

## **[Staff alternative]**

### **Covell Village Measure J Baseline Features**

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

The Covell Village Project encompasses a mixed use community concept featuring a variety of housing types: a village center containing retail, office and public/semi public uses; and open spaces including traditional neighborhood parks, mini parks, greenbelts, a linear green and natural habitat areas. Total project area is 383 acres. 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 the project roughly aligns with the northern borders of the Wildhorse and Northstar Subdivisions to the East and West.

The Covell Village project concept involves a diverse 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. The project will be developed in substantial compliance with the attached master plan.

#### **Project Details**

The Covell Village project proposes 1,864 residential dwelling units. For the purposes of Measure J, and to account for some variation as the project is engineered and evolves over its ten-year or more build out, the total number of residential dwelling units at build out may vary (higher or lower) by a maximum of 2 percent from the stated baseline (1,864 units). Within this base line, listed below is the breakdown of housing and lots type approved for this project:

- Ownership lots – 915 total, ranging in size from townhouse buy out lots as narrow as 18 feet wide to traditional single-family lots for the Davis area in the 5,000 sq ft to 9,000 sq ft range. 315 of these ownership lots are to be sold to middle income households.
- Senior ownership lots – 235 total, 150 of which will average 4,500 square feet for the entire parcel. The remaining 85 lots are condominium or townhouses to be sold to qualifying middle income households.
- Low- and Moderate-Income Homes – 144 total, all of which are to be sold to qualifying low- and moderate-income households.

- Allocated Multi Family – 212 apartments.
- Other dwellings – There are 358 units in this category. They consist of affordable apartment units to be rented to qualifying low and very low income households, live/work unit and apartment dwellings in the Village Center, and co-housing.

Each subarea will include a range of lot and unit sizes, including middle-income units.

A 2 percent variation between categories is permitted in the number of units provided in the market rate categories. Obligations for affordable and middle income housing types are as stated above. The total number of units does not include beds in the hospice or senior care facility, or accessory dwelling units on single-family parcels.

The *Village Center* will be a key focal point in the Covell Village community.

The following uses are permitted in this area: neighborhood serving uses; community serving retail; professional office space; a private health club; an extended stay hotel; public and semi-public uses (e.g., day care, church, community organization building, community center/recreation building, amphitheatre); and up to 20 live/work residences.

Infrastructure to support development of the Village Center will be installed by Phase 3.

*Park and Open Space* features are integrated throughout the project. Key components include:

- A centrally located park of approximately 11 acres designed for active type recreational uses. This site immediately abuts the DJUSD site.
- A series of mini parks serving small neighborhood areas. These parks in total contain approximately 12 acres.
- Greenbelts covering 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.

All open space and park features, with exception of the Village Center open spaces, will be improved by the developer and dedicated to the City. All open space/park features are to be provided as shown on the approved master plan. Reduction in size of any open space/park

features from what was shown on the approved master plan in excess of 2 percent shall be deemed inconsistent with the base line features reviewed and considered under the Measure J vote.

### **Defining Design Characteristics**

- Project is designed in what is often referred to as a “new urbanist” style, with a traditional grid system of streets with rear alleys. The street system design results in multiple connection points to arterial and collector streets.
- A majority of neighborhoods in Covell Village will feature rear alleys. Lots with rear alley access will provide on-site parking on the rear portion of the lot. A limited number of homes in Covell Village will have garages facing the street.
- A majority of dwellings will contain front porches or other traditional design elements.
- A majority of dwellings will be oriented to take advantage of passive solar and climatic characteristics unique to the Davis area.
- There will be two clusters of retail/office uses, totaling approximately one acre, that can accommodate corner stores within the residential neighborhoods north of Channel A. These “hamlet centers” may have residential uses on the upper floors but not the ground level.
- Master developer will ensure that all residential units within Covell Village will exceed minimum State of California energy standards by a minimum of 10 percent.
- Master developer will insure the provision of at least one KW solar photovoltaic system on every attached or detached for sale dwelling, including townhouses.
- The primary bike and pedestrian circulation spine will utilize numerous undercrossings and other features to minimize pedestrian/ bicyclist street grade crossings through and out of the project.
- A pedestrian/bicycle undercrossing will be provided from Covell Village to the existing neighborhood shopping center on the south side of Covell Boulevard.
- Public access, both visually and functionally, to natural habitat area and ponds, will be facilitated by abutting public streets, as opposed to backing of lots, to the majority of areas where such conditions exist.

### **Developer Contribution/Dedications**

- Donate a 3 acre site and provide funding to construct and equip a 12,000 s.f. fire station.
- Donate an additional \$425,000 for fire apparatus.

- Donate \$12,000,000 over an 8 year period towards City public safety operating costs.
- Provide funds for the City to acquire an additional police vehicle.
- Donate sufficient land and \$2,750,000 towards the 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.
- Deed agricultural easements to the City on 776 acres of land, 722 of which are directly adjacent to the existing City boundary. The dedicated non – adjacent land shall be located within the targeted area between Roads 27 and 29. Approximately 77 acres of the dedicated land, which is known as the Meyer property and is adjacent to the northern border of the Northstar subdivision, shall be dedicated to the City in fee title.
- Donate a 10-acre site to the Davis Joint Unified School District.

#### **Other Developer Obligations**

- Responsible for maintenance per city standards of all parks, greenbelts and habitat/open space areas for periods specified in the development agreement.
- Fully improve to City specifications all parks and habitat/open space areas as stipulated in the development agreement.
- The natural corridor/habitat areas shall be improved in a manner similar to the North Davis habitat pond.
- Establish a transportation assessment district on Covell Village properties to fund unlimited bus use by its residents. Operational shortfalls in early years will be fully funded by Covell Village.

#### **Project Phasing**

- The project is subject to a strict 10 year phasing plan. No more than 175 non-exempt residential units may be granted building permits within a phasing year. Of the 1,864 units proposed, there are 502 exempt units that are not subject to the phasing limitations. These exempt units are primarily affordable apartment units and low and moderate income for sale housing. The types of units designated as exempt are generally consistent with the type of exempt units listed in the City Council's Growth Management System resolution #05-27 adopted March 8, 2005.

The total number of units subject to phasing requirements does not include beds in the hospice or senior care facility, accessory dwelling units on single-family parcels, or dwelling units that may be approved on the DJUSD site.

Approximately one-third of the middle-income units will be built and sold with the first third of the subdivision. Approximately two-thirds (cumulatively) of the middle-income units will be built and sold with the second third of the subdivision. Low- and moderate-income for-sale and rental units will be built in accordance with the schedule in the Development Agreement.