

RESOLUTION NO. 22-010, SERIES 2022

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, 2022; 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 will 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 J/R/D, 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 properties affected by the General Plan Amendment are located at the northeast corner of Mace Boulevard and Interstate 80 (Assessor’s Parcel Numbers (APNs) 033-630-006, -009, -011, and -012), and are herein designated as “affected properties”; and

WHEREAS, the Planning Commission held a public hearing on January 12, 2022 to receive comments and consider the proposed General Plan Amendment; and

WHEREAS, the City Council held a public hearing on February 1, 2022 to receive comments and consider the proposed General Plan Amendment; and

WHEREAS, Environmental Impact Report SCH #2014112012, dated June 2020, together with the Addendum dated December 2021, adequately assesses the impacts of this General Plan Amendment.

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

Section 1 – Land Use Text Changes. The land use category “Innovation Center” is hereby added to the City of Davis General Plan Land Use Element as attached hereto as Exhibit A.

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

Section 3 – Baseline Project Features. The Baseline Project Features for the applications, as established pursuant to Chapter 41 of the City of Davis Municipal Code, attached hereto as Exhibit C.

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 hereto as Exhibit B, upon the conclusion of a successful vote pursuant to Davis Municipal Code Article 41.41.

PASSED AND ADOPTED by the City Council of the City of Davis on this 1st day of February, 2022, by the following vote:

AYES: Arnold, Carson, Chapman, Frerichs, Partida

NOES: None


Gloria J. Partida
Mayor

ATTEST:

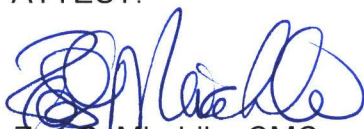

Zoe S. Mirabile, CMC
City Clerk

EXHIBIT A

DiSC 2022 – 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 not limited to, headquarters, business, professional, financial 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 – 15 to 50 dwelling units per acre, 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 (to the innovation center) 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 nonresidential square footage may be retail use provided that the retail is supportive of the Innovation 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

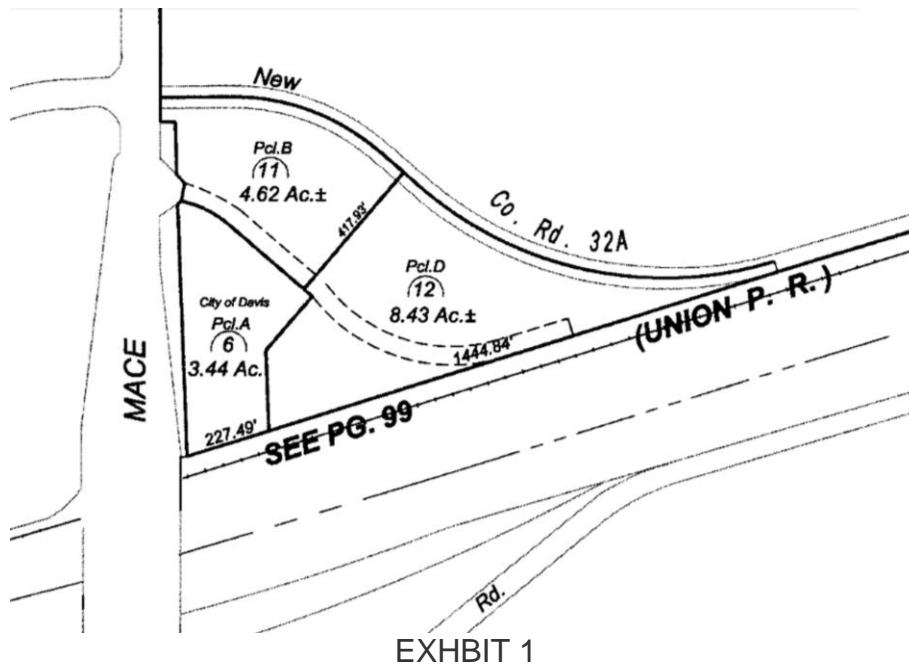


EXHIBIT C

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 be 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 Davis Innovation and Sustainability Campus 2022 (DiSC 2022 or Project) is to bring the City’s vision for sustainable economic development to fruition. DiSC 2022 has been 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 2022 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. 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 growing the knowledge economy, capturing business growth and the achieving fiscal and economic benefits for the City and the community.

Land Use Summary

The DiSC 2022 Project will provide a mix of land uses that work holistically to create a research and technology innovation campus. DiSC 2022 proposes a mix of office, laboratory, and research and development (R&D) space; advanced manufacturing to prototype and build products; rental and for-sale housing designed to accommodate the Project’s workforce; supportive retail space; a hotel and conference center; a transit plaza; and parks, greenbelts, habitat and open spaces. 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.

Land-Use-Type	Size
Office, Laboratory, R&D	550,000-square-feet
Advanced Manufacturing	550,000-square-feet
Residential	460-units
Ancillary Retail	80,000-square-feet
Hotel and Conference Center	160,000-square-feet
Parks, Plazas and Green Spaces	23-acres
Total Commercial Innovation	1,340,000-square-feet
Total Acres	102-acres

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

- Housing will be designed and construction timed to meet the housing needs of the workforce.
- Rental and for-sale housing shall be provided to accommodate a range of incomes and needs.
- DiSC 2022 residences will not be dormitory-style housing.
- All housing shall be medium- and high-density with a minimum median density of 30 units per acre.
- 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. Onsite affordable housing projects shall be exempted from this requirement.
- 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

- Housing shall accommodate a diversity of incomes on-site.
- DiSC 2022 will provide for the construction of no less than 85 affordable housing units. Provision of 85 affordable units exceeds City requirements.
- At least 60 multi-family units of the Project's affordable housing unit commitment will be constructed on-site in inclusive locations near parks and/or transit.
- At least 14 for-sale units located onsite will be designated for those buyers meeting Yolo County's definition of moderate income.

Sustainability

- DiSC 2022 will achieve carbon neutrality by 2040.
- 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, all conducive structures will maximize installation of solar or other renewable energy technology.
- The project will be pre-wired for future microgrid capacity and designed to accommodate battery storage for energy generated onsite.

- Housing units will be all-electric and not include natural gas.
- DiSC 2022 will achieve net zero electricity for outdoor lighting.
- Native and drought tolerant plants shall predominate the plant palette. Valley Oaks or other local native 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.
- Planting and ongoing tree health at DiSC 2022 will be monitored by an arborist to assure creation of a healthy tree canopy.
- The DiSC 2022 will have a minimum of 1,500 trees (as Tree is defined in the City of Davis Tree Ordinance 37.01) to sequester carbon, improve mental health, deter the heat island effect, and provide shading. If the final site plan cannot accommodate all 1,500 trees on site, up to 300 of these trees can be planted at another location(s) in Davis.
- Trees planted in parking or street-adjacent areas 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.

Transit

- In coordination with Unitrans, Sacramento Regional Transit, and YoloBus, enhance and relocate the existing bus stops located on Mace Boulevard for improved use by DiSC 2022 employees and the broader community.
- A Transit Plaza located along Mace Boulevard 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 Transit Plaza will be capable of stacking multiple buses.
- Land will be reserved to widen the right-of-way on Mace Blvd. to accommodate a potential express bus lane and other future transportation needs.
- DiSC 2022 will establish and participate in 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 2022 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.
- DiSC 2022 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 2022 will fund the development of a “traffic calming” plan for local streets identified in the environmental analysis.

- DiSC 2022 will participate in the construction of safety improvements at County Roads 32A and 105 and at the crossing of the UPRR tracks.

Bicycle and Pedestrian

- DiSC 2022 will construct a grade-separated bicycle and pedestrian crossing of Mace Boulevard connecting to local and regional trails.
- A minimum of 1.5 miles of publicly accessible bike lanes and walking paths will be provided on-site at DiSC 2022.
- DiSC 2022 will construct an off-street bike trail connection between Mace Blvd and Harper Junior High School along the inside of the Mace Curve, thereby making a greatly needed connection, filling a gap in the system and improving bicycle safety.
- DiSC 2022 will provide ample bicycle connections to local and regional routes, convenient and abundant bicycle parking, storage lockers, shower facilities and a maintenance and repair kiosks to encourage cycling.

Agricultural Land and Wildlife Conservation

- By the full build-out of DiSC 2022 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 portion of the Mace Drainage Channel within the DiSC 2022 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.
- An artificial burrowing owl den complex will be installed in the agricultural buffer in consultation with a qualified biologist.

Fiber Optic Broadband Internet

- DiSC 2022 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.
- To the extent feasible, other users, including the City of Davis, UC Davis, DJUSD and Yolo County, will be allowed to connect to the internet network and extend service into other areas of the City, such as downtown, under terms to be negotiated.

Financing

- DiSC 2022 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.

- DiSC 2022 will participate in financing mechanisms, including but not limited to, a community facilities district, that could help pay for roadway improvements on and near Mace Boulevard, in East Davis and in other locations deemed appropriate by the City. DiSC 2022 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 2022 project will contribute Roadway Impact Fees and construction taxes for such purposes.

Measurement and Verification

- The DiSC 2022 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. Said reports shall be made publicly available with links to the materials provided through a portal on City Council agenda.

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 on the west 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 along the eastern edge of the Project near neighboring agricultural. 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 460 units of housing designed to accommodate the needs of the DiSC 2022 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 80,000 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 2022 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 23 acres or one-fourth of the DiSC 2022 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 native landscape buffers.

Roadways and Circulation

The proposed circulation system for the DiSC 2022 site consists of new local streets, a robust transit plaza, and a system of pedestrian and bicycle paths that will connect the site to the surrounding neighborhoods, Downtown Davis, UC Davis and regional connections. 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 2022 is a modified grid network of streets, which will, at a minimum, connect with Mace Boulevard and County Road 32A at two new primary 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.

Sequencing Development of the Project Site

Buildout of DiSC 2022 will occur in two phases and is anticipated to be constructed gradually over the course of approximately 10 to 15 years. The initial development would likely occur along the western edge at Mace Boulevard, from which infrastructure could be easily extended into the Project site. Phases are as follows:

- Phase 1 will consist of approximately 50 acres and would include 550,000 square feet of innovation building space, up to 50,000 square feet of supportive retail, and up to 275 residential units. Construction of the residential units would be timed to slightly trail the businesses, so that jobs are created on-site prior to offering housing thereby maximizing the likelihood that employees will occupy the housing. The sports park will be constructed in Phase 1.

- A sub-area of Phase 1 (Phase 1A), located at the northeast corner of the intersection of Mace Boulevard and Alhambra Drive, would likely develop first. The area is approximately 3.3 acres and could include 60,000 to 100,000 square feet of office/R&D/laboratory uses.
- Phase 2 consists of approximately 50 acres and will include the remaining 550,000 square feet of innovation uses, 30,000 square feet of supportive retail and the hotel and conference center. Phase 2 also includes the remaining 185 housing units, continuing the direct linkage between the creation of jobs prior to the construction of homes.

Baseline Project Features: Implementation

The DiSC 2022 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 2022 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).