

VI. DESIGN/DEVELOPMENT REGULATIONS FOR PUBLIC/INSTITUTIONAL LAND USES

A. PRIMARY FUNCTION/LOCATION

Public and institutional land uses are designated in a number of specific locations within the Specific Plan area. Two school sites are indicated in the north and south of the central section of the planning area, and are defined for use as Elementary and Intermediate Schools respectively. In each case, an adjoining area is designated for use as a park site, to the north of each school site. In addition, four locations are designated for institutional uses adjacent to the arterial or collector street network. These are intended to provide opportunities for quasi-public organizations to acquire sites and develop facilities compatible with the residential neighborhood character proposed for the Specific Plan area. They can provide desirable variety in the urban character of the area and supply necessary facilities to serve local residents.

A number of other facilities already exist or are programmed for early construction which are outside the formal boundaries of the Specific Plan area. These include the existing Willow Spring School, which occupies a small site at the northwest corner of Gibson Road and current Road 101. Site limitations restrict its enrollment and range of facilities/amenities, and it will be impacted by traffic using the Route 113 freeway and its Gibson Road interchange. With the development of two new school facilities in the vicinity, it is possible that the use of this school will be subject to change in the future. On the south side of Gibson Road to the west of Road 102, the County of Yolo has recently constructed a new County Detention Facility, adjacent to the County Animal Shelter. These facilities are located in the Phase III Expansion area, together with the future site of Yuba College to the west of the Detention Facility site. Currently parking lot facilities and some buildings have been completed on the College site. Academic facilities will be completed over the course of the next two to five years. On the west side of the Planning Area, west of existing Road 101, a new City firehouse is proposed to the south of Tri-Valley Growers facilities, immediately north of the area to be improved with soccer field facilities and an associated parking lot. To the east, within the Specific Plan area, on the north side of Road 23, the California Highway Patrol maintains an office on a site close to the Road 102/Interstate 5 interchange. The Specific

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Plan incorporates all of these uses and recognizes their continued existence or future commitments to development except for the Highway Patrol Office. The long term plan is relocate the Office to another area.

B. PERMITTED AND CONDITIONAL USES

The following matrix establishes the uses which are permitted, conditionally permitted, or not permitted in each of the Public/Institutional categories.

P = Permitted Uses
C = Conditionally Permitted Uses
N = Uses not Permitted

<u>Institu-</u> <u>Feature</u> <u>tional</u>	Park	School
	<u>Site</u>	<u>Site</u>
Day Care Facility		
- twelve or less	-	P
- more than twelve	-	C
Private/Parochial School	-	C
Church	-	C
Non-profit museum/art galleries	-	C
Non-profit libraries	-	C
Fraternal organizations, societies	-	C
Private, semi-public		
meeting/assembly rooms	-	C
Civic organizations, clubs	-	C
Convalescent homes	-	C
Public parks, ballfields, recreation areas	P	-
Public Schools, educational facilities	-	P

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C. SITE DEVELOPMENT STANDARDS

<u>Feature</u>	<u>Park Site</u>	<u>School Site</u>	<u>Institu- tional</u>
Minimum site area	7 ac	8 ac	2 ac
Lot dimensions:			
- Minimum width	--	--	200'
- Minimum depth	--	--	200'
Lot Coverage (maximum %)	--	--	50%
Building Setbacks (minimum measured from property line):			
- Front	--	--	25'
- Any side adjacent to residential	--	30'	25'
- Corner side	--	--	20'
- Interior side	--	--	15'
- Rear	--	--	25'
Minimum building separation			
- Main entrance side to other	--	--	25'
- Other	--	--	15'
Height Limitations	--	35'	35'
Landscaping/Walls	--	--	a/
Parking Standards	--	--	b/

Notes:

a/ On-site landscaping shall be provided on a minimum of 10% of the net lot area. Walls on property lines shall be consistent with materials/design character of the principal structure(s).

b/ Off-street parking provisions shall comply with the City of Woodland's requirements contained in the Zoning Ordinance.

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D. PUBLIC/INSTITUTIONAL DESIGN GUIDELINES

The following Design Guidelines are intended to describe specific design recommendations related to site planning, landscape architecture, and architecture for public and institutional uses.

1. Master Plan Requirements

- (a) A Master Plan (or precise site plan in the event of total development) shall be approved by the Planning Commission concurrent with, or prior to, any project approval within the Southeast Specific Plan area.
- (b) At minimum, Master Plans shall indicate overall vehicular circulation (points of ingress and egress to public and public streets, interior drives, and configuration of parking areas); building locations and configurations, landscaped areas; and, pedestrian areas and circulation throughout the site.

2. Site Planning Guidelines

- (a) Building placement shall occur at or near the building setback line in order to project a desirable architectural image in relation to public streets. Parking areas shall gain access to individual parcels from interior collector roads, whenever possible.
- (b) Arrange buildings to permit vistas from adjacent public streets into open space areas.
- (c) Coordinate development of adjacent parcels to maximize possible opportunities for joint parking and circulation access.
- (d) Large institutional structures shall be plotted "skewed" to arterial streets whenever possible in order to provide variety and visual interest to the streetscape. Continuous blank building elevations, plotted parallel to arterials shall not be permitted.

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- (e) Opportunities to create continuity in open space systems should be achieved where possible through the use of courtyards, plazas, greenways, and other open space features.
- (f) Site planning and overall project design shall be compatible with surrounding, existing and future single family and medium-density residential land uses.
- (g) All loading areas shall be screened from public view and oriented away from street or side elevations. Loading shall occur only at the rear of buildings.

3. Landscape Architecture Guidelines

- (a) A landscape concept including formal plantings of trees will be emphasized in the higher intensity, urban oriented characteristics of the Specific Plan area. The impression will be created by a predominance of deciduous trees, lush understory plantings, use of hardscape pavers, and formal planters. Street trees, and neighborhood theme trees will be planted in formal patterns. In addition, gateway/intersection design treatment shall be provided.
- (b) Continuity of streetscape elements and overall landscape palette shall be used to visually unify development within the higher intensity areas and to differentiate them in character from adjacent residential neighborhoods.
- (c) To screen parking areas, trees and shrubs shall be massed and combined where feasible with mounding. Berms will have a minimum height of three feet and have a maximum slope not to exceed 3½:1. Within parking lots, trees will be planted at a rate of one tree for every five parking stalls to be located in a planter.
- (d) Trees shall be planted adjacent to all institutional structures.
- (e) Water conservation should be emphasized and plants requiring little watering should be required.

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4. Architecture Guidelines

- (a) All exterior wall elevations of buildings and screening walls shall be compatible with surrounding residential structures. Colors, materials, and finishes shall be coordinated in all exterior elevations of the buildings to achieve continuity of design.
- (b) Building entrances shall be well defined through the use of building recesses, projections, colonnades, trellis elements, pergolas, space frames, or other appropriate architectural features designed to define building entrances. Unrelieved building entrances shall be discouraged.
- (c) Quality, durable building materials shall be used in the construction of institutional buildings.
- (d) Permit vertical architectural elements within the Specific Plan area in excess of the standard height limit, based upon individual project review by the City. Architectural elements include: clock towers, steeples, bell towers, etc. These elements should be located at arterial crossing points and gateway entry points.

5. Circulation Arterials Guidelines

- (a) All local and private streets shall meander, providing variety and visual interest to the streetscape.
- (b) Bikeways and pedestrian walkways shall be provided within higher intensity areas designed to connect between residential and activity areas (schools, parks, institutional and commercial facilities).