

Case study: The Cannery, Sacramento, USA

© David Thorpe, [The One Planet Centre](http://TheOnePlanetCentre.com), E: david@theoneplanetlife.com

Useful lessons: The inclusion in this project of a farm, agricultural training college, community-supported agriculture, some affordable housing, jobs, renewable energy, energy efficiency, and low-carbon transport, together with the support of the local council make it of interest. The financial approach is conventional (developer investment recouped from high value sales and retail outlet rent). There is an inclusive multigenerational approach to residential development.

The Cannery, is on the site of a former tomato cannery (brownfield site) in Davis, on the outskirts of Sacramento near San Francisco. It is similar to a garden village.



It contains 583 residences with an average density of 9.5 units per acre; with many sizes, types, densities and styles of housing including ownership and rental, detached and attached homes in low, medium and high densities ranging from three to thirty units per acre. A mix of land uses consisting of low, medium, and high density residential; a mixed-use business park; stormwater drainage retention; greenbelts, agricultural buffers, an urban farm, parks; and a neighborhood centre, on approximately

100.1 acres of land. Together, these sites could accommodate employment opportunities for approximately 600 to 850 jobs.

The Cannery combines environmental engineering and landscape architecture elements into a neighbourhood plan. It contains five districts:

1. The Cannery Farm District
2. The Cannery Commerce District
3. The Urban Residential District
4. The Traditional Neighborhoods District
5. The Neighborhood Park District

A 7.42 acre urban farm is included as a community asset and as a transition between urban uses and adjacent agricultural land. This is part of 20.8 acres of open space consisting of the open space/bioswale, agricultural buffer on the north edge, agricultural buffer/urban farm on the east edge and greenbelts. It is an adaptive reuse and redevelopment of a former industrial site located within the city limits. In this picture, the area assigned to farmland is in the foreground.



The New Home Company Inc., a fully commercial private company, is the developer. New Home plans to deed the land to the City of Davis, which will then lease it to the Center for Land-Based Learning, which helps beginning farmers get their start. Water and sewer services are provided by the City of Davis. Planning the development was done in full cooperation with the planning department under normal processes, but was favoured by the council's policy approach.

The sale of market-price houses supplements the affordable homes of which there are 110 (16%) including 45 units suitable for rental to very-low, low- and moderate-income households.

Neighbourhood design includes street layouts, building orientation and landscaping to accommodate passive and active solar energy systems and to capture natural cooling and heating opportunities. Design treatments for passive solar are balanced with the neighborhood's overall objective of reducing heating and cooling demands and providing solar-ready rooftops on south-facing roofs.

Energy efficiency measures increase building performance, livability and comfort well beyond the City's minimum requirement of the 2010 California Green Building Standards (Cal Green) Tier 1 requirement. Residential uses exceed California's 2008 Title 24 Energy Code by 40%, which is equivalent to 33% greater than 2010 Cal Green Tier II requirements. The mixed-use site will exceed

California's 2008 Title 24 Energy Code by 15-20%. All single family detached and attached homes will have a 1.5kW system installed at initial construction with the option to upgrade if desired, upgrading to 'net zero living'.

On the transport side, 9.9 miles of on-site bicycle and pedestrian improvements connected to existing cycle and pedestrian links into the city have been built. All places are no more than a ten-minute walk or a five-minute bicycle ride from one another. Every residence is within approximately 300 feet of a trail, park, greenbelt or open space area.

To tackle the food component of the ecological footprint the site is built around an agricultural college which will teach young residents how to grow food on the land surrounding the plot. This [Center for Land-Based Learning](#) (CLBL) "cultivates opportunity for youth, for agriculture, for business, for the environment". This runs the California Farm Academy to help those wanting to break into a career in agriculture. Their mission is "to inspire, educate, and cultivate future generations of farmers, agricultural leaders and natural resource stewards". There are two farming businesses and three farmers at Cannery Farm. The growers run a veggie box Community Supported Agriculture scheme. Food is also sold in a local market.

More info: ['One Planet' Cities: Sustaining Humanity within Planetary Limits](#)