

**SUMMARY OF STEERING COMMITTEE REVIEW OF
POTENTIAL HOUSING SITES**

(As of August 15, 2007), Page 1

Site	Location	Initial Committee Review	Notes/ Workshop 2 and 3 Feedback	Committee Recommended Timeframe for Development
A1-A5	Built and Occupied Units from January 1, 2006 through June 2007	296 units, statistical information		
B1-B11 and B13	Approved Units through May 2007	263 units, statistical information		
B12	Other existing residential zones that can count. (U-Mall and Davis Manor)	70 units, staff estimate based on existing zoning of sites		
C1	Second units estimate--ministerial	25 units, staff estimate based on historical data and without additional outreach and program promotion		
C2	R-2 zoned parcels, potential increase	20 units, staff estimate based on amount of underutilized parcels		
C3	R-3 zoned parcels, potential increase	25 units, staff estimate based on amount of underutilized parcels		
C4	Downtown estimate under existing plans & zoning - with two story buildings	25 units, staff estimate based on amount of underutilized parcels and the assumption of no zoning change		
D1	Second units estimate--discretionary	25 units, staff estimate based on historical data and without additional outreach and program promotion		
D2/D3	Downtown estimate under existing plans & zoning - with three story buildings	25 units, staff estimated based on underutilized parcels and historical data of approved Conditional Use Permits for height in the Downtown		
E1	Verona Mace Ranch, E. Fifth & Alhambra Drive (88 units proposed)	Vote after discussion: High (9), Medium (1) 59-78 units, Density of 9-12 du/acre		
E2	Oakshade land dedication	Vote after discussion: High (4), Medium (1), Low (3), Uncertain (2) 30-62 units, Density of 10-20 du/acre		
E3	Lillard property, SW corner Drummond Ave. & Cowell Blvd.	(More information about health and noise impacts from I-80)		

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E4	Haussler property, 2627 E. Covell Boulevard	3 units (net increase), not discussed by Committee due to project size and level of necessary entitlements		
E5	Kennedy Place	Vote after discussion: High (9), Medium (1) 7-16 units, Density of 7-16 du/acre		
E6	Southeast corner of G St. & Sweetbriar Dr.	Vote after discussion: High (5), Medium (1), Low (1), Uncertain (2) 16 units, Density of 30 du/acre		
E7	Fifth Ave. Place, NE corner Fifth & Pole Line (net increase)	Vote after discussion: High (4), Medium (4), Low (4), Uncertain (1) 4-16 units (net increase) (Adequate parking, open space, traffic)		
E8	R-H-D zone, Oxford Cir./ Wake Forest Dr., if GP density increased consistent with zoning.	Vote after discussion: High (4), Medium (4), Low (1), No (4) 16-32 units (net increase) (Limit higher density to this area, ensure adequate parking and consider traffic)		
E9	Simmons, E. Eighth St.	Vote after discussion: Standard Residential (2), Ag and Res- Res Primary (6), Ag and Res- Res Secondary (1), No Housing (2), Uncertain (1) Density of 8-20 du/acre, Maximize Ag and Open Space, to balance higher density res		
E10	Bueri, 4383 Montgomery Blvd.	1-2 units (net increase), not discussed by Committee due to project size and level of necessary entitlements		
E11	Downtown estimate with increased building height as permitted use in plans & zoning	200 units?, staff estimate if zoning changed to permit increased height. Based on existing underutilized properties.		
E12	UCD West Village if annexed to the City of Davis (includes the equivalent of 1,555 units)	No net increase for RHNA (if annexed)		
E13	Neighborhood Commercial Centers estimate if zoned to increase permitted residential units	Greater analysis underway to provide an estimate of units under this scenario.		
F1	Lewis Cannery Park (610 units proposed)			

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F2	Seiber, Chiles Rd.	Vote after discussion: High (1), Medium (3), Low (5), No (2) No unit amount or density discussed		
F3	Grande school site	Vote after discussion: High (12) 37-42 units, Density of 6.2-7 du/acre		
F4	Nugget Fields school site, Moore Blvd.	Vote after discussion: Medium (2), Uncertain (6), No (4) No unit amount or density discussed		
F5	3 rd /B corridors	68-70 units		
F6	PG&E service center, E. Fifth & L St., SE corner			
F7	DJUSD headquarters, Fifth & B St. NE corner	Vote after discussion: High (12) 44 units, Density of 20 du/acre		
F8	Willowbank church site, Mace Blvd.	Vote after discussion: High (7), Medium (3), No (2) 45-60 units, Density of 15-20 du/acre		
F9	Willowbank church site, NW Mace & Montgomery Ave.	Vote after discussion: High (8), Medium (4) 70-84 units, Density of 10-12 du/acre, feather density- higher in the south and lower in the north		
F10	Northeast corner Mace & Cowell Blvd.	Vote for live-work after discussion: High (6), Medium (1), Low (1), Uncertain (2), No (3) 4-8 units (Live-Work)		
F11	Willowcreek neighborhood commercial	Vote after discussion: High (9), Medium (2) 24-28 units, Density of 14-16 du/acre		
F12	Willowcreek light industrial	Vote after discussion: High (5), Medium (2), Low (2), Uncertain (1), No (1) No unit amount or density discussed		
F13/ F14	Ott parcels, northwest and southwest sides of Cowell Blvd.	Vote after discussion: High (8), Medium (2), Low (1) No unit amount or density discussed		
F15	City/DJUSD corp yards and community gardens	Vote after discussion: 5 th Street Commercial with Housing behind (9), No Housing (2), Uncertain (2) 8-16 units (mixed-use)		
F16	Little League fields	Vote for Housing on Site: Yes (3), No (10) 17-25 units, Requires replacement fields and LL support		

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F17	Civic Center fields			
F18	Other infill (estimate for shopping center, transit corridors)			
G1	Wildhorse Horse Ranch (259 units proposed)			
H1	Covell Village site			
H2	Signature inside Mace curve			
H3	Nishi property			
H4	Parlin			
H5	Lin / Boschken / Eliot / Schaal / Smith			
H6	Oeste Ranch, southeasterly portion			
H7	West of Stonegate			
	Estimated Total			
H8	Shriners property, east of Wildhorse	Deleted from consideration based on review of factors.		
H9	Northeast area	Deleted from consideration based on review of factors.		
H10	Sphere of Influence site south of El Macero	Deleted from consideration based on review of factors.		
H11	Sphere of Influence site east of Davis, South of I-80	Deleted from consideration based on review of factors.		
H12	South area along Solano County border	Deleted from consideration based on review of factors.		