

STAFF REPORT

DATE: October 21, 2010

TO: Recreation and Parks Commission

FROM: Ken Hiatt, Community Development and Sustainability Director
Elvia Garcia-Ayala, Community Services Director
Anne Brunette, Property Management Coordinator

SUBJECT: Parks and Facilities Master Plan - Park Land Assumptions

Recommendation

1. Approve Table 1 as the preliminary Park Land vs. In-Lieu Fee assumptions to be used for the Parks and Facilities Master Plan Update.

Background and Analysis

The current Parks and Facilities Master Plan was adopted in 1998. The majority of components of the current plan that had identified funding sources have been completed prompting the need for an update. The update will result in a 10 year plan and funding strategy that prioritizes parks and recreational related capital projects that are needed to maintain existing amenities, respond to community requests for enhanced opportunities, and provide for expanded facilities to accommodate projected population growth.

Parks and Facilities Master Plan Update Completed Tasks

The following is a summary of the various tasks that have been completed.

Environmental Scan

The purpose of the Environmental Scan is to provide an overview of the current planning environment for the City. Developing a clear understanding of the present landscape and future trends provides a foundation to make informed decisions about priorities and resources for the City and for the Davis Parks and Recreation Facilities Master Plan Update. Specifically the Environmental Scan covers: Planning Context, Policy Framework, Demographic Analysis, City Organization, Parkland and Amenity Inventory, Parkland Standards and Guidelines. This task has been completed and reviewed and accepted by the Recreation and Parks Commission. A copy of the full report can be found at http://cityofdavis.org/pgs/masterplan/pdfs/Final_Env_Scan.pdf

Community Needs Assessment

The Community Needs Assessment provides an overview of the interests, desires and stated needs of the community for parks and recreation facilities. Additionally, this section outlines some key parks and recreation trends that will inform priorities and facilities decisions. In combination with the facilities level of service standards, this is a critical element of understanding the community needs and interests for parks and recreation facilities. The public input process for the update has included a city-wide, random sample, statistically-valid telephone survey; and community web survey; a community-wide intercept survey; a youth survey; sports group surveys and interviews; aquatic group surveys and focus group; and a neighborhood workshop. To date over 8,000 people were represented in the preparation of the Master Plan Update. The telephone survey result is the most important of all the background documents in that it is a statistically valid representation of the desires of the residents of Davis. The summary of the telephone survey and results of other public input opportunities can be found at http://cityofdavis.org/pgs/masterplan/pdfs/CNA_draft_4_8_08.pdf. The Recreation and Parks Commission has reviewed and accepted this report.

The key findings of the telephone survey report are:

Facilities Priorities: Overall the highest priorities for recreational facilities are:

- Neighborhood parks
- Walking or hiking trails
- Greenbelts
- Open space
- Public swimming pools
- Sports fields

Activity Priorities: The highest priorities in terms of activities are:

- Biking
- Walking
- Recreational swimming
- Jogging
- Soccer
- Basketball
- Dog Walking
- Tennis

Parks and Facilities Master Plan Update Uncompleted Tasks

There are seven remaining tasks left to complete the Master Plan:

TASK		LEAD	DATE
1.	A. Review and finalize the projects suggested by the public during the public input process. B. Review and approve criteria that will be used to prioritize projects.	Recreation and Parks Commission	September Completed
2.	Review future potential in-fill housing sites and identify need for parkland dedication or payment of Quimby fees based upon General Plan standards.	Recreation and Parks Commission	October
3.	Prioritize projects based on evaluation criteria and available / projected funding.	Recreation and Parks Commission	November
4.	Review Draft Updated Parks and Facilities Master Plan and make recommendation to City Council	Recreation and Parks Commission	January
5.	Provide Draft Updated Parks and Facilities Master Plan as informational item	Finance and Budget Commission	January
6.	Review Finance and Budget Commission comments and Draft Updated Parks and Facilities Master Plan and make recommendation to City Council	Recreation and Parks Commission	February
7.	Present Updated Parks and Facilities Master Plan to City Council for adoption	Council	February

The Recreation and Parks Commission has completed step one. The focus of this staff report is on step two. In a normal park's planning process the General Plan would be adopted with a map showing the locations of the future park sites. The last two General Plans included the identification of park types and locations based on the General Plan standard of having a Community Park within 1 ½ miles of each residences and neighborhood parks within 3/8 miles of residences. All of the identified parks have been built out consistent with both the General Plan and 1998 Parks and Recreation Facilities Master Plan. A copy of the General Plan Chapter providing the framework for Parks, Recreation and Open Space is attached to this report.

Over the past few years the city has been in the process of updating its Housing Element and discussing infill housing strategies. As a result new residential areas would be added to the General Plan Map. **The purpose of this section of the report is to look at the sites and determine if the housing sites should provide parkland or pay park in-lieu fees.** This is one of the most critical first steps in completing the Parks and Facilities Master Plan. As developments are processed there is a mechanism to acquire parkland from developers or pay Park (in-lieu) Impact Fees. The developers have no obligation to improve the parks. The available options for improving the parks includes; asking the developer to provide the improvements as part of a development agreement; using park impact fees, applying for grants or turning the property over to a non-profit to make improvements. Prior to prioritizing projects for

the Parks and Facilities Master Plan determinations need to be made as to whether any of the Housing Elements sites should have new parkland beyond those shown in the General Plan.

On November 5, 2008 the Davis City council approved Resolution No. 08-2158 Series 2008 to direct staff to implement, with modifications, the recommendations of the General Plan Housing Element Steering committee. This action identified future housing sites and ranked them as green, yellow and red light sites. The definition of the terms green, yellow and red light sites are:

- “Green Light” sites. As a transition to the initiation and adoption of the next General Plan update, process development applications for the list of “green light” sites.
- “Yellow light” sites. After January 1, 2010, consider processing applications for additional “yellow light” sites for reasons such as housing needs, housing mix, or provision of extraordinary infrastructure improvements. Consideration of “yellow light” sites should proceed with caution. The 1% growth cap, however, will not be exceeded if the status of developments is monitored and the timing of development is controlled by conditions of approval and/ or development agreements, if needed.

In considering “green light” or “yellow light” sites, the City council retains full ability to ensure high quality development which meets community needs and provides community benefits.

- “Red light” sites. The “red light” sites will generally not be considered until the adoption of the next comprehensive General Plan update is adopted although City council may consider projects with special features or unique characteristics.

To focus on a timeframe consistent with the Parks and Facilities Master Plan Update staff generated the following list of green and yellow light sites that might be anticipated to process planning applications in the next 10-15 years. Staff is not actively promoting the development of these sites. The number of units shown is a mid-point number from the Housing Steering Committee recommendations. The primary purpose of this table is to look into the future for financial purposes only. The table indicates which sites might have park sites based on the General Plan standard of a neighborhood park within 3/8 miles of each resident. The second column indicated the park land acreage requirement based on the anticipated number of units to be developed on site based on the November 5, 2008 Council action. The minimum acreage for a neighborhood park is 5 acres. Where the requirement exceeds the 5 acres the City has the option of requiring a combination of dedication and payment of in-lieu fees.

Many of the sites are smaller infill housing sites already served by Community and Neighborhood parks. Some of the larger housing sites are in areas not served by Community or Neighborhood parks. A map showing the location of the potential housing sites and their proximity to Neighborhood, Special Use and Community Parks is attached. A second map is attached showing the park service radii for Neighborhood and Community Parks only. The second map excludes Special Use parks such as Toad Hollow, Central Park, Civic Park and Playfields Park. The maps show that almost all areas of Davis comply with the 1 ½ mile proximity to Community parks but some areas do not comply with the 3/8 proximity to

Neighborhood parks. Staff has reviewed the green and yellow light sites and made a best guess at which might occur in the matching timeframe. Because the city has decided not to go forward with an update of the General Plan, at this time due to budgetary concerns, the determination of where parks should be will be included in the Parks and Facilities Master Plan Update with final action being taken when the infill projects process General Plan Amendment applications.

As part of the Parks and Facilities Master Plan Update it important to identify any potential future park sites and budget sufficient money to improve the park. In a normal development process a developer submits a proposal to the city. The city then makes a determination of whether the project should provide park land to meet the standards of the General Plan or pay Park In-Lieu (AKA Quimby) fees. The determination is made through a combination of designated park sites in the General Plan Land Use Map and provisions of City Code section 36.08.040.

(1)General Formula. If there is no park or recreational facility designated in the General Plan to be located in whole or in part within the proposed subdivision to serve the immediate and future needs of the residents of the subdivision, the subdivider shall, in the city's discretion, either dedicate land in the amount provided in section 36.08.040(d) or pay a fee in lieu of dedication equal to the value of the land prescribed for dedication in section 36.08.040(d) and in an amount determined in accordance with the provisions of section 36.08.040(g).

Typically, developers/subdividers dedicate the land to the city and the City is responsible for making all improvements. Because the City has moved from larger scale developments to infill housing opportunities the General Plan Land Use Map is silent on which infill housing sites should be providing park land vs. paying fees. As part of the Parks and Facilities Master Plan Update an analysis of infill housing site relative to their proximity to existing park and future capacity for City to be able to construct park improvements is critical. The best guess assumptions do not show any new parks in the parks and Facilities Master Plan Update timeframe. Should a project in the Date Uncertain category occur in the next ten years the city will need to reevaluate funding sources to improve the park land. Following the table staff has provided a preliminary discussion of potential park land needs for larger projects in the Date Uncertain category.

This report will not address greenbelt land dedication. The current General Plan requirements for greenbelt dedications was intended to address large scale developments not infill housing projects. Staff will be preparing a separate report regarding General Plan greenbelt requirements and interpretations at a later date.

**Table 1:
 Projected Number of Housing Units by Project - Land Dedication or In-lieu Fee**

Project	Potential # of Units	Quimby Park (Acres)	Neighborhood Greenbelt (Acres)	In-lieu Fee or Land Dedication
2009/10 - 2013/14				
Kennedy Place	10	0.11	0.10	Fee
Grande School Site	41	0.17	0.80	Both
Second Units -	20	0.00	0.00	Fee
Verona, Mace Ranch	96	1.2	0.86	Fee + \$110K for park
Simmons/Chiles Ranch/E. Eighth Street	108	1.41	1.20	Fee
Willowbank Park, Mace Boulevard	29	0.38	0.40	Fee
New Harmony	69	0.90	0.31	Fee
Willowbank 10*	31	NA	done	Paid
Haussler	4	0.05	done	Fee
Willowcreek Commons	21	0.28	0.32	Fee
2726 Fifth St.	7	0	0	NA
2014/15-2018/19				
Nugget Fields, Wildhorse	114	1.49	0.90	Fee
Sweet Briar Drive	16	0.21	0.05	Fee
RHD Zone, Oxford Circle	24	0.31	0.10	Fee
Signature Properties	411	5.4	2.8	Fee
Little League Fields, F St	115	1.5	0.55	Fee
Dates uncertain				
Civic Center Fields, B Street	58	0.76	0.36	Fee
DJUSD Headquarters	50	0.66	0.22	Fee
Downtown - if plan/zone increases	-	0.00	0.00	Fee
PG&E Service Center	386	5.06	1.62	Land
Transit Corridor/Anderson Road	23	0.31	0.12	Fee
City/DJUSD Corp. Yard, E. Fifth Street	120	1.57	1.13	Land
Willow Creek Neighborhood Commercial	26	0.34	0.17	Fee
Nishi Property - option w/UCD access only	730	9.56	1.30	Land
Neighborhood Shopping Centers - if plan/zone increases	-	0.00	0.00	Fee
Con Agra - Cannery	610	7.99	5.4	Land
Ott, Cowell Blvd	95	1.24	0.95	Fee
Willow Creek Light Ind	101	1.3	0.75	Fee
Covell Village	950	12.4	7	Fee
Fifth Avenue Place and Pole Line	34	0.13	0.22	Fee
Wildhorse Ranch	191	2.50	1.61	Fee
NE Corner Mace/Cowell	4	0.05	0.17	Fee
Seiber, Cowell	18	0.24	0.16	Fee
Total	4,512	57.52	29.47	

* still needs to pay park impact fees

The following is a more specific discussion of the larger sites and draft recommendations from staff for projects in the Date Uncertain category. The recommendations are draft because decisions regarding providing future parks needs to be balanced against the identified list of proposed park projects. It is assumed that a basic 5 acre neighborhood park cost a minimum of \$1.8 million dollars to build. The \$1.8 million is based on the adjusting the cost of the construction for John Barovetto park which was approximately \$1.5 million as a very basic park.

PG&E property – Green light site

PG&E property is located on L Street between Fifth and Second Streets. Should the property be developed for residential uses a neighborhood park would be needed based on the General Plan standard of neighborhood parks within 3/8 mile. The nearest parks to the site are the N and K (Cedar Park) Street mini parks. Staff is not counting the special use parks such as Playfields and Toad Hollow as meeting the neighborhood parks needs. In addition to the residential units on the infill site the area west of the site, Old East Davis, is predominantly residential with no parks. Based on the anticipated number of units the park land requirement would be 5.1 acres based on an assumed 386 unit count. It is recommended that if the project goes forward that it include a 5 acre neighborhood park. Any unit count above the number requiring 5 acres of park should pay Park in-lieu fees.

Nishi property – Yellow light site

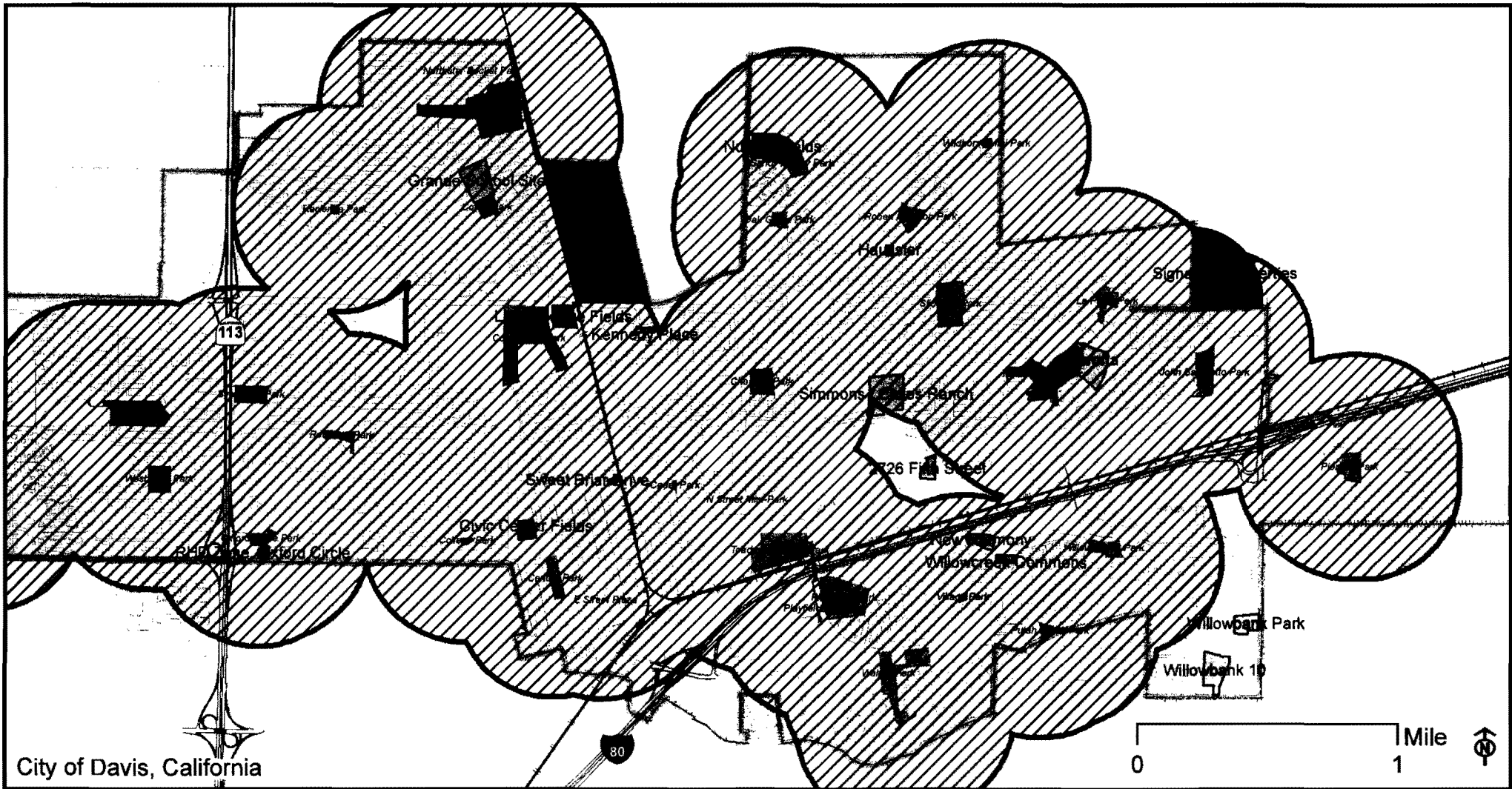
The Nishi property is uniquely located between the railroad tracks and I-80 west of Olive Drive. The area is in the vicinity of small pockets of residential on east Olive Drive and student housing on the UCD campus. Should the property be developed for residential uses a neighborhood park would be needed based on the General Plan standard of neighborhood parks within 3/8 mile. The nearest parks to the site are Central Park and Playfields Park which are special use parks. Walnut Park and Community Park are the nearest Community parks located less than 1 ½ miles from the site which is the General Plan standard for Community parks. The project is also within walking distance of the UC Davis Arboretum. With a potential of 730 residential units the parkland requirement would be 9.6 acres. It is recommended that the project provide the required park land dedication. Because of the location of the property it is likely to attract primarily students and adults without families. The property's vicinity to both UCD and Downtown Davis provides an opportunity to develop another special use park. On the list of suggested projects for the Update of the Parks and Facilities Master Plan there is a request for an Art Park. An Art Park is an outdoor space dedicated to providing public access to large outdoor art exhibits. Similar parks can be found at the Minneapolis Sculpture Garden www.garden.walkerart.org or Olympic Sculpture Park www.seattleartmuseum.org or The Caponi Art Park in Egan, Minn. www.caponiartpark.org/. The intent would be for the city to acquire the land and work with either the Nelson Gallery or a non-profit to improve and operate the park. The Art Park should be located on the east end of the property and connected to the arboretum pathway system which also connects to downtown Davis. The park would become a regional attraction and draw for the community.

Con Agra/Hunts Cannery – Yellow light site

Although still named Lewis Cannery on most documents, Lewis Homes is no longer involved in this project. The project site is the old Hunt Wesson Cannery site located on Covell Blvd. adjacent to the railroad tracks. There are no Neighborhood Parks within 3/8 miles of the project. The nearest parks are Community Park and Davis Little League Park. Based on the anticipated 610 residential units there would be a requirement for 8 acres of park land. What needs to be taken into consideration is the proximity to Covell Village. The question would be for planning purposes should there be one centrally located park straddling both properties or small parks on the respective properties. The Con Agra site is constrained on the west and south by railroad tracks and Covell Blvd. respectively. It is recommended that there be one 5 acre park on the easterly property line of Con Agra that could potential serve Covell Village residents. The remaining housing units would pay Park in-lieu fees. This recommendation results in a neighborhood park being located within 3/8 miles of both projects when the proximity of Sandy Motley Park is taken into consideration.


Covell Village – Yellow light site


The development of housing on the Covell Village site was previously rejected by voters. The nearest Neighborhood Park is Sandy Motley. Based on the 950 residential units anticipated there would be a requirement for 12.4 acres of parkland. As noted in the discussion of Con Agra it is recommended that both projects be served by a centrally located 5 acre Neighborhood Park. The remainder of the park requirement would be provided in Park in-lieu fees. The acreage of Neighborhood Park could be increased if there is funding to make the improvements.



Parks within 3/8 mile of Potential Housing Sites

Projected Development Period

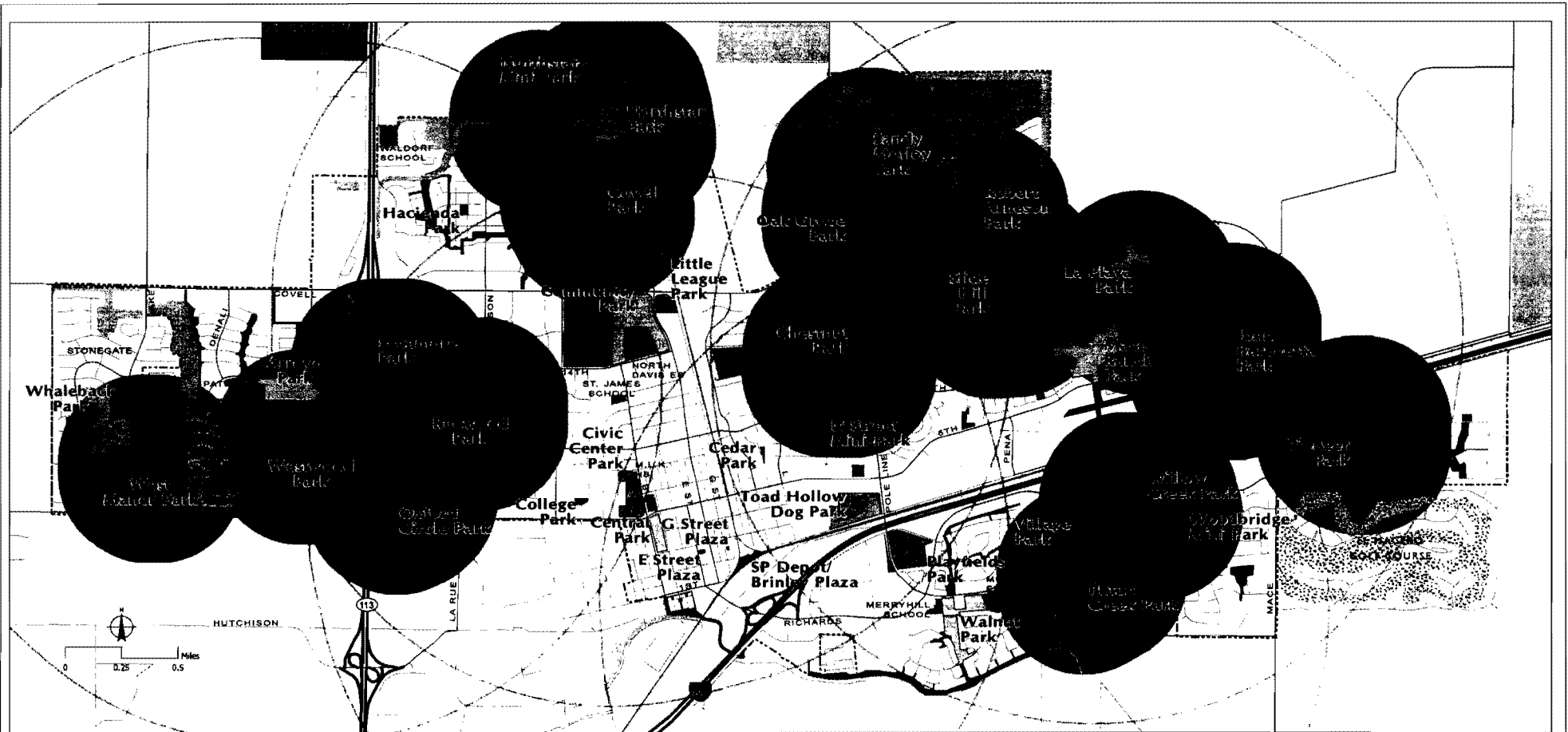
 2009/2010 to 2013/2014

 2014/2015 to 2018/2019

 3/8 Mile Radius from Parks

Potential Housing Sites with No Parks within 3/8 Mile:

- > 2726 Fifth Street
- > Willowbank 10
- > Willowbank Park



- | | | | |
|-------------------|---|------------------------|-----------------------------|
| Community Park | Golf Course (private) | 3/8 Mile Service Radii | Interstate or State Highway |
| Neighborhood Park | Open Space | 1.5 Mile Service Radii | Major Road |
| Special Use Park | Other Park & Open Space | Davis Planning Area | Minor Road |
| Mini Park | Community Gathering Place/
Urban Plaza | City Limits | Railroad |
| Greenbelt | School | | Stream |
| | | | Pond |



Parks & Recreation
Facilities Master
Plan Update
October 2010

Community & Neighborhood Park Service Radii



Data Source: City of Davis GIS
NAD 1983 State Plane California Zone II

Chapter 9. Parks, Recreation and Open Space

BACKGROUND

Existing Park, Open Space and Recreation Facilities and Programs

According to the *Davis Parks and Recreation Facilities Master Plan* (approved by the City Council in December, 1998), Davis has more than 30 parks and recreation facilities, which include 9 mini-parks, 18 neighborhood parks, 6 community parks, the golf course, Central Park and two playing field facilities.

Existing open space resources consist of wildlife habitat areas in the County, neighborhood greenbelts, drainage ponds and channels in the City, and various open spaces on the UC Davis campus. Figure 30 shows the location of existing parks and schools, while Figure 31 shows Davis' open space system. Table 13 shows the acreages of existing and proposed parks and recreation facilities.

Parks provide facilities for athletic, community and arts events. These facilities include amphitheaters, softball diamonds, a golf course, and BBQ grills and picnic areas which can accommodate groups as large as 300 people. Play equipment and "Tot Lots" are located in almost every City park, and four community aquatic facilities are also maintained by the City.

The Parks and Community Services Department also provides or facilitates a variety of activities and programs which serve the needs of citizens of all ages in the city. Child care services include child care referrals, provider assistance, and parenting information and workshops. Programs for youth include dance, gymnastics and martial arts instruction, and activities such as basketball and ultimate frisbee leagues. Adult programs also include organized sports leagues, as well as fitness and dance instruction, and workshops which address issues such as parent-teen relationships. Senior citizens may participate in a variety of arts, exercise and sports activities at the City's Senior Center, or may choose to make use of City-supported legal, medical, and financial counseling or workshops.

Table 14 shows the existing ratio of parkland and open space per 1,000 persons. As shown in this table, the City is currently short of parkland in three planning categories.

Policy Background

In 1988, a concept called the Davis Greenway was proposed to link all parks and urban and rural open space areas with a network of Greenbelts, Greenstreets and trail corridors (Mark Francis, Stan Jones and Kerry Dawson, "The Davis Greenway Plan," UC Davis Center for Design Research, 1987). This concept, together with park area and siting standards and land conservation concepts, formed the basis for the 1990 General Plan Open Space Element (OSE). Many of the concepts in the 1990 OSE are retained in this General Plan, particularly with regard to conservation of land and creation of a network of linked parks and open spaces. Over the last ten years, the City has made progress on a number of these concepts such as neighborhood greenbelts and habitat enhancement areas.

Many of the concepts and policies contained in the 1990 OSE are woven into other chapters of this General Plan besides this one. Other relevant chapters include Chapter 1 (Land Use and Growth Management), Chapter 2 (Mobility), Chapter 3 (Urban Design and Neighborhood Preservation), Chapter 14 (Habitat and Natural Areas), Chapter 15 (Agriculture, Soils and Minerals), Chapter 19 (Hazards) and Section VIII (Plan Implementation).

TYPES AND STANDARDS FOR PARKS, OPEN SPACE AND RECREATION PROGRAMS

Parks

The City's parks, open space and recreation system shall include the following types of parks. Figure 30 shows the locations of existing and planned parks.

Table 14 shows the City's goals for acres of parkland per 1,000 residents. The City will attempt to meet these goals in future park planning.

Community Parks should be a minimum of 15 net acres; 25 net acres is the preferred size. They are designed and maintained to meet the needs of the entire Davis community, and to meet specialized needs. Amenities may include regulation facilities for organized individual and team sports, including multi-use turf areas for field sports such as softball, baseball, and soccer; aquatic facilities for recreation, fitness and competitive water sports; and tennis courts. Natural/landscaped areas and facilities for city-wide use such as community centers, amphitheaters, or gymnasiums may also be included. Outdoor lighting, when included, should be designed for minimum interference with

adjacent residences. Accessible public phones, adequate restrooms, storage rooms, group picnic areas, and children's playgrounds are required.

Community parks should be located on arterial or collector streets, and have at least two major street frontages. Adequate off-street parking shall be provided. There should be a community park within 1½ miles of all dwelling units. Park location and design should minimize impacts to surrounding land uses.

Neighborhood Parks should be a minimum of five net acres. They are designed and maintained primarily to meet the needs of the neighborhood. Amenities may include children playgrounds, picnic facilities, natural/landscaped areas, and multi-use open fields. All neighborhood parks should have accessible restrooms and public phones. There should be a neighborhood park within 3/8 mile of all dwelling units.

Mini Parks are less than five acres. They are designed and maintained to provide recreation and aesthetic benefit, primarily in areas of high population density or commercial areas with high pedestrian use. Amenities may include children's playgrounds, plazas, turf, picnic areas, and special features.

Other Parks are not defined by size. They are designed and maintained in response to specific needs or desires for specialized facilities or landscapes. At this time, the Other Parks category includes the existing Central Park. Future active parks and recreation areas, athletic fields, regional park or some other facilities, could also be included.

Central Park is a 5-acre park located in the Core Area. It acts as the social and recreational heart of the City. It includes a fountain, a tot lot, a play lot, a picnic area, a carousel, a teen center, the Hattie Weber Museum and the site of the bi-weekly Farmers' Market.

Special Use Parks are not defined by size. They are designed and maintained to meet designated community needs. Park amenities may be specialized. Park location and design should minimize impacts to surrounding land uses. The City currently has three special use parks: the municipal golf course, the Civic Center Fields and Little League Park.

Open Space

Open space is a general category that includes all undeveloped land whose fee title or development rights are owned by the City, another public agency, or an open space trust or organization, and which is set aside for passive recreation, habitat preservation, buffering of the City from surrounding uses,

and/or agriculture (see Figure 31a, Open Space and Figure 31 b, Open Space City Area Enlargement). Open space also includes agricultural lands whose fee title or development rights are privately owned when such private land is contained within the Urban Agricultural Transition Area (UATA). Some examples of open space include the UATA (which could be publicly or privately owned), lands secured through the Farmland Preservation Ordinance, and the South Fork Preserve. As of 1999, the City has secured ownership or conservation easements on nearly 2,500 acres within the Planning Area.

The land within one mile of the landfill and sewage treatment facilities is designated "Open Space for Public Health and Safety." The intent is that residential development is prohibited within this area due to public health concerns including vectors and odors. In addition, this area poses a hazard to aircraft because of the large number of birds that congregate in the vicinity of the landfill.

Historically, there have not been quantified objectives for city open space provision and this General Plan does not include quantified open space objectives. Despite the lack of such objectives, substantial progress has been made in providing open space, as presented graphically in Figures 31a and b. Examples include the combined use of drainage facilities as habitat areas; the promotion of native vegetation and integrated pest management in urban landscaping; the Davis Wetlands and South Fork Preserve projects; the farmland preservation ordinance; and the neighborhood greenbelt network. Support of other efforts, such as the Yolo Basin Wildlife Area, is also reflective of the progress.

Neighborhood Greenbelts are linear parcels inside of development areas that are undeveloped and landscaped, and which are used for recreation and non-motorized transportation.

Recreation Programs

A broad range of recreation programs and facilities should be provided to meet the needs of all city residents. City recreation programs should emphasize programs that are not offered by local organizations or the private sector.

**Table 13
EXISTING AND PLANNED PARKS**

Type of Park/Recreation Area	Existing Acreage	Planned Additions	Total Future Acreage
COMMUNITY PARKS			
Arroyo	3.5	12.0	15.5
Community	28.0	0.0	28.0
Mace Ranch	5.0	19.0	24.0
Playfields	16.5	0.0	16.5
Walnut	3.5	12.5	16.0
Sub-Total	56.5	43.5	100.0
NEIGHBORHOOD PARKS			
Chestnut	6.1	0.0	6.1
Covell	5.2	0.0	5.2
La Playa	5.0	0.0	5.0
Northstar	13.5	0.0	13.5
Oak Grove	2.5	0.0	2.5
Oxford Circle	3.9	0.0	3.9
Pioneer	5.8	0.0	5.8
Redwood	3.4	0.0	3.4
Slide Hill	12.0	0.0	12.0
Sycamore	5.5	0.0	5.5
West Manor	4.0	0.0	4.0
Westwood	5.8	0.0	5.8
Willow Creek	5.0	0.0	5.0
Mace Ranch	6.9	0.0	6.9
Sandy Motley	0.0	5.0	5.0
Robert Arneson	0.0	5.0	5.0
Sub-Total	84.6	10.0	94.6

Type of Park/Recreation Area	Existing Acreage	Planned Additions	Total Future Acreage
MINIPARKS			
Cedar (K Street)	0.6	0.0	0.6
College	0.9	0.0	0.9
Hacienda	1.0	0.0	1.0
N Street	0.2	0.0	0.2
Northstar	1.0	0.0	1.0
Putah Creek	1.8	0.0	1.8
Village	0.8	0.0	0.8
Whaleback	1.5	0.0	1.5
Wildhorse	0.0	1.0	1.0
Sub-Total	7.8	1.0	8.8
OTHER PARKS			
Central Park	5.8	0.0	5.8
Sub-Total	5.8	0.0	5.8
SPECIAL USE PARKS			
Davis Municipal Golf Course	80.0	25.0	105.0
Civic Center Fields	4.0	0.0	4.0
Little League Park	4.0	0.0	4.0
Sub-Total	88.0	25.0	113.0
STUDY AREAS			
Central Landfill Site	0.0	68.0	68.0
Golf Course Expansion	0.0	148.8	148.8
Sub-Total	0.0	216.8	216.8
TOTAL	242.7	296.3	539.0

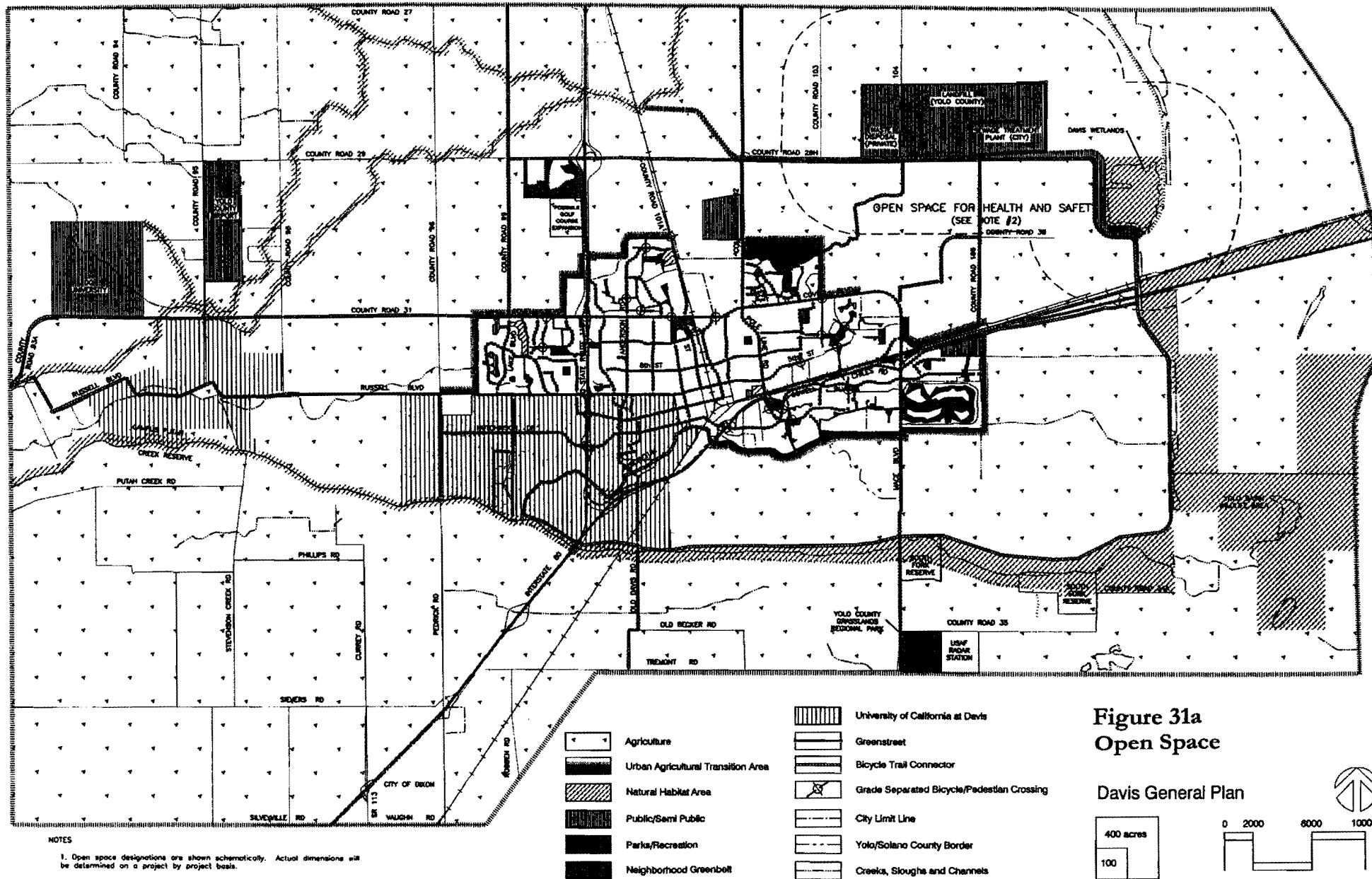


Figure 31a
Open Space

Davis General Plan

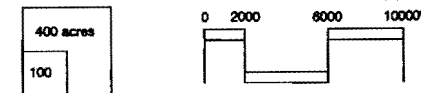
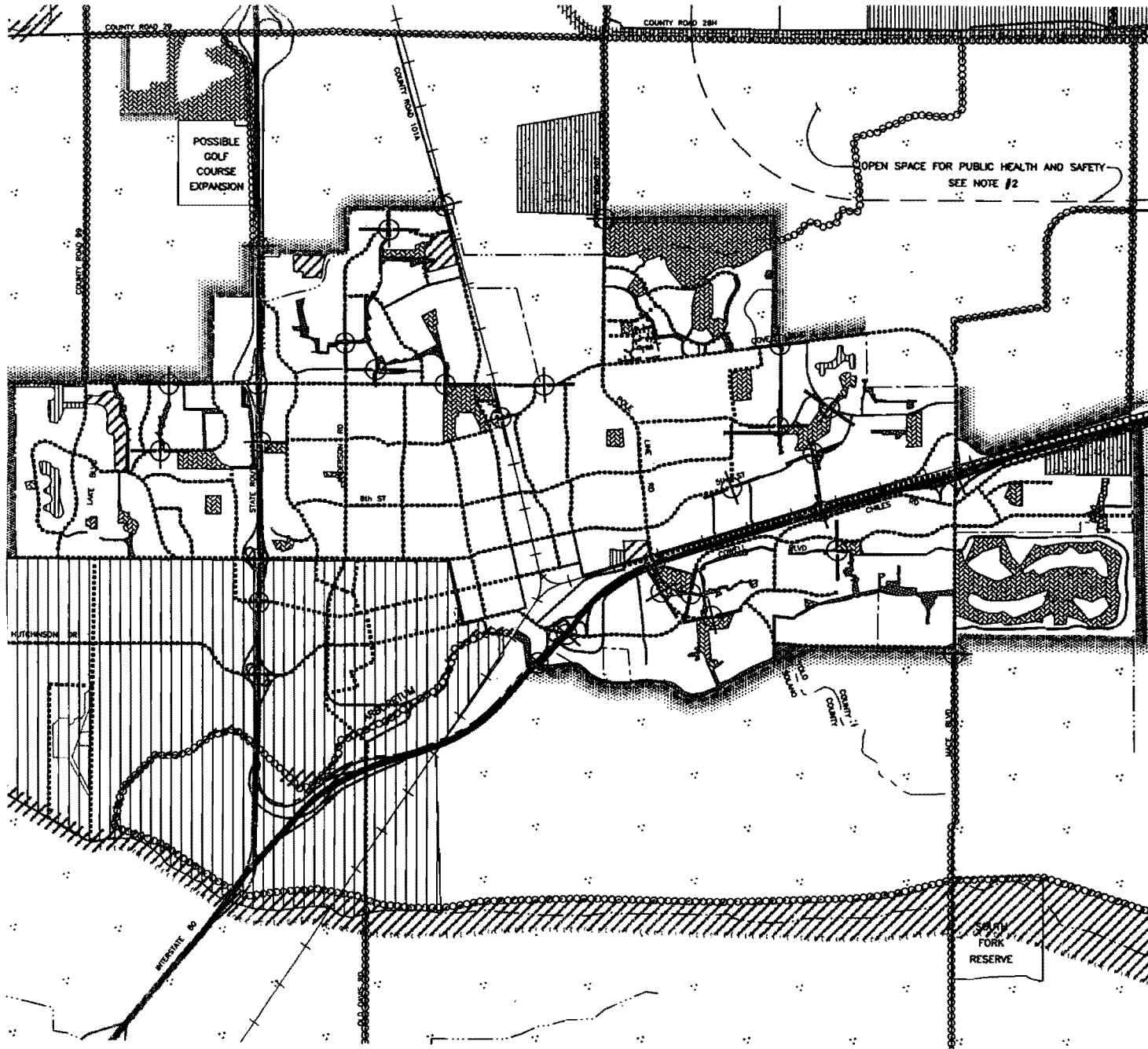














Figure 31b
Open Space -
City Area Enlargement



-  Agriculture
-  Urban Agricultural Transition Area
-  Natural Habitat Area
-  Public/Semi Public
-  Parks/Recreation
-  Neighborhood Greenbelt
-  University of California at Davis
-  Greenstreet
-  Bicycle Trail Connector
-  Grade Separated Bicycle/Pedestian Crossing
-  Yolo/Solano County Border
-  Creeks, Sloughs and Channels

NOTES

1. Open space designations are shown schematically. Actual dimensions will be determined on a project by project basis.
2. See Open Space chapter for description of "Open Space for Public Safety" zone within one mile of the landfill and sewage treatment facilities.

Davis General Plan

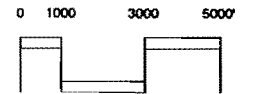
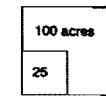


Table 14
PARK ACREAGE PER 1,000 PERSONS

Park Type	1995 Park Acreage	1995 Ratio (Acres/ 1,000 Persons)	Future (2010) Park Acreage	Future Ratio (Acres/ 1,000 Persons)	Standard (Acres/ 1,000 Persons)	Acres Needed to Achieve Standard
Assumed Population	1995: 52,200		2010: 62,182***			
STANDARD RECREATION						
Community Parks	56.5	1.1	100.0	1.6	1.8	12.0
Neighborhood Parks	77.7	1.5	94.6	1.5	1.8	17.4
Mini Parks	7.8	0.2	8.8	0.1	0.2	3.6
Other Parks *	5.8	0.1	5.8	0.1	1.2	68.8
Sub-Total	147.8	2.8	209.2	3.4	5.0	101.7
SPECIAL USE						
Special Use Parks, Study Areas (see Table 13)	88.0	1.7	329.8	5.3	None	N/A
Greenbelts	151.8	2.9	151.8**	2.4	None	N/A
Sub-Total	239.8	4.5	481.6	7.7	None	N/A
TOTAL	387.6	7.4	690.8	11.1	N/A	N/A

Note: Some numbers do not sum due to rounding.

- * This category includes the existing Central Park (5.8 acres) and other future active parks and recreation areas, including the possibility of athletic fields, regional park or other facilities.
- ** No projection for greenbelts is available. This does not necessarily mean that new greenbelts will not be developed.
- *** The 2010 population projection is based on land use determinations by City Council in the General Plan update. A population assumption of 64,300 was used in the Final Park and Recreation Facilities Master Plan approved by City Council on December 9, 1998.

GOALS, POLICIES AND ACTIONS

GOAL POS 1. Provide ample, diverse, safe, affordable and accessible parks, open spaces and recreation facilities and programs to meet the current and future needs of Davis' various age and interest groups and to promote a sense of community, pride, family and cross-age interaction.

Policy POS 1.1 Use systematic and comprehensive planning to guide the development, operation and allocation of resources for all City parks, facilities, and recreation programs.

Actions

- a. Emphasize joint planning and cooperation with all public agencies as the preferred approach to meeting the parks, open space and program needs of Davis residents.
- b. Develop and implement a parks and recreation facilities master plan.
- c. Establish design guidelines for the physical development of parks and open space areas.
- d. Develop standards for night-time activities and facility uses in parks and recreation areas.
- e. Seek a variety of sources to establish multi-sport facilities to meet citywide needs. Study potential sites located within the City and near the City to accommodate the needs.

Policy POS 1.2 Provide informal areas for people of all ages to interact with natural landscapes, and preserve open space between urban and agricultural uses to provide a physical and visual edge to the City.

Standards

- a. The City's park and open space system shall include opportunities for active and passive recreation.

Actions

- b. Develop some form of managed public access within all open space areas under the City's maintenance responsibility . Plan for public access only with the permission of the private landowner in Natural Habitat Areas and conservation easement lands which are not owned in fee by the City or other public entity.
- c. Work with Yolo County to develop a public campground within the Davis planning area to provide a rustic alternative to hotels and motels for short-term overnight accommodations.
- d. Incorporate existing habitat areas, including Putah Creek, Dry Slough, and Willow Slough, into the open space network, while maintaining the emphasis on wildlife and habitat preservation in these areas.
- e. Within urban open space areas, provide habitat elements (e.g. roosting trees, nesting trees, etc.) for birds, such as songbirds, hawks, owls, and for other wildlife as appropriate.
- f. Develop criteria regarding the types of locations where the City would like to establish new resource preservation, education and recreation areas and programs.
- g. Establish criteria for location and design of natural habitat areas accessible to the public, including criteria for natural habitat areas that can complement and accommodate other open space uses such as viable wildlife habitat.
- h. Set policies and criteria for the establishment of trails and picnic areas in natural open space areas.

Policy POS 1.3 Involve individuals and citizen groups reflecting a cross section of Davis citizens (including youth and adults) in the planning, design and maintenance of parks, recreation facilities and recreation programs.

Actions

- a. Maintain a Recreation and Park Commission, appointed by the City Council, to advise the Council on all matters related to parks and recreation.
- b. Appoint neighborhood park planning committees, which include neighborhood representatives, city-wide user representatives, and representatives from other ad-hoc groups, to help plan and design neighborhood parks and other facilities.
- c. Summarize the parks and recreation facilities master plan and distribute it widely.
- d. Conduct a survey or other formal process to solicit community input on existing and planned recreation programs at least once every five years.
- e. Develop methods to include children in planning for local parks.
- f. Where possible, include Davis residents, especially youths, in the construction of park and recreation sites.
- g. Involve citizens, especially youths, in maintaining park areas through participation in park watches, citizen based graffiti watch and cleanup and repair.

Policy POS 1.4 Make all parks, greenbelts, open space areas and recreation facilities attractive, safe and easy to maintain.

Standards

- a. Park design and planning should incorporate short- and long-distance views as appropriate.
- b. Wherever possible, new parks should include natural habitat and other "unimproved" areas.
- c. Parks, greenbelts and recreation facilities should be designed to eliminate hidden and difficult-access areas where security problems would be likely to occur.

- d. Parks, greenbelts, open space areas and recreation facilities should allow emergency and police vehicles access for routine patrol or medical response.
- e. Children's play areas and other appropriate park areas should have adequate shade and wind protection provided through landscaping and constructed elements.
- f. The park system should include multi-functional spaces and facilities to provide for cultural events.
- g. New parks should be designed and located to minimize noise and activity conflicts with residential areas.
- h. Open space in rural areas, intended for public access, should be acquired in large blocks in order to maximize management advantages, although linear corridor open space goals also apply to the acquisition of open space areas.

Actions

- i. Include art features designed by local artists in parks where possible.
- j. Require the review of all projects constructed as part of the Davis open space system by appropriate City departments to ensure that public safety concerns are met.

Policy POS 1.5 Attempt to provide all city residents with convenient access to parks and recreation programs and facilities.

Standards

- a. Parks, recreation facilities and open space areas should be located to be easily accessible by various transportation modes including car, bus, and bicycle.
- b. Recreation programs and access to facilities should be provided at reasonable costs.

Policy POS 1.6 Develop golf courses in Davis only as appropriate to meet local residents' needs.

Standards

- a. Future golf courses shall be limited to the proposed municipal expansion and the Wildhorse project.
- b. All future golf course projects should be designed, constructed and maintained with environmental sensitivity. Golf course projects shall include such measures as:
 - provision of a buffer between urban development and ecologically sensitive areas; preservation of the site's unique features;
 - avoidance and/or mitigation of wildlife impacts;
 - maintenance of corridors for wildlife movement and promotion of wildlife habitat;
 - minimization of tree loss and use of turf areas;
 - use of native plants and plants with low water requirements;
 - avoidance and/or minimization of the need for chemicals;
 - multi-functional use of water features as wetlands, habitat and stormwater drainage; and
 - use of efficient irrigation methods and practices.
- c. Golf courses shall not be credited as required park dedication land or greenbelts.

Policy POS 1.7 Use all available mechanisms for preservation of open space.

Actions

- a. Use regulatory means to the extent feasible to preserve targeted open space areas within the City's jurisdiction.
- b. Identify additional funding sources for implementation of identified open space preservation projects.

- c. Analyze lands adjacent to the Yolo Bypass, an important site on the Pacific Flyway for migratory waterfowl and other bird species, for the preservation and restoration of wildlife habitat and wetlands while maintaining compatible agriculture.
- d. Develop an open space acquisition plan utilizing a geographic information system for a scientific-based analysis of open space lands. The plan will be used to set land acquisition priorities and evaluate priorities. This plan shall also provide guidance on the restoration, maintenance and monitoring of open space acquired by the City. This plan should also include a policy regarding the process and timeline as to when adjacent land owners will be made aware of the fact that the City is pursuing a project (acquisition or development) next to them.
- f. Pursue open space acquisitions only where a willing seller is available. Open space may be acquired as part of a new urban development by a willing provider (not a willing seller in this case).
- g. Utilize revenues generated for the acquisition (fee title or easement) maintenance, and improvement of open space lands that are managed for the natural resource values of agricultural productivity and / or habitat. Funding from this source may also be used, where appropriate, to provide for public access and nature activities that complement and are compatible with, and do not negatively affect, the open space value of a property. The funds from this measure shall not be used for the acquisition, operations, maintenance or improvement of lands for use as active sports facilities, golf courses, neighborhood greenbelts or other intensive uses not related to natural resource values of the land.

Policy POS 1.8 Support regional and state-wide efforts that encourage open space preservation.

Actions

- a. Seek coordination of open space goals in the Davis General Plan with UC Davis; neighboring cities including Woodland, Winters, Dixon and West Sacramento; and with Yolo, Sacramento and Solano Counties and the Yolo County Habitat Conservation Program.

- b. The City of Davis should continue and expand programs with the cities of Woodland and Dixon and the counties of Yolo and Solano to establish permanent agricultural and open space areas that buffer communities from continuous urbanization and promote efficient growth patterns. The City should focus its efforts to establish Community Separators on lands subject to the highest development pressures. Lands facing high development pressures generally include, but are not limited to, areas adjacent to existing urban development and freeway interchanges.
- c. Support tax and economic incentives that enhance the economic competitiveness of agriculture and foster wildlife habitat restoration.
- d. Encourage voluntary restriction of development through dedication of conservation easements in addition to required agricultural mitigation.
- e. Support activities of non-profit land trusts and conservation organizations in acquiring development rights to open-space lands by gift or purchase of easements or fee simple.

GOAL POS 2. Develop an Urban Agricultural Transition Area around Davis, as shown on the Land Use Map in the Land Use and Growth Management Chapter and according to the concepts illustrated in Figure 32.

Policy POS 2.1 Develop the Urban Agricultural Transition Area to have segments which vary in overall size and configuration, level of development, and type of intended activity.

Standards

- a. Property lines should be followed where feasible when establishing the boundaries of Transition Areas.
- b. Transition Areas that harbor special status species should include landscaping and use restrictions that support these species.
- c. Individual areas preserved as Urban Agricultural Transition Area should be linked to each other wherever possible.

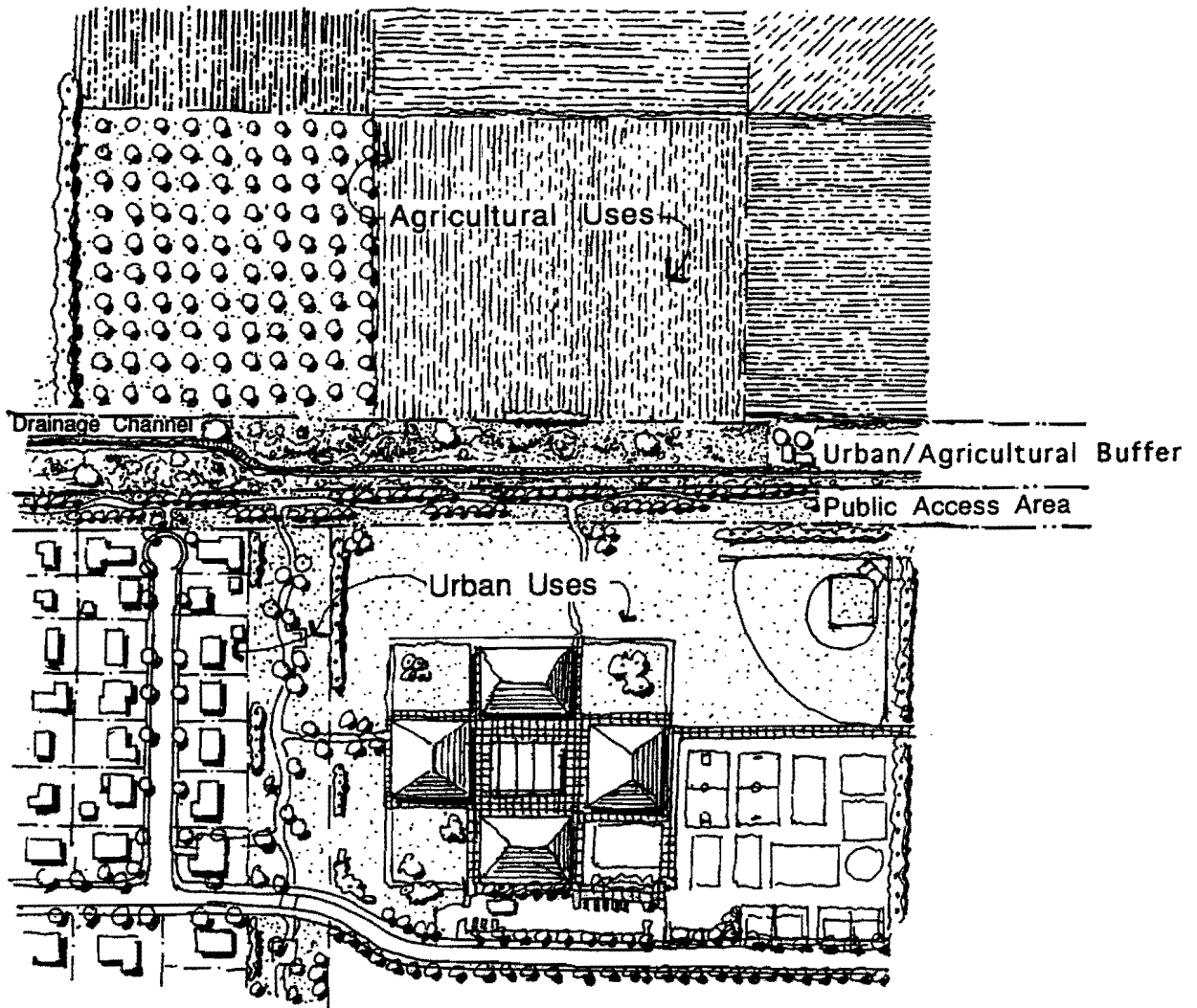


Figure 32: Urban Agricultural Transition Area

GOAL POS 3. Identify and develop linkages, corridors and other connectors to provide an aesthetically pleasing and functional network of parks, open space areas, greenbelts and bike paths throughout the City.

Policy POS 3.1 Require creation of neighborhood greenbelts by project developers in all residential projects, in accordance with Policy LU A.5.

Standards

- \ a. Ten percent of the area in new residential development areas shall be greenbelt. The City may find developments to be in conformance with this requirement if they provide dedicated open space in keeping with Standard POS 6.2a, or in-lieu fees to be used for greenbelt acquisition or improvement.

See the separate General Plan policy interpretation document titled "Residential Density Yields and Neighborhood Greenbelts".

- \ b. New residential development areas should be oriented around the greenbelt system.
- c. The location and design of greenbelts may be used to provide a buffer between disparate land uses.
- \ d. Greenbelts should serve as a visually unifying landscape element.
- \ e. Greenbelts should provide view corridors to points of orientation throughout the City; both for local, short range views to local landmarks, and long range views such as views to the Vaca Hills, Sutter Buttes and Sierra Nevada range.
- \ f. Greenbelts should be sited where feasible and appropriate to incorporate existing riparian or other wildlife or botanical habitat areas.
- \ g. Greenbelts should be located and designed to accommodate the management of stormwater drainage.
- \ h. Greenbelts should vary from a minimum width of 35 feet to an average width of 100 feet.

- i. Some areas in greenbelts should be located in close proximity to the highest density residential development in an area, when possible.
- j. Provide convenient greenbelt access points in all new development.
- k. New greenbelt links should be created in places where access to the existing greenbelt/bikeway system is currently lacking.
- l. Greenbelt requirements should be calculated separately from park acreage dedication or in-lieu fee payment requirements that are specifically authorized by the Quimby Act (Gov. Code 66477).
- m. Up to 20 percent of a project's greenbelt requirements may be used towards increasing the size of parks or other open-space within a development.

Actions

- n. Develop, adopt and enforce greenbelt design guidelines for new subdivisions.
- o. Allow flexibility in design of greenbelt/park/open space areas within new development as long as non-auto, internal circulation corridors (for school children, bicycles, pedestrians, etc) are provided and the overall dedication requirement for greenbelt and park facilities is met.
- p. Encourage provision of open space in excess of minimum neighborhood greenbelt and open space requirements through regulatory concessions.

Policy POS 3.2 Develop a system of greenbelts and accessways in new non-residential development areas.

Actions

- a. Establish standards for greenbelts and accessways in non-residential areas, with bicycle access as the key design goal.

Policy POS 3.3 Implement specific projects to augment the existing greenbelt/open space system.

Actions

- a. Develop, maintain and improve a trail, and or other greenbelt type amenities, if possible, in the corridor of the railroad right-of-way/F Street/H Street, with design flexibility to provide habitat. The goal of this project is to connect the Northstar Pond area to the downtown core area.
- b. Develop, maintain and improve a trail, and other greenbelt type amenities, if possible, in the Second Street/I-80 Corridor.

See also Policy MOB 3.5 for additional specific projects.

GOAL POS 4. Distribute parks, open spaces and recreation programs and facilities throughout the City.

Policy POS 4.1 Preserve existing parks, greenbelts and open space areas.

Standards

- a. All feasible alternatives shall be considered prior to converting parkland to other uses.
- b. The City shall preserve current ratios of open space to developed space within Central and Community Parks.

Policy POS 4.2 Construct new parks and recreation facilities.

Standards

- a. The equitable location of school sites, greenbelts, bike paths and open spaces throughout the community shall be considered in prioritizing construction of new parks.
- b. All new shopping centers, research, business or industrial parks, and apartment complexes should include open areas to serve as mini/pocket-parks that may include picnic tables, shade and recreation amenities.
- c. each new neighborhood park should be located near the center of the neighborhood that it will serve.

Actions

- d. Develop and follow a prioritized list of planned parks in the parks and recreation facilities Master Plan.
- e. Study potential development of new parks focusing on underutilized land or existing City-owned land with attention given to the potential impacts on wildlife and other resources.
- f. Acquire and develop park land to meet the standards for neighborhood and community parks outlined above, with the highest priority for park development in those areas that do not currently meet the distance-from-dwelling standard.
- g. Seek a variety of sources to establish multi-sport facilities to meet city-wide needs.

Policy POS 4.3 Hold City recreation programs in locations allowing the greatest possible access by members of the community.

Standards

- a. Recreation programs held at multiple sites (i.e. Rainbow Summer, swimming lessons) should be dispersed in geographically balanced locations whenever possible.
- b. Recreation programs that are offered at only one site should be located to be accessible by mass transit and bike as well as private vehicle.

GOAL POS 5. Respect natural habitat areas and agricultural land in planning and maintaining the City's park system.

Policy POS 5.1 Protect and retain wildlife habitat, agricultural land and open space when planning and maintaining City park lands.

Standards

- a. Existing natural habitat and other "unimproved" areas should be protected and preserved within parks, in keeping with the master plan approved for each park.

- b. An agricultural buffer should be provided between publicly-accessible parks/open spaces bordering agricultural lands.

GOAL POS 6. Encourage local organizations, the Davis Joint Unified School District, UC Davis, and the private sector to provide, develop and maintain needed parks, open space, recreation facilities, programs, activities and special events to the greatest extent possible.

Policy POS 6.1 Give local organizations, the School District, UC Davis, and the private sector opportunities and support for devising and implementing creative solutions for meeting recreation program and facility needs.

Actions

- a. Encourage local groups to identify recreation facility needs.
- b. Cooperate with local groups in the planning and construction of recreation facilities (models include Rainbow City and the Community Pool building in Community Park).
- c. Work with coalitions of sports organizations to define mutually compatible facility needs and mechanisms for the development, construction, operation and maintenance of these facilities.
- d. Develop and maintain joint use recreation facilities with the School District.
- e. Coordinate open space, recreation and child care programs and facilities with other City or school district programs.
- f. Encourage and support the development and maintenance of recreation and park facilities by the private sector.
- g. Assist private non-profit organizations that provide appropriate and needed recreation programs and services to Davis residents in meeting their facility needs.
- h. Investigate and evaluate the potential savings of using private contractors in the operation and maintenance of recreation facilities.

- i. Investigate the feasibility of establishing a non-profit foundation to seek and receive funds for the support of Parks and Recreation programs and facilities.
- j. Seek funding for specific programs and facilities from all appropriate outside sources.

Policy POS 6.2 Require dedication of land and/or payment of an in-lieu fee for park and recreational purposes as a condition of approval for subdivisions, as allowed by the Quimby Act (Government Code 66477).

Standards

- a. Land that is not suitable for recreation or wildlife habitat may not be counted toward fulfilling parkland dedication requirements.

Actions

- b. Continue to require development project impact fees for residential and commercial projects to finance park and recreation projects.
- c. Revise the subdivision ordinance to include standards that regulate the location and area of private open space that can be credited against a Quimby Act dedication.

GOAL POS 7. Reflect a balance between preservation, education, recreation and public health and safety in park and open space planning.

Policy POS 7.1 Proceed with park and open space planning in a balanced fashion, pursuing all the varying and sometimes competing uses of Open Space as opportunities are identified. These competing uses include resource conservation (farm land and groundwater recharge), wildlife and habitat needs, buffering of the agricultural and urban interface, alternative transportation corridors and active and passive recreation uses.

Actions

- a. Maintain the Open Space Commission to monitor open space issues and facilitate implementation of open space plans.
- b. Seek funding from all potential sources for parks and open space. Establish funding for open space separate from urban parks or parks for active recreation.
- c. Monitor the use of open space areas periodically and adjust management strategies appropriately.