

# COMMUNITY WORKSHOP #1 SUMMARY

## Housing Element and General Plan Update

Hosted by the City of Davis  
 Housing Element/ General Plan Update Steering Committee  
 Thursday, May 24, 2007 (6:30 PM - 9:00 PM)  
 Teen Center Basement, 303 Third Street, Davis



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### Overview

Community Workshop #1 is part of the process the City is undertaking to evaluate potential sites for housing in Davis. This first workshop in the process was designed in an "open house" format so that participants could come and go as they please, stay as long as they want, and focus on those issues of greatest interest.

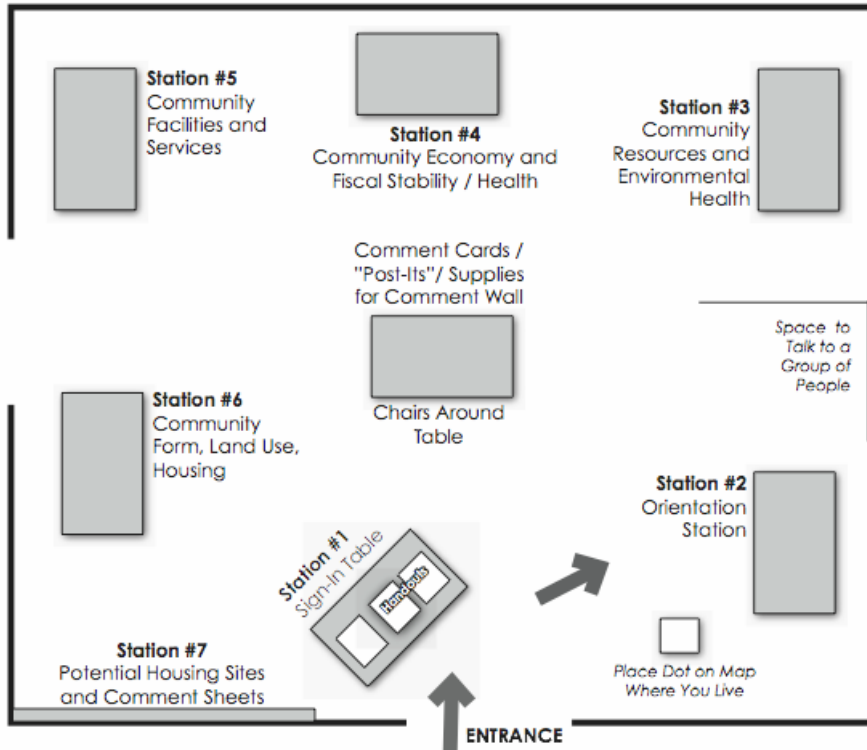
Seven stations (or booths) were set-up to review specific topics and to provide an opportunity for participants to give their comments. Members of the Steering Committee were at each station to answer any questions and to explain the topics covered.

The focus of the first workshop was on the important "factors" that should be used in selecting and evaluating potential sites for their suitability to meet Davis' near-and longer-term housing needs. Below is a layout for the open house. Participants were invited to visit Station #2 first for an orientation and materials for the workshop and the process for reviewing potential sites for housing.

In addition to an overall comment sheet, participants were given stick-on "dots" for use at Stations #3 through #6 to be placed next to the factors participants felt should be the most important to consider when evaluating potential sites for housing. Participants could also provide comments at each station on "post it" notes if any additional factors

should be considered or on any other topic. In addition, participants received five bonus red dots at Station #2 that could be placed on any of the factors at Stations #3 through #6 participants felt were the most important in evaluating potential sites for housing. At Station #7 participants were asked to identify any potential additional "housing sites" not included on the map.

### Teen Center Basement Layout for Open House



Open House Layout



Sign-In Table

The open house/community workshop was held between 6:30 pm and 9:00 pm. A total of approximately 135 people participated. Noticing for the workshop included the following:

**1. Flyer distribution at the following locations:**

- Celebrate Davis Event
- City Council and Commission Meetings
- City offices (City Hall, Senior Center, Child Care, HB)

**2. Posted information on City TV Channel**

**3. Mailed meeting notice and flyer to the following organizations:**

- City recognized neighborhood associations
- Rotary Club of Davis
- Soroptimist International of Greater Davis
- Kiwanis Club of Greater Davis
- Sierra Club-Davis Chapter

**4. Emailed meeting notice and flyer to the following organizations:**

- ASUCD Senate (all senators individually)
- Downtown Davis Business Association (association contact)
- Davis Chamber of Commerce (ceo for Chamber)
- Legal Services of Northern California, Woodland Office
- School District (both administrative offices & all PTAs that exist in Davis)
- Housing Email Listserv for the City of Davis
- GP/HE Update Email Listserv for the City of Davis
- Davis Independent Merchant Association (DIMA)
- UC Davis City Relations Manager, Gary Sandy
- [Local Affordable Housing Organizations](#): Community Housing Opportunities Corporation, Davis Area Cooperative Housing Association, Davis Senior Housing Cooperative (c/o Neighborhood Partners), Yolo County Housing Authority, and Yolo Mutual Housing Association

**4. Information provided in the Davis Enterprise**

- Feature article by Claire St. John on the workshop
- Public Meeting Notice published multiple times
- Letter to the editor

**5. Public meeting notice posted at City Hall on meetings posting board**

## Map of Participants



*Participants placing their dots*

As part of the workshop, participants were invited to post a dot on a city map to show where they live. This exercise resulted in the following map.



**KEY RESULTS OF COMMUNITY INPUT**  
RECEIVED AT COMMUNITY WORKSHOP #1  
REGARDING SITES AND EVALUATION FACTORS

**TOP TEN FACTORS (based on red dot tally)**

1. Overall proximity to community facilities.
2. Acres of prime agricultural soils converted to urban use.
3. Opportunity to provide for identified housing needs.
4. Water supply and distribution issues; Sanitary sewer collection issues.
5. Maintain or "leap over" an Urban Agricultural Transition Area (UATA) designated in the City's General Plan.
6. Opportunity to promote higher density housing in downtown and in neighborhood centers.
7. Opportunity to contribute to the City's open space system consisting of connected "greenways."
8. Bicycle mobility issues.
9. Mobility connections, connecting neighborhoods and bike paths.
10. Fire department services.

**SUGGESTIONS FOR ADDITIONAL FACTORS**

1. Impacts of new development traffic on existing neighborhoods.
2. Potential to encourage walkability, and access to walkable and bikeable amenities.
3. Best locations for student and university employee housing.
4. Proximity to Amtrak transportation hub.
5. Potential of providing for housing types and styles not now available in Davis.

**GENERAL COMMENTS (comments mentioned multiple times)\***

1. Make Measure J permanent and enforce the Pass-Through Agreement with Yolo County.
2. Meet the SACOG allocation but not the 1% growth resolution by the Council majority.
3. No urban development on prime ag land. Sprawl encourages more auto trips.
4. Use sites available in the city first. Density and build higher, a new paradigm to solve problems of open space, transportation. More flats, more affordable, no mansions.
5. Densification in some older neighborhoods would bring traffic congestion and other costs.
6. Accommodate the growing seniors segment, some for active lifestyles and some with continuing care. This will free up existing large houses which are underutilized.

*\*For the complete list, see the "General Comments" section of the "Workshop Input Summary" that follows.*

# Workshop Input Summary

## Order of Factors Based on the Number of Red Dots Received

The participants were asked to place red dots next to factors that are most important in evaluating potential sites for housing *overall*.

Overall Ranking of Factors:

	<b>Factor</b>	<b>Dot Amount</b>
1	<b>Overall proximity to community facilities</b>	66
2	<b>Acres of prime agricultural soils converted to urban use</b>	37
3	<b>Opportunity to provide for identified housing needs including workforce housing, young families, seniors, aging in place, and other households with special needs</b>	36
4	<b>Water supply and distribution issues; Sanitary sewer collection issues</b>	35
5	<b>Maintain or “leap over” an Urban Agricultural Transition Area (UATA) designated in the City’s General Plan</b>	32
5	<b>Opportunity to promote higher density housing in downtown and in neighborhood centers</b>	32
7	<b>Opportunity to contribute to the City’s open space system consisting of connected “greenways”</b>	30
8	<b>Bicycle mobility issues</b>	26
9	<b>Mobility connections, connecting neighborhoods and bike paths</b>	23
10	<b>Fire department services</b>	22
11	<b>Indirect fiscal impact of promoting the economic viability and enhancement of the downtown area and neighborhood shopping centers and the economic revitalization of the neighborhood</b>	18
12	<b>Direct fiscal impact of one-time and annual costs to city due to the development of site</b>	15
13	<b>Transit mobility issues</b>	13
14	<b>Opportunity to accommodate compact development and higher density housing in general</b>	11
15	<b>Direct fiscal impact of the individual site development</b>	10
15	<b>Opportunity costs of converting agricultural land</b>	10
17	<b>Compatibility with existing land uses in vicinity</b>	9
17	<b>Potential loss of suitable habitat for sensitive species</b>	9
17	<b>Storm drainage and flood zone issues</b>	9
20	<b>Indirect fiscal impact of providing housing opportunities for current and anticipated new employees</b>	8
21	<b>School services</b>	7
22	<b>Contiguity with existing City boundary and agriculture</b>	6
22	<b>Ability to alleviate the impacts of existing development in surrounding sites</b>	6
24	<b>Opportunity to reuse and improve an existing brownfield site</b>	5
25	<b>Opportunity to provide a mix of land uses and/or contribute to a land use balance of residential and non-residential uses in Davis area</b>	4
25	<b>Opportunity to reduce or offset the potential loss of suitable habitat</b>	4
25	<b>Motor vehicle mobility issues</b>	4
28	<b>Opportunity costs of converting commercial land</b>	3
28	<b>Other infrastructure and mobility issues, access to freeway</b>	3
30	<b>Compatibility of housing with noise environment</b>	2
30	<b>Effect on aesthetics or scenic resources</b>	2

### Station 3- Community Resources and Environmental Health:

The workshop participants were asked to place green dots next to factors that are most important in evaluating potential sites for housing.

	Factor	Dot Amount
1	<b>Overall proximity to community facilities</b>	103
2	<b>Acres of prime agricultural soils converted to urban use</b>	62
3	<b>Ability to alleviate the impacts of existing development in surrounding sites</b>	44
3	<b>Potential loss of suitable habitat for sensitive species</b>	44
5	<b>Opportunity to reduce or offset the potential loss of suitable habitat</b>	36
6	<b>Opportunity to reuse and improve an existing brownfield site</b>	24
7	<b>Effect on aesthetics or scenic resources</b>	19
8	<b>Compatibility of housing with noise environment</b>	14

Factor Input:

**Overall proximity to community facilities (Core, UCD, neighborhood shopping, elementary schools, transit).**

- 3.1 Community facilities' should be broadened to include other things like hospitals.
- 3.2 A factor should be neighborhood commercial centers 'corner-store" type centers within walkable distance. Also some of the existing low density neighborhoods should be turned into higher density so that we can meet the allocation with infill.

**Acres of prime agricultural soils converted to urban use.**

- 3.3 The current general plan is very specific. Policy LU N6 says 'Prime Agricultural land should remain in agricultural production in the wider segments of the Urban Agricultural Area.' The bottom-line is – sites that convert active agricultural production should have the lowest priority...and be eliminated as soon in the process as the process allows.
- 3.4 The few agricultural acres remaining within the city limits have a higher value than would be gained if they were developed. They might be better used as noitigation acres for other development.
- 3.5 Goal AG1 in the current Davis General Plan is crystal clear 'maintain agriculture as an important industry' the policies and standards are equally clear 'new residential subdivisions and other urban development are discouraged in areas of class 1 and class 2 soils.

**Ability to alleviate the impacts of existing development in surrounding sites.**

- 3.6 Development should occur within the current city boundaries to the extent possible. It is much cheaper to build in fill than on green fields consider mixed use/proximity to existing services, retail, etc. to reduce vehicle use. Consider compatibility with existing development.

- 3.7 Development should occur on sites within the city before consideration of development on peripheral sites.
- 3.8 Flood plain/drainage issues: causeway dikes are under 15 feet and flooding of south and east Davis lands at risk, if breached. Northwest quadrant flooded in 1998, if we annex contiguous land – this factor should be a major point to be evaluated.
- 3.9 Limit densification of core areas to preserve historic values of the 1868-1960 low density country town. Density around shopping centers if needed.
- 3.10 Minimize traffic impact on neighborhoods. Examine effect of this traffic on quality of life and property values.
- 3.11 What about lack of water supply? What about heavy traffic? What about dependency on I-80?

**Potential loss of suitable habitat for sensitive species.**

No comments.

**Opportunity to reduce or offset the potential loss of suitable habitat.**

No comments.

**Opportunity to reuse and improve an existing brownfield site.**

- 3.12 Where would the funding for clean-up come from?

**Effect on aesthetics or scenic resources.**

No comments.

**Compatibility of housing with noise environment.**

- 3.13 Would the housing residents be exposed to severe noise?

**Other Comments**

- 3.14 The criteria as set out now don't speak to issues such as impact of new housing on congestion, population and crowding, increased risks of pedestrians, older citizens, kids and adults and bikes (propose these as criteria).
- 3.15 Housing growth should not be articulated to reward speculators who have taken risks by buying farmland to convert, but should be based on housing need.
- 3.16 Percent of affordable units in development — plan higher rather than lower numbers.
- 3.17 Need family housing!! Otherwise old fogies and selfish rule!!

## Station 4- Community Economy and Fiscal Stability/Health:

The workshop participants were asked to place orange dots next to factors that are most important in evaluating potential sites for housing.

	Factor	Dot Amount
1	<b>Indirect fiscal impact of promoting the economic viability and enhancement of the downtown area and neighborhood shopping centers and the economic revitalization of the neighborhood</b>	60
1	<b>Opportunity costs of converting agricultural land</b>	60
3	<b>Direct fiscal impact of one-time and annual costs to city due to the development of site</b>	53
4	<b>Direct fiscal impact of the individual site development</b>	42
5	<b>Indirect fiscal impact of providing housing opportunities for current and anticipated new employees</b>	28
6	<b>Tax rate areas, general fiscal issues with any site</b>	13
7	<b>Opportunity costs of converting commercial land</b>	12

Factor Input:

**Indirect fiscal impact of promoting the economic viability and enhancement of the downtown area and neighborhood shopping centers and the economic revitalization of the neighborhood.**

No comments.

**Opportunity costs of converting agricultural land. Amount of prime agricultural land converted and removed from the local agricultural economy.**

4.1 Consider opportunity costs/revenues of converting commercial/agricultural land.

**Direct fiscal impact of one-time and annual costs to city due to the development of site.**

4.2 Provide policies for greater impact fees; allow for reduction if energy efficient, increase density (Ahwanee Principles)

4.3 The city should do its due principle on projects in the process. The developments first have no new process like Covell Village, where the city was developing for economic mourning on the fly. The mourning should increase effects on traffic from the development on property values on affected housing.

**Direct fiscal impact of the individual site development.**

4.4 Development must consider cast to the city for infrastructure and provision of services. Development should not be approved if it will not be fiscally neutral for the city.

4.5 Affordable housing should be truly affordable. Work force housing should be truly affordable to work force.

4.6 Concentrations of housing counts. It would be great to specify this per individual site.

- 4.7 I think it's hard to comment on this without some idea of the scale of the projects (i.e. how many units?).
- 4.8 Increase in housing will lower the value of my house in Davis! Streets are not now being repaved! More streets means higher traffic – is this good?

**Indirect fiscal impact of providing housing opportunities for current and anticipated new employees.**

- 4.9 Where is the coordination between UCD and the proposals on Davis borders?  
The council majority must be blind!

**Tax rate areas, general fiscal issues with any site.**

- 4.10 Avoid Mello Roos bonds – instead make developments pay their const up front. Mace Ranch with Mello Roos debt appears cheaper to purchase than N. Davis home with debt incorporated. Its an illusion and worse; Mello Roos payers perceive themselves as being over taxed and so vote against taxes for important city and educational services.
- 4.11 I agree with no Mello Roos. All homeowners in the city should feel they have an equal stake (fiscally) in the city.

**Opportunity costs of converting commercial land.**

No comments.

**Other Comments**

- 4.12 I feel agricultural land is important it serves the local food needs of Davis – it should be near by and serve as a buffer for sprawl (not necessarily growth) with the cost of fuel rising we, as a community, need to understand where our future food will come from and how we will bring it to Davis. Note – the town of Willits is planning for a local food system and is ahead of Davis in this – I ask the committee to look at this as well. (Good Ideas! – a reader)
- 4.13 Can the fees for Development be allocated to more local agencies than presently being distributed amongst?
- 4.14 Please clarify the distinction between one-time and ongoing fiscal impacts in this chart.

## Station 5- Community Facilities and Services (Infrastructure, Mobility and Public Safety):

The workshop participants were asked to place yellow dots next to factors that are most important in evaluating potential sites for housing.

	Factor	Dot Amount
1	<b>Mobility connections, connecting neighborhoods and bike paths</b>	93
2	<b>Bicycle mobility issues</b>	74
3	<b>Transit mobility issues</b>	71
4	<b>Water supply and distribution issues; Sanitary sewer collection issues</b>	64
5	<b>Storm drainage and flood zone issues</b>	44
6	<b>School services</b>	32
7	<b>Fire department services</b>	27
8	<b>Police department services</b>	19
9	<b>Other infrastructure and mobility issues, access to freeway</b>	14
10	<b>Motor vehicle mobility issues</b>	11

Factor Input:

### **Mobility connections.**

- 5.1 It is not just bicycle mobility that is important for our health and for all ages, all kinds of physical activity should be accommodated – walking, jogging, pushing strollers, etc.!
- 5.2 Consider walking paths with multiple routes as well!

### **Bicycle mobility issues.**

- 5.3 Make reducing automobile traffic and increasing availability, safety and convenience of alternative modes: bicycling, pedestrian, public transit. Davis should seek to have the majority of transportation needs met by other modes than the automobile. Also, look to enhance convenience of multi modal transportation (bike/bus, bike/train, train/walk, ect.)

### **Transit mobility issues.**

- 5.4 My most important criteria is that new development not contribute an overwhelming traffic impact to already existing neighborhoods.
- 5.5 Mass transit! Public transportation! Inter- and intra- regional public transportation.
- 5.6 Proximity to Amtrak, transportation hub. Access to public transportation, avoid adding traffic and congestion.

### **Water supply and distribution issues; Sanitary sewer collection issues.**

- 5.7 No development should be approved unless a definite water supply can be identified. We should not be considering Sacramento River water – too expensive, not necessary; there are ways to treat our well-water at well or in home. Sacramento River water is not better water than well water. It is grossly polluted with pesticides, pharmaceuticals, etc. Many of which we do not have

the technology to treat. Sacramento River water is being pushed to provide for more growth. No other reason.

5.8 I do not want surface water. I do want xera-farming.

5.9 There is not water for new growth!

#### **Storm drainage and flood zone issues.**

5.10 We should not build in flood zones!!! (Amen!)

5.11 No development should be allowed in the 100 year flood plain.

#### **School services.**

5.12 Why does the current City Council support bedrooms without adequate permanent classrooms? What will the impact of the University new residential neighborhood be on Davis schools/ Its not just the school districts problem it's the community.

#### **Fire department services.**

5.13 We do not need a 4th fire station. The 5 minute response time is for medical emergencies. We need more emergency medical response locations.

5.14 Emergency services (paramedics – most emergency calls are medical issues)

#### **Police department services.**

No comments.

#### **Other infrastructure and mobility issues.**

5.15 Walkability? Why no category? What about potential to encourage "walkability"? Access to walkable, bikeable amenities

5.16 Housing locations should reinforce transit truck routes (notably Yellow Bus route 42) with highest density along these corridors.

5.17 Take into account an important fiscal constraint – some of the proposed development have very limited road access. These principles should not be used for high-traffic development.

#### **Motor vehicle mobility issues.**

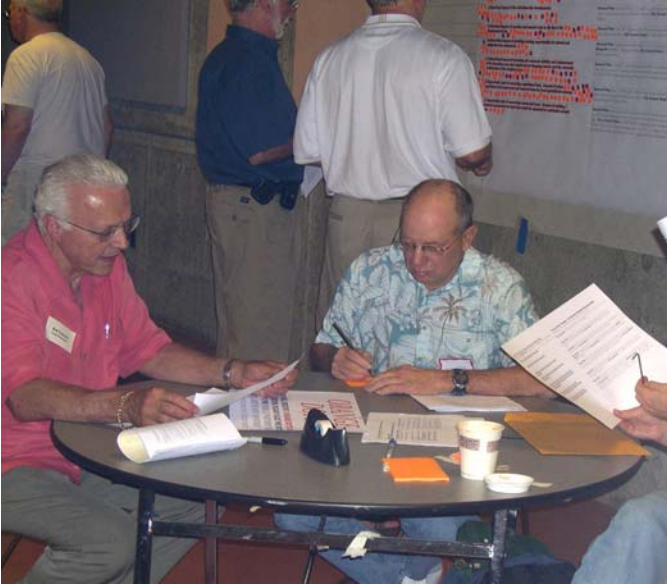
5.18 Lack of dots in motor vehicles mobility must indicate that traffic congestion is not a concern. . Or air quality yet these are typical arguments against an otherwise good development.

5.19 New wide streets lead to heavy fast cars. Watch out!

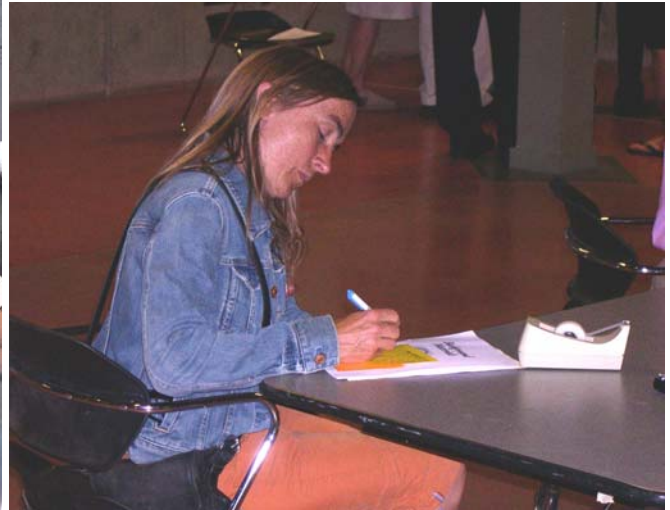
5.20 I do not see listed the impacts on existing neighborhoods of the traffic from new development. This is my #1 concern!

#### **Other Comments**

5.21 More family housing ! Otherwise old fogies and selfish NIMBY's rule!



Station 4 at the Workshop



Providing Input



At the Working Table

## Station 6- Community Form, Land Use, and Housing:

The workshop participants were asked to place blue dots next to factors that are most important in evaluating potential sites for housing.

	Factor	Dot Amount
1	<b>Opportunity to provide for identified housing needs including workforce housing, young families, seniors, aging in place, and other households with special needs</b>	90
2	<b>Compatibility with existing land uses in vicinity</b>	69
3	<b>Opportunity to contribute to the City's open space system consisting of connected "greenways"</b>	60
4	<b>Opportunity to promote higher density housing in downtown and in neighborhood centers</b>	52
5	<b>Contiguity with existing City boundary and agriculture</b>	49
5	<b>Maintain or "leap over" an Urban Agricultural Transition Area (UATA) designated in the City's General Plan</b>	49
7	<b>Opportunity to accommodate compact development and higher density housing in general</b>	40
8	<b>Opportunity to provide a mix of land uses and/or contribute to a land use balance of residential and non-residential uses in Davis area</b>	27
9	<b>Distance of housing units to an existing neighborhood park</b>	16
10	<b>Distance of housing units to an existing community park</b>	9

Factor Input:

### **Opportunity to provide for identified housing needs including workforce housing, young families, seniors, aging in place, and other households with special needs.**

- 6.1 This category is too broad. My primary interest is new development for active seniors (e.g. Oeste Ranch type development).
- 6.2 For next peripheral subdivision, the lots should be 6-8 units/acre but there should be bedroom and square footage limits, such as none over 1,800 square feet with average per cul-de-sac of 1,450 square feet. The CC&R would permanently prohibit any square foot additions. With these restrictions, the free market would make lots around \$140,000 because builders wouldn't pay more with the small size restrictions instead of building 3,000 square foot million dollar houses. Some cul-de-sacs would require all homes to be permanently owner-occupied (like Greene Terrace in South Davis) and that would be CC&R restricted. This will provide both small homes for retiring Davis baby-boomers and their children who want to move back to Davis and buy their first house.
- 6.3 I strongly favor "all affordable" use of annexation sites. This use of modest houses (1,200 square feet on one-seventh acre) would not gentrify if tied to a owner-occupied restriction. Think humble. Additional high-end housing will come by incumbent upgrading so we don't need to build any new big units.
- 6.4 Many peoples' housing needs are not being met. We are one of several families who cannot afford the home we need in Davis. Those who have lived here a while should be looked at.

- 6.5 Affordable senior residential space with any amenities is non-existent — why?
- 6.6 Rank potential building sites by suitability for type of housing (i.e. seniors, downtown workers, families).
- 6.7 The City needs to provide continued housing for the advanced seniors needs and care.
- 6.8 I want to be one of the many voices who are looking for a senior housing development. I want it in an area not close to schools so we don't impact young families being close to their neighborhood school.
- 6.9 We are one of many retired or near retired families that has more than we need and would like to downsize but stay in Davis. By having a senior or "active adult" development we would be able to sell our "family" home and purchase a smaller "retirement" home. There are many, many homeowners in Davis alone who are in our situation.
- 6.10 Davis is one of the most anti-senior communities in the area — without meaning to be so. We need a large scale community that addresses all of the senior needs — from regular living through nursing care without having to move.
- 6.11 Davis needs a nice senior living complex like Escaton, with continuing care and home ownership. This should be located within walking distance of park, shops, bus, etc.
- 6.12 Best locations for student and university employee housing.
- 6.13 Potential of providing for housing types and styles not now available in Davis.

**Compatibility with existing land uses in vicinity.**

- 6.14 Protect family residential areas adjacent to Russell Boulevard and avoid turning them into high density student housing (i.e. CACA house that wants higher density than original zoning allowed).
- 6.15 Parking and traffic are problems.

**Opportunity to contribute to the City's open space system consisting of connected "greenways".**

- 6.16 New housing should be directed to low and moderate income households. No large, expensive units anywhere. Green principles also point us toward small units. People can add to these if they need to, as families grow. I don't want to create additional housing supply for Sacramento or Bay Area commuters.

**Opportunity to promote higher density housing in downtown and in neighborhood centers.**

- 6.17 I support infill with higher density mixed use buildings (i.e. commercial buildings converted or rebuilt to mixed use) — hence higher density while satisfying commercial and residential needs at once.
- 6.18 Seven story buildings in Core downtown with internal parking (3 floors). Ground level retail with level 2-3 clean high tech and residential.
- 6.19 Emphasize the importance of downtown for retail.
- 6.20 Allow housing to be added over retail at existing neighborhood shopping centers.

**Contiguity with existing City boundary and agriculture.**

- 6.21 No development in southeast quadrant. Too far from Core, UCD and medical services. Not on this agricultural land or periphery.

**Maintain or “leap over” an Urban Agricultural Transition Area (UATA) designated in the City’s General Plan.**

- 6.22 Look for opportunities to create a permanent “edge” to the City wherever possible.
- 6.23 What is the City’s policy on developing in a flood plain?
- 6.24 I have yet to see the current City Council discuss new development in the context of the University’s proposed development. Particularly the impacts on Davis schools and roads.
- 6.25 Leaping over agricultural lands would have similar effect to having pea patches in the community. Walk down the street to the fruit and veggie stand to buy direct from the market.
- 6.26 I oppose leap frog development but I would not support a Covell Village proposal.

**Opportunity to accommodate compact development and higher density housing in general.**

- 6.27 I would support this type of development within existing City of Davis borders (2006).
- 6.28 Consider phasing development by designating suitable peripheral sites as a “development reserve,” off limits until a time point 5 or 10 years hence to ensure earlier development is channeled to infill sites.
- 6.29 We should not consider development on agricultural land until all sites in the City are done. Future development should be compact, high density, small houses for affordability close to existing services, retail, etc.

- 6.30 No sprawl onto farmland and habitat. More development does not assure affordable housing. If we need certain types of housing, we should demand it and accept nothing else. High density development with small houses or townhomes and condominiums provides true affordable housing without sprawl.
- 6.31 Reject the 1%/year housing growth formula and adopt the SACOG numerical minimum.
- 6.32 New housing should be directed to low and moderate income households. No large, expensive units anywhere. Green principles also point us toward small units. People can add to these if they need to, as families grow. I don't want to create additional housing supply for Sacramento or Bay Area commuters.

**Opportunity to provide a mix of land uses and/or contribute to a land use balance of residential and non-residential uses in Davis area.**

No comments.

**Distance of housing units to an existing neighborhood park.**

No comments.

**Distance of housing units to an existing community park.**

No comments.

**Other Comments**

- 6.33 Please consider small scale dog parks in neighborhood parks as a factor.
- 6.34 Can amenities like a community garden be included with a housing plan? (If so, give more points).
- 6.35 Affordable housing is taken up as rental housing. You will always bid against the rental market.
- 6.36 Plan for greater sustainability.
- 6.37 It would be positive if we could plan for an exit to the east through a Covell Village section for coordinated access, land use and safety issues.

## General Comments:

These are general comments collected at workshop stations and on the comment sheets provided at the workshop.

### Workshop Format:

1. Thanks for having this format instead of waiting ages in a hearing to speak. Yes there was some unclear wording but the committee members at the tables were able to answer my questions. Sometime the options were too vague, regardless e.g., considering tax impacts could be any decision regarding taxes.
2. Better to have people consider factors in various scenarios rather than in abstract lists, a lot of information to take in.
3. Three Ph D's and one Masters stood at orientation chart and couldn't understand it. Many categories, hard to understand pro or con something. Gobblegook writing- who designed this?
4. Good luck to all of you!

### Growth Amount:

1. The problem is that we have two important uncoordinated authorities imposing growth on us- SACOG and the UC Regents
2. This doesn't address what is most important, Fair Share growth control over our boundaries. Respect the citizen's General Plan.
3. "No growth" should be the "base case" for any planning exercise!!
4. Factors that should be considered- put the 700 or so SACOG says- our Fair share within the city limits. Don't let county supervisors dictate areas. We didn't vote for them. The city council should forget their idea of 1% growth-too many houses. We need disclosure of how many on committee have vested interest in development.
5. All the factors seemed focused on the main key issue of meeting city's 1% goal and SACOG's goal (700 units approx.) while keeping within Davis's policies of limiting sprawl, promoting compact development, building within the confines of Measure J.
6. I am concerned that the 1% growth seems to be "built-in" to the whole presentation. I also worry that assumed water supply may be an attempt to justify expansion of water treatment and wastewater treatment facilities.
7. The University has a better water supply! UC housing (in Solano CO?) would free up city housing and lower impact.
8. Don't build faster than SACOG requires. Undo City Council's 1% growth rate goal as the effects weren't properly studied.
9. Any growth rate must include the university's planned development since it will be adjacent to existing neighborhoods and directly impact them as well as the rest of the city.

10. Make Measure J permanent. Enforce the Pass-through agreement.
11. The SACOG housing assignment for Davis out to the year 2013 is 700 units. The city should use this figure not the 2300 unit figure recommended by the majority on the City Council.
12. The General Plan should state if it is the policy of the city to seek re-enactment by the voters of Measure J.

#### Growth Priorities:

1. Densify as in Europe- drastically different than what we have done so far in Davis- a new paradigm. This solves so many problems- saves peripheral open space, makes biking and public transit more workable- gets people out of cars, more than four stories tall buildings!
2. Don't tie clean up of toxic sites to development. Clean them up first- no monetary incentives to rush. So these sites should be off limits.
3. Consider carbon footprint. Design and site selection allows/includes substantial solar/LEEDS component.
4. Davis should start becoming a thriving young city. We've grown too big to be a small town, so we should focus on urbanizing our town.
5. Do not go above the number of units required by SACOG.
6. More density, more flats, no new mansions.
7. The option of No growth was not given as an option. This is our "base-case" against which all other options should be evaluated. The economic reality is that housing is/will be expensive in Davis. This supply/demand factor is sort of like gravity- you cannot escape it!
8. Any housing site should include a sustainable water and sewer plan-further growth is going to be a problem for the existing systems.
9. Maintain Measure J vote for development on outlying area/ ag land.
10. Review Pass-Through Agreement, keep county from pushing development on our city surroundings.
11. In some older core area neighborhoods, densification would be inappropriate and produce unwelcome congestion and attendant costs.
12. We should densify and centralize AND we should compensate people whose property values drops by increased traffic. That compensation should be paid by those who build and buy the new housing units. But first limit densification problems by limiting the number of cars and parking spots per area, rather than by the number of people and units per area.

## Housing Types:

1. Housing for people who would like to sell their big houses and into smaller ones with less up keep.
2. Accommodation of the fastest growing segment of the population- the aging "baby boomers". We need to be planning for housing for seniors and we need to give people attractive, unique, Davis- worthy housing alternatives for this "special needs" population. Development should be planned for active healthy lifestyle, social connections and sense of community!
3. Senior housing with a continuing care program- unit ownership- is needed in Davis and would free up existing housing (that is underutilized- e.g. older couple in five bedrooms) for young families. Such development can quickly provide a portion of regional housing need without being growth inducing.
4. Senior housing with care continuum, extensive services i.e. optimal meals van, recreation, ownership by seniors of their units is important.
5. Senior housing with healthcare and the possibility similar to Eskaton.
6. More affordable units, fewer expansive large houses.
7. I followed the planning and building of Glacier Circle and wanted a similar home for myself ... I'm 56, live in a four bedroom home near Patwin, alone, kids are grown. For a while I've been chatting with a friend about what kind of community we would like to build for ourselves and our friends. I attended a focus group of Oeste Ranch folks and was impressed with the ideas they already had and that they were soliciting more ideas about our dream home. I can't wait to move in to a community where I can stay in Davis forever, even if I need more care. And my big home could go to a young family with kids who can walk to school.
8. I am writing to give my support to the Oeste Ranch Community. I need an active community in Davis that will fit my needs in 3 to 5 years from now. I want to down size and design and build the house that I will live for my retirement years. I live in Aspen and I trust the West Davis Assoc. who built my present home. I have been to one of the interactive meetings and like what I have heard from the Yackzans and from people interested in living in Oeste Ranch. If there is anything I can do to promote the development proceeding in a timely manner, please let me know.
9. I am in full support of Oeste Ranch for future housing. I especially like the senior housing component of this project as I feel that it will make existing housing available for people with families within existing school districts. As people with grown children move to Oeste they will need to sell their homes to people with families...its rather clever! The ag buffer at the west and north of this property are also good planning measures, as well as providing a place for people to enjoy nature.

I think that there should be a stronger presence in Davis for more INTERESTING housing projects, such as the ancient Village Homes and newer Glacier Circle Senior Community. These communities address the human need to live closer to gardens and nature, as well as pedestrian activities; they create a deep sense of community. WE NEED MORE OF THAT! Lets get on the map for something innovative for once, not just

another Mace Ranch or Wild Horse, which to me are dead communities that serve no value for how we really want to live or how we could live in the future! Lets be bold!

### Potential Sites:

1. Say "NO!" to Covell Village!
2. Develop inside the city limits first. High density will reduce the need (real or perceived) for peripheral development or the need to consider too many sites.
3. Any sites must be compatible with preserving the quality of historic/older downtown neighborhoods including 8<sup>th</sup> Street- keep it like it is.
4. Many new (growth benefiting) Davis residents need better I-80 access, not deep infill needs away from I-80. Re-center your maps on I-80.
5. Use all sites available in town before paving more ag land.
6. Blueprint included redevelopment areas in East Davis. Will there be additional redevelopment areas?
7. Big parcels are an opportunity to transition from lower densities to higher densities while matching existing densities on the fringe.
8. Try to maximize in-fill development (density of in-fill) so that fewer annexations are needed.
9. Where is redevelopment in their plan?
10. The City should develop all existing infill sites within the city limits before any peripheral (outside the city limits) development is considered.
11. There should be no urban development on the prime agricultural land.
12. The map of potential development sites used in this workshop is misleading. Many of the potential sites are outside the city limits. This type of sprawl creates more and more automobile trips. I think we should be developing in a manner that discourages automobile trips- not encouraging them. For instance- there is no grocery store in West Davis, the majority of this area are driving to grocery stores in other parts of town. The city of Davis recently announced that is going to try and reduce our carbon footprint. Offering a subsidy to encourage a grocery store to locate in the shopping center on Lake Blvd would substantially reduce automobile trips.
13. Hopefully the sites proposed reflect the values (red dots) expressed at the various comment stations.
14. H6, Oeste: This site is crazy, farthest possible location from downtown.
15. Northwest sites H4, H5, H6: Covell / 113 is already LOS F most afternoons.
16. Why consider H1 Covell Village? We voted NO on Covell.

17. Southeast site H12 on the west side of Mace: Add all the parcels in Yolo County (that is the two triangular shaped parcels not included). The process is open. Therefore all possible parcels should start in the consideration list. The criteria will then be applied to all considered parcels.
18. I do not like the idea of housing just west of Stonegate, H7, or the north east area H9, & H11, they all seem to be good ag land and/or add a sense of sprawl.  
I am very sorry that Covell Village did not pass - I liked the diversity it had to offer. It did not create sprawl as it filled in the gap on the map. The traditional neighborhood plan was good planning too.

Additional Comments Received May 30, 2007:

These comments were not incorporated into the overall summary due to the timing of their submittal.

1. Development should occur within the existing boundaries of the city to the extent possible. All interior infill and redevelopment sites should be developed prior to any further sprawl onto farmland and open space. It is cheaper to build on infill than on green fields.
2. Consider mixed use and accessibility to retail/commercial to get us out of our cars. Consider proximity to downtown and other shopping. Increase public transit and transit hubs.
3. Consider dense development, but it should be consistent with and compatible with existing development.
4. New development should not negatively impact existing development via such things as increased traffic, noise, light, destruction of viewsheds, removal of trees/landscape, etc.
5. Consider development that will have the least impact on the environment. Consider redevelopment and development on lands already impacted by development before looking at previously undeveloped or un-impacted land.
6. Minimize traffic impacts. Narrow streets/plant medians to lessen traffic speed and to discourage some driving.
7. Avoid building in 100 year flood plains.
8. Consider water conserving plantings. Fewer "green" belts. More native and drought resistant vegetation.
9. Consider all sites as a blank slate. The community should decide what it wants and needs, not the project proponent or developer.
10. Consider fiscal impacts. If the development will not benefit the city financially, it should not be considered.
11. Look at alternative land uses that will benefit the city.

12. Consider how to make the whole thing work. Build smaller houses for actual affordability. Denser development/avoid sprawl = less cost for infrastructure and services.
13. The total housing units approved should not exceed the SACOG housing assignment. Why would we want to grow faster than the state recommends? The 1% growth rate adopted by the council is just a recommendation. It has no enforcement powers. It is an example of bad planning policy. The number was pulled out of the hat to justify developing Covell Village. CV failed. The voters don't want addition of a large number of housing units or more peripheral sprawl.
14. Consider the ag economic trade-off. Loss of farm land harms us in the long run. Increasing costs of farming is driving farmers out. Speculation on land values drives up taxes and drives farmers out of farming. In light of global climate changes in the future and to protect our food supply, we need to think about our local farming economy and the continued viability of farming. We should be looking for ways to stop growing out and for preserving what farmland is left.
15. The county has been making threats regarding development on Davis' borders, probably to lend credence to comments that if Davis does not develop certain parcels, the county will. The city should resist attempts by the county to force growth on our borders. Use the pass-through agreement as leverage. The money should not be automatically transferred each year, but only if the county will continue to honor the pass-through agreement. This money should be held until disputes are resolved.
16. The city has sole responsibility for its general plan. The county should have no say in it. There should be no joint planning.
17. No jurisdiction has to grow. Many cannot. They run into an ocean or a mountain or another city. We can choose not to grow any more than what current sites within our boundaries can accommodate. We cannot continue to grow as we are with no consideration of declining resources.