



## SOUTHEAST GREENWAY

Existing Conditions, Opportunities, and Constraints Report &  
Proposal to Initiate a General Plan Amendment and Rezoning

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## Background

- Council Goal #4, Strategic Objective #3:  
“Support Efforts of Southeast Greenway  
Campaign by Monitoring and Providing  
Information”
- 2014 – Formation of Southeast Greenway  
Community Partnership
- 2015 – Memorandum of Understanding

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## History

- 1950s-1970s – 65 parcels acquired
- 1957 – Freeway agreement
- 1964 – Santa Rosa Creek Reservoir (Spring Lake) as part of Central Sonoma Watershed Project
- 1974 – Spring Lake Regional Park
- 1991 – General Plan land use diagram change

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## History

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- 2009 – Southeast Greenway Campaign formed
- 2010 – UC Berkeley Design Charrette
- 2011 – American Institute of Architects Charrette
- 2011 – Council Resolution 27995
- 2013 – Council Resolution 28266

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## History

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- 2014 – Southeast Greenway Community Partnership established
- 2014 – Freeway agreement rescinded
- 2015 – Memorandum of Understanding

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## Existing Conditions Report

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- Three subareas
- Existing features
- Surrounding General Plan and zoning
- Policies, plans, public projects

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## Existing Conditions Report

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- Key features:
  - Existing roadways
  - Creeks
  - Surrounding development
  - Spring Creek Diversion
  - Undeveloped roadway
  - Natural features including topography

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## Existing Plans

- 2010 Bicycle and Pedestrian Master Plan
- Citywide Creek Master Plan
- Groundwater Master Plan
- Santa Rosa General Plan 2035

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## Opportunities

- Access
- Recreation
- Creek Restoration/Environmental Mitigation
- Land Uses

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## Constraints

- No General Plan Designation
- Unusual size and configuration
- Public improvements
- Creeks/ Hydrology/ Environmental
- Interface with existing neighborhoods

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## Proposed General Plan Amendment

- Would establish land use designations for the entire site with consistent zoning
- Facilitate future fundraising efforts
- Collaborative community planning process with significant public engagement
- Conditionally supported by Caltrans

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## Initial Vision

- Primarily Parks and Recreation
- Other uses to be considered:
  - Higher density housing
  - Retail near Farmers Lane
  - Public Institutional near Montgomery High School
- Proposal will evolve through community planning process

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## Preliminary Schedule

- Request for Proposal (Consultant Support)
- Council to consider contract– January 2016
- Begin: January/February 2016
- Completion: Within 12 months

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## Recommendation

- Accept the report titled “Southeast Greenway Existing Conditions, Opportunities, and Constraints.”
- By resolution, initiate a General Plan Amendment and Rezoning of the site with direction to staff.