

# **General Plan and Specific Plan Goals and Policies Advanced by The Project**

## **GENERAL PLAN**

### **General Plan Vision**

- Foster a safe, sustainable, healthy, diverse and stimulating environment for all in the community.
- Become a community where the impacts of traffic, noise, pollution, crime and litter are minimized.
- Maintain Davis as a cohesive, compact, university-oriented city surrounded by and containing farmland, greenbelts, natural habitats and natural resources.
- Encourage carefully-planned, sensitively-designed infill and new development to a scale in keeping with the existing city character.
- Pursue sustainability.
- Promote in each neighborhood a diversity of housing options that will enable people with wide range of needs, economic levels, cultural identities and ages to live in Davis.
- Develop a broad range of services and businesses to meet the daily needs of Davis citizens for employment, shopping, education and recreation.
- Promote economic vitality by developing a diversity of business enterprises. Promote equal opportunities in employment.
- Promote alternative transportation modes such as bicycling, walking, public transit and Telecommuting.
- Protect the viability of agriculture and prime agricultural land in and around Davis.
- Make Davis a regional leader in slow and well-managed growth, agricultural and environmental preservation, and cultural diversity.

### **General Plan Land Use Principles**

- Focus growth inward to accommodate population increases. Infill development is supported as an appropriate means of meeting some of the city's housing needs.
- Create and maintain housing patterns that promote energy conserving transportation methods.
- Accommodate new buildings with floor area ratios that can support transit use, especially within 1/4 mile from commercial areas and transit stops, but maintain scale transition and retain enough older buildings to retain small-city character.
- Support the opportunity for efficient public transit by siting large apartment complexes on arterial streets, in the core and near neighborhood centers and the University.
- Site local services, retail and recreation strategically to minimize the lengths of trips and to facilitate walking, bicycling and transit use as alternatives to auto use.

## **Land Use**

- Policy LU A.1: In infill projects, respect setback requirements, preserve existing greenbelts and greenstreets, and respect existing uses and privacy on adjacent parcels.
- Policy LU A.3: Require a mix of housing types, densities, prices and rents, and designs in each new development area.
- Policy LU A.4: Allow home occupations, home offices and live/work uses by right where appropriate provided that the home occupation is compatible with the surrounding neighborhoods and does not cause significant negative impacts on the surrounding neighborhoods.
- Gateway / Olive Drive Specific Plan Area Intent: To provide for vital, mixed-use development that connects the University and Core Area along Interstate 80 at the Gateway to Davis.
- Goal LU 1: Maintain Davis as a small, University-oriented city surrounded by and containing farmland, greenbelt, and natural habitats and reserves.
- Policy LU 1.1: Recognize that the edge of the urbanized area of the City depicted on the land use map under this General Plan represents the maximum extent of urbanization through 2010, unless modified through the Measure J process.
- Goal LU 3: Integrate land use, economic development, environmental, and transportation planning.

## **Transportation**

- Goal TRANS 1: Davis will provide a comprehensive, integrated, connected transportation system that provides choices between different modes of transportation.
- Performance Objective TRANS 1.1: Achieve at least the following mode share distribution for all trips by 2035: 10% of trips by walking, 10% of trips by public transportation 30% of trips by bicycle.
- Performance Objective TRANS 1.2: Increase use of walking, bicycling, and public transportation to and from the following places: Work, Schools, UC Davis, and Downtown.
- Goal TRANS 2: The Davis transportation system will evolve to improve air quality, reduce carbon emissions, and improve public health by encouraging usage of clean, energy-efficient, active (i.e. human powered), and economically sustainable means of travel.
- Performance Objective TRANS 2.1: Reduce carbon emissions from the transportation sector 61% by 2035.
- Performance Objective TRANS 2.2: Reduce vehicle miles traveled (VMT) 39% by 2035.
- Policy TRANS 1.1: Guide the relationship between land use and transportation in Davis by using the Sacramento Area Council of Governments (SACOG) Blueprint Principles: Transportation Choices, Housing Choices, Compact Development, Mixed Land Uses, Use of Existing Assets, Natural Resource Protection, High Quality Design.

- Policy TRANS 1.2: Transportation access, accommodations, and circulation should contribute to creating a supportive environment for economic development in the downtown for both residents and visitors.
- Policy TRANS 1.3: Encourage higher intensity residential, commercial, and mixed-use development near existing activity centers and along corridors well served by non-motorized transportation infrastructure and public transportation (See Activity Centers, Map 2).
- Policy TRANS 1.2: Transportation access, accommodations, and circulation should contribute to creating a supportive environment for economic development in the downtown for both residents and visitors.
- Policy TRANS 1.3: Encourage higher intensity residential, commercial, and mixed-use development near existing activity centers and along corridors well served by non-motorized transportation infrastructure and public transportation.
- Policy TRANS 1.7: Promote the use of electric vehicles and other low-polluting vehicles, including Neighborhood Electric Vehicles (NEV).
- Policy TRANS 3.3: Require new development to be designed to maximize transit potential.

### **Urban Design**

- Goal UD 1. Encourage community design throughout the City that helps to build community, encourage human interaction and support non-automobile transportation.
- Policy UD 1.1 Promote urban/community design which is human-scaled, comfortable, safe and conducive to pedestrian use.
- Goal UD 2. Maintain an aesthetically pleasing environment and manage a sustainable community forest to optimize environmental, aesthetic, social and economic benefits.
- Policy UD 2.1 Preserve and protect scenic resources and elements in and around Davis, including natural habitat and scenery and resources reflective of place and history.
- Policy UD 2.4 Create affordable and multi-family residential areas that include innovative designs and on-site open space amenities that are linked with public bicycle/pedestrian ways, neighborhood centers and transit stops.
- Goal UD 6. Strengthen the city's neighborhoods to retain desirable characteristics while allowing for change and evolution, promoting public and private investments, and encouraging citizen involvement in neighborhood planning.

### **Housing**

- Goal HOUSING 1: Promote an adequate supply of housing for people of all ages, income, lifestyles and types of households consistent with General Plan policies and goals.
- Policy HOUSING 1.1: Encourage a variety of housing types that meet the housing needs of an economically and socially diverse Davis.
- Policy HOUSING 1.2: Strive to maintain an adequate supply of rental housing in Davis to meet the needs of all.

- Goal HOUSING 2: Provide housing that is affordable for residents with low paying jobs, fixed incomes and pensions.
- Policy HOUSING 1.3: Encourage the construction of housing to meet the needs of single persons and households with children with extremely low, very low, and low incomes.
- Policy HOUSING 1.9 Encourage construction of housing to meet the needs of farm workers.
- Policy HOUSING 4.2 Provide housing opportunities for the local workforce in the Davis area.

### **Energy**

- Goal 1: Reduce per capita energy consumption in Davis.
- Policy 1.3: Promote the development and use of advanced energy technology and building materials in Davis.
- Policy 1.5: Encourage the development of energy-efficient subdivisions and buildings.

### **Air**

- Goal 1: Maintain and strive to improve air quality.

## **SPECIFIC PLAN**

### **Land Use**

- Goal 2.b: Enhance the vitality that currently exists within the University, Core Area and surrounding neighborhoods.
- Goal 2.c: Create a dynamic plan that meets the needs of a diverse population and allows for opportunities to live, work, shop, and recreate.

### **Design**

- Landmark trees such as cork or valley oaks shall be included in streetscape landscaping.