



## MEASURE L West Davis Active Adult Community (WDAAC)

### **Ballot Language:**

Shall Resolution 18-094 amending the Davis General Plan to accommodate a senior housing development by changing the land use designation for the West Davis Active Adult Community property from Agriculture and Urban Agriculture Transition Area to Residential Medium Density, Residential High Density, Neighborhood Mixed Use, and Urban Agriculture Transition Area, as set forth in the Resolution and establishing the Baseline Project Features be approved?

### **Why is this project on the ballot?**

City ordinances (City Code Chapter 41; commonly called Measure J/R) require voter approval for any project that changes the City's General Plan land use designation for the project from agricultural land to urban uses. In June 2018, the City Council voted to approve the land use applications for the WDAAC Project and place the proposal on the November 2018 ballot.

The General Plan Amendment includes Baseline Project Features such as allowable land uses, densities, parks and recreation facilities, and significant project design features that cannot be reduced or eliminated without subsequent voter approval. The approvals also include a Development Agreement and Planned Development zoning, which may be considered for amendment by the City Council at a public hearing.

### **Where is the property?**

The WDAAC Property is a 75-acre parcel north of Covell Boulevard and west of Risling Court and Sutter Davis Hospital. The project also includes off-site improvements to Covell Boulevard and storm drain facilities north of the Hospital.



### **What land uses and housing types are proposed in the Baseline Project Features?**

The Baseline Project Features will permit a maximum of 560 primary housing units. Allowed residential uses include detached single family homes, cottages, bungalows, stacked flats, and a site identified to accommodate 150 senior affordable apartments. Other uses include a three-acre parcel for specialized senior care facility, a mixed-use Activity and Wellness Center, walking paths, an agricultural buffer, mini-parks, and stormwater facilities.

The affordable apartments and the specialized senior care facility will be age-restricted as senior housing. A minimum of 80% of the remaining units will be senior housing in accordance with state and federal fair housing requirements. The project will provide a portion of the homes without age restriction. Accessory dwelling units, which could include a caregiver suite, are permitted in some areas of the project. The Baseline Project Features includes provision for sizes of housing units. The Development Agreement includes provisions for universal design features in the housing.

The uses in the “Baseline Project Features” and map cannot be significantly changed without going back to the voters and obtaining a majority vote approving the change(s).

### **How will drivers, bicyclists and pedestrians access the site?**

Vehicular access would be provided from Risling Court and from a new intersection on Covell Boulevard west of Risling Court. Bicycle access will be provided from an improved Covell/Shasta/Risling intersection and from a new connection to John Jones Road north of the Hospital. Bus service will continue to be provided from Covell Boulevard.

The proposal includes landscaping improvements along Covell Boulevard between the SR-113 off-ramps and the west edge of the property, and improvements to the Covell/John Jones and Covell/Risling/Shasta intersections. The intersection of Covell, Risling, and Shasta will be reconfigured to eliminate all free right turns and shorten the distance for bicyclists and pedestrians to cross Covell Boulevard. The project also includes area for a potential landing of a bike/pedestrian crossing of SR-113 north of the hospital, should one be proposed and funded in the future.

### **Is Affordable Housing provided?**

The Baseline Project Features calls for land to accommodate 150 senior affordable apartments. The affordable housing site is adjacent to Covell Boulevard and the agricultural buffer. The Development Agreement between the City and the property owner implements this commitment and includes requirements that a minimum of one-third of the total affordable units must be affordable to extremely low income households and an additional one-third must be affordable to very low income households. The Development Agreement also provides that, if building permits for a minimum of 60 affordable units have not been secured within 5 years of recordation of the final map creating the parcel, the affordable housing site will be transferred to the City; and that Developer and affordable housing developer are solely responsible for securing funding for the project and this funding will not include city monies.

### **How will this Project impact the City financially?**

The City's Finance and Budget Commission generally concurred with the estimate by City staff that annual ongoing revenues and costs for the city from the project would be significantly positive over its first 15 years of development, generating as much as an annual \$300,000 net fiscal benefit in many years. The project would generate property taxes and other taxes to the City. The public greenways and agricultural buffer will be owned and maintained by the developer or homeowners association. The City would provide public safety and other municipal services to the project and its residents.

In addition to various community benefits from the project, as described above, the project would provide one-time revenue to the City through development impact fees and construction tax. The Development Agreement made provisions for adjustment of impact fees to reflect the anticipated lower number of residents per household and reduced vehicle trips in senior housing units. Impact fees were also adjusted to provide credits for storm drainage facilities, greenways and mini-parks, and a portion of the Covell Boulevard improvements. The project is estimated to generate over \$6,500,000 in one-time revenues to the City, including impact fees, construction tax, and a community benefit contribution of \$1,000,000, apportioned per each market-rate residential unit, for acquisition of land and/or construction of a new competitive swim facility. If the funds are not spent on the swim facility within five years, the City Council has the discretion to use the money for other community needs as deemed appropriate.

### **Are there environmental issues?**

An Environmental Impact Report (EIR) was approved as part of the City Council action in June.

All potential impacts were required to be mitigated to the extent feasible, but some impacts were determined to be significant even after mitigation. These are:

- ◆ Degradation of visual character
- ◆ Conversion of agricultural land to urban uses and potential indirect conversion of adjacent agricultural lands
- ◆ Potential to cause violation of air quality standards
- ◆ Impacts to intersections with SR-113 ramps and Covell/Sycamore intersection (mitigation identified, but City/Caltrans implementation cannot be guaranteed)

Compliance with Mitigation Measures identified in the EIR is required by the Development Agreement and planning approvals.

### **What sustainability components are included?**

The Development Agreement requires the following sustainability provisions:

- ◆ Agricultural mitigation and an agricultural buffer consistent with City requirements
- ◆ CalGreen and Energy Code compliance measures equivalent to LEED Gold standards
- ◆ Solar on every for-sale residential unit and in the parking area for the Activity and Wellness Center
- ◆ Provisions for energy retrofit of existing homes for owners who sell a home in Davis to purchase a home in WDAAC
- ◆ Habitat creation in the Covell Boulevard drainage channel, agricultural buffer, and stormwater facilities
- ◆ Rubberized asphalt for roadways

**Hasn't litigation been filed?**

The project proponent has elected to develop a "Davis-Based Buyers Program" that would restrict sale of 90% of the for-sale residential units to households that include a Davis resident, family of a Davis resident, Davis employee, student or graduate of Davis schools, or similar connection. The Development Agreement requires the developer to develop requirements and procedures for the program that ensure that it is consistent with all applicable fair housing laws. The developer is still in the process of preparing program criteria, which must be submitted to the City prior to the issuance of any building permits for the project. Litigation was filed in federal court alleging that the Developer's program violates state and federal fair housing laws.

**How can I find more information?**

All approval documents, including Baseline Project Features and records of City Council and Commission review, are on the City of Davis website: [www.CityOfDavis.org](http://www.CityOfDavis.org).

# Baseline Project Features Map

