

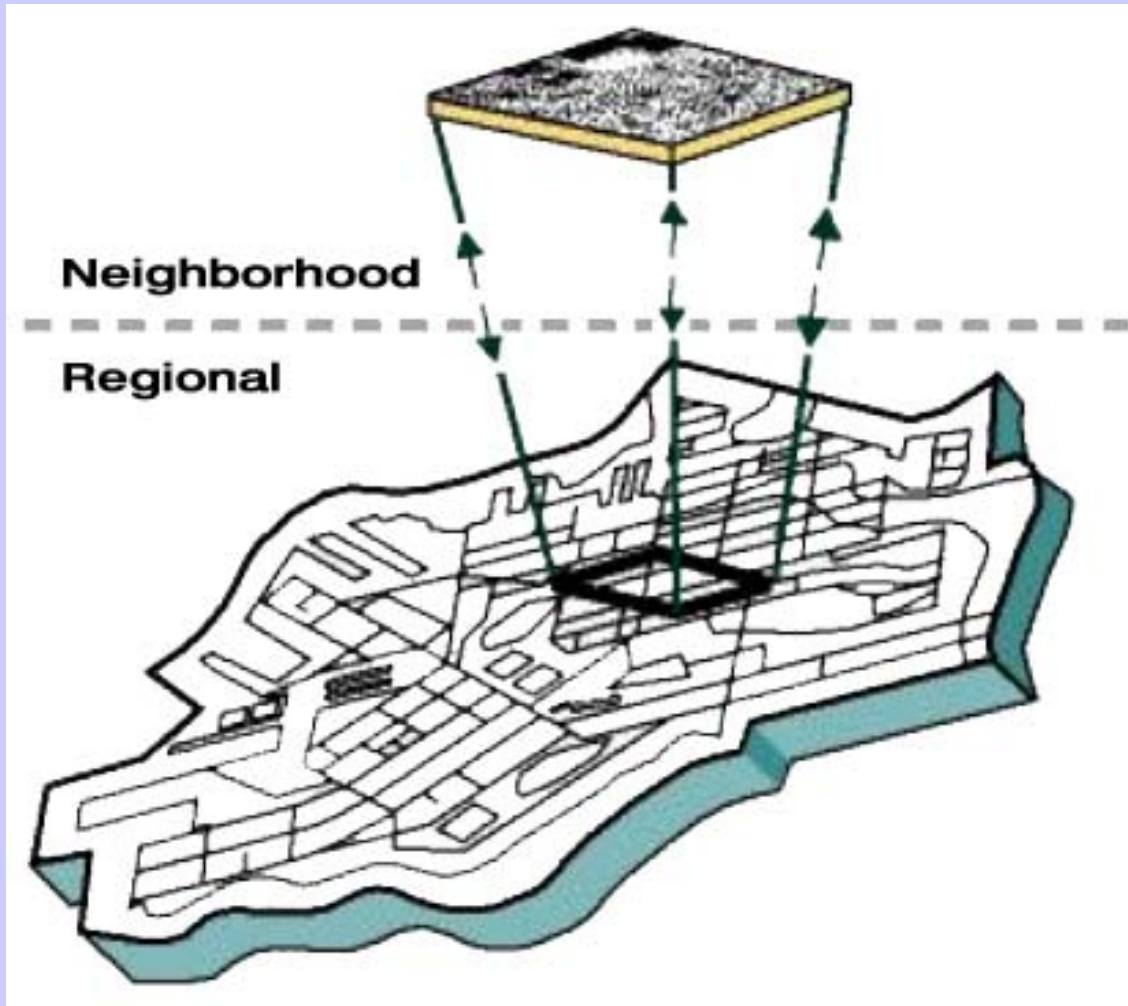


## **“Big Picture” planning issues**

- No one likes the Base Case Future
- Blueprint is looking for an alternative future
- Blueprint WILL look at reasonable total growth in Yolo County/Davis vs. other parts of region
- Providing sufficient housing critical
- Building housing with compact form best single change to growth pattern to protect resource lands



## Need to plan both the regional and neighborhood levels





## Smart Growth Principles

- Transportation Choice – viable options
- Housing Choice – aging, diverse households
- Compact Development – use land efficiently
- Use of Existing Assets – build on what we have
- Mixed Use Development – reduces auto travel
- Natural Resource Conservation – economic/environmental reasons
- Quality Design – enhance overall livability

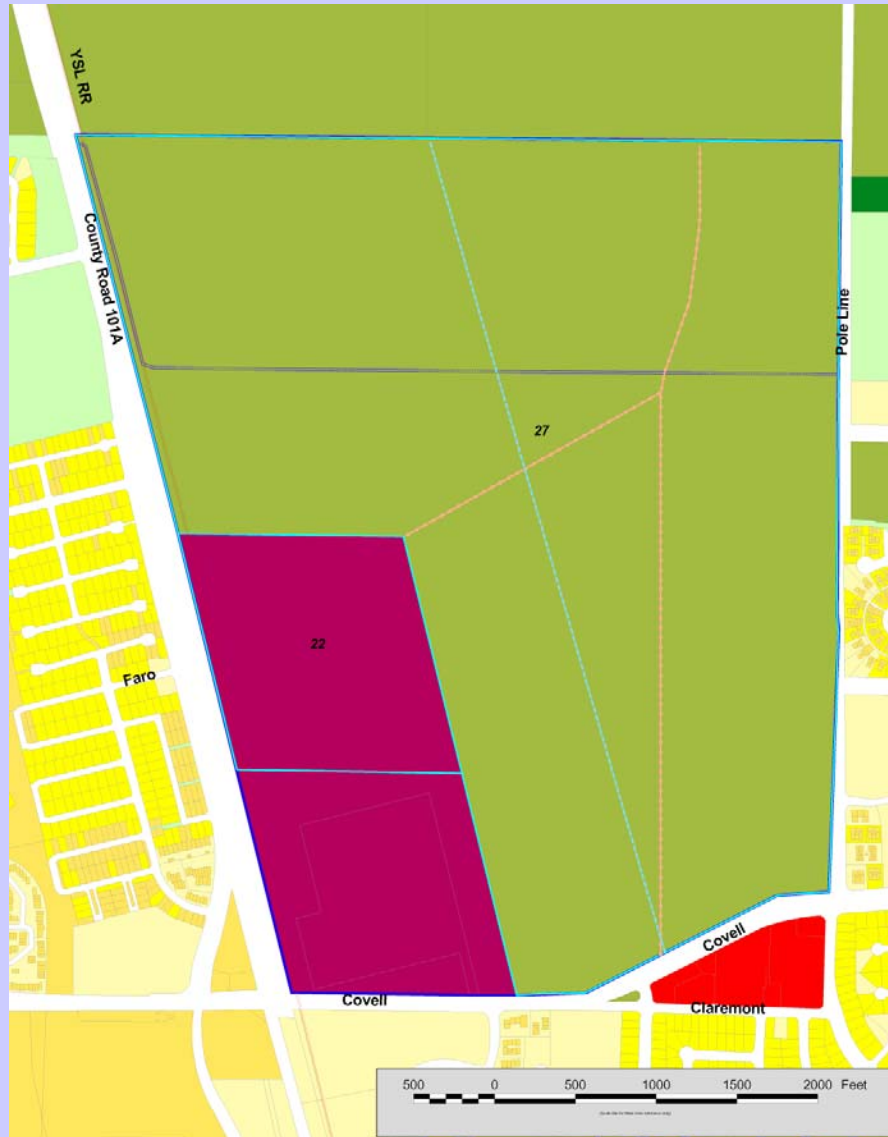


# The North Davis Study Area





# The North Davis Study Area



**Existing Land Use:**

- |   |  |
|---|--|
| 1- Rural Residential                    | 15C- Live/Work (Owner)                       |
| 2- Large Lot Single Family Residential  | 15R- Live/Work (Rental)                      |
| 3- Medium Lot Single Family Residential | 16C- Mixed Use Res. Focus Mid-Rise (Owner)   |
| 4- Small Lot Single Family Residential  | 16R- Mixed Use Res. Focus Mid-Rise (Rental)  |
| 5C- Townhouse (Owner)                   | 17C- Mixed Use Res. Focus High-Rise (Owner)  |
| 5R- Townhouse (Rental)                  | 17R- Mixed Use Res. Focus High-Rise (Rental) |
| 6C- Low-Rise Condos (Owner)             | 18- Mixed Use Emp. Focus Mid-Rise            |
| 6R- Low-Rise Apartments (Rental)        | 19- Mixed Use Emp. Focus High-Rise           |
| 7C- Mid-Rise Condos (Owner)             | 20- Mixed Use Office/Retail Mid-Rise         |
| 7R- Mid-Rise Apartments (Rental)        | 21- Mixed Use Office/Retail High-Rise        |
| 8C- High-Rise Condos (Owners)           | 22- Light Industrial                         |
| 8R- High-Rise Apartments (Rental)       | 23- Heavy Industrial                         |
| 9C- Urban Condos (Owner)                | 24- Public/Civic/Education                   |
| 9R- Urban Apartments (Rentals)          | 25- Open Space                               |
| 10- Mid-Rise Office                     | 26- Parks                                    |
| 11- High-Rise Office                    | 27- Agriculture                              |
| 12- Community/Neighborhood Retail       | Vacant Land                                  |
| 13- Hotel                               | Urban Reserve                                |
| 14- Mixed Use Horizontal                | Water  |