

ELEMENTS of the **PLAN**

OVERVIEW

The master plan outlines a number of strategies to realize the four guiding principles—*creating riverfront neighborhoods and districts, establishing a web of connectivity, strengthening the green backbone of the community, and making places for celebration*. Once these principles were developed initially with the community, concepts for achieving them were explored and refined in subsequent workshops yielding the final plan. These more detailed elements of the plan are outlined in following pages.

The plan identifies potentials for development or redevelopment in neighborhoods and districts along the riverfront. The redevelopment concepts focus on changes or refinement of land use mix and massing that will enhance community life. Some districts are already addressed in existing specific plans (the master plan does not seek a density change for these); others have studies underway, and still others have not been addressed. For example, the industrial zones in the southern part of the study area on both sides of the river have had little detailed planning attention, yet offer significant potential for riverfront redevelopment. The master plan identifies these as redeveloped residential neighborhoods with retail main streets and riverfront attractions.

Additionally, the plan recommends a series of connectivity enhancements that encompass pedestrian trails and bikeways but also new streets in riverfront neighborhoods and new bridges—both pedestrian and vehicular—crossing the river. For example, the plan proposes a network of “parkway streets” that ties together riverfront neighborhoods and connects them to the river. New pedestrian bridges connect R Street (Sacramento) to Garden Street (West Sacramento) and Richards Boulevard to a new park proposed by the State on the West Sacramento side. A new Broadway to Pioneer Bluff bridge will link proposed new southern neighborhoods. For the riverfront district to reach its full potential, both in terms of public space and redevelopment, these bridges will be critical to provide convenient access to recreational resources and between new neighborhoods. Without them, riverfront open space will not be accessible to adjacent neighborhoods and new neighborhoods will not develop as envisioned if they are constrained by insufficient access. And finally, the master plan proposes more complex, long-term projects such as undergrounding portions of I-5 as it passes through downtown to

significantly enhance connectivity between the downtown and the riverfront and to enhance real estate values for redevelopment.

The plan creates a series of significant parks and attractions along the river to form high-quality public space corridors on both sides. For example a large state park is proposed by the State on the West Sacramento side to the north and a new Stone Lock Bluff park at the southern end. On the Sacramento side, a new Jibboom Street park is proposed at the former PG&E Building site, a new Railyards park offering a strong river connection into the Railyards redevelopment, and two new parks on either end of the Docks Area parcel. The plan recommends new attractions such as the expanded Railroad Museum on the Sacramento side and a Native American Culture Museum on the West Sacramento side to enrich the riverfront experience.

These and other elements are described in more detail in this chapter. First is an overall discussion of the “layers” of the plan—the overlapping systems that compose the master plan. Next are detailed discussions of two key pieces of the plan—the central loop and the four opportunity sites. The central loop comprises the riverfront zone between the I Street Bridge, Tower Bridge, and the proposed R Street to Garden Street bridge. The completion of this loop is the highest priority of this master plan for reasons that will be elaborated in this chapter. The four opportunity sites were identified by the two cities as offering particular potential for development of significant public space and/or redevelopment.

LAYERS OF THE PLAN

The master plan is composed of the following series of layers—which are described individually—in order to isolate each important element of the plan to ensure that it is clear, complete, and functional:

- Open Space Network
- Cultural Destinations and Districts
- Pedestrian and Bicycle Connections
- Ecological Systems
- River Activities
- Transportation Networks
- Redevelopment and Land Use
- Infrastructure

The layer plans were used in the community process to continually refine the elements of the plan and proved to be invaluable towards clarifying the process. A description of each layer follows:

