

From: R Thayer <rlthayer@ucdavis.edu>
Sent: Friday, October 18, 2019 8:21 AM
To: DowntownPlan <downtownplan@cityofdavis.org>
Subject: Downtown plan

Greetings,

As a landscape architect and former partner in a design firm associated with many projects in Davis (Central Park, Aspen Greenbelt, Arroyo Park, Willow Creek, etc.), I applaud the city for initiating a collaborative urban design effort. However, the central issue that needs to be addressed downtown is the loss of businesses essential to Davis residents.

In the past year or so, downtown has lost an outdoor equipment store, a lumber yard, and the best clothing store in the region. Downtown Davis is turning into a "restaurant and coffee house" district. No doubt much of this is due to changing ownership of real property and the uptick in taxes due to Proposition 13. Regardless, urban design of a district consisting mostly of restaurants and few other essential businesses seems to me to be a rather shallow exercise.

How about a City-led effort to place essential businesses in the downtown core? This would help recapture efficiencies lost with the escaping businesses. As a case in point, if people could buy lumber in Davis, fewer trips to Woodland and Sacramento would be needed.

I'm all for urban design, but only if the retail efficiencies are addressed first.

Sincerely,

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