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Hyatt House Hotel Facilitated Conversations

Tuesday, November 29th, 2016 and Tuesday January 10th, 2017

New Harmony Mutual Housing Community Room

3030 Cowell Blvd, Davis, CA 95618

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MEETING PURPOSE

Sponsored by the City of Davis, the facilitated meetings brought together representatives of the Rose Creek neighborhood and the project developers at the request of City Council. Participants were encouraged to listen to perspectives, concerns and challenges related to the proposed Hyatt House Hotel (HHH) project in an effort to identify opportunities to alleviate concerns.

PARTICIPATION

City Staff: Ashley Feeney

Development Team: Guneet Bajwa, Bill Habicht, Michael Bisch, Rick Harper (Architect)

Rose Creek Neighborhood Representatives: Neil dhanowa, Bridget Boyd, Alissa Burnett, Karen Ashby

Community Members (1st meeting only): Jen Boschee-Danzer, Tennis Tollefson, Carol Tollefson, Alan Pryor, Valya Mogilner, Jim Danzer

FIRST MEETING- GUIDING PRINCIPLES

The following list of principles were offered by participants, based on personal interests and values, to guide the discussion and assessment of opportunities to address concerns.

- Maintaining a sense of community
- Sustain community members relationships and a sense of togetherness
- Define and be a good neighbor
- Be an added value to the South Davis community
- Adhere to design integrity
- Respect rights/responsibilities of all neighbors
- Promote transparency
- Restore relationships
- Promote innovation—as valued by the City of Davis and harness diverse local resources
- Promote listening and respect for all
- Advocate for fairness
- Respect and address needs
- Be inclusive
- Move away from positions and clarify intentions
- Be open to real change
- Move forward together as a whole community without disadvantaging parts of the community

- Recognize power imbalance in the conversation
- Solutions not be onus on residents

FIRST MEETING- ISSUES RELATED TO THE HYATT HOUSE HOTEL PROJECT

Neighborhood representatives and the development team shared the following concerns and were given an opportunity, within the meetings' limited time, to select the ones that they wanted to discuss in depth. The following table provides a summary of topics that were discussed at the two meetings.

TOPIC FOR DISCUSSION	MEETING DISCUSSION
Potential lawsuit and its impact on the facilitated conversation	1st
Recognition of laws/rights as they relate to the HHH project	1st
Understanding the financial consideration in making the HHH a successful project	1st
Impact on greenbelt trees	1st
Privacy	1st
Safety	1st
Impact of hotel on neighboring properties values	1st – not fully discussed
Use of resources (water conservation, air quality, etc)	1st – not fully discussed
The impacts of the building's proximity to homeowners in the Rose Creek neighborhood	1st, 2nd
Potential impacts of limited parking on the neighborhood	1st, 2nd
Project use and how it fits within the neighborhood feel	1st, 2nd
Reflection of <u>all</u> neighbors' voices/opinions	1st, 2nd
Longevity of project → future uncertainties related to hotel's success and ownership	1st, 2nd
Repair relationships	1st, 2nd
Noise from property use	2nd
Traffic	2nd
Height and massing of building	2nd
Lighting	2nd

FIRST MEETING- IDEAS TO MOVE FORWARD

The following suggestions were made by participants, at the first meeting, regarding the issues that were discussed:

- Further exploration of ways to limit path access to the neighborhood from the HHH property.
- Install screens to windows on the 2nd floor (in addition to the already proposed window screens) to address privacy concerns of adjacent property owners.

- The development team and the neighborhood will consider the development of a structure and formalize an entity for ongoing communication (charter development).
- The development team, in collaboration with city staff, will ensure the health and longevity of the greenbelt trees.
- Participants suggested that this facilitated process be used as a model for other developments to ensure positive community engagement and communication.
- Participants shared their interest in continuing the facilitated discussion on the following 4 issues:
 - Size of building relative to the property
 - Lighting impacts
 - Noise impacts
 - Parking

SECOND MEETING- DISCUSSION

Neighborhood representatives and the project development team reconvened for a second facilitated meeting to discuss the four topics that were highlighted at the first meeting: size and massing of building, parking, noise, and lighting.

Ashley Feeney, city staff, provided an update on the request to explore limited path access on the eastern side of the property. Ashley suggested that the multi-use pathway be relocated to the western side of the property. Ashley will continue exploring this option with the project's development team, adjacent property owners, and the city Public Works Department.

Below is a summary of concerns/interests and suggested modifications to address each of the four topics.

BUILDING SIZE AND MASSING

Concerns

- Size matters in context of building use—building is larger than residents expected, and a larger hotel leads to more parking needs and more light/noise impact.
- Property use as a hotel means round-the-clock activities on the property not just during business hours when impact to neighbors may be limited.
- Property use as a hotel means increased density and may lead to increased density in other future development along the corridor.
- This project is an example of the City of Davis' approach to approve project-by-project instead of holistic development.
- Approving the height of the building as proposed may lead to a creeping up effect for future buildings' height in the area.

- There are assumptions and negative perceptions regarding the impact of the mass of the building on neighboring homes. This is an emotional response to the unknown/unexpected effect of the structure on the neighborhood feel. There is a sense of feeling boxed-in/claustrophobic by large structures.

Responses and Suggested Modifications

- The height proposed is within allowable limits. Modifications to the building can go over 50 feet (within 10% of max. height, so 55 feet) without a change in zoning.
- The side of the hotel facing the neighborhood has been reduced to three stories. The side of the hotel facing Cowell remains at four stories. The architect provided drawings to demonstrate this change.
- The change to a split four and three stories is viewed by the development team as a compromise.
- The neighbors don't see it as a compromise since they do not want the hotel on the property. The neighborhood rationale for requesting a three-story limit is that it would maintain the feel of the neighborhood (matches Davis Diamonds).
- The developers expressed their frustration that treating the baseline as 0 makes it difficult to compromise (compromising between 0 and 120 rooms).
- The development team asked the neighborhood representatives to share the revised design with neighbors and get their feedback.
- The new design addresses the privacy concern that was raised at the first meeting; the fourth floor windows are high (hotel guests can't look out of them at neighborhood).
- The neighbors suggested vegetation between the property and the greenbelt to create a visual barrier.
- The development team can provide a stipend for private property trees or provide trees directly to adjacent property owners.

PARKING

Concerns

- Hotel guests parking on neighborhood streets.
- Parking adjacent to the greenbelt will result in noise and light nuisance (from cars headlights) at all hours.
- Smoking
- Impact on street parking, large vehicles parking in- front of the hotel.

Responses and Suggested Modifications

- The development team suggested that the parking area adjacent to the greenbelt will be landscaped/gravel and be used only as needed for employee parking.
- City staff will work on conditional use permit that will specify hours of operation, permit requirements, signage. Conditional use permits are revocable/enforceable.
- Street parking: City staff will explore options to add signage stipulating no highway vehicle parking, or add striping on Cowell Blvd.
- City staff will explore the possibility of reducing speed limit along Cowell Blvd.

LIGHTING

Concerns

- 24- hours Lighting on the fourth floor hallway facing the neighboring homes
- Parking lot lighting
- External building lights
- Long-term maintenance of lighting

Responses and Suggested Modifications

- Everyone was in agreement that it is important to minimize light impact.
- The fourth floor will not be visible from the neighboring homes. Hallway lighting on the fourth floor will be dimmed and the windows can be shaded glass to minimize impact.
- Parking lot lighting will utilize 4-ft high fixture or bi-level lighting to minimize impact.
- The development team is committed to maintaining the lighting. The lighting plan will include these items as part of conditions of approval.

NOISE

Noise concerns were addressed with revisions suggested by the development team during the discussion on parking concerns.

GOOD NEIGHBOR APPROACH

Neighbors asked the development team to provide financial support for local neighborhood improvements (park, water fountain). The development team suggested that the neighbors can help with this effort if they directly advocate with the City for neighborhood benefits.

SECOND MEETING- IDEAS TO MOVE FORWARD

The participants discussed immediate next steps to be taken prior to the City Council meeting that is scheduled for Tuesday, January 24th. The following table provides a summary of actions.

Hyatt House Hotel Project- Immediate Next Steps Timeline

DUE DATE	ACTION	RESPONSIBLE
Friday, January 13 th	Share conditions of approval, related to the meeting discussion, with participants. <ul style="list-style-type: none"> • Backlot reserved employee parking (signage/hours of operation, permits). • Backlot lighting. 	Ashley
	Complete city staff report.	Ashley
	Send revised project package to City staff.	Developers
	Send the neighbors a list of revised items based on expressed community needs, possible actions to support neighborhood needs (neighborhood improvements), and revised plans of the project.	Developers
Tuesday, January 17 th	Send Ashley comments on conditions of approval.	All
	Send city staff packet to City manager.	Ashley
	Share information with neighbors about revisions to the project in response to the needs expressed by the neighbors – both in conversations and email.	Neighborhood representatives
	Send Ashley a facilitator report on key issues addressed at the two meetings.	Orit
Thursday, January 19 th	Send City staff packet to City Council.	City staff
Friday, January 20 th	Provide the development team with feedback and reaction to project revisions as well as position to be shared with City Council.	Neighborhood representatives
Tuesday, January 24 th	City Council Meeting	
	Explore transportation related improvements on Cowell Blvd (parking, speed limit).	City staff
	Provide stipend/trees to adjacent neighbors.	Developers

TAKEAWAYS/COMMENTS ABOUT THE PROCESS

- Several participants found that there was more common ground than anticipated when coming to this conversation.
- Communication through the Davis Vanguard has been difficult- Stay off.
- Several participants express the sentiment that “we can work together to solve most (if not all) issues”.
- This is the type of dialogue that should have been happening all along.
- Electronic communication is insufficient.
- Dramatic difference in quality of conversation between first and second meeting.
- Neighborhood observers did not attend the second meeting because they trust their representatives.
- Commitment to working together was appreciated by all participants.
- Good feedback and dialogue leads to better solutions and a better project.
- The development team is committed to working with the Rose Creek neighborhood.
- The facilitated conversation process is important, and should be encouraged in the future.
- It was helpful to have opportunity to vent feelings (1st meeting) and then come back to have a productive conversation (2nd meeting).
- City Council should be encouraged to include neighborhoods in process of development, maybe develop a guide for neighborhoods on how to participate.
- Thanks to participants for being open to the process, and to Orit for facilitating it.