



# LAND PARK COMMUNITY PLAN

City of Sacramento  
**William Land  
Park**  
Department of Parks and Recreation

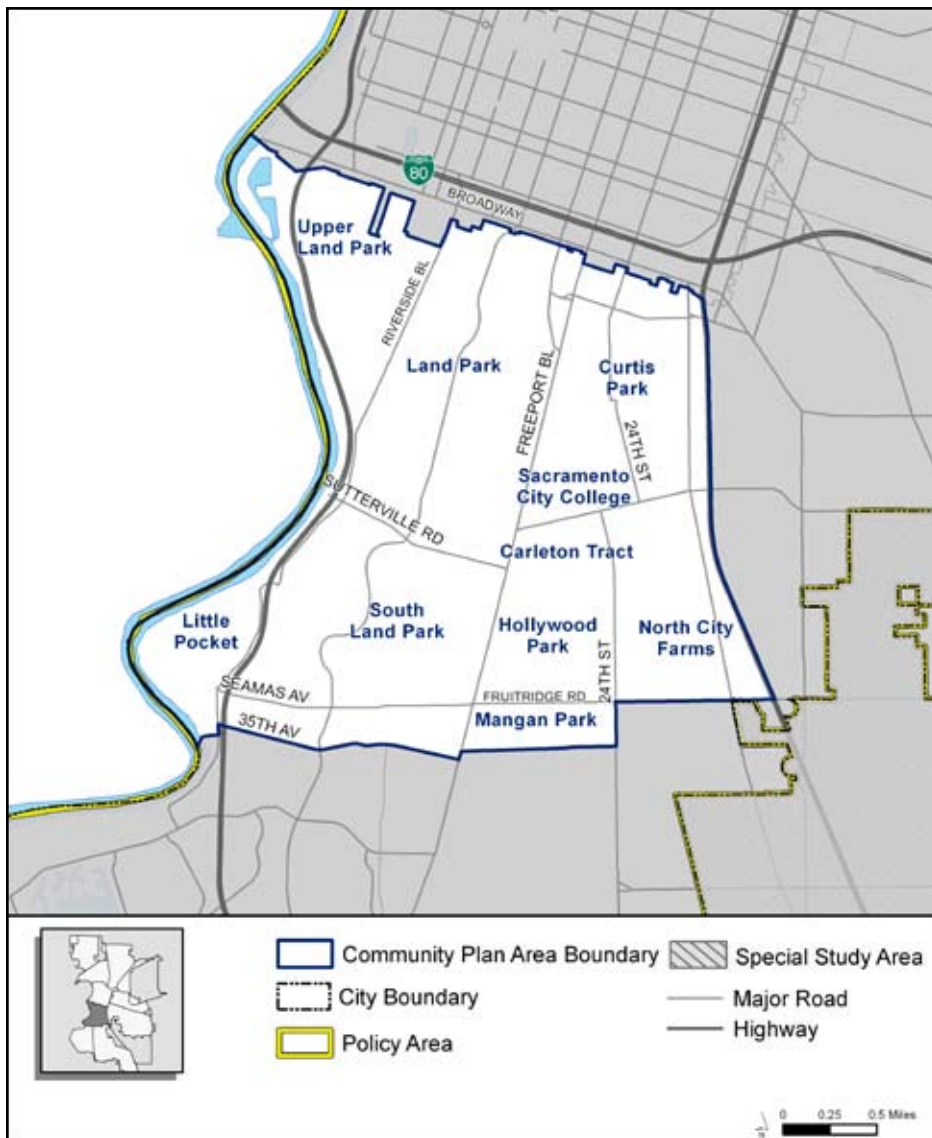


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# Community Location

The Land Park Community Plan Area boundary encompasses 6.7 square miles or 4,327 acres just south of Downtown Sacramento. It is bounded on the north by Broadway, on the south by 35th Avenue, on the east by Highway 99, and on the west by the Sacramento River. The Plan Area falls entirely within the city limits of Sacramento. Figure LP-1 shows the Land Park Plan Area boundary and neighborhoods. Other city of Sacramento community plan areas bordering Land Park include the Central City Community Plan Area on the north, Fruitridge Broadway Community Plan Area on the east, and South Area and Pocket Community Plan Areas on the south.



**Figure LP-1**  
**Land Park Boundary and**  
**Neighborhoods**



# Community Vision

Community vision will be developed through a public process when the Land Park Community Plan is prepared.

*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 2030, and beyond. Where the 2030 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 Profile

## Development and Planning History

Originally a part of John Sutter's Mexican Land Grant, the area that is now known as Land Park was established in the late 1840s about 3 miles south of Downtown Sacramento. High plain, flood-proof land at the intersection of what is now Sutterville Road and Riverside Boulevard was chosen for the first settlement called Sutterville. The City Cemetery, located on the corner of Broadway and Riverside, can be found on the official City Map of 1854. Neighborhoods developed in a mosaic pattern as farms were sold for housing developments. Early subdivisions in Curtis Park, such as Highland Park, and later California bungalow subdivisions, had street car connections to Downtown Sacramento.

In the early 1900s, landmarks such as the ballpark Edmonds Field, as well as the Riverside Swimming Baths, were built. The development of William Land Park in the 1920s revived the appeal of the area as a residential neighborhood with construction of new luxury homes along the park's northern perimeter. William Land, an influential entrepreneur and former Mayor of Sacramento (1897–1901), donated money for purchase and dedication of the park. Edmonds Field was demolished in 1967 and eventually replaced by a Target store and its parking lot. The Riverside Swimming Bath had its roof removed in 1937 and was renamed The Plunge. The Plunge eventually closed and the Temple of B'Nai Israel bought the land and built their temple on the site in the 1950s. The Tower Theater at 16th and Broadway was built in 1937. Hoping to encourage the growth of an entertainment district to rival New York City, the City renamed Y Street, Broadway, after the Tower Theater was built. The theater remains Land Park's gateway landmark.

Automobile-oriented housing development boomed following World War II and the remaining agricultural uses were converted to tract housing. In the 1940s, the street car system was removed, and in the 1960s the W-X (Highway 50) and Highway 99 freeways were built, separating this area from Midtown, Downtown, and Oak Park.

## Distinguishing Features

### ***Predominant Land Uses***

The neighborhood of Land Park is characterized by traditional neighborhoods, tree lined streets, distinguished parks, and local shops. Nine neighborhoods make up the Land Park Community Plan Area including: Upper Land Park, Land Park, Curtis Park, Sacramento City College (SCC), North City Farms, Carleton Tract, Little Pocket, Hollywood Park, and Mangan Park. Neighborhoods are predominantly traditional in form with suburban developments located south of Sutterville Road and west of Freeport Boulevard. The traditional neighborhoods have pre-World War II development patterns that include small neighborhood-serving commercial centers.

About half of the total employment within the Land Park Community Plan Area is in offices, with retail and public sectors accounting for the remaining jobs. Several commercial corridors (Broadway, Franklin Boulevard, Freeport Boulevard, and Sutterville Road) provide local shopping and commercial services. Sacramento City Community College provides education and employment opportunities to local and regional residents. There is a small industrial area on the northwest corner of the planning area, bounded by Broadway on the north and I-5 on the west, providing a small number of jobs in Land Park. The jobs-to-housing ratio is very balanced with about one job for every housing unit in the Plan Area.

A significant portion of Land Park is also used for parks, open space, and recreation including regional William Land Park (166.50 acres), Bahnfleth Park (6.24), Brockway Park (1.52 acres), Chicory Bend (10.80 acres), Charlie Jensen Park (2.00 acres), Cooledge Park (14.80 acres), Curtis Park (18.57 acres), Fredrick Miller Park (56.99 acres), Plaza Cervante (0.66 acre), Sacramento River Parkway (25.73 acres), and Sierra 2 Park (3.00 acres). William Land Park has several attractions located within the park including Fairytale Town and Funderland, which offer rides and playgrounds for children, the William Land Golf Course, and the Sacramento Zoo.

### ***Major Transportation Routes***

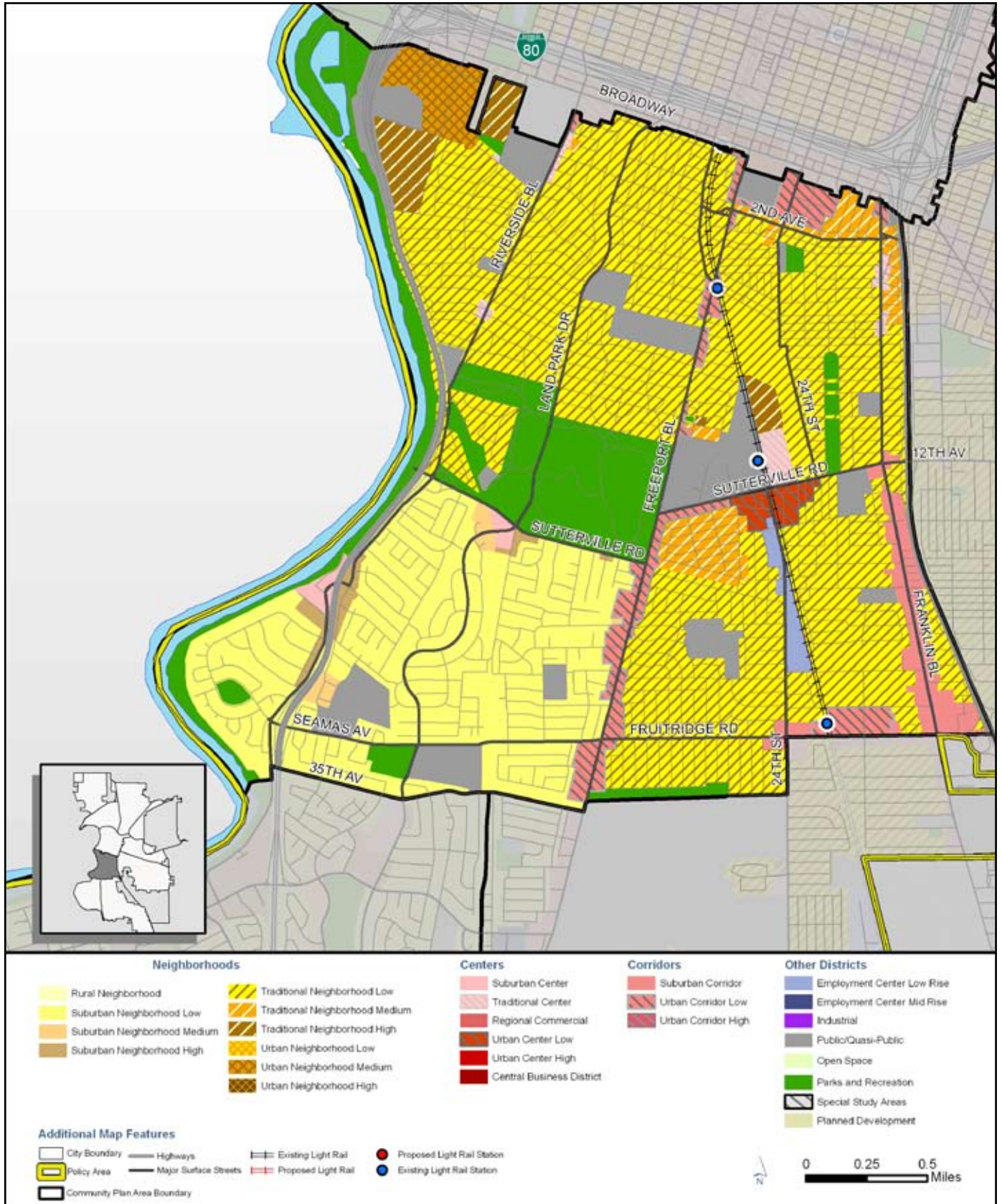
Regional access to and from Land Park is provided by I-5 on the west, Business 80/Highway 50 on the north, and Highway 99 on the east. Several north/south arterials connect to these freeways including Riverside Boulevard, Land Park Drive, Freeport Boulevard, 12th Avenue, and Franklin Boulevard, which provide automobile and bike access through the Plan Area and connect residents to surrounding communities and Downtown Sacramento. East/west arterials such as Fruitridge Road/Seamas Avenue, Sutterville Road/12th Avenue, and Broadway provide access from the Plan Area to surrounding communities and neighborhoods. The South LRT line is located east of Freeport Boulevard and connects Land Park with South Sacramento and the Central City.

# 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 Land Park are illustrated in Figure LP-2. 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 LP-2**  
**2030 General Plan Land Use & Urban Form Designations**  
**for the Land Park Community Plan Area**

# Community Policies

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

## Opportunity Areas

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

<b>Table LP-1 Land Park Opportunity Areas</b>	
<i>Opportunity Area</i>	<i>Type</i>
<b>Neighborhoods</b>	
Curtis Park Village	Neighborhood
<b>Centers and New Growth Areas</b>	
Riverfront <sup>a</sup>	Center
Setzer Site <sup>a</sup>	Center
<b>Gold Line Light Rail Existing Stations</b>	
Broadway Light Rail Station <sup>a</sup>	Transit Center
4th Avenue Light Rail Station	Transit Center
City College Light Rail Station	Transit Center
Fruitridge Light Rail Station <sup>b</sup>	Transit Center
<b>Commercial Corridor Revitalization</b>	
Broadway <sup>c</sup>	Corridor
Franklin Boulevard <sup>b</sup>	Corridor
Freeport Boulevard <sup>d</sup>	Corridor
Fruitridge Road <sup>e</sup>	Corridor

SOURCE: City of Sacramento 2009

a. Partially located in Central City Community Plan Area

b. Partially located in South Area Community Plan Area

c. Partially located in Central City and Fruitridge Broadway Community Plan Areas

d. Partially located in Pocket and South Area Community Plan Areas

e. Partially located in Fruitridge Broadway and South Area Community Plan Areas

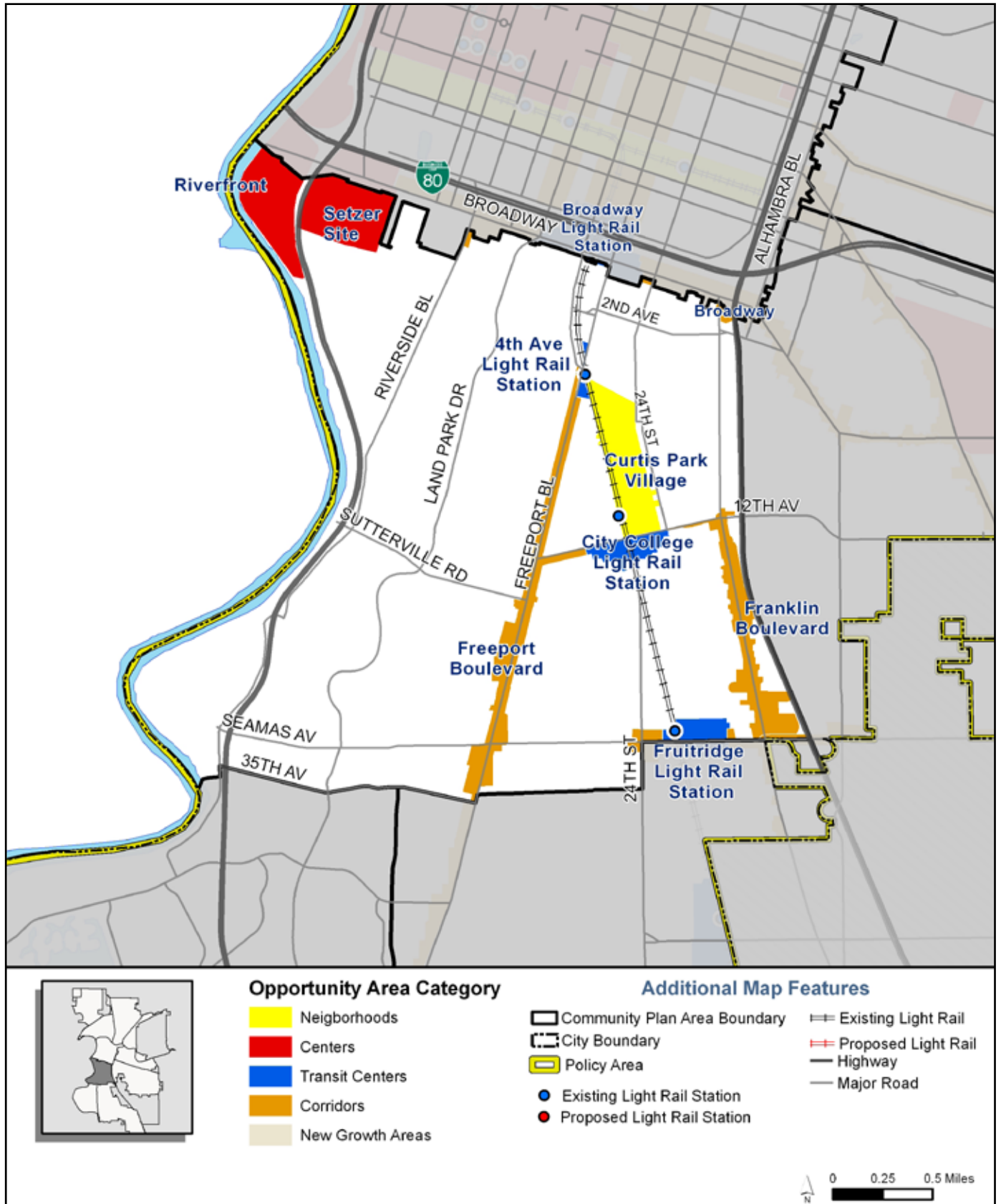


Figure LP-3  
Land Park Opportunity Areas



# 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 Land Park Community Plan Area:

- Franklin Boulevard Redevelopment Plan
- Broadway Corridor Planning Task Force Recommendations
- Freeport Boulevard Streetscape Plan