

Master Planned Communities

NEW BRIGHTON (ASPEN 1) - Sacramento, California

New Brighton is the first in a series of projects proposing to redevelop a former aggregate mine (brownfield) with new mixed use communities that embrace the principles of sustainability. A grid-pattern of streets, mix of uses and densities encourage walking by placing amenities in proximity to homes, thereby reducing VMT and GHG emissions. Low Impact Design (LID) features, such as front yard rain gardens and bio-swales within medians to convey storm water to water quality basins, provide natural filtration of urban runoff. A 24 acre urban farm site provides a location for residents to congregate, socialize while growing their own produce.

Summary: 1,365 dwelling units (65% HDR), 15 du/na average, 232 acres



SUNRIDGE EAST PLAN AREA - Rancho Cordova, California

This "Blueprint Principles for Smart Growth" plan highlights a series of land-efficient, small residential villages with schools and parks as the central neighborhood focus. Wood Rodgers prepared overall master plan and design studies, General Plan Amendment, Specific Plan Amendment and Rezone of the properties to be in compliance with both the Specific Plan and Regulatory Permits.

Summary: 2,627 dwelling units, 24 acres of commercial/office, 216 acres of parks and open space, 155 acres of permanent wetland preserve area, 620-acres



PARADISO PROPERTY - Los Banos, California

The Paradiso Property proposes to preserve the small town character of Los Banos by creating a vibrant, walkable community centered around new parks and an elementary school. The project includes a commercial and hospital site located adjacent to the SR-152 bypass, making access convenient to both the Paradiso residences and the larger Los Banos community. The parks are connected through a series of pedestrian parkways that form a continuous loop through the community and create an enhanced pedestrian circulation system. The elementary school is adjacent to the largest neighborhood park, creating a focus for community activity.

Summary: 1,400 dwelling units, 350 acres



NATOMAS CENTRAL COMMUNITY - Sacramento, California

The Natomas Central Community is a traditional neighborhood development with a mix of single-family, multi-family and active-adult residences, oriented toward a centrally located elementary school, park and lake. The master planned community is composed of a mix of residential units with a park as a focal feature of each neighborhood and direct access to the pedestrian trail surrounding the lake.

Summary: 2,300 dwelling units, 400 acres



FIDDYMENT RANCH - Roseville, California

Located within the West Roseville Specific Plan, Fiddymment Ranch proposes a new community with a full complement of housing types, support retail and office, schools, parks and open space. The site is a logical growth area due to its proximity to the City's WWTP and Energy Park, and the mix of uses and trail system will keep many trips on-site, thereby reducing VMT and GHG emissions.

Summary: 6,112 dwelling units (35% HDR), 234 acres of open space, 1,677 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



Senior/Active Adult Housing

HERITAGE AT NATOMAS PARK - Sacramento, California

Heritage at Natomas Park is a successfully completed active-adult community composed of low, medium and high-density residential units, commercial center, parks, open space and recreation center. The residential villages of Heritage at Natomas Park include many housing options, including independent living apartments, assisted living units and a congregate care facility. The plan was designed to promote outdoor activities, with parks and open space areas that have been programmed with uses that are appropriate for this age group.

Summary: 1,900 dwelling units, 300 acres



GLENBROOKE by DEL WEBB - Sacramento, California

Wood Rodgers prepared the specific plan document and engineering studies for this master plan, including a mix of uses and a full program of school and park sites. Wood Rodgers coordinated with other consultants in the preparation of environmental studies and the EIR, Financing Plan and other documents, and assisted in the coordination of the property owners group, presentations and processing with public agencies.

Summary: 7,800 dwelling units, 300 acres of commercial, 1,900 acres



SILVERADO VILLAGE - Elk Grove, California

Silverado Village provides a creative new prototype that combines active adult, seniors and standard single-family housing into one master planned community. The lodge, restaurant, clubhouse, fitness center and pool facility are centrally located within the Eskaton village providing activities and a congregation point that all residents can enjoy. Active adults in the surrounding one-story cottage units can step out their back door onto the landscaped paseo system, interact with their neighbors, tend to their community garden plot, or and walk over to the lodge to visit a spouse in supervised care.

Summary: 664 dwelling units, 90 acres of open space, 230 acres



ESKATON - Reno, Nevada

This community, located within the natural beauty of talus slopes and high desert landscape, which provides a fitting the backdrop for the sweeping views of the valley below. One half of the project site is designated for open space, gardens and trails, creating a rich network of experiences for residents, and blending the community with its natural surroundings. The project proposes single family, independent living, assisted living and memory care facilities.

Summary: 322 dwelling units, 65 acres



WESTSHORE - Sacramento, California

The Westlake Community is a traditional neighborhood development with a mix of single-family, multi-family and active-adult residences, oriented toward a centrally located elementary school, park and lake. The active-adult neighborhood has a clubhouse and park as a focal feature, as well as direct access to the pedestrian trail surrounding the lake.

Summary: 570 dwelling units, 67 acres



Golf Course Communities

RANCHO SAN BERNABE - King City, California

The Rancho San Bernabe Community, a competition, was intended to generate design ideas for a self-contained community with a commercial and mixed-use component, along with a comprehensive and diverse residential component, including an active adult community. Taking a sensitive, compact growth approach, attempting to mitigate the impact on the rolling hills and oak woodland terrain, the plan capitalized on the diverse biotic features of the site—from mountains to hills, from river front to creek conditions. The plan defined seven distinct neighborhoods, centered around different lifestyle amenities, each neighborhood having a unique identity, architecture and community feature based on its placement on the site.

Summary: 4,140 dwelling units, 2,147 acres



CABO DEL SOL - Cabo San Lucas, Mexico

Located at the tip of the Baja peninsula, the design of this desert hillside community was closely coordinated with golf course architect Tom Doak's plan for a new "Mountain" course at Cabo del Sol. The loop road system and lotting pattern capitalizes on spectacular ocean views and the home sites are graded to minimize the disruption of the golf experience. The scope was expanded to include the design of a small, high-end residential community on the signature 18th hole of the "Ocean" course with lots carefully graded to ensure views of the ocean white water.

Summary: 425 dwelling units, 140 hectares



MORGAN CREEK - Placer County, California

The Morgan Creek project is a master planned golf course community that is carefully positioned around the Dry Creek corridor west of the City of Roseville. Wood Rodgers coordinated closely with architect Kyle Phillips on the routing and grading of the golf course within the 100-year floodplain to avoid upstream or downstream impacts, and to avoid and preserve wetlands. An extensive pedestrian paseo system allows residents to walk or bike to the clubhouse and swim facility. The use of reclaimed water for golf course and park irrigation required grading design to capture and convey runoff to golf course ponds.

Summary: 579 dwelling units, Clubhouse & Swim Facility, 545 acres



SPRINGFIELD RANCH - Winters, California

This project, just north of the town of Winters, involved an 18-hole golf course, flood plain and wetland issues, hilly topography, and the expansion of an adjacent city wastewater treatment plant. Wood Rodgers prepared the master plan and golf course routing studies, while also serving as civil engineers and hydrologists for the floodplain drainage, treatment plant, preliminary grading, and other technical issues. Planning efforts included a General Plan Amendment, pre-zone and annexation, preparation of a preliminary Tentative Subdivision Map, and entitlement processing.

Summary: 1,900 dwelling units, 850 acres

