

West Davis Active Adult Community

GUIDING PRINCIPLES

12.01.16

- We believe there are two equally important process that need to happen. One is the City process with the Council and commissions, environmental requirements etc. The second equally important process is with the community. We intend to have one meeting per month beginning in January 2017 in a large venue. Additionally, 2-4 monthly meetings with smaller groups or individuals. Our goal is to provide for transparency and collaboration. This is not just another typical residential development.
- When the citizens vote it is not just up or down on a residential development, it is also reflective of the community's perspective on supporting the needs of a large segment of existing Davis residents.
- Approximately 5,000 existing Davis homes, about 25% of the total, are owned by those 50 years or older. This neighborhood is designed to meet the needs of these Davis residents for smaller single storey homes. Providing current homeowners the opportunity to move to an Active Adults Community frees up their homes for families with children.
- Based upon the proposed housing types our requirement under current City code is for 77 affordable units. We are providing 150 senior subsidized rentals.
- The proposed neighborhood maintains or enhances active adults' current lifestyle while offering smaller home sizes and reducing the cost of home maintenance and operation.
- **This is not Sun City.** It is intended to be inclusive unlike typical Adult Communities that exclude young people from the neighborhood. 80% of homes to be age restricted; 20% unrestricted and available for families. We are replicating as much as possible the current Davis neighborhoods' as allowed under federal and state regulations for active adult communities.
- Our neighborhood is intended to enhance the connection of its residents to the broader Davis community and vice versa. Davis residents embrace adjusting lifestyles and consider themselves a City that encourages inclusiveness.
- Our cottages and half plexes provide a variety of smaller single storey dwellings for "Mothers and Fathers" moving to Davis to be closer to their children and grandchildren. The Small Builder lots on the periphery provide opportunities for those with special needs as well as the broader Davis community.
- Best location in Davis for an active adult community:
 - A) Across the street from Sutter Davis Hospital and medical offices.
 - B) University Retirement Community – North (one block).
 - C) Medical offices of Dignity Health Care and UCD nearby along Covell Boulevard.

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- D) Student apartments along the south edge of Covell Boulevard.
- E) Existing four-way intersection at Reisling Drive.
- F) Market Place shopping center is three blocks to the East.
- G) Located West of 113 with its on-ramp two blocks away. Low traffic volumes on this side of Covell.

- The homes' architecture, land plan and greenbelt facing homes encourage walking, biking and connection to the broader community as well as interacting with neighbors. Often people feel isolated as they age. This neighborhood specifically addresses concerns with
 - 1) Front doors facing walking paths and greenbelts
 - 2) Activity and Wellness Center open to the whole community
 - 3) Inclusion of families with children in the neighborhood

Walking paths around and through the neighborhood is a key design element. We envision people from all parts of West Davis walking through and around the neighborhood. The enhanced design and plantings within the Agricultural buffer will encourage use by nearby neighborhoods. This area includes an urban orchard and gardening areas for residents.

- Garages facing the "alleys" (regular sized streets) – support greater use of front yards and interaction between neighbors, walking and biking, and not the use of cars. These greenbelt homes will have approximately 75 ft. of open space between facing front doors.
- Solar (PV) on all homes including the covered Activity and Wellness Center parking area which is designed for Farmer's Market use as well.
- All homes/bungalows have private backyard space maintaining the lifestyle offered by other homes in Davis.
- The Activity and Wellness Center will enhance the residents' lives and invite the broader community to use the facilities as well. The privately operated health club, classrooms, meeting rooms and privately operated restaurant with outdoor seating, will be open to the broader Davis community.
- We have set aside an area for an expansion site for University Retirement Community. They are currently studying the site and expected to have an announcement in the coming weeks about their specific plans.