

Covell Village Applications



City Council / Planning
Commission
Joint meeting
17 May 2005

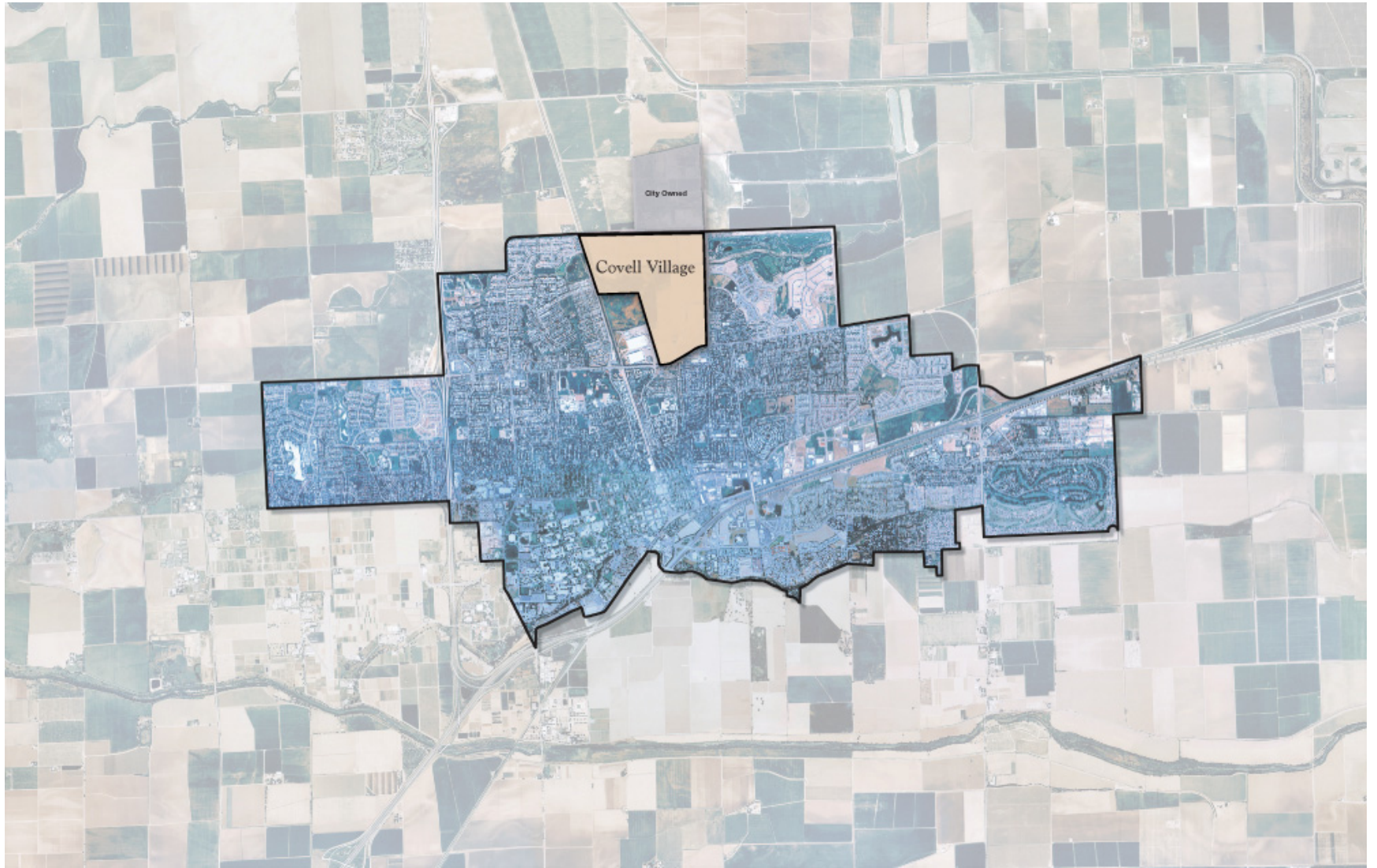
Tonight's Workshop

- Purpose is introduction of Proposal, Development Agreement, Fiscal Implications, and Environmental Impacts
- Staff and Consultant Presentations
- Council and Commission Questions
- Public Comment
- Planning Commission Public Hearing tomorrow night

Entitlement Requests

- Final Environmental Impact Report
- Development Agreement
- General Plan Amendment
- Affordable Housing Plan
- Measure J Baseline Project Features

- To Come: Preliminary Planned Development





Covell Village Proposal

- 1,864 Residential Units (was 1,515)
- 17-acre “Village Center”
- 3-acre Fire Station site (was 1.7 acres)
- 11-acre park, plus mini-parks
- 10-acre school site
- Habitat corridor and northern habitat/wetland
- Sites for hospice, pre-school, senior core

Previous Reviews

- **City Council / Planning Commission workshop**
July 28, 2004
- **Planning Commission Forum**
September 29, 2004
- **Planning Commission Technical Review**
October 27, 2004
- **Planning Commission Draft EIR Public Hearing**
January 12, 2004
- **City Council Workshops** January 8 and 22, 2005
- **City Council Preliminary Direction**
January 25, 2005

Changes from Previous Versions

- Commission and Council Reviews
- Continuing Staff Review
- New Urbanist Peer Review
- Environmental Review
- Development Agreement Negotiations

Business and Economic Development Commission



- Support non-residential uses as proposed; retain hotel, retail and office
- Project components
 - Gas station removed
 - Hotel, office retained as proposed
 - 57,000 sf total retail, plus restaurant. All but 20,000 sf to be community-serving

Finance and Budget Commission

- Reviewed fiscal model, made comments and suggestions to staff
- Stressed that fiscal model needs to reflect affordable and middle-income components

Natural Resources Commission

- Consider using recycled water system
- Include photovoltaics in project
- Include provisions for wildlife



Northstar Pond

Revised project components

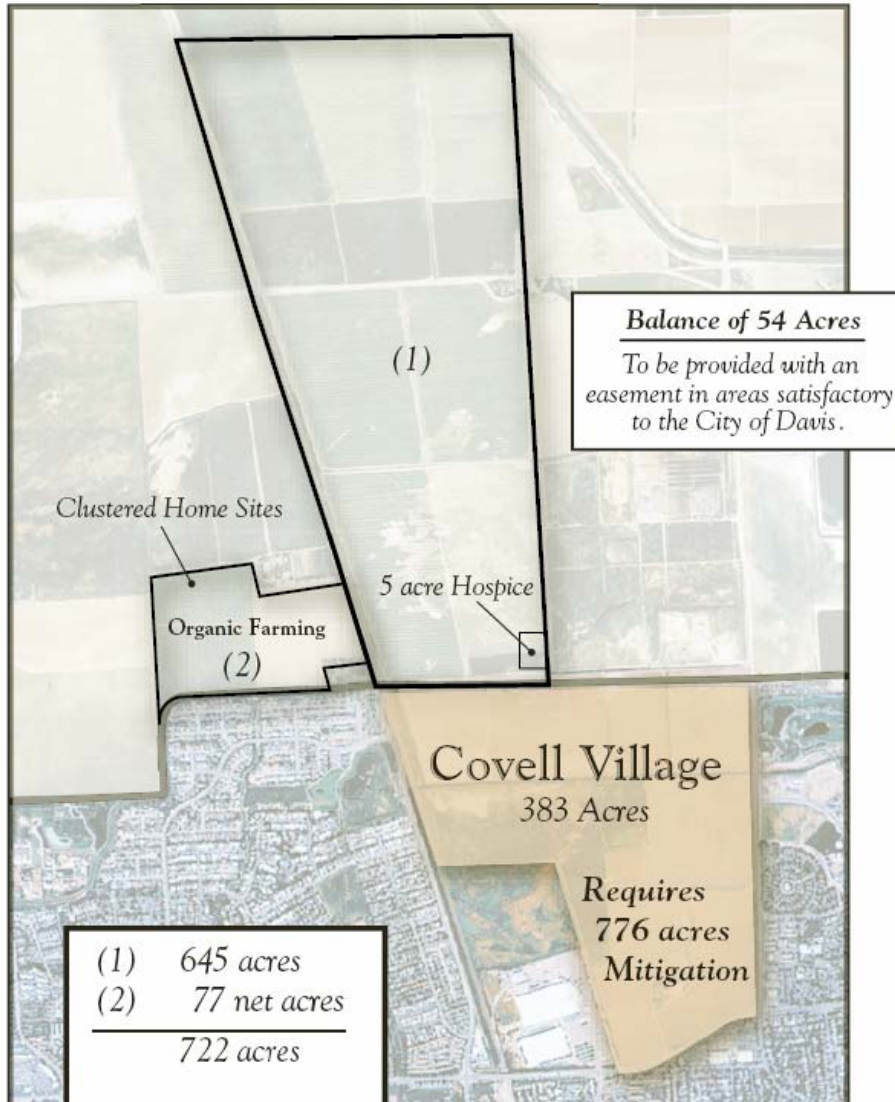
- Shallow-well irrigation for parks and greenbelts (subject to legal review)
- Photovoltaics on all single-family units

Open Space Commission

- Specify Agricultural Mitigation locations
- Evaluate existing and potential homesites
- Need experienced designer for habitat areas
- Concern over long-term maintenance of habitat areas
- Review SACOG model for future growth implications



Open Space Commission

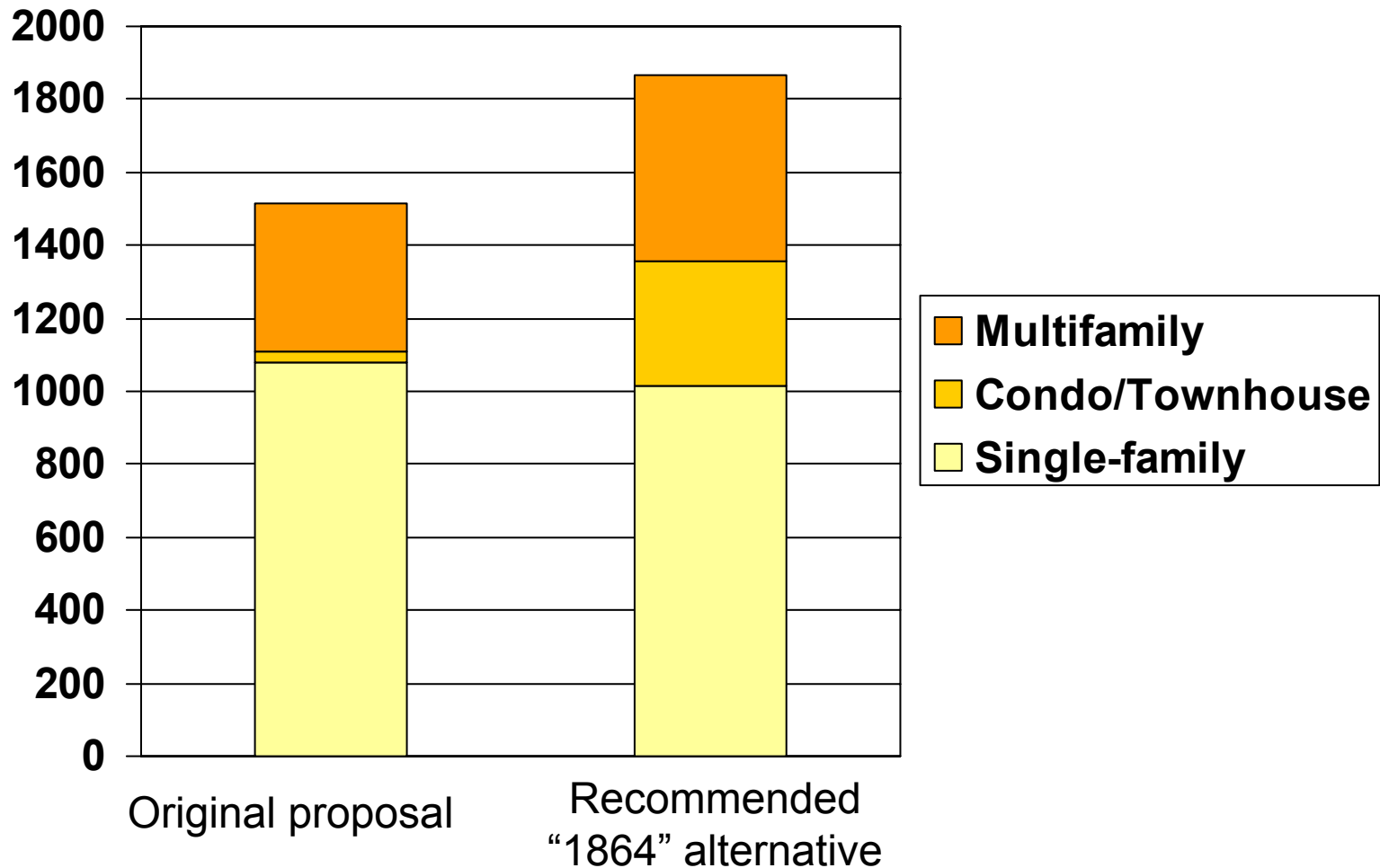


- Mitigation locations identified or within target area (54 acres)
- Five homesites clustered north of Meyer property
- Developer to consult with the City on design, construction and landscaping of habitat areas.

Planning Commission

- Densities too low; homes too big; support mixed-use development
- Phasing to allow room for infill
- Mix of unit types and infrastructure in each phase
- Need connectivity with ConAgra
- Connect habitat from Wildhorse to Northstar
- Need design guidelines

Mix of unit types





63 lots
3,000-5,500 sf
7.59 acres
8.5 units/acre



8,000 square foot
lots
4.83 units/acre

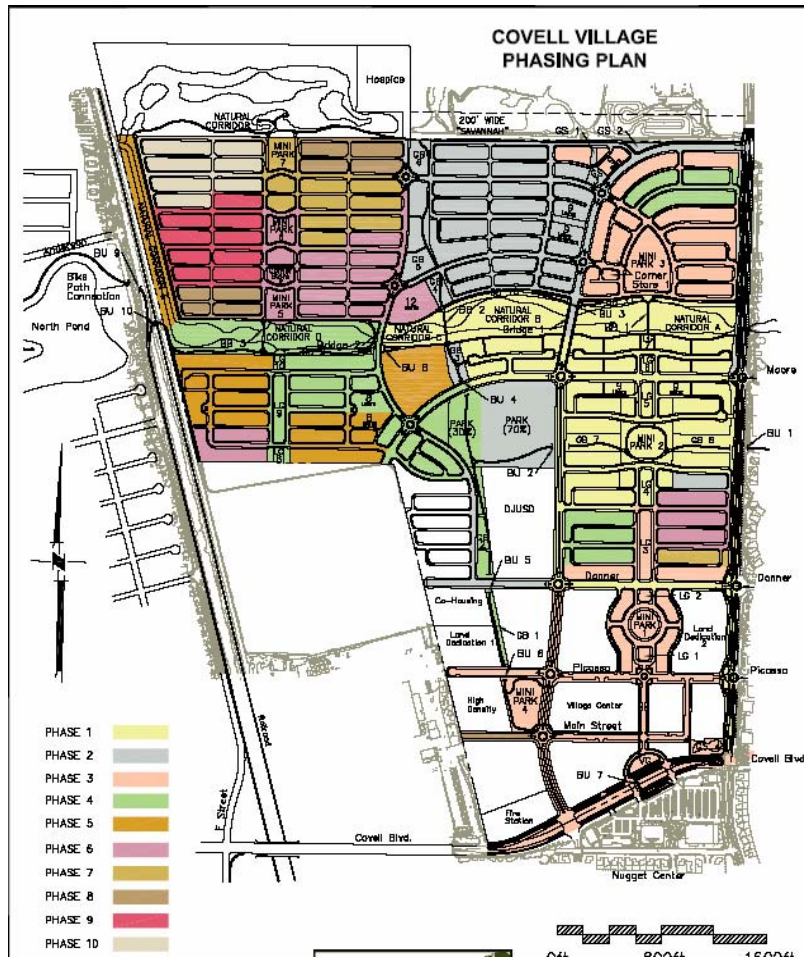


34 lots
4.49 acres
7.64 units/acre



34 lots
7.85 units/acre

Infrastructure Phasing



- Phase 1
 - Pole Line Road improvements, undercrossing
- Phase 2
 - East side Channel A
 - Most of 11-acre park
 - Fire station site

Infrastructure Phasing

- Phase 3
 - Village Center Streets
 - Fire station site
 - Recreation building site
- Phase 4
 - Remainder of 11-acre park
 - Remainder of Channel A greenbelt
- Phase 5
 - Bicycle undercrossing of railroad tracks and F Street
- Phase 7
 - All miniparks completed
- Phase 9
 - Northern habitat/wetland

Residential Phasing

- 10-year buildout
- 1,362 allocated units, 502 exempt units
- Maximum 175 allocated units per year
- Preserves ~100 units/year for infill

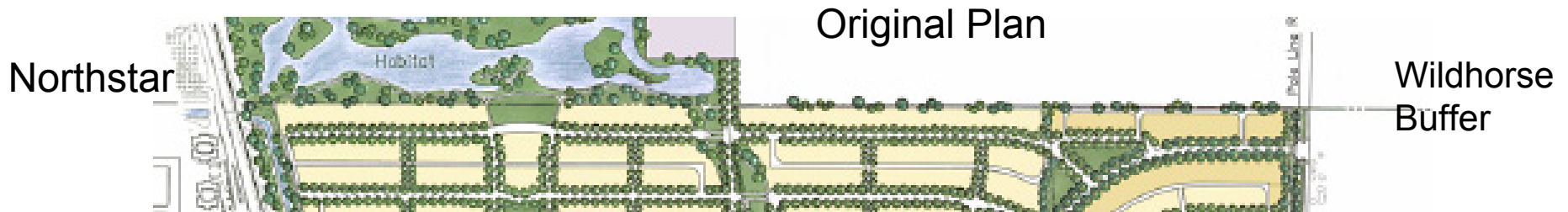
Connectivity with ConAgra/Lewis



New connections

Original proposal

Connectivity of habitat



“Savannah Corridor”



Planned Development and Design Guidelines

Guidelines



Under
Construction

Recreation and Parks Commission

- North-south greenbelt to be 100' wide
- Developer construction and maintenance of parks and greenbelts with residential development
- Include community-serving uses
- Consider active water recreation in northern habitat



COVELL VILLAGE OPEN SPACE CLASSIFICATIONS EXHIBIT



Nugget Fields to be transferred to City

Increased size of main park

New minipark in area of greatest density

Safety Advisory Commission



- General support for vehicle and pedestrian system
- Preference for roundabouts over signals on Pole Line Road

Safety Advisory Commission

Improved vehicle circulation within development



Senior Citizen Commission



Senior Citizen Commission

RECOMMENDATIONS

- Concern that age requirements and planned units reflect senior needs in Davis
- Support transportation hub within Covell Village
- Incorporate Universal Design Features

PROPSAL

- 84 Senior Condominiums
- 150 Single-family units
- Unitrans bus service into CV development
- Visitability /access provisions in Development Agreement

Social Services Commission



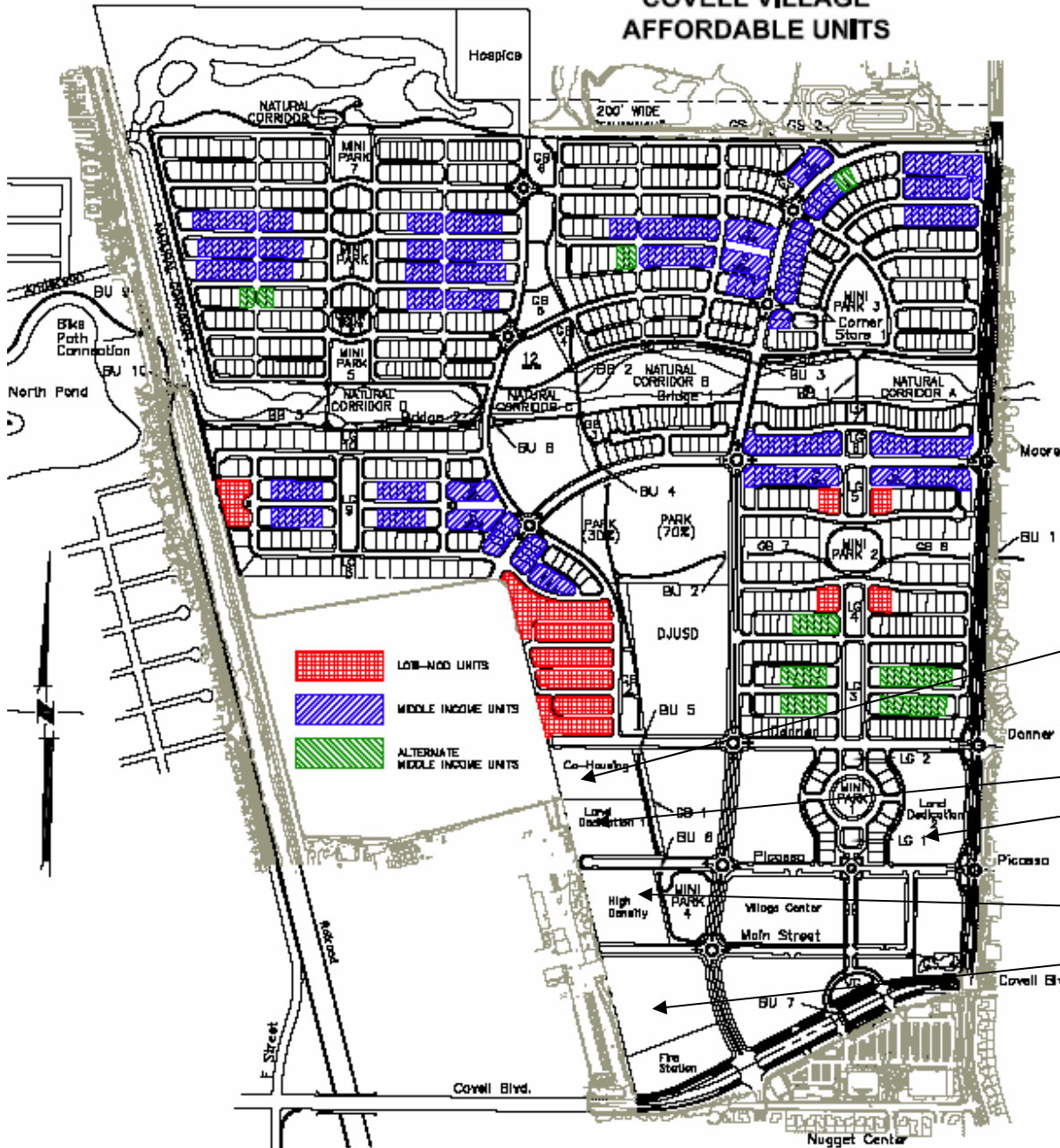
Social Services Commission

- Income Calculations based on Yolo County Median Income
- *Consistent except for highest tiers of middle-income*
- Pricing affordable units based on city standard (35%)
- *Consistent except for middle-income*
- Land dedication be permanently affordable
- *Consistent*

Social Services Commission

- Resale restrictions per City ordinance
- *Consistent for low/mod units*
- Very low income units not all reserved for CHOC/YCCC
- *Council direction that reservation was acceptable*
- Affordable housing totals to met City standard
- *Consistent*

COVELL VILLAGE AFFORDABLE UNITS



Blue: 400 Middle-income ownership
(green: alternate senior units)

Red: 144 Low/Mod ownership

30 moderate-income cohousing units

8.5 acres land dedication

74 low-income rental units

Tree Commission

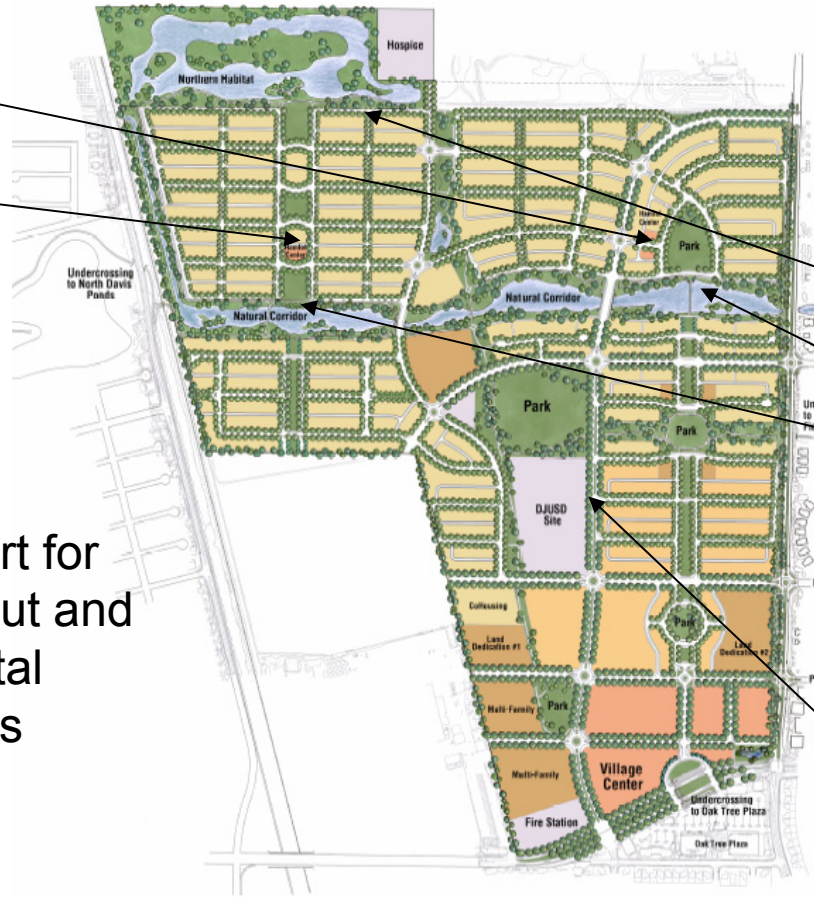


- Confirm tree well sizes for street trees
- Street tree species to be discussed during workshops later in process
- Need back-up plan if oak snag does not survive

New Urbanist Peer Review

“Hamlet centers” for corner stores or offices within neighborhoods

General support for open space layout and environmental components



Improved community access to habitat

Fewer cul-de-sacs; more complete grid

Next: CEQA Consultant



Development Agreement

- Contract between City and Developer
- “Vested Right” – City won’t change the rules
- Developer contributions – no requirement for nexus
- Subcommittee of Mayor Asmundson and Councilmember Saylor, appointed by City Council in January

Development Agreement

- Mechanism for
 - Project Phasing
 - Middle-income Housing Requirements
 - Contributions to neighborhood amenities
 - Contributions to community improvements
 - Financial provisions
- Draft document based upon subcommittee recommendation

Phasing

- 10-year buildout
- 175 allocated units/year maximum
- Infrastructure improvements tied to development
- Some financial contributions tied to development



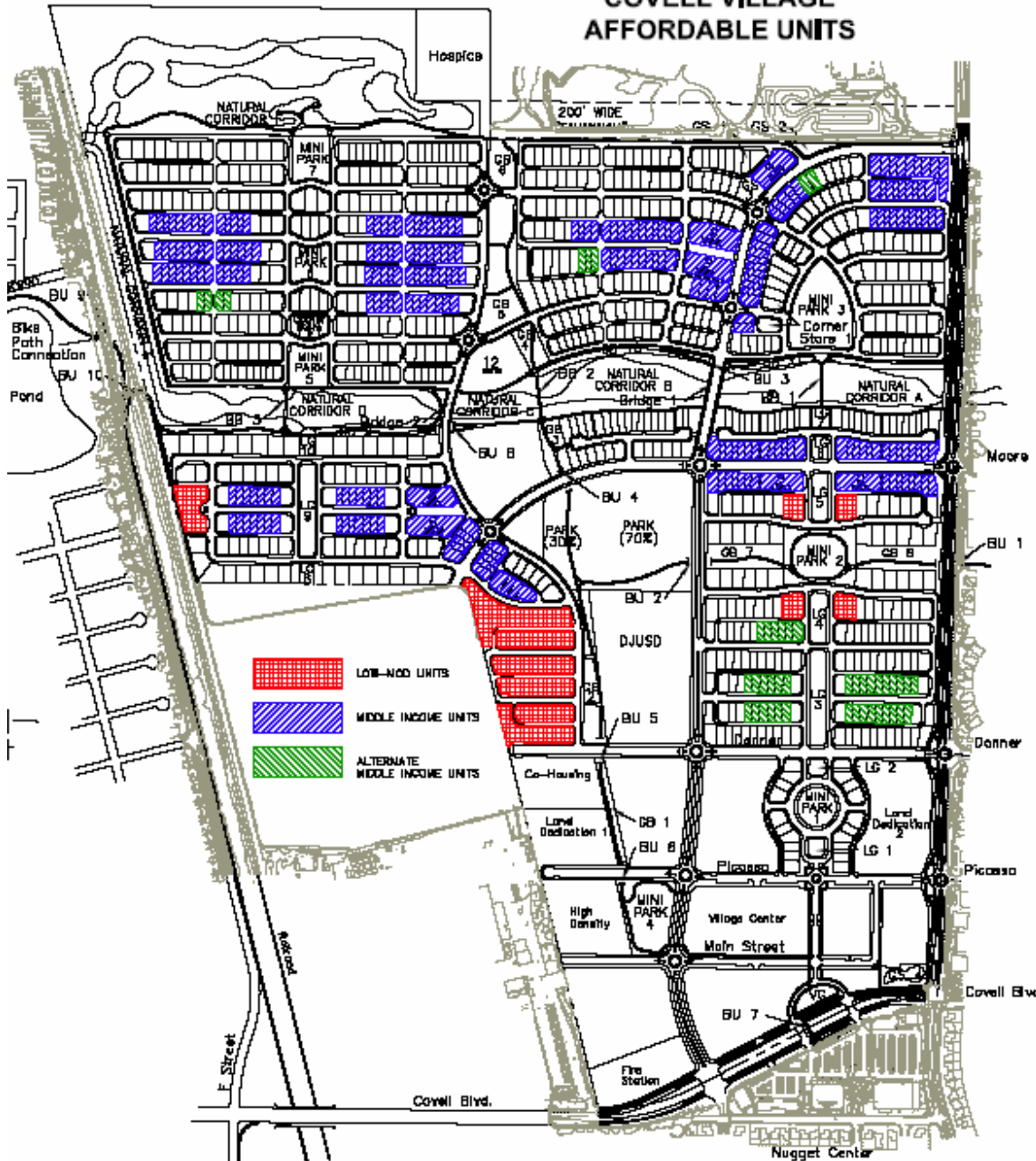
Middle-Income Housing

- 400 “middle-income” housing units
- Tier 1
 - 100 units (91 per City target)
 - \$72,600-80,650 annual income
 - Purchase price \$341,181
- Tier 2
 - 100 units (91 per City target)
 - \$80,650-88,700 annual income
 - Purchase price \$404,006

Middle-Income Housing

- Tier 3
 - 100 units (91 per City target)
 - \$88,700-96,800 annual income
 - Purchase price \$520,760
- *Tier 4*
 - *100 units (0 per City target)*
 - *\$96,800-108,900 annual income*
 - *Purchase price \$614,164*

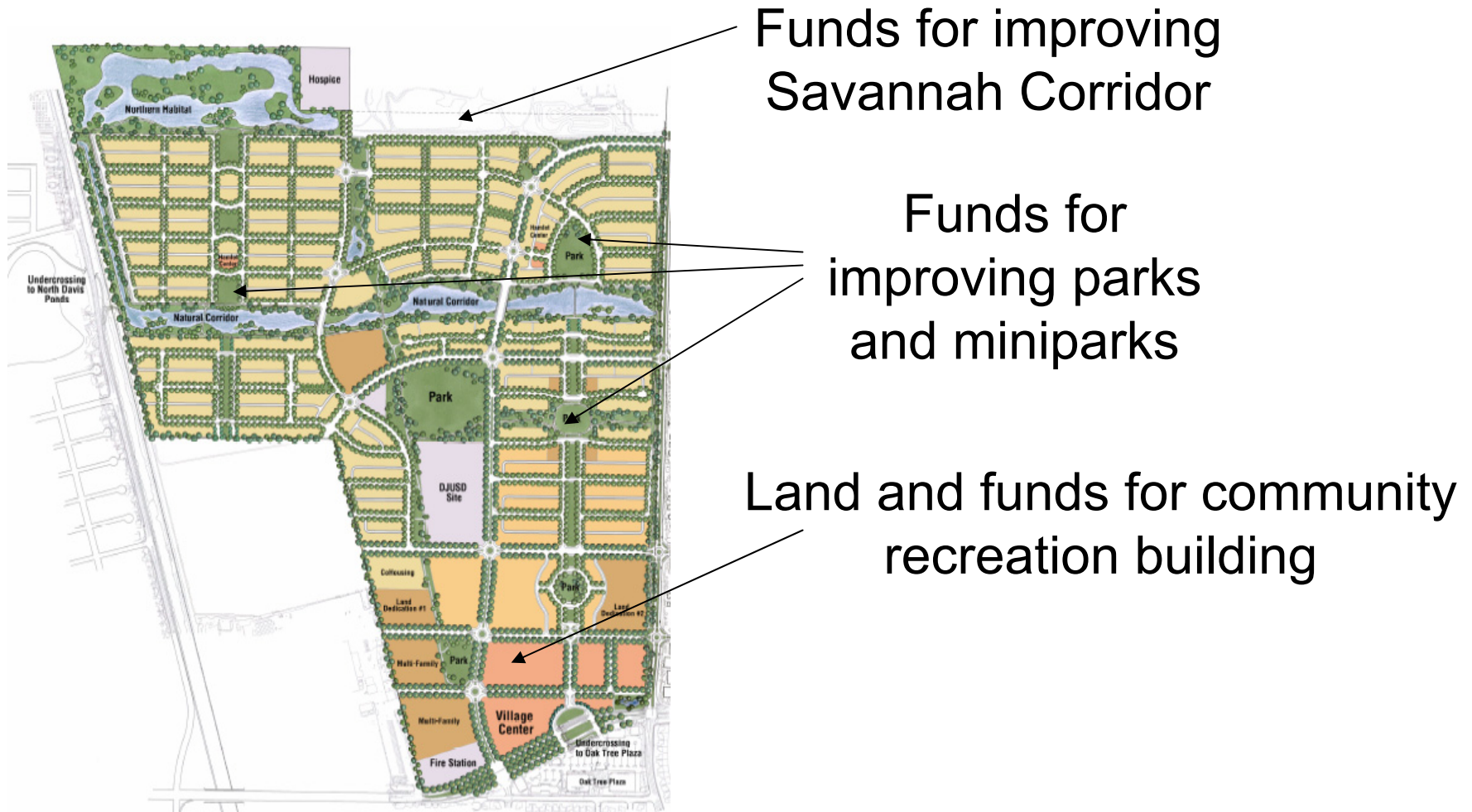
COVELL VILLAGE AFFORDABLE UNITS



Middle-income
units in blue

Approximately
1/3 with each
third of
buildout

Contributions to neighborhood amenities



Contributions to Community services and amenities



- Land and funds for fourth fire station
- Contribution to traffic calming for neighboring streets
- Nugget Fields transferred to City
- Agricultural preservation (722 acres) including organic farm

Financial Provisions

- *Funds for fire station, community recreation building, police car*
- Developer maintenance of parks and greenbelts ~ 4 years from construction
- Operating contribution to City of Davis \$1.8 million to \$1.0 million per year, 9 years

Financial Provisions

Summary

- \$14.2 million operating benefit from parks maintenance costs and public safety operating contributions
- \$7.38 million in capital subsidies for fire station, community recreation building, and police car

Next: Fiscal Analysis

