CITY OF DAVIS

CITY ATTORNEY’S IMPARTIAL ANALYSIS OF MEASURE L

If approved by a majority of the voters voting, Measure L would approve Resolution 18-094 amending the Davis General Plan to change the land-use designation for the “West Davis Active Adult Community” (“WDAAC”) Property from Agriculture and Urban Transition to Residential Medium Density, Residential High Density, Neighborhood Mixed Use and Urban Transition, and establishing “Baseline Project Features” to govern development.

The 75 acre WDAAC Property is located adjacent to the current city boundary north of Covell Boulevard and west of Sutter-Davis Hospital.

Davis voters approved “Measure J” in 2000 and “Measure R in 2010.” Measures J/R require voter approval of any amendment to the Davis General Plan that changes the land use designation of property from agricultural or open space to urban land uses. Measures J/R also require voter approval of baseline project features that cannot be changed without voter approval.

WDAAC’s Baseline Project Features and General Plan map are set forth in Resolution 18-094 in full, and include:

- Development in accordance with the General Plan Amendment. Land uses include medium and high-density residential uses, a 3-acre Activity and Wellness Center ("Center"), a 3-acre site for University Retirement expansion or other specialized senior care facility, greenbelts, agricultural buffer and other ancillary uses.

- Development cannot exceed 560 primary housing units, including affordable, market rate rental, and market rate for sale housing. Units include single family houses, stacked flats, and apartments with size ranging from 1000 to 1800 square feet. 150 apartments will be senior Affordable Units.

- A 150 foot wide agricultural buffer and oak forest area will be constructed with a minimum of 350 native oak trees, habitat for native plants, public art and sitting areas. Funding to support the initial planting and on-going maintenance will be through a Foundation and the homeowners association.

- Two miles of walking and bike paths, three small parks, a dog exercise area and a tot lot and minipark near the Center will be constructed.

- The Center must include a swimming pool, commercial space that may accommodate a coffee shop, restaurant and outside dining, office space, public meeting space, parking, and a transit hub.

- Covell Boulevard will be improved with pedestrian and bicycle safety improvements, striping, reconfiguration of the Covell and Shasta intersection and widening Covell west of Risling Court to the western border of WDAAC.
• All for-sale units will be zero net electric with Photovoltaics; the Center will have Photovoltaics to produce a majority of its electric power.

• The project will be phased. Phase One includes approximately 50% of the residential development, dedication of the agricultural buffer, initial planting of oak trees and the Covell Boulevard improvements. Phase Two includes the Center, the balance of the residential units and all other improvements.

At least 80% of the residential units will be age restricted to households that include at least one resident 55 years of age or older. All 150 affordable units will be age restricted.

Resolution 18-094 was adopted and placed on the ballot as Measure L by the Davis City Council on June 12, 2018.

/S/
Harriet A. Steiner
Davis City Attorney