

Upper Land Park – Broadway Choice Neighborhoods Initiative

Dear Residents of Dudley, Flint, McClatchy, Merkley and San Luis Way,

The Sacramento Housing and Redevelopment Agency (SHRA) is currently leading a planning process to improve the Marina Vista and Alder Grove public housing communities and the surrounding neighborhood. Due to your close proximity, we wanted to provide you with a summary of the planning efforts to date and invite you to the next meeting on May 4 at 5:30 pm at the Marina Vista Community Room.

What is Choice Neighborhoods?

Choice Neighborhoods is an initiative by the U.S. Department of Housing and Urban Development (HUD) to assist cities and their partners in developing comprehensive approaches to neighborhood transformation and revitalization. In addition to addressing severely distressed public housing, the Choice Neighborhoods Initiative seeks to improve the neighborhoods around these developments and invest in people and neighborhood assets and amenities.

Under Choice Neighborhoods, SHRA and its partners have two years to construct a thoughtful and thorough comprehensive “transformation” plan for the targeted neighborhood and housing development. The goal is to transform the community as well as the lives of residents by focusing on three core areas:

- **Housing** – redevelop severely distressed public and/or assisted housing into energy-efficient housing for families across a range of incomes that is financially and physically sustainable. Creation of this mixed-income housing typically requires the involvement of an experienced housing developer.
- **People** – support positive outcomes for both public/assisted housing residents and neighborhood residents with a focus on health, safety, and employment. This also includes working with local educational institutions and providers to develop comprehensive cradle to college educational programs.
- **Neighborhood** – create well-functioning communities that offer access to quality services and amenities - such as parks, public transportation, employment and retail opportunities.

This goal will be achieved by coordinating the investment of both public and private institutions in the community to leverage each other’s investments and contribute to the revitalization of the area.

Started in November 2013, the final plan is due to HUD in November 2015. SHRA has the opportunity to apply for a future Choice Neighborhoods Implementation Grant to help make the “transformation” plan a reality.

JOIN US AT THE NEXT COMMUNITY MEETING

Monday, May 4, 5:30-7:30pm

DRAFT Neighborhood Transformation Plan Presentation -Come See and Comment on the

Conceptual Housing Master Plan

Neighborhood Strategies

Workforce, Education & Health Strategies

Location: Marina Vista Community Room, 240 Seavey Circle

Dinner and childcare will be provided

If you require special assistance to participate in the meeting, please notify SHRA at (916) 440-1322 at least 48 hours prior to the meeting.

Visit www.ULPBroadway.com to review past community meetings and background information
Questions? Contact: Celia Yniguez, Senior Management Analyst, SHRA, 916-440-1350, cyniguez@shra.org

Summary of Choice Neighborhoods Planning Process

A series of 7 community meetings were held over the last year with Marina Vista and Alder Grove residents, neighborhood residents, and business and property owners to get their input as the transformation plan was developed.

Overview of Marina Vista and Alder Grove Housing Communities

Marina Vista: 391 apartments Alder Grove: 360 apartments Total: 751 apartments

Site Area: Approximately 37.9 + 32.5 = 70.4 acres

General Plan Designation: Traditional Neighborhood (18-36 dwelling units per acre)

Zoning: R-3 (29 dwelling units per acre)

Frequent Community Comments

- Underutilized open space
- Safety and security issues
- Lack of retail and services
- Older apartments without adequate space
- Alder Grove has historic district status
- Poor connections for children to school(s)
- Speeding traffic along 5th Street and Muir Way,
- Traffic on Vallejo Way
- Congestion at the Broadway intersection

Community Themes

Safety

- More street lighting
- Safe route to school from Alder Grove
- 5th Street needs “eyes on street”
- Traffic calming on Vallejo, 5th Ave & Muir Way
- Reduce cut through traffic

Connections

- “Complete Streets:” Pedestrian, Bike & Car
- Connection to the schools
- Street at 1st Street to Broadway
- Sidewalks at 5th Ave and Muir Way
- Better bus services to central areas

Community Form

- Single family homes facing single family homes
- Density changes from low to high
- Retail & services on Broadway
- Historic preservation
- Improve park use and accessibility
- Community assets accessible to all

Draft Guiding Principles

1. Safe Streets, Safe Homes, Safe Community
Personal and community safety is fundamental to a high- and well-functioning neighborhood.
2. Dynamic and Livable Neighborhoods
The neighborhood should be inclusive of residents across a range of incomes, ages and abilities with a focus on sustainability, quality amenities and services, and community-building.
3. Excellence in Learning and Opportunities for Personal Growth
Transforming the neighborhood should also mean transforming lives and providing the resources and opportunities that allow all residents to maximize their potential.

Draft Concept Master Plan

- Proposes a range of 1,200 to 1,500 apartments and homes that would be public housing (751 units) and the remaining would be affordable and market rate
- Small parklets rather than large parks; coordinate with schools for active recreation
- Linear open spaces to retain mature trees
- High density mixed use (residential and retail) along Broadway with parking underneath
- Central open space/plaza at Broadway and 8th Avenue, and Muir Way and 1st Avenue
- Potentially retain three historic residential buildings and community building at Alder Grove
- Use courtyards to transition housing from townhomes and single family homes on Alder Grove
- Potential connection to Merkley and Kit Carson from Alder Grove
- Transition to townhomes and single family homes on the southern portion of Marina Vista
- Muir Way partially and/or full re-aligned and 5th Street re-aligned