

GENERAL PLAN UPDATE



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

February 1, 2016

WELCOME!
to the
GENERAL PLAN UPDATE
Community
Topic Workshop

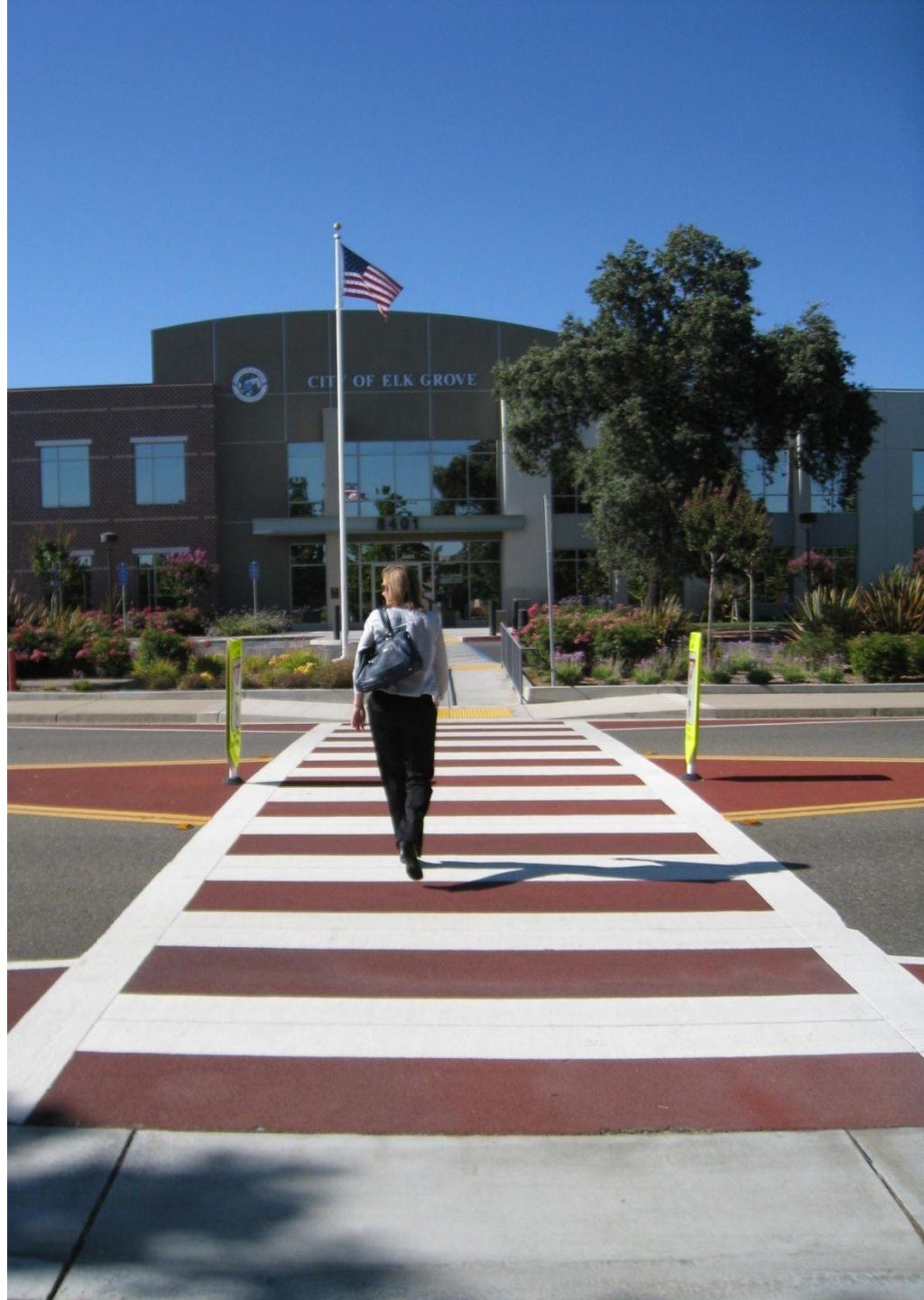
February 1, 2016

Today we will

- Hear short presentations on growth management
- Work with our small groups to provide input



INTRODUCTIONS



MEETING PURPOSE

- Provide information about the project and how to stay involved
- Provide a forum for the community to come together to talk about the future
- Inform the General Plan update's approach to growth management



GROUND RULES

- Respect the views of others
- Listen quietly when others are speaking
- Deliver your comments in a way that leaves others time to speak as well



AGENDA

- Community role and input to date
- Project overview
- 3 small group activities



COMMUNITY ROLE

- Provide input to aid decision makers in making sustainable decisions
- Share information from “the field” to prevent unintended consequences of decisions



GENERAL PLAN PROJECT OVERVIEW



WHAT IS A GENERAL PLAN?

- Overarching policy document
- Guides City actions
- Identifies expectations – the **Vision**
- Implemented through both private development and public projects
- Living document



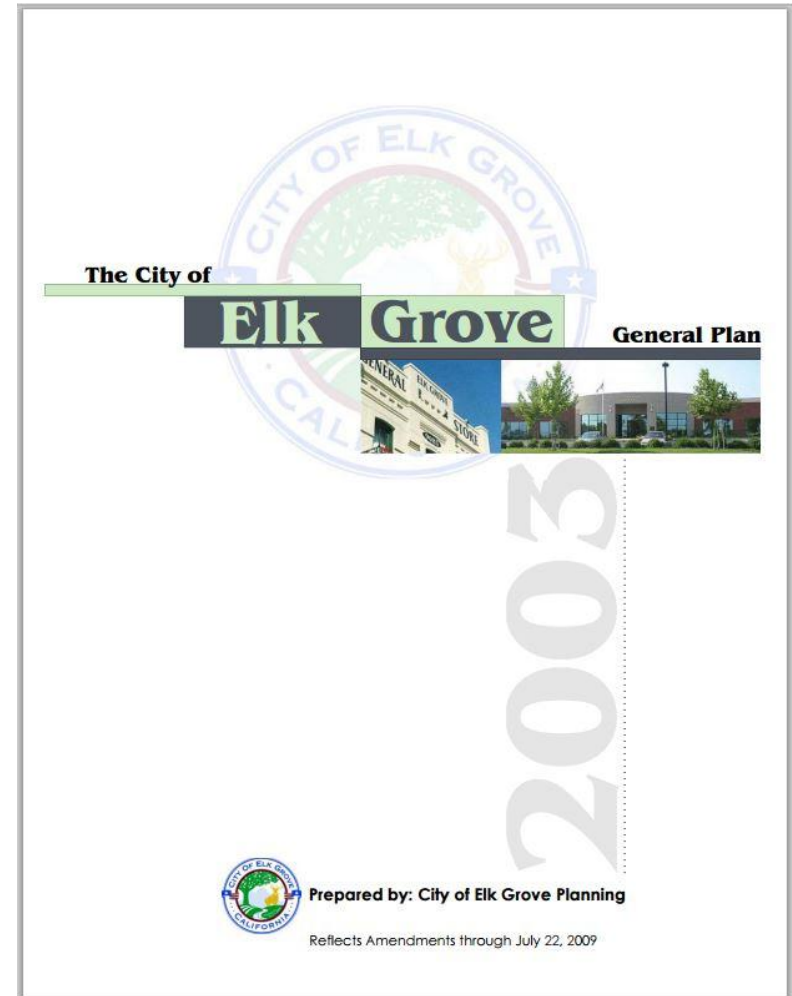
ELK GROVE'S GENERAL PLAN

GENERAL PLAN ELEMENTS

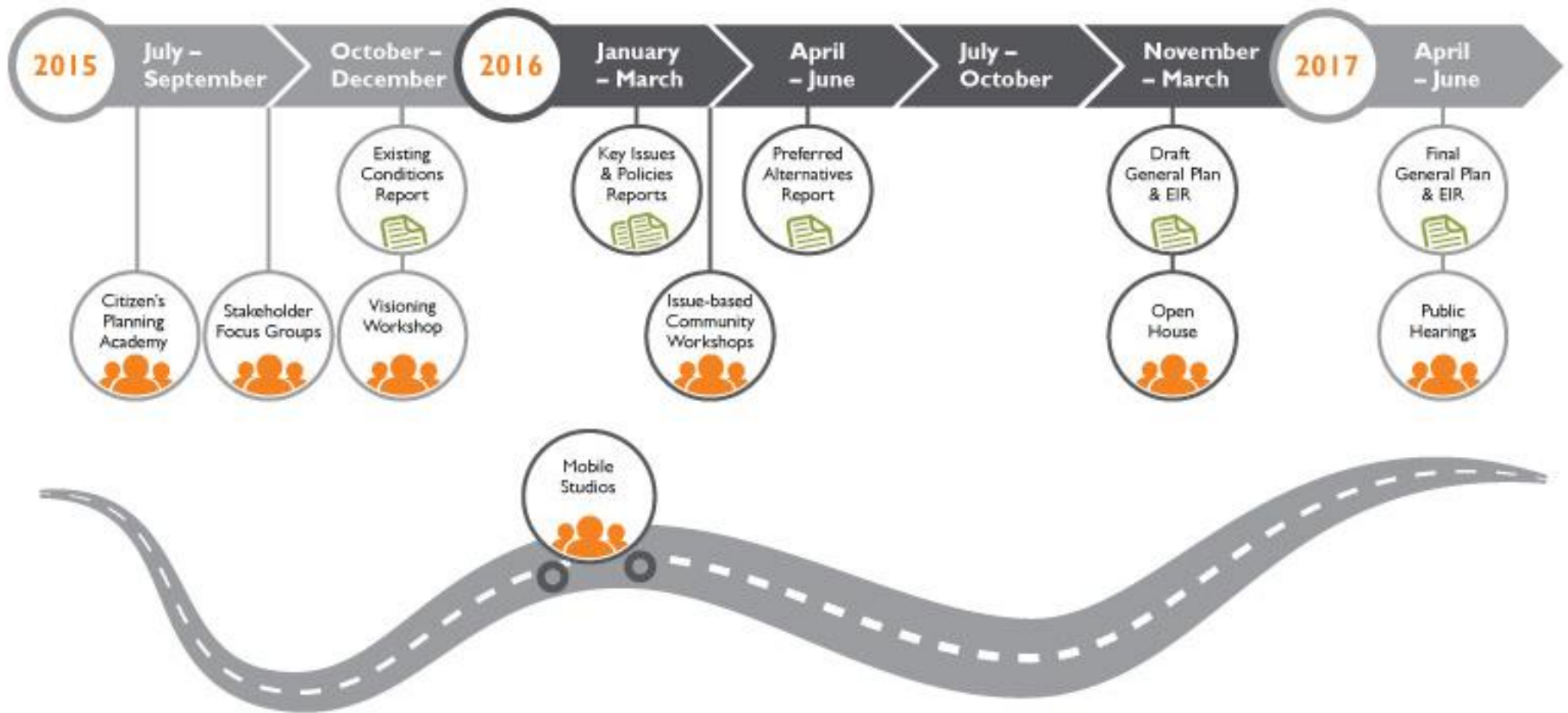


WHY UPDATE THE GENERAL PLAN?

- General Plan adopted in November 2003
- Numerous developer and City-initiated amendments adopted
- Upcoming amendments in process
- State law changes since 2003



PROJECT TIMELINE



SUMMARY OF COMMUNITY ENGAGEMENT

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!**



CITYWIDE VISIONING RESULTS: ON GROWTH MANAGEMENT STRATEGY

- Community Priorities:
 - Open space and resource management (both citywide and at neighborhood scale)
 - Rural areas
 - Neighborhood identity
 - Economic vitality
 - Sustainability and healthy community



TOPICS FOR FURTHER DISCUSSION

- 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

Today's
Workshop

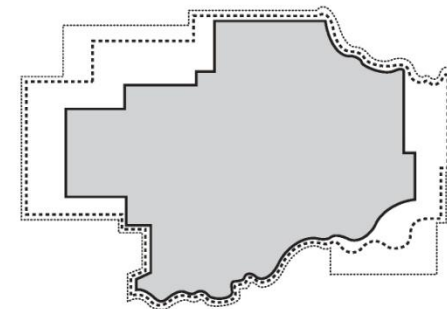
Last Thursday's
Workshop

CONCEPT OF A GENERAL PLAN PLANNING AREA

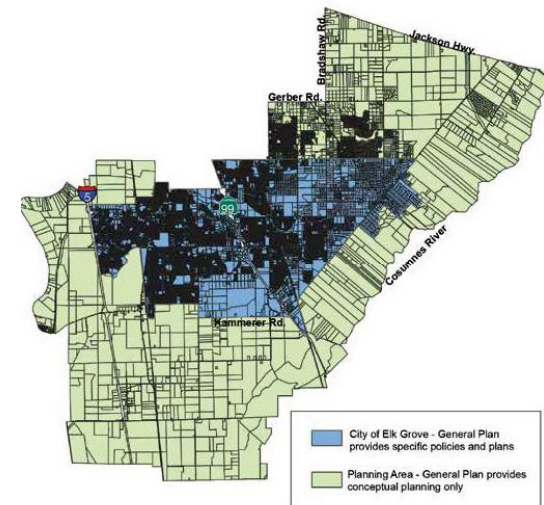
- Each city shall adopt a comprehensive, long-term general plan for the physical development of the city, and of any land outside its boundaries which in the city's judgment bears relation to its planning (GC §65300)
- Larger than a Sphere of Influence (SOI), which is the probable physical boundaries 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

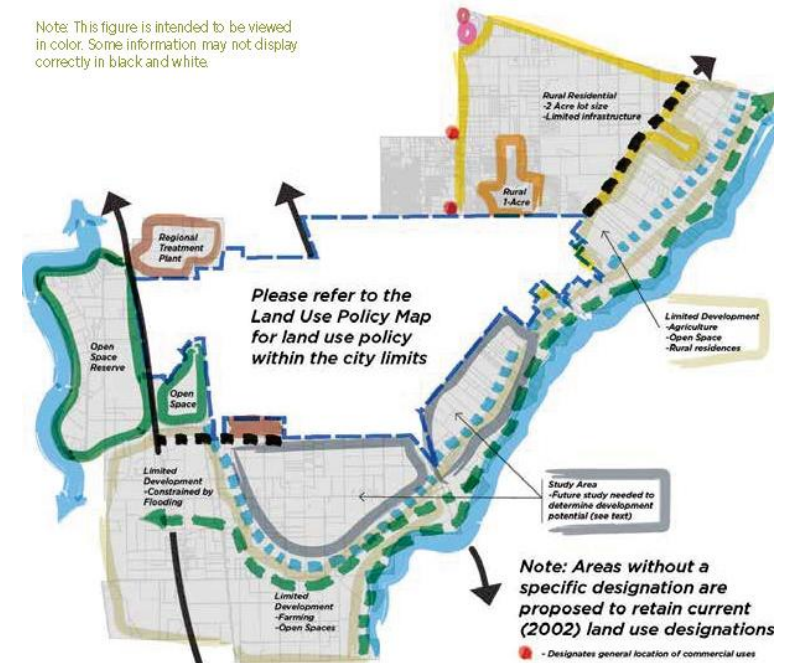


- **Current City Limits:**
Encompasses incorporated territory where land use is controlled by the city.
- ⋯ **City's Sphere of Influence:**
Adopted by the LAFCO, encompasses incorporated and unincorporated territory that is the city's ultimate service area.
- ⋯ **City's Planning Area Boundary:**
Encompasses 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 STUDY AREAS

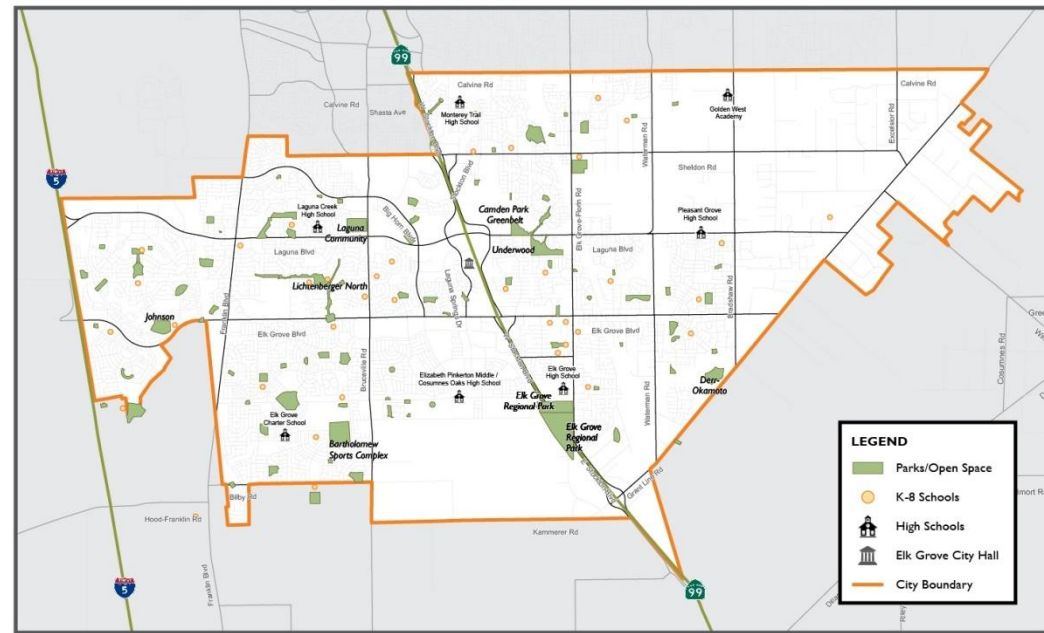
- Based upon 2013 SOI Amendment application
- Is a reduction from the 2003 Study Area
- Similar in some ways to SACOG Blueprint and 2016 MTP Land Plan
- Divided into 4 areas for planning purposes
- Council will select final boundaries later in process (June)

SMALL GROUP ACTIVITIES

- Outdoor recreation mapping
- Criteria for infill development
- Services and amenities for growth



OUTDOOR RECREATION MAPPING



Where do you like to go
outdoors in Elk Grove?

In small groups:

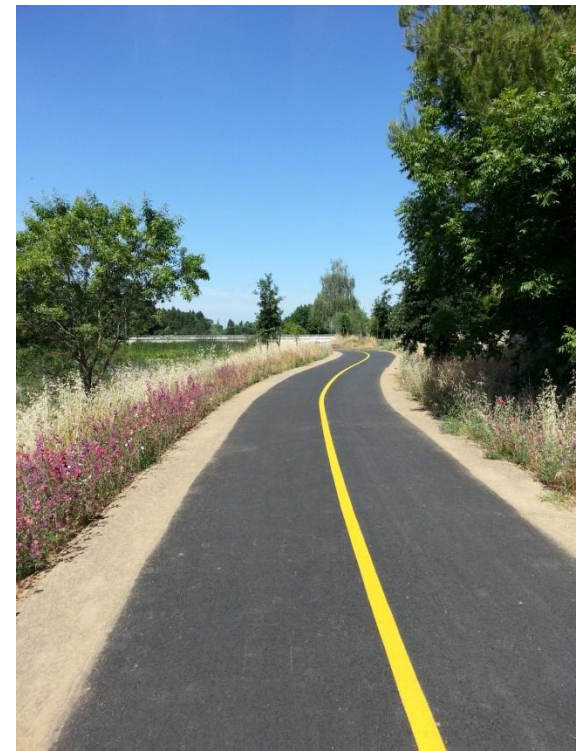
1. Draw on the map
2. Share with the group

COMPONENTS OF OUR GENERAL PLAN VISION



OUTDOOR RECREATION IS RIGHT OUTSIDE OUR DOOR

- Our parks and trails are of high quality and highly valued
- We enhance and maintain our recreational open spaces so that they are:
 - Safe
 - Connected
 - Accessible to all
- Our trails connect easily to other trails and parks in the region



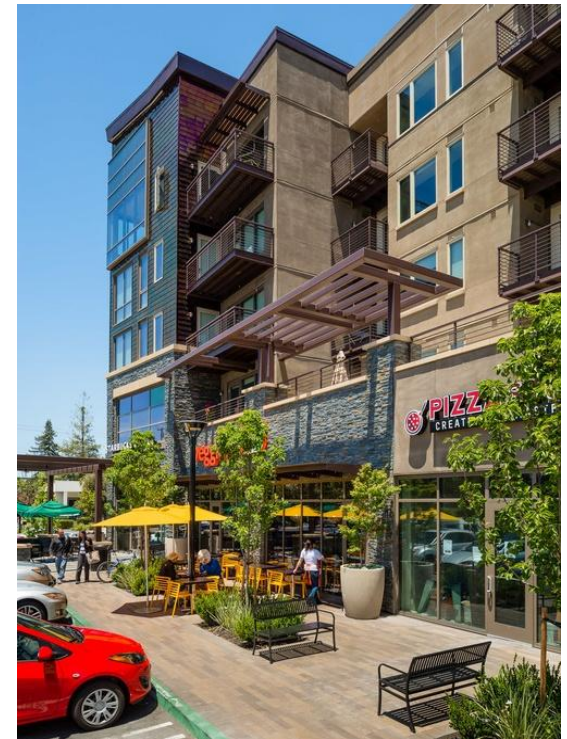
PROTECTING OUR FARMING HERITAGE AND RURAL LIFE

- Celebrate rural life
- Balance rural heritage with other needs, services, and lifestyles desired in Elk Grove
- Commitment to maintaining the rural area is clear and codified in planning documents and programs

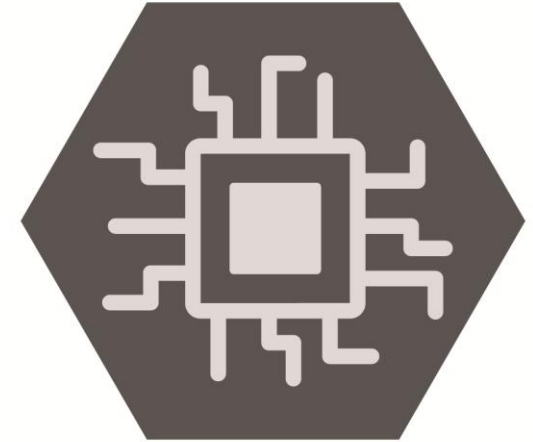


DEVELOPMENT FILLS IN THE GAPS

- Undeveloped gaps become opportunities to develop economically successful additions to the City
- Small business preservation
- New housing in a variety of shapes and sizes
- Innovative infill and building solutions
- A creative growth management strategy



SERVICES FOR THE NEEDS OF ALL RESIDENTS



- City ensures important community services are available, including:
 - Social
 - Housing
 - Transportation
 - Health
 - Education
- Entertainment and social centers create a thriving economy and give residents a place to shop, play, and relax



KEY TERMS

- **Infill**
- **Outward expansion**
- **Growth management**



KEY TERMS

- **Infill:** New development on existing lots within the current City limits, often surrounded by existing development
- **Outward expansion:** New development in up to four study areas beyond the existing City limits
- **Growth management:** Regulatory strategies to influence how growth occurs through policies on density, mix of uses, and timing or phasing of development

CRITERIA FOR INFILL DEVELOPMENT

- 1. Are these the ways we should evaluate infill?*
- 2. Where are our best infill opportunities?*



QUESTIONS WE CAN (AND DO) ASK ABOUT INFILL DEVELOPMENT

- Is the parcel shape and size suitable?
- Does the use improve the character of the neighborhood? If so, what is most important about the character?
- Are densities, setbacks, or heights compatible with surrounding uses?
- Are there utilities and infrastructure close by, and do they have capacity?
- How will the use impact parks and schools?
- Are sufficient water supplies available?
- Is the location within walking distance ($\frac{1}{4}$ mile) of existing or planned transit facilities?
- Is adequate parking available?
- Is the use consistent with our local plans and laws?
- Others ...

ACTIVITY: CRITERIA FOR INFILL DEVELOPMENT

1. Review the questions with your group
2. Place them in order of your group's priority
3. Your group representative places them in order on the sticky wall
4. Work with your group to illustrate your map with opportunity sites

WHAT IS AN OPPORTUNITY SITE?

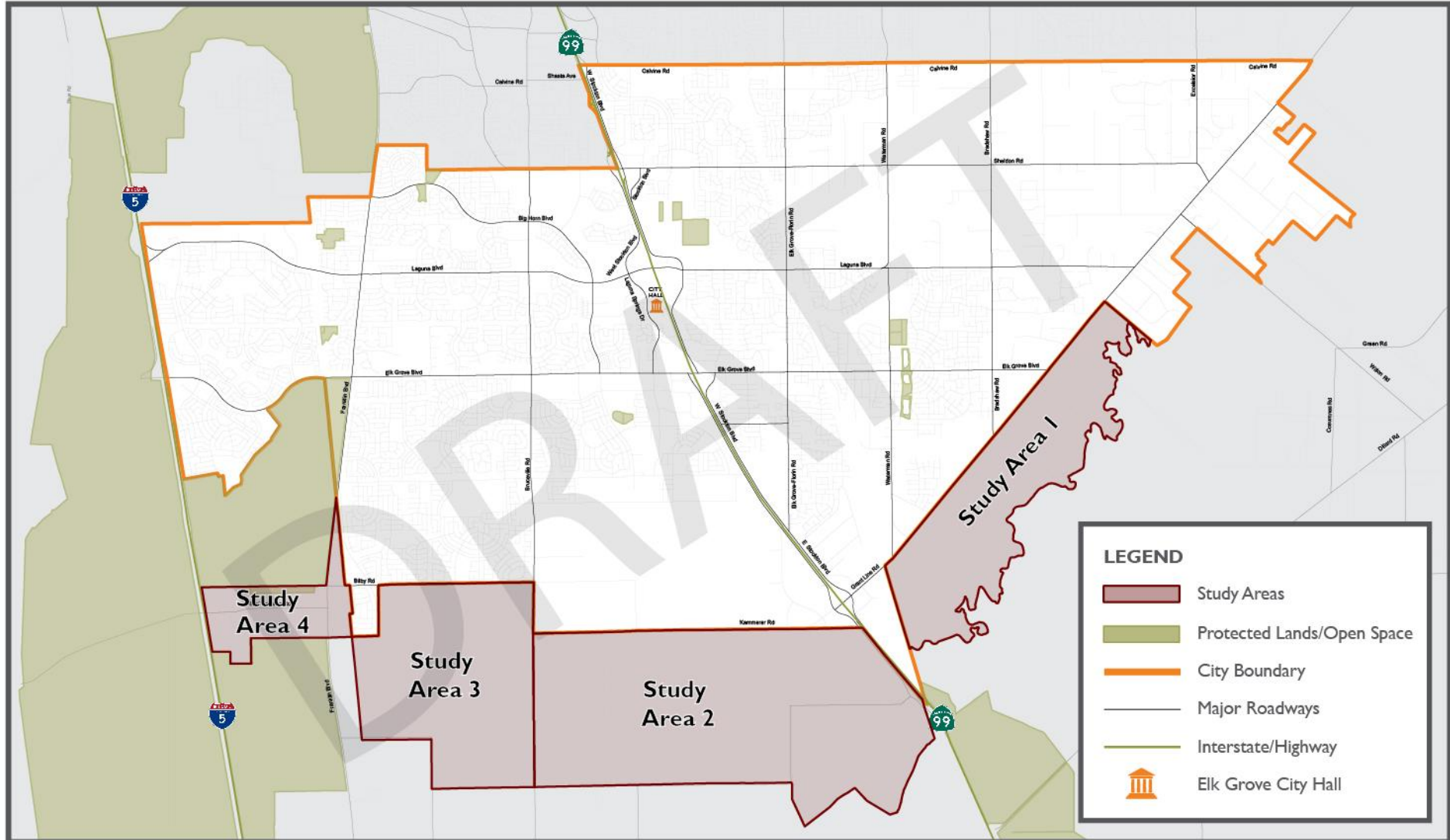
- Areas of the City where changes to existing on-the-ground land uses are anticipated
- The sites are (or will be) differentiated by the potential for modest enhancement or for wholesale transformation of the existing land use pattern



ELK GROVE PLANNING AREA WITH STUDY AREAS



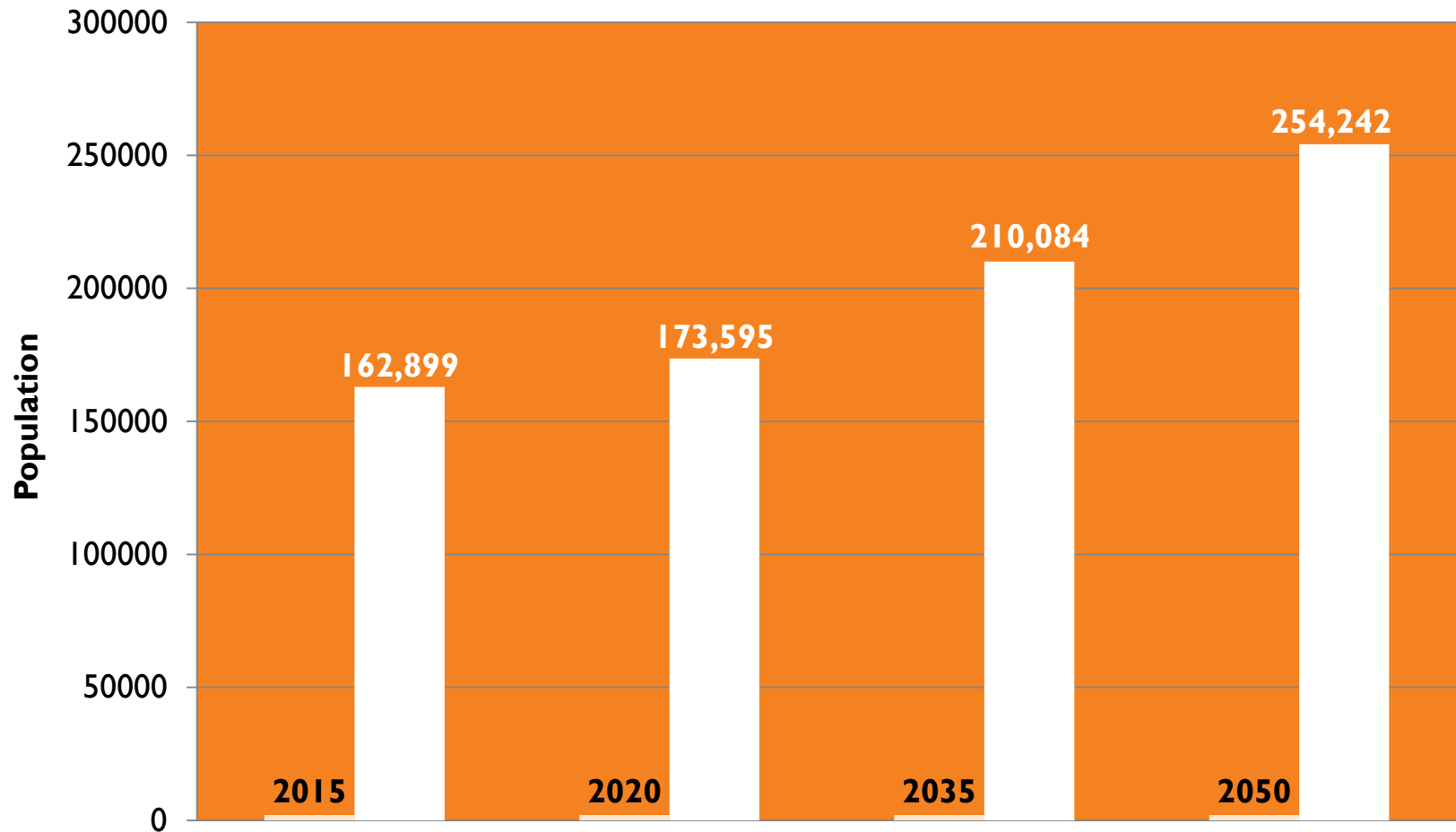
HOW CAN ELK GROVE GROW WHILE PRESERVING COMMUNITY VALUES?



CONSIDERATIONS FOR THE FUTURE



PROJECTED POPULATION GROWTH FOR ELK GROVE



Source: SACOG <http://www.sacog.org/infocenter/demographics/index.cfm#forecast>

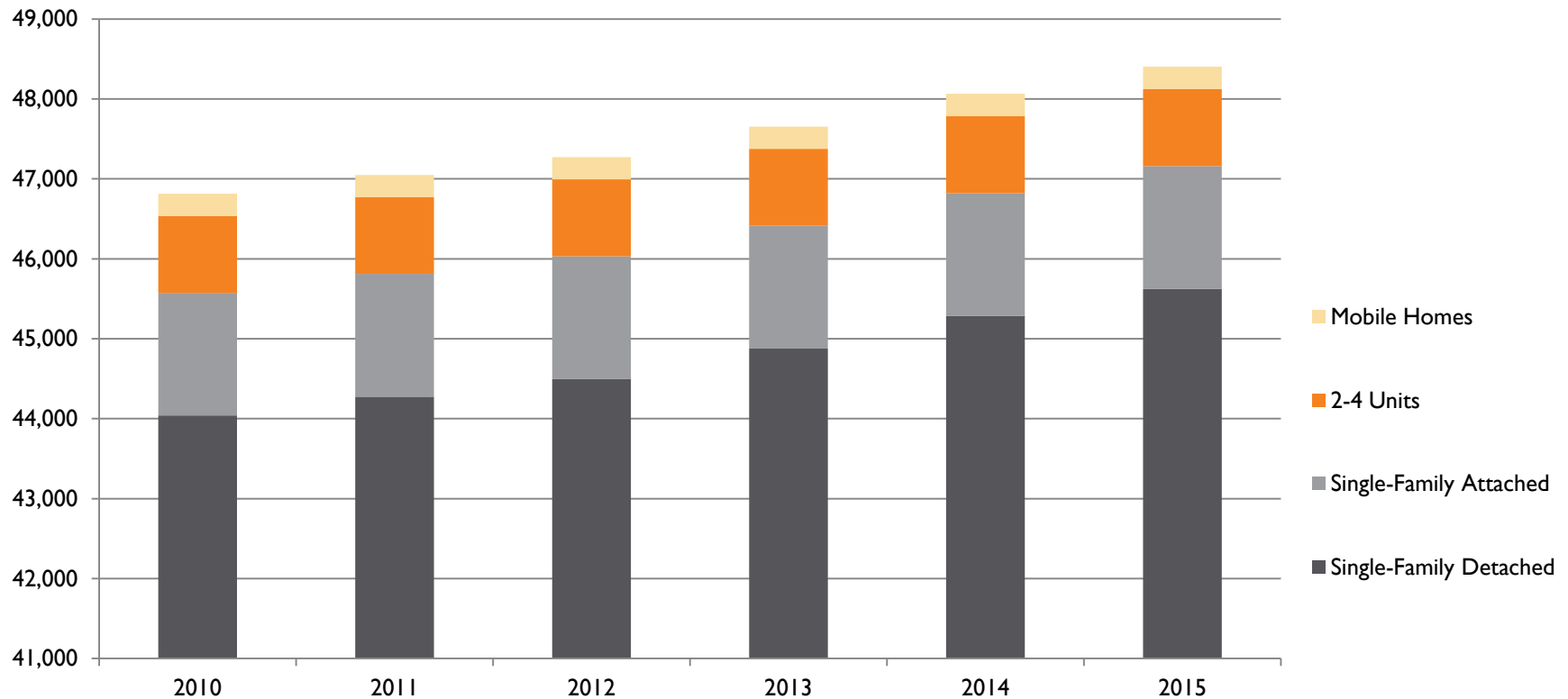
VACANT LAND IN ELK GROVE

- Vacant land represents many of the infill opportunities
- Other opportunities include redevelopment and intensification of existing properties

Existing Land Use Type	Citywide		
	Citywide Total Acreage	% Total Citywide	% Total Planning Area
Vacant	2,845.8	12%	6%
Total Citywide Landmass	23,453.2	100%	75%

Note: “Vacant land” excludes land in the Sheldon Area.

INVENTORY OF HOUSING UNITS IN ELK GROVE 2010–2015



Source: California Department of Finance, Table E-5, 2010-2015

ONGOING CITY PROJECTS

- Laguna Ridge
- Southeast Policy Area (SEPA)
- Sterling Meadows
- Silverado
- East Elk Grove Specific Plan



SERVICES & AMENITIES FOR GROWTH MANAGEMENT

*What will we need
to maintain our quality
of life?*



DISCUSSION: ACCOMMODATING CHANGING NEEDS

It's 2027 and Elk Grove's population of residents over the age of 65 has grown by 20%.

Which services will this growing population of senior citizens need?

How do we provide these services within our current City limits?

ACTIVITY:

HOW SHOULD WE MANAGE GROWTH?

- ~30,000 more dwelling units by 2050
 - Year 2025 represents buildout of ongoing and approved projects within City limits
 - Assumes regional growth of 1.28% per year

- ~50,000 more jobs by 2050
 - Assumes jobs/housing ratio of 1.0

ACTIVITY:

HOW SHOULD WE MANAGE GROWTH?

Work as a small group to distribute your chips.

One (1) yellow chip = 5,000 dwellings. You have six (6) yellow chips.

*Bucket 1 (Within Existing City) is **preloaded with 2 chips** to represent approved projects that have not been constructed (~10k dwellings between Laguna Ridge, SEPA, Sterling Meadows, Silverado, East Elk Grove Specific Plan, and other approved projects)*

One (1) white chip = 5,000 jobs. You have ten (10) white chips.

*Bucket 1 (Within Existing City) is **preloaded with 6 chips** (represents capacity in SEPA, two hospital projects, and planned retail developments)*

BUCKET 1: DEVELOPMENT IN EXISTING CITY LIMITS (INCLUDES INFILL OPPORTUNITIES)

Pros	Cons
Conserves natural resources	Constrains housing choice
Utilizes existing infrastructure	Development costs and time frames may be infeasible
May provide population densities that support transit	May require expansion or upgrade of existing infrastructure
Provides options for neighborhood-serving retail and services	May be incompatible with surrounding residential development

BUCKET 2: DEVELOPMENT IN STUDY AREAS

Pros	Cons
Reduces development costs and time frames	Reduces available open space
May provide breadth of housing choice	Converts agricultural land
May provide greater housing affordability	Requires new infrastructure
Provides large development spaces to support jobs	Requires construction of new parks, schools

BUCKET 3: REDIRECT GROWTH TO OTHER COMMUNITIES

Pros	Cons
Conserves existing character	Constrains housing choice and reduces affordability
Sustains existing services and infrastructure	Constrains economic growth potential

ACTIVITY:

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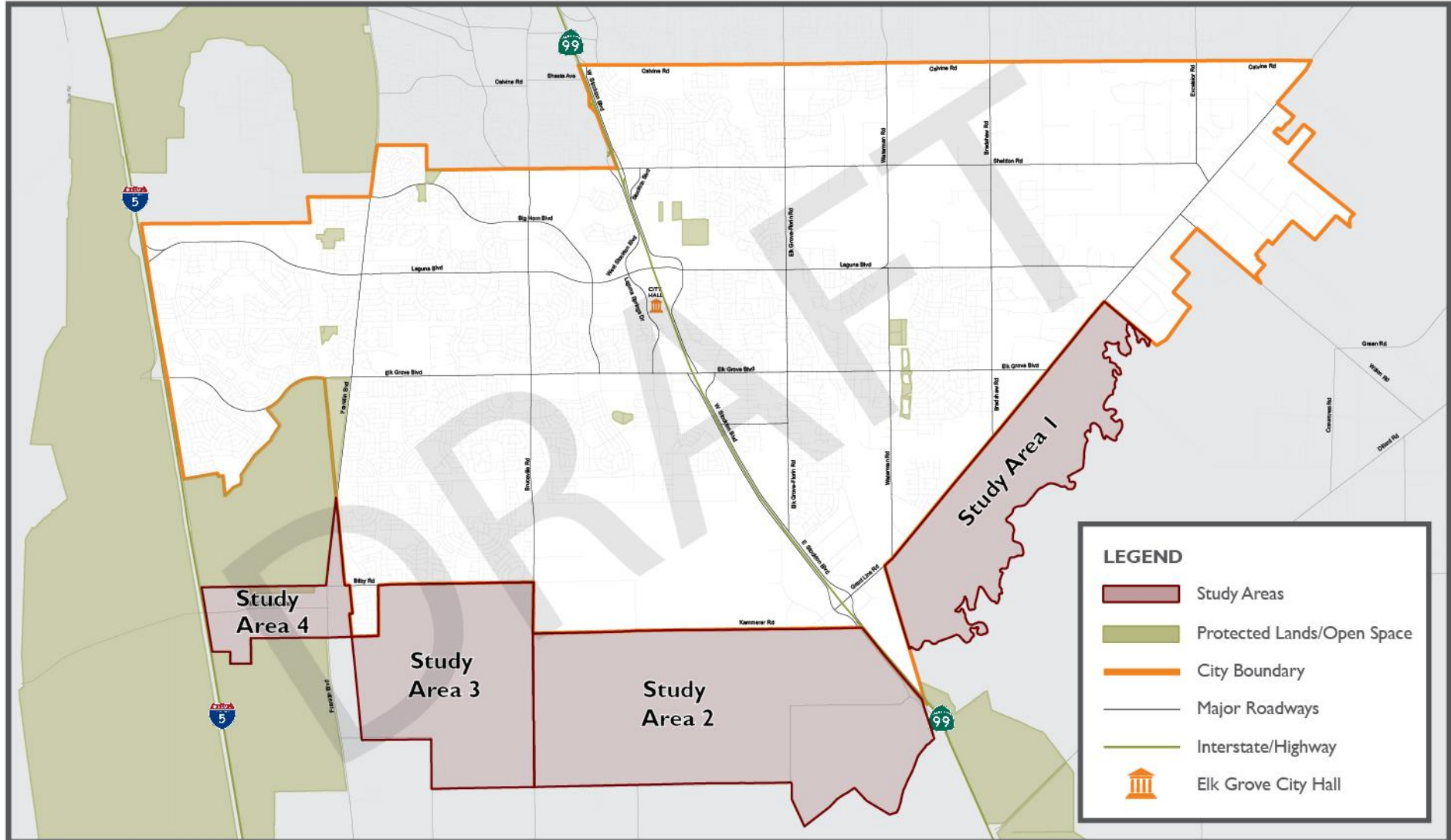
*Bucket 1 (Within Existing City) is **preloaded with 6 chips** (represents capacity in SEPA, two hospital projects, and planned retail developments)*

And, please add to your lists of Pros and Cons!

ELK GROVE PLANNING AREA WITH STUDY AREAS

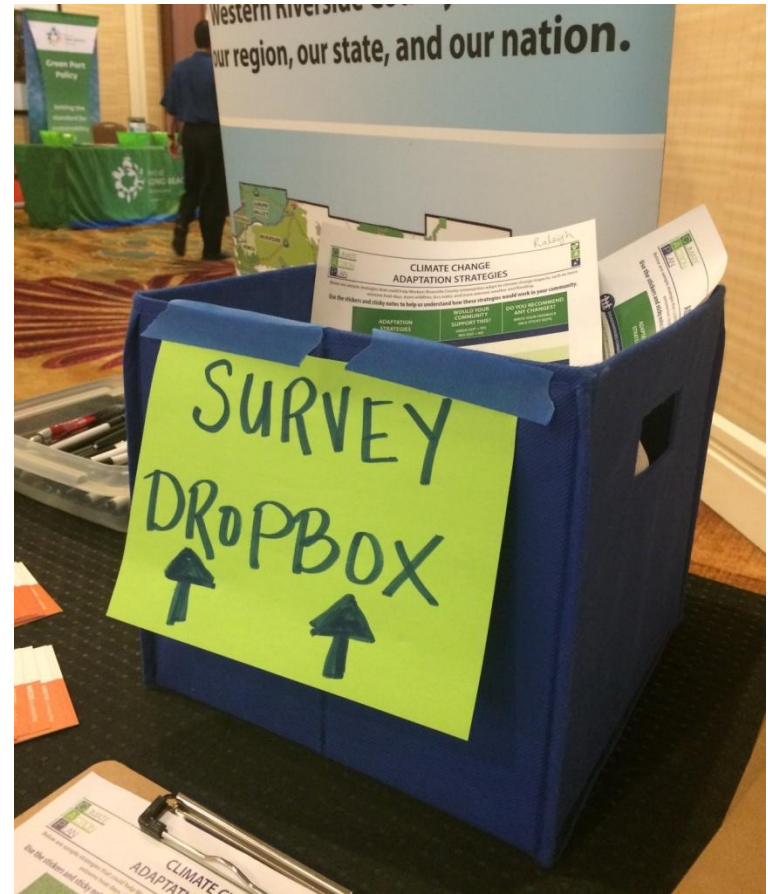


HOW CAN ELK GROVE GROW WHILE PRESERVING COMMUNITY VALUES?

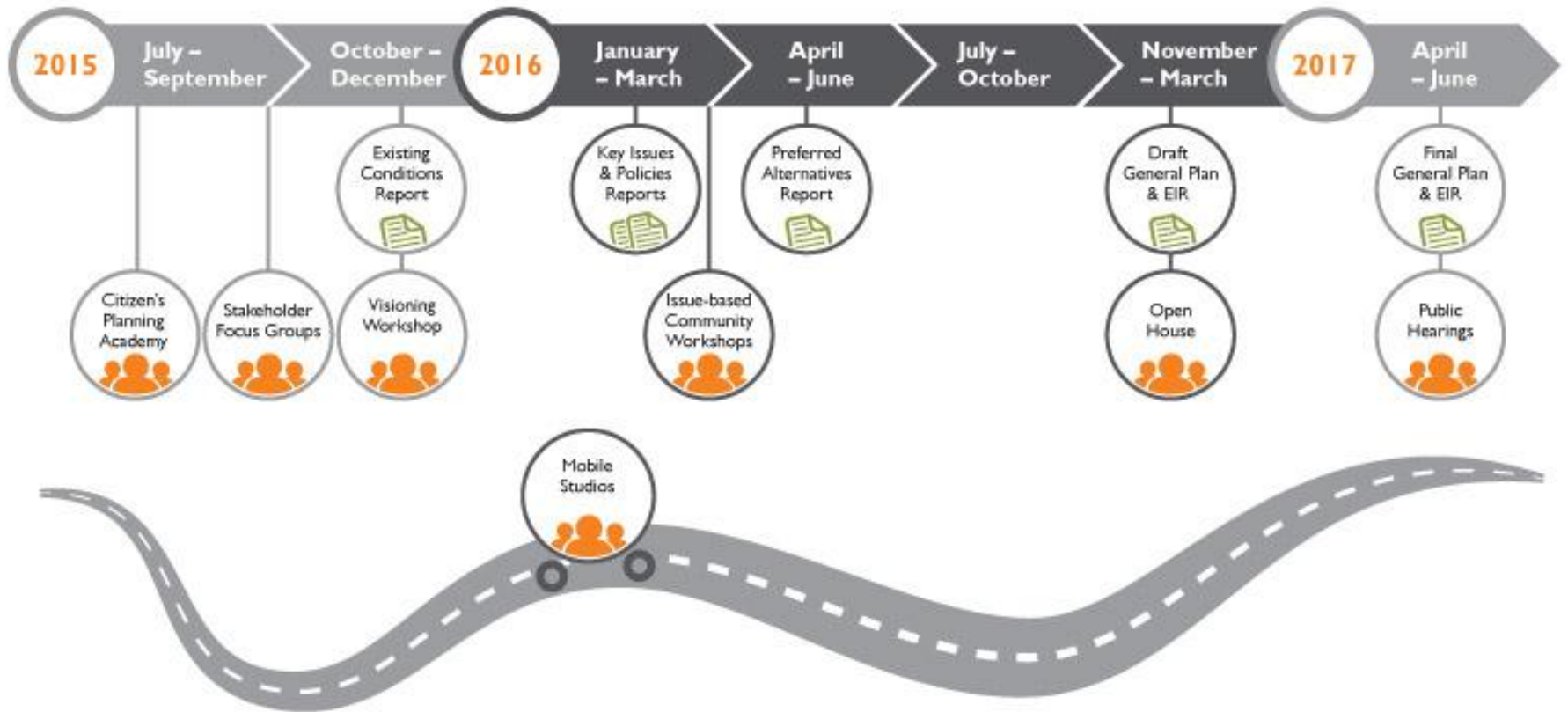


QUESTIONNAIRES & COMMENTS

- **Please respond to the questionnaires!**
- Additional comments are welcome on the comment cards provided.



NEXT STEPS



PUBLIC PARTICIPATION OPPORTUNITIES

www.elkgrovecity.net/generalplan

- Online Feedback Form
- Council/Commission Study Sessions and Hearings

Next one:

Thursday

February 25 at 6 p.m.

Council Chambers



FINAL QUESTIONS?

- **Audience Q&A**
- The project team will now take questions from the audience



THANK YOU!

www.elkgrovecity.org/generalplan



The screenshot shows the top portion of the City of Elk Grove website. At the top left is the city logo, a green tree with antlers, followed by the text "CITY OF ELK GROVE" and the tagline "PROUD HERITAGE. BRIGHT FUTURE." To the right is a navigation menu with links for "CITY HALL", "RESIDENTS", "BUSINESS", "VISITORS", "E-SERVICES", and "CONNECT", along with a search icon. Below the navigation is a large banner image of a modern city building with stone accents. Overlaid on the banner is the text "A Brighter Future" in a large, white, serif font, and "The Elk Grove General Plan Update" in a smaller, white, sans-serif font below it. At the bottom left of the banner area, there is a list of links: "General Plan Video", "Share Your Ideas", "General Plan Basics (FAQ)", and "Elk Grove Citizens' Academy". To the right of this list is a decorative graphic featuring a stylized sun and silhouettes of a deer and an elk. Further right is a paragraph of text explaining the General Plan update.

CITY OF ELK GROVE
PROUD HERITAGE. BRIGHT FUTURE.

CITY HALL RESIDENTS BUSINESS VISITORS E-SERVICES CONNECT Q

A Brighter Future

The Elk Grove General Plan Update

- General Plan Video
- Share Your Ideas
- General Plan Basics (FAQ)
- Elk Grove Citizens' Academy



The City of Elk Grove is updating its General Plan and this website is your hub for all project information. The General Plan lays out the vision for the future of the city and a roadmap to get there. A state-mandated document, General Plans address issues such as transportation, housing, open space, conservation, safety, and more.