Mace Ranch Affordable Housing Site – 2990 Fifth Street
Neighborhood Meeting Agenda
Windmere II Apartments Community Room
October 13, 2014

1. Introductions

2. Overview of the City’s Affordable Housing Program and the Land Dedication Site in the Mace Ranch Subdivision (Map on Reverse)
   - Existing Land dedication site: Site is approximately 1.67 acres (2 acres, less easements) and is designated for affordable housing site within this subdivision. Zoning currently allows up to 29 units, but additional density could be requested and is of City Council interest.
   - Potential project: A potential project would likely consist of approximately 29-50 units under current zoning or with a potential zoning change request. Any zoning changes to increase number of units would require public meetings and discussion at the Planning Commission and City Council.
   - Who is Served: teachers, service workers, UCD/City employees, single parents, young professionals, seniors, persons with disabilities, child care workers, etc.

3. Neighborhood Feedback and Discussion
   - Site Layout Options for driveway and open space: likely to have two driveways (like previous plans), community room, and include play equipment for children
   - Parking: The City would consider parking needs for similar project types
   - What should be considered as part of the planning for common space on this parcel?
   - What should be considered along the edges of this property, as it interfaces with bordering existing uses? (connections to greenbelt/bikepath and street at north)
   - What are desirable features of a project on this site? What are undesirable features?

4. Next Steps and Process (timeline attached)
   - After this meeting, staff will incorporate feedback into the Request for Proposals (RFP) process and issue the RFP document.
   - Staff will collect proposals from developers and present options to Neighbors on November 19th, followed by the Social Services Commission and City Council.

5. Closing Questions and Comments

City Contact Information: Danielle Foster, Housing & Human Services Superintendent, ph. 747-5853 or email: dfoster@cityofdavis.org
CITY OF DAVIS
AFFORDABLE HOUSING
REQUEST FOR PROPOSALS
Mace Ranch

Timeline:

- **October 13**: Neighborhood Meeting: Pre Request for Proposals (RFP)
- **November 14**: Due Date of Request for Proposals
- **December 3**: Social Services Commission (Special Meeting)
- **October 17**: Issuance of Request for Proposals
- **November 19**: Neighborhood Meeting at 5:30 p.m.
- **December 16**: City Council Meeting
Last Proposed Project on the Site – 29 Units and Office Space
### Examples of Residential Densities

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<th>Low Density</th>
<th>![Low Density Images]</th>
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<td>3.6 to 7.2 units per net acre (not including public streets)</td>
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<td>7.2 to 16.8 units per net acre (not including public streets)</td>
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<td>(higher than current General Plan densities)</td>
<td>30 to 60 units per net acre (not including public streets)</td>
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Loft Style Mixed-Use