



# City of Woodland

## Meeting Agenda

### City Council

City Hall  
300 First Street  
Woodland, CA 95695

Tuesday, October 3, 2017

5:30 PM

Council Chambers

#### SPECIAL CITY COUNCIL MEETING

October 3, 2017

5:30 PM

- A. CALL TO ORDER
- B. ROLL CALL
- C. PLEDGE OF ALLEGIANCE
- D. COMMUNICATIONS-PUBLIC COMMENT

*This is an opportunity for the public to speak to the Council on any item other than those listed for public hearing on this agenda. Speakers are requested to use the microphone in front of the Council and to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Mayor may impose a time limit on any speaker depending on the number of people wanting to speak and time available for the rest of the agenda. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered.*

#### E. COMMUNICATIONS-COUNCIL/STAFF STATEMENTS AND REQUESTS

*This is an opportunity for the Council Members and Staff to make comments and announcements, to express concerns, or to request Council's consideration of any items a Council Member would like to have discussed at a future Council meeting.*

#### F. PRESENTATIONS

##### 1. COUNTY FAIR MALL REDEVELOPMENT CHARRETTE PRESENTATION

Staff recommends that the City Council receive a presentation from the Congress for the New Urbanism California Chapter (CNUCA) describing design and phasing plans with development and investment strategies for the future redevelopment of the County Fair Mall. A full report will follow this presentation within the month.

#### G. ADJOURN

*I declare under penalty of perjury that the foregoing Agenda for the Joint City Council/Woodland Finance Authority Special Meeting of the City of Woodland scheduled for October 3, 2017 was posted on September 29, 2017 in the outside display case at City Hall, 300 First Street, Woodland, CA, and was available to the public during normal business hours.*

*Ana B. Gonzalez, City Clerk*

**Upon request, agendas and documents in the agenda packet will be made available in appropriate alternative formats to persons with a disability, as required by law. Any such request must be made in writing to the Office of the City Clerk of the City of Woodland. Requests will be valid for the calendar year in which the request is received, and must be renewed prior to January 1st.**

**Persons needing disability-related modifications or accommodations in order to participate in public meetings, including persons requiring auxiliary aids or services, may request such modifications or accommodations by calling the Office of the City Clerk (530-661-5806) at least 48 hours prior to the meeting.**



TO: THE HONORABLE MAYOR AND CITY COUNCIL  
DATE: October 3, 2017  
ITEM #: 1.  
SUBJECT: COUNTY FAIR MALL REDEVELOPMENT CHARRETTE PRESENTATION

**Recommendation for Action:**

Staff recommends that the City Council receive a presentation from the Congress for the New Urbanism California Chapter (CNUCA) describing design and phasing plans with development and investment strategies for the future redevelopment of the County Fair Mall. A full report will follow this presentation within the month.

**Staff Contact:**

Stephen Coyle, Deputy Director Community Development Department, (530) 661-5910,  
stephen.coyle@cityofwoodland.org

**Background:**

The presentation consists of the following:

- Background (Why the Mall?) – Current Mall and general retail market conditions; real estate analysis of the retail, housing and office market with regard to the Mall site.
- Objectives – Identify the opportunities and constraints for repositioning the Mall for a phased redevelopment that adds economic, social, and environmental value to the site and larger community.
- Process – The Charrette, a multi-day, community-engaged, intensive design forum; the Team, professionals, from architects, urban designers, planners, and engineers, to housing, retail and development experts; the method, iteratively designing, testing, revising, and refining redevelopment concepts and schemes to produce a preferred plan and options with development implementation recommendations.
- Products – Master site design; proposed land and building uses and form, site and area pedestrian, transit, and vehicle circulation plans and parking; landscape and building design; form-based design and regulatory standards; redevelopment phasing plan and strategies; financing and investment recommendations, and renderings.
- Next Steps – Products will be refined and incorporated into the final report, subject to feedback from Council and staff.

**Discussion:**

The CNUCA, a non-profit 501(c) 3 volunteer professional organization <http://www.cnucalifornia.org/>, holds an annual, volunteer Charrette, a multi-day, a public, collaborative design and planning process, each fall as the chapter's signature event for chapter members. The Charrette Team, staffed by chapter members, offers a proactive, multi-disciplinary approach to restoring our communities and an opportunity to engage city staffs, officials, and citizens in the process. This year, the Board agreed on Woodland as its target city with the mall as its site, in part because we can concurrently address the massive shift in retail and malls and shopping centers in particular, while transforming these sites into uses that reflect the housing, shopping, and entrepreneurial space needs of millennials, seniors, and those in between.

Why the County Fair Mall? It faces a rapidly contracting retail market that adversely impacts conventional malls and strip centers and favors walkable, mixed use shopping. With City and community help, the Team produced a phased redevelopment plan, design standards and investment strategies for the Mall to enable its conversion, over time, into a community asset of neighborhood-serving stores, townhomes, flats, and workspaces along tree-lined streets, with a distinctive civic plaza, parking and transit access.

The all-volunteer, Congress for the New Urbanism Charrette Team and City Staff, with the support of the City and the

Yolo County Transit District, welcomed the participation of the County Housing Authority, the Sacramento Council of Governments (SACOG), the Chamber of Commerce, the Mall owners and tenants. The Charrette Studio, right next to the inside entry to JC Penney, opened to the public 9:00 AM to 6:00 PM Saturday, Sunday, Monday and Tuesday until noon. The Charrette including special events including an Opening Event and introduction by James Corless, SACOG, a “Forecast: Malls, Centers & Corridors” by a panel of statewide development experts, a New Urban Film Festival held at the Woodland Opera House, and “The Future of Retail”, a presentation by retail expert Steve Lawton. The Charrette culminated with a Council the October 5<sup>th</sup> presentation. The full Charrette Report will follow by the end of the month.

**Conclusion:**

Staff recommends that the City Council receive a presentation from the Congress for the New Urbanism California Chapter (CNUCA) describing design and phasing plans with development and investment strategies for the future redevelopment of the County Fair Mall. A full report will follow this presentation within the month.

Prepared By: Stephen Coyle Deputy Director Community Development Department

A handwritten signature in cursive script, reading "Paul Navazio".

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Paul Navazio, City Manager