



# ARDEN ARCADE

## COMMUNITY PLAN

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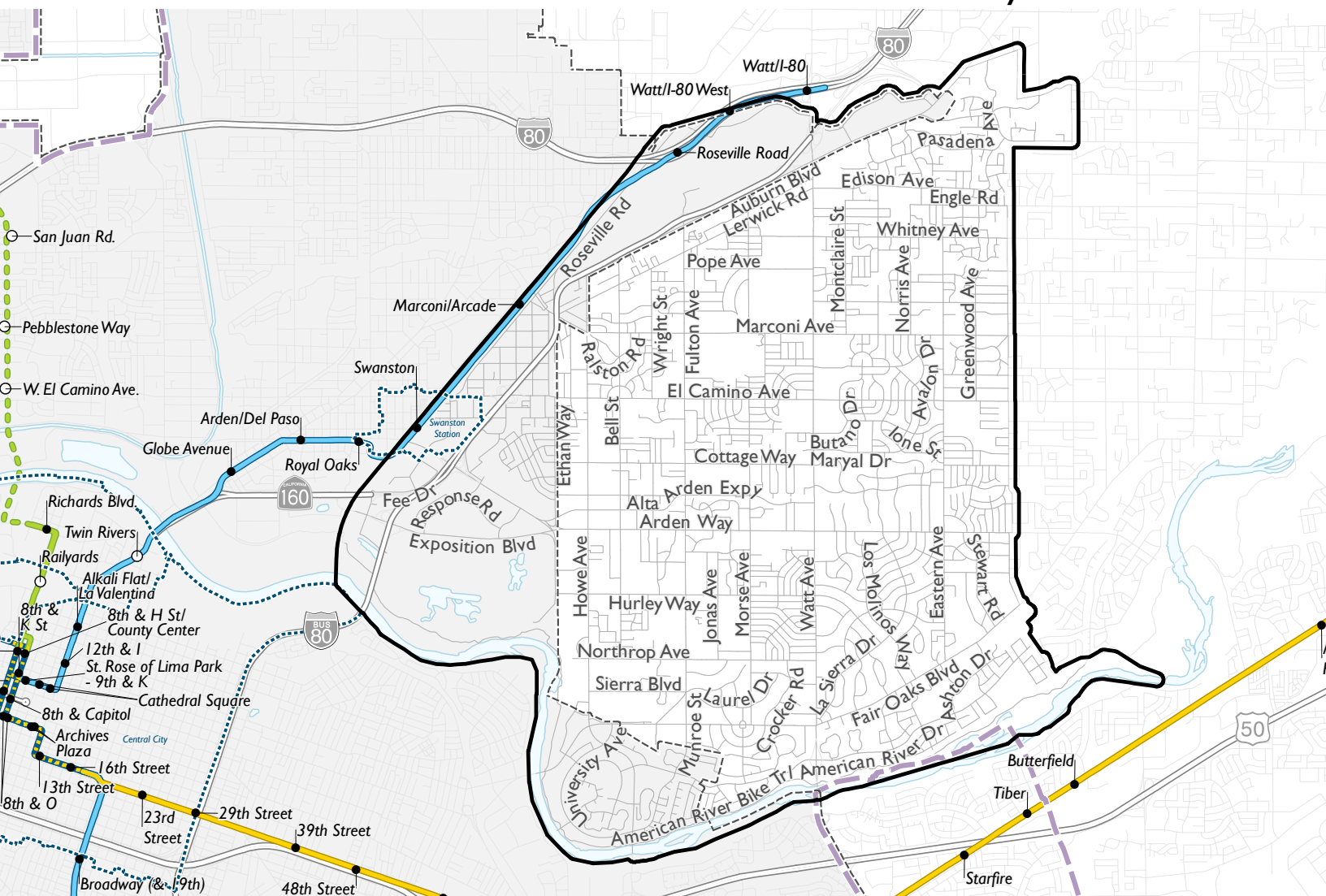
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### COMMUNITY LOCATION

The Arden Arcade Community Plan Area straddles the northeast border of the City of Sacramento and Sacramento County. Approximately 6 square miles of the 22-square-mile Area is within the City limit. As shown in **Map CP-AA-1**, it is bounded loosely by the American River to the south, Arden Creek to the north, the California Exposition and State Fair (“Cal Expo”) and Arden Fair Mall to the west, and Fair Oaks Boulevard, Ethan Way and Auburn Boulevard to the east; the remainder of the Area is in unincorporated Sacramento County. Unincorporated areas of Arden Arcade are some of the most intensely developed areas of unincorporated Sacramento County, containing suburban residential neighborhoods and developed commercial corridors. (These areas are included as part of this Community Plan Area due to the overlap in provision of public services and utilities to the unincorporated community; for example, the City has American River water rights that have a fixed boundary that includes some unincorporated areas adjacent to the city such as Arden Arcade.) Interstate 80 (“I-80”) runs in the north-south direction near the eastern edge of the community alongside the Sacramento Regional Transit (SacRT) Blue Line light rail, connecting Arden Arcade to Downtown Sacramento and the greater city. Major thoroughfares include Watt Avenue, Marconi Avenue, Arden Way, and Fair Oaks Boulevard. The most prominent landmarks within Arden Arcade are Point West, Arden Fair Mall, the American River Parkway, and Cal Expo, which has been home to the California State Fair since 1968.

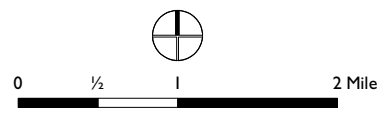


# Map CP-AA-1 Arden Arcade Community Plan Area Boundary



Source: City of Sacramento, 2023; Dyett & Bhatia, 2023

- Arden Arcade Community Plan Area Boundary
  - Sacramento City Limit
  - Specific Plan Area
  - Sphere of Influence
  - Water
- Light Rail**
- Existing Light Rail Station
  - Proposed Light Rail Station
- Existing Route**
- Blue Line
  - Blue/Gold Line
  - Gold Line
  - Green Line
- Proposed Route**
- Proposed Green Line Extension



## DEVELOPMENT AND PLANNING HISTORY

Arden Arcade is home to over 101,000 residents, approximately 12,500 of whom are residents of the city of Sacramento, and about 21,500 jobs within City limits, the majority of which are in the professional and business services; trade, transportation, and utilities; and education and health sectors. The area was largely agricultural for the first part of the twentieth century; the incorporated areas of Arden Arcade were annexed by the City of Sacramento between 1949 and 1970. Incorporated Arden Arcade is made up of nine neighborhoods, (Del Paso Park, Ben Ali, Swanston Estates, Arden Fair, Point West,

Cal Expo, Campus Commons, and Sierra Oaks), office and retail space, and approximately 600 acres of parks and open spaces, including Del Paso Regional Park, Haggin Oaks Golf Course, and University Park. A small portion in this part of the city is also serviced by Fulton El Camino Recreation and Park District. The area has the second-largest proportional concentration of multifamily housing units out of any Community Plan Area after Central City. It has abundant access to neighborhood services and open spaces, but also has Sacramento’s highest retail vacancy rate.



## MAJOR TRANSPORTATION ROUTES

Business 80 is the largest roadway connecting Arden Arcade to the greater Sacramento area and beyond. Auburn Boulevard is a major north/south corridor and follows the City limits on the north. Major east/west corridors include State Route 160, Arden Way, El Camino Avenue, and Marconi Avenue. Arterials provide automobile and bike access through the Plan Area and connect residents to surrounding communities and neighborhoods. The SacRT Blue Line light rail extends along the western edge of Arden Arcade, parallel to the Union Pacific Railroad line, which is still used to transport freight.



## COMMUNITY VISION

**IN 2040**, Arden Arcade is a clean and safe community with bustling businesses and job centers, well-connected transportation systems, and charming residential areas. The neighborhoods of Arden Arcade reflect the diversity of their residents, with a wide range of affordable and varied housing options that support a vibrant, welcoming community. Partially located within the city of Sacramento, Arden Arcade has seamless connectivity and integration with the small businesses, street grid, and recreational amenities of the adjacent unincorporated County. Existing assets and new investments in infrastructure and transportation have helped to reinforce the prosperity of the mixed-use corridor along Arden Way. Pedestrian- and bicycle-friendly designs are integrated into an efficient network with the SacRT Blue Line light rail and frequent bus service, ensuring that travelers of all ages and abilities are connected to essential resources and

key destinations via tree-lined streets. This ease of accessibility and the economic success of new businesses, professional services, and local retail—including grocery stores and farmers' markets—have reinvigorated community spaces that are safe, clean, and inviting, while complementing regional attractions like Cal Expo and Arden Fair Mall. Residents take pride in how clean the streets and public spaces are, and how little crime there is in Arden Arcade. Robust public services, including additional resources for people with mental health illnesses and after-school programs and youth mentorships for area youth, help to foster a compassionate community atmosphere. Energetic residents enjoy Arden Arcade's many parks and open space areas, including Del Paso Regional Park and American River access points, with fresh, clean air, and expansive tree canopy.



# Community Issues and Opportunities

The following local planning issues and opportunities are synthesized from community input gathered over the course of the planning process, which included an in-person Community Plan Area meeting in August 2019, a virtual open house conducted in October 2020, community-led “meetings in a box,” and ongoing correspondence from individuals and neighborhood organizations as well as citywide outreach activities. The colored dots next to each paragraph and shown in the legend below indicate where readers can find policies and information related to each community issue and opportunity.

- Addressed in this Community Plan
- See Element 3: Land Use and Placemaking
- See Element 4: Historic and Cultural Resources
- See Element 5: Economic Development
- See Element 6: Environmental Resources and Constraints
- See Element 7: Environmental Justice
- See Element 8: Mobility
- See Element 9: Public Facilities and Safety
- See Element 10: Youth, Parks, Community, and Recreation
- See the Housing Element

● ● **Housing Quality and Affordability** - Around 50 percent of housing units in Arden Arcade are single-unit homes, and home sale and rental prices are, on average, higher in this area than in Sacramento as a whole. There are opportunities for more of a variety of different housing types, including affordable housing. In some areas of Arden Arcade, there are many people experiencing homelessness, and some residents want to ensure that proposed shelters provide important social services. New housing should recognize a wide spectrum of need across income ranges. Some existing low-income housing is out of compliance with codes and requires upgrades.

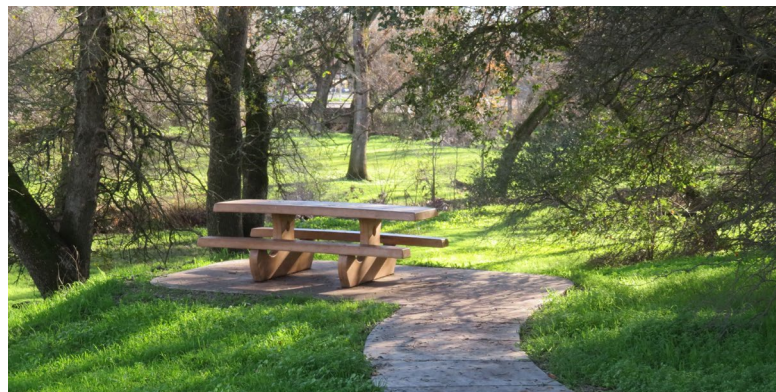
● ● **Expanded Tree Canopy** - Arden Arcade has comparatively lower tree canopy coverage than other areas and high vulnerability to extreme heat, as well as some of the highest rates of asthma hospitalizations in Sacramento, presenting opportunities for targeted policies to improve the health and well-being of residents through expanded tree planting.

● ● **Connectivity** - Convenient, connected, and enjoyable transportation options that make it easier to get around without a car in Arden Arcade are major community priorities, and providing community members with more options to get around can help to reduce high traffic volumes currently experienced in areas near the highway and Arden Fair Mall. Shady, tree-lined corridors and more connected walking and cycling paths can make walking and biking feel more comfortable in the community. Residents also identified a need for more frequent transit service as well as more accessible transit options for seniors and people with disabilities. In previous planning efforts, residents have identified strong desire to overcome barriers to walking and biking that are currently created by the heavy rail tracks.

● ● **Public Services** - Increased public services, including additional resources for people with mental health illnesses, after-school programs and youth mentorships, and a culture and arts venue (such as a community theater) present opportunities to promote community cohesion and support vulnerable populations.

● ● **Community Safety** - Reducing crimes such as graffiti and littering and improving the feeling of safety are priorities in Arden Arcade. There have also been several fire-related incidences in the community; improving emergency response and public safety are important issues for residents.

● ● **Neighborhood Beautification** - While Arden Arcade is home to several natural open space resources, including the American River Parkway,



many residents felt these resources could be better utilized. Some noted that trash and graffiti along highways and in open spaces inhibits use and comfort in public spaces. Increased maintenance, community clean up, neighborhood beautification, and better access could increase usability of the American River Parkway and other local parks and open spaces, as well as foster community spaces as comfortable gathering places.

● ● **Parks Access and Amenities** - Residents noted that regular maintenance including clean up and safety inspections of green spaces, parks, and recreation facilities, planting more trees, and use of drought-tolerant, native plants could contribute to the sustainability and quality of life in the community. Some areas lack access to parks within an easy walking distance, particularly the portion of Arden Arcade within the City limits. Del Paso Regional Park is widely considered an underutilized resource due to its location near the City boundary and barriers to access. Some residents would like to cultivate parks as vibrant destinations by allowing community events at parks and attracting commercial uses such as restaurants around the edges of parks.

● ● **Community Identity** - Split between incorporated and unincorporated areas, Arden Arcade nonetheless has a strong sense of identity. Many residents of the unincorporated area of Arden Arcade are strongly in favor of maintaining the current City boundaries, keeping the majority of the Arden Arcade Community Plan Area unincorporated.



# Contextual Topic Areas

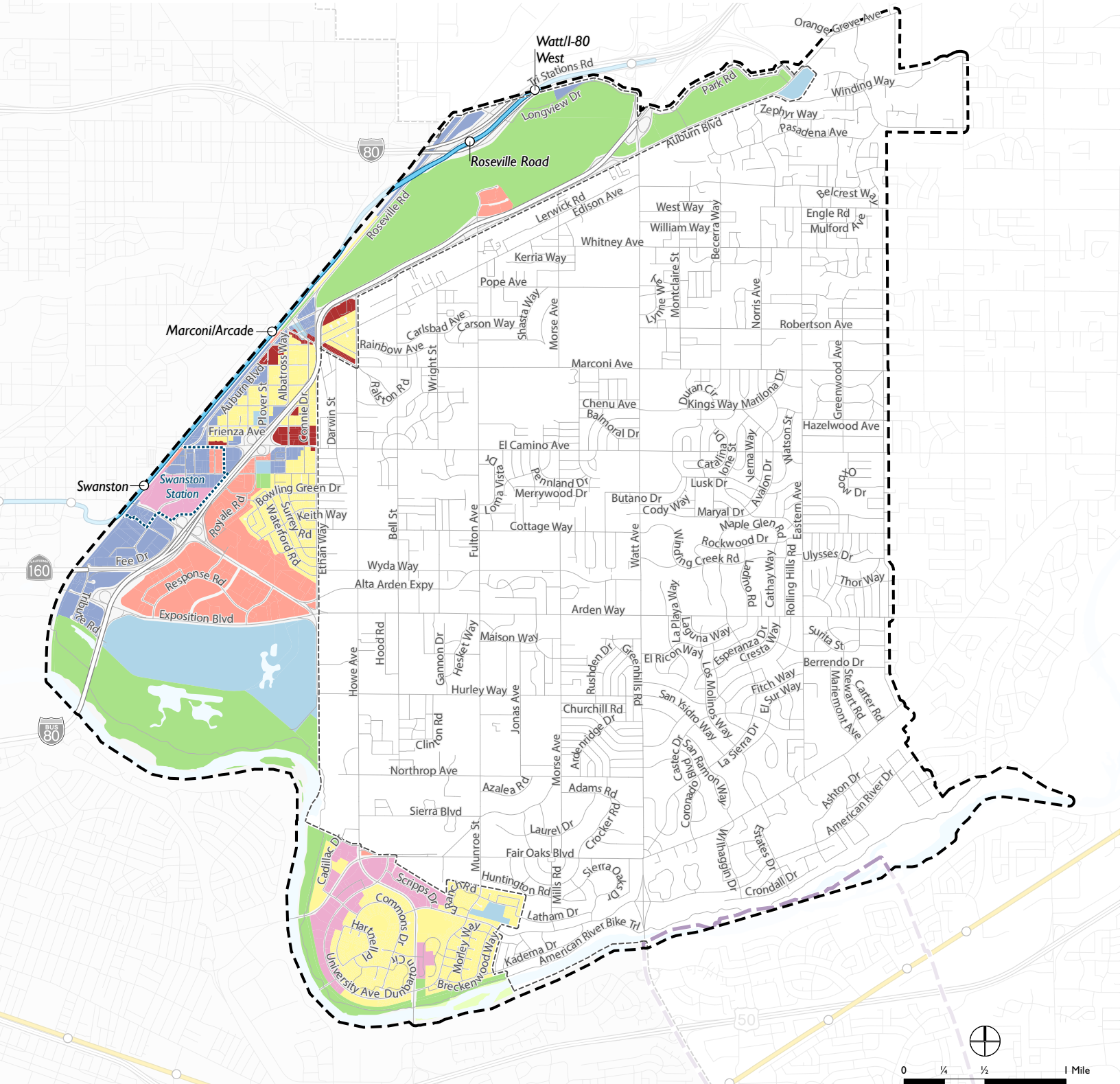
## LAND USE AND PLACEMAKING

In Part 2 of the General Plan, the Land Use and Placemaking Element includes a land use diagram as well as maps that show maximum floor area ratio (FAR), minimum FAR, and minimum density standards across the city. Together, these maps provide direction for land use and development intensities citywide. Development in Arden Arcade is subject to these citywide development standards, and close-ups of these land use designations and development intensities for the Arden Arcade Community Plan Area are provided in **Maps CP-AA-2 through CP-AA-5** for ease of reference.

These standards and designations seek to encourage the production of more affordable housing in Arden Arcade; facilitate vibrant mixed-use development in vacant and underutilized lots; and support retail vitality and more frequent, reliable transit with higher intensities and more homes near transit stations.



# Map CP-AA-2 Arden Arcade Land Use



### Land Use Designations

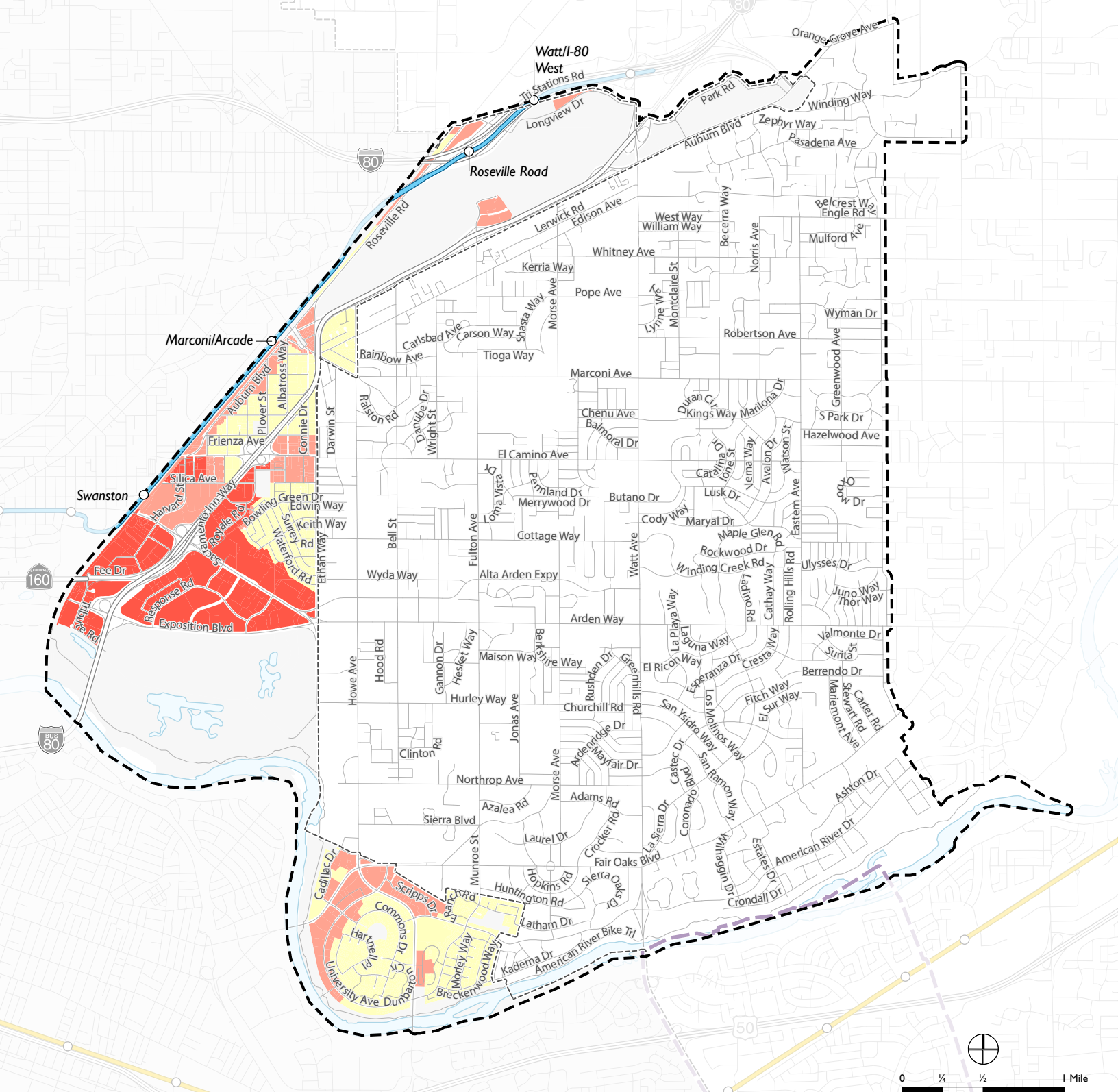
- Rural Residential (RR)
- Neighborhood (N)
- Residential Mixed-Use (RMU)
- Office Mixed-Use (OMU)
- Commercial Mixed-Use (CMU)
- Employment Mixed-Use (EMU)
- Industrial Mixed-Use (IMU)
- Public/Quasi-Public (PQP)
- Parks and Recreation (PR)
- Open Space (OS)

- Specific Plan Areas
- Sacramento City Limit
- Arden Arcade Community Plan Area Boundary
- Sphere of Influence
- Water

Blue Line



# Arden Arcade Maximum Floor Area Ratio (FAR) - All Development



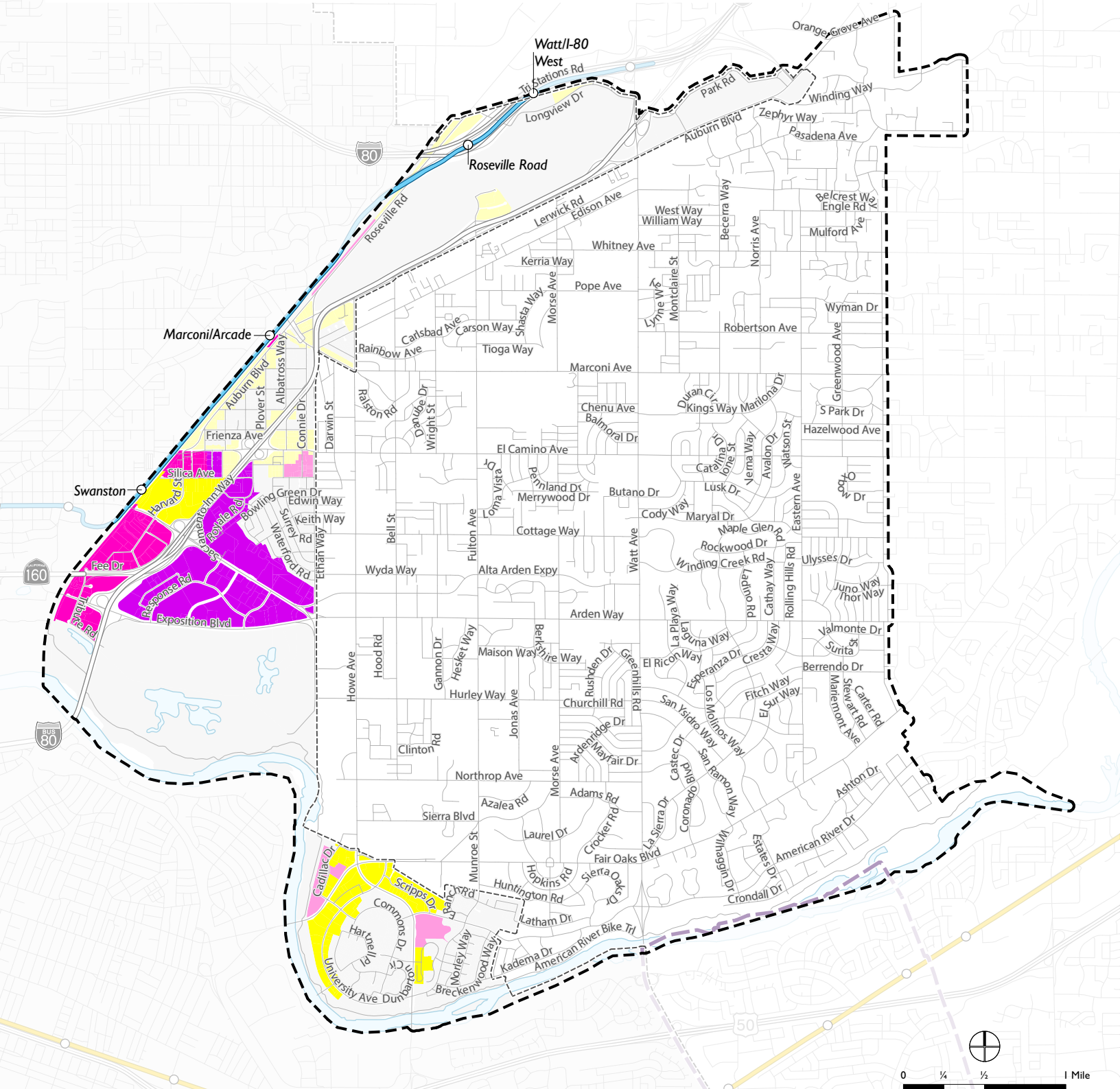
**Maximum Allowed FAR**

1.0	8.0
2.0	10.0
4.0	15.0
5.0	N/A FAR
6.0	











- Sacramento City Limit
- Arden Arcade Community Plan Area Boundary
- Sphere of Influence
- Blue Line
- Water







# Arden Arcade Minimum Floor Area Ratio (FAR) – Mixed-Use and Non-Residential Development



**Minimum Allowed FAR**

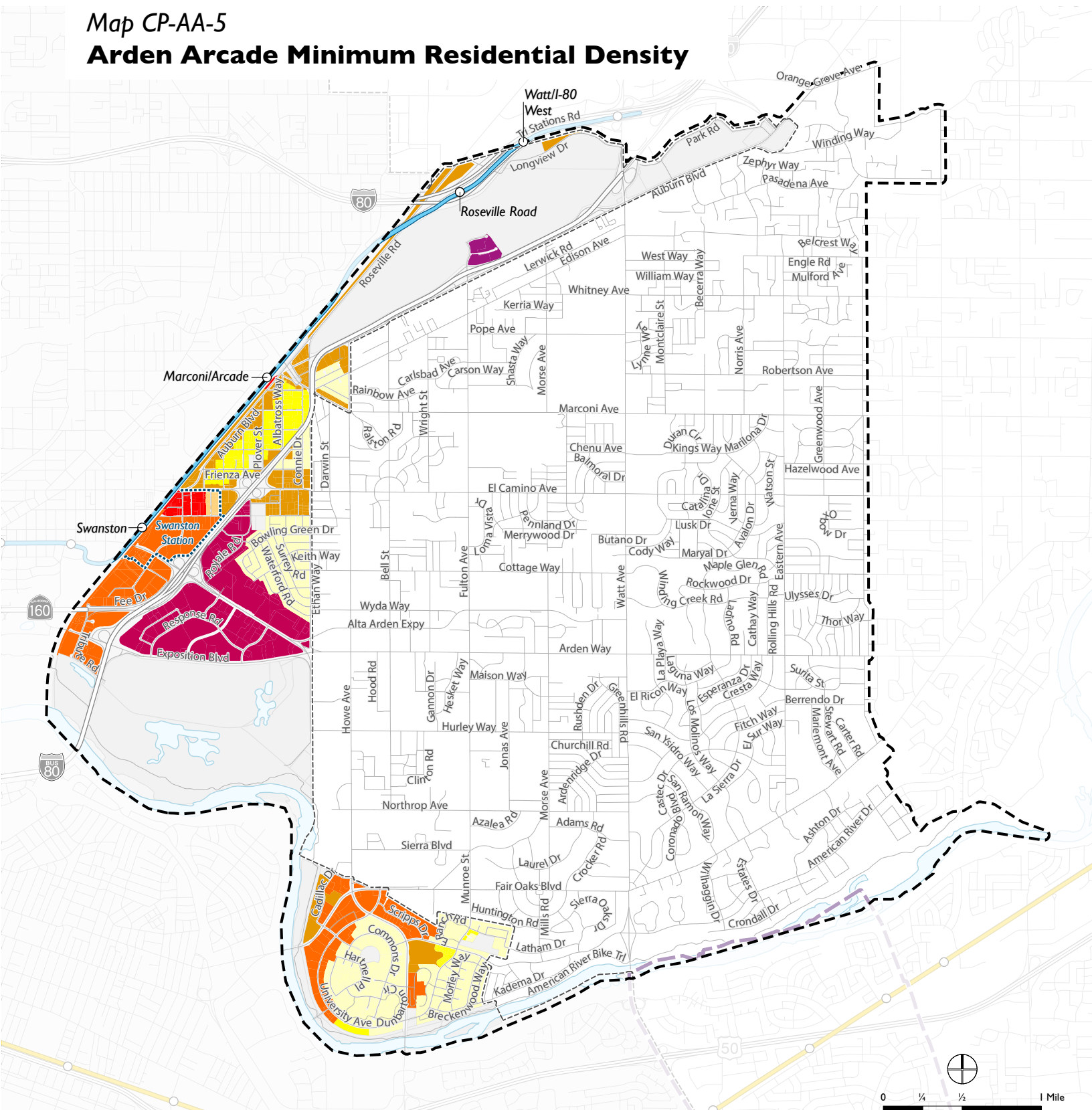
 0.15	 0.50
 0.25	 1.50
 0.30	 2.00
 0.35	 3.00
 0.40	 N/A FAR

-  Sacramento City Limit
-  Arden Arcade Community Plan Area Boundary
-  Sphere of Influence
-  Water

 Blue Line



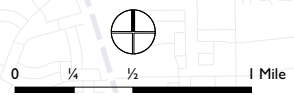
# Map CP-AA-5 Arden Arcade Minimum Residential Density



### Dwelling Units (per acre)

0.25	18
3	20
7	24
8	32
12	33
15	61

- Specific Plan Areas
- Sacramento City Limit
- Arden Arcade Community Plan Area Boundary
- Sphere of Influence
- Blue Line
- Water



Source: City of Sacramento, 2023; Dyett & Bhatia, 2023

Land use designations establish the type of future development envisioned throughout the Planning Area. In Arden Arcade, mixed-use areas are clustered near light rail to incentivize multi-unit housing in proximity to transit to support more frequent/reliable service. Maximum allowed development intensities, shown as FAR allowed on each parcel, control the size and bulk of development but allow wider ranges of housing types to be built throughout Arden Arcade. Higher-intensity development is clustered along important transit corridors, with lower intensities planned for existing neighborhoods and further from transit.

The Housing Element, published under separate cover, contains numerous policies and programs addressing homelessness, ensuring affordable housing choices for people of all ages and income levels, and preventing displacement, which are important community priorities. See the Land Use and Placemaking Element for land use designations that describe allowed and desired uses, as well as for goals, policies, and actions that promote the development of a wider variety of affordable housing types, and strengthening Sacramento's sense of place.

## MOBILITY

Improving transportation safety, transit reliability, and bicycling and walking connectivity are major priorities for the Arden Arcade community. Segments of both Arden Way and Howe Avenue are Vision Zero Top 10 Corridors, which are the streets in the city with the highest numbers of fatal and serious crashes involving people walking, bicycling, or driving. The segment on Arden Way is in a disadvantaged community.

Improvements and interventions identified in the Mobility Element, Pedestrian Master Plan, Bicycle Master Plan, and Transportation Priorities Plan will help to address gaps in walking and bicycling networks, including connections to transit. Enacting these policies present opportunities to enhance safety, support public health and recreation, and create attractive ways to travel that are healthy, lower cost, and climate-friendly.

Additional policies around transportation safety, transit frequency and reliability, and pedestrian and bicycle infrastructure can be found in the Mobility Element.



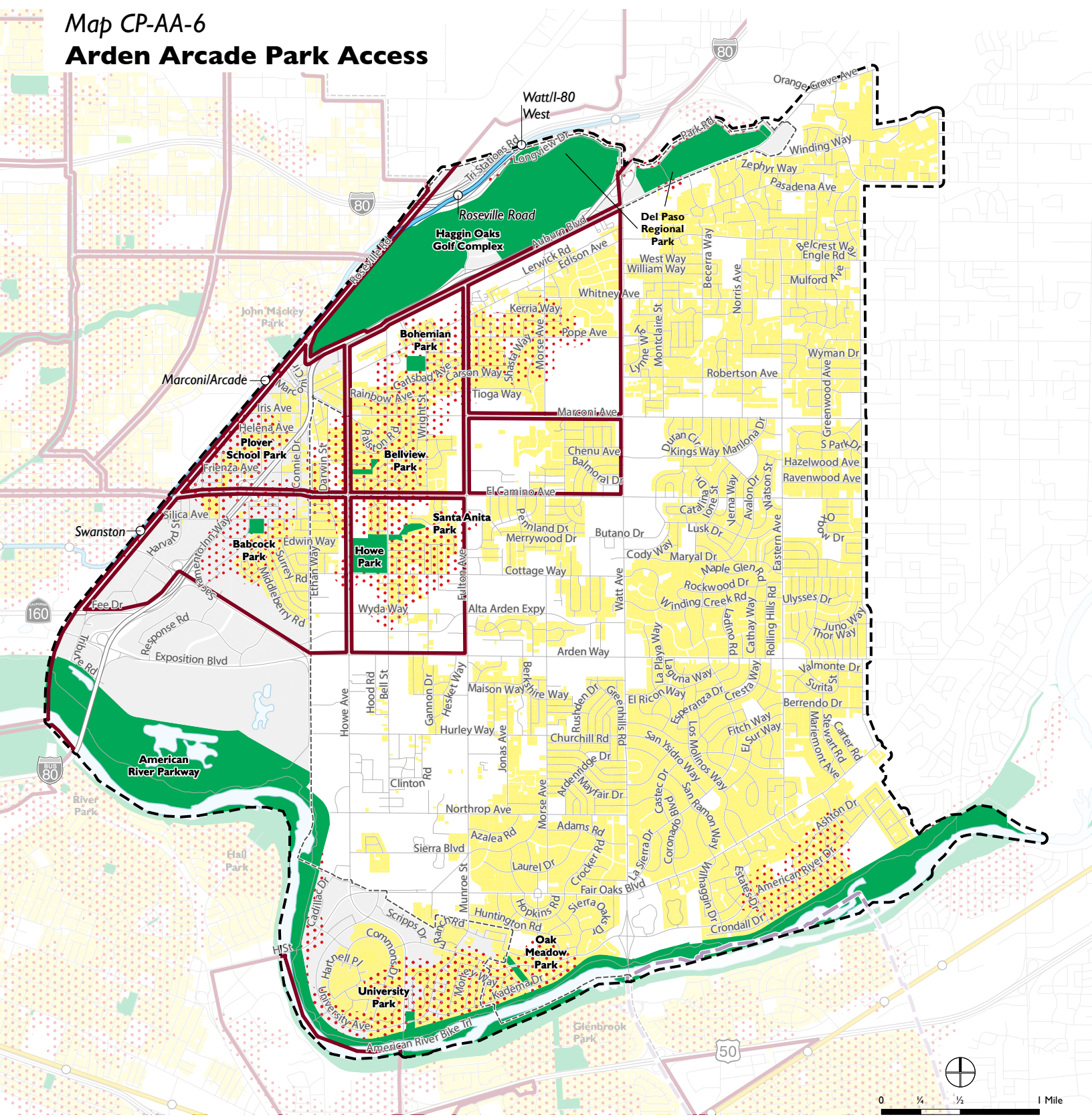
## PARK ACCESS

Arden Arcade within the City limits, has one natural habitat area, one regional park, one golf course, and one neighborhood park for a total of 600 acres of recreational space. The majority of this parkland is within the Del Paso Regional Park located on the edge of the Community Plan Area and is less accessible to residents. There are also 21 non-City owned parks within the unincorporated area of the County, mostly operated and maintained by Fulton El Camino Recreation and Park District. There are significant portions of residential areas which do not have a park within easy walking distance, particularly for lower income residents in the north-west part of the community plan area, which is in the City limits. **Map CP-AA-6** illustrates accessibility to parks within the Community Plan Area. In some cases, lack of access is due to a lack of nearby parks, and in others, it is due to barriers such as Business Route 80; or a lack of infrastructure (i.e. missing sidewalks or crosswalks), or a lack of available public transit. Addressing barriers to access where possible and creating new parks for underserved areas can help to improve park access. Del Paso Regional Park, which many residents consider an underutilized asset, could better serve the community by improving pedestrian connections and offering more nature-oriented programming. Building on existing programs at Mira Loma High School and expanding to partnerships with additional area schools to further study Arcade Creek could expand opportunities for area youth to interact with the valuable nature area at Del Paso Regional Park. Increasing partnership with Twin Rivers School District to provide access to their schoolyards after school hours would also help provide access to additional park space.

Additional policies addressing park maintenance, programming, and access can be found in the Youth, Parks, Recreation, and Open Space Element.



# Map CP-AA-6 Arden Arcade Park Access



- 10-minute Walking Access to a Park
- Existing Park
- Residential Area
- Proposed Park
- Sacramento City Limit
- Arden Arcade Community Plan Area Boundary
- Blue Line
- Gold Line
- Water

# Community Policies

The policies below address issues specific to Arden Arcade and supplement Citywide policies; many of the issues and opportunities of Arden Arcade are common to many areas of Sacramento and are addressed at the citywide level.

## Land Use and Placemaking

**AA-LP-1 Cal Expo.** The City shall continue to support Cal Expo in considering and evaluating options for reuse of its property, including the improvement of active transportation connections to the area.

## Historic and Cultural Resources

There are no historic and cultural resource policies specific to Arden Arcade that supplement the citywide General Plan policies. Please see the Historic and Cultural Resources Element in Part 2 of the General Plan.

## Economic Development

There are no economic development policies specific to Arden Arcade that supplement the citywide General Plan policies. Please see the Economic Development Element in Part 2 of the General Plan.

## Environmental Resources and Constraints

There are no environmental resources and constraints policies specific to Arden Arcade that supplement the citywide General Plan policies. Please see the Environmental Resources and Constraints Element in Part 2 of the General Plan.

## Environmental Justice

**AA-EJ-1 Tree Planting in Parking Lots.** The City shall work with landowners, property management, and transit operators to ensure that future major reuse plans for currently under-shaded parking lots increase tree canopy and include other urban heat interventions. The effort should consider public, private and community collaborations that can facilitate actions to improve air quality and reduce the urban heat island effect in Arden Arcade.

## Mobility

There are no mobility policies specific to Arden Arcade that supplement the citywide General Plan policies. Please see the Mobility Element in Part 2 of the General Plan.

## Public Facilities and Safety

**AA-PFS-1 Neighborhood Clean-Up.** The City shall communicate with local organizations, residents and businesses to address illegal dumping in Arden Arcade by promoting use of the City's 311 system and support ongoing efforts to proactively deter illegal dumping and provide resources to alleviate blight and investigate complaints.



## Youth, Parks, Recreation, and Open Space

**AA-YPRO-1 Del Paso Regional Park Educational Programs.** The City will support collaborative efforts with area elementary, middle, high schools, and colleges to expand educational uses of Del Paso Regional Park and Arcade Creek, including through botanical and art programs, wildlife and water study, and creek clean-up days.

**AA-YPRO-2 New Park Site.** The City shall work with Twin Rivers Unified School District, Fulton El Camino Recreation and Park District and the community to identify a site for a new neighborhood park in the underserved neighborhood of Swanston Estates and possibly pursue a joint use agreement.

## RELEVANT PLANS AND STUDIES

The following section lists relevant plans and studies that have been prepared or adopted by local agencies and are directly pertinent to the Arden Arcade Community Plan:

- Marconi Station Technical Background Report (2012)
- American River Parkway Plan (2008)
- Swanston Station Transit Village Specific Plan (2007)

