

General & Community Plan 2020-40
Greater Land Park
Final 01Sept, 2019

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Cc: K. Durham, AIM Consulting

Vision Statement

In 2040, the Greater Land Park Community is vibrant and sustainable. We celebrate the rich cultural diversity that exists in Greater Land Park and believe it enhances our community. Our economic environment is a growing mix of relevant commercial and professional services with retail centers that provide a pleasant day/night shopping and entertainment experience. Our built environment reflects the history, architectural diversity and quality of our past. The natural environment preserves open space, creating the recreational opportunities for healthy living. We have multi-faceted and diverse transportation options, moving people and goods safely and easily. Our housing stock reflects the diverse needs of our residents. Our municipal infrastructure (e.g. parks, trails, and urban forest) supports a healthy and sustainable family life. Finally, our community activities and citizen involvement reflect a common preservation and conservation ethic while supporting the dynamic growth of our city.

Sector Visions

Economic Environment:

The Commercial Corridors preserve our multi-cultural heritage with social centers, global cuisine, street food, night life and shops. Antique markets and farmer markets continue to link us to our past and our agricultural heritage. Our theater hosts international and indie-films, while a vibrant entertainment scene provides both indoor and outdoor offerings. The pedestrian retail shopping and entertainment experience is supported by dynamic low-story, mixed-use development. Lighting standards create safe and pleasant night-time streetscape. Sign standards help maintain visual integrity. Vacant lots and under-developed parcels are a thing of the past. Historic street lamps and stop lights are preserved. A developing urban forest canopy provides summer relief from the east-west street orientation. The west end marina and park serve the Mill and provide both function and access to a redeveloped waterfront. Heading south, Riverside Blvd. power poles are retired providing historical streetscape integrity from our century old Cemetery and to historic William Land Park. Broadway, our Neighborhood Corridor, has been guided to full restoration through an approved Corridor Plan that enhances the historic assets of the Tower District.

Issues & Recommendations

- * The design and infrastructure of community commercial corridors both facilitate efficient transportation and encourage vibrant social interaction.
- * Convenient off-street parking serves shops during the day and restaurants at night
- * Alternating street-front setbacks create shady side-walk service and rest areas.
- * A variety of pocket parks and pedestrian plazas are created on commercial corridors to provide enhanced placemaking and pleasant shaded rest stops.
- * Undergrounding existing overhead utility lines enhance safety and provide historic landscape integrity. (See: Riverside Boulevard).
- * Small neighborhood commercial centers become hubs for shared rideables cooperatively placed with local business owners.

Mobility:

We have multi-faceted and diverse transportation options, moving people and goods safely and easily. Commercial corridors provide centers for multi-modal service and shared rideables. Off-street parking is appropriately sized for access ease. Sidewalk use is limited to safe and easy walking. Dedicated lanes are provided for bikes & scooters. Buses run regularly, reliably and frequently to the City Center during commute hours and special events days. Residential area crossing safety is emphasized for child walk & ride capabilities to both schools and parks.

Issues & Recommendations

- * Major residential street corridors have been identified for city development of Livable Transportation Corridor Plans providing for calmer, safer, sustainable corridors integrated into the landscape integrity of their neighborhoods. Major collector streets and arterials receive traffic calming including pedestrian islands and enhanced crosswalks with planters and turning lanes to increase safety.
- * Shared rideables have the City's rules of the road and parking guidance on the front page of user apps (not on signs or kiosks that are fixed, subject to damage, and that disturb the historic integrity of neighborhood)
- * Pedestrian street lighting and storefront illumination provides for a safe and inviting walking experience in commercial centers after dark. Plaza walkways, open courtyards, and staggered setbacks are enhanced with shade trees, planters and benches as pedestrian rest stops. All new projects should require an exterior lighting plan for permitting.
- * Directional and regulatory signage should be kept to a minimum.
- * Broadway parking and density is maximized with diagonal parking conversion of cross streets.
- * Greater Land Park receives a fully integrated approach to mobility planning, including traffic calming where appropriate, development of appropriate roundabouts, establishment

of dedicated bus corridors and similar improvements all done in a way that enhances various forms of mobility, improves air quality and increases safety for all.

Built Environments:

Our built environment reflects the history, architectural diversity and quality of our past. Our diverse housing stock serves the sheltering and affordability needs from young families to seniors, providing for generational family continuity in the community. Infill and new development preserves the quality and custom home heritage of the neighborhood: Sacramento's primary architectural styles are honored (Spanish Colonial Revival, Art Deco / Modern, and Prairie). Mass, heights, setbacks and materials are maintained. While auxiliary units are encouraged, duplexes and rental apartments continue to be positioned on corner lots and in commercial corridors respectively. The mix of neighborhoods in Great Land Park continue to provide a mix of housing meeting a wide range of affordability and density.

Issues & Recommendations

- * Creating Historic Districts or Corridor Plans within the area ensures the long-term stability and economic viability of eligible neighborhoods and commercial corridors, while reducing the risk and ambiguity for new growth and infill projects.
- * City-wide Preservation Standards & Guidelines should provide guidance to Public Works and SMUD limiting the placement of poles, power boxes, and signage that break the historic aesthetic of the neighborhoods.
- * Shared rideables should not be parked on residential streets nor in public plazas, but rather racked at bus stops or commercial center parking lots.
- * SHRA has eliminated Public Housing Villages in Upper Land Park replacing them with subsidized units within affordable market rate infill development throughout the city along established public transportation and mixed-use corridors.
- * Careful consideration is given to enhance R-3 (Three lots per parcel) in appropriate areas to enhance a wider variety of housing options in certain parts of Greater Land Park
- * Facilitate and encourage additional Student Housing in the Carleton Tract near City College.

Natural Environment:

William Land Park is an iconic area that is not only a local Land Park resource but also a Citywide and regional resource. Hence it needs a vision for the next 100 years. This historic and central park for Sacramento is broadly used by the greater city community. Its unique features include a destination experience for both families and schools. Fairytale Town, Funderland, Pony Rides and the Zoo combine to make a unique experience for children from throughout the Central Valley. Family and community picnics abound. Young adults jog and

walk - day and night. Seniors golf. Dogs play. Multi-generations watch Shakespeare in the park's renovated amphitheater. It is a treasure to preserve.

The Del Rio Trail follows the old rail lines south to Freeport and provides walking and biking routes connecting South Sacramento to the City Center.

Issues & Recommendations

- * The Zoo relocation should create an opportunity to re-envision the park for the next 100 years. Alternative uses should all remain in the public sector and maximum facility utilization should be the goal. Shifting demographics should consider a blend of experiences for both seniors and children. Alternatives should serve our cultural diversity. Botanical and demonstration gardens, butterfly houses and aviaries, animal recovery facilities, natural history museums (downtown Effie Yeaw), a Senior Center /Indoor Reception Hall, and a destination restaurant like the NYC Tavern On the Green should all be considered.
- * William Land Park islands should be landscaped and signed as park entrances where appropriate. Support for funding and maintenance can be sought from the Land Park Community Association and similar groups throughout Greater Land Park.
- * All existing fountains, gardens and memorials should be preserved as part of the City's historic heritage
- * William Land Park Streets should receive night lighting with historic lamps and benches, then closed to traffic evenings and on weekends for strolling, skating, bicycling and festivals (think Golden Gate Park)
- * New age-appropriate recreational facilities should be provided (bocce courts, pickle ball) and park walking and running trails expanded..
- * Facilitate and encourage community gardens.

Climate Change and Public Health

The residents of Greater Land Park have a high degree of civic involvement and generally support initiatives to solve our common municipal challenges. Climate change and air quality are major concerns in the realm of public health and quality of life. It is hot here in Sacramento and getting warmer. After halting years of agricultural rice burning, we are now faced with intolerable smoke from wildfires. These fires have been largely caused by the rural power lines engulfed by forest growth. Facing the challenges and benefits of digital shopping, we are inundated with plastics and packing waste. Homelessness challenges our public health. To mitigate the effects of these challenges, and to make our community more healthy, enjoyable and livable we urge City government to take the following actions:

Issues & Recommendations

- * Phase out all 2 cycle gas engines for use by City Maintenance workers, private property owners, and yard maintenance services, replacing them with subsidized electric mowers and blowers by 2025 through City incentive programs and increased ordinance enforcement.
- * Use LED low energy bulbs in city street lights rated 3000 kelvins or less per AMA recommendations for public health and to maintain the aesthetic integrity (soft light) of our classic historic lamps
- * Set and enforce professional, healthy tree-trimming practices to protect our urban forest from the uniformed and harmful practices of property owners, and SMUD and PGE line maintenance crews.
- * Homeless shelters, permanent housing, and health services should be provided, while working with State and Federal solutions to end the continuing causes that create an ongoing problem (consumer financial protection, controlling healthcare costs, and maintaining employment opportunities). Local retired military bases should be rezoned to allow for low cost sheltering in proximity with existing medical clinics and County service centers (see San Diego model). Shuttles and delivery can fulfill this sector's modest consumer needs.
- * Consider a moratorium on the residential rollout of the next generation 5G cell service until the FCC or EU completes the Health Safety Review recommended by over 180 scientists in 36 countries.
- * Drive-thru business service is discouraged, limiting engine idle and social isolation.

Civic Engagement with Municipal Government

According to the 2017 General City Survey of Satisfaction and Livability, District #4 had the highest rate of return of the Survey. 30% of the population had attended public meetings. 50% had advocated for a public issue. Only 37% had confidence in City government planning, management and enforcement. In general, we feel that the City needs to continually improve the quality of its timely information sharing on issues, options and input opportunities from its residents.

Issues & Recommendations

- * Notices and timelines are critical to allow for neighborhood associations to inform and poll their residents in order to provide informed input.
- * Examples of desired input format should be provided
- * Protocols and sideboards should be defined
- * Resources and priorities should be identified
- * Positions and pilot programs should be sought
- * Baseline performance data should be shared

* Post-project performance should be measured

Big Ideas

1. Broadway is transformed by vital development into a mixed-use, multi-cultural, live-work center representing the creative eclectic quality of the city center “fringe”. The Tower District is enhanced and protected.
2. Land Park neighborhood becomes the first recognized Historic District defined by its neighborhood uniform integrity bordered by its iconic Park, Cemetery, College and Tower theater plaza. Single-family residence zoning R1 is maintained with ADU’s and R2 Duplexes permitted. R2A zoning is expanded within two blocks on either side of Broadway and along Riverside Blvd and parts of Freeport Blvd for the construction of mid-range townhomes.
3. William Land Park maintains its position as Sacramento’s Central Park, revitalized by the update of the educational and recreational experience of the transformed Zoo properties.
4. The Cityscape is transformed through under-grounding utilities, redesigning night lighting and sign systems replaced by digital information sharing.
5. Develop a process that produces meaningful working relationships between community leaders and elected officials assuring that concerns, ideas and preferences are sought before projects or programs are considered by the City Council.

Calendar

- 6/20-7/30 Collaboration period with Greater Land Park neighboring sub-areas (Sierra-Curtis, SLPA, Hollywood Park, Upper Land Park, Carleton, Little Pocket, Mangan Park, Foothill Park) and Stakeholders (Greater Broadway Business Assoc, Sacramento Zoo Board, Botanical Garden Organization)
- 8/13 City of Sacramento Community Planning Workshop – Greater Land Park. 5:30-7:30 pm, Cal Middle School, 1600 Vallejo Way.
- 8/25 Final community input into Greater Land Park Community Plan document.
- 9/1-9/10 Greater Land Park Community Plan submitted to the City of Sacramento General Plan document.

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Greater Land Park Community Plan

2020-2040 General Plan

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