## SCENARIO

<table>
<thead>
<tr>
<th>SCENARIO</th>
<th>Base Case</th>
<th>Draft Preferred Blueprint Scenario</th>
</tr>
</thead>
<tbody>
<tr>
<td>Growth in Jobs: 2000-2050</td>
<td>22,723</td>
<td>12,878</td>
</tr>
<tr>
<td>Growth in Housing Units: 2000-2050</td>
<td>17,073</td>
<td>13,557</td>
</tr>
<tr>
<td>Balance of Jobs/Housing in 2000:</td>
<td>1.4</td>
<td>1.4</td>
</tr>
<tr>
<td>Balance of Jobs/Housing Growth (2000-2050):</td>
<td>1.3</td>
<td>1.0</td>
</tr>
<tr>
<td>Balance of Jobs/Housing in 2050:</td>
<td>1.4</td>
<td>1.2</td>
</tr>
</tbody>
</table>

### New Housing Growth through 2050 (by type):

- Rural Residential (Existing 0%)  
  - Base Case: 0%  
  - Draft Preferred: 0%
- Large Lot Single Family (Existing 58%)  
  - Base Case: 60%  
  - Draft Preferred: 12%
- Small Lot Single Family (Existing 19%)  
  - Base Case: 12%  
  - Draft Preferred: 21%
- Attached Products (Existing 24%)  
  - Base Case: 28%  
  - Draft Preferred: 67%

### Total Housing Product Mix through 2050:

- Rural Residential  
  - Base Case: 0%  
  - Draft Preferred: 0%
- Large Lot Single Family  
  - Base Case: 59%  
  - Draft Preferred: 43%
- Small Lot Single Family  
  - Base Case: 14%  
  - Draft Preferred: 19%
- Attached Products  
  - Base Case: 26%  
  - Draft Preferred: 38%

### New Job Growth through 2050 (by sector):

- Retail Jobs (Existing 16%)  
  - Base Case: 23%  
  - Draft Preferred: 50%
- Office Jobs (Existing 20%)  
  - Base Case: 53%  
  - Draft Preferred: 50%
- Industrial Jobs (Existing 22%)  
  - Base Case: 0%  
  - Draft Preferred: 0%
- Public/Quasi-Public Jobs (Existing 42%)  
  - Base Case: 24%  
  - Draft Preferred: 0%

### Total Job Mix through 2050:

- Retail Jobs  
  - Base Case: 20%  
  - Draft Preferred: 31%
- Office Jobs  
  - Base Case: 36%  
  - Draft Preferred: 34%
- Industrial Jobs  
  - Base Case: 7%  
  - Draft Preferred: 4%
- Public/Quasi-Public Jobs  
  - Base Case: 37%  
  - Draft Preferred: 31%

### Growth through Re-investment in 2050:

- Jobs  
  - Base Case: 0%  
  - Draft Preferred: 1%
- Dwelling Units  
  - Base Case: 0%  
  - Draft Preferred: 21%

### Type of Trips:

<table>
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<tr>
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<th>Base Case</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Auto</td>
<td>86.2%</td>
<td>72.7%</td>
</tr>
<tr>
<td>Transit</td>
<td>1.9%</td>
<td>6.0%</td>
</tr>
<tr>
<td>Bike and Pedestrian</td>
<td>11.9%</td>
<td>21.3%</td>
</tr>
</tbody>
</table>

### Vehicle Miles Traveled

- Per Day per Household: 34.0  
  - Base Case: 28.6

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<tr>
<td>Pct Vehicle Hours in Heavy Congestion on Freeways and Arterials</td>
<td>21%</td>
<td>9%</td>
</tr>
</tbody>
</table>

## Discussion Draft Preferred Scenario Summary

Davis grows at a relatively modest pace to a city of 100,000 people by 2050:
- Downtown continues to be vital through infill and reinvestment with a full 20% of all new dwellings through more development on land that is under-utilized today;
- Reinvestment occurs on approximately 250 acres of land, for an average of 5 acres per year;
- Housing growth rate is approximately similar to the city's current policy of 250 units/year;
- Because a significant portion of housing growth is through infill and reinvestment, 2/3's of new housing products are in attached townhomes, rowhouses, condominiums, and apartments. In 2050, a significant portion (38%) of the total housing stock will be in attached products, although the majority of housing will be detached.
- Balance of jobs and housing growth is good;
- A full 50% of jobs growth is through retail, which will eventually bring Davis closer to the regional average of retail jobs per household.