

Community Workshop #2

On December 6, 2004, over 35 people attended the second community workshop to discuss the future of portions B Street and Third Street. Participants at the workshop used three alternatives to review what features addressed objectives identified at the first community workshop.



Overall Summary

Working as members of five teams, the participants evaluated the three options. One option emphasized preservation and alley houses, the second explored townhouse-scale development, and the third included mixed-use projects. The teams gave each a good, fair or poor rating in terms of how the options addressed context, preservation, home ownership and feasibility.

Context

- How does the option address General Plan policies?
- Does the option support economic and design objectives for Downtown?
- Is the option compatible with the scale and uses of the neighborhood and park?
- How does the option address the future of 3rd Street?

Options 2 and 3 were given stronger performance in terms of responding to the physical and policy context. Teams connected the site to citywide infill objectives and wanted a more active edge to the park and a mixed-use connection to the University along 3rd Street.

Preservation

- Does the option contribute to preservation policies?
- Is the scale and character of the neighborhood impacted by the option?

Teams acknowledged that Option 1 preserves the historic character and landscape found in the traditional single-family neighborhood. Other observations about Option 1 were its consistency with the Residential Design Guidelines, and that it could be better with improved properties and selective replacement of [some] single family residences. Many participants felt that Option 2 could be planned and designed to respect the scale of the neighborhood.

Ownership Housing

- Does the option provide home ownership opportunities? Does it protect or erode value of ownership of existing neighbors?

- Does the option support economic development objectives for ownership housing in the Downtown?

All the options were viewed as potential ownership opportunities, with caveats. Option 1, even as single-family houses, is currently used for rental and this is not likely to change. Option 2 needs to be designed and planned to be ownership housing. Options 2 and especially 3, have liability issues regarding condominiums and common-wall housing. Teams wanted to make sure the density trade-offs resulted in quality ownership housing.

Density and Implementation Feasibility

Does the option provide incentives for reinvestment in the B Street area?
Is the density feasible?

Options 2 and 3 provided the greatest incentives for reinvestment. The densities were higher and would result in an economic incentive. The need for master planning Option 3 as a coordinated neighborhood plan was stressed by teams. Providing parking reductions for Options 2 and 3 for them to work was also cited.

New Objectives Discussed

The team presentations and follow-up discussion raised new objectives not discussed at the first workshop. These included:

- Davis should demonstrate regional leadership in sustainable design and planning.
- Green building technologies should be included in the guidelines.
- The utilization of the sites should be connected to the City's growth policies for land utilization at edges of Davis.



Potential Combinations

The purpose of the options was to identify potential features to be included in a vision for B Street. Ideas for combining or modifying options mentioned by workshop participants included:

Intensifying Option 1

Option 1 should include office adaptive reuse for the B Street frontage, modest redevelopment of parcels, larger additions to existing houses, and increased mixed-use opportunities along 3rd Street.

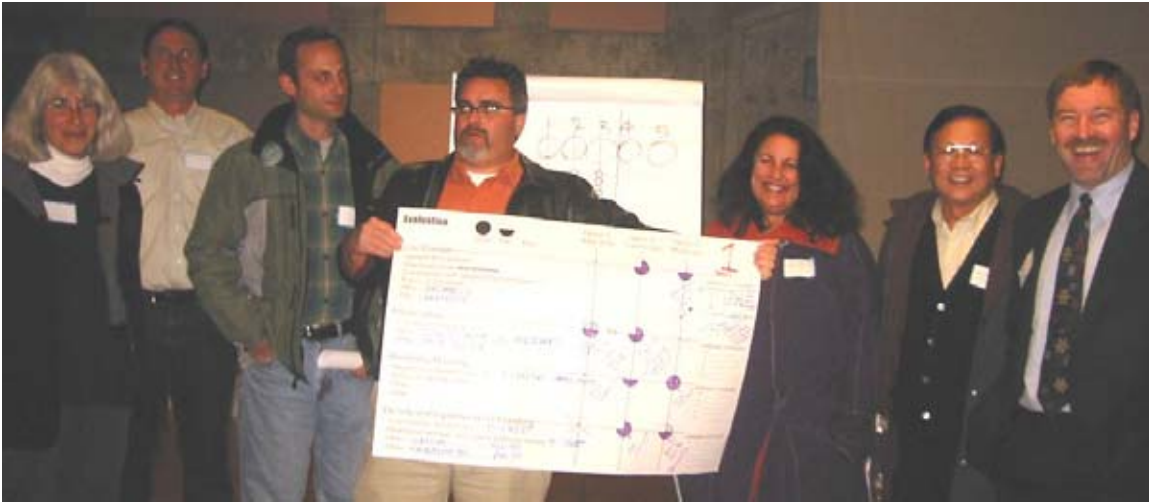
Merging Options 1 and 2

This approach would use townhouses designed to reflect the existing pattern of yards and architectural character indigenous to the neighborhood. It would provide for increased density but with an emphasis on maintaining the neighborhood's landscape and scale.

Merging Options 2 and 3

Some of the teams felt that Option 2 could be improved by adding mixed-use development at the corners of 3rd Street. This would provide better continuity and connections to the university from the downtown and add units.

Team 1



Community Context

Added Objectives:

- Aesthetics
- Economy

Additional Comments:

- Option 2—if 3rd Street concerns are addressed it would be good
- Range of opinions fair to good for Option 3
- Option 1 minority opinion—good for B Street but bad for 3rd Street
- Option 2 minority opinion—wholesale demolition too much
- Option 3 too heavy on retail, take out 4th and B, remove bollards and scale down retail west of alley

Preservation

Added Objectives:

- Street and landscape
- Architecture

Additional Comments:

- Option 1 could be better with improved properties
- Selective replacement of single family in Option 1
- Option 2 preserves flavor of B Street
- Option 2—corner of B and 3rd needs better integration into streetscape

Home Ownership

Added Objectives:

- Provide ownership opportunities

Additional Comments:

- Option 2—need owner occupied units
- Option 3—for sale owner occupied

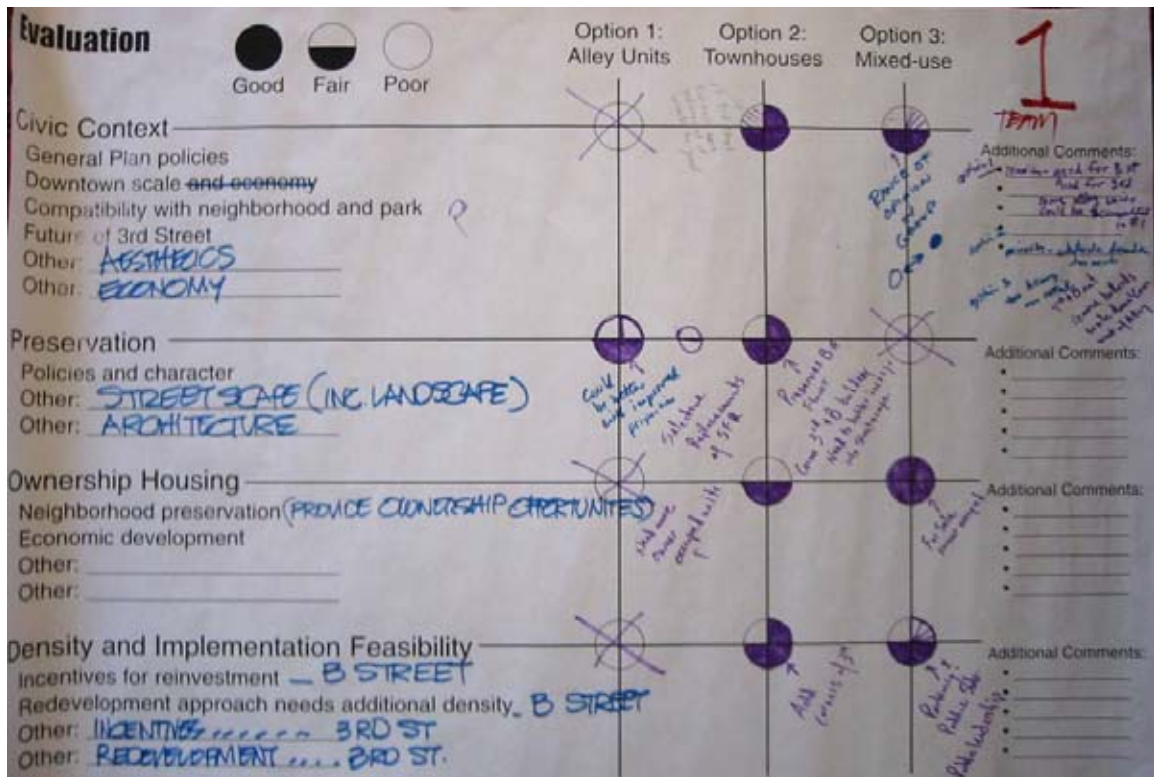
Density and Implementation Feasibility

Added Objectives:

- Incentives for redevelopment of 3rd Street

Additional Comments:

- Option 2—add mixed-use corners to 3rd Street
- Option 3—public leadership and subsidy for parking



Team 2



Community Context

Added Objectives:

- Infill neighborhood preservation
- Connect university along 3rd Street
- B Street as thoroughfare

Additional Comments:

- Option 2—the park is important
- Develop 3rd and B corners in Option 2
- 3rd Street developed to university

Preservation

Added Objectives:

- Residential Design Guidelines
- Preservation of urban context

Additional Comments:

- Is urbanization preservation?

Home Ownership

Added Objectives:

- Affordable housing
- Empty nester, up-scaled
- Urban style living

Additional Comments:

- None of the options address affordability

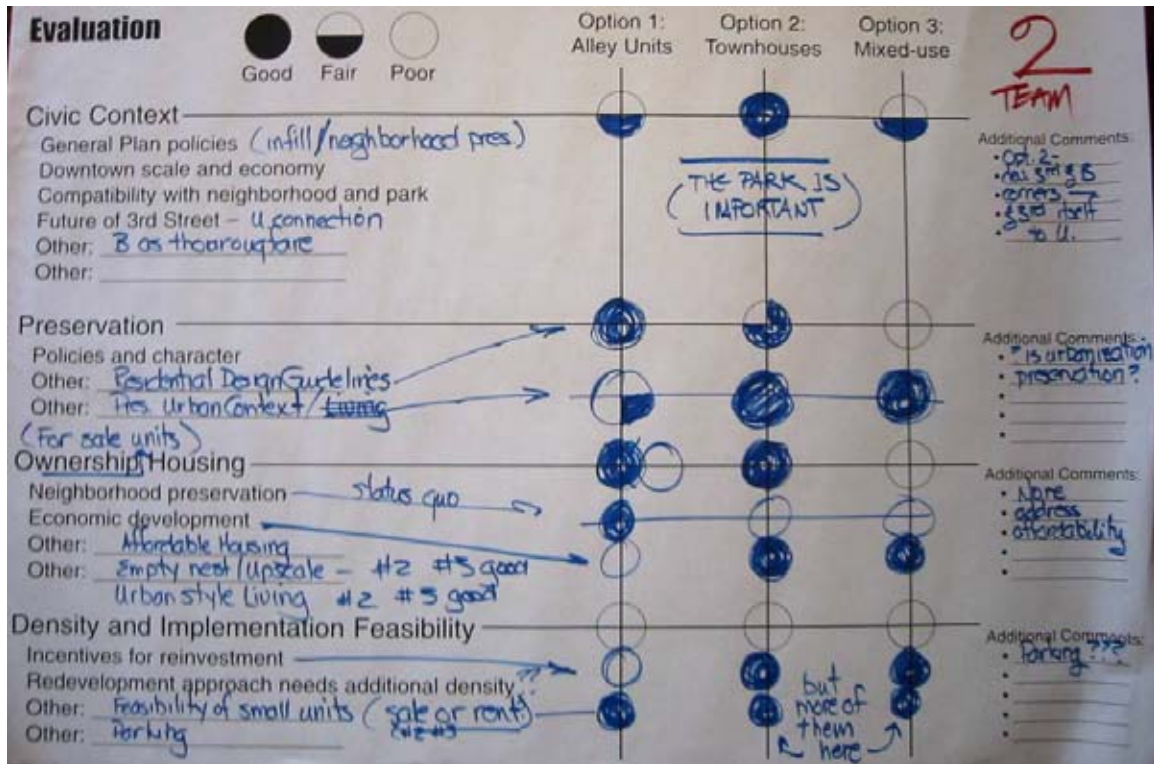
Density and Implementation Feasibility

Added Objectives:

- Feasibility of small units (sale or rental)
- Parking

Additional Comments:

- Parking



Team 3



Community Context

Added Objectives:

- Regional growth—sustainable model for region
- Update the Core Area Plan

Additional Comments:

- Option 1 fits present Guidelines—“infill lite”
- Option 1 poor use of park, compatible with neighborhood

Preservation

Added Objectives:

- NA

Additional Comments:

- Option 1 poor existing character not worth preserving
- Option 2 corners of 3rd and B should be revised in Guidelines

Home Ownership

Added Objectives:

- Neighborhood “creation” (re: upscale, seniors, faculty etc.)
- Probably not appropriate for children—seen as appropriate
- Senior, empty-nester, up-scale, faculty

Additional Comments:

- Option 2 up-scaled ownership
- Option 3 up-scaled ownership

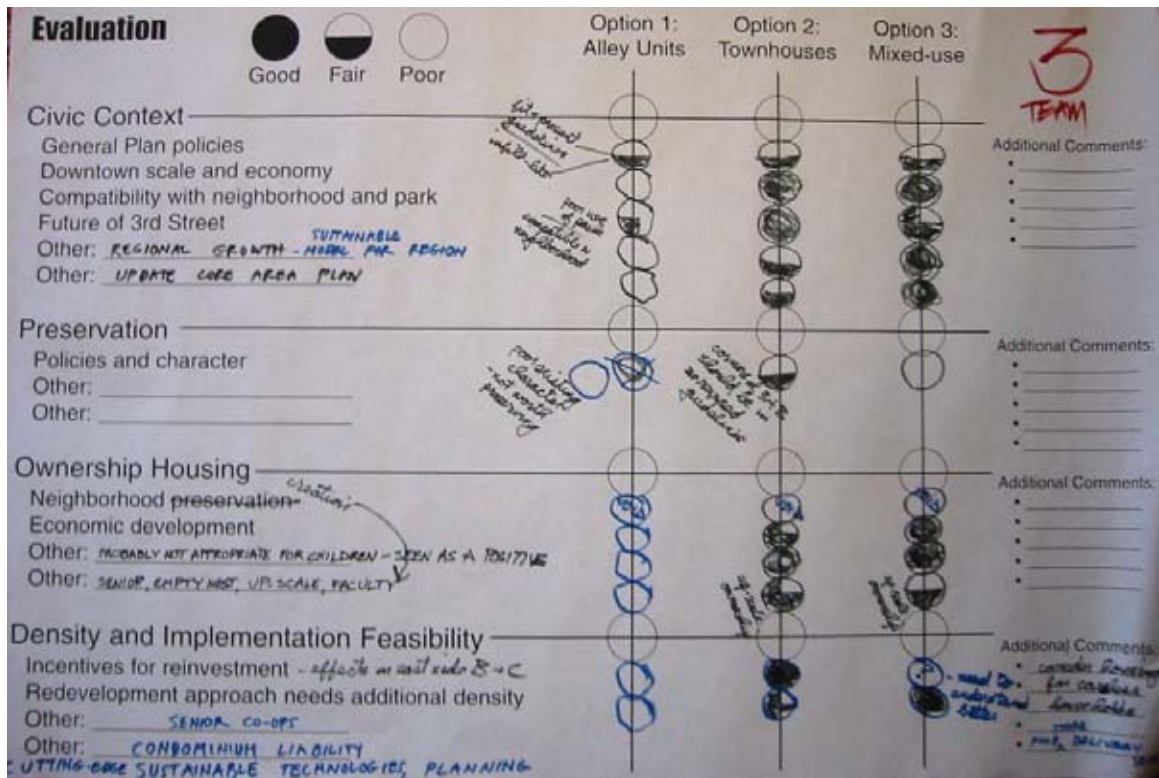
Density and Implementation Feasibility

Added Objectives:

- Re: incentives for reinvestment - Effects on east side of B and C
- Senior co-ops
- Condominium liability
- Cutting edge sustainable technologies, planning

Additional Comments:

- Need to better understand density requirements for Option 3
- Consider housing for car-less households
- Food store delivery services



Team 4



Community Context

Added Objectives:

- University student housing (encourage/discourage)

Additional Comments:

- NA

Preservation

Added Objectives:

- Design Guidelines (adherence)

Additional Comments:

- NA

Home Ownership

Added Objectives:

- Ownership probability
- Aggie Village lessons?

Additional Comments:

- NA

Density and Implementation Feasibility

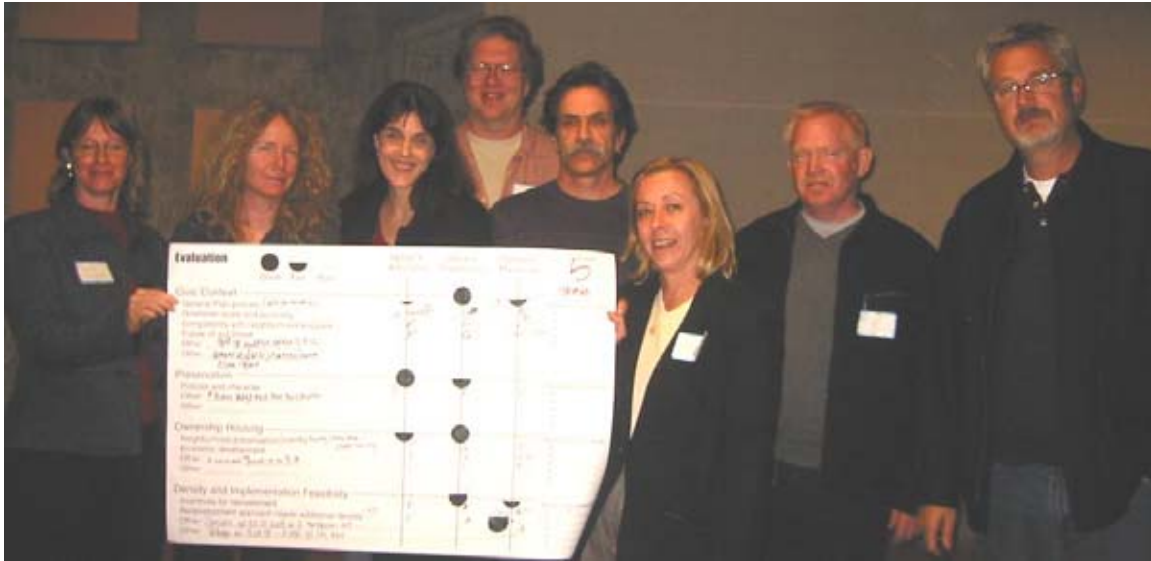
Added Objectives:

- Parking
- Office/retail

Additional Comments:

- Development vs. costs

Team 5



Community Context

Added Objectives:

- 3rd Street could be Option 3 mixed-use
- University (UCD) concerns/parking
- Open space

Additional Comments:

- Option 3 retail not compatible
- UCD plans and concessions
- Accessibility/safety

Preservation

Added Objectives:

- Historic buildings must have consideration

Additional Comments:

- NA

Home Ownership

Added Objectives:

- Re: Neighborhood Preservation – ownership housing rather than rental housing
- Displacement one current home on B Street

Additional Comments:

- NA

Density and Implementation Feasibility

Added Objectives:

- Consider up to 10 units on two contiguous lots

- Ground floor retail with residential above belongs on 3rd Street

Additional Comments:

- Option 3-3rd only

