

# North Watt Avenue Corridor Plan Summary Sheet

Storefront Workshop  
May 15-17, 2007



## Purpose of the North Watt Avenue Corridor Plan

The North Watt Avenue Corridor Plan will serve as a comprehensive, living document that is intended to provide for high-quality development in areas adjacent to North Watt Avenue. The Corridor Plan will provide specific goals and implementation strategies to achieve the community's vision for North Watt Avenue. The plan will specifically address:

- Land use
- Transit, auto, bicycle, and pedestrian circulation
- Infrastructure (water, stormwater, and wastewater)
- Streetscape improvements
- Urban design
- Development standards (including parking standards)

## Plan Area Location

The Corridor Plan area includes 750 acres along North Watt Avenue, between Antelope Road and Interstate 80. The Corridor Plan area is within the North Highlands community in Sacramento County.

## Context

The North Watt Avenue Corridor Plan builds on earlier planning efforts, such as:

- *North Watt Avenue Beautification Master Plan*
- *North Highlands Town Center Development Code*
- *Sacramento Revitalization Plan for McClellan and Watt*
- *North Highlands Community and Economic Development Strategy*

## Subareas

To more efficiently address the different characteristics along various segments of the plan area, the corridor has been divided into three subareas:

- Subarea A – Antelope Road to I Street
- Subarea B – I Street to Peacekeeper Way
- Subarea C – Peacekeeper Way to I-80 (“Splinter City”)



(see other side)

## Opportunity Areas

Within these subareas, two opportunity areas have been identified as affording particularly good prospects for growth and development/redevelopment. These opportunity areas are:

### North Watt Avenue/Elkhorn Boulevard Opportunity Area

The parcels adjoining, and in the vicinity of, the Watt/Elkhorn intersection have the potential for development as a mixed-use node, with possible Bus Rapid Transit service

### Splinter City Opportunity Area

The proposed Wal-Mart (to be constructed on the existing Cargo Largo site) and the proximity of the Watt Avenue Light Rail Transit Station create opportunities for redevelopment in the vicinity, including new mixed-use and residential uses.

## Storefront Workshop

The Storefront Workshop is an opportunity for community residents to consider options for the future of North Watt Avenue. Visitors to the Storefront Workshop can talk to County staff, work with facilitators to create and modify possible land use scenarios along the corridor, and communicate their priorities through discussion, mapping, computer modeling, and written questionnaires.

## Community Meeting

Following the storefront workshop, consultants will develop several alternatives for the North Watt Avenue Corridor, based on information gathered. A community meeting will be held in early fall, 2007, to present these alternatives and obtain public feedback. Look for notices on the Neighborhood's Service Department's website at:

<http://dns.saccounty.net/CSANorth/default.asp>

## Contact Information

If you would like to learn more about the North Watt Avenue Corridor Plan, and other planning in the North Watt Avenue area, please contact:

Mark Manoff  
Service Area Manager  
Sacramento County  
Dept. of Neighborhood Services  
P: 916-874-5381  
[manoffm@saccounty.net](mailto:manoffm@saccounty.net)

Tricia Stevens  
Principal Planner  
Sacramento County  
Planning & Community Development Dept.  
Ph: 916-874-6141  
[stevnst@saccounty.net](mailto:stevnst@saccounty.net)

