



2

LAND USE, COMMUNITY DESIGN, AND HISTORIC PRESERVATION ELEMENT





Land use decisions and design standards contribute to Woodland's identity and livability.

See the Introduction and Administration chapter for more information on Woodland's historical development.

2.1 Introduction and Purpose

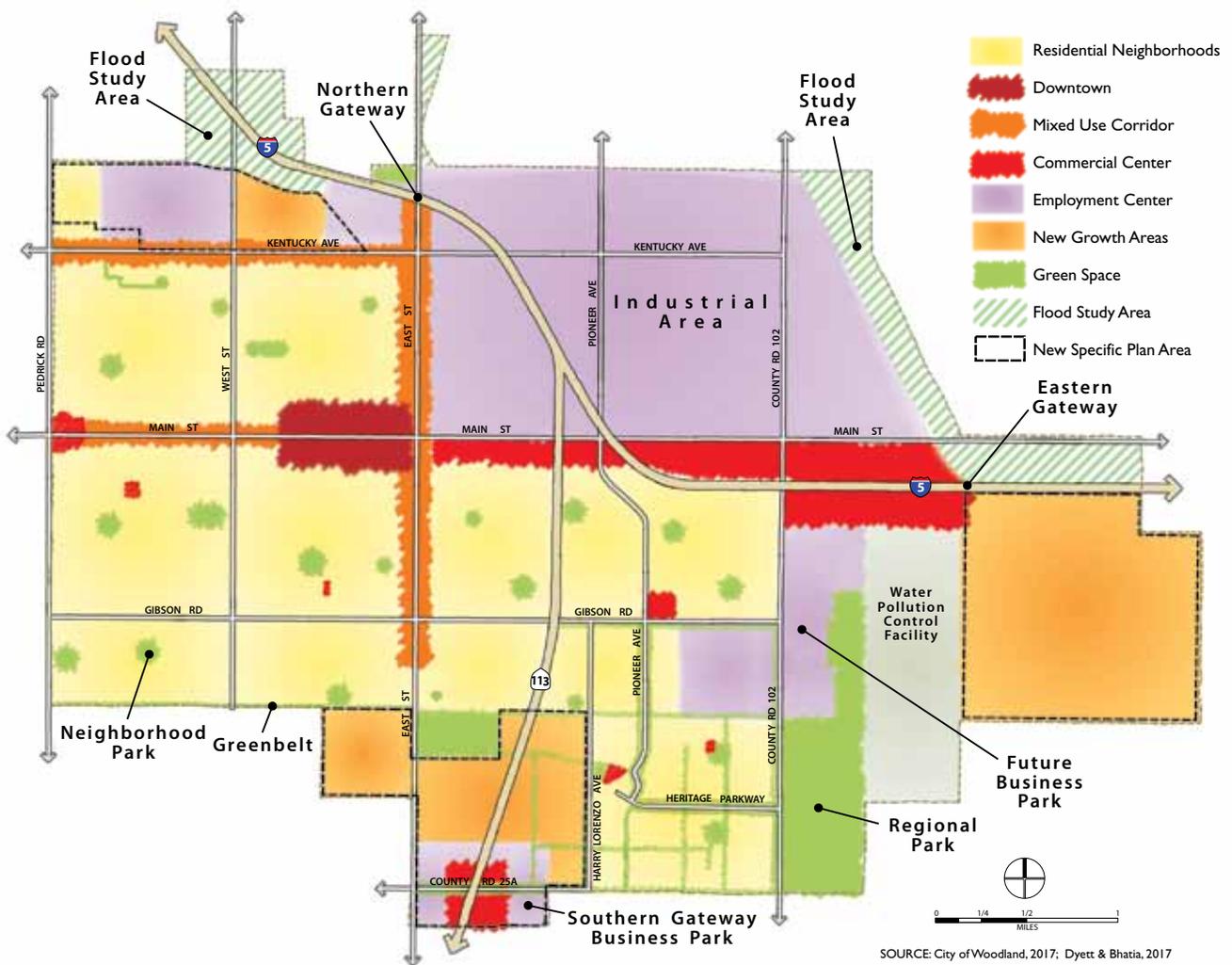
The way in which a City allocates its land to meet the needs of residents and businesses is central to the General Plan. In order to accommodate a growing, changing population and increasingly diversified employment, Woodland must meet the needs of these groups and uses while still maintaining the aspects of the built environment that current citizens value: an orderly pattern of development that retains and enhances Woodland's quality of life and a distinctive identity bolstered by the city's unique historical heritage.

A city's urban form is shaped gradually over a long period of time. Woodland developed over time as a result of its founding as an agricultural center of the region and its designation as the county seat. This laid the foundation for the neighborhoods, corridors and architectural heritage evident today.

The Land Use, Community Design, and Historic Preservation Element directs the location and form of future development, shaping where people will live, work, play, and shop in Woodland. It presents the desirable pattern for the ultimate development of the city for the General Plan horizon (year 2035) and seeks to ensure that land use planning reflects the community's evolution and changing demographics, while promoting sustainability. Goals and policies related to urban form and design will inform development decisions by providing a common understanding of the characteristics the community wishes to achieve and preserve. Each development project must consider its impact on the form and character of the community as a whole, particularly regarding the project's overall massing and its interaction with the street and public realm.

The concept diagram shown in Figure 2-1 provides a simplified representation of how the city will develop by 2035. Each of the land groupings illustrated in the concept diagram – residential neighborhoods, centers, corridors, new growth areas, and green spaces – are discussed generally in Section 2.2 and outlined in greater detail in Section 2.3. A complementary diagram that illustrates that city's basic roadway network is shown in Figure 2-4.

FIGURE 2-1: CONCEPT DIAGRAM



This diagram provides a graphic representation of the key ideas embodied in the General Plan, including corridors, commercial and employment centers, new growth areas, traditional residential neighborhoods, and green spaces. All boundaries are approximate.



The land use framework balances accommodating growth with maintaining community character.

The Land Use, Community Design, and Historic Preservation Element is organized as follows:

- **Section 2.1: Introduction and Purpose.** Introduces the topics covered in this Element and outlines the Element's relationship to State law and the Visioning Statement and Guiding Principles.
- **Section 2.2: Growth and Change.** Presents the overall growth strategy for Woodland through 2035.
- **Section 2.3: Citywide Land Use and Community Design.** Provides a Land Use Diagram, descriptions of each land use designation, identification of community design concepts, as well as goals, policies and standards that address the development and design.
- **Section 2.4: Historic Preservation.** Outlines goals and policies related to the preservation, promotion, and enhancement of Woodland's historic resources.
- **Section 2.5: Goals and Policies.**

For more information on existing land use conditions and background data, refer to the *Opportunities and Challenges, Issues and Options* report released during the initial phase of the General Plan planning process.

Relationship To State Law

State law (Government Code Section 65302(a)) requires general plans to include a Land Use Element that contains the following key topics identified in Table 2-1 below. State law provides that the General Plan can address these topics in any format and is required to address them only to the extent that they are relevant in the Planning Area.

While the inclusion of community design and historic preservation is not required in any of the seven mandated elements of a general plan, California Government Code Section 65303 indicates that a general plan may address any other subjects that a community considers important to the physical development of the city.

TABLE 2-1: LAND USE TOPICS REQUIRED BY STATE LAW

Required Topic	Addressed in this Element	Location if not addressed in this Element
Proposed general distribution, location, and extent of land uses	Yes	
Population density and building intensity by land use	Yes	
Areas subject to flooding	No	Addressed in the Safety Element
Designated land use category for timberland production	No	A land use category for timberland production is not provided as the Planning Area has no timberland production areas.
Consideration of the impact of new growth on land adjacent to military facilities and underlying military airspace	No	The impact of new growth on military readiness activities is not addressed because there are no military facilities in or adjacent to the Planning Area.

Relationship to Visioning Statement and Guiding Principles

While the Land Use, Community Design, and Historic Preservation Element connects to many of the values expressed in the Visioning Statement and Guiding Principles, it most closely reflects the following excerpts from the Visioning Statement:

“In 2035 Woodland is a highly desirable community to live, learn, work and recreate. It has maintained its small town feel while maturing into an attractive, vibrant and sustainable city that celebrates its architectural heritage and cultural diversity. Woodland is a healthy community with livable neighborhoods, a thriving downtown, well maintained infrastructure, excellent schools and recreational amenities connected by a seamless network of trails and paths.”

“Woodland has become a destination for visitors seeking to experience its unique agricultural, historical, recreational, cultural, and entertainment amenities.”

While the Land Use, Community Design, and Historic Preservation Element’s broad scope relates to nearly all of the Guiding Principles, this Element most directly supports the following:

- **Quality and Character:** Retain and enhance Woodland's quality of life, its distinctive identity and small-town characteristics.
- **Orderly Development:** Promote new growth while achieving an orderly pattern of community development, consistent with economic, social, fiscal and environmental needs.
- **Historic Downtown:** Strengthen the historic downtown district as the City's center of shopping, dining, entertainment and employment.
- **Housing Choice:** Provide a variety of housing types to meet the needs for all generations and income levels.
- **Agricultural Heritage:** Preserve and protect prime agricultural lands and their uses within and surrounding the community.

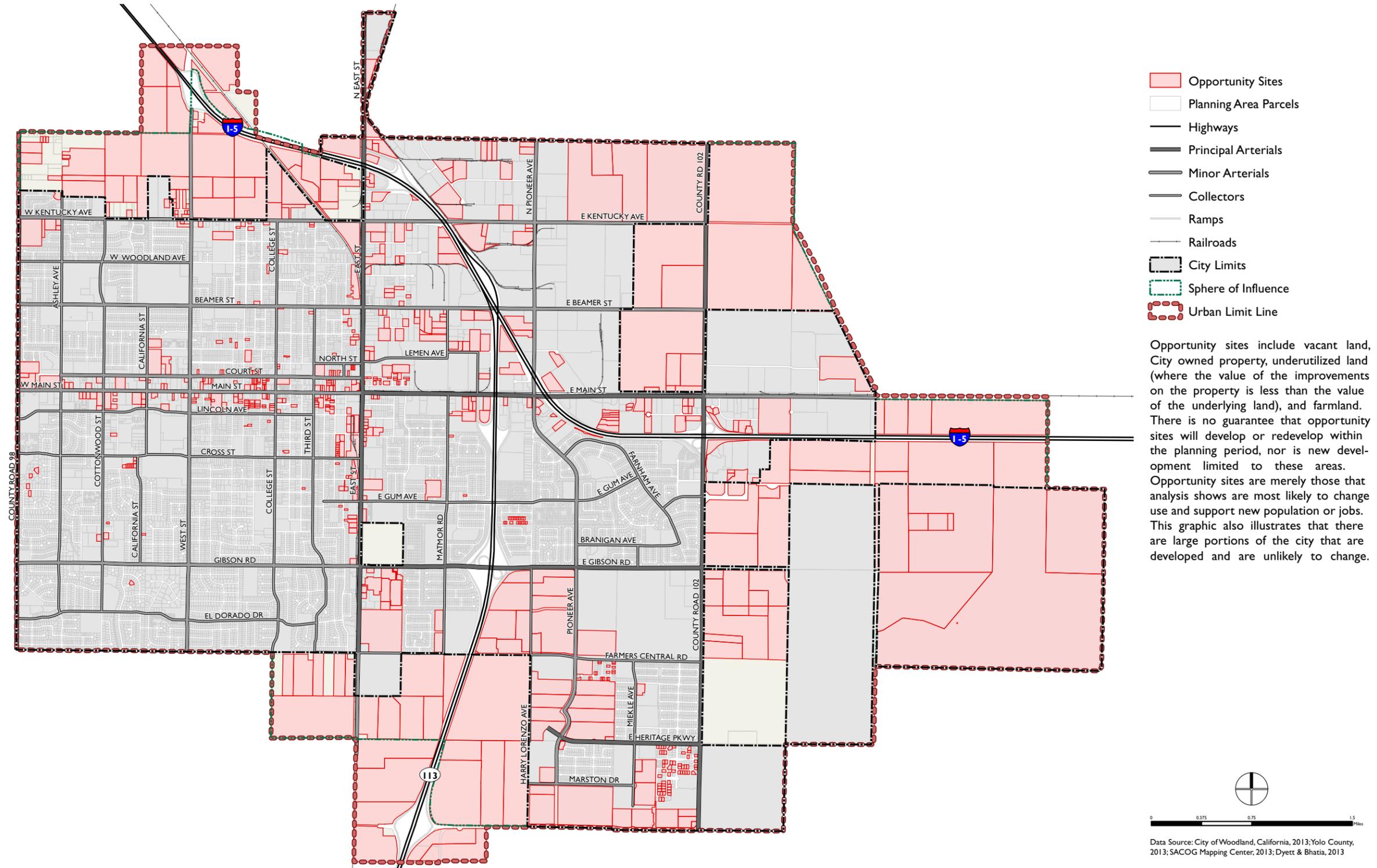
2.2 Growth and Change

Much of Woodland, including existing residential neighborhoods, is not expected to change during the planning horizon of this General Plan. However, there are some areas where the city does expect to see change. These areas include Downtown, major corridors, the industrial area, and large areas of land designated for future growth. Many of the goals and policies in this element are focused on supporting growth in these areas.

Opportunity Sites

Figure 2-2 identifies development "opportunity sites" across the Planning Area that include vacant land, City owned property, underutilized land (where the value of the improvements on the property is less than the value of the underlying land), and farmland. There is no guarantee that opportunity sites will develop or redevelop within the planning period, nor is new development limited to these areas. Opportunity sites are merely those that analysis shows are most likely to change use and support new population or jobs.

FIGURE 2-2: OPPORTUNITY SITES



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Infill Development

The goals and policies of this General Plan promote infill development and compact, sustainable growth. Compared to greenfield development, infill is generally perceived to be more difficult because of concerns raised by existing neighbors, concerns about compatibility with existing land uses, and regulations that may be more oriented to greenfield growth than infill situations. In some instances, infill development may be hampered by the physical condition and other infirmities of existing, often older, infrastructure. This often means that infill growth is more expensive and less certain for the developer. Conversely however, infill growth typically allows current land use patterns to become more efficient, provides for maximum use of existing infrastructure investments, and is generally less expensive for ongoing public sector operations and maintenance. Infill also generally brings in more tax revenue for the City because the land is usually not subject to revenue sharing with the County.

The goals and policies of this General Plan promote infill development and compact, sustainable growth.

The Notice of Preparation and project description for the General Plan was released in March 2013. The time frame and analysis for the General Plan, Climate Action Plan, and Environmental Impact Report is based on this initial starting date and projects forward to 2035. Based on an analysis of existing conditions, demographic and economic trends, and opportunity sites, Table 2-2 provides an overview of new and overall development expected by 2035. The General Plan assumes that approximately 7,000 new housing units and up to 17.4 million non-residential square feet will be developed over the planning horizon. Additional detail on General Plan land use designations and the distribution of assumed growth is covered in Section 2.3 and Appendix B.

TABLE 2-2: ANTICIPATED GROWTH THROUGH GENERAL PLAN HORIZON (2035)

	Existing (2013)	New Development (2035)	Total (2035)
Population	55,700	19,300	75,000
Housing Units	20,000	7,000	27,000
Non-Residential Square Footage	19,824,000	17,386,000	37,210,000
Jobs	26,000	19,340	45,340
Jobs/Housing Ratio	1.30	2.76	1.68

Source: US Census Bureau; California Department of Finance; Dyett & Bhatia, 2016

Goals and policies in this section provide for strategic growth and change that preserves and enhances existing neighborhoods; prioritizes new growth in infill areas through the revitalization of Downtown, key corridors and employment centers; provides for orderly expansion to “greenfield” new growth areas; and maintains Woodland’s unique agricultural and historical heritage. The proposed changes focus on enhancing the quality of life for Woodland residents, workers and visitors through improved connectivity, increased access to amenities, and greater housing and employment choices.



Compact neighborhoods provide residents with convenient access to nearby parks, services, and amenities.

2.3 Citywide Land Use & Community Design

Community Design Principles

Good community design is not only aesthetically pleasing, but functional as well. Goals and policies in this General Plan respect the desirable qualities of the city's existing neighborhoods and historic center, while promoting design coherence and strengthened community identity. Good design principles are important at multiple levels, from citywide, to centers, corridors, neighborhoods, and individual projects. Community design policies at any scale should create meaningful and vibrant places that are functional, promote health and sustainability, respect people, and create a strong sense of identity and place. Linear systems, such as highways, streets, sidewalks, paths and greenbelts, must allow for efficient movement while contributing to the aesthetic qualities that make an enjoyable living environment.

Pattern and Scale of Development

A comparison of the block patterns and street network mobility between various Woodland neighborhoods is depicted in Figure 2-3. Woodland's newer residential neighborhoods east, south, and west of Downtown generally reflect a different urban structure than the city's historic core. Although they are connected via arterial roads to the more regular, orthogonal grid of central Woodland, these neighborhoods are characterized by curvilinear streets, varying block sizes, and cul-de-sacs, which result in irregular parcel sizes and shapes. This suburban development pattern was preferred in the latter half of the 20th century and utilizes a more pronounced street hierarchy as its organizing principle. However, it tends to create greater congestion as traffic is funneled from non-continuous neighborhood streets onto collector and arterial streets. A street grid, such as the pattern of Downtown streets, allows a more balanced dispersion of traffic and improves walking and biking convenience.



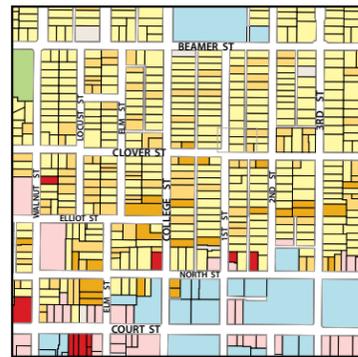
Community design is important in creating a functional, vibrant city.

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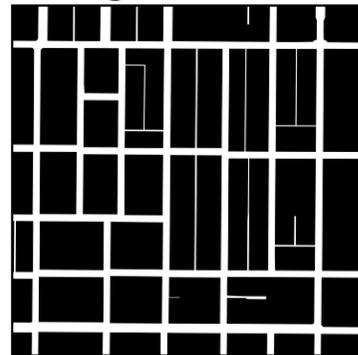
FIGURE 2-3: NEIGHBORHOOD FORM ANALYSIS

**Area 1:
Early 20th Century-1960**

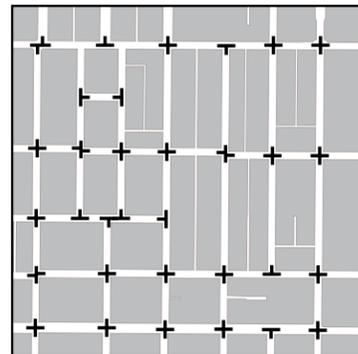
The rectangular north-south oriented street grid is common in pedestrian-oriented main streets and neighborhoods built prior to the 1950s with frequent use of alleys to access garages and business service entries. This type of street and block pattern is often called 'traditional neighborhood development'.



Through Streets: 16

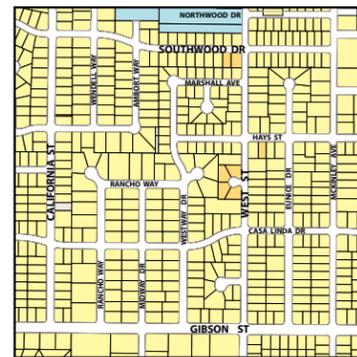


Intersections: 32

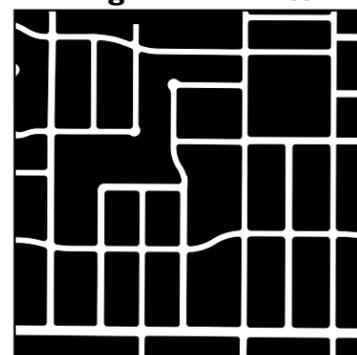


**Area 2:
1930-1975**

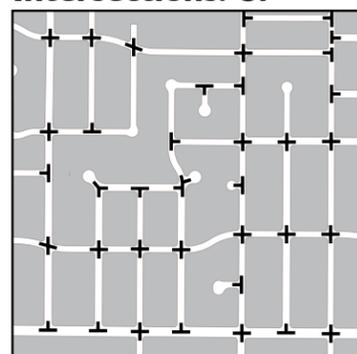
The rectangular north-south oriented street grid built before 1975 contains the occasional cul-de-sac. This type of pattern is modified by the addition of some auto-oriented, subdivided lots.



Through Streets: 17



Intersections: 37



**Area 3:
1990-2010**

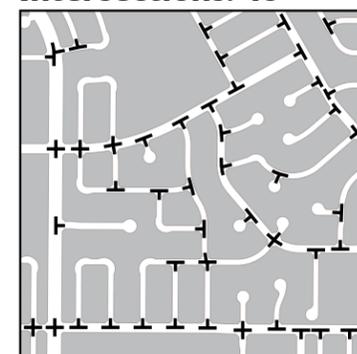
A mix of regular and irregular street patterns with long block lengths were common in auto-oriented, residential subdivisions in the 1990s. The larger blocks are often later subdivided into additional streets and lots accessed by driveways.



Through Streets: 28

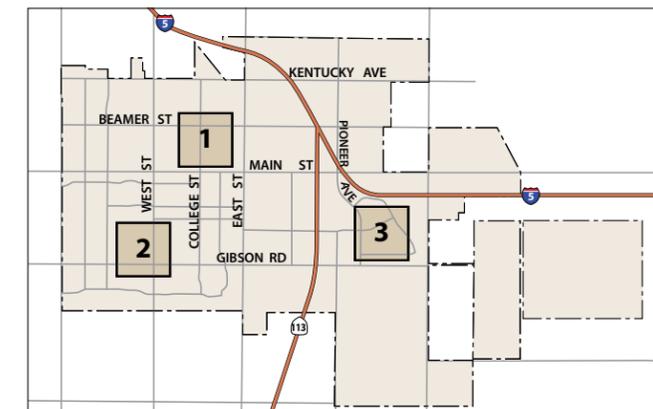


Intersections: 45



Land Use

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Office
- Public/Institutional
- Open Space
- Vacant



Neighborhood walkability can be measured by the spacing of intersections which determine block sizes. The most pedestrian-oriented blocks should be no longer than 600 feet on any side with shorter lengths of 330 feet recommended for pedestrian and bicycle connectivity or bisecting blocks with pathways.

Frequent intersections and driveways interrupt passing motor vehicle, pedestrian, and bicycle movement, and limit the placement of street trees. Dead-end streets and cul-de-sacs create long blocks and force local circulation into collectors that intersect arterial streets.

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Travel Corridors and Streetscape Design

Travel corridors include roadways, bicycle and pedestrian paths, and railways. These routes are not just modes of access, but an important way of experiencing the city. Cities are often defined and remembered by the quality of their streets. The uses and structures located along the street, the height and scale of the buildings in relation to the street and sidewalk widths, the condition of the public right-of-way, and the appearance and location of property frontages impact the design quality and feel of a street. Elements such as special paving materials, landscaping, bike lanes, pedestrian-scaled lighting, and street-facing plazas, must be carefully orchestrated to produce a successful and memorable streetscape. The General Plan seeks to foster a variety of travel routes for pedestrians, cyclists, drivers and transit riders that provide enjoyable ways to experience Woodland, and that relate appropriately to the type and scale of development along them. Figure 2-4 illustrates the general hierarchy of key roadways in the city.

Gateways and Public Art

A critical part of establishing the identity of Woodland as a whole will involve creating distinctive “gateways.” These are specially designed landmark elements that are located at key entrances to the city or districts within it. It is essential that gateway features are unique in design, visible to both motorists and pedestrians, and emblematic of the city and/or district they introduce. At entrances to the city from the freeway (shown in Figure 2-4), gateway features should announce one’s arrival into Woodland and utilize well designed signage to lead visitors Downtown or to businesses along the city’s key corridors.

Public art also plays an important role in relating the story and identity of the city, and in creating the opportunity for residents and visitors to participate and share in its development. The realm of public art is broad and can include sculptures, paintings, murals, mosaics, and artful streetscape elements, such as benches, lighting, and garbage bins.

Refer to the Transportation and Circulation Element for additional goals and policies regarding the city’s roadway network and accommodation of all modes of transportation.

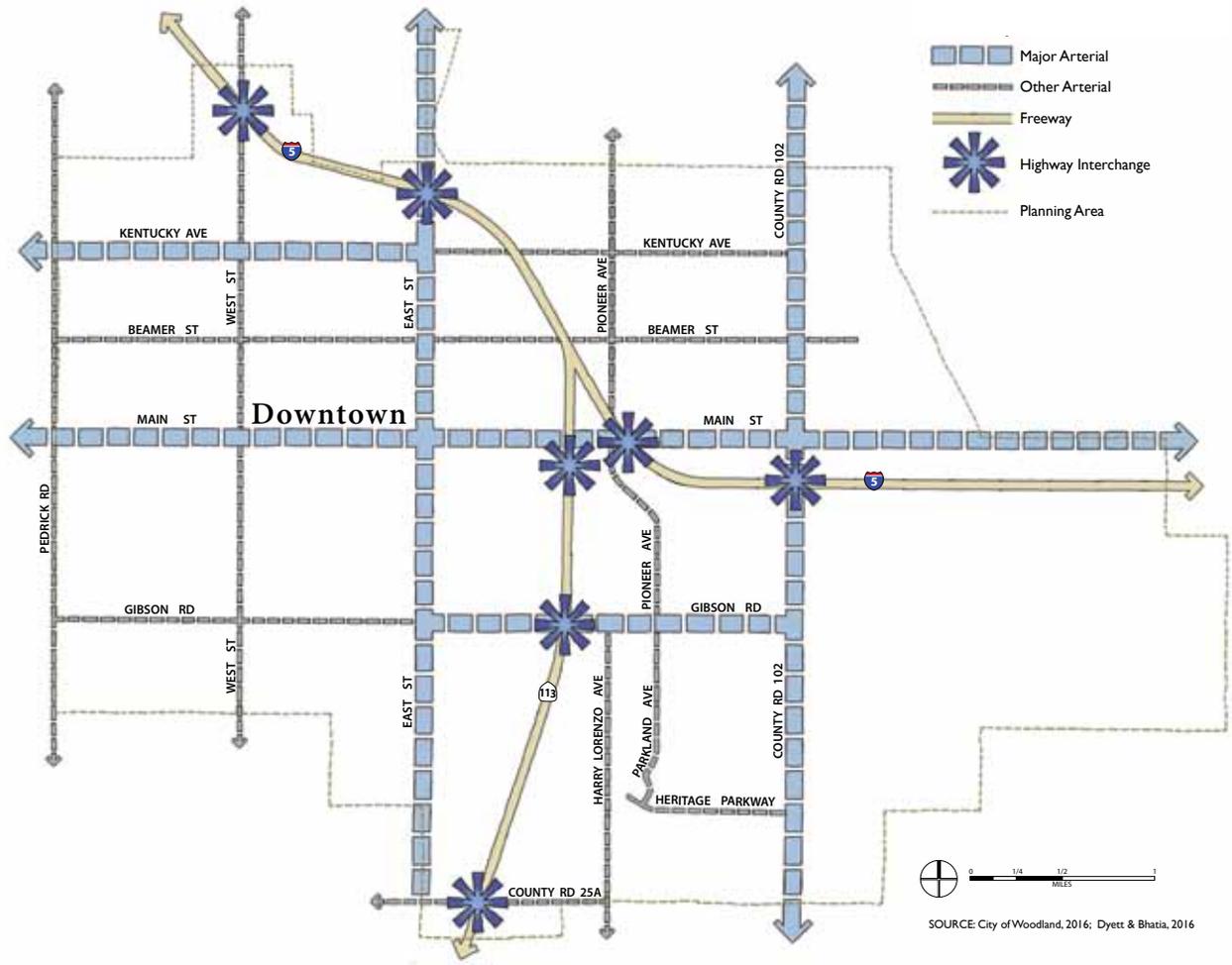


Streetscape design includes elements such as safe pedestrian/bicycle paths, lighting and landscaping.

Refer to the Healthy Community Element for additional information about the promotion of arts and culture in Woodland.

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FIGURE 2-4: ROADWAY NETWORK



Refer to the *Transportation and Circulation Element for the City-wide Circulation Diagram.*

Land Use Diagram and Designations

The Land Use Diagram illustrates the long-term vision of how and where the city will grow and change over the next 20 years to accommodate projected population and job growth. This section presents the Land Use Diagram as well as allowed uses, density and intensity standards, and urban form characteristics for each land use designation. The Land Use Diagram in Figure 2-5 illustrates the land use framework of the General Plan, serving as a graphic representation of its goals and policies. It designates the general location, distribution, and extent of land uses. The legend of the diagram includes the land use designations summarized in Table 2-3 and described in the following subsections.

Table 2-3 summarizes the land use designations and standards.

More detailed descriptions of each land use designation can be found in the subsections that follow, grouped by the land categories illustrated in the concept diagram (Figure 2-1). Descriptions of each land use designation include allowed uses, development standards and urban form characteristics.

Allowed Uses

The descriptions of each land use designation include the range of allowed uses. The uses listed are meant to be broad enough to give the city flexibility in implementing the General Plan, but clear enough to provide sufficient direction regarding the expected type of development. More detailed regulation regarding allowable uses and development standards is provided in the Zoning Ordinance.

Development Standards

Gross and Net Dwelling Unit Density - Residential Uses

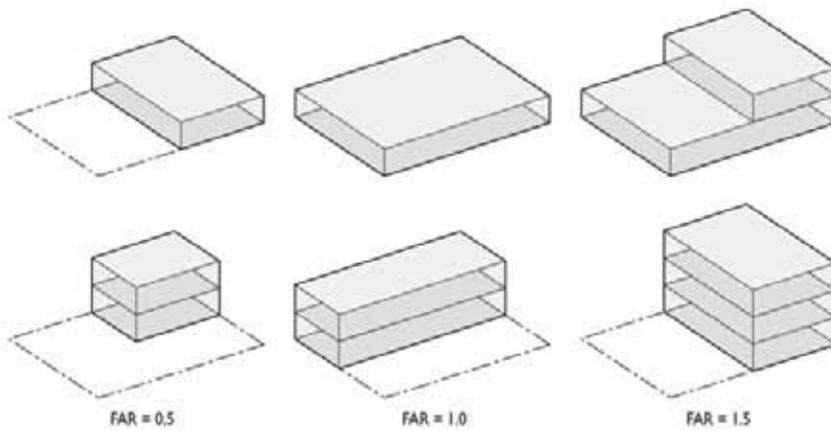
Density is the number of permanent residential dwelling units per acre of land. Gross density includes the total acreage of a site measured to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets. Net density contains only the site or parcel area. For General Plan purposes, gross density is used in land use designations unless otherwise noted.

Floor Area Ratio (FAR) - Non-Residential Uses

For non-residential uses, development intensity is controlled by a Floor Area Ratio (FAR), which refers to the ratio between a building's total floor area and the total area of the site. For instance, as illustrated in Figure 2-6, a one-story building occupying one half of a parcel has an FAR of 0.5; a two-story building occupying a quarter of a parcel also has an FAR of 0.5.

Floor Area Ratio (FAR) is a ratio between the total floor area of a building and the total site area.

FLOOR AREA RATIO DIAGRAM



Urban Form Characteristics

The urban form characteristics that follow describe the physical form envisioned for each land use designation. They are intended to provide a common understanding around what constitutes good design and to consider the implications of individual project design on the form and character of the community as a whole.

Unlike the development standards described above, the urban form characteristics are intended as recommendations rather than required standards. They include recommendations about a number of urban design considerations, including the relationship of buildings to the street, the height of buildings relative to adjacent neighborhoods, and the location and character of parking, bike, and pedestrian facilities.

TABLE 2-3: LAND USE DESIGNATIONS AND STANDARDS SUMMARY TABLE

<i>Land Use Designation</i>		<i>Gross Density (dulac)</i>	<i>FAR (Floor Area Ratio)</i>
	Low Density Residential (LD)	1.0 to 8.0	N/A
	Medium Density Residential (MD)	8.1 to 19.9	N/A
	High Density Residential (HD)	20.0 to 40.0	N/A
	Downtown Mixed Use (DX) ^{1,2}	Unlimited	1.0 to 4.0 for all uses combined
	Corridor Mixed Use (CX) ²	20.0 to 40.0 Lower densities may be allowed where proposed development abuts low density residential development.	0.25 to 2.0 for single use; 0.5 to 3.0 for mixed use
	Specific Plan (SP) ³	8.0	0.3
	Neighborhood Commercial (NC)	Unlimited above the ground floor	0.15 to 0.5 for all uses combined

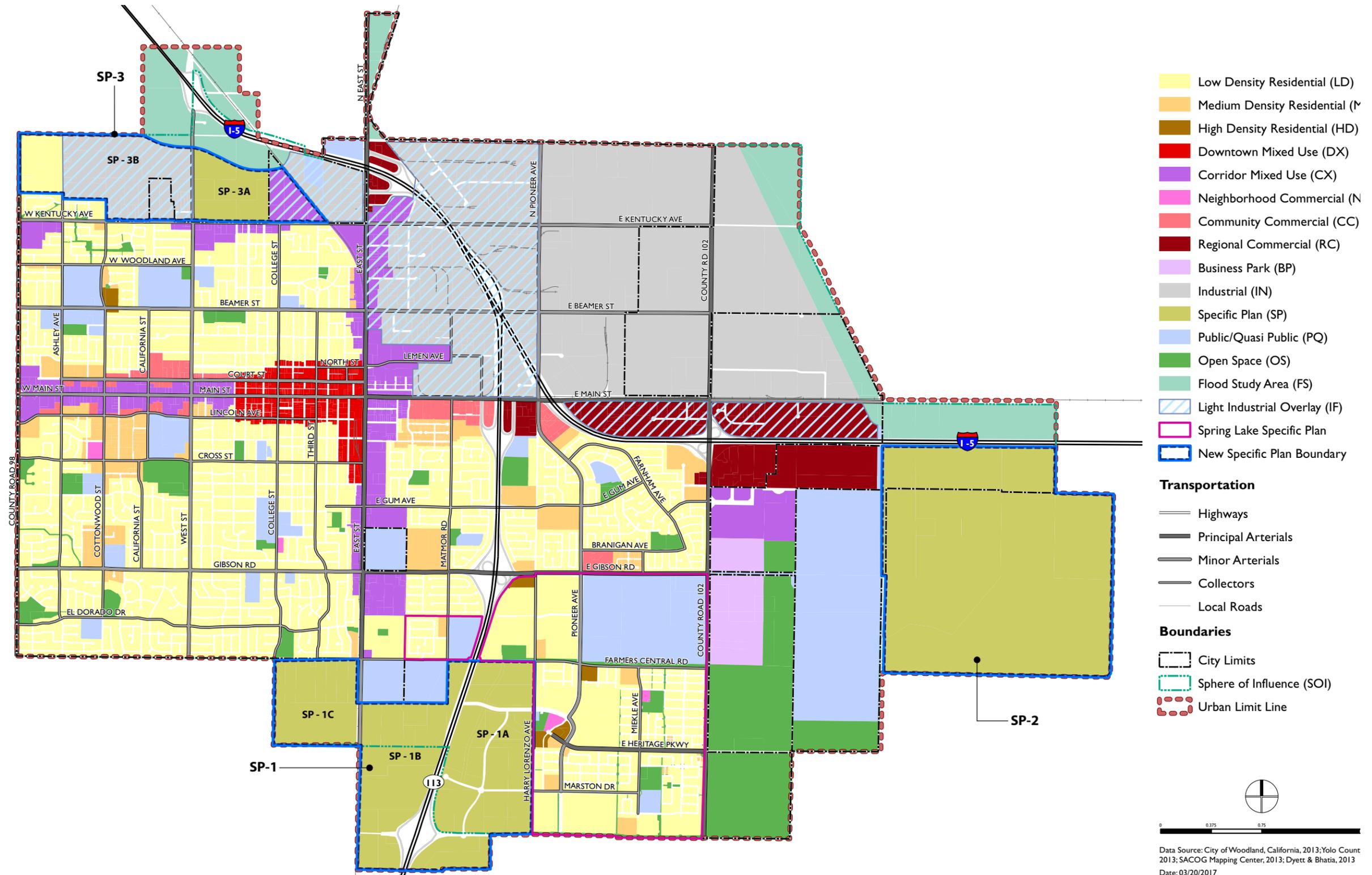
Notes:

1. The assumed maximum achievable density in the Downtown Mixed Use designation is 40 dwelling units per acre. Single use development will be allowed off of West Main Street.
2. New development may be allowed to exceed FAR limits if it offers significant community benefit, such as the provision of publicly accessible open space, the restoration and/or adaptive reuse of a historic structure, or the promotion of transit accessibility.
3. Density and intensity for the Specific Plan designation are both assumed averages across each individual Specific Plan area. SP-IC assumes a lower density of 3.0 dwelling units per acre and no non-residential development.

Land Use Designation	Gross Density (du/ac)	FAR (Floor Area Ratio)
	N/A	0.15 to 0.5
	N/A	0.15 to 0.7
	N/A	0.25 to 2.0
	N/A	Up to 0.8
	N/A	No maximum, assumed average 0.25
	N/A	None
	N/A	None
	N/A	Determined by base designation

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FIGURE 2-5: LAND USE DIAGRAM



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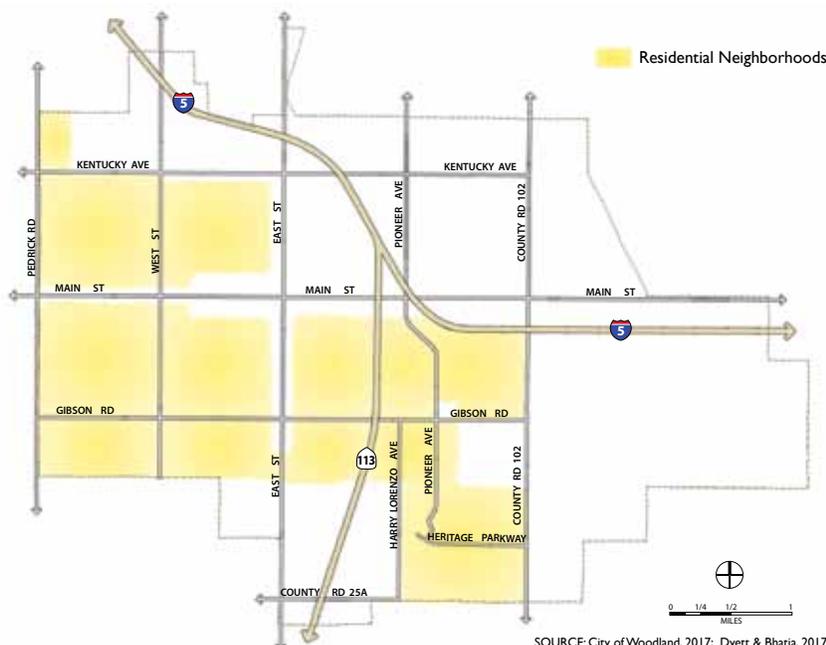
Residential Neighborhoods

Woodland's residential neighborhoods contain numerous assets, including architectural variety in homes and buildings, mature trees and landscaping, and historic character. The predominant architectural styles in Woodland's residential neighborhoods generally reflect the time period in which development occurred. Residences in the city's historic core represent an eclectic mix of early- and mid-20th century styles ranging from Victorian and Craftsman to Colonial Revival and Spanish Colonial. Neighborhoods developed in the latter half of the century as subdivisions tend to reflect a more uniform architectural style, with largely single-family ranch homes as well as some larger lot, estate style homes on the west side of town.

Development in the Southeast Area Specific Plan, which has occurred since 1990, features a more curvilinear street pattern with large, two-story homes with prominent garage entrances on relatively small parcels. New residential development within the Spring Lake Specific Plan neighborhood also generally follows this development type with the added goal of emulating the best characteristics of older neighborhoods, including a traditional street grid with smaller blocks, front porches, shallower front setbacks, historic style lighting and monument features to create a sense of place.

The General Plan supports the preservation and enhancement of Woodland's existing residential neighborhoods with goals and policies focused on maintenance and supporting high-quality new development that is compatible with each neighborhood's existing development. Most new residential development in existing neighborhoods is expected to occur in the Spring Lake Specific Plan area.

FIGURE 2-6: RESIDENTIAL NEIGHBORHOODS



SOURCE: City of Woodland, 2017; Dyett & Bhatia, 2017



Low Density Residential (LD)

The Low Density Residential designation primarily accommodates low density detached single-family residential units on individual lots with private yards and private parking. Some attached housing types such as duplexes and secondary units are also permitted. With conditional review, allow for the consideration of up to four (4) units on a lot in appropriate locations, based on density, exemplary design, and site compatibility assessment (in no case to exceed 8 dwelling units per acre).

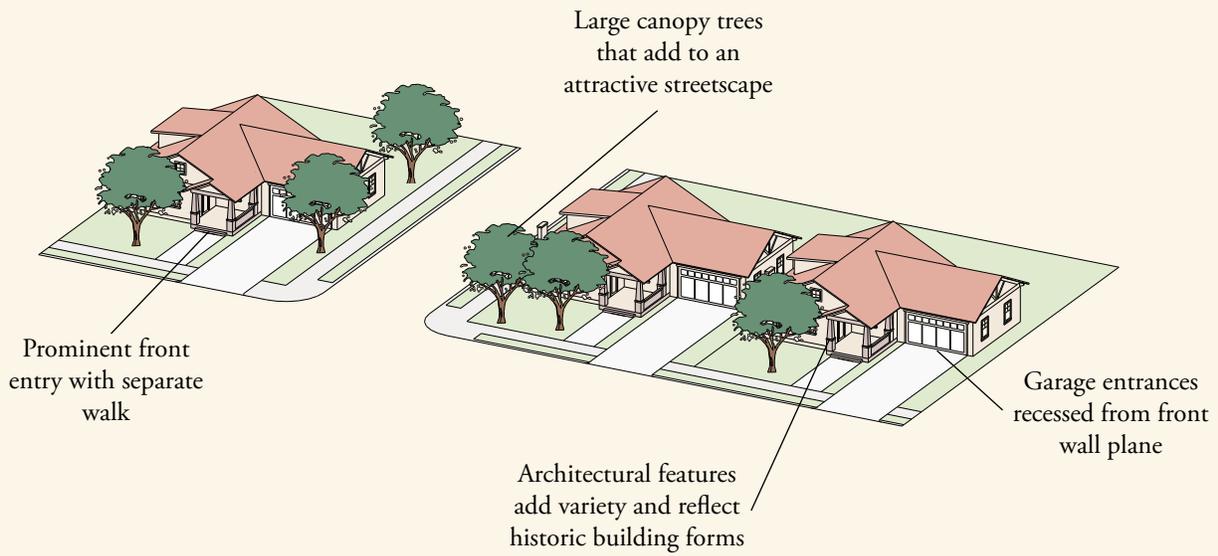
Development Standards:

- Density from 1.0 to 8.0 dwelling units per gross acre

Urban Form Characteristics

- Range of single-family housing types and designs
- Housing that is oriented toward the street
- Buildings with attractive architectural features such as front porches, articulated facades, dormers, trim and moldings, and high-quality building materials
- Street design that allows bicycles and motor vehicles to share space on traffic-calmed streets
- Landscaped, pedestrian-oriented sidewalks with attractive lighting, large canopy trees, and sufficient width to provide a comfortable pedestrian experience
- Services, amenities and opportunities for recreation located within walking distance of neighborhood residents
- Require 360-degree architectural treatment, such that all publicly visible sides of a structure receive enhanced architectural treatment
- Energy efficient and water efficient design, including landscaping
- Pitched and varied rooflines

Low Density Residential (LD)





Medium Density Residential (MD)

The Medium Density Residential designation accommodates a range of attached and detached housing types, including small-lot subdivisions, duplexes, triplexes, zero-lot-line developments, townhouses, walk-up apartments and condominiums with private open space, and multi-unit structures with common open space areas and amenities. In addition, medical and professional offices may be allowed with discretionary approval when found to be compatible with the surrounding neighborhood.

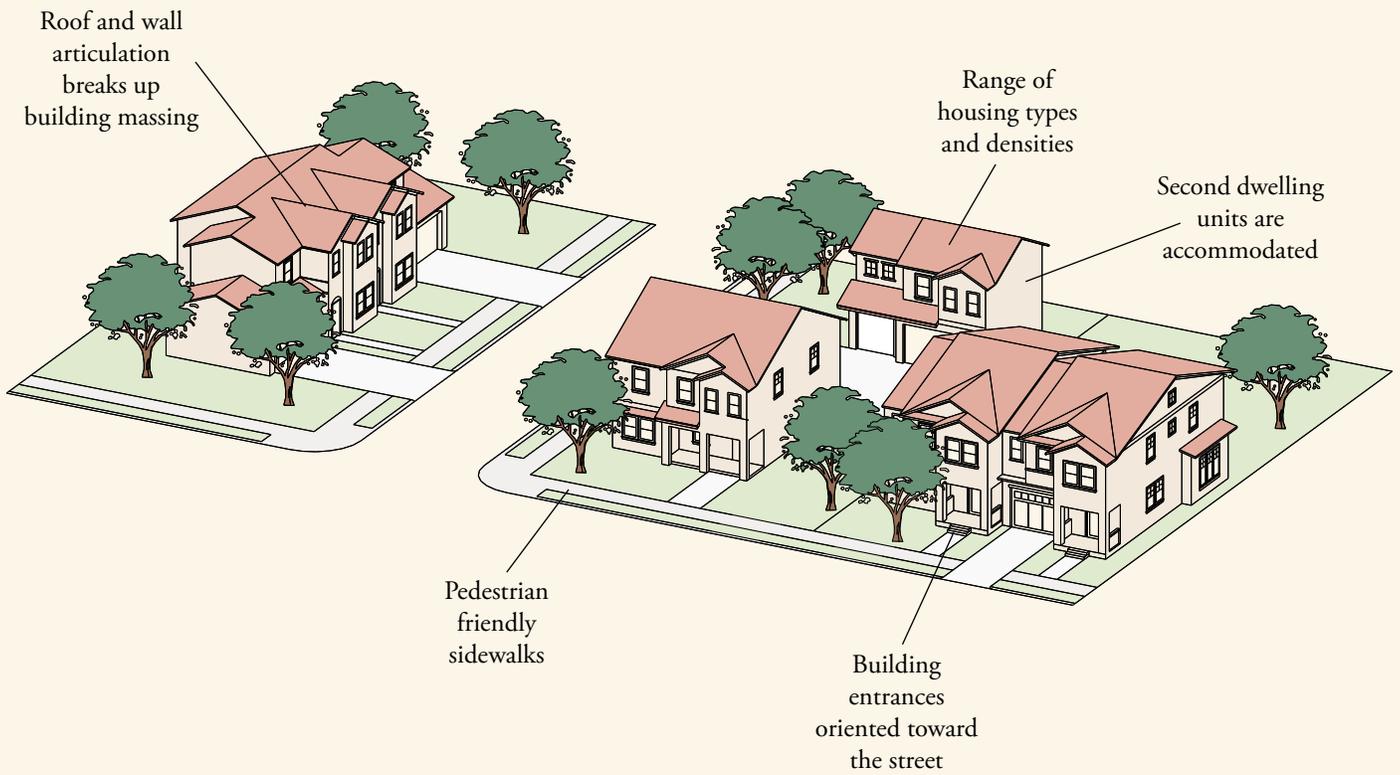
Development Standards

- Density from 8.1 to 19.9 dwelling units per gross acre

Urban Form Characteristics

- Building mass broken into smaller units, possibly including some one-story elements
- Alleys or central parking courts that allow a more continuous street frontage and uninterrupted sidewalks
- Landscaped, pedestrian-oriented sidewalks with attractive lighting and large canopy trees
- Services, transit, amenities and opportunities for recreation located within walking distance of neighborhood residents
- Sufficient outdoor privacy for each unit (i.e., patios and decks)
- Functional and accessible interior site open space that may include a community garden
- Easily identified and sheltered entrances to units
- Energy and water efficient design, including landscaping
- Parking sited off the primary access street and screened with landscaping
- Street design that allows bicycles and pedestrians to share space on traffic-calmed streets
- Attractive landscaping, including larger trees
- Range of housing types and designs
- Pitched and varied rooflines
- Recreation areas for children
- Require 360-degree architectural treatment, such that all publicly visible sides of a structure receive enhanced architectural treatment

Medium Density Residential (MD)





High Density Residential (HD)

The High Density Residential designation accommodates a broad range of attached housing types, including triplexes, fourplexes, row houses, and stacked flats (apartments or condominiums). Units can be contained in single structures or in a collection of cohesive structures with common open spaces and amenities. The higher density range (25.0 to 40.0 dwelling units per acre) provides for multi-story structures with centrally located parking in order to provide urban intensity at locations within easy walking distance to transit, recreation, and community facilities. In addition, ancillary commercial uses as well as medical and professional offices may be allowed with discretionary approval when found to be compatible with the surrounding neighborhood.

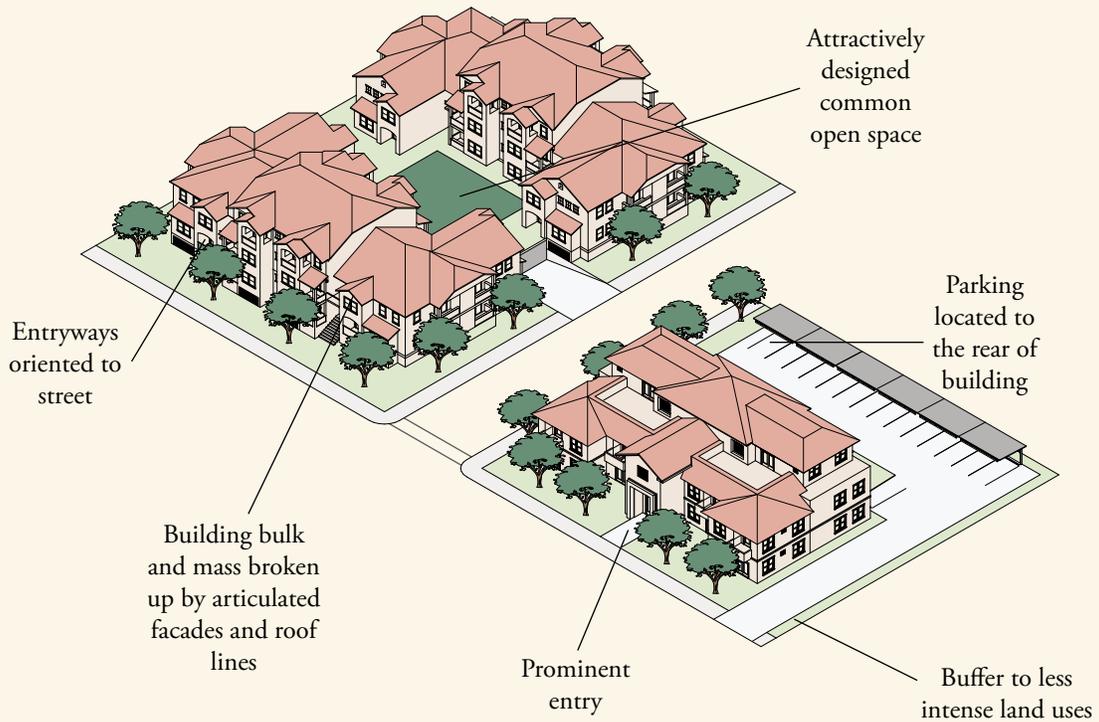
Development Standards

- Density from 20.0 to 40.0 dwelling units per gross acre

Urban Form Characteristics

- Sites that are open to the street instead of fenced or walled off with solid barriers
- Street design that allows bicycles and pedestrians to share space on traffic-calmed streets
- Landscaped, pedestrian-oriented sidewalks with attractive lighting and large canopy trees
- Services, transit, amenities and opportunities for recreation located within walking distance of neighborhood residents
- Range of apartments, condominiums and urban housing types and designs
- Massing of large buildings broken up with articulated facades and varied rooflines, materials, and color
- Functional and accessible interior site open space that may include a community garden
- Main entrances that are distinctive and oriented to the street
- Attractive landscaping, including larger trees
- Energy and water-efficient design, including landscaping
- Parking sited off the primary access street and screened with landscaping
- Recreation areas for children
- Covered parking with solar encouraged
- Pedestrian and bicycle connectivity to and within the project site
- Require 360-degree architectural treatment, such that all publicly visible sides of a structure receive enhanced architectural treatment
- Pitched and varied rooflines

High Density Residential (HD)



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Downtown

Downtown serves as the civic, cultural, and entertainment center of the city. The General Plan provides for the continued rejuvenation of Downtown Woodland as a vibrant mixed-use district that encourages continued rehabilitation of historic buildings that will help ensure that Downtown retains its unique character.

Refer to Section 2.4 for additional information, goals and policies about historic preservation in Woodland.

FIGURE 2-7: DOWNTOWN





Downtown Mixed Use (DX)

The Downtown Mixed Use designation applies to Woodland’s historic downtown core and is established to create a vibrant city center with a diverse mix of offices, housing, theaters, retail stores, professional services, and restaurants that serve residents, employees, and night-time entertainment populations. Both vertical and horizontal mixed-use is allowed, though vertical mixed-use is strongly encouraged on Main Street. Technology uses, arts and crafts studio spaces, and live/work units are encouraged to be integrated as part of this dynamic mixed-use district.

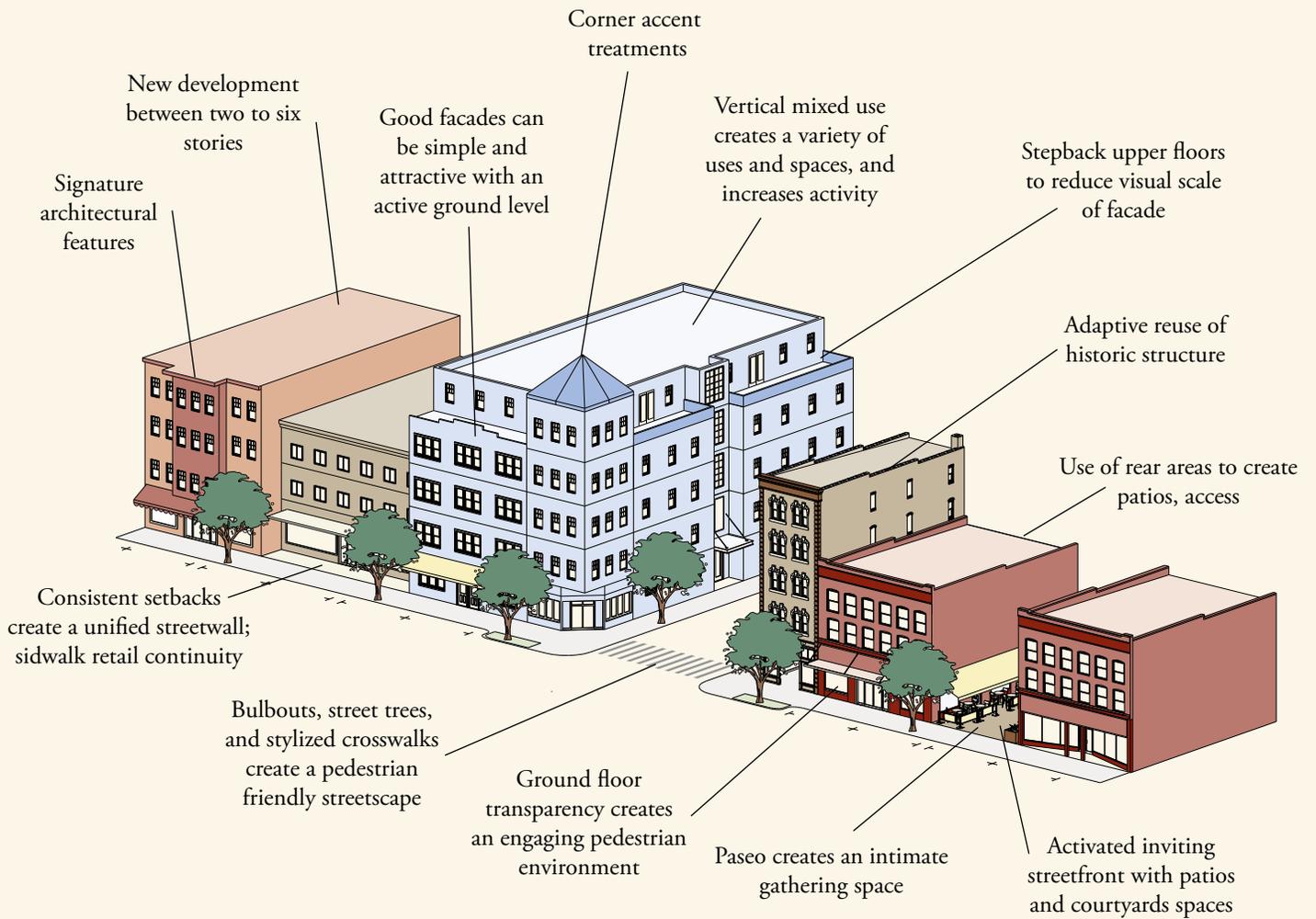
Development Standards

- Allowable FAR ranges from 1.0 to 4.0 (combined residential and non-residential uses)
- Unlimited residential density; residential uses must be within the defined FAR
- New development may be allowed to exceed FAR limits if it offers significant community benefit, such as the provision of publicly accessible open space, the restoration and/or adaptive reuse of a historic structure, or the promotion of alternative modes of transportation

Urban Form Characteristics

- Consistent setbacks along Main Street that create a unified street wall; no front setbacks where possible; unless used for outdoor dining or a similar public purpose, contributing positively to the street life
- Building entrances oriented toward the street
- Building storefronts along Main Street and intersecting streets with a high degree of transparency
- New development between two and six stories - no new one-story buildings
- Signature design qualities and attractive architectural features, including simple facades with good detailing, recessed entryways, and compatible awnings, canopies, and cornices
- Higher intensity development designed with sensitivity to adjacent lower-intensity residential development
- Parking located to the side, or rear of buildings or underground whenever possible; preference for shared public facilities or structured parking that does not front onto Main Street; limited driveways on Main Street
- Street design balancing pedestrian and bicycle use with vehicular circulation
- Consistent planting of street trees to provide shade and enhance character and identity, with type and size of trees to be determined by the type and character of the street
- Broad sidewalks appointed with pedestrian amenities, including attractive lighting and street furniture
- Well-designed, publicly-accessible open space
- Alleyways that accommodate pedestrian access and unique outdoor spaces
- Paseos and the creation of courtyards and intimate gathering spaces between buildings that provide a pleasing space to shop, dine and explore

Downtown Mixed Use (DX)



Mixed-Use Corridors

Refer to the Transportation and Circulation Element for more information, goals and policies related to Complete Streets.

The General Plan envisions Woodland’s key corridors as lively and welcoming multi-functional streets that are destinations in and of themselves and prime opportunities for mixed use infill development and streetscape improvements. Overall, the intent is to promote corridor revitalization, but at lower intensities than in the Downtown core. Each of the corridors will tie together areas of disparate character into visually cohesive, bicycle- and pedestrian-friendly “Complete Streets” with a stronger sense of place. Where appropriate, opportunities for adaptive reuse will be encouraged, particularly on East Street. In addition, each will strengthen adjacent neighborhoods by offering easily accessible services, amenities, and entertainment options to nearby residents.

As shown in Figure 2-8, Woodland’s key corridors include Main Street, East Street, Kentucky Avenue and County Road 102:

- **West Main Street.** West of Downtown, Main Street is principally a commercial corridor consisting of single-story, stand-alone buildings and strip mall structures with large, street-fronting surface parking lots. Streetscape improvements to enhance bicycle and pedestrian mobility between CR 98 and

FIGURE 2-8: MIXED USE CORRIDORS



West Street are planned for 2018. The General Plan reimagines West Main Street as a mixed-use corridor containing significant residential infill and neighborhood-serving retail. Higher-density and intensity development is encouraged to give the corridor a more urban character. Corresponding zoning will be performance- and/or form-based in order to promote flexibility, avoid incompatibility issues, and improve urban design.

- **East Street.** The East Street Corridor is highly auto-oriented with a mix of uses that include grain silos, the Yolo County Fairgrounds, and the County Fair Mall. Recent studies have explored the feasibility of relocating the active railroad tracks that line the west side of the corridor, moving them east of city limits. The intent of the General Plan is to promote corridor revitalization along the East Street corridor. Performance- and/or form-based zoning regulations will increase flexibility and improve urban design. Residential mixed-use projects are encouraged. Neighborhood revitalization is the focus along North East Street, along with addressing the transition zone to the industrial area. South East Street presents the potential for multi-story, mixed-use development and new economic opportunity for the County Fair Mall. If the rail relocation effort is ultimately successful, development potential along East Street could be even greater, and enhanced by the possibility for a rails-to-trails path along the existing rail right-of-way.
- **Kentucky Avenue.** Kentucky Avenue serves as a main truck route through town with a mix of mostly service and industrial uses. The Kentucky Avenue Complete Streets Widening and Reconstruction Project has provided the corridor with numerous streetscape improvements between College Street and East Street, including bicycle lanes, landscape-separated sidewalks, and landscaped medians. The General Plan envisions the western portion of Kentucky Avenue from CR 98 to East Street to continue to function as an agriculture-industrial corridor while sensitively integrating newer, higher-intensity mixed-use development that activates sections of the corridor.
- **County Road 102.** County Road 102 is an important north-south corridor that provides access to Davis to the south and unincorporated Yolo County to the north. Just south of I-5, the corridor is anchored by a large, regional commercial center. South of the shopping center, CR 102 is largely lined with residential development on the west side of the street, while it is generally vacant on the east side. The General Plan supports growth of this corridor to include a mix of uses including retail, medical services, offices, business park development and housing.



Corridor Mixed Use (CX)

The Corridor Mixed Use designation allows for both vertical and horizontal mixed use. Ground floor retail and service uses may be required in certain locations. Corresponding zoning will be performance- and/or form-based in order to promote flexibility and minimize non-conformance issues of existing uses.

West Main Street and East Street

Residential, retail, commercial service, office, and light industrial (East Street only) uses are all permitted in a horizontal or vertical mixed-use setting.

Kentucky Avenue

Between Cottonwood Street and the west railroad boundary, a range of uses are allowed, including commercial service, light industrial, and agricultural industrial. New residential mixed use development on the north side of the corridor will be considered only in the context of a new Specific Plan for the SP-3 area.

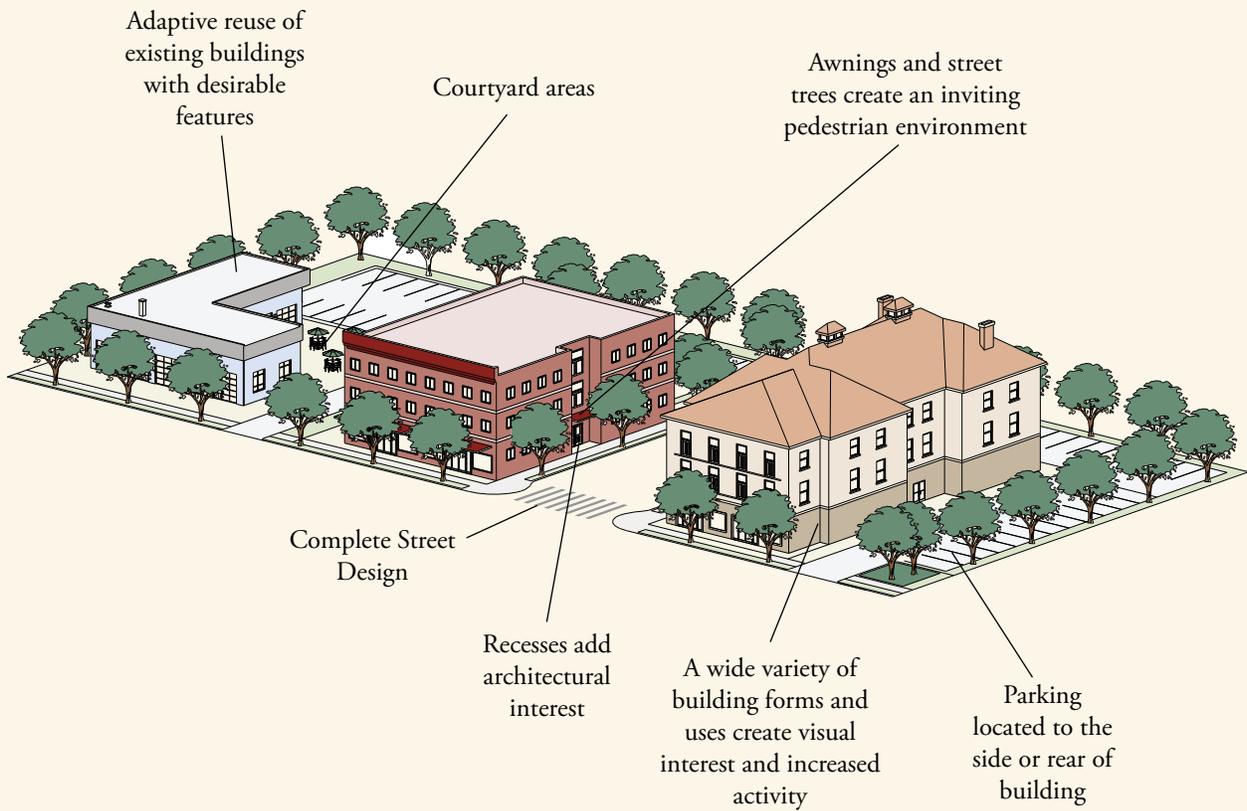
Development Standards

- Allowable FAR is 0.25 to 2.0 for single-use developments and 0.5 to 3.0 for mixed-use developments (combined residential and non-residential uses)
- Residential density ranges from 20.0 to 40.0 dwelling units per gross acre. Lower densities may be allowed where proposed development abuts low density residential development.
- New development may be allowed to exceed FAR limits if it offers significant community benefit, such as the provision of publicly accessible open space, or the promotion of transit accessibility

Urban Form Characteristics

- Building entrances oriented toward the street
- Signature design qualities and attractive architectural features, including articulated facades, projections, and recessed entryways
- Adaptive reuse along East Street where existing buildings have desirable characteristics
- Higher intensity development designed with sensitivity to adjacent lower-intensity residential development
- Parking located to the side and rear of buildings whenever possible
- Street design balancing pedestrian and bicycle use with vehicular circulation
- Consistent planting of street trees to provide shade and enhance character and identity
- Well-designed, publicly-accessible open space

Corridor Mixed Use (CX)



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Centers

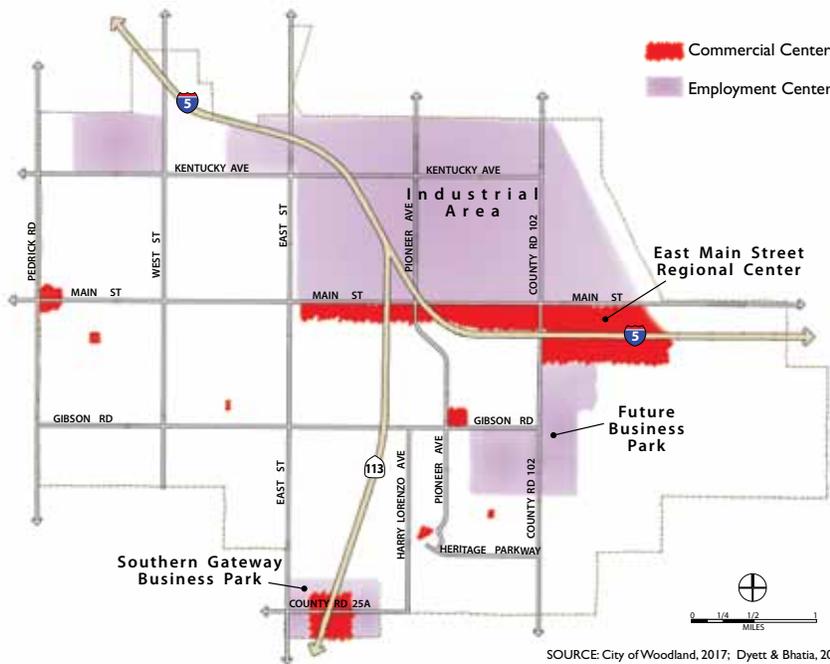
The City of Woodland has a number of distinct centers that are hubs of activity, commerce, and employment. The General Plan provides for the intensification, reuse and revitalization of Woodland’s centers in a way that enhances the city’s vitality and complements adjacent neighborhoods.

- **Commercial Centers.** The General Plan envisions the city’s neighborhood, community, and regional commercial centers to be attractive activity hubs that meet the needs of local residents while drawing and benefiting from the spending power of regional visitors and workers.
- **Employment Centers.** Key employment centers in Woodland include the industrial area, future master-planned business parks, hospitals, public facilities and institutions, and government clusters. Goals and policies in the General Plan support a range of business opportunities while encouraging the city’s established and emerging industries.



The General Plan supports a range of business opportunities.

FIGURE 2-9: COMMERCIAL AND EMPLOYMENT CENTERS





Neighborhood Commercial (NC)

The Neighborhood Commercial designation provides for smaller-scale retail, office and service-oriented businesses to primarily meet the needs of local neighborhoods. Entertainment uses are not permitted so as to not compete with the Downtown core. Smaller scale specialty grocery stores bring fresh food options to the neighborhood within easy walking or biking distance for residents. These grocery stores are encouraged as anchor uses, accompanied by smaller stores, such as coffee shops, banks, restaurants, and professional offices.

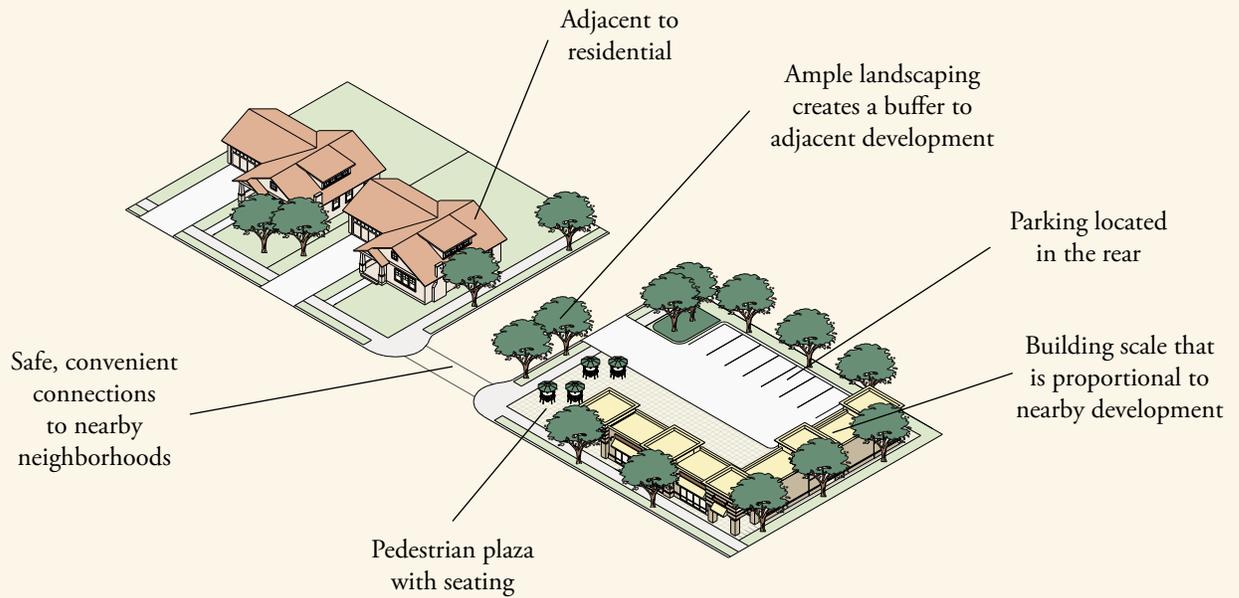
Development Standards

- Unlimited residential density above the ground floor
- FAR from 0.15 to 0.50 for all uses combined
- Maximum 60,000 square foot floorplate for any single user

Urban Form Characteristics

- Compatible with surrounding development in terms of scale, building design, materials and colors
- Building entrances oriented toward the primary street and/or well-designed walkways connecting to adjacent sidewalks and parking areas
- Parking located to the side or rear of buildings whenever possible
- Convenient and attractive pedestrian and bicycle connections from adjoining neighborhoods and transit
- Attractive landscaping and streetscape elements that enhance neighborhood center character and identity
- Outdoor patios/plazas as focal gathering point
- Shaded walkways and parking areas
- Drive-through windows/establishments are not allowed

Neighborhood Commercial (NC)





Community Commercial (CC)

The Community Commercial designation provides for commercial development that serves local neighborhoods as well as a broader area of the community than the Neighborhood Commercial designation, but does not regularly attract regional, visitor, or pass-through traffic. Allowable uses include retail, services, grocery stores, restaurants, professional offices, and similar commercial uses. Hotels are also permitted. Entertainment uses and specialty retail are not permitted so as to not compete with these types of commercial uses in the Downtown core.

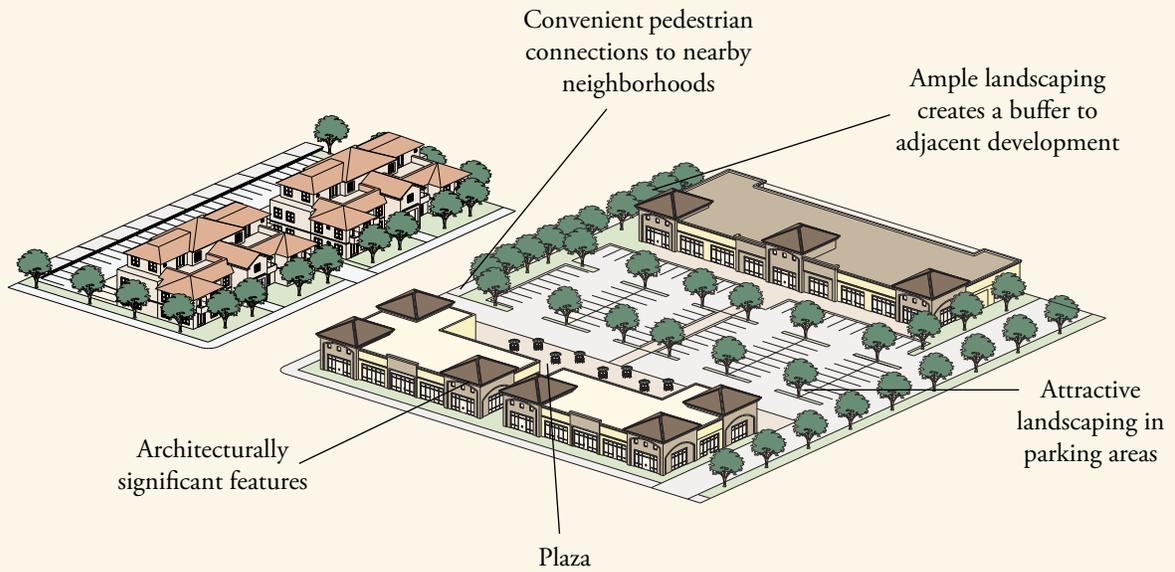
Development Standards

- FAR from 0.15 to 0.50
- Maximum 60,000 square foot floorplate for any single user

Urban Form Characteristics

- Large buildings “broken up” by variations in building form and architectural design
- Exterior lighting that is architecturally integrated with building style, material and colors
- Building signage that is integrated into the architectural design of each commercial establishment
- Convenient pedestrian connections from adjoining neighborhoods and transit
- Attractive landscaping in and around parking areas that provides shade and enhances community center character and identity
- Outdoor patios/plazas as focal gathering point
- Shaded walkways and parking areas
- Drive-through windows/establishments strongly discouraged and prohibited within a 1/2 mile of a school

Community Commercial (CC)





Regional Commercial (RC)

The Regional Commercial designation is intended to accommodate retail establishments that serve residents and visitors of the region at large. Shopping malls and large format “big-box” retail are allowed, as are supporting uses such as gas stations and hotels.¹ Up to 10 percent of the total square footage of a regional commercial center may consist of ancillary office spaces that support commercial uses and/or stand-alone, professional office buildings. The typical service area for goods and services would be regional in scope, serving 250,000 people or more with larger-format anchor stores (60,000 to 100,000+ square feet) that create higher shopping expenditures and possibly lower frequency of shopping trips. Expansion of complementary clusters of larger-format or unique retail, healthcare, commercial, recreational and possibly institutional uses that reinforce and support each other is encouraged. Entertainment uses are not permitted so as to not compete with these types of commercial uses in the Downtown core.

Development Standards

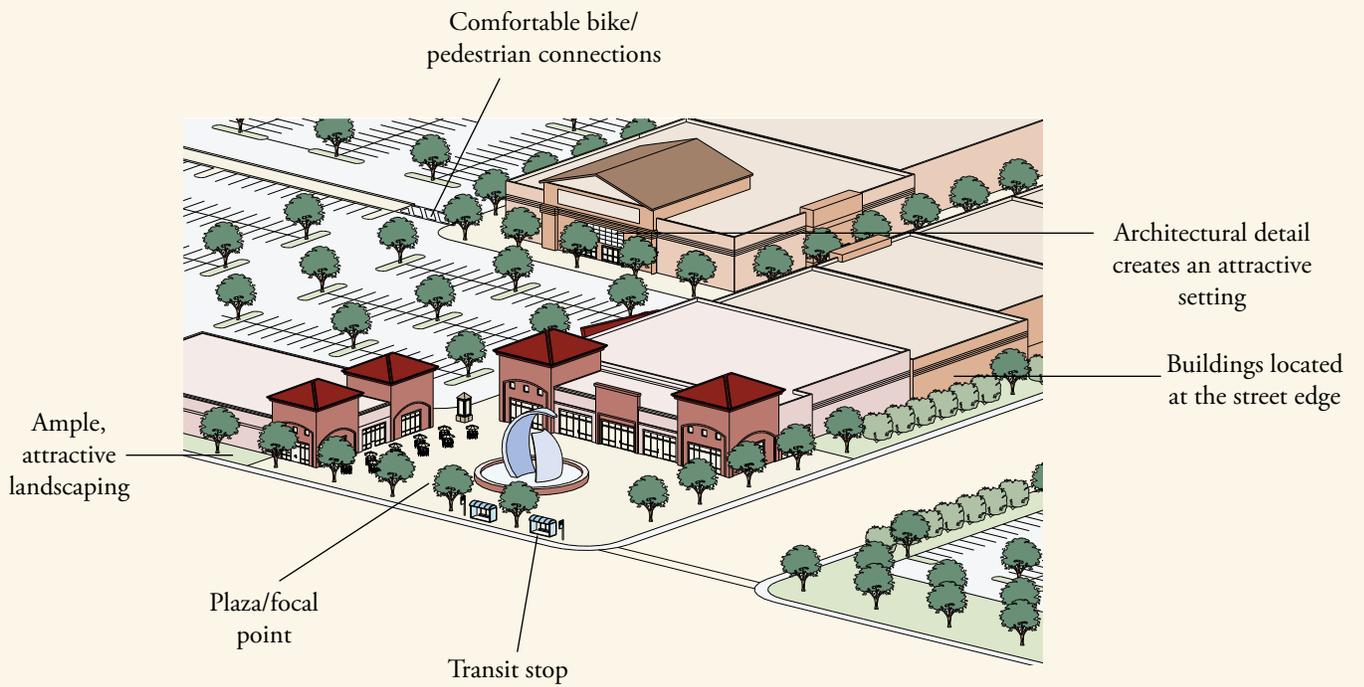
- FAR from 0.15 to 0.7
- FAR bonuses for upper-story office, lodging, and service uses; upper-story office uses would be exempt from the 10 percent office maximum

Urban Form Characteristics

- Architectural features in keeping with the overall urban design of the center
- Internal walkability with pleasant, shaded pathways
- Pedestrian and bicycle connections to adjacent neighborhoods where feasible
- Distinctive gateway or entry features that enhance the quality and character of Woodland
- Building signage that is integrated into the architectural design of each commercial establishment
- Exterior lighting that is architecturally integrated with building style, material and colors
- Attractive landscaping with shade trees to provide substantial tree canopy in and around parking areas that enhance regional center character and identity
- Plaza and outdoor patio areas with public art that create a focal point
- Multiple-story intensity of office uses

¹ A “big-box” store is a physically large retail establishment that is typically part of a chain, typically larger than 60,000 square feet and commonly greater than 100,000 square feet.

Regional Commercial (RC)





Business Park (BP)

The Business Park designation accommodates master-planned office parks that may include a mix of research and development, green technology uses, and light manufacturing related to research and development. Other uses allowed in this designation include professional offices, hotels, and up to 25 percent general commercial uses that cater to industrial and office uses. High-density housing ancillary to the business park is also allowed at a minimum density of 25 dwelling units per acre.

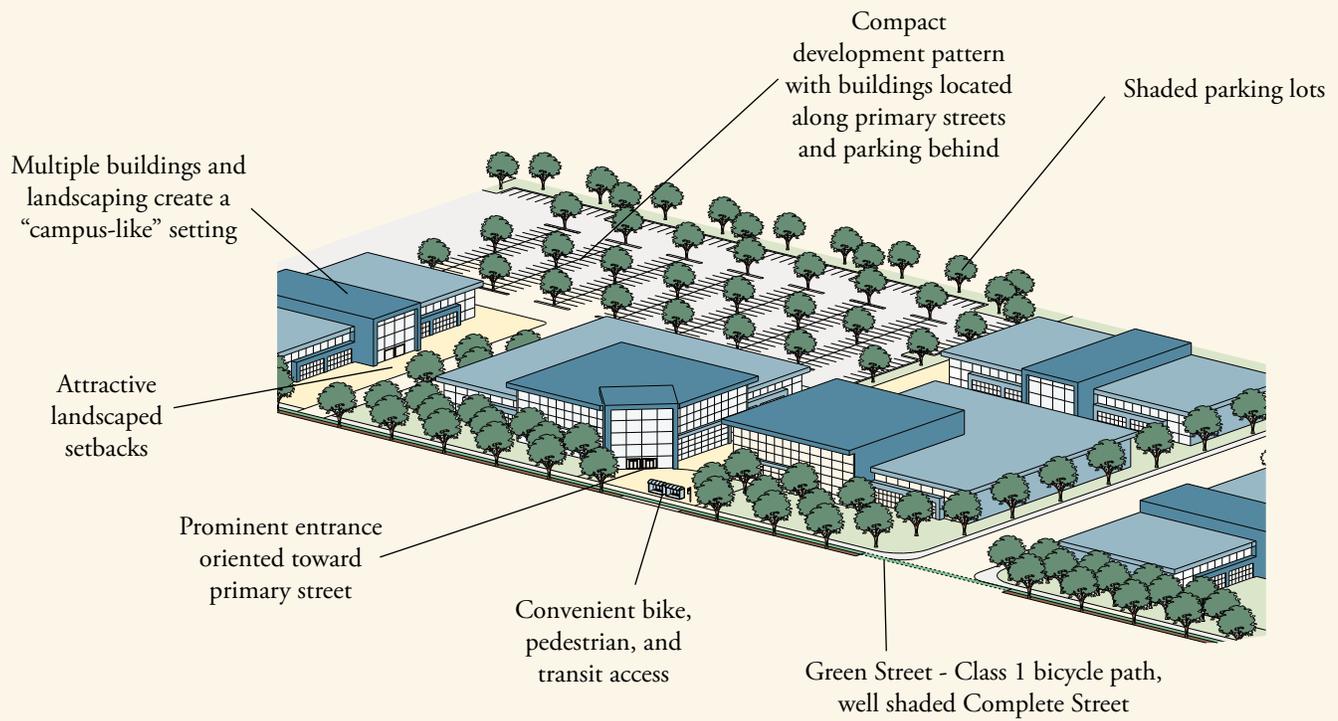
Development Standards

- FAR from 0.25 to 2.0
- High-density housing must be at a density of 25 to 45 dwelling units per acre

Urban Form Characteristics

- Compact development pattern with buildings sited at or near front lot lines along primary streets
- Building entrances oriented toward primary street with monumental features
- Attractive and visually unified architectural features, including facade and roof articulation, projections, recesses, and a variety of surface textures
- Convenient and attractive pedestrian and bicycle connections from adjoining greenbelts, trails, neighborhoods, services, and transit
- Transit stop within the business park where appropriate
- Well-integrated landscaping and streetscape elements that enhance business park character and identity
- Green building and site design features
- Sustainable stormwater management facilities, including bioswales, rain gardens and permeable paving
- Parking located to the side or rear of the building whenever possible, and appropriately shaded utilizing trees, solar cover structures, or a combination of the two

Business Park (BP)





Industrial (IN)

The Industrial designation allows manufacturing, processing, refining, and similar activities including those with outdoor facilities. It also provides for warehousing/distribution and logistics uses with supporting commercial services and office space. Some ancillary retail and dining that supports businesses and workers is also permitted.

Development Standards

- Maximum allowable FAR is 0.8

Urban Form Characteristics

- Attractive architectural features, including building wall and roof articulation, projections, recesses, and variety of surface colors and/or textures
- Landscaping that buffers parking areas and adjacent sensitive uses
- Industrial park signage and/or monuments that establish a visually-unified identity for the industrial area
- Rooftop equipment screened from view toward public right-of-way
- Ample circulation space to permit large trucks to easily enter and maneuver within individual properties
- Screening of outdoor storage areas and truck bays, through building placement, fencing, or permanent landscape features
- Appropriate performance standards that minimize impacts to adjacent uses from dust, noise, vibration, and heavy truck traffic
- Parking located to the side or rear of the building whenever possible, and appropriately shaded utilizing trees, solar cover structures, or a combination of the two

Industrial (IN)

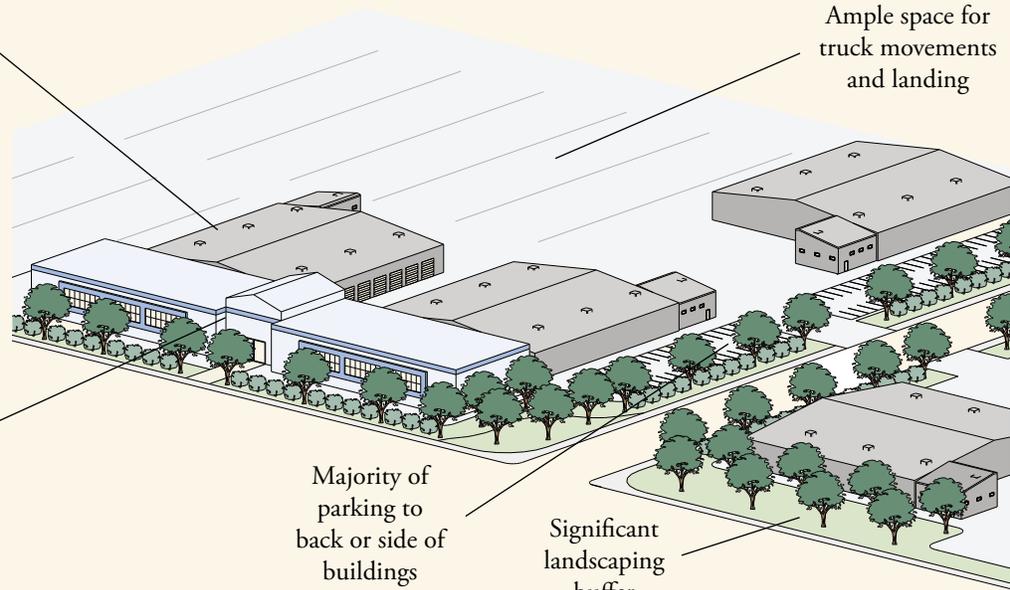
Most active building operations located at interior or rear of the site

Ample space for truck movements and landing

Attractive building design for facades that are visible from the main street

Majority of parking to back or side of buildings

Significant landscaping buffer





Light Industrial Flex Overlay (IF)

This overlay designation is applied to areas where light industrial or service commercial uses are also appropriate or desired. The type and character of overlay uses will vary depending on the base designation, as described below. Such uses include auto sales and repair, storage facilities, equipment rental, wholesale businesses, nurseries, contractors' facilities, and retail not typically located in shopping centers. Ancillary office spaces that support such commercial uses are also permitted. Heavy industrial uses are not appropriate.

Base Designation

Corridor Mixed Use	The Light Industrial Flex Overlay applied over the Corridor Mixed Use base designation serves as a transition between industrial and residential mixed-use areas. Smaller-scale custom, light industrial and creative manufacturing uses that contribute to the vitality and creative identity of the corridor will be encouraged.
Regional Commercial	The Light Industrial Flex Overlay provides for a transition from industrial to retail for the area south of East Main Street and north of Interstate 5 (I-5). In addition to uses permitted by the base Regional Commercial designation, custom to light industrial uses, new auto and RV sales and service, limited contractor facilities, and other retail not typically found in retail centers will also be considered.
Industrial	The goal of applying the Light Industrial Flex Overlay over an Industrial base designation is to minimize conflicts that potentially would have occurred with heavier industrial uses located adjacent to other sensitive uses. When applied over the Industrial base designation, the Light Industrial Flex Overlay provides for a mix of general, light, to custom industrial and manufacturing uses, including multi-tenant spaces with offices, contractor storage, agricultural processing, food producers, industrial technology, and other sensitive processing uses that require controlled performance standards. The larger, heavier uses that may create odors, particulates, dust, vibration, etc. are restricted. Outdoor storage will be screened or covered as appropriate.

Development Standards

- Allowable FAR is specified by the base designation

Urban Form Characteristics

- Building design will vary; general urban form characteristics should follow those of the base designation
- Context sensitive design of industrial and commercial uses, including screening, buffer landscaping, and upper story setbacks, when located adjacent to lower intensity and residential uses
- Streetscape design which promotes an attractive and uncluttered street appearance with appropriate fencing, landscaping, and screening
- Areas with a Corridor Mixed Use or Regional Commercial base designation will have performance standards and design criteria that ensures development in the overlay is attractive and visually complementary to adjacent development
- Areas with an Industrial base designation will benefit from a higher level of design than industrial areas without this overlay; where the existing development does not comply with new design criteria, the City will strive to ensure that new standards are applied incrementally over time to foster the desired visual transition



Public/Quasi Public (PQ)

The Public/Quasi Public designation provides for public and quasi-public facilities such as colleges, schools, hospitals, penal institutions, libraries, museums, government offices and courts, places of worship, meeting halls, cemeteries and mausoleums, and similar uses. It also includes public facilities such as fire and police stations, recycling centers, and wastewater treatment.

Development Standards

- No maximum FAR, assumed average of 0.25

Urban Form Characteristics

- Building design will vary substantially with use; as appropriate, incorporation of attractive architectural features, including articulation, projections, recesses, and variety of surface textures
- Screening of any storage and equipment as necessary from the public view

New Growth Areas (Planned Development)

A significant portion of new residential development in Woodland will occur in new growth areas designated as “Specific Plan.” Addressed in Government Code Section 65450, a specific plan is a comprehensive planning and zoning document for a defined geographic region of a city. It implements the General Plan by providing a special set of development policies and standards that are applied to the specific plan area, and by specifying zoning, needed infrastructure, and an infrastructure financing plan to facilitate implementation. This General Plan requires that major new residential development on “greenfield” or previously undeveloped land will be planned through the Specific Plan process. As shown in Figure 2-11, Woodland has designated three areas within the ULL for future Specific Plan development: SP-1 in the south, SP-2 in the east, and SP-3 in the north.

Each Specific Plan will create neighborhoods that include a mix of housing types and sizes integrated with community facilities and resources, such as parks, schools, child care facilities, grocery stores and other neighborhood commercial uses. Employment uses will be incorporated in order to maintain a good balance of jobs and housing that supports a reduction in vehicle miles travelled (VMT). In addition, they should be planned in a manner that supports walking, bicycling, and the use of transit as alternative modes of transportation that reduce greenhouse emissions and promote healthy, active lifestyles.

residential with some open space and recreation areas. The Southern Gateway portion of SP-1B is also expected to develop to complement the business park and commercial development in SP-1A. SP-1C is assumed to be entirely residential. Sustainable development will be encouraged in SP-1 through the use of renewable energy sources and water conservation tools with the goal of striving to achieve zero net energy at the building and neighborhood level to the extent feasible.

- **SP-2 (East Growth Area):** SP-2 is located in the eastern portion of the Planning Area, south of Interstate 5 and to the east of the Water Pollution Control Facility. Due to its distance from Downtown urban core, SP-2 is envisioned to function as a sustainable “complete neighborhood” with a town center so that all daily needs (schools, parks, grocery stores, public facilities, etc.) are located within the Specific Plan Area. In addition, sustainable development will be encouraged in SP-2 through use of renewable energy sources and water conservation tools with the goal of striving to achieve zero net energy at the building and neighborhood level to the extent feasible.
- **SP-3 (Northwest Growth Area):** SP-3 is located generally north of Kentucky Avenue, south of Interstate 5, between CR 98 and the Northern Pacific railroad tracks. It is separated into two distinct sub areas, with SP-3A encompassing the eastern half of the Specific Plan area and SP-3B occupying the western half. The General Plan envisions that SP-3A will contain a mix of residential, commercial, office, and light industrial uses. Development of this area will provide amenities that serve not only new residents but also existing residents in nearby neighborhoods that currently lack convenient access to grocery options and community services. SP-3B will continue to be largely industrial with some low density residential uses along CR 98. Additionally, sensitively designed transition areas will minimize compatibility concerns between residential, commercial and industrial uses. The boundaries of SP-3 contain developed residential areas that are currently unincorporated; Specific Plans prepared for this area will be required to include these residential areas in plans and annexations.

Unincorporated Disadvantaged Communities

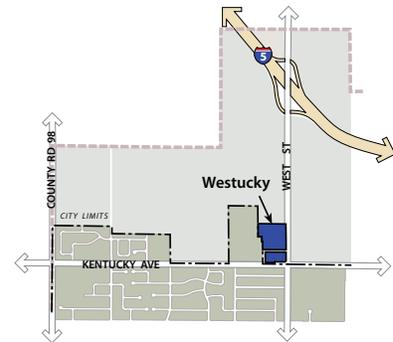
Enacted in 2011, SB 244 requires cities to address the infrastructure needs of disadvantaged unincorporated island or fringe communities located within or near their boundaries. For cities, a “disadvantaged unincorporated community” is defined as a fringe or island community in which the median household income is 80 percent or less of the statewide median household income. The law states that each city must include the following information about any applicable communities in the Land Use Element of the General Plan:

- Identify and describe every “island community” or “fringe community” located within that city’s sphere of influence that is considered to be a disadvantaged unincorporated community;
- Include an analysis of water, wastewater, stormwater drainage, and structural fire protection needs or deficiencies for each of the identified communities; and
- Include an analysis of potential funding mechanisms that could make the extension of services and facilities to identified communities financially feasible.

According to an income survey conducted by Yolo County in 2013, Westucky, an unincorporated residential community located immediately north of Kentucky Avenue and west of West Street within the SP-3 boundary, qualifies as disadvantaged pursuant to SB 244. Surrounded by agricultural, commercial, and industrial land uses, Westucky is comprised of low density, detached residential housing. According to the income survey, approximately 88 percent of Westucky residents are in households that qualify as Low-Income (between 51 and 80 percent of area median income), Very Low-Income (31 to 50 percent AMI), or Extremely Low-Income (below 30 percent AMI).

To address infrastructure deficiencies in Westucky, Yolo County was awarded a Community Development Block Grant (CDBG) in 2013 to rebuild the area’s private and failing water system. Since then, the City of Woodland and Yolo County have executed a memorandum of understanding (MOU) to extend City water and sewer services to Westucky. With extension of water service to Westucky, fire hydrant(s) will be installed to meet the City of Woodland standards. The closest fire station to the area is located at 101 Court Street. As discussed in the Public Facilities and Services Element, the City may consider relocating an existing fire station further north in order to improve coverage as development of SP-3 occurs.

Refer to the *Public Facilities and Services Element* for additional information regarding city utilities and fire protection services.





Specific Plan (SP)

The Specific Plan designation identifies areas where a Specific Plan consistent with State law shall be adopted to direct development in a coordinated, master-planned manner across multiple properties with adequate provision of infrastructure and public facilities to support that development.

The Specific Plan designation allows agricultural and open space uses to continue temporarily until such time as the Specific Plan has been adopted, or the land use designation is otherwise amended. Ultimate land uses must be consistent with the adopted Specific Plan. Capital-intensive agricultural uses are discouraged in lands designated Specific Plan so as not to preclude later planned urban uses.

Development Standards

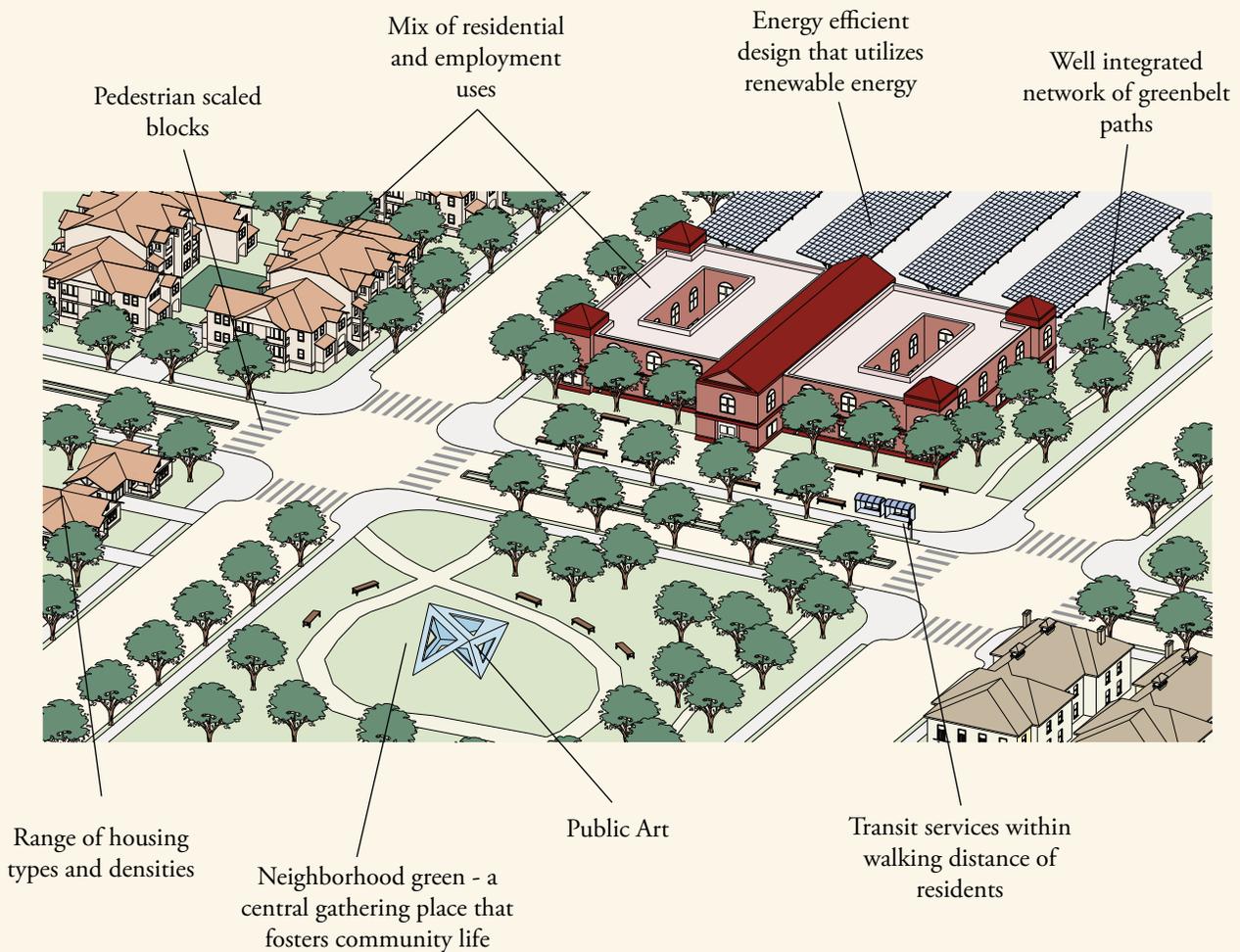
- Allowable density and FAR standards will correspond with the ultimate General Plan land use designations adopted for each Specific Plan area
- Residential uses must achieve an overall minimum average gross density of 8 dwelling units per acre across the Specific Plan. Gross density includes the total acreage of a site measured to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets.

Urban Form Characteristics

- Mix of residential and employment uses that maintains a healthy jobs/housing balance and provides residents with convenient access to services and amenities
- Distinct neighborhood focal points, such as neighborhood commercial nodes, plazas, neighborhood parks, or community gardens that promote social interaction and healthy community living
- Public art in open spaces and other highly visible locations
- Energy- and water-efficient design, including landscaping
- Incorporation of sustainable stormwater management features such as bioswales, rain gardens, and pervious pavement
- Pedestrian-scale blocks that are easy to navigate
- Well-integrated roadway network with off-street greenbelt paths
- Landscaped streets with attractive lighting and large canopy trees
- Transit, services, amenities and opportunities for recreation located within walking distance of neighborhood residents
- Multimodal connections to adjacent neighborhoods

- Avoidance of noise walls to the greatest extent possible
- Range of housing types that accommodate people of all incomes and abilities through all stages of life
- Housing design that incorporates contextual and attractive architectural features, such as front porches, balconies, well-designed facades, dormers, trim and moldings, and high-quality building materials
- Housing that is oriented toward the street or other public space
- Require 360-degree architectural treatment, such that all publicly visible sides of a structure receive enhanced architectural treatment
- Encourage a variety of architectural styles to give the appearance that neighborhoods have developed over time, particularly in larger tract developments

Specific Plan (SP)



Green Space

Refer to the Public Facilities and Services Element for additional information on parks and recreation

Parks, greenbelts and natural open space provide recreation opportunities for Woodland residents and visitors as well as important ecological benefits. The General Plan envisions enhancing Woodland’s existing parks and natural open spaces while encouraging new development to feature a connected system of greenbelts that introduce opportunities for linear parks and trails that connect different parts of the city.

FIGURE 2-11: GREEN SPACE





Open Space (OS)

The Open Space designation provides for public parks, agricultural uses, outdoor recreational and equestrian uses, habitat protection, irrigation canals, reservoirs, watershed management, and natural recreation viewing areas typically limited for human occupation due to public health and safety hazards such as earthquake faults, floodways, unstable soils, or areas containing wildlife habitat and other environmentally-sensitive features. Existing agricultural uses are permitted to continue operation, but new commercial agricultural uses are generally not permitted. Such land areas are primarily publicly owned, but may include private property.

Development Standards

- No development intensity is assumed for this designation; however, a limited number of facilities such as restrooms, maintenance buildings, education centers, and community gathering places may be allowed, with context-sensitive density/intensity to be determined on a project-specific basis

Urban Form Characteristics

- Design will match the appropriate level of use (for example, neighborhood and community parks will receive greater landscaping and design attention than natural areas) in a manner that is compatible with the surrounding physical context
- Signage and maps that emphasize linkages between parks, greenbelts and open space systems
- Appropriate lighting for evening use of sports fields/courts, recreation facilities and publicly accessible greenways; natural “dark sky” conditions to be maintained in natural open space areas and sensitive habitat
- Careful location of park facilities and parking so as to most effectively serve the planned uses of the park or open space while minimizing negative impacts on surrounding neighborhoods (particularly related to noise and parking/access)



Flood Study Area (FS)

The Flood Study Area designation is applied to areas restricted from urban development due to health and safety concerns related to flood risk, or because the property falls within a likely future flood project improvement area. Allowed uses include open space, as well as low-intensity agriculture or recreational uses. Generally, land uses that require extensive capital improvements or permanent infrastructure improvements shall be prohibited, with the exception of improvements related to flood protection and control. Existing structures and business operations in areas designated as Flood Study Area may remain but may not expand. When the exact boundaries of the future flood project are determined, the City will initiate an amendment to the Land Use Diagram to update the adjacent land use designations, as necessary.

Development Standards

- No development intensity is assumed for this designation.

Urban Form Characteristics

- No urban form characteristics are defined for this designation.



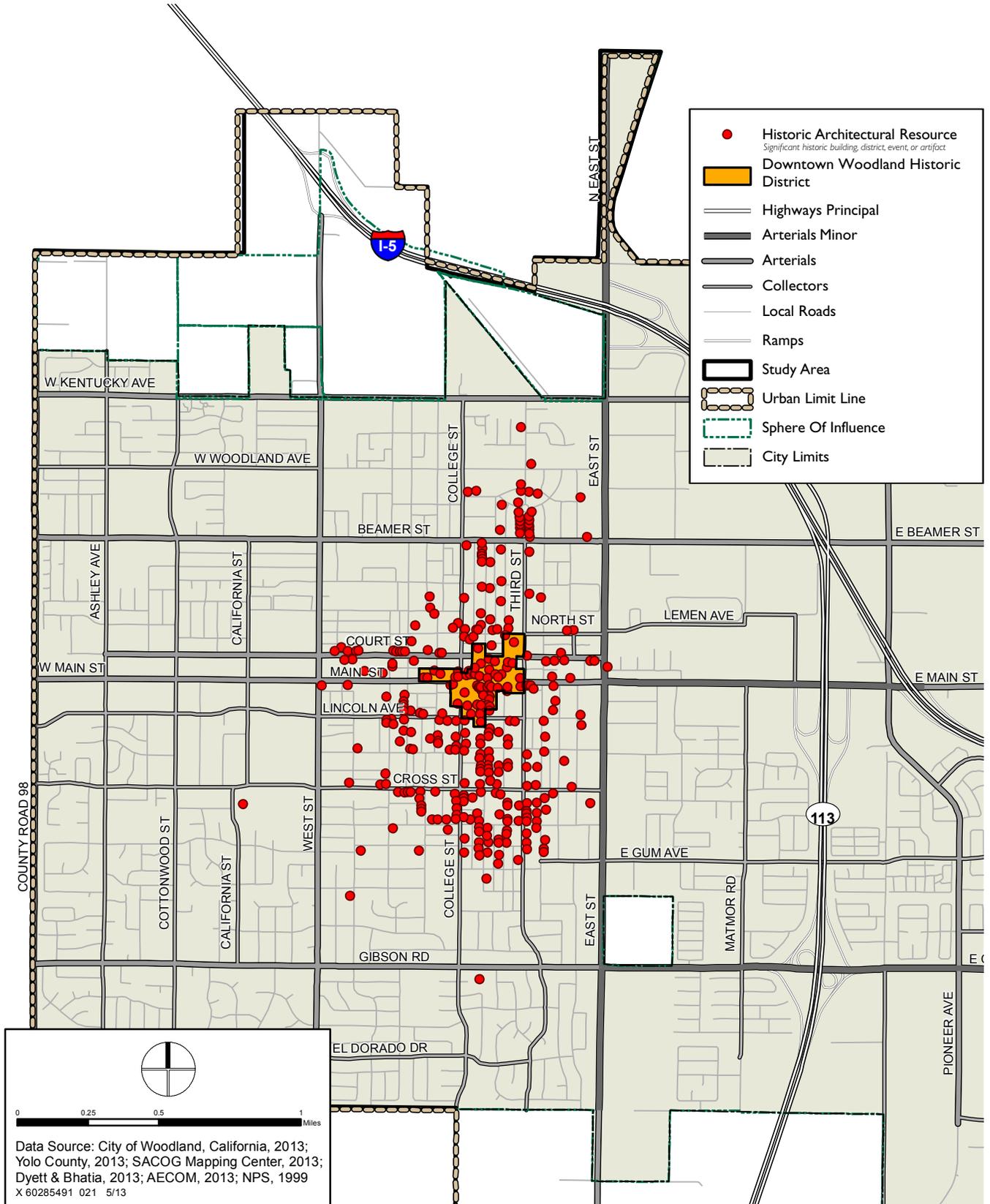
2.4 Historic Preservation

Woodland has a rich historic heritage and many significant historic buildings, districts, events and artifacts that reflect its past. These are symbols of Woodland's unique heritage and identity. Downtown Woodland in particular includes many historically-significant buildings and is recognized as a National Register Historic District. To this day, the Downtown Woodland Historic District retains much of its historic appearance and function and is considered the heart and jewel of Woodland. The district has major examples of several architectural styles, including Italianate, Richardsonian Romanesque, Spanish Colonial Revival, Streamline, and several versions of the Second Renaissance Revival. The historic integrity of the district is high due to the concentration of resources, the proportion, size and importance of the contributing historic buildings, and the relative inconspicuousness of non-contributing buildings.

The Woodland Opera House and Yolo County Courthouse are included on the National Register of Historic Places. Other Downtown buildings on the National Register include the I.O.O.F. Building, Porter Building, Woodland Public Library, R.H. Beamer House, Jackson Apartments, and Hotel Woodland. Outside Downtown, the Gibson Mansion Historical museum is also a City historic building and listed on the National Register. In addition, Woodland's historic neighborhoods offer a variety of historically and architecturally significant structures. The Downtown Historic District and recognized historic architectural resources citywide are mapped in Figure 2-12.

Policies in the General Plan continue to promote historic preservation in Woodland through community education and coordination with historic preservation groups. Awareness and appreciation of Woodland's historic resources will foster a greater enjoyment of the city and greater support for historic preservation efforts. Further, the historic Downtown is the City's center of shopping, dining, entertainment and employment.

FIGURE 2-12: HISTORIC ARCHITECTURAL RESOURCES



2.5 Goals and Policies

Goal 2.A **Growth and Change.** Support sustainable growth through orderly, well planned development that provides for economic growth, strong social ties, protection of the environment, an enhanced quality of life, and preservation of Woodland's community character and agricultural heritage.



Policy 2.A.1

Urban Limit Line. A permanent Urban Limit Line (ULL) is established around Woodland to permanently circumscribe urban development and comply with provisions for agricultural lands. Public services and facilities shall not extend beyond the permanent Urban Limit Line. The City shall take such administrative steps as may be required to implement Policy 2.A.1. The City shall also identify funding for implementing a permanent urban limit line, including mitigation for developing on agricultural land. The City shall continually reevaluate residential land use densities, housing policies, and zoning to determine the potential for increased residential densities for both infill sites and undeveloped land within the Urban Limit Line. The City shall continually review existing non-residential zoning to determine the potential for conversion to higher density residential uses within the permanent Urban Limit Line. The City will encourage and support appropriately located agricultural and wildlife conservation easements to support implementation of the permanent urban limit line.

This policy enacts Woodland Measure A (Ballot of June 2006), Urban Limit Line, and can only be modified by the voters.



Policy 2.A.2

Finite Land Resources. Given that the ULL serves to make land availability within the city a finite resource, maintain high expectations for development.



Policy 2.A.3

Agricultural Mitigation. For impacts to agricultural land within the ULL, require one acre to be permanently conserved for every acre converted to urban development (1:1 ratio). The farmland being conserved must be of the same Farmland Mapping and Monitoring Program type (Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance) as the farmland that is being converted, or of a type of higher quality, and the conserved farmland should be located outside of, but as close to the Woodland Urban Limit Line as possible.

(EIR Mitigation Measure 4.2-1)

Policy 2.A.4 **Downtown.** Promote Downtown Woodland as the city’s sole civic, cultural, entertainment, and central business district that serves as the primary specialty-retail and dining, entertainment, office, arts, and government center. Support new mixed-use development in the Downtown with an emphasis on retail, entertainment, and other active uses at the ground level and residential and office uses on upper levels along Main Street. In addition, allow ground floor office uses on side streets.



Policy 2.A.5 **Complete and Well-Designed Neighborhoods.** Promote the development of complete neighborhoods with a physical layout and land use mix that allows for a diversity of incomes; puts residents in close proximity to services and amenities; promotes walking, biking, and transit use; fosters community pride; enhances neighborhood identity; ensures public safety; and meets the needs of all ages and abilities.



Policy 2.A.6 **Infill Development.** Encourage infill, redevelopment of and development on underutilized sites, adaptive reuse, and the restoration of historic buildings in existing urbanized areas to enhance community character, promote pedestrian- and bicycle-friendly neighborhoods, increase housing diversity, ensure integrity of historic districts, optimize city investment in infrastructure, support increased transit use, and enhance economic vitality.

Policy 2.A.7 **Partnerships.** Partner with the State, the County and other public and private entities that control significant properties in Woodland, such as the historic courthouse, the County fairgrounds, schools, and rail lines, in order to seek opportunities for these properties to serve as catalysts for critical change.

Policy 2.A.8 **Gateways and Corridors.** Transform the city’s main corridors to become lively, mixed use places that connect the city’s neighborhoods. Create distinctive, thriving gateway centers at I-5 and SR 113 that serve as inviting entrances to the city while maximizing the economic potential of these assets.

See also Policy 3.A.13.

Policy 2.A.9 **Major Projects Financing Plan.** Plan for and fund infrastructure improvements needed to support new growth projected in the General Plan by using the Major Projects Financing Plan.

Goal 2.B **Greenfield Development.** Plan for future expansion in new growth areas to ensure that greenfield development is adequately accommodated and served by the City.

- Policy 2.B.1** **Existing Specific Plan Areas.** New Specific Plans shall examine impacts on the completion of infrastructure and amenities within existing Specific Plan areas that are still developing.
- Policy 2.B.2** **Development in the Floodplain.** No specific plan for SP-1, SP-2 or SP-3 may be processed until the designs for projects to provide necessary 200-year flood protection have been approved and the funding for construction has been secured. Any contemplated sale of the City's 900-acre property within SP-2 will require a four-fifths (4/5th) vote of the City Council.
- Policy 2.B.3** **Tax Sharing.** As new growth areas are annexed to Woodland, advocate for favorable tax-sharing agreements that ensure that the City receives the revenues necessary to support the required municipal services and infrastructure required in new growth areas.
- Policy 2.B.4** **Development Agreements.** Use Development Agreements to maximize public benefit (beyond conditions of approval and mitigation measures) from new growth in Specific Plan areas and other major developments.
- Policy 2.B.5** **Coordination.** Consult with other agencies and jurisdictions, including Yolo County, the Yolo County Local Agency Formation Commission (LAFCo), the Woodland Joint Unified School District (WJUSD), the Sacramento Area Council of Governments (SACOG), the Yolo County Transportation District (YCTD), and the Yolo County Resource Conservation District, as Specific Plan Areas are being planned to ensure that services and infrastructure can be adequately extended to serve new growth.
- Policy 2.B.6** **Other Development in Unincorporated Areas within the ULL.** Prior to the provision of City services to unincorporated areas within the ULL, require those unincorporated properties to be annexed into the City, or require a conditional service agreement to be executed agreeing to annex when deemed appropriate by the City.

Goal 2.C Smart Growth, Sustainability and Regional Coordination. Promote Woodland as a leader in sustainable development and support statewide and regional efforts to encourage smart growth, reduce greenhouse gas emissions, fund transportation improvements, conserve resources, and maintain fiscal sustainability.



Policy 2.C.1

Compact Form. Promote compact development patterns, mixed land use, and higher-development intensities that conserve land resources, reduce vehicle trips, improve air quality, and facilitate walking, bicycling, and transit use. Achieving the benefits of compact development as supported in this General Plan may result in potential tradeoffs related to traffic, noise, open space, and privacy. Sensitive design and appropriate performance standards may assist in mitigating these concerns. Where growth and increased density is allowed pursuant to this General Plan, these issues are acknowledged and accepted.



Policy 2.C.2

Consistency with the Climate Action Plan. Ensure that new development is consistent with the objectives and targets of the City's Climate Action Plan.



Policy 2.C.3

Alternative Transportation. Actively support and facilitate mixed-use retail, employment, schools, and residential development around existing and future transit stops, bike routes, and pedestrian paths.



Policy 2.C.4

Resource Efficiency. Encourage and incentivize buildings to be constructed so that they consume less energy, water, and other resources; allow natural ventilation; use daylight effectively; reduce stormwater runoff; and facilitate the use of clean energy whenever possible. Use trees for cooling, energy conservation, and to improve air quality.

Goal 2.D Economic Development. Promote economic growth and vitality by bolstering key industries and encouraging balanced job growth.

See also policies in the Economic Development Element.

Policy 2.D.1

Jobs/Housing Relationship. Promote and support the development of a balance of residential, commercial, and industrial development within the city. Encourage a variety of job and housing types to provide a range of employment and housing opportunities for all city residents. Maintain a jobs to housing ratio citywide of at least 1:1 to optimize the supply and demand for both, reduce commute trips and overall vehicle miles travelled (VMT), and make communities less dependent on single occupancy vehicle trips.

- Policy 2.D.2** **Food and Agriculture Industry Cluster.** Develop Woodland into a premier food and agriculture industry cluster by providing appropriate infrastructure, adequate land with compatible land uses, and by supporting research and innovation.
- Policy 2.D.3** **Technology Sector.** Grow the technology sector in Woodland by leveraging the research strength at UC Davis. Establish business parks in the Southern Gateway at CR 25 and SR 113 and along CR 102. Encourage smaller companies and start-ups to locate in incubator spaces Downtown and in areas with the Light Industrial Overlay designation.
- Policy 2.D.4** **Made in Woodland.** Incentivize continued support for skilled handcraft “maker” businesses that help grow a diversity of products with the “Made in Woodland” brand.

Goal 2.E **Pattern and Scale.** Foster a cohesive, healthy community through patterns and scales of development that encourage active living and neighborhood interaction.

- Policy 2.E.1** **Land Use Designations.** Enact the land use designations as shown in Figure 2-5 and detailed in Section 2.3 for the purposes of this General Plan.
- Policy 2.E.2** **Responsiveness to Context.** Encourage high-quality new development that enhances and blends with the established fabric of the natural, social and built environment, while allowing for innovative architectural styles.
- Policy 2.E.3** **Transition Areas.** Promote the sensitive design of transition areas between different land uses in order to ensure compatibility, and encourage a gradual and compatible shift in scale between different densities and intensities of various uses. Where residential development abuts farmland, a strong urban edge should be maintained, avoiding very low density rural residential development to promote efficiency in land use.
- Policy 2.E.4** **Bike and Pedestrian-Oriented.** Create walkable, pedestrian-scaled blocks that feature sidewalks and bikeways that are safe, comfortable, and inviting.
- Policy 2.E.5** **View Corridors.** Create attractive view corridors that frame the streets with distinctive buildings, trees, and other landscaping complemented by well-designed and integrated signage. At community entry points, provide a clear, physical sense of arrival into the community.

- Policy 2.E.6 Building Street Facades.** Encourage the use of horizontal and vertical building articulation to break up building mass, create visual interest, and design to activate street level frontages.
- Policy 2.E.7 Public Safety and Community Design.** Promote design that enhances public safety and discourages crime by providing buildings that engage the street, as well as adequate lighting and sight lines.
- Policy 2.E.8 Maintenance.** Promote community pride through the enforcement of City nuisance and fire safety ordinances to prevent properties from becoming poorly maintained, visually run down, and/or presenting health and safety concerns.
- Policy 2.E.9 Community Benefits.** Consider allowing new development to exceed FAR limits if it offers significant community benefit, such as the provision of publicly accessible open space, zero net energy design, the restoration and/or adaptive reuse of a historic resource, or the promotion of alternative modes of transportation.



Woodland's distinctive and historic places are defining characteristics of the city.

Goal 2.F **Distinctive and Memorable Places.** Through appropriate regulations, promote community design that produces a distinctive, high-quality built environment, with form and character that reflects Woodland’s unique historic, environmental, and architectural context and creates memorable places that enrich community life.

Policy 2.F.1 **Development Regulations.** Promote design excellence by ensuring that development regulations clearly express both desired and intended outcomes in addition to those that may be prohibited or undesired.

Policy 2.F.2 **Zoning.** Prepare a comprehensive Zoning Code update that includes performance and/or form-based zoning regulations as appropriate. The updated Zoning Code will provide a clear and consistent set of procedures, actions, and administrative guidance to implement the Vision, Guiding Principles, goals, and policies of this General Plan while ensuring the sensitive treatment of existing non-conforming uses.

Policy 2.F.3 **Design Review.** Require design review as appropriate that focuses on achieving form and function for new, reuse and reinvestment projects to promote creativity, innovation and design quality.

Policy 2.F.4 **Light Pollution.** Control artificial lighting to avoid spill-over lighting and preserve the night sky.

(EIR Mitigation Measure 4.1-4)

Policy 2.F.5 **Glare.** Control artificial lighting to prevent glare.

(EIR Mitigation Measure 4.1-4)

Goal 2.G **Existing Neighborhoods.** Recognize, maintain and celebrate the unique qualities of Woodland’s traditional residential neighborhoods.

Goals and polices for residential development in new growth areas located on pages 2-67 to 2-70.

Policy 2.G.1 **Distinctive Characteristics.** Maintain the distinctive characteristics of neighborhoods developed in different eras, including those developed prior to WWII, post war, and in more recent decades.

Policy 2.G.2 **Sensitive New Development.** Require new construction, additions, renovations, and infill to be physically compatible with neighborhood context, historic development patterns, and building form and scale.

Policy 2.G.3 **Neighborhood Preservation Zone.** Maintain the Neighborhood Preservation zoning district to foster sensitively designed development at an appropriate density and scale in existing older neighborhood districts.

Policy 2.G.4 **Public Realm.** Enhance the safety and character of existing neighborhoods by implementing public realm improvements, such as street lighting and utility undergrounding where needed, and encouraging upkeep and investment by private property owners.

Policy 2.G.5 **Maintenance.** Foster community pride and promote neighborhood enhancement and conservation through code enforcement as well as incentivized improvement programs to facilitate on-going repair and property improvement.

Goal 2.H **Historic Downtown Center.** Promote Downtown Woodland as a premier urban location in the region with a dynamic mix of uses including shopping, dining, entertainment, living, and employment ranging from innovative businesses to traditional government functions. Encourage architecturally interesting buildings and inviting pedestrian streetscapes that complement the city's historic character while celebrating the ingenuity of the present.

Policy 2.H.1 **Mixed Use.** Support new mixed-use development Downtown with an emphasis on ground-level retail and dining with upper-story residential and office uses, particularly on Main Street. Encourage an active and vibrant Downtown with a 24/7 presence by allowing a mix of entertainment, retail, and cultural uses as well as residential and office uses.

Also see Policies 2.A.4 and 2.A.6

Policy 2.H.2 **Facade Improvements.** Encourage contextually appropriate building and façade improvements to promote Downtown as a pedestrian-oriented retail and services area.

Policy 2.H.3 **Streamlined Review.** Streamline the review and permitting process for all building improvements within the Downtown.

Policy 2.H.4 **Public/Private Investment.** Improve and enhance Downtown's physical image and desirability as a place to invest, through public investments in streetscapes, public spaces, parking and utility infrastructure. With the absence of Redevelopment Agency funds, partner with private property owners on creative funding and financing strategies to fund needed improvements Downtown, such as Property-Based Improvement Districts (PBIDs) and Enhanced Infrastructure Financing Districts (EIFDs).

Policy 2.H.5 **Main Street.** Continue to make enhancements to Main Street to calm traffic and improve the experience for pedestrians, cyclists, and sidewalk diners.

Policy 2.H.6 **Parking.** Implement an overall parking strategy for Downtown through a Parking Management Plan that is consistent with the updated Downtown Specific Plan, including consolidation of smaller parking lots and district-wide management of parking resources.

- Policy 2.H.7** **Entertainment Focus.** Promote Downtown as an entertainment and cultural activity center for the city, county, and region. Locate venues with regional draw for live performances and movie theaters in the Downtown. Encourage the use of Main Street, Heritage Plaza, Freeman Park, the Woodland Public Library, and other civic spaces for community events.
- Policy 2.H.8** **Woodland Opera House.** Support the preservation and use of the Woodland Opera House for entertainment and civic events.
- Refer to Section 2.4 for additional policies on Historic Preservation.*
- Policy 2.H.9** **Woodland Public Library.** Support the success of the Woodland Public Library and use of the library and grounds as a civic asset to Downtown and the greater community.
- Policy 2.H.10** **Heritage Plaza.** Encourage the expansion and redesign of Heritage Plaza to become a vibrant and attractive outdoor public gathering place.
- Policy 2.H.11** **Local Goods and Products.** Encourage the sale of local goods, foods, and products that showcase Woodland’s historic and emerging industries.

Goal 2.I **Mixed-Use Corridors.** Create memorable and engaging retail, residential, and mixed-use places along Main Street, East Street, Kentucky Avenue, and CR 102.

- Policy 2.I.1** **Building and Site Design.** Require buildings located along corridors be designed to define the public realm and promote multimodal mobility and sidewalk activity that provides eyes on the street. Key components of good design should include:
- Mix of building patterns
 - Building frontages located directly adjacent to the sidewalk where appropriate, especially on West Main Street; minimal setbacks on other corridors
 - Ground floor transparency to encourage activity
 - Minimize driveways, curb cuts, and parking visibility
 - Pedestrian-oriented elements, including public outdoor spaces
-  **Policy 2.I.2** **Increase Density.** Within mixed-use corridors, encourage replacement of older, low-scale, auto-oriented development with well-designed, higher-density, new projects that offer pedestrian orientation, more efficient use of land, and continued, productive economic value.

Also see Policy 2.A.6



- Policy 2.1.3** **Green Streets.** Provide continuous shade trees along Woodland’s key corridors, integrate low-impact development (LID) drainage facilities to manage stormwater runoff within the public right-of-way, and include Class I or Class II bike facilities where possible.
- Refer to Section 3.4 for definitions of Class I and Class II bike facilities.*
- Policy 2.1.4** **West Main Street.** Revitalize West Main Street as an economically viable mixed-use corridor that is supportive of the Downtown urban core. Restrict additional “strip retail” development along West Main Street in favor of higher-density residential mixed-use buildings with ground floor, neighborhood-serving retail. Encourage the reuse of existing vacant and underutilized commercial centers with horizontal and/or vertical mixed-use development.
- Policy 2.1.5** **East Street.** Explore with property owners the possibility of the adaptive reuse of distinctive, large industrial and commercial buildings along East Street. Promote redevelopment of the County Fair Mall.
- Policy 2.1.6** **Yolo County Fairgrounds.** Recognize the Yolo County Fairgrounds as an important agricultural and community facility. If an alternative site for the fairgrounds is identified along with relocation funding, support the adaptive reuse of the current site as a mixed-use development.
- Policy 2.1.7** **Rail Relocation.** Pursue opportunities to move the railroad from its current right-of-way in order to open new opportunities for public open space and revitalization along East Street. If relocation occurs, update the Zoning Ordinance or develop a new East Street master plan to maximize infill potential created by the relocated rail spur.
- Policy 2.1.8** **Kentucky Avenue.** Enhance Kentucky Avenue as a Complete Streets corridor with new opportunities for mixed-use and residential development, while maintaining its important role as an agricultural and industrial corridor. Support agriculture-related industrial businesses to locate on Kentucky Avenue, as appropriate.
- Refer to the Transportation and Circulation Element for additional Complete Streets goals and policies.*
- Policy 2.1.9** **CR 102.** Develop CR 102 south of East Main Street as an attractive corridor with a mix of commercial, office, and residential uses that support employment growth targets. Incorporate new job-generating uses into the corridor, including medical services, offices, and business park development.

Goal 2.J **Commercial Centers.** Promote the development of distinct, well-designed commercial centers that serve neighborhood residents, community members, and/or the region at large.

- Policy 2.J.1** **Enhanced Design Character of Existing Centers.** Encourage renovation, infill, and reuse of existing commercial centers, including repurposing buildings as business incubators, community spaces, and/or other compatible uses. Redesign and modernization of architectural treatment is encouraged as well as utilization of parking lots to make the centers more pedestrian friendly, and enhance the definition and character of the street frontage and associated streetscape.
- Policy 2.J.2** **Design of New Neighborhood and Community Commercial Centers.** Facilitate the development of new neighborhood and community commercial centers that feature good urban design with elements such as inviting entryways, articulated building facades and rooflines, attractive landscaping, shaded walkways, plazas and public art.
- Policy 2.J.3** **Design of New Regional Commercial Centers.** Employ high quality, durable materials and best practices in sustainability in the design of new regional commercial centers, promoting them as desirable regional destinations.
- Policy 2.J.4** **Commercial Center Uses.** Set 60,000 square feet as the maximum floorplate for a single use in a neighborhood or community commercial center. Locate commercial uses with larger floorplates in regional commercial centers.
- Policy 2.J.5** **Regional Commercial Uses.** Generally require a minimum floorplate of 50,000 square feet for regional commercial uses, though exceptions may be made for smaller supportive uses, such as coffee shops, banks, or food establishments. Ensure that uses within regional commercial centers avoid competing directly with those more likely to be found Downtown, such as specialty dining and entertainment.
-  **Policy 2.J.6** **Multimodal Access.** Require convenient, attractive, and safe pedestrian, bicycle, and transit connections both within commercial centers and between centers and surrounding neighborhoods and other destinations.
- Policy 2.J.7** **Office Uses.** Promote the incorporation of office uses in existing regional commercial centers as a means of enhancing retail viability, creating attractive spaces, supporting transit viability and reducing vehicle trips. Limit office uses to 10 percent of the square footage of each regional commercial center. Allow for the repurposing of community and commercial centers to accommodate future shifts in the retail and office markets, as necessary.

Policy 2.J.8 Transition Areas. Require commercial development to incorporate buffering and sensitive transitions or design techniques to minimize impacts on adjacent less intensive uses, particularly residential uses.

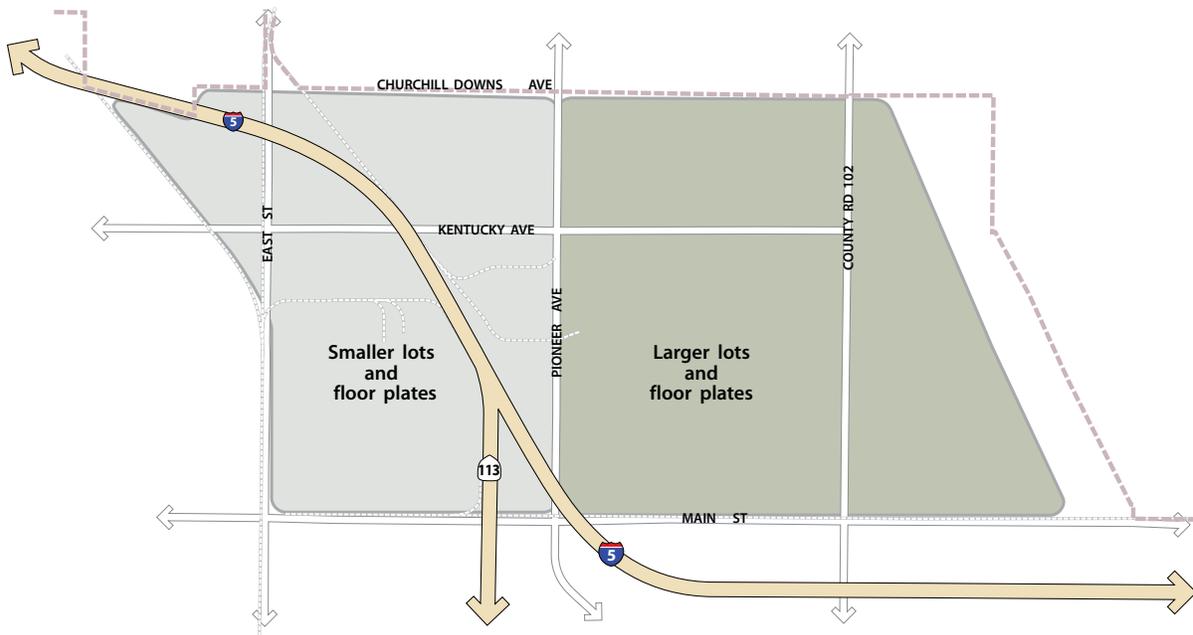
Goal 2.K Employment Centers. Provide business park, industrial, medical, and public employment centers that encourage a range of diverse business and employment opportunities and feature multimodal commute access.

Policy 2.K.1 Quality Design. Require new and renovated business parks, public buildings, and industrial properties to feature elements such as attractive entrances, articulated building facades and rooflines, attractive landscaping, and shaded walkways.

Policy 2.K.2 Business Parks. Promote the development of master-planned business parks that bolster Woodland’s established agriculture and emerging technology industries and promote the city’s prominence as a major center of economic activity in Yolo County.

Policy 2.K.3 Northeast Industrial Area. Promote clustering of industrial uses into areas that have common needs and impacts in order to maximize their efficiency and minimize conflicts. Provide for industrial uses that require a larger footprint on the east side of the northeast industrial area. Provide for smaller uses on the west side. See Figure 2-13.

FIGURE 2-13: NORTHEAST INDUSTRIAL AREA



- Policy 2.K.4** **Light Industrial Overlay.** Utilize the Light Industrial Overlay designation to transition between districts of different intensity, accommodate small incubator space, and promote a mix of agricultural, biotechnology and emerging technology companies.
- Policy 2.K.5** **CR 102 North.** As the industrial area builds out, provide enhanced roadway and streetscape improvements to CR 102 North to improve accessibility and the visual appearance of the eastern portion of the industrial area.
- Policy 2.K.6** **Transition Areas.** Require industrial development to incorporate context-responsive transitions to minimize impacts on nearby land uses.
-  **Policy 2.K.7** **Alternative Transportation Modes.** Promote convenient, attractive, and safe pedestrian, bicycle, and transit connections both within employment centers and between centers and surrounding uses.

Goal 2.L **New Growth Areas.** Encourage the creation of well-defined, balanced neighborhoods in new Specific Plan areas.

- Policy 2.L.1** **New Growth Area Development Considerations.** The General Plan contemplates growth which may occur in new Specific Plan Areas. The General Plan does not prioritize or sequence possible growth. Rather, approval of new Specific Plan Areas will require careful analysis for consistency with all General Plan policies and satisfactory resolution of site specific constraints unique to each area.
-  **Policy 2.L.2** **Specific Plan-1A (SP-1A).** Promote development of SP-1A as a mixed-use residential district anchored by a research and technology business park in the Southern Gateway area at CR 25 and SR 113. Concentrate the highest intensity of development within and in close proximity to the business park area, with lower-density, largely residential uses to the north. Encourage sustainable development through the use of renewable energy sources and water conservation tools with the goal of striving to achieve zero net energy at the building and neighborhood level to the extent feasible.
-  **Policy 2.L.3** **Specific Plan-1B (SP-1B).** Encourage mixed-use residential development that complements development in SP-1A, including development of the Southern Gateway as a research and technology business park. Encourage sustainable development through the use of renewable energy sources and water conservation tools with the goal of striving to achieve zero net energy at the building and neighborhood level to the extent feasible.

Policy 2.L.4

Specific Plan-1C (SP-1C). Design SP-1C as an exclusively residential neighborhood containing executive homes and rural estates on larger lots.

**Policy 2.L.5**

Specific Plan-2. Encourage SP-2 to develop as a sustainable “complete neighborhood” with a town center so that most daily needs can be met within the Specific Plan area. Encourage sustainable development through the use of renewable energy sources and water conservation tools with the goal of striving to achieve zero net energy at the building and neighborhood level to the extent feasible. Secure an alternate site for processing waste from the Pacific Coast Producers tomato processing plant prior to adoption of a Specific Plan for SP-2. If development occurs within the boundary of the odor impact area depicted in Figure 7-6, the developer must bear all costs associated with odor mitigation. No specific plan for SP-2 may be processed until the designs for projects to provide necessary 200-year flood protection have been approved and the funding for construction has been secured. Any contemplated sale of the City’s 900-acre property within SP-2 will require a four-fifths (4/5th) vote of the City Council. Maximum development capacity in SP-2 shall be consistent with the General Plan EIR growth assumptions as depicted in the FEIR Exhibit 4.2-7.

See also Policy 2.B.2.

**Policy 2.L.6**

Specific Plan-3A. Promote development in SP-3A to contain a mix of residential, commercial, office, and light industrial uses. Provide parks/greenbelts, grocery stores, community services and other amenities that benefit new residents and existing residents in nearby neighborhoods. Encourage sustainable development through the use of renewable energy sources and water conservation tools with the goal of striving to achieve zero net energy at the building and neighborhood level to the extent feasible. Require that SP-3A include within its boundaries any unincorporated residential areas (consistent with the General Plan Land Use Diagram) and include a strategy for financing any necessary infrastructure upgrades to these areas. No specific plan for SP-3 may be processed until the designs for projects to provide necessary 200-year flood protection have been approved and the funding for construction has been secured. Residential development may only occur once a Specific Plan has been adopted.

See also Policy 2.B.2.

- Policy 2.L.7** **Specific Plan-3B.** Allow SP-3B to continue to be primarily agriculture-related industrial uses with some low-density residential uses along CR 98. Require that SP-3B include within its boundaries any unincorporated residential areas (consistent with the General Plan Land Use Diagram) and include a strategy for financing any necessary infrastructure upgrades to these areas. Sensitively design transition areas to minimize compatibility concerns between residential, commercial and industrial uses. Non-residential development that is consistent with the Land Use Diagram may develop before a Specific Plan has been adopted.

Goal 2.M **Neighborhoods in New Specific Plan Areas.** Create distinctive and sustainable new neighborhoods.



- Policy 2.M.1** **Compact Form.** Promote the development of compact, complete neighborhoods that locate services and amenities within walking and biking distance of neighborhood residents, reducing the need to travel by car.



- Policy 2.M.2** **Mixed Uses.** Require neighborhood design that incorporates a mix of residential and non-residential development that addresses the basic daily needs of residents and employees. Each new growth area must incorporate some new employment-generating uses.

- Policy 2.M.3** **Housing.** Design neighborhoods to include a mix of housing types at a range of densities and affordability levels that accommodate residents at all stages of life. Residential uses must achieve an overall minimum average density of eight dwelling units per gross acre across the Specific Plan.



- Policy 2.M.4** **Pedestrian and Bike Mobility.** Design streets to facilitate pedestrian and bicycle mobility in order to reduce automobile dependence and vehicle miles travelled. Utilize a traditional street grid with walkable blocks. Integrate a seamless greenbelt/trail system that provides recreational and transportation benefits.



- Policy 2.M.5** **Efficiency.** Strive for net-zero energy development by encouraging buildings to be constructed so that they consume less energy, water, and other resources; allow natural ventilation; use daylight effectively; and facilitate the use of clean energy whenever possible.



- Policy 2.M.6** **Green Building.** Encourage sustainable, “green” building practices and construction techniques so that structures are designed, built, and renovated in a sustainable and resource-efficient manner.

- Policy 2.M.7** **Characteristics of Older Neighborhoods.** Incorporate the best characteristics of older neighborhoods, such as an orthogonal street grid with smaller blocks, front porches, shallower front setbacks, a variety of architectural styles, unique lighting and monument features to create a sense of place.

Policy 2.M.8 **Variety and Quality.** Ensure that new residential development provides variability and high quality design to distinguish individual homes from one another and create identifiable neighborhoods.

Policy 2.M.9 **Lifestyle Housing.** Promote housing design that serves various lifestyles, needs, and affordability levels, through strategies such as smaller house styles, compact layouts, and cost-effective design techniques.

Goal 2.N **Open Space System.** Create a comprehensive and connected system of parks, greenbelts and open space.

Refer to the Public Facilities and Services Element for additional goals and policies on parks, greenbelts, and recreation facilities. Refer to the Safety Element for goals and policies on flooding and flood protection.

Policy 2.N.1 **High-Quality Park System.** Provide a high-quality, diversified public park system that provides a variety of recreational opportunities for all City residents.



Policy 2.N.2 **Greenways and Greenbelts.** Develop a system of greenways and greenbelts that link existing and future parks and open space where possible and provide the opportunity for linear, multi-use trails. Require a system of greenways and/or greenbelts as a component of new Specific Plan areas.

Policy 2.N.3 **City Connected.** Create connections between components of the open space system, including the Sports Park and Community Center facilities as well as a perimeter walking path along the ULL.



Goal 2.O **Preservation and Adaptive Reuse.** Preserve community character and historic buildings while attracting new infill development and investment in existing neighborhoods.

Refer to Section 2.3 for additional goals and policies regarding the Downtown Historic District.

Policy 2.O.1 **Neighborhood Preservation Overlay District.** Preserve the Neighborhood Preservation Overlay zoning district to ensure that new development in historic neighborhoods is well-designed and appropriately scaled.

Policy 2.O.2 **Adaptive Reuse.** Promote adaptive reuse of vacant and/or underutilized historic buildings through public and private investment.

Policy 2.O.3 **Relocation of Historic Buildings.** Where feasible and appropriate, encourage the relocation of reusable historic buildings within or into historic neighborhoods as a means of historic preservation. Relocation is only permitted upon execution of an agreement covering reuse provisions and approval of a replacement project.

(EIR Mitigation Measure 4.6-1a)

Goal 2.P **Historic Programs and Requirements.** Preserve, maintain, and celebrate sites and structures that serve as significant, visible reminders of the city's social, architectural and agricultural history through adherence to federal, state and local programs and requirements.

Policy 2.P.1 **Historic Resources Inventory.** Maintain and regularly update an inventory of the city's Historic Resources that includes all historically and architecturally significant buildings, sites, landscapes, signs, and features within the city limits.

Policy 2.P.2 **Environmental Review.** Require that environmental review be conducted for alterations and/or demolition of buildings designated as, or potentially eligible for designation as, historic structures as required by Chapter 12A of the Municipal Code and CEQA regulations.

(EIR Mitigation Measure 4.6-1a)

Policy 2.P.3 **Historic Neighborhood Design Criteria.** Establish design guidelines that ensure that new residential construction, additions, repairs, and remodels in historic neighborhoods are contextual and preserve the historic nature of the neighborhood.

Policy 2.P.4 **California Historical Building Code.** Train local building officials to use the California Historical Building Code as a tool to foster appropriate and efficient rehabilitation of historic buildings.

Policy 2.P.5 **Certified Local Government (CLG) Program.** Become a Certified Local Government (CLG), through the State Office of Historic Preservation, to assist historic preservation programs in Woodland.

Goal 2.Q **Historic Education and Awareness.** Promote community awareness and appreciation of Woodland’s history and architecture.

Policy 2.Q.1 **Education.** Work with Woodland schools and local history groups to provide opportunities for education about Woodland’s architectural history and resources.

Policy 2.Q.2 **Historic Markers.** Continue to promote the Woodland Historic Landmarks program and develop a model for historic markers and signs for historic sites and buildings.

Policy 2.Q.3 **Awards.** Continue to formally recognize private and public quality rehabilitation and restoration work through ceremonies (e.g., Heritage Home awards, Preservation Award, Certificates of Appreciation for commercial and public building rehabilitation work).

Policy 2.Q.4 **Workshops.** Coordinate with the Woodland Public Library and the Historic Preservation Commission to hold occasional public workshops, lectures, and slide shows on historic preservation and restoration.

Policy 2.Q.5 **Promotion of Historic Resources and Events.** Continue promoting historic resources and preservation events, such as the annual “Stroll Through History” program.

Policy 2.Q.6 **Historic Museum.** Encourage the formation of a historic museum or facility in or near the Downtown that celebrates local and regional historic resources.



Preservation of historic homes and buildings greatly contributes to Woodland’s unique charm and character.