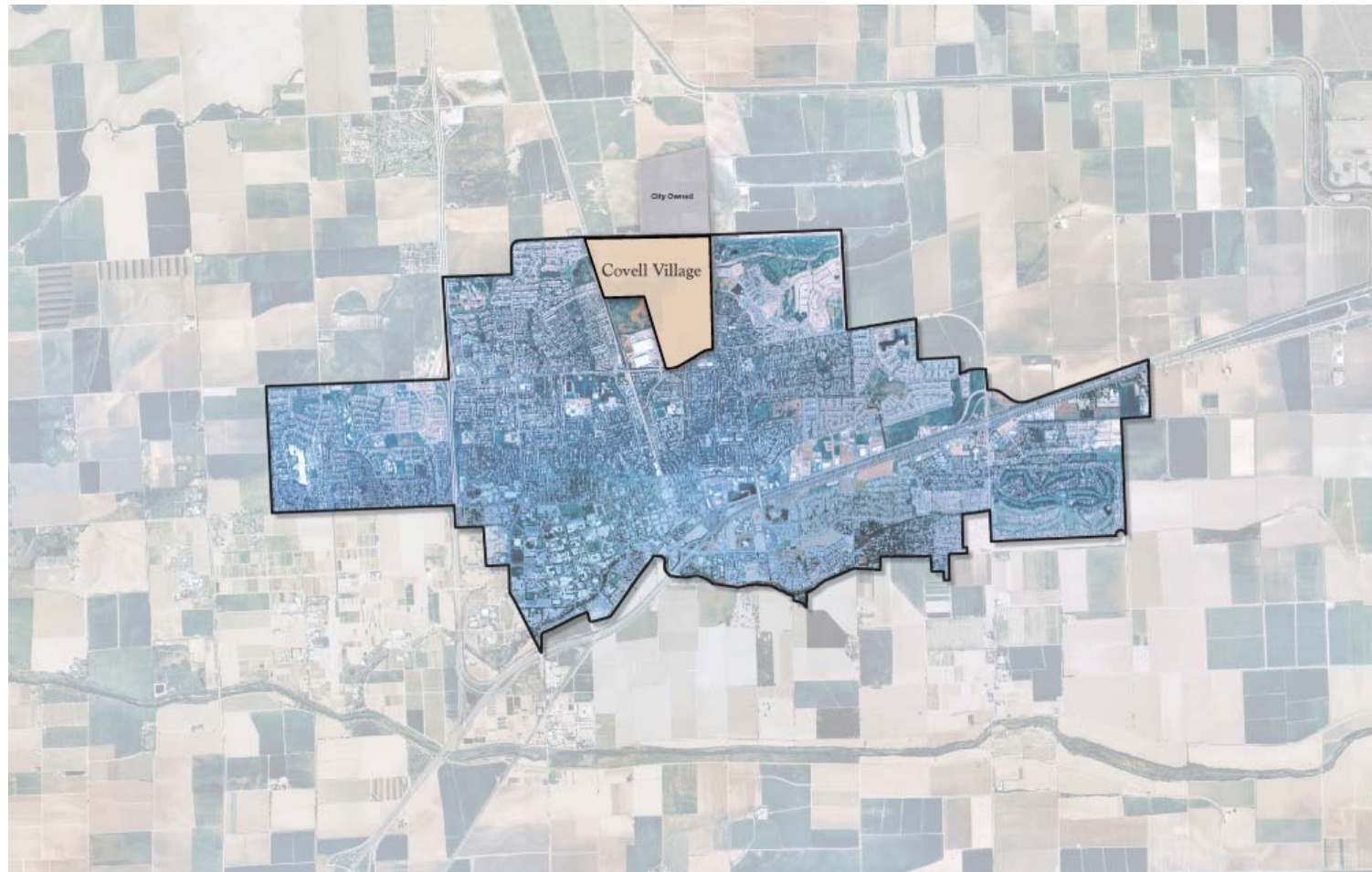


City Council
Planning Commission
Workshop
Covell Village Applications
July 28, 2004

Goals for workshop

- Introduce public and decisionmakers to project proposal
- Provide community with outline of opportunities for public comment and discussion on project
- Identify key policy issues raised by proposal

Location



Project proposal



Proposal Components...

- 1,475 housing units
 - 893 single-family detached houses
 - 200 apartments
 - 185 senior-only houses
 - 7 acres for affordable housing
 - 130 beds in senior core facility
 - 94 other units, including co-housing and live/work

...Proposal components...

- Mixed-use “Village Center” at corner of Pole Line Road and Covell Boulevard
 - 64,000 square feet of retail and restaurant
 - 43,000 square feet of office
 - Hotel
 - Health Club
 - Gas station
 - Church
 - Work/live space

...Proposal Components

- Parks and Greenbelts, including north-south and east-west corridors
- Fire station site
- School site
- Wetland/habitat north of developed area
- Improvements to Covell Boulevard and Pole Line Road

Process

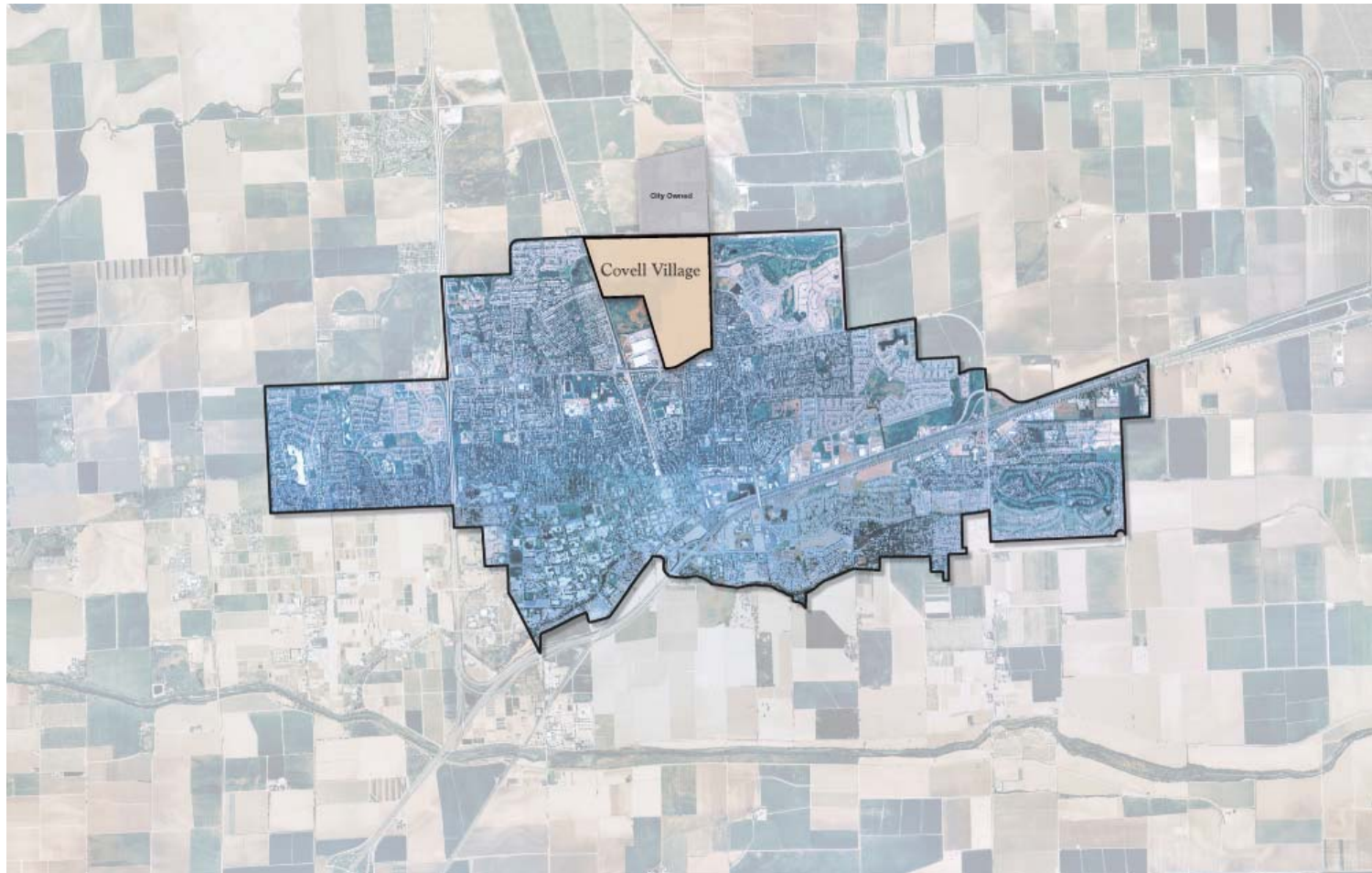
- Environmental
- Technical

➤➤➤➤ Public and Policy ◀◀◀◀

Public Input

- Introductory public meeting to identify community issues – September 29 special Planning Commission meeting
- Commission reviews in October on targeted issues
- Public Hearing on Draft EIR in early December
- Written comments at any time (mail or CovellReview@CityofDavis.org)

1. Is the geographic area of the project appropriate?

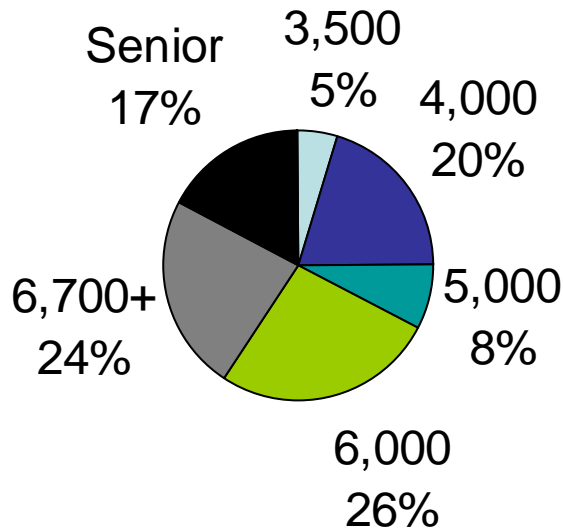


2. Neighborhood connections

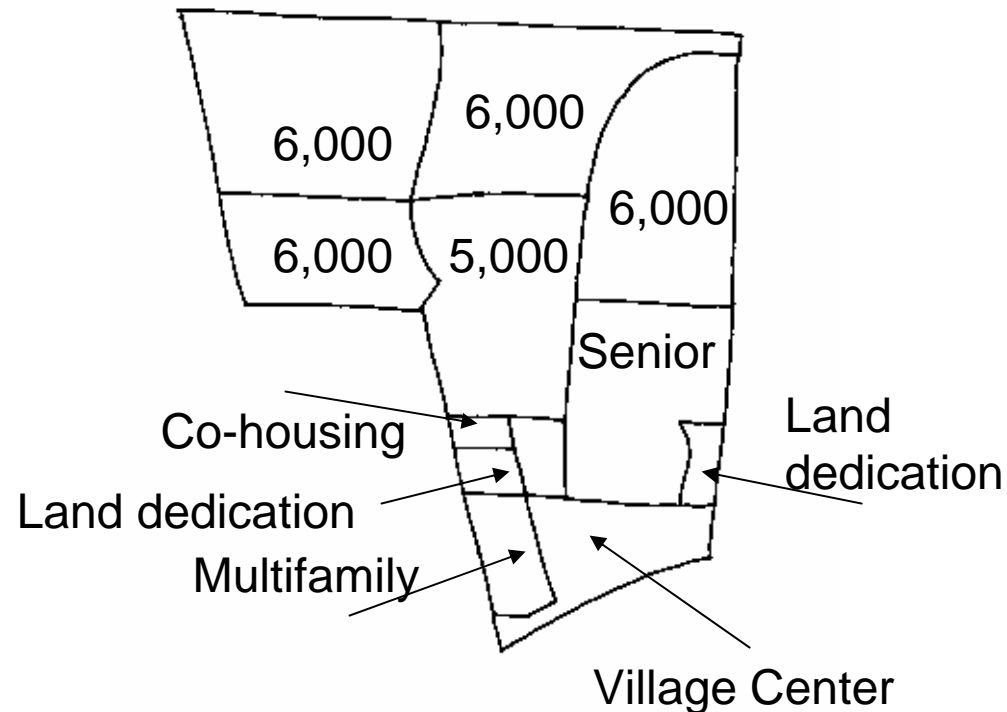


3. Housing Type and Distribution

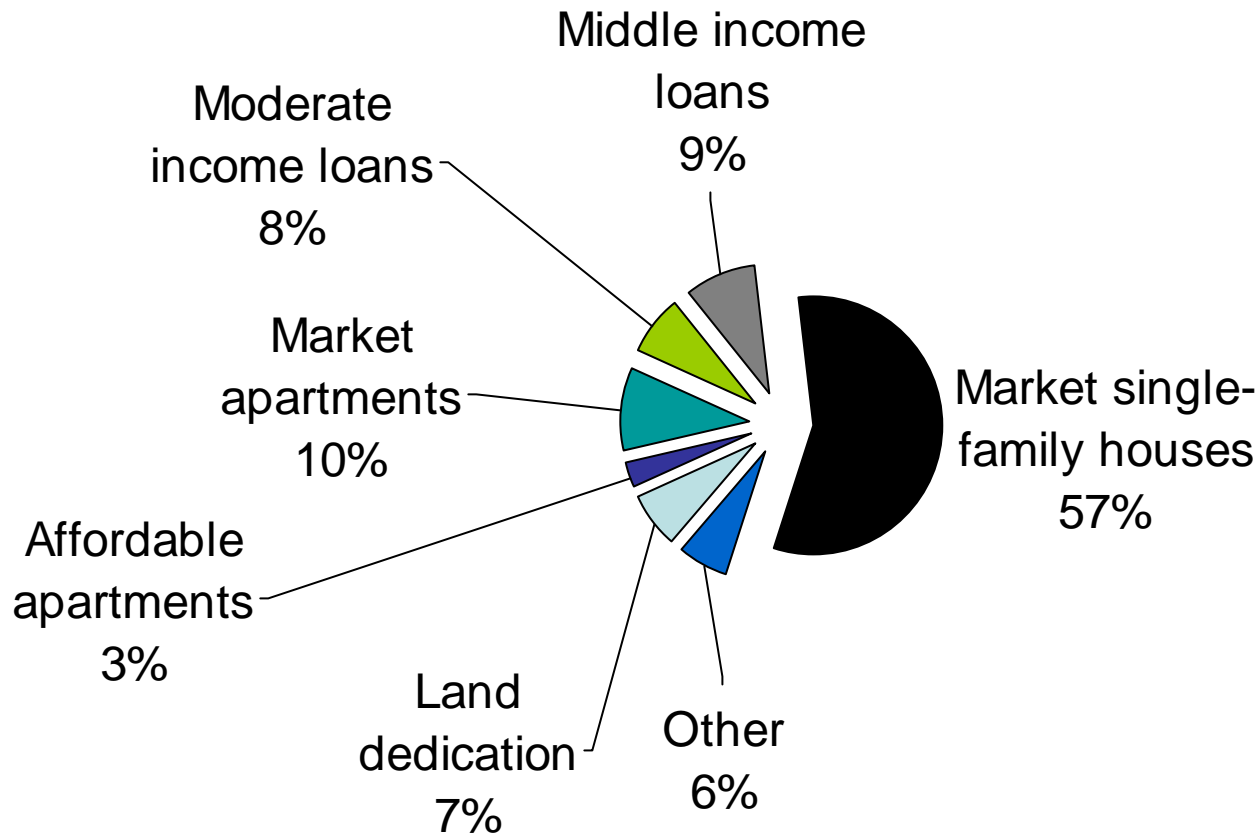
Lot breakdown (square feet)



Lot sizes and housing types



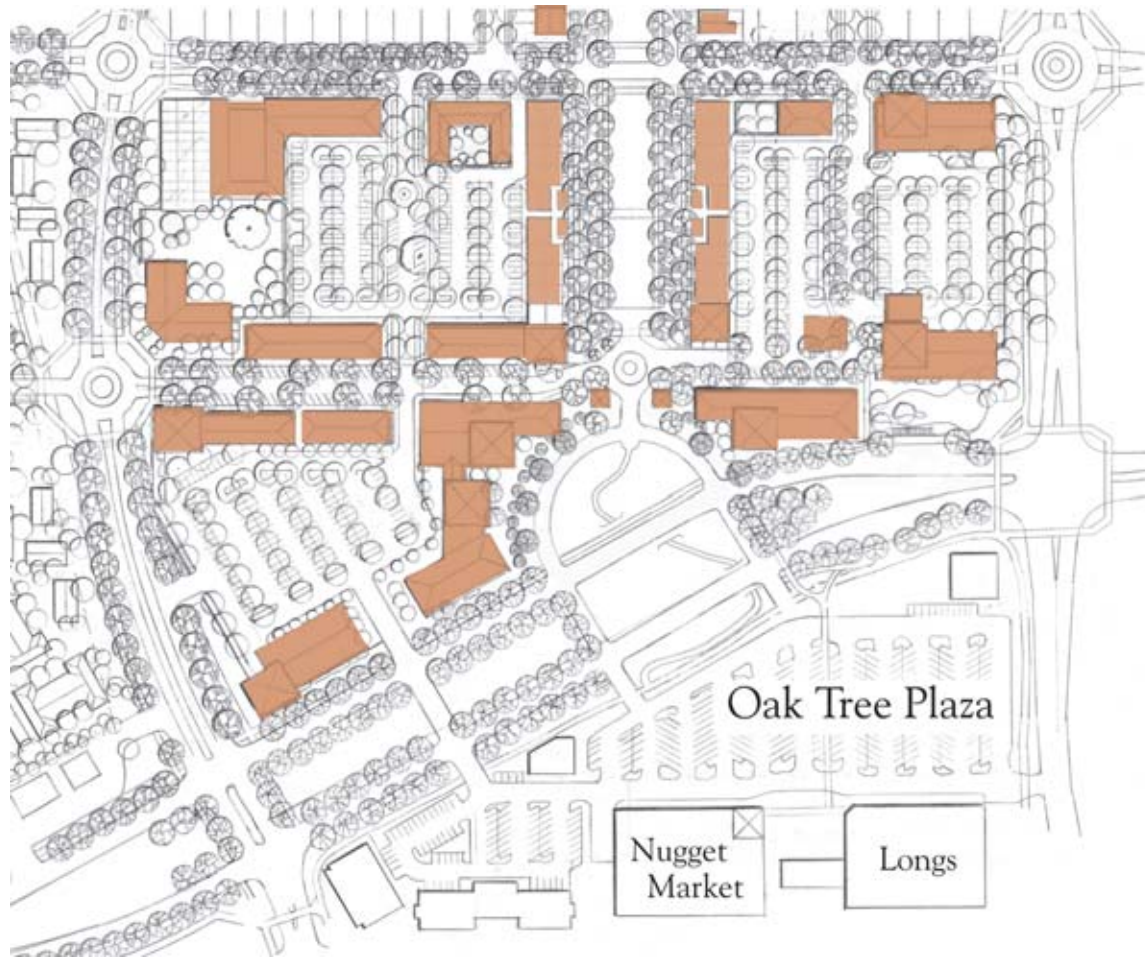
Affordable Housing



4. How should project be phased?

- Proposal shows 5-7 year buildout for most residential
- Village Center, affordable housing would be unphased
- If Measure J approval came in November '05, building permits possible FY 2007-08
- 7-year buildout would be 211 units/year

5. Non-residential uses



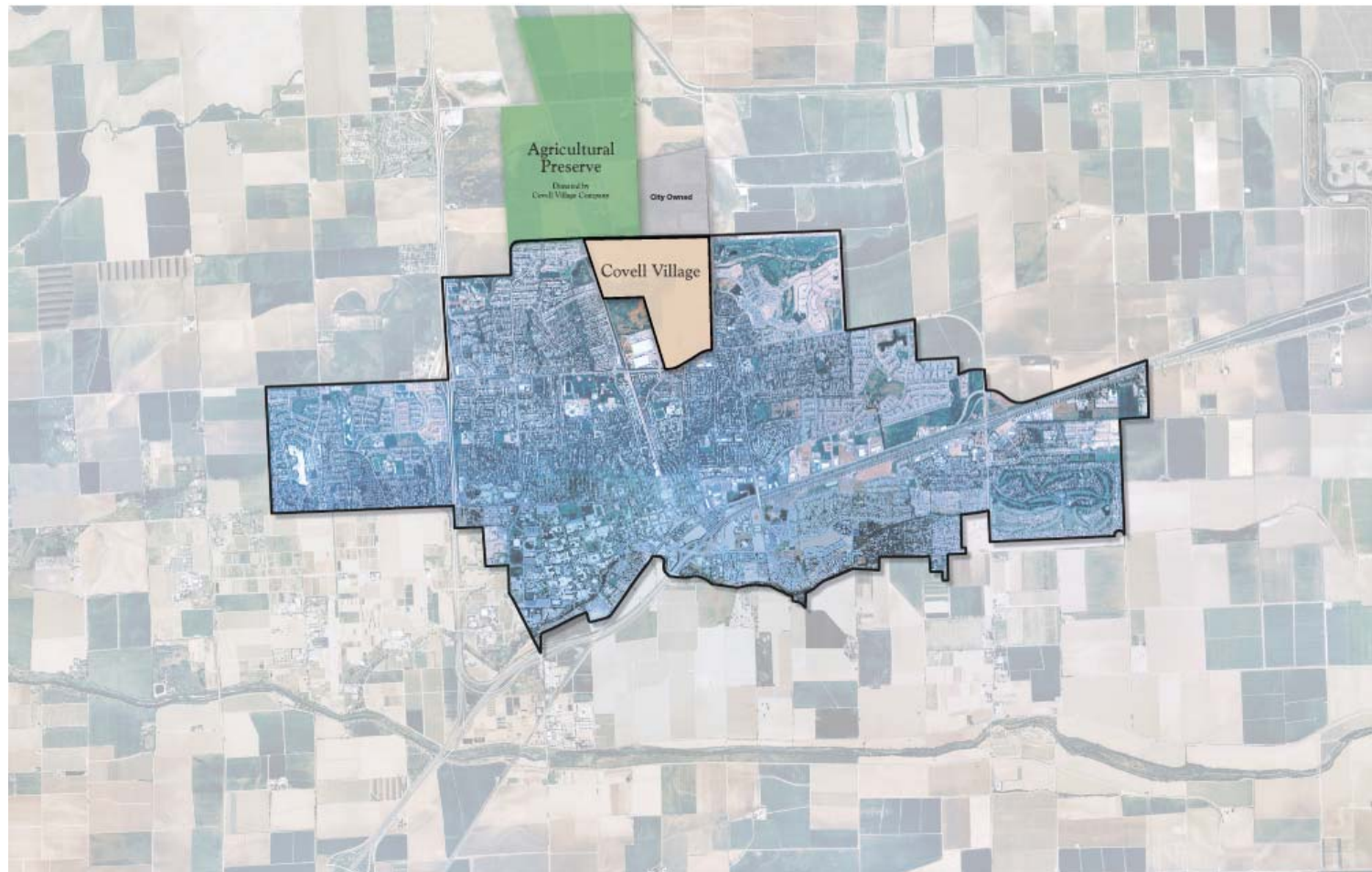
6. City and school impacts

- Fiscal study underway; will be reviewed by Finance Department and Finance and Budget Commission
- No Mello-Roos district is proposed
- School site as part of proposal; premature for formal DJUSD comment

7. Quality Design

- Applicant has goal of “new urbanist” development
- Technical questions on alleys, road widths, community entrances
- Design details and zoning standards require resolution

8. Agricultural mitigation



Next steps

- Public meeting to identify issues, possibly with Planning Commission, September 29
- Commission reviews October
- Draft EIR released November; public hearing on DEIR early December

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