

**AMENDED RESOLUTION 05-96**  
**RESOLUTION OF THE CITY OF DAVIS AMENDING THE GENERAL PLAN TO**  
**RE-DESIGNATE THE "COVELL VILLAGE" PROPERTY AND MAKE**  
**CORRESPONDING CHANGES TO TEXT, TABLES, AND FIGURES AND TO**  
**ESTABLISH THE BASELINE PROJECT FEATURES SUBJECT TO APPROVAL OF**  
**THE VOTERS**

*(as amended by resolution 05- )*

WHEREAS, the City of Davis has visions to foster a safe, sustainable, healthy, diverse and stimulating environment for all in the community; maintain Davis as a cohesive, compact, university-oriented city surrounded by and containing farmland, greenbelts, natural habitats and natural resources; and preserve and create an array of distinct neighborhoods so that all residents can identify a neighborhood that is "home" for them.

WHEREAS; the City Council has established goals of providing slow steady additions to the housing stock and providing housing for people who live/work in Davis; and

WHEREAS, the City Council and Planning Commission held a public hearing on May 18, 2005 to receive comments and consider the proposed amendment; and

WHEREAS, Environmental Impact Report SCH #2004062089 adequately assesses the impacts of this General Plan Amendment; and

WHEREAS, the City Council hereby determines that the proposed affordable housing plan is in compliance with City standards.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DAVIS:

Section 1 - Land Use Map. The City of Davis General Plan Land Use Map (Figures 11a and 11b) are hereby amended with the change of the "Covell Village" area from a designation of "Agriculture" to the uses shown in the map Attachment A to this resolution.

Section 2 - Other Figures and Tables. The City of Davis General Plan is hereby amended with the following changes to Figures and Tables:

<b>Figure or Table</b>	<b>Change</b>
Figure 15, Neighborhood Transit Locations	Add location of Village Center, as shown by "neighborhood commercial" area on Land Use Map

<b>Figure or Table</b>	<b>Change</b>
Figure 16, Street Classifications	Add street from Moore Boulevard extension to Covell as minor arterial, as shown on Land Use Map
Figure 23, Primary bicycle network	Add north-south and east-west greenbelts; relocate grade-separated crossing of Pole Line Road to connect with Sandy Motley Park
Figure 30, Existing and proposed park and school sites	Add greenbelts, neighborhood park, miniparks and natural habitat areas, Davis Joint School District site as possible school site
Figures 31a and b	Add wetlands/habitat as shown on Land Use Map
Figure 37	Add sensitive receptors for Future Daycare, Future School, and Future Senior Housing
Table 5, 2010 Buildout of General Plan	<p>Add to North Central Planning area:</p> <p>424 Medium Density Units  197 High Density Units  66,670 Neighborhood Retail sf</p> <p>Replace footnote a on page 98 with "Covell Village assumed 1/3 buildout of approved plan, 1,273 Medium Density Units, 591 High Density Units"</p> <p>Delete subnote on page 98</p> <p>Add footnote i on page 99 with "Covell Village assumed 1/3 buildout of approved plan, 200,000 Neighborhood Retail Square feet, includes public-semi-public and ancillary office uses"</p>
Table 13, Existing and Planned Parks	Add Covell Village neighborhood park (11 acres) and miniparks (total 12 acres) as planned additions

Section 3 – General Plan Text. The City of Davis text is hereby amended as shown as follows:

Text	Change
<p>Action LU 1.1e: Create and maintain an effective growth management system designed to keep the population of the City below 64,000 and the number of single-family dwellings below 15,500 in 2010, which corresponds to a sustained 1.81 percent annually-compounded growth rate from January 1, 1988 to January 1, 2010 and a sustained 1.4331 percent annually-compounded growth rate from January 1, 1996 to January 1, 2010 due to “front-loading.”</p>	<p>Delete</p>
<p>Page 72, under Residential Allowable Uses and Densities</p>	<p>New footnote “e” Through a specific plan or Planned Development, the City may approve developments with densities on any given parcel that are lower than the otherwise-allowable minimum or higher than the otherwise-allowable maximum density for a given area, provided the overall density is consistent with the allowable density.</p>

Section 4 – Baseline Project Features. The Baseline Project Features for the applications, as established by Ordinance 2008, are included as Exhibit B to this Resolution.

Section 5 – Effective Date. This Amendment shall not be effective unless and until the action is ratified by the voters in a “Measure J” election, as specified in City of Davis Ordinance 2008, the Citizen’s Right to Vote on Future Use of Open Space and Agricultural Lands Ordinance.

PASSED AND ADOPTED THIS \_\_\_\_ day of June, 2005, by the following vote:

AYES: Puntillo, Saylor, Souza, Asmundson

NOES: Greenwald

ABSENT:

ABSTAIN:

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Ruth Uy Asmundson, Mayor

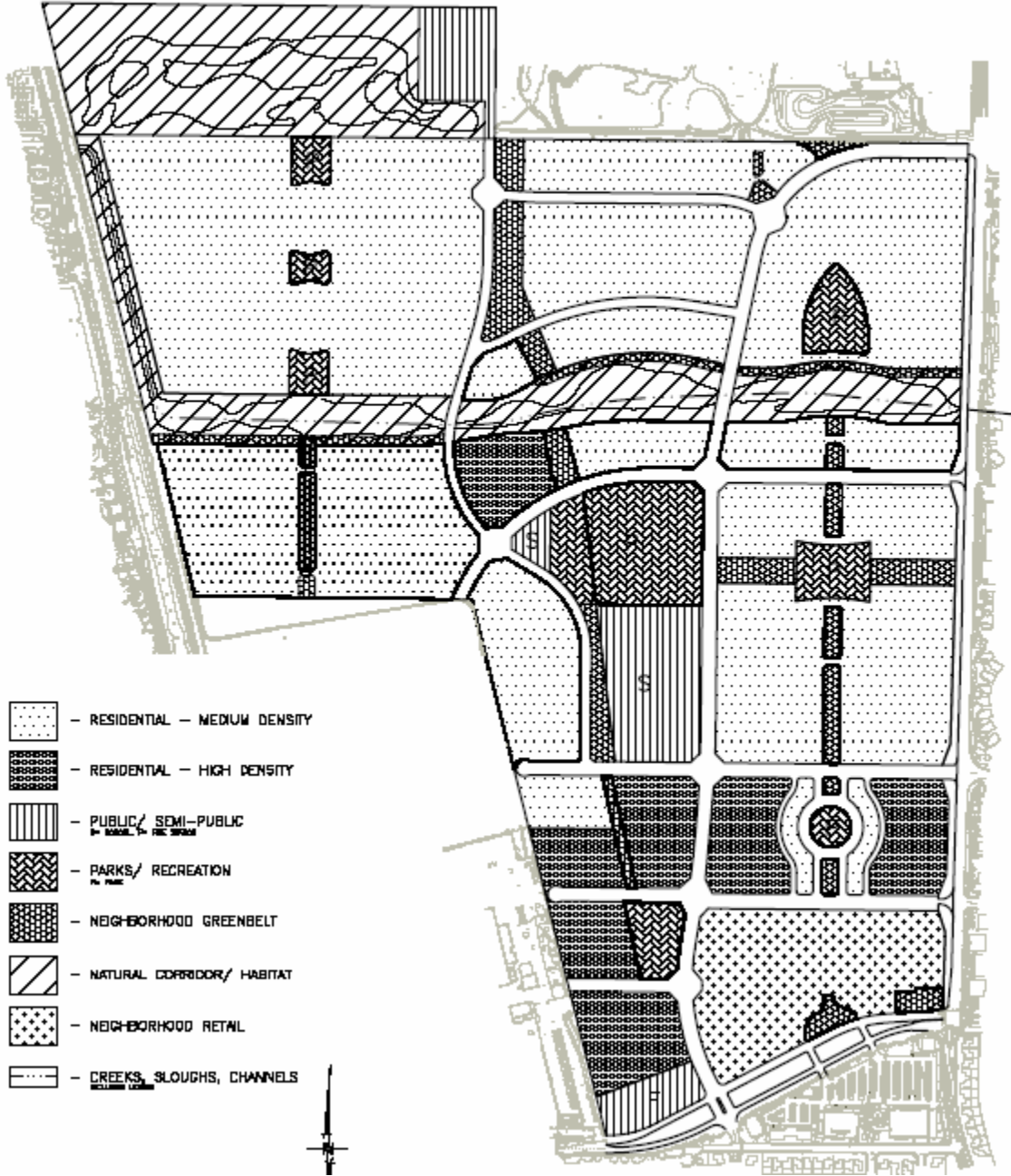
ATTEST:

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City Clerk

EXHIBIT  
A

COVELL VILLAGE  
GENERAL PLAN USE DESIGNATIONS



## EXHIBIT B

### Covell Village Measure J Baseline Features

#### **General Project Description/Vision**

The vision for the Covell Village project is a diverse mixed use neighborhood containing many of the elements necessary to meet the day-to day living needs of its future residents. The mix of uses outlined herein and shown on the master plan are necessary to accomplish this objective. The project includes a range of housing types, sizes and affordability. The primary targeted population for the project is those who live and work in Davis. The transportation and circulation system is designed to distinguish the project from traditional, automobile-dominated subdivisions; the system includes connections to the City-wide bike and pedestrian circulation system and a free bus pass system to project residents. The streetscapes within the neighborhoods are to be human scale, with well articulated residential structures free of garage domination on the street frontages. Residential lots will vary in size in each phase of the project; the project will not resemble a conventional, homogenous subdivision. The project will be designed with elements of what is often referred to as a “new urbanist” style. Elements of this style that are incorporated into the project include a traditional grid system of streets, most with rear alleys that will effectively limit the number of garages facing the street, encourage front porches and other traditional design elements, intended to create more pedestrian and social activity within the neighborhood. There is also a village center containing retail, office and public/semi public uses. The zoning ordinance and design guidelines approved by the City will implement this vision. The project will be developed in substantial compliance with the master plan.

Total project area is 383 acres. In addition, a 5-acre site is shown on the northern project border that may contain a hospice facility. Project location is between Pole Line Road and F Street, north of Covell Boulevard. The project area does not include the former Con Agra/Hunts cannery site. The northern edge of Covell Village roughly aligns with the northern borders of the Wildhorse and Northstar Subdivisions to the East and West.

#### **Definition of New Urbanist Design Principles**

The terms “New Urbanist” and “New Urbanism” are referenced in various Covell Village application documents. To provide context and a point of reference, please see the attached “Principles of New Urbanism” adopted by the Congress for the New Urbanism. In summary, “New Urbanism” promotes neighborhoods that are walkable; interconnected; mixed use and diverse; a range of housing types, sizes and prices; quality architecture; increased densities; defined center and edge to neighborhood; with centrally located public spaces; a smart transportation network, including bicycle and pedestrian friendly design elements, and sustainable features that reduce use of finite fuels and respect the natural environment.

### **Project Description**

The Covell Village project consists of 1,864 residential dwelling units. The project will be developed in substantial compliance with the attached master plan, which is part of the baseline. Listed below are the general categories of housing:

- Ownership units – 915 total, ranging from townhouses to traditional single-family lots. 315 of these ownership lots must be sold to qualifying middle income households.
- Senior ownership units – 235 total, ranging from townhouses and condominiums to traditional single-family lots. 85 of these must be sold to qualifying middle income households.
- Low- and Moderate-Income Homes – 144 total, all of which must be sold to qualifying low- and moderate-income households.
- Allocated Multi Family – 212 apartment units. Up to 60 units may be condominiums.
- 358 other dwelling units. These units include affordable apartment units to be rented to qualifying low- and very low- income households, live/work units, apartments in the Village Center, and co-housing.

The number of total residential units, and the number of units within each category, can vary by up to 4 percent, except for the number of apartments. The number of apartments may increase by more than 4 percent provided the total number of units in Covell Village does not exceed the maximum allowed by the previous sentence. The number of affordable and middle-income units will not be less than the above amounts. The total number of units does not include beds in the hospice or senior core facility, or accessory dwelling units on single-family parcels.

The *Village Center* will be a focal point of the Project featuring a pedestrian oriented, multi-story design. and including the some or all of following types of uses: limited neighborhood serving uses; community serving retail; professional office space; a bed and breakfast; public and semi-public uses (e.g., day care, church, community organization building, community center/recreation building, amphitheater); and live/work residences.

*Park and Open Space* features of the Project, as shown on the masterplan, include:

- A centrally located park of approximately 11 acres. This site immediately abuts the DJUSD site.
- A series of mini parks serving small neighborhood areas totaling approximately 12 acres.
- Greenbelts totaling approximately 16 acres.
- Linear greens totaling approximately 4 acres.
- A naturalized open space and drainage corridor (known as Channel A) of approximately 26 acres running East/West through the north central area of the project.
- A habitat area of approximately 34 acres located along the western portion of the East/West northern boundary of the project. The habitat area will be improved in manner similar to the Northstar ponds.
- A Village green and related open spaces in the Village Center totaling less than 2 acres.

The Developer will improve and, with exception of the Village Center open space, dedicate to the City all open space and park features. Open space/park features shall not be reduced in size by more than 2 percent.

### **Developer Contributions, Dedications, and Obligations**

As part of the development of the Project, the Developer shall:

- Designate a 3-acre site for a fire station. 1.7 acres are donated.
- Provide \$4.202 million dollars in funding to construct and equip a 12,000 square foot. fire station
- Donate \$470,000 for fire apparatus and a police vehicle.
- Donate \$12.1 million over a 9 year period towards City public safety operating costs.

- Donate land and \$2.75 million for a community center recreation building to be located in the Village Center.
- Acquire and donate to the City the existing Nugget fields located on the east side of Pole Line Road.
- Donate to the City for agricultural preservation, fee title or agricultural easements on 776 acres of land, 722 of which are contiguous acres and directly adjacent to the City boundary.
- Donate a 10-acre site within the project to the Davis Joint Unified School District ("DJUSD").
- Donate \$1 million to DJUSD for capital improvements.
- Establish a financing district to provide funding for DJUSD schools in the estimated amount of \$60 million dollars over 30 years.
- Maintain, and pay the cost of maintaining to city standards, parks, and greenbelts for a period of five and one half years from the date the City approves the final map encompassing the park and/or greenbelt.
- Fund a community amphitheater and public art improvements.
- Establish a transportation assessment or financing district on properties in the Project to fund unlimited bus use by its residents. Operational shortfalls in early years will be fully funded by Covell Village.
- Install 1KW solar photovoltaic systems on single-family residences.
- Construct 9 bicycle/pedestrian undercrossings, including Covell Boulevard and Pole Line Road, linking Covell Village to the City's bicycle/pedestrian network

### **Project Phasing**

To limit the pace of the development, the project is subject to a 10-year phasing plan. No more than 175 phased residential units may be granted building permits within a phasing year. Of the 1,864 units proposed, there are 1,362 phased residential units, including all the market and middle-income single-family dwellings and market apartments. The remaining 502 residential units are not subject to the building permit phasing limitations. These 502 units consist of affordable apartment units and low and moderate income for sale housing; co-housing, and the work-live and Village center units.

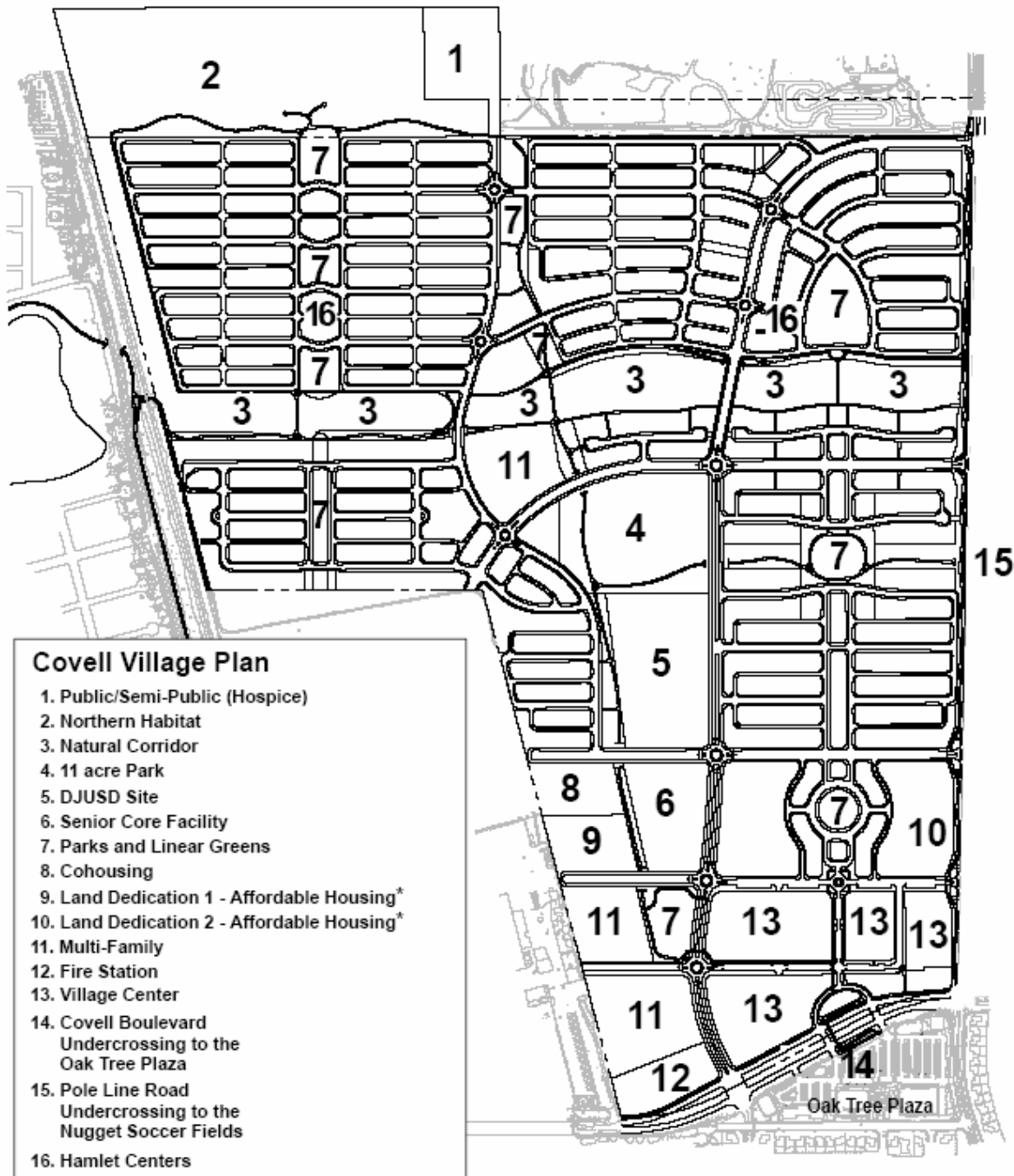
Project infrastructure and affordable and middle-income units will be constructed in phases so that they are completed along with their phase

**Base line Project Features; Implementation**

The Covell Village project is required to develop in a manner consistent with these Base Line Features. As provided for in Measure J, the Base Line Project Features may not be changed without approval by the voters of the City. There are other additional requirements for the Covell Village Project, including but not limited to, the mitigation measures set forth in the Final Environmental Impact Report, and in the Development Agreement that, while important to the Project, are not Base Line Project Features and may be modified with the approval of the City, after the appropriate public process. In addition, minor changes to the Project can be anticipated during the course of its multi-year build-out. Such changes, often the result of detailed engineering or changing conditions, may be changed without voter approval if they are substantially consistent with the Base Line Features and they do not materially alter the character of the master plan.

**Measure J. Expiration and Extension**

Measure J will be submitted to the voters of the City prior to December 31, 2010 for renewal. If Measure J is not renewed, then the voter approval requirements of this measure for Covell Village shall not expire. *(amended by Resolution 05- , June 28, 2005)*



\*In addition to the Land Dedication Affordable Housing there will be 400 middle income homes and 144 Low/Moderate income homes distributed throughout the project.