

# Spring Lake Development Status

COMMUNITY MEETING

Sept 25, 2019 | 6:00pm



# Welcome!

## MEETING AGENDA:

- ▶ Introductions
- ▶ Overview of Spring Lake and Background
- ▶ Current Development
  - ▶ Status of Projects
  - ▶ Entitlements Pending
- ▶ Roadway Improvements
- ▶ Parks, Greenbelts and Pool
- ▶ Fire Station
- ▶ Woodland Regional Park
- ▶ Woodland Research & Technology Park Specific Plan



# Overview of Spring Lake and Background

# Spring Lake as a Long Term Plan

- ▶ **General Plan** – Provides a 20+ year long-term vision document for the community
- ▶ **Specific Plan** – Provides a long term plan to guide the systematic development of an area
  - ▶ Includes policy, development regulations, and design standards
  - ▶ Plans for Land Use, Roads, Water, Sewer, Utilities, and Financing

Plans are living documents. Over time they may be changed to address community needs, lifestyle changes, or to respond to changes in the market.



# General Plan Land Use 2035

## Land Use Designations

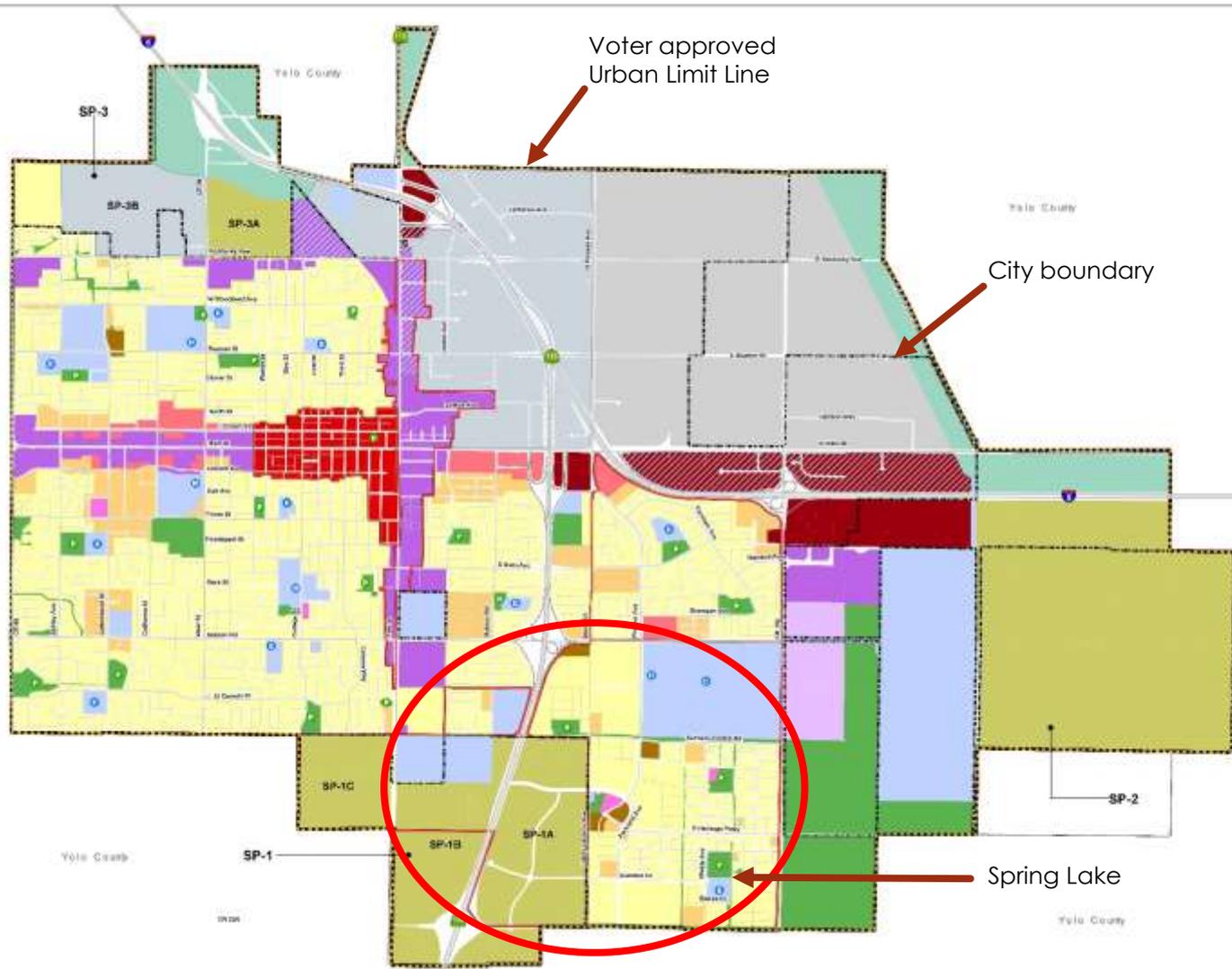
- Light Industrial Overlay (IF)
- Low Density Residential (LD)
- Medium Density Residential (MD)
- High Density Residential (HD)
- Downtown Mixed Use (DM)
- Corridor Mixed Use (CM)
- Neighborhood Commercial (NC)
- Community Commercial (CC)
- Regional Commercial (RC)
- Business Park (BP)
- Industrial (IN)
- Specific Plan (SP)
- Public/Quasi Public (PQ)
- Open Space (OS)
- Flood Study Area (FS)
- Urban Reserve (UR)



- |                        |                   |
|------------------------|-------------------|
| City Boundary          | Elementary School |
| Urban Limit Line       | Middle School     |
| General Plan Boundary  | High School       |
| Specific Plan Boundary | College           |
| Downtown Specific Plan | Park              |



City of Woodland, 2015  
Woodland, California 95694  
2015 General Plan Update



Voter approved Urban Limit Line

City boundary

Spring Lake

# Spring Lake Specific Plan

- ▶ Adopted December 2001
- ▶ 1,133 acres
  - 688 acres of housing
  - 250 acres of public/quasi-public lands (elementary, middle, high school, and county facilities)
  - 30 acres of neighborhood park facilities
  - 122 acres of streets, greenbelts, and drainage
  - 6 acres of commercial
  - 40+ acres of Sports Park (added in 2005)
- ▶ Plan Anticipates the following housing development:
  - 4,179 housing units
    - 3,154 single-family units
    - 1,025 multi-family units



# Spring Lake Current Development

# Spring Lake Current Buildout

- ▶ Spring Lake is approximately 75% built/approved
  - ▶ 2,167 of single family permits have been issued/ 1,017 remain
  - ▶ 330 of multi-family permits have been issued/ 700 remain
- ▶ 259 Permits issued to date in 2019

# In Progress Development

**KB HOME  
"Bradford"  
38% Complete**

**Lennar Homes  
"The Grove"  
98% Complete**

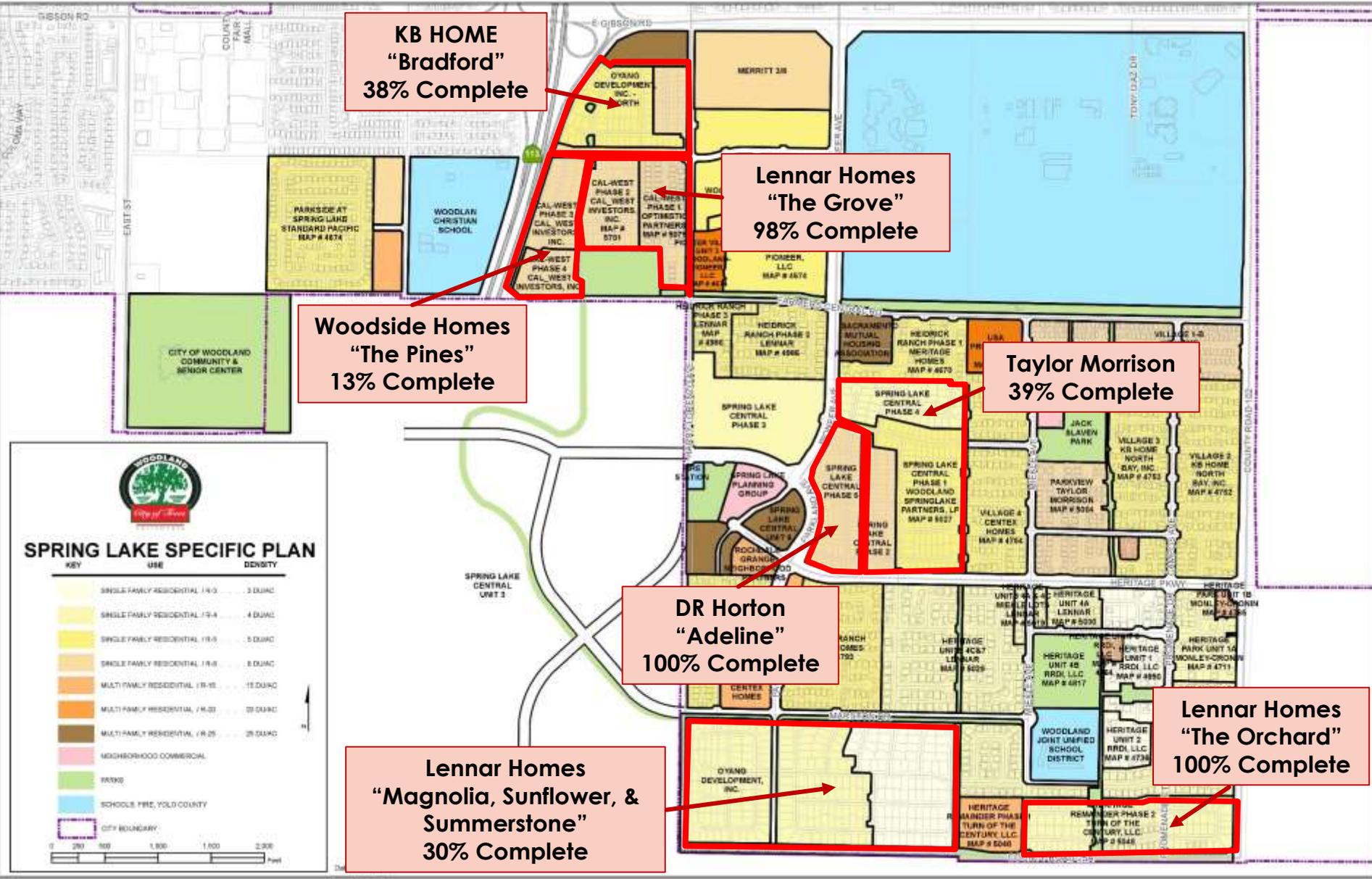
**Woodside Homes  
"The Pines"  
13% Complete**

**Taylor Morrison  
39% Complete**

**DR Horton  
"Adeline"  
100% Complete**

**Lennar Homes  
"Magnolia, Sunflower, &  
Summerstone"  
30% Complete**

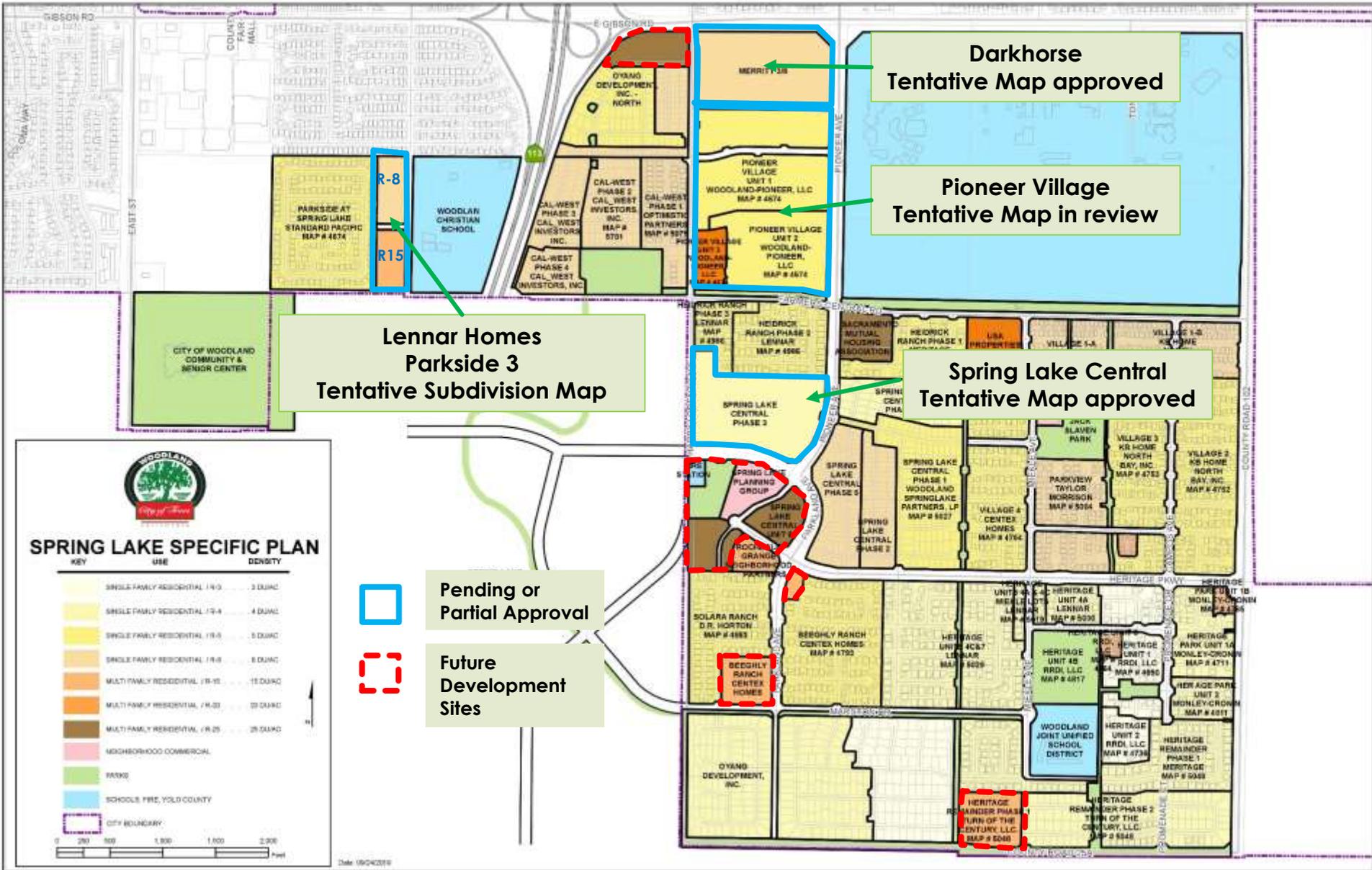
**Lennar Homes  
"The Orchard"  
100% Complete**



## SPRING LAKE SPECIFIC PLAN

KEY	USE	DENSITY
[Light Yellow]	SINGLE FAMILY RESIDENTIAL / R-0	3 DU/AC
[Yellow]	SINGLE FAMILY RESIDENTIAL / R-4	4 DU/AC
[Light Orange]	SINGLE FAMILY RESIDENTIAL / R-5	5 DU/AC
[Orange]	SINGLE FAMILY RESIDENTIAL / R-8	8 DU/AC
[Dark Orange]	MULTI FAMILY RESIDENTIAL / R-15	15 DU/AC
[Brown]	MULTI FAMILY RESIDENTIAL / R-20	20 DU/AC
[Dark Brown]	MULTI FAMILY RESIDENTIAL / R-25	25 DU/AC
[Pink]	NEIGHBORHOOD COMMERCIAL	
[Green]	PARKS	
[Blue]	SCHOOLS, FIRE, YOLO COUNTY	
[Purple]	CITY BOUNDARY	

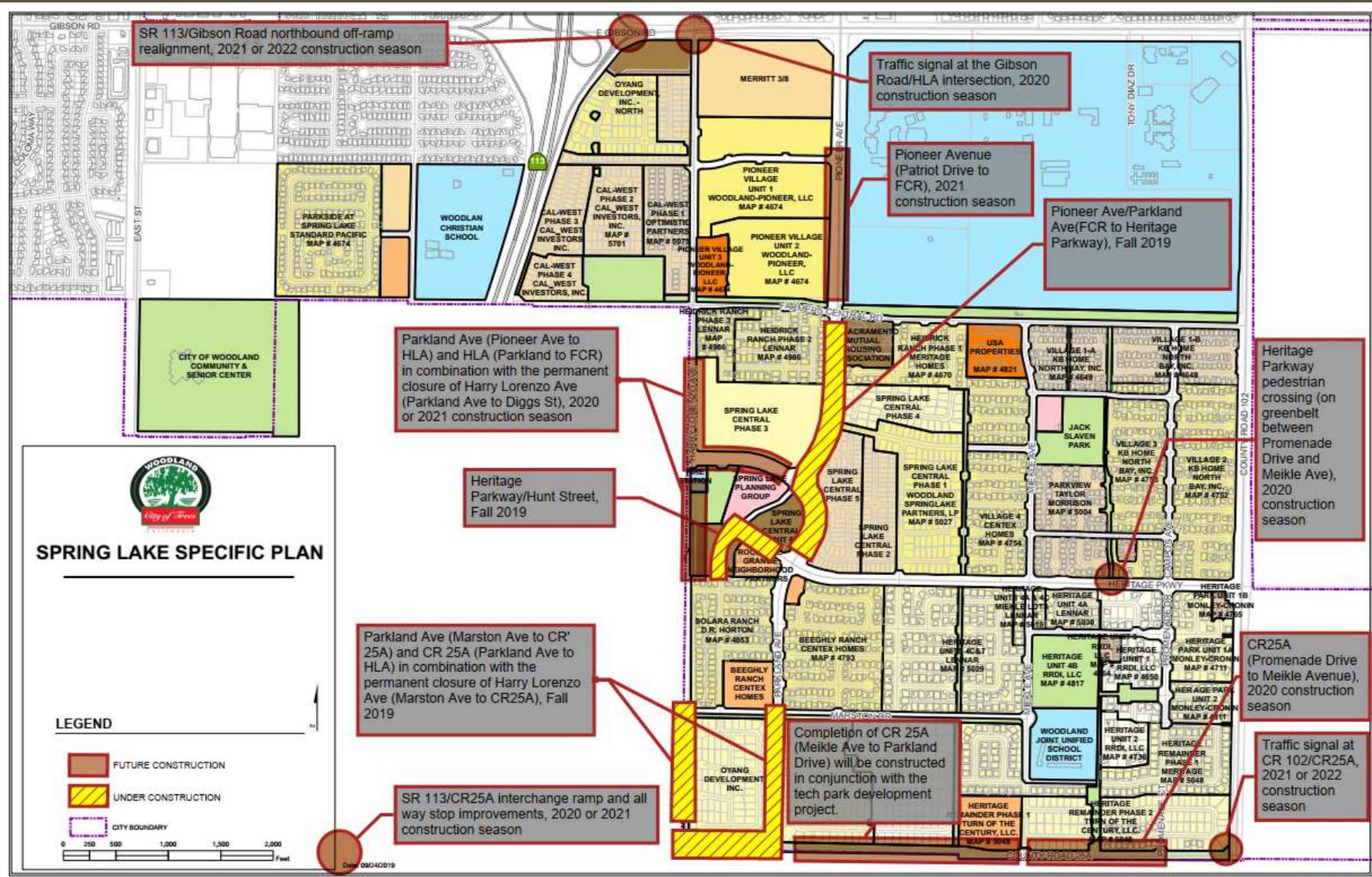
# Entitlements Pending and Likely Future Applications



A decorative graphic on the left side of the slide. It features a solid red arrow pointing to the right, positioned horizontally. Behind the arrow and extending upwards and to the right are several thin, dark grey, curved lines that resemble stylized grass or reeds. The background of the slide is a light, pale green color with a subtle gradient.

# Roadway Improvements

# Future road improvements



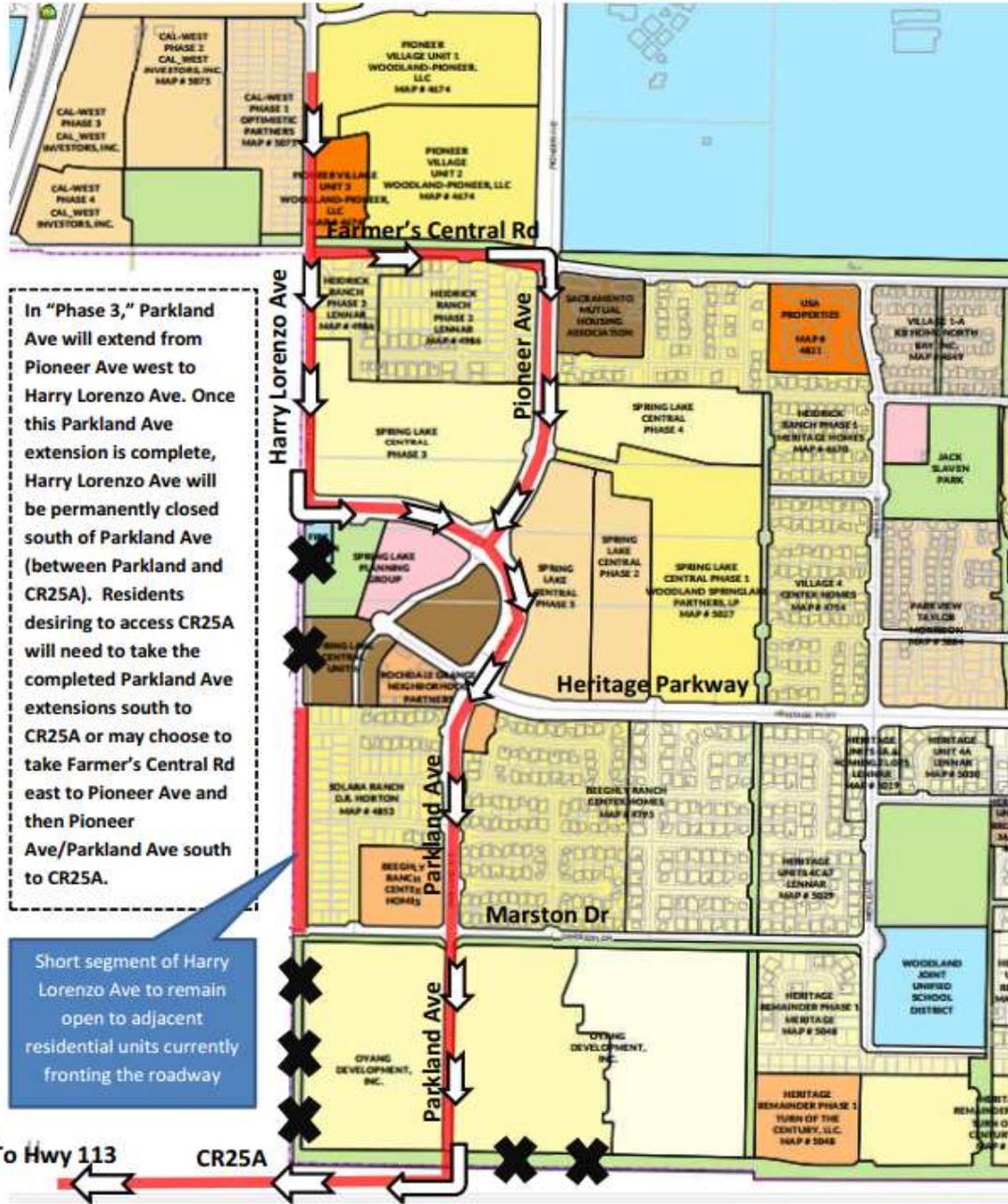
## CURRENT "PHASE 1"



## "PHASE 2" (Fall 2019)



# "PHASE 3" (Fall 2020 estimated)



In "Phase 3," Parkland Ave will extend from Pioneer Ave west to Harry Lorenzo Ave. Once this Parkland Ave extension is complete, Harry Lorenzo Ave will be permanently closed south of Parkland Ave (between Parkland and CR25A). Residents desiring to access CR25A will need to take the completed Parkland Ave extensions south to CR25A or may choose to take Farmer's Central Rd east to Pioneer Ave and then Pioneer Ave/Parkland Ave south to CR25A.

Short segment of Harry Lorenzo Ave to remain open to adjacent residential units currently fronting the roadway

To Hwy 113 CR25A



# Parks, Greenbelts, and Pool



- ▶ Park Acreage Constructed

- ▶ Jack Slaven Park (6.7 acres)

- ▶ Rick Gonzales Park (7 acres)

- ▶ Spring Lake Park (2 acres)

- ▶ Park Acreage to be built

- ▶ Jack Slaven Park (1.3 acres)

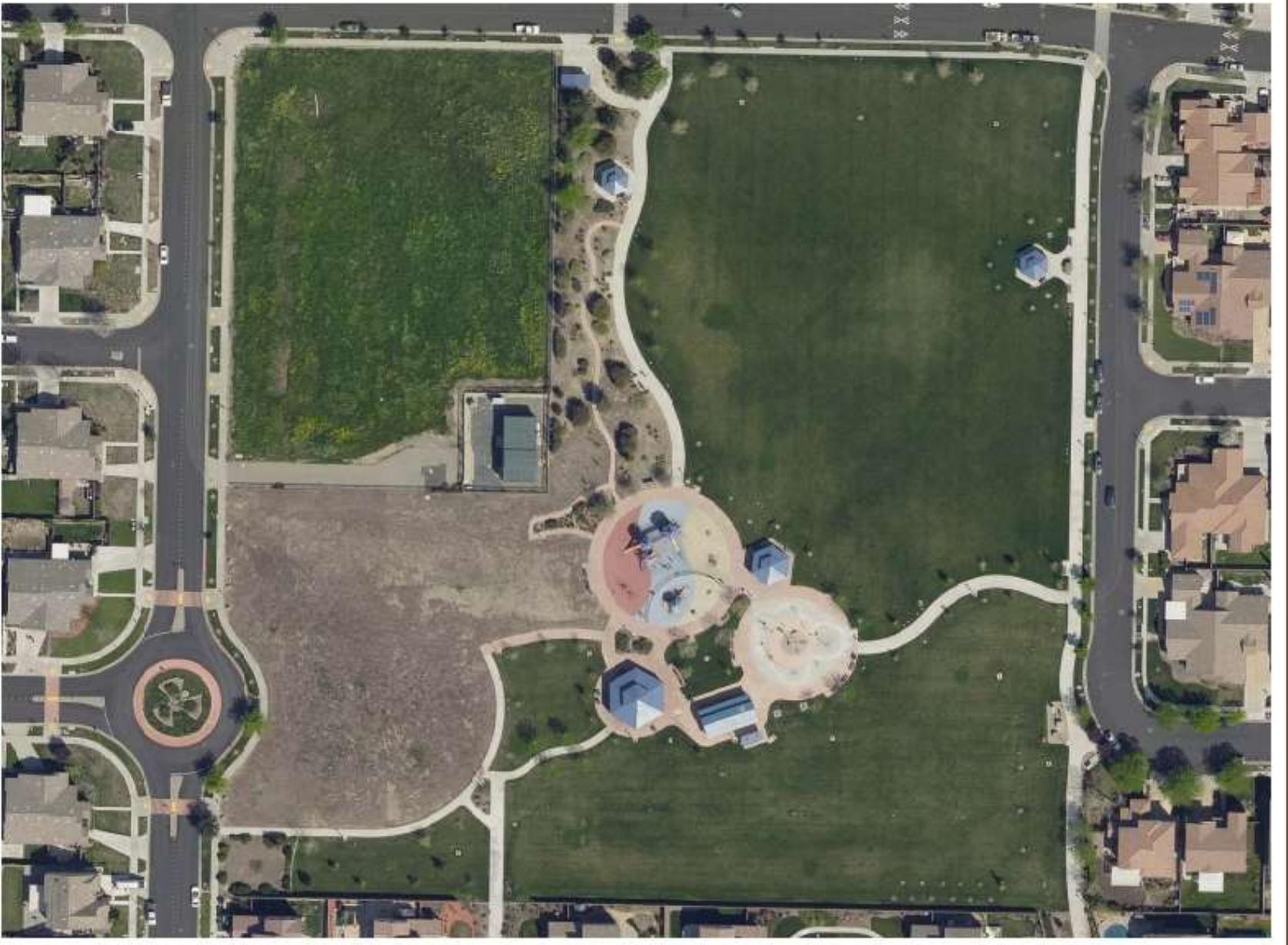
- ▶ Rick Gonzales Park (3 acres)

- ▶ Spring Lake Park (6 acres)

- ▶ Spring Lake Central (4-5 acres)

- ▶ Land acquired, 26 acres

- ▶ Land to be acquired, 4 acres (Spring Lake Central Park)



# Sports Park Drive Overcrossing

- ▶ Construction planned for 2021 or 2022
- ▶ Project will link the bicycle/pedestrian paths on Sports Park Drive to the pathway system on Farmers Central Road and Spring Lake Park (this is partially complete)



# SPRING LAKE PARK N3

PARK PLAN RENDERING  
06/15/16



 Callander Associates

Landscape Architecture  
Park and Recreation Design  
Neighborhood Parks  
© 2016 Callander Associates. All rights reserved. 2016 Callander Associates Landscape Architecture, Inc.

SPRINGLAKE N3 PARK



# PARK N1 MASTER PLAN

PHASING PLAN

10/1/16



**Callander Associates**

Landscape Architecture  
Park and Recreation Design  
Neighborhood Parks

© 2017 Springlake N1 Park. All rights reserved. 2017. Callander Associates Landscape Architecture, Inc.

OAK GROVE, TYP.

OLIVE GROVE PICNIC  
AREA IN DECOMPOSED  
GRANITE

GREENBELT CONCRETE PATHWAY

GRAVEL MAINTENANCE ROAD



**SPRINGLAKE N1 PARK**



# Recycled Water Project



 Water Storage Tank

### Pipeline Alignment

 Existing Pipeline

 City Proposed Pipeline (Phase II)

 Other Pipeline





Firestation

# Fire Station

- ▶ City recently purchased this site at the northwest corner of the E Gibson Road/Bourn Drive intersection
- ▶ This fire station will be a relocation of the existing fire station on Spring Lake Court
- ▶ The timeline for construction is 4-6 years
- ▶ The current project cost estimate is \$10-12 million

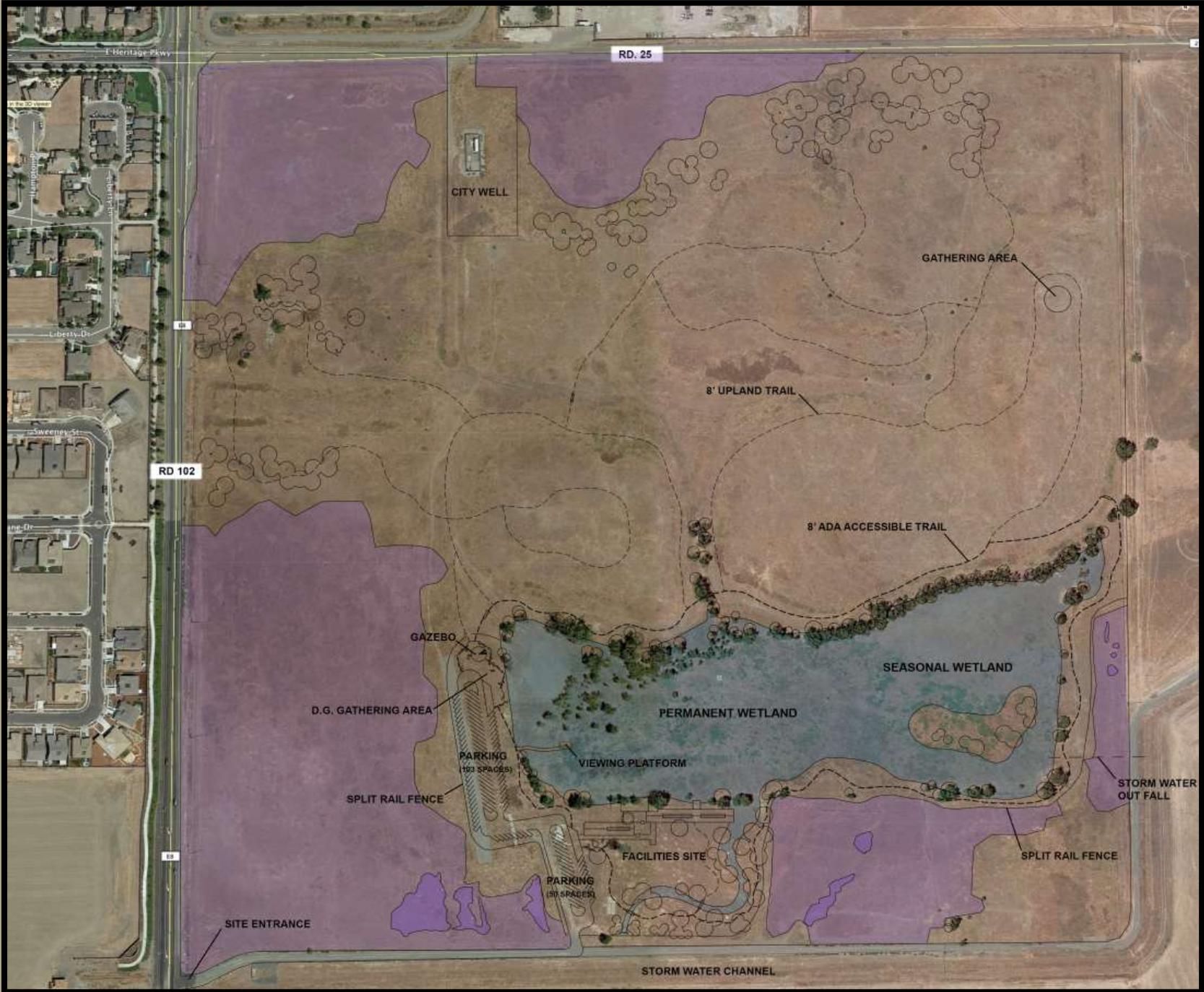




# Woodland Regional Park

# Woodland Regional Park

- ▶ The Woodland Regional Park is a 160 acre City owned former landfill property that has been designated as a public open space
- ▶ Draft Park Master Plan calls for 3 miles of paved and gravel trail, 20 acre wetland, and environmental education center
- ▶ City has started construction on the first phase of the park improvements that will construct the wetland, ADA trail, and riparian habitat restoration. Funding for this first phase consists of \$511,000 Wildlife Conservation Board grant, \$500,000 State Parks grant, and \$100,000 in City Measure E funding.



Heritage Pkwy

RD. 25

CITY WELL

GATHERING AREA

Liberty Dr

RD 102

8' UPLAND TRAIL

Sweeney St

RD 102

8' ADA ACCESSIBLE TRAIL

Maple Dr

GAZEBO

SEASONAL WETLAND

D.G. GATHERING AREA

PERMANENT WETLAND

PARKING  
(193 SPACES)

VIEWING PLATFORM

STORM WATER  
OUT FALL

SPLIT RAIL FENCE

FACILITIES SITE

SPLIT RAIL FENCE

PARKING  
(80 SPACES)

SITE ENTRANCE

STORM WATER CHANNEL



# Woodland Regional Park



# Woodland Research & Technology Park Specific Plan

- ▶ Draft Specific Plan and draft Environmental Impact Report anticipated to be available for public review by end of year, 2019
- ▶ Public Outreach first part of 2020 to reintroduce the plan, address questions/concerns, and refine the plan based on feedback received
- ▶ To learn more about the plan proposal, please visit the city's website: [www.cityofwoodland.org/researchpark](http://www.cityofwoodland.org/researchpark) or contact Erika Bumgardner, [Erika.Bumgardner@cityofwoodland.org](mailto:Erika.Bumgardner@cityofwoodland.org)



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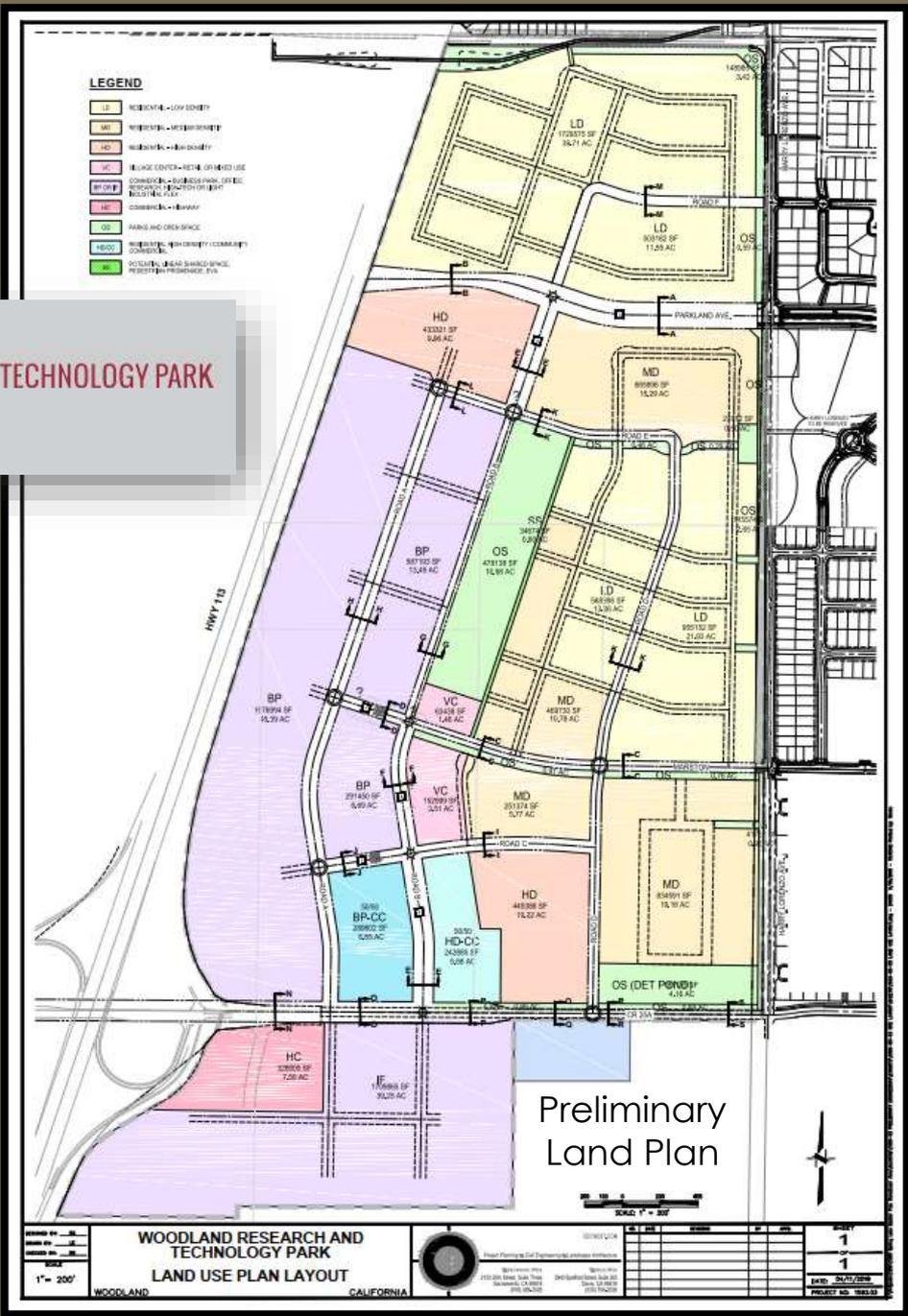


# WOODLAND RESEARCH & TECHNOLOGY PARK

A Live/Work Community

### LEGEND

- LD RESIDENTIAL - LOW DENSITY
- MD RESIDENTIAL - MEDIUM DENSITY
- HD RESIDENTIAL - HIGH DENSITY
- VC MIXED CENTER - RETAIL / OFFICE USE
- BP OFF COMMERCIAL - BUSINESS PARK, OFFICE, RESEARCH, DEVELOPMENT
- HC COMMERCIAL - HIGH DENSITY
- OS PARKING AND OFFICE SPACE
- HD-CC RESIDENTIAL - HIGH DENSITY COMMERCIAL
- BP-CC POTENTIAL LEASABLE SPACE, PROFESSIONAL OFFICE, ETC.



Preliminary  
Land Plan

<p>WOODLAND RESEARCH AND TECHNOLOGY PARK LAND USE PLAN LAYOUT</p> <p>WOODLAND CALIFORNIA</p>		<p>SCALE: 1" = 200'</p>	<p>DATE: 04/17/2018</p> <p>PROJECT NO: 18043</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"> <p>NO. 1</p> <p>DATE: 04/17/2018</p> <p>PROJECT NO: 18043</p> </td> <td style="width: 50%;"> <p>NO. 1</p> <p>DATE: 04/17/2018</p> <p>PROJECT NO: 18043</p> </td> </tr> </table>	<p>NO. 1</p> <p>DATE: 04/17/2018</p> <p>PROJECT NO: 18043</p>	<p>NO. 1</p> <p>DATE: 04/17/2018</p> <p>PROJECT NO: 18043</p>
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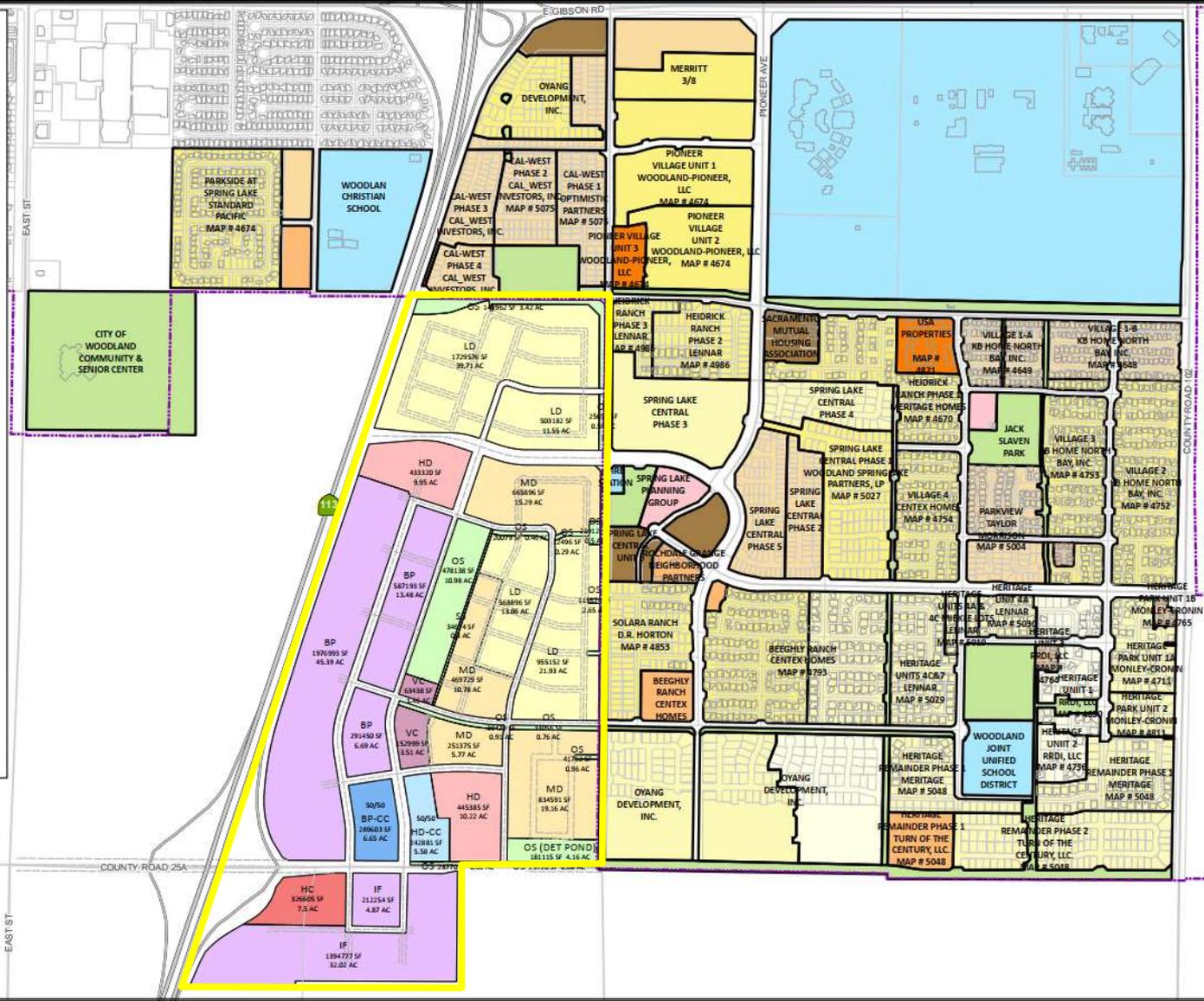
# SPRING LAKE SPECIFIC PLAN

KEY USE DENSITY

- SINGLE FAMILY RESIDENTIAL / R-3 . . . . . 3 DU/AC
- SINGLE FAMILY RESIDENTIAL / R-4 . . . . . 4 DU/AC
- SINGLE FAMILY RESIDENTIAL / R-5 . . . . . 5 DU/AC
- SINGLE FAMILY RESIDENTIAL / R-8 . . . . . 8 DU/AC
- MULTI FAMILY RESIDENTIAL / R-15 . . . . . 15 DU/AC
- MULTI FAMILY RESIDENTIAL / R-20 . . . . . 20 DU/AC
- MULTI FAMILY RESIDENTIAL / R-25 . . . . . 25 DU/AC
- NEIGHBORHOOD COMMERCIAL
- PARKS
- SCHOOLS, FIRE, YOLO COUNTY
- CITY BOUNDARY

## WRTP - LAND USE

- LD RESIDENTIAL - LOW DENSITY
- MD RESIDENTIAL - MEDIUM DENSITY
- HD RESIDENTIAL - HIGH DENSITY
- VC VILLAGE CENTER - RETAIL OR MIXED USE
- BP or IF COMMERCIAL - BUSINESS PARK, OFFICE, RESEARCH, HIGH-TECH OR LIGHT INDUSTRIAL FLEX
- HC COMMERCIAL - HIGHWAY
- BP / CC BUSINESS PARK / COMMUNITY COMMERCIAL
- HD / CC HIGH DENSITY RESIDENTIAL / COMMUNITY COMMERCIAL
- OS PARKS AND OPEN SPACE
- SS POTENTIAL LINEAR SHARED SPACE, PEDESTRIAN PROMENADE, EVA



WWW.CITYOFWOODLAND.ORG/RESEARCHPARK

WOODLANDRESEARCHPARK.ORG



Community Outreach  
Documents  
Participate

Home - Department - Community Development - Offices - Contact - Woodland Research & Technology Park

### Woodland Research & Technology Park



## WOODLAND RESEARCH & TECHNOLOGY PARK A LIVE/WORK COMMUNITY

#### Woodland Research & Technology Park Specific Plan

The proposed Woodland Research and Technology Park Specific Plan is envisioned as a new technology hub for the City of Woodland, intended to serve an array of research and technology companies interested in locating and growing near U.C. Davis, and other research and technology institutions within the Sacramento region. Ideally located along the Highway 113 corridor, the Specific Plan will offer a unique business environment, supporting research and

#### Contact Us

**Erin Bergerdier**  
Business Development Liaison  
[Email: Erin.Bergerdier@cityofwoodland.org](mailto:Erin.Bergerdier@cityofwoodland.org)  
Phone: 520-661-5888

**Kris Hatt**  
Asst. City Mgr./Comm. & Econ. Development Director  
[Email: Kris.Hatt@cityofwoodland.org](mailto:Kris.Hatt@cityofwoodland.org)  
Phone: 520-661-5830

#### Related Documents

- Project Summary and



### WOODLAND RESEARCH & TECHNOLOGY PARK

A Live/Work Community

Home About the Project Resources News Questions

## Opportunity and Innovation Grow Here.

Creating a regional research and technology center, minutes from U.C. Davis.

[Learn More](#)

#### Woodland Research & Technology Park

Northern California's agricultural innovation is anchored by the cutting-edge research and development at UC Davis—the nation's premier agricultural research institution. Woodland Research Park, a proposed 300-acre project located just seven miles from UC Davis, offers the opportunity for established companies and startups focusing on agricultural innovation to expand or set down roots in Northern California's agriculture and food science ecosystem.

#### In the News

**Woodland mayor reviews 'State of the City'**  
Woodland Daily Democrat - April 18th, 2019

**Woodland Research Park project starts second**  
Woodland Daily Democrat - April 18th, 2019

# City Contact Information

- ▶ Spring Lake Residential Development
  - ▶ Cindy Norris, Principal Planning  
Cindy.Norris@cityofwoodland.org; 530-661-5911
- ▶ Road Improvements
  - ▶ Brent Meyer, City Engineer  
Brent.meyer@cityofwoodland.org; 530-661-5947
- ▶ Parks and Landscape Maintenance
  - ▶ Westley Schroeder, Parks Superintendent  
Westley.Schroeder@cityofwoodland.org; 530-661-5958
- ▶ Woodland Regional Park
  - ▶ Ken Hiatt, Assistant City Manager  
Ken.hiatt@cityofwoodland.org; 530-661-5930
- ▶ Woodland Research & Technology Park
  - ▶ Erika Bumgardner, Business Development Liaison  
Erika.Bumgardner@cityofwoodland.org; 530-661-5886