



ARDEN ARCADE COMMUNITY PLAN





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Community Location

The Arden Arcade Community Plan Area straddles the northeast border of the city of Sacramento and Sacramento County. The Plan Area boundary encompasses approximately 33 square miles or 12,840 acres, of which 5.7 square miles or 3,621 acres lie within the city of Sacramento. The incorporated portion (9,219 acres) of the Community Plan area is bounded on the north by Auburn Boulevard, on the south and east by the American River, and on the west by Auburn Boulevard and the Union Pacific heavy rail line. Figure AA-1 shows the Arden Arcade Plan Area boundary and neighborhoods. Other city of Sacramento community plan areas bordering Arden Arcade include North Sacramento on the west and East Sacramento on the south.

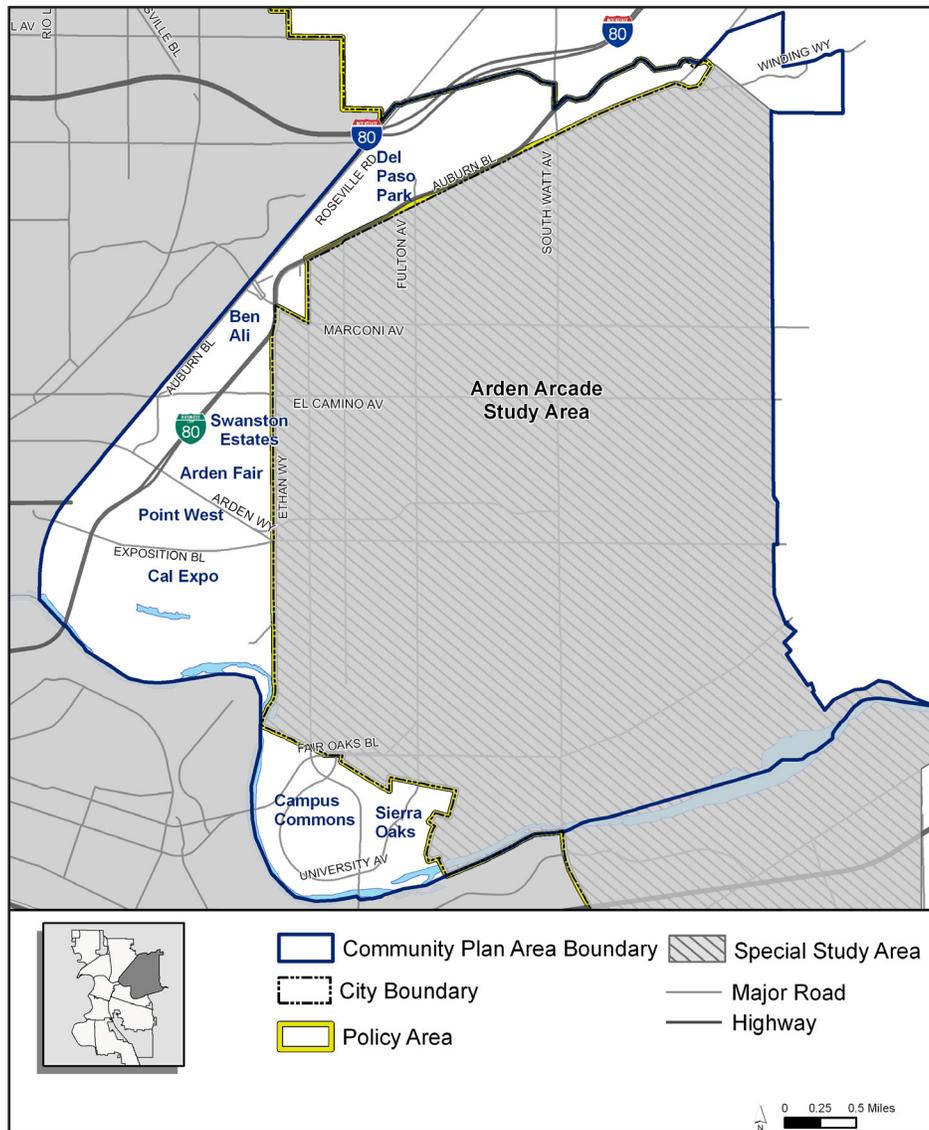


Figure AA-1
Arden Arcade Boundary and
Neighborhoods



A community plan vision identifies how each community can contribute to Sacramento's citywide vision of becoming the most livable city in America. The community vision focuses on values and expectations specific to the community that can be accomplished by 2035, and beyond. Where the 2035 General Plan's goals, policies, and implementation programs define the roadmap of strategies to achieve the overall citywide vision, the community plan vision should be specific to each community and support the overall citywide vision. It can address community identity, economic health, neighborhood design and livability, mobility and connectivity, community safety and welfare, historic and cultural resources, access to open space and parks, and sustainability.

Community Vision

Community vision will be developed through a public process when the Arden Arcade Community Plan is prepared.

Community Profile

Development and Planning History

Although Arden Arcade is a new community plan area, it has played an important part in Sacramento's history. The area was largely agricultural for the first part of the twentieth century.

The lands of Arden Arcade have a history of muddled ownership and legal tangles that included intervention by the United States Supreme Court. By 1862 Lloyd Tevis, one of the lawyers who successfully argued the claim of ownership of Rancho del Paso before the Supreme Court on behalf of Sam Norris, purchased the ranch for \$64,000 at a public auction. The ranch was divided into two sections. The "Arcade" had a Southern Pacific railroad terminal, located where Marconi Avenue and Auburn Boulevard now meet. The "Bottom" section is at the present day intersection of Watt Avenue and Arden Way. Until 1910 the original land grant had remained almost intact.

Incorporated Arden Arcade is dominated by three major landmarks: California Exposition and State Fair ("Cal Expo"), Arden Fair Mall, and Point West. Cal Expo, located on 350 acres along the American River, has been home to the California State Fair since 1968. The venue is host to a wide variety of interim events on a year-around basis in addition to the permanent operations of the on-site rodeo stadium, horse race track, and water theme park. Cal Expo is home to several major attractions throughout the year, which generate positive economic impacts for the City of Sacramento, greater Sacramento region and the State of California. The Arden Fair Mall, built in 1957, was renovated in 1990, doubling the size of the mall to approximately 1.1 million square feet. Currently Arden Mall is the largest sales tax revenue generator in the city of Sacramento. Point West, located between Cal Expo and Arden Mall, complements the surrounding land uses with professional offices, hotels, and multi-family residences.

Distinguishing Features

Predominant Land Uses

Arden Arcade encompasses several neighborhoods, centers, and business districts within the city limits. Neighborhoods and business districts in the Arden Arcade area are located primarily north of Arden Way and north of Sacramento State, beyond the American River. The entire Plan Area (including incorporated and unincorporated areas) is mostly built out and has very little vacant land available for development. Nine neighborhoods make up incorporated Arden Arcade: Del Paso Park, Ben Ali, Swanston Estates, Arden Fair, Point West, Cal Expo, Campus Commons, and Sierra Oaks. The ninth, Campus Commons was completed in 1979 and is a planned unit development (PUD) of 1,160 attached and detached single-family units. Unlike most community areas in Sacramento, the incorporated portion of Arden Arcade is predominantly multi-family attached units.

Employment is dominated by office and retail sectors with limited public employment, which includes local, state, and federal employers (e.g., teachers at local schools) and some industrial employment. Retail, commercial, and office land uses are scattered throughout the Plan Area. Major employment centers include Point West and light industrial areas between the Gold Light Rail line and Business 80. Arden Fair Mall and Cal Expo, two regional centers, draw shoppers, employees, and tourists from throughout the region and state. The incorporated part of the Arden Arcade Plan Area has a high jobs-to-housing ratio with about 4.0 jobs for every housing unit.

Park, open space, and recreation uses make up a large part of Arden Arcade with about half of these areas identified as open space. Major recreation areas are located at Haggin Oaks Golf Course and the American River Parkway, which flank the Plan Area to the north and south. Parks include Babcock School Park (6.5 acres), Del Paso Regional Park (352.17 acres), University Park (3.4 acres), and University Park South (3.0 acres). Unincorporated areas of Arden Arcade extending to the east are a mixture of suburban residential neighborhoods and major retail corridors, with McClellan Park (formerly McClellan Air Force Base) extending to the north.

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 Blue Light Rail line extends along the western edge of Arden Arcade, parallel to the Union Pacific Railroad line, which is still used to transport freight.



Community Issues

Community issues will be developed when a future community planning process is undertaken.

Land Use and Urban Form Designations

The Land Use and Urban Design Element in Part 2 of the General Plan includes a diagram and set of designations that combines direction for both land use and urban form. The system includes components that address standards and guidelines for allowed uses, population density, and building intensity, as well as urban form criteria for the different neighborhoods and centers throughout the city. These components work together to define allowed uses and building intensities as well as the overall role of each area of the city, whether it's for living (neighborhoods), gathering and employment (centers), travel and commerce (corridors), preservation (open space), or a unique role (other district) such as a college. The land use and urban form designations for Arden Arcade are illustrated in Figure AA-2. The Opportunity Areas section of this community plan includes a more detailed discussion of land use and urban form for the Arden Fair/Point West opportunity area. For a detailed explanation of land use and urban form designations refer to the Land Use and Urban Design Element in Part 2 of the General Plan.

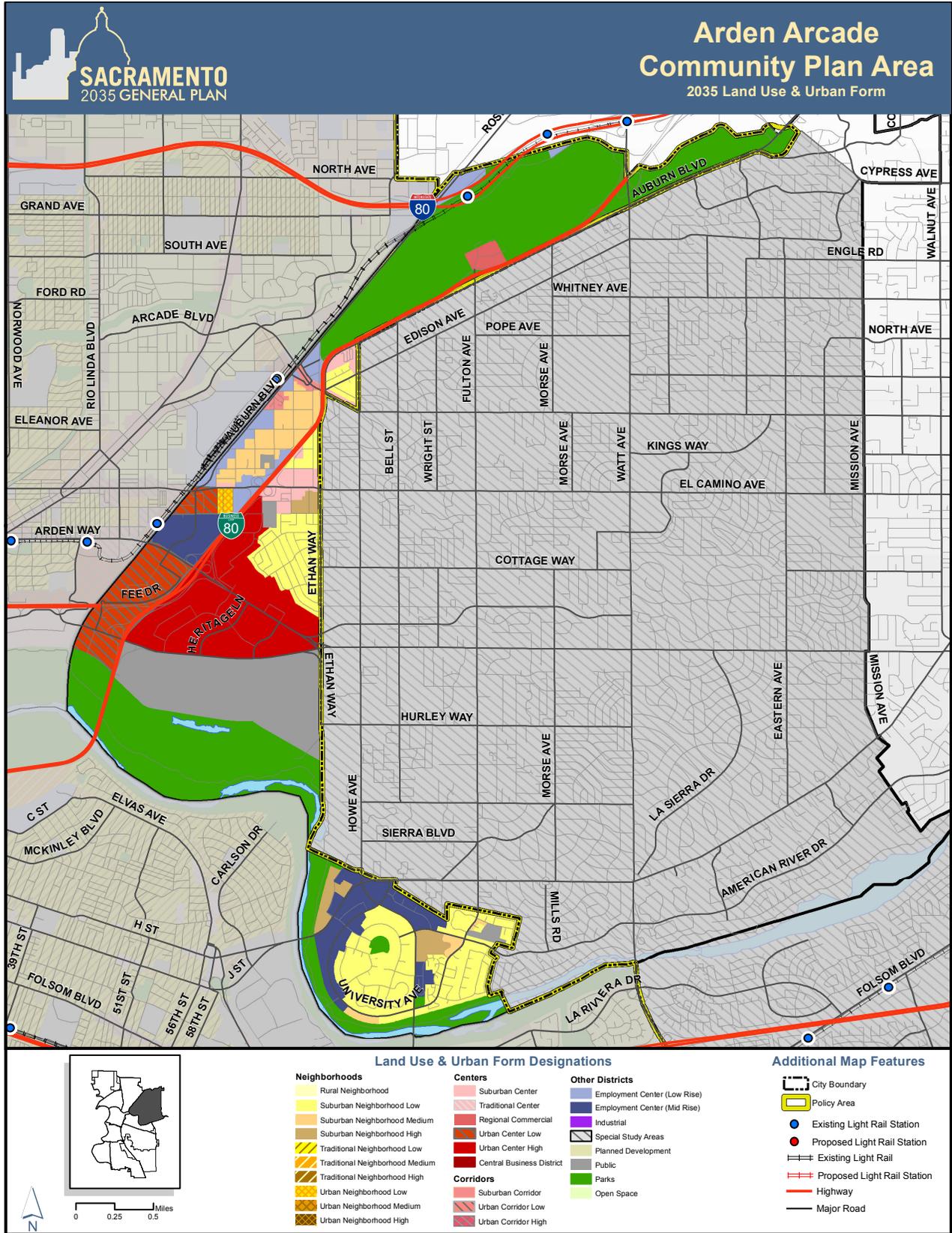


Figure AA-2
2035 General Plan Land Use & Urban Form Designations
for the Arden Arcade Community Plan Area



Community Policies

Additional policies will be developed when a future community planning process is undertaken.

Land Use and Urban Design

AA. LU 1.1 Cal Expo. The City shall continue to support Cal Expo in considering and evaluating options for revitalizing its property, including developing part of its property for non-public uses including a potential mixture of retail, entertainment, residential and / or institutional uses, to generate revenue to support the long-term development, operation and economic viability of Cal Expo. The City will support revitalization of the Cal Expo Opportunity Area as a means to help enhance the Arden Arcade Community Plan Area and reinforce the area as a premier activity center for the city and greater Sacramento region.

Opportunity Areas

This section includes information about opportunity areas in the Arden Arcade Community Plan Area. Table AA-1 lists each opportunity area that falls completely or partially within the community plan area. Figure AA-3 shows a map of all the opportunity area locations within the community plan area. Information will be developed and refined for each opportunity area as needs are assessed and development focus shifts throughout the Arden Arcade Community Plan Area.

Table AA-1 Arden Arcade Opportunity Areas	
<i>Opportunity Area</i>	<i>Type</i>
Centers and New Growth Areas	
Arden Fair/Point West	Center
Cal Expo	Center
Gold Line Light Rail Existing Stations	
Marconi Light Rail Station ^a	Transit Center
Swanston Light Rail Station ^a	Transit Center

SOURCE: City of Sacramento 2009

a. Partially located in North Sacramento Community Plan Area

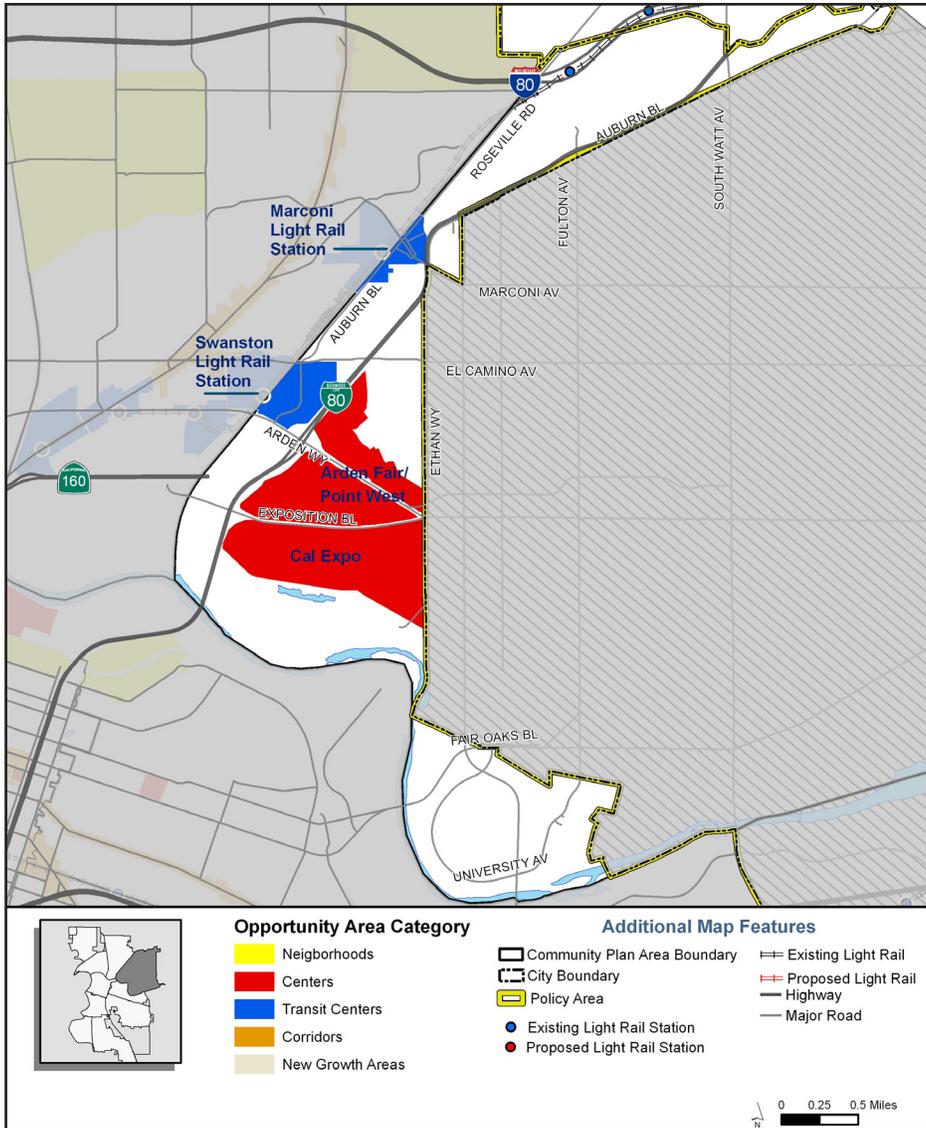


Figure AA-3
Arden Arcade Opportunity Areas

Arden Fair/Point West

Location

The Arden Fair/Point West opportunity area is located in the vicinity of the intersection of Business 80 and Arden Way and Exposition Boulevard, just north of Cal Expo (Figure AA-4). The area is bounded by the Union Pacific heavy rail line on the west; the American River Parkway on the south; Ethan Way, Cormorant Way and Bowling Green Drive on the east; and El Camino Ave on the north.

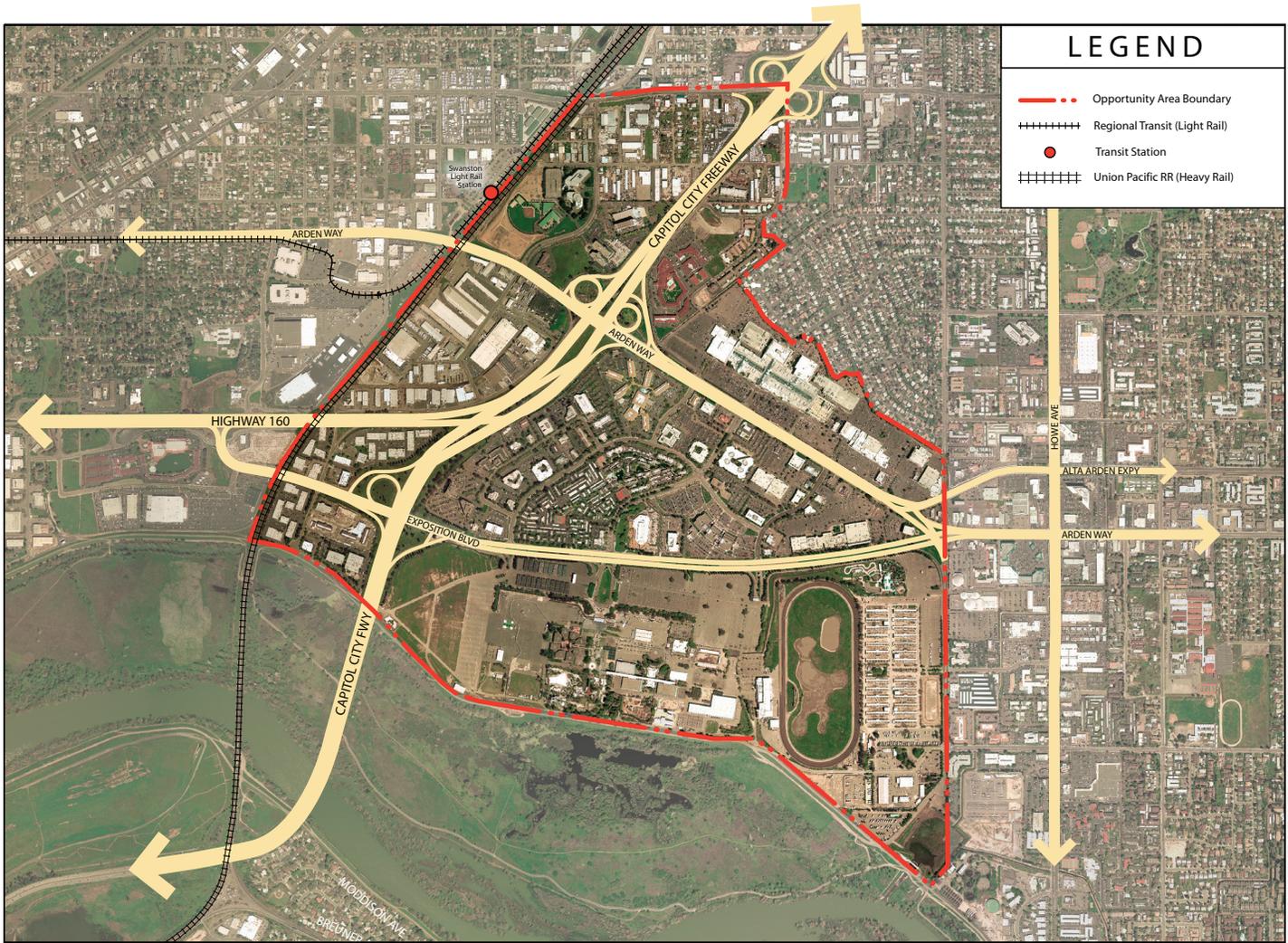


Figure AA-4
Arden Fair/Point West Region

Existing Conditions

The Arden Fair/Point West area is geographically split by north/south Business 80 with office and light industrial uses to the west and regional retail, offices, and multi-family residential to the east (Figure AA-5). The area to the west of Business 80 between the freeway and rail lines consists primarily of offices and industrial uses. To the east of Business 80, along Arden Way, is Sacramento’s largest regional retail center (Arden Fair Mall) and several other large retail centers. South of this commercial area, between Arden Way and Exposition Boulevard, is a concentration of office and medical facilities adjacent to several large multi-family apartment complexes. Cal Expo is located south of Exposition Boulevard and north of the American River Parkway. Surrounding the Arden Fair/Point West opportunity area is a mix of suburban residential, commercial, recreation, and industrial uses.



Land Use and Urban Form Designations

The Arden Fair/Point West opportunity area is designated with six land use designations on the Land Use and Urban Form diagram including: Traditional Neighborhood Medium Density, Urban Center Low, Urban Center High, Employment Center Low-Rise, Employment Center Mid-Rise, and Public (Figure AA-6). This mix provides for high density/intensity commercial or residential development, and employment generating uses. For more information on these designations, allowed uses, allowed development intensity, and urban form guidelines, refer to the Land Use and Urban Design Element in Part 2 of the General Plan.

The Cal Expo site is currently designated as a Public/Quasi-Public use in the City General Plan. However based on the Cal Expo Renewal Plan there is potential for a portion of the site to be developed with private non-Fair uses such as retail, entertainment, residential and/or institutional uses in the future which would require a modification to that designation in order to reflect the type and planned extent of development.

Figure AA-5
Arden Fair/Point West Existing
Conditions

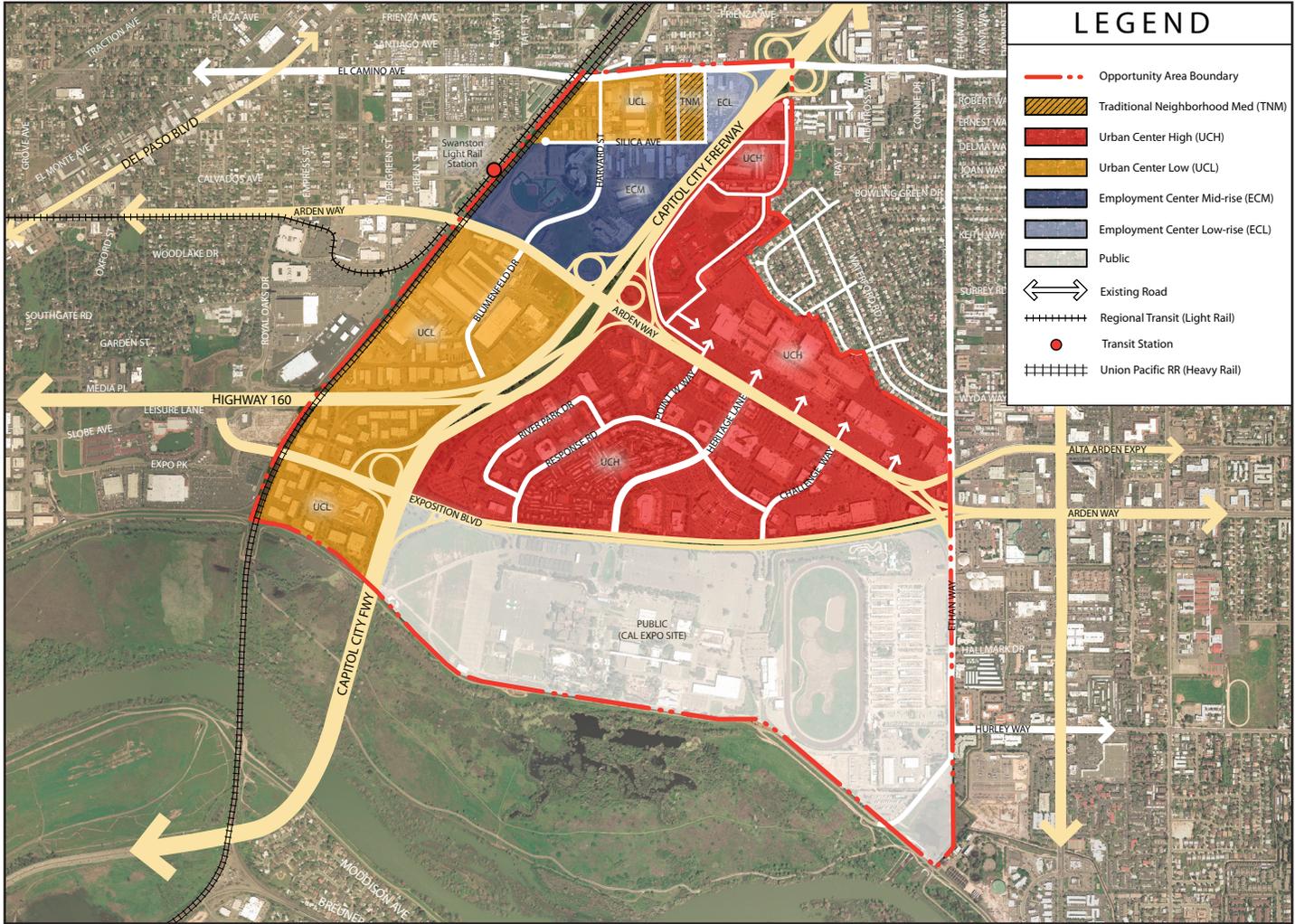


Figure AA-6
Arden Fair/Point West Land Use
and Urban Form Designations

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 Area:

- Swanston Station Transit Village Plan
- Northeast Light Rail Station Plan
- Point West Streetcar Study
- Auburn Boulevard Redevelopment Study
- Transit for Livable Communities Plan
- American River Parkway Plan
- Marconi Station Technical Background Report
- Cal Expo Renewal Plan: California Exposition and State Fair