

CHAPTER 2:
Community Vision



This chapter describes the desired characteristics of the Sutter Pointe planned community in the future and establishes the overarching objectives of the Specific Plan.



2.1 SUTTER POINTE: A NEW COMMUNITY WITHIN THE REGION

Sutter Pointe is one of the largest areas in Sutter County that is targeted for new urban growth. The Sutter Pointe Specific Plan creates a community with a heavy emphasis on jobs featuring approximately 3,600 acres of commercial and industrial employment uses, 2,900 acres for new homes, and 1,000 acres of parks, recreation, open space, and community facilities to accommodate the new population.

Through thoughtful planning guided by Measure M, Sutter Pointe creates a community that can pay its own way, with a heavy emphasis on creating employment centers, a mix of housing choices, marketplaces with community services, and recreational amenities. The Plan creates contiguous, walkable, mixed-use neighborhoods situated near commercial/industrial employment centers and linked to the Sacramento International Airport and surrounding communities via an improved network of regional routes and transportation systems.

Initially, government services will be administered by Sutter County and funded through a County Service Area (CSA) or Community Services District (CSD). The ultimate plan is for Sutter Pointe to be incorporated as a full-service city. Upon incorporation, the responsibility for providing certain services may transfer from the CSA or CSD to the newly incorporated city.

Sutter Pointe has been identified in the Sutter County General Plan, Measure M, and the SACOG Blueprint Plan as a planned community accommodating the long-term needs of Sutter County and contributing to the Sacramento region.

2.2 SUTTER POINTE VISION

Sutter Pointe is a master-planned community with an integrated network of residential villages and activity centers designed to provide measurable fiscal success and quality jobs and services (see Exhibit 2.1).

Sutter Pointe will include offices and high tech and industrial uses featuring direct transportation links to the Sacramento International Airport, Roseville and south Placer County, downtown Sacramento, and the greater Sacramento region.

A well-planned community provides the necessary infrastructure and local housing opportunities to help attract quality jobs. Generating jobs and building housing within the same community reduces commute times for people driving to work, provides more time at home, and keeps jobs and families in Sutter County.

Transportation improvements and infrastructure will be constructed to serve the future community and help attract high-quality employers to Sutter Pointe. Improvements to SR 99/70, Riego Road, and Sankey Road (future Placer Parkway) provide needed links to the surrounding region and to interstate transportation routes like I-80 and I-5.

Included in the vision for Sutter Pointe are future transit links to downtown Sacramento, Roseville, Yuba City/Marysville and other surrounding communities, which will provide options that reduce reliance on automobile trips.

Revenues created through Sutter Pointe's mixed-use approach will pay for new infrastructure; roads, a highway interchange, flood protection, sewer and water, and drainage systems to attract and support new, high-quality employers.

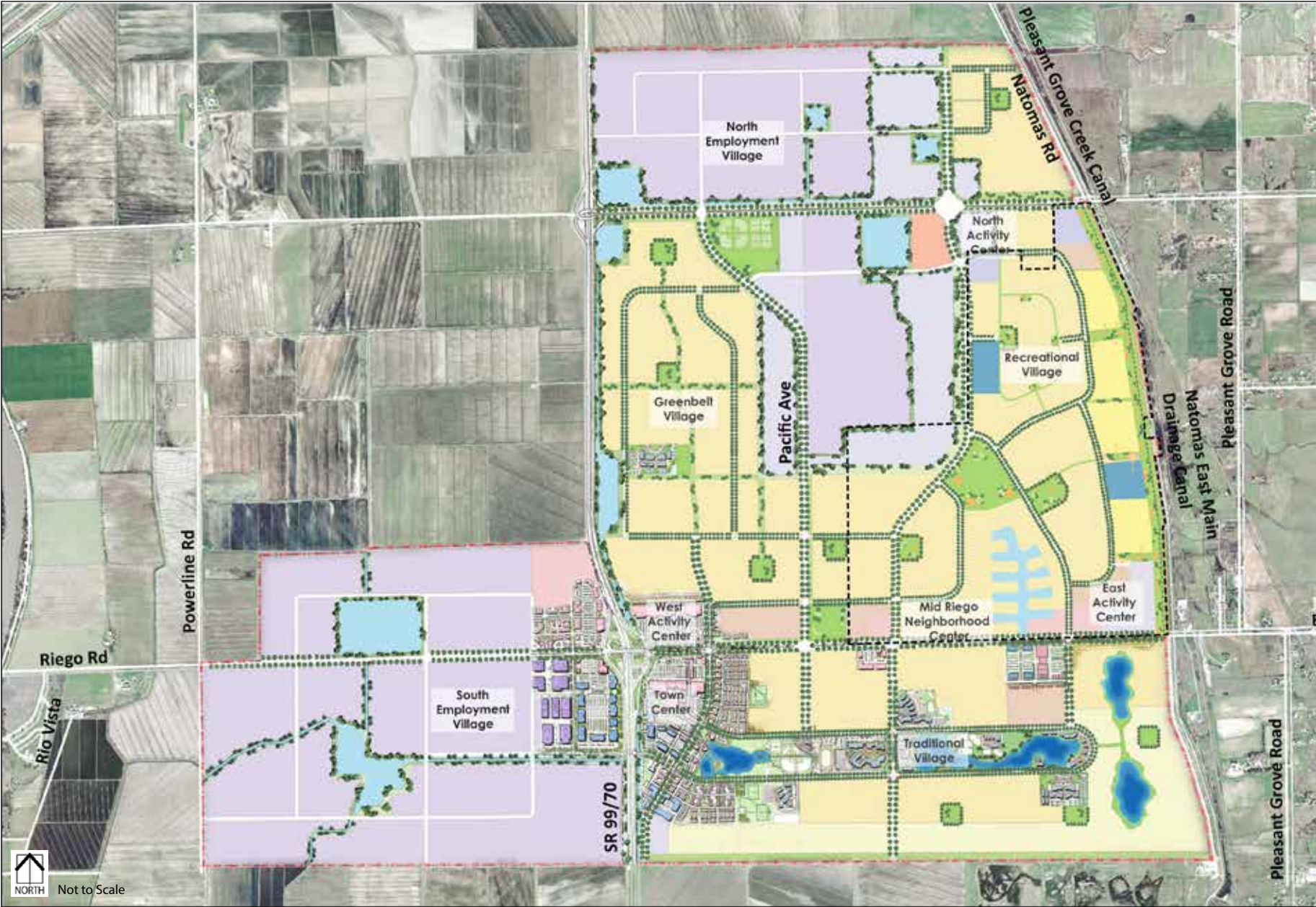


Exhibit 2.1: Illustrative Concept Plan

2.3 PLANNING AND DESIGN PRINCIPLES

Sutter Pointe’s land use concept provides the central framework for the Specific Plan and serves as a blueprint to guide property owners, planners, decision makers, and the general public on the desired pattern of development. It describes future land use activity designed to achieve Sutter County’s long-range goals for economic revitalization, job creation, and increased employment opportunities. The land use concept is based on the following fundamental planning principles for the organization and distribution of land use activities.

1. PROVIDE A WIDE RANGE OF EMPLOYMENT OPPORTUNITIES
 Conveniently located approximately 4 miles from the Sacramento International Airport, 10 miles from downtown Sacramento, and with a direct highway connection to the Sutter County seat in Yuba City, Sutter Pointe is strategically positioned to attract employers that depend on an educated and trained workforce. The Specific Plan anticipates a much greater amount of planned employment than residential capacity, consistent with residents’ desires for employment opportunity. To attract employment opportunities, Sutter Pointe provides a wide range of employment sites, sizes, and uses throughout the Specific Plan area.

2. PROVIDE HOUSING CHOICES
 Three residential villages create a range of housing choices for all family types—young families, seniors, and everyone in between. A range of housing types and densities — apartments, condominiums, townhouses, and single-family detached homes on varying lot sizes— provides greater housing choices and flexibility to meet market demands. Each residential village is anchored by community facilities such as schools, parks, and recreational facilities and connected through an open space and trail system. Local schools and/or neighborhood parks are planned within walking distance of surrounding residences. These housing choices also offer a diversity of housing options for teachers, firefighters, police officers, and other public employees and professionals, as well as retail employees and service workers.



1. CREATE AN INTEGRATED SYSTEM OF PUBLIC PARKS, RECREATION, AND OPEN SPACES

The public open space system in Sutter Pointe includes parks, large recreational areas, on-site drainage ways and stormwater retention areas that will provide a dual function for active and passive recreation, trails, and community facilities. The parks and open spaces are designed to provide usable recreation facilities and also act as transition zones between employment and residential areas.



2. PROVIDE INTEGRATED COMMUNITY SERVICES AND INFRASTRUCTURE

Sutter Pointe will pay its own way. Quality community services, public utilities, and infrastructure will be provided for Sutter Pointe without impacting services provided to current County residents and businesses. Within the initial phases of development, community facilities and infrastructure will be provided by a County Service Area, using revenues generated by employment and commercial activity. The ultimate plan is for Sutter Pointe to become its own full-service city, offering urban levels of service and a greater level of local control to future residents and businesses.

3. PROVIDE TRANSPORTATION CHOICES WITH REGIONAL LINKS

Sutter Pointe is designed to include a range of transportation choices that encourage people to walk, ride bicycles, use transit, or carpool. These alternative modes of transportation are integrated within the circulation system and right-of-way design of streets in the Sutter Pointe community. Rights-of-way are reserved for future regional transit systems along SR 99/70, Riego Road, and Sankey Road (future Placer Parkway). Internal links are provided through a network of trails and roadways connecting residents to places of employment, commercial and civic centers, schools, and recreation and community facilities. Major roadways are designed to provide safe, efficient, and convenient connections shared by cars, buses, bicyclists, trucks, and pedestrians.

4. PROMOTE A VIBRANT, MIXED-USE COMMUNITY

Sutter Pointe is designed as a place where people can work, live, and play. A mix of uses with homes located near places of work and shopping, with interconnected roadways and trails, creates a healthy, vibrant community. Community facilities and services are integrated within neighborhoods and activity centers, contributing to a sense of community, where people tend to walk or bike to destinations and interact with each other.



1. CREATE WALKABLE, CONNECTED NEIGHBORHOODS

Pedestrian and bicycle paths, trails, and routes are integrated into and throughout the Sutter Pointe community with well-designed streets and sidewalks, parks and open space networks, and paths that run parallel to storm drain channels. The pedestrian and bicycle network connects places to work, live, shop, and play through an easily accessible, safe, and convenient system.



2. CREATE QUALITY DESIGN, DISTINCTIVE NEIGHBORHOODS, AND A SENSE OF PLACE

Sutter Pointe is organized as villages, neighborhoods, activity centers, and workplaces. Vibrant communities have well-designed public places, streets, and connecting landscape systems that support human interaction and activities. Well-designed places support both formal and informal social gatherings such as parks and schools, community centers, public plazas, and retail centers. The design of the public realm is critical to creating a high quality community and a sense of place. Design details that help create distinctive neighborhoods—the relationship of buildings to the street, setbacks, placement of garages, sidewalks, landscaping, the aesthetics of building design, and the design of the public right-of-way (the sidewalks, connected streets and paths, bike lanes, the width of streets)—are all factors that influence the attractiveness of our environment.

3. CONSERVE AND INTEGRATE NATURAL RESOURCES

Sutter Pointe incorporates public uses and open spaces (such as parks, town squares, trails, and greenbelts) within the community. At the same time, it preserves wildlife and plant habitat; promotes environmentally friendly practices such as energy-efficient design, water conservation, and stormwater management; and uses shade trees to reduce the ground temperatures in the summer.

