

Aggie Research Campus

Planning Commission Workshop

February 26, 2020

Purpose of Workshop

- ▶ Opportunity for staff and applicant to introduce the project to the Planning Commission, thereby facilitating a greater understanding of what the proposed project is, as opposed to presenting it later in the process.
- ▶ This is NOT a public hearing as required by state law.
- ▶ There will be NO decisions made tonight regarding the proposed project.

Order of Events

- ▶ Presentation by Staff outlining background and basic parameters.
- ▶ Detailed presentation by the applicant outlining the merits of the proposed project.
- ▶ Public Comment.
- ▶ Planning Commission Questions and Answers.

ARC Project History

- ▶ 2008-City Council begins to evaluate the need for additional business park lands/facilities to accommodate long term economic growth in the city.
- ▶ 2010-the Business Park Land Strategy was prepared. It looked to the future to determine if the long term supply of business park land was sufficient. It was determined it was not. The study also pointed out the need to annex additional contiguous lands.
- ▶ 2010-the Innovation Park Task Force was formed to explore potential sites.
- ▶ 2012-With the help of UCD Studio 30, the Task Force prepared a study to identify potential sites for the innovation center.
- ▶ 2014-The City sent out Requests for Expression of Interest. From those, 3 groups responded. Responders were encouraged to submit and the planning process would lead to a Measure J/R vote.
- ▶ 2014-The MRIC application was submitted in Sept. 2014.
 - The Davis Innovation Center was submitted in Nov. 2014. It was later withdrawn.
 - The 3rd respondent never submitted.
- ▶ 2017-The MRIC EIR was certified. The project was put on hold.

Objectives of Innovation Center

from the 2010 Business Park Land Strategy

- ▶ 1. Land and Building Supply
- ▶ 2. Density
- ▶ 3. Sustainability
- ▶ 4. Transportation
- ▶ 5. Work Environment
- ▶ 6. Uses
- ▶ 7. Timing and Project Phasing
- ▶ 8. Fiscal Consideration and net Community Benefit
- ▶ 9. Partnerships

Current Project Entitlements

- Sphere of Influence and Annexation
- General Plan Land Use Designations
- Pre Zoning
- Development Agreement

Future Project Entitlements

- Tentative Subdivision Map(s)
- Final Planned Development
- Architectural and Site Plan Review

Planned Meeting Schedule

- ▶ Open Space & Habitat Commission November 4, 2019
- ▶ Social Services Commission November 25, 2019
- ▶ Natural Resources Commission February 24, 2020
- ▶ Planning Commission informational workshop February 26, 2020
- ▶ Recreation and Parks Commission March 18, 2020 (tentative)
- ▶ Tree Commission March 19, 2020 (tentative)
- ▶ Bicycling, Transportation, and Street Safety Commission April 9, 2020 (tentative)
- ▶ Finance and Budget Commission April 13, 2020 (tentative)
- ▶ Planning Commission - Environmental Document April 22, 2020 (tentative)
- ▶ Planning Commission - Public Hearing May / June 2020
- ▶ City Council - Public Hearing June / July 2020
- ▶ Measure R Election November 2020
- ▶ ** All meeting dates and commissions listed are tentative until the agenda for said meeting is posted.

Objectives of Innovation Center

from the 2010 Business Park Land Strategy

► 1. Land and Building Supply

- a. Position City to capture greater share of local/regional business growth. (Studio 30 report, Sect. 3 pgs. 15-20) Most remaining small, dispersed sites in the City are not adequate to meet needs of growing businesses and mid-sized companies. The Innovation Centers studied by Studio 30 for the Davis Innovation Center Report averaged around 200 acres in size and offer a variety of parcel sizes and ownership opportunities, flexible use/size of space and lease terms; and physical and virtual business support services allowing successful businesses to remain as they grow.
- b. Provide expansion capability for the City suitable in location and size for larger innovation centers with potential to accommodate commercial and research facilities. (Studio 30 & ICRFEI)
- c. Maintain a steady supply of developable land for future business development to meet needs of growing businesses and accommodate medium-scale and large scale (~150 employees) businesses over a long term 20+/- year period. (BPLS) A 200 acre innovation center supporting several million square feet of development could accommodate such business growth over a long term 20+/- year period (Studio 30 and RFEI).
- d. Provide a mix of building types, sizes and heights meeting needs of new startups and growing mid-sized companies, including potential for headquarter buildings. (RFEI)
- e. Increase the supply of flexible business space. (Studio 30)
- f. Take into account the specific needs of any identified or targeted tenants.

Objectives (cont.)

► 2. Density

Due to the relative scarcity of developable land in Davis, an innovation center should focus on guidelines to maximize density to accommodate long-term business growth while taking into account the specific needs of identified tenants within the specific project where applicable. The review process must be cautious to not impose unilateral requirements solely for the sake of achieving "density", without consideration of other objectives.

- a. Maximize density to accommodate long-term business growth offering flexible space (scalability) and viable range of space options.
- b. Goal of at least 0.5 floor area ratio (FAR).
- c. Pursue opportunities for densification over time (i.e. parking structures and new buildings).

Objectives (cont.)

▶ 3. Sustainability

- a. Apply Low Impact Development Principles.
- b. Ensure minimal greenhouse gas (GHG) impacts at the project level.
- c. Allow flexibility and adaptation over the project lifespan and as new building techniques and energy production technologies emerge, explore opportunities to bolster the goals of the Climate Adaptation & Action Plan. (CAAP)
- d. Comply with the minimum City requirement of the CalGreen Tier 1 energy code for buildings.
- e. Mitigate with agricultural land on a 2 to 1 acre basis.
- f. Budgetary impacts of any proposed City maintenance areas will be carefully evaluated in the fiscal analysis.
- g. Utilize energy and resource efficient design, materials, operations and infrastructure.
- h. Integrate open space and habitat opportunities.
- i. Maximize the use of trees and native landscaping.

Objectives (cont.)

- ▶ 4. Transportation
 - ▶ a. Establish bicycle/pedestrian connectivity.
 - ▶ b. Develop partnerships with the City, UC Davis Unitrans, Yolo County Transit and Amtrak.
 - ▶ c. Create a comprehensive multi-modal system and transportation plan with safe, dynamic, well-planned automobile, bicycle, pedestrian, mass transit and emergency vehicle access connections.

Objectives (cont.)

▶ 5. Work Environment

a. Provide facilities and services that support innovation. (Studio 30)

- ▶ i. Provide a built environment and operations offering the ability to draw a critical mass of innovators and creative synergy enabling opportunities for ongoing formal and informal interdisciplinary connections.
- ▶ ii. Provide a flexible range of desired work environments, small co-working, incubator/accelerator spaces, specialized maker-spaces, meeting/conference rooms, research and development, manufacturing facilities, larger companies and corporate headquarters.
- ▶ iii. Include elements of "work, live, play" that encourage an engaged and inviting workplace, including ancillary amenities and activities that serve employees such as mixed use, cafés, coffee shop, restaurant, copy shop, recreation, fitness center, child care (as a few examples). (Studio 30)
- ▶ iv. Provide shared business support services and "cutting edge" business center amenities (teleconferencing etc.) including broadband fiber connectivity.
- ▶ v. Provide design elements that include dual use spaces, and shared facilities such as recreation, meeting, and gathering spaces (like amphitheater seating) that serve business needs during the weekdays and community needs during the evening and weekends.

b. Accommodate a range of lease and ownership options reflecting an array of formal and informal work styles and settings.

c. Use building designs incorporating LEED standards for healthy work environments (daylight, fresh air, good indoor air quality).

Objectives (cont.)

6. Uses

- ▶ a. Support research and development; manufacturing facilities, larger companies and corporate headquarters.
- ▶ b. Focus largely on expansion needs of research and technology development and creation of research, technology and advanced manufacturing jobs, and revenue generating uses.
- ▶ c. Provide a mix of professional office, high-tech, R&D, industrial flex space, grow labs, commercial services.
- ▶ d. Provide some ancillary project-serving retail and services.
- ▶ e. Target hotel/conference spaces to serve the business needs of the innovation center over time.
- ▶ f. Allow warehouse uses auxiliary only to research and manufacturing.
- ▶ g. Discourage distribution centers, call centers or large-scale food processing plants.
- ▶ h. Minimize and carefully manage heavy truck deliveries.

Objectives (cont.)

7. Timing and Project Phasing

- ▶ a. Demonstrate sufficient resources to ensure completion of the project.
- ▶ b. Phasing should meet with anticipated market demand for space and be adaptable to respond to changing market conditions over time.
- ▶ c. Building density, project phasing, and total job creation must consider community growth and CEQA mitigations.
- ▶ d. Phasing needs to be responsive to actual and potential tenants.

Objectives (cont.)

8. Fiscal Consideration and Net Community Benefit

- ▶ a. Achieve fiscal neutrality with regard to City services.
- ▶ b. Provide substantial surplus annual revenue.
- ▶ c. Provide positive economic impacts/multipliers citywide, and net community benefits (including social and environmental).

Objectives (cont.)

9. Partnerships

- ▶ a. Facilitate technology and business development.
- ▶ b. Facilitate collaborative partnerships.
- ▶ c. Provide opportunities for increased university and research engagement.
- ▶ d. Increase access to STEAM (science, technology, engineering, arts and agriculture, and math) and educational opportunities.