

Draft Assumptions and Working Criteria For Site Evaluations

Document #8, City of Davis General Plan / Housing Element Update

Draft: March 16, 2007

Draft Assumptions

The following assumptions are directions from City Council to Steering Committee, January 16, 2007:

1. An update, not a whole new General Plan.
2. Focus on Housing Element update.
3. Accommodate the City's new Regional Housing Needs Plan (RHNP) allocation for the period of January 2006 through June 2013.
Draft 2006 – 2013 RHNA Allocation (not final, subject to review process) received from SACOG on February 22, 2007: Total units 1,071; Very low income level 43; Low income level 285; Moderate income level 408; and Above moderate income level 335.
4. Make every reasonable attempt to comply with the required schedule for Housing Element updates in the region, to allow for certification by June 30, 2008.
5. Consider both infill and targeted peripheral development to accommodate the future housing need and RHNP allocation.
6. Consider SACOG Blueprint project "smart growth" principles in developing, evaluating and recommending alternatives.
7. Maintain the City's housing and growth related programs and policies, including affordable housing requirements and the one percent growth parameter resolution adopted by Council.

Other possible assumptions:

8. The Steering Committee's recommendations shall be consistent with the goals and policies of the existing General Plan. Any inconsistencies will need to be identified and either the Steering Committee's recommendations or the existing General Plan will need to be amended to ensure consistency.

Draft Working Criteria

The following draft criteria are in alphabetical order and are based on General Plan policies, City Council goals for 2007-2008, and SACOG Blueprint "Smart Growth" principles.

Note: To make determinations of whether a site meets a criterion to a high or low degree will require staff and the Committee to develop more specific evaluation parameters. These parameters might consist of distances to a public facility or the downtown area, thresholds such as noise levels or service standards, or ways to measure sustainability.

1. Community Design and Form

Promote community design and form that facilitates a sense of place, unique yet well-connected neighborhoods, and social interaction.

2. Compact Development and Mixed Land Uses

Promote the efficiencies which result from compact development and a mix of land uses. Promotes a full complement and overall balance of land uses in the city.

3. Energy and Resource Conservation

Promote energy and resource conservation through reduction of waste, green-oriented planning and building, alternative transportation options, and sustainability.

4. Environment and Natural Resources

Conserve and enhance the natural environment, natural resources (including prime agricultural land and habitat), and public open spaces (parks and greenbelts).

5. Fiscal Stability, Economy, Jobs

Promote economic development that generates a variety of local employment and commercial opportunities that support the city's long-term fiscal stability, reduces city dependency on property taxes, and enhances the unique character and vitality of the downtown.

6. Health

Promote the health of residents in land use planning, particularly in the siting of residential and other sensitive land uses. Protect residential areas from incompatible noise, air pollution, and traffic-related impacts. Promote air quality in land use planning.

7. Housing Mix and Choices

Provide opportunities for a variety of high-quality housing options (types, densities, prices, levels of accessibility, and tenure) throughout the city to address local housing needs and to enable local employees with a wide range of income levels and needs to live in Davis. Contribute to the vitality of the core area through the addition of housing.

8. Infrastructure Utilization

Utilize the City's existing infrastructure, while continuing to improve and local water supply quality, to maintain adequate wastewater treatment capacity, and to creatively plan for storm water runoff. Ensure that new development provides adequate protection from flood hazards.

9. Public Safety and Emergency Services

Promote neighborhood safety and crime prevention. Consider existing police and fire protection service areas and response times.

10. Transportation Choices

Increase transportation efficiency through compact development including the siting of higher densities on arterial streets, transit routes and bicycle routes. Provide preference to housing sites in relation to proximity to public facilities and services. Promote alternative forms of transportation through enhancements to the bicycle system, transit-oriented development, and coordination of with regional systems.

Note: In addition to the draft criteria above, the Steering Committee may want to draft an overall community vision statement that could be used to evaluate alternative "combinations" of sites aimed at meeting the project's goals. A vision statement is typically an expression of the broad ideals and the desired character of the community in the future, say 2025: What is the heart and essence of Davis' social and physical character? What is the look and feel of the community?. What are the types and choices of housing available?