

**Willowbank Park Project
Open Concerns & Issues
From Neighborhood Meeting 4 Feb 2010**

A list of open concerns was compiled and voted on during the meeting. The vote indicates priority for further discussion during the meeting.

Concern	Votes			
	Neighbors	Applicant	City	Total
Drainage	11	1	2	14
Density	3	8	2	13
Compatible and cohesive with established neighborhood	9	1	2	12
Bike path	9	0	1	10
Open space	9	0	0	9
Creek and wildlife	8	0	0	8
Economic feasibility	2	4	1	7
Infrastructure	4	0	1	5
Affordable units	1	0	2	3
Community amenities	1	1	1	3
Width of streets	1	0	2	3
Adequate parking	3	0	0	3
City guidelines	2	0	0	2
Residences	1	0	0	1
Commission involvement	1	0	0	1
Neighborhood park	0	0	0	0
Pistachio being a through Street	0	0	0	0
Communication with neighbors	0	0	0	0
CC&R's	0	0	0	0

Discussion of Concerns

Some of the higher priority items were discussed to compile a list of detailed concerns:

- **Drainage**

Provide adequate drainage for current and new residences without taking away amenities and quality of life from current residences.

- Amount of impervious surface dictates how much drainage needed. Examples of impervious surfaces:
 - Rooftops
 - Streets
 - Walkways

Concerns:

- Should development have drainage on parcel?
- Minimize taking away existing park land.
- Existing walkway through drainage area – consider safety in relation to drainage pond.
- Impact of Catholic Church site on drainage capacity.
- Impact of Willowbank 10 on drainage capacity.
- Why can current park land be removed for drainage?
- Is a fence needed around the pond for safety?
- Incline around pond may make space unusable.
- Define ‘park’, ‘greenbelt’, ‘detention pond boundaries’.

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- Previous agreement between council, neighbors, staff in 2000 regarding:
 - what structure would be around the drainage (turf grass, natural area, bike path, playground, width of path)
 - fire hazards
 - financial/tax implications.
- Ease of maintenance.
- Fiscal impact to city.
- Impact on wildlife from construction, digging, etc.

- **Bike path**

Appropriate placement in the neighborhood.

Agree:

- Not referring to path along creek.
- Referring to paved/concrete bike path.

Concerns:

- Better interpretation of what bike path is intended to be by the South Davis Specific Plan.
- Will there be safe bike passage on streets?
- Does the bike path, as shown on the site plan, provide safe passage onto the neighborhood streets?
- Is there restricted parking at the bike path entrances from streets in other city locations?
- If the streets will accommodate parking, traffic, and bikes, are the streets wide enough?
- Is space for bike traffic on streets the best use of street space?
- Location of path that is dedicated and protected.
- Safety of bikes entering Mace Blvd.
- Get recommendation of Bike Commission.

- **Density**

Density = number of dwellings per acre.

Concerns:

- Lot sizes are 1/2 to 1/3 the size of lots in Willowbank 9.
- Need 22 market rate homes to make project economically feasible and bank financeable.
- Should have affordable housing, but affordable housing cause density issues.
- It's okay to be different. Not every house has to be big, small, or like the neighbors.
- Square footage compatibility.
- Larger homes have larger carbon footprints.
- Current neighbors have to give up amenities to make project feasible. Changed rules midstream. (Adding homes, taking out open space, etc.)
- Open space within development, or other amenity. What are open space policies?
- What are the policies for new developments with regards to open space?
- Residents bought homes with understanding that Willowbank Park property was zoned for church. Lose trust with City for changes.
- Clarify what is considered greenbelts, drainage, park land, and open space on Willowbank Park property, and city policies and guidelines.
- City maintenance of park space.
- Conflicting information on what is considered open space for project.
- Guidelines should be considered prior to determining use of property.
- Guidelines exist on density of adjacent neighborhoods.

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- Lack of communication and understanding of definitions of specific details (like what is open space, etc.).
- Process understanding and resolving specific details.
- Policies in place may not be one size fits all.
- Preserving value of current residents while achieving density and other goals.
- City should consider not being an obstacle.
- Consider gaining open space by increasing the number of attached homes.

- **Creek and wildlife**
Adequately protect Putah Creek Parkway and wildlife adjacent to neighborhood
Concerns:
 - Eastern extension of Putah Creek Parkway should be developed like the rest of the parkway.
 - Putah Creek Parkway development was fragmented. Need guidelines on how it is treated. Currently no development on south side. Long term view needed for plan for the creek. It is a resource for the entire community.
 - Need 20' in project plan to accommodate new fence line. Design needs to be revised. No one thing will take care of this. Will need to make adjustments.
 - Better explanation on where there is flexibility on site plan.
 - Where does the buffer start?
 - Width of the rest of corridor?
 - Walking path – does it need to be here or is another location better? Seasonal closure during fox lifecycle.
 - Maintenance and accessibility along creek and for seasonal closure.
 - Safety of walking path (lighting, etc.).

- **Compatible and cohesive with established neighborhood**
Foster a cohesive community that blends the adjacent neighborhoods and promotes interaction.
Examples:
 - Lot sizes
 - Number of homes
 - Uniformity & variety of homes

- **Open space**
Determining and providing the amount of adequate open space for community at large (existing and new neighborhoods).

- **Economic feasibility**
Is the parcel amenable to residential development?

- **Infrastructure**
Ensuring sufficient infrastructure exists with plans for payment, construction, accountability, and contingencies.
 - Why is city making decision to put infrastructure on outskirts of city?

- **Affordable units**
Determining the location and configuration of affordable units.

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- **Community amenities**
Determine the appropriate community/neighborhood amenities.
- **Width of streets**
- **Adequate parking**
- **City guidelines**
In some areas, City guidelines, plans, and policies are unclear, don't exist, or need revision.
Examples:
 - South Davis Specific Plan is being parsed in general (not just this development). Maybe it needs to be redone. Some parts aren't applicable anymore.
 - Rezoning parcel should be in accordance with plans
 - Planning guidelines/policies for Putah Creek Parkway do not exist
 - Housing Elements Steering Committee guidance.
- **Residences**
Provide residences that with adequate space, storage, and accessibility:
 - Standard units
 - Affordable units
- **Commission involvement**
Commissions should be involved and notified early.
- **Neighborhood park**
Ensure community at large (existing and new neighborhoods) have adequate and useable park space.
- **Pistachio being a through street**
- **Communication with existing neighbors**
 - How does this occur?
- **CC&R's**
 - What is in them?

Parking Lot Items

- Drainage will be in park land
- Why is the developer allowed to use park space?
- More residents using the park
- Capacity of park with new residents
- Alternative path for bike lane or dual use walking path