



# Gateway Revitalization Area

## 7.1 MASTER PLAN CONCEPT

The Gateway Revitalization planning area (which is made up of the southern half of District A4 and District E2) is unique in several important ways.

- This area contains most of the vacant or underutilized land in the Downtown.
- The City will be developing a new Police Station located on a 3.2-acre parcel bounded by Lincoln Avenue, Sixth Street, Oak Street, and Fifth Street.
- A large portion of this area is owned by the railroad, providing the opportunity to deal with a single landowner.
- Due to the amount of developable area and the limited number of ownerships, this area would lend itself to a public/private partnership to develop the area under a master development agreement.
- The railroad properties (and the uses that occurred on them in the past) also raise the potential for hazardous materials contamination.
- This area is located at the entrance to the Downtown area.
- The area contains a large, regional office user (Blue Shield) that can be built upon to create synergy for other office users.

- This area has excellent circulation access to the local and regional markets.

As part of the Gateway Revitalization Master Plan, a Master Plan Concept was prepared (see Figure 7-1). This concept drawing was prepared to illustrate the future land uses and urban design features for the area. As a concept drawing, it is used to illustrate development concepts, and is not intended to show specific developments or building shapes/sizes.

The Master Plan Concept illustrates several key concepts. In the following paragraphs, these concepts are described based on potential development sites (shown on Figure 7-1).

### Gateway Office Park

The proposed Gateway Office Park development is located at the north end of the Master Plan area adjacent to Main Street. Development in this area would primarily consist of office uses with some local supporting retail uses on the first floor of the buildings.

Key components of this proposed development are as follows:

- Create a “Main Street look” through the use of a zero lot line front setback on Main Street.
- Incorporate the existing Heritage Oak on Main Street into the design of a prominent gateway feature.



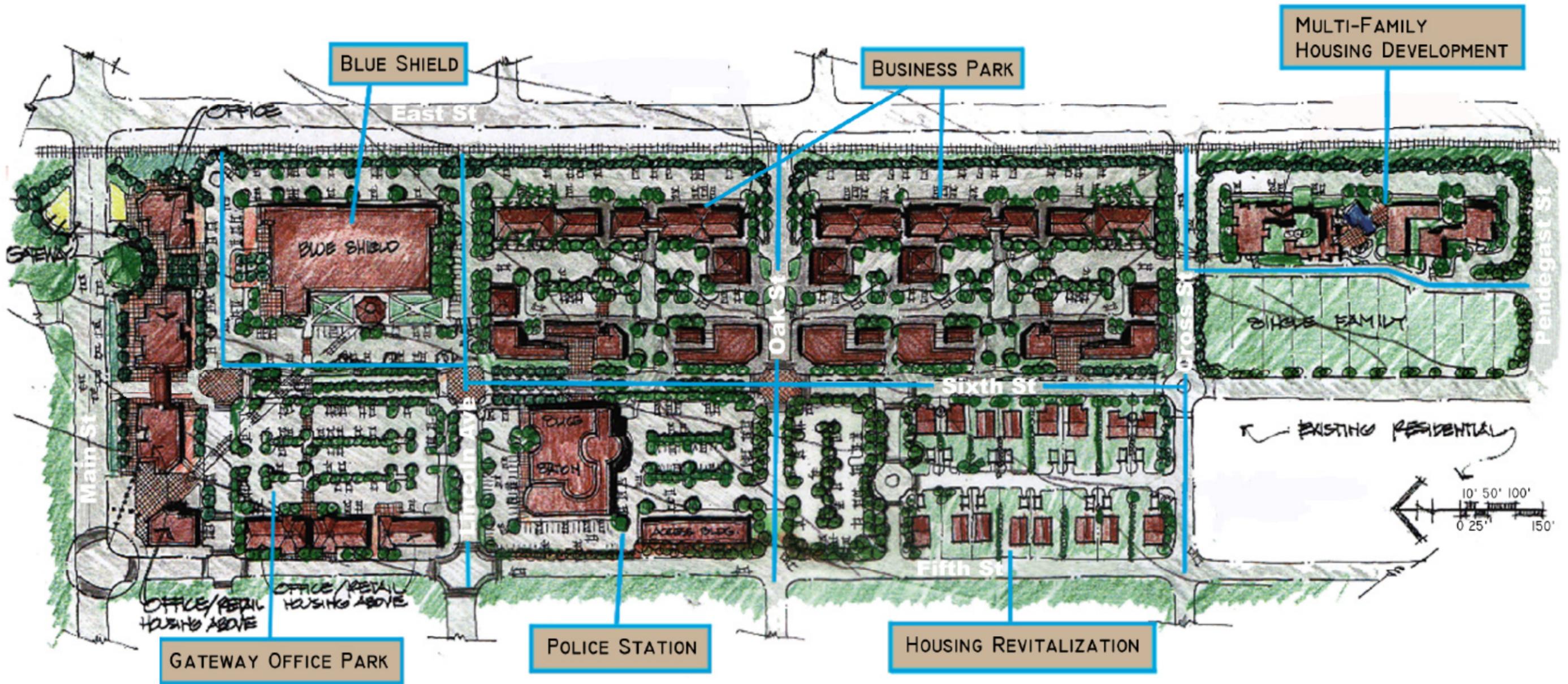


Figure 7-1  
Gateway Revitalization Concept

## 7. Gateway Revitalization Area



- Develop 2- and 3-story mixed-use structures with office or local retail use on first floors (e.g., deli, coffee shops), and office uses on the second floor. If market support exists, upper floors can include some residential uses on upper floors.
- Close Sixth Street between Main Street and Lincoln Avenue to convert to a pedestrian mall.
- Limit parking to the rear of all buildings.
- Create parking aisle behind first row of buildings on Main Street to serve as an “active alley” similar to those found in the rest of the Downtown area.
- Install traffic signal on Fifth and Main Streets to improve traffic flow.
- Include building cutback at the corner of Main and Fifth Streets to allow space for a pedestrian plaza.

### Blue Shield

The Blue Shield portion of the Master Plan Area, located just south of the proposed Gateway Office Park, will consist of the following components.

- Maintain existing regional office.
- Utilize reciprocal access and parking with the Gateway Office Park development.
- New access provided from Lincoln Avenue and alley behind first row of buildings in the Gateway Office Park.

### Police Station

The new Police Station is proposed to replace the existing facility currently located adjacent to the City Hall. The Police Station will be located at the

southeast corner of Lincoln Avenue and Fifth Street in the Master Plan area.

The Police Station will have a main building for administrative uses and a separate service building. The facility will consist of the following components:

- Command – offices, conference rooms, and waiting/reception rooms
- Administration – offices, laboratories, waiting rooms, conference rooms, interview rooms, and supply storage
- Training – offices, classrooms, and weight room
- Investigations – offices, conference rooms, interview rooms, locker rooms (evidence storage), storage rooms
- Operations – offices, conference/interview rooms, waiting rooms, locker rooms, shower rooms, storage rooms, holding cells, and personnel sallyport (an area that a vehicle can be driven into and secured prior to transferring a prisoner to or from the facility.
- Onsite parking areas for both staff and visitors. As the facility develops, additional parking can be provided south of Oak Street or by utilizing on-street parking on Lincoln Avenue and/or Sixth Street.

The new Police Station will show a positive investment in a blighted area and strengthen the reuse of this area by private investors.

### Business Park

The Business Park involves the proposed construction of office and research facilities to be located just south of Lincoln Avenue between Sixth and East Streets in the Master Plan area.



Figure 7-1. Master Plan Concept



Figure 7-1 (cont'd)



The Business Park will include the following components:

- Develop several clusters of office/research buildings.
- Provide onsite parking areas adjacent to buildings.
- Promote the development of flexible space that can easily be modified to handle several small incubator industries or a larger established business.
- Promote the development of research and development facilities in this area. Demand associated with nearby UC Davis, ease of access to UC Davis from this area, and the limited developable land in the City of Davis make this a good development opportunity.
- The buildings along the east edge of the site would have front facades facing towards East Street. This gives the businesses exposure to traffic on East Street and also provides a more attractive view of the area from East Street.
- This area contains the historic Woodland Depot building. This building could be incorporated into the design of the new development or be relocated to another site, such as a site in the Armfield area.

**Housing Revitalization**

Housing revitalization in the Master Plan area is proposed to occur on a single block, located between Oak, Cross, Fifth, and Sixth Streets.

This block contains existing single-family and multi-family residential uses on the southwestern portion, and industrial development and public uses on

properties owned by Yolo County in the remaining parts.

The key components of this project are as follows:

- Rehabilitate existing residences with the City’s assistance. As part of the Redevelopment Area, these houses would be good candidates for use of the Redevelopment Agency’s housing set aside funds. Programs for rehabilitation are detailed in the City’s Housing Element.
- Remove existing, underutilized industrial development.
- Return property owned by Yolo County to the City’s tax roles.
- Develop new single- or multi-family residential units compatible in design with surrounding residences.
- The north end of this area could be utilized for expansion of parking for the new Police Station or as a site for additional offices or light industrial.

**Multi-family Housing Development**

Multi-family housing development is proposed to be located south of Cross Street between Sixth and East Streets in the Master Plan area. Key components of this development include the following:

- Develop a multi-family housing complex to provide more affordable housing in the Master Plan area and the City.
- Remove existing, vacant industrial uses that are located on the southern and northern portions of the block.
- Develop residential uses in the Downtown area to provide additional customers/users in the area.



- Provide a compatible use to adjacent residential uses.

### 7.2 CIRCULATION

As part of the Master Plan, several circulation improvements are proposed for the Master Plan to improve both the flow of pedestrian and vehicular traffic. The proposed improvements are as follows:

- Install traffic signal at Fifth and Main Streets.
- Abandon Sixth Street between Main Street and Lincoln Avenue. The street should be replaced with a right-turn in and out driveway and remaining space from the right-of-way used for a pedestrian spine into the Master Plan area.
- The City is intending to install two traffic improvements in this area. One is a median in the center of East Street at its intersection with Oak Street. Only right turns in and out will be allowed. The other is the installation of a traffic signal at the intersection of East and Cross Streets.

### 7.3 GATEWAY ELEMENT

Due to its location at the intersection of Main and East Streets, the Gateway Revitalization Master Plan area plays an important role as a primary gateway into the Downtown area. The type of development that is proposed for the Master Plan Area will complement this entryway into the Downtown area.

The Gateway itself will undergo several improvements that in turn will complement the proposed development for the Gateway Master Plan Area. The improvements (described in greater detail in Chapter 8) are as follows:

- Installation of a freestanding sign at the northwestern corner of Main and East Street to welcome visitors to Downtown Woodland.
- Installation of a monument style sign surrounding the west side of the existing heritage oak tree on Main Street to accent it as a natural landmark.
- Streetscape improvements to include pavers on Main Street and the construction of an archway or other vertical element at the gateway.