

SACRAMENTO REGION


# Blueprint

TRANSPORTATION LAND USE STUDY

## South Sacramento Neighborhood Workshop





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## Blueprint Project

- Regional land use-transportation options for next 50 years
- Neighborhood workshops provide “reality check”— we want your opinions!
- Results will influence county-wide options (public workshops this summer)
- Results will also influence regional options
  - Regional conference: November 7, 2003
  - Region workshops (winter, '03 – '04)
  - Electronic town hall


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## What You will do Tonight


- Four planning areas
- Create one or two planning options
  - test drive “smart growth” concepts, tell us what you like and don’t like
- Use maps, menus, stickers and computer software

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## Regional Growth

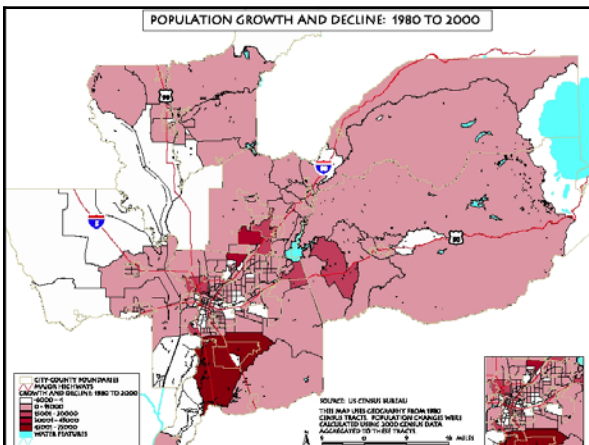

URBAN AREAS IN  
**2000**




URBAN AREAS IN  
**2050?**



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## Need to plan both the regional and neighborhood levels



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## Smart Growth Principles

- Transportation Choice – viable options
- Housing Choice – aging, diverse households
- Compact Development – use land efficiently
- Use of Existing Assets – build on what we have
- Mixed Use Development – reduces auto travel
- Natural Resource Conservation – economic/environmental reasons
- Quality Design – enhance overall livability

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## The College Greens Study Area

Legend:  
 Light Rail Stations  
 Subnetworks  
 College Greens Study Area  
 Regional Transit Lines

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## The College Greens Study Area

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## The College Greens Study Area

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## College Greens Key Issues

- Two light rail stations
- Central location (major retail, office, park)
- Wide range of existing uses.....what should become the area's identity?
- Future of existing lower density retail?
  - Intensified use on site?
  - Mixed use (i.e.housing)?
- Pedestrian connectivity to LRT stations

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### The Delta Shore Study Area

Future Light Rail Station  
Regional Transit Lines  
Sidewalks  
Delta Shores Study Area

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### The Delta Shores Study Area

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### The Delta Shore Study Area

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### The Florin Road Study Area

Future Light Rail Station  
Regional Transit Lines  
Sidewalks  
Florin Road Study Area

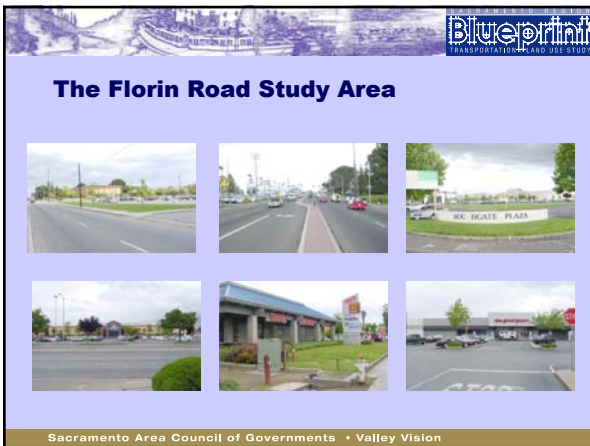
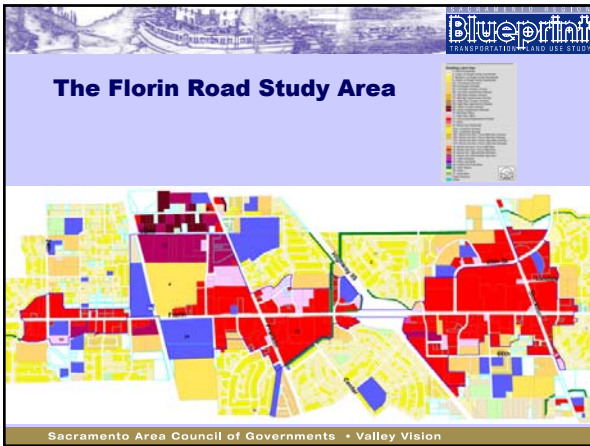
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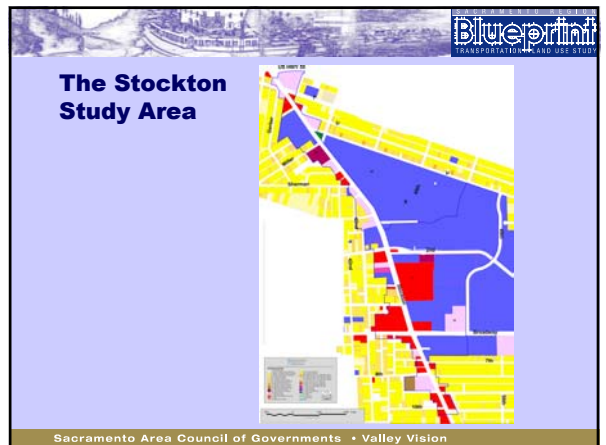
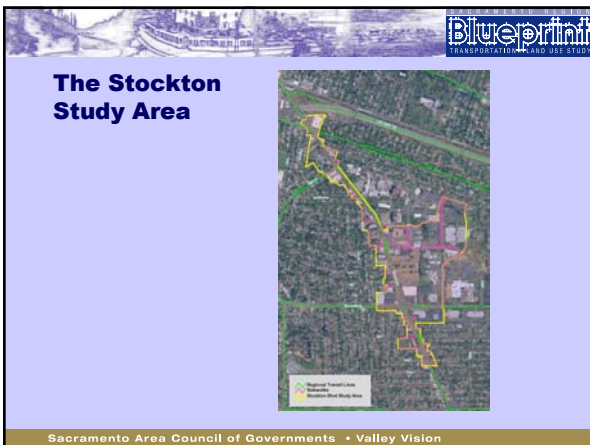
### Delta Shores Key Issues

- City and region have too much vacant employment land, especially industrial
- For sale housing projects in immediate vicinity are doing well
- Think about housing diversity
- Think about a mix of uses, including locally serving retail and office
- Need for regional park in this area
- Road extensions
  - Cosumnes west
  - 24<sup>th</sup> to south?

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- Florin Key Issues**
- Light rail station
  - Stockton BRT line in future
  - Future of Florin Mall and other retail?
  - Add mixed use housing in corridor?
  - Look for unique identity: international?
  - 24<sup>th</sup> as Main Street?
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## The Stockton Blvd. Study Area

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## The Stockton Blvd. Study Area

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## Stockton Blvd. Key Issues

- Future BRT
- Medical Center influence
- Oak Park Renaissance planning
- Two new mixed use projects planned (south and north of Broadway)
- How to build on current momentum to revitalize entire corridor?

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## Revitalizing Old Shopping Centers

- Intensify development
- Fill in parking lots
- Build structured parking
- Complete street wall
- Support pedestrian activity

*Local Government Commission*

**Creating a Village**

A case study by a team of planners would turn parking lots and other poorly used space at strip malls into community centers that would include apartments, shops and offices. The consultants see about 700 Orange County strip malls could be revitalized this way.

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## Revitalizing Retail Areas

- New retail patterns possible
- Housing will create demand for retail

"Big Box" Main Street

Sr. Housing over Retail

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## Commercial Revitalization

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### Commercial Revitalization



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### Commercial Revitalization



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### Transitioning Light Industrial to Mixed-Use



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### Transitioning Light Industrial to Mixed-Use



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**Transitioning Light Industrial to Mixed-Use**

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**Transitioning Light Industrial to Mixed-Use**

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**Housing Options**

- What types of housing?
- “For sale” options:
  - Small lot single family
  - Townhomes

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**More Housing Options**



- Detached town homes
- Mixed use/attached town homes

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**Live-work**

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Mixed Use = transit and pedestrian friendly

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### LAND USE MENU

#### Land Use Types

RESIDENTIAL BUILDING TYPES									
1	Basic Residential			2	1	...	Basic Residential consists of single detached (1 unit per lot).		
2	Single Lot Single Family Residential			1	4	...	Medium-Density Single-Family Residential (MDSFR) includes detached and attached single-family units.		
3	Medium-Density Single Family Residential			2	6	...	Medium-Density Single-Family Residential (MDSFR) includes detached and attached single-family units.		
4	Small Lot Single Family Residential			2	12	...	Small-Lot Single-Family Residential (SLSFR) includes detached and attached single-family units.		
5	Townhouse (Detached)			2	18	...	Medium-Density Single-Family Residential (MDSFR) includes detached and attached single-family units.		
6	Townhouse (Attached)			2	24	...	Medium-Density Single-Family Residential (MDSFR) includes detached and attached single-family units.		
7	Multi-Family (Detached)			2	30	...	Medium-Density Single-Family Residential (MDSFR) includes detached and attached single-family units.		
8	Multi-Family (Attached)			2	36	...	Medium-Density Single-Family Residential (MDSFR) includes detached and attached single-family units.		
9	Multi-Family (High-Density)			2	42	...	Medium-Density Single-Family Residential (MDSFR) includes detached and attached single-family units.		
10	Multi-Family (Very High-Density)			2	48	...	Medium-Density Single-Family Residential (MDSFR) includes detached and attached single-family units.		

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### Stickers

#### LAND USE CHIP SET 1

#### LAND USE CHIP SET 2


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### PLACE<sup>3</sup>S Indicators


- Land Use
- Transportation
  - Vehicle miles traveled/capita
  - Vehicle trips/capita
  - Transit ridership
- Economic

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PARCEL STATISTICS	
Development Type:	5(R), TOWNHOUSE (RENTAL)
Development Type Pct:	100%
Land Area:	9,969 SQ. FT.
Building Total Floor Area:	4,119 SQ. FT.
Building Footprint:	1,379 SQ. FT.
Yearly Income:	\$59,317
Yearly Operating Costs:	\$17,301
Building Construction Costs:	\$389,266
Parking Construction Costs:	\$34,327
Total Construction Costs:	\$483,404
Yearly Net Operating Income:	\$42,016
Land Value:	\$59,811
Calculated ROI:	9%
Weighted ROI:	0%

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### Final Guidelines

- Create one or two scenarios
  - Test drive “smart growth” concepts
  - Change/refine as you wish (or make second scenario)
- Think long-term
- We’re creating concepts today
  - OK to consider changes to existing use
  - Further analysis will help determine feasibility

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### Final Guidelines (cont.)

- Give us your opinions ... but respect the opinions of others
- SACOG staff will guide discussion, run computers ... not technical specialists
- Technical resources available in room
- Have fun!

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