



Meeting Minutes

City of Davis

Downtown Davis Plan Advisory Committee Meeting

At the Closing of the Design Charrette Event Being Held at

Davis Community Church Fellowship Hall, 412 C Street

Saturday, April 28, 2018

2:30 to 3:30 PM

Committee Members:	Meg Arnold (Chair), Michelle Byars (Vice Chair), Judy Corbett, Mary DeWall, Ryan Dodge, Cheryl Essex, Matt Dulcich, Chris Granger, Larry Guenther, Rob Hofmann, Darren McCaffrey, John Meyer, Eric Roe, Deema Tamimi, Rob White
Absent:	Randy Yackzan, Catherine Brinkley, Josh Chapman, Justin Goss, Sinisa Novakovic
City Staff:	Bob Wolcott, Diane Parro
Consultants:	Dan Parolek and Mitali Ganguly (Opticos Design), Isabelle Gaillard and Nicole Porter (AIM), Bob Grandy (Fehr & Peers), Patrick Siegman (Siegman & Associates)

1. Call to Order and Roll Call

- a. The meeting was called to order at 2:30 p.m.
- b. Meg welcomed the DPAC committee members.
- c. All committee members present except Randy Yackzan, Catherine Brinkley, Josh Chapman, Justin Goss, and Sinisa Novakovic.

2. Approval of Agenda

- a. The agenda is approved by consensus.

3. Approval of Minutes

- a. No meeting minutes were available at this meeting.

4. Brief Announcements from Chair

- a. Meg Arnold announces she would like to break the discussion up into four topics:
 - Hierarchy of Places

- Sub-districts within Downtown
- The Value of a Vibrant Town Square
- Parking

5. Committee Discusses the Design Charrette Process and Products, Closing Presentation, and Next Steps

Hierarchy of Places

- i. Larry Guenther: We can make things more efficient with transportation. We can help make hierarchy of the impression of spaces. Creating a hierarchy might help people remember where one is when you're downtown.
- ii. Michelle Byars: People are clearly uncomfortable using the different modes of transportation Downtown. Having a hierarchy can help solve that.
- iii. Cheryl Essex: I would love the opportunity to form a subcommittee to talk about this piece.
- iv. Deema Tamimi: I like the proposal for more transportation options. Can we see this project laid out in a phased approach? So we don't have to wait for all of it? How can we phase this? Long term ideas with short-term tests.
Dan Parolek: For everything street, we should look at short term and long term approaches.
- v. Darren McCaffrey: Testing streets would be key for the community to understand what we are proposing. It could give people a practical understanding of how different streets could be used – that these changes could make streets more comfortable, predictable and safe. Our current hierarchy is there, but it's not obvious. Perhaps we reinforce the patterns that are already there? For example, this is a "bike street," this is a "pedestrian street."
- vi. Ryan Dodge: How was it determined which streets had what priority? Was it through community feedback?
Bob Grandy: "Driving" streets are based on current patterns. The "bike" street is based on the fact that 3rd Street is the historic through-route. We looked at how can we enhance current route patterns today. There are big gaps in the network between 1st and 3rd. It's not comfortable to move as a cyclist.
Dan Parolek: All the streets are bike and pedestrians priority in a lot of ways. We are still a work in progress.
- vii. Ryan Dodge: I think with downtown, the hierarchy should be pedestrians, bikes, transit, then single occupancy vehicles.
- viii. Larry Guenther: On the "think big" aspect, if this is existing conditions, is this the pattern we want? Is Richards Boulevard where we want people to enter the community?

Subdistricts within Downtown

- ix. John Meyer: I would be hesitant to push those district names into the community vocabulary. For the plan, it is helpful, but might not work for downtown vernacular.
- x. Cheryl Essex: I was having difficulty comparing this to the hierarchy models. Our downtown subareas could have relationship to the heatmap. Is there a clearer way to make sure the notion of the districts and the heat map are linked?
Dan: The districts do not imply a zoning or a scale, while the heat map does.

The Value of a Vibrant Town Square

- xi. Larry Guenther: I'm all for that. My issues are – should we fill a town square with buildings? Maybe we can create 3 season buildings - keep our options open so it can be a multi-use space.
- xii. Darren McCaffrey: I love the idea of a public space that would draw people in. It would encourage public interaction and civic engagement which is wonderful. People want that. The more disconnected we get from our neighbors, the more vital it is to have a town square.
- xiii. Deema Tamimi: I agree with Darren, this would create good community. I like the idea of having a building to be the heart of the town square. If it's raining, the town square can still be vibrant. Maybe it could be a library. Could we do near term improvements on the E street plaza? And still work towards this vision?
Dan Parolek: It wouldn't be hard to do that.
- xiv. Chris Granger: I'm intrigued by this idea. A lot of people have been talking about European promenades. I like the idea of these streets, but we need the resources to do these. Can you show us examples with fewer cars? We need scale and scope to understand what is realistic.
- xv. John Meyer: Our goal is vibrancy, we should look at the Farmers Market today, its magical, but on a Monday, its empty. It would be nice to build something that have vibrancy throughout the week.
- xvi. Deema Tamimi: I'm not sure about City Hall here as it closes at 5:00 p.m., but could be good if it has a café below.
- xvii. Ryan Dodge: We could do with something that is tall so we can see it.
- xviii. Michelle Byars: I want to see it activated for and with younger people as well as suitable spaces for elderly to be. I would like to see the cars go away.

Parking:

- xix. Meg Arnold: My fear is that we become grossly overparked. My preference is to work on innovative ways to avoid building a parking garage.
- xx. Darren McCaffrey: I'm surprised anyone says they can't find parking in Downtown Davis. I think a parking garage should be a matter of last resort for our planet and for our town, considering the best use of space.
- xxi. Ryan Dodge: How much is the downtown parking plan a part of this discussion?

- Patrick Siegman: We started with it as the foundation and built upon it.
- xxii. Larry Guenther: Can the DPAC have a meeting just on parking? Parking of all modes?
 - xxiii. Bob Wolcott: We will discuss if this warrants a subcommittee or a DPAC meeting item.
 - xxiv. Meg Arnold: Let's come back to this topic at the end.
 - xxv. Chris Granger: Can we make the focus parking demand management?
 - xxvi. Larry Guenther: The parking problem is a matter of perception.
 - xxvii. Deema Tamimi: Perception is a problem. Maybe we can work on near term ways to help, for example we can be working to get people to use other modes of transportation.

6. **Public Comments on Items Not on Agenda**

- a. In the design of the public areas, children play is important.
- b. There's no discussion if we really want to do form based code. We should assess building by building. There has been no discussion if we want to build-up this much. When we redevelop buildings, franchises are the only ones that can afford the rent. Downtown Davis is "human scale." Our streets are narrow and your drawings are out of scale.
- c. I've heard people say downtown looks like a park. I think this is important that we keep it this way.
- d. I would have liked form based code brown bag lunch to be first. I would like there to be a form based code training for residents. The charrette needs to have longer hours. I'm unsure when we will have a chance to look at the plan before it is being implemented. Maybe we can make design speed slower.
- e. I would like the workshops to be on the weekends. Everything that is being presented are large tall buildings. Do we want this or do we want small scale approach? I'm not sure of the benefit of going high. I think this will bring gentrification.

7. **Other Committee and Staff Communications**

- a. Dan Parolek: We would like thoughts on height. The team would like direction, based on what you have seen. Boundaries: Character. We made an effort in the plan of images that buildings are not one block long. What sort of character embodies Davis. Either quick responses now or as homework.
- b. Rob White: We should use Survey Monkey to survey the DPAC. I would encourage that or another technology tool to answer these questions. We would be collecting data so it would not be a violation of the Brown Act.
Michelle Byars: That's not an equal platform because some members are voting and some members are non-voting.
Meg Arnold: You can put your name with your responses.
Larry Guenther: It won't give us the answer, it would just tell us what to talk about.
- c. Darren McCaffrey: The question of size has been brought up a number of times. The height needs to be driven by data. You can be informed, but not fully

educated on the topic. I would also like to say thank you to all the consultants, people are impressed by your work and we appreciate it.

John Meyer: Those fundamental questions need to be informed by conversation with that community.

Rob White: A good research methodology would be to gather data and reflect on that data. I think the data could provide context. Maybe we can meet a few more times and talk at length about this.

Bob Wolcott: I think Opticos will give us all the slides. On the issues of why we would add more housing and employment, is that it has derived from public input and council direction. Opticos will give us a summary and maybe subcommittees can help. We have limited time for the consultants, additional meetings would need to be without consultants. We are already pushing on the budget.

- d. Meg Arnold: I would like to propose a topic for the May 31 meeting: What are the comments you bring to this overall set of ideas that have been brought to us? We will need to think about all the perspectives we bring to the committee. We will consider a survey monkey. We will give direction before the next charrette.
- e. Chris Granger: Concerned the councilmember liaison should be involved.

8. Next DPAC Meeting Date and Adjournment

The next DPAC meeting is tentatively scheduled for May 31, 2018 (previously tentative date was May 24) at 7 PM at the Senior Center Activity Room, 646 A Street.
Adjournment at 3:40 p.m.

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