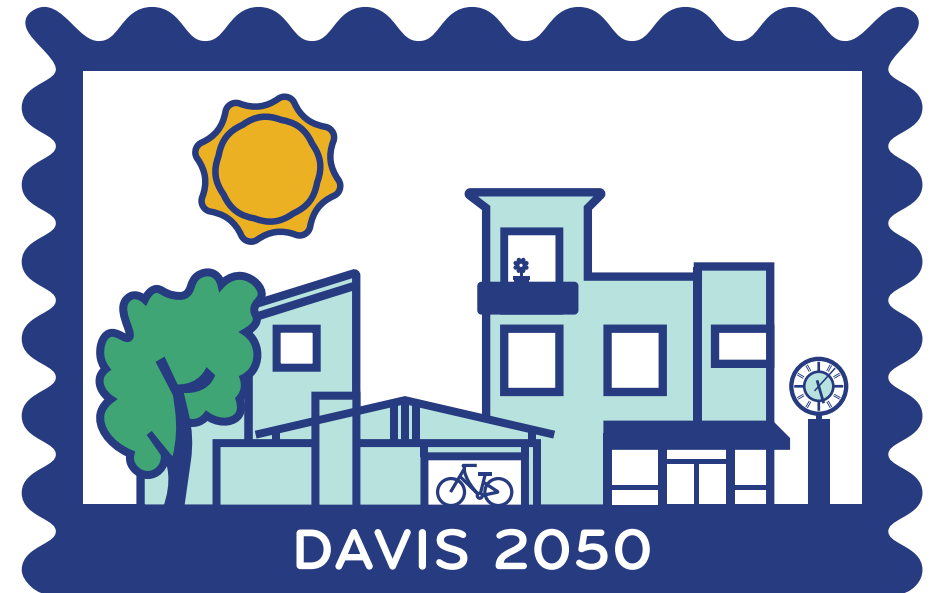


Welcome to Workshop #3

October 14, 2026



*Please "sign-in"
by scanning
this QR Code
with your cell
phone camera*



General Plan Update



Agenda

- 6:00 Welcome and presentation
- 6:45 Small Group Discussion
- 7:45 Small Group Report Out
- 8:00 Workshop Close



General Plan Update Process



What is a General Plan?

Helps the City meet its housing, business and amenity needs:

- Policy document to guide future actions and development
- Enables the community to come together to develop a shared vision for the future
- Keeps what we like about the community
- Addresses key issues and problems



Key GPU Phases



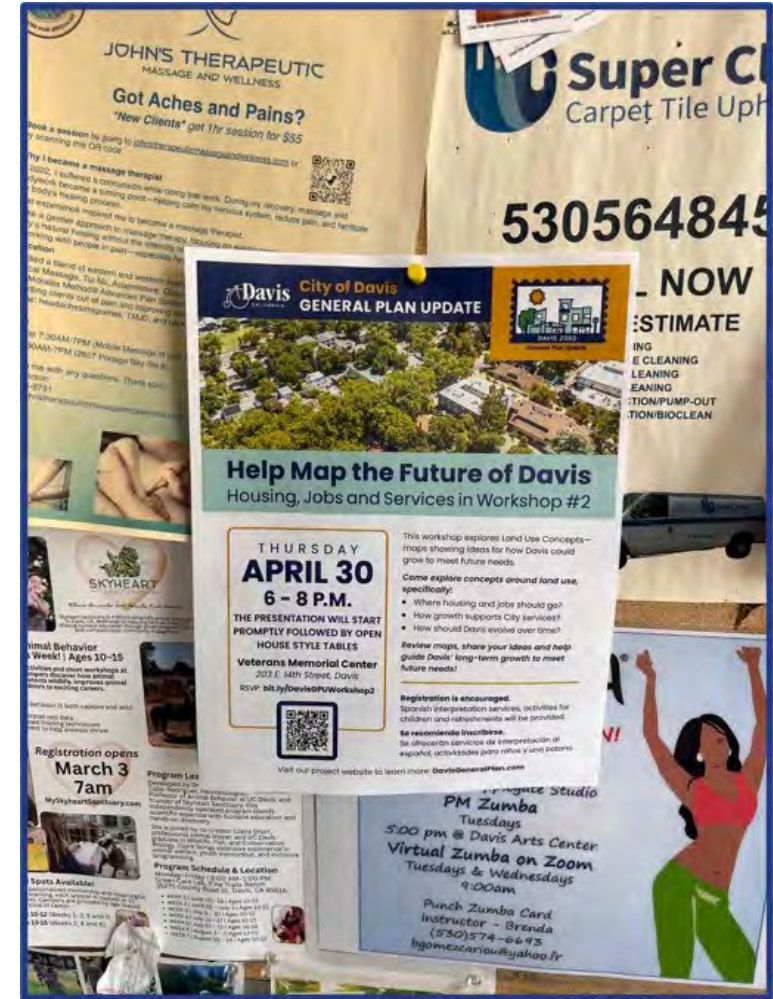
Community Engagement To Date

- **2** Workshops
- **2** Online surveys
- **3** Rounds of pop-up meetings
- **1** Meeting-in-a-box
- **2** Commissionapalooza Events
- **11** Commission meetings
- **2** General Plan Committee meetings
- **2** Planning Commission subcommittee meetings and **3** additional updates
- **4** City Council meetings
- Meetings with local organizations
- Public agency meetings



Public Notifications

- Social Media posts (NextDoor, Instagram, Facebook)
- HelloDavis! community eNewsletter
- Eblasts to email database
- Direct email invitations to local organizations
- Passed flyers around the City
- Utility mailer to all metered addresses in Davis
- Large format Banner
- Planning Commission meeting announcements
- DavisGeneralPlan.com Website

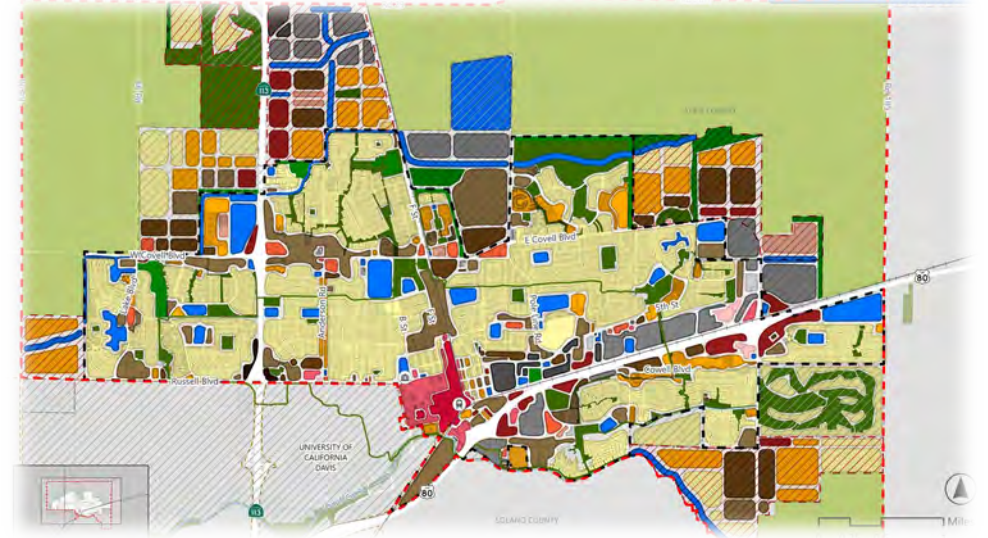


From Concepts to Revised Maps

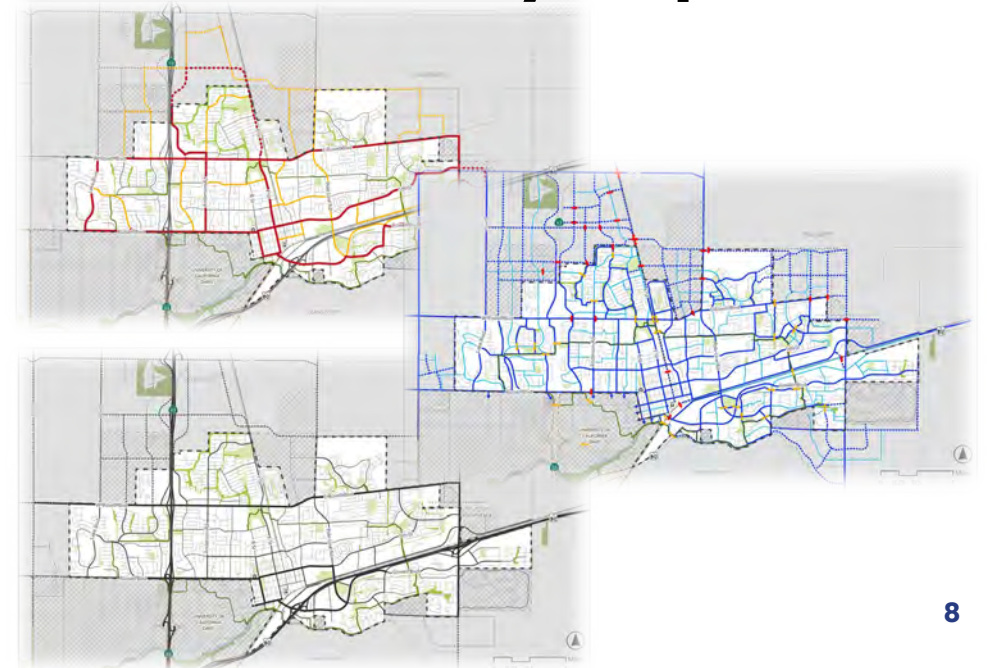
**Land Use Concepts
Spring + Summer 2026**



Draft Revised Land Use Map



Mobility Maps



What is General Plan Land Use?

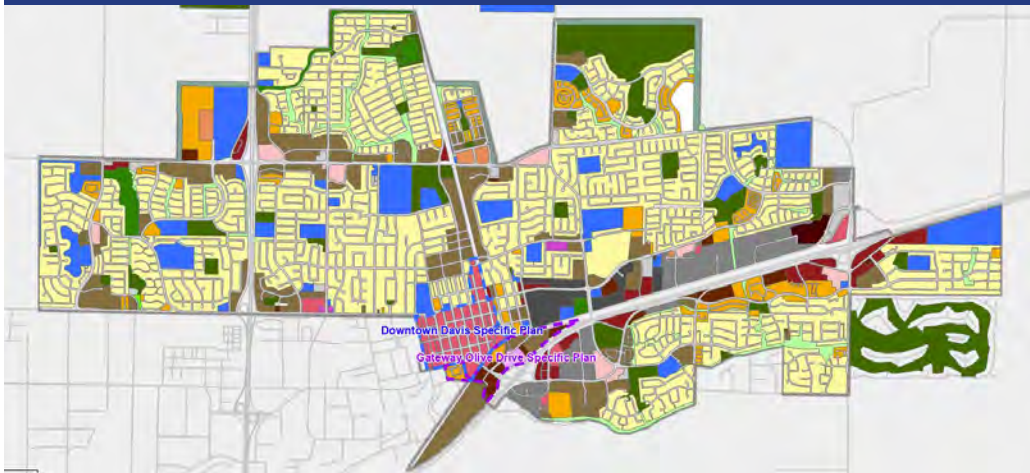
- Establishes **policy direction**
- Designations show the proposed distribution, location and extent of **land uses** and **density**
- Maps focus on **future growth** and physical development
- The map is **supported by other policies and** elements to ensure there is adequate infrastructure and services



How Can Land Use Support Our Vision?

“...for the physical development of the county or city, and any land outside its boundaries which in the planning agency’s judgment bears relation to its planning...” (Gov. Code § 65300)

General Plan Land Use Map



Travel



Placemaking



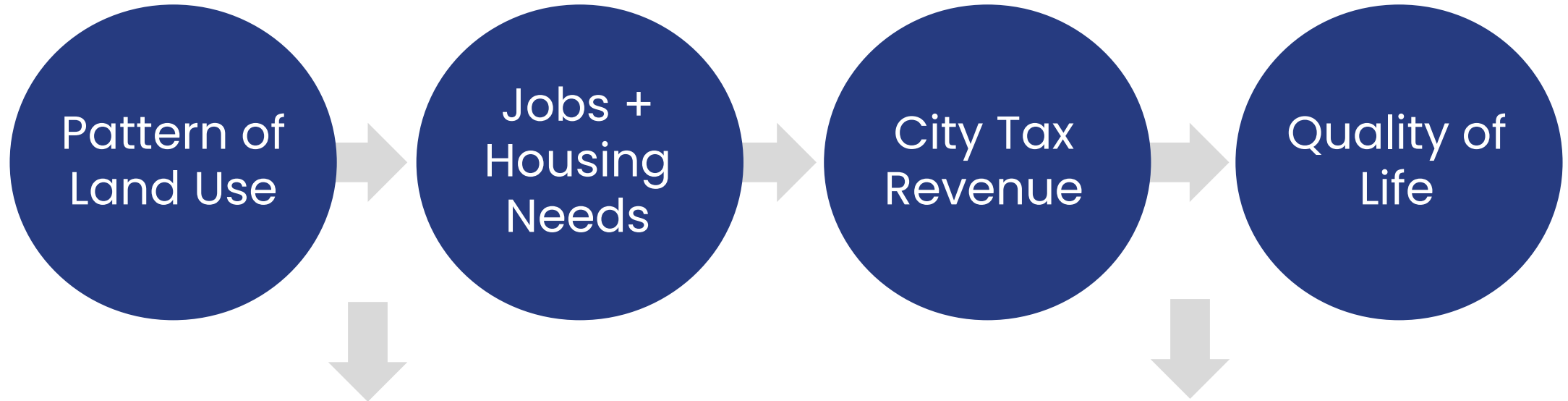
Sustainability



Wellbeing



How Does Land Use Impact Me?



- Where, how far and by what mode we travel
- Physical activity and health
- Air pollution and climate pollution

- School enrollment
- Public services
- Public infrastructure
- Public parks and open spaces

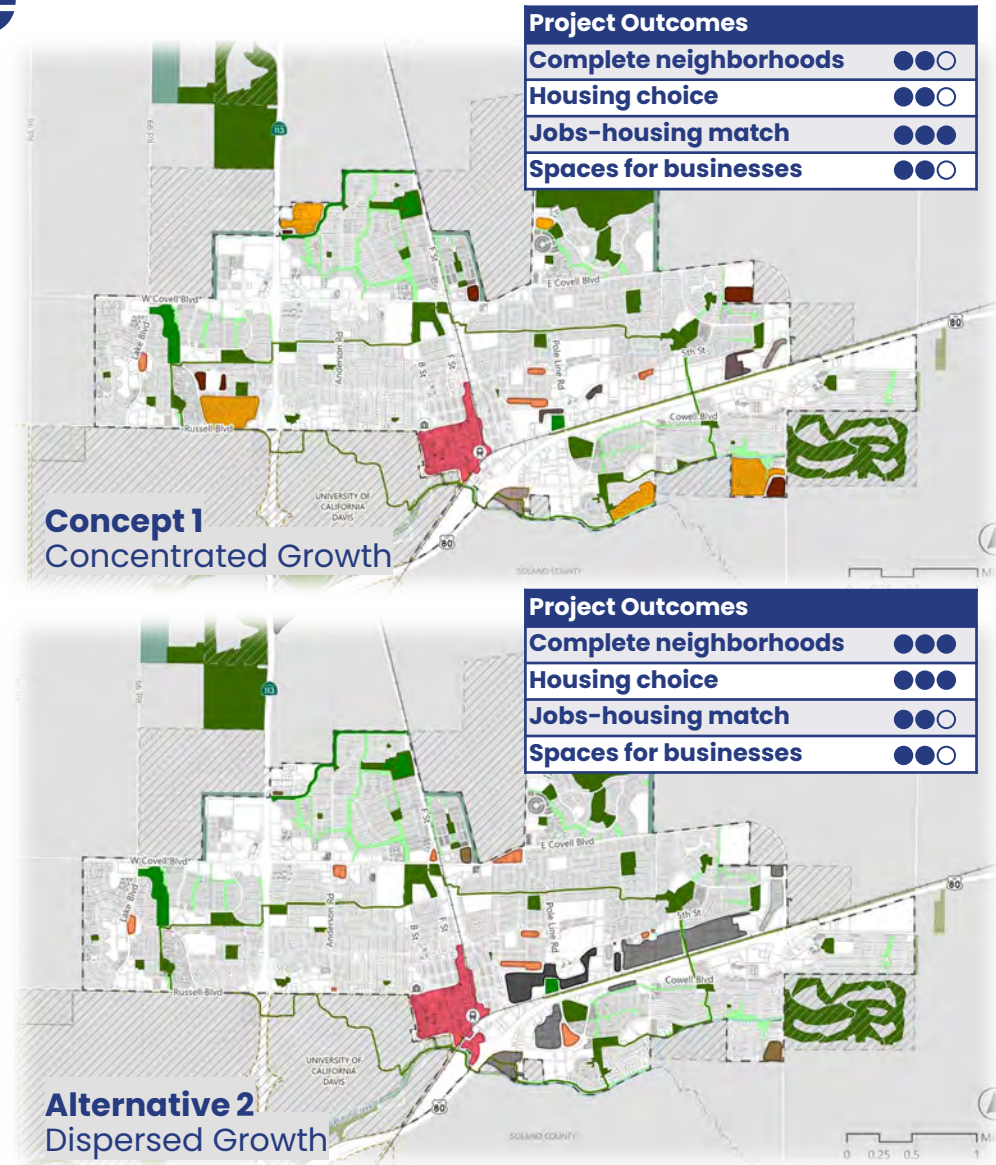


What We Heard about Land Use Spring + Summer 2026



What Were the Land Use Concepts?

- Test different land use and urban design patterns
- Understand trade-offs
- Contemplate informed choices about the future
- Adjust policies needed to make these happen



Community and Commission Input on Draft Land Use Concepts

- **Commissionapalooza #2:**
April 13, 2026
- **Workshop #2:** April 30, 2026
- **Survey #2:** April 30–May 28, 2026
- **2 General Plan Committee Meetings** (July 22 and August 12, 2026)
- **2 Planning Commission Meetings** (September 10 and 23, 2026)
- **1 Transportation Commission Meeting** (September 14, 2026)
- **2 City Council Subcommittee Meetings** (June and August)
- **Public Agency Meetings** (May through September)
- **Community Organization Meetings** (May through September)



Workshop #2



Community Feedback on Land Use

- Supportive of Downtown infill and intensification (focused)
- Create walkable mixed-use neighborhoods
- Support for more housing, in more places
- Modestly increase densities across all residential neighborhoods
- Prioritize mixed-use in neighborhood centers and transit corridors
- Support of new retail, services and jobs
- Supportive of a mix of jobs, housing, amenities and open spaces outside City limits



Community Feedback on Land Use

- Remove/redraw Village Farms
- Adjust the urban limit line
- Preserve open spaces and maintain existing agricultural easements
- Include transportation plan
- House UC Davis students on campus
- Infrastructure impacts



Summary of Commission and City Council Subcommittee Comments

General Comments

- Expand Urban Limit Line in all directions
- Include areas west for comprehensive floodplain strategy
- Transportation network + land use concepts
- Increase density on transit corridors
- Maintain retail in the neighborhood centers
- Show agricultural buffer around the city limits



Summary of Commission and City Council Subcommittee Comments

North of City Limits

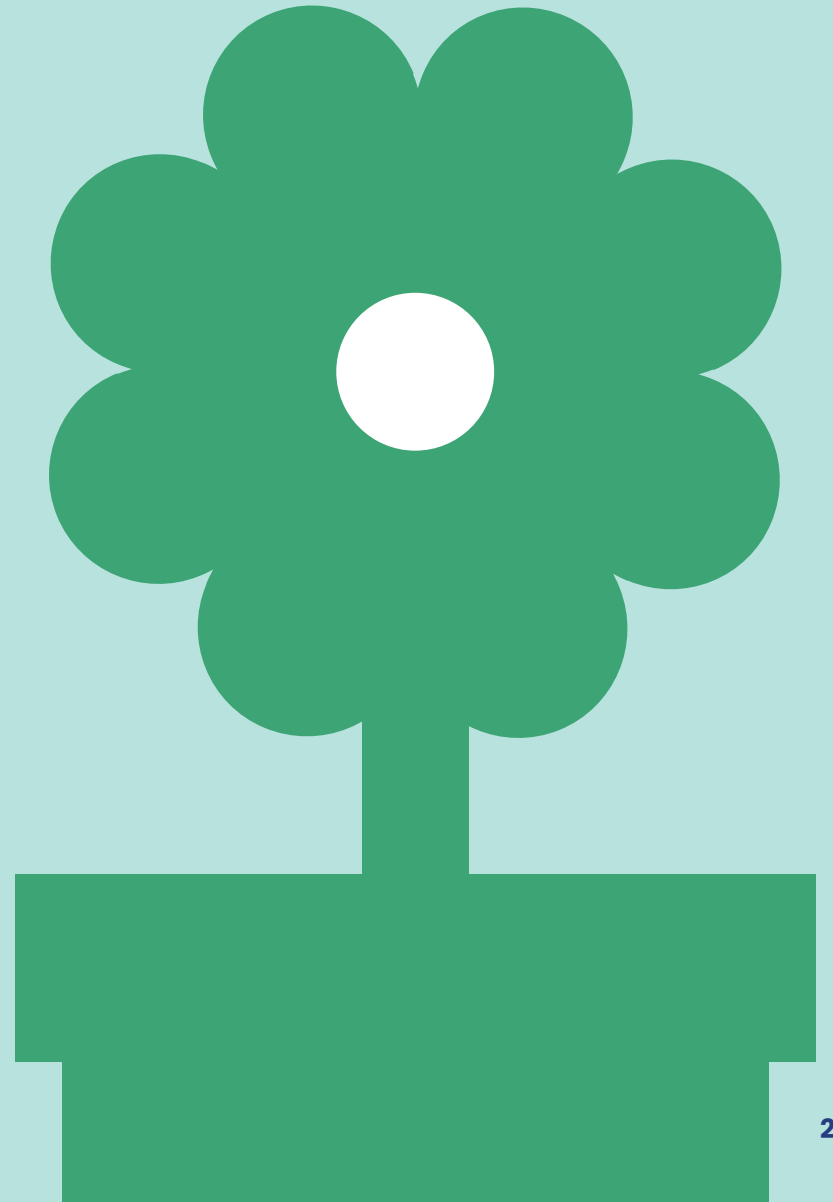
- Need walkable neighborhood centers
- Increase density of residential to 30 du/ac
- Revise Village Farms and the Mace Curve area
- Incorporate the golf course west of Highway 113
- Better jobs and housing match

South of City Limits

- Expand south, near Mace, including infrastructure and transportation
- Consider annexation in Solano County
- Consider annexing portions of the UC Davis campus



Vision for the Future & Understanding the Context





Vision Statement

Davis advances safe, fair, affordable, healthy and sustainable neighborhoods where everyone has what they need to thrive and succeed.



Select Project Outcomes



**Housing
choice**



**Complete
neighborhoods**



**Connected,
biodiverse
parks and
open spaces**



**Spaces for
businesses to
flourish**



**Climate-
readiness**



**Active
transportation**



**High-quality
community
services**



**Fiscal
sustainability**

To read the vision and project outcomes, visit:
<https://www.davisgeneralplan.com/resources>

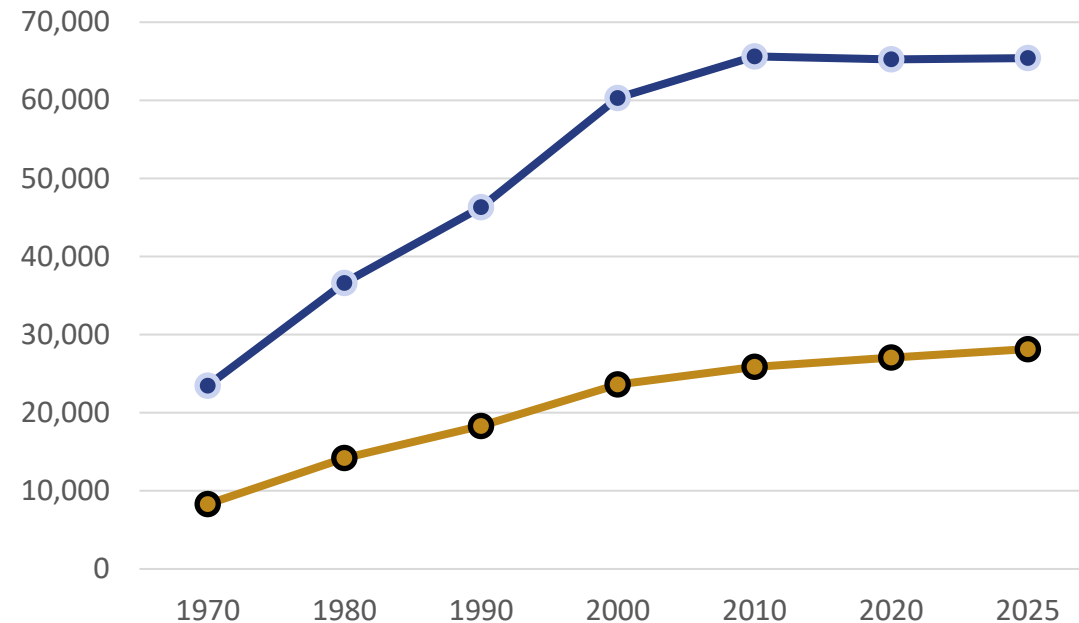


Understanding the Context: Limited / Constrained Land



- Few sites for new housing and jobs inside city limits
- Challenges meeting 6th Cycle Housing Element requirements

Total Population & Housing Units by Decade



Data source: California Department of Finance Population and Housing Unit Data

Understanding the Context: Rising Housing Prices



+40%

single family home prices
between 2012–2020

+38%

average rent
between 2014–2019

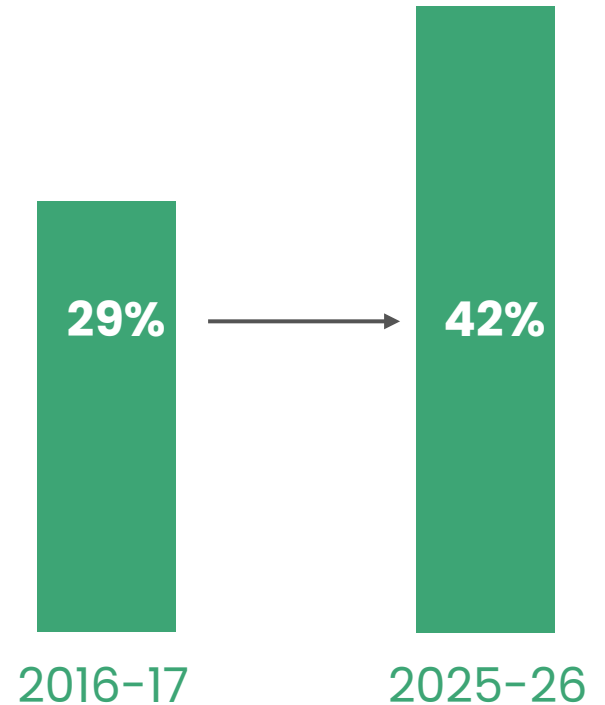
Data source: City of Davis Housing Element, 2021–2029



Understanding the Context: Increasing Share of Students Living on Campus



Percentage of Students Living on Campus



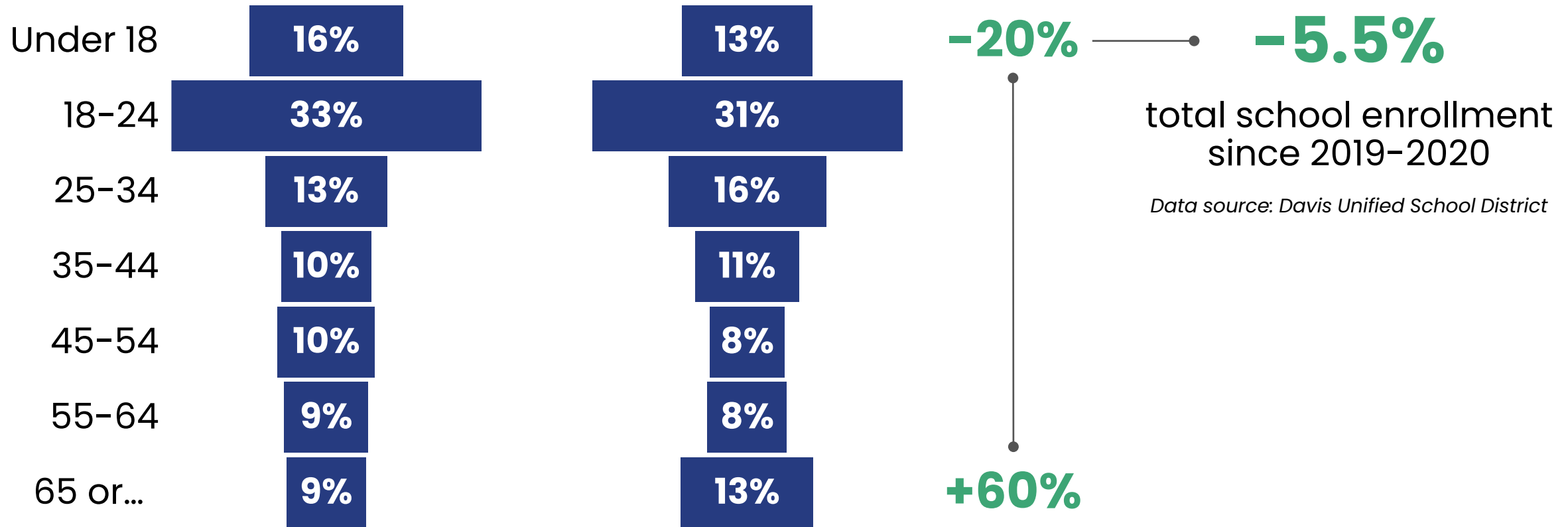
Source: 2025 - 2026 LRDP MOU Housing Items Update



Understanding the Context: Aging Population + Declining Enrollment

Davis: 2010

Davis: 2023

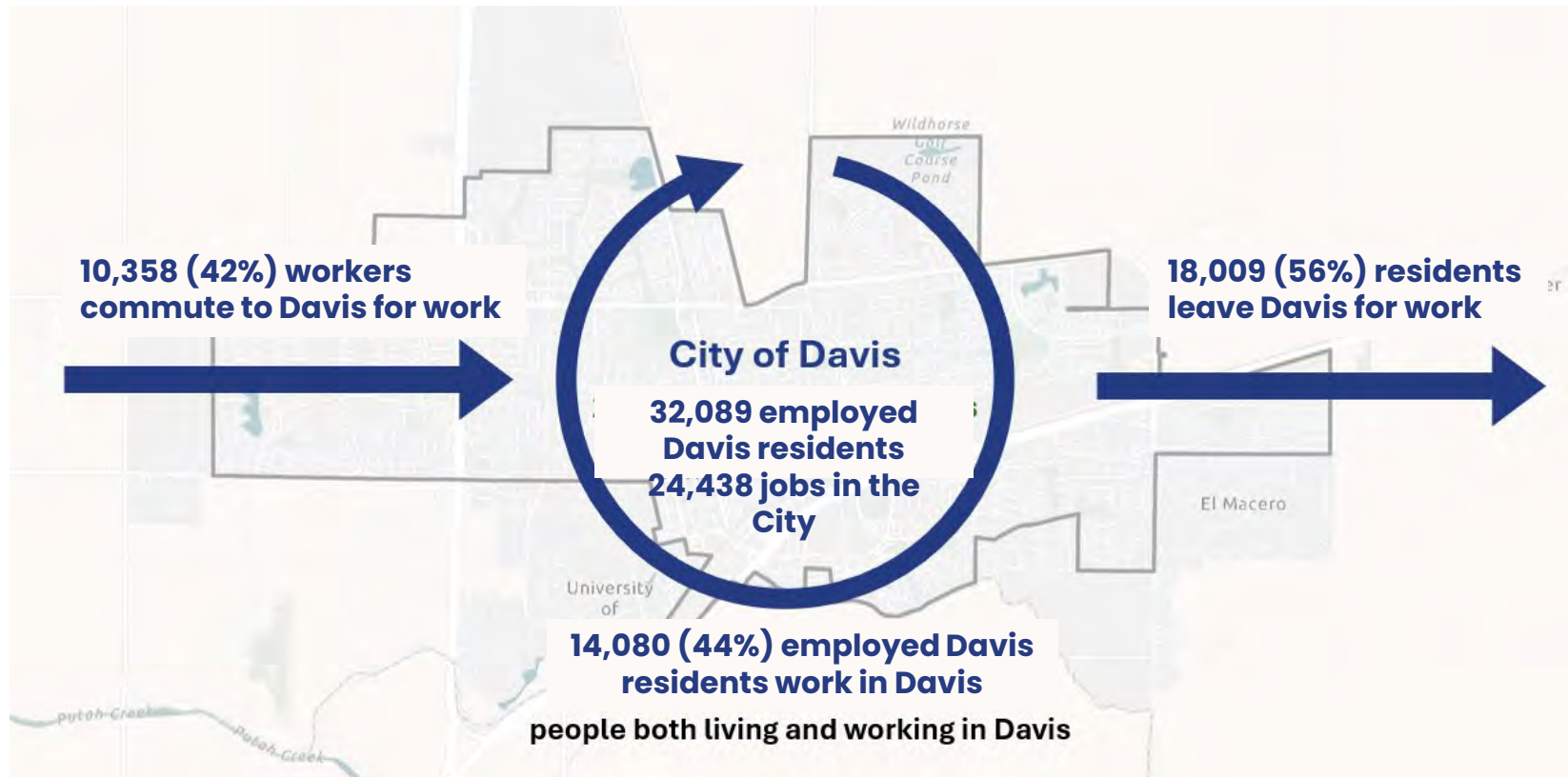


Data sources: U.S. Census Bureau, Decennial Census 2010; U.S. Census Bureau, American Community Survey 2019-2023 five-year sample data; BAE, 2025

DAVIS 2050



Understanding the Context: Jobs-Housing Mismatch



Sources: U.S. Census Bureau, American Community Survey 2019-2023 five-year sample period, Tables B08007, B08008 and B08604; BAE, 2023.

Understanding the Context: Changes in How People Travel

CITYWIDE COMMUTING TRENDS

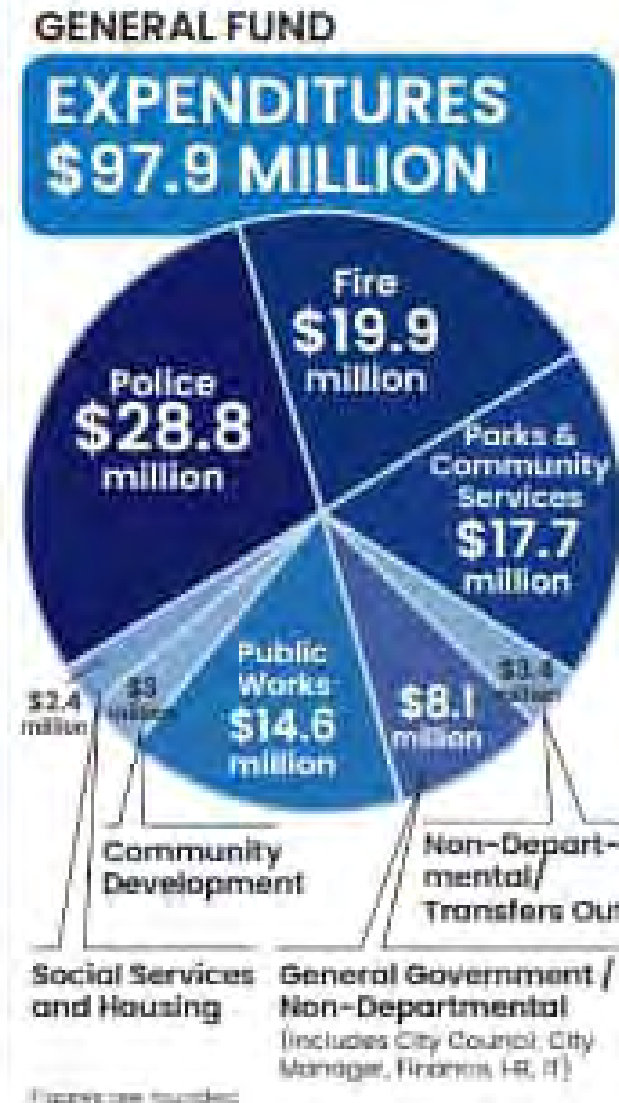
	2019		2023		2019		2023
 Drive Alone	60%		67 %	 Bike	19%		16%
 Carpool	7 %		5 %	 Walk	4 %		4 %
 Public Transportation	8 %		6 %	 Other	1 %		2 %

Sources: U.S. Census Bureau, American Community Survey 2019–2023 five-year sample period.

Understanding the Context: General Fund Revenues and Expenditures

**Fiscal Year
2025-2026
Budget
Forecast**

*Source: City of Davis Economic
Development Strategic Plan. 2026*

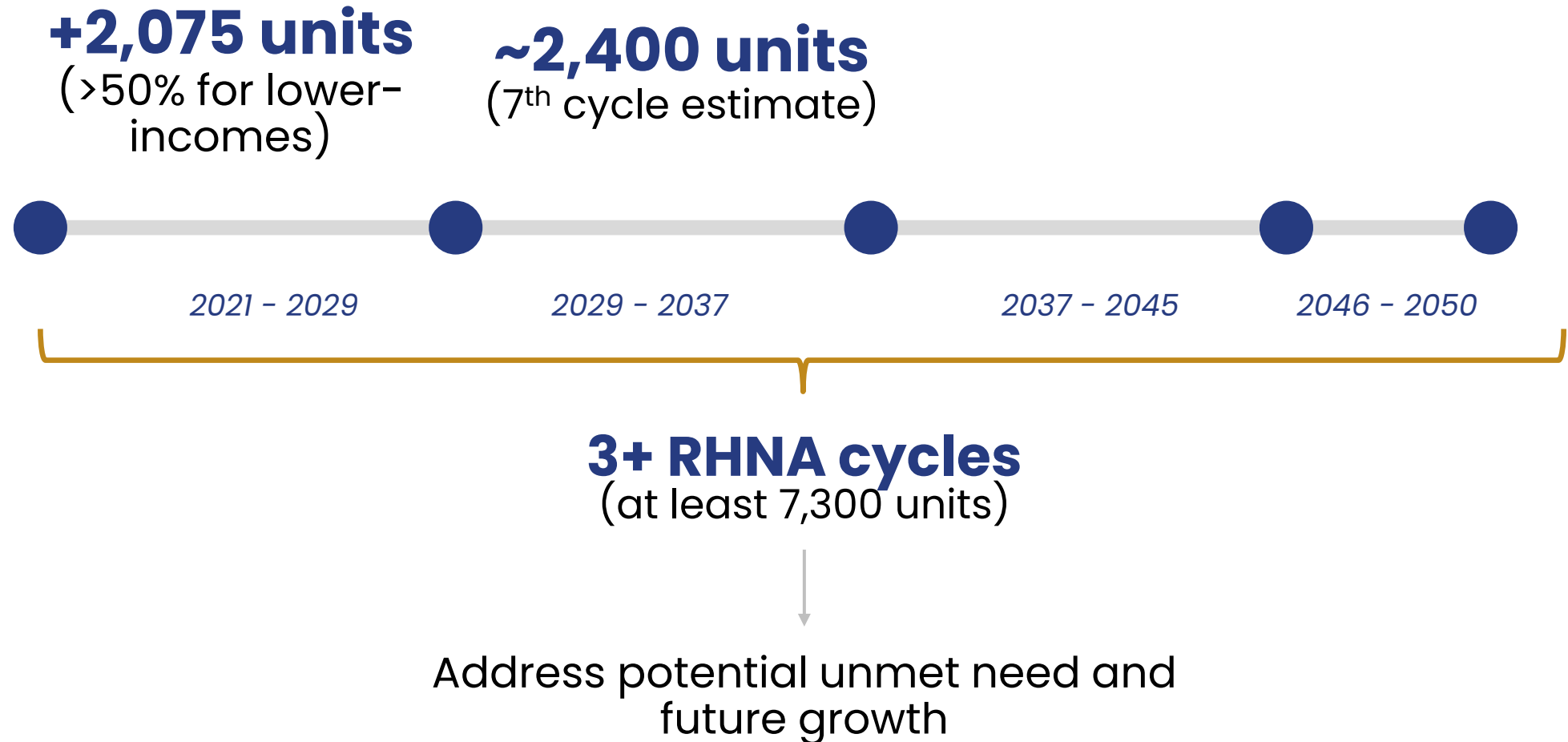


Understanding the Context: Planning Factors

- Jobs and housing needs, including State requirements
- Environmental considerations, like floodplains
- Economic feasibility of building types
- Utility and infrastructure capacity



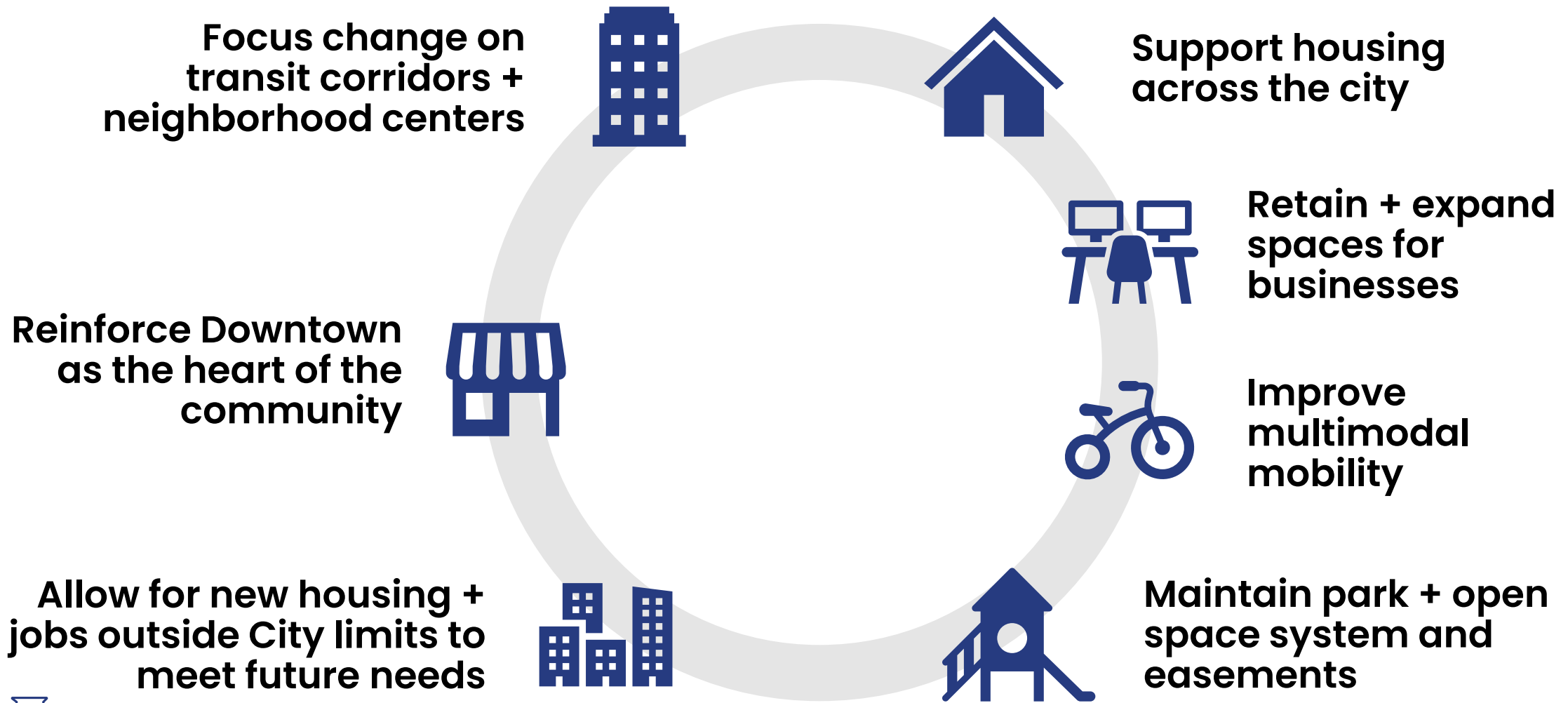
Understanding the Context: Estimated Housing Need



Draft Revised Land Use Map and Mobility Network Maps



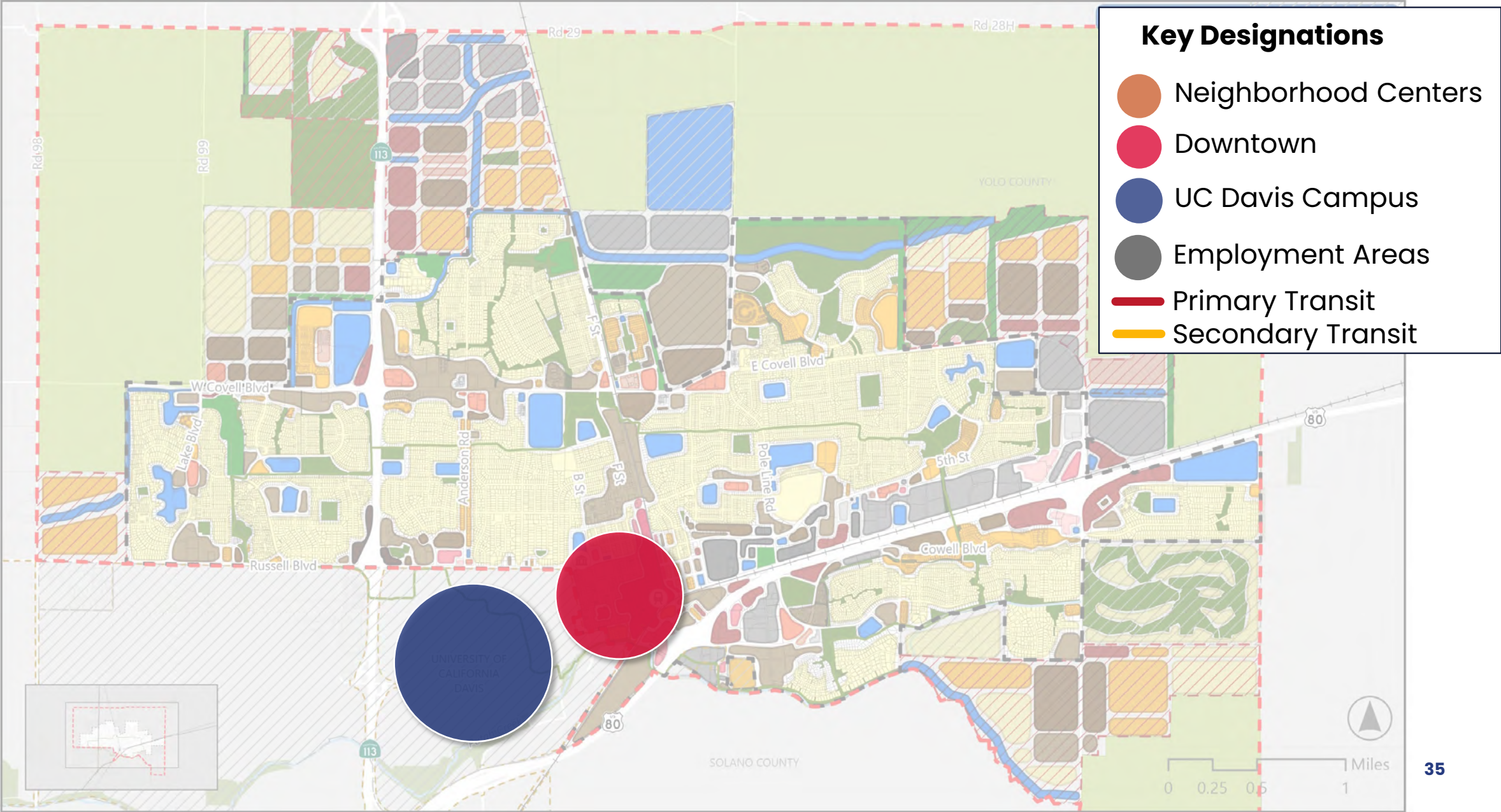
What the Map Aims to Do?



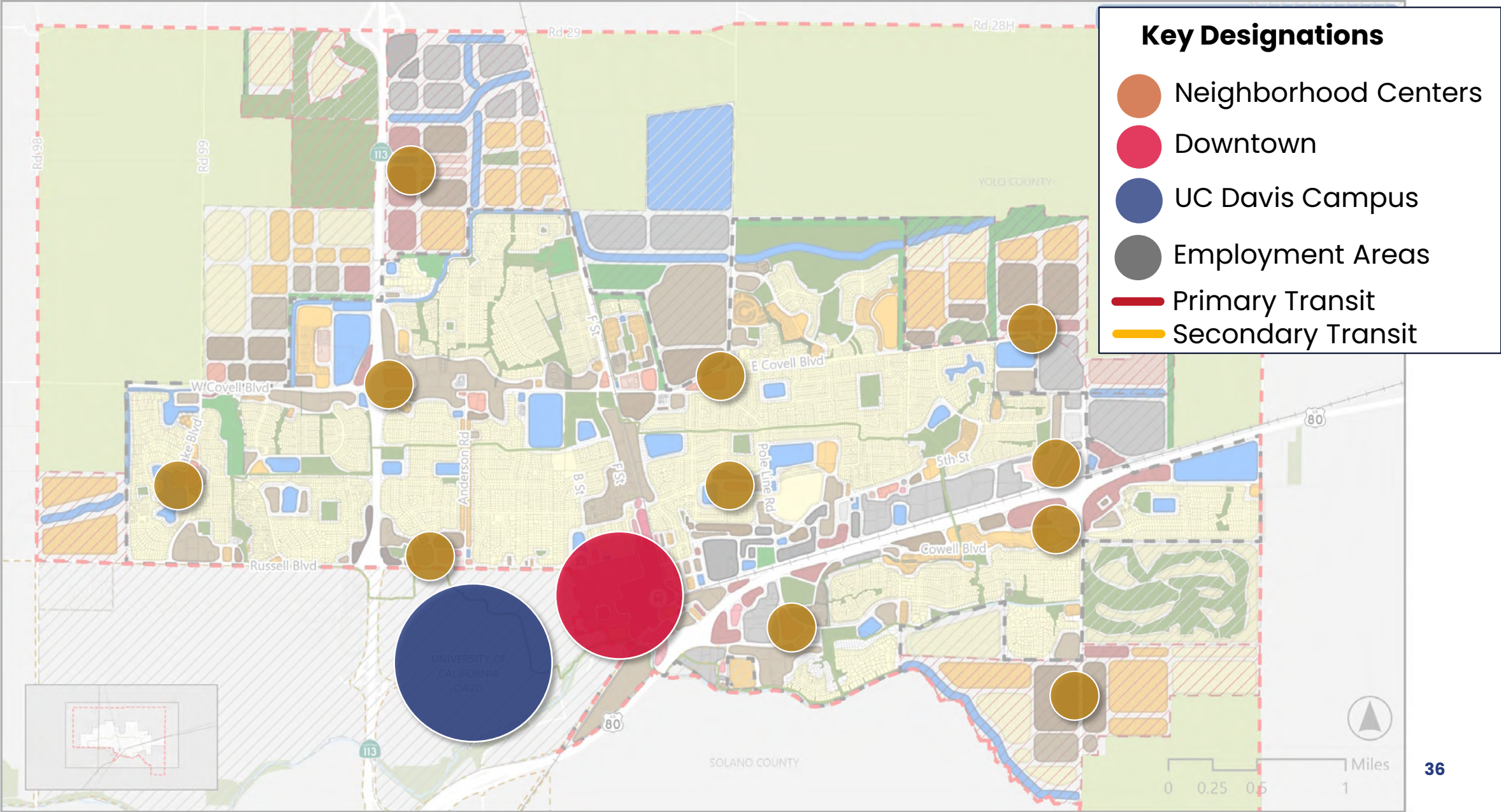
Overall Revised Draft Land Use Map



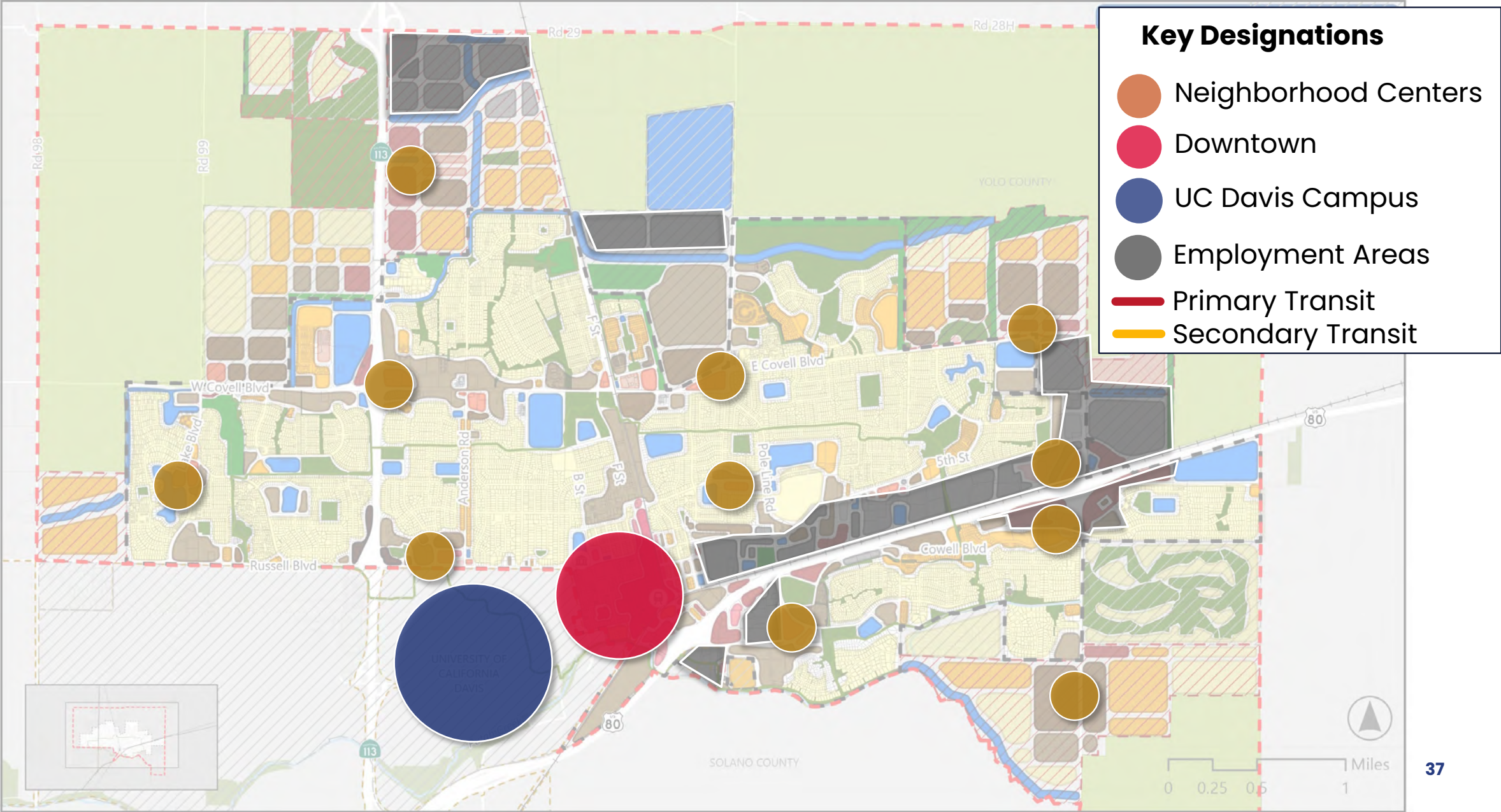
Overall Revised Draft Land Use Map



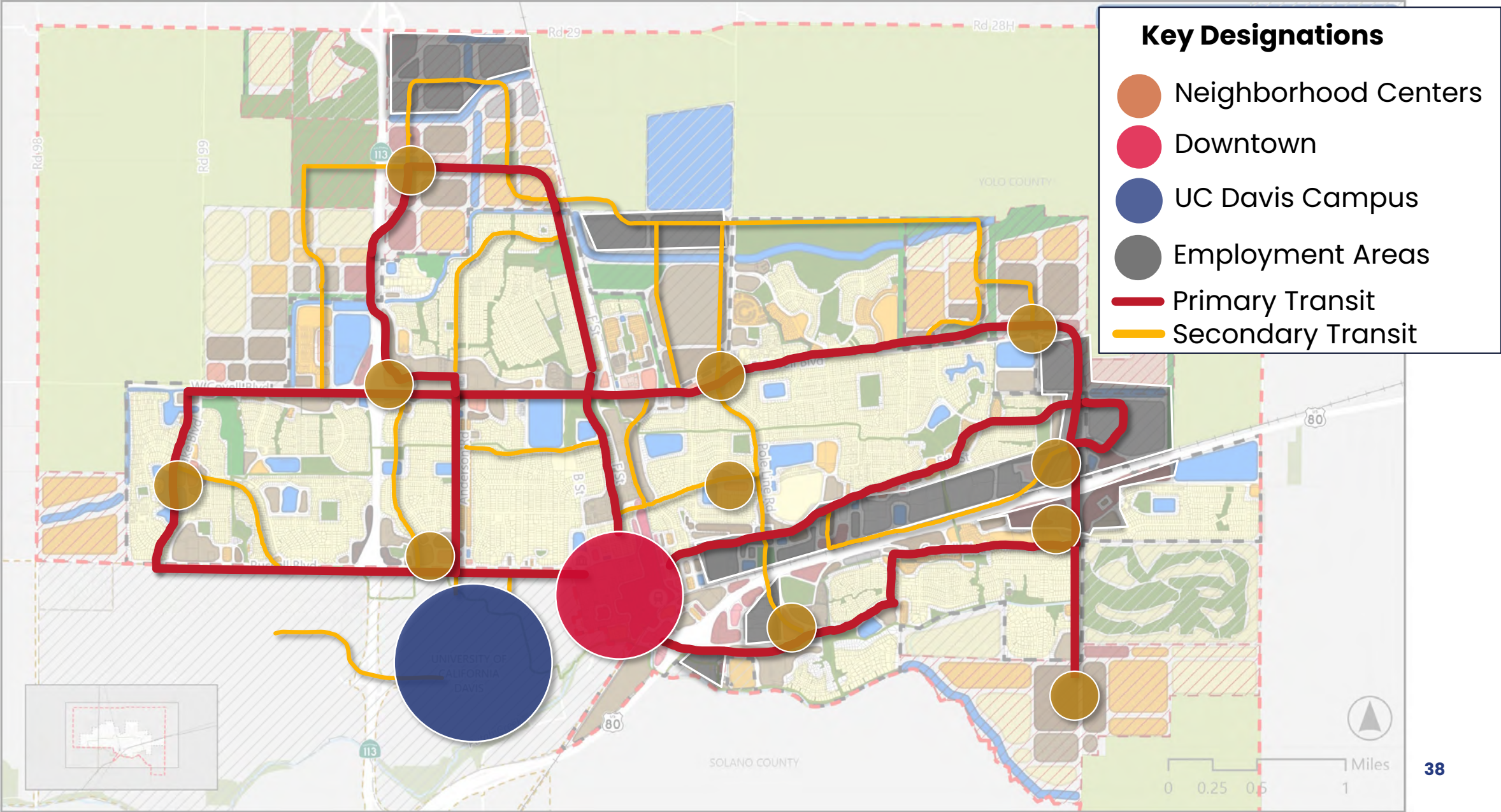
Overall Revised Draft Land Use Map



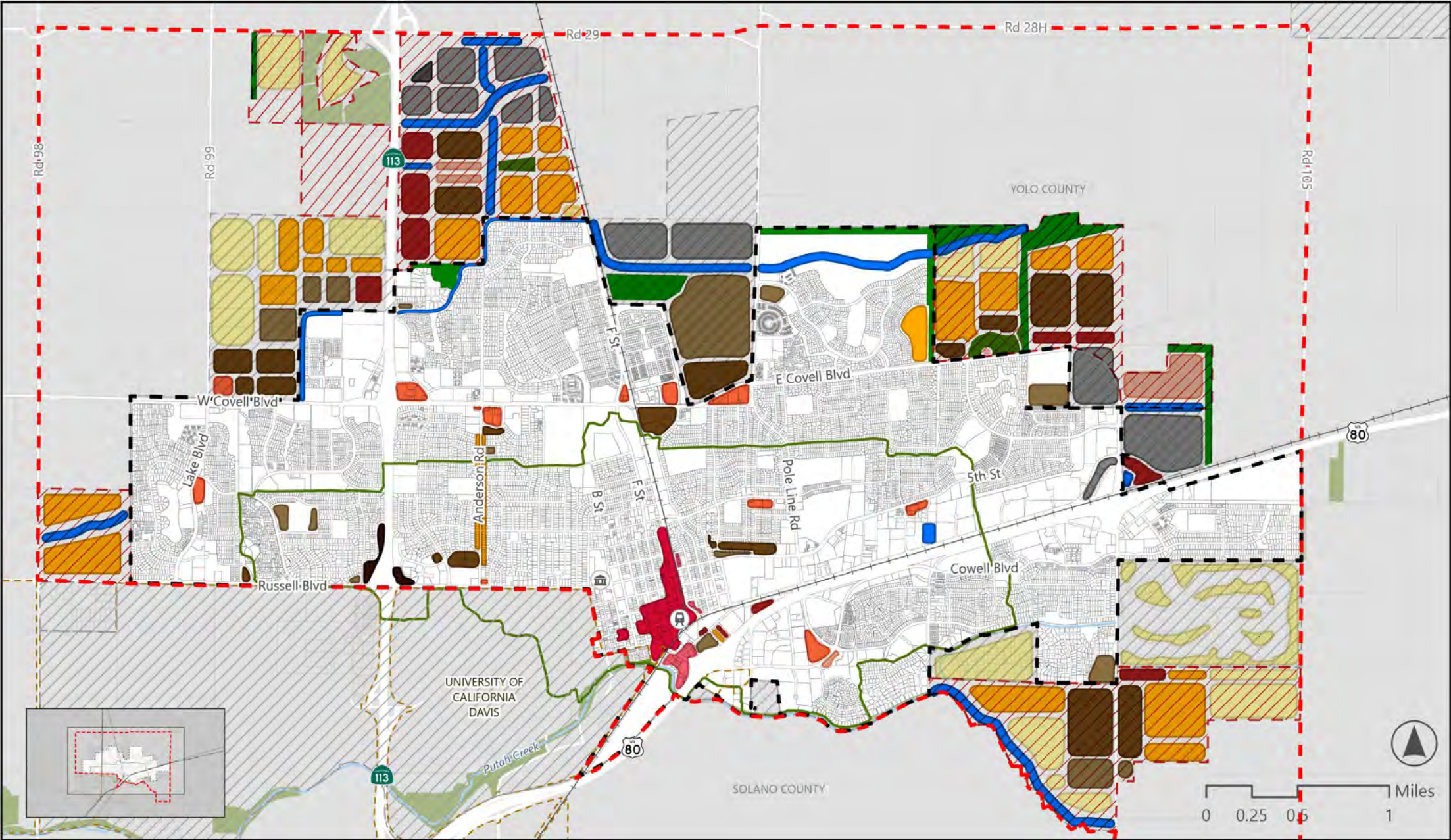
Overall Revised Draft Land Use Map



Overall Revised Draft Land Use Map



Overall Revised Draft Land Use Map



Overall Revised Draft Land Use Map

Mix uses near transit



Mix uses on centers



More housing on select faith-based + DJUSD sites



Variety of housing types in all areas



Intensify portions of + expand Downtown



Intensify + expand employment areas



0 0.25 0.5 1 Miles

Downtown

Active public spaces



Quality building design



Mix housing types and scales



Active public realm



Neighborhood Centers + Transit Corridors

Housing above retail



Coordinated with transit + bike improvements



Neighborhood-serving retail



Gathering spaces



Buildings face the street to activate



Variety of Residential Types



Overall Revised Draft Land Use Map

Mix uses in north



Maintain channels + open space



Add new areas for businesses



Add housing west of city



Expand south along Mace



Design Guidelines

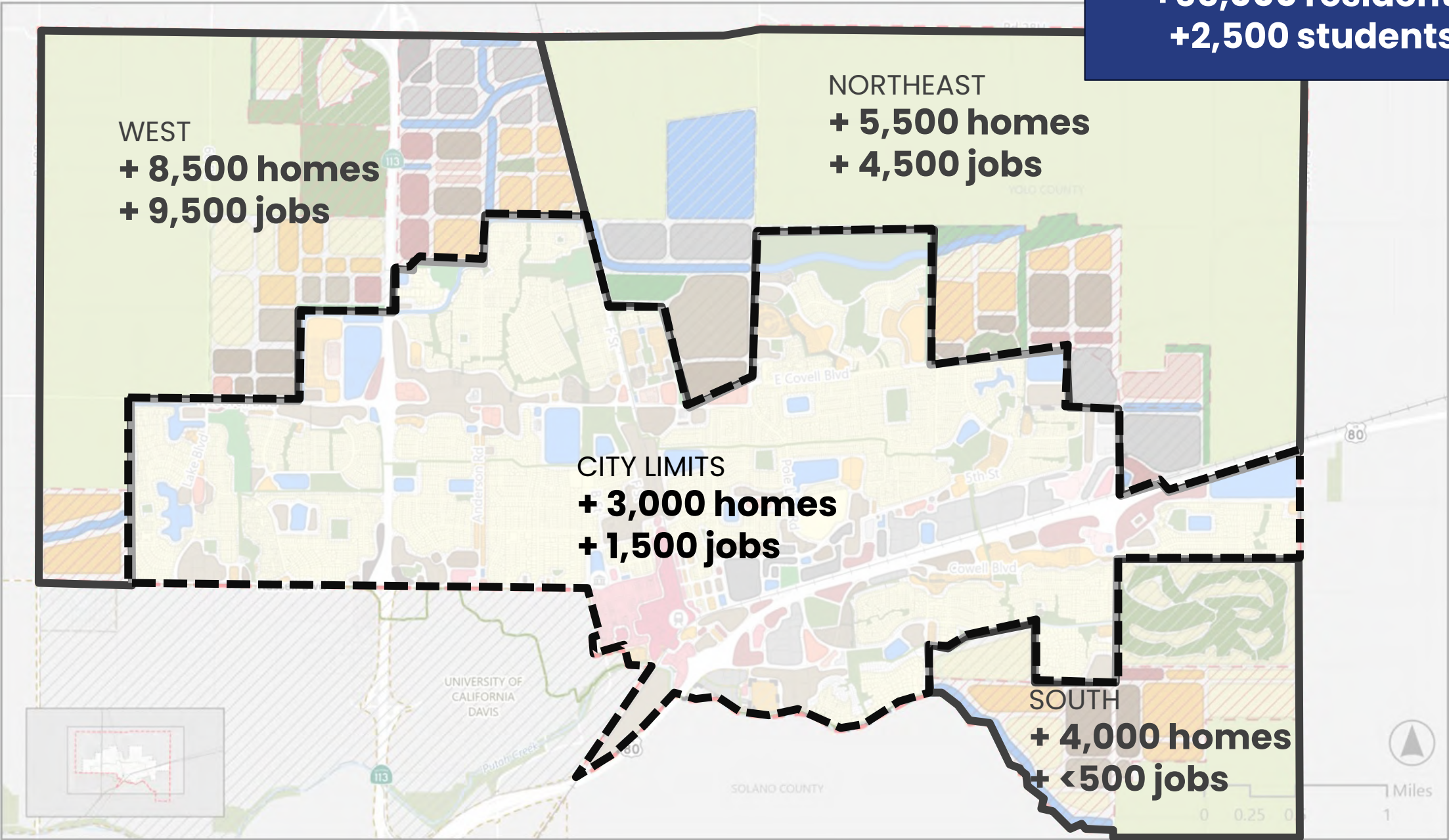
- Connect new streets the existing street network
- Walkable block sizes
- Street grid configuration
- Continuous sidewalks along streets
- Infrastructure of bikes and transit

- Connected network of different types of open space
- Buffers for agricultural and natural resources
- Street trees
- Variety of housing
- Neighborhood-serving uses and amenities



Estimated Projections

POTENTIAL NEW
+65,000 residents
+2,500 students



Mobility Maps



Draft Streets Map



Street Type Examples

Major arterial with bike lanes (Covell)



Collector with bike lanes (E. 8th)



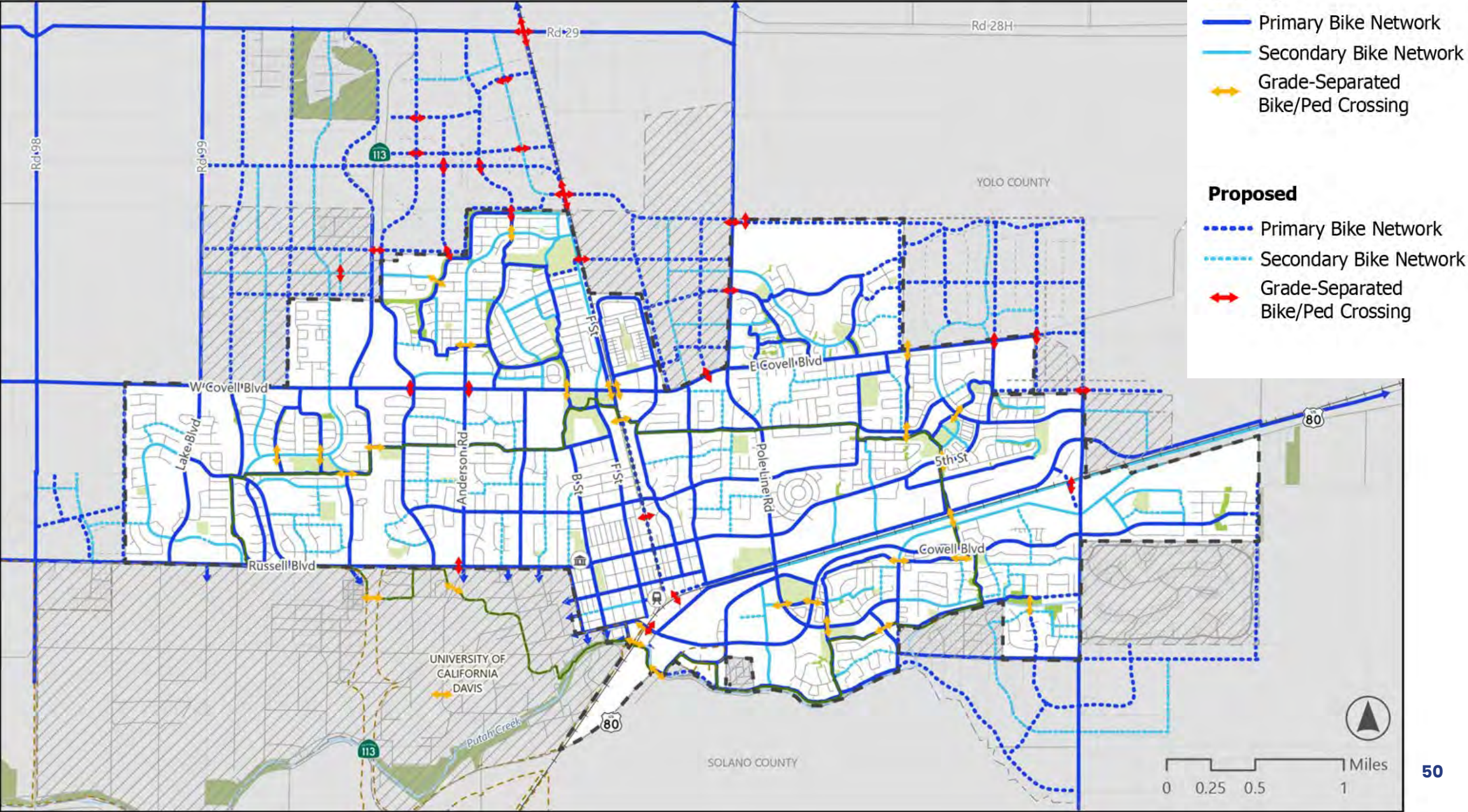
Major arterial with separated bikeway (Mace)



Collector with bike lanes (Anderson)



Draft Bike Network Map



Bike Network

Protected bike lanes on Mace



Bike lanes



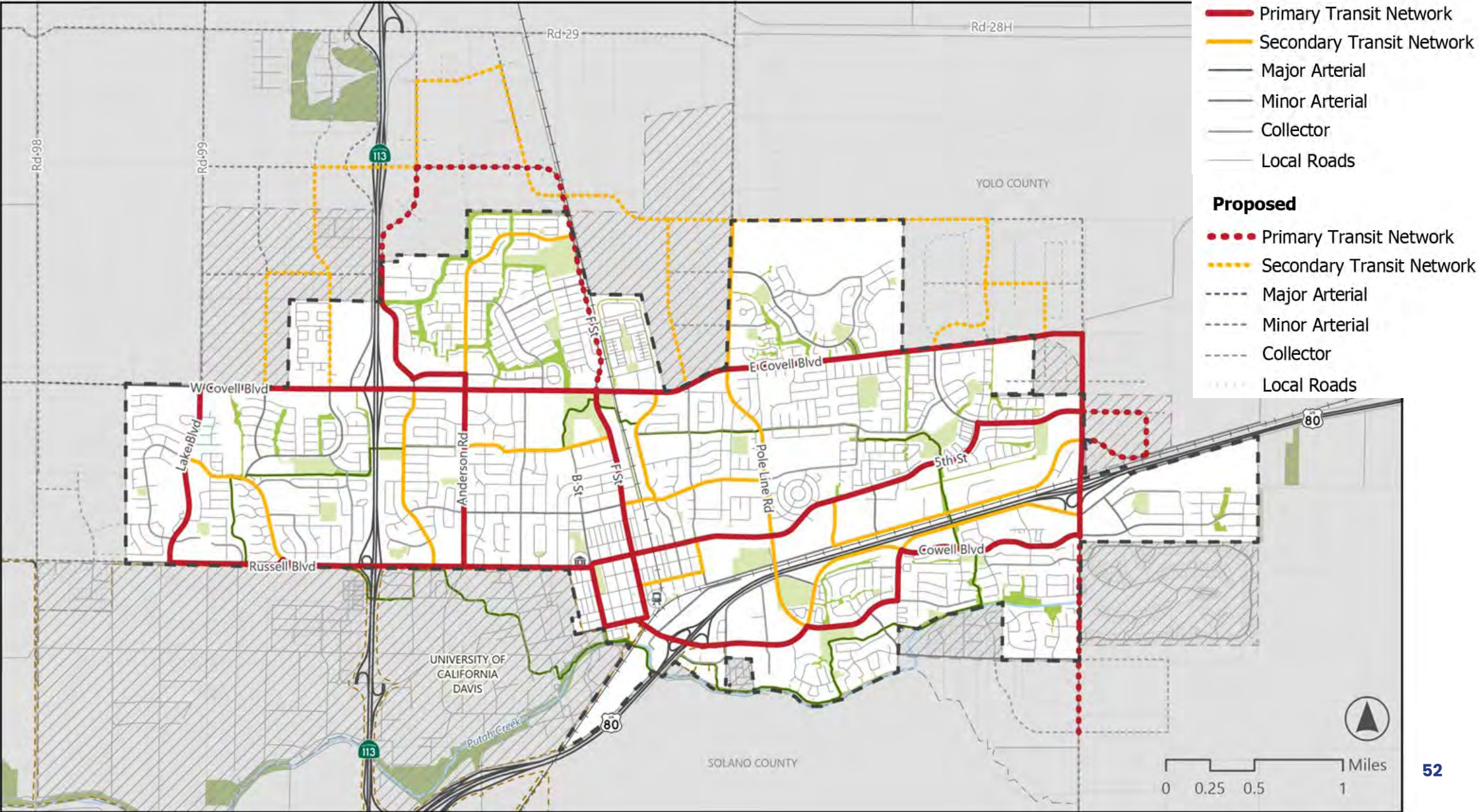
Off-street bike path



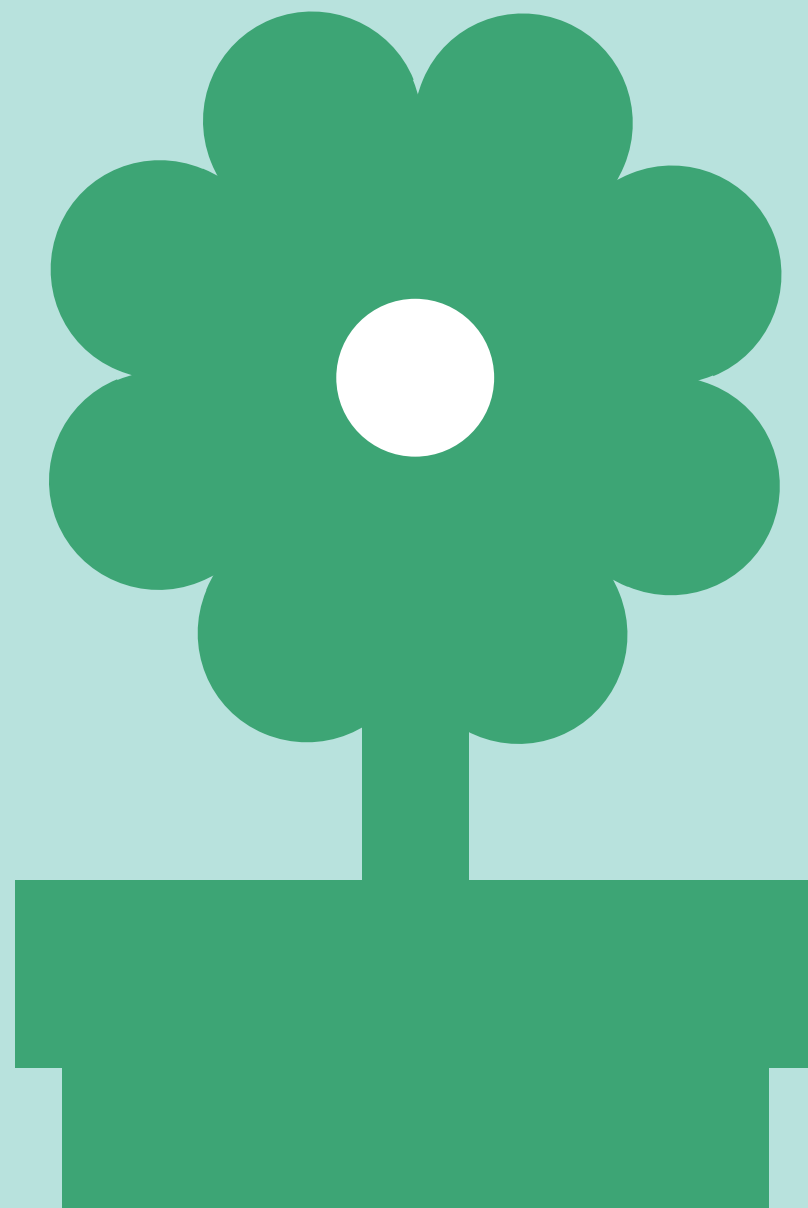
Crossing Improvements: Flashing Beacon on F Street



Draft Transit Map



What's Next



What's Next

- **Community Meetings on Draft Revised Land Use Alternative**
 - Online Questionnaire #3 (October 14–November 13, 2026) **OPEN NOW!**
 - Transportation Commission (November 9, 2026)
 - GPC Meeting #3 (December 9, 2026)
 - City Council Subcommittee Meeting #3 (Winter 2026)
 - Presentations to Planning Commission and City Council (Early 2027)
- **General Plan Topic Specific Focus Groups (Early 2027)**

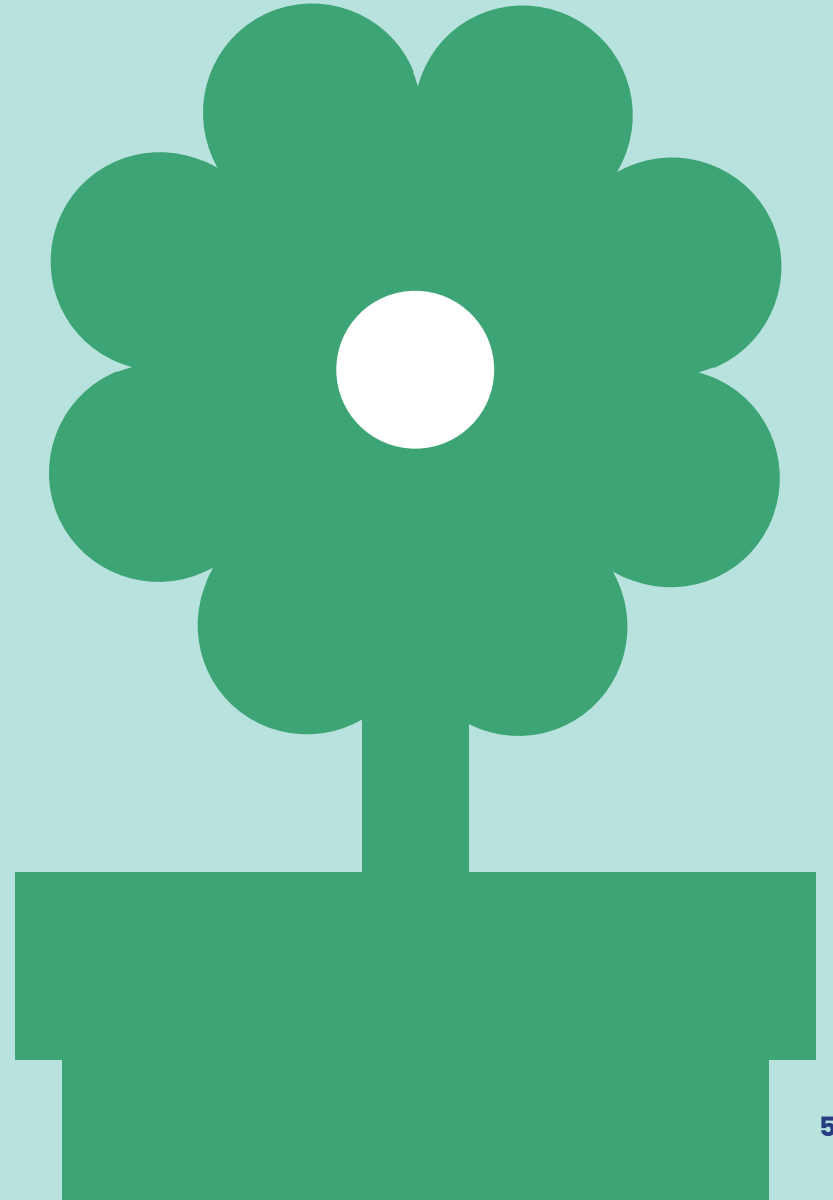


Online Questionnaire #3 – Open Now!

- Scan the QR Code with your cell phone camera
- Questionnaire open through November 13, 2026



Small Group Discussions



Small Group Discussion Questions

- What do you like about the draft revised land use and mobility map? Is there anything missing?
- What do you like about the overall mobility networks? What do you like about transit network, bike network and street network?
- How well does the draft revised Land Use Map and draft Mobility Maps meet the overall project outcomes and vision?

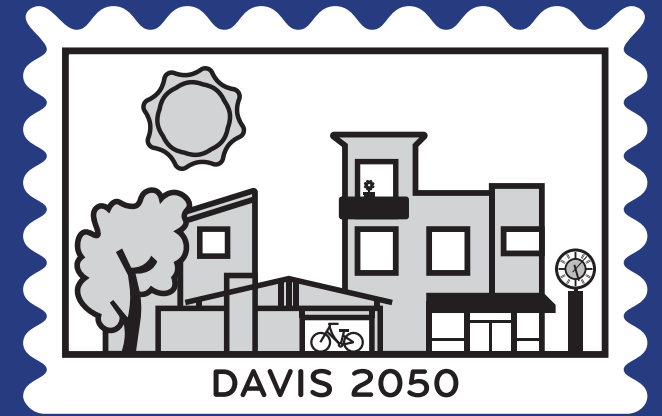


Participation Principles

- Common conversational courtesy – one person speaks at a time
- Respect the ideas and points of view of others
- Participate but share the time
- Be a good listener – ask questions for clarification
- Make new friends

Please write your detailed responses to ALL questions and hand those to your facilitator





General Plan Update

Thank you!

For any comments or questions reach out to
mstark@cityofdavis.org