
WILLOWGROVE

Baseline Project Features

Project Vision

Willowgrove is designed with City of Davis values to create an inclusive and sustainable residential community that will provide new recreational amenities for all of Davis. With diverse housing opportunities, Willowgrove is for everyone, including young families looking for their first home, members of the Davis workforce who also want to enjoy living in Davis, and individuals with limited income and intellectual and/or developmental disabilities. With thoughtful design guided through community input, Willowgrove meets the City's current housing and recreation needs while minimizing impacts to current residents and the environment. Willowgrove will help Davis meet a significant portion of its State-mandated requirements for new housing and help Davis Joint Unified School District (DJUSD) avoid potential school closures due to declining enrollment. Willowgrove sets precedent with construction of its full affordable housing requirement under City Code in its Baseline Project Features.

Commitment of Tentative Subdivision Map

Willowgrove is the first Measure J/R/D project to invest in detailed engineering and design necessary to obtain a Tentative Subdivision Map before City Council and voter approval. The unprecedented investment in a Tentative Subdivision Map before City Council and voter approval provides the City Council and voters certainty about the development design, features, and amenities. Approval of the Tentative Subdivision Map before the ballot also allows Willowgrove to expedite the delivery of housing to meet the immediate needs of DJUSD and families and individuals seeking to work and live Davis. These Baseline Project Features further identify key project features and community benefits that cannot be eliminated, significantly modified, or reduced without subsequent voter approval.

Community Park and Recreational Amenities

The Willowgrove Community Park will serve as the heart of the community and provide new recreational opportunities for all City residents centered around walkable neighborhood retail offerings. The Project will fund and construct recreational park amenities up to a budget of \$20.8 million adjusted annually for inflation. Park amenities shall be subject to final City Council approval through a parkland dedication agreement and, provided City agreement to accept completed facilities and subject to the maximum park budget of \$20.8 million adjusted annually for inflation as detailed in the Development Agreement, Willowgrove will fund and construct a new Community Park that will include:

- Indoor community gym with a basketball court
- 2 lighted softball fields
- Inclusive playground
- Multi-purpose lighted field for soccer or lacrosse

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Affordable and Inclusive Housing

To ensure Willowgrove is a community for all, the following commitments are made:

- Affordable site planned for 250 deed-restricted affordable units, which is 20% of the total units and 177% of the Davis City Code requirement.
- Affordable site graded, stubbed for utilities, and access roads constructed prior to the first market rate occupancy permit, as set forth in the Development Agreement.
- Construction will commence on the full Davis City Code affordable housing requirement (141 units) before the remaining 100th market rate occupancy permit, as set forth in the Development Agreement.
- At least 20 deed-restricted affordable units will be made available to Alta California Regional Center to serve individuals with intellectual and/or developmental disabilities.
- Developer will contribute an additional \$6.8 million for affordable housing, including affordable homeownership opportunities, as set forth in the Development Agreement.

Diverse New Housing Opportunities

Absent voter approval or an increase consistent with the goals and objectives in Davis City Code and state law to further affordable housing, the residential portion of the land will be zoned for 1,250 residential units and will include High Density Residential, Residential Medium Density, and Residential Low Density.

New Trails and Connectivity

Willowgrove will provide a walkable community designed to encourage active transportation and provide public trail connectivity to existing trails. Provided City agreement to accept completed facilities, Willowgrove will fund and construct:

- At least 3 miles of new bicycle and pedestrian trails.
- Trail connections to the existing Wildhorse buffer and Gill trails.
- Trail connection to the existing East Covell Boulevard undercrossing at the southwest corner of Willowgrove.

Protection and Rewilding of Riparian Habitat

Willowgrove will protect limited onsite habitat and allow the rewilding of riparian habitat along Channel A. To achieve these goals, the following design features may not be altered:

- No residential development or residential structures allowed north of Channel A.
- Buffer along Channel A with an average of 50 feet from the top of bank on each side to protect Channel A and associated riparian habitat.
- Stormwater detention basins designed consistent with low impact development (LID) standards, including reducing runoff, treating stormwater, and providing hydromodification management.
- Native plantings integrated throughout the Urban Agricultural Transition Area.

Environmental Sustainability

Willowgrove is designed with Davis environmental and sustainability values and will include:

- Creation of an urban forest and shaded trails with over 2,500 new trees.
- All-electric residential community without the installation of natural gas connections.
- Solar photovoltaic systems for all residential units.
- Pre-installed wiring plus reserve room in electrical panel necessary to support electric vehicle charging for all single-family and multifamily homes.
- At least 11 publicly accessible electric vehicle charging stations at the Community Park.
- Bicycle storage and Cycling Hub.

Active Transportation, Road Improvements, and Public Transit

Willowgrove will encourage the use of active transportation and public transit and help alleviate traffic delay with the following:

- Over three miles of new trails with connections to the existing undercrossing at the southwest corner of Willowgrove.
- New crosswalk to the entrance of Harper Junior High.
- All project-related roadway improvements as required by the 2026 Willowgrove Local Transportation Analysis and the 2025 Willowgrove Transportation Impact Study consistent with the phasing in the conditions of approval.
- Fair share funding toward off-site traffic improvements per the terms of the Development Agreement, including the widening of East Covell Boulevard, improvements to the Mace Boulevard/I-80 and West Covell Blvd/SR 113 interchanges, and traffic light synchronization along East Covell Boulevard.
- A new transit station with shaded seating and a Cycling Hub, provided agreement by City, Unitrans, and/or Yolo Bus to accept the facilities.
- Dedicated bicycle parking and publicly accessible car-share spaces.
- Publicly accessible EV charging stations.

Protection of Agricultural Land

Willowgrove will comply with all City of Davis requirements addressing the annexation of agricultural land, including:

- Creation of at least 44 acres of Urban Agricultural Transition Area, which exceeds the requirement in Davis City Code.
- Mitigation for the loss of agricultural land consistent with the Davis City Code, including protection of 2 acres of agricultural conservation easements for every acre converted from agriculture to urban uses.

Maintenance Financing for Public Improvements

In partnership with the City and as detailed in the Development Agreement, Willowgrove will participate in existing funding mechanisms or establish new funding mechanisms for the ongoing maintenance of public parks, open space, roadways, stormwater facilities, and greenbelts. Financing may come through a combination of sources that may include, but are not limited to, a Landscape and Lighting District (LLD), Community Facilities District (CFD), user fees and service charges, and/or other existing and mutually agreed-upon funding mechanisms.

Compliance with Baseline Project Features

Beyond the Baseline Project Features, additional standards for Willowgrove are established in the mitigation measures set forth in the Final Environmental Impact Report, conditions of approval for the Vesting Tentative Subdivision Map, Final Planned Development, and Development Agreement. Absent approved revisions or amendments, the Final Subdivision Map must substantially conform to the approved Tentative Subdivision Map. The Development Agreement specifies the extent to which Willowgrove may receive credits or reimbursements for land, public facilities, road improvements, and additional Developer obligations in accordance with these Baseline Project Features. While these mandatory requirements ensure development consistent with project approval, they are not Baseline Project Features and may be modified with the approval of the City, after the appropriate public process and compliance with the California Environmental Quality Act. Minor refinements to the project may be made without voter approval if they are substantially consistent with the Baseline Project Features and do not materially alter the character of the project as provided for in Resolution 06-40, Establishing Criteria to Determine What Constitutes a Significant Project Modification or Change Requiring a Subsequent Measure J/R/D Vote.