



August 10, 2020

Mayor and City Council
City of Davis
23 Russell Boulevard
Davis, California 95616

RE: University Commons Supplemental Comments

Dear Mayor Partida and City Council:

We would like to thank City Council for the opportunity to address your comments and requests for clarification put forth at the July 21, 2020 hearing. We offer the following modifications and clarifications as further detailed below. It is our sincere desire that these final commitments will warrant your support for the project.

AFFORDABLE HOUSING

We have re-evaluated our previously proposed program and worked hard at a new meaningful affordable housing program. This program will meet and exceed the municipal code affordable housing requirement of providing a number equivalent to Five (5) percent of the total units, bedrooms or beds being developed as affordable. We are pleased to present the following which is further fully detailed in Exhibit D of the Development Agreement.

Studio Unit: Developer shall include Five percent (5%), not to exceed Thirteen (13) Studio Units at 1/12 of 30% of **80%** of Yolo County area median income based on a two-person household. There will be no distinction made between the Affordable Units and Units rented as market rate rents. Below is an example of a market rate comparison to University Commons Affordable Housing Program.

	NUMBER OF	FAMILY	MARKET RENT	UNIVERSITY COMMONS	ESTIMATED SAVINGS	ESTIMATED YEARLY
UNIT SIZE	UNITS (5%)	SIZE	PER UNIT	RENT @ 80% AMI	PER MONTH	SAVINGS
STUDIO	13	2	\$2,229	\$1,480	(\$749)	(\$8,988)

Two Bedroom Unit: Developer shall include Five percent (5%), not to exceed Thirteen (13) Two Bedroom Units at 1/12 of 30% of **100%** of Yolo County area median income based on a three-person household. Below is an example of a market rate comparison to University Commons Affordable Housing Program.

	NUMBER OF	FAMILY	MARKET RENT	UNIVERSITY COMMONS	ESTIMATED SAVINGS	ESTIMATED YEARLY
UNIT SIZE	UNITS (5%)	SIZE	PER UNIT	RENT @ 100% AMI	PER UNIT	SAVINGS
2 BEDROOM	13	3	\$2,898	\$2,081	(\$817)	(\$9,804)

We believe the program described above is a meaningful and significant offering. We feel strongly that a beneficial way to assist in creating even more affordable housing is to expand the housing supply. University Commons will draw residents from all over the City that will benefit from living next to the University which we believe will reduce pressure on the single-family neighborhoods and in turn, increase the availability for young families.

RENTAL PROGRAM

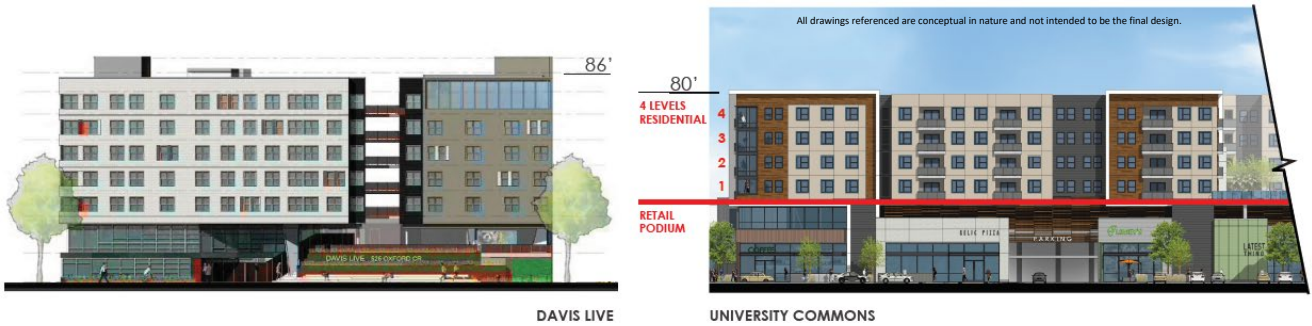
The rental program will include units available for rent by the bed as well as options to rent by the unit.

HEIGHT

We believe the image below clearly shows that the building is four stories of residential over retail podium.



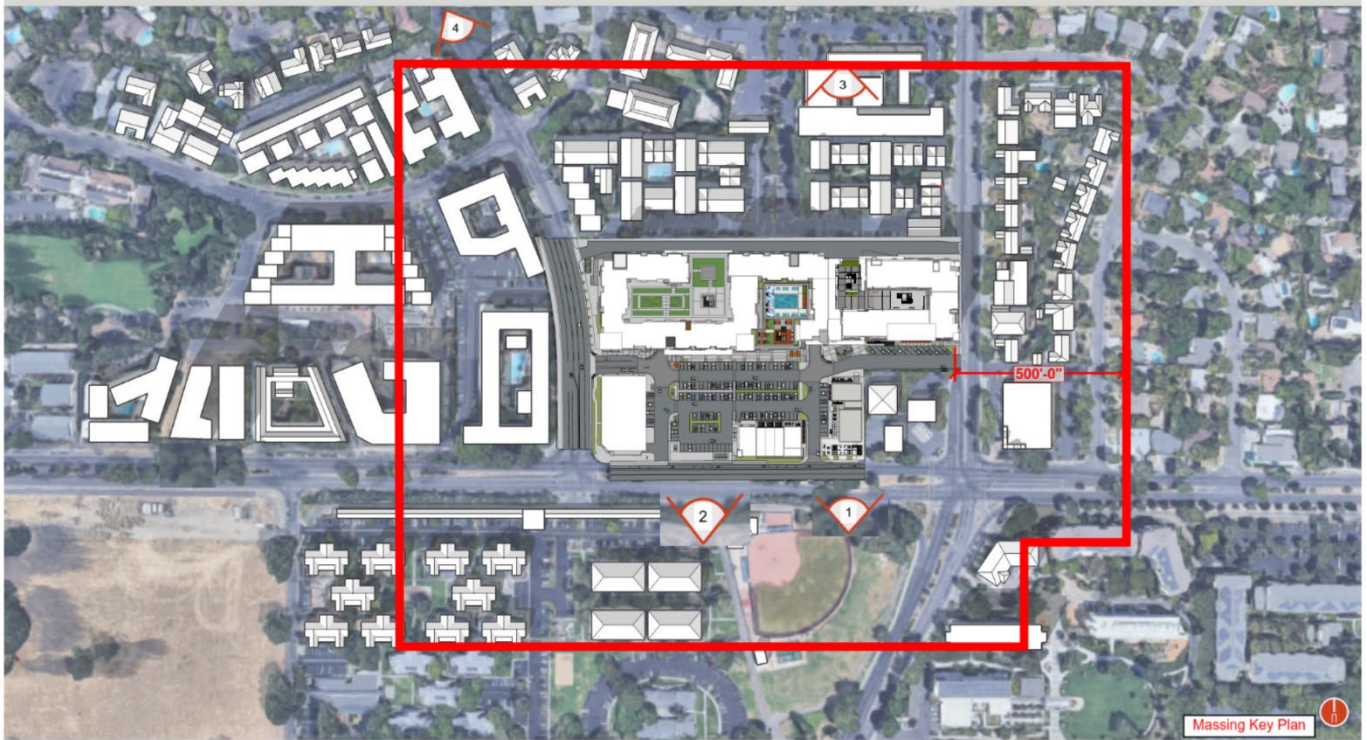
Additionally, we have created exhibits that reference the University Commons in comparison to the taller seven story Davis Live project. Please note that all drawings in this letter are conceptual in nature and not final design.



Building Perspective Comparison



Site Key Plan



Front site line view from Russel Boulevard.



All drawings referenced are conceptual in nature and not intended to be the final design.

Front site line view from Russel Boulevard.



All drawings referenced are conceptual in nature and not intended to be the final design.

Site line view from the intersection Sycamore and Hawthorne Lane.



Rear site line view from Davis Medical Center



BUILDING DESIGN

The Planned Development document has been updated to state that the “building design shall have four-sided architecture and shall incorporate design elements to create visual interest, reduce the building massing, and to avoid long unbroken wall planes, through measures including, but not limited to, building recesses and offsets, articulation, fenestration, overhangs, and material changes. The building’s horizontal wall plane shall provide a building break or offset a minimum of every 100 feet, including on the north elevation.

South View Building Articulation



All drawings referenced are conceptual in nature and not intended to be the final design.

South View Building Fenestration



PARKING

Due to the proximity to campus and as demonstrated in the Environmental Impact Report and through numerous UCD Transportation Demand Survey years 2018 – 2019, adjacency to the University influences commuting behavior by significantly reducing vehicular trips and reduces the necessity of vehicle ownership. As a result, we feel strongly that the parking required by the Code and the amount of provided onsite parking is adequate. To further alleviate future parking concerns, we have modified the development agreement to state that we “shall monitor on-site parking conditions and shall include in its response to the City’s annual review of the Development Agreement a report on the performance of the Parking Management Plan. In the event a problem arises with on-site parking conditions, City and Developer shall meet and confer to discuss, identify and agree upon feasible measures to address the parking problem identified.”

We believe by adding this language into to our Parking Management Plan, (Exhibit H of the Development Agreement) provides assurance that parking will not detrimentally impact the project or surrounding uses. Please note that no one is more motivated than Brixmor is to ensure that there is adequate parking for the success of our retailers and the overall project.

TREE HEALTH

We have added Exhibit J - Landscaping and Water Conservation Measures to the Development Agreement to address long term health of the project trees to include the use of structured soils to allow successful tree root development and monitoring by a third party verification process by the City’s Urban Forest Manager or a mutually agreed upon arborist. This commitment ensures the tree’s associated with the project will be maintained throughout the life of the project.

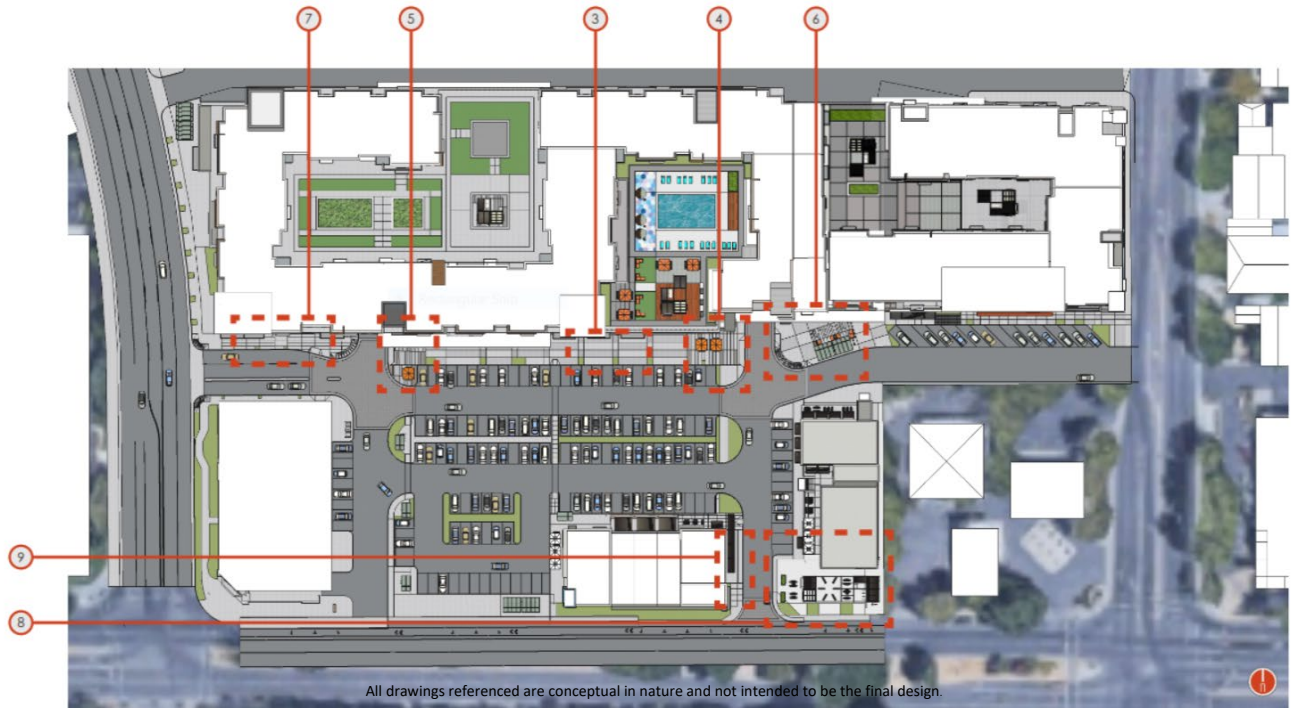
AMENITIES

The project will contain a range of amenities that may include but is not limited to a fitness center, dedicated indoor areas for meetings, socializing, gaming and studying, outdoor barbecue, eating, seating and recreation areas, swimming pool, high speed Wi-Fi, parcel lockers, bike storage and repairs, in-unit laundry and dedicated ride share areas.

COMMON AREAS/GATHERING SPACES

We are proposing to include common areas that create a vibrant pedestrian and bike friendly experience. Below are various possible vignette options that are planned to be incorporated into the final design program.

Amenity Site Key Plan



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ENLARGED PLAN



PERSPECTIVE VIEW



ENLARGED PLAN



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Our proposal is to redevelop the University Mall with an exciting mix of retail and residential uses that create a pedestrian and bike friendly vibrant mixed-use development with functional retail spaces and gathering areas that enhance the shopping experience. This is a unique opportunity to revitalize a property that does not meet the needs of today’s rapidly evolving retail environment into a positive model of urban re-investment. We trust that these modifications are a positive response to the primary issues identified at the July 21, 2020 Council Hearing and are seen as constructive additions to the University Commons project.

Sincerely,

Andrew M. Gracey
Vice President of Development