



CITY OF CITRUS HEIGHTS  
**SUNRISE MARKETPLACE VISIONING PROJECT**

**Planning & Design Charrette**

August 18, 2007

**KEY FEATURES OF THE  
ALTERNATIVE CONCEPTS**

**Concept One: East West Pedestrian Streets/Corridor**

- Sunrise Boulevard remains as a major vehicular thoroughfare
- New east-west pedestrian-oriented streets connect Birdcage to Sunrise Mall
- Pedestrian streets lined with commercial mixed use (ground floor retail-office uses above)
- Pedestrian bridges enhance pedestrian connections across Sunrise Blvd.
- Major surface and structured parking facilities located between pedestrian connectors and face Sunrise Boulevard
- Multi-family residential uses east of sunrise Mall and along Birdcage Street
- Pedestrian-oriented street connectors at regular intervals throughout entire (north of Greenback and south to Madison.

**Concept Two: North-South Pedestrian Streets**

- Sunrise Boulevard remains as major vehicular thoroughfare
- New pedestrian-oriented streets along the front and rear of Sunrise Mall and Birdcage Shopping Center.
- Infill retail and commercial mixed use along façade of Mall and in open sites of Birdcage reinforce pedestrian streets.
- Small open spaces along the new streets.
- Parking generally continuous fronting on Sunrise Blvd. Except at specific pedestrian crossing locations where small development “nodes occur.
- Additional structured parking anchors new pedestrian streets.
- Parking structures to have retail or other active ground floor uses.
- North-south pedestrian streets extend connect north of Greenback (to new park) and south to Madison.

**Concept Three: New Downtown Core**

- to New grid of N-S-E-W streets and blocks creates core between Sunrise and Birdcage Shopping Center.
- Core uses primarily mixed use commercial with some residential mixed use on streets that do not directly front on Sunrise Blvd.

- Loosely defined development pattern of multi-family residential, office retail and entertainment outside core.
- Sunrise Boulevard continues to carry high traffic volumes, but redesigned as attractive pedestrian promenade within core area.
- Major parking facilities (surface and structured) located outside core at easy walking distance.
- Connections surrounding neighborhoods, to park to north and to Madison to the south.