

# GARDENLAND-NORTHGATE STRATEGIC NEIGHBORHOOD ACTION PLAN

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March 2003

## *Acknowledgements*

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# Gardenland-Northgate Strategic Neighborhood Action Plan (SNAP) Executive Summary

## What is the Strategic Neighborhood Action Plan?

The Gardenland-Northgate Strategic Neighborhood Action Plan (SNAP) is an action-oriented guide to reflect neighborhood priorities and to guide decision-making by both policy makers and the community in order to enhance and preserve the quality of life for area residents. The Gardenland and Northgate neighborhoods have a strong sense of community and have a mutual interest in the welfare of Northgate Boulevard and their respective residents and businesses.

The SNAP focuses community priorities over the next 3-5 years and identifies actions necessary to achieve those priorities. The plan also develops a project schedule for each item, and determines project costs and potential funding sources.

The boundaries of the Gardenland-Northgate SNAP are generally the Ueda Parkway to the east, the American River Parkway to the south, the Niños Parkway to the west, and the developed housing area and Interstate 80 to the north.



The SNAP incorporates work developed through a variety of community visioning efforts and is consistent and supportive of the objectives in the Northgate Redevelopment Plan.

## Summary of Priorities

The following is a summary of the primary community priorities gathered through the SNAP process:

- ℘ Improve the appearance, safety, and range of commercial services along Northgate Boulevard, including:
  - Provide landscaped medians;
  - Create focused commercial areas;
  - Improve safety in front of Smythe School;
  - Improve landscaping and lighting;
  - Promote housing on Northgate Boulevard;
  - Expand architectural review.
- ℘ Promote maintenance of existing housing and develop new infill housing that is compatible with the character and needs of the Gardenland-Northgate residents, including:
  - Encourage greater participation in existing maintenance programs;
  - Develop infill incentives;
  - Conduct surveys to gain greater understanding of neighborhood preferences for new housing;
  - Promote clean-ups and reduce illegal dumping in the neighborhood.
- ℘ Promote additional safe and attractive parks and recreation facilities to meet the needs of the residents.

*Gardenland-Northgate Strategic Neighborhood Action Plan (SNAP)  
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**Summary of Actions:**

No.	Action	Completed	Underway	Scheduled to Begin
1.	Establish the Infill Fee Reduction Fund	✓ 1/03		
2a.	Survey vacant land property owners			✓ 5/03
2b.	Survey large lot property owners			✓ 5/03
2c.	Survey residents about preferred housing types			✓ 5/03
3.	Organize educational workshops based on survey responses			✓ 6-8/03
4.	Establish Gardenland CIP for roadway improvements	✓ 12/02		
5.	Meet with developers to determine interest in self-help housing opportunities			✓ 7/03
6.	Sell surplus City property on Columbus Avenue			✓ 6/03
7.	Pursue housing opportunities on Northgate Boulevard by allowing housing in commercial zones			✓ Summer 2003
8.	Promote the use of existing home improvement and safety programs for seniors to maintain their property		✓	
9.	Use "Grants for Blocks" grant program			✓ TBD
10.	Hold several classes/workshops in the area offered by NHS to promote neighborhood beautification			✓ Fall 2003
11.	Organize a neighborhood clean-up event			✓ Summer 2003
12.	Use lights or signs to discourage illegal dumping			✓ TBD
13.	Address the issue of big-rigs parking on Columbus Avenue		✓	
14.	Restrict parking at residential intersections			✓ TBD
15.	Expand the Northgate SPD to the commercial properties on the west side of Northgate Blvd.			✓ May 2003
16a.	Adopt emergency ordinance concerning auto-related and heavy commercial uses on Northgate Boulevard			✓ Spring 2003

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No.	Action	Completed	Underway	Scheduled to Begin
16b.	Amend City regulation in commercial zones to require review for auto-related and other heavy commercial uses.		✓ Summer 03	
17.	Address pedestrian safety issues in front of Smythe School		✓	
18.	Improve safety at the intersection of West El Camino and Northview Drive		✓	
19.	Encourage businesses to participate in SHRA's business improvement programs		✓	
20.	Broaden the services available in the area, specifically medical services		✓	
21.	Prepare a Master Plan for Northgate Boulevard			✓ Fall 2003
22.	Implement area items in the Parks & Recreation Programming Guide		✓	
23.	Acquire additional park acreage within the Gardenland neighborhood			✓ TBD
24.	Improve safety at Niños Park		✓ June 2003	

**Introduction**

The Gardenland and Northgate neighborhoods are located in the City of Sacramento, north of the American River, within the South Natomas Community Plan Area.

**Neighborhood History**

A.P. Catlin, along with others, started the early mining and water company that became the Natomas Company in 1851.

In 1915 the drainage and levee system for Reclamation Districts 1000 & 1001 were completed, which enclosed an 86,000 acre area, including the Gardenland-Northgate Area. With the completion of the levee system, land owners began subdividing their land for future development. Gardenland/Northgate was broken up into 10-acre parcels. The goal was to keep the rural feel while accommodating more people in the area. The 10-acre parcels did not meet with huge success, and subsequently landowners began selling off the large plots of land.

In 1926, the town of North Sacramento and the County of Sacramento approved the subdivision of Gardenland. The original subdivision map boundaries are Wilson Avenue to the North, Columbus Avenue and the Reclamation 1000 Levee to the South, Lower Marysville Road (which was later renamed to Northgate Boulevard) to the West, and the Reclamation District 1000 Levee to the East. Gardenland began its transformation from a rural agriculturally-driven community to a more urban community.

**Natomas**

Among the rolling bench lands of the Sacramento Valley, along the American River from seven to fifteen miles east of the City of Sacramento, is located the largest citrus subdivision in Northern California.

When You Contemplate Buying Land Consider

**NATOMAS**  
IRRIGATED  
LAND and SERVICE

These 20,000 acres are in the thermal belt where ORANGE, OLIVE and ALMOND groves are profitably growing the sections by returning the profits to the growers.

Abundant water is conducted by gravity system from the never failing source of the American River to each ten acre tract. The settler thus has all the water that can be used and at any time he needs to use it.

Natomas Free Service is the personal field direction of experts that prevents the slightest mistake in preparing land, planting or pruning of trees or obtaining fruit. Natomas Service markets the crop, thus doing away with the commission man and his profit.

Under Natomas Service a plan has been devised whereby a non-resident owner can have his land planted and taken care of for 20 years when it will be turned over bearing a commercial crop.

NATOMAS CONSOLIDATED, a \$2,000,000.00 corporation an OWNER is developing and subdividing 20,000 acres of Sacramento Valley land. Here there can be no such thing as failure as this company stands behind Natomas Service.

**NATOMAS CONSOLIDATED**  
OF CALIFORNIA  
LAND DEPARTMENT

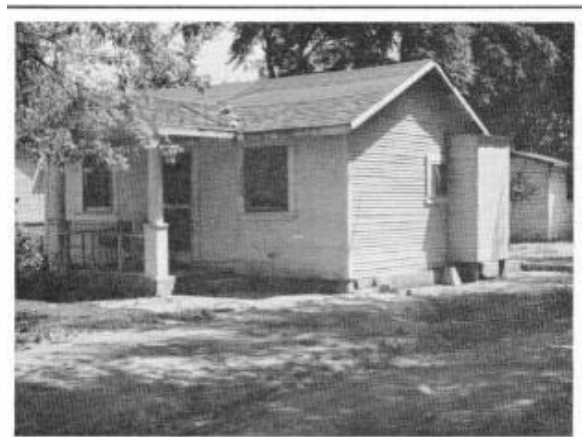
17 Third St., San Francisco  
219 Forum Bldg., Sacramento  
2040-000 Siberian Bldg.,  
Los Angeles  
209 Ry. Exchange  
Bldg., Chicago

MAIL THIS COUPON TO OUR NEAREST OFFICE

I am interested in the four literature on Natomas Irrigated  
Land and am interested in Orange ( ) Olive ( )  
Almonds ( ) Deciduous Fruit ( )

Name \_\_\_\_\_  
Address \_\_\_\_\_

The Natomas Company diverted water from the south fork of the American River. This began the levee and drainage construction that has kept Sacramento relatively dry for nearly a century.



Gardenland home in the 1960's.

In the 1950's Northgate Boulevard, which bisects the Northgate and Gardenland neighborhoods, became the transportation route for McClellan Air Force Base. Supplies were shipped up the Sacramento River to an Air Force dock off the Garden Highway and then transported to McClellan via Northgate Blvd. Northgate Boulevard was widened to accommodate the increase in traffic, thus creating the commercial corridor that exists today.



Northgate Boulevard in the 1960's

In 1960, the Northgate neighborhood (west of Northgate Boulevard) was annexed into the City of Sacramento. A year and a half later, in 1962, the Gardenland neighborhood was annexed into the City.

The City adopted the Gardenland-Northgate Community Plan in 1965. In the 1960's the majority of the community was comprised of agriculture, with the early development taking place in the Gardenland/Northgate area. The 1965 Community Plan identified the following five major issues:

- ⌘ Improve streets, subsurface storm drainage and public water service.

- ⌘ Improve the older residential structures.
- ⌘ Improve the traffic circulation in the area.
- ⌘ Achieve optimum development of the commercial strip along Northgate Boulevard.
- ⌘ Correct dead end street pattern in the Gardenland area.

In 1988 the City adopted the South Natomas Community Plan that addressed a larger area, superceding the old Northgate/Gardenland Community Plan.

### Neighborhood Profile

As reported by the 2000 Census, the total population within the Gardenland-Northgate SNAP project area is 10,514 people, or 2.6% of the total population of the City of Sacramento. The racial breakdown of the resident population is reported as follows:

- White- 47%
- Black or African American- 13%
- Asian- 6%
- American Indian or Alaska Native- 2%
- Native Hawaiian or Pacific Islander- 1%
- Some other race- 23%
- Two or more races- 8%

Historically, the Gardenland neighborhood was home to a substantial Hispanic population; that trend still exists today. Approximately 41% of the residents in the area identified themselves as being Hispanic or Latino. This is significantly higher than the City as a whole, where 21.6% identified themselves as Hispanic or Latino.

Of the 3,342 housing units reported in the project area, approximately 58% are owner occupied and 42% renter occupied.



The City of Sacramento housing as a whole is approximately 50.1% owner occupied to 49.9% renter occupied, according to the 2000 Census.

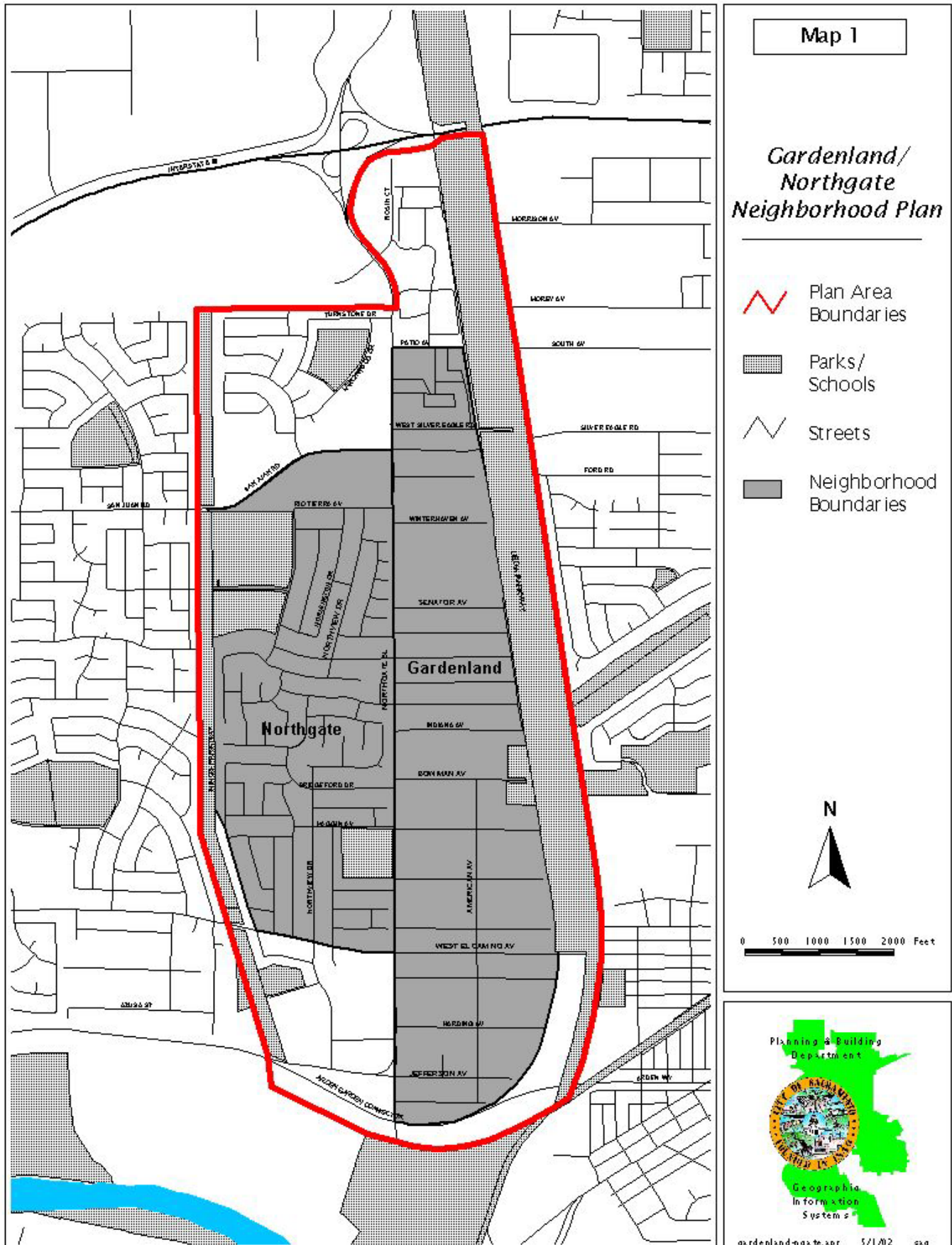
The Gardenland-Northgate area has a relatively high number of “family households” (73% of all households) compared to the City at large (59%).

The table below shows the age breakdown of the Gardenland-Northgate SNAP population compared to the City as a whole:

Age Range	SNAP	Sac City
< 5 yrs	8.5%	7.1%
5-9 yrs	10.4%	8.1%
10-14 yrs	10%	7.7%
15-19 yrs	8.2%	7.3%
20-24 yrs	8%	7.4%
25-34 yrs	13.7%	15.6%
35-44 yrs	14.5%	15.1%
45-54 yrs	11.8%	12.8%
55-59 yrs	3.7%	4.1%
60-64 yrs	3%	3.3%
65-74 yrs	5%	5.7%
75-84 yrs	2.8%	4.3%
85+ yrs	0.7%	1.5%

Source: 2000 Census

It is evident from the information in the table that there are more children per capita in the SNAP project compared to the City of Sacramento as a whole, indicating the importance of active park space and youth activities.



The Gardenland and Northgate neighborhoods are established and evolving neighborhoods. This Strategic Neighborhood Action Plan (SNAP) was developed in partnership with neighborhood residents, City staff, and other agencies to identify actions to address neighborhood priorities.

The Gardenland area (east of Northgate Boulevard) includes many vacant, deep lots with the potential to provide new infill housing opportunities. To ensure that future infill development occurs in a manner that enhances the neighborhood and meets the neighborhood's visions, the Gardenland area was identified in the City of Sacramento Infill Strategy (adopted May 2002) as a pilot area for a neighborhood planning effort that would provide a strategy to address both commercial and residential development, specifically division of large and deep single-family zoned lots and challenging infrastructure requirements.

The Strategic Neighborhood Action Plan (SNAP) process in the Gardenland area seeks to ensure quality development that supports neighborhood preservation and vision.

The Gardenland-Northgate SNAP was developed based on neighborhood priorities identified through various planning efforts, confirmed at a SNAP community workshop in July 2002, and then further defined through the participation of a neighborhood/City Staff working group. The Action Plan is intended to build upon the neighborhood association's goals:

Gardenland-Northgate Neighborhood Association Mission Statement:

*"The mission of the Gardenland/Northgate Neighborhood Association is to promote community involvement in activities that will enhance quality of life, make our neighborhoods safer, increase educational opportunities, promote positive business development and encourage neighborhood beautification."*

Gardenland/Northgate  
Neighborhood Association  
May 11, 2000

This plan is also intended to complement and support redevelopment and economic development activities in the area. A list of reference and related planning documents is included in Appendix A.

Area Vision and Action Plan Outline

Through the public participation process, a number of "Action Items" have been identified and are listed in more detail on the following pages. The Action Items are divided into the four topic areas: 1) Housing and Infill; 2) Neighborhood Beautification and Safety; 3) Commercial Corridors; and 4) Parks, Recreation and Youth. The following statements summarize the vision for the community that is contained in each of the Action Items:

- ↳ Promote the maintenance and upkeep of existing housing and the development of a variety of new infill housing while maintaining the character of the Gardenland-Northgate neighborhoods.

- ❧ Promote the beautification, maintenance, and safety of residential and commercial properties throughout the Gardenland-Northgate Area.
- ❧ Provide additional recreational opportunities within the neighborhood and improve safety at existing park facilities.

An important priority of the community is to encourage the development of infill housing on the many vacant residential lots in the Gardenland neighborhood. The SNAP includes actions to encourage infill development through incentives that reduce development and impact fees, by exploring developer interest in building self-help housing projects in the area, and the sale of surplus, city-owned land for housing development. Additional survey work will be done to determine barriers to development that may exist in the area, as well as the general sentiment of the community regarding preferred housing types and the subdivision of deep lots.



House in Northgate neighborhood

Community members expressed preference for quality, well-designed, affordable housing types that promote homeownership as well as senior housing and cottage style housing. Proposed amendments to the Northgate Special Planning District (SPD)

will promote housing development on Northgate Boulevard in order to help revitalize the corridor, slow traffic, and improve the safety of the corridor by having residential activity on the streets after businesses have closed for the evening.

The Action Plan calls for a Master Plan to be developed for Northgate Boulevard that would address the areas of traffic and circulation, street lighting, and landscape and design. Some funding has been identified for development of a Master Plan, which is the necessary first step to pursue funding for costly improvements, but additional resources will be needed in order to make a Master Plan for Northgate Boulevard a reality.

The Action Plan addresses the need for traffic improvements in front of Smythe School on Northgate Boulevard, and at the intersection of West El Camino and Northview drive; both of these projects are currently underway, though the scope of the work is still being discussed. The improvement of circulation for both pedestrians and vehicles at both of these intersections will be greatly beneficial to the Gardenland-Northgate community and the elementary age children that attend school in the area.



Mural at Smythe School

The majority of the actions identified in the “Neighborhood Beautification & Safety” area deal with residential property maintenance, including assisting seniors with maintaining their property, weed abatement, and discouragement of illegal dumping. Issues in this area will be addressed through a combination of new and existing programs.

In the topic area of “Parks, Recreation, and Youth,” the community is working with Parks Staff to recommend priority projects to be included in the Parks & Recreation Programming Guide. The neighborhood lacks neighborhood park acreage and there are few opportunities for large neighborhood parks. The neighborhood would like to see development of small “pocket parks” to serve the large number of children in the area.

The community’s priorities form the Gardenland-Northgate SNAP. Those priorities, along with implementation actions, are listed on the following pages. A few of the actions will require additional cooperation between the City and the community to determine appropriate timeframes and, if necessary, to locate funding.

## Section 1: Housing and Infill

There are numerous opportunities for both residential and commercial infill development in the Gardenland- Northgate SNAP area. The majority of the vacant land is located east of Northgate Boulevard in the Gardenland neighborhood, and south of West El Camino on both sides of Northgate Boulevard. Of the total parcels in the SNAP area, 170 parcels totaling 105 acres are vacant, or approximately 10%. The majority of these vacant parcels (122) are zoned for single family residential (R-1) and single family alternative residential (R-1A), providing an opportunity to infill single family residential in this area. The action items contained in this section will support the neighborhood goals in relation to housing and infill development.

### Vision:

*Promote the maintenance and upkeep of existing housing and encourage the development of a variety of new infill housing while maintaining the character of the Gardenland-Northgate neighborhood.*

### Goals for Housing and Infill:

1. Create and promote incentives for infill development in the neighborhoods;
2. Lower fees and improve the infill development process;
3. Identify issues related to infill development and neighborhood housing preferences.

**Action Item No. 1:** Establish the "Infill Fee Reduction Fund," to assist infill projects of 4 units or less in identified infill neighborhoods, including Gardenland. Other existing fee reduction programs for infill development are also being applied in the Gardenland area.

Responsibility: City Planning Division

Contact: Stacia Cosgrove, Associate Planner, 264-7110

Schedule: COMPLETE- Implementing ordinance was adopted by the City Council on January 9, 2003.

Resources/Funding: \$150,000 available citywide in Target Residential Neighborhoods in the current City budget for FY02-03. Future funding to be determined in annual budget review.

**Action Item No. 2a:** Send out information and survey questions to vacant land property owners. Determine what barriers to development exist in the area and what educational/incentive programs can be put together to encourage development. Survey vacant land property owners on ways to assist with property maintenance, specifically weed abatement.

**2b:** Send out information and survey questions to large lot property owners. Determine if there is a desire to further subdivide deep lots and what programs can be put together to encourage development and preservation of neighborhood character.

**2c:** Send out questionnaire to all residents within the plan area to determine housing type preference. Determine what development related materials people may be interested in receiving and in what form (written, workshop, etc.).

Responsibility: City Planning Division

Contact: Stacia Cosgrove, Associate Planner, 264-7110

Schedule: May 2003

Resources/Funding: Planning Division funds for surveys. Funding for implementation measures to be determined.

**Action Item No. 3:** Based on the results of the three surveys, organize any educational workshops, discuss the implementation of infill incentives, and more.

Responsibility: City Planning Division, Sacramento Neighborhood Housing Services (SNHS), Sacramento Housing and Redevelopment Agency

Contact: Stacia Cosgrove, Associate Planner, 264-7110  
Lalin Santini, SNHS, 927-7551  
Kelly Korver, Associate Planner, 440-1399, ext.1264

Schedule: June-August 2003

Resources/Funding: Planning Division funds.

**Action Item No. 4:** Establish funding for Gardenland Capital Improvement Program (CIP) item in the City's FY 02-03 budget. Can be used for right-of-way improvements in the Gardenland area.

Responsibility: City Planning Division

Schedule: COMPLETE- Established by City Council December 10, 2002

Contact: Lucinda Willcox, Senior Planner, 264-5052

Resources/Funding: \$40-\$50,000

**Action Item No. 5:** Encourage Self-Help Housing programs, such as Habitat for Humanity, to build on vacant lots and provide homeownership housing. Meet with developers to determine interest. Explore ways that SHRA might be able to help acquire vacant lots.

Responsibility: City Planning Division, Sacramento Housing and Re-development Agency

Contact: Stacia Cosgrove, Associate Planner, 264-7110

Schedule: July 2003, meet with prospective developers after receipt of survey information.

Resources/Funding: Planning Division funds.

**Action Item No. 6:** Sell surplus City property on Columbus Avenue for construction of housing. Need City Council approval to move ahead with sale. Property will be advertised with guidelines for sale

Responsibility: City Planning Division, City Real Estate Division

Contact: Bruce Alei, Real Estate Division, 264-5055

Schedule: June 2003

Resources/Funding: N/A



**Action Item No. 7:** Pursue housing opportunities on Northgate Boulevard by allowing housing in commercial zones.

Responsibility: City Planning Division

Contact: Aaron Sussman, Assistant Planner, 264-7931

Schedule: Summer 2003

Resources/Funding: Planning Division funds.

## Section 2: Neighborhood Beautification and Safety

The majority of the actions identified in the “Neighborhood Beautification & Safety” area deal with residential property maintenance, including assisting seniors with maintaining their property, weed abatement, and discouragement of illegal dumping. Issues in this area will be addressed through a combination of new and existing programs.

### Vision:

*Promote the beautification, maintenance, and safety of Residential and Commercial properties throughout the Gardenland-Northgate Area.*

### Goals for Neighborhood Beautification and Safety:

1. Assist Seniors with maintaining their property if they are unable to do so;
2. Discourage code violations such as high weeds and illegal dumping;
3. Encourage the maintenance of properties front and rear yards.

**Action Item No. 8:** Advertise and encourage the use of established home maintenance programs offered by Sacramento Neighborhood Housing Services and Rebuilding Together. Such programs include interest free home improvement loans for qualified seniors, the “Safe at Home” program to assist with minor home safety modifications, and participation in the annual “Paint the Town” event.

Responsibility: City Planning Division, Sacramento Neighborhood Housing Services, Rebuilding Together, Gardenland/Northgate Neighborhood Association

Contact: Stacia Cosgrove, Associate Planner, 264-7110  
Lalin Santini, SNHS, 927-7551

Schedule: May-September 2003

Resources/Funding: Existing funding programs.

**Action Item No. 9:** Use the “Grants for Blocks” grant funding to support community driven projects, including beautification projects. Individual projects may receive up to \$500 in funding. An overall total of \$5,000 is available to the Gardenland area.

Responsibility: City Neighborhood Services Department (Area 4),  
Gardenland/Northgate Neighborhood Association

Contact: City Council District 1 Office, 264-7001  
Gary Little, Area 4 Director, 566-6524

Schedule: TBD

Resources/Funding: “Grants for Blocks” Program

**Action Item No. 10:** Hold several classes/workshops in the area offered by Sacramento Neighborhood Housing Services, including a Home Maintenance Workshop and an American Dream Homeownership Class.

Responsibility: City Planning Division, Sacramento Neighborhood Housing Services (SNHS)

Contact: Lalin Santini, SNHS, 927-7551

Schedule: Fall 2003

Resources/Funding: Existing funding

**Action Item No. 11:** Organize a neighborhood clean-up event to beautify the neighborhood.

Responsibility: City Neighborhood Services Department (Area 4),  
Gardenland/Northgate Neighborhood Association

Contact: Gary Little, Area 4 Director, 566-6524

Schedule: Summer 2003

Resources/Funding: Neighborhood Services funding.

**Action Item No. 12:** Explore methods to discourage illegal dumping, such as by using lights or signs.

Responsibility: City Neighborhood Services Department (Area 4),  
City Code Enforcement, Neighborhood Resources  
Team

Contact: Gary Little, Area 4 Director, 566-6524

Schedule: TBD

Resources/Funding: Could be included as a "Grants for Blocks"  
project.

**Action Item No. 13:** Address big rig trucks parking on Columbus Avenue across from residen-  
tial area and improve drainage at Columbus and Northgate Boulevard.

Responsibility: City Code Enforcement

Contact: Caroline McNorton, Senior Code Enforcement Offi-  
cer, 264-8350

Schedule: Ongoing

Resources/Funding: Code Enforcement operating budget

**Action Item No. 14:** Restrict parking at residential intersections. Additional work will need to  
be done with Public Works to address this issue.

Responsibility: City Department of Public Works

Contact: Stacia Cosgrove, Associate Planner, 264-7110

Schedule: TBD

Resources/Funding: TBD

### Section 3: Commercial Corridors

Northgate Boulevard is an older commercial strip that is the primary retail area for the Gardenland and Northgate neighborhoods. The street includes a few shopping centers, many small, shallow commercial parcels, and a high concentration of auto-related services, such as tire and muffler services, auto repair, parts stores, gas stations, and drive-thru fast food restaurants. Many of the commercial parcels on Northgate are vacant or underdeveloped. Major portions of the corridor lack adequate lighting and landscaping.

Smythe School is located on the west side of Northgate Boulevard and traffic volumes and speeds are not conducive to safe pedestrian and bicycle travel around the school.

The Northgate Boulevard Special Planning District (SPD) was established in the early 1990s to provide guidance to upgrade and revitalize commercial development along the east side of Northgate Boulevard, while providing for local serving commercial and business opportunities that are compatible with adjacent residential uses. (City Zoning Ordinance 17.100) The Northgate SPD covers the area located on the east side of Northgate Boulevard between Patio Avenue and East Levee Road. The SPD establishes design standards for the area, including façade treatments, building color, roof design, and signage requirements. Development within the boundaries of the SPD is reviewed by City Design Review staff.

#### Vision:

*Promote improvements to the appearance and safety of Northgate Boulevard and other major streets.*

#### Goals for Commercial Corridors:

1. Ensure development on Northgate Boulevard that is consistent with neighborhood goals and contributes to neighborhood beautification;
2. Address traffic and public safety issues on major streets;
3. Broaden the range of commercial and retail services available in the area.

**Action Item No. 15:** Expand the Northgate Boulevard Special Planning District (SPD) by rezoning to include the commercial properties on the west side of Northgate Boulevard in the SPD. Inclusion in the SPD will establish minimum design, material, and signage standards for projects.

Responsibility: City Planning Division

Contact: Aaron Sussman, Assistant Planner, 264-7931

Schedule: May 2003

Resources/Funding: Planning Division funds.

**Action Item No. 16a:** Adopt emergency ordinance requiring review of heavier commercial uses along Northgate Boulevard pending adoption of amendments to citywide standards.

**16b:** Adopt amendments to City regulations in commercial zones to require review for auto-related and other heavy commercial uses, in order to ensure appropriate development on Northgate Boulevard, consistent with neighborhood goals.

Responsibility: City Planning Division

Contact: Aaron Sussman, Assistant Planner, 264-7931

Schedule: Spring 2003 (Interim Ordinance)  
Summer 2003 (Citywide Amendments)

Resources/Funding: Planning Division funds.

**Action Item No. 17:** Make traffic safety improvements in front to Smythe School on Northgate Boulevard. Improvements may include installation of a median, pedestrian crossing, and/or pedestrian signal in front of the school.

Responsibility: City Department of Public Works

Contact: Hector Barron, Senior Engineer, 264-2669

Schedule: IN PROGRESS- Project is currently in the design phase. Construction calendar will depend on the ultimate scope of the work.

Resources/Funding: \$150,000 in Community Development Block Grant (CDBG) funds.

**Action Item No. 18:** Make traffic safety improvements at the intersection of West El Camino and Northview Drive to assist safe pedestrian crossing.

Responsibility: City Department of Public Works

Contact: Hector Barron, Senior Engineer, 264-2669

Schedule: Project is currently in the design phase. Construction is estimated to begin in late 2003.

Resources/Funding: Funding is currently dedicated to this project through a "Safe Routes to School" grant. Total grant amount of \$500,000 will be divided between two projects.

**Action Item No. 19:** Encourage businesses on Northgate Boulevard to participate in Redevelopment Agency programs to help beautify commercial properties. These programs include the Exterior Rebate Program and the Commercial Loan Program

Responsibility: Sacramento Housing and Redevelopment Agency

Contact: Kelly Korver, Associate Planner, 440-1399, ext.1264

Schedule: There are several local businesses already enrolled in these programs.

Resources/Funding: This program is funded annually.

**Action Item No. 20:** Broaden the services available in the area, specifically, provide more medical services.

Responsibility: Economic Development Department

Contact: Dean Peckham, Sr. Management Analyst, 264-7063

Schedule: Ongoing

Resources/Funding: TBD

**Action Item No. 21:** Prepare a Master Plan for Northgate Boulevard. Possible components of a plan would lighting, design, infrastructure/traffic improvements, establishing commercial nodes on Northgate, and promote housing.

Responsibility: City Department of Public Works, Sacramento Housing and Redevelopment Agency, City Planning Division

Contact: Hector Barron, Senior Engineer, 264-2669  
Kelly Korver, Planner, 440-1399  
Stacia Cosgrove, Associate Planner, 264-7110

Schedule: Request for proposals to be issued in Spring 2003. Work on Master Plan likely to begin 2004.

Resources/Funding: Community Development Block Grant (CDBG) funds and additional funding to be identified. Total cost for Northgate Master Plan is \$100,000+.



## Section 4: Parks, Recreation and Youth

The Gardenland-Northgate SNAP area features several park sites, including Gardenland Park, Niños Park and the undeveloped Niños Parkway, the proposed Ueda Parkway Trail, and the American River Parkway. Given the high number of children in the area, it has only two neighborhood parks; it is a priority of the SNAP that additional developed park space be provided in the area, especially south of West El Camino, and north of the current Gardenland Park. Gardenland Park is a developed 6-acre park at the end of Bowman Avenue and Niños Park is a 4.2 acre park west of Northview Drive. Because the neighborhoods are already largely developed, it is unlikely that a neighborhood park site of five or more acres could be assembled, therefore any additional park space would likely need to be in the form of a one acre or less pocket park or neighborhood serving tot lots.

### Park Project Updates

The Department of Parks and Recreation plans to add a waterspray feature to Gardenland Park where the wading pool was previously located. Construction is scheduled to begin in the Summer of 2003.

The Ueda Parkway project is located along Steelhead Creek, lower Arcade Creek, and Robla Creek. The project consists of bicycle/pedestrian and equestrian trail corridors. The first phase of this project includes the construction of a bicycle trail that starts at the American River Parkway and extends to Elkhorn Boulevard, running along the top of the levee on the east edge of the Gardenland neighborhood. Construction on this project is scheduled to begin in the Fall of 2003. This project provides a critical link between the County's existing American River Parkway and the proposed parkway along the Dry Creek Corridor. The Ueda Parkway trail is envisioned as a central feature in a continuous looped system of trails that would enable local residents and visitors to enjoy a regional parkway/trail system.

The County of Sacramento, in cooperation with the City, is in the process of updating the American River Parkway Plan. The update of the American River Parkway plan will include community outreach and participation.

Additional joint park uses can be found at the four schools within the Gardenland/Northgate SNAP boundary, including Rio Tierra Middle School, Strauch Elementary School, Smythe Elementary School, and Garden Valley School.

### Recreation & Youth

The City of Sacramento, Department of Parks and Recreation, publishes a seasonal overview of youth and family programs offered in Service Area 4 (north of the American River). Summer recreation programs for kids are offered at several locations within the Gardenland-Northgate area, including Gardenland Park, nearby Northgate Park, and Niños Park, featur-

ing arts & crafts, sports, water play, field trips, and games. There are many adult programs and events offered at the nearby South Natomas Community Center on Truxel Road.

To learn more about the programs offered by the Department of Parks and Recreation:

INTERNET: <http://www.cityofsacramento.org/recreation>

MAIL: Recreation Programs, 4623 T Street, Sacramento, CA 95819

CALL: (916) 277-6060

FAX: Recreation Programs at (916) 454-3956

Additional youth services are provided by the Stanford Settlement, a neighborhood based social service organization whose mission is to create a neighborhood based extended family environment by providing broad based social services that promote dignity, independence, and self-esteem. Stanford Settlement, located at 450 West El Camino Avenue, provides services in the areas of children's programs, emergency assistance, youth programs, senior services, and more.

Vision:

*Promote additional safe and attractive parks and recreation facilities to meet the needs of the residents*

Goals for Parks, Recreation and Youth:

1. Provide additional active park space within the Gardenland neighborhood, especially south of West El Camino, and north of Gardenland Park;
2. Take steps to improve the safety of existing parks;
3. Create additional recreational opportunities within the area.

**Action Item No. 22:** Implement Gardenland-Northgate area items in the Parks & Recreation Programming Guide. Those items include: a) a picnic shelter and lighting in Gardenland Park, b) low fencing around the Gardenland Park playyard to ensure safety of small children, c) improve parking at Gardenland Park, d) provide adequate lighting in Niños Park, e) a walking/jogging park around both Niños and Gardenland Parks.

Responsibility: City Parks Department

Contact: Janet Baker, Park Development Manager, 264-8234

Schedule: Park & Recreation Programming Guide is scheduled to be adopted by the City Council in May 2003.

Resources/Funding: Project funding to be determined, possibly grant funding, CDBG funding, and/or City fee revenues.

**Action Item No. 23:** Identify and acquire additional park acreage within the Gardenland neighborhood. Possible uses include a pocket park or tot lot park.

Responsibility: City Parks Department

Contact: Janet Baker, Park Development Manager, 264-8234

Schedule: TBD

Resources/Funding: TBD

**Action Item No. 24:** Improve safety at Niños Park. Work with Neighborhood Housing Services and the Police Department to promote safety activities during "NeighborWorks Week" in June. Safety improvements may include signage and fencing.

Responsibility: Sacramento Police Department, Sacramento Neighborhood Housing Services (SNHS), community members

Contact: Lalin Santini, SNHS, 927-7551

Schedule: June 2003

Resources/Funding: Grant funding

## Reference and Related Planning Documents

Except where noted, copies of the following reference documents may be obtained by calling the City Planning Division at 264-5381, or by visiting 1231 I Street, #200.

1. City of Sacramento General Plan, 1988.
2. South Natomas Community Plan, City of Sacramento, November 1988.
3. Zoning Ordinance, City of Sacramento. Reference the Northgate Boulevard Special Planning District 17.100. The Zoning Ordinance can also be found on-line at [www.cityofsacramento.org](http://www.cityofsacramento.org)
4. Additional reference materials specifically related to workshops or community meetings held in the Gardenland-Northgate area may be obtained by calling Stacia Cosgrove at 264-7110.
5. Northgate Redevelopment Plan. Please call Kelly Korver, Sacramento Housing and Redevelopment Agency, 440-1399, ext.1264
6. Gardenland-Northgate Data Booklet, July 2002. Please contact Stacia Cosgrove at 264-7110 for more information.