

<b>DAVIS</b>		
<b>SCENARIO</b>	<b>Base Case</b>	<b>Draft Preferred Blueprint Scenario</b>
Growth in Jobs: 2000-2050	22,723	12,878
Growth in Housing Units: 2000-2050	17,073	13,557
Balance of Jobs/Housing in 2000:	1.4	1.4
Balance of Jobs/Housing Growth (2000-2050):	1.3	1.0
Balance of Jobs/Housing in 2050:	1.4	1.2
<b>New Housing Growth through 2050 (by type):</b>		
Rural Residential (Existing 0%)	0%	0%
Large Lot Single Family (Existing 58%)	60%	12%
Small Lot Single Family (Existing 19%)	12%	21%
Attached Products (Existing 24%)	28%	67%
<b>Total Housing Product Mix through 2050:</b>		
Rural Residential	0%	0%
Large Lot Single Family	59%	43%
Small Lot Single Family	14%	19%
Attached Products	26%	38%
<b>New Job Growth through 2050 (by sector):</b>		
Retail Jobs (Existing 16%)	23%	50%
Office Jobs (Existing 20%)	53%	50%
Industrial Jobs (Existing 22%)	0%	0%
Public/Quasi-Public Jobs (Existing 42%)	24%	0%
<b>Total Job Mix through 2050:</b>		
Retail Jobs	20%	31%
Office Jobs	36%	34%
Industrial Jobs	7%	4%
Public/Quasi-Public Jobs	37%	31%
<b>Growth through Re-investment in 2050:</b>		
Jobs	0%	1%
Dwelling Units	0%	21%
<b>Type of Trips:</b>		
Auto	86.2%	72.7%
Transit	1.9%	6.0%
Bike and Pedestrian	11.9%	21.3%
<b>Vehicle Miles Traveled</b>		
Per Day per Household	34.0	28.6
Pct Vehicle Hours in Heavy Congestion on Freeways and Arterials	21%	9%

#### **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 rapproximately 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 retails jobs per household.