

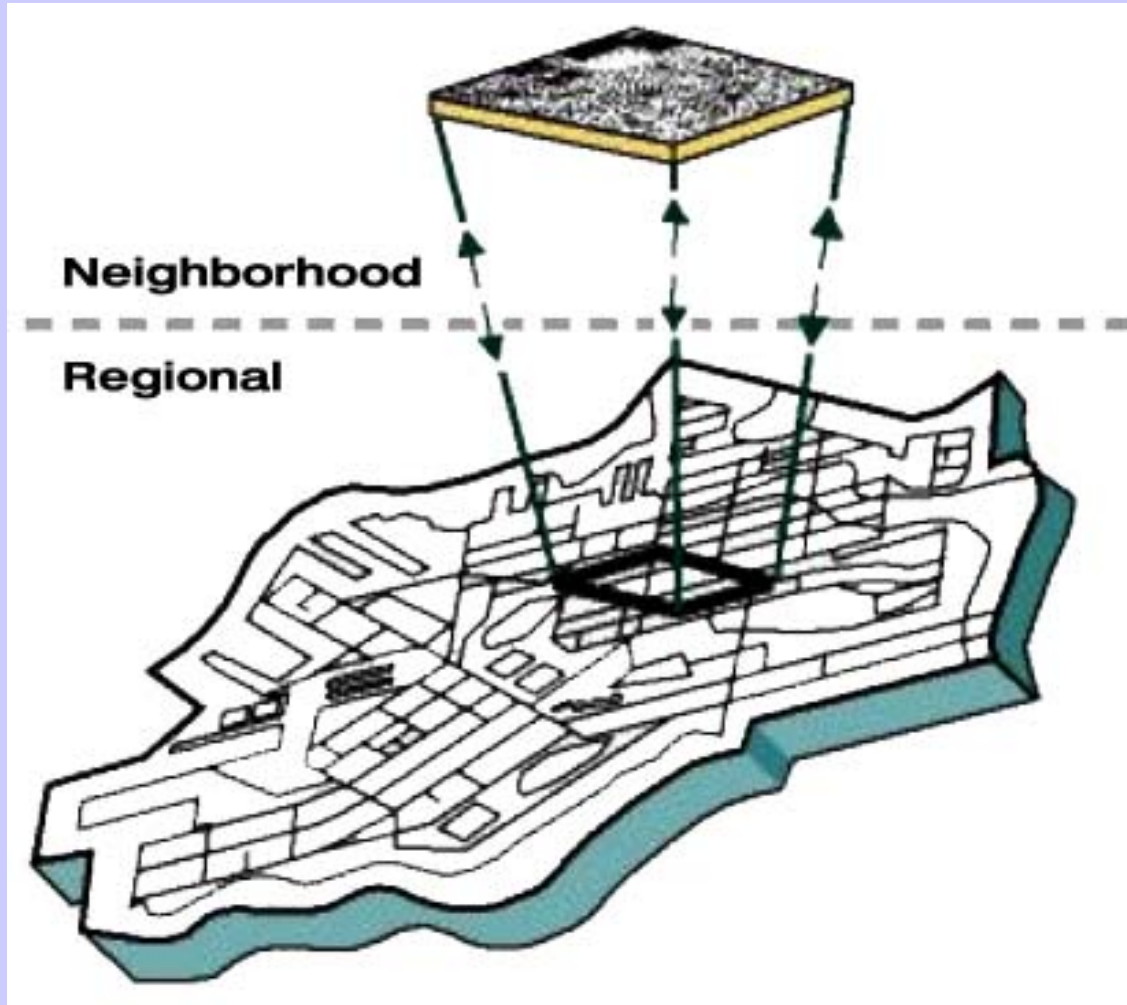


## **“Big Picture” planning issues**

- No one likes the Base Case Future
- Blueprint is looking for an alternative future
- Blueprint WILL look at reasonable total growth in Yolo County/Woodland 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



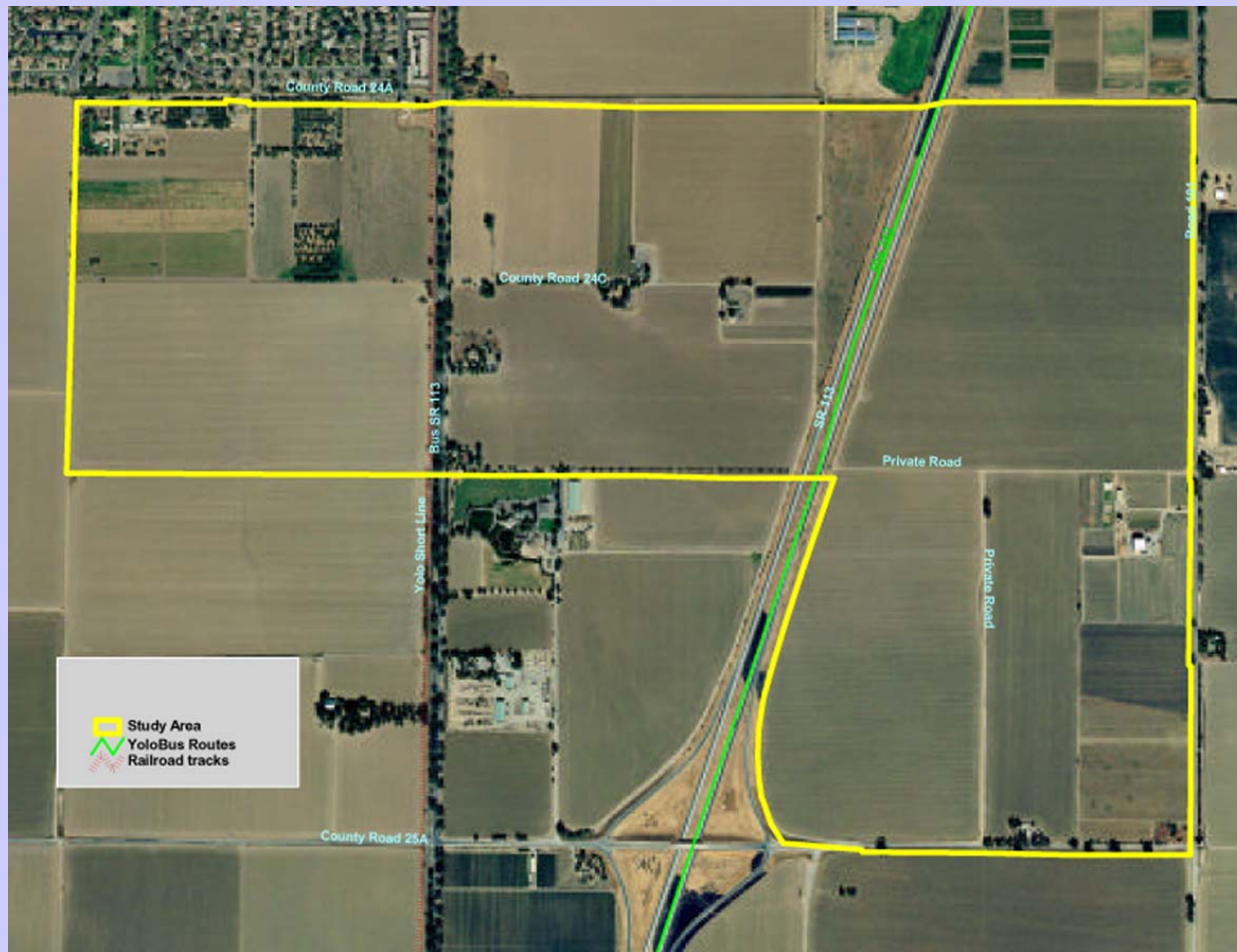


## Smart Growth Principles

- 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

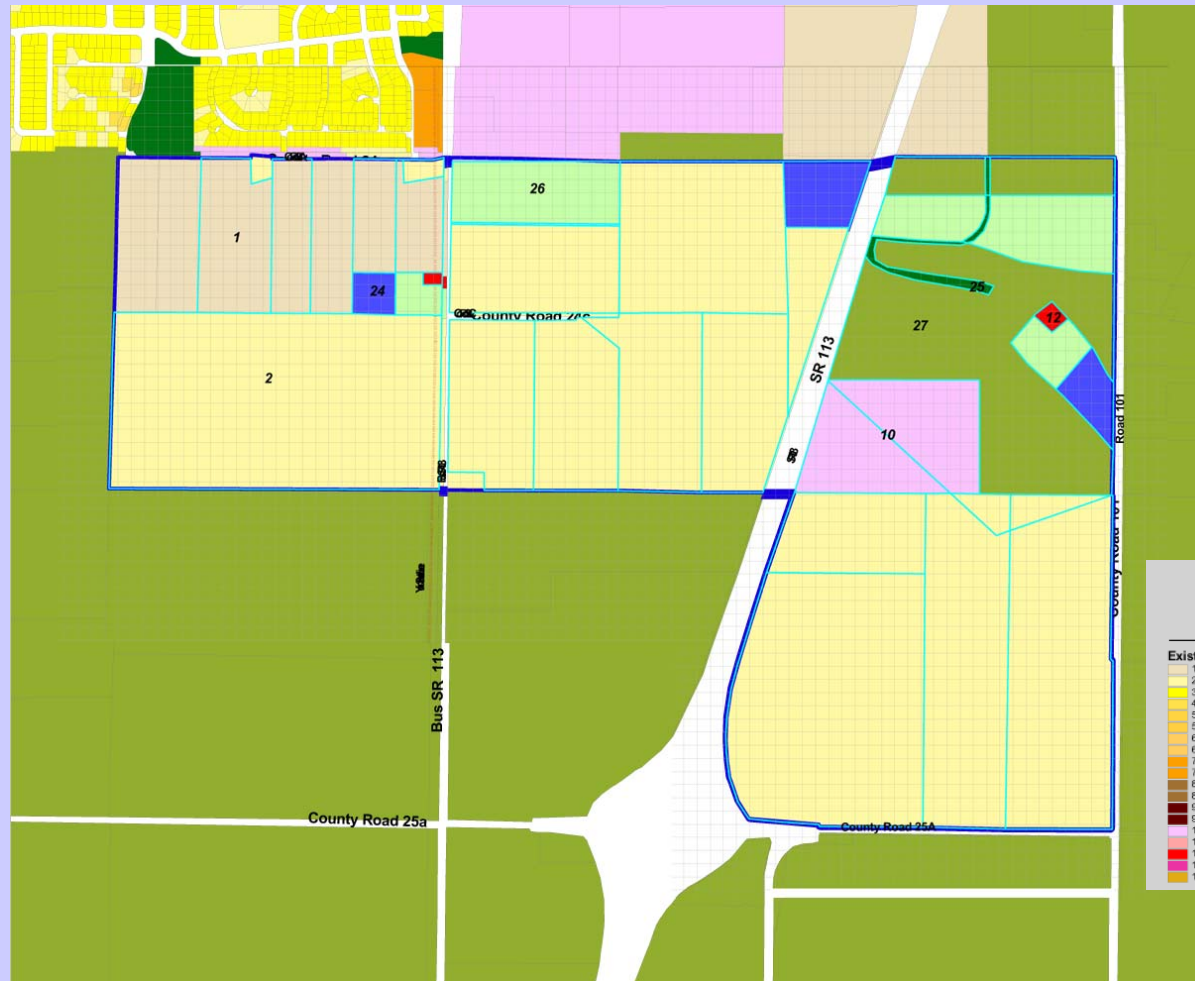


# The S.O.I. Study Area





# The S.O.I. Study Area



Woodland Sphere of Influence Site  
 Undeveloped Parcels  
★ Yolo Short Line Railroad

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**Existing Land Use:**

1- Rural Residential	150- Live/Work (Owner)
2- Large Lot Single Family Residential	15R- Live/Work (Rental)
3- Medium Lot Single Family Residential	160- Mixed Use Res. Focus Mid-Rise (Owner)
4- Small Lot Single Family Residential	16R- Mixed Use Res. Focus Mid-Rise (Rental)
50- Townhouse (Owner)	170- Mixed Use Res. Focus High-Rise (Owner)
5R- Townhouse (Rental)	17R- Mixed Use Res. Focus High-Rise (Rental)
60- Low-Rise Condos (Owner)	18- Mixed Use Emp. Focus Mid-Rise
6R- Low-Rise Apartments (Rental)	19- Mixed Use Emp. Focus High-Rise
70- Mid-Rise Condos (Owner)	20- Mixed Use Office/Retail Mid-Rise
7R- Mid-Rise Apartments (Rental)	21- Mixed Use Office/Retail High-Rise
80- High-Rise Condos (Owners)	22- Light Industrial
8R- High-Rise Apartments (Rental)	23- Heavy Industrial
90- 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