



Davis Manor Merchants & Neighborhood Council Meeting
Symposium Restaurant
Davis Manor Shopping Center
3:00 P.M. – 4:00 P.M.

AGENDA

MEETING OBJECTIVES:

- Strengthen relationships between Davis Manor Neighborhood Association and business owners/tenants
- Discuss future improvements and actions for Davis Manor Shopping Center

AGENDA ITEMS:

- Introductions
- Shopping center improvement efforts 1999 - 2009
- Recent work and upcoming "lighting ceremony"
- Ideas for future improvements
- Staying in communication/Next Steps

DAVIS MANOR NEIGHBORHOOD COUNCIL

A Community-Action Group for the
Betterment of the Davis Manor Neighborhood

PURPOSE

The purpose of the Davis Manor Neighborhood Council (DMNC) is to create a forum and means through which residents acting together can:

- Express their needs and interests
- Share information and resources
- Work toward mutual goals
- Build and strengthen the neighborhood community
- Participate in government decisionmaking processes which affect our neighborhood

DMNC PROJECTS 1999 - 2005

- Preserve and enhance the Davis Manor shopping center (on-going)
- Hold annual spring block party, fall welcome, and other social gatherings (on-going)
- Hold annual general meetings to establish project priorities for each year (on-going)
- Investigate possibilities for new "dark sky" lamps for street lights (a project in process)
- Replace dying street trees (replaced 68 out of 100, 1999)
- Improve neighborhood communication (regular newsletters published 1999-2001)
- Refurbish sidewalk areas (paint curbs, label storm drains, paint addresses on curbs, 2000)
- Facilitate traffic calming measures, including installation & landscaping of traffic circle (2001)
- Establish a board of directors with by-laws (2002)
- Set up a web site and listserv for community communication (2001)
- Create a directory of services offered by residents for the website (2003)
- Conduct a series of workshops on mold and termite for residents (2003)

GEOGRAPHIC AREA The DMNC is defined by these boundaries:

- East - Pole Line Road (West side of the street only)
- West - L Street (East side of the street only)
- North - 8th Street (South side of the street only)
- South - 5th Street (North side of the street only)

MEMBERSHIP

Membership is open to all residents from the geographic area specified for the DMNC, regardless of sex, race, religion, marital status, national origin, physical ability, political affiliation, public assistance status or sexual preference. Youth and senior citizens are encouraged to become members. Committees welcome residents from surrounding neighborhoods.

We encourage you to become involved in the DMNC. For info call jesikah maria ross at 758-4219.

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Davis Manor Center Revitalization Strategy

	Specific actions	Responsible parties	Timeline / Status
<i>Work with Dollar Tree to expedite occupancy of the proposed lease area</i>	Respond promptly to requests for information and review of submitted plans	CDD Planning CDD Building Inspection PW Engineering	Ongoing until Dollar Tree opens
<i>Work with Dollar Tree and Ralphs to secure a tenant for the other half of the former Ralphs grocery space</i>	Ensure that the space is featured on the on-line <i>Vacant Business Space</i> inventory, with accurate information on allowable uses and property contacts. Respond promptly to information requests from brokers and potential tenants	CDD Economic Development	Ongoing until space is leased
<i>Work with Dollar Tree and Jim Byers to install bicycle racks at the shopping center</i>	Request authorization from Jim Byers to place racks on western portion of center; work with Dollar Tree contractor for installation	CDD Economic Development	Prior to Dollar Tree opening
<i>Work to place a directional signs identifying "Shopping Center" at the corners East Eighth and Pole Line Road and L Streets.</i>	Design directional sign consistent with zoning requirements Identify location; consult with property owners	CDD Planning CDD Economic Development	Signs have been ordered and locations have been identified. Property owners have been notified of sign locations
	Construct and install signs	PW Facilities	April '06 installation
<i>Continue to encourage property owners to improve the appearance of the property</i>	Contact owners of "shops" space and auto repair buildings to encourage upgrades to parking lot and landscaping	CDD Economic Development	With completion of Dollar Tree improvements and SACOG grant
<i>Work to secure funding for East Eighth Street corridor</i>	Submit application to SACOG for Community Planning Capital Grant	CDD Planning PW Engineering	Done!

<i>improvements that would have benefit to tenants or shoppers at the center</i>		PCS Parks	
	Identify City's matching share in 2006-07 CIP	PW Engineering City Council	To be included in CIP budget for Council consideration this spring
East Eighth Street Corridor Improvement Action Plan			
	Specific actions	Responsible parties	Timeline
<i>Work to secure funding for aesthetic and safety improvements for the East Eighth Street corridor</i>	Submit application to SACOG for Community Planning Capital Grant	CDD Planning PW Engineering PCS Parks	Done!
	Identify City's matching share in 2006-07 CIP	PW Engineering City Council	To be included in CIP budget for Council consideration this spring
<i>Involve neighborhood to refine improvement plans</i>	Schedule stakeholder meetings or workshop	PW Engineering	Upon approval of SACOG funding request

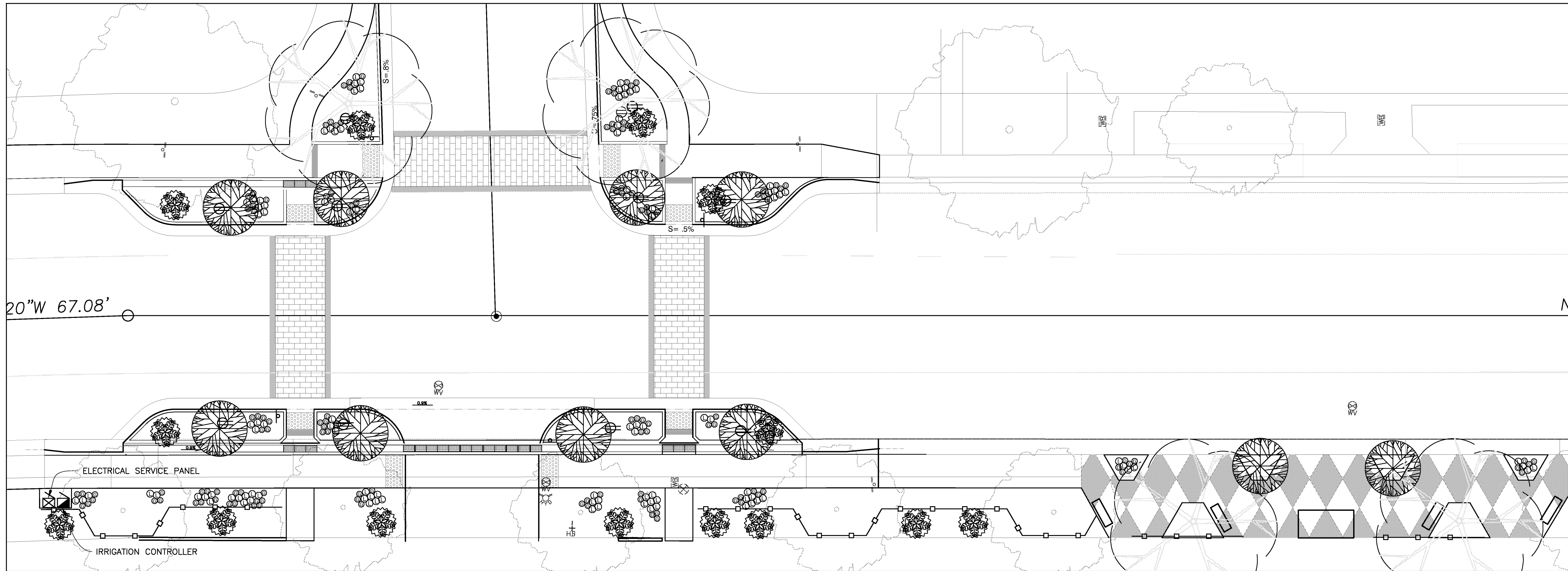
April 26, 2004

TO: Business & Economic Development Commission

FROM: Davis Manor Neighborhood Council – Shopping Center Committee

SUBJECT: Recommended Action Items Regarding Shopping Center Revitalization

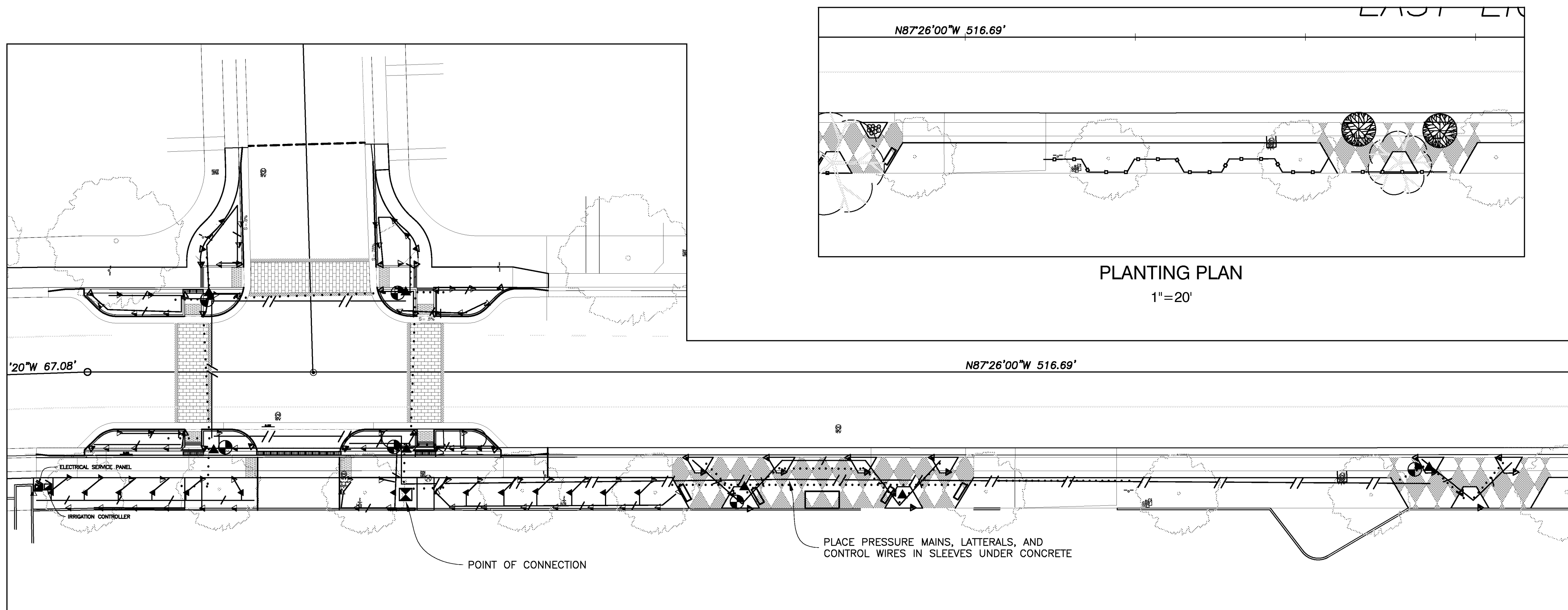
- 1) **Keep the over-arching goal as revitalization of the entire shopping center:**
This broad focus will help promote many different steps toward the revitalization, and is important because there are many different private and public actions/steps that appear in the Commission's strategic goals.
- 2) **Recognize that efforts so far have produced results when applied well:**
The design charette and workshop from several years ago produced a partial remodel of the center – the first significant investment in that site in over a decade. Concentrated efforts by community efforts have brought some potential tenants to the site for detailed site investigations.
- 3) **Incorporate the Davis Manor Center into broader economic development considerations:**
From time to time, other retailers already in the City may look for new locations. Promote Davis Manor as a potential relocation site, provided the uses support the center. Survey current City activities to determine whether there are any particular actions staff can take to “promote” the center.
- 4) **Identify public improvement projects that may strengthen the retail and residential areas in and around the shopping center. Examples might include initiating a “Corridor Plan” for East 8th Street, similar to the approach taken on other streets around town:**
Recommend that the City Council initiate investigation of a “Corridor Plan” concept for East 8th Street to support the improvement of the area. Other corridors within the City have benefited from such a strategy and could serve as an example of how this has been done elsewhere.
- 5) **A detailed listing of “site opportunities” would assist both City and private parties in a full understanding of strategic planning needs:**
The site issues are more than the current main tenant vacancy, but also must address opportunities present on the site from unused or excess space (back area could be redeveloped; front parking lots are larger than may be necessary; etc.); future tenant change over is likely for some spaces; the center is very central to high density residential areas; the adjacent roadway has high volumes of pedestrian and bike traffic.



PLANTING PLAN
1"=10'

- WALL GERMANDER
- CALLA LILLY
- ⊗ BEARS BREECHES
- ⊗ LAGERSTROMIA *TONGO*
- ⊗ CHINESE FLAME TREE

SOIL PREPARATION
IN PLANTERS FORMERLY IN HARDSCAPE
AREAS
REMOVE ALL ROAD ROCK AND
RUBBLE, SCARIFY TO A DEPTH EQUAL TO
22" BELOW TOP OF CURB, BACKFILL
WITH CLEAN SOIL TO 4" BELOW TOP
OF CURB. PROVIDE SOILS TEST REPORT
PER "CITY OF DAVIS LANDSCAPE
SPECIFICATIONS". PLANT SHRUBS AND TREES
IN ACCORDANCE WITH CITY STANDARD
DRAWINGS 501-18 AND 501-19.
IN PARKWAY AREAS
PROTECT ROOTS OF EXISTING TREES.
SCARIFY TO A DEPTH OF 6" OVER
ENTIRE PLANTER AWHILE STILL PROTECTING
ROOTS. PLANT SHRUBS AND
TREES IN ACCORDANCE WITH CITY STANDARD
DRAWINGS 501-18 AND 501-19.



IRRIGATION PLAN
1"=20'

- / — LATERAL, SIZED TO PROVIDE ADEQUATE PRESSURE
- // — 1 1/2" PRESSURE MAIN
- ▲ VARIABLE COVERAGE HEAD
- ▲ HALF HEAD
- ▲ FULL HEAD
- ⊗ REMOTE CONTROL VALVE
- ▲ QUICK COUPLER
- ⊗ POINT OF CONNECTION
- ⊗ IRRIGATION CONTROLLER
EVOLUTION DX2 12 STATION
CONTROLLER WITH WITH SHORT
ANTENAE IN STAINLESS STEEL
BOX. INSTALL PER CITY
STANDARD DRAWING 501-1 IN
THE "LANDSCAPE SPECIFICATIONS
AND DETAILS" PRODUCED BY
CITY OF DAVIS PARKS
DEPARTMENT.

HEADS LATERALS AND MAINS ARE SHOWN IN AN ACCEPTABLE CONFIGURATION
ACTUAL LAYOUT MAY VARY. ACCURATE ASBUILT DRAWINGS ARE REQUIRED FOR
ACCEPTANCE.

SPRINKLER HEADS SHALL BE 5' MAX ON CENTER. R31806 16SLA NOZZLE W/PCS
SIZED TO GIVE APPROPRIATE COVERAGE (5' RADIUS).

POINT OF CONNECTION SHALL INCLUDE BERMAUD VALVE AND DOUBLE CHECK
VALVE ASSEMBLY ON EXISTING 1" SERVICE.

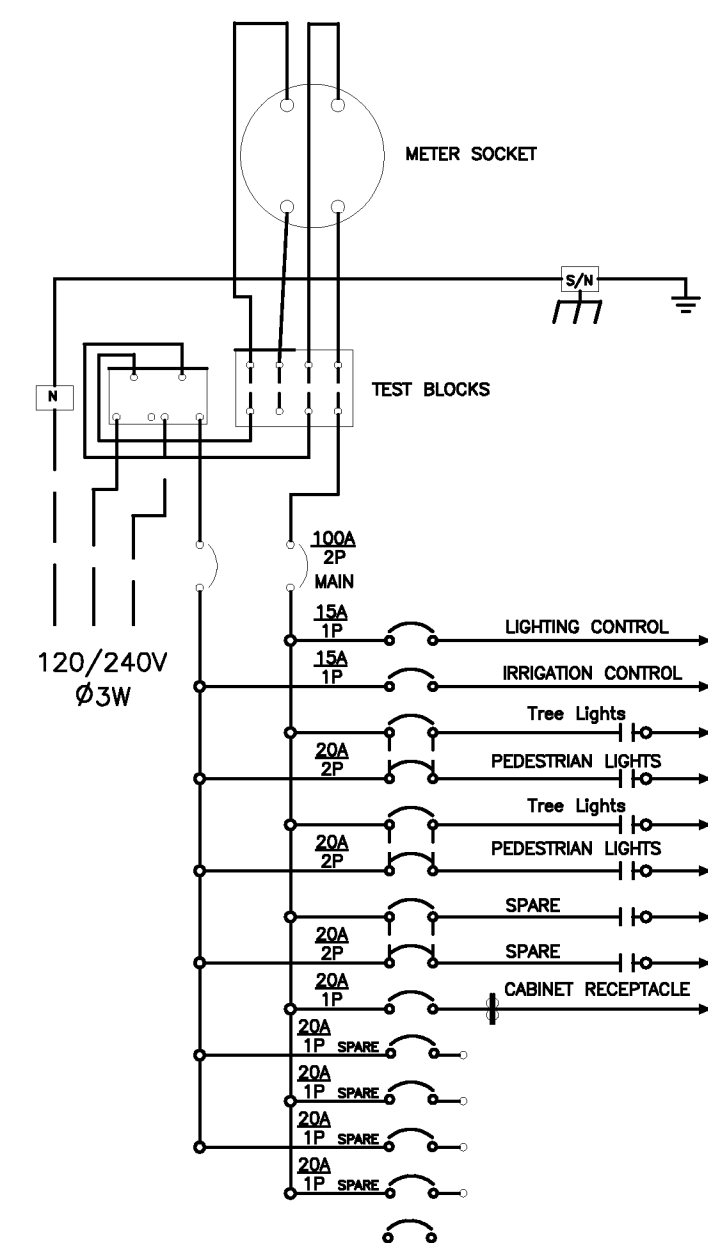
EIGHTH STREET CORRIDOR IMPROVEMENTS
LANDSCAPE AND IRRIGATION
C.I.P. #8161



CITY OF DAVIS
PUBLIC WORKS DEPARTMENT

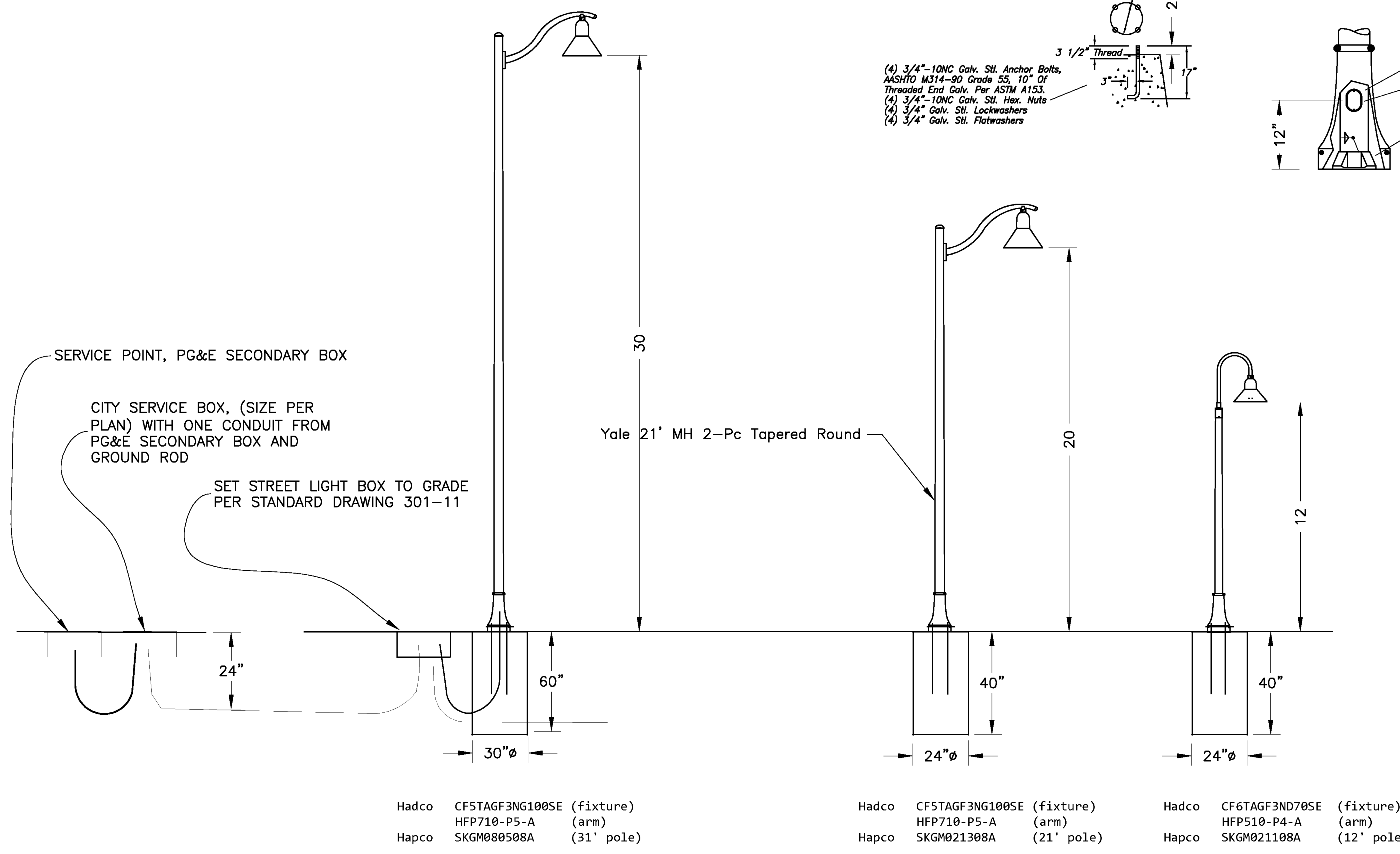
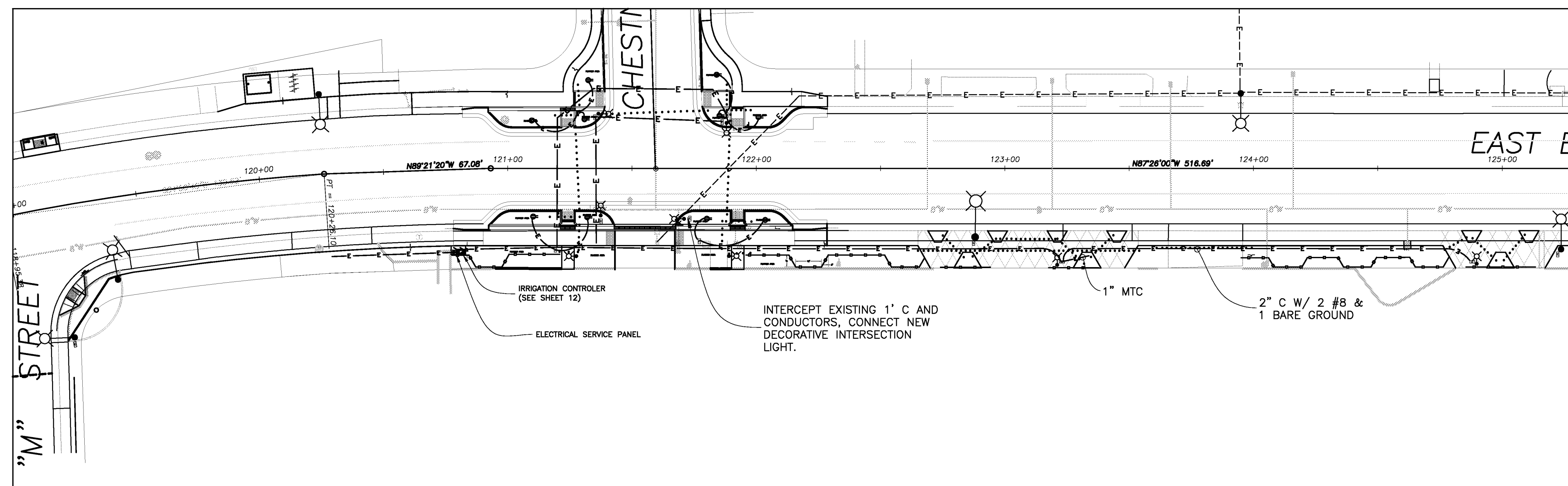
DESIGNED BY: SEK	DATE: XX/XX/XX
CHECKED BY: MM	DATE: XX/XX/XX
DRAWN BY: Name	DATE: XX/XX/XX
DWG. NO. 303-275	

REV.	DATE	DESCRIPTION	BY



"TESCO" 100A SERVICE PEDESTAL DETAIL

N.T.S.



STREET LIGHT INSTALLATION DETAIL

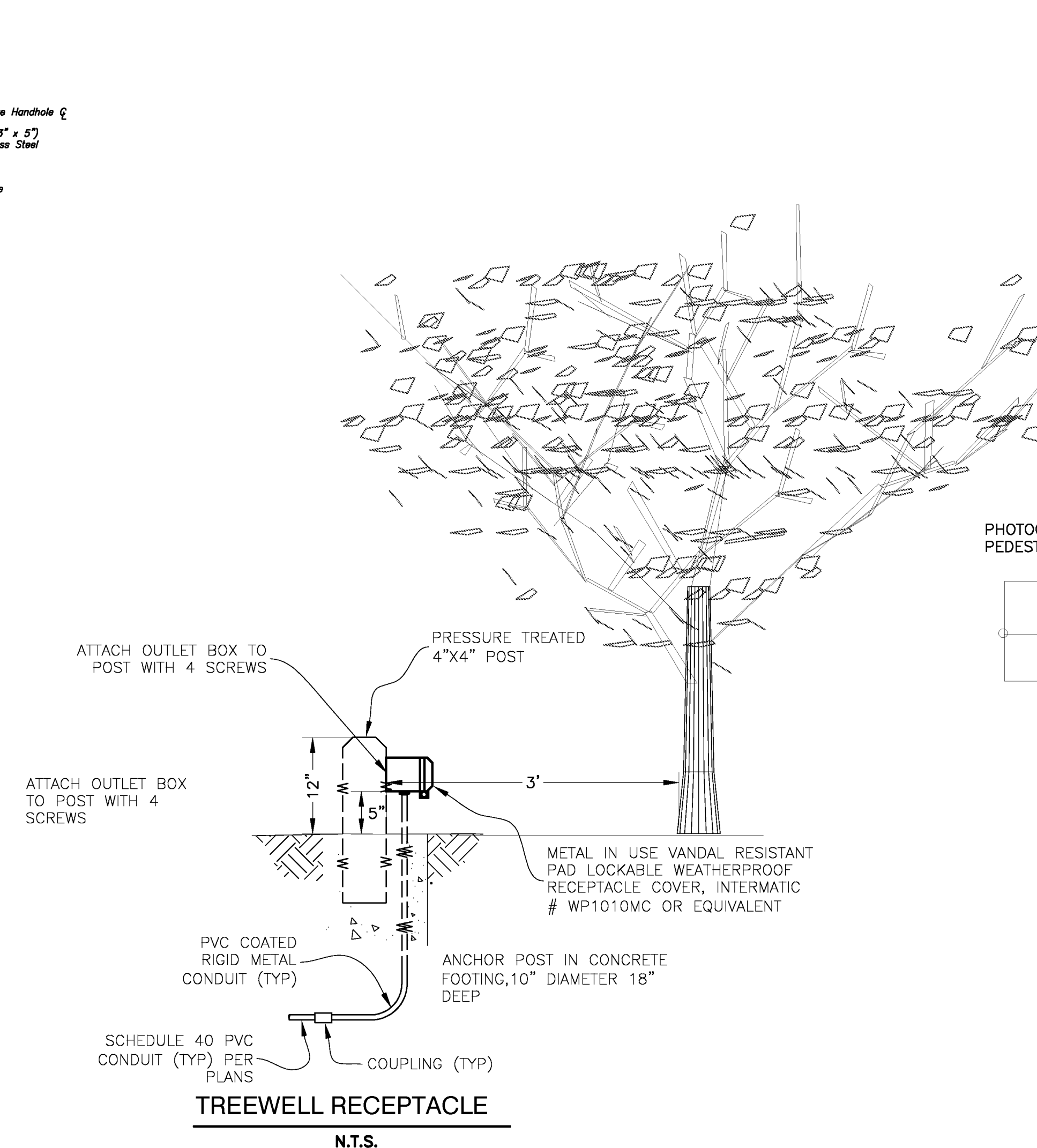
N.T.S.

INTERSECTION LIGHT DETAILS

N.T.S.

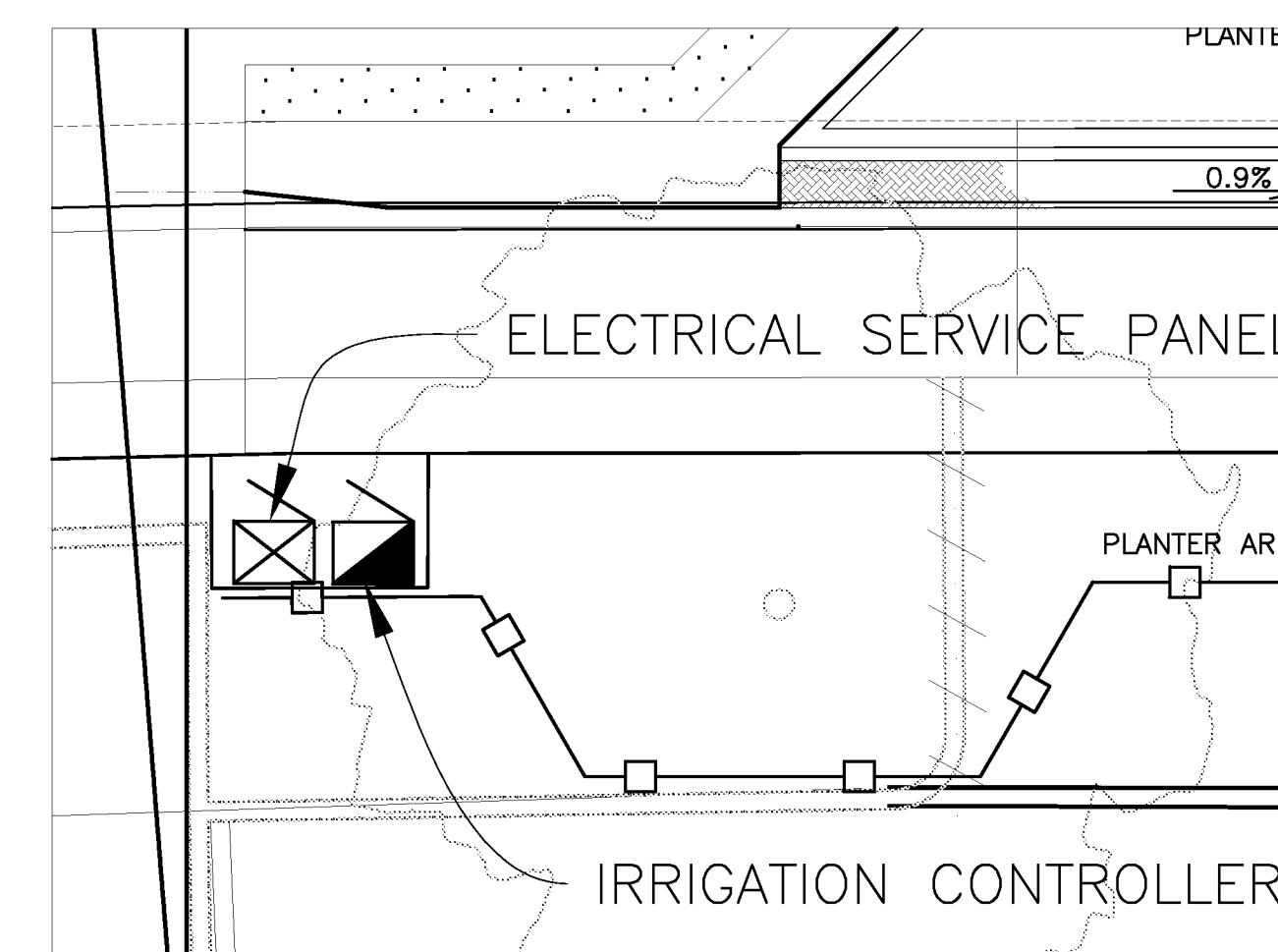
PEDESTRIAN LIGHT DETAILS

N.T.S.



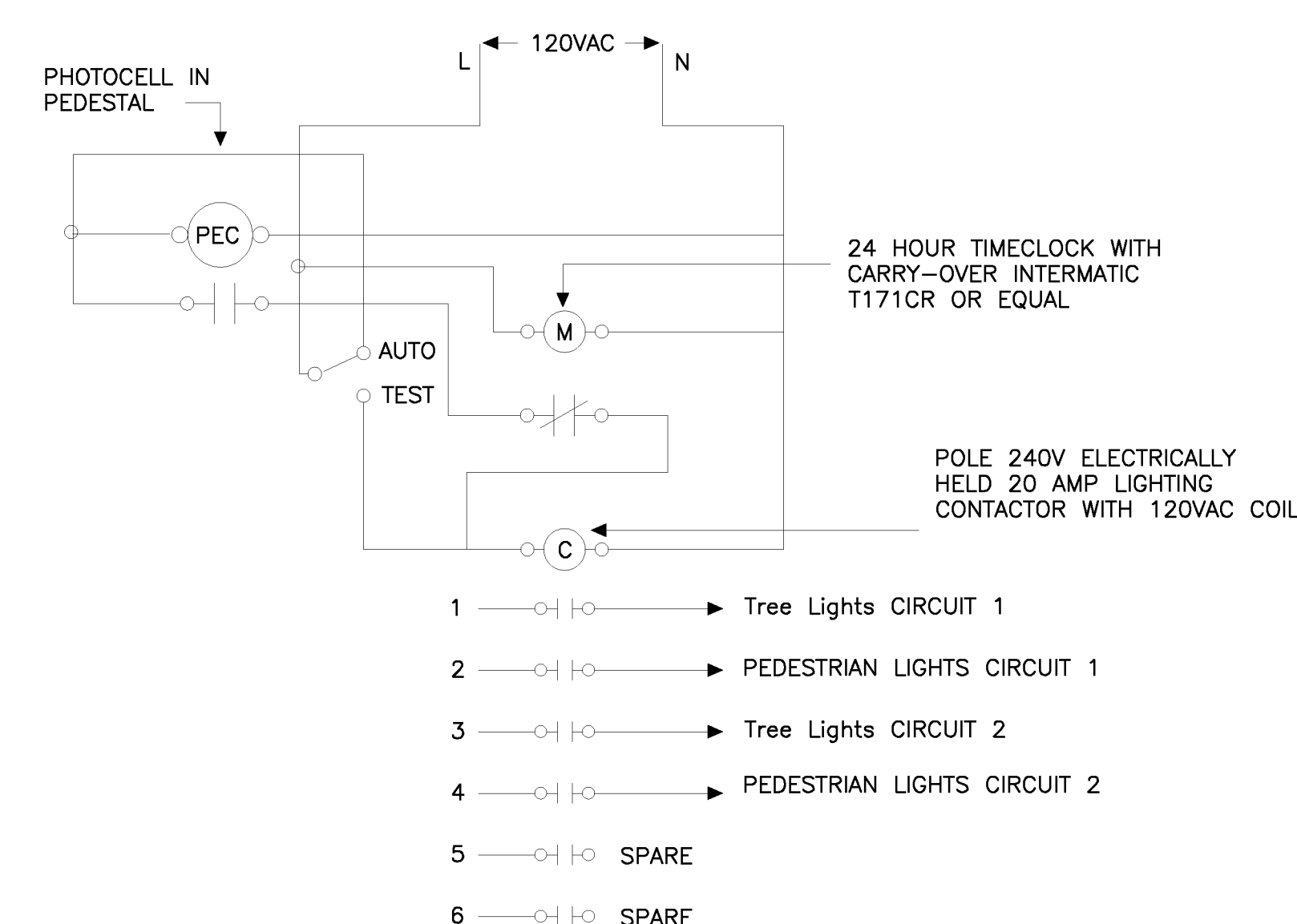
TREEWELL RECEPTACLE

N.T.S.



SERVICE LOCATION DETAIL

N.T.S.



TREEWELL RECEPTABLES CONTROL DIAGRAM

N.T.S.

REV.	DATE	DESCRIPTION	BY

EIGHTH STREET CORRIDOR IMPROVEMENTS
ELECTRICAL
C.I.P. # 8140

CITY OF DAVIS
PUBLIC WORKS DEPARTMENT



DESIGNED BY: SEK	DATE: 11/06/08
CHECKED BY: MM	DATE: XX/XX/XX
DRAWN BY: SEK	DATE: 11/06/08
DWG. NO.	303-275