

Working Draft of Assessment Factors

Condensed from Committee Brainstorming on March 22, 2007

Date: April 10, 2007

Community Form, Land Use, Housing

- 1 Contiguity to existing city boundary or urban development in City or County.
- 2 Ability to accommodate higher density housing in general.
- 3 Promotes opportunities for higher density housing in downtown.
- 4 Provides opportunities for identified housing needs including workforce housing, young families, seniors, aging in place, and other households with special needs.
- 5 Provides opportunities for a mix of housing types.
- 6 Retains general land use balance of residential and non-residential uses in Davis area.
- 7 Likely that any compatibility issues with existing neighborhoods can be avoided or adequately mitigated.
- 8 Promotes a buffer or "community separator" between Davis and other cities.
- 9 Site proximity to downtown.
- 10 Site proximity to UC Davis and other employment areas.
- 11 Site proximity to existing and planned shopping areas.
- 12 Site proximity to elementary schools.
- 13 Site proximity to existing park, greenbelt, recreation and open space areas or contribution to new opportunities for such areas.
- 14 Potential timing of development of site based on needed entitlements, infrastructure or other factors.

Community Resources and Environmental Health

- 1 Conserve prime farm lands (especially working lands) and gives priority to sites with poor soils, OR evaluate amount of land converted.
- 2 Ability to provide opportunities for adjacent ag impact mitigation.
- 3 Minimizes or avoids development on lands with flood hazards or contribute to solving existing drainage problems.
- 4 Avoids existing contaminated sites or reuses / improves a brownfield site, contributes to solving existing contamination problems.
- 5 Preserves viewsheds, minimizes impacts on existing scenic views, particularly from public viewing places.
- 6 Avoids or minimizes floral and fauna habitat loss or contributes to creation / improvement of habitat.
- 7 Consider impacts on water resources.
- 8 Consider compatibility with existing noise environment and minimize need for mitigation.
- 9 Proximity to potential health effects of living near freeways.
- 10 Distances to community facilities promotes walking and biking rather than auto use, minimize air and noise impacts.

Community Facilities and Services (including infrastructure, transportation, public safety)

- 1 Ability to accommodate project needs for infrastructure facilities of: water, wastewater, storm drainage.
- 2 Ability to accommodate project needs for services of: police services, fire protection services.
- 3 Utilizes underutilized capacities of existing infrastructure.
- 4 Contributes to the formation of connected neighborhoods, provides opportunities for multiple connections to existing streets.
- 5 Site has convenient access to public transit or would involve minimal costs of expanding transit routes to serve site.
- 6 Site is well served by bicycle system or provides opportunities for improving system.
- 7 Distances and response times from fire stations.

Community Economy and Fiscal Stability / Health

- 1 Maintains (or converts) existing / planned commercial uses which are feasible and have potential to generate revenues for City.
- 2 Provides housing opportunities for current and anticipated new employees.
- 3 Minimizes impacts on local agricultural economy.
- 4 Promotes the economic viability and enhancement of neighborhood shopping centers and the economic revitalization of the neighborhood.