

Initial Discussion of Possible Criteria and Factors to Consider in Evaluating Potential Sites for Housing

Steering Committee Meeting #4
March 22, 2007

Overview

The purpose of the discussion under Item #7 of the Steering Committee's March 22, 2007 meeting was to identify possible factors for evaluating potential sites for housing. A comment sheet was provided for Steering Committee members to write down thoughts in regard to the following question:

What do you consider to be the most important factors that should be considered when developing criteria for evaluating the suitability of potential sites for housing?

Steering Committee discussion then followed under the topics listed below. The summary below includes comments noted on a large-wall-graphic (*see attached*) and on returned comment sheets. Steering Committee members were given until March 29, 2007 to return their comment sheet.

Topic 1, Community Form / Compact Development / Mixed Use

- 1.1 Define and retain Davis' "small-town" feel.
- 1.2 Consider ease of access and closeness (proximity) to downtown.
- 1.3 Provide sites close to shopping.
- 1.4 Consider sites close to the U.C. Davis campus.
- 1.5 Create a sense of place from a site-specific, neighborhood and city-wide context (a "sense of there").
- 1.6 Provide gathering places.
- 1.7 Consider density compatibility with the surrounding area.
- 1.8 Provide for density and design transitions between land uses and within neighborhoods.
- 1.9 Consider the economic viability and enhancement neighborhood shopping areas.
- 1.10 Re-look at how we might define the future economic viability and enhancement of neighborhood shopping areas.
- 1.11 Evaluate how housing might fit in with economic revitalization in neighborhoods (shopping; how a neighborhood functions and is integrated).
- 1.12 Look at ways we can define "mixed use" development.
- 1.13 Identify potential impacts on neighboring cities.
- 1.14 Provide a buffer between Davis and other cities.
- 1.15 Define what we want our neighborhoods to be like (define a "neighborhood paradigm").
- 1.16 Review surrounding County land use and agricultural land policies and development standards.
- 1.17 Provide housing that is compact to promote affordability.
- 1.18 Promote higher densities to preserve prime agricultural land.
- 1.19 Provide higher densities in the core area.
- 1.20 Avoid leap-frog development.

**Topic 2, Environment / Resource Conservation / Energy Conservation /
Community Health**

- 2.1 Evaluate site and area drainage issues and improvement needs, and solve old drainage problems.
- 2.2 Consider soils condition and the quality of agricultural land, and give priority to sites with poor soils.
- 2.3 Preserve viewsheds.
- 2.4 Identify potential air quality impacts and links with transportation.
- 2.5 Avoid floodplains.
- 2.6 Include water conservation measures.
- 2.7 Provide for native vegetation in greenbelts.
- 2.8 Consider Integrated Pest Management practices.
- 2.9 Address the potential negative impacts and proximity to contaminated sites.
- 2.10 Encourage more walking and less reliance on vehicles over short distances.
- 2.11 Consider least cost ways to mitigate potential environmental impacts.
- 2.12 Consider “gray water” use.
- 2.13 Consider access and proximity to open space and recreation areas.
- 2.14 Identify and consider potential noise impacts.
- 2.15 Consider solar technology usage.
- 2.16 Evaluate “adjacency” and 2:1 acreage needs and policies.
- 2.17 Identify potential habitat loss and possible ways to improve habitats.
- 2.18 Consider water source impacts and demand for shallow and deep water.
- 2.19 Consider that larger parcels can provide more flexibility and greater amounts of open space.
- 2.20 Address impacts on and need for parks, including access, proximity, and future needs.
- 2.21 Provide new open space and recreational opportunities.

Topic 3, Fiscal Stability and Economy

- 3.1 Review projections and potential for job creation and linkage with housing needs.
- 3.2 Review potential site uses within an overall fiscal and land use scheme that will be beneficial to the City.
- 3.3 Provide a true fiscal assessment of various housing types so we can consider the positive and negative trade-offs when evaluating potential sites for housing.
- 3.4 Create workforce and current employees housing opportunities.
- 3.5 Consider the economic viability of agricultural land.
- 3.6 Identify how improvements will be financed and who is responsible, including such issues as fairness and whether this should be considered from an average cost or marginal cost perspective.
- 3.7 Develop a financing plan that would include long-term maintenance costs.
- 3.8 Consider market forces.

Topic 4, Housing Choices and Needs

- 4.1 Provide information on the historical need for and development of housing in Davis by type and income.
- 4.2 Provide affordable housing to meet the needs of young families, including safe recreation and private outdoor spaces.
- 4.3 Provide a wider choice of housing for seniors, including “empty nest” housing and the ability for “aging in place.”
- 4.4 Provide information on the number and types of housing in Davis.
- 4.5 Consider dividing sites into those meeting the RHNA (Regional Housing Needs Analysis) numbers and the 1% growth categories.
- 4.6 Address affordable housing needs for various income categories.
- 4.7 Define overall housing and other community needs as a basis for evaluating various strategies related to potential housing sites.
- 4.8 Provide smaller single family units for seniors.
- 4.9 Provide for special needs housing.

Topic 5, Infrastructure Utilization / Public Safety and Emergency Services

- 5.1 Review potential road widening from a safety standpoint (positive and negative impacts).
- 5.2 Review fire station needs, including possible changed response times with new fire stations.
- 5.3 Recognize a fairness in paying for improvements and linkages with impacts of new development as compared to community-wide responsibilities.
- 5.4 Provide a plan for how to pay the costs of improvements needed into the future.
- 5.5 Link consideration of infrastructure with policies and strategies contained in the Davis General Plan (e.g., fees, bonds, etc.).
- 5.6 Identify site distances and response times to fire stations.
- 5.7 Consider alternatives to building a new fire station that will reduce potential fire impacts.
- 5.8 Consider current and future service levels, improvements needed, costs and public service and facilities impacts caused by site development, including:
 - a. Sewer/wastewater.
 - b. Water.
 - c. Stormwater.
 - d. Transportation.
 - e. Fire.
 - f. Police.
 - g. Schools (including access/proximity to schools).
 - h. Emergency medical response.

Topic 6, Transportation Choices

- 6.1 Evaluate site-specific, area-wide (cumulative), and city-wide transportation impacts.

- 6.2 Evaluate traffic impacts at intersections with and without growth.
- 6.3 Identify ways to potentially improve traffic conditions and/or reduce impacts.
- 6.4 Consider access to freeways.
- 6.5 Consider the cost of mitigation for traffic and the establishment of some type of “fair share” mechanisms to address future impacts and required mitigation.
- 6.6 Evaluate potential streetscape impacts of improvements and what the “feel” of the street will be.
- 6.7 Consider appropriate site access.
- 6.8 Review the bicycle network/system and ways to fill gaps.
- 6.9 Link traffic impacts with related environmental consequences.
- 6.10 Evaluate impacts on parking in downtown.
- 6.11 Identify how to link the potential for parking structures in the downtown to the assessment of potential sites.
- 6.12 Review the effects of sites individually and collectively on the entire transportation network and ways to enhance the existing transportation network.
- 6.13 Consider access to public transit.

Topic 7, Other Factors / Comments

- 7.1 Provide a broad view of this process to avoid piecemeal planning, and consider what will happen after 2013, including:
 - a. Near-Term Needs
 - b. Medium-Term Needs
 - c. Longer-Term Needs.
- 7.2 Avoid subsidizing or inviting unnecessary growth in Davis.
- 7.3 Review the “self-certification” process for housing elements under State Law.
- 7.4 Inform people in the community about the choices.
- 7.5 Review and consider the SACOG “Blueprint” recommendations.
- 7.6 Consider the timing and availability of a site for development.
- 7.7 Consider the level of difficulty to develop a site.
- 7.8 Provide greater specificity of some sites depending on their complexity and differing views on potential development.
- 7.9 Identify the best sites for the allocations.
- 7.10 Review the guiding policies in the Davis General Plan.