



Woodland Research & Technology Park

A LIVE / WORK COMMUNITY

Specific Plan Project Summary & Concept

MAY 12, 2017

1. INTRODUCTION

The Woodland Research & Technology Park Specific Plan (Specific Plan) is envisioned as a new technology hub for the City of Woodland, intended to serve an array of research and technology companies interested in locating and growing near U. C. Davis, and other research and technology institutions within the Sacramento region. Woodland is centrally located at the confluence of abundant high quality agricultural land, major freeways, a port, an international airport, and near the genesis of the Organic Movement in Yolo County's beautiful Capay Valley. Woodland's central location also provides its businesses with access to top universities, including UC Davis the top agricultural research university in the world. Woodland provides an important base of existing agricultural technology and plant and life sciences research and innovation companies with which new and growing businesses can immediately partner. Woodland is also an important center of food processing and distribution. Local access to extraordinary crop diversity supports area food manufacturers, seed researchers, agricultural support industries, and the larger Food and Agricultural Business cluster that has developed in Woodland. Many companies have come to Woodland in large part because they gain direct access to farmers, farms, and the crops they need for their products. An experienced and trained workforce in these cutting edge areas of research supports the success of the City's agricultural technology industry, while the Woodland Community College seeks to expand programs/opportunities to train up future generations of Woodland residents.

The Specific Plan will offer a unique business environment, supporting research and development, technology, and science and engineering-based companies, as well as training and workforce development for local students and graduates of the Woodland Community College. The Specific Plan is proposed as a new employment center that also includes a range of housing options and a commercial mixed-use town center focused around a central green and connected by a multi-modal street network and trail system. Although the City anticipates that agricultural-related research will be a major focus within the Specific Plan area (plan area), the Specific Plan will also support an environment of innovation in flexible formats for a wide variety of businesses in medical and veterinary, bio-technology, engineering, and other fields.

The Specific Plan will also provide incubation spaces for small start-up firms, facilities for established mid-size or large size companies that require larger floorplates, and flexible building spaces for high-technology research and light manufacturing / flex space for product testing and development. Employee-support services, retail, and recreational amenities will create an active landscape for collaboration and innovation.

In addition to its role as an employment center, the Specific Plan is envisioned as an attractive place to live, recreate, shop, and gather for neighborhood events. The Specific Plan will be highly connected to and is intended to complement the mix of land uses in the adjacent Spring Lake development. The Plan also seeks to reduce water use and may include recycled water for landscape irrigation.

2. VISION AND GUIDING PRINCIPLES

The following principles will guide development of the Specific Plan:

- Develop a state-of-the-art innovation center campus for high-technology offices, research and development, hotel, and employee-serving retail and recreational uses.
- Accommodate advanced technology-related jobs and training that allow a greater number of Woodland residents and college graduates from the Woodland Community College to live and work in the community.
- Collaborate with UC Davis, Woodland Community College, and others to capture technology transfer to start-up businesses and growing mid-to-large size companies, reducing the loss of intellectual capital and revenue through regional out-migration.
- Create and support the seed, food, and agricultural-based industry currently doing business in and around Woodland.
- Ensure that roadways, utilities, and other infrastructure are installed to meet project needs and can be feasibly financed.
- Contribute to meeting City goals for greenhouse gas reduction by 2035 contained in its 2035 Climate Action Plan for:
 - Increased efficiency of buildings and other non-transportation energy use;
 - land use and transportation strategies that reduce vehicle miles traveled and facilitate use of alternative fuel vehicles;
 - enhancing the City's urban forest through planting and management of trees in public parks, other open spaces, and public streets;
 - promoting recycled water use within the neighborhoods park and greenbelts; and
 - reduction in water use and waste generation.
- Create a successful Village Center that serves area residents and, along with the southern end of a proposed central green, provides a gathering place for workers, residents, and visitors.
- Integrate multi-modal transportation within project design, to reduce the use of single-occupant vehicles, and implement a Transportation Demand Management (TDM) Plan that increases the use of multiple modes of transportation, such as, public transit, bicycle, and pedestrian access to, from, and within the plan area.
- Facilitate bicycle use and walking through a combination of well-designed complete streets, protected bicycle lanes, where appropriate, and pedestrian / bicycle greenways that connect to parks and open spaces, as well as connects the Plan Area to Spring Lake at multiple points.
- Encourage active, healthy, living through connected streets with bicycle and pedestrian facilities, trails, accessible parks and open spaces with passive and programmed recreation, access to healthy foods (such as, through a farmers market and/or fresh produce market in the Village Center), and social gathering places.
- Promote flexibility in project design and implementation to respond to market demand through the phasing of construction and offering a variety of building types.
- Incorporate naturalized stormwater management in the plan area and individual projects, as feasible.
- Seek ways to complement and support Downtown Woodland by accommodating larger and other businesses, better suited for locations outside Downtown.

- Help provide vital connections to the existing Spring Lake community in planning for the density and intensity of land use and by promoting and extending bike paths, open space and recreational opportunities.

3. PLAN AREA LOCATION AND CONTEXT

PLAN AREA LOCATION

Exhibit 1 (page 4) shows the location of the proposed Specific Plan and its designation in one of City's proposed growth areas under the proposed 2035 General Plan. Exhibit 2 (page 5) shows the location of the Specific Plan within the region and its proximity UC Davis, a major research university that could attract research and development businesses and resident employees to the Specific Plan due to its proximity to Davis. The southern boundary of the Specific Plan, at the SR 113 / 25A interchange, is about 7 miles from the heart of the UC Davis campus (at the SR 113 / Hutchison Drive interchange).

Within a 50-mile radius of the proposed Specific Plan are major employment centers, such as Sacramento, Davis/UC Davis, Roseville, and Vacaville, and within a 100-mile radius of San Francisco Bay area technology hubs, including Silicon Valley and the I-680 corridor. These areas have regional, national, and global serving innovation companies that benefit from a location close to premier public research institutes (such as UC Davis) and may want to expand or relocate closer to UC Davis if proper opportunities are created in Woodland's planning area. As evidenced by the increasing number of faculty and executive staff from UC Davis choosing to reside in Woodland, the specific plan area's proximity to the Davis also is well positioned to attract professionals in technology and related businesses to live in Woodland including the plan area. Exhibit 3 (page 6) shows the location of the Specific Plan in relation to technology and research hubs in Northern California.

The Specific Plan can also accommodate new "home grown" start-up business and expansion of existing businesses in Woodland that cannot be accommodated elsewhere.

PLAN AREA CONTEXT

The Specific Plan is one of three subareas designated by the City of Woodland in the Specific Plan 1 (SP-1) new growth area, located in the southern part of the City's planning area. The Specific Plan is located outside the current city limits and will require annexation into the City prior to development. The Specific Plan area contains approximately 351 acres, all of which is within the City's Urban Limit Line (ULL). Approximately 316 acres fall within the City's Sphere of Influence (SOI), and the remaining 35 acres are outside the SOI. The Specific Plan is located adjacent to the Spring Lake Specific Plan to the north and east, Road 25A and the City ULL to the south, and is bounded by State Route 113 (SR 113) to the west.

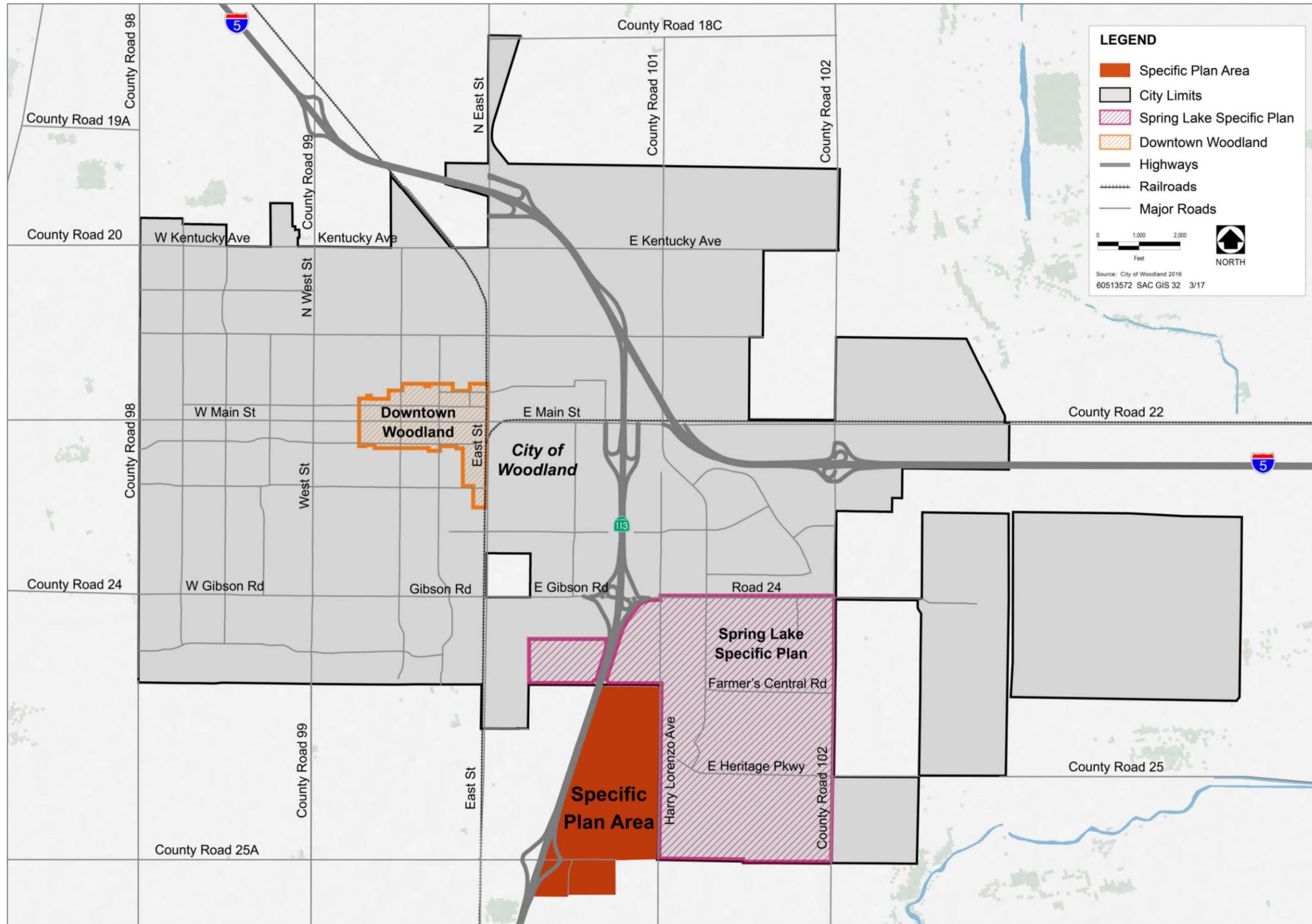
In anticipation of development in the Specific Plan, backbone utility lines in the Spring Lake Specific Plan area were "oversized" and stubbed out at the border between the two Specific Plan areas so that the Specific Plan could develop more efficiently through extension of those backbone utility lines into the plan area. Spring Lake's existing and planned bike network is also designed to connect seamlessly into the plan area, with a mix of dedicated on-street lanes and off-street paths. There is also the potential to extend major connecting roadways, bike paths, pedestrian ways, and open space greenways from Spring Lake into the Specific Plan.

The plan area is classified as Specific Plan (SP-1A) in the City of Woodland General Plan Update 2035 (to be adopted May 2017). The plan area consists of five parcels totaling approximately 351 acres, is characterized by relatively flat land in agricultural use, and is visible from the SR 113. Access to the plan area is from the Gibson Road and County Road (CR) 25A interchanges via Harry Lorenzo Road (portions of which are unimproved).

Exhibits 5 and 6 (page 9), respectively show the current Yolo County zoning for the plan area. Development of the Specific Plan will require annexation into the City and pre-zoning prior to development. The Specific Plan will also

require amending the City's Zoning map. The proposed land use plan for the Specific Plan, provided and described in Section 4 that follows, shall serve as the new zoning for the Woodland Research & Technology Park. Once annexed, the plan area will be shown in the City of Woodland city limits, as shown in Exhibit 7 (page 10).

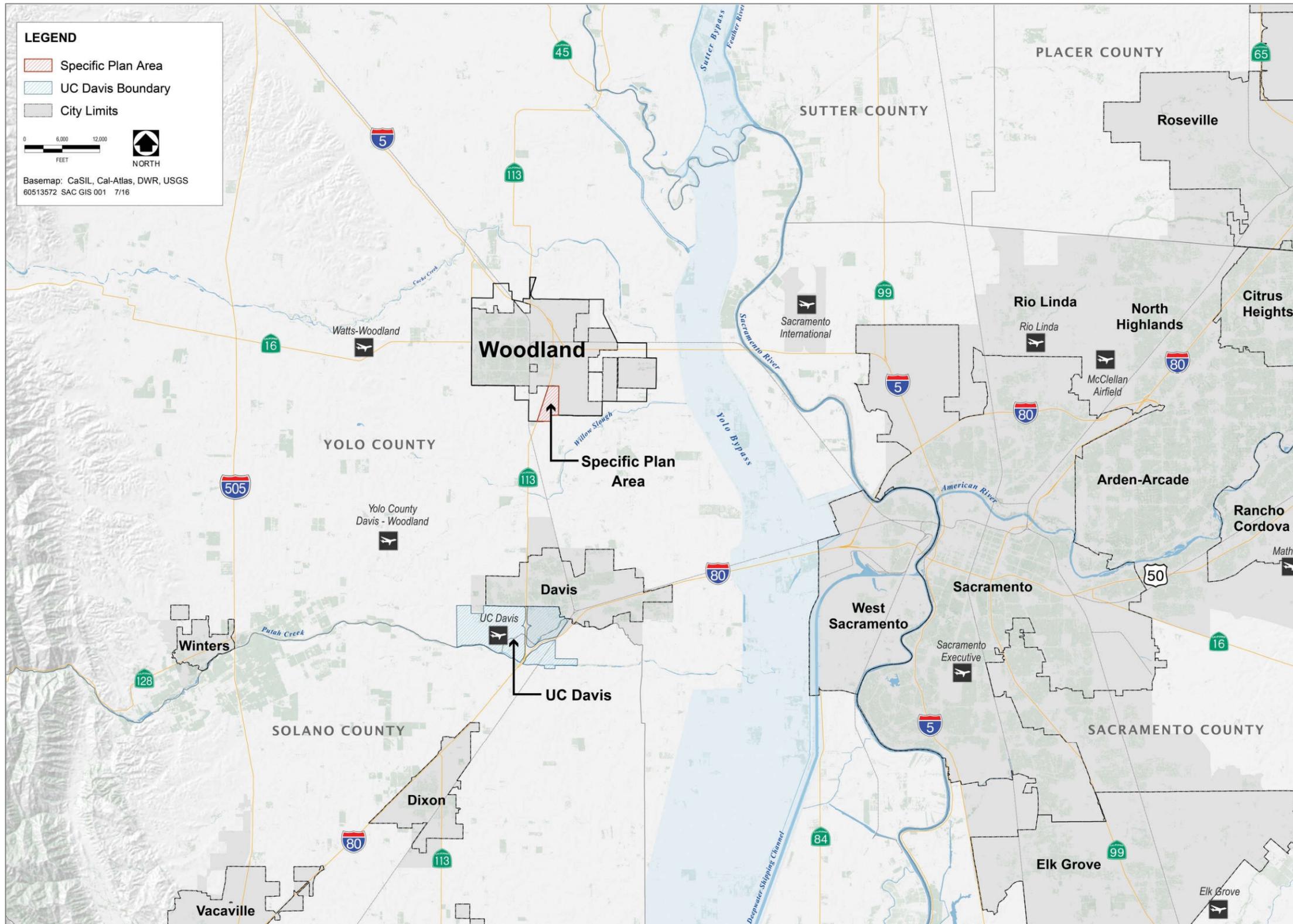
In addition to annexation into the city and pre-zoning, development of the Specific Plan will also require amending the City's Zoning map. The proposed land use plan for the Specific Plan, provided and as shown in Exhibit 8 (page 10), is further described in Section 4 that follows, and shall serve as the new zoning for the Woodland Research & Technology Park



Source: City of Woodland, AECOM 2017

Exhibit 1

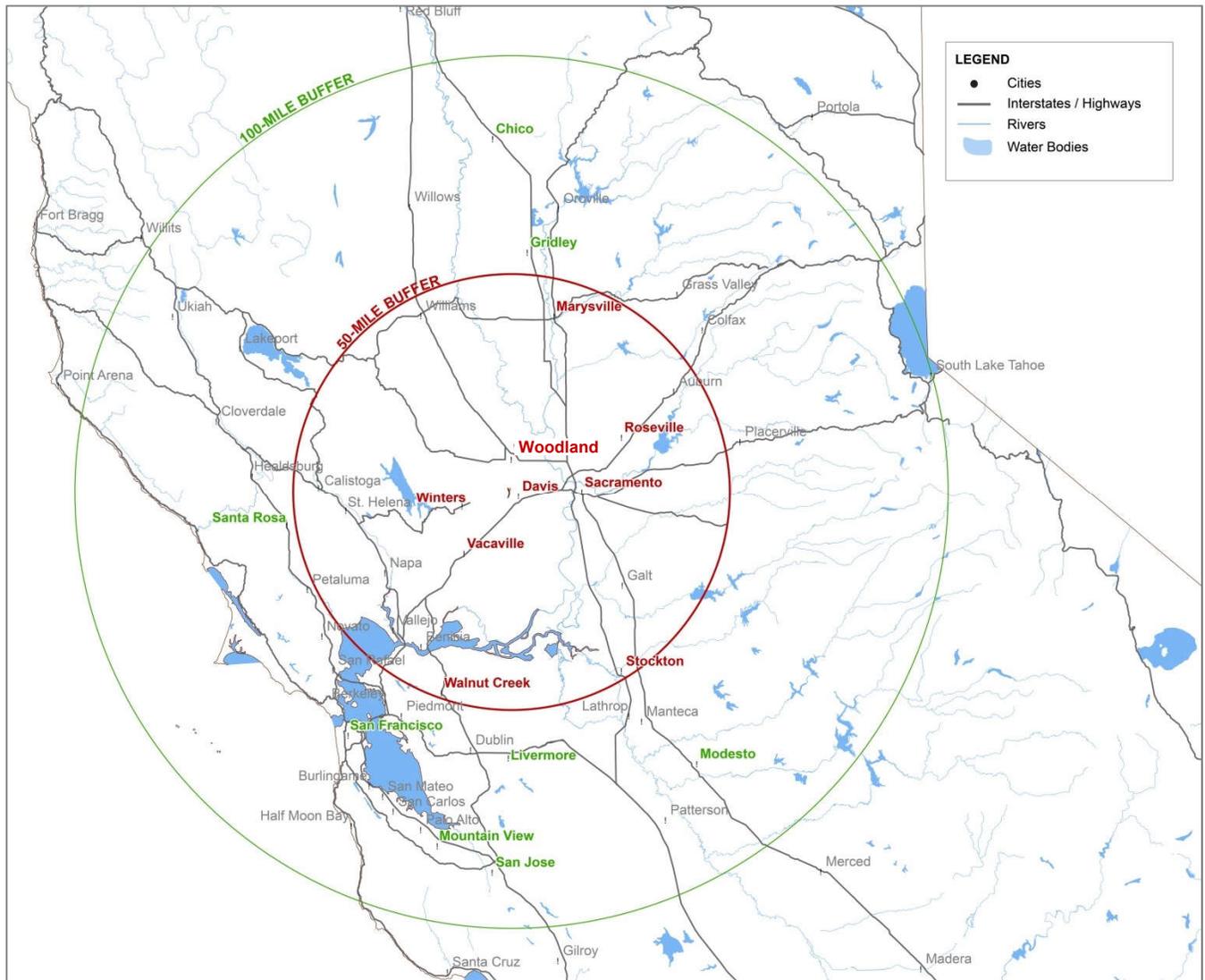
Specific Plan Area Vicinity



Source: Sacramento County 2016, Yolo County 2016, Adapted by AECOM

Exhibit 2

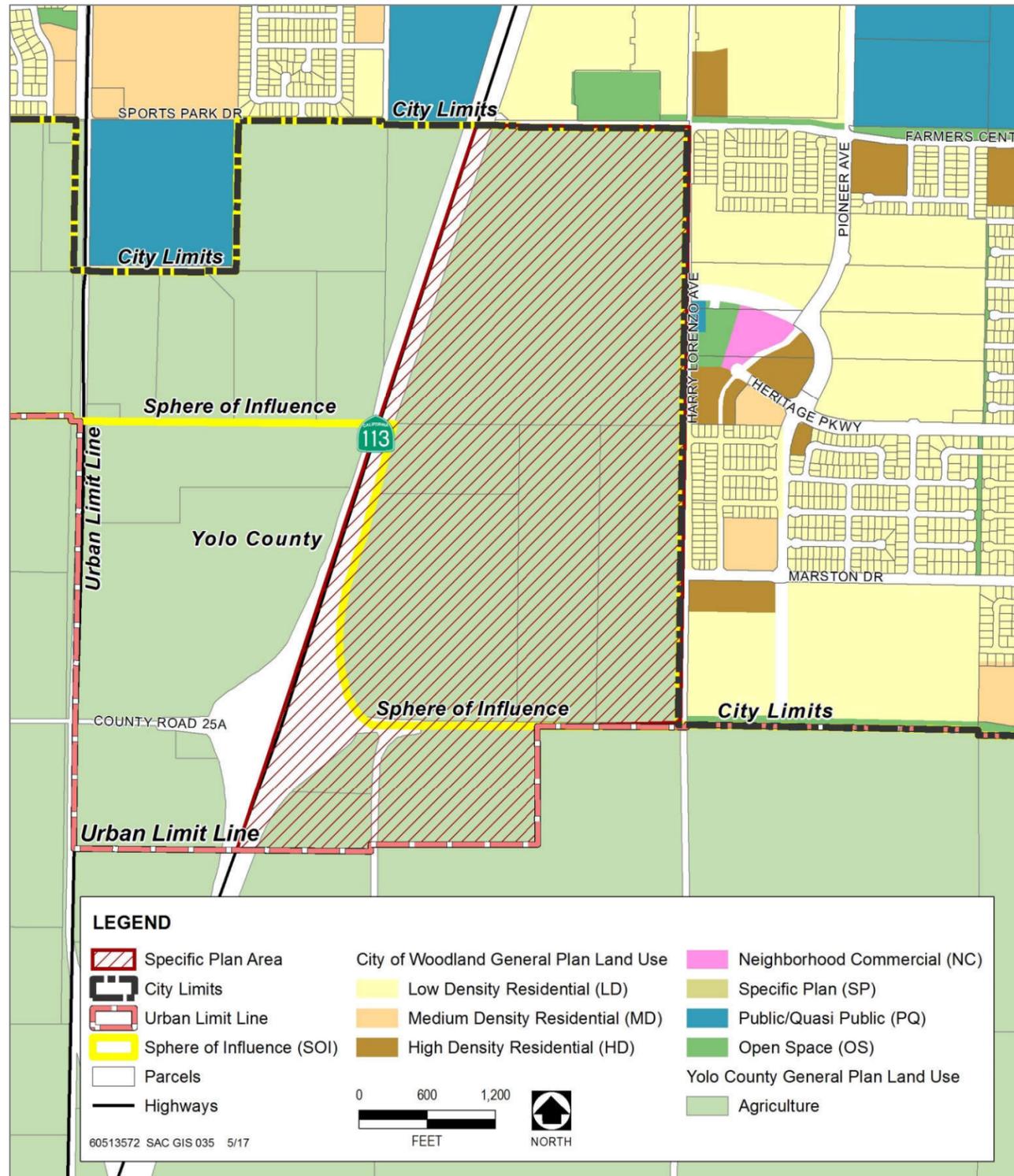
Specific Plan Area Location – Regional Context



Source: AECOM 2016

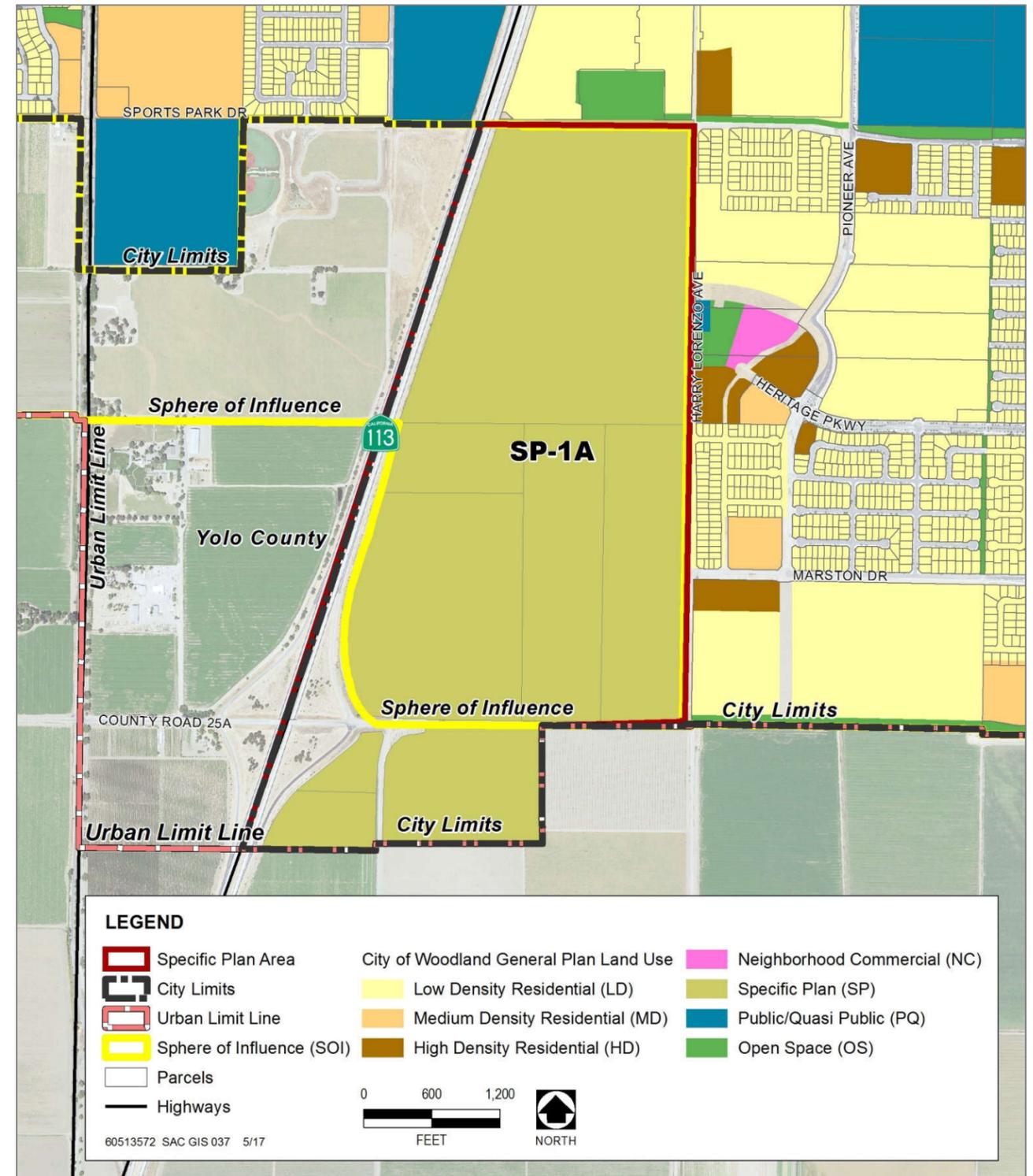
Exhibit 3

Specific Plan Proximity to Northern California Research / Technology Hubs



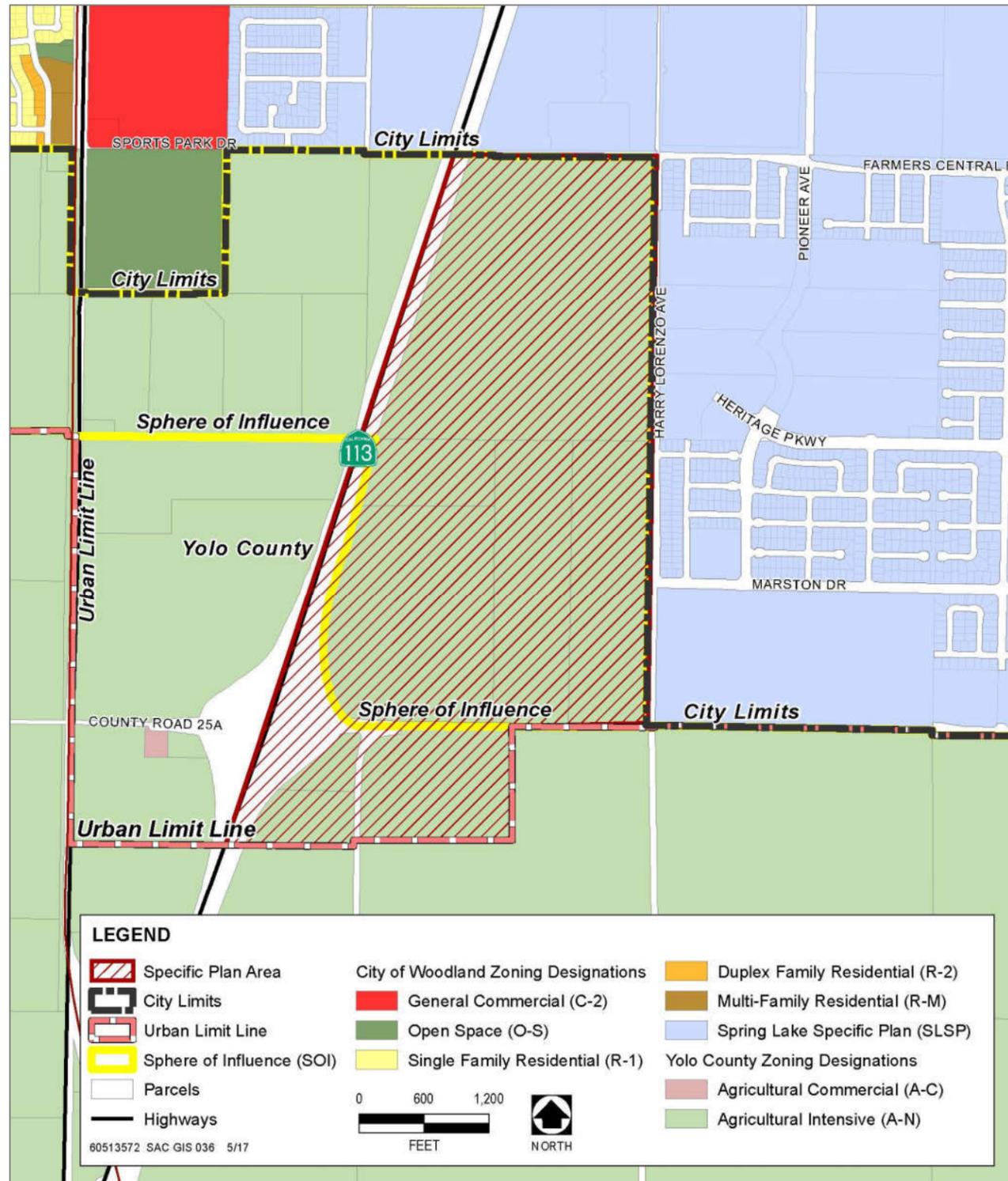
Source: AECOM 2017
Exhibit 5

Existing City-County General Plan



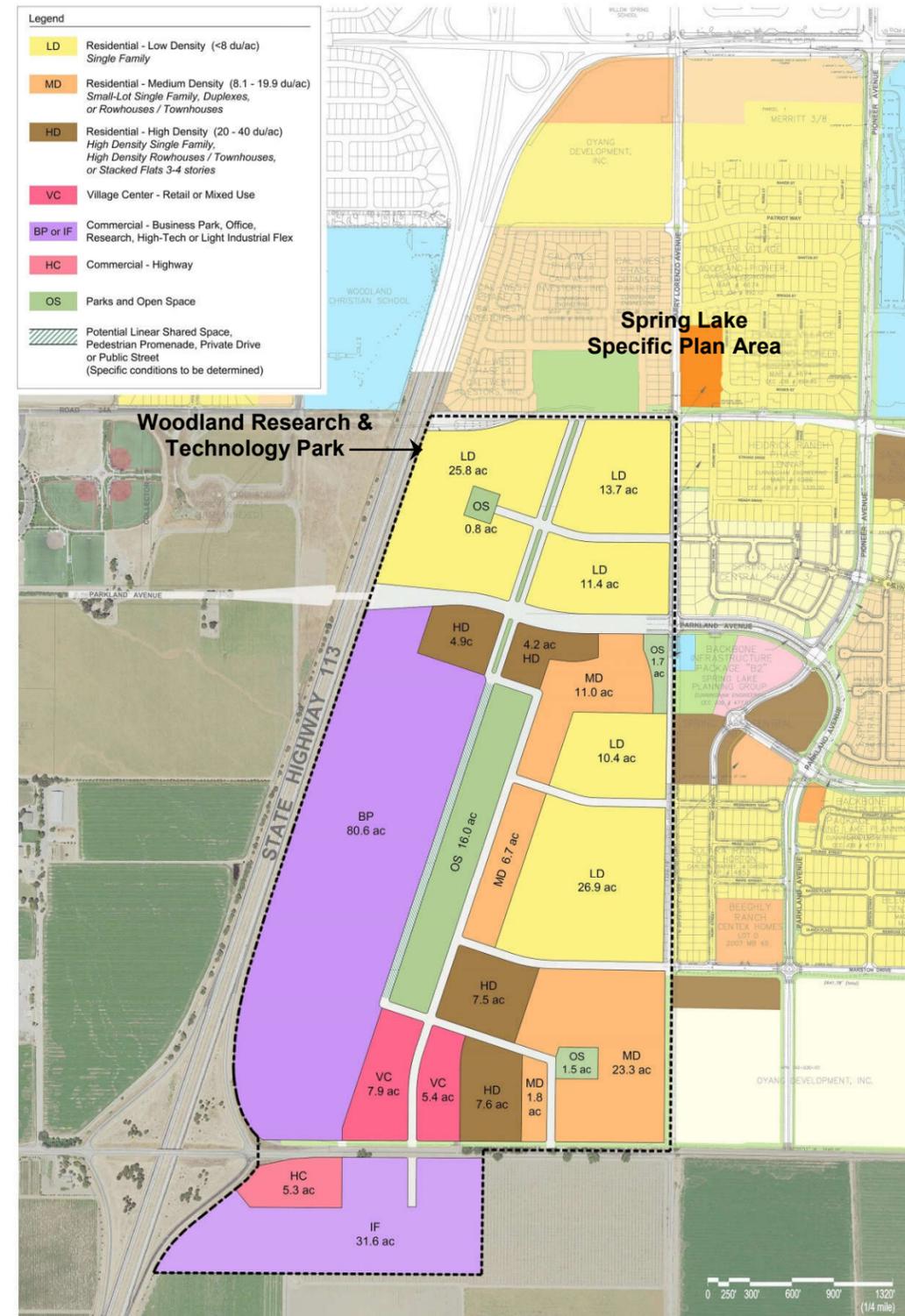
Source: AECOM 2017
Exhibit 6

Proposed General Plan



Source: AECOM 2017
Exhibit 7

Existing City-County Zoning



Source: AECOM 2017
Exhibit 8

Proposed Zoning

4. SPECIFIC PLAN PROPOSAL

PROPOSED LAND USES

The Specific Plan provides for the following land use mix (see Exhibit 8, page 10). Table 1 (page 12) contains the proposed land use mix, estimated development yield, and assumptions regarding acreage, residential density, and nonresidential FAR.

- Approximately 1,600 dwelling units in three residential land use classifications on approximately 125 acres:
 - Low Density Residential (LDR), with an allowable density range of 0-8 dwelling units per acre (du/ac) – up to 510 dwelling units on 63.8 acres;
 - Medium Density Residential (MDR), with an allowable density range of 8.1-19.9 du/ac and an estimated average density of 15 du/ac – 431 dwelling units on 28.7 acres; and
 - High Density Residential (HDR), with an allowable density range of 20.0-40.0 du/ac and an estimated average density of 31 du/ac – 660 dwelling units on 21.3 acres.
- Approximately 1.94 million square feet in four nonresidential / mixed use land use classifications on approximately 119 acres:
 - Village Center (VC) on 11.4 acres with an allowable FAR of 0.2-2.0 (single use) or 0.5 – 3.0 (mixed), and an estimated average FAR of 0.2 – 99,317 square feet;
 - Business Park (BP) on 73 acres with an allowable FAR 0.25-2.0 and an estimated average FAR of 0.4 – 1,271,952 square feet;
 - Light Industrial Flex (IF) on 30 acres with an allowable FAR of 0.25-2.0 and an estimated average FAR of 0.4 – 522,729 square feet; and
 - Highway Commercial (HC) on 5 acres with an allowable FAR of 0.2-2.0 and estimated average FAR of 0.2 – 43,560 square feet on 5 acres.
- Parks and Open Space (OS), with a total of 23.3 acres:
 - 21.1 acres assumed to be medium to large parks, including a proposed central green of approximately 16 acres; and
 - 2.2 acres of small open spaces, pocket parks, and community gardens of 2.2 acres.¹
- 90.5 acres of streets and other public rights of way and stormwater management public easements.

¹ Location and acreage of greenways and trails to be determined in the Specific Plan.

Table 1: Proposed Land Use Plan / Development Yield Table

Guidance from City of Woodland General Plan				Woodland Research Park Specific Plan - October 19, 2016					
Land Use Designation	Resid. Density units/acre	FAR	Land Area (acres, gross)	Assumed Resid. Density (gross)	Assumed FAR (gross)	Yield	Employment Intensity	Estimated Number of Jobs	
 Residential - Low Density LD	0 - 8.0	---	88.2	6.0	---	529 du	---	---	
 Residential - Medium Density MD	8.1 - 19.9	---	42.8	12.0	---	514 du	---	---	
 Residential - High Density HD	20.0 - 40.0	---	24.2	24.0	---	581 du	---	---	
 Village Center - VC <i>(similar to Woodland Neighborhood Commercial & Corridor Mixed Use)</i>	15.0 - 40.0	single use 0.20 - 2.0 mixed use 0.5 - 3.0	13.3	---	0.2	115,870 sf gross floor area	800 per net square feet at 0.2 FAR*	138	
 Business Park BP	---	0.25 - 2.0	80.6	---	0.4	1,404,374 sf gross floor area	250 per net square feet at 0.4 FAR*	5337	
 Light Industrial Flex IF	---	0.25 - 2.0	33.5	---	0.4	583,704 sf gross floor area	800 per net square feet at 0.4 FAR*	693	
 Highway Commercial HC	---	0.20 - 2.0	5.3	---	0.2	46,174 sf gross floor area	800 per net square feet at 0.2 FAR	55	
 Parks & Open Space - OS Large & Medium-sized Parks	---	---	20.0						
 Important streets (as shown, within developable area) that define the layout of WRP & connect to Spring Lake neighborhoods	---	---	20.0						
 ROW of Peripheral Streets, Bike & Ped Trails, Parkland Ave Extension	---	---	23.1						
TOTALS			351.0 acres			1624 du residential		6167 employees	
						2,150,122 sf overall commercial			

PARKS / OPEN SPACE

The proposed Specific Plan includes approximately 23 acres of public parkland, open spaces, and greenways, located throughout the plan area. A central green of approximately 16 acres would serve as the primary park / open space feature, as a central gathering space, and as a central organizing design feature of the layout of the Specific Plan. Smaller parks, open spaces, and greenways are proposed throughout the plan area so that all residents and employees in the Specific Plan would have close access to open space. Development within the Business Park would be encouraged to include private and / or semi-public open spaces for the benefit of employees.

The Central Green would include one or more areas for field and court sports, playgrounds / tot lots, restrooms, picnic tables, shade structures and shaded seating areas, passive recreation areas, and improvements at the southern end to provide a central gathering place for outdoor socializing and events (such as a weekly farmers market). Smaller parks and open spaces would be designed for a variety of passive and active uses, depending on the size and configuration of the park / open space. The Central Green could also include space for a small concession stand and / or serve as a hub for mobile food vendors. Space for an outdoor public market or market hall could also be provided in the Central Green.

A series of greenways would connect the Specific Plan area, both north-south and east-west, to existing and planned parks, open spaces, and greenways within Spring Lake. The location, extent, and size of greenways will be detailed in the Specific Plan.

The 2035 General Plan anticipates evaluation of a transition area between the proposed urban and adjacent non-urban (farmed) edges at the southern boundary of the Specific Plan area, such as a buffer zone between the southernmost extent of development and ongoing agricultural operations to the south. The width of the buffer zone and potential for the buffer to provide stormwater management and other benefits would be addressed in the Specific Plan.

BLOCKS, ROADS, AND CIRCULATION

The layout of the Specific Plan is designed to create a, well-connected circulation network for all modes of travel that allow for easy access to all parts of the plan area and connect to roadways within Spring Lake. The concept of connectivity extends to existing and planned greenways in both Spring Lake and the Specific Plan to allow for maximum safe travel by motor vehicles, pedestrians, and bicyclists. The proposed block sizes, pattern, and orientation are intended to create feasible development parcels while creating a cohesive neighborhood with a distinctively urban sense of place that is seamlessly connected to existing neighborhoods & facilities.

All public roads within the Specific Plan will include a connected sidewalk system and either protected bicycle lanes as part of the sidewalk (for major through roads) or a combination of on-street bicycle lanes or mixed flow bicycle routes for local street with low traffic volumes and slower vehicle speeds.

The Business Park and Light Industrial Flex area is intended to provide flexibility on floorplate size and building configuration, allowing for a range of building sizes and types while providing an opportunity for a campus setting. The business park area may be developed with a combination of public roads and private drives to connect buildings within each development site and to connect multiple development sites to each other. Site plan and design guidelines applicable to accompany the Specific Plan will encourage such connectivity. Design guidelines will also encourage buildings to be accessible and have entrances fronting public streets, providing opportunities to activate those streets. Buildings constructed in the interior of the business park area, adjacent to SR 113, will be encouraged to extend the public street grid through a system of internal roads (whether public or private). The

Specific Plan will include a circulation master plan with more details regarding roadways, bicycle and pedestrian facilities, and the block framework.

DRAINAGE

An existing drainage way adjacent to SR 113 that wraps around the southern end of the plan area adjacent to CR 25A will either be maintained or modified to maintain an equivalent level of or increase drainage capacity, to meet project needs (and to achieve no net run-off from the project site). Naturalized stormwater management systems will be incorporated into public parks and open spaces to reduce the size requirements for conventionally engineered drainage systems. Private development will also employ naturalized stormwater management systems to manage drainage needs on-site.

UTILITIES

The first phase of development is anticipated to connect to trunk lines for water, sewer, and drainage that are currently stubbed out at the property line between Spring Lake and the Specific Plan. These lines were intentionally oversized to accommodate future development in the Specific Plan. Concept-level infrastructure / utility master plans will be prepared separately to provide technical information for the Specific Plan. The Specific Plan will also identify private utility needs (electricity, natural gas, telephone, cable / internet, etc.) and include a strategy for how these utilities will serve the plan area.

5. CONSISTENCY OF THE SPECIFIC PLAN WITH THE WOODLAND GENERAL PLAN

The City's 1996 General Plan designated 316 acres of the 351-acre plan area in the City's planning area boundary and all 351 acres within the ULL. The City of Woodland is updating its General Plan ("2035 General Plan") and has released a public review draft. Referred to as "SP-1A" in the General Plan, the City envisioned the Specific Plan to develop as a mixed-use neighborhood, anchored by a research and technology business park in the "Southern Gateway" at CR 25A and SR 113 (see policy 2.D.3 of the Land Use Element). The highest intensity of development will occur within the business park area, providing a prime opportunity for job creation within Woodland. The remainder of SP-1A will be largely residential, with some open space and recreation areas. The proposed General Plan anticipates that SP-1A would accommodate larger businesses, including technology firms, while Downtown Woodland could accommodate smaller and start-up firms.

As with the 1996 General Plan, the proposed updated General Plan shows the Specific Plan area within the City's ULL. Policy 2.A.1 of the proposed General Plan (Land Use Element) states: "a permanent Urban Limit Line (ULL) is established around Woodland to permanently circumscribe urban development and comply with provisions for agricultural lands." This policy seeks to implement Woodland's Measure A (approved by voters in 2006) that requires voter approval of modifications to the ULL. In addition, Policy 2.A.3 (Land Use Element) requires one acre to be permanently conserved for every acre converted to urban development within the ULL. The Specific Plan will comply with this requirement.

The proposed 2035 General Plan assumes that 2.15 million square feet of nonresidential building space and over 1,600 housing units will be developed within the Specific Plan. The land use plan for the Specific Plan is consistent with these assumptions and other guidance from the proposed 2035 General Plan, related to the SP-1A portion of the City's planning area. Therefore, the guiding principles of the Specific Plan are consistent with the general development assumptions contained in the proposed 2035 General Plan.

The proposed 2035 General Plan also sets forth specific goals and policies for development of SP-1A. Below is an analysis of how the Specific Plan meets these goals and policies.

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

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 25A 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. *As shown in Table 1 and Figure 8, above, the highest residential densities (High Density and Medium Density), a proposed Village Center, and a central green with the highest concentration of recreational activities are clustered around the technology business park uses to provide opportunities for workers to live, shop, dine, and recreate in proximity to their places of employment.*

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. *The proposed layout of the Specific Plan is a well-connected grid of collector streets and a finer-grained network of local streets with bicycle lanes, bike/ped trails, and sidewalks. Most residents live within walking distance (1/2 mile or less) of the technology business park and Village Center.*

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. *The Specific Plan will accommodate nearly 6,200 jobs, over 1,600 housing units, and a 13-acre Village Center with nearly 116,000 sq. ft. of space for retail, service, and other commercial uses. The Village Center, along with planned commercial space immediately adjacent to the Woodland Research Park in Spring Lake, will be designed to support residents in both communities with complementary retail and service uses.*

Policy 2.M.3 Housing. Design neighborhoods to include a mix of housing types at a range of densities and cost levels that accommodate residents at all stages of life through the design and location of housing. Residential uses must achieve an overall minimum average density of eight dwelling units per gross acre across the Specific Plan. *A mix of single-family homes, small lot single-family homes, townhomes, condominiums, and apartments are planned on 155 acres, with average densities ranging from 6 to 24 units per acre. These residential categories will allow for a wide range of housing types, and sizes (rental and ownership), including accessory dwellings (second units). The Specific Plan will also encourage:*

- *The provision of housing that meets all stage-of-life needs and accommodates multi-generational households; and*
- *The provision of housing that incorporates universal design (per program 2.C-4 of the Woodland Housing Element). Buyers of for-sale affordable housing units will be offered "universal design" or "visitability" features per the requirements of Section 6A-5-10 of the Woodland Municipal Code.*

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 modified and traditional street grid with walkable blocks. Integrate a seamless greenbelt/trail system that provides recreational and transportation benefits. *As noted previously, the Specific Plan layout will include a modified traditional street grid consisting of collector streets fed by local streets with walkable blocks. Streets will be connected through a system of sidewalks, bicycle lanes, and bike/ped paths as described in Section 4, above.*

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. *The*

The Specific Plan will implement Policies 2.M.5 and 2.M.6 through compliance with green building and energy efficiency measure the City’s 2035 Climate Action Plan, Strategies E-3 and E-6, the CalGreen Code, and California’s Building Energy Efficiency code. The Specific Plan will incorporate features that encourage energy- and resource-efficient site planning, landscaping, and building design, including siting uses and development to take advantage of passive and active heating and cooling; incorporation of naturalized stormwater systems and use of recycled water in public parks, open space, and public realm landscape areas. In addition, the Specific Plan will contain design guidance to support current best practices in green building design and construction, including water-efficient fixtures and appliances; energy efficient building materials and resources; renewable or locally available building materials; low VOC paints and adhesives; and other industry standard best practices.

Policy 2.M.7 Characteristics of Older Neighborhoods. Incorporate the best characteristics of older neighborhoods, such as a well-defined street grid with smaller blocks, front porches, shallower front setbacks, historic style lighting and monument features to create a sense of place. *The Specific Plan promotes features of traditional neighborhoods through standards and guidelines that support walkable neighborhood blocks; wider sidewalks and narrower local streets; centrally located and accessible open space; front porches or stoops and shallower setbacks that engage the street; and pedestrian-oriented amenities, such as lighting and street furniture within the public realm, to help define the neighborhood’s sense of place and character. The Specific Plan will contain design guidelines that encourage traditional neighborhood design while also allowing modern architectural interpretations of traditional design.*

6. PROJECT TIMELINE AND PHASING

Timing of development depends on a number of factors, in particular market conditions and the feasible rate at which new development can be absorbed in the Woodland marketplace. Table 3.7-5 (page 3-25) of 2035 General Plan and Climate Action Plan EIR assumed a buildout period between 2016 and 2025 for the purpose of environmental impact analysis. However, the first phase of development is anticipated to commence between 2018 and 2019.

Development of the Specific Plan would be completed in several phases, the number and precise location/ acreage to be determined through the preparation of the Specific Plan. However, Phase 1 is anticipated to include initial research business development, commercial services, housing, and public space, to establish a sense of place, and supported by necessary infrastructure.

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