

STAFF REPORT

DATE: November 2, 2021

TO: City Council

FROM: Ashley Feeney, Assistant City Manager
Sarah Worley, Business Engagement Manager

SUBJECT: G Street Closure, Temporary Use Permits, and Recommendations for Downtown Aesthetic Improvements

Recommendation

1. Provide staff direction on recommended G Street closure and outdoor dining Temporary Use Permit (TUPs) modification options; and
2. Provide staff feedback on recommended action items to implement downtown aesthetic improvement priorities.

Staff has identified funding estimates for the action items to improve downtown aesthetics with a potential funding source being American Rescue Plan Act (ARP) funds. While City Council may choose to voice support for allocation of funds for any or all of these activities, staff understands that City Council may wish to consider funding allocations as part of a future meeting item where allocation would be discussed at a broader level.

The intent of this item is to receive direction on the options presented for TUPs and the G Street closure while receiving general feedback on staff's proposals associated with the Downtown Aesthetics City Council Focus Item.

Summary

The City Council adopted Focus Items relative to their City Council Goals and Objectives. One of the Focus Items is Downtown Aesthetics: Develop a plan to address downtown aesthetics, including banners, landscaping, trash removal, sidewalk cleaning, tree health etc.

This report presents different options for consideration and a recommended action plan to improve downtown aesthetics on two related topics:

- G Street Closure/Outdoor Dining - options to improve the aesthetics of the G Street closure and Temporary Use Permits (TUPs) for outdoor dining downtown; and
- Downtown improvement projects/programs recommended for implementation through potential City ARP funding allocations.

The report also addresses Davis Downtown Business Association's recommendations on these topics.

City and Davis Downtown staff have maintained ongoing communications and met several times to discuss options for addressing downtown improvement priorities, G Street closure and TUP aesthetics. As part of this process, staff provided a list of recommended options for the action items of greatest interest to DDBA to assist in formulating its own set of recommendations. DDBA also surveyed its members to solicit their input on the proposed options. After careful consideration, the DDBA Board of Directors submitted specific City Council recommendations for modifications to G Street and TUP's; and highest priority projects recommended for ARP funding support (see Attachments 1 and 2).

Fiscal Impact

Provision of more aesthetic safety and street closure barricades supporting downtown outdoor dining may require City expenditures to purchase such items. Estimated costs have not yet been determined but would likely come from ARP funds. Allocation of City ARP to funds to support recommended downtown aesthetic, maintenance and other priority improvements will allow these otherwise unfunded projects to be implemented. Such allocations will reduce ARP funds available to support other programs/projects.

While there are businesses still struggling from the pandemic, a significant recovery from the depths of the pandemic continues. Making additional investments into the downtown area will continue to accelerate this recovery increasing revenues for business and the City.

Council Goal(s)

Goal 5 - Enhance a Vibrant Downtown and Thriving Neighborhoods

Commission Input

Formal commission feedback has not been solicited in preparation for this item. The primary feedback to date on this item has been received through the Davis Downtown Business Association. The Bicycling Transportation and Street Safety Commission did take the following action at their April 8, 2021 meeting in regards to the Open Air Davis program:

The BTSSC expressed unanimous support for Open Air Davis as implemented and appreciate staff and community for bringing it about. Requests City Council consider process and engagement with commission before any effort to end the program.

Background and Analysis

Temporary Use Permits and G Street Closure – Open Air Davis

The closure of G Street and use of downtown parking spaces and sidewalks for outdoor dining was initiated as a collaborative "Open Air Davis" pandemic response effort to assist businesses with challenges presented by COVID-19 restrictions and public health protocols. Expedited, no cost, temporary use permits for outdoor dining were approved

through the City's Emergency Operation Center to enable businesses to operate outdoors. These temporary outdoor uses enabled businesses to continue to operate under emergency conditions and greatly contributed to the survival of many businesses that would have potentially faced closure. In addition to providing a space for businesses to serve their customers in a way that was compliant with COVID-19 restrictions, the Open Air Davis concept provided an opportunity to examine some of the benefits, challenges, and provide fodder for ideas around creative solutions that could further enhance a more pedestrian friendly shopping and outdoor dining experience in the downtown.

After the initial "state reopening" that occurred in June of 2021 when many of the business restrictions were lifted, having outdoor space for dining was still considered important as behavioral change is often slow and many customers are still hesitant to dine indoors. Though TUPs and the G Street closure have continued, the City has scaled back some of the space by reopening the E Street plaza parking lot area. In summer discussions with DDBA staff, there was general agreement to revisit the need for the space at the end of August. Accordingly, staff met with DDBA in mid-August to discuss elements of a proposed plan to improve downtown aesthetics and concerns about G Street and TUP's. Thereafter, City staff produced a memorandum (Attachment 3) seeking formal feedback from the DDBA on downtown aesthetic items, the G Street closure and TUP's. The DDBA provided two letters in response, one regarding downtown aesthetics and American Funding Act requests and another letter with a DDBA Board of Director's position on behalf of their members related to the G Street closure and TUP's (Attachments 1 and 2).

The City has received a lot of interest and support from restaurant owners and community members to make the temporary outdoor dining permanent. Many are also eager to move a process forward more quickly, and not waiting until after the pandemic. At the same time the City has received complaints about loss of parking, and temporary use permits and City street closures benefitting some downtown businesses more than others. In the last several months, the City and DDBA have received an increased number of complaints about need to improve the aesthetic appearance and maintenance of TUP's and street closure on G Street. (Attachments 4 and 5)

Outdoor Dining Temporary Use Permit - Modification Options

Following are recommended options for modifying TUP permits and the G Street closure staff presented to Davis Downtown in September, with a request for feedback on these options. Input was also requested on the question as to whether the space the parking spaces the TUPs take up are of benefit to the downtown; and are doing as intended to create an environment that encourages customers to come downtown to dine and shop.

City staff stated support for continuing the TUP program as the pandemic continues to evolve and recommends TUPs be allowed to continue but parking demand continue to be monitored to see if this needs to be modified or revisited.

TUP modifications proposed for DDBA feedback included:

- a) Defining the maximum size of a TUP and potentially reducing the size of some of the current ones throughout downtown that are taking up too many parking spots or have exorbitant amount of allotted space.
- b) Allowing business to have a TUP only directly in front of their stores to not obstruct neighboring businesses (unless they have written permission from the adjoining business).
- c) Requiring businesses to have a maintenance contract with the City ensuring their TUP and the surrounding area is well maintained.

In the response letter, the DDBA Board of Directors stated support for city staff recommended modifications but recommends establishment of TUP requirements that go further. These include:

1. The City, with assistance from the DDBA, establish design and construction guidelines for TUPs
2. All existing TUPs must go through a reapplication process
3. TUPs are to be issued based upon applicant's compliance with design guidelines, the execution of a maintenance contract and evidence of insurance naming the City as additionally insured
4. City established a fee for use of public parking spaces and TUP holders that occupy city-owned parking spaces pay a usage fee for such space
5. City enforces the cleanliness and maintenance of TUPs following TUP application/agreement guidelines and retains the right to revoke the permit and order removal of any temporary structure for any reason at any time
6. City determine an overall maximum percentage of downtown parking to be used for outdoor dining TUPs (with total number of permits issued and structure size limitations to be based upon this percentage)

Staff Recommendation to City Council for the TUP Program

City staff supports continuing the TUP program as the pandemic continues to evolve with the potential for new COVID variants to cause an increase in the rate of infection. Staff believes the following modifications are necessary to enhance the downtown aesthetics and to provide for better management of the spaces:

- a) Define the maximum size of a TUP and reduce the size of some of the current ones throughout downtown that are taking up too many parking spots or have exorbitant amount of allotted space.
- b) Allow businesses to have a TUP only directly in front of their stores to not obstruct neighboring businesses (unless they have written permission from the adjoining business).
- c) Prioritize TUPs for businesses that do not have outdoor dining space or existing parklets. This would mean revoking TUPs for businesses with existing outdoor dining space and/or permanent parklets which could be revisited if indoor dining restrictions are mandated again in the future.

- d) Establish a fee for TUP holder use of public parking spaces. This fee could be placed in a fund that helps augment downtown cleanliness and other aesthetic efforts for the benefit of all of downtown.
- e) City, with assistance from the DDBA, establish design and construction guidelines for TUPs.
- f) All existing TUPs must go through a reapplication process to ensure compliance with design guidelines, the execution of a maintenance contract ensuring their TUP and the immediate surrounding area is well maintained, and payment of a usage fee (insurance requirements already exist).
- g) Require businesses to have a maintenance contract with the City ensuring their TUP and the surrounding area is well maintained.

The staff recommendation incorporates DDBA recommendations regarding the TUP space. Staff believes that the TUPs should still be issued as temporary and revocable to allow for continued monitoring of parking needs in the downtown as more people return to offices. New design criteria and payment of a licensing fee will be an additional cost for businesses that are using the space which may help in determining which businesses the space is of greatest value. While the pandemic is ongoing, businesses now can have customers inside. Staff feels public space continues to need to be flexible as we have learned things can change quickly but the outdoor dining needs have changed to be a choice versus a necessity for survival. Businesses that wish to continue operating in a TUP space will need to acknowledge the revocable nature of the space as part of their investment risk.

G Street Closure

The DDBA was asked if the seven-day a week street closure between 2nd and 3rd Street, and southbound lane of G Street between 1st and 3rd Streets was still desirable? City staff laid out the following items for their consideration and feedback related to this question:

- a) Retain Full Closure - If there is a desire to keep the closure in place, there will need to be aesthetic improvements and modifications of TUPs issued within the street closure area. City staff feels that if there is support for continuing with the street closure there will need to be better opportunities for pedestrians and cyclists to use the street and consistency relative to the size of the TUPs. For instance, opening up a central bike and pedestrian lane down the center of the street and ensuring sidewalks are also easy for pedestrians to navigate. This will require a scaling back of some of the TUP areas that have expanded over time. City staff would work with DDBA staff on guidelines to ensure aesthetics and cleanliness standards are improved and complied with.

In addition to a more orderly layout of the TUP spaces and better bicycle/pedestrian access, staff would also be seeking to improve the manner in which the street closure appears from an aesthetic standpoint, if there is support for the seven-day a week street closure to continue. Staff would also propose

stringing lights (i.e. Edison lights) across the street in a consistent manner to help create a more cohesive sense of place.

Staff has received positive feedback on the street closure but there needs to be adjustments if the temporary closure is going to continue. There have been concerns expressed about parking and a lack of cleanliness/continuity by some businesses in the area. Staff supports working with the DDBA to better execute the street closure area and believes by making these improvements, it could help address concerns that other businesses have voiced.

- b) Limited Time Street Closure - Another option could be a limited time street closure that rolls to various blocks downtown on a rotating basis, Thursday through Sunday for example. Staff sees that this may be more challenging for businesses in taking down tables and chairs and storing them during the no closure period. It also creates challenges to execute a better aesthetic if an area continually requires being broken down and then reset.
- c) Reopen Travel Lanes - Other options that could be considered would be opening up a vehicular travel lane (one-way) or lanes (two-way) and confining TUP areas to the frontage adjacent to store fronts. Reintroducing vehicular traffic would change the nature of the area and also limit flexibility relative to programming.

In response to the request for DDBA feedback and a recommendation on the G Street closure, the DDBA Board of Directors voiced support for the following:

- 1. Reopen G Street to two-way traffic
- 2. TUPs issued and ensuing structures in this area are to follow the same guidelines, policies and procedures as all the other downtown TUPs
- 3. Install removable bollards in the street on the south side of the intersection at 3rd & G Streets and just north of the of the G Street Plaza parking lot driveway on G Street to allow for temporary street closures for future special events.

Staff Recommendation to City Council for the G Street Closure

Throughout the time that the G Street closure has been in place, staff has heard from many in the community that they enjoy the street closure space. There are often comments that the space could be better managed and organized but there seems to be a general positive sentiment about the closure area. There have been some businesses in the immediate G Street area that have increasingly expressed concerns with the continued closure causing problems with litter, general cleanliness, parking impacts and a need for a better pedestrian experience. The DDBA conducted surveys of their members on a variety of questions related to downtown aesthetics, TUPs and the G Street closure (Attachments 6). In reviewing the survey data, city staff feels that the responses reinforce community sentiment that the closure has generally been viewed positively and desire for the closure to continue with some modifications.

Initially, staff recommended to the DDBA retaining the full closure as outlined in item a. as the preferred approach. Given the feedback that has been received from the DDBA Board of Directors on this matter, staff wishes to outline some options for City Council feedback and consideration:

- a) Retain Full Closure - If there is a desire to keep the closure in place, there will need to be aesthetic improvements and modifications of TUPs issued within the street closure area. City staff feels that if there is support for continuing with the street closure there will need to be better opportunities for pedestrians and cyclists to use the street and consistency relative to the size of the TUPs. For instance, opening up a central bike and pedestrian lane down the center of the street and ensuring sidewalks are also easy for pedestrians to navigate. This will require a scaling back of some of the TUP areas that have expanded over time. Staff proposes stringing market lights (i.e. Edison lights) across the street in a consistent manner to help create a more cohesive sense of place. City staff would work with DDBA staff on guidelines to ensure aesthetics and cleanliness standards are improved and complied with.
- b) Reopen One Lane – Reopen one northbound lane of traffic on G Street between 2nd and 3rd, providing for vehicular and cyclist circulation and access to additional parking spaces. Staff would work with traffic engineering and public safety on a layout that seeks to provide safe vehicular access while still maintaining substantial outdoor dining opportunities. Staff would still look to execute on the design aesthetics and lighting as noted in item a. above.
- c) Reopen for Two-Way Traffic – Reopen both lanes of the street and require the businesses that desire to have TUPs follow the same guidelines as other TUPs in the downtown area.

Staff feels that item b. above (reopening one lane) may be the best approach for an interim measure. Staff does believe that a well-designed full street closure with a high-quality aesthetic standard coupled with good pedestrian and bicycle circulation should be studied for potential future implementation. The block of G Street between 2nd and 3rd is a key area identified for future intensification in the draft Downtown Specific Plan. Making an investment in a well-designed street closure area or even a partial closure with substantial dining bulb outs could be a catalyst that help accelerate redevelopment of the area. The City Council could consider designating a portion of ARP funds to help assist in the execution of physical improvements to create a vibrant and cohesive space for the community to enjoy and to help businesses thrive.

There are 2,010 public parking spaces in the downtown area. Currently, there are approximately 67 public parking spaces occupied by TUPs and the G Street closure, representing about 3% of the total available public parking.

Actions associated with the TUPs and street closures are consistent with City Council Goal 5 - Create Enhance a Vibrant Downtown and Thriving Neighborhoods, Objective 3.G. Explore options for ongoing outdoor commerce and gathering spaces.

ARP Funding Requests to Implement Downtown Aesthetics Plan Priorities

This section of the report presents recommendations that were discussed with the DDBA to implement the City Council focus item related to downtown aesthetics. Staff understands that funding decisions on these items may be acted on at a future meeting as part of an overall ARP funding allocation. Staff does wish to receive feedback on the proposed activities that are intended to address City Council established goals and objectives. Please see Attachment 2 for the DDBA Board of Directors prioritized listing of items they would like to see funded and supported by the City.

Refurbishment and Management of E Street Plaza

The E Street Plaza is a space that could better serve downtown businesses and the community at large.

This item is consistent with City Council Goal 5 Enhance a Vibrant Downtown and Thriving Neighborhoods, Objective 3.A. Assess public plazas and high-visibility spaces where public infrastructure supports commerce. Specifically identify maintenance needs, repairs, programming relevance/opportunities and refurbishment where needed. Present assessment, repair and refurbishment recommendations, recommended maintenance schedules, and a staffing program and funding mechanism to City Council for consideration; 3.G. Explore options for ongoing outdoor commerce and gathering spaces; and 3.H. Assess and establish a scope of work for the revitalization of E Street Plaza.

E Street Plaza options for consideration include the following:

1. *Refurbish existing space (estimated costs \$150K-\$250K)*

Go back to the original landscape plans for the area and refurbish existing structures, clean up signage to conform with sign requirements, install market lighting, install an art installation at the vacant art pad, repair or replace the nonfunctioning clock and fountain (staff assessment points to replacement being the best option), repaint existing street furniture with professional repainting, address irrigation issues, replant planters and install additional planting urns, potentially introduce a youthful play element. This effort will help refresh this key plaza and bring more vibrancy back to downtown businesses who have suffered through the pandemic.

2. *Complete redesign and reconstruction with new amenities (estimated costs \$750K-\$1.2M)*

Redesign the E Street Plaza to create a modern, family-friendly environment with tasteful active features that better activate the space as a core downtown plaza creating an attractive amenity and discovery point for the community and visitors of the downtown area. This would involve a proposal that identifies the DDBA as the

primary stakeholder to help advise on a design that accomplishes creating a space that continues to have opportunities for performing arts while having everyday active amenities and art features that are attractive to families. There are numerous examples of similar sized urban spaces that help promote businesses within a shopping district or downtown. This effort will help refresh this key plaza and bring more vibrancy back to downtown businesses who have suffered through the pandemic. This is the recommended option from both the DDBA Board of Directors and City staff.

3. *Explore a licensing agreement or leasing arrangement with the DDBA of the E Street Plaza for increased involvement in activity planning and also better enforcement of rules relative to behaviors that are undesirable for business activity and enjoyment of the plaza by business patrons and the general public. (\$5K-\$10K in legal costs)*

DDBA leasing of the E Street Plaza may allow for increased programming opportunities for business supporting activities. The space being leased or licensed to an organization may also help in greater law enforcement capabilities relative to undesirable behaviors that are counter to the City and the DDBA's mutual goals of a clean and safe environment for the community to enjoy. The DDBA Board of Directors and City staff support exploring this opportunity further.

The complete redesign and reconstruction of the E Street Plaza with new amenities was the highest priority item on the DDBA Board of Directors list for improving downtown aesthetics. City staff believes that in the near-term working with the DDBA on a licensing agreement would be beneficial for the existing space and are supportive of the redesign and reconstruction of the plaza, which could serve as a catalyst project to encourage further redevelopment of the downtown area consistent with the vision outlined in the draft Downtown Specific Plan.

Cleanliness, Maintenance and Security

An enhanced cleaning and maintenance schedule for downtown is desirable to present a clean and orderly environment to better promote commerce for residents and visitors. There are multiple ideas on how to accomplish this. Staff believes developing an enhanced maintenance schedule that may involve hiring additional temporary part-time employees and/or contract with service providers to conduct enhanced cleaning and maintenance on a regular schedule would be helpful in the execution of this effort. The DDBA has also put forward a proposal for a Downtown Streets Team Program.

Action items relative to cleanliness and maintenance are consistent with City Council Goal 5 - Enhance a Vibrant Downtown and Thriving Neighborhoods Objective 3.A. Assess public plazas and high-visibility spaces where public infrastructure supports commerce. Specifically identify maintenance needs, repairs, programming relevance/opportunities and refurbishment where needed. Present assessment, repair and refurbishment recommendations, recommended maintenance schedules, and a staffing program and funding mechanism to City Council for consideration; and 3.D. Take action to clean sidewalks and other public areas and determine options for regular

cleaning; and 3.J. Renew and implement “Make Davis Sparkle” program downtown, and expand to neighborhoods and the entire city.

Enhanced maintenance and cleaning activities (\$150K-\$250K per year)

Hire additional Temporary Part-Time (TPT) employees and/or contract services to enhance clean-up and maintenance activities in downtown. These activities would include a more frequent pressure-washing schedule for the entirety of the downtown area likely through a contract service provider, schedule to be determined based upon bids but potentially a monthly cleaning but not less than quarterly. Adding TPT staff to focus on strictly on enhanced trash clean up and general cleanliness could also be helpful to this effort. For instance, ensuring trash receptacles are monitored and emptied regularly during high-demand periods and also having a pressure washer and cleaning supplies to clean trash receptacle areas, street furniture, and sidewalk areas that need spot cleaning before the regularly scheduled pressure washing occurs. Having additional resources to put a focus on the cleaning and maintenance could go a long way in presenting a clean downtown.

The DDBA Board of Directors has expressed strong support for this item with an emphasis on using contract services and also expressed a willingness to discuss managing these contracts through a potential agreement between the DDBA and the City which would outline roles and responsibilities. Staff believes there is merit to this approach and may best serve the downtown businesses.

Downtown Streets Team Program (\$300K± per year)

The DDBA submitted a letter dated August 12, 2021 to the City Council requesting funding for a third-party Streets Team organization to help with enhance safety through working with unhoused individuals on clean-up efforts and help provide additional case management and support for unhoused individuals (Attachment 7). DDBA staff are best-suited to explain the services and function of this program as it is a DDBA request. DDBA staff would be responsible for the management and oversight of this program.

City staff is in the process of gathering additional information to better understand the full scope of the program. The City is also in discussions with other Yolo County jurisdictions that are also exploring the program which could provide cost and management efficiencies. The DDBA Board of Directors proposes a one year “trial” commitment to implement the Downtown Streets Program.

Crime Prevention Through Environmental Design (CPTED) (\$50K)

Lighting concerns have been expressed by DDBA members. CPTED trained specialists have assessed the concerns and has found that many of the lighting issues that need to be addressed are on private property. City staff are willing to help with individual assessments and to send targeted letters aiding property owners but ultimately the improvements can only occur if property owners are willing to execute on the recommendations.

The DDBA Board of Directors request establishing a fund that could provide a minor subsidy to assist property owners in making these improvements which may help in getting owners to complete lighting and other environmental design improvements.

Downtown Business Security Camera Network (\$25K ±)

Request the Police Department purchase and installation of necessary infrastructure to support access to a DDBA initiated and privately financed Fusus Security Camera Network. To increase security and deter crime downtown PD has worked with the DDBA on a proposal to implement new network of security cameras downtown where Downtown businesses install new security cameras or connect existing security cameras to a new platform allowing businesses to share video with Davis PD.

The DDBA Board of Directors supports this program and requests funding to help implement the camera network. The cameras would be installed on private property by private businesses/property owners and would share video with Davis PD. Staff will evaluate this proposal to ensure compliance with surveillance technology ordinance requirements.

Music and Performing Arts

There is an opportunity for an organization to sponsor and manage a live music series at Central Park. The DDBA expressed support for serving as the organization that sponsors and manages this event seeing this as a service to the community and an opportunity for businesses to bring residents to the downtown area.

Action items relative to music and performing arts are consistent with City Council Goal 5 - Enhance a Vibrant Downtown and Thriving Neighborhoods; Objective 3.G. Explore options for ongoing outdoor commerce and gathering spaces; 4.D Support an array of festivals and celebrations that will culturally enhance and engage our community, promote equity, and, for certain events, attract visitors and promote commerce; and 4.E. Evaluate opportunities for live performances in the downtown and other neighborhoods to cultivate community connections.

Thursday Night Music Series & Night Market at Central Park (\$250K)

The DDBA would lead an effort to develop a new Thursday night at the park music series and night market with dining and retail. The concept development is just starting and involves a broad range of community stakeholders. The initial concept is for downtown businesses to have first right of refusal for purveying good and services and with rotation of non-profit booth fundraising opportunity participation allowing for equity amongst organizations. The DDBA requests \$250K in seed funding for costs of professional management, security, janitorial, staging/lighting, entertainment, etc. After initial establishment, the plan would be for the music series to be self-sustaining through sponsorship and night market space rental activity. This could develop into a signature event for the community and also attract visitors from the broader area. This event would help promote business activity for downtown merchants as well. Proposed time frame May – October (or potentially longer).

The DDBA Board of Directors supports this item. A DDBA-led subcommittee that includes community leaders with knowledge and experience in this area is scheduled to start working diligently on the planning for the concert series in mid-October.

Downtown and Beautification of Entry Points Effort

Refurbish landscape planting areas, and look for opportunities to provide interesting street furniture, art and landscape features to promote downtown visitation. The estimated budget would primarily go towards this effort versus the tree activity described below.

The downtown and entry point beautification efforts activities are consistent with City Council Goal 5 - Enhance a Vibrant Downtown and Thriving Neighborhoods Objective 3 A. Assess public plazas and high-visibility spaces where public infrastructure supports commerce. Specifically identify maintenance needs, repairs, programming relevance/opportunities and refurbishment where needed. Present assessment, repair and refurbishment recommendations, recommended maintenance schedules, and a staffing program and funding mechanism to City Council for consideration; and Objective 3.I. In conjunction with the Department of Forestry grant and Tree Davis, undertake planting of street trees in the Downtown in opportunity locations (empty tree wells) and with appropriate tree species and care.

Downtown Landscaping & Entry Point Beautification (\$175K)

Provide funding for refurbishment of existing landscaping throughout the downtown with a focus on entry points and high visibility areas.

Tree Pruning at E Street Parking Lot and Plaza (\$25K)

The tree canopy was recently evaluated downtown. City staff intends to accelerate the regular pruning schedule of the trees in the E Street Plaza and the adjacent parking lot. The other downtown trees are okay to wait for their next scheduled pruning. The pruning of the trees in the E Street Plaza and the adjacent parking lot are anticipated to occur this winter. DDBA staff supported this pruning effort and agreed that the balance of the canopy could wait until regular scheduled pruning is needed. The DDBA will be notified once a date has been determined.

Tree Plantings (Grant funded)

A plan has been developed to plant a number of trees in tree wells that are currently sitting empty. Not all tree wells will be filled with trees as there are some that present utility conflicts. The tree planting plan will be presented to the Tree Commission at a future meeting for their review and feedback. This work is anticipated to be executed by the Spring 2022 through the Urban Forestry division in conjunction with Tree Davis using grant existing grant funds.

The DDBA Board of Directors expressed support for this item.

Attachments

Downtown Aesthetics and ARP Funding

1. DDBA Recommendations Regarding G Street Closure and TUP's
2. DDBA Recommendations Downtown Aesthetics and ARP Funding Considerations
3. CDSO Downtown Aesthetics and ARP Funding Considerations Memorandum 9/09/2021
4. Letter from Artery
5. Communications from Artery Member
6. DDBA Downtown Aesthetics and Improvements Survey
7. DDBA Streets Team Support Letter



DAVIS DOWNTOWN

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September 29, 2021

Davis City Council
23 Russell Blvd.
Davis, CA 95616

RE: G Street Closure and TUPs

Dear Ashley Feeney, Assistant City Manager:

The Davis Downtown Business Association's (DDBA) Board of Directors is pleased to offer a voice for our membership in relation to the G Street Closure, in addition to the Temporary Use Permits (TUPs) throughout the downtown area. A considerable amount of time was spent in order to decipher the sentiments of our business and property owners affected by the closure on G Street and the structures erected by virtue of TUP issuance. The Board of Directors acknowledges the City of Davis, alongside the Emergency Operations Center, acted swiftly in the height of the pandemic to brainstorm ways in which to support the downtown business community and economy. On behalf of our members, we appreciate the consideration and collaboration with our organization that went into the planning and execution of the Open Air Davis program.

The DDBA created and subsequently distributed an online survey for member businesses in order to address the status and effect of G Street and the TUPs. Once staff dissected the information garnered from the survey, a staff report was created and was presented (along with survey data and specific member feedback) to the Visioning & Community Relations Committee for review. The results were then presented to the Board of Directors. A special meeting of the Board with discussion and vote took place on September 28, 2021. An official stance and formal recommendation to the City is now being presented concerning the G Street Closure and TUPs in the downtown core.

The DDBA supports the following regarding TUPs:

1. The City of Davis, with assistance from the DDBA, establish design and construction guidelines for TUPs
2. All existing TUPs must go through a reapplication process
3. TUPs are to be issued based upon applicant's compliance with design guidelines, the execution of a maintenance contract and evidence of insurance naming the City as additionally insured

4. TUP holders that occupy city-owned parking spaces pay a usage fee for such space
5. The City of Davis enforces the cleanliness and maintenance of TUPs following TUP application/agreement guidelines and retains the right to revoke the permit and order removal of any temporary structure for any reason at any time.

The DDBA supports the following regarding the G Street Closure:

1. Reopen G Street to two-way traffic
2. TUPs issued and ensuing structures in this area are to follow the same guidelines, policies and procedures as all other downtown TUPs
3. Install removable bollards in the street on the south side of the intersection at 3rd & G Streets, and just north of the G Street Plaza parking lot driveway on G Street to allow for temporary street closures for future special events.

Finally, the DDBA recommends that City staff determine the overall maximum percentage of downtown parking to be “temporarily sacrificed” through TUPs (total number of permits issued and structure size limitations to be based upon this percentage). There are many examples of how TUP parklets have been regulated in cities throughout California. Please find Santa Barbara’s parklet guidelines attached for City review.

Please take note that a decisive stance was not made in haste or without careful consideration due to the magnitude of expressing a voice for our membership on this topic. The DDBA looks forward to Open Air Davis’ continuance in creating a safe and memorable dining/shopping experience for all that choose to visit and gather in our downtown. Our organization acknowledges and is thankful that the partnership between our two entities has grown stronger throughout the COVID-19 pandemic, and we fully expect and are excited to continue to develop the relationship.

Thank you for your time and consideration.

In Valued Partnership,

Davis Downtown Business Association Board of Directors



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September 28, 2021

Davis City Council
23 Russell Blvd.
Davis, CA 95616

RE: Downtown Aesthetics City Council Focus Item & DDBA ARP Funding Request

Dear Mayor and Council Members:

The Davis Downtown Business Association's (DDBA) Board of Directors had the pleasure of working closely with City staff in order to address a variety of concerns associated with the downtown core. As we are on the precipice of a revival of the city center and its amenities, our Board of Directors were able to apply careful thought and consideration with respect to the myriad of choices set forth by the City with the onset of ARP funding. At the basis of the DDBA's selections lies the need for adequate safety and cleanliness, in conjunction with the introduction of modern amenities to draw local and regional visitors alike. A distinct focus on the downtown should be highlighted in order to develop a thriving community alongside amplified business engagement.

Based upon the City's Downtown Aesthetics and ARP Funding Considerations Memorandum, the DDBA Board of Directors is officially requesting (in order of priority):

1. Complete Redesign & Reconstruction of E Street Plaza with New, Modern Amenities
(*\$750K-\$1.2M*)

- The Board of Directors believe the intention of E Street Plaza needs to be refocused towards its ability to attract visitors for multiuse. The current status of the plaza is dilapidated and arguably unsafe, acting as more of a repellant to visitors than it should. A complete redesign and reconstruction of the space is necessary to create the modernization and vibrancy our community deserves. The DDBA has an interest in management of the space so long as there is a meticulous understanding of roles and responsibilities formed through an agreement between our organization and the City.

2. Contract Service Provider(s) to Enhance Cleaning & Maintenance Activities Downtown
(*\$150K-\$250K*)

- The cleanliness and overall appeal of the downtown core has remained consistently problematic. In fact, it is an enormous concern within our membership that continues to grow, and we strongly believe it must be swiftly addressed. Using contracted service

providers allows for the accountability that this issue requires. Excuses for lackluster performance or follow-through would need not be acceptable or tolerated. Service providers have the ability to perform ongoing and one-off tasks as they have specifically trained skills and carry insurance in accordance with identified projects. The DDBA has interest in management of such contractors to complement the City's perpetually understaffed workforce that struggles to maintain the level of cleaning and maintenance services our membership and community demands and deserves, so long as there is a clear understanding of roles and responsibilities formed through an agreement between our organization and the City.

3. Night Market & Music Series at Central Park (\$250K)

- The Board of Directors are listening to the community's strong desire for the return of a regular downtown music and family entertainment event. Our organization also understands that there has been an emergence of support in relation to downtown businesses providing meals and/or merchandise during a weekly night market that runs May through October, which we believe would pair well with the return of concerts. This event, if executed properly, could develop into a signature event for our city that has the potential to attract a continual flow of visitors. As the primary stakeholder, the DDBA is seeking startup funds for a variety of overhead costs, with the belief that the event would eventually become funded through sponsorships and vendor fees. A DDBA-led subcommittee that includes community leaders with an immense amount of knowledge and experience to the table, is scheduled to start working diligently on the planning of this event in mid-October.

4. Downtown Streets Team (\$300K)

- Another top concern of DDBA membership has been the need to mitigate issues with the increasing unhoused population downtown. As addressed in a previously submitted letter to Council, we are in strong support of the implementation of Downtown Streets Team (DST) in order to assist with the eradication of many problems that are frequently the manifestation of homelessness. DST would play a critical role in life management and sustainment for our unhoused community members with an emphasis on the need for food and shelter, work readiness/employment opportunities, medical services, substance abuse assistance, veterinarians for unhoused pets, and navigation of the criminal justice system. DST also helps to develop a bond and respect between the unhoused and their community while they assist in cleaning and maintaining the downtown. Compensation to unhoused individuals for work they provide will be made through the DST program via gift cards purchased from city businesses, directly giving back and strengthening our local economy. The DDBA is asking for a one year "trial" commitment to implement the DST program, with the hope of success and sustainability for years to come. The DDBA is willing to oversee the DST program so long as there is a meticulous understanding of roles and responsibilities formed through an agreement between our organization and the City.

5. Downtown Business Security Camera Network - Fusus (\$25K)

- In August of 2021, our Board of Directors voted to approve an annual subscription of Fusus technology, a company specializing in connecting a network of preexisting and privately owned cameras throughout the downtown. The introduction of a camera network (CameraNet) is directly related to the inundation of crime affecting downtown

business owners. The usage of a CameraNet is a key factor in solving a variety of crimes quicker, notifying neighboring businesses and law enforcement of real time criminal activity, deterring criminals, and protecting our citizens. Discussion surrounding DDBA funding of an annual subscription was primarily based on the notion that the Davis Police Department could simultaneously acquire a subscription to Fusus in order to communicate instantaneously with business owners who have selected to provide custom-tailored access to law enforcement for crime prevention. The DDBA strongly believes this program is a vital piece of Crime Prevention Through Environmental Design (CPTED) in our downtown.

6. CPTED Grants/Subsidies for Downtown Businesses (\$50K)

- The Board of Directors believes that it would be highly beneficial to provide microgrants to downtown business owners seeking to implement Crime Prevention Through Environmental Design (CPTED). The DDBA would work in tandem with the Davis Police Department to establish suggestions of deterrents, which would facilitate the creation of specific criteria, guidelines, and a rubric for the grant application and awarding process. Business and property owners that wish to apply for CPTED improvements would have a maximum limit they could receive through the subsidy.

7. Downtown & Entry Point Beautification Efforts (\$200K)

- The health and wellbeing of landscaping and entry points throughout the downtown plays a significant role in the beautification and attractiveness of the space. The DDBA holds the belief that pruning and replanting of trees, shrubbery, and improvement of the overall landscape should not be overlooked and must continue in order to support an overall welcoming downtown ambiance.

Our organization understands the magnitude of requests the City of Davis has received in relation to ARP funding and designation, and while we realize the difficulty in making selections for usage, there is also a grave understanding of the indispensable role our downtown plays in the health and vitality of our city's overall economic and cultural prosperity. The DDBA asks for Council's acknowledgement and award of the crucial financial support that *the heart of our wonderful and unique city needs at this critical time.*

Thank you for your time and consideration.

In Valued Partnership,

Davis Downtown Business Association Board of Directors



M e m o r a n d u m

September 9, 2021

TO: Brett Maresca, Executive Director & Chloe Ebarb, Associate Director – Davis Downtown Business Association

FROM: Ashley Feeney, Assistant City Manager

SUBJECT: Downtown Aesthetics City Council Focus Item & DDBA ARP Fund Request Considerations

Thank you for the productive meeting on August 17, 2021 where we discussed a number of items related to our mutual goals of improving the downtown for businesses and the greater community. There were follow-up items and some items that it would be helpful to receive DDBA staff and/or Board feedback on. This memorandum looks to identify those items, inclusive of next steps on specific topics.

The City Council adopted Focus Items relative to their City Council Goals and Objectives. One of the Focus Items is Downtown Aesthetics: Develop plan to address downtown aesthetics, including banners landscaping, trash removal, sidewalk cleaning, tree health etc.

City staff's intent would be to take a staff report forward to the City Council with an update and a plan of action on steps for addressing this Focus Items. This memorandum lays out some action items that seemed to generate the most interest in our recent discussion. Staff understands that the DDBA will be submitting a request to the City Council for consideration of allocating American Recovery Act Funds to support some of these activities and desired a memorandum from staff laying out some of the suggested action items prior to submitting the letter.

Temporary Use Permits and G Street Closure – Open Air Davis

The closure of G Street and use of downtown parking spaces and sidewalks for outdoor dining was initiated to assist business challenges imposed by COVID-19 business operation restrictions and public health protocols. Staff felt it would be good to have the spaces available even after the initial "state reopening" that occurred back in June when many of the restrictions were lifted to allow

customers to transition back to indoor dining and to protect public health as more and more people were in the process of being vaccinated. At that time, we looked to scale back some of the space by reopening the E Street plaza parking lot area but kept the G Street closure and the other TUPs in place. We noted that we would look to revisit this by the end of August. Per our recent conversation on this, City staff requests DDBA Board feedback on the following items:

1. *Temporary Use Permits*

City staff would appreciate the DDBA providing feedback on if they feel the space the parking spaces the TUPs take up are of benefit to the downtown and are doing as intended to create a more comfortable environment for customers to come downtown to dine and shop. Staff has not heard of significant parking concerns during the pandemic but that could change as more students return. City staff supports continuing the TUP program as the pandemic continues to evolve with new COVID variants that are causing an increase in the rate of infection. Staff suggests the TUPs be allowed to continue but parking demand be monitored over the next couple of months to see if this needs to be modified or revisited.

Other TUP considerations include:

- a. Defining the maximum size of a TUPs and potentially reducing the size of some of the current ones throughout downtown that are taking up too many parking spots or have exorbitant amount of allotted space.
- b. Allowing business to have a TUP only directly in front of their stores (to not obstruct neighboring businesses).
- c. Requiring businesses to have a maintenance contract with the City ensuring their TUP and the surrounding area is well maintained.

2. *G Street Closure*

Is the seven-day a week street closure still desirable at this location?

- a. If there is a desire to keep the closure in place, there will need to be aesthetic improvements and modifications of TUPs issued within the street closure area. City staff feels that if there is support for continuing with the street closure there will need to be better opportunities for pedestrians and cyclists to use the street and consistency relative to the size of the TUPs. For instance, opening up a central bike and pedestrian lane down the center of the street and ensuring sidewalks are also easy for pedestrians to navigate. This will require a scaling back of some of the TUP areas that have expanded over time. City staff would work with DDBA staff on

guidelines to ensure aesthetics and cleanliness standards are improved and complied with.

In addition to a more orderly layout of the TUP spaces and better bicycle/pedestrian access, staff would also be seeking to improve the manner in which the street closure appears from an aesthetic standpoint, if there is support for the seven-day a week street closure to continue. Staff would also propose stringing lights (i.e. Edison lights) across the street in a consistent manner to help create a more cohesive sense of place.

Staff has received positive feedback on the street closure but there needs to be adjustments if the temporary closure is going to continue. There have been concerns expressed about parking and a lack of cleanliness/continuity by some businesses in the area. Staff supports working with the DDBA to better execute the street closure area and believes by making these improvements, it could help address concerns that other businesses have voiced.

- b. Another option could be a limited time street closure that rolls to various blocks downtown on a rotating basis, Thursday through Sunday for example. Staff sees that this may be more challenging for businesses in taking down tables and chairs and storing them during the no closure period. It also creates challenges to execute a better aesthetic if an area continually requires being broken down and then reset.
- c. Other options that could be considered would opening up a vehicular travel lane (one-way) or lanes (two-way) and confining TUP areas to the frontage adjacent to store fronts. Reintroducing vehicular traffic would change the nature of the area and also limit flexibility relative to programming.

Actions associated with the TUPs and street closures are consistent with City Council Goal 5 - Create Enhance a Vibrant Downtown and Thriving Neighborhoods Objective 3.G. Explore options for ongoing outdoor commerce and gathering spaces.

City staff believes that it may make the most sense to maintain the closure but making the modifications laid out under 2.a. given where we are in the pandemic at this time. Getting DDBA feedback and/or a position on what they feel best serves the greater downtown area relative to the G Street closure would be helpful in informing the City's decision on this.

Refurbishment and Management of E Street Plaza

The E Street Plaza is a space that could better serve downtown businesses and the community at large.

This item is consistent with City Council Goal 5 Enhance a Vibrant Downtown and Thriving Neighborhoods Objective 3.A. Assess public plazas and high-visibility spaces where public infrastructure supports commerce. Specifically identify maintenance needs, repairs, programming relevance/opportunities and refurbishment where needed. Present assessment, repair and refurbishment recommendations, recommended maintenance schedules, and a staffing program and funding mechanism to City Council for consideration; and 3.G. Explore options for ongoing outdoor commerce and gathering spaces; and 3.H. – Assess and establish a scope of work for the revitalization of E Street Plaza.

Options for consideration include the following:

1. *Refurbish existing space (estimated costs \$150K-\$250K)*

Go back to the original landscape plans for the area and refurbish existing structures, clean up signage to conform with sign requirements, install market lighting, install an art installation at the vacant art pad, repair or replace the nonfunctioning clock and fountain (my assessment points to replacement being the best option), repaint existing street furniture with professional repainting, address irrigation issues, replant planters and install additional planting urns, potentially introduce a youthful play element. This effort will help refresh this key plaza and bring more vibrancy back to downtown businesses who have suffered through the pandemic.

2. *Complete redesign and reconstruction with new amenities (estimated costs \$750K-\$1.2M)*

Redesign the E Street Plaza to create a modern, family-friendly environment with tasteful active features that better activate the space as a core downtown plaza creating an attractive amenity and discovery point for the community and visitors of the downtown area. This would involve a proposal that identifies the DDBA as the primary stakeholder to help advise on a design that accomplishes creating a space that continues to have opportunities for performing arts while having everyday active amenities and art features that are attractive to families. There are numerous examples of similar sized urban spaces that help promote businesses within a shopping district or downtown. This effort will help refresh this key plaza and bring more vibrancy back to downtown businesses who have suffered through the pandemic. There appeared to be a lot of interest in this item at our meeting.

3. *Explore a licensing agreement or leasing arrangement with the DDBA of the E Street Plaza for increased involvement in activity planning and also better*

enforcement of rules relative to behaviors that are undesirable for business activity and enjoyment of the plaza by business patrons and the general public. (estimated costs \$5-\$10K in legal costs)

DDBA leasing of the E Street Plaza may allow for increased programming opportunities for business supporting activities. The space being leased or licensed to an organization may also help in greater law enforcement capabilities relative to undesirable behaviors that are counter to the City and the DDBA's mutual goals of a clean and safe environment for the community to enjoy.

Cleanliness, Maintenance and Security

An enhanced cleaning and maintenance schedule for downtown is desirable to present a clean and orderly environment to better promote commerce for residents and visitors. There are multiple ideas on how to accomplish this. Staff believes developing an enhanced maintenance schedule that may involve hiring additional temporary part-time employees and/or contract with service providers to conduct enhanced cleaning and maintenance on a regular schedule would be helpful in the execution of this effort. The DDBA has also put forward a proposal for a Downtown Streets Team Program.

Action items relative to cleanliness and maintenance are consistent with City Council Goal 5 - Enhance a Vibrant Downtown and Thriving Neighborhoods Objective 3.A. Assess public plazas and high-visibility spaces where public infrastructure supports commerce. Specifically identify maintenance needs, repairs, programming relevance/opportunities and refurbishment where needed. Present assessment, repair and refurbishment recommendations, recommended maintenance schedules, and a staffing program and funding mechanism to City Council for consideration; and 3.D. Take action to clean sidewalks and other public areas and determine options for regular cleaning; and 3.J. Renew and implement "Make Davis Sparkle" program downtown, and expand to neighborhoods and the entire city.

Enhanced maintenance and cleaning activities (\$150K-\$250K per year)

Hire additional Temporary Part-Time (TPT) employees and/or contract services to enhance clean-up and maintenance activities in downtown. These activities would include a more frequent pressure-washing schedule for the entirety of the downtown area likely through a contract service provider, schedule to be determined based upon bids but potentially a monthly cleaning but not less than quarterly. Adding TPT staff to focus on strictly on enhanced trash clean up and general cleanliness could also be helpful to this effort. For instance, ensuring trash receptacles are monitored and emptied regularly during high-demand periods and also having a pressure washer and cleaning supplies to clean trash receptacle areas, street furniture, and sidewalk areas that need spot cleaning

before the regularly scheduled pressure washing occurs. Having additional resources to put a focus on the cleaning and maintenance could go a long way in presenting a clean downtown.

Downtown Streets Team Program (\$300K± per year)

The DDBA submitted a letter dated August 12, 2021 to the City Council requesting funding for a third-party Streets Team organization to help with enhance safety through working with unhoused individuals on clean-up efforts and help provide additional case management and support for unhoused individuals. DDBA staff are best-suited to explain the services and function of this program as it is a DDBA request. DDBA staff would be responsible for the management and oversight of this program. City staff is in the process of gathering additional information to better understand the full scope of the program.

Crime Prevention Through Environmental Design (CPTED)

Lighting concerns have been expressed by DDBA members. CPTED trained specialists have assessed the concerns and has found that many of the lighting issues that need to be addressed are on private property. City staff are willing to help with individual assessments and to send targeted letters aiding property owners but ultimately the improvements can only occur if property owners are willing to execute on the recommendations. DDBA staff did mention that potentially that potentially including a minor subsidy to assist property owners in making these improvements may help in getting owners to complete lighting and other environmental design improvements.

Downtown Business Security Camera Network

Request the Police Department purchase and installation of necessary infrastructure to support access to a DDBA initiated and privately financed Fusus Security Camera Network. To increase security and deter crime downtown PD has worked with the DDBA on a proposal to implement new network of security cameras downtown where Downtown businesses install new security cameras or connect existing security cameras to a new platform allowing businesses to share video with Davis PD.

Music and Performing Arts

There is an opportunity for an organization to sponsor and manage a live music series at Central Park. The DDBA expressed support for serving as the organization that sponsors and manages this event seeing this as a service to the community and an opportunity for businesses to bring residents to the downtown area.

Thursday Night Music Series at Central Park (\$100K-\$200K)

The DDBA would lead an effort to develop a new Thursday night at the park music series and night market with dining and retail. The concept development is

just starting and involves a broad range of community stakeholders. The initial concept is for downtown businesses to have first right of refusal for purveying good and services and with rotation of non-profit booth fundraising opportunity participation allowing for equity amongst organizations. This effort is estimated to need \$100-\$200K in seed funding for costs of professional management, security, janitorial, staging/lighting, entertainment, etc. After initial establishment, the plan would be for the music series to be self-sustaining through sponsorship and night market space rental activity. This could develop into a signature event for the community and also attract visitors from the broader area. This event would help promote business activity for downtown merchants as well. Proposed time frame May – September (or potentially longer).

Action items relative to music and performing arts are consistent with City Council Goal 5 - Enhance a Vibrant Downtown and Thriving Neighborhoods Objective 3.G. Explore options for ongoing outdoor commerce and gathering spaces; and Objective 4.D Support an array of festivals and celebrations that will culturally enhance and engage our community, promote equity, and, for certain events, attract visitors and promote commerce; and Objective 4.E. Evaluate opportunities for live performances in the downtown and other neighborhoods to cultivate community connections.

Downtown and Entry Point Beautification Efforts (\$200K±)

Refurbish landscape planting areas, and look for opportunities to provide interesting street furniture, art and landscape features to promote downtown visitation. The estimated budget would primarily go towards this effort versus the tree activity described below.

Tree Pruning

The tree canopy was recently evaluated downtown. City staff intends to accelerate the regular pruning schedule of the trees in the E Street Plaza and the adjacent parking lot. The other downtown trees are okay to wait for their next scheduled pruning. The pruning of the trees in the E Street Plaza and the adjacent parking lot are anticipated to occur in October. DDBA staff supported this pruning effort and agreed that the balance of the canopy could wait until regular scheduled pruning is needed. The DDBA will be notified once a date has been determined.

Tree Plantings

A plan has been developed to plant a number of trees in tree wells that are currently sitting empty. Not all tree wells will be filled with trees as there are some that present utility conflicts. This work is anticipated to be executed by the Spring 2022 through the Urban Forestry division in conjunction with Tree Davis using grant existing grant funds.

The downtown and entry point beautification efforts activities are consistent with City Council Goal 5 - Enhance a Vibrant Downtown and Thriving Neighborhoods Objective 3 A. Assess public plazas and high-visibility spaces where public infrastructure supports commerce. Specifically identify maintenance needs, repairs, programming relevance/opportunities and refurbishment where needed. Present assessment, repair and refurbishment recommendations, recommended maintenance schedules, and a staffing program and funding mechanism to City Council for consideration; and Objective 3.I. In conjunction with the Department of Forestry grant and Tree Davis, undertake planting of street trees in the Downtown in opportunity locations (empty tree wells) and with appropriate tree species and care.

Dear Stuart and Parking Committee,

As I am unable to attend the upcoming Zoom meeting this Friday regarding G St. closure, I'd like to share my experience with the year long street closure and how it has impacted our business at 207 G St. at The Artery. Please see that the Parking Committee receives this email.

We at The Artery understood the nature of the initial closure of G St. and supported the measure that allowed restaurants the ability to conduct business in a limited way with outdoor dining. We also recognized our retail business would take a negative hit for the closure of G St. with further reduced business, but wanted to help our neighbors get through a tough situation. We endured quietly, waiting for the day G St. returned to normal.

During this period of closure we've experienced a huge increase in garbage and debris deposited at our front door almost daily. We adjusted our morning opening routine to include hauling off trash from the front of the business and sidewalk sweeping and washing whenever necessary. There would normally be some garbage we'd have to deal with from time to time, but since the street closure we've seen a a tremendous increase.



We have also seen an increase in the homeless taking up residence at the front of our business. The increase might be due to the quiet nature of a blocked street prohibiting traffic flow. On several occasions we've had to ask folks to move away from our front door during business hours. Even as foot traffic has been limited, we didn't want to risk losing a customer due to any discomfort they might have had navigating around our overnight "guests".

The overall effect of the mishmash of road barriers coupled with the random nature of the temporary dining structures is chaotic and unwelcoming. Our artist members have friends who choose not to walk down this block because it feels "seedy". It just looks bad.

Our business continues to languish post covid closure and reopening. It's difficult to tie it to G St. closure, but we can't help but wonder if there is a correlation.

It was suggested by a member that perhaps the open air dining arrangement could be relocated to another street for a given period of time in order to share the experience and the sacrifice.

The Artery's 55 artist owners request the barriers be removed from G St. to allow customers better access to the various businesses that are still waiting for recovery.

Respectfully,

Diana Fong
co-owner/board member/manager
The Artery
207 G St.
Davis

530-758-8330

August, 2021

----- Reply Message -----

From: Sarah Worley <sworley@cityofdavis.org>
To: 'dsfong@sbcglobal.net' <dsfong@sbcglobal.net>
Sent: Tuesday, August 31, 2021, 04:08:58 PM PDT
Subject: RE: Receipt of G Street Closure Concerns

Hello Diana,

Sorry for the delay in thanking you for providing Davis Downtown with your letter communicating the Artery's concerns about the negative impacts you have observed from the G Street closure and request for it to be reopened. Davis Downtown shared your letter with me and also provided me with a pdf summarizing comments and concerns from other Artery members as well. We welcome getting feedback from you and other downtown stakeholders about issues needing to be addressed, and what is not working well. All of your comments were shared with Ash Feeney, Assistant City Manager and other City staff involved in the Open Air Davis program. Your comments and requests will be taken into consideration as the City determines how best to address the issues raised while still allowing some outdoor dining options desired by the businesses and community. We are working with Davis Downtown to get their input and recommendations on potential changes and timing of those changes as well. Information about specific changes proposed will be shared once they have been identified. We appreciate the value the Artery provides our local artists and community and your patience as we continue to adapt to challenges of this ongoing pandemic. Best, Sarah

SARAH WORLEY, AICP

Business Engagement Manager

OFFICE: [530-747-5882](tel:530-747-5882)

Community Development, Economic Development & Sustainability

MOBILE: [530-400-8177](tel:530-400-8177)

23 Russell Blvd.

sworley@cityofdavis.org

Davis, CA 95616

Ashley Feeney

From: Adele Shaw <adele@adeleshaw.com>
Sent: Thursday, September 9, 2021 11:01 AM
To: info@davisdowntown.com; Chloe Ebarb; Lucas Frerichs; Will Arnold; Sarah Worley; Heather Caswell
Cc: Artery; Marjan Kluepfel; Lucybdr; Robin Lynd; Marie Brown; Jock Hamilton; Christopher Dewees; Bekebrede Heidi; Brigitte Chertok; Shelli Ramos
Subject: Re-Open G Street, please.
Attachments: Retail VS Restaurant G Street.pdf; 72921 Letter from Diana Fong .pdf

CAUTION: External email. Please verify sender before opening attachments or clicking on links.

To the Board of Directors of the DDBA, Lucas, Will, Sarah, Heather and the Board of Directors of the Artery,

Thank you for the opportunity to share our concerns about G Street today. As I mentioned, I represent The Artery's Board of Directors and we're very interested in being part of the solution for the inevitable Re-Opening of G Street. I appreciate all the conversations so far and hope we can move forward, together.

Attached are the photos Kevin requested from the slide show I shared, including:

1. commonly seen homeless residual we see out front our storefront most mornings
2. empty seating seen on different days during business hours. Outdoor restaurant seating is empty most daytime business hours 9am - 5pm.
3. recent photos of G Street and the unkempt, disheveled, mismatched soft-scaping currently filling G Street, eliminating 45 parking places.
4. a photo of the Open Air Davis sign that's bent, illegible, held together with duct tape, and has weeds growing even in 106 temps.
5. photos of graffiti on G Street.
6. a list of Retail, Consulting and Other businesses (24) on G St in contrast to a list of restaurants and bars (11). Retail, Consulting and Other Businesses out number Bars and Restaurants more than two to one. The inequitable division of access, space and parking effects all retail and other businesses during business hours when the bars and restaurants are closed.
7. a copy of our original letter from the The Artery's Manager, Diana Fong dated July 29, 2021.

Again, we ask the Board of Directors of the DDBA to act fast and recommend to the City Council to Re-Open G Street before September 20th Dive into Davis event. Or before the November Holiday Shopping Season begins *at the latest*. **Two-way traffic can co-exist with TUP parkletts. The G Street Closure has created a MAGNET for the HOMELESS creating a filthy, unsanitary and unsafe business zone.**

Our customers are appalled by the conditions.

















Davis



Davis









David





Thank you for your attention to these concerns. We look forward to working with you during the next few weeks for a solution that's equitable.

Best regards,

Adele Shaw
Board of Directors of The Artery

Retail, Consulting and Other (non-restuarant/bar) Businesses on G Street:

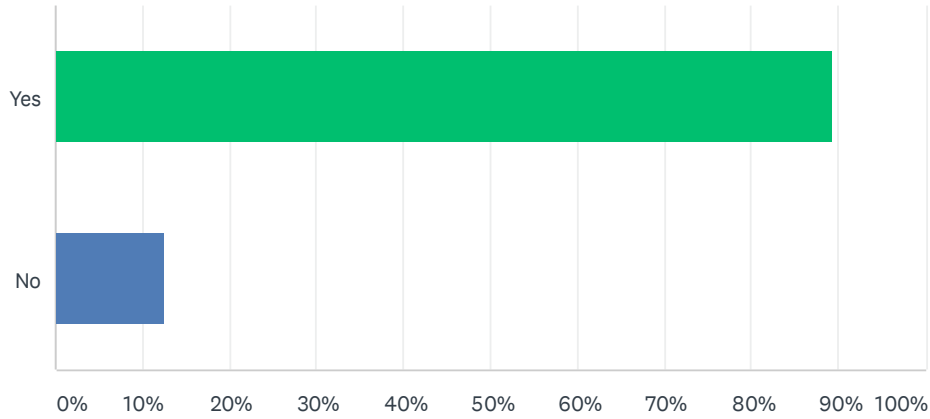
1. State Farm Insurance - Heather Copeland
2. Volley's Tennis Shop
3. CopyLand
4. Likes Accounting bookkeeping
5. Kira Wattenburg King Estate Planning
6. Bankers Lending Group
7. Consero Solutions
8. Heart of Davis
9. Élan Advising
10. Fido Management
11. Art Studio Brookes Byrd
12. Art 26 Sara Post Studio
13. Fretted Strings
14. Bachand & Associates
15. Urban Rain Design
16. The Vault Board Shop
17. Law Office of Roberta Savage
18. Abaton Consulting
19. Barobo. Inc
20. Mahin's Alterations
21. Barber Shop
22. The Artery
23. Sole Desire Shoes
24. Illusions Smoke Shop

Restaurants and Bars on G Street

1. Temple Coffee (has extended outdoor seating set up on 3rd St)
2. Three Mile Brewing Co
3. Kathmandu Kitchen
4. Yi Tea
5. Jusco
6. MT BBQ
7. G St Wunderbar
8. Red 88
9. Woodstock's
10. Davis Beer Shoppe
11. Open Rice Kitchen (south of barricades, no outdoor seating)

Q1 Do you feel as though the Open Air Davis program has positively benefited and supported downtown throughout the ongoing pandemic?

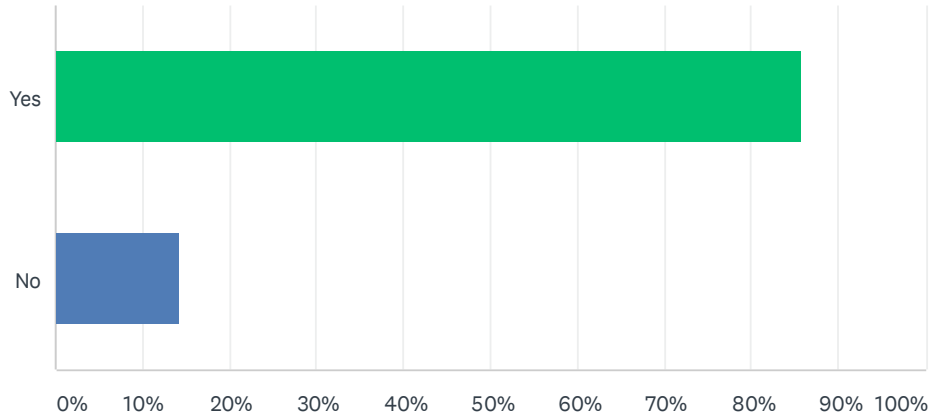
Answered: 56 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	89.29%	50
No	12.50%	7
Total Respondents: 56		

Q2 Do you feel the temporary sacrifice of some available parking spaces has been a benefit to our downtown and created a more comfortable environment for customers to dine and shop?

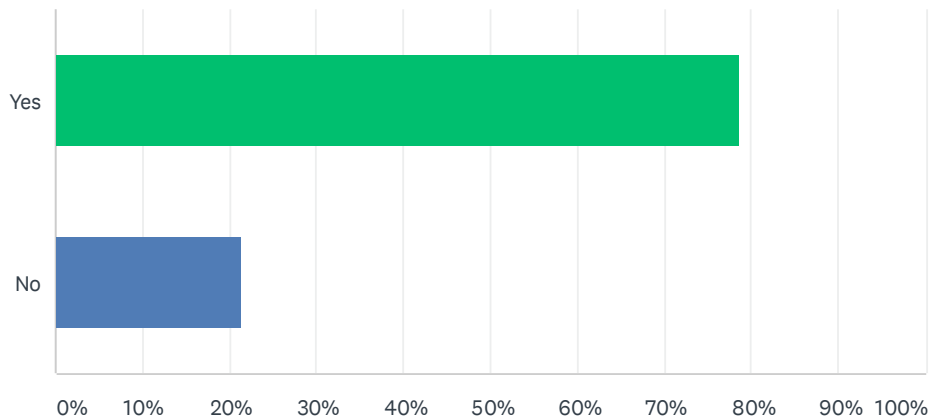
Answered: 56 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	85.71%	48
No	14.29%	8
Total Respondents: 56		

Q3 Would you be supportive of Temporary Use Permits (TUPs) and the Open Air Davis program continuing through Fall and Winter if each business was required to abide by the following stipulations (with the understanding that their TUP could/would be revoked if violations occurred)? TUP spaces no larger than 20 feet x 10 feet TUP spaces must be continuously maintained for safety, professional appearance and cleanliness

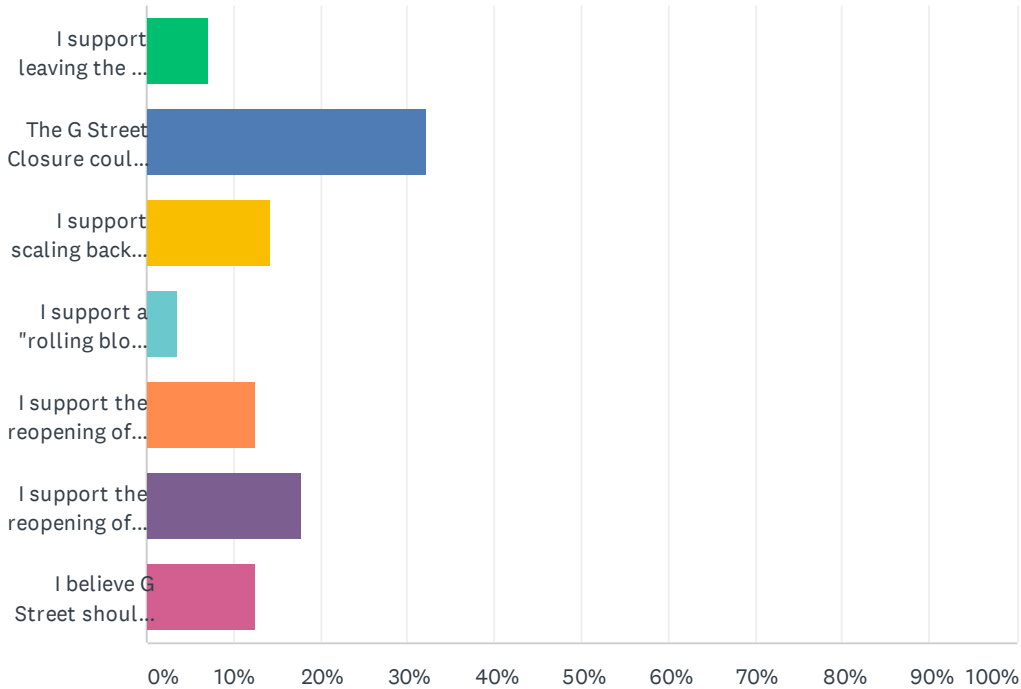
Answered: 56 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	78.57%	44
No	21.43%	12
Total Respondents: 56		

Q4 Please select your desired option regarding the G Street Closure.

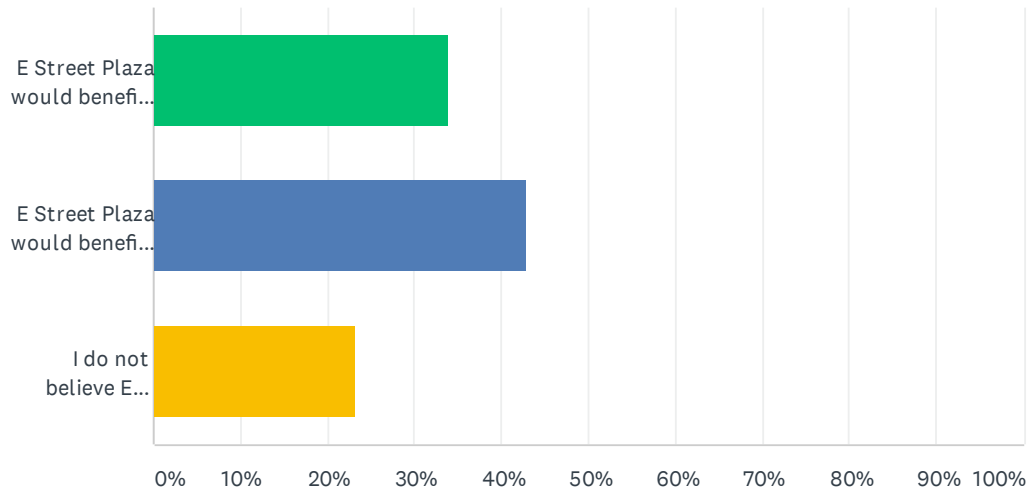
Answered: 56 Skipped: 0



ANSWER CHOICES	RESPONSES	
I support leaving the G Street Closure as is	7.14%	4
The G Street Closure could use minor improvements such as regular cleaning and aesthetic additions (e.g. stringing Edison lights)	32.14%	18
I support scaling back TUPs already in place on G Street in favor of opening up a central bike and pedestrian lane down the center of the street	14.29%	8
I support a "rolling block" closure instead of the stationary G Street Closure (e.g. one street closed for a short period of time and then a different street closed for a short period of time after the first one opens up, etc.)	3.57%	2
I support the reopening of one-lane traffic on G Street, confining TUP structures to areas adjacent to their business storefronts	12.50%	7
I support the reopening of both lanes on G Street, confining TUP structures to areas adjacent to their business storefronts	17.86%	10
I believe G Street should be completely opened up with businesses not having any TUP structures in the street or parking spaces	12.50%	7
TOTAL		56

Q5 Please select your desired option regarding E Street Plaza.

Answered: 56 Skipped: 0



ANSWER CHOICES	RESPONSES	
E Street Plaza would benefit from a refurbishment of the existing space	33.93%	19
E Street Plaza would benefit from a complete redesign and reconstruction with new, modern amenities	42.86%	24
I do not believe E Street Plaza needs any improvements made	23.21%	13
TOTAL		56

Q6 Please provide any additional comments on the Open Air Davis program and beautification/modernization of our downtown.

Answered: 36 Skipped: 20

Q7 Please enter your contact information.

Answered: 56 Skipped: 0

ANSWER CHOICES	RESPONSES	
Name	98.21%	55
Company	100.00%	56
Address	0.00%	0
Address 2	0.00%	0
City/Town	0.00%	0
State/Province	0.00%	0
ZIP/Postal Code	0.00%	0
Country	0.00%	0
Email Address	94.64%	53
Phone Number	0.00%	0

Downtown Aesthetics & Improvements

Survey Responses

1. In the interest of equity TUP's should be scaled back to fit within the width of a business's storefront and built to meet City design and safety guidelines. If done correctly it will bring even more customers downtown creating a festive and attractive atmosphere.
2. As a business on the corner of 2nd and G I am not bothered by the G street closure. I do however think that it needs to be cleaned and maintained properly. I understand that it can be hard to combat graffiti and destruction of property but a lot of the issues with it's appearance have more to do with the business that are utilizing the closure cleaning up after themselves.
3. G St. needs to reopen to traffic. The outdoor spaces are not so packed all day to justify the closure.
4. Davis should use the same approach that Winters has made on their downtown area. They have beautiful structures built in the parking spaces, lighting etc... The main street is open during the day and bollards are installed to block traffic on weekend evening and special events. It is a stark contrast to our downtown. We have a lack of leadership and direction in our town. We have a chance to make G Street a destination if the business were allowed to build permanent outdoor seating and full or partial street closures. Currently downtown is dirty and smells of urine! The homeless are taking over the public areas, sad to see. The public bathrooms that were built are disgusting, go peek inside and I dare you to actually use one, bad idea that cost a lot of money. People in Davis would love to have the same experience as the City of Winters has in their town. Lets do the right thing.
5. OAD was a nice addition at the height of the pandemic. It allowed a few restaurants to add capacity and remain in business and provide hope for the downtown. Now, the G Street closure is beginning to look blighted, impacts traffic flows, prevents convenient access to businesses, and is still only benefiting a few restaurants. G Street should be opened up to normal (two-way) vehicle access. The TUPs should be scaled back in size and availability; only immediately adjacent to store fronts and not to exceed 20 feet in length. TUPs should only occupy a maximum of 25% of available parking on any block face. Businesses provided TUPs should also be charged for that space. \$2-\$3 per square

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foot per month to pay for additional beautification services and City support around their area. The additional fee and space limitations should also be applied to other businesses in the downtown that have expanded their dining capacity during the pandemic.

6. In my opinion, E Street Plaza and G Street (between 2nd and 3rd) should permanently be closed for cars and should be made pedestrian- and bike-friendly. Business would be able to create much more beautiful outdoor seating and shopping areas.
7. I have not gone down G Street since the road closure. It is an eyesore.
8. repair and cleaning downtown streets and plazas by the city overall needs to be addressed
9. I'd like to see E Street closed to cars as well, with free parking in E St. Plaza lot, accessed by F St. Keep G and E closed.
10. All TUPs should be very similar in appearance as evidenced by photos of other cities
11. I believe the OAD Program has provided an important beta test for a permanent model. It's exactly what so many desire/envision for downtown. An EXPERIENCE is what drives patrons downtown and away from 3rd party deliveries. If hospitality is the #1 tax revenue generator and top tier for employment for us, then we should give an honest look at what will save this industry.
12. Illumination is highly needed and cleaning.
13. Signage discouraging patrons from giving monetary handouts to homeless
14. The Parker's are important to healthy business. But the designs used in Davis show no aesthetic at all....very ugly!
15. If the UTP on G street could be moved over into the parking lot between open rice kitchen and Wunderbar that would allow for the street to be completely open and moving it would allow for us to create a better looking space like Winters. If it stays in the stalls in front of each location (3 parallel parking spaces) that would help other businesses too. It needs to look cleaner/nicer. Remove all of the extra setting that Burgers/Brew and Crepeville take over. They are taking up too much parking and they already have outdoor seating...all of Burgers/Brew is outside your seating. It's hard enough to find parking for the farmers market.

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16. Maintaining extended outdoor dining areas is desperately needed for Davis businesses to survive.
17. Lots of residents still prefer to sit by the patio rather than indoor. Taking the open air space away for how limited activities there can be provided during covid is a bad idea. Please also consider allowing businesses to provide more than 10 by 20 size canopies to accommodate guests properly. 10 by 20 is really small... Being able to eat outdoor and socialize during covid is so important.
18. We need a way to keep the street and trash can emptied, do something about homeless , keep downtown clean & people using door ways as a bathroom specially in the e street plaza
19. G Street closure currently looks haphazard and poorly planned, and it's not clean enough. We need the outdoor seating for the restaurants, but I know some of the other businesses nearby are suffering due to lack of parking.
20. I support permanent closure of G Street as an open air pedestrian space with outdoor seating and dining.
21. Perhaps consider scaling back G Street & closing the road Friday-Sunday and leave open for traffic other days similar to Winters. Also if this will stay "permanently" please also look at downtown Winters. The open air spaces are very "pretty"
22. Please consider making the Gst open air program permanent. There hasn't been this much foot traffic through Gst in a loong time ❤️
23. Traffic and parking was already terrible before we had street closures. Especially now that the students are back, we need to have things opened up again.
24. I think the open air program is a benefit to downtown Davis and would like to see it continue indefinitely. Thanks!
25. I appreciate the new paving on SOME streets downtown, but there are others that are showing huge potholes and bare dirt. PLEASE get these fixed!
26. G Street looks as if it were thrown together with very little thought about appearances or aesthetics—The bags of concrete anchoring barriers, the haphaxatarrangement of tents

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and seating areas recall slums—Such lack of attention promotes careless behavior and trash accumulation. If G St were to stay as it is now I could vigorously oppose keeping the outdoor spaces. Personally I do suffer some inconvenience from lack of parking outside my business in the 200 block of G Street. It would be easier to make this sacrifice if some design and custodial measures were put into place.

27. Street Closures and sacrificed parking spots do not benefit retail establishments nor do they encourage people to shop. On the DDBA Website, the Open Air Davis Program's webpage lists 75 participating business; THREE (3) of which are non-restaurants/bars; Fit-House, Boheme, and a Nail Salon. G Street is at the edge of the Downtown Core yet does not receive any of the sparkle of the rest of downtown: no twinkle lights, not decorations. Also, being at the edge of the Downtown Core, being close to the railroad tracks and being closed to two-way traffic, G Street has become a magnet for the homeless and disenfranchised to come and set up camp. G Street is NOT the right street to close off to traffic if you want the retail, consulting and other businesses to succeed. Lastly, G Street is in terrible need of repaving but the outdoor seating is concealing it.
28. I cannot believe that that so many parking spaces on G street would be sacrificed by permanently closing G street.. It does not seem like a good idea in regards to parking. Please re-open G street!
29. Prior to covid downtown had a big parking issue, now with street closures and constant construction , navigating and parking in downtown is nearly impossible. Indoor dining restrictions have been lifted, so now I strongly feel the closures also need to go, hopefully this can happen before the UC fall quarter starts as traffic is already increasing in downtown.
30. Questions with a yes or no were difficult to answer. Being a retail location on 3rd Street, between D & E, I'm not directly impacted by the street closure on G Street. I assume the restaurants are pleased with the arrangement - if my retail store was located in that block, I'm not sure I'd be happy about it. Moving street closures around to alternating streets might be plausible but confusing to the public and traffic patterns. Today I shopped at the

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shoe stores on 2nd Street & on G Street. Walking the 6 block circuit was comfortable enough to do. Walking down G during lunchtime I saw activity but a lot of empty tables. Some areas did appear cared for, but my overall impression was the street seemed cluttered, tired and rather uninspired. Even the graffiti artist made hits there. I hate expressing this personal observation knowing how much work & effort has gone into making this plan a success. Perhaps at night there is more ambience? Going forward, a beautification concept I have consistently (over years) found lovely is the parklet by The Lofts building on E Street. Chuck Roe had just the right vision for the Downtown. In the longer term, I would support more of that model of semi-permanent outdoor dining. While easier to execute when you own the building I think it can work on other blocks. We are still in the thick of Covid and so I continue to be supportive of Open Air and people eating outside - even if the setting isn't fully inspired! I appreciate and value that you are trying new things. As far as E St Plaza, I don't really have an impression on whether it could or should be different. Others probably have more recent experience and observations on what could be improved upon than I do. Wishing you the best!

31. I believe that the Open Air Davis program is a great step toward making the downtown more open and friendly to people, independent of the pandemic. I would like to see it expanded, with parking provided on the periphery of the downtown area and/or reduced. I am **not** in favor of making the downtown more friendly to vehicular traffic.
32. I believe the existing Downtown Plan has some specific plans for the E Street Plaza which would have been helpful here. I would appreciate the refresher, I forget the specifics. Thanks so much!
33. The E Street Plaza should be converted back to the 27 parking spaces that were lost due to it's current use and configuration. It is not well used, often houses homeless people or a few people but not enough to warrant the loss of parking . More parking leads to more business down down and this area is in the heart of the business/restaurant district. I rather have parking here than parking meters which do not actually create more parking . Remove all parklets/tents/outdoor seating created during Covid and return a more

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attractive setting and more parking now that students and others have returned to downtown. The tenants and other structures look awful

34. The G street closure looks like a war zone, large concrete blocks, wide caution signs, yellow cones. None of the businesses coordinated their tables, tents, lights, or spacing making it look unattractive. Several businesses have tables within a few feet of the business entrance (not 6 feet apart) with patrons sitting there with no masks. G street could benefit from a redesign and makeover .
35. Unfortunately, I feel that the Open Air Davis Program only benefits restaurants. To other stores, this program makes it very difficult to do business.

August 12, 2021

Davis City Council
23 Russell Blvd.
Davis, CA 95616

RE: Downtown Streets Team

Dear Mayor and Council Members:

The Davis Downtown Business Association's (DDBA) Board of Directors is extending our utmost support regarding the implementation of the Downtown Streets Team (Streets Team) in order to address substantiated concerns within the downtown core. Streets Team will enact solutions to our membership's top concerns: Safety (including the perception of a safe environment), crime, cleanliness and homelessness. These concerns have been constantly vocalized via meetings and through member surveys. In addition to resolving the substantiated concerns of business/property owners and guests of the downtown, Streets Team will play a critical role in life management and sustainment for our unhoused community members.

Streets Team will supply basic needs stipends, in the form of gift cards, to unhoused individuals who would clean the downtown and work on simple beautification projects. The gift cards will be purchased from our community's businesses. Streets Team staff will provide intensive case management services to individuals partaking in the program, and its staff will work directly with organizations within our community to provide wraparound services that address, at minimum:

- Need for food and shelter
- Work readiness / employment opportunities
- Medical / medication services and management (including mental health)
- Substance abuse assistance
- Veterinarians for pets
- Navigation of the criminal justice system.

Furthermore, the program aims at reducing the stigma surrounding homelessness, while also assisting the unhoused to feel a sense of ownership and community over where they reside.

DDBA staff have advocated for, developed and carried this proposal forward since September of 2020. Gaps in city services related to the aforementioned concerns have been identified and confirmed by Davis Police Department. Members of the County, our City Council, the Police Department, and Homeless Services have all spoken positively on the model that Streets Team offers.

Funding for this program could come from American Rescue Plan funding from both the County and the City of Davis. We are requesting advocacy for this program and for its funding from the City of Davis. With proper funding, the DDBA is willing to oversee and manage the program within its jurisdiction.

Sincerely,

Davis Downtown Business Association Board of Directors