



MEASURE A INFORMATION **Nishi Gateway Project**

Why is this project on the ballot?

City rules require voter approval for any project that changes agricultural land to urban uses. The City is also required to identify “Baseline Project Features” such as allowable land uses, densities, parks and recreation facilities, and significant project design features that cannot be reduced or eliminated without subsequent voter approval.

Where is the property?

The Nishi Property is a 47-acre parcel at the west end of West Olive Drive, between Interstate 80 and the Union Pacific railroad track.

Why is this proposal being considered?

Over the past few years, the City has been collaborating with UC Davis, Yolo County and the Nishi property owner to explore development of the Nishi property, west Olive Drive, and adjacent UC Davis lands. City Council goals for the “Mixed-Use Innovation District”



include providing jobs for Davis residents, high-density housing near downtown and employment centers, and customers to support Downtown retail, restaurant, and entertainment uses.

What land uses are proposed?

The project includes office and research uses complemented by high-density housing, parks and greenbelts. Anticipated uses include 440 apartments, 210 for-sale condominiums, and 325,000 square feet of office/Research & Development (R&D) use. A limited amount of ancillary retail, such as cafés or exercise studios, could be located on the ground floor of the buildings. The residential buildings will be 4-6 stories with a minimum density of 60 units per acre. The office/R&D buildings are projected to be 2-3 stories, with a multi-level parking structure between the buildings and the freeway.

How will this affect West Olive Drive?

Portions of West Olive Drive, and the Olive/Richards intersection, would need to be reconfigured to provide access to Nishi. The City Council’s approval for Nishi also considered the possibility that existing uses on West Olive Drive could be intensified, at the discretion of the private property owners.

Is Affordable Housing provided?

City ordinances exempt condominiums, mixed-use buildings, and rental housing from affordable housing requirements. This project is not required to provide affordable housing because the rental and for sale units are exempt under the City's Affordable Housing requirements. However, even though the project is exempt, the property owner has agreed to place \$1 million into the City's Housing Trust Fund for creating and preserving affordable housing in Davis.

How will drivers, bicyclists and buses access the site?

Vehicular access would be provided from West Olive Drive and from a new grade-separated connection to Old Davis Road on the UC Davis campus. Construction on the Nishi property cannot begin until construction has started on both the new UC Davis connection and improvements to the Richards Boulevard I-80 interchange. Bicycle/pedestrian access would be provided from Olive Drive, the new connection to Old Davis Road, and the existing Putah Creek Parkway bike connections under the freeway and the railroad tracks.

How will this affect the City financially?

The City would provide public safety, parks, and other municipal services to the project and its residents. The project would generate property taxes, sales taxes, and business license taxes to the City. The property owners in the project will be required to pay special taxes for City services. The City's Finance and Budget Commission estimated that net revenue to the City, at buildout, would be \$500,000 to \$1.4 million per year.

Are there environmental issues?

The City prepared an Environmental Impact Report (EIR) for the Nishi property and West Olive Drive. All potential impacts were required to be mitigated to the extent feasible, but some impacts were determined to be significant even after mitigation. These are:

- ◆ Conversion of agricultural land to urban uses
- ◆ Exposure of residents to off-site sources of toxic air contaminants and ultra-fine particles
- ◆ Contribution to greenhouse gas emissions
- ◆ Exposure of residents to noise from train horns and project construction
- ◆ Impacts to an intersection on the UC Davis campus (Mitigation could be provided through roundabout improvements, but UC Regents approval cannot be guaranteed.)
- ◆ Impacts to intersections within the Richards Boulevard interchange (Mitigation could be provided through interchange and intersection improvements, but Caltrans approval cannot be guaranteed.)
- ◆ Increase in vehicle miles travelled

Hasn't a lawsuit been filed?

A lawsuit has been filed challenging the City's environmental compliance and affordable housing requirements for the project. The City believes it has fully complied with all requirements for project approval and has determined that it will defend the lawsuit, in cooperation with the property owner. The lawsuit does not stop the election or implementation of project approvals in accordance with the EIR and the Baseline Project Features.

How can I find more information?

All approval documents, including Baseline Project Features and records of Commission review, are on the City of Davis website: CityOfDavis.org