



POCKET/GREENHAVEN

COMMUNITY PLAN

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COMMUNITY LOCATION

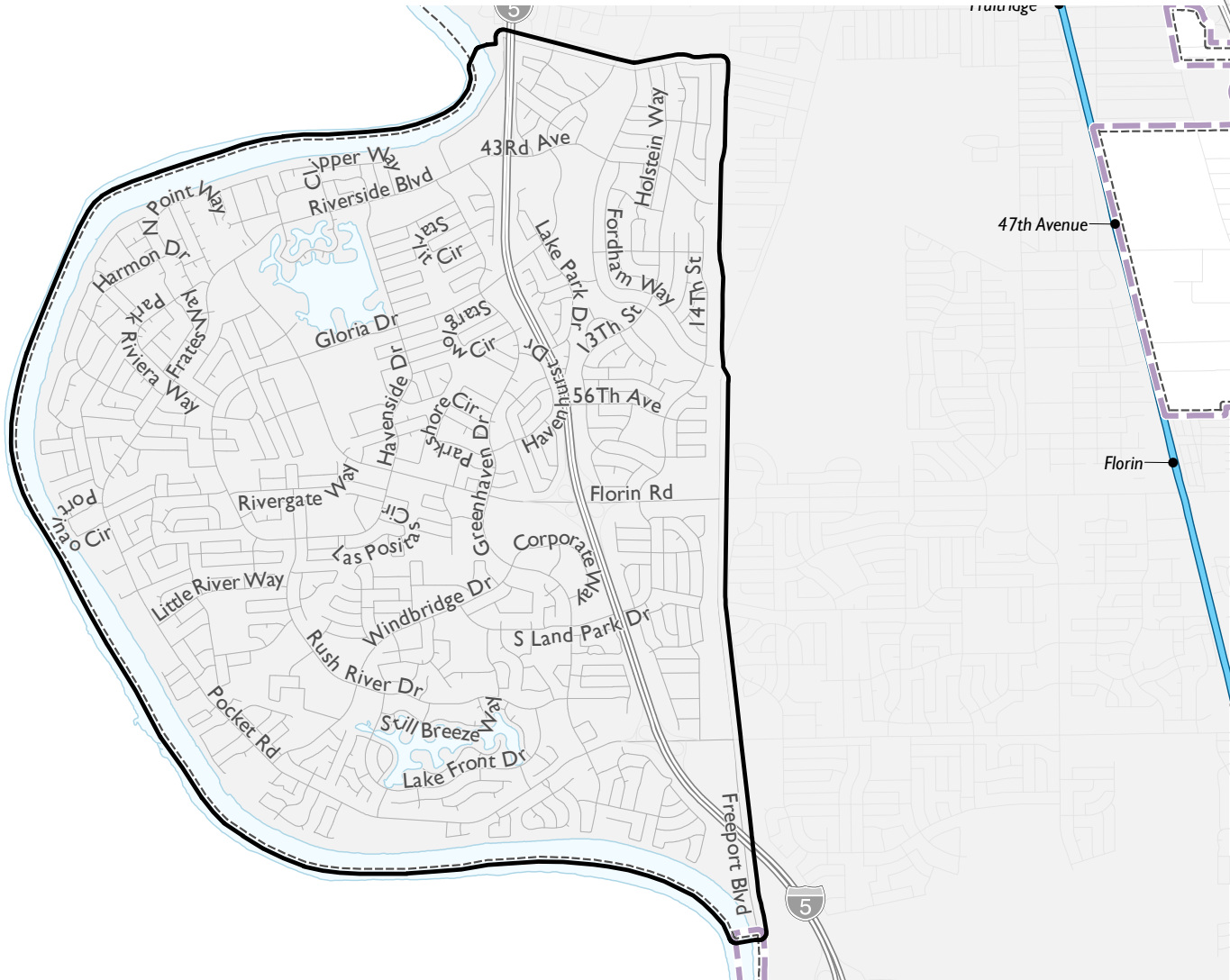
Located in the southwest portion of the city, the Pocket/Greenhaven Community Plan Area encompasses approximately eight square miles within the City of Sacramento in a “pocket” of land created by a bend in the Sacramento River. As shown in **Map CP-PG-1**, the area is bounded to the north by 35th Avenue, to the east by Freeport Boulevard, and to the south and west by the Sacramento River. Freeport Boulevard, Pocket Road, Florin Road, Riverside Boulevard, and Greenhaven Drive are primary thoroughfares of the community, and the area is home to Pocket Transit Center, which facilitates transfers between buses that connect along Florin Road and up to Downtown, including some peak-hour only

commuter buses. Some important landmarks in Pocket/Greenhaven include the Pocket Canal Parkway, John F. Kennedy High School, Lake Crest Village and Promenade Shopping Centers, and Robbie Waters Pocket Greenhaven Library. The Greater Land Park Community Plan Area borders Pocket/Greenhaven to the north, and the South Area Community Plan Area borders Pocket/Greenhaven on the east.







DEVELOPMENT AND PLANNING HISTORY

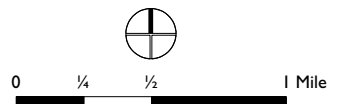
Pocket/Greenhaven is home to approximately 45,700 residents and 6,500 jobs. As a primarily residential community, many of the jobs in the community are in the education and healthcare sector. Annexed by the City of Sacramento in 1959, the “Pocket Area,” as this Community Plan Area has historically been called, was largely agricultural with a few scattered farmhouses until the mid-1960s. The completion of I-5 and the connection of Florin Road to Riverside Boulevard in the mid-1970s increased access to the Pocket area, and the area’s population doubled following these transportation milestones. The majority of Pocket/Greenhaven’s development dates to the 1970s and 1980s. Today, Pocket/Greenhaven is comprised of four primarily suburban neighborhoods; some health care, religious, and educational institutions; neighborhood-serving retail and commercial centers; and a variety of parks and waterfront areas, including the Ellsworth C. Zacharias Park and the Sacramento River Parkway, which provide residents with open space and recreation options.

Pocket/Greenhaven Community Plan Area Boundary



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

- | | | |
|---|--|---|
|  | Pocket/Greenhaven Community Plan Area Boundary | Light Rail |
|  | Sacramento City Limit |  Existing Light Rail Station |
|  | Sphere of Influence | Existing Route |
|  | Water |  Blue Line |



MAJOR TRANSPORTATION ROUTES

I-5 is the major north/south roadway connecting the Pocket/Greenhaven Area to the greater Sacramento area and beyond. Connecting to this freeway are several arterials (e.g., Pocket Road, Florin Road) that provide automobile and bike access through the community and connect residents to

surrounding communities and neighborhoods. Sacramento Regional Transit (SacRT) provides bus service throughout the Plan Area. In addition to roadways, the Pocket/Greenhaven Area has several parkways and greenbelts that provide for pedestrian and bike path connections.

COMMUNITY VISION

IN 2040, Pocket/Greenhaven is a serene community enriched by an array of family-friendly amenities, with good schools, tree-filled parks and community gardens, and active community centers. Mixed-use town centers like Lake Crest Village and Promenade Shopping Center have community-serving shops and plazas that are important community gathering places, with food, retail, and jobs, where neighbors run into each other and friends meet for coffee. On both sides of I-5, getting around Pocket/Greenhaven and connecting to the rest of the city without a car is easy, with continuous protected and shaded pathways for walking and bicycling, and roads with lower traffic speeds and well-marked crosswalks. Bus service is frequent, reliable, and conveniently located along the major thoroughfares of Freeport Boulevard, Pocket Road, Florin Road, Riverside Boulevard, and Greenhaven Drive, and is easily accessible from community nodes like

ACC Care Center (Asian Community Nursing Home), John F. Kennedy High School, Sojourner Truth Park, and the mixed-use town centers. Residents have easy access to the Sacramento River Bike Trail and the Del Rio Bike Trail, and enjoy watching the sun set over the river from the levee on summer evenings. Public spaces are lushly planted and well-maintained; dog parks, community pools, and the waterfront are easy to access; and waterways and adjacent parks like the Pocket Canal Parkway and Garcia Bend Park are clean and well-loved, enriching community members' active lives. Flood prevention infrastructure and disaster planning have helped to minimize the danger of flooding from the Sacramento River, and strong community-police engagement and collaboration have helped maintain Pocket's feel as a safe community for everyone. Community stakeholders and city leaders have worked together to support safe, vibrant, and environmentally-conscious living in Pocket/Greenhaven.



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

● ● **Community Enhancement** - Pocket/Greenhaven is a largely built-out community, with residents who love to live here and love the neighborhood feel of the area. While there are some improvements that people would like to see, residents overwhelmingly want to enhance the qualities of their community they love, not transform them.

● ● **Placemaking and Town Centers** - Residents would like to see more coffee shops, plazas, and for development to be accompanied by trees and shady outdoor gathering spaces. There are opportunities to turn some existing shopping centers, including along Florin Road and in underutilized sites along Freeport Boulevard, into “town centers,” with a well-designed and vibrant mix of retail, commercial, office, and residential uses and amenities like benches, tables, plants, and public art.

● ● ● **Neighborhood Connectivity** - The physical fabric of Pocket/Greenhaven is separated by I-5, making areas to the east of I-5 feel disconnected

from the rest of the Community Plan Area. Residents would like to see better wayfinding, lighting, and public art to create low stress walking and bicycling connections across the freeway.

● ● **Housing** - Pocket/Greenhaven is largely built out with little land available for new development, but there is some opportunity for infill housing on underutilized lots and accessory dwelling units that can provide housing options for young professionals, new families, or older adults who wish to age in place.

● ● **Homelessness** - Finding stable housing for people experiencing homelessness is a concern for Pocket/Greenhaven residents, and support services, many of which are located Downtown, may not be readily accessible.

● ● **Transportation Safety** - While Pocket/Greenhaven is generally considered a quiet area, improving conditions for those walking and bicycling is a key priority for many community members. Residents cited that drivers go too fast and expressed a desire for bikeways, sidewalks, and crosswalks, particularly along Greenhaven Drive, Riverside Boulevard, Florin Road, Rush River Drive, Fruitridge Road, and areas surrounding parks. Freeport Boulevard, which was previously State Route 160 built to Caltrans standards before the State relinquished it around 2000, would also benefit from safety improvements and placemaking interventions.

● ● ● **Sustainable Mobility** - Many community members want more sustainable mobility options in their community to lessen the impacts of car usage. Active transportation, facilitated by better connectivity over the canals and I-5 and to the river, could help people get around the area without cars. Transit and EV charging could help with connections to the rest of the city. Some residents advocated for electric vehicle charging stations, commuter park-and-ride lots, express buses or river taxis to connect to downtown, and more frequent and conveniently located bus options, especially for seniors who may depend on transit to get around town.

● ● ● **Age-Friendly Community** - Almost one quarter of Pocket/Greenhaven residents are age 65 or over. Facilities for older adults, including the ACC Care Center, are renowned for assisted and accessible living facilities. Residents cited the need for more housing types that are appropriate for older adults to comfortably age within the community, including group houses and communal living, and smaller houses with universal design features. There are opportunities for more community centers with services and programming for older adults as well. In addition, residents expressed a need for more reliable paratransit service and convenient access to bus transit for older adults.



● ● ● **Community Facilities** - Pocket/Greenhaven is generally well-served by parks and community services, including Pocket Canal Parkway, Garcia Bend Park, Sacramento River Bike Trail, community centers, and community gardens, featuring green spaces, recreational activities, and opportunities to socialize with neighbors. Residents identified the need for some additional community spaces, potentially including a junior high school, a community center and pool, dog parks, community gardens, and the need for regular maintenance and cleanup of existing parks and park restrooms. Residents are interested in more recreation programming and activities in parks. Residents are also interested in accessing the levees for recreation, and many would like to see the levee trail fully connected along the length of the Pocket/Greenhaven to Downtown, with landscaping.



● ● ● **Flood Planning and Infrastructure** - Many Pocket/Greenhaven community members expressed concerns about flood safety infrastructure and natural disaster planning; the community is bordered on three sides by the Sacramento River and depends on the levees for flood protection. Structural improvements to the levees are underway to provide the community with a 200-year level of flood protection by 2025.



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 city-wide. Development in Pocket/Greenhaven is subject to these citywide development standards, and close-ups of these land use designations and development intensities for the Pocket/Greenhaven Community Plan Area are provided in **Maps CP-PG-2** through **CP-PG-5** for ease of reference.

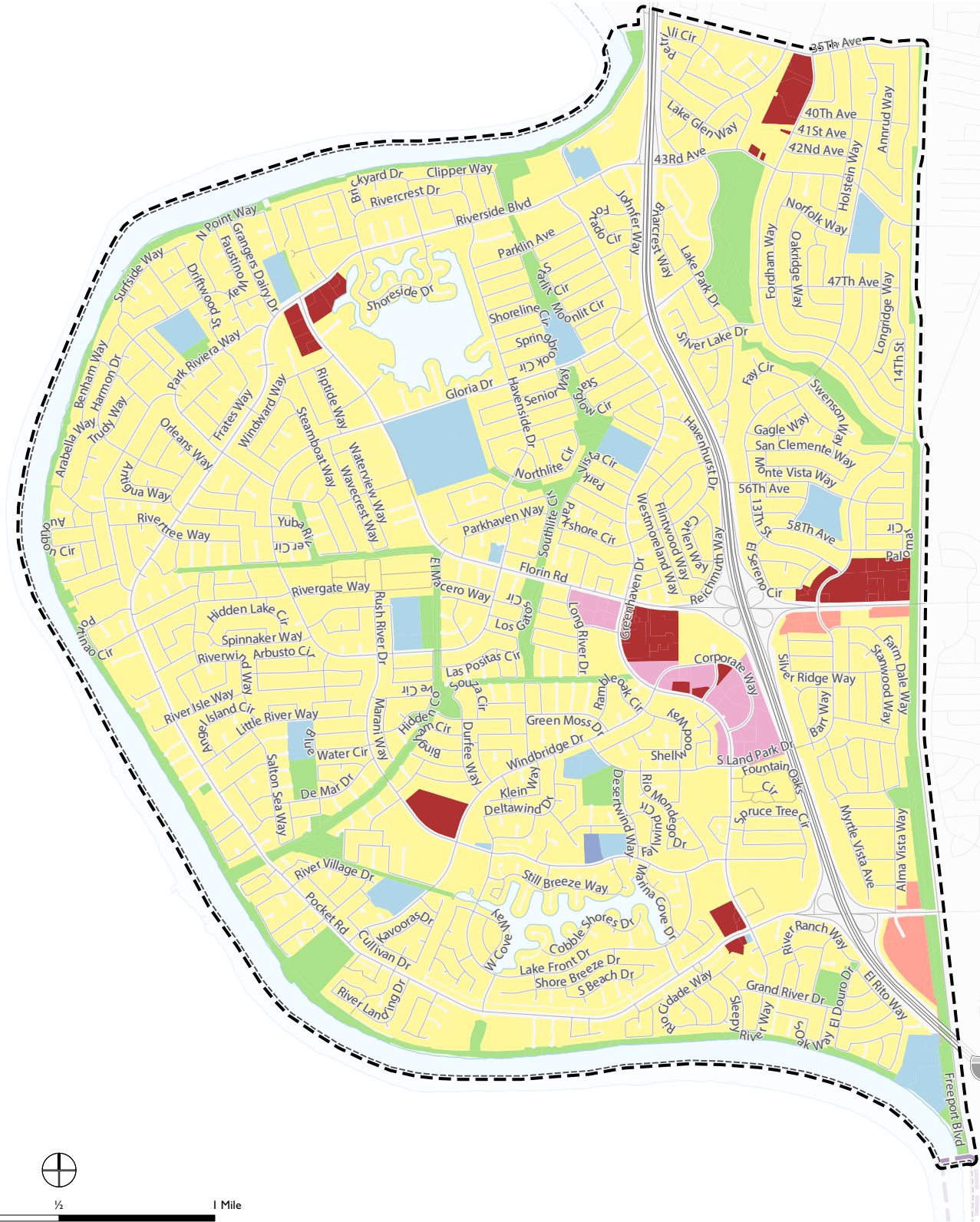
Pocket/Greenhaven is a community of established neighborhoods with few opportunities for large scale new development. To help achieve community objectives for placemaking, land use and development intensity standards are designed to preserve and enhance the neighborhood livability that residents value and to foster “town centers” that serve as activity hubs and gathering places within existing shopping centers. As shown on the **Map CP-PG-2**, these town centers are primarily located along Florin Road and Freeport Boulevard, and could accommodate a wider mix of uses and amenities while

preserving the community-serving retail focus. Limited office and residential uses in these areas can help to support retail, as well as future high-frequency bus service along Florin Road. As shown on **Map CP-PG-5**, low maximum FARs are maintained throughout Pocket/Greenhaven. Future “town centers” are envisioned as maintaining the primarily residential feeling of the community, while allowing flexibility in new development, including in encouraging housing options that include smaller unit sizes and Accessory Dwelling Units that can help older adults stay in the community even if they want to downsize.















Land Use policies in this Community Plan complement Citywide policies in the Land Use and Placemaking Element and in the Housing Element meant to promote availability of a wider range of housing types, improve housing affordability, and help residents experiencing homelessness. Additional policies in the Economic Development Element will help to address equitable economic development, including revitalizing older commercial areas. Please refer to the Land Use and Placemaking Element for a full list of land use designations.



Pocket/Greenhaven Land Use



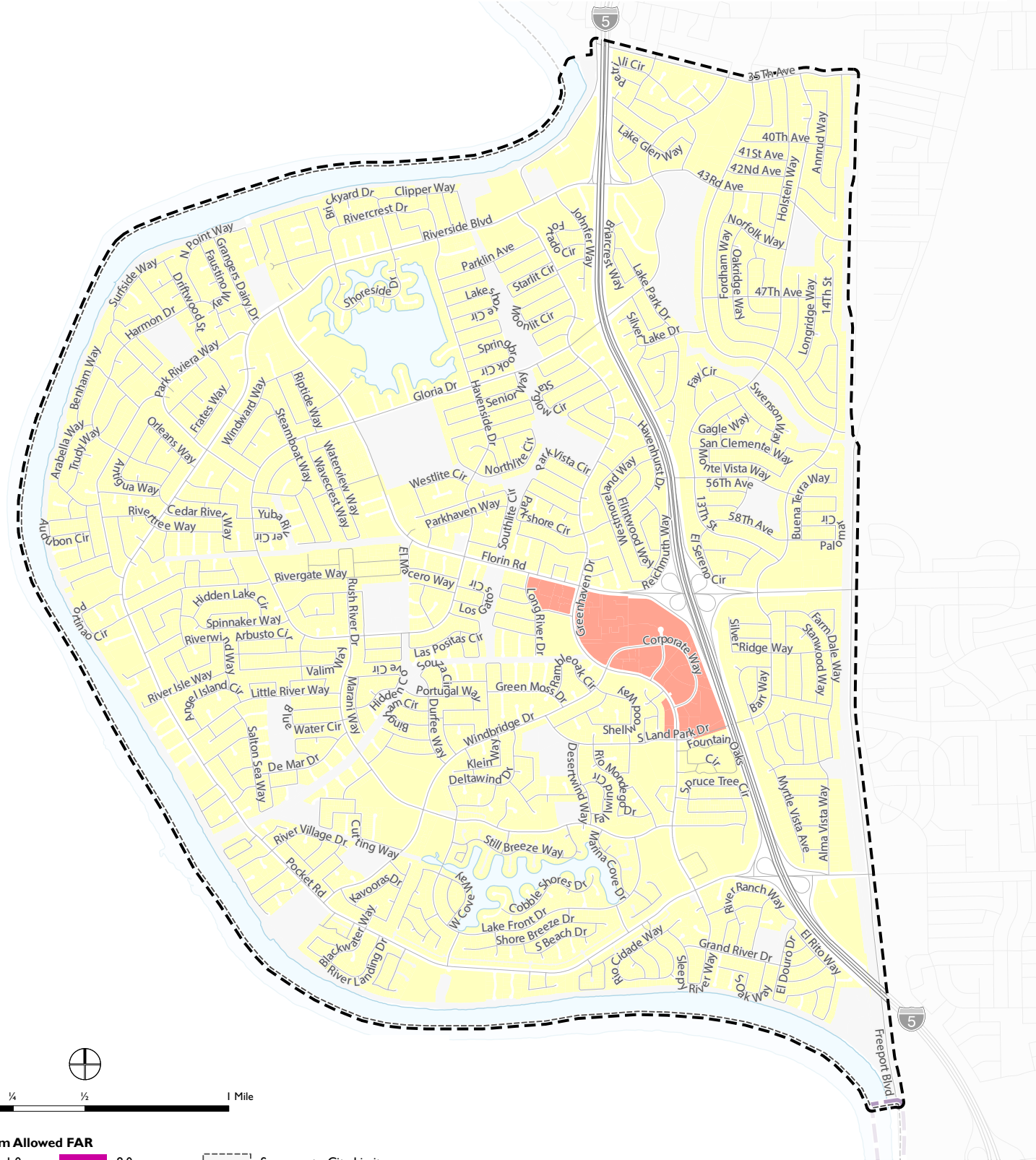
Land Use Designations

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

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

Pocket/Greenhaven Maximum Floor Area Ratio (FAR) - All Development

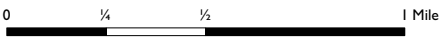
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Maximum Allowed FAR

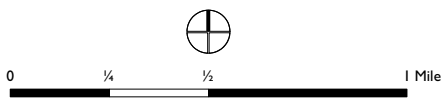
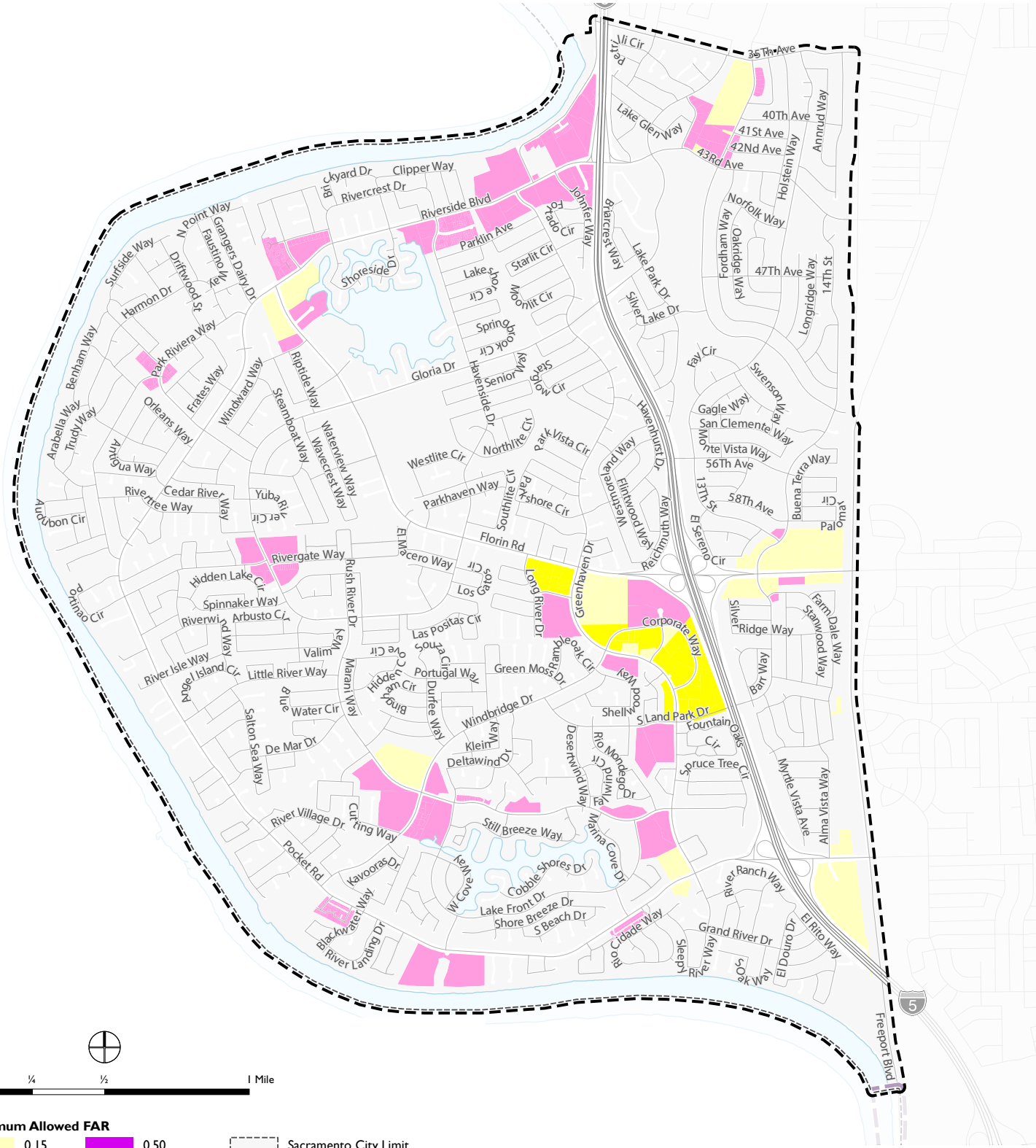
 1.0	 8.0
 2.0	 10.0
 4.0	 15.0
 5.0	 N/A FAR
 6.0	

- Sacramento City Limit
- Pocket/Greenhaven Community Plan Area Boundary
- Sphere of Influence
- ~ Water



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

Pocket/Greenhaven Minimum Floor Area Ratio (FAR) - Mixed-Use and Non-Residential Development



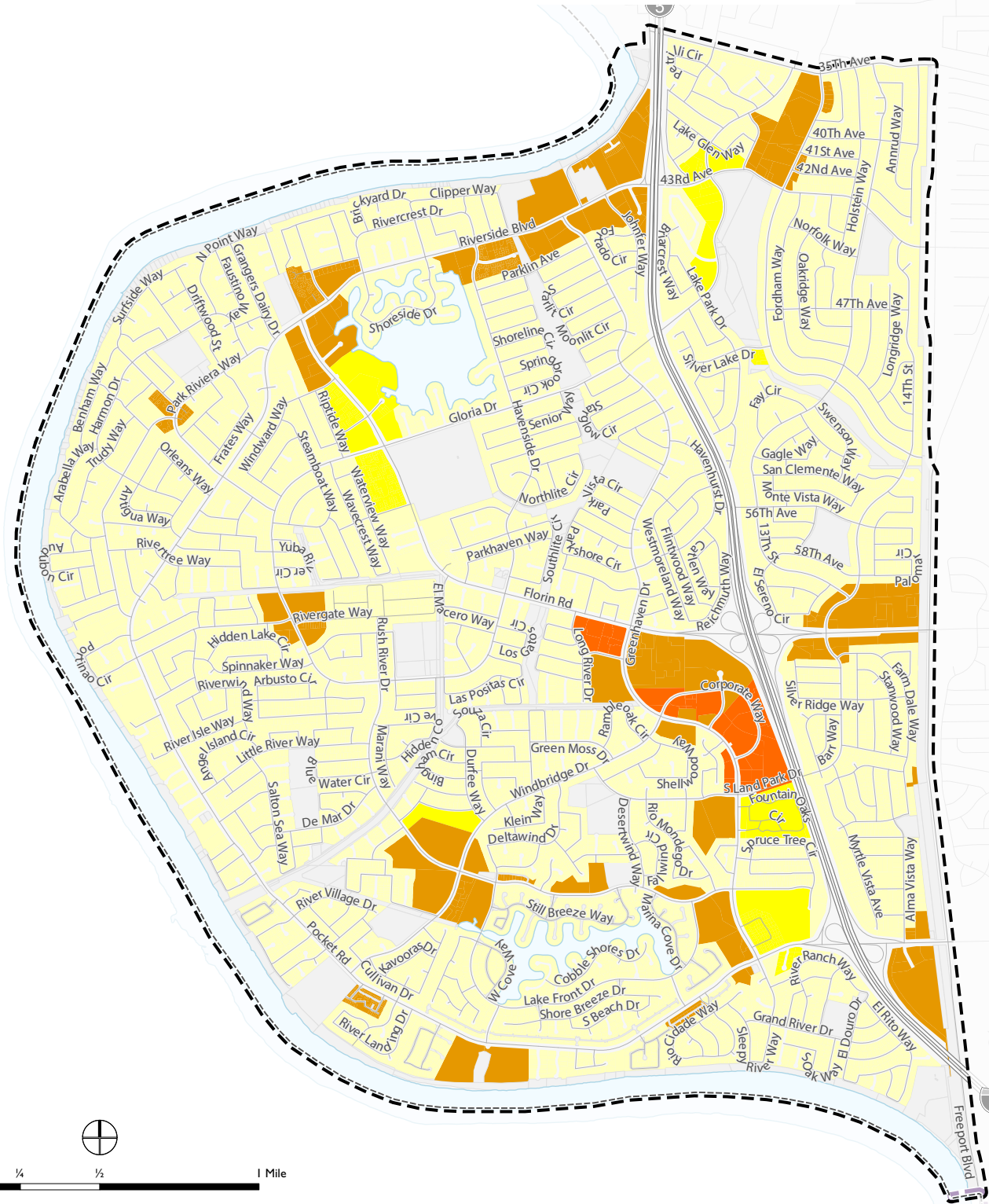
Minimum Allowed FAR

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

- Sacramento City Limit
- Pocket/Greenhaven Community Plan Area Boundary
- Sphere of Influence
- Water

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

Pocket/Greenhaven Minimum Residential Density



0 1/4 1/2 1 Mile

Dwelling Units (per acre)

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

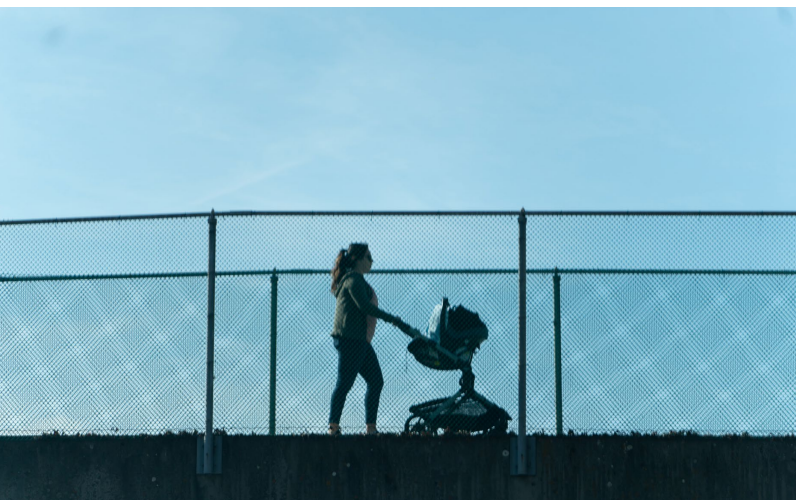
- Sacramento City Limit
- Pocket/Greenhaven Community Plan Area Boundary
- Sphere of Influence
- ~ Water

MOBILITY

Many areas of Pocket/Greenhaven are driving focused and there are not many other reliable mobility options. A high-frequency transit connection along Florin Road could help residents more easily access light rail, but more sustainable connections to other parts of the city are needed, with more emphasis on active, green ways of getting around the community itself. Some of the Plan Area's streets are on the City's High Injury Network—the streets with the highest number of severe and fatal crashes—including Riverside Boulevard, Florin Road, Rush River Drive, and Greenhaven Drive.

Walking and bicycling have significant public health, environmental, and community building benefits, and making it easier to get around by foot or bike is a priority for Pocket/Greenhaven residents. The Pedestrian Master Plan and the Bicycle Master Plan, and Transportation Priorities Plan identify opportunities to support walking and bicycling by completing networks and creating family- and climate-friendly opportunities for travel. The Bicycle Master Plan includes a shared-use path along the Sacramento River, which when complete, will provide an off-street connection to the Central City and recreational opportunities for area residents.

More policies around transportation safety, transit frequency and reliability, and pedestrian and bicycle infrastructure can be found in the Mobility Element. Additional policies around emergency evacuation and access can be found in the Public Facilities and Safety Element.



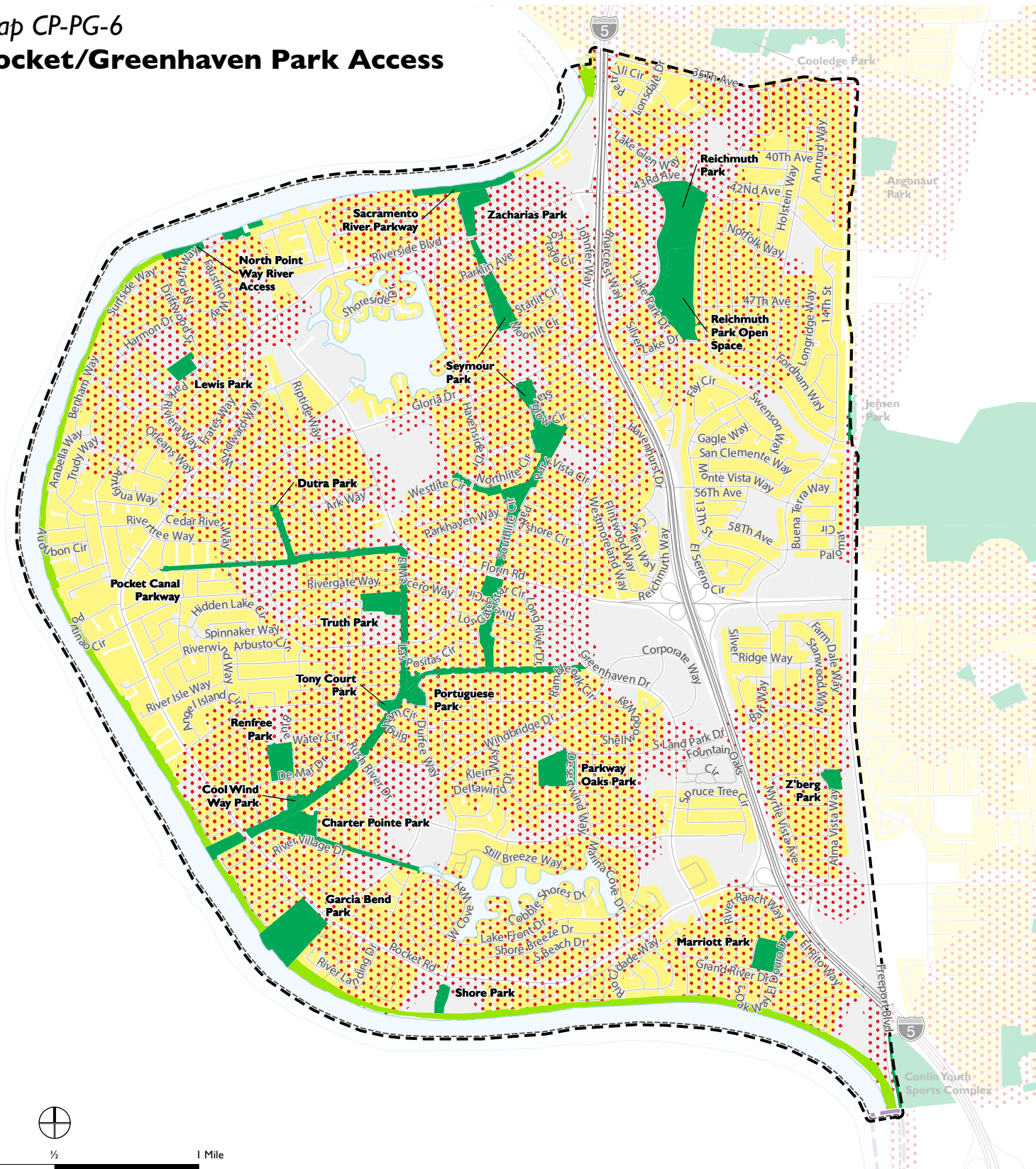
PARK ACCESS

Pocket/Greenhaven residents are generally well-served by a variety of beloved local parks and green spaces. Pocket/Greenhaven has 14 neighborhood parks, 3 community parks, and 2 parkways, for a total of 219 acres of parkland. This represents about 5 acres per thousand residents. As shown on **Map CP-PG-6**, there are residential areas which do not have a park within easy walking distance of home, and in some places fencing that prevents access to some of the canal parkways. Additionally, there are areas adjacent to the Sacramento River that do not have walking access to parks or to the river. Exploring joint-use agreements with schools in underserved portions of the Community Plan Area and removing fencing and expanding recreational uses along the canals could help to improve park access for residents. Completion of the Sacramento River Parkway Project will also help to improve linkages into the community. As the Parkway Project goes forward, there are opportunities to improve pedestrian and bicycle connections between the Parkway and the rest of the community by formalizing existing informal entrances and by creating additional access points.

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



Map CP-PG-6 Pocket/Greenhaven Park Access



- 10-minute Walking Access to a Park
- Existing Park
- Proposed Park
- Residential Area
- Sacramento City Limit
- Pocket/Greenhaven Community Plan Area Boundary
- Sphere of Influence
- Water

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

Community Policies

The policies below address issues specific to Pocket/Greenhaven and supplement citywide policies; many of the issues and opportunities of Pocket/Greenhaven are common to many areas of Sacramento and are addressed at the citywide level.

Land Use and Placemaking

PG-LUP-1 Town Centers. In neighborhood planning efforts, the City should recognize the community desire to foster town centers that provide a vibrant mix of retail, commercial, office, and residential uses and gathering spaces.

Historic and Cultural Resources

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

Economic Development

PG-ED-1 Freeport Boulevard Revitalization. The City shall collaborate with the South Land Park Neighborhood Association, the Arts Culture and Creative Economy Commission, and other community groups to explore obtaining grants and/or funding for boulevard improvements, such as tree plantings and public art, to attract investment, and to increase the sense of place along the Freeport Boulevard commercial corridor.

Environmental Resources and Constraints

There are no environmental resources and constraints policies specific to Pocket/Greenhaven 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 Pocket/Greenhaven that supplement the citywide General Plan policies. Please see the Environmental Justice Element in Part 2 of the General Plan.

Public Facilities and Safety

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

Mobility

PG-M-1 Transit Connections. The City shall encourage SacRT to explore ways to improve transit connections between Pocket/Greenhaven and the wider city, including by coordinating micromobility improvements, such as bikeshare, shuttle service, and paratransit, with the planned high-frequency bus route along Florin Road.

Youth, Parks, Recreation, and Open Space

PG-YPRO-1 River Parkway. Concurrent with the Sacramento River Parkway Project, the City shall explore ways to add accessible pedestrian entrances from adjacent neighborhoods to the shared-use path along the river, including by formalizing existing informal access points, particularly focusing on residential areas that lack park access within a 10-minute walk.

PG-YPRO-2 Parkways/Greenways. The City shall continue to improve and maintain the parkway/greenbelt network and public open spaces, including removing fencing and gates and adding access points where feasible, and by exploring strategies to improve connections between greenways and to the Sacramento River Parkway.

PG-YPRO-3 Joint-Use Agreement. The City shall pursue a joint-use agreement with Sacramento City Unified School District that allows for community use of select school fields and playgrounds to improve park access in the Pocket/Greenhaven Community Plan Area.

PG-YPRO-4 Pool and Neighborhood Center Access. The City shall explore ways to facilitate swimming pool and neighborhood center access for Pocket/Greenhaven residents, especially for youth, through joint-use agreements with the school districts or expanded access to Pannell Meadowview Community Center.



ROBBIE WATERS POCKET-GREENHAVEN

ROBBIE WATERS POCKET-GREENHAVEN