Downtown University Gateway District

City Council Presentation
February 11, 2014
Tonight’s Presentation

- Staff Overview
- UC Davis Planning Efforts
- Recommendations and Next Steps
Nishi Property

44 acres, adjacent to downtown and UC Davis campus

In unincorporated Yolo County; requires Measure J/R vote
Recommended Residential High Density
Green- light with access from UC Davis only (460-1,000 du)
Yellow- light with access from Olive Drive (460-770 du)
Recommendation to develop a cooperative plan with UC Davis
Maximize use of existing vacant business park/industrial land and buildings

Maintain a steady supply of developable business park/industrial land

Move forward to explore peripheral sites for future business park development (*current Innovation Park Task Force effort*)

Pursue (re)development of Downtown and Nishi/Gateway as a *dynamic mixed-use innovation district*
Pursue (re)development of Downtown and Nishi/Gateway as a dynamic mixed-use innovation district

• Strengthen Downtown with support services
• Initiate planning of the Nishi property with university-related research park development and high density urban housing.
• Collaborate with UC Davis on solutions to other development challenges.
• Re-vision Richards/Olive Drive as the entry to Downtown and the Nishi property.
City Council Goals 2012–14

- Actively partner with UC Davis, Yolo County and other regional partners on land use planning and economic development to define opportunities and remove constraints to future innovation business growth.

- Entitle the Downtown/University Mixed-Use Innovation District
Predevelopment Agreement

Approved by City Council November 2012

Purpose is predevelopment of a dynamic university-related innovation park development complemented by high-density urban housing.

Cost share between City and partners.

Coordinate with university on infrastructure and circulation.

Pursue grant opportunities.
Goals for the effort:

- Jobs;
- High-density urban housing;
- Improved “front door” to Davis;
- Support for Downtown Davis; and
- Revenue generation.
Joint Planning Committee

- Representatives from
  - City of Davis
  - Property Owner
  - UC Davis
  - Yolo County
  - LAFCo
- Meeting 2-3 times a month
- Shared administration, costs and resources based on individual tasks
- Exceptional cooperation and collaboration
Downtown University Gateway District

- UC Davis East Village (42 Acres)
- Nishi Property (45 Acres)
- Olive Dr (11 Acres)
Progress

- Initiated traffic analysis to compare connection options (in collaboration with UC Davis Environmental Services)
- Initiated Cultural Resources Assessment
- Contracted with engineer to evaluate functional and aesthetic improvements to west Olive Drive right-of-way
- Contracted with Perkins + Will to create options for design framework to initiate community conversation about site development possibilities
Partner/Consultant Presentations

} UC Davis
} Perkins + Will
Recommendation / Next Steps

- Initiate community and stakeholder engagement on framework plan alternatives (with technical consultants).
- Prepare preliminary economic and fiscal analyses of the development alternatives (with technical consultants).
- Continue to work with property owner, campus and county on infrastructure, land-use, and financial components of project.
- Return to City Council later this year with recommended preferred alternative for environmental analysis.
- Initiate CEQA review (EIR) late 2014
Recommended Resolution

Strategic Growth Council application for planning Downtown/University Gateway District, including water and wastewater plans, sustainability and GHG reduction strategies, transportation and car reduction and management plans, and economic analysis for the Gateway District sites.
- A **planning study** that will inform the UC Davis Long Range Development Plan.

- An opportunity to **coordinate** across city and campus boundaries.

- A **unique location** with potential for a unique programmatic vision that could leverage public and private partnerships.
The UC Davis 2020 Initiative

Expand, increase revenues, internationalize the campus, preserve access for California students

Estimates: Add 5000 undergraduate students and 1000 graduate students

Plus associated faculty and staff and investment to accommodate special initiatives
Updating the Long Range Development Plan to support a growing campus population:

**Academic**
- Classrooms
- Labs and offices

**Community Life**
- Student services
- Athletics and recreation programs
- Student housing

**Sustainability**
- Engagement in place-making
- Housing/transportation
- Energy
- Water
- ..
THE UC DAVIS 2003-2015/16 LONG RANGE DEVELOPMENT PLAN
UNIVERSITY/DOWNTOWN GATEWAY DISTRICT

A UNIQUE LOCATION ON CAMPUS just beyond the academic neighborhoods
Fine Arts complex:
- Music
- Theater & Dance
- Studio Art
- Main Theater
- New 399 seat Recital Hall/classroom

School of Education

UC Davis Arboretum

Solano Park student housing

Mondavi Center for Performing Arts

Graduate School of Management

UC Davis Conference Center/Welcome Center/Hotel

Site for the new Shrem Museum of Art

Robert Mondavi Institute for Wine and Food Science

UC Davis Arboretum
Why is this the right time to explore this collaboration?

A newly invigorated and shared interest in economic development

A shared interest in sustainable transportation and development

A recognition of the shared benefits of a healthy downtown and a healthy university

An opportunity to coordinate our Long Range Development Plan vision with city plans

Pending redevelopment of Solano Park coincides with city interest in Nishi parcel
A framework for connecting elements

Potential to establish a connected open space network

Potential for road and path right-of-way connecting campus and land across RR

Flexibility to develop campus lands as provided by UC Davis LRDP
From a campus perspective, what happens next?

**City** public outreach *process*

**Shared** analysis of the traffic implications of roadway access from campus to Nishi property

**Campus** programming of needs for LRDP update

One step at a time...

Breakthrough collaboration!
Public outreach...
More analysis—traffic, cultural, trees, utilities...
Framework for connecting elements...
Programming of needs, activities and uses...
Unifying vision?
COLLABORATION BETWEEN CITY, COUNTY, UNIVERSITY AND PROPERTY OWNERS
WHO ARE WE
OFFICES
Atlanta
Boston
Charlotte
Chicago
Dallas
Dubai
Dundas
Houston
London
Los Angeles
Miami
Minneapolis
New York
Orlando
Ottawa
Philadelphia
RTP
San Francisco
Sao Paulo
Seattle
Shanghai
Toronto
Vancouver
Washington, DC

DISCIPLINES
Architecture
Branded Environments
Interior Design
Planning + Strategies
Urban Design

MARKETS
Civic + Cultural
Corporate + Commercial
Healthcare
Higher Education
K-12 Education
Science + Technology
Sports + Recreation
Transit
The Clinton Climate Initiative, jointly with the U.S. Green Building Council, created the Climate Positive Development Program to set a new global benchmark for leadership in large-scale urban development that will minimize environmental impacts. So far, 16 large-scale urban projects around the globe have been chosen to participate in the Climate Positive Program — and three of them, (pictured below) are by Perkins+Will.
FAST COMPANY’S
#5 MOST
INNOVATIVE
ARCHITECTURE
COMPANY
2013

AIA’s Arch Record
#1 IN
SUSTAINABLE
DESIGN
2009 – 2011
KEY PRECEDENTS
MISSION BAY, SAN FRANCISCO CA

BEFORE

TODAY
EAST BALTIMORE/ JOHNS HOPKINS LIFE SCIENCES PARK, BALTIMORE MD
KEY LESSONS OF OUR EXPERIENCE

• Creating “Place” with strong urban design/sustainability principles

• Livability/Accessibility: New District for the City

• Good balance between housing and jobs

• Understand Program/Service and Building Requirements

• Strategic Phasing of Investments and Implementation

• High degree of collaboration between University and City

• Strong Public Process and Engagement
CONTEXT AND SITE ANALYSIS
SITE and CONTEXT
SITE and CONTEXT
SITE and CONTEXT
SITE and CONTEXT

UNIVERSITY-DOWNTOWN GATEWAY DISTRICT
OWNERSHIP MAP

UC DAVIS

EAST VILLAGE
(42 ACRES)

NISHI
PROPERTY
(45 ACRES)

OLIVE DR
(11 ACRES)
LAND USE

Legend (City of Davis)
- Residential Low Density
- Residential Medium Density
- Residential High Density
- Retail with Office
- Retail Store
- Commercial Service

Legend (UC Davis)
- General Commercial
- Support Services
- Public / Semi Public
- Industrial
- Parks and Plazas
- Parks Recreation

Legend (UC Davis)
- Faculty / Staff Housing
- Student Housing
- Academic Administrative
- Community Garden
- Formal Open Space
- Parking

Legend (UC Davis)
- PE/ICA Recreation
- Support Services
- Teaching and Research Field
- Teaching and Research Open Space
- Miscellaneous
3D CONTEXT MODEL
BIKE NETWORK
PARKING LOCATIONS

Legend
- Site Boundary
- City Boundary
- UC Davis Boundary

PARKING LOCATIONS

Amtrak Railroad
Highway
Parking Locations
1. Memorial Union
2. Main Quad
3. Shields Library
4. Bohart Museum
5. Gorman Museum
6. Mondavi Center
7. Design Museum
8. New Shrem Museum of Art
9. Arboretum
10. New Recital Hall/Classroom
11. Main Theater
12. Wyatt Theater and Deck

COMMUNITY AMENITIES – UC DAVIS
1. Community Park/
   Davis Farmers
   Market
2. E Street Plaza
3. Varsity Theater
4. Odd Fellows Hall
5. Regal Cinemas
6. Regal Cinemas
7. US Bicycling Hall of
   Fame
8. Davis City Hall
9. Amtrak Station
10. Arboretum Terrace
    Garden
11. Hattie Weber
    Museum
12. Art Gallery

COMMUNITY AMENITIES – CITY
OPPORTUNITIES AND ISSUES
**OPPORTUNITIES**

- Highly strategic site adjacent to UC Davis, Downtown and I-80.
- Mixed-use district that serves both UC Davis and the Downtown
- Very desirable location for employment/jobs
- Takes advantage of existing amenities
- Creates an identifiable knowledge center for Central Valley

**ISSUES**

- Full project realization requires a new crossing at railroad.
- Need to emphasize transit/bike/ped modes versus automobile and parking
- Easements/setbacks are required for residential uses from freeway
- Infrastructure costs in early phases
ECONOMIC/MARKET CONSIDERATIONS
## Economic Opportunities and Challenges

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<tr>
<th>TOPIC</th>
<th>OPPORTUNITY</th>
<th>CHALLENGE</th>
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<tr>
<td><strong>Location</strong></td>
<td>Highly visible site with potential for access from Downtown, UC Davis, and I-80</td>
<td>Signage and gateway landmarks will be important for way finding and district identity</td>
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<td><strong>Land Characteristics</strong></td>
<td>Beneficial parcel sizes, configuration, and ownership patterns (public and private)</td>
<td>Railroad track bifurcation requires investment in connecting infrastructure</td>
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<td><strong>Market Demand</strong></td>
<td>Strong UC Davis research programs serve as catalyst for commercial development</td>
<td>Continue to refine land use program to ensure ideal positioning of uses on public and private lands</td>
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<td><strong>Financial Feasibility</strong></td>
<td>Diverse market segments including public facilities, R&amp;D, office, and housing can reduce risk and improve value</td>
<td>Ensure development and infrastructure are phased appropriately as market evolves</td>
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Market Creation: Strategic Approach to Catalyzing Development

- Create center of innovation fostering University/industry partnerships
- Improve project economics through diversity of uses
- Create a regionally compelling project (form and function) appealing to diverse cross-section of users:
  - Support and complement Downtown, University Gateway district
  - Integrate University facilities, corporate, and housing uses
  - Village environment at key nodes
- Continue shared integration of City and UC Davis economic development strategies
COLLABORATION
(OR HOW WE GOT TO 3 ALTERNATIVES...)
CONCEPT ALTERNATIVES
COMMON GOALS (City, County, University and Landowners)

- Strengthen campus + community connections
- Create a new gateway to Davis, comprehending existing downtown and university assets
- Achieve synergy with cultural, entertainment, visitor accommodations, and recreational assets
- Achieve synergy with Downtown Davis
- Take advantage of location to create a pedestrian oriented community within easy walking and biking distance of the Campus and the Downtown
- Create a viable mixed-use district with a balance of residential and employment uses which meets the growing needs of the University and the City
COMMON DESIGN THEMES

- Accessibility and open space as key framework
- Full connectivity with campus and Olive Drive
- Reduce automobile dependency
- Walkable streets and robust bicycle network
- Compact development maximizes housing and jobs
- Access to UC Davis and Downtown
- Horizontal mixed-use; housing closer to Arboretum/City
- Retain views to Mondavi, Art Museum and etc.
SUSTAINABILITY STRATEGIES AND OBJECTIVES

- Transit Oriented Development/District
- Compact development to maximize housing & jobs
- Diversity of use & housing types
- High performance commercial & residential buildings
- Optimized stormwater management design
- Solar gardens/roof gardens & open spaces/recreation
- Reduced automobile dependence
Alternative 1
“COURTYARDS”

Alternative 2
“GREEN FINGERS”

Alternative 3
“GREEN LOOP”

ALTERNATIVES – 3D VIEW COMPARISON
Initial Assumptions for Framework Development:

Potential job generation on Nishi site: 1,590-1,750 assuming 250-275 sf/job
Parking: As required under existing City ordinances
Housing (Yellow): 1,200,000 sf = 1,200 units @ 1,000sf 4-5 story buildings = approx. 50du/acre
Research (Blue): UC Davis = Academic, Nishi = Research
ALTERNATIVE 1 (COURTYARDS) – PLAN
ALTERNATIVE 1 (COURTYARDS) - PROGRAM LAYOUT
ALTERNATIVE 1 (COURTYARDS) - 3D VIEW
ALTERNATIVE 1 (COURTYARDS) - OPEN SPACE
ALTERNATIVE 1 (COURTYARDS) - STREET NETWORK
ALTERNATIVE 2 (GREEN FINGERS) - PLAN
ALTERNATIVE 2 (GREEN FINGERS) - PROGRAM LAYOUT
ALTERNATIVE 2 (GREEN FINGERS) - 3D VIEW
ALTERNATIVE 2 (GREEN FINGERS) - STREET NETWORK
ALTERNATIVE 2 (GREEN FINGERS) – BIKE & PEDESTRIAN NETWORK
ALTERNATIVE 3 (GREEN LOOP) - PLAN
ALTERNATIVE 3 (GREEN LOOP) - 3D VIEW
ALTERNATIVE 3 (GREEN LOOP) - 3D VIEW
ALTERNATIVE 3 (GREEN LOOP) - OPEN SPACE
ALTERNATIVE 3 (GREEN LOOP) - STREET NETWORK
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ALTÉRNATIVE 1
“COURTYARDS”

ALTERNATIVE 2
“GREEN FINGERS”

ALTERNATIVE 3
“GREEN LOOP”
Images are from other projects and are used only as examples.
UNIVERSITY-DOWNTOWN GATEWAY DISTRICT

COLLABORATION BETWEEN CITY, COUNTY, UNIVERSITY AND PROPERTY OWNERS

PERKINS+WILL