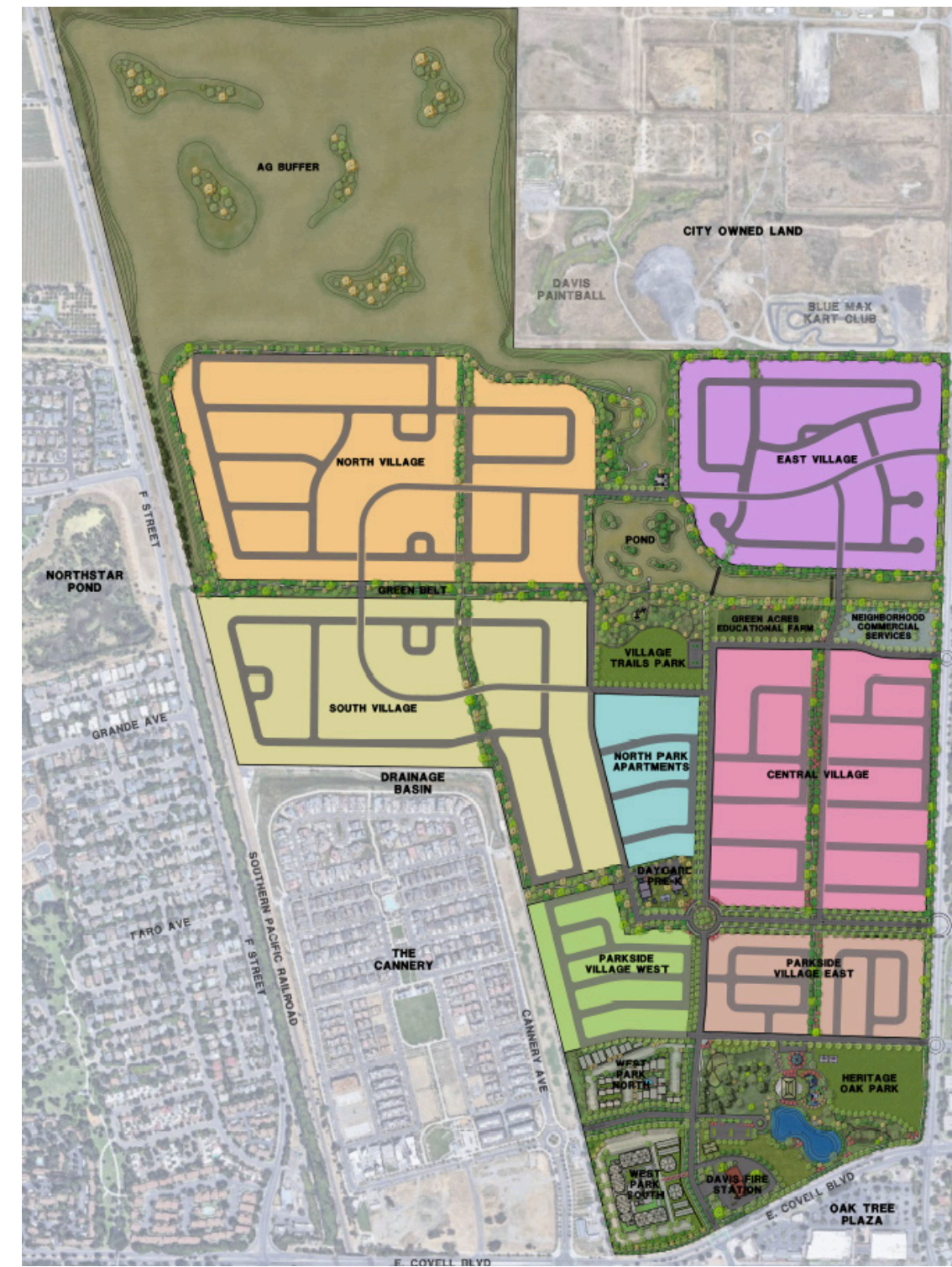


LAND PLAN EVOLUTION



ORIGINAL
(Submitted April 2023)



Proposed Project
(Refined July 2023)



Biological Resource Preservation Alternative
(EIR EWA – Spring 2024)

LAND PLAN COMPARISON TABLE

Project Features	Original	Proposed Project	Biological Resource Preservation Alternative
Affordable Housing per City of Davis Ordinance	16.6% (300)	16.6% (300)	20% (360 units)
Market Rate Downpayment Assistance Homes Offered	310	310	90
Market Rate affordable-by-design / Missing Middle	680	680	1040
Market Rate Multi-Family	200	200	0
Market Rate Single Family Custom Homes & Duplexes	680	680	310
Total Number of Housing Units	1,800	1,800	1,800
Urban Agricultural Transition Area Acreage	11.3	118.4	118.4
Groundwater recharge Area Acreage	x	-	-
Preserved Habitat delineated playa area Acres	-	-	47.1
Village Trails Park Area Acreage	7.5	7.5	6.8
Greenbelts Area Acreage	39.7	39.7	40.8
Overall Gross Density	7.09 du/a	7.09 du/a	8.59 du/a
Gross Residential Acreage	254	254	209.5
Gross Project Acreage	390.5	497.5	497.5

SITE HISTORY

1980s

Parcel included for future urban development in General Plan

1990s

Proposed residential projects, land sold to current owners

2000s

Measure J, The sites General Plan designation changed to agriculture

2005

Covell Village Project first Measure J vote. 58.7% - No | 41.2% - Yes

2009

Research for a senior focused development on site

2020

City approaches land owners about storm water management needs

2021

VFD team begins to meet with staff to discuss solutions and develop project plan

2022

VFD directed by City Council to submit a full application

2022 – 2024

April 7th, 2023 – Submitted Full Application

June 20th, 2023 – City Council Moved to EIR

October 2023 – EIR Contract Awarded to Raney

Jan 2024 – Groundwater Recharge changed to 118.4 Ac UATA

June 2024 – BRPA elevated to an Equal Weight Alternative

Nov 2024 – Staff Presented BRPA plan to City Council as preferred alternative