

Jennifer Anderson
William Fleeman
DA Land LLC
Andeman Company
1801 Hanover Drive Ste C
Davis, CA 95616

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City of Davis
Downtown Core Area Planning Task Force
Planning Commission
City Council Members

Dear Members and Participants,

The Downtown Davis Advisory Plan has been in the process a long time. As you finalize the comments on the new plan, please include a few specific comments and requests.

1. Do not take away existing zoning as a fallback position. We are excited to see new and higher uses downtown – however, in order to make a project pencil it may need to be even higher than the new proposed zoning. Currently, there is no actual height limit for buildings in the downtown core, and a property owner can apply for a Conditional Use Permit beyond the allowed 2 stories. This conditional use option for additional stories should be kept in the plan going forward to allow for flexibility. We need housing. We need to do our share – but it needs to be financially feasible.
2. This is a young town – only 102 years old. We were farmland where there are now houses in the Downtown Davis area. We are the center and support multiple transportation options. This makes the area the FOCUS of the future generations that avoid cars and use alternatives. This area needs to be responsive and flexible to housing and job needs of the community. Downtown is to increase housing units by 1000 which cannot be accomplished in units of 2, 5 or 10 units per parcel. We will never reach our goal. Density and height is the solution.
3. The committee is made of community members but the obvious missing designated representative is a commercial property owner. Chamber of Commerce, Downtown BID, residential are all represented. Neighborhoods are represented. Commercial property ownership is not. No one should recuse themselves at this upcoming meeting. All voices should be heard. But as a commercial property owner with significant investment in the downtown, we feel left out and NOT represented.
4. The potential financial success of any development will determine IF it will be built. This has NOT been discussed. Davis has a very NEGATIVE REGIONAL reputation. It is not about staff. It is about our process, our fees and the time it takes to execute a project. This has to change if we want to see and execute change in our community. Time and money make or break a deal.

5. Some of our community members are unnecessarily rude and exhibit inappropriate behavior in a professional setting. We need to address this as a community. Bullying and intimidation is not acceptable anywhere, anytime. We have professional staff. We have laws and responsibilities to be welcoming and to accept our share of growth. If we don't grow we will die. Our schools are declining due to the lack of families affording Davis. This subject of "Welcome to Davis" needs to be addressed. (It is with deep gratitude that my grandparents came to Davis in the early years of the 1900's—they were welcomed. We returned as a family in the 1950's – we were welcomed.) BRING BACK the WELCOME MAT.

Thank you for your work. Let us make it happen together in a positive way.

Kind regards,

Jennifer Anderson

William Fleeman