

## STAFF REPORT

**DATE:** February 8, 2017

**TO:** Senior Citizen Commission

**FROM:** Katherine Hess, Community Development Administrator  
Ashley Feeney, Assistant Director of Community Development and Sustainability

**SUBJECT:** West Davis Active Adult Community – Preliminary Workshop

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### **Recommendation**

Staff recommends the Senior Citizen Commission hold a preliminary workshop on the proposed West Davis Active Adult Community consisting of:

- Introduction to the proposal from Community Development staff and the applicant; and
- Questions from Commissioners.

On March 9, 2017 meeting, the Commission will be requested to provide suggestions to staff and the applicant for consideration during the Commission and environmental review process.

### **Background**

David Taormino has submitted applications to the City proposing consideration of the West Davis Active Adult Community project. The site is 75 acres on the north side of Covell Boulevard, west of Sutter-Davis Hospital. Approval of the project would require voter approval under Measure R. An Environmental Impact Report will be prepared.



*Figure 1: Location*

The proposal includes the following components:

- 325 for-sale units, primarily single-family detached and predominantly single-story
- 150 affordable senior apartments
- 3-acre (approximate) Activity and Wellness Center, including pool, public restaurant, outdoor patio, and parking lot
- 3-acre (approximate) parcel for University Retirement Community expansion
- Greenbelts, drainage, and agricultural buffer (including off-site agricultural buffer and stormwater detention)

Eighty percent of the units, including the affordable apartments, are proposed to be entitled as a senior citizen housing development. At least one occupant of these units would be required to be 55 and over, with all other occupants either spouses/partners aged 45 and older or health care providers. The remaining twenty percent of the units (particularly the small builder lots at the west and northern edges of the site) would not have age restrictions.

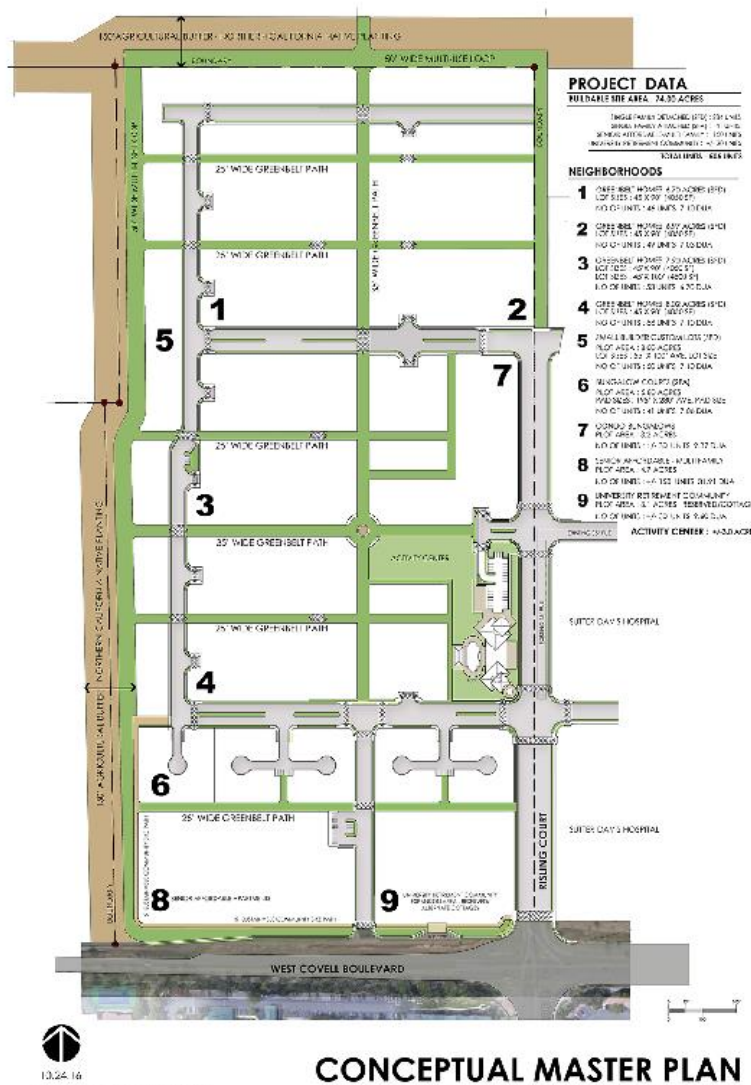


Figure 2: Conceptual Master Plan

Application documents are at <http://cityofdavis.org/city-hall/community-development-and-sustainability/development-projects/west-davis-active-adult-community>

In January, the City Council gave the following directions to staff:

1. Solicit Commission input on the proposal, as outlined in the report at <http://documents.cityofdavis.org/Media/Default/Documents/PDF/CityCouncil/CouncilMeetings/Agendas/20170124/04H-WDAAC-Preliminary-Direction.pdf>;
2. Return to Council with a budget adjustment and contract for preparation of an Environmental Impact Report;
3. Initiate review of the fiscal impacts of the proposal; and
4. Process the applications and bring them to Planning Commission and City Council hearing upon completion of staff and commission reviews.

### **Commission Review Process**

Staff and the applicant are soliciting comment from Commissions in areas of their expertise. In February, the Planning Commission is being asked to review and comment on topics such as the mix of land uses, roadway and greenbelt networks, relationship of the site to surrounding uses, and agricultural buffers. Reviews are also being scheduled before the Social Services Commission (affordable housing), Recreation and Parks (greenbelts and neighborhood amenities), and other advisory commissions.

The purpose of this workshop and the March meeting is to allow the Senior Citizen Commission to provide preliminary review and comment on senior-related matters, and topics to be addressed as the project is refined prior to environmental review and public hearing. Staff anticipates returning to the Senior Citizen Commission for advisory comments prior to formal public hearing before the Planning Commission and City Council. At that time, the Commission is likely to be requested to evaluate consistency of the proposal with the *Guidelines for Housing Restricted to Seniors and/or Persons with Disabilities* adopted by the City Council in 2010 (Attachment 4).

### **Preliminary Review Comments**

Staff has a few initial comments on the proposal, based upon our preliminary review. Additional comments by Commissioners are encouraged. Staff and the applicant have the goal of identifying any substantive changes to the proposal prior to beginning technical review of the proposal and its potential environmental impacts.

Location and Uses. This location may be appropriate for development of housing targeted to seniors. It is proximate to Sutter-Davis Hospital, the University Retirement Community, and medical offices. Adequacy of proximate services for residents, including shopping, recreational amenities, social activities, and schools, would be evaluated as part of the application review. The affordable housing component of the subdivision is anticipated to assist in meeting local needs.

Greenbelts. The preliminary concept plan shows greenbelts of 25-35 feet throughout the project, no public park, and an HOA-maintained outdoor area as part of the Activity Center.



Figure 3: Conceptual Greenbelt Path

The General Plan calls for greenbelts averaging 100 feet wide. Recently-adopted street standards call for multi-use paths to be 12 feet wide, with 2 foot rideable/walkable shoulders, for a total of 16 feet of rideable surface. The General Plan also calls for a neighborhood park within 3/8 of a mile of all residences. Arroyo Park is approximately 3/8 mile from the edge of the site, across Covell Boulevard.

Staff feels that a central greenbelt could serve as the pedestrian/bicycle circulation corridor and public green space for subdivision residents, but it would need to be of appropriate width to accommodate a variety of uses, including activity nodes that might include uses such as play structures, outdoor exercise equipment, and/or a fenced play area for small dogs. The variety of potential users, including cyclists, persons with mobility impairments, parents with babies and strollers, and other users are likely to require wider-than-proposed paths to reduce potential for conflicts.

Roadway connectivity and emergency access. Primary vehicular access to the site would be from Risling Place, adjacent to Sutter-Davis Hospital. Secondary (right-in, right-out) vehicular access would come from Covell Boulevard west of the main entrance. The Covell Boulevard edge is anticipated to include two westbound travel lanes (to be considered in the EIR), a planted parkway strip, and a multi-use trail north of a relocated drainage channel.

Figure 4: Conceptual Site Plan



Staff feels that the preliminary site plan could be improved with the addition of greater



connectivity and loop streets. Interconnectedness will accommodate vehicles for emergency services and waste removal, and improve “permeability” and resident access throughout the neighborhood.

The preliminary site plan also shows multiple flag lots at the ends of the cul-de-sacs. These lots can require frequent curb cuts, which can create difficulty for placement of street trees, on-street parking, and waste collection. The driveways for the flag lots might also pose challenges for senior citizen residents.

The accommodations for bicycle, pedestrian, and vehicular travel along Risling Place will require particular care with respect to crosswalk placement, adequacy of vehicular circulation, and adequacy of bicycle facilities. Staff is proposing to reach out to Sutter-Davis Hospital to request the latest thoughts on future development in the hospital’s expansion area, so that improvements can be coordinated as well as possible.

The Environmental Impact Report will identify improvements necessary to mitigate impacts of the project on the transportation system. Any new or modified roadways will be required to meet current street standards. Staff anticipates that review of the proposal, including consideration by the Bicycle, Transportation, and Street Safety Commission, will consider on-site circulation and the Covell Boulevard “edge” as well as opportunities to improve the west Covell Boulevard corridor.

Affordable Housing. City ordinances require contribution to affordable housing in new residential subdivisions. On-site construction of affordable rental housing is an option available to the developer. The proposal includes an approximate five-acre parcel to be developed with affordable rental housing (apartments) for seniors. The 150 apartments would be developed by Delta Senior Housing Communities and Neighborhood Partners. The project is proposed to be built in two phases, as financing permits. Allowable rents and resident incomes would be regulated by the City.

Preliminary calculations show the proposed number of affordable units exceeds the obligations of the City's Affordable Housing Ordinance. The Social Services Commission will be reviewing the details of the affordable housing proposal.

Building Design and Accessibility. All non-residential buildings, such as the activity center and any commercial uses, would be required to be accessible according to the building code requirements. Under current state and federal standards, all ground-floor and elevator-served units in the affordable apartment buildings would be required to be accessible. Although an elevator would be desirable, it is not required by building code.

The majority of the single-family homes in the subdivision would be single-story, with an optional bonus room above the garage. The perimeter houses, which are not anticipated to be age-restricted, could have one or two stories. Single-family houses in Davis are evaluated in consideration of the City's Universal Access Ordinance, which establishes standards for path of travel and accessible routes, bathroom dimensions, and other components. Exemptions may be granted by the Community Development Director upon request.

Access to Public Transit and Paratransit. Covell Boulevard is served by the Unitrans P and Q lines, which run the perimeter of the City and provide access to Downtown Davis (5<sup>th</sup> Street) and the UC Davis Memorial Union. This line provides weekday and weekend service. Weekday service runs every half-hour each direction. The only proximate Yolobus routes are 220 and 220C, which provide trips to Vacaville and Winters, plus a daily eastbound and westbound trip to UC Davis.

Davis Community Transit provides door-to-door paratransit services to seniors and disabled persons in Davis. Davis Community Transit is expected provide services to WDAAC neighborhood residents similar to those provided throughout the rest of Davis.

### **Attachment**

1. Preliminary Master Plan
2. Conceptual Site Plan
3. Preliminary Conceptual Floor Plans
4. Guidelines for Housing that Serves Seniors and Persons with Disabilities
5. Universal Access Ordinance