

# Urban Infill

## **BROADWAY LOFTS - Sacramento, California**

This five story mixed use building is located on a half block infill site on the Broadway Corridor across from a light rail station. Wood Rodgers coordinated with the architect on the site plan and negotiated with the City for reduced parking due the proximity of light rail and bus service. The building is proposed to be a LEED® certified and at the forefront of “smart building” integrated technology, and includes ground floor retail and office.

**Summary:** 136 dwelling units (105 du/ac.), 1.3 acres



## **COLBERG BOAT WORKS - Stockton, California**

Located in the City of Stockton West End redevelopment zone, this project proposes the revitalization of this former industrial property with the development of townhomes, condominiums and live-work units. This pedestrian-friendly community extends the existing grid of streets to embrace the waterfront with a substantial boardwalk along the Stockton Channel and an inter-connected sidewalk and open space system. With a refurbished dock and restaurant, public art and adaptive-reuse of the existing historic Iron Works Building, this project will be a fantastic addition to downtown Stockton.

**Summary:** 418 dwelling units, 25.4 acres



## **COW PALACE - Daly City, California**

The Cow Palace project is an urban infill and mixed-use proposal. The concept takes the currently civic land use and creates a residential and commercial development, consistent with the surrounding land use designations. The proposed single-family and townhome residences are located centrally to the mixed-use, commercial corridor along Geneva Avenue. This mixed-use corridor allows for residential over retail as well as residential over live/work lofts and flats.

**Summary:** 640 single-family residences, 1,970 residential over retail units



## **STONE LOCK - West Sacramento, California**

The Stone Lock development, a redevelopment site in West Sacramento, envisions four urban districts, regional civic uses, and over 60 acres of park space with a prominent waterfront park, trails, community greens, and open space corridors that connect the districts and the waterfront to existing adjacent neighborhoods, parks, trails, and corridors. Each of the districts include a mix of suburban and urban communities where shopping, services, recreational opportunities and civic uses are within walking distance.

**Summary:** 2,500 dwelling units, 174.7 acres



# Transit Oriented Development

## **BAYLANDS - Brisbane, California**

Baylands, a site south of San Francisco, proposed a mixed-use, infill, and transit oriented development (TOD) adjacent to Highway 101 and CalTrain transit with views of the San Bernardino Mountains to the west and the San Francisco Bay to the east. The first phase of the project, anchored by a sports stadium, was surrounded by a performing arts pavilion, international conference center and hotel, and pacific trade center connected through a network of open spaces to Visitation Park, a restored and enhanced creek corridor, and the Baylands Lagoon. The second phase of development included a retail commercial component with surrounding medium and high density residences.

**Summary:** 1,800 dwelling units, 72,000 seat stadium, 660 acres



## **CURTIS PARK VILLAGE - Sacramento, California**

Curtis Park Village is a mixed-use, transit oriented development consisting of retail, commercial, multi-family, affordable senior housing apartments, and single-family residential units on an urban infill site in Sacramento. Regional Transit operates several bus routes in the area of Curtis Park Village and there are two light rail stations at opposite ends of the west side of the project site. The plan was developed using the City of Sacramento's urban infill, "Pedestrian Friendly Street Standards," and sustainable design principles.

**Summary:** 527 dwelling units (16.8 du/ac), 12 acres of commercial/office, 72 acres



## **GREENBRIAR - Sacramento, California**

The Greenbriar development in Sacramento represents one of the best efforts to include traditional neighborhood design principles with transit oriented development (TOD) in Sacramento. The community includes a transit station on a proposed light rail line as its focal feature. The station is located at the geographic center of the community and is clustered with a mixed-use transit station facility, including retail, office space, medium and high density housing, town homes, senior housing, a lake, and neighborhood parks. The retail component will orient toward the station and lake with public plazas and gathering areas.

**Summary:** 3,000 dwelling units, 577 acres



## **CAPITOL EXPRESSWAY - San Jose, California**

The Capitol Expressway plan area is a ¾ mile long auto row featuring 14 dealerships, and totaling 110-acres. The site's infill location near an existing light rail transit station and two highway interchanges makes it an exceptional candidate for redevelopment and intensification. The plan proposes that the existing single-story automobile dealerships will be rebuilt as 4 to 6-story buildings, allowing inventory to be stored within the building and freeing existing parking lots for mixed-use development including retail, entertainment, office and medium to high density residential units.

**Summary:** 4,000 dwelling units, 110 acres



## **THE RANCH AT SUNRIDGE - Rancho Cordova, California**

This "Blueprint Principles for Smart Growth" plan area is located in the heart of the Sunrise-Douglas Community Plan Area and provides a compact, land-efficient development comprised of a diverse mix of differing single-family residential lot sizes and unit types, located along a Bus Rapid Transit (BRT) line. The plan features a walkable, gridded street network with short blocks, minimal pavement widths, and tree-lined, shady, pedestrian-friendly streets.

**Summary:** 1,757 dwelling units, 13-acre Village Town Center (13 acres), 530 acres



# Multi-Family/Attached Residential

## THE PHONECIAN STONERIDGE - Roseville, California

This multi-family project is located within the Stoneridge Specific Plan, in close proximity to the Sutter Medical Center. The sloping hillside site provided significant grading challenges, requiring close coordination with the architect on product design and placement, and early consideration of walkways and ADA access. Many of the units have excellent views of the surrounding preserved oak woodland.

**Summary:** 160 dwelling units, 15.5 acres



## CARRIAGE LANE 3 - Sacramento, California

This attached rowhome project is located in North Natomas, adjacent to the commercial corridor along I-5 and the Del Paso interchange. Wood-Rodgers coordinated closely with the project architect to create individual fee title lots for each unit and designed “green-courts” that homes face onto. An internal pathway system allows residents to walk to the clubhouse to pick up mail, interact with neighbors, or use the swim and fitness facilities.

**Summary:** 183 dwelling units, clubhouse, 10.5 acres



## AMESPORT LANDING - Half Moon Bay, California

This eight-plex condominium project creates an upscale multi-family community of two-story buildings with a substantial central open space system and clubhouse facility. Today, Amesport Landing is considered the most desirable condo living in Half Moon Bay. The project team designed and directed all phases of the project from inception, through entitlements, to final design and construction.

**Summary:** 120 dwelling units, 10 acres



## SIERRA VIEW – Lincoln, California

Developed as a “block” condominium project, these triplex units were carefully placed along an internal loop road with parking court access to garages and individually fenced rear yard areas, allowing residents to have a private space for personal use or pets. The clubhouse provides a central gathering place for residents and has a dipping pool.

**Summary:** 144 dwelling units, clubhouse, 10.5 acres



## ARCHSTONE - Watertown, Massachusetts

Flanking the Charles River, this urban mixed-use redevelopment project in downtown Watertown is the second largest apartment REIT in the country. The plan, comprised of mid-rise residential units over retail commercial, mitigated multiple site challenges—river drainage and underground parking—all within a creatively themed landscape.

**Summary:** 300 dwelling units, 3.6 acres

