

Armfield – Lemen Avenue Neighborhood Framework Study

City Council, October 17, 2023



CITY OF
WOODLAND
CALIFORNIA

Plan Area

Key Facts

- The Plan area is 75 acres and includes Armfield, Yolo County Housing (YCH) properties and parcels south of E Main St.
- Bounded by East St and E Main St, located ½ mile from downtown
- Existing uses include residential, mixed-use and commercial
- Current 132 YCH units are to be redeveloped (without displacing current residents)
- Current zoning is CMU-E, allowing 20-40 du/ac. General Plan land use is Corridor Mixed Use

Purpose and Plan Framework

- A design and planning effort to evaluate options and opportunities for future development in the project area.

What will the framework do?

- Develop a conceptual design to guide future development and prioritize infrastructure improvements
- Seek community feedback at two public workshops
- Inform future planning decisions
- Enable the city to apply for grant funding for infrastructure and other improvements

How is this project being funded?

- Woodland won a Regional Early Action Planning (REAP) grant from the Sacramento Area Council of Governments (SACOG)
- No city General Funds are being used for the study

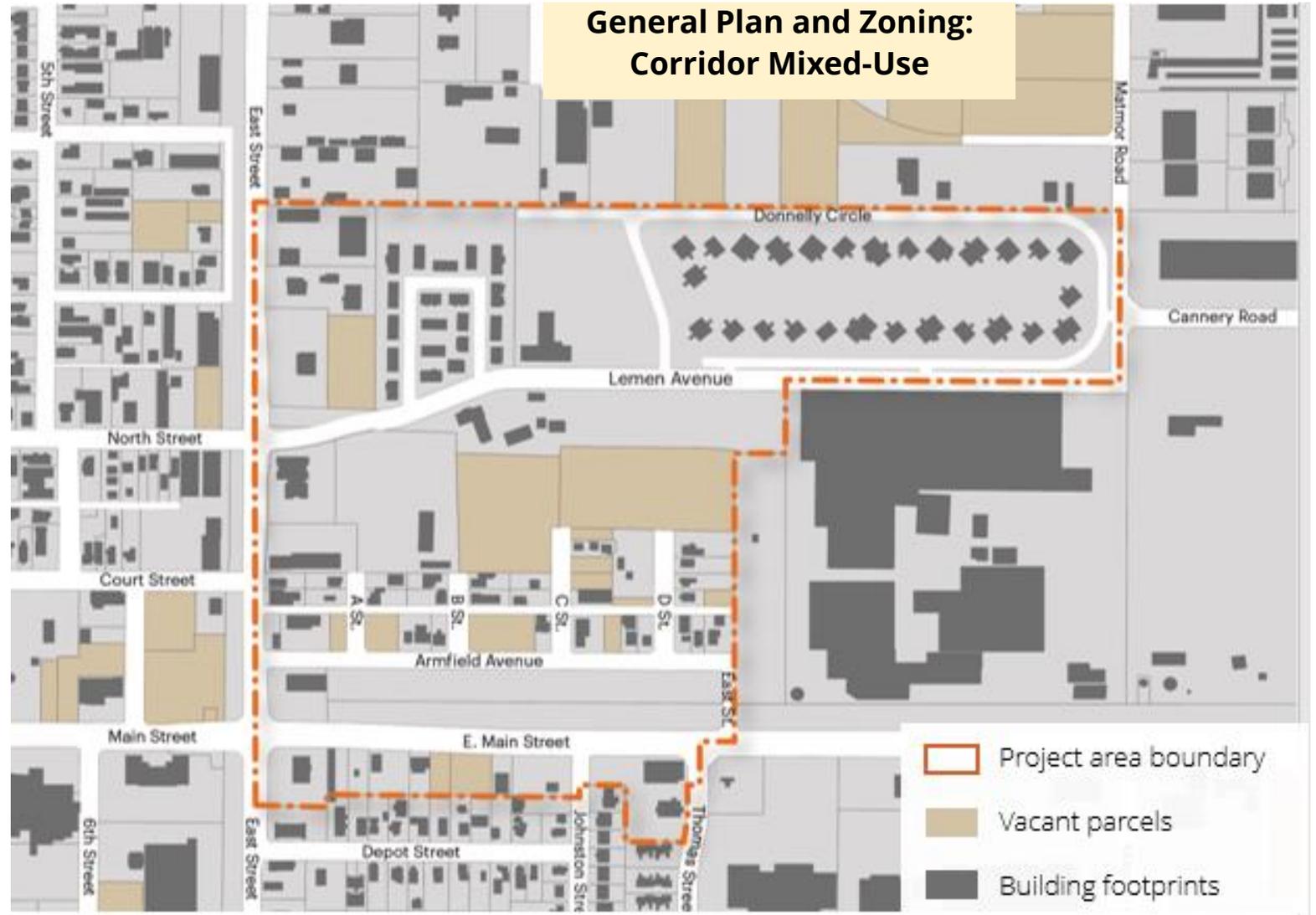
What is the role of YCH?

- Yolo County Housing Authority (YCH) are a major property owner within the project area
- YCH plans to redevelop its existing housing, which can be a catalyst to jump start investment in the neighborhood

Relationship to the 6th Cycle Housing Element

- This study helps to address the need for adding diverse housing at various income levels as described in the Housing Element. Several priority housing sites identified in the Housing Element are included in the project area
- This study reflects the City's goals to enhance housing and improve living conditions for residents
- This study aims to create a mixed-income neighborhood with a range of housing types attainable to middle-income households
- Facilitates Housing Policy 9C to *prioritize and direct public investment and improvements to facilitate place-based revitalization of lower opportunity areas to improve resilience, facilitate revitalization, and reduce potential replacement risk.*

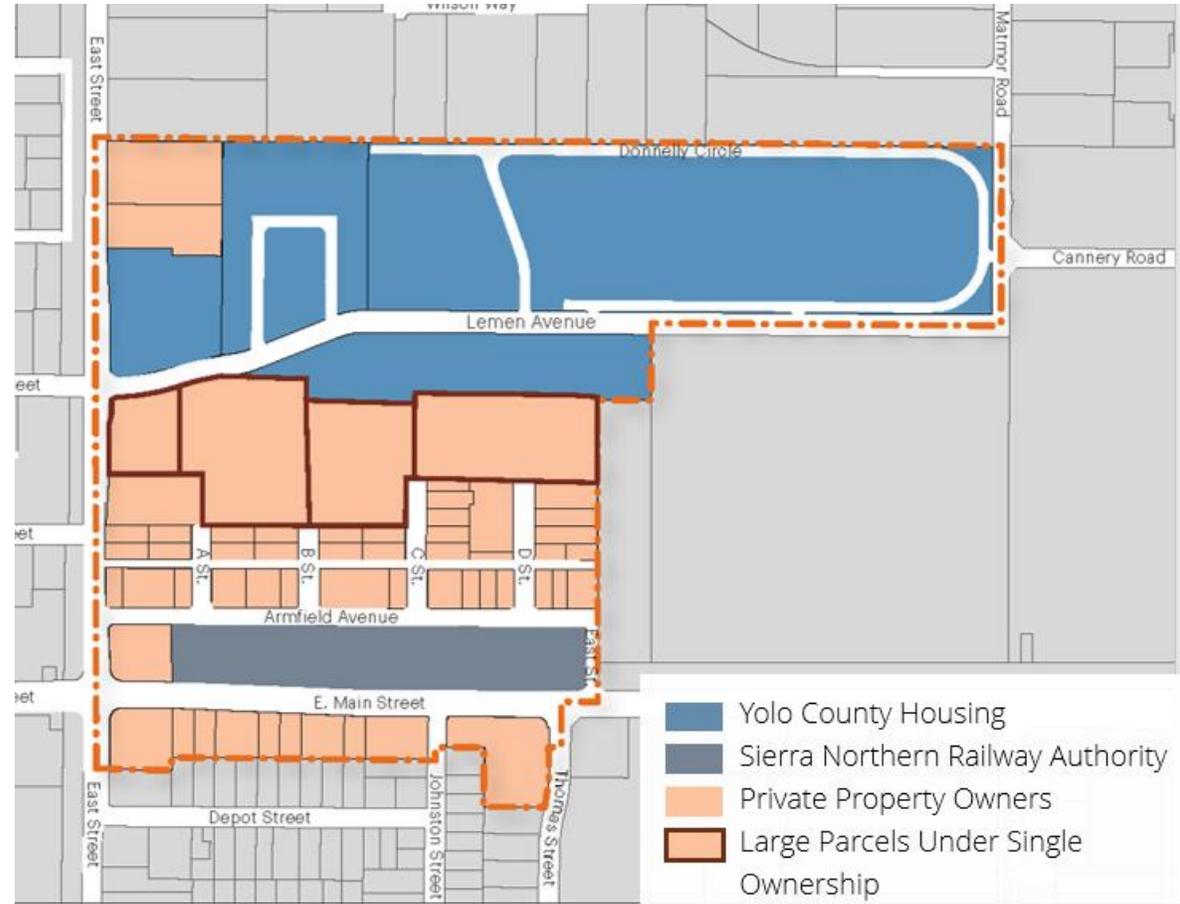
The Built Form



Ownership

A few entities own a significant portion of the parcels in the study area:

- Yolo County Housing Authority own the Donnelly and Yolano housing developments
- Sierra Northern Railway Authority owns the railroad tracks adjacent to E Main Street, which is likely to redevelop in the long term
- Of the remaining privately-owned parcels, several large parcels are under single ownership



Community Outreach

Stakeholder Interviews and Two Workshops

- Stakeholder Interviews – August 3, 2022
- Workshop #1 – August 3, 2022
- Workshop #2 – July 19, 2023



What do you like and what is working well?

- Close to downtown
- Small businesses
- Quiet, peaceful neighborhood
- Tight family-like community



Community Outreach

What can be improved? What are the issues?

- Not enough housing, no affordable housing
- Vacant rail tracks parcel unsafe
- Homelessness is an issue
- Crime, drug use, vandalism at certain locations
- Isolated from downtown
- Speeding on Leman Ave.

Built Environment		New Uses	Short-Term + Long-Term Goals	
Repair streets	Extend Thomas or Johnson St across Main St	Senior housing	Address homelessness	Pilot projects on large parcels
Sidewalk + alley improvements	Safer pedestrian crosswalks	Mixed-use (small scale)	Address drug use, illegal activity	Fix vacancies in Armfield
Connect C Street to Main Street	Railroad parcel improved	Attainable housing	Remove barriers to building housing including permit costs, clearer development standards	

Analysis and Future Development Potential

The area has significant development potential

- Existing **zoning** and Housing Element support the evolution of the project area into a mixed-use neighborhood.
- Residential **market analysis** by Zimmerman Volk Associates (2022) identified a strong residential market, particularly for multi-family. The Plan Area can capture a significant portion of projected housing demand.
- Financial **feasibility analysis** by Lisa Wise Consulting (2022) found a range of housing types to be financially feasible in current market conditions.
- YCH redevelopment will provide replacement housing for current HUD units as well as additional mixed-income housing. This can be a **catalyst project** spearheading investment and redevelopment in the neighborhood.

Challenges

- Limited connectivity
- Poor quality public realm
- Many vacant and underutilized parcels
- Inadequate housing choices
- Inadequate services and amenities
- Incompatible uses, awkward land use adjacencies

Opportunities

- Good location and access
- Proximity to downtown
- Market potential for housing
- Zoning allows increased intensity
- Favorable ownership pattern for focused investment, redevelopment
- Established neighborhood with long-time residents, character and identity

Design Principles for Future Development

1. Improve Connectivity and Access

Streetscape improvements, traffic calming, and providing pedestrian and bicycle facilities will help improve connectivity as well as emergency access and safety.

2. Add Diverse Housing

A range of housing types, both rental and for-sale and at all income levels, will help meet the current and future housing needs of the neighborhood residents.

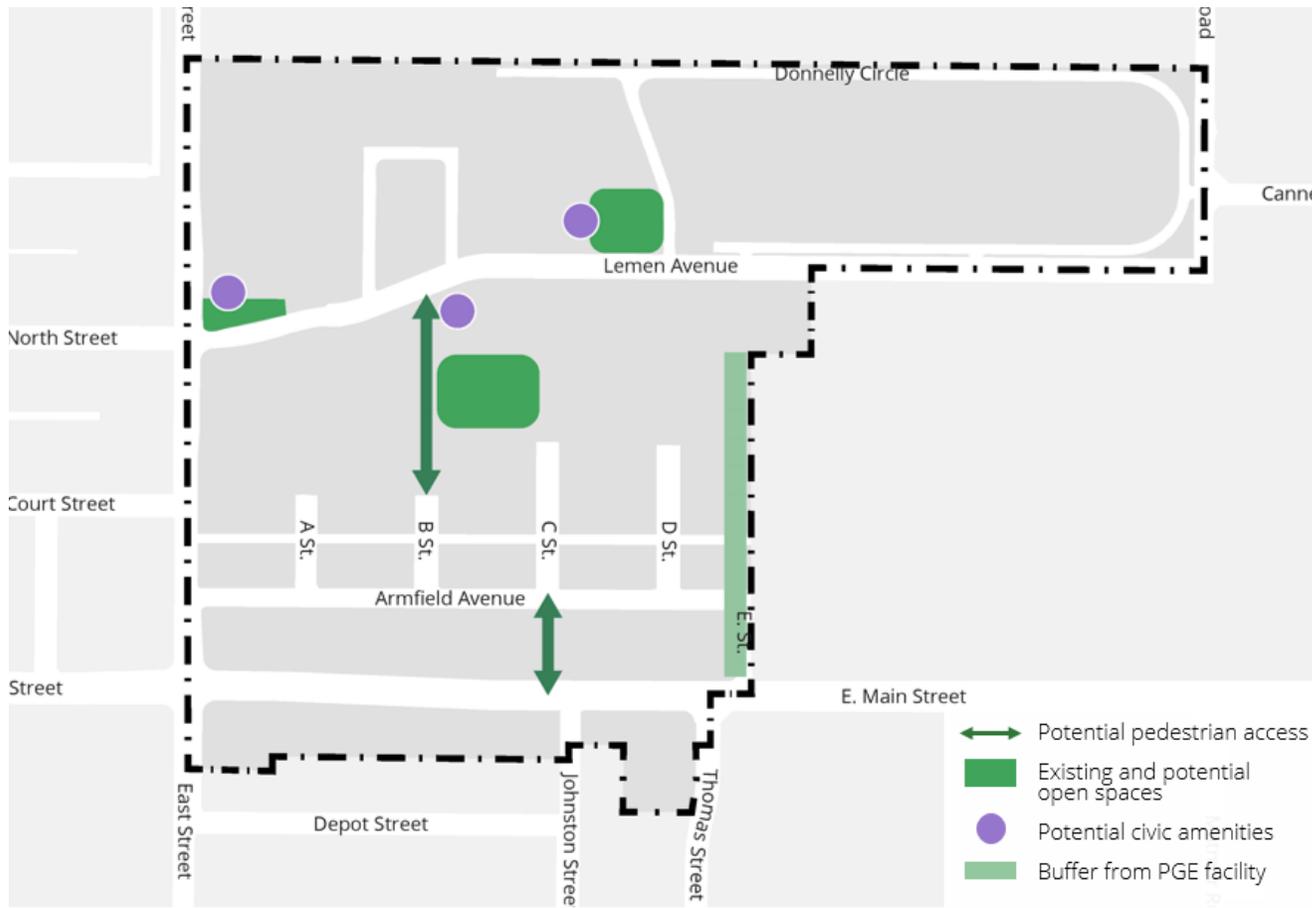
3. Create Mixed-Use Centers

To encourage neighborhood revitalization, enhance safety, help local businesses and to create a distinct identity, encourage neighborhood-serving mixed-use centers at key locations.

4. Enhance Open Space and Amenities

Open spaces, trees and pedestrian amenities will help enhance safety and walkability and provide spaces for people to meet and gather.

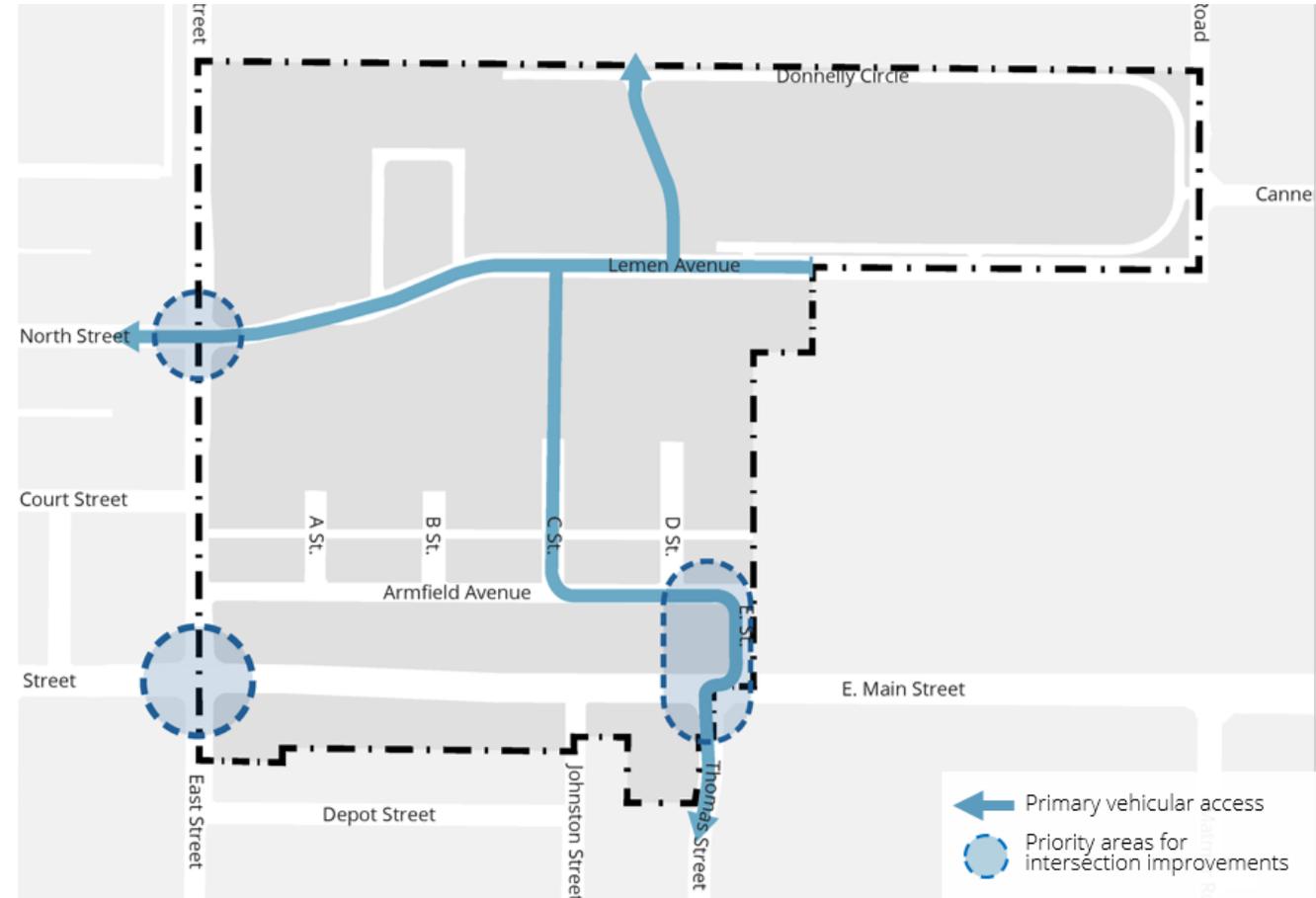
Open Space and Civic Amenities



- Improve existing open spaces and create a new centrally located, easily accessible open space
- Follow General Plan guidance for the open spaces. Approximately 10 acres of parks may be needed.
- Add pedestrian-bicycle access where feasible to improve walkability
- Provide space for neighborhood-serving amenities near open spaces as part of new development. Include active and passive uses as per the General Plan and Parks Master Plan
- Add street trees for shade and greenery
- Create a buffer along the PGE facility

Connectivity and Emergency Access

- Provide through-access to Lemen Ave. from E. Main St. by extending C Street. This access is important to service new development along Lemen Ave. Note Lemen Ave. may not connect to Matmor Rd. in the future.
- Plan intersection improvements at key entrances to the site, including the re-alignment of internal streets as needed.
- Provide bicycle/pedestrian enhancements on streets adjacent to the project area.
- Follow the City's Street Master Plan for streetscape improvements.



Conceptual Development Plan Example



- Higher intensity development shown on the North and South of Lemn Avenue and E. Main Street.
- Medium intensity development to transition in scale and form from higher to lower intensity buildings within the neighborhood.
- Smaller scale multi-family buildings in the interior of the neighborhood

This is an illustration showing one potential build-out scenario. Actual development may look different.

Connectivity + Public Realm Example



Design Highlights

- **Vehicular improvements** connect C St. to Lemen Ave. and E St. is realigned with Thomas St.
- **Pedestrian-bike** access on B Street.
- **New parks** and smaller greens add greenery and trees help to shade streets.
- **Community amenities** are encouraged as part of future mixed-use projects.

Next Steps: Developing Vision into Reality



How to help turn a development vision into a reality.

- Establish a vision that is aspirational but also pragmatic
- Identify and support catalyst projects that help to prioritize infrastructure improvements and can set the stage for future investment
- City funds improvements utilizing grants and other funding
- City explores development incentives
- Develop implementation mechanisms such as an Infrastructure Financing District (IFD)

Recommendation

Staff Recommends that the City Council receive a presentation and approve Resolution No ___ accepting the Armfield/Lemen Avenue Neighborhood Framework Study as providing a foundation to assist in guiding future public and private reinvestment in the Armfield/Lemen Avenue neighborhood area.