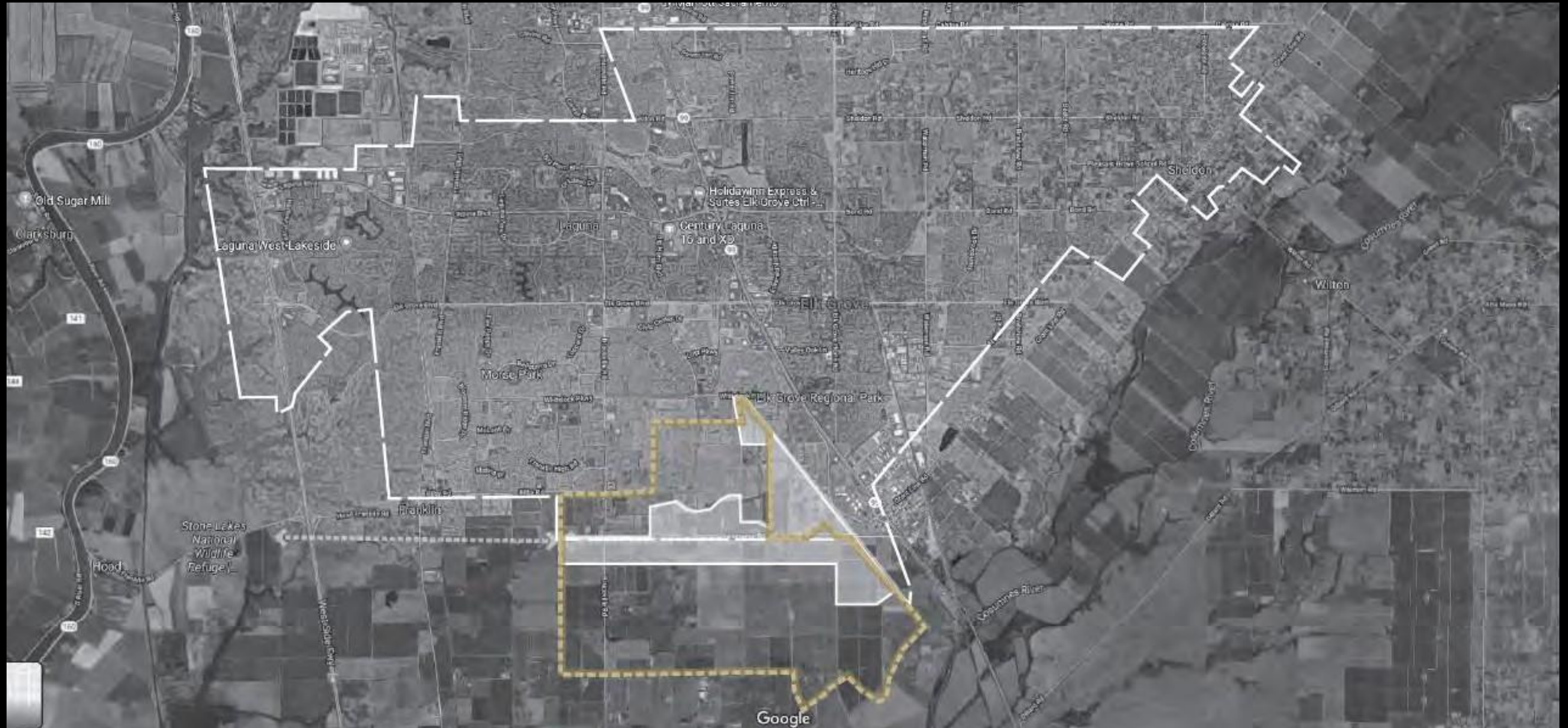


Kammerer Road, Elk Grove, California Employment Center Study



Housekeeping

- Video and audio is disabled by default
- We are recording
- Questions:
 - During the presentation, use the Q&A button
 - At the end, use either the Q&A or Raise Hand





LEGEND

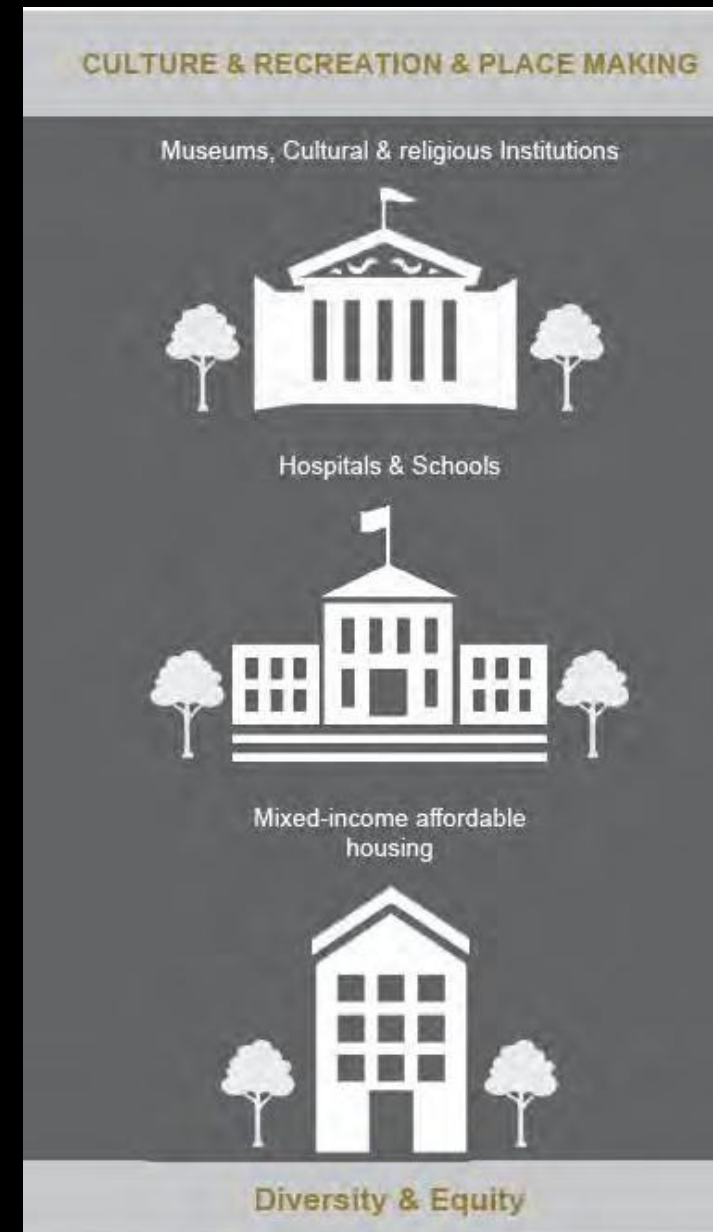
-  Elk grove city limits
-  Project boundary
-  Primary Study Area
-  Office
-  Commercial
-  Light industrial flex
-  Mixed Use Village center
-  School
-  Parks / Open Space
-  Residential
-  Activity area

The Evolution of the Workplace

20TH CENTURY Drivable Employment Centers



21ST CENTURY Walkable Employment Centers



Triple Bottom Line Approach



Proximity to Amenities



Identity & Placemaking



Mixed use & Diversity



Agri-Tourism



Recreation & Entertainment



Community & Culture



Locally Grown Food



Water Management



Energy Efficiency



Local Retail



Complete Streets



Transit Oriented



Green Buildings



Walkability



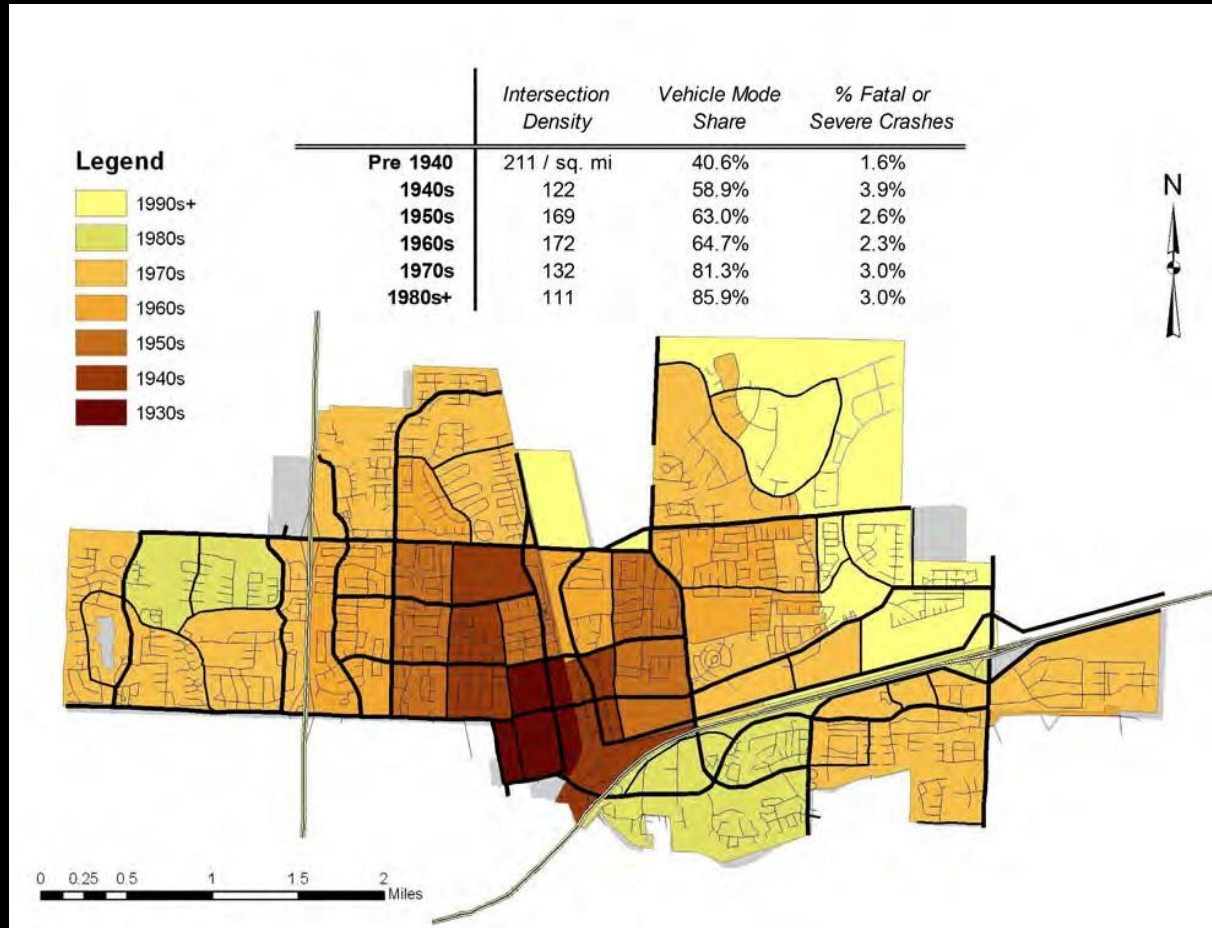
Local & Green Material



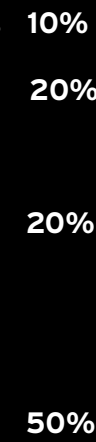
What makes a place Walkable

INTERSECTION DENSITY & HEALTHY COMMUNITIES

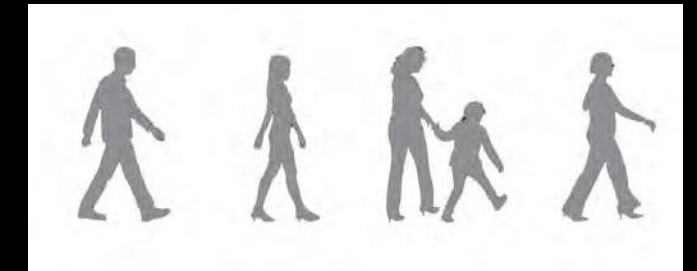
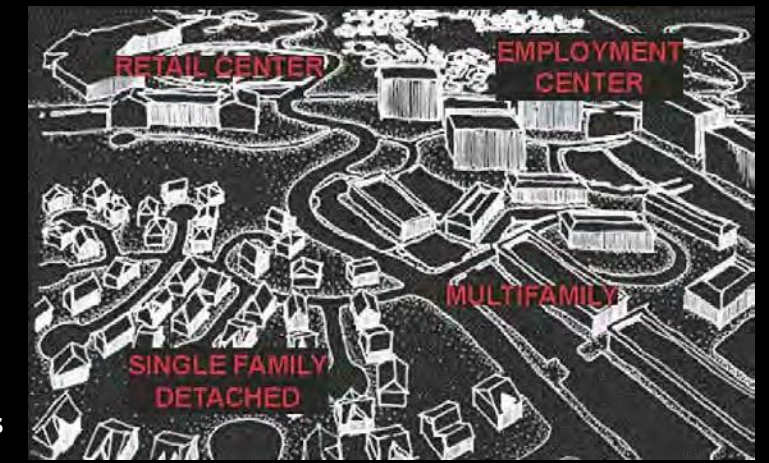
California City Safety Comparison



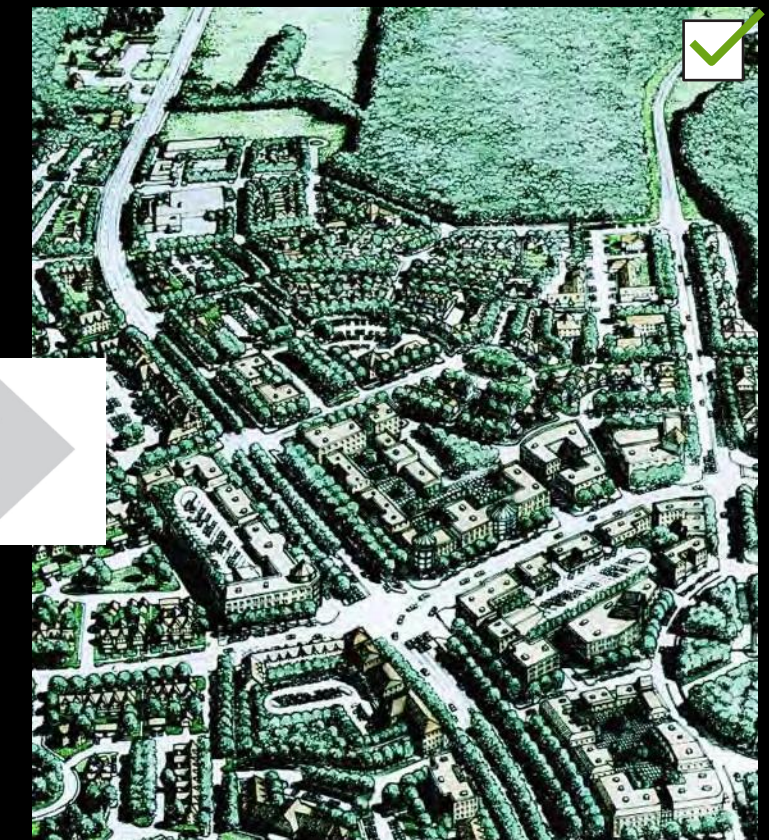
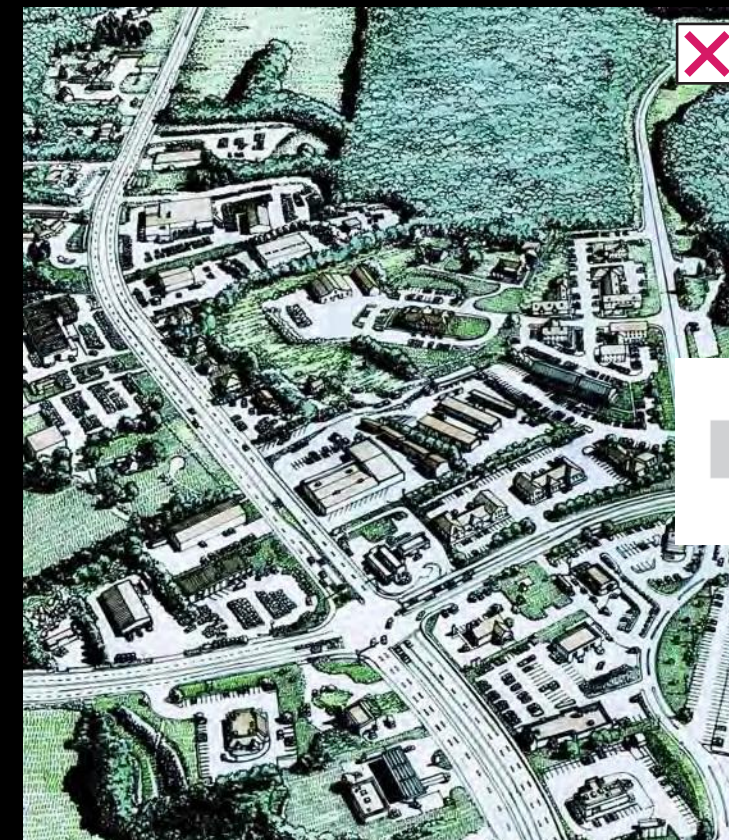
What makes us healthy?



- Clinical Care
- Genetics
- Environment
- Healthy Behaviors



COMPACT WALKABLE MIXED-USE PLACES ARE HEALTHIER



This diagram shows three street layouts - extremely walkable, moderately walkable, and unwalkable - with their counts of intersections per mile.

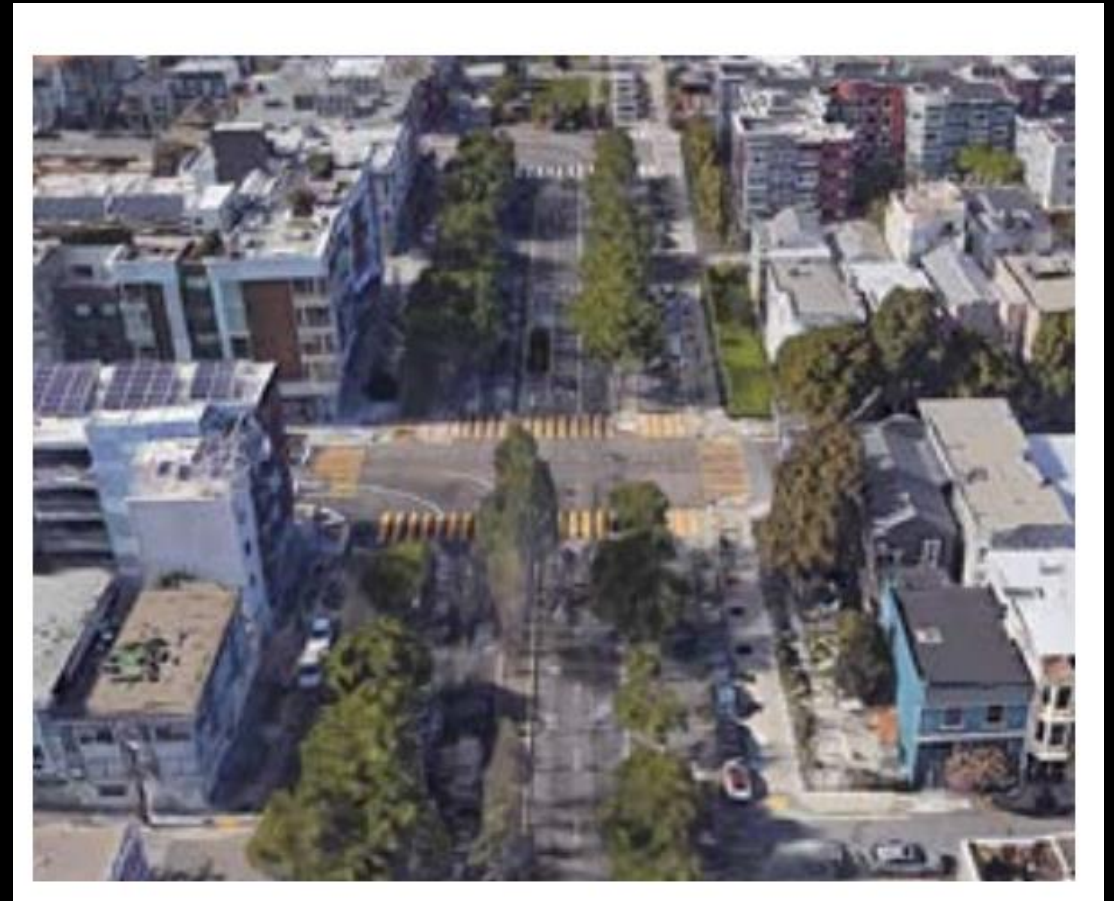
Key Principles

- Mix of Uses
- Pedestrian Oriented Streetscape
- Multi-Modal



Key Principles

- Great Streets – Economic Value
- Pedestrian connectivity

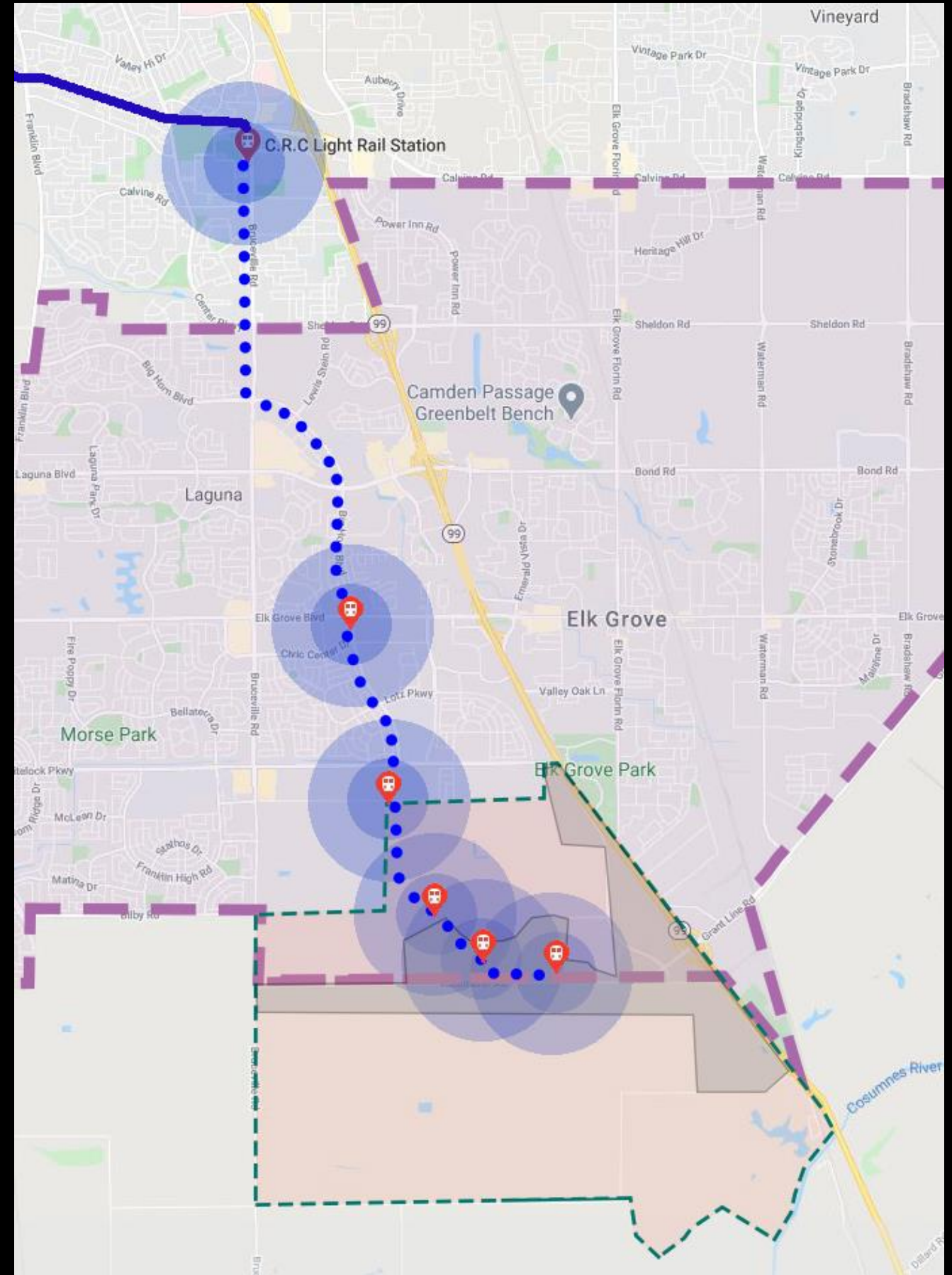
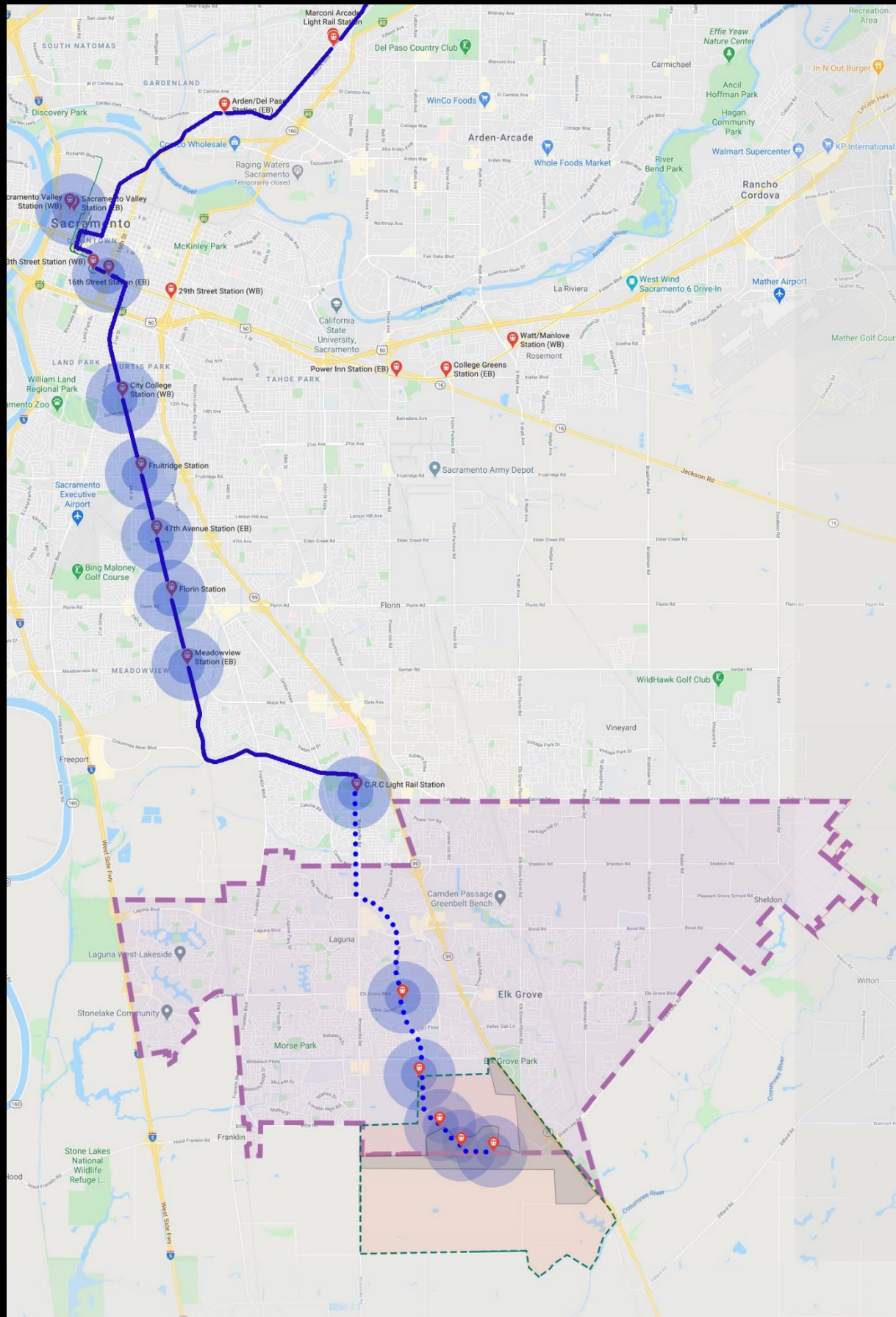


Key Principles

- Make Great Places



Train Stops



Transect of Urbanism



Natural Zone



Rural Zone



Sub-urban Zone



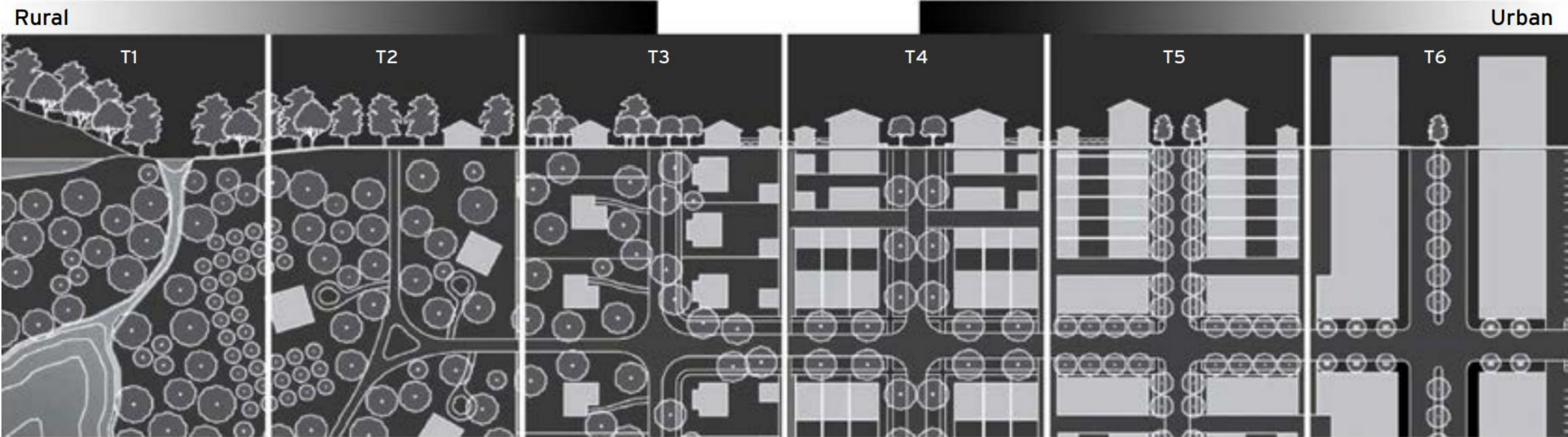
General Urban Zone



Urban Center Zone



Urban Core Zone



Natural Scenic Tourism

Agri-tourism

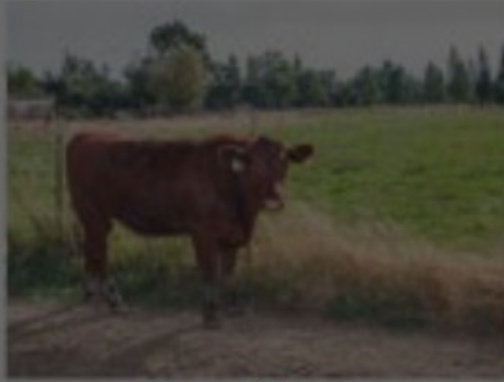
Talent Attraction

Urban Tourism

Transect of Urbanism



Natural Zone



Rural Zone



Sub-urban Zone



General Urban Zone

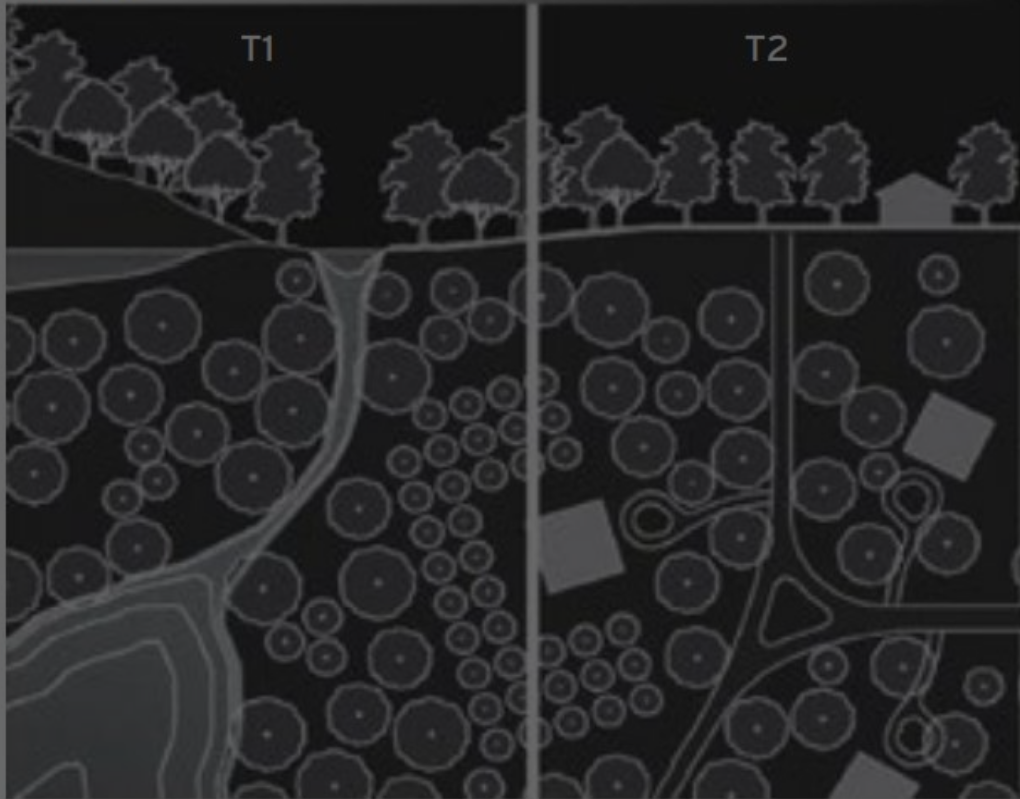


Urban Center Zone



Urban Core Zone

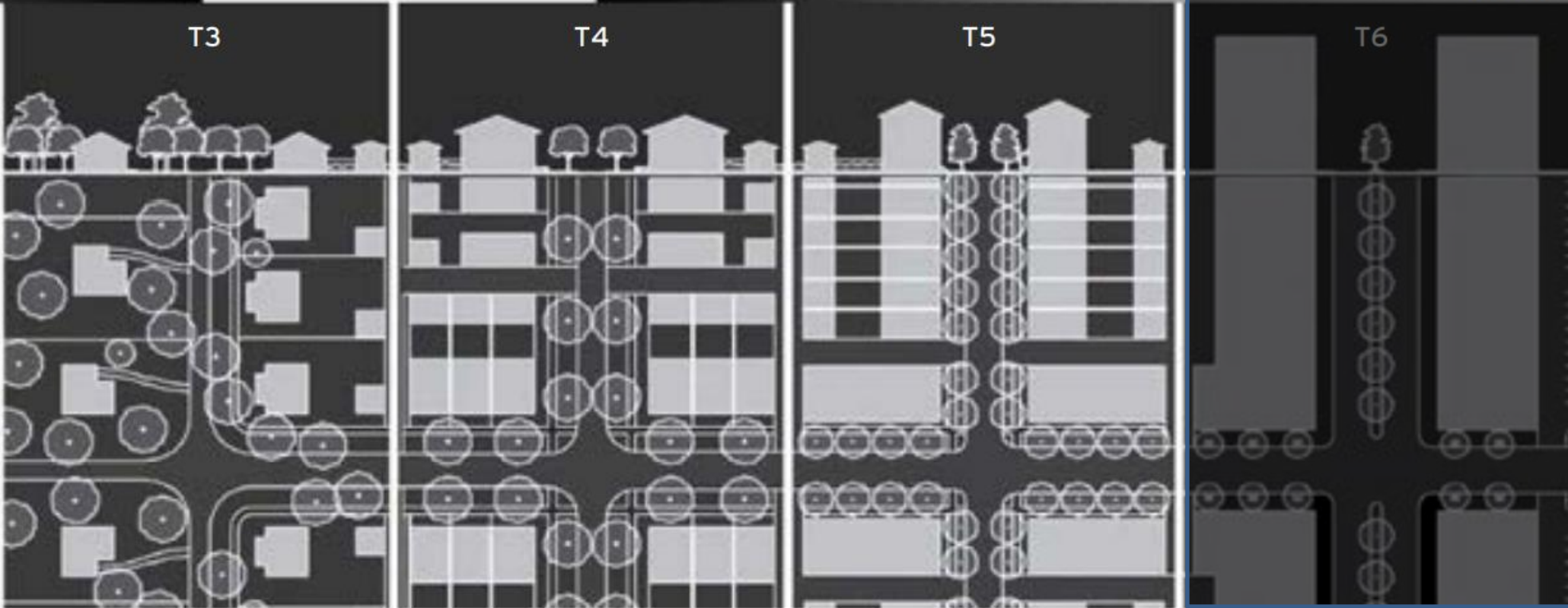
Rural



Natural Scenic Tourism

Agri-tourism

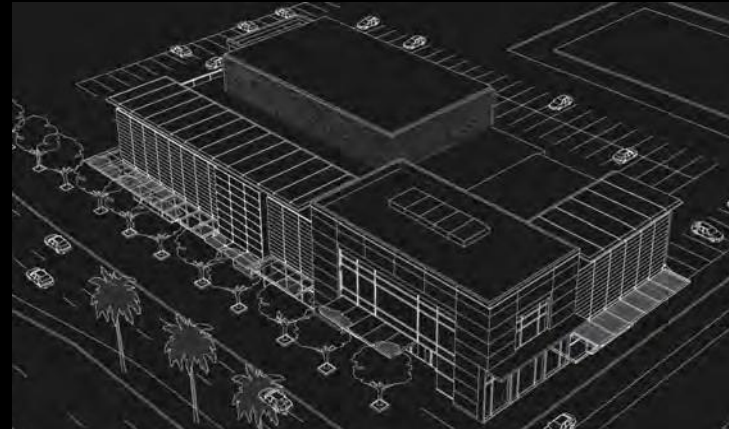
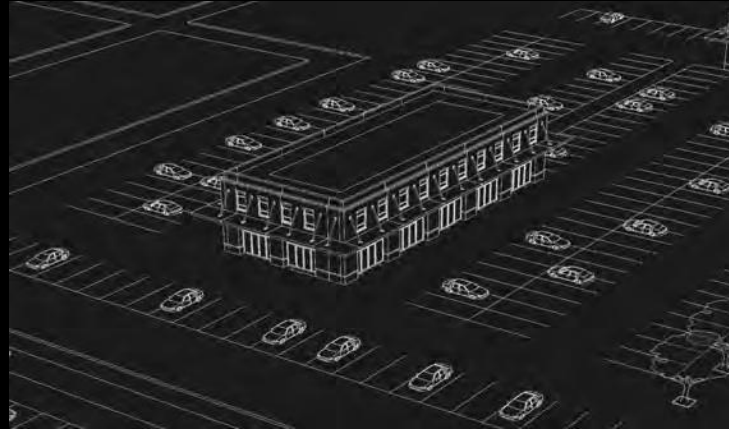
Urban



Talent Attraction

Urban Tourism

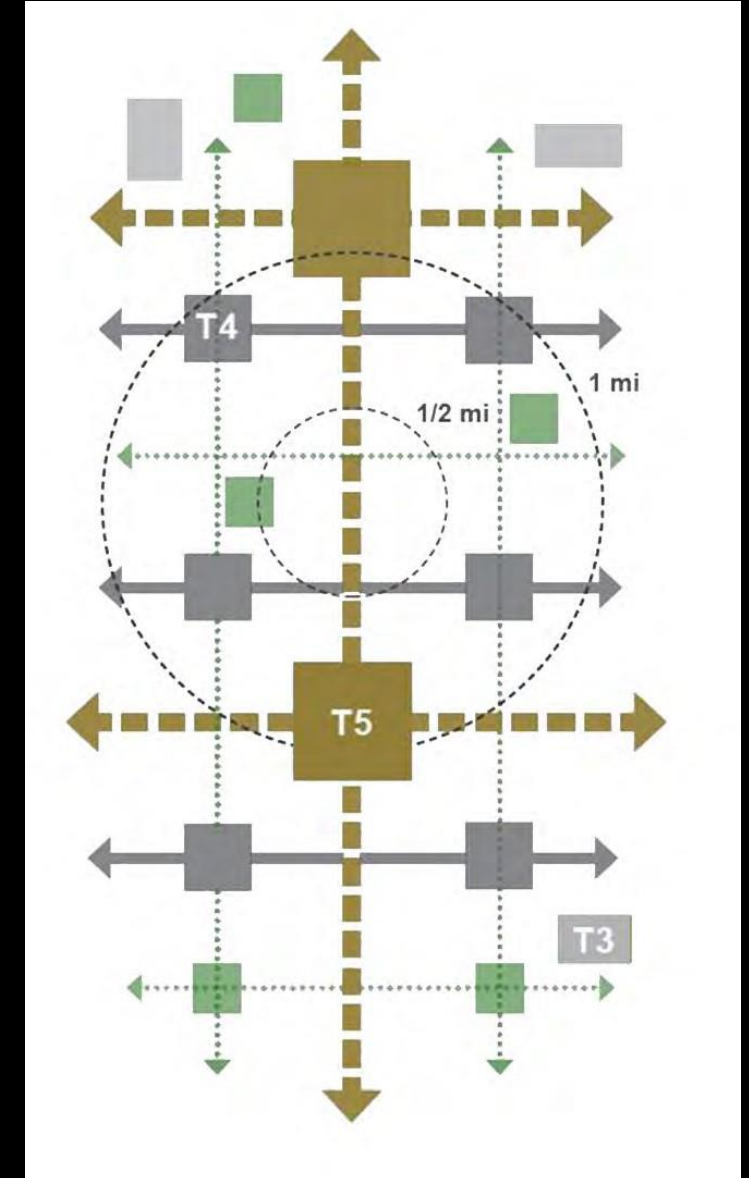
Building Types



TYPE T3
 Low Density low rise
 individual building
 commercial
 may include retail
 surface Parking lot (front)
 may include store front

TYPE T4
 Med Density low rise
 commercial & retail
 may include residential
 surface Parking lot (back)
 facing public realm
 may include store front

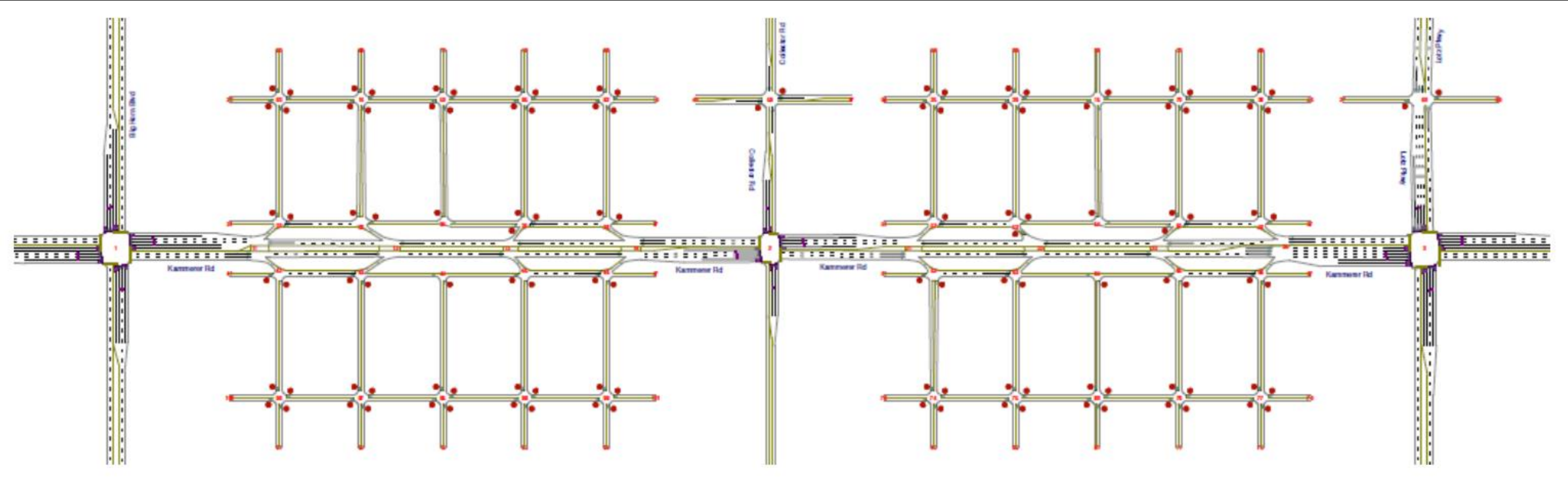
TYPE T5
 Med Density mid rise
 mixed use
 may include residential & recreational
 Parking structure
 facing public realm
 store front
 lower building footprint



Proposed Kammerer Road Section



Corridor Concept

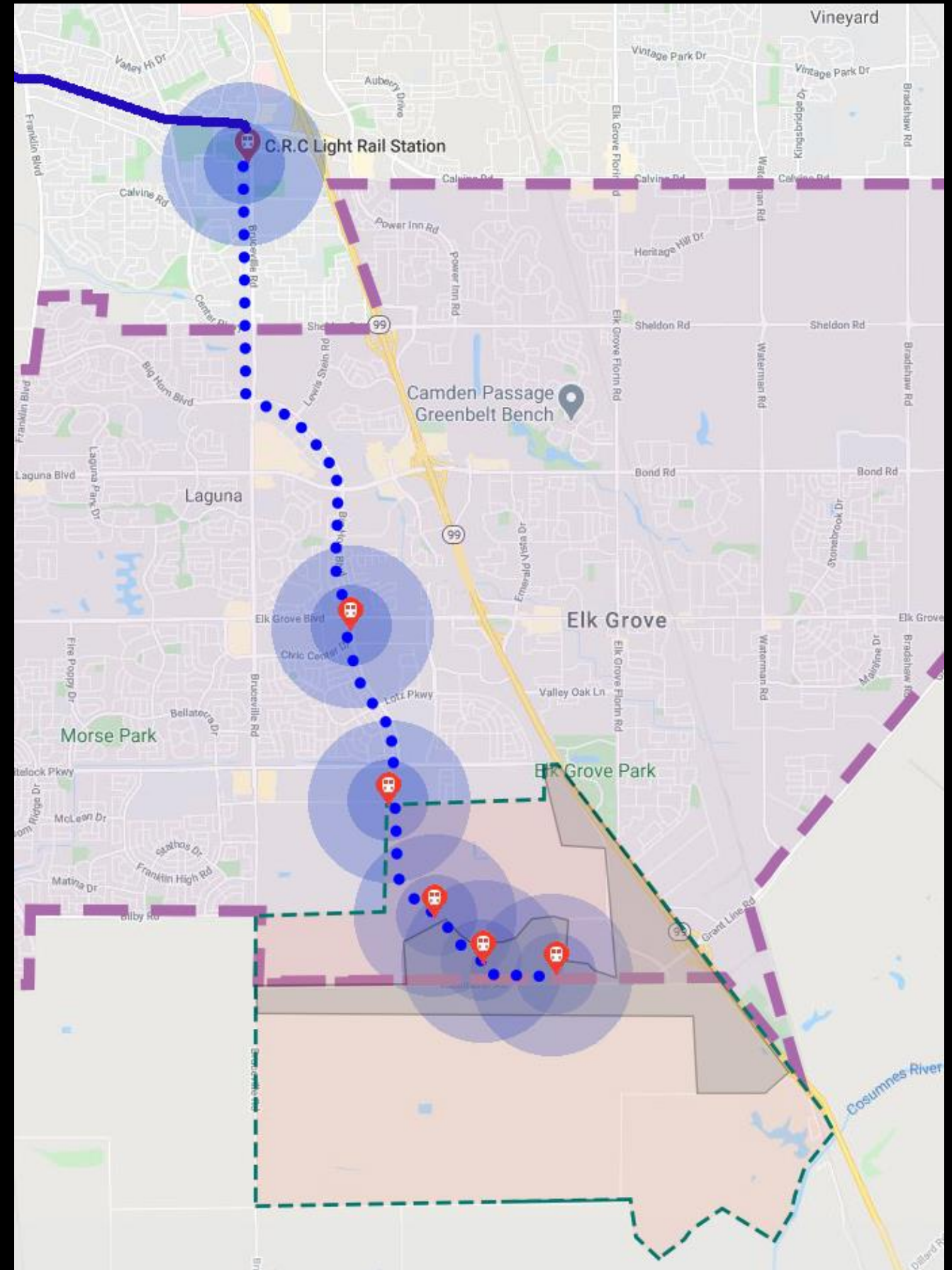
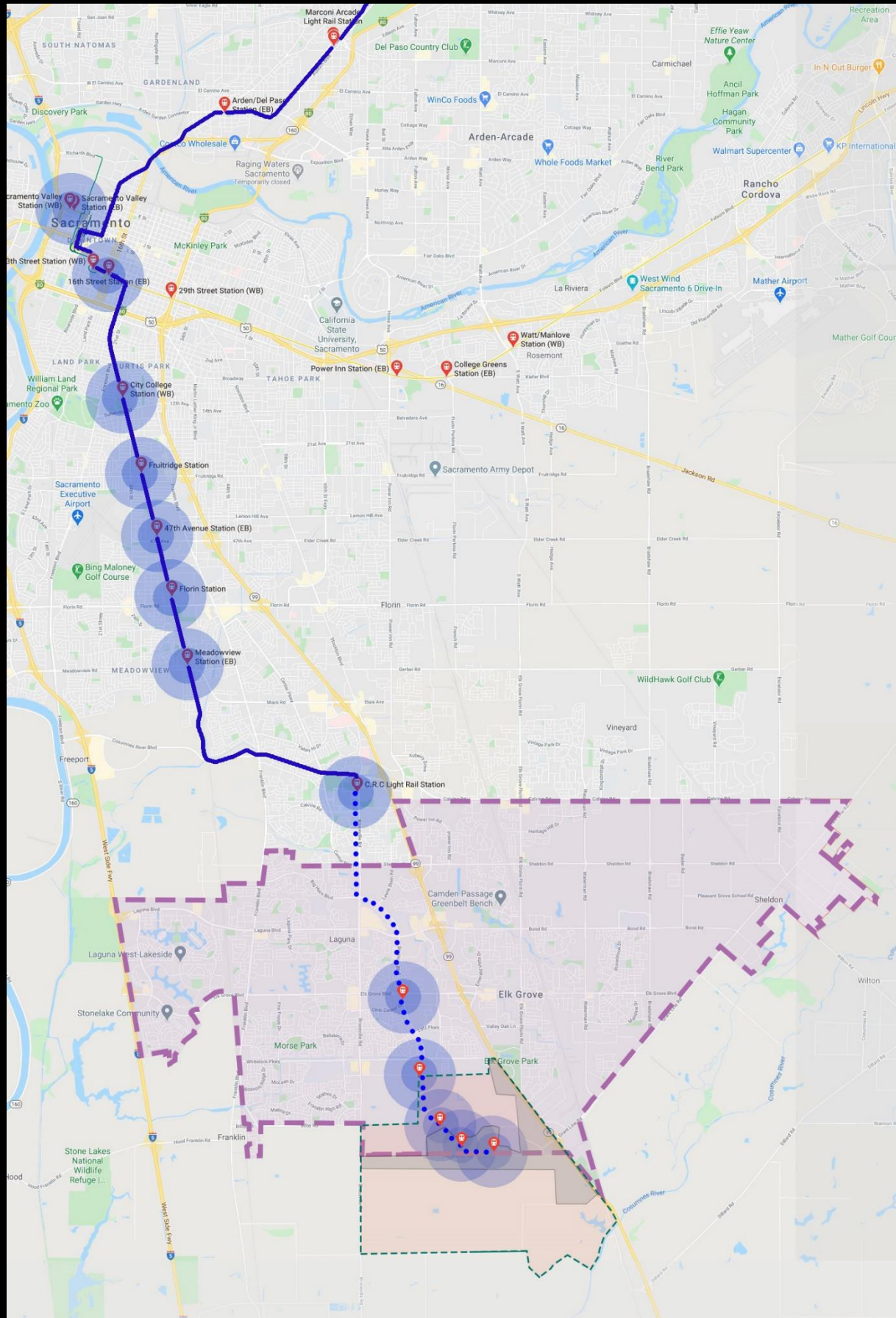


Analysis and Results

- Representative corridor with three major intersections (signal), four through lanes, frontage roads, and slip lanes
- General Plan traffic volume forecasts
- Most of the traffic on Kammerer Road has an origin or destination along the corridor
- The proposed ultimate Kammerer Road design does not have a material change in the operations of Kammerer Road, as modeled
- Implementation requires the complete development of the grid roadway network on both sides to be successful
- Limited circumstances under which the grid network could be exempted
- Innovative intersection designs would be needed at the major intersections; additional modeling may be required



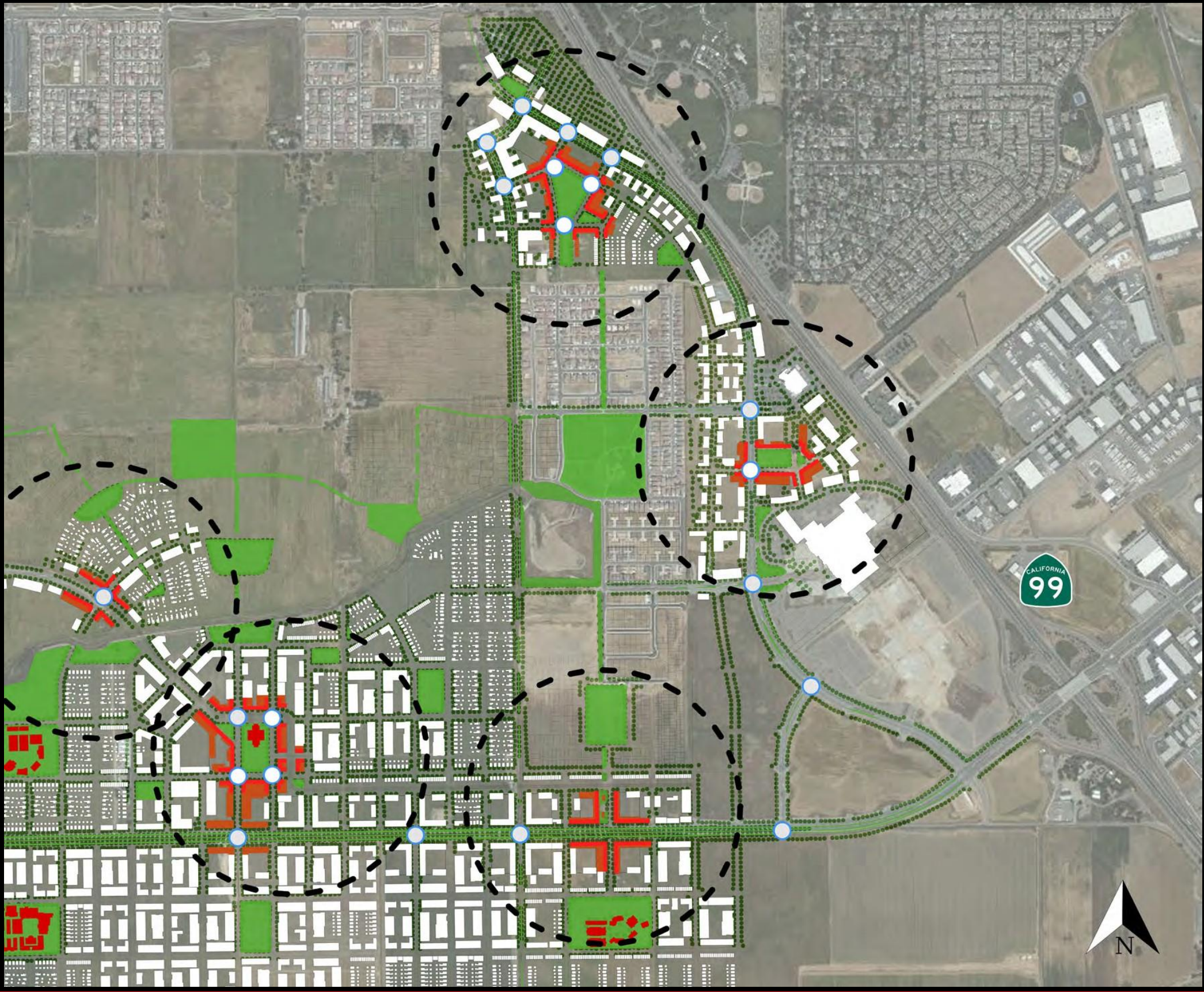
Possible Train Stops



Train Stops and Other Centers



Train Stops and Other Centers



Center 1



Existing



Proposed

Center 1



Center 2



Existing

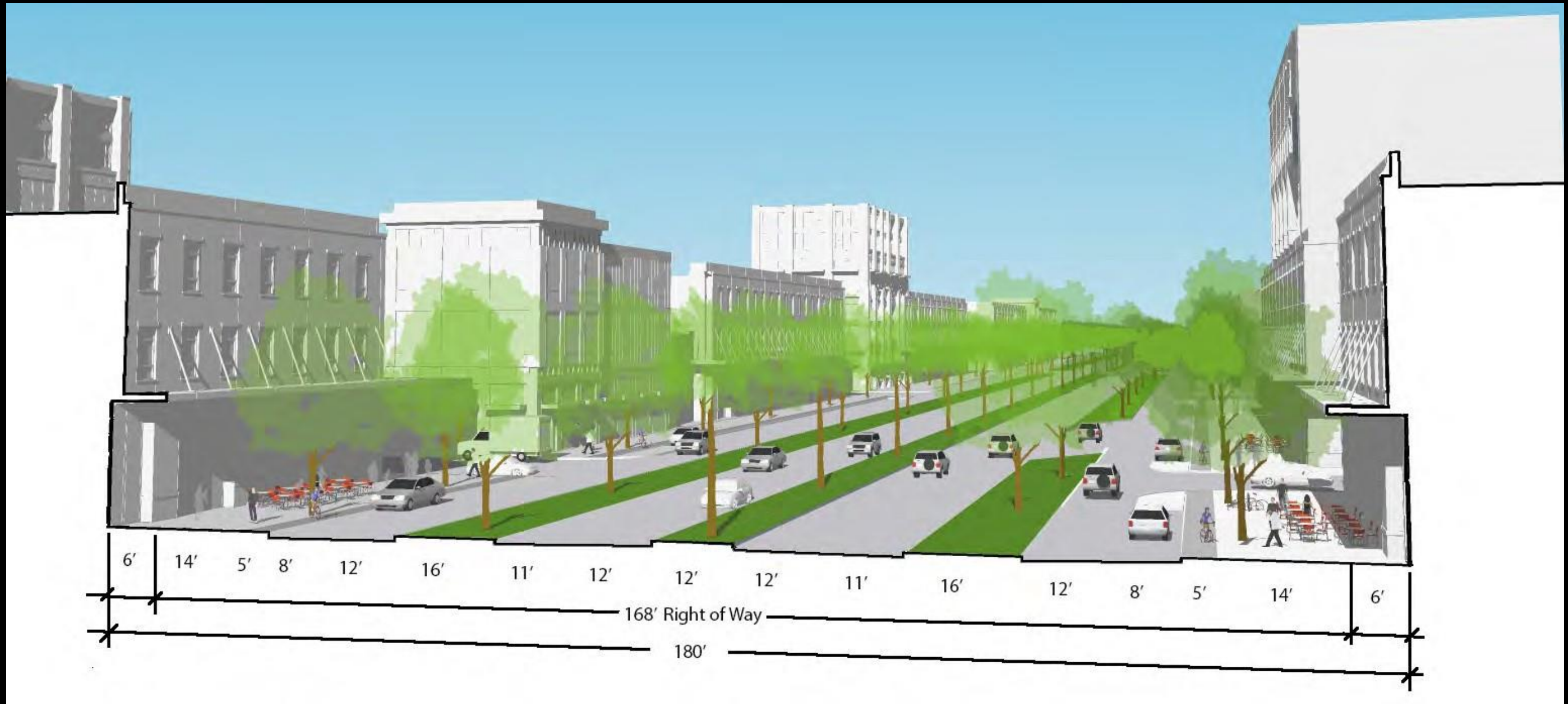


Proposed

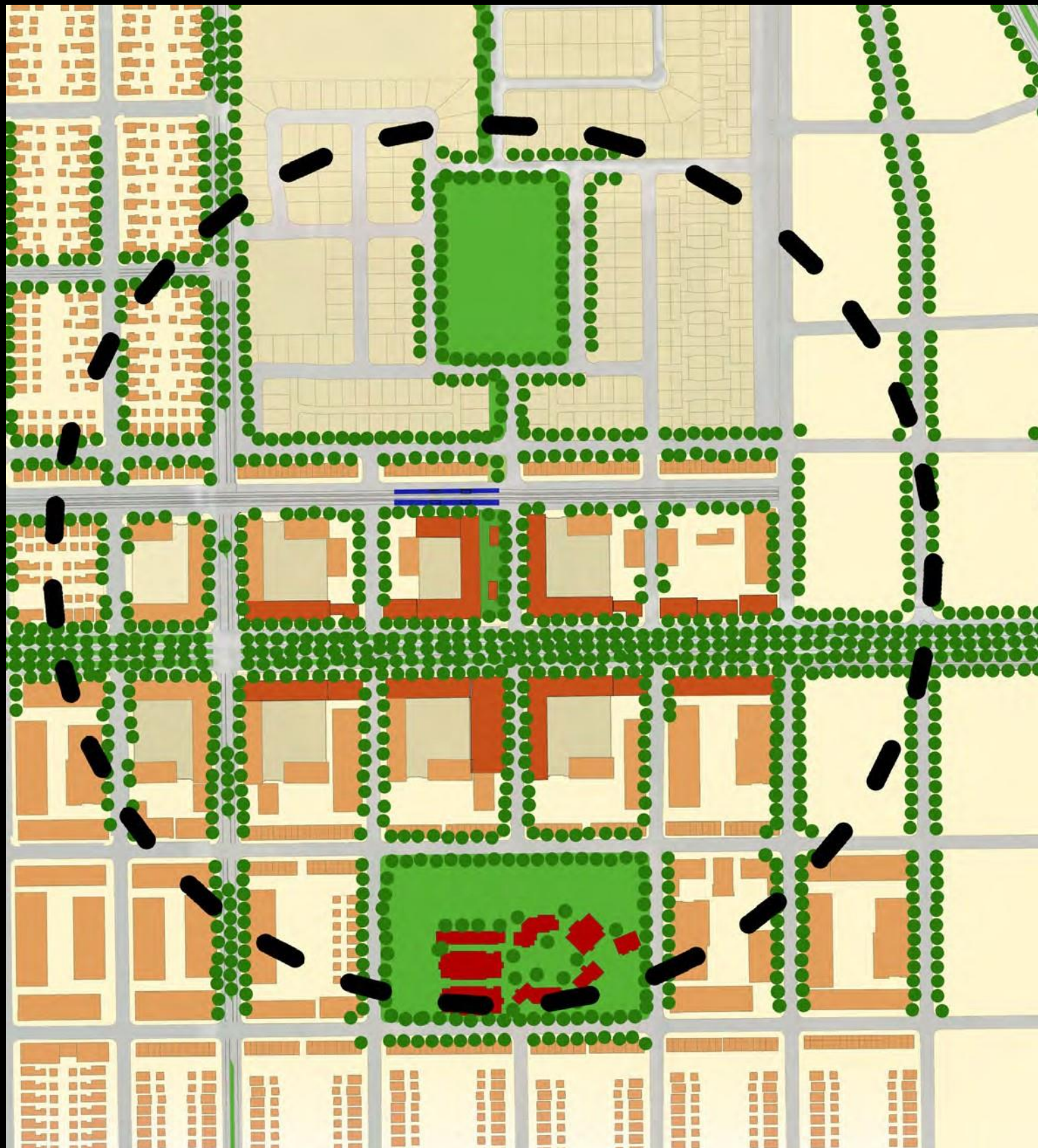
Center 2



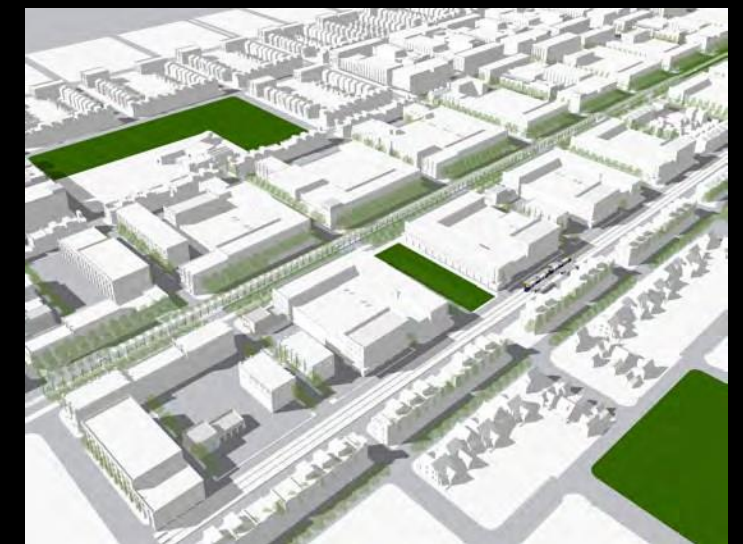
Proposed Kammerer Road Section



Center 3



Existing



Proposed

Center 3



Center 4



Existing



Proposed

Center 4



Center 5



Existing



Proposed

Center 5



Implementation – Next steps

IMPLEMENTATION

Update General Plan

Amend the General Plan to incorporate the concepts of this Plan and further prioritize and encourage investment in the Corridor

Update Zoning Code

Revise Special Planning Areas, base zoning districts, or overlay districts to define standards and guidelines for new development or redevelopment

Update Street & Subdivision Standards

Develop standards specific to making walkable mixed-use environments to reduce or avoid the need to prepare specific plans

Update General Plan

Amend the General Plan to incorporate the concepts of this Plan and further prioritize and encourage investment in the Corridor

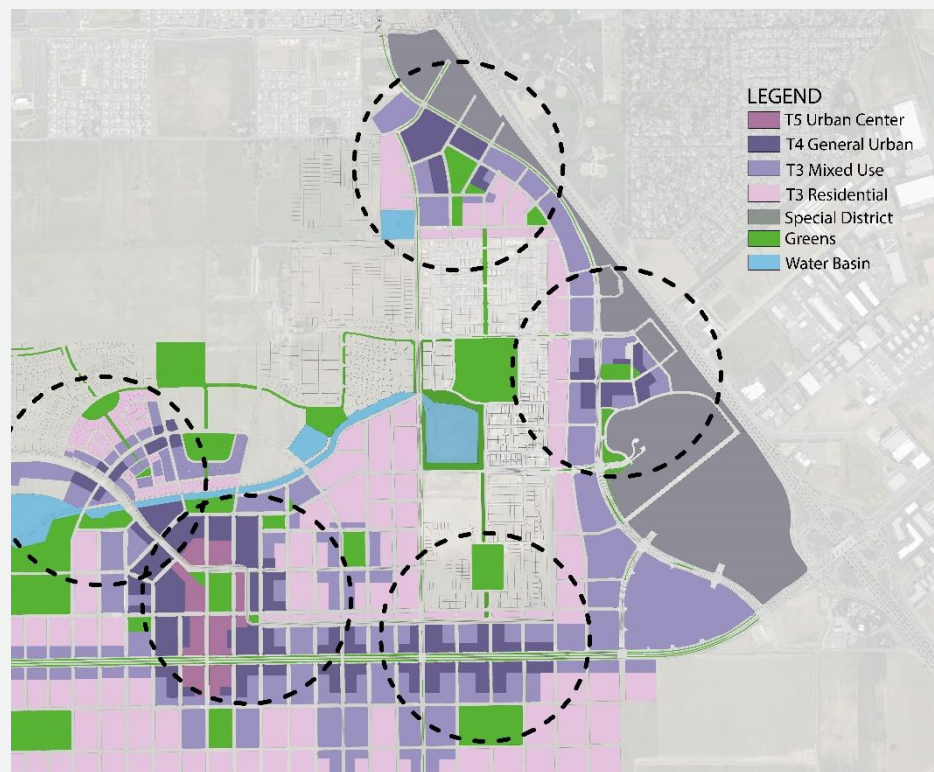


Kammerer Road Urban Design Study | Report

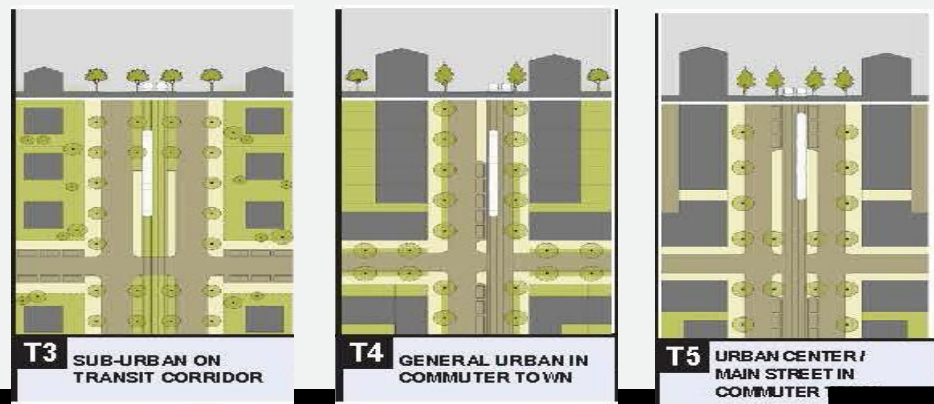
- Mixed-use development patterns - both horizontal and vertical mixes - can bring daily necessities within and easy walk of many residents, reducing stress on transportation systems;
- Mixed-use patterns support economic development by generating new value in properties undergoing change, and can help attract new employers, and employees, to live, work, shop and play in the centers along Kammerer Road;
- Multi-modal **connectivity** between adjoining neighborhoods and activity centers is key to unlocking the value of mixed-use infill development, which builds value by offering convenient access to nearby jobs, housing, recreation and commercial amenities;
- **Place-making** is the payoff and the value-added for connected, mixed-use development.
- By carefully coordinating public circulation and open space networks with existing and new private development, each new increment of infill creates new value, and adds value to surrounding, connected neighborhoods and properties.

Update Zoning Code

Revise Special Planning Areas, base zoning districts, or overlay districts to define standards and guidelines for new development or redevelopment



- The study area is currently within T3 zone is aimed to be reimagined to broaden its zone typology towards T4 and T5 with a mix of live work and amenities of different density and height to respond to the characteristics that would create a vibrant, attractive community that can attract top talent.
- Revisions will include:
 - Inserting new local street networks and **walkable block structures** into large existing parcels;
 - Ensuring that new development fronts those streets with **human-scale**, pedestrian-oriented frontages;
 - **Shared parking arrangements** at various scales for different mixes of uses;
 - Refining the **design of Kammerer Road** itself to increase its compatibility with each of the sub-areas through which it passes.

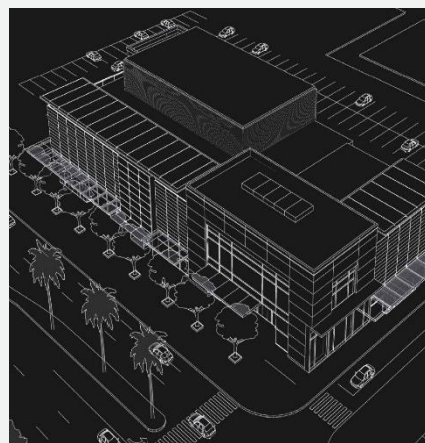


Update Street & Subdivision Standards

Develop standards specific to making walkable mixed-use environments to reduce or avoid the need to prepare specific plans



- Standards and guidelines for phased improvements to Kammerer Road and Bilby Road
- Standards and guidelines extending a human-scale neighborhood public realm into existing agriculture land for mixed-use and residential building types at a range of scales.
- Included will be:
 - Lot Standards
 - Building Type Standards
 - Public Open Space Type Standards
 - Street Type Standards



Next Steps

- Report back to the City Council (date TBD)
- If the Council wants to move forward with these concepts:
 - General Plan amendment (land use and circulation plans and policies, zoning)
 - Amendment to Southeast Policy Area Strategic Plan (zoning)
 - Amendment to the Lent Ranch Special Planning Area (zoning)
 - Strategy for considering future development south of Kammerer Road
- Due to funding constraints, considering phased approach to the above tasks

