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The City of Davis Recreation and Park Commission met on April 15, 2020, to receive a presentation and solicit community input related to Parks, Greenways, and Recreational Amenities Proposed for the Aggie Research Campus (ARC) Project. At the Commission meeting on April 15, 2020, the Commission voted to create a sub-committee of the Commission to make recommendations to the City Council concerning specific “Baseline Project Features” to be included in the project exhibits and plans submitted for voter approval pursuant to Measure R. The sub-committee met and completed its task.

The sub-committee has developed a series of (A) proposed “Baseline Project Features” that would be part of the materials submitted to the voters; and (B) proposed recommendations that the sub-committee believes are important to consider, but that do not rise to the level of a “Baseline Project Feature.” It is the expectation of the sub-committee that on May 6, 2020, the Recreation and Park Commission will review the sub-committee’s work, solicit public comment, modify the sub-committee’s work as the full Commission sees fit, and then vote to adopt recommendation of the Commission for submission to City Council and the Planning Commission.

A. Proposed “Baseline Project Features”

1. Onsite Park Details – Developer will ensure public access through a recorded easement to a minimum of 12.7 acres of onsite parks. Of the minimum of 12.7 acres of onsite parks, a neighborhood park of a minimum of 7.5 net acres of contiguous park land will be established in accordance with the City of Davis Parks and Recreation Master Plan. The neighborhood park will be designed and maintained to meet the needs of the residents who reside at the project site, and will include children playgrounds, picnic facilities, natural/landscaped areas, and multi-use open fields. This neighborhood park will include a softball / multi-use field for use by employees and residents of the project site, as well as Davis community sports programs, and will include permanent spectator seating, dugouts, fencing, and lights for use at night and in the evening. The neighborhood park will be completed in Phase 1, and within 3 months from when the first person occupies a residential unit at the project site. All use of the onsite parks, including rental by Davis residents, will be managed by the City of Davis Parks and Community Services Department in accordance with City Council Policy for rental and use of city facilities. The City of Davis shall be entitled to charge and collect a fee for the reserved use of the onsite parks.
2. Park Construction and Design – Developer will be responsible to construct all onsite parks and open space, and will consult with the City of Davis Recreation and Park Commission as well as City of Davis Parks and Community Services Department concerning all programming and equipment installed in the onsite parks. The Developer agrees to receive approval from the Parks and Community Services Department on all final park designs and programming.
3. Park Maintenance – Developer will ensure that all maintenance associated with onsite parks and open spaces will meet or exceed the standards expected as Class-A commercial facilities in perpetuity, and will further meet or exceed all operative City of Davis maintenance standards for parks, including but not limited to the City of Davis

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Integrated Pest Management Policies and Procedures, as those policies and procedures may be amended from time-to-time, as well as the ban imposed by the City of Davis on the use of glyphosate in City parks. Developer agrees that all maintenance costs associated with meeting the foregoing standards will be assumed by Developer and/or by the ARC Master Owners' Association, and to the extent that the City is required to expend its own resources to meet the standards agreed to herein that the City shall be entitled to compensation from Developer and/or ARC Master Owners' Association for the value of City's resources so expended.

4. Peripheral Trail – Developer will ensure public access through fee or easement to a 7.5 acre peripheral trail that will run along the perimeter of the Project site and which will include a walking path and a class 1 bike trail. At least a material portion of either the walking path or the class 1 bike trail must be completed in Phase 1, and within 3 months from when the first commercial tenant occupies the site so as to provide recreational opportunities for the employees who will work at the site. The trail will also be open to residents of the site and the public at large.
5. Turf Usage – Parks and recreational areas will minimize the use of turf while balancing the needs of certain sporting activities.
6. Off-Grade Bicycle Crossing – A class 1 bike trail will parallel the Mace Drainage Channel, be serviced by an off-grade crossing of Mace Blvd, connect with the City easement located east of the Project site, and will enhance overall regional bicycling connections.

B. Proposed Recommendations

7. Park Size – There is a concern within the Commission that the proposed 12.7 acres of onsite parks are insufficient for the needs of the 6,000 employees and 850 residential units expected to occupy the site, and that the amount of acreage dedicated to onsite parks should be increased to at least 15 acres.
8. Strain on City Facilities – The residents of the 850 residential units and the 6,000 employees will undoubtedly further the strain on existing City resources. The Commission recommends that City Council require, either as a Baseline Project Feature or as part of a Developer Agreement, that the Developer agrees to make a financial contribution to a parks development fund, in addition to park impact or construction tax fees, for the City to use on projects identified in the Parks and Recreation Facilities Master Plan Update, on infrastructure updates, or on other high-priority projects.
9. Skateboarding Facilities – As the project will eliminate any future use of the "Davis Ditch" unauthorized, but frequently used skateboarding area on the southeast corner of the project site, the Developer should be required to contribute toward a future skate park or improvement as identified in the Parks and Recreation Master Plan Update.