

Wildhorse Ranch Survey Results Summary May 2008 (summarized by city staff)

Several residents of Caravaggio Drive have been meeting with the City's Community Partnership Coordinator to discuss improving communication within their neighborhood and with the city with regards to the proposed development of the Wildhorse Ranch property. The primary emphasis of the discussion has been on potentially creating a Neighborhood Association and inclusion of neighborhood input in the Wildhorse Ranch development process. The neighbors developed a survey that provides information about the project and collects opinions about various aspects of the project. Wildhorse neighbors were overwhelmingly supportive of forming a Neighborhood Association.

The survey was responded to by 72 residents of the 478 surveys that were mailed out. The surveys were mailed to residents in Wildhorse west of the site (262 surveys), Davis Manor south of the site (138 surveys) and Mace Ranch southeast of the site (78 surveys). The areas selected for surveying was primarily based on street patterns. Wildhorse and Davis Manor had an approximate 15% response rate while Mace Ranch has an 18% response rate.

Respondents were asked to rank their choices for the future of the Wildhorse Ranch property. As their first choice, 69% of respondents would like to see the property remain as a horse ranch. The second choice at a much low level of support is developed at densities similar to the existing Wildhorse housing to the west. The third choice was developed as proposed by the developer or other.

The next series of question were intended to be informational and show that many residents in the project vicinity are not familiar with the project details. The survey did not ask questions to determine why residents were not familiar with the project or if residents had more interest in learning about the project.

- 69% of respondents were not aware that the City Council indicated some general support for residential development of the property.
- 49% of respondents were not aware that the project included a range of densities.
- 71% of respondents were not aware that building heights are proposed to exceed typical zoning standards.
- 50% were aware that the project would include affordable housing.
- 72% of the respondents homes do not back up to the project site.

The last two questions were intended to provide information about what is important to the neighborhood should the city approve a project on the site. The first question focused on what features are most important in the design of the project. The highest priority was setbacks behind existing homes, densities comparable to Caravaggio Drive and family-oriented housing. Public or community gardens along with park/children's play area also received high levels of support.

When asked what the major concerns are about the project traffic on Covell Blvd., housing density and loss of minimally-developed lands were of greatest concern followed by building heights, views to the east of the ranch and energy that will be used in construction. Respondents have many more concerns about the project that should be taken into account in the design process. The written comments provided specific concerns and general concerns that are likely representative of the entire neighborhood. Only one respondent had no concerns. To view the full survey results visit the Wildhorse Ranch Proposal link at the city of Davis website cityofdavis.org

Wildhorse Ranch Survey Results

1. Would you like to see the Wildhorse Ranch property...

	1	2	3	4	5	6	7	(rank)
Remain as a horse ranch	50	3	3	1	1		1	36%
Developed as proposed by current owner	1	1	11	4			13	18%
Developed more closely to present Wildhorse	11	27	4	2	1	2		28%
Undecided	2	2	2	2	1			5%
Don't Care	1		1			3	1	4%
Other	10	3	2					9%

No Response: 0%
 Total: 166 100%

Please Explain (Other)

* What options did you omit?
 * Remain as a horse ranch with No light facility or equestrian conten/without a lit structure for night use
 * A unique neighborhood like Village Homes, or Co-op housing like Muir Commons. Dense but with lots of
 * I would definitely prefer the horse ranch to remain a horse ranch for a number of reasons. The land in

2. Were you aware that three of the five City Council members indicated some general support for residential devel. of the horse ranch at densities that approximate those in the current devel. proposal?

Yes:	20	28%
No:	50	69%
Didn't Care:	2	3%
No Response:	0	0%
Total:	72	100%

* Would not be surprised if they changed their mind, also we get a new council this year.

3. Did you know the project will include a range of densities?

Yes:	34	47%
No:	35	49%
Don't Care:	0	0%
Other:	3	4%
No Response:	0	0%
Total:	72	100%

Please Explain (Other)

* Way, way too dense

4. Did you know that the current development proposal exceeds typical building heights?

Yes:	19	26%
No:	51	71%
Don't Care:	1	1%
No Response:	1	1%
Total:	72	100%

5. Are you aware the City will require rental and owner occupied affordable housing?

Yes:	36	50%
No:	33	46%
Don't Care:	2	3%
Other:	0	0%
No Response:	1	1%
Total:	72	100%

Please Explain (Other)

6. Does your property back up to the Wildhorse Ranch property?

Yes:	20	28%
No:	52	72%
No Response:	0	0%
Total:	72	100%

7. What neighborhood do you live in?

Wildhorse:	38	53%
Mace Ranch:	14	19%
Davis Manor/Slide	20	28%
Total:	72	100%

8. What features would you like to see included in the design?

	1	2	3	4	5	6	7	8	9	10	11	(rank)
Setbacks behind existing homes	15	5	3	3	3	2	4	8	6	2	3	9%
Park/children's play area	4	4	14	8	13	3	9	2			1	10%
Connection from bike path at ag buffer	4	4	6	8	6	8	4	4	8	1	1	9%
Some commercial space				3	2	1	3	1	1	7	25	7%
Equestrian center	6		1		3	2	3	2	5	12	10	7%
Densities comparable to Caravaggio Dr	12	13	4	6	6	3	3	6	3	1	2	9%
Public or community gardens	5	12	6	7	7	4	3	2	5	2	2	9%
Curved streets and cul-de-sacs	3	8	9	9	7	5	5	2	3	1	2	9%
Housing targeted to people who work in Davis	7	3	3	4	5	7	4	8	3	3	2	8%
Environmentally friendly components	9	4	7	5	2	6	6	6	5	3	3	10%
Family-oriented housing	10	6	9	7	4	5	2	4	2	3	3	9%
Other	8	1	1	1		2	2	2				3%

No Response:	1	0%
Total:	587	100%

Please Explain (Other)

- * Whatever the current owners decide the market is
- * Single-story, single family homes of high quality with universal design for older adults who need to downsize (1,800 sq ft, 2 BR)
- * Not developed
- * I don't support this development. We are in a Recession!!
- * See some open space similar to existing horse ranch like a park or sports facility
- * The Wildhorse-Ag buffer pathway
- * Set back existing Ag buffer trail and structures along eastern edge
- * I don't want to see it developed
- * Low density, low heights
- * No living rooms smaller than 15x20-condos at Wildhorse have 4 bedrooms and not enough space for 2 people!
- * Good traffic flow with minimal impact to traffic along Covell
- * Portioning of low and moderate cost housing similar to other (all?) Davis neighborhoods. Check the number and frequency of calls to Davis PD for Wildhorse compared to Westwood or Stonegate etc.
- * I am not opposed to the development-I'm very concerned, however, with the density being so far away from the downtown urban core.
- * Keep ag buffer trail (jogging trail) as is
- * A much better greenbelt system similar to N. Davis. The golf course is unusable for the majority of residents
- * This is the worst spot in town for riding a bike to campus. But the freeway access is easy. Think about it.
- * Set back and greenbelt behind Caravaggio Dr
- * Large green pathway between existing Caravaggio houses and new development

9. What is your biggest concern that should be addressed in the review?

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	(rank)
Traffic on Covell	21	10	6	8	3	3	2	5	3	1	3				1
Traffic in your neighborhood	7	7	6	11	7	5	5	5	1	1	1	1	2	1	8%
Energy that will be used in construction	3			1		3	2	2	1	2	4	4	3	7	5%
Building heights	9	4	10	8	10	5	5	4	3	2				2	8%
Views to the east or view of ranch	6	1	10	7	5	2	2	3	4	4				4	7%
Efficient use of limited developable land	9	3	3	1	2	2	3	1	2	2	3	2	2	5	6%
Density	17	14	5	3	4	3	3	3	3	3	1	1		1	8%
Streets too narrow	7	2	2	4	2	6	4	5	5	2	4	2	1	2	7%
Limited parking	6	6	6	5	3	4	3	3	5	2	2	1	1	2	7%
Water run-off/drainage	3	1	2	1	1	2	2	1	3	3	5	5	4	1	5%
Setbacks from existing homes	8	5	2	7	1	1	1	2	3	5	1	4	2	2	6%
Loss of ranch facilities	6	3	2	1	3	3	3	1	3	4	1	1	6	8	6%
Loss of minimally-developed lands	14	6	3	2	3	2	2	3	2	5	3	2	1	2	7%
Loss of scenic views of Sacramento	5	7	4	4	6	7	7	3	5	2	4	2	1	2	7%
Other	8	1	1										2		2%
None, I have no concerns		1												1	0%

No Response: 0%
 Total: 684 100%

Please Explain (Other)

- * Money!
- * Viability of adjacent ag land, impacts on owl habitat
- * There is no reason to develop this: POLLUTION, TRAFFIC, NOISE, ENVIRONMENTAL DESTRUCTION
- * Traffic is terrible now, Covell is the alternate I-80, funneling from Woodland very dangerous. Access from Monarch at flashing orange light is going to be worse with increased traffic flow. Needs a stoplight. Total lack of food stores etc within pedestrian accessible shopping
- * Will need a traffic light at Monarch and Covell
- * I disagree with this proposed development
- * Introduction of the criminal element when the city imports low cost clients (criminals)
- * Parks and open space
- * General negative impact/influence on Wildhorse East- including noise, light, construction impact etc.

10. Any additional comments?

- * This is not a downtown infill project-density levels proposed completely inappropriate for edge of town and adjoining ag and open space
- * We cannot be spending more money. Our economy is terrible. We can barely keep our homes. We are in a Recession!
- * Loss of minimally-developed lands is a huge concern to me
- * There was an awesome plan for the fields and space west of Poinline and north of Covell for mixed/multiple use and development. If that wasn't passed, I don't want this to go forward either.
- * Lets have dense, affordable, community base development. Get it right for this time frame and for future generations
- * Concerned most (after traffic) about the Eastern boundary along the ag buffer trail. Set back should be similar to the rest of the housing along the trail to the North. NO FENCING!
- * Development in Davis is out of control. One of the pleasures of my neighborhood is open space to walk! I've moved 7 times in 6 years since coming to Davis, in search of a quiet, peaceful, beautiful neighborhood. Finally I found this one and now this?! Please leave this land alone!!
- * Today's paradise-put up a parking lot
- * I'm looking at the map, the community gardens are miniscule. Again-this high density should not be on the fringe of city - but in core area near downtown and Amtrak
- * Are the streets proposed too narrow for parking?
- * Davis has enough low-income rentals. You can read about them daily in the police blotter. Low income properties should be owner occupied. "Pride in ownership" is a trusim!
- * Before approving any development of the horse ranch, how does the city justify the inclusion of so many low and extra low cost (section 8) housing in the Wildhorse Subdivision. Is the density of said housing equal in all Davis neighborhoods? If not, why?
- * Why this area? Already have the greatest % of affordable and high density housing in Davis
- * I'm concerned about the negative impact of such dense housing so close to our community-seems like there could be lots of potential problems/disruptions
- * To use land most efficiently means to put the highest densities on the land. You can't have it both ways.
- * Too many cars and people with nowhere to go by foot or bike. This development will pour hundreds of cars on the streets because there is nowhere to walk to or an easy bike ride. Kids have to go to Birch Lane and that is not an easy bike ride for them either. The development will be jammed with nowhere to go.
- * Too high density with too many uses (ie live-work, detached, attached etc.) No support for proposed development of 259 units
- * Many studies have shown that when you increase population densities, you negatively effect communities. Please consider the quality of life in our neighborhoods. :)
- * We are in favor of additional land granted to our property to give/provide more space to the development in place of an open space/green belt
- * We have really small backyards, and would appreciate the setbacks. We are worried about the loss of wildlife behind us. If housing is to be built, let's make it interesting! East Wildhorse is a wonderful, friendly place to live where everyone knows each other. Curved streets and courts help with this.
- * I strongly feel Davis is more than a series of tract home developments with rural names. We have something different in the form of the existing horse ranch. This could be developed with relatively little effort into an Equestrian Center the whole town could be proud of. Why not look outside the box and go in that direction?