

**West Davis Active Adult Community**  
**Baseline Features**  
**Our Contract with the Davis Community**

*“...which cannot be eliminated, significantly modified or reduced without subsequent voter approval,” quote from Measure R.*

**Our Commitments**

- Provide single-story homes, cottages, bungalows and stacked flat choices for active adults and seniors to “right size” their living space. Include universal designed features allowing residents to age in place in a supportive neighborhood environment.
- Focus marketing on current Davis homeowners over 55 years old who may be looking to downsize in order to increase local resale housing opportunities for younger families, especially those with school-aged children.
  - Newspaper and magazine advertising limited to Davis and Woodland.
- Offer appropriate housing choices for the parents and grandparents of current Davis residents, allowing these seniors to age in place near their family support network.
- Promote age diversity in the neighborhood to the greatest extent allowed by Federal law: 80% of homes permanently dedicated for those over 55+ years and 20% of homes without age restriction.

**Significant Neighborhood Features**

- Dedicate land to accommodate 150 subsidized affordable senior apartments; more than twice the amount required by City of Davis ordinance. Resident selection governed by State and Federal regulations.
- Develop a diversified active adult / senior community composed of 360-400 for sale residential units including single family homes, cottages, bungalows and multi-story stacked flats. Some units may be available for rent.
- Provide an approximately three-acre parcel for specialized senior care facilities.
- Include a mixed-use Activity and Wellness Center that is available to the residents and the general public.
- Provide recreational opportunities within an oak-filled agricultural buffer area, two internal parks, and approximately 2.6 miles of walking and bike paths.
- Land donation for a landing area to accommodate bike overcrossing of Highway 113.

**Home Sizes and Types** (no substantial variation in size)

Greenway Homes*: Single Story	2-3 Bedrooms	1,400 to 1,800 sq. ft.
Cottages: Single Story	2-Bedrooms	800 to 1,200 sq. ft.
Bungalows: Single Story	2-3 Bedrooms	1,100 to 1,350 sq. ft.
Stacked Flats/Condominiums Each One Level	2-Bedrooms	1,100 to 1,280 sq. ft.
Small Builder/Custom Home Lots* Single Story	2/3+ Bedrooms	Individual’s Decision

- Small builder/custom home lots for single-story homes.
- Caregiver suite, visitor space or personal offices are permitted as additional square footage within greenway and small builder/custom homes but limited to the general area over the garage (\*limited exception to single story).
- Stand-alone caregiver units as additional square footage to augment bungalows where feasible.

### **Activity and Wellness Center**

- Health club, membership open to the public including swimming pool access.
- Club house for residents of the neighborhood and their guests including access to the Activity and Wellness Center pool.
- Commercial space open to the public to accommodate a coffee house/restaurant with outdoor dining space.
- Offices including space for telemedicine facility.
- Meeting and class rooms available for public use.
- Transit hub for residents and the public fostering the use of transit and rideshare services.

### **Agricultural Buffer / Oak Forest Area**

- Plant approximately 400 native oak trees in and around the agricultural buffer surrounding the neighborhood.
- Establish a foundation, Acorns to Oaks, Inc. to fund the planting and maintenance of the oak forested area in association with the West Davis Homeowners Association.
- Create habitat nodes in the agricultural buffer area – utilize native plants and shrubs to encourage indigenous wildlife and pollinators.

### **Other Open Space – All Areas Open to the Public**

- 2.6 miles of walking and bike paths and greenways in, around and throughout the neighborhood.
- Off-leash dog exercise area.
- Tot lot and sycamore park proximate to the Activity and Wellness Center.

### **Improvements to Covell Boulevard**

- Re-landscaping of the north side of Covell Boulevard beginning at Highway 113 off-ramp west to Risling Court.
- New landscaping from Risling Court along Covell Boulevard to the western border of West Davis Active Adult Community.
- Remove interior of Covell Boulevard concrete and asphalt median strips and replace with plantings, trees and groundcover. (Highway 113 off ramp west to Risling Court)
- Install new pedestrian and bicyclists' safety striping at John Jones Road. Realign bike path entrance on south side to align with striping.
- Widen Covell Boulevard west from Risling Court western border of West Davis Active Adult Community.

## **Sustainability Features**

- All for sale homes, cottages, bungalows and condominiums to be zero net electric usage as defined by the 2020 California Green Standards with individual or shared photovoltaic systems.
- Photo voltaic panel covered parking area at the Activity and Wellness Center to produce the majority of electricity for the Activity and Wellness Center buildings.
- Each purchaser of a home in the West Davis Active Adult Community to receive a grant to retrofit their existing Davis home when sold to install practical energy reduction upgrades.

## **Sequencing and Phasing: To be defined in the Development Agreement**

- Phase One
  - Covell Boulevard infrastructure and street improvements.
  - Agricultural Buffer drainage and oak forest.
  - Infrastructure for senior affordable apartments and specialized senior care parcels.
  - Infrastructure for approximately 50% of the for-sale homes, cottages, bungalows, condominiums and small builder/custom lots. Exact percentage may vary based on practical engineering efficiencies.
  - Dog Park.
  - Tot lot and sycamore grove.
- Phase Two
  - Construction of the Activity and Wellness Center.
  - Infrastructure for balance of homes, cottages, bungalows, condominiums and small builder/custom lots.