



GREATER LAND PARK

COMMUNITY PLAN

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COMMUNITY LOCATION

The Greater Land Park Community Plan Area encompasses about 7 square miles of the city of Sacramento, just south of the Downtown, and is bounded by Broadway to the north, State Route 99 to the east, 35th Street to the south, and the Sacramento River to the west. **Map CP-LP-1** shows its location within the city.

The Sacramento Regional Transit (SacRT) Blue Line has four stops within Greater Land Park, providing direct access to Downtown and to the rest of the city. Major commercial corridors include Freeport Boulevard, Franklin Boulevard, 24th Street, and Sutterville Road; Broadway is just out of the Community Plan Area to the north, but is easily accessible and often associated with Greater Land Park.

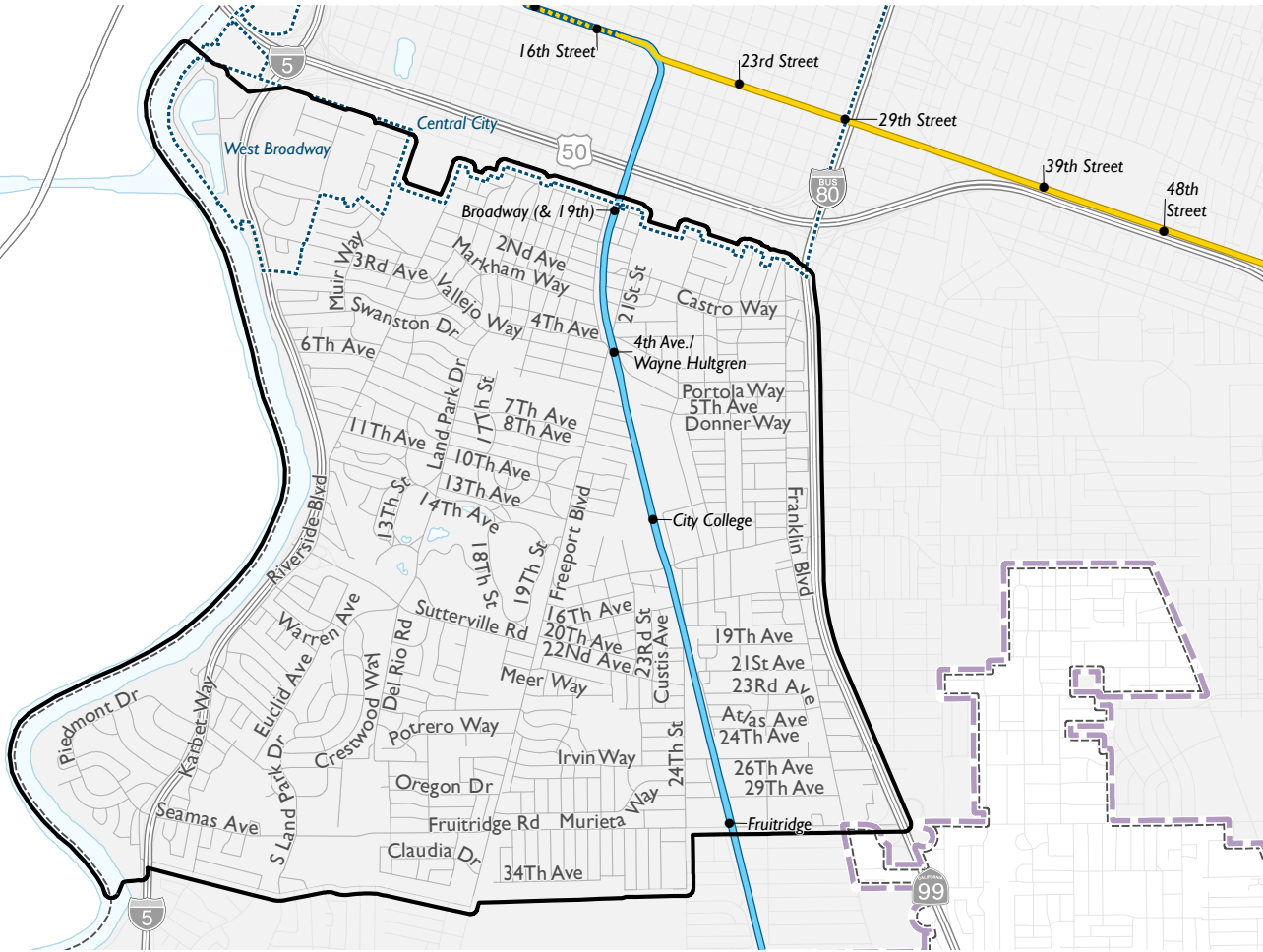
William Land Park, home to Fairytale Town, Funderland, and the Sacramento Zoo are located at the center of the community. Other notable destinations include Curtis Park, Sacramento City College, the Sacramento Marina/Miller Regional Park, the Sacramento Historic City Cemetery, the Belle Coledge Community Center and Library, and the Tower Theatre, which is adjacent to the Greater Land Park Community Plan Area.

DEVELOPMENT AND PLANNING HISTORY

Greater Land Park was established in the late 1840s as a settlement called “Sutterville,” and grew in a mosaic pattern as farms were converted into housing developments. The community was originally connected to Downtown Sacramento via streetcars that



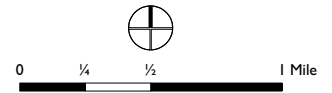
Greater Land Park Community Plan Area Boundary



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

- Greater Land Park Community Plan Area Boundary
- Sacramento City Limit
- Specific Plan Area
- Sphere of Influence
- Water

- Light Rail**
- Existing Light Rail Station
 - Existing Route**
 - Blue Line
 - Blue/Gold Line
 - Gold Line



ran from Downtown along both Riverside Boulevard and 21st Street, operated by Pacific Gas & Electric Company. In the 1920s, the construction of William Land Park further increased the area’s appeal. William Land, an influential entrepreneur and former Mayor of Sacramento (1897–1901), donated money for purchase and dedication of the park. In the 1940s, the streetcar system was replaced by bus lines, and the remainder of agricultural uses in the area were converted to automobile-oriented housing developments. In the 1960s, the construction of Highway 50 and State Route 99 separated Greater Land Park from nearby Midtown, Downtown, and Oak Park. In 2003, SacRT opened the first phase of the Blue Line extension, bringing light rail service south from the 16th

Street Station and reestablishing Greater Land Park’s transit connection to Downtown.

Today, Greater Land Park is a community of approximately 33,800 residents and 17,500 jobs, the majority of which are in government, education, and health. Some of the many notable businesses in the area include Gunther’s Ice Cream, Vic’s Ice Cream, the Japanese grocery store Oto’s Marketplace, New Helvetia and Fountainhead brewing companies, Lalo’s Restaurant, Marie’s Donuts, and Freeport Bakery. The Greater Land Park Community Plan Area contains nine residential neighborhoods, including Land Park, Upper Land Park, Curtis Park, Carleton Tract, North City Farms, Hollywood Park, Mangan Park, South Land Park, and Little Pocket.

MAJOR TRANSPORTATION ROUTES

Regional access to and from Land Park is provided by I-5 on the west, Business 80/Highway 50 on the north, and Highway 99 on the east. Several north/south arterials connect to these freeways including Riverside Boulevard, Land Park Drive, Freeport Boulevard, 12th Avenue, and Franklin Boulevard, which provide automobile and bike access through the Plan Area and connect residents to surrounding communities and Downtown Sacramento. East/west arterials such as Fruitridge Road/Seamas Avenue, Sutterville Road/12th Avenue, and Broadway provide access from the Plan Area to surrounding communities and neighborhoods. The Blue Line light rail line is located east of Freeport Boulevard and connects Land Park with South Sacramento and the Central City.

COMMUNITY VISION

IN 2040, the Greater Land Park community is vibrant and sustainable, with abundant cultural diversity that enlivens and enriches everyday life. The area has a thriving mix of commercial and professional services, with vibrant retail centers that provide pleasant daytime and nighttime shopping and entertainment experiences. Local businesses—some of which have been serving the community for over a century—anchor revitalized corridors bustling with housing, shops, and professional services that let residents work and complete daily errands close to home. The community's housing stock reflects the diverse needs of residents, with options for people at all stages of life, and the built environment reflects the history and architectural diversity of Greater Land Park's past. It is easy to get around without a car, thanks to frequent, reliable light rail and bus service and an interconnected network for walking and bicycling that connects destinations in Greater Land Park with the Central City. Natural open spaces and a lush urban forest create ample recreational opportunities and support healthy living, with native plants frequented by pollinators. There are frequent connections from the neighborhoods to the Sacramento River, where people walking can stroll along the levee and commuters can bicycle along the river to get to work. Community activities and citizen involvement support and improve the charm of Greater Land Park's neighborhoods, economic districts, and public spaces.



On the border of the Central City and Greater Land Park Community Plan Areas is the iconic Tower Theater

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

● ● **Enhancing Cherished Qualities** - Community members see Greater Land Park as one of Sacramento’s most desirable areas to live. Residents overwhelmingly want to maintain the positive qualities of Greater Land Park and to enhance the community rather than change it.

● ● ● **Infill Development** - Infill development along Greater Land Park’s corridors – including Freeport Boulevard, Franklin Boulevard, Sutterville Road, and some areas south of Broadway - could connect existing local businesses, and enhance Greater Land Park’s sense of community. Capitalizing on proximity to light rail and to Downtown with greater development intensity along corridors would support the City’s goals to reduce GHG emissions by encouraging walking, bicycling, and transit use. Infill redevelopment could also open up new opportunities for living in Greater Land Park and further support the vitality of local businesses. Many residents see the

Tower District and Broadway corridor as the creative “fringe” of the Central City and would like to see it enhanced as a multicultural live/work arts destination.

● ● ● **Historic Preservation** - Preservation and enhancement of historic landmarks, cultural resources, and sense of place is a priority for the community. Within the Greater Land Park Community Plan Area, Sacramento City College and Sacramento City Cemetery are adopted Historic Districts; the Tower District, West Curtis Oaks, and Broadway and 17th Street have been the subject of historic district surveys. These resources enrich the sense of place and history within Greater Land Park. If new historic districts are adopted following completion of surveys, the City will update the Historic District Plans to include the adopted districts, which would include design standards that would be used to determine the appropriateness of any development project. The plans would also include standards and guidelines for signage within these districts, another community concern.

● ● ● **Housing** - Approximately 83 percent of the housing stock in Greater Land Park is single-unit residential, and average housing sales prices are higher than in most other areas. Residents expressed interest in seeing a wider variety of housing types in Greater Land Park, particularly smaller homes that can be affordable by design and allow younger Sacramentans to stay in the area. Many community members wanted to see higher density housing allowed near transit routes and walkable neighborhood centers, including additional student housing in the Carleton Tract neighborhood, close to Sacramento City College. Addressing homelessness is another priority for Greater Land Park community members; some residents advocated for more shelter and permanent housing options and additional support services for people experiencing homelessness.

● ● **Mobility:**

- **Transit** - Many areas of Greater Land Park are within short walking distance to transit, provided by the Blue Line light rail and complemented by bus routes that run along Franklin Boulevard, Freeport Boulevard, Land Park Drive, Sutterville Road, and Broadway. Increased frequency of bus service – especially in the east-west direction – better timed transfers, access to real-time transit information, and accessibility for seniors and people with disabilities, would help improve the usability of the transit system for a wider range of residents.
- **Active Transportation** - Many Greater Land Park residents love to walk and bicycle, and they see improvements to walking and bicycling infrastructure as a major community priority. Walking and bicycling improvements, such as closing gaps in the walking and bicycling networks, planting more shading street trees along commercial corridors, installing pedestrian-oriented street lighting and pedestrian bulb-outs, adding more crosswalks, and closing streets for events and festivals are community priorities.
- **Safety** - Several streets in Greater Land Park are designated as part of the High Injury Network identified as part of the City’s Vision Zero program, where the highest number of severe and fatal crashes happen. These routes include Freeport Boulevard, Franklin Boulevard, 24th Street, Sutterville Road, Fruitridge Road, Riverside Boulevard, 21st Street, and 5th Street. Reducing driver speeds, increasing traffic enforcement, and adding traffic calming interventions along Sutterville Road, Fruitridge Road, Freeport Boulevard, Land Park Drive, and 24th Street are community priorities.
- **Connectivity** - Addressing the access issues under I-5 between Greater Land Park’s neighborhoods and the Sacramento River Parkway is another important community goal; improvements to existing connections could help to better tie neighborhoods and the river together.

● ● **Environmental Justice** - Upper Land Park, the neighborhood in the northwestern portion of the community, is designated as a Disadvantaged Community (DAC), with concentrations of vulnerable populations, including young children and individuals living in poverty. These residents experience high air pollution levels from nearby highways, high rates of asthma, poor access to healthy food and parks, and less tree canopy coverage than other neighborhoods. Efforts to shift transportation trips away from cars to walking, biking, and transit, increase access to healthy food, and encourage tree planting at public school sites can help to address these issues.

● ● ● **River Connections** - Interstate 5 (I-5) cuts most of Greater Land Park off from access to the Sacramento River, with few crossing opportunities. New and better connections to the river would open up access to the Sacramento River Parkway and the wider trail system, improving both recreational and commuting opportunities, including at Sutterville Road, Riverside Boulevard/25th Avenue, and Seamas Avenue.



● ● **Parks and Recreational Amenities** - Parks and recreational attractions are important contributors to community character in Greater Land Park, enhancing quality of life and drawing in visitors from around the region. Some residents would like to see better utilization of Greater Land Park's recreational assets, such as concerts at Miller Park. The Sacramento Zoo may relocate someday, which would create an opportunity for new recreational facilities like a botanical garden to open in William Greater Land Park. Improving circulation, landscaping, lighting, benches, signage, and historic park amenities could make the beloved park even more vibrant and attractive. Residents would also like to see a new community center with programming for older adults, more trails for walking and running, and park amenities such as bocce ball and pickle ball courts.

● ● ● **Park Access** - While the plan area has a variety of distinctive parks, the distribution of these parks throughout the Community Plan Area is inconsistent. Some neighborhoods lack park access within an easy 10-minute walk, however, better utilization of local school fields and playgrounds, many of which are currently inaccessible to the community, could help to increase access to recreational facilities. Finally, the plan to turn a former City tree nursery in Mangan Park into a new privately operated horticulture center presents an exciting opportunity to combine new park amenities with improved food access and workforce development for the community. The new center will be used for raising vegetables, flowers, and herbs, as well as for training youth in horticultural practices.



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 Greater Land Park is subject to these citywide development standards, and close-ups of these land use designations and development intensities for the Greater Land Park Community Plan Area are provided in **Map CP-LP-2** through **CP-LP-5** for ease of reference.

These designations and standards seek to support existing business areas with higher-intensity, mixed-use infill development in underutilized parcels along corridors; allow for more frequent, reliable bus service; and promote the production of a wider variety of transit-convenient housing at different price points, including affordable housing. Stepping down heights and intensity from higher intensity uses along corridors and transitioning into neighborhoods can help to ensure compatibility between new infill development and existing buildings in established residential neighborhoods. Within these neighborhoods, promoting a mix of new smaller-scale multi-unit housing types, including Accessory Dwelling Units (ADUs), can complement existing single-unit homes and provide housing for a wider range of people at different income levels and stages of life.

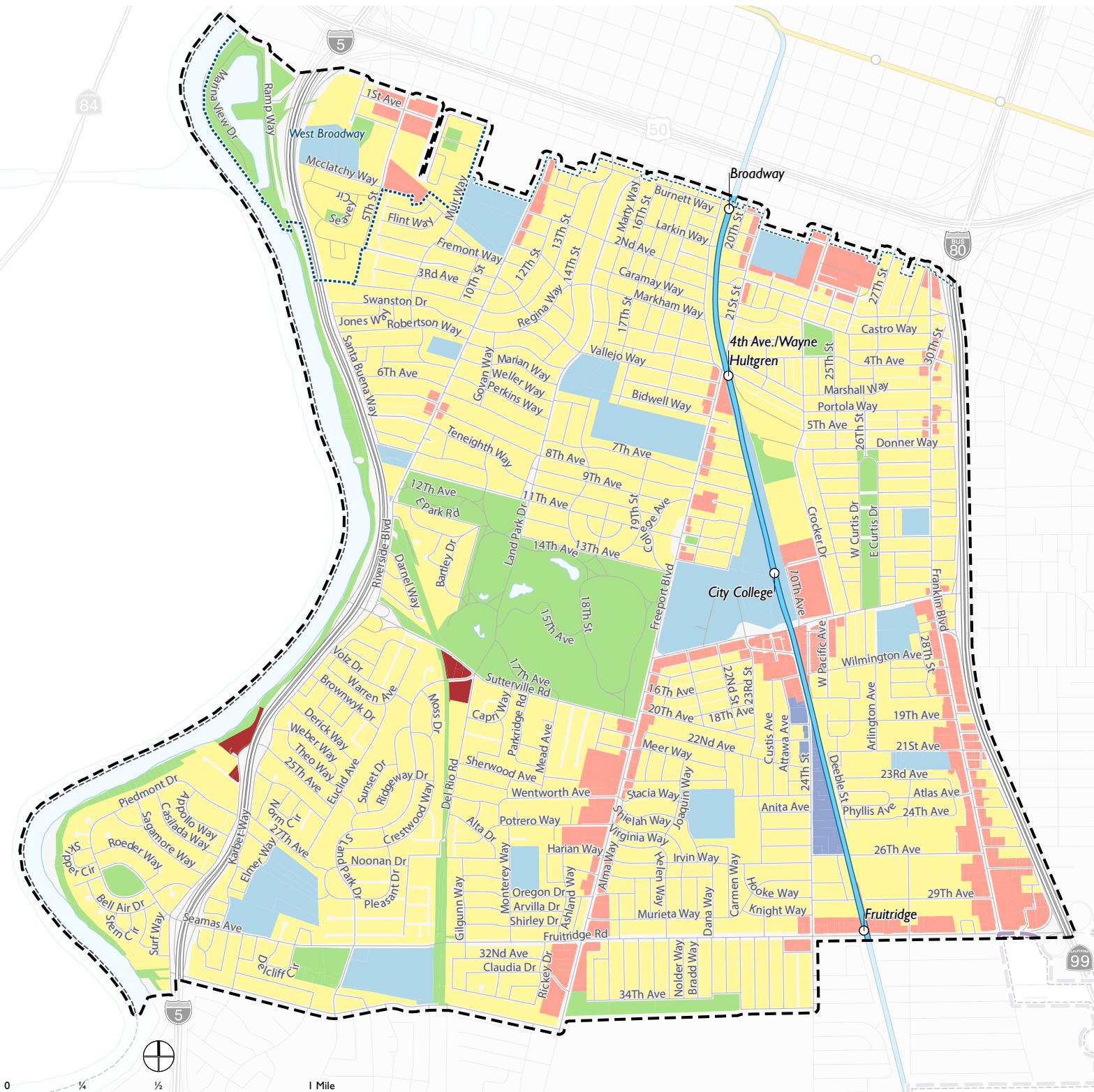
Greater Land Park's commercial corridors, including Freeport Boulevard, Sutterville Road, Franklin Boulevard, and Fruitridge Road, are home to multi-cultural social centers, global cuisine, street food, night life, and shops. With easy transit service and access to Downtown's job centers, they can support a range of mixed-use development, including pedestrian retail shopping and entertainment in dynamic mixed-use development, multiunit residential buildings, townhomes, low- to mid-rise office buildings, and commercial and retail buildings. The Residential Mixed-Use (RMU) designation complements planned land uses in the West Broadway Specific Plan, which plans for a new neighborhood at the northwest corner of the Greater Land Park Community Plan Area. Along Sutterville Road, RMU areas may be particularly

well-suited to more student housing in underutilized lots around Sacramento City College. More residents and employees close to bus and light rail lines can support more frequent and reliable transit by providing more potential riders.

Land Use policies in this Community Plan complement the citywide policies in Land Use and Placemaking Element, and policies in the Housing Element meant to promote availability of a wider range of housing types, improve housing affordability, and build in anti-displacement measures. Additional policies in the Economic Development Element will help to address sustainable and equitable economic development, including by promoting the revitalization and rehabilitation of older commercial areas.



Greater Land Park Land Use



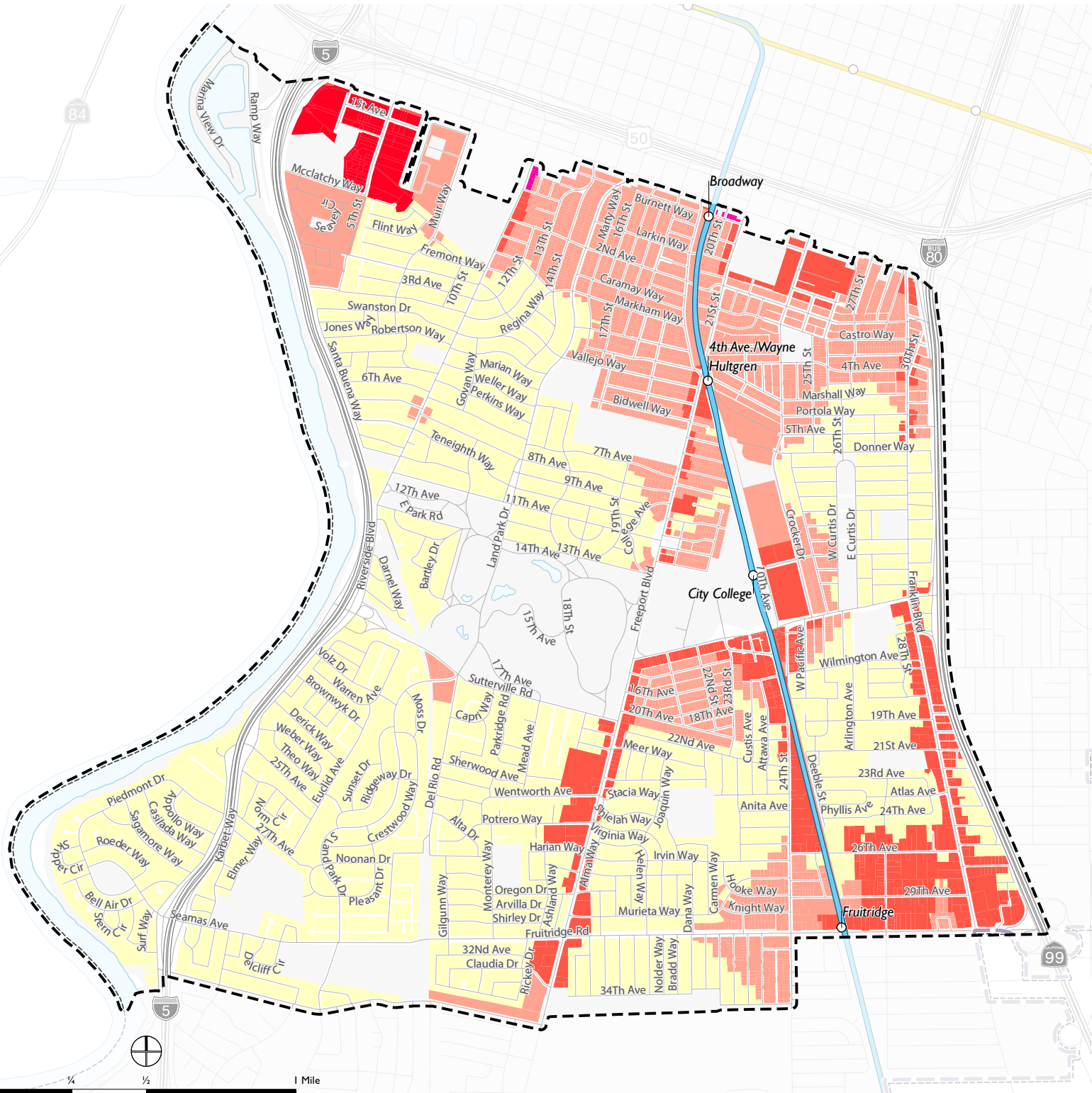
Land Use Designations

- | | | | |
|-----------------------------|----------------------------|--|-----------|
| Rural Residential (RR) | Employment Mixed-Use (EMU) | Specific Plan Areas | Blue Line |
| Neighborhood (N) | Industrial Mixed-Use (IMU) | Sacramento City Limit | |
| Residential Mixed-Use (RMU) | Public/Quasi-Public (PQP) | Greater Land Park Community Plan Area Boundary | |
| Office Mixed-Use (OMU) | Parks and Recreation (PR) | Sphere of Influence | |
| Commercial Mixed-Use (CMU) | Open Space (OS) | Water | |

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

Map CP-LP-3

Greater Land Park Maximum Floor Area Ratio (FAR) - All Development



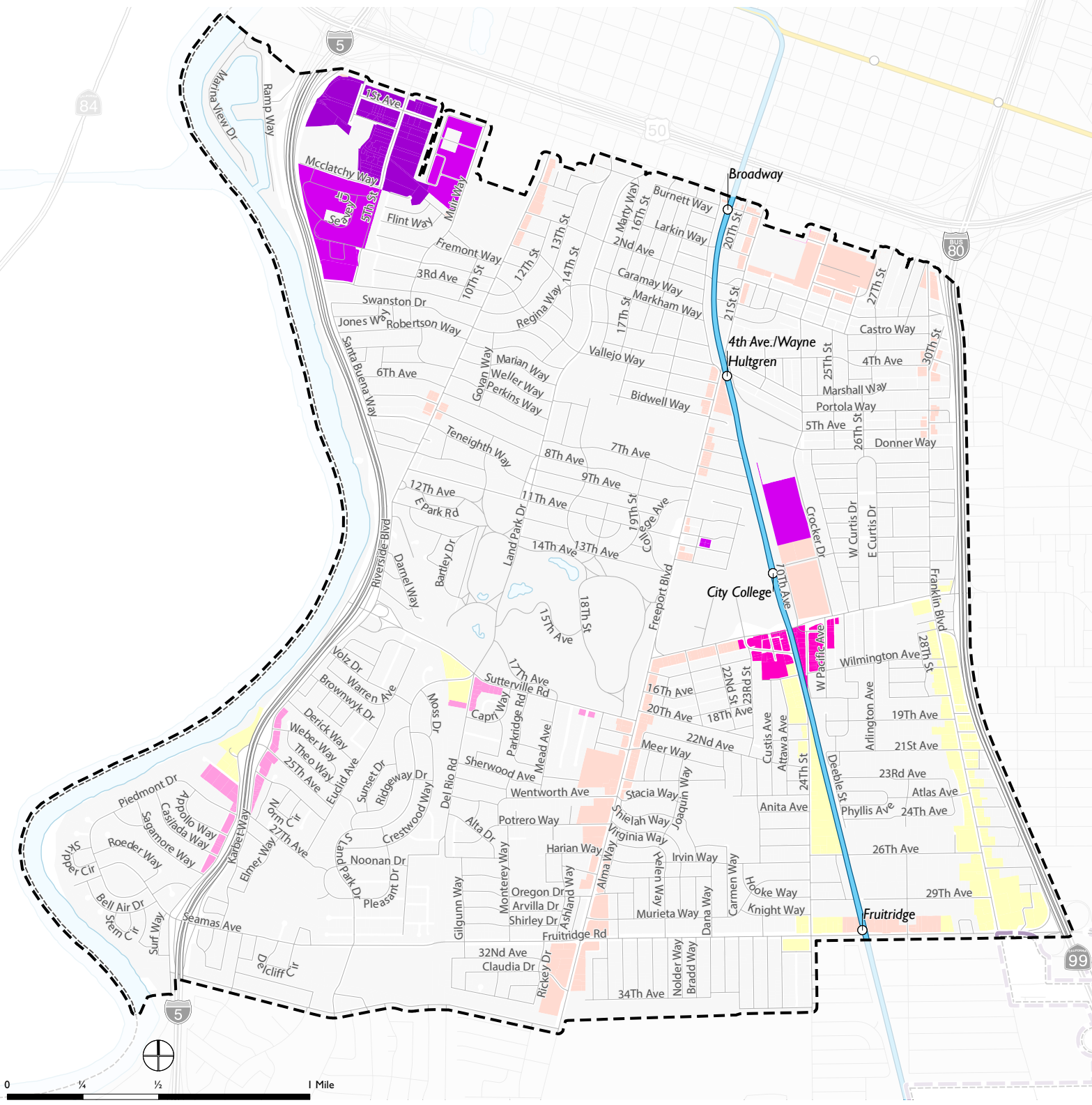
Maximum Allowed FAR

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

- Sacramento City Limit
- Greater Land Park Community Plan Area Boundary
- Sphere of Influence
- Blue Line
- Water

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

Greater Land Park Minimum Floor Area Ratio (FAR) – Mixed-Use and Non-Residential Development



Minimum Allowed FAR

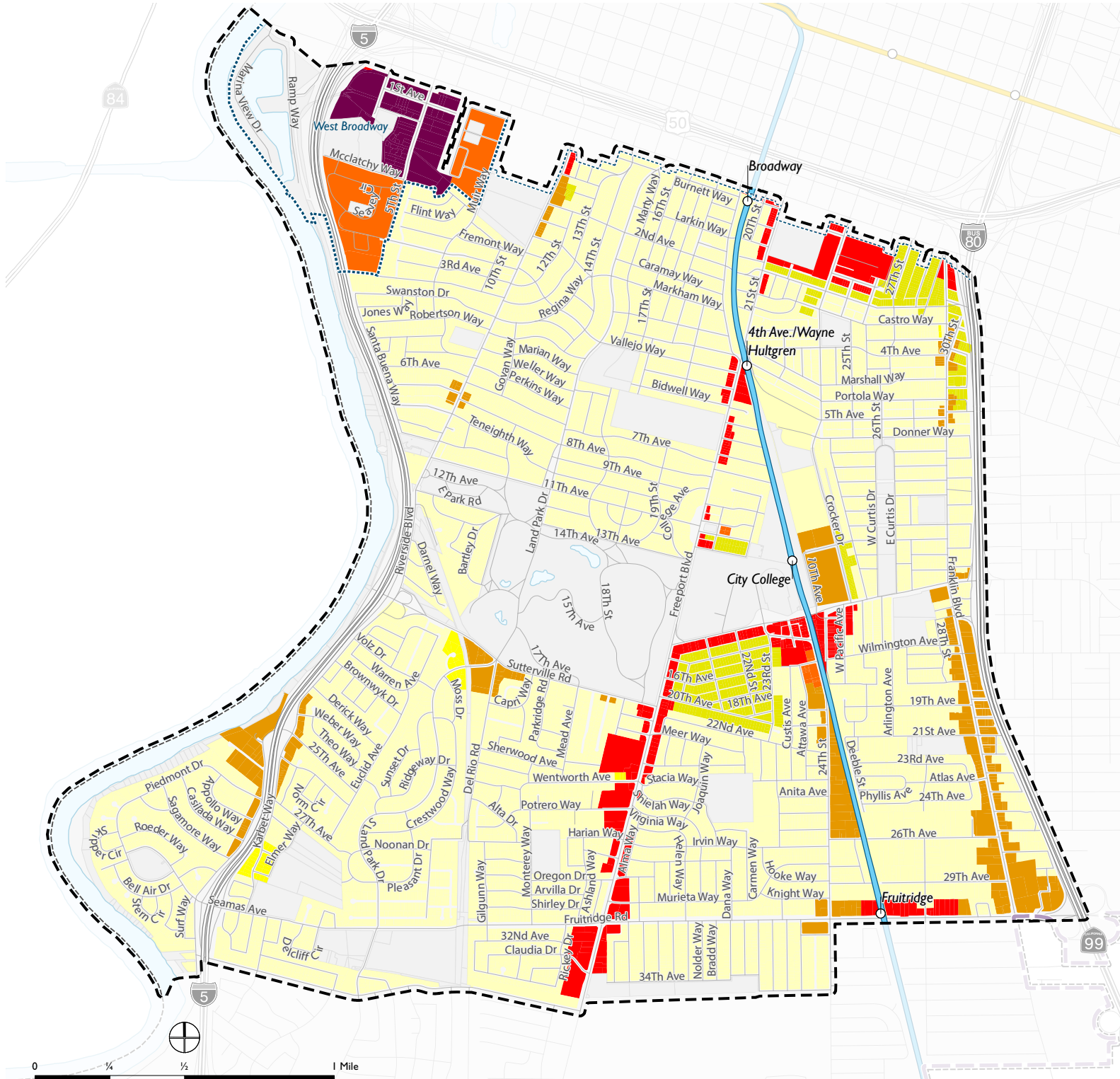
0.15	0.50
0.25	1.50
0.30	2.00
0.35	3.00
0.40	N/A FAR

- Sacramento City Limit
- Greater Land Park Community Plan Area Boundary
- Sphere of Influence
- Blue Line
- Water

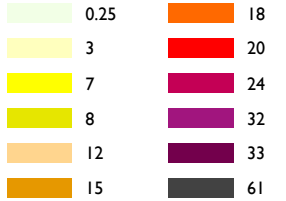
Source: City of Sacramento, 2023; Dyett & Bhatia, 2023

Map CP-LP-5

Greater Land Park Minimum Residential Density



Dwelling Units (per acre)



- Specific Plan Areas
- Sacramento City Limit
- Greater Land Park Community Plan Area Boundary
- Sphere of Influence
- Water

Blue Line

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



MOBILITY

Land use changes go hand-in-hand with mobility improvements, as corridor-based infill development and high-frequency transit service support each other. Along Seamas Avenue/Fruitridge Boulevard, Land Park Drive, and 24th Street—all of which are envisioned as mixed-use corridors—removing some travel lanes can help make roads safer by providing more space for people walking and bicycling. Traffic analysis indicates that some of these roads have excess car capacity, and space can be reallocated without worsening traffic congestion. Along these corridors, better bicycling, transit, and walking infrastructure can help to support existing businesses and create more pleasant, livable streets for new residents and for residents in nearby existing neighborhoods. This work would build on planned improvements along Franklin Boulevard, which have already been approved by City Council. As a next step, the corridors with planned lane reductions will be studied further and community outreach will be conducted to gather feedback on proposed designs. **Map CP-LP-6** shows the planned roadway reallocations for the Greater Land Park Community Plan Area, which are street segments throughout the city that have been identified as places where excessive roadway capacity—in other words, too many vehicle travel lanes—could be repurposed as spaces to

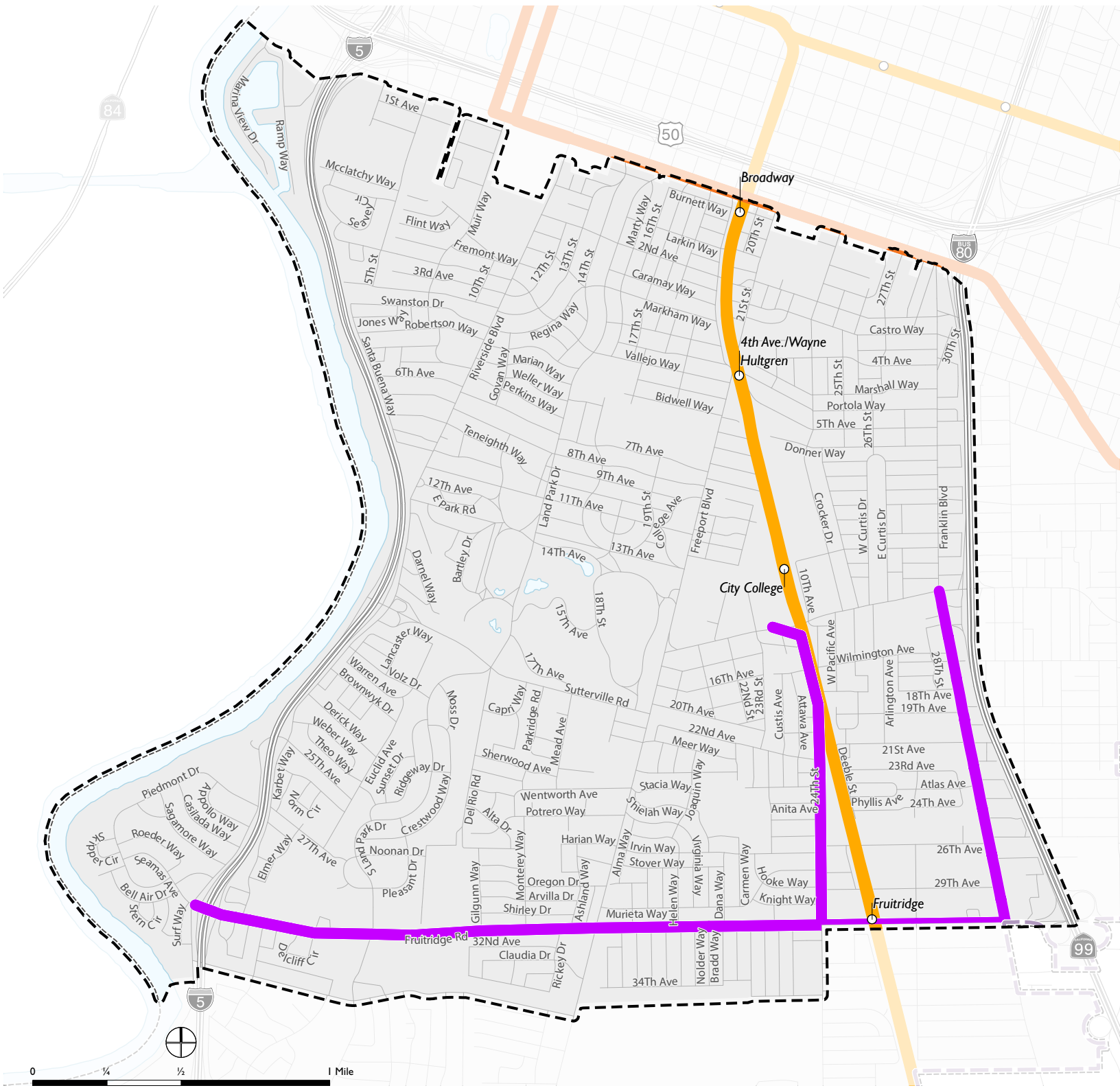
prioritize walking, bicycling, and transit use. These could take the form of improvements such as wider sidewalks, protected bike lanes, bulb-out transit stops, and bus-only lanes, and will require further community outreach, study, and roadway design.

Building on work planned in the Pedestrian Master Plan, the Bicycle Master Plan, the Mobility Element, the West Broadway Specific Plan, and the Transportation Priorities Plan, there are opportunities to enhance safety and create more choices for mobility for residents of all ages and abilities by filling gaps in the walking and bicycling networks.

The Bicycle Master Plan also includes two new planned off-street shared use paths that connect Greater Land Park to the Sacramento River Parkway: one up Darnel Way off of Sutterville Road, and one from Crate Avenue, just south of Broadway (also planned for in the West Broadway Specific Plan). Construction of these two connections will significantly increase pedestrian and bicycle access to the river, Downtown, and the wider region.

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

Greater Land Park Roadway Reallocations



- Light Rail Station
- Existing High-Frequency Bus Route
- Existing Light Rail
- Future Roadway Reallocation Segment
- Sacramento City Limit
- Greater Land Park Community Plan Area Boundary
- Sphere of Influence
- Water

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

PARK ACCESS

Greater Land Park is well-served by parks, with five community parks, three neighborhood parks, one open space park, two regional parks, a golf course, and the Sacramento River Parkway for a total of over 350 acres. This represents about 10 acres per thousand residents, significantly higher than the citywide goal of five acres per thousand residents. Despite this, there are residential areas which do not have a park within an easy 10-minute walking distance of home, including some residents of the Disadvantaged Community (DAC) at the northwest corner of the community (see **Map CP-LP-7**). New planned parks within the West Broadway Specific Plan area will increase access for some residents of the DAC, but large additional portions of the community remain in need of easy park access.

William Land Park is a particular jewel in the Greater Land Park Community Plan Area. It is home to Funderland, Fairytale Town, William Land Golf

Course, and the Sacramento Zoo, as well as a wading pool, an amphitheater, picnic areas, and multiple ponds. The Sacramento Zoo, which has been located in William Land Park for 94 years (since 1927), is likely to relocate soon to a site with more space for improved animal habitats. If relocation occurs, William Land Park will have a 15-acre area, which would be an ideal location for new public facilities

Members of the Land Park Community Association, and the affiliated group the Land Park Volunteer Corps—which meets regularly to trim bushes, clean out ponds, and pick up trash—have been instrumental in maintaining the park and offsetting maintenance costs, freeing up some scarce resources for other parks in the area.

For additional policies related to joint-use facilities and park access, including events and age-friendly facilities, see the Youth, Parks, Recreation, and Open Space Element.



Map CP-LP-7

Greater Land Park Park Access



- 10-minute Walking Access to a Park
- Existing Park
- Proposed Park
- Disadvantaged Community
- Residential Area
- Sacramento City Limit
- Greater Land Park Community Plan Area Boundary
- Blue Line
- Blue/Gold Line
- Gold Line
- Water

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

Community Policies

The policies below address issues specific to Greater Land Park and supplement citywide policies; many of the issues and opportunities of Greater Land Park are common to many areas of Sacramento and are addressed at the citywide level.

Land Use and Placemaking

LP-LUP-1 Transit Oriented Development. The City shall promote higher intensity, transit-oriented development along Freeport Boulevard, Fruitridge Road and Franklin Boulevard to support frequent, reliable transit close to bus stops and the Blue Line light rail stations. A mix of residential, retail and commercial, and office land uses is desired along these corridors to support business vitality.

LP-LUP-2 Student Housing. The City shall promote the development of student housing in the Carleton Tract neighborhood south of Sacramento City College to serve student needs and promote a more walkable campus experience.

Historic and Cultural Resources

LP-HCR-1 Greater Land Park Historic Resources. The City shall endeavor to preserve and enhance the historic resources within Greater Land Park, including neighborhoods with significant concentrations or continuity of buildings with historic integrity and meet one of the city's historical significance criteria.

Economic Development

There are no economic development policies specific to Greater Land Park 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 Greater Land Park that supplement the citywide General Plan policies. Please see the Environmental Resources and Constraints Element in Part 2 of the General Plan.

Environmental Justice

There are no environmental justice policies specific to Greater Land Park that supplement the citywide General Plan policies. Please see the Environmental Justice Element in Part 2 of the General Plan.

Mobility

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

Public Facilities and Safety

There are no public facilities and safety policies specific to Greater Land Park that supplement the citywide General Plan policies. Please see the Public Facilities and Safety Element in Part 2 of the General Plan.



Youth, Parks, Recreation, and Open Space

LP-YPRO-1 William Land Park Improvements. The City shall collaborate with the Land Park Community Association, the Land Park Volunteer Corps, and other community members on planning improvements to William Land Park, and shall coordinate with volunteers for maintenance and conservation of the park's fountains, gardens, and memorials.

LP-YPRO-2 Zoo Site Redevelopment. If the Sacramento Zoo is relocated out of William Land Park, the City shall organize an inclusive process to develop a shared vision for reuse of the site that maximizes public benefit.

LP-YPRO-3 City Cemetery Pedestrian Access. The City shall evaluate walkability to the Sacramento Historic City Cemetery as City priorities allow.

LP-YPRO-4 Sacramento City College Facilities. The City shall explore partnering with Sacramento City College to provide access to sports fields to increase access to recreational spaces for local residents and community groups.

LP-YPRO-5 Pool Access. The City shall explore options for providing access to swim facilities for Greater Land Park residents, especially youth. Options to explore may include a joint-use agreement with McClatchy High School or increasing access to existing pools, such as Southside Park pool.

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 Greater Land Park Community Plan:

- Franklin Boulevard Complete Street Project (Ongoing)
- West Broadway Specific Plan (2019)
- Sacramento City College Facilities Master Plan Update (2014)



