

Working Draft Site Worksheet (Example Only)

Site: D6 / PG&E Service Center

BACKGROUND INFORMATION

Site

Location: xxx

Gross site area in acres (approximate): xxxx

Existing land uses: xxx

Current General Plan designation: xxx

Current zoning: xxx

Utilities: xxx

Surroundings

North: xx

South: xxx

East: xxx

West: xxx

Other

Ownership: Private (utility company)

Distance from downtown area: xx

Nearest arterial street: xxx

Nearest transit route / stop: xxx

Prime ag land: xxx

Flood hazard: xxx

Availability of / proximity to emergency services: xxx

Site and Surroundings



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ASSESSMENT FACTORS

***To do: Seek input from Public Works, Police, Fire, Unitrans, Open Space regarding factors

Community Form, Land Use, Housing

#	Factor	Assessment
1	Contiguity to existing city boundary or urban development in City or County.	≤20 ≤40 ≤60 ≤80 ≤100% 1 2 3 4 5
2	Ability to accommodate higher density housing in general.	1 2 3 4 5
3	Promotes opportunities for higher density housing in downtown.	1 2 3 4 5
4	Provides opportunities for identified housing needs including workforce housing, young families, seniors, aging in place, and other households with special needs.	1 2 3 4 5
5	Provides opportunities for a mix of housing types.	1 2 3 4 5
6	Retains general land use balance of residential and non-residential uses in Davis area.	1 2 3 4 5
7	Likely that any compatibility issues with existing neighborhoods can be avoided or adequately mitigated.	1 2 3 4 5
8	Promotes a buffer or "community separator" between Davis and other cities.	1 2 3 4 5
9	Site proximity to downtown.	>1 ≤1 ≤3/4 ≤1/2 ≤1/4 mile 1 2 3 4 5
10	Site proximity to UC Davis and	>1 ≤1 ≤3/4 ≤1/2 ≤1/4 mile

	other employment areas.	1 2 3 4 5
11	Site proximity to existing and planned shopping areas.	>1 ≤1 ≤3/4 ≤1/2 ≤1/4 mile 1 2 3 4 5
12	Site proximity to elementary schools.	>1 ≤1 ≤3/4 ≤1/2 ≤1/4 mile 1 2 3 4 5
13	Site proximity to existing park, greenbelt, recreation and open space areas or contribution to new opportunities for such areas.	>1 ≤1 ≤3/4 ≤1/2 ≤1/4 mile 1 2 3 4 5
14	Potential timing of development based on needed entitlements, infrastructure or other factors	1 2 3 4 5
15		

Community Resources and Environmental Health

#	Factor	Assessment
14	Conserve prime farm lands (especially working lands) and gives priority to sites with poor soils, OR evaluate amount of land converted?.	1 2 3 4 5
15	Ability to provide opportunities for adjacent ag impact mitigation.	1 2 3 4 5
16	Minimizes or avoids development on lands with flood hazards or contribute to solving existing drainage problems.	1 2 3 4 5
17	Avoids existing contaminated sites or reuses / improves a brownfield site, contributes to solving existing contamination problems.	1 2 3 4 5

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18	Preserves viewsheds, minimizes impacts on existing scenic views, particularly from public viewing places.	1	2	3	4	5
19	Avoids or minimizes floral and fauna habitat loss or contributes to creation / improvement of habitat.	1	2	3	4	5
20	Consider impacts on water resources.	1	2	3	4	5
21	Consider compatibility with existing noise environment and minimize need for mitigation.	1	2	3	4	5
22	Proximity to potential health effects of living near freeways.	1	2	3	4	5
23	Distances to community facilities promotes walking and biking rather than auto use, minimize air and noise impacts.	1	2	3	4	5
24						

Community Facilities and Services

(includes infrastructure, transportation, public safety)

#	Factor	Assessment				
24	Ability to accommodate project needs for infrastructure facilities of: water, wastewater, storm drainage.	1	2	3	4	5
25	Ability to accommodate project needs for services of: police services, fire protection services.	1	2	3	4	5
25	Utilizes underutilized capacities	1	2	3	4	5

	of existing infrastructure.					
26	Contributes to the formation of connected neighborhoods, provides opportunities for multiple connections to existing streets.	1	2	3	4	5
27	Site has convenient access to public transit or would involve minimal costs of expanding transit routes to serve site.	1	2	3	4	5
28	Site is well served by bicycle system or provides opportunities for improving system.	1	2	3	4	5
29	Distances and response times from fire stations.	1	2	3	4	5
26						

Community Economy and Fiscal Stability / Health

#	Factor	Assessment				
30	Maintains (or converts?) existing / planned commercial uses which are feasible and could generate revenues to City.	1	2	3	4	5
30	Provides housing opportunities for current and anticipated new employees.	1	2	3	4	5
31	Minimizes impacts on local agricultural economy.	1	2	3	4	5
32	Promotes the economic viability and enhancement of neighborhood shopping centers and the economic revitalization of the neighborhood.	1	2	3	4	5
33						

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DEVELOPMENT POTENTIAL AND ISSUES

Potential housing types and densities

- Ownership single family (10-20 units per acre) on ? acres,
- Ownership townhouses (15-25 units per acre) on ? acres
- Ownership condominiums (20 to 30 units per acre) on ? acres
- Rental apartments (20 to 30 units per acre) on ? acres

Potential number of housing units

- Market rate ownership units: ? units middle income, ? units above middle income
- Affordable ownership units: ? units low / moderate income
- Market rate rental units: ? units
- Affordable rental units: ? units low income, ? units very low income

Other potential land uses

- Commercial, ? acres
- Public park land, ? acres (? acre x units)
- Neighborhood greenbelts, ? acres (10% of gross res area)
- Agricultural buffer (if applicable), ? acres
- Ag mitigation (if applicable), ? acres, assumed on site or off site

Estimated development time frame

January 2006 to January 2010: ?

January 2010 to June 2013: ?

After June 2013: ?

Key site development issues

1. Xx
2. Xxx
3. Xx
4. Xx

Major entitlements / processing commitments needed

- General Plan amendment
- Rezoning
- xx
- xx
- xx

Major plan / policy / program commitments needed

- xx
- xx
- xx
- xx
- xx
- xx

Anticipated environmental review issues

1. Xx
2. Xx
3. Xx
4. xx

Special development conditions to be considered

1. Buffer to existing adjacent residential uses or ?
2. Xx
3. Xx
4. xx

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CONSIDERATIONS FOR DEVELOPMENT CONDITIONS

Community Form, Land Use, Housing

- Create and retain Davis' "small town" feel.
- Create a sense of place.
- Provide gathering places.
- Consider density compatibility with the surrounding area.
- Provide for density and design transitions between land uses and within neighborhoods.
- Provide compact development to promote affordability.
- Accommodate accessibility and visitability.
- Provide small single family units for seniors.

Community Resources and Environmental Health

- Environmental impacts and mitigation.
- Link traffic impacts with related environmental consequences.
- Least cost ways to mitigate environmental impacts.
- Adjacent agricultural mitigation.
- Solar technology.
- Water conservation measures.
- Consider gray water use.
- Use of native and low water use landscaping.
- Environmentally sensitive pest management .
- Remediation of contaminated sites.
- Site design which encourages walking and less reliance on vehicles for short trips.
- Ways to improve habitat.
- Water demand impacts.

Community Facilities and Services

(includes infrastructure, transportation, public safety)

- Provide safe affordable housing for young families including safe recreation and private outdoor spaces.

- Evaluate the potential streetscape impacts of improvements and the "feel" of streets.
- Consider appropriate site access.
- Bicycle network system.
- Access to public transit.

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INFORMATIONAL NEEDS, OVERALL OBJECTIVES AND IMPLEMENTATION ACTIONS

Informational needs

- Information on the need for and development of housing in Davis by type and income.
- Information on the number and types of housing in Davis.
- Provide a true fiscal assessment of various housing types to allow consideration of positive and negative trade-offs when evaluating potential sites for housing.
- Review the effects of sites individually and collectively on the entire transportation network and ways to enhance the existing transportation network.
- Evaluate city-wide and area-wide cumulative traffic impacts.
- Evaluate traffic impacts at intersections with and without growth.
- Review fire station needs, including possible changes in response times with a new fire station.
- Consider alternatives to building a new fire station that will reduce potential fire impacts.
-

Overall objectives

- Address affordable housing needs for various income categories.
- Define overall housing and community needs as a basis of evaluating various strategies related to potential housing sites.
- Link job creation projections with housing needs.
- Provide a broad view to avoid piecemeal planning, and consider what will happen after 2013, including near term needs, medium term needs, and longer term needs. Inform people about choices.
- Avoid subsidizing or inviting unnecessary growth in Davis.
- Consider market forces.
- Consider current and future service levels, improvements needed, costs and public service and facilities impacts caused by site development, including: wastewater, water, stormwater, transportation, fire, police, schools, and emergency medical response.

Implementation actions

- Review potential sites within an overall fiscal and land use scheme which is beneficial to the city.
- Identify how improvements will be financed and who is responsible, including issues of fairness and average cost and marginal cost perspectives.
- Develop a financing plan that would include long-term maintenance costs.
- Recognize fairness in paying for improvements and linkages with impacts of new development as compared to community-wide responsibilities.
- Identify ways to potentially improve traffic conditions and / or reduce impacts.
- Review potential road widening from a safety standpoint.
- Consider the cost of mitigation for traffic and the establishment of “fair share” mechanisms to address future impacts and required mitigation.
- Evaluate impacts on parking in downtown.
- Provide a plan for how to pay costs of improvements needed into the future.
- Link consideration of infrastructure with policies and strategies contained in the Davis General Plan (fees, bonds, etc.).
- Identify how to link the potential for parking structures in the downtown to the assessment of potential sites.

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