

Prepared for Agenda Item #6 — Items b and c
(see “FORMS” for Site Ranking Exercise)

INSTRUCTIONS
Site Ranking Exercise

DRAFT for Steering Committee to Review and Finalize at the November
15, 2007 Meeting

Tables To Be Completed in the “Forms” Packet

Individual Steering Committee members are asked to rank housing sites using the two tables provided in the “Forms” packet: (1) Sites smaller than 25 acres (typically within the developed part of the city); and (2) Sites larger than 25 acres (typically on the edge or outside of the city). Reference information has been provided in terms of site number and description, initial number of potential dwelling units, and the initial overall potential in the first round of evaluation by the Steering Committee.

Individual Steering Committee members are asked to complete the columns CIRCLING SUPPORTING PRINCIPLES, RANKING THE SITE (staff recommends using a paired ranking tool provided separately), and IDENTIFYING ANY ADDITIONAL reasons or explanations for your ranking of the site (optional).

Sites Not a Part of This Current Ranking Process

Non-discretionary sites. The following sites and housing potentials will be part of the sites counting toward the 1% growth guideline and do not need to be ranked in this current ranking process:

- A1-A5 - Built and occupied units (296 dwelling units)
- B1-B11 - and B13 Approved units through May 2007 (263 dwelling units)
- B12 - Permitted in existing neighborhood shopping centers (12 dwelling units TBD)
- C1 - Second units estimate – ministerial (18 dwelling units)
- C2 - R2-zoned parcels (14 dwelling units)
- C3 - R3-zoned parcel (24 dwelling units)
- C4 - Downtown estimate under existing plan (20 dwelling units)

“Very High sites”. The Steering Committee has ranked the following sites as “Very High” and therefore these sites are excluded from this current ranking process.

- E1 - Verona (59-78 dwelling units)
- E5 - Kennedy Place (7-16 dwelling units)
- E6 - Sweet Briar Drive (16 dwelling units)
- F3 - Grande School Site (37-42 dwelling units)
- F8 - Willowbank Church, Mace Blvd (45-60 dwelling units TBD)
- F11 – Willow Creek Neighborhood Commercial (24-28 dwelling units TBD)

Other Site “Options.” The Steering Committee has ranked certain options on a few sites would be excluded from this ranking process. Other options on these sites, however, remain in the ranking process.

Housing Location Principles

The Steering Committee should consider the overarching goals and housing location principles on the last page of this packet when ranking the sites (and site options) in this current ranking process.

In applying the principles, the Steering Committee should focus on the locational and other physical attributes that make a site suitable for housing. The following factors shall be considered AFTER WORKSHOP #2, but prior to development by the Steering Committee of the final recommendations:

- Precise housing numbers. Specific range of densities and number of housing units to be assumed.
- Timing factors. Reasonable timing of the housing development.
- Developer interest. Demonstrated landowner interest.
- Redevelopment issues. Reasonable replacement of existing uses on the site.
- Regulatory processes. Entitlements and approvals needed, including a Measure J citizens vote.
- City-wide “macro” perspective. Citywide, “macro” issues including housing needs, infrastructure and services.

Overarching Goals and Housing Location Principles For Site Rankings

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Overarching Goals

The overarching goals in the Davis General Plan which should influence housing location decisions include: A compact city surrounded by farmland and habitat with slow urban growth; a pedestrian-oriented vital downtown area; a connected greenway system; neighborhoods with schools, parks, greenbelts and shopping; a variety of housing types, designs and prices to meet local housing needs including affordable housing; conservation of energy and resources; a healthy living environment with clean air and compatible noise levels; a balanced transportation system which promotes alternative modes; and city fiscal stability.

Housing Location Principles

1. Promote a compact urban form which allows for efficient infrastructure and services.
2. Overall proximity to existing community facilities including parks, greenbelts, schools and shopping.
3. Overall proximity to the downtown and UC Davis.
4. Capable of providing compact development and higher density housing, especially near community facilities.
5. Preservation of prime farmland and minimum conversion.
6. Adjacent to, or contributes to, open space and greenway system connections.
7. Adequate vehicular access and safety.
8. Promotes pedestrian, bicycle and transit mobility.
9. Compatibility with existing land uses in the vicinity.
10. Compatibility with noise environment and avoidance of health risks.

The overarching goals are based on the City of Davis General Plan visions and goals. The housing location principles are based on: (1) City of Davis General Plan policies; (2) Smart Growth principles; and (3) the factors identified as most important at Community Workshop #1.

Note regarding housing needs: After developing an initial ranking of all sites based on the principles above, the Steering Committee will evaluate the initial ranking for its ability to provide for agreed-upon housing needs through June 2013, and then refine the ranking if necessary.