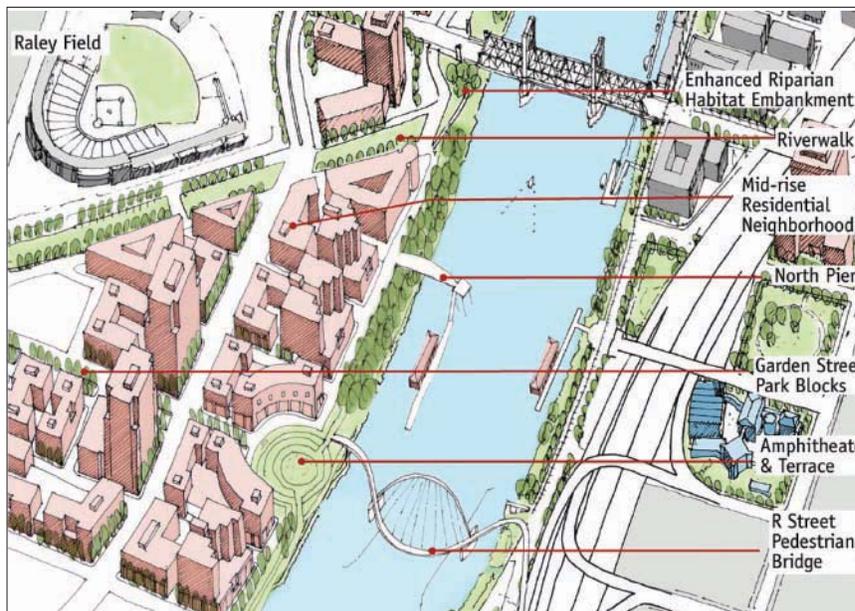


City of West Sacramento

This is the fifth in a series of articles featuring local governments using Blueprint Project principles in built projects, plans, or general plans. In June, SACOG Director and West Sacramento Mayor Christopher Cabaldon gave a presentation to the SACOG Board regarding West Sacramento's smart planning incorporating Blueprint principles.

"When it comes to smart growth, there is only A, B, or F. There is no D or C. If you're not going to do it right, then you might as well go back to the old way of doing things," said Christopher Cabaldon, SACOG Director and Mayor of West Sacramento.

Currently, the city of West Sacramento has more than 30 development or redevelopment projects and plans in the works including residential, retail, commercial and mixed-use units. One project at a



West Sacramento's Triangle Waterfront plan proposes a vital business district and a pedestrian-friendly bridge connected to Sacramento's R Street.

time, West Sacramento is embracing the concepts of smart growth to attract development and increase the economic livelihood of Sacramento's neighbor-city across the river. Within the *Sacramento Riverfront Master Plan*, a comprehensive plan for development along both sides of the Sacramento River, there

are numerous revitalization projects in the works.

Specific plans for the triangular section of land bordered by the Ziggurat Building (the former Money Store), U.S. 50 and Business 80, and the Sacramento River are anything but square. Visions for this land are for high-density uses through the creation of a new and vital business district connected to downtown Sacramento via a more pedestrian and bicycle-friendly Tower Bridge. Plans depict a waterfront with a variety of business developments lined with trees and pedestrian paths along the river, as well as, a pedestrian bridge linking Sacramento's R Street to an amphitheater and terrace in West Sacramento.

"The Triangle is the most challenging area of development, but also one of the greatest opportunities," said Cabaldon. "The major chal-

lenges are all transportation-based. How do we get transportation investment money now to reflect where we are going, as opposed to where we are? We need to consider urban streetcars, new interchanges and other improvements."

West Sacramento plans to capitalize on funding opportunities through development of the West Capitol Corridor, a central business district with mixed-use buildings adjacent to residential, attached townhomes, facilitating

commute-friendly transportation alternatives aligned with Blueprint principles.

As West Sacramento grows more intensively, the demands of a growing population for public services increase. Many of the projects and plans in play are labeled "opportunity zones," or proposals that represent an investment in affordable housing, the integration of schools and education facilities, and green development.

Opportunity zones within the triangle area include *Ironworks* and *Raley's Landing*; plans around the city also include urban infill at *Metro Place at Washington Square* and at the northeast corner of 3rd and 4th streets.

With smart-growth plans, such as the Sacramento Riverfront Master Plan and targeted opportunity zones, West Sacramento earns an "A."



The West Capitol Corridor promotes mixed-use development combining a central business district with residential, attached townhomes.