

A proposed new neighborhood

West Davis Active Adult Community

Designed for Current Davis Residents

Introducing a Proposed Active Adult Community in West Davis

The West Davis Active Adult Community is specifically designed to provide older Davis residents with new homes that meet their current and changing needs and the opportunity to downsize without sacrificing their existing lifestyle.

80% of the homes will be dedicated to those 55 years+ (active adult) and 20% of the homes will not be age restricted. This mixture of age groups will maintain an atmosphere and energy similar to traditional Davis neighborhoods.

Single Story Homes, Bungalows, Cottages and Small Builder Lots

We are proposing a total of 325 single story homes of various sizes. The plan provides a variety of smaller universally designed homes that appeal to a wide segment of older Davis residents.

Comfortable, sustainable, and energy efficient features, including solar on all homes, are central to the design ethos.

A mix of architectural styles are being considered, including mid-century modern, craftsman and traditional.

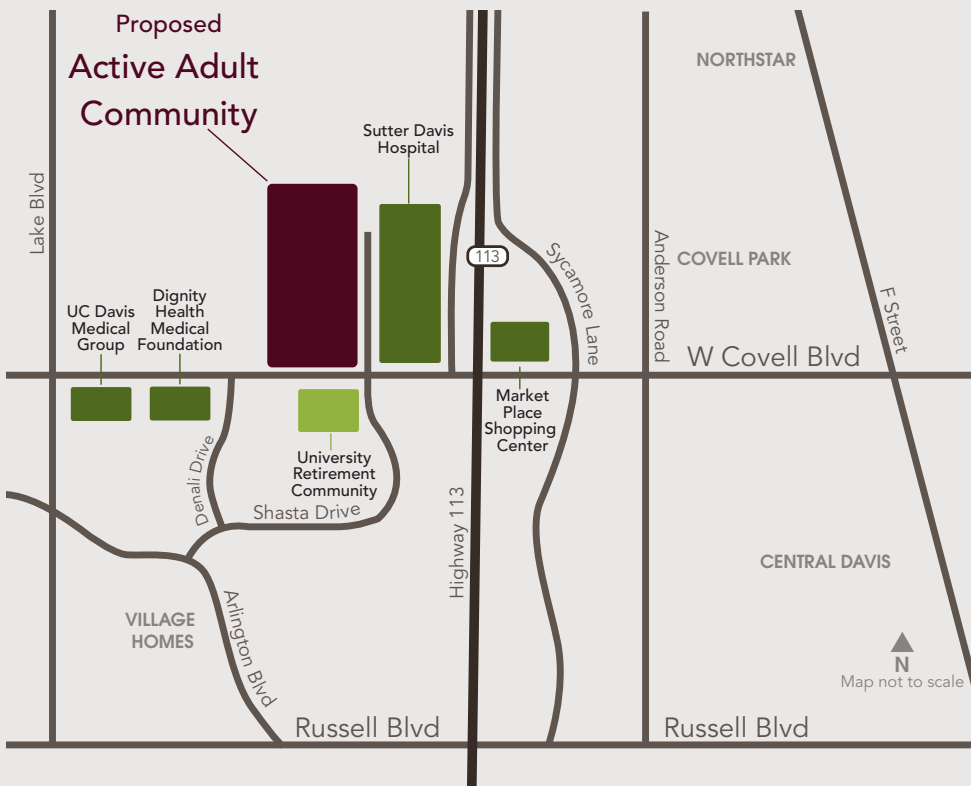
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This is not ‘Sun City’.

Our plan combines attractive Davis neighborhood elements with updated amenities for the needs of older Davis residents. We are rearranging, reinterpreting and innovating a variety of features with sustainability and energy efficiency.

- The West Davis Active Adult Community Planning Group

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West Davis Location

- Located west of Highway 113 with freeway access two blocks east
- Existing four-way intersection: northwest corner of Shasta and Risling at Covell Blvd.
- Next door to Sutter Davis Hospital, Sutter Medical Offices and Communicare
- Across from University Retirement Community (URC)
- 1/4 mile to the medical offices of Dignity Health Care and UCD along Covell Blvd.
- Market Place shopping center three blocks to the east across Highway 113

Facts About the Proposed West Davis Active Adult Community

- Activity and Wellness Center with a Health Club and Restaurant open to residents of other West Davis neighborhoods
- **Single Story:**
 - 1,400 - 1,800 square foot detached homes; most will face a walking path greenway
 - 1,100 - 1,350 square foot bungalows
 - 900 - 1,200 square foot cottages
- 150 affordable senior apartments
- Small builder lots: custom or special needs homes
- Architecture, land plan and paseo concept designed to encourage a closer connection for residents
- 2.6 miles of walking and bike paths around and through the neighborhood
- Ag Buffer, Arboretum and Urban Orchard - 150 foot wide area easily accessible to nearby Aspen and Evergreen neighborhoods
- Community vegetable garden areas
- Expansion site along Covell Blvd. for either University Retirement Community (URC) or other medical facilities provider



5,000+/-

Number of Homes in Davis
owned by current residents 50 years or older
approximately 25% of the homes in Davis



Activity and Wellness Center Also Available to the Broader West Davis Neighborhoods

The cornerstone of the West Davis Active Adult Community is The Activity and Wellness Center, a 3+ acre area. This Center will be a neighborhood gathering place, somewhere to meet and catch up with friends and neighbors: a key design goal when the neighborhood was envisioned. The exact makeup of uses and facilities will be finalized during the City and community outreach process. Current plans include:

- Health club open to residents and other West Davis neighborhoods
- Restaurant open to the public
- Meeting rooms for classes/lectures
- Teaching and catering kitchen and dining areas
- Pool for recreation and aqua aerobics, and therapy pool
- Yoga room(s)
- Extensive outdoor patio seating area
- Covered parking lot with solar panels (suitable for farmer's markets and open air activities)

Affordable Senior Housing for Davis Residents

An Affordable Senior Housing Campus

The neighborhood has an affordable housing plan that **exceeds city requirements by double the amount.**

The proposed 150 apartment affordable senior rental housing campus has the following anticipated housing mix:

- Approx. 35% of apartments will be affordable to households whose incomes do not exceed \$13,475
- Approx. 35% of apartments will be affordable to households whose incomes do not exceed \$26,950
- Approx. 30% of apartments will be affordable to households whose incomes do not exceed \$32,000

Delta Senior Housing Communities is a Davis-based, senior housing provider which created the 60 affordable apartments at Eleanor Roosevelt Circle in Davis and the 154 affordable apartment senior campus at Heritage Commons in Dixon.

72

Number of People on the Waiting List for Affordable Rental Units at Eleanor Roosevelt Circle as of October 2016

3+/-
years

Average Time on the Waiting List for Davis Affordable Units to Seniors at 25% Median Income

Our Mission

“ To elevate ‘age in place’ to ‘thrive in place’
with a thoughtful neighborhood design
blending the inclusiveness of Davis with principles
that enhance the older adult lifestyle. ”

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Learn More. Share Your Ideas.

Invite us to meet with your neighbors, focus groups and others interested in the community.
Let us hear your ideas and thoughts.

To learn more or host a group, please contact us at

WDAAC.com or (530) 231-5519

