

RESOLUTION NO. 20-111, SERIES 2020

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DAVIS ORDERING THE SUBMISSION TO THE QUALIFIED VOTERS A MEASURE TO MODIFY THE LAND USE DESIGNATIONS OF THE DAVIS INNOVATION AND SUSTAINABILITY CAMPUS AND MACE TRIANGLE PROPERTIES AT THE GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 3, 2020

WHEREAS, under the provisions of the laws relating to general law cities in the State of California, a General Municipal Election has been called and ordered to be held in the City of Davis on November 3, 2020 by Resolution No. 20-101, adopted on June 30th, 2020 and to be consolidated with the statewide general election to be held on the same day; and

WHEREAS, the “Citizens Right to Vote on Future Use of Open Space and Agricultural Lands,” codified in Article 41.01 of the Davis Municipal Code, establishes a mechanism for direct citizen participation in decisions affecting a compact urban form, agricultural preservation, and the provision of an adequate supply of housing to meet the ongoing needs of the community; and

WHEREAS, the City Council has approved and determined to submit to the voters at the election a question relating to development of the unincorporated land at the northeast corner of Interstate 80 and Mace Boulevard for the purposes of developing the Davis Innovation & Sustainability Campus.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Davis does hereby approve as follows:

SECTION 1. Pursuant to California Elections Code Sections 9222 and 10201, the City Council, pursuant to its right and authority, does order submitted to the voters at the General Municipal Election to be held on November 3, 2020, the following measure:

MEASURE “(letter to be assigned)”

Shall Resolution 20-110 be adopted to amend the Davis General Plan to approve a mixed-use development comprised of innovation center, housing, and retail uses, by changing the land use designations for the Davis Innovation & Sustainability Campus and Mace Triangle properties from Agriculture and Public/Quasi-Public to Innovation Center, Urban Agriculture Transition Area, General Commercial and Public/Semi-Public, and by establishing the Baseline Project Features?	YES	
	NO	

SECTION 2. The complete text of the proposed measure to be submitted to the voters is attached hereto as Exhibit A.

SECTION 3. The vote requirement for the measure to pass is a majority (50% + 1) of the votes cast.

SECTION 4. In all particulars not specifically recited in this Resolution, the election shall be held and conducted as provided by law for the holding of municipal elections.

SECTION 5. The City Council hereby directs the City Attorney to prepare an impartial analysis of the measure in accordance with section 9280 of the California Elections Code, showing the effect of the measure on existing law and the operation of the measure. The impartial analysis shall be filed by the date set for the filing of primary arguments.

SECTION 6. Written arguments for or against the measure may be filed with the City Clerk pursuant to section 9282(b) of the California Elections Code. Rebuttal arguments may be submitted as provided for in section 9285 of the California Elections Code. The City Council hereby authorizes its members to file a written argument for or against the measure.

SECTION 7. Pursuant to the provisions set forth in Section 41.01.050 of the Davis Municipal Code, any direct or indirect costs to the City of Davis caused by the election mandated by the "Citizens' Right to Vote on Future Use of Open Space and Agricultural Lands" shall be borne by the Davis Innovation & Sustainability Campus applicant.

PASSED AND ADOPTED by the City Council of the City of Davis on this 7th day of July, 2020, by the following vote:


AYES: Arnold, Carson, Frerichs, Lee, Partida

NOES: None



Gloria J. Partida
Mayor

ATTEST:



Zoe S. Mirabile, CMC
City Clerk

RESOLUTION NO. 20-110, 2020 SERIES

**RESOLUTION OF THE CITY OF DAVIS STATING ITS INTENT TO AMEND THE CITY OF DAVIS GENERAL PLAN LAND USE ELEMENT TO ADD THE LAND USE CATEGORY “INNOVATION CENTER” AND TO AMEND THE CITY OF DAVIS LAND USE MAP TO REDESIGNATE THE PARCELS LOCATED ON THE NORTHEAST CORNER OF MACE BOULEVARD AND INTERSTATE 80
(General Plan Amendment #6-14)**

WHEREAS, the City of Davis General Plan establishes parameters for consideration of a General Plan Amendment to change the land use designation from agricultural to an urban land use category; and

WHEREAS, the City of Davis has been studying and planning for a business/innovation park from 2008 to the present in the year, 2020; and

WHEREAS, the Davis General Plan contains the following policy, “LU-H1 University-Related Research Parks should include sophisticated land use planning, high quality architectural and landscape design, building flexibility, a variety of amenities and environmental controls”; and

WHEREAS, amending the General Plan Land Use Element to create a new land use designation of “Innovation Center” that provides for a combination of residential and specific non-residential uses in the same zone to foster the vision of an innovation center in the City of Davis; and

WHEREAS, the Innovation Center designation will provide the city with another tool to encourage economic development and the creation of jobs within the city of Davis in the areas deemed suitable; and

WHEREAS, Measure R the “Citizens Right to Vote on Future Use of Open Space and Agricultural Lands” affords residents an opportunity to participate in decisions affecting compact growth, agricultural preservation and provision of an adequate supply of housing to meet the internal needs of the community; and

WHEREAS, the General Plan Amendment is appropriate in that it is compatible and consistent with existing General Plan policies; and

WHEREAS, the General Plan Amendment will not adversely impact the health, safety or general welfare of the city of Davis; and

WHEREAS, the property located at the northeast corner of Mace Boulevard and Interstate 80 (Assessor’s Parcel Numbers (APNs) 033-630-006, -009, -011, and -012; 033-650-009, and -026), and are herein designated as “affected properties”; and

WHEREAS, the Planning Commission held a public hearing on June 10, 2020 to receive comments and consider the proposed amendment; and

WHEREAS, the City Council held a public hearing on June 30, 2020 to receive comments and consider the proposed amendment; and

WHEREAS, Environmental Impact Report SCH #2014112012 March 2020 adequately assesses the impacts of this General Plan Amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DAVIS:

Section 1 – Land Use Text Changes. The land use category “Innovation Center” is hereby amended to the City of Davis General Plan Land Use Element as shown on Exhibit A, to this resolution.

Section 2 – Land Use Map. The City of Davis General Plan Land Use Plan is hereby amended with the change of the affected properties from a designation of “Agriculture” to those land uses as shown on the attached map, Exhibit B, to this resolution.

Section 3 – Baseline Project Features. The Baseline Project Features for the applications, as established by Chapter 41 of the City of Davis Municipal Code, are included as Exhibit C to this Resolution.

BE IT FURTHER RESOLVED by the City Council of the City of Davis that the General Plan Land Use Element shall be amended as shown on Exhibit A, and the General Plan Land Use Map shall be amended as shown on the map attached as Exhibit B of this resolution.

PASSED AND ADOPTED by the City Council of the City of Davis on this 7th day of July, 2020 by the following vote:

AYES: Arnold, Carson, Frerichs, Lee, Partida

NOES: None



Gloria J. Partida
Mayor

ATTEST:



S. Mirabile, CMC
City Clerk

EXHIBIT A

Davis Innovation & Sustainability Campus – Proposed General Plan Land Use Designation

V. Innovation Center

Intent: To provide sites for an array of technology companies conducting research and development activities, such as product development, engineering, sales and administration, as well as ancillary light manufacturing and wholesale uses, and to provide adjacent housing and supportive uses to serve the housing needs of center employees. It is the desire of the City of Davis to advance technology sector employment activities, and provide adequate space in which to allow for the growth and evolution of such companies so as to respond to advancements in technology, changing market demands and to capitalize on new opportunities. It is the intent to holistically design these innovation center spaces to encourage interaction and crosspollination between individuals and companies, emphasizing the concept of “live, work, play.” It is also the intent of the City of Davis to foster collaboration and the transfer of technology between University of California, Davis and the Innovation Centers.

The Innovation Center shall be of adequate size to accommodate numerous users and be designed so as to create a campus-like environment. The research park shall be characterized by superior site planning, architectural and landscape architectural design, traffic management, and environmental controls. In order to achieve this goal, planned development zoning and design guidelines shall be utilized. It is the intent that an Innovation Center will maximize the internalization of trips by incorporating a mix of uses, developing many of its own support services and featuring proximate freeway access to minimize impacts on the local roadway system.

Allowable Uses: Offices (including, but limited to headquarters, business, professional and medical), light industrial, research and development, light manufacturing, laboratory, and warehousing (as an ancillary use), provided they meet City standards regarding pollution, health and safety factors. Residential –Medium and High Density, including a variety of housing types, unit sizes, prices and rents, designs, and architecture diversity. Onsite housing is intended to serve the needs of a diverse Innovation Center workforce. Retail uses shall be limited to support commercial uses, which may include lodging, conference space, restaurant, fitness and other convenience services. Said uses should not compete with the downtown and neighborhood shopping centers and shall be appropriately limited in size to achieve the objective of serving the Innovation Center and reducing the need for offsite vehicular trips. Related amenities and green spaces serving the research park are encouraged.

Prohibited Uses: Major retail or highway commercial; heavy manufacturing; exclusive distribution and exclusive warehousing.

Floor Area Ratio: Innovation Center development should achieve a fifty percent floor area ratio (0.5 FAR) taking into consideration the unique needs of a diversity of industry types.

Size: A single Innovation Center shall not exceed 250 acres.

Policies:

Policy LU S.1 Innovation Center should include sophisticated land use planning, a complementary mix of uses to foster innovation, high quality architectural and landscape design, building flexibility, a variety of amenities and environmental controls.

Policy LU S.2 An Innovation Center should include residential units to, in collaboration with existing housing supply, accommodate sufficient employees so as not to negatively impact the jobs/housing balance of the City. All housing should be designed and priced to accommodate the diverse needs of an Innovation Center workforce.

Policy LU S.3 A maximum of ten percent of the non-residential square footage may be commercial use provided that the commercial is supportive of the Innovation Technology Center businesses and residents, and that it does not cause significant negative impacts or disturbance of the overall business environment.

EXHIBIT B

LAND USE MAP

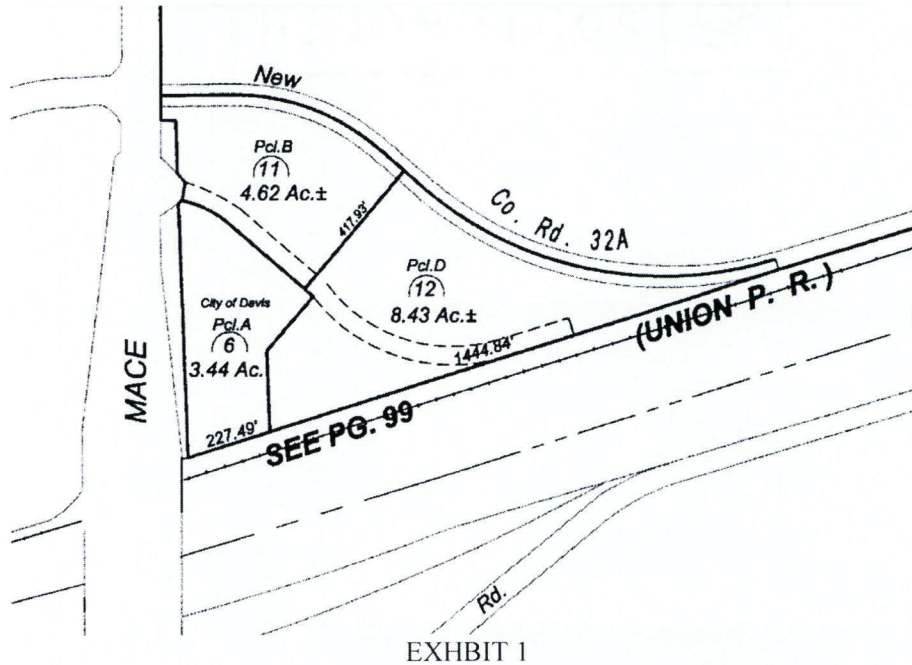


EXHIBIT C

BASELINE PROJECT FEATURES

Mace Triangle – Baseline Project Features

Exhibit 1 (shown below) is a depiction of the properties that make up the Mace Triangle.



Purpose

The purpose of annexation of the Mace Triangle properties is to prevent the creation of a county island, should the Davis Innovation & Sustainability Campus (DISC) be annexed to the city of Davis. Development of the Mace Triangle will support the development of the DISC properties.

Land Use Summary

The Mace Triangle property will have 2 land uses assigned to it. The City of Davis Water Tank property and the Caltrans park and ride lot (Parcel 6) will be designated Public Semi Public as both of those uses are infrastructure in nature and the property is publicly owned. The Ikeda's Fruit Market property (Parcel 11) and the vacant property (Parcel 12) will have a land use of use designation of General Commercial, consistent with the City of Davis General Plan. General Commercial provides for a wide array of commercial service uses, such as, automotive sales and repair, building materials, office, and similar service oriented commercial uses as well as retail stores. Conditionally allowable uses include service stations, motels, restaurants, commercial recreation, limited convenience retail uses, public storage, moderate size community retail stores, warehouses and similar uses.

DAVIS INNOVATION AND SUSTAINABILITY CAMPUS

BASELINE PROJECT FEATURES

Project Goals

The purpose of the (DISC or Project) is to provide an approximately twenty-five-year inventory of land strategically located and designed to accommodate future growth of the science, technology and advanced manufacturing sectors within the City of Davis. Development of the DISC will allow Davis to retain, grow and capitalize upon the cutting-edge research and intellectual capital being fostered at U.C. Davis at a site located in close proximity to the University and Downtown Davis, adjacent to Capital Corridor Rail and Interstate 80, where adequate infrastructure including intercontinental fiber optic lines can easily be extended, and that is surrounded by preserved agricultural lands along its undeveloped borders. The DISC's goals include providing a full-range of complementary uses, including housing to accommodate the workforce, while embodying principles of environmental sustainability. The Project responds to a request that was issued by the City Council in 2014 and is the culmination of nearly two decades of City planning efforts. The City Council's goals for the development include the capture of business growth and the achievement of fiscal and economic benefits for the City General Fund and the community.

Land Use Summary

The DISC will provide a mix of land uses that work holistically to create a research and technology innovation campus. DISC proposes a mix of office, laboratory, and research and development (R&D) space; advanced manufacturing to prototype and build products; rental and for-sale, high-density housing designed to accommodate the Project's workforce; accessory commercial/retail space; a hotel and conference center; a transit plaza; parks, greenbelts and open spaces; and parking areas designed to accommodate the generation of renewable energy. An illustrative draft land use and site plan depicting the location of the proposed land uses, along with proposed roadways and connections to adjacent areas, is included.

DISC Land Uses		
Land Use Type	Estimated Acres	Maximum Size
Office, Laboratory, R&D	44.7	1,510,000 square feet
Advanced Manufacturing	57.2	884,000 square feet
Residential	27.4	850 units
Ancillary Retail ¹	NA	100,000 square feet
Hotel and Conference Center	6	160,000 square feet
Parks, Plazas and Green Spaces	49.2 ²	
Total Commercial Innovation	101.9	2,654,000 square feet
Total Project	±193.8 ²	
<p>¹ Ancillary Retail occurs predominantly within Office, R&D, multi-family buildings and any of the 100,000 square feet allotted for Retail may be utilized as Office, R&D dependent on demand.</p> <p>² Includes a proposed 6.8-acre easement on adjacent City-owned property to be used for agricultural buffer, drainage and habitat. That easement has not been granted. If the City rejects the easement, City acknowledges that these acreages will be modified as necessary and will reduce the Total Project acreage to ±185 acres.</p>		

Development of DISC will include only the identified use types and is required to be configured in a manner generally consistent with the Baseline Features Site Plan (attached). A floor area ratio (FAR) is the ratio of the floor area of a building to the land on which it is built, and is calculated to ensure that developable land is used efficiently. DISC shall achieve a minimum floor area ration (FAR) of 0.4 at Phase 1, 0.5 at Phase 2, 0.6 at Phase 3, and no less than 0.7 at full buildout.¹ Although some flexibility within

¹ Progressively increasing FAR minimums are intended to ensure that, at buildout, the Project exceeds the City goal of 0.5 FAR. Uses that are science and innovation related and meet the intent of the Campus will be included in calculation of FAR, including but not limited to, greenhouses and test fields.

the site will be allowed in terms of the siting of specific use types, building and exterior spaces as well as their design (e.g., orientation, floorplates, building footprints), the use types discussed in this document will not be allowed to be substantially modified nor will maximum square footage be exceeded.

A more detailed discussion of each land use type and sequencing of development with site features is included near the end of this document.

Key Project Commitments

The Project is subject to numerous commitments established in the Development Agreement between the City of Davis and the Developer as well as through mitigation measures as specified in the environmental review of the project. Specific components of the Development Agreement required by these Baseline Project Features are the following:

Housing

- Rental and for-sale housing shall be provided to accommodate a range of incomes and needs.
- All housing shall be medium- and high-density with a minimum median density of 30 units per acre. No single-family detached housing will be permitted.
- Housing will be designed and construction timed to meet the housing needs of the DISC workforce.
- Commercial development shall precede housing construction; there must be 200,000 square feet of job space before any homes are constructed. Housing construction will be contingent upon the construction of commercial space at a ratio of one home per 2,000 square feet of nonresidential space. This linkage between the development of housing and the creation of jobs will maximize opportunities for DISC employee occupancy of the housing and reduce traffic impacts.
- DISC residences will not be dormitory-style housing but may include such housing types as micro units, studios, one-to-three-bedroom apartments, ownership cooperative housing, co-housing, condos and townhomes. No home will include more than three bedrooms.
- Parking associated with multifamily housing will be unbundled, meaning that it is paid for separately from rent. Tenants will be able to avoid these parking costs, and reduce traffic impacts, if they choose a car-free lifestyle.

Affordable Housing

- DISC housing shall accommodate a diversity of incomes on-site.

- The project will provide for no less than 153 affordable housing units using the methods that are identified in the City's Affordable Housing Ordinance and subject to Council approval. The percentage of affordable units exceeds city requirements.
- At least 103 multi-family units of the Project's affordable housing unit commitment will be constructed on-site in inclusive locations near parks and/or transit.
- An additional 25 for-sale units located onsite will be designated for those buyers meeting Yolo County's definition of moderate income.
- To foster the development of onsite affordable units at the earliest feasible time, any onsite affordable housing project shall be exempted from the requirement of commercial development being a condition precedent and from the units being subject to the 1 unit to 2,000 square feet requirement.

Sustainability

- The Project shall meet and exceed Title 24, Cal Green Tier 1, or the equivalent State Code as may be amended or replaced from time to time, and will utilize the City of Davis' Residential Energy Reach Code standards. The Reach Code aims to promote energy efficiency within the City of Davis through the use of energy-efficient building standards and is intended to ensure LEED Gold equivalency or better. In addition, the Project shall be constructed in accordance with the provisions of the California Building Code and City of Davis ordinances in effect at the time that building permit applications are complete, including those relating to energy efficiency requirements thereby ensuring that as Davis's building standards increase in sustainability features, so too will the Project.
- Project's electricity demand shall be fueled by 100% clean energy either generated onsite or purchased from a 100% renewable program such as Valley Clean Energy's "UltraGreen" program.
- In furtherance of the commitment to utilize 100% renewable energy, the installation of photovoltaics or future renewable energy technology will be required on all new housing and commercial buildings with a few exceptions such as greenhouses, to the greatest extent practicable.
- Housing units will be all-electric, not include natural gas, and comply with the City's Residential Energy Efficiency "Reach" Green Building Code.
- DISC will achieve net zero electricity for outdoor lighting.

- Utilize only non-potable (well or recycled) water for all common landscaping areas managed by the Master Owners Association.
- Infrastructure to accommodate reclaimed water, i.e. "purple pipe," shall be installed in anticipation of future service. Additionally, the reuse of residential greywater will be permitted based on builder or homeowner preference subject to City approval.
- Native and drought tolerant plants shall predominate the plant palette. Valley Oaks or other local native oak species will be significantly incorporated into the agricultural buffer area.
- Runoff shall be captured and conveyed onsite in a series of bioswales intended to filtrate and clean the run-off and maximize groundwater recharge.
- No less than 1,800 trees will be planted on the site for shading and carbon benefits. The maintenance and growth of all onsite trees will be monitored by a third-part arborist and failure to meet tree obligations (i.e. number and shading requirements) will be subject to penalty.
- Trees planted in parking areas or street-adjacent shall use structured soil or suspended substrate to allow successful tree root development. Developer shall size pavement treatment areas to accommodate the anticipated sizes of the various tree varieties that will be planted.
- Compliance with these sustainability provisions will be monitored, measured and verified by the Master Owners Association with outcomes submitted to the City in biennial reports.

Transit

- In coordination with Unitrans and Yolobus, enhance and/or relocate the existing bus stops located on Mace Boulevard for improved use by DISC employees and residents.
- A centralized plaza will serve as a connection point for multi-modal transportation including shuttles with connections to Amtrak and UC Davis, on-site shuttles, paratransit and micromobility (e.g. bike, skateboard, and scooter share services). The plaza will be designed to accommodate local and regional bus service so that the local and regional transit agencies have an option to either provide service at the plaza or via existing routes to transit stops along Mace Blvd.
- Land will be reserved to widen the right-of-way on Mace Blvd. to accommodate a potential express bus lane or other future transportation needs.

- DISC will participate in, and establish, a fair-share funding mechanism for, a shuttle program with connections to the Amtrak train station, UC Davis, and other destinations.
- A Transportation Demand Management (TDM) Plan will be adopted and implemented requiring specific targeted reductions in vehicle use. A designated TDM manager will report directly to the Master Owners Association and to the City to track progress on actions to improve mobility and reduce traffic impacts.

Roadways

- DISC will construct and/or contribute funding to improve the capacity, functionality, and safety of Mace Blvd. and, in particular, at the intersections of Mace and Alhambra Dr. and at Mace and 2nd Street if studies show such improvements are needed to address traffic generated by the Project.
- DISC will fund the development of a “traffic calming” plan for local streets identified in the environmental analysis.
- DISC will fund the creation of a comprehensive Mace Boulevard Corridor Plan to improve bicycle and pedestrian travel and transit in the vicinity of the Project.
- DISC will construct safety improvements at County Roads 32A and 105 at the crossing of the UPRR tracks.

Bicycle and Pedestrian

- DISC will construct a grade-separated bicycle and pedestrian crossing of Mace Boulevard connecting to local and regional trails.
- A minimum of 2.75 miles of publicly accessible bike lanes and walking paths will be provided on-site at DISC.
- DISC will construct a new bike trail connection between Mace Blvd and Harper Junior High School along the inside of the Mace Curve, thereby improving bicycle safety to schools and the site and the DISC site.
- Two bicycle maintenance and repair kiosks will be provided on-site.

Agricultural Land and Wildlife Conservation

- By the full build-out of DISC, the developer will have purchased conservation easements protecting local agricultural lands amounting to twice the acres converted to urbanized uses, thereby ensuring their preservation as farmland. The specific locations would be subject to city approval and must comply with the City’s agricultural land mitigation ordinance as in effect at Project approval.

- The portion of the Mace Drainage Channel the DISC site will be restored and enhanced utilizing native riparian vegetation while maintaining its drainage conveyance function.
- A diversity of native habitats shall be disbursed and managed throughout the site, primarily within the agricultural buffer and along the channel, including but not limited to riparian, California oak savanna, and native prairie grasslands. The agricultural buffer shall include areas densely vegetated and sparsely vegetated to accommodate nesting and foraging opportunities for a variety of species.
- Artificial burrowing owl dens will be installed in the agricultural buffer in consultation with a qualified biologist.

Fiber Optic Broadband Internet

- In Phase 1 of the project, DISC will obtain the rights and extend fiberoptic or comparable internet infrastructure to the site that is critically needed to attract and support research and technology endeavors.
- Other users, including the City of Davis, will be allowed to connect to the internet network and extend service into the City under terms to be negotiated.

Financing

- DISC will form an owners' association and/or financing district to pay for the maintenance and upkeep of all publicly accessible park, greenbelt and open spaces.
- A Property Business Improvement District (PBID) will be pursued by the City to improve local commuter transit services and its formation will be supported by DISC.
- DISC will commit to participation in financing mechanisms, including but not limited to, a community facilities district, that could help pay for roadway improvements near Mace Boulevard, in East Davis and in other locations deemed appropriate by the City. DISC agrees to negotiate the terms of such financing to the City's satisfaction prior to issuance of building permits for any residential units. In addition, the DISC project will contribute Roadway Impact Fees and construction taxes for such purposes.

Measurement and Verification

- The DISC developer will establish a Master Owners Association which reports to the City biennially and is responsible for measurement,

verification and assuring compliance with Project baseline features, sustainability obligations and mitigation measures.

Land Uses – Explained

Principal Innovation Uses:

Office, Laboratory and Research & Development

Office, Laboratory and Research and Development (R&D) uses will occur in a series of clustered commercial buildings. These innovation uses will predominantly occur in the core area, near the transit plaza, and be clustered around shared courtyards. This land use type is intended to allow for a variety of uses including, but not limited to, corporate headquarters, biological research, collaborative think tanks, laboratories, software design, and other office-based innovation uses.

Advanced Manufacturing

Research, Prototyping and Manufacturing uses in individual or clustered buildings shall occur predominantly at peripheral locations of the Project along the eastern edge. These innovation uses will typically be surrounded by areas identified as flex zone which may accommodate parking and photovoltaics but will also allow for an outdoor area that may be needed as an extension of the underlying research, prototyping and manufacturing uses. This area is intended to allow for a variety of uses including, but not limited to: large-scale research; light manufacturing; crop sciences; assembly of products, including but not limited to electrical, pharmaceutical, biomed, food products and devices; and associated warehousing and distribution.

Innovation Support Uses:

Housing

A maximum of 850 units of housing designed to accommodate the needs of the DISC worker shall be permitted onsite. The housing will be a mix of rental and for-sale with a density range of 15 to 50 units per acre. Residential units will range from studio to three-bedroom. Product types will be multi-family, condominiums or townhomes. The construction of housing will be contingent upon and slightly trail the construction of commercial space and units should become available as jobs are created.

Support Retail

Support retail uses, up to a maximum of 100,000 square feet, shall be permitted within the core area of the Project site. Support retail will predominantly, but not exclusively, occur on the ground floor of office or multi-family residential buildings. A variety of onsite retail uses including, but not limited to, a coffee shop, restaurant, fitness center, childcare center, electronics store, or maintenance and repair shops would be intended for the convenience of DISC residents and workers and to reduce off-site vehicle trips.

Open Space and Parks

Open space, greenbelts, courtyards and parks, including the agricultural buffer area, will comprise approximately 49 acres or one-fourth of the DISC site. The open space and park areas will include programmed and passive gathering spaces, miles of new pedestrian and bicycle trails and facilities, sports fields, and vegetated landscape buffers.

Roadways and Circulation

The proposed circulation system for the DISC site consists of new local streets, a centralized transit plaza, and a system of pedestrian and bicycle paths that will connect the site to the surrounding neighborhoods, Downtown Davis and UC Davis. This system will provide enhanced connectivity for pedestrians, bicyclists, transit riders, and automobiles via new multi-modal roadway connections and linkages to existing greenways and bike paths.

The circulation framework at DISC is a modified grid network of streets, which will, at a minimum, connect with Mace Boulevard at three locations and County Road 32A at two new intersections. The gateway into the Project is along an extension of Alhambra; this entryway is separated from heavy truck traffic which will primarily enter from 32A. Pedestrian and bicycle connections will occur from the west primarily at a new grade-separated crossing of Mace Boulevard adjacent to the canal.

Parking

No more than 4,772 parking stalls may be created parking for commercial uses and residential shall not exceed 850 spaces. All commercial parking areas shall include infrastructure to accommodate the installation of photovoltaics and the accommodation of electric vehicle charging. City and Developer shall seek to further reduce on-site parking through the development of a Transportation Demand Management Plan, with the target being 4,340 total parking stalls, which reflects a nearly 25 percent reduction.

Sequencing Development of the Project Site

Several Project mitigation measures are tied to development phases which are identified in the environmental analysis as follows:

Phase	Commercial SF	Residential Units
1	540,000	270
2	700,000	350
3	700,000	230
4	714,000	0

Backbone infrastructure, including roadways and utilities necessary for the development, shall be provided as needed. Early infrastructure improvements shall include roadway connections to both Mace Boulevard and County Road 32A.

Several Project features shall be sequenced to ensure that the site is developed in a feasible and logical order consistent with the following:

- Roadways extending Alhambra Boulevard onto the Project site and connecting to County Road 32A shall be constructed in Phase 1 creating a circulation loop.
- Transit improvements along Mace Boulevard, including lane dedication, shall be installed and enhance at Phase 1, concurrent with initial development. The onsite transit plaza shall be constructed no later than Phase 2.
- The central park located on Mace Boulevard and the off-grade crossing of Mace Boulevard shall be constructed in Phase 2.
- Improvements to the Mace Drainage Channel, the accompanying east/west class 1 bike trail and the parks south of the channel will be commenced in Phase 2.
- The agricultural buffer and associated peripheral bicycle and pedestrian trail shall be constructed in segments concurrent with adjacent development. The peripheral trail and bike path will be completed in Phase 3.
- The hotel and conference center are not associated with any phase but, rather, shall not be constructed until adequate demand to support additional hotel space is demonstrated, through a third-party economic report, to the satisfaction of the City.

Baseline Project Features: Implementation

The DISC must be developed consistent with these Baseline Project Features, which may not be substantially changed without approval by the voters of the City. The Planning Commission and/or Zoning Administrator will review compliance with these Baseline Project Features as they consider applications for Final Planned Development, Tentative Subdivision Map, approval of Design Guidelines, implementation of sustainability plans, and the required annual Development Agreement implementation review. Additional DISC project requirements, including but not limited to, the imposed mitigation measures set forth in the Mitigation Monitoring and Reporting Plan and commitments in the Development Agreement, are not Baseline Project Features and may be modified by the City Council. In addition, minor changes to the Project can be anticipated during the course of this multiple year build out. Such changes, often the result of detailed engineering, sustainability obligations, or changes in surrounding conditions, may be implemented without voter approval if they are substantially consistent with the Baseline Project Features and they do not materially alter the character of the Project (See, Resolution 06-40 Establishing Criteria to Determine What Constitutes a Significant Project Modification or Change Requiring a Subsequent Measure J Vote).

