a sense of place.
- A focus on transit access should be a priority.



### MIXED USE CORRIDORS

Northgate Blvd  
Del Paso Blvd  
Marysville Blvd  
12th St  
16th St  
21st St  
J St  
K St  
Alhambra Blvd  
Broadway  
Stockton Blvd  
Franklin Blvd  
Freeport Blvd  
Florin Rd  
Mack Rd



- The new plan should revitalize these corridors by adding multistory buildings with a mix of uses. This new direction could increase transit and pedestrian options, contribute to a "small town feel" and help create complete neighborhoods.
- Buildings should be oriented toward the street and feature retail shopping, offices and housing, all which leads to a vibrant and active street life.

