

STAFF REPORT

DATE: March 9, 2017

TO: Recreation and Park Commission

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

SUBJECT: West Davis Active Adult Community – Preliminary Review

Recommendation

Staff recommends the Recreation and Park Commission review the concept plans for the proposed West Davis Active Adult Community and provide suggestions to staff and the applicant for consideration during the Commission and environmental review process. Specifically, the Commission is being asked whether there is a compelling reason for deviation from City standards for greenbelt and path widths.

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 General Plan Amendment, and voter approval under Measure R. An Environmental Impact Report will be prepared. Other entitlements would include Development Agreement, Affordable Housing Plan, Annexation (including a tax-share agreement) and implementing approvals, such as subdivision maps.



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 (approximately 100 single-family units) would not have age restrictions.

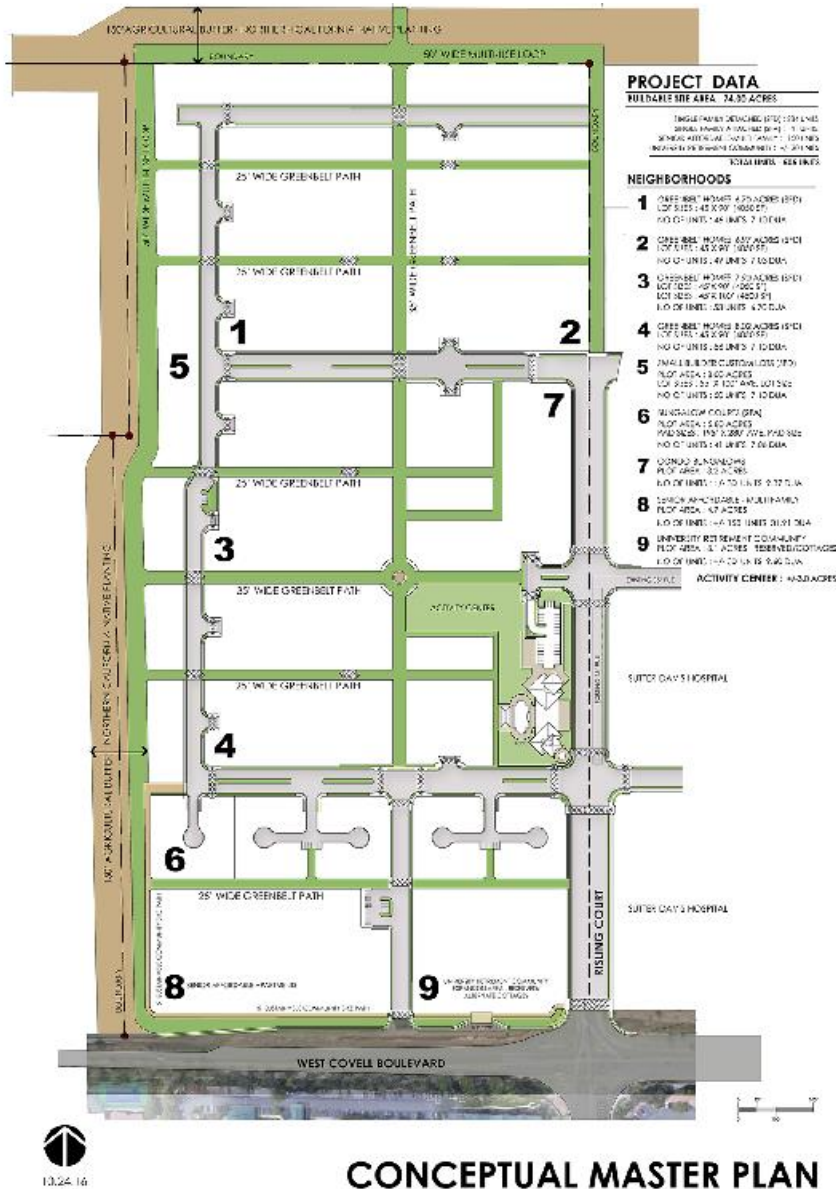


Figure 2: Conceptual Master Plan

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.

De Novo Planning Group has been selected to prepare the environmental documents. Staff anticipates that the following policy topics will drive the key planning and environmental analysis for this project:

- Impacts to agricultural and biological resources.
- Traffic and circulation impacts, including accommodations for pedestrians and cyclists connecting to the existing built environment.
- Project consistency with City goals for sustainability, urban development, parks and open space, and community character.

Commission Review Process

The purpose of this initial review is to allow the Recreation and Park Commission to provide preliminary review and comment, focusing on general topics such as mix of land uses, public and private recreational features, greenbelt network, relationship of the site to surrounding uses, and issues to be addressed as the project is refined prior to environmental review and public hearing.

Later in the review process, the RPC will have an opportunity to review the proposal, prior to public hearing before the Planning Commission and City Council. All applicable commissions will be asked to make advisory comments on policy consistency related to their charges. Specifically, commissions will be requested to comment on project components that should be incorporated into the Baseline Project Features as the City Council considers presenting the proposal to the voters. Staff anticipates that comments from advisory commissions would be presented to the Planning Commission and City Council in a matrix format, with staff notes on how recommendations have been addressed.

Preliminary dates for commission review, and likely topics for discussion, are as follows. This will be refined as the evaluation proceeds.

Commission	Date	Discussion Topics
Senior Citizen	February 9 (workshop) March 9 (recommendations)	Senior-friendly components of subdivision, including age restrictions, greenbelt configuration, unit types and features, and recreational/HOA amenities; access to public transit and paratransit; consistency with Guidelines for Housing that Serves Seniors and Persons with Disabilities
Natural Resources	February 27	Sustainability components, environmental analysis (when released)
Open Space and Habitat	March 6	Agricultural mitigation and buffer, environmental analysis (when released)
Bicycle, Transportation, and Street Safety	March 9	Street layout and connectivity, roadway and path widths, Covell Boulevard frontage improvements
Recreation and Park	March 16	Park and greenbelt location and amenities
Social Services	March 20	Affordable housing proposal
Finance and Budget	TBD, likely spring-summer	Fiscal impacts on City, sensitivity analysis reflecting Development Agreement commitments, tax-share agreement, and project refinements

Completion of the Environmental Impact Report would require approximately twelve months from contract execution. Public hearings before Planning Commission could be expected in early 2018.

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 confirming the Project Description for the purpose of scoping the Environmental Impact Report.

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. The site is within the Sphere of Influence adopted by the Yolo County Local Agency Formation Commission. Adequacy of proximate services for residents, including shopping, recreational amenities, social activities, and schools, would be evaluated as part of the application review.

Measure R Requirements. Staff anticipates that Baseline Project Features, as required by Measure R, will be refined through public and commission review. Development Agreement and Preliminary Planned Development provisions, including special conditions of approval, are also anticipated to be reviewed concurrently with the Baseline Project Features. The Environmental Impact Report will identify mitigation measures to address adverse environmental effects.

Should the applications be approved by the City Council and the voters, implementing actions such as subdivision maps and conditional use permits would be processed through Planning Commission. At that time, Development Agreement could be refined, as necessary, in accordance with the provisions of the General Plan Amendment and Baseline Project Features.

Park and Recreation Land

The application does not propose a public park. Open space, recreational, and greenbelt amenities include the following:

- Multiple 25-35 foot-wide greenways throughout the subdivision;
- A 50-foot public access area with a decomposed granite walkway/trail along the west and north boundaries of the site, as part of the agricultural buffer and drainage facility.
- A 3-acre (approximate) activity center.

The greenways and activity center are proposed to be owned and maintained by the homeowners association. The perimeter buffer may be either publicly or privately owned, subject to additional discussion of technical aspects.

The General Plan establishes standards for a community park within 1½ miles of all dwelling units, and a neighborhood parking within 3/8 mile of all dwelling units. The nearest park to this subdivision, Arroyo Community Park, is approximately 3/8 mile from the southern edge of the project site. Bicycle/pedestrian access to Arroyo Park would entail crossing Covell at the intersection with Risling Court and Shasta Drive, and then following the Shasta Drive sidewalk and north-south greenbelt to the grade-separated crossing under Shasta to the park.

The concept for the HOA-owned activity center includes a health club, swimming pool, and turf area. The applicant is also proposing a restaurant to serve as a gathering space and convenience for neighborhood residents as well as Sutter-Davis Hospital visitors and employees.

Recreation Area and Greenbelts.

The preliminary concept plan shows greenbelts of 25-35 feet throughout the project, with a 50-foot public access area as part of the agricultural buffer on the west and south boundaries.

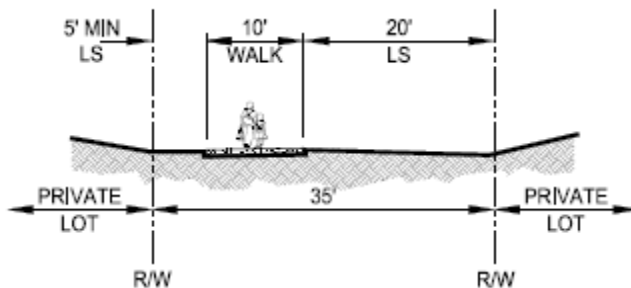


Figure 3 - 35' Multipurpose Pathway (Central Spine)



Figure 4 Bicycle Circulation



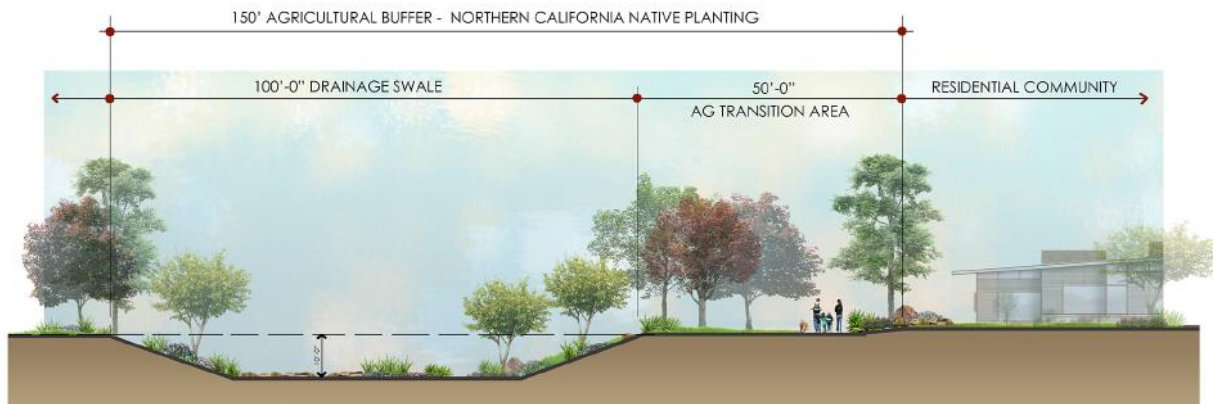
Figure 5: Conceptual Greenbelt Path

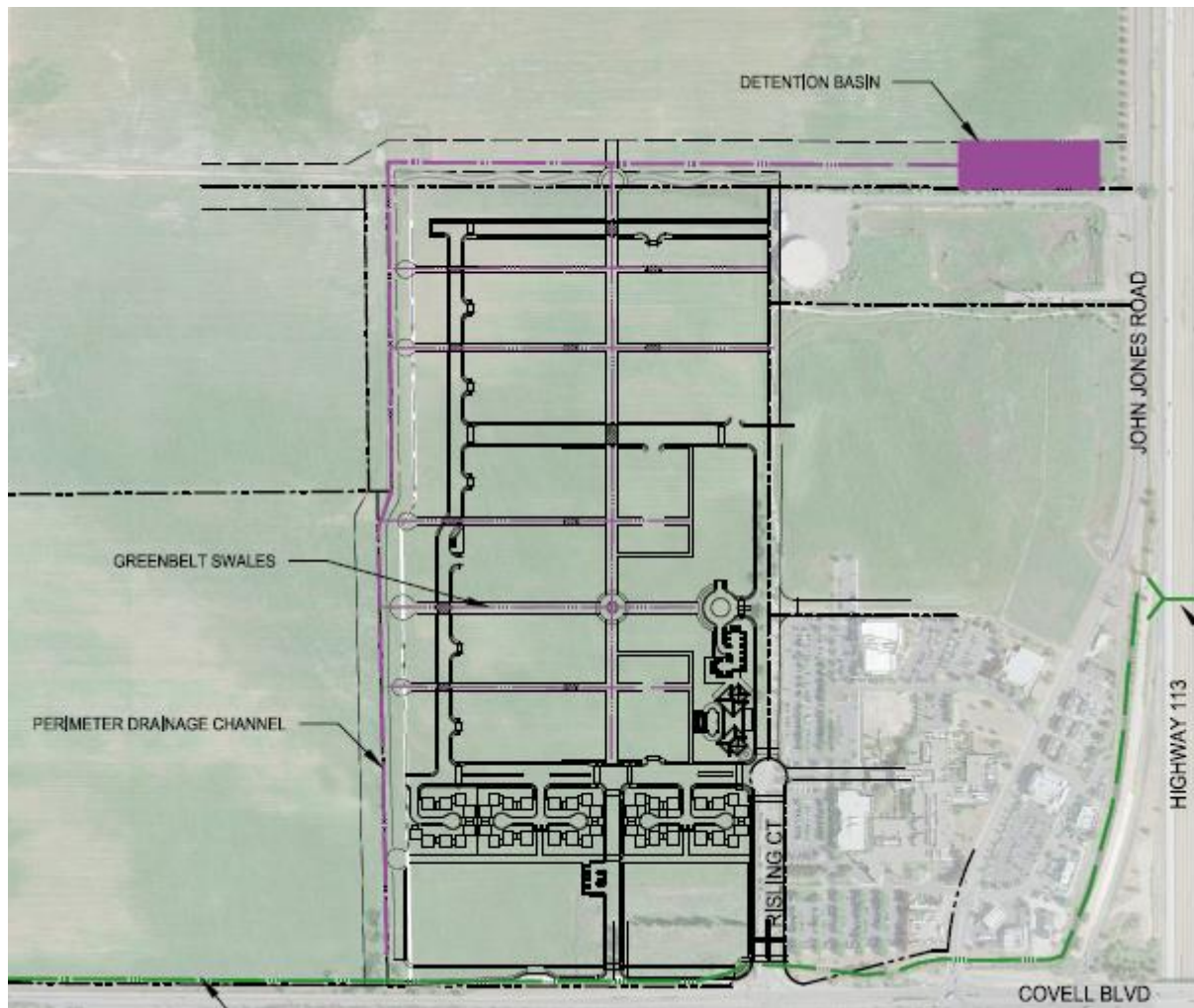
The General Plan calls for ten percent of new residential development area to be greenbelt. Greenbelts should average 100 feet wide, with a minimum width of 35 feet. Recently-adopted street standards call for multi-use paths to be 12 feet wide, with 2 foot rideable/walkable shoulders, for a total of 16 feet of rideable surface (FHWA guidelines and Shared-Use Path LOS analysis can be used in determining appropriate path width to maximize LOS without overbuilding infrastructure).

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. The Bicycling, Transportation, and Street Safety Commission is being asked to review the proposal's greenbelt and roadway network on March 9, 2017.

Drainage Facilities

The proposal includes relocation of the existing Covell Boulevard drainage channel approximately sixty feet to the north to accommodate a widened roadway, including a landscape buffer and ten-foot multi-use trail. The 100' agricultural buffer along the north and west edges of the site would include the 50' public access portion noted above, and a 100-foot area serving as stormwater conveyance and open space.





On March 6, 2017, the Open Space and Habitat Commission discussed the proposal. Commissioners noted the potential habitat benefit of drainage corridors and facilities. Members expressed a desire to see the detention basin improved similar to the West Davis pond, and requested walking paths to and in the channels and basin. Options for management of the drainage facilities will be evaluated through the development review process, reflecting the need to balance public safety, stormwater management, fiscal responsibility, and wildlife/recreational benefits.

Attachment

1. Preliminary Master Plan
2. Conceptual Site Plan
3. Street Sections, with Key
4. Covell Boulevard Concept Plan