

# GENERAL PLAN UPDATE

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Joint Study Session

February 25, 2016



# AGENDA

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- Progress and Process Update
  - Project status update and timeline
  - Summary of community engagement
- Issues and Policy Considerations Report
- Character of Change Map
- Next Steps

# MEETING OBJECTIVES

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- Review project status and latest outreach summary
- Review concept goals and policies that address the 9 directed issue areas and provide feedback and direction as necessary
- Introduce the 4 study areas and provide feedback, if necessary, in advance of final decision in June
- Review and provide feedback on areas of the City to focus land use alternatives analysis
- Confirm dates for next two Joint Study Sessions

# PROJECT STATUS UPDATE

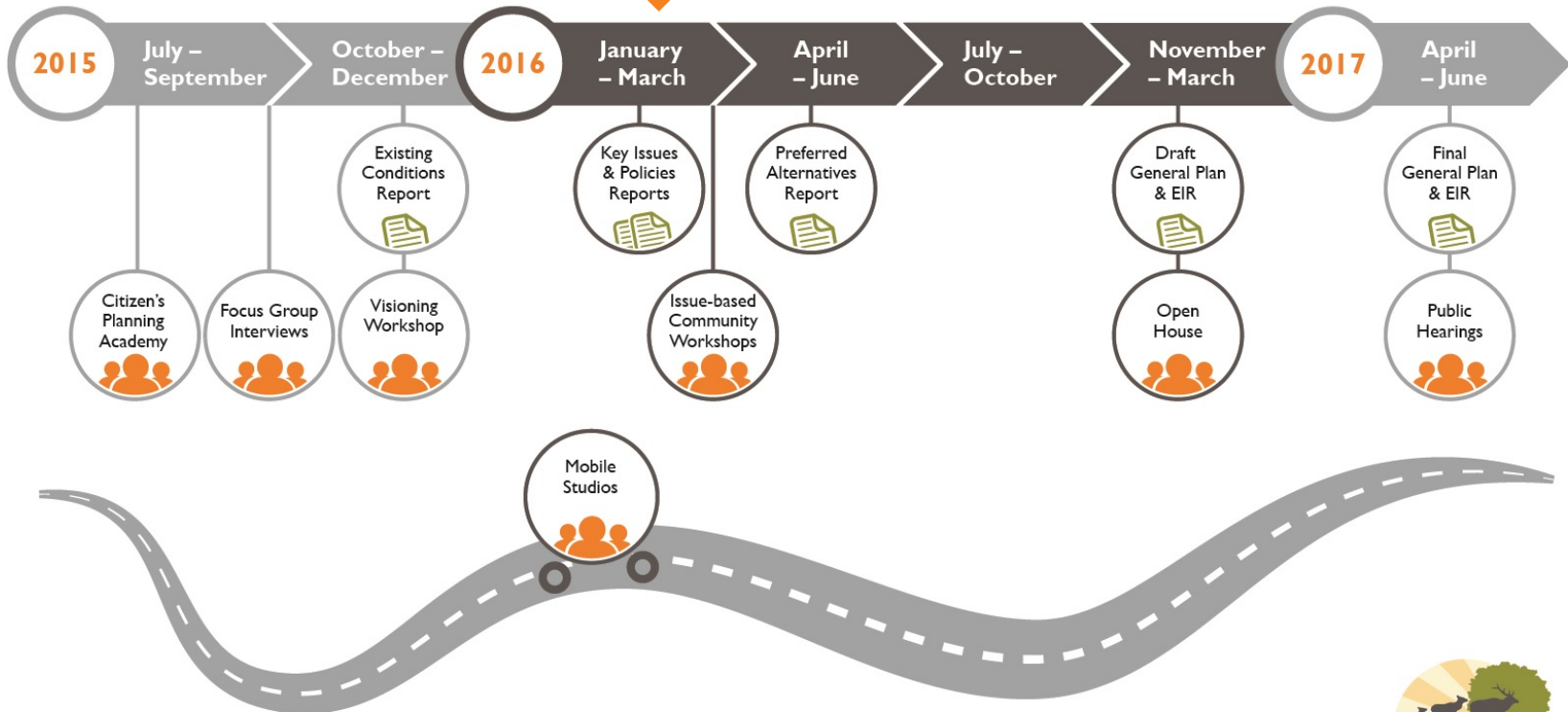
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- Existing Conditions Report  
(*continued preparation*)
- Community engagement  
(*ongoing throughout project*)
- Shared Community Vision  
and Supporting Principles  
(*presented December 2015*)
- Issues and Policy  
Considerations Report  
(*draft*)



# PROJECT TIMELINE

We are here



# SUMMARY OF COMMUNITY ENGAGEMENT

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## OUTREACH EVENTS

### CITYWIDE VISIONING

*Weekend community  
visioning workshop*

### PLANNING ACADEMY

*Training session to  
educate attendees about  
the planning process*

### MOBILE WORKSHOPS

*Pop-up workshops held  
at community events  
throughout the City*

### COMMUNITY & AGENCY SERVICE PROVIDER MEETINGS

*Interviews with committees,  
community organizations,  
and regional agencies*

### PLANNING COMMISSION/ CITY COUNCIL STUDY SESSION

*Joint Study Session to  
present and discuss the  
community's vision*

**MANY MORE  
WAYS TO  
ENGAGE YET  
TO COME!**



*700+ participants, culminating in the Community Vision book*

# FOLLOW-UP TOPICS FROM COMMUNITY VISIONING PROCESS

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- What can we do to **better unify Elk Grove?** Which **neighborhood characteristics** do we want more of or less of?
- How can we **conserve open space** while also meeting **infill development** needs and providing ample **civic amenities?**
- How can **transportation planning** support community **health** and **sustainability?** How can it improve **quality of life?**

Meetings with  
HOAs and  
Neighborhood  
Associations

February 1  
Workshop

January 28  
Workshop

# SUMMARY OF COMMUNITY ENGAGEMENT

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- Two Topic-based Public Workshops





# TRANSPORTATION WORKSHOP CONTENT

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*How can transportation contribute to community health and sustainability?*

## Presentations

- Community input to date
- Transportation trends (*VMT, LOS, mobility vs. accessibility, active transportation*)
- Key transportation terms
- Common destinations
- Funding
- Related City projects

## Activities

- Calculating personal and household VMT
- Imagining alternative **local** transportation options
- Imagining alternative **regional** transportation options

# TRANSPORTATION WORKSHOP RESULTS

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## To Reduce **Local** VMT



- Better/safer bike infrastructure
- Options for sharing the road between bikers and cars
- Discount transit passes for students and seniors
- Alternative transportation promotional events
- More efficient and comfortable buses

# TRANSPORTATION WORKSHOP RESULTS

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## To Reduce **Regional VMT**



- Better light rail connections
- Standardized parking rates at regional stations
- Providing more regional jobs and entertainment
- Reducing employer transportation demand (e.g., flexible work schedule, transit passes)

# GROWTH STRATEGIES WORKSHOP

## CONTENT

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*How can Elk Grove grow while preserving community values?*

### Presentations

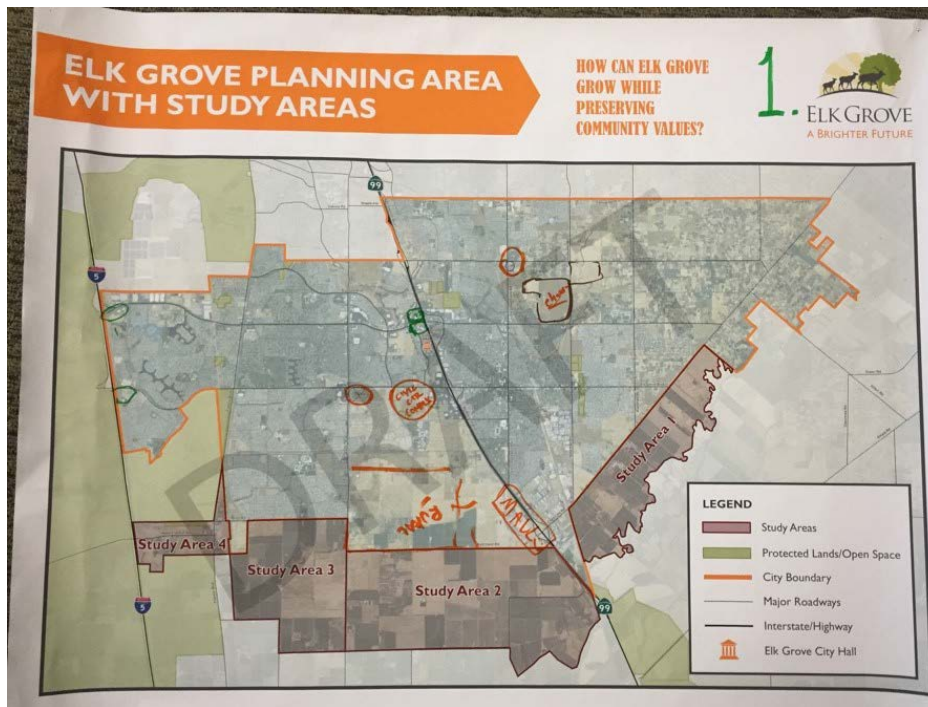
- Community input to date
- General Plan Planning Area (in 2003 and today)
- Draft study areas
- Key terms (*infill, outward expansion, growth management*)

### Activities

- Selecting criteria for infill development
- Identifying services and amenities for growth

# GROWTH STRATEGIES WORKSHOP RESULTS

## Activity: Criteria for Infill Development



Highly ranked criteria:

- Will infill improve the character of the neighborhood?
- How will infill impact parks, schools, infrastructure, and water supply?

Comments:

- Affordable housing
- Recreational facilities
- Infill near transit

# GROWTH STRATEGIES WORKSHOP RESULTS

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## Activity: Allocating Jobs and Housing for Growth



Asked to choose how to allocate projected residential and job growth:

1. within City limits
2. within study areas
3. direct growth elsewhere in region

Healthy discussion, but no overall consensus about where to direct growth and how much to allow

# QUESTIONS?

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## Community Engagement



# ISSUES AND POLICY CONSIDERATIONS

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# ISSUES AND POLICY CONSIDERATIONS REPORT

- Draft *Issues and Policy Considerations Report* circulated
- Organized by supporting principles identified in A *Shared Community Vision*
- For each supporting principle:
  - Recommends **goals** for the General Plan
  - Suggests **policy objectives**

## Goal Development Process:



# REGIONAL ROLE

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*Our Regional Neighbors Know Us and Our Contributions*



- Identification of Elk Grove's role
- Regional engagement

## Recommended Goals:

- A CLEAR AND ESTABLISHED ROLE IN THE REGION
- STRONG RELATIONSHIPS WITH REGIONAL PARTNERS
- A NEW REGIONAL EMPLOYMENT CENTER

# GROWTH MANAGEMENT STRATEGY

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*Development Fills in the Gaps*

- Infill development
- Comprehensive growth management strategy
- Infrastructure and public service provision

## Recommended Goals:

- FOCUS ON INFILL
- EXPANSION WITH PURPOSE



# ECONOMIC VITALITY

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*Our Economy Thrives & New Business Adds Value*

- Business retention and expansion
- Business attraction
- Economic diversity and infrastructure
- Showcasing Elk Grove's assets

## Recommended Goals:

- BALANCED AND DIVERSE ECONOMIC GROWTH
- A COMPETITIVE JOB MARKET
- BUSINESSES SHOWCASE ELK GROVE CULTURE



# COMMUNITY IDENTITY

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*City Core, Heritage & Well-Known Neighborhoods*



- A welcoming and thriving civic core
- Preservation of Old Town as a showcase for community heritage
- Neighborhoods anchored by parks and schools
- Neighborhood preservation and change guided by community values

## Recommended Goals:

- A STRONG, MARKETABLE IDENTITY
- A DEFINED CIVIC CORE
- A CELEBRATED HERITAGE AND CULTURE
- A CITY THAT EXHIBITS THE CHARACTER OF ITS COMMUNITIES

# RURAL AND AGRICULTURAL HERITAGE

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## *Protecting Our Farming Heritage & Rural Life*

- Honoring farming heritage
- Providing rural housing and infrastructure options as a lifestyle choice
- Good relations between agricultural production and other uses

## Recommended Goals:

- AN ESTABLISHED, PROTECTED, AND SUPPORTED RURAL AREA
- INTEGRATED AND SUSTAINED AGRICULTURE

# PARKS, TRAILS, AND OPEN SPACE

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*Outdoor Recreation is Right Outside Our Door*

- Provision and quality of parks
- Trails offering local and regional connectivity
- Preservation of natural and open space habitat

## Recommended Goals:

- PLENTIFUL PARKS AND OPEN SPACES THAT ARE SAFE, CLEAN, AND HIGH QUALITY
- A CONNECTED OPEN SPACE SYSTEM

# MOBILITY

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*Moving Around Anywhere, Any Way*



- Locally and regionally connected transportation networks
- Continuous and complete pedestrian and bicycle infrastructure
- Clean, safe, and well-maintained facilities
- Roadways that allow efficient movement and safe travel spaces for all modes of travel

## Recommended Goals:

- THE TRANSPORTATION SYSTEM MEETS RESIDENT, EMPLOYEE, AND VISITOR NEEDS
- A CONNECTED AND CONVENIENT TRANSIT SYSTEM



# HEALTHY LIVING

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*Clean, Green Practices & Healthy Living*

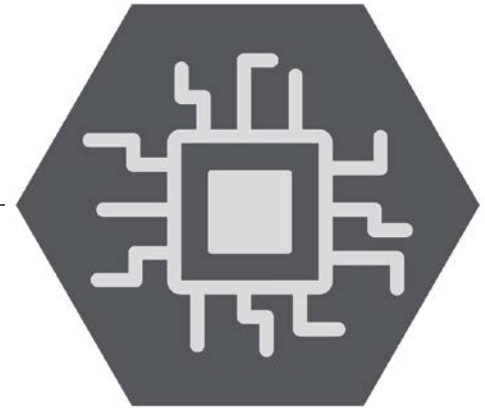
- Resiliency
- Green technologies
- Land use patterns that promote healthy living
- Responsible resource use

## Recommended Goals:

- A RESILIENT COMMUNITY
- INNOVATIVE, GREEN, AND CLEAN TECHNOLOGY
- HEALTHY BY DESIGN

# COMMUNITY SERVICES

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*Services for the Needs of All Residents*

- Consideration of all demographics
- Adequate community entertainment and gathering spaces
- Direct or indirect access to social, housing, transportation, health, and education services

## Recommended Goals:

- SERVICES MEET THE NEEDS OF ALL RESIDENTS
- COMMUNITY GATHERING SPACES FOR ALL RESIDENTS

# QUESTIONS?

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## Issues and Policy Opportunities



# PUBLIC COMMENTS

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## Issues and Policy Opportunities



# CHARACTER OF CHANGE MAP

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# LAND USE PLANNING PROCESS

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## Document Existing Conditions

Summarize existing conditions in the Planning Area

## Identify Opportunity Sites

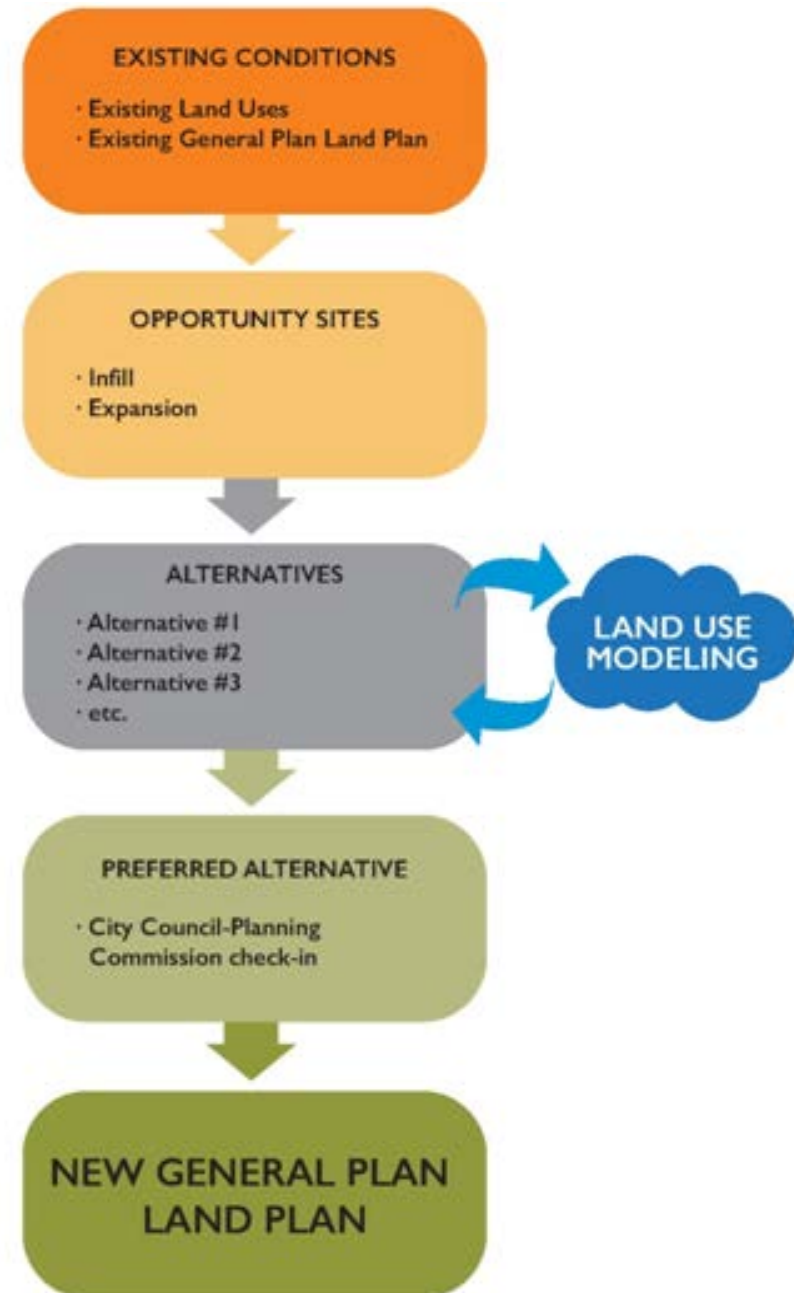
Assign preliminary characteristics of sites through the draft *Character of Change Map*

## Develop Alternatives

Consider all data gathered to date

## Select Preferred Alternative

After a qualitative comparison of the alternatives



# LAND USE DESIGNATIONS

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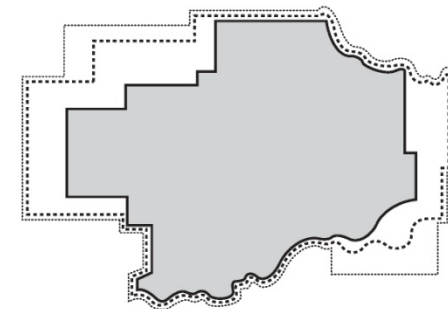
- Current General Plan includes nearly 25 land use designations
- Staff is investigating possible changes to this system that would describe areas by their character (e.g., residential neighborhood) rather than use
- Could lead to expansion of the Community Plan system (e.g., SEPA)
- More will be presented at the April meeting

# CONCEPT OF A GENERAL PLAN PLANNING AREA

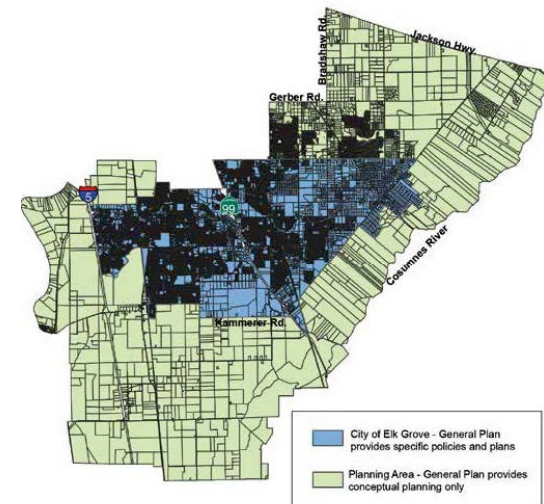
- Each city shall adopt a comprehensive, long-term general plan for the physical development of the city, and of any land outside its boundaries which in the city's judgment bears relation to its planning (GC §65300)
- Larger than a sphere of influence (SOI), which is the probable physical boundaries and service area of a local agency, as determined by the Local Agency Formation Commission of the county

Theoretical Relationship Between a City's  
Planning Area and Sphere of Influence

Source: OPR



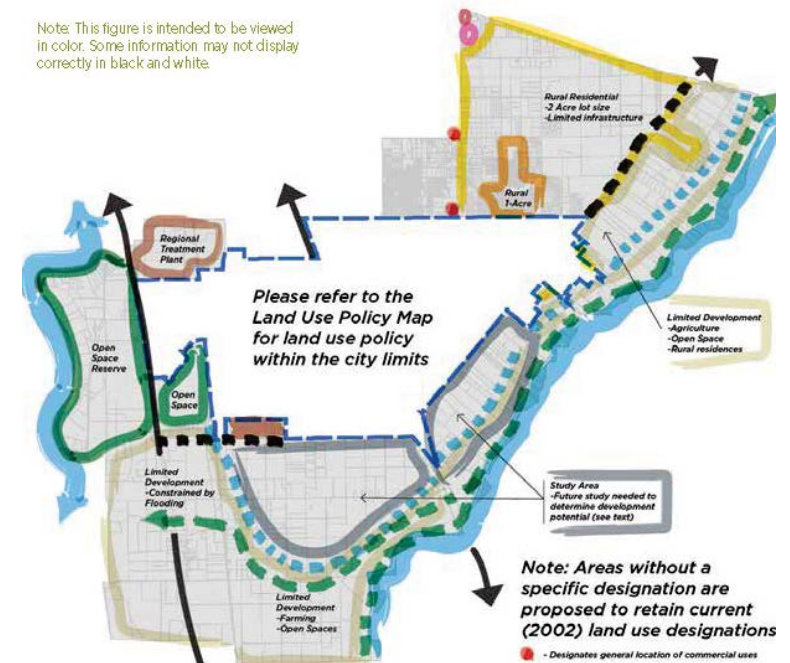
- Current City Limits:**  
Encompasses incorporated territory where land use is controlled by the city.
- City's Sphere of Influence:**  
Adopted by the LAFCO, encompasses incorporated and unincorporated territory that is the city's ultimate service area.
- City's Planning Area Boundary:**  
Encompasses incorporated and unincorporated territory bearing a relation to the city's planning. The planning area may extend beyond the sphere of influence.





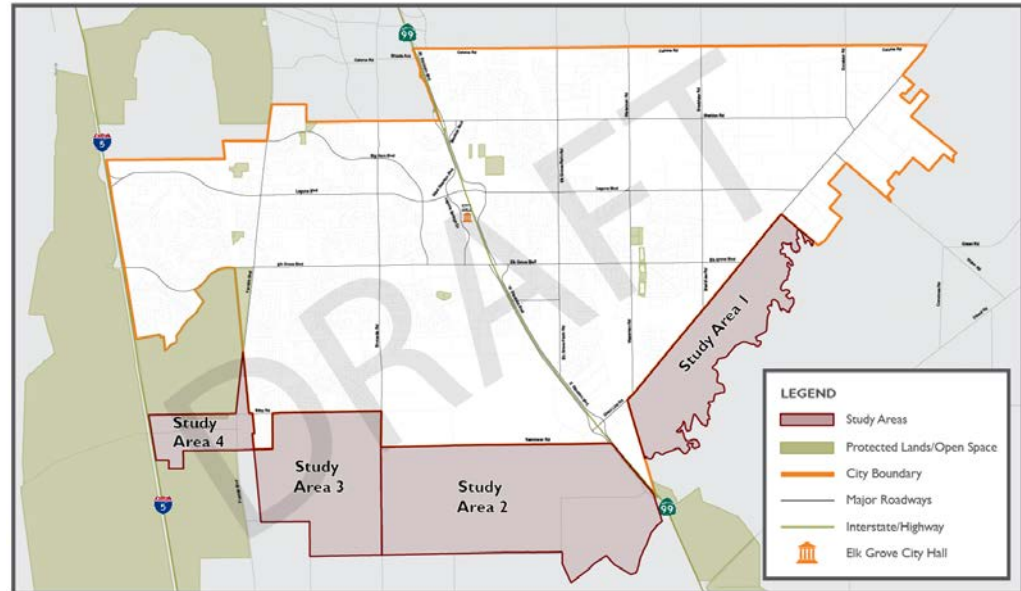
# 2003 STUDY AREA

- 2003 General Plan includes a “Study Area” that goes beyond existing City limits
- Includes area both inside and beyond the Sacramento County Urban Growth Area
- Does not include a land plan for the area beyond the City limits
- 2008/2013 SOI Amendment looked at a smaller area



# 2016 DRAFT PLANNING AREA

- Based upon 2013 SOI Amendment application
- Is a reduction from the 2003 Study Area
- Similar in some ways to SACOG Blueprint and 2016 MTP Land Plan
- Council will select final boundaries later in process (June)







# IDENTIFYING OPPORTUNITY SITES

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- Based on background research, economic development priorities, and staff recommendations
- Includes active City-sponsored development projects
- Both infill development sites and potential future growth areas
- Most likely locations for future land use change
  - Consider alternative uses at April PC/CC session
  - Confirm preferred alternative at June PC/CC session

**ELK GROVE  
GENERAL PLAN UPDATE**  
February 2016

**LEGEND**

-  Planning Area Boundary
-  Study Area
-  Important Intersection
-  Housing Inventory Site (if on map)
-  Karmel Road Extension Project
-  Rural Area
-  Elk Grove City Limits
-  City of Sacramento
-  Union Pacific Rail Line
-  SACRT Rail Lines
-  Existing Blue Line
-  Blue Line Extension (Enhance Opportunity)
- Opportunity Sites**
-  Preserve
-  Enhance
-  Transform
-  Transform + Prior Planned



**Character of Change Map**  
**Draft 2.25.16**

Source: Michael Baker International, 2014

# CHARACTER OF CHANGE MAP

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## *Preserve*

- Preserve existing character and form
- No land use changes envisioned

# CHARACTER OF CHANGE MAP

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## *Enhance*

- Reinvest in existing developed areas
- Land use changes possible, but unlikely
- Modifications to the built environment are anticipated
- Accomplished through
  - General Plan policies
  - implementing codes and guidelines

# CHARACTER OF CHANGE MAP

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## ***Transform***

- Transform vacant infill opportunity sites and identify future growth areas
- Substantive land use changes anticipated
- Alternatives to be considered for all sites

## ***Transform + Prior Planned***

- Transform by finishing prior plans and ongoing projects

# CHARACTER OF CHANGE MAP

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## Sites Identified Through Community Engagement

### **Recommended by Staff**

- North and south side of Laguna Boulevard, west of SR 99
- Southeast corner of Sheldon and Elk Grove Florin Road
- Blue Line Corridor along Big Horn Boulevard

### **Additional Sites for PC/CC Consideration**

- Laguna at SR 99
- Sheldon and Elk Grove Florin



**ELK GROVE  
GENERAL PLAN UPDATE**  
February 2016

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Source: Michael Baker International, 2014

# QUESTIONS?

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## Character of Change



# PUBLIC COMMENTS

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## Character of Change



## NEXT STEPS

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- Alternatives Development  
(February – March)
- Mobile Workshops  
(March – April)
- Joint Study Session: Present  
Alternatives (April)
- Joint Study Session: Select  
Preferred Scenario (June)

