

Overarching Goals and Housing Location Principles For Overall Site Rankings

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Overarching Goals

The overarching goals in the Davis General Plan which should influence housing location decisions include: A compact city surrounded by farmland and habitat with slow urban growth; a pedestrian-oriented vital downtown area; a connected greenway system; neighborhoods with schools, parks, greenbelts and shopping; a variety of housing types, designs and prices to meet local housing needs including affordable housing; conservation of energy and resources; a healthy living environment with clean air and compatible noise levels; a balanced transportation system which promotes alternative modes; and city fiscal stability.

Housing Location Principles

The proposed site for housing development supports the following principles:

1. Promotes a compact urban form, which allows for efficient infrastructure and services.
2. Promotes overall proximity to existing community facilities including parks, greenbelts, schools and shopping (which reduces driving and its negative impacts).
3. Promotes overall proximity to the downtown and UC Davis (which reduces driving and its negative impacts).
4. Is capable of providing compact development and higher density housing, especially near community facilities (which reduces driving and its negative impacts).
5. Preserves prime farmland and minimizes farmland conversion.
6. Is adjacent to, or contributes to open space and greenway system connections.
7. Provides adequate vehicular access and safety.
8. Promotes pedestrian, bicycle and transit mobility.
9. Is compatible with existing land uses in the vicinity.
10. Is compatible with noise environment.
11. Avoids health risks (such as exposure to particulates in close proximity to freeways).
12. Preserves a small town feel.
13. Promotes historic preservation.
14. Advances (or at least does not harm) fiscal stability.

The overarching goals are based on the City of Davis General Plan visions and goals. The housing location principles are based on: (1) City of Davis General Plan policies; (2) Smart Growth principles; and (3) the factors identified as most important at Community Workshop #1.

p/planning/advance planning/housing element update/groupings and rankings/SC survey results-Principles for Jan 10 SC