

# **Downtown University Gateway District**

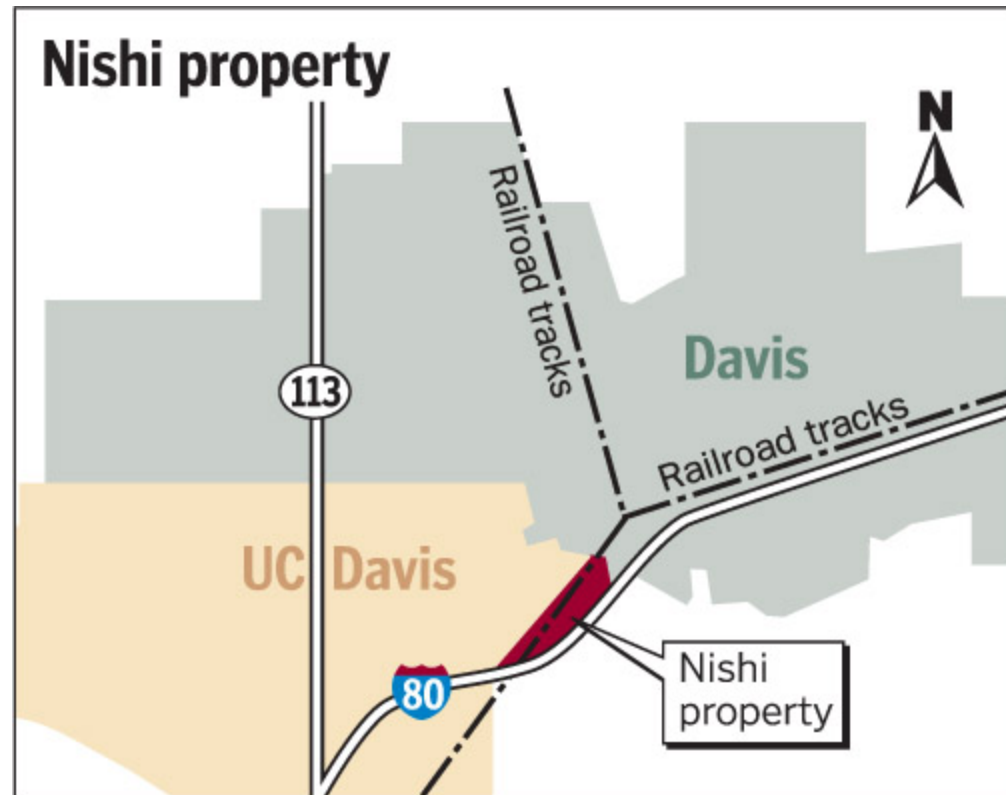
City Council Presentation  
February 11, 2014

# Tonight's Presentation

- } Staff Overview
- } UC Davis Planning Efforts
- } Introduction of Preliminary Framework Concepts (Perkins + Will / Economic Planning Systems)
- } Recommendations and Next Steps

# Nishi Property

- } 44 acres, adjacent to downtown and UC Davis campus
- } In unincorporated Yolo County; requires Measure J/R vote



SHAWN COLLINS/ENTERPRISE MAP

# Housing Element Steering Committee 2008



- Recommended Residential High Density
- Green-light with access from UC Davis only (460-1,000 du)
- Yellow-light with access from Olive Drive (460-770 du)
- Recommendation to develop a cooperative plan with UC Davis



# Business Park Land Strategy and City Council Direction 2010

- } Maximize use of existing vacant business park/industrial land and buildings
- } Maintain a steady supply of developable business park/industrial land
- } Move forward to explore peripheral sites for future business park development (*current Innovation Park Task Force effort*)
- } Pursue (re)development of Downtown and Nishi/Gateway as a **dynamic mixed-use innovation district**

# BPLS: Nishi /Gateway

Pursue (re)development of Downtown and Nishi/Gateway as a dynamic mixed-use innovation district

- Strengthen Downtown with support services
- Initiate planning of the Nishi property with university-related research park development and high density urban housing.
- Collaborate with UC Davis on solutions to other development challenges.
- Re-vision Richards/Olive Drive as the entry to Downtown and the Nishi property.

# City Council Goals 2012-14

- } Actively partner with UC Davis, Yolo County and other regional partners on land use planning and economic development to define opportunities and remove constraints to future innovation business growth.
- } Entitle the Downtown/University Mixed-Use Innovation District

# Predevelopment Agreement

- } Approved by City Council November 2012
- } Purpose is predevelopment of a dynamic university-related innovation park development complemented by high-density urban housing
- } Cost share between City and partners
- } Coordinate with university on infrastructure and circulation
- } Pursue grant opportunities

# City Council October 13, 2013

Goals for the effort:

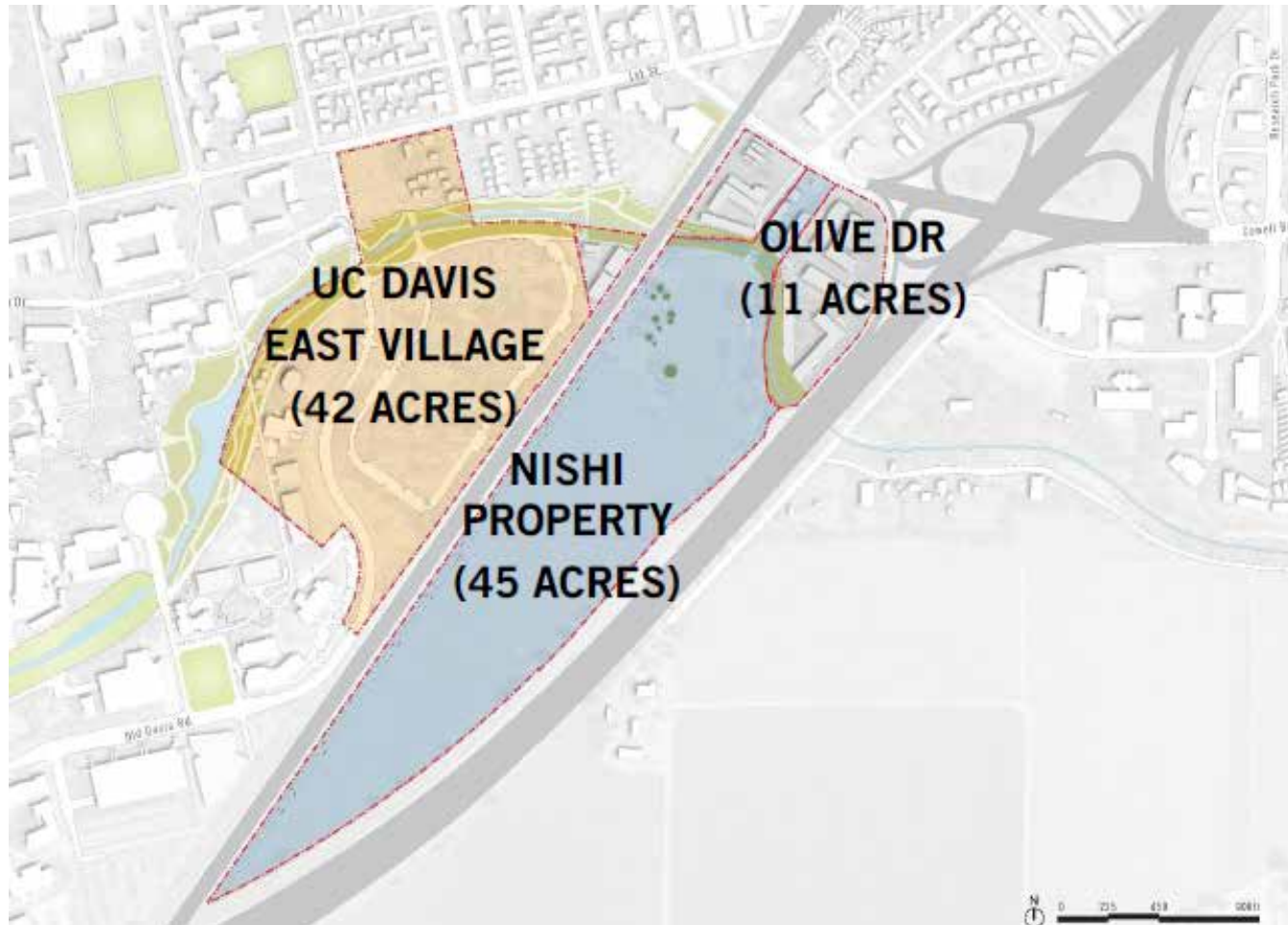
- } Jobs;
- } High-density urban housing;
- } Improved “front door” to Davis;
- } Support for Downtown Davis; and
- } Revenue generation.

# Joint Planning Committee

- Representatives from
  - City of Davis
  - Property Owner
  - UC Davis
  - Yolo County
  - LAFCo
- Meeting 2-3 times a month
- Shared administration, costs and resources based on individual tasks
- Exceptional cooperation and collaboration



# Downtown University Gateway District



# Progress

- } Initiated traffic analysis to compare connection options (in collaboration with UC Davis Environmental Services)
- } Initiated Cultural Resources Assessment
- } Contracted with engineer to evaluate functional and aesthetic improvements to west Olive Drive right-of-way
- } Contracted with Perkins + Will to create options for design framework to initiate community conversation about site development possibilities

# Partner/Consultant Presentations

- } *UC Davis*
- } *Perkins + Will*


# Recommendation / Next Steps

- } Initiate community and stakeholder engagement on framework plan alternatives (with technical consultants).
- } Prepare preliminary economic and fiscal analyses of the development alternatives (with technical consultants).
- } Continue to work with property owner, campus and county on infrastructure, land-use, and financial components of project.
- } Return to City Council later this year with recommended preferred alternative for environmental analysis.
- } Initiate CEQA review (EIR) late 2014

# Recommended Resolution

- } Strategic Growth Council application for planning Downtown/University Gateway District, including water and wastewater plans, sustainability and GHG reduction strategies, transportation and car reduction and management plans, and economic analysis for the Gateway District sites.



- 
- A **planning study** that will inform the UC Davis Long Range Development Plan.
  - An opportunity to **coordinate** across city and campus boundaries.
  - A **unique location** with potential for a unique programmatic vision that could leverage public and private partnerships.

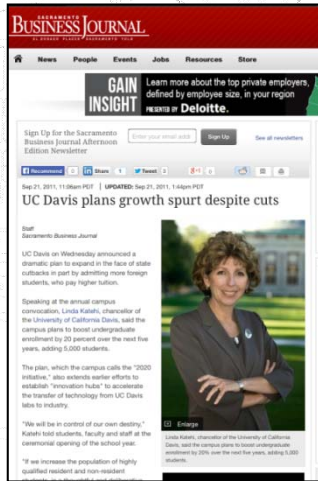


### *The UC Davis 2020 Initiative*

*Expand, increase revenues, internationalize the campus, **preserve access for California students***

*Estimates: Add **5000 undergraduate students** and **1000 graduate students***

*Plus associated **faculty and staff** and investment to accommodate special initiatives*





### *Updating the Long Range Development Plan to support a growing campus population:*



#### *Academic*

- **Classrooms**
- **Labs and offices**



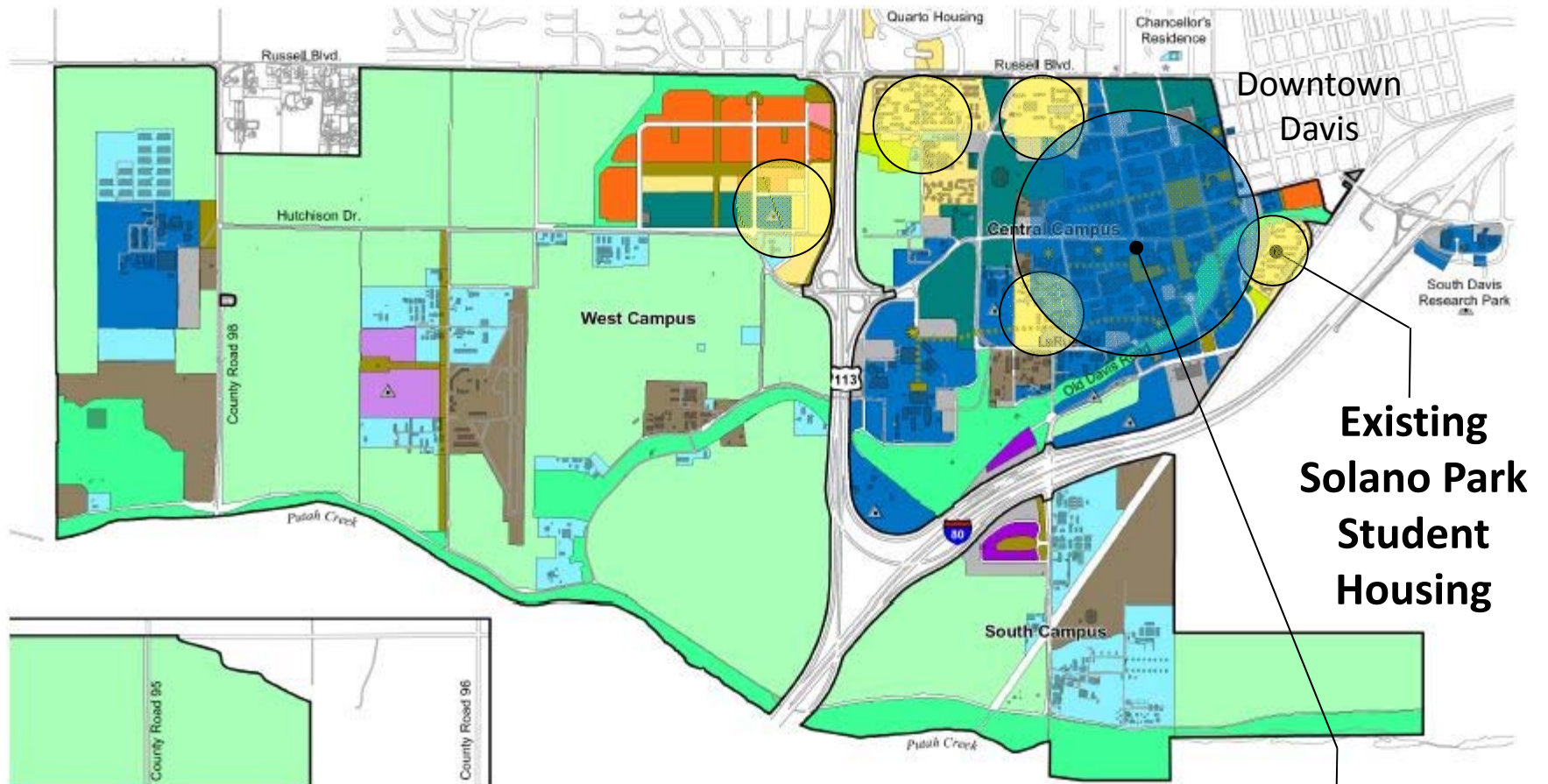
#### *Community Life*

- **Student services**
- **Athletics and recreation programs**
- **Student housing**



#### *Sustainability*

- **Engagement in place-making**
- **Housing/transportation**
- **Energy**
- **Water**
- ....



Existing  
Solano Park  
Student  
Housing

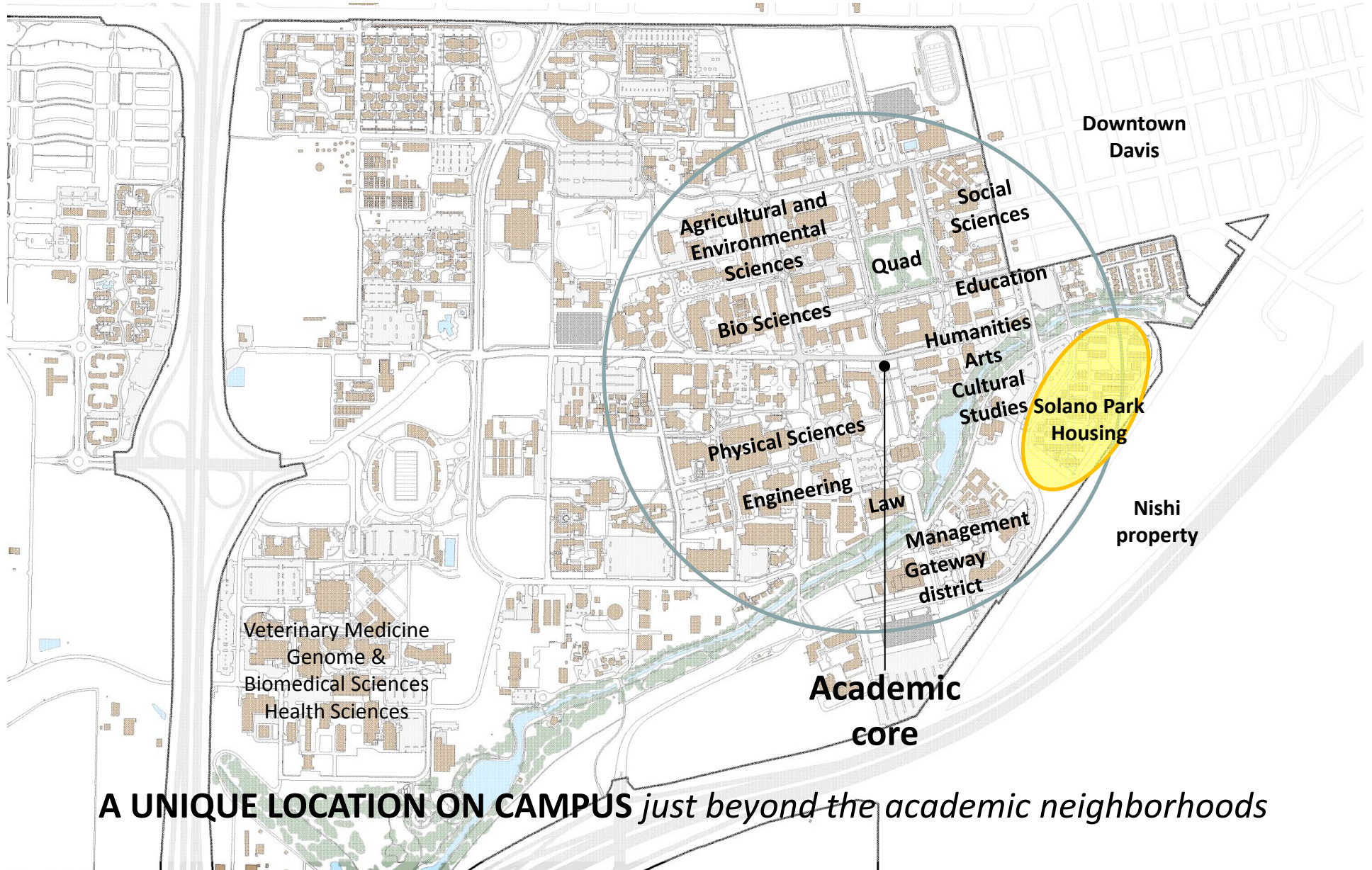
Academic  
core

THE UC DAVIS 2003-2015/16 LONG RANGE DEVELOPMENT PLAN



# UC DAVIS

## UNIVERSITY/DOWNTOWN GATEWAY DISTRICT



**A UNIQUE LOCATION ON CAMPUS** *just beyond the academic neighborhoods*



# UC DAVIS

## UNIVERSITY/DOWNTOWN GATEWAY DISTRICT

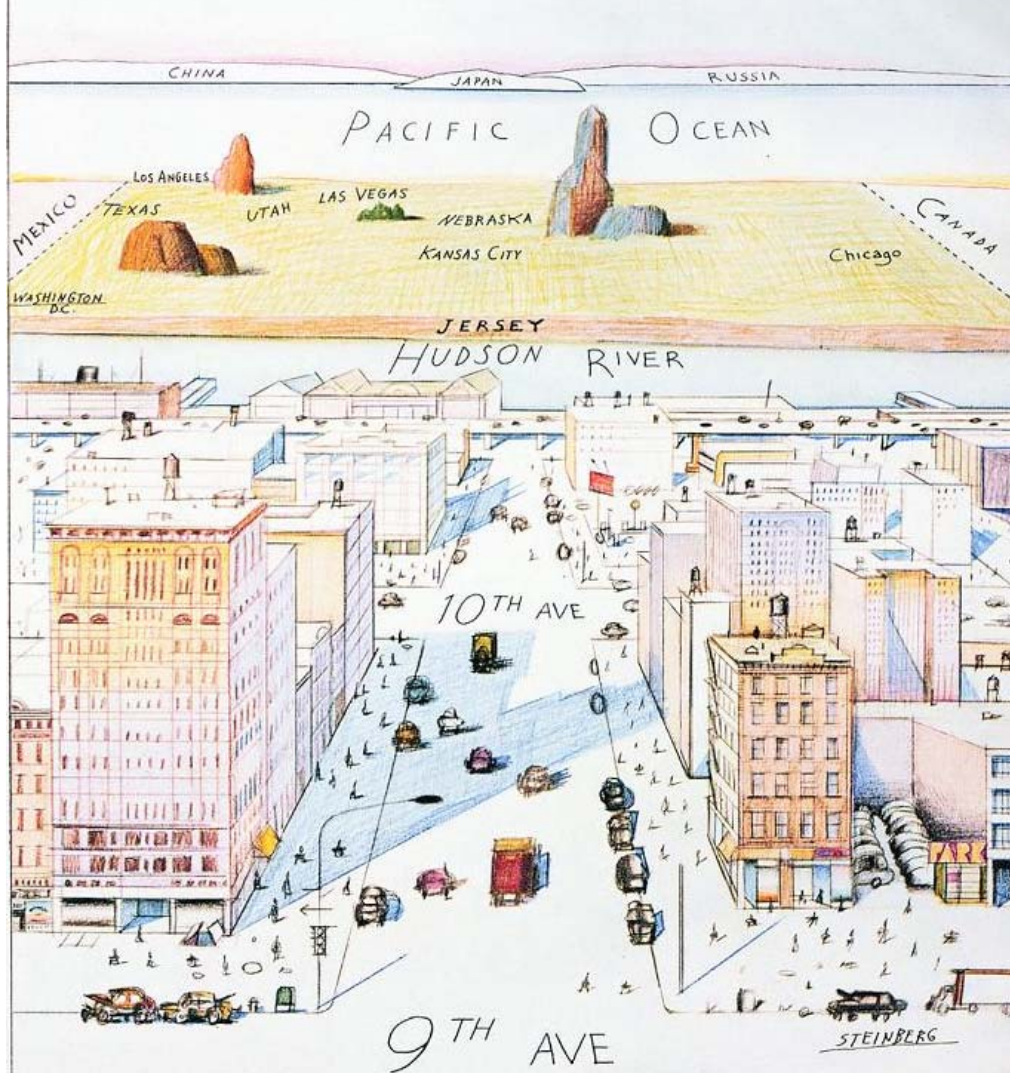




Mar. 29, 1976

# THE NEW YORKER

Price 75 cents





UC Davis  
Arboretum

Solano Park  
student  
housing

Mondavi  
Center  
for  
Performing  
Arts

Graduate  
School of  
Management

UC Davis Conference  
Center/Welcome  
Center/Hotel

Site for the  
new Shrem  
Museum of Art

Robert Mondavi  
Institute for Wine  
and Food Science

School of  
Education

Fine Arts  
complex:

- Music
- Theater &  
Dance
- Studio Art
- Main Theater
- New 399 seat
- Recital Hall/  
-classroom





# UC DAVIS

## UNIVERSITY/DOWNTOWN GATEWAY DISTRICT





### *Why is this the right time to explore this collaboration?*



*A newly invigorated and shared interest in **economic development***



*A shared interest in **sustainable transportation and development***



*A recognition of the **shared benefits** of a healthy downtown and a healthy university*

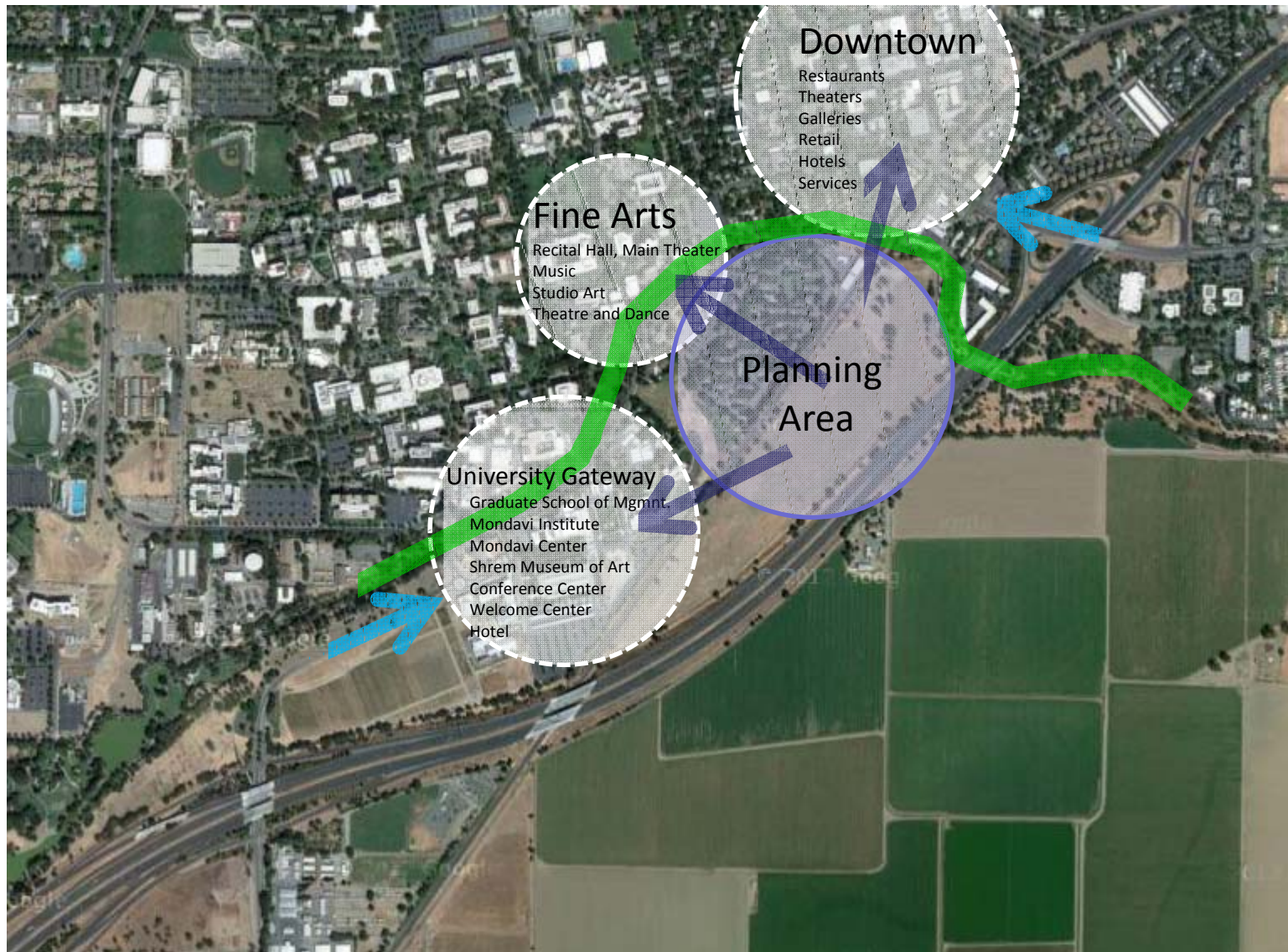


*An opportunity to **coordinate** our Long Range Development Plan vision with city plans*



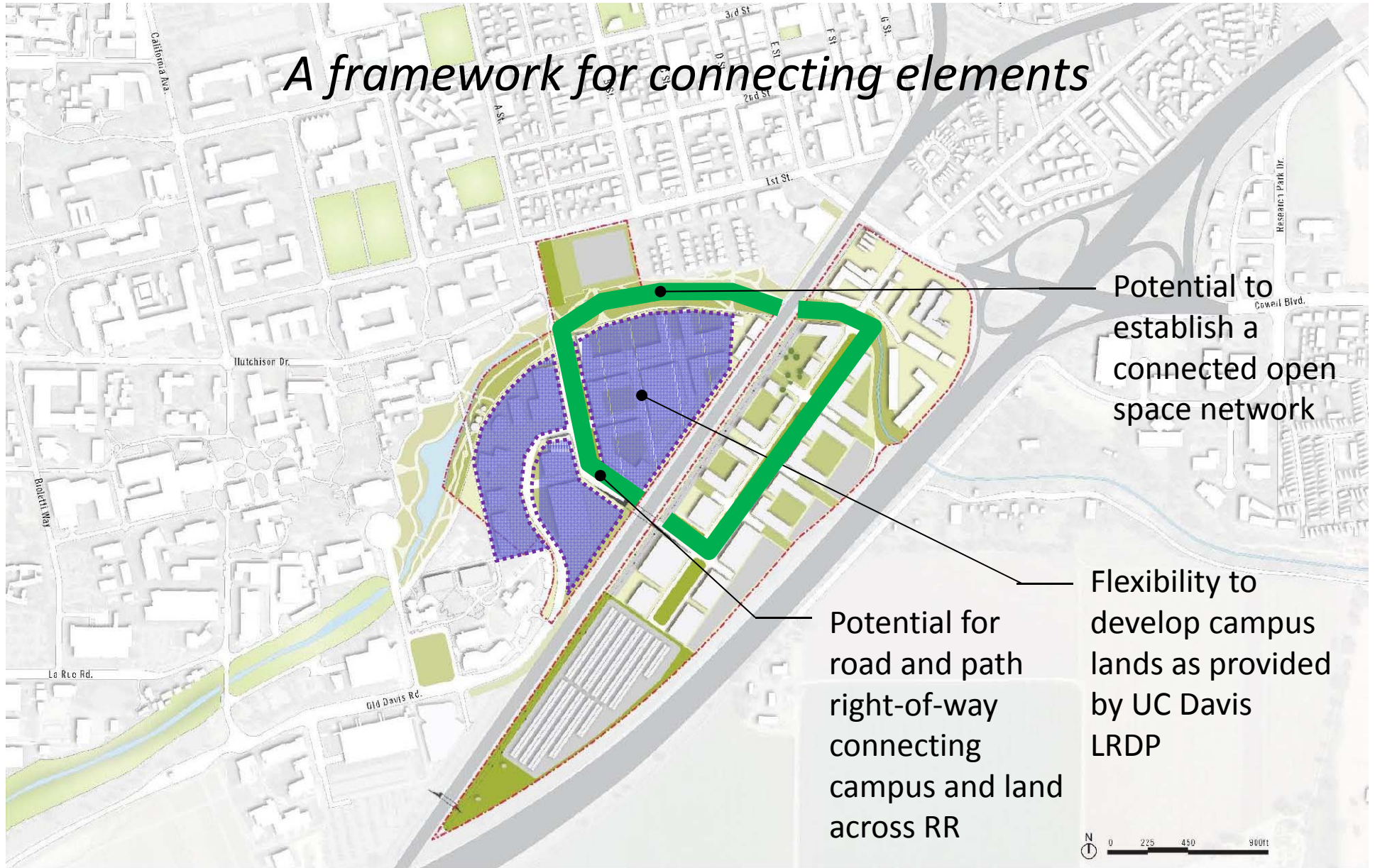
*Pending **redevelopment of Solano Park** coincides with city interest in Nishi parcel*







### *A framework for connecting elements*





*From a campus perspective, what happens next?*

City public outreach process

Shared analysis of the traffic implications of roadway access from campus to Nishi property

Campus programming of needs for LRDP update

One step at a time...

*Breakthrough collaboration!*

*Public outreach...*

*More analysis—traffic, cultural, trees, utilities...*

*Framework for connecting elements...*

*Programming of needs, activities and uses...*

*Unifying vision?*



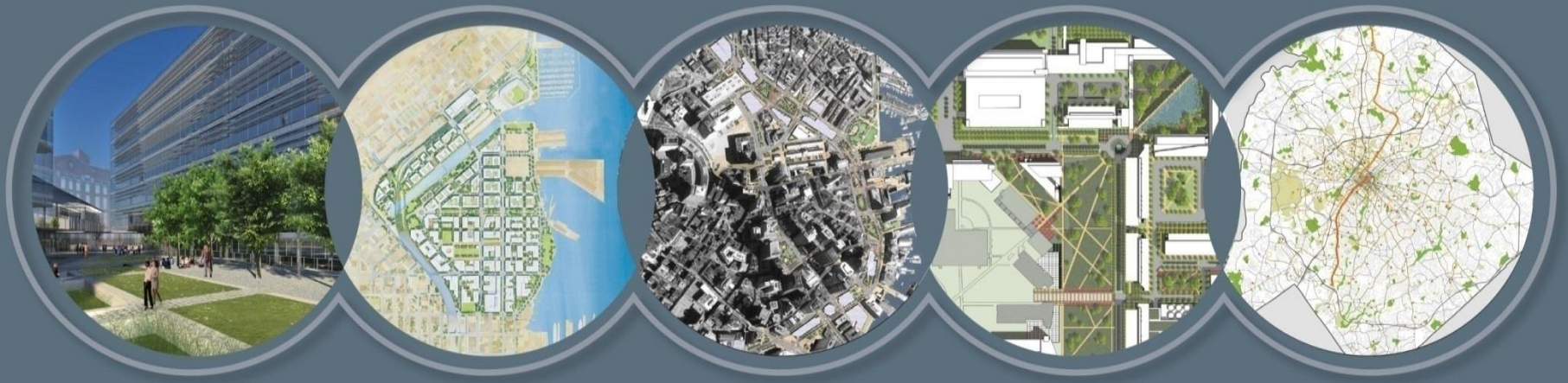


# UNIVERSITY-DOWNTOWN GATEWAY DISTRICT

COLLABORATION BETWEEN CITY, COUNTY, UNIVERSITY AND PROPERTY OWNERS

**WHO ARE WE**





PERKINS  
+WILL **URBAN DESIGN**

City-Making – Urban Design

## OFFICES

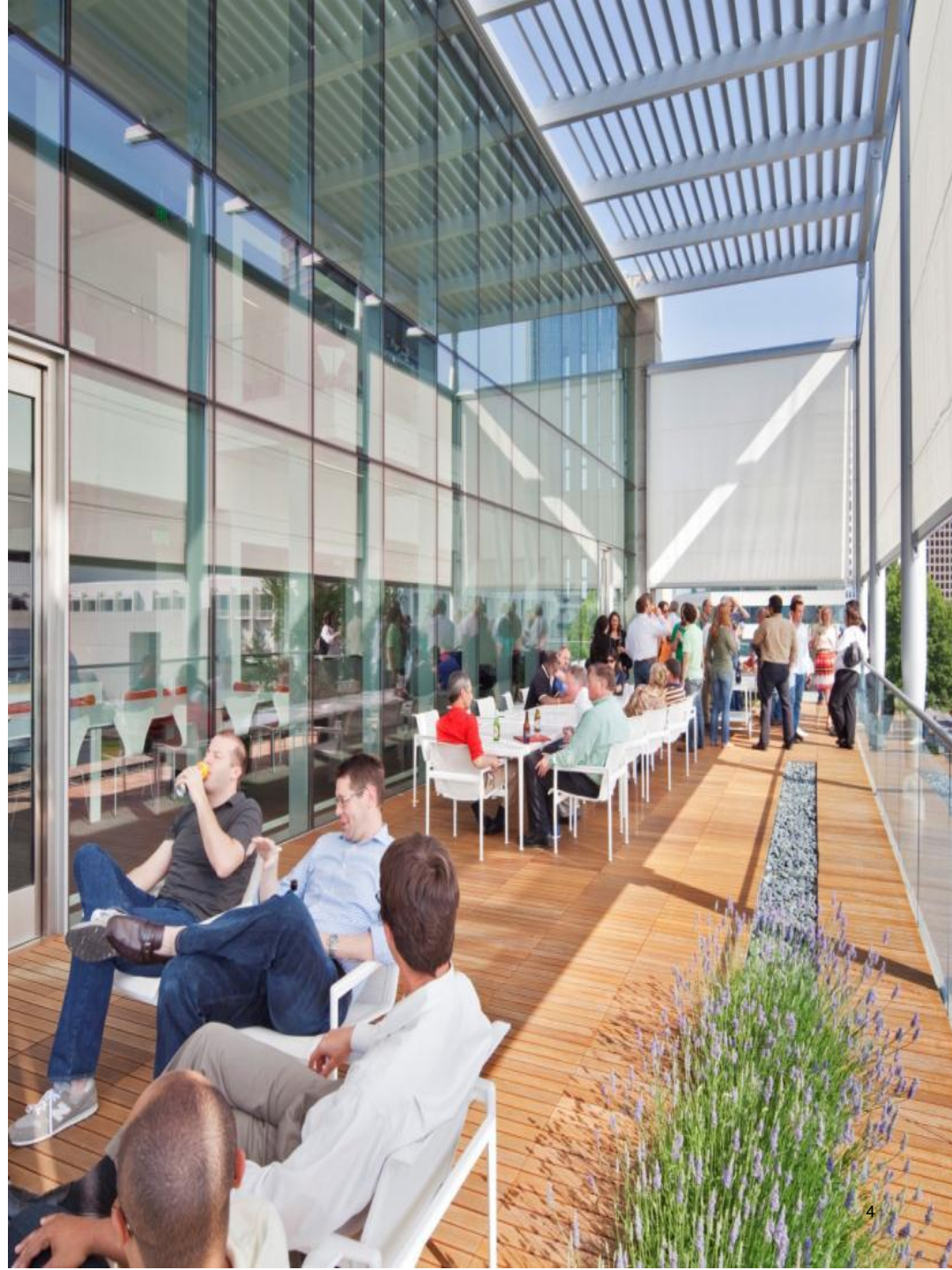
Atlanta  
Boston  
Charlotte  
Chicago  
Dallas  
Dubai  
Dundas  
Houston  
London  
Los Angeles  
Miami  
Minneapolis  
New York  
Orlando  
Ottawa  
Philadelphia  
RTP  
San Francisco  
Sao Paulo  
Seattle  
Shanghai  
Toronto  
Vancouver  
Washington, DC

## DISCIPLINES

Architecture  
Branded Environments  
Interior Design  
Planning + Strategies  
Urban Design

## MARKETS

Civic + Cultural  
Corporate + Commercial  
Healthcare  
Higher Education  
K-12 Education  
Science + Technology  
Sports + Recreation  
Transit





## SUSTAINABILITY/CLINTON CLIMATE INITIATIVE

The Clinton Climate Initiative, jointly with the U.S. Green Building Council, created the Climate Positive Development Program to set a new global benchmark for leadership in large-scale urban development that will minimize environmental impacts. So far, 16 large-scale urban projects around the globe have been chosen to participate in the Climate Positive Program — and three of them, (pictured below) are by

PERKINS+WILL





**FAST COMPANY'S  
#5 MOST  
INNOVATIVE  
ARCHITECTURE  
COMPANY  
2013**

**AIA's *Arch Record*  
#1 IN  
SUSTAINABLE  
DESIGN  
2009 – 2011**

# KEY PRECEDENTS



# MISSION BAY, SAN FRANCISCO CA



**BEFORE**



**TODAY**







# EAST BALTIMORE/ JOHNS HOPKINS LIFE SCIENCES PARK, BALTIMORE MD









FREMONT INNOVATION CENTER





# FREMONT INNOVATION CENTER



## KEY LESSONS OF OUR EXPERIENCE

- Creating “Place” with strong urban design/sustainability principles
- Livability/Accessibility: New District for the City
- Good balance between housing and jobs
- Understand Program/Service and Building Requirements
- Strategic Phasing of Investments and Implementation
- High degree of collaboration between University and City
- Strong Public Process and Engagement



# CONTEXT AND SITE ANALYSIS





## SITE and CONTEXT



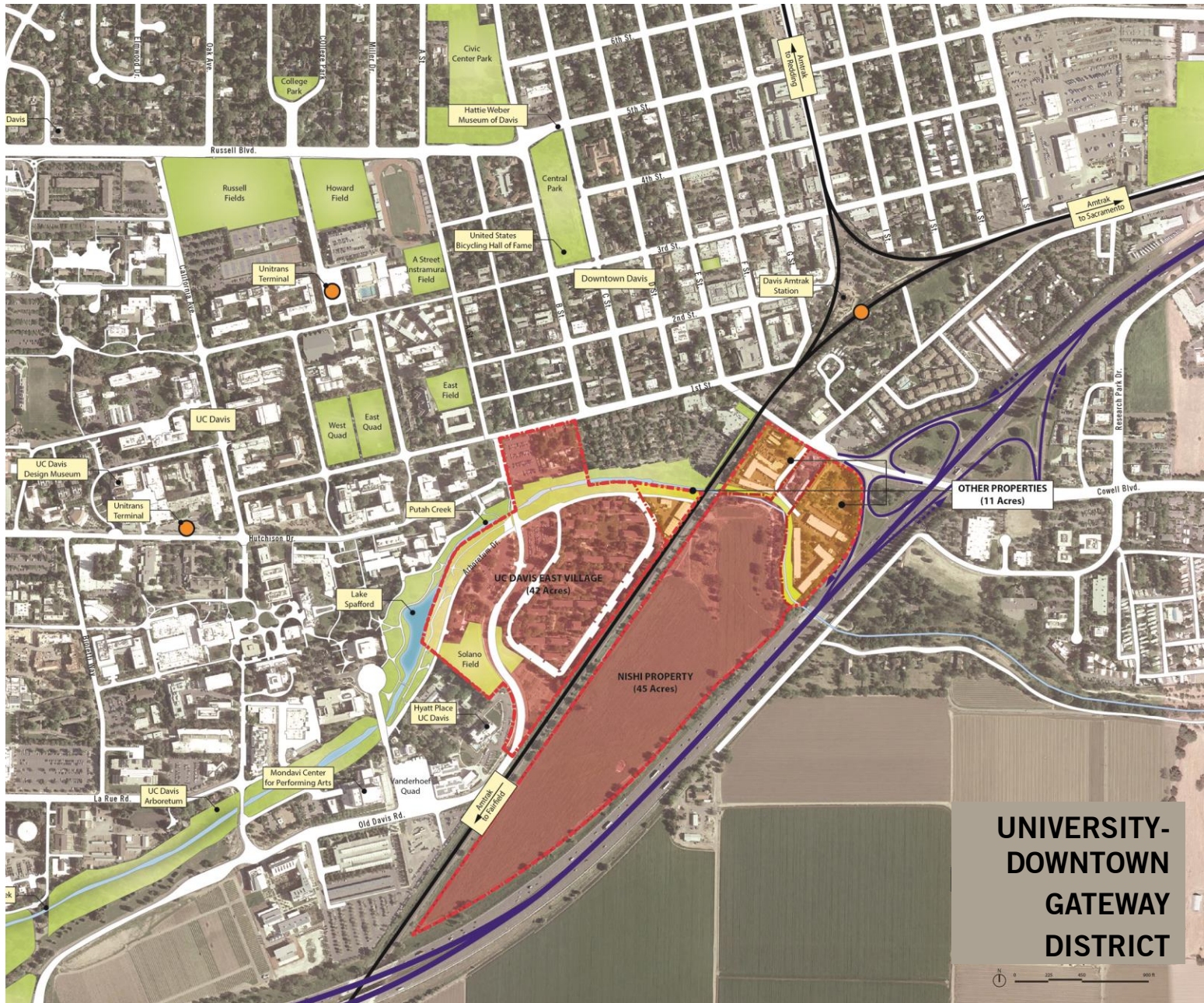


## SITE and CONTEXT



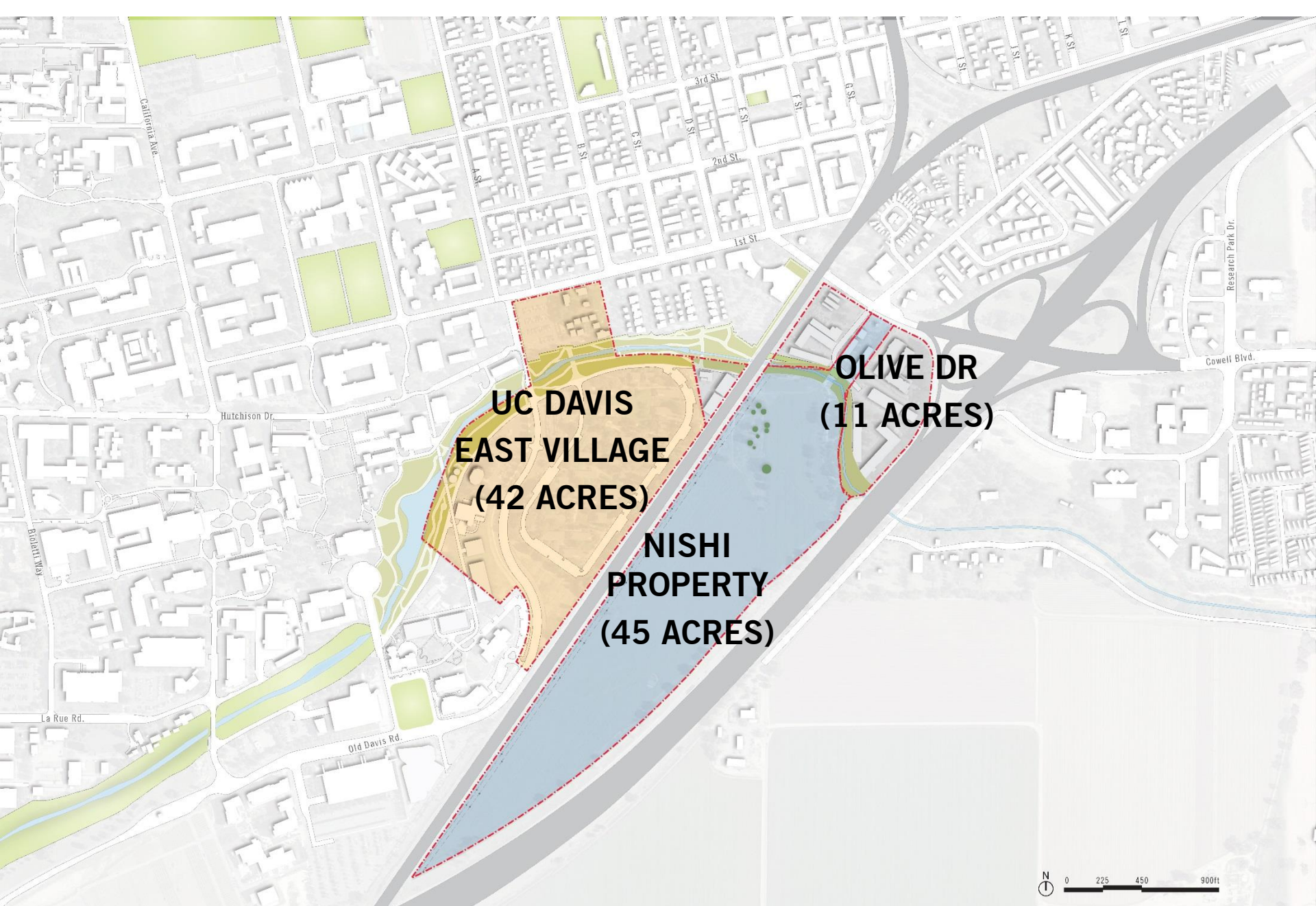






# SITE and CONTEXT



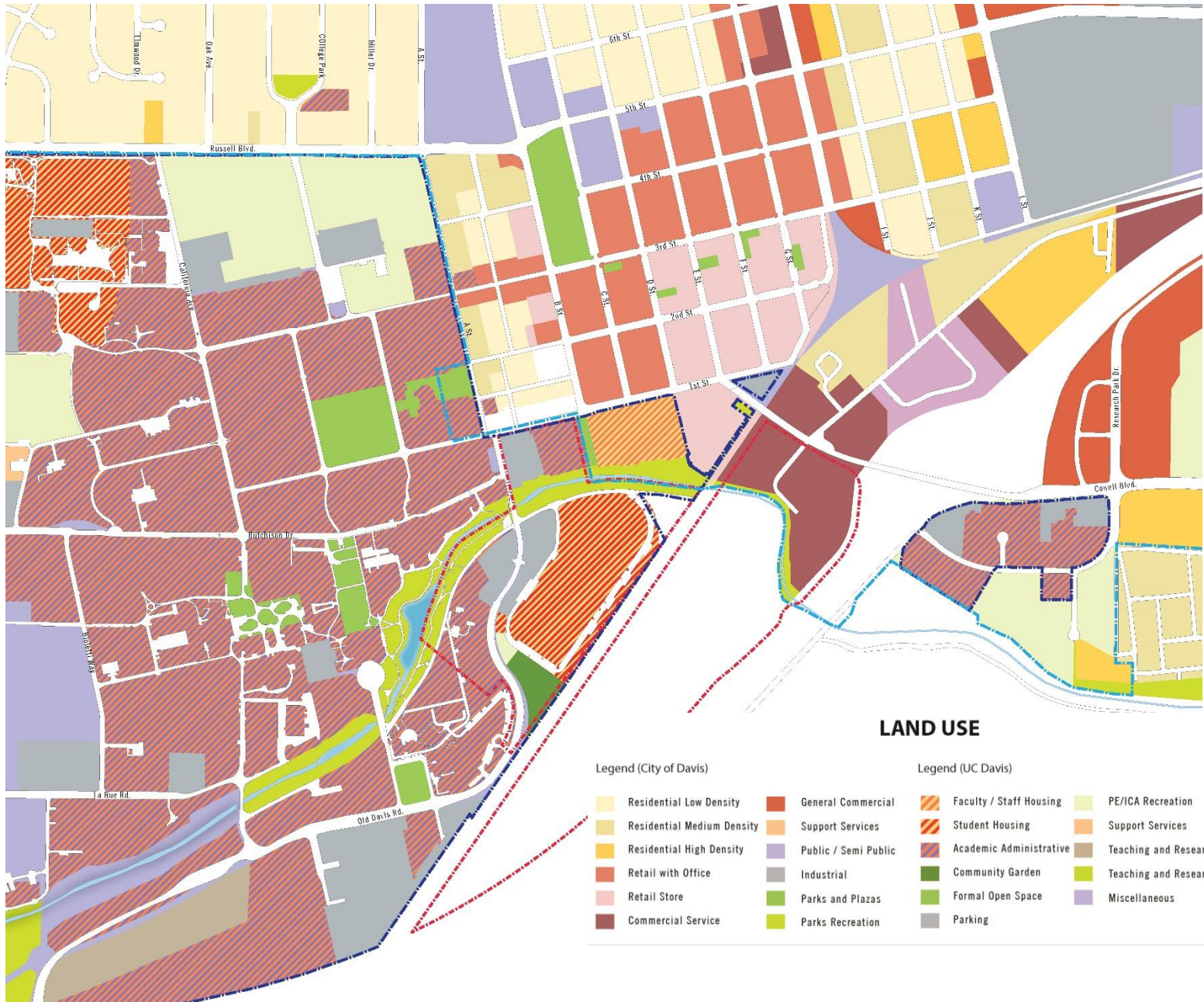


**UC DAVIS  
EAST VILLAGE  
(42 ACRES)**

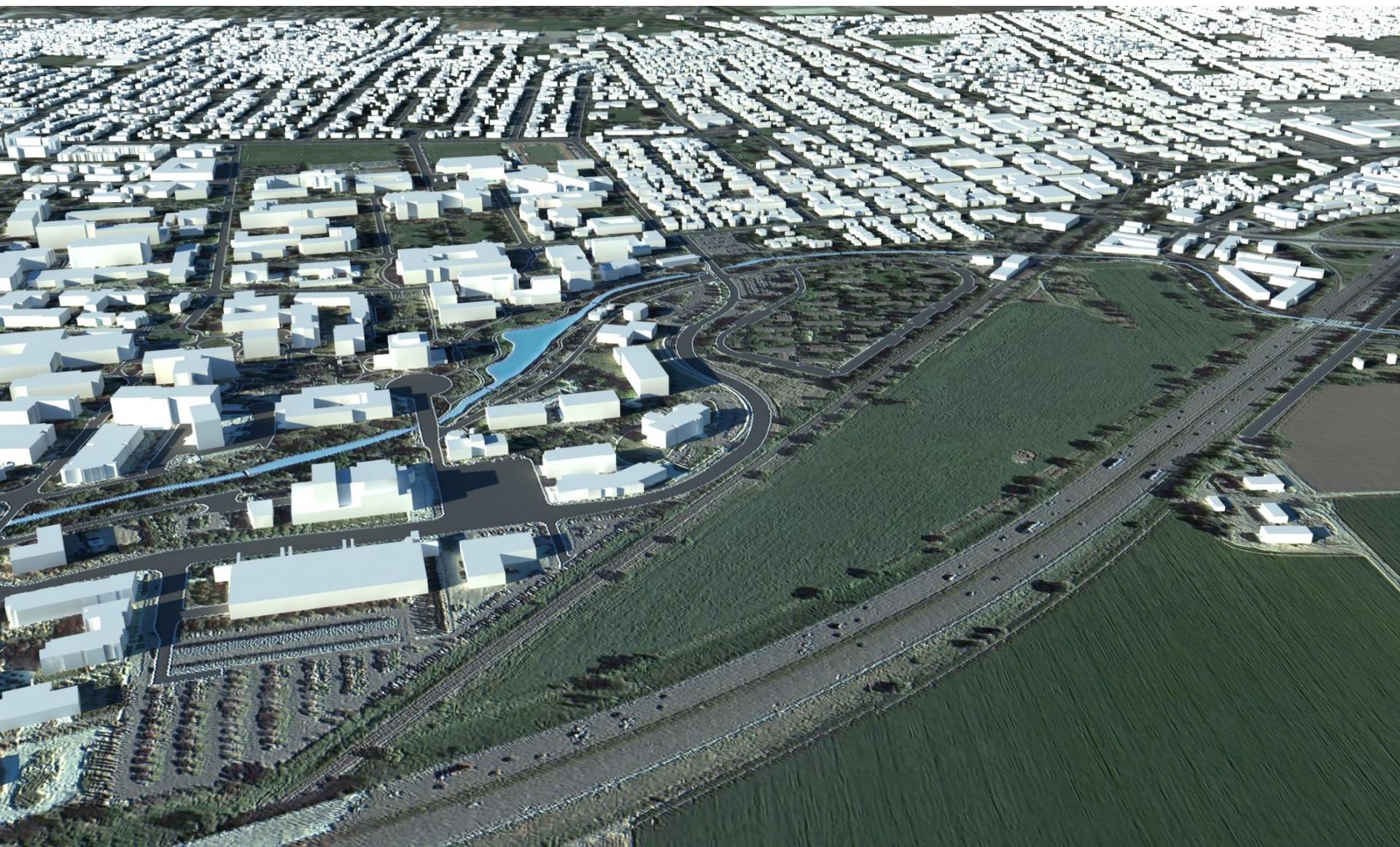
**OLIVE DR  
(11 ACRES)**

**NISHI  
PROPERTY  
(45 ACRES)**



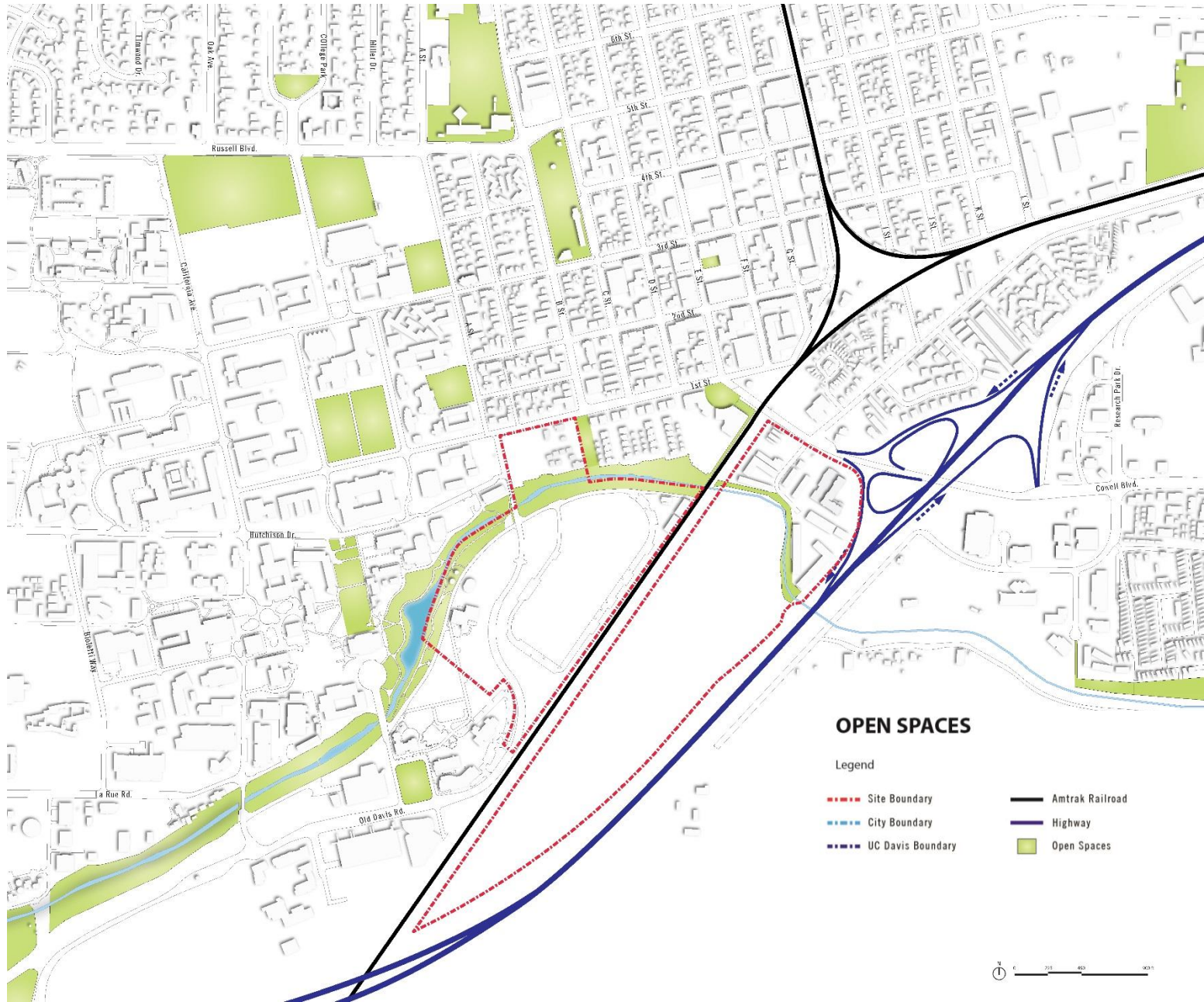






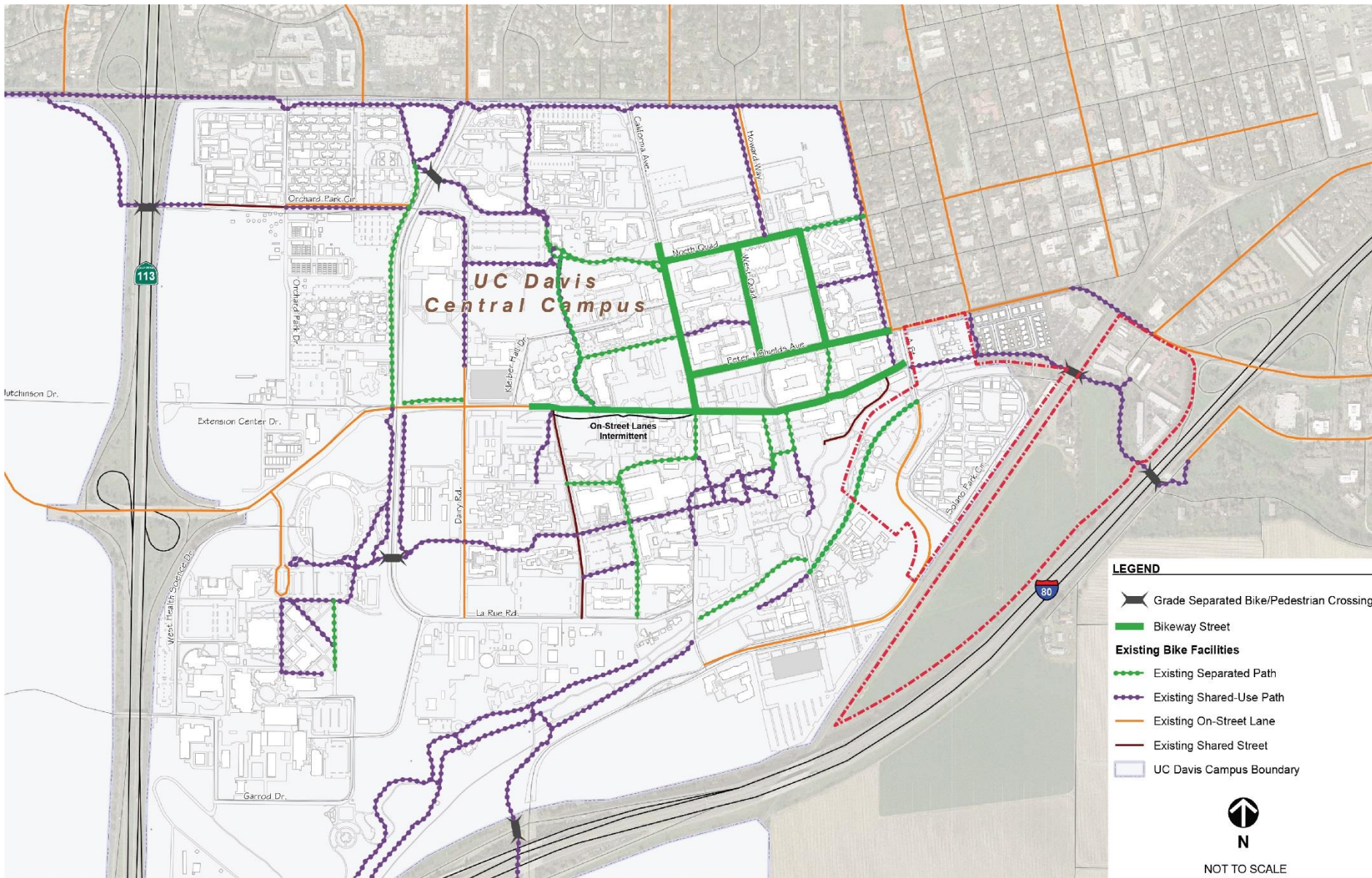
## 3D CONTEXT MODEL



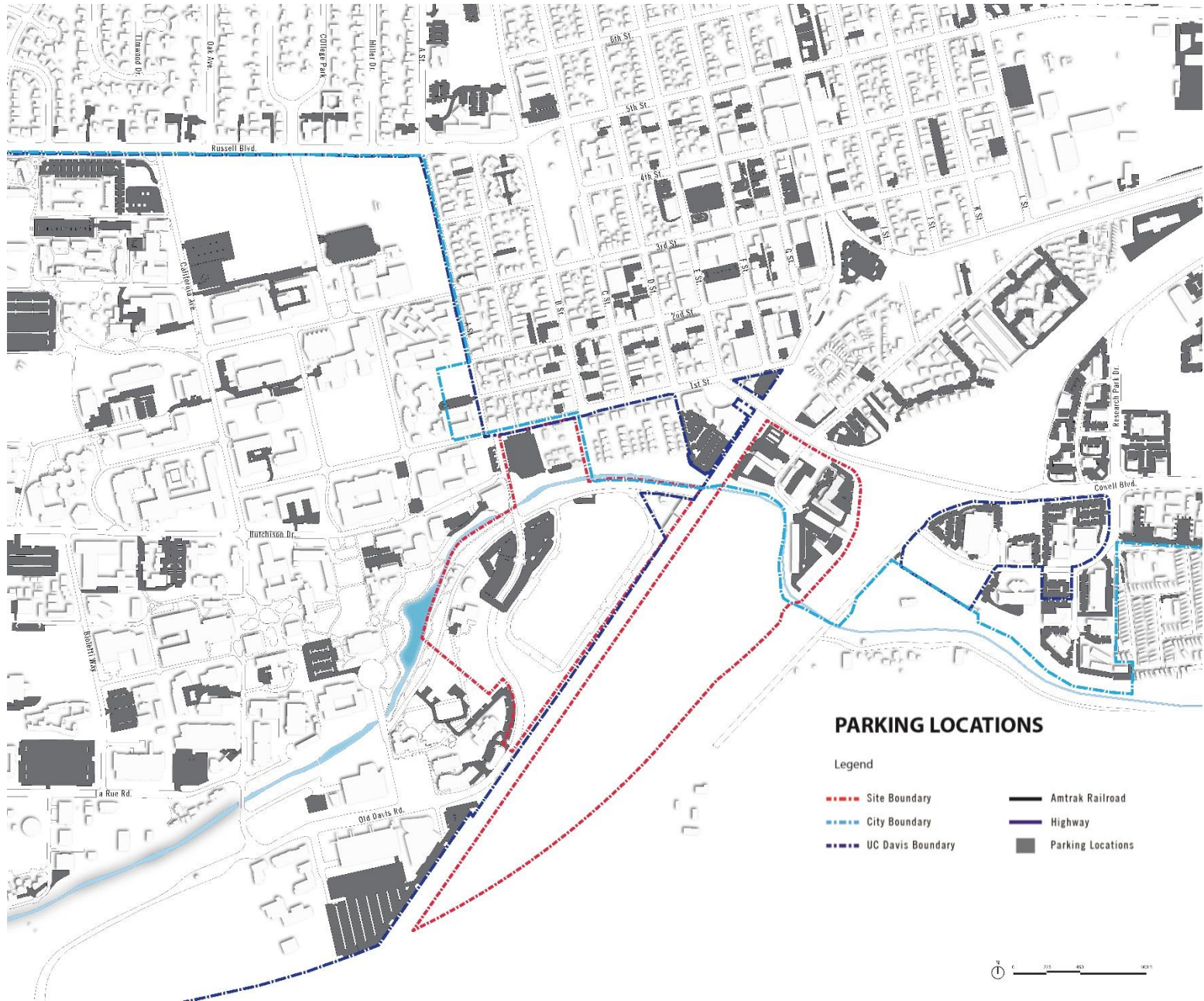


# OPEN SPACE NETWORK



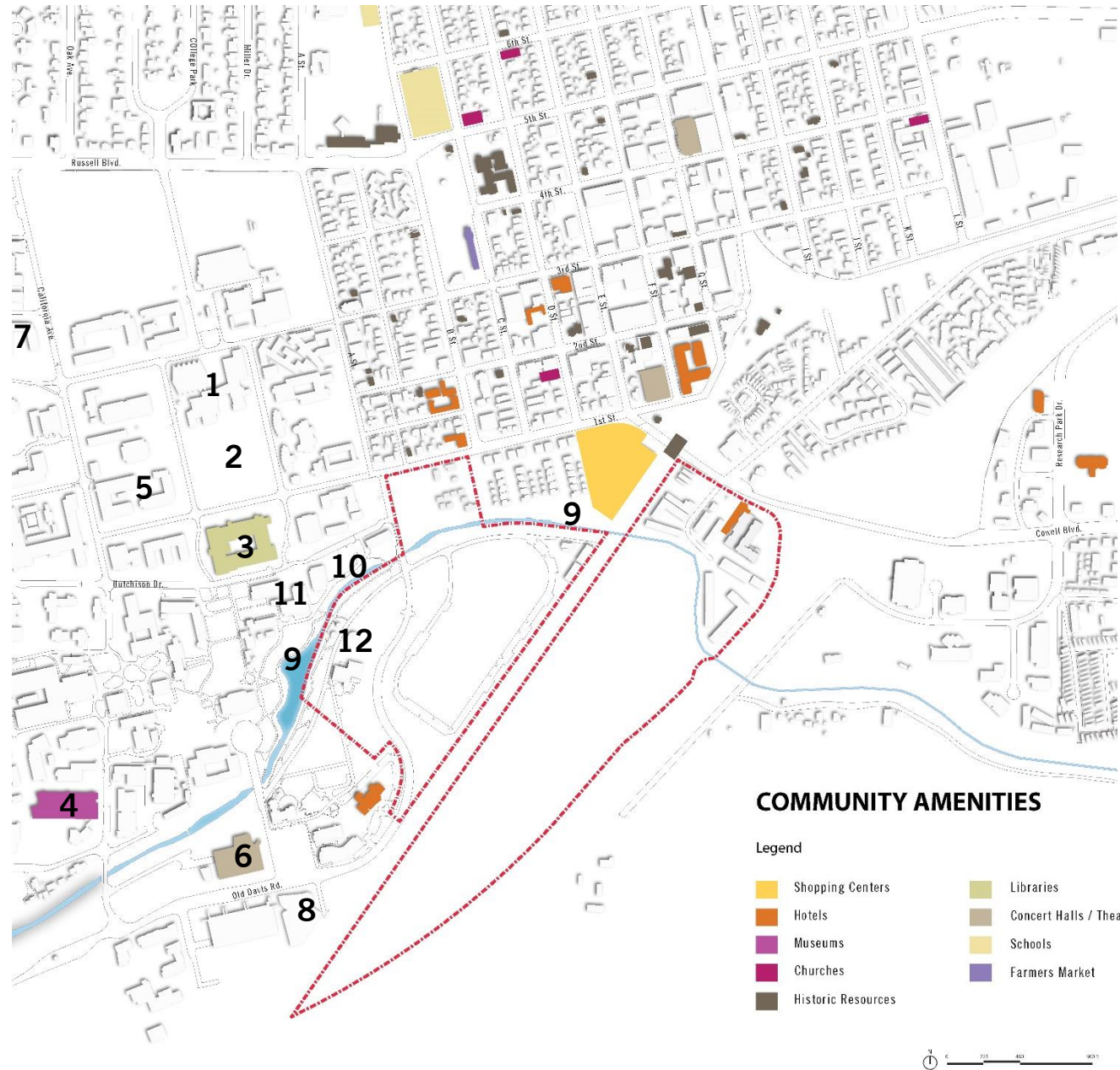






# PARKING LOCATIONS

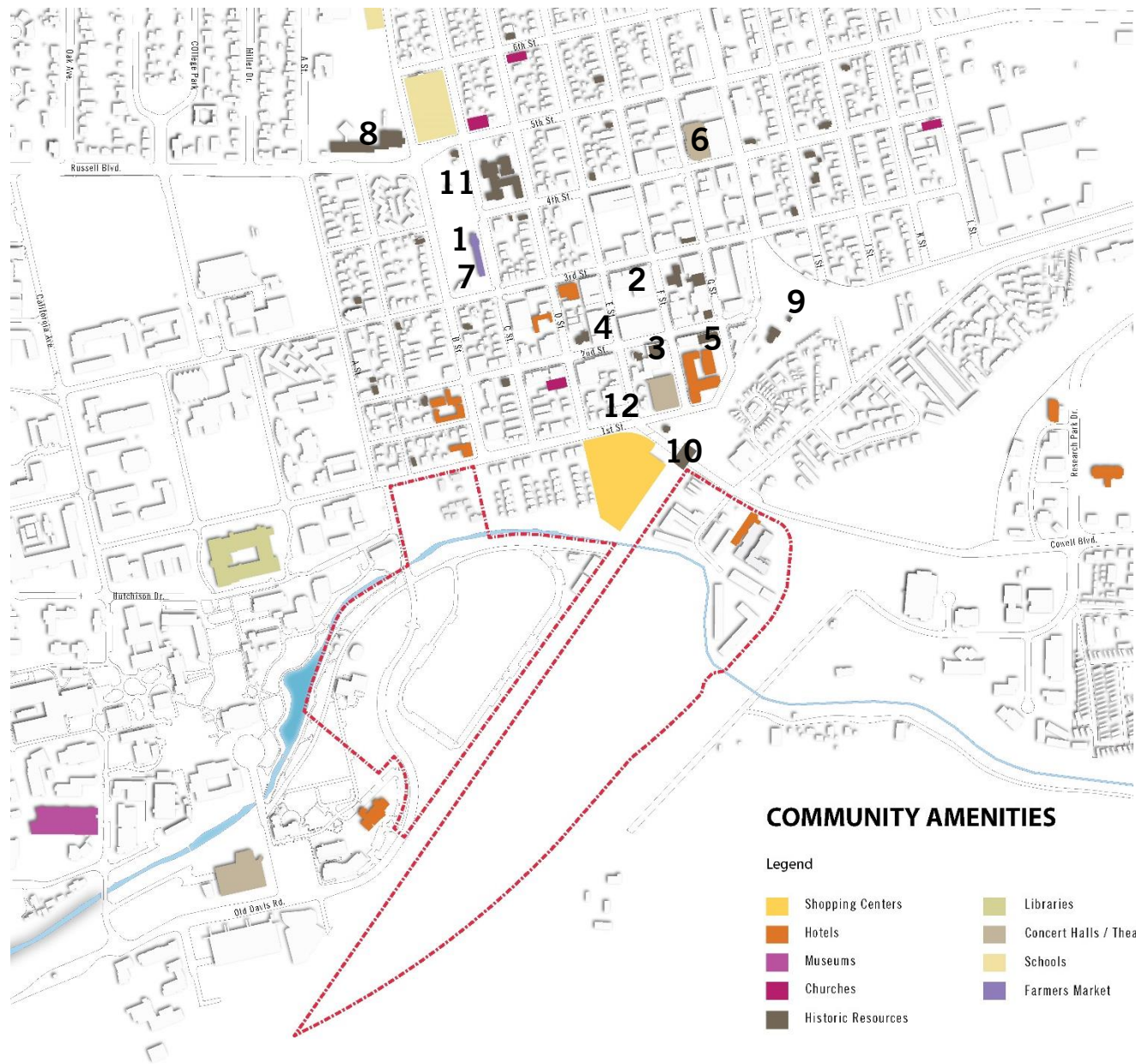
1. Memorial Union
2. Main Quad
3. Shields Library
4. Bohart Museum
5. Gorman Museum
6. Mondavi Center
7. Design Museum
8. New Shrem  
Museum of Art
9. Arboretum
10. New Recital  
Hall/Classroom
11. Main Theater
12. Wyatt Theater and  
Deck



## COMMUNITY AMENITIES – UC DAVIS



1. Community Park/  
Davis Farmers  
Market
2. E Street Plaza
3. Varsity Theater
4. Odd Fellows Hall
5. Regal Cinemas
6. Regal Cinemas
7. US Bicycling Hall of  
Fame
8. Davis City Hall
9. Amtrak Station
10. Arboretum Terrace  
Garden
11. Hattie Weber  
Museum
12. Art Gallery



# OPPORTUNITIES AND ISSUES



## OPPORTUNITIES

- Highly strategic site adjacent to UC Davis, Downtown and I-80.
- Mixed-use district that serves both UC Davis and the Downtown
- Very desirable location for employment/jobs
- Takes advantage of existing amenities
- Creates an identifiable knowledge center for Central Valley

## ISSUES

- Full project realization requires a new crossing at railroad.
- Need to emphasize transit/bike/ped modes versus automobile and parking
- Easements/setbacks are required for residential uses from freeway
- Infrastructure costs in early phases

# **ECONOMIC/MARKET CONSIDERATIONS**



## Economic Opportunities and Challenges

### TOPIC

### OPPORTUNITY

### CHALLENGE

#### Location

Highly visible site with potential for access from Downtown, UC Davis, and I-80

Signage and gateway landmarks will be important for way finding and district identity

#### Land Characteristics

Beneficial parcel sizes, configuration, and ownership patterns (public and private)

Railroad track bifurcation requires investment in connecting infrastructure

#### Market Demand

Strong UC Davis research programs serve as catalyst for commercial development

Continue to refine land use program to ensure ideal positioning of uses on public and private lands

#### Financial Feasibility

Diverse market segments including public facilities, R&D, office, and housing can reduce risk and improve value

Ensure development and infrastructure are phased appropriately as market evolves

## Market Creation: Strategic Approach to Catalyzing Development

- Create center of innovation fostering University/industry partnerships
- Improve project economics through diversity of uses
- Create a regionally compelling project (form and function) appealing to diverse cross-section of users:
  - Support and complement Downtown, University Gateway district
  - Integrate University facilities, corporate, and housing uses
  - Village environment at key nodes
- Continue shared integration of City and UC Davis economic development strategies



# **COLLABORATION**

**(OR HOW WE GOT TO  
3 ALTERNATIVES...)**



## 10 INITIAL CONCEPTS/WORKSHOP



# CONCEPT ALTERNATIVES

## COMMON GOALS (City, County, University and Landowners)

- Strengthen campus + community connections
- Create a new gateway to Davis, comprehending existing downtown and university assets
- Achieve synergy with cultural, entertainment, visitor accommodations, and recreational assets
- Achieve synergy with Downtown Davis
- Take advantage of location to create a pedestrian oriented community within easy walking and biking distance of the Campus and the Downtown
- Create a viable mixed-use district with a balance of residential and employment uses which meets the growing needs of the University and the City



## COMMON DESIGN THEMES

- Accessibility and open space as key framework
- Full connectivity with campus and Olive Drive
- Reduce automobile dependency
- Walkable streets and robust bicycle network
- Compact development maximizes housing and jobs
- Access to UC Davis and Downtown
- Horizontal mixed-use; housing closer to Arboretum/City
- Retain views to Mondavi, Art Museum and etc.



# SUSTAINABILITY STRATEGIES AND OBJECTIVES

- Transit Oriented Development/District
- Compact development to maximize housing & jobs
- Diversity of use & housing types
- High performance commercial & residential buildings
- Optimized stormwater management design
- Solar gardens/roof gardens & open spaces/recreation
- Reduced automobile dependence





Alternative 1  
"COURTYARDS"



Alternative 2  
"GREEN FINGERS"

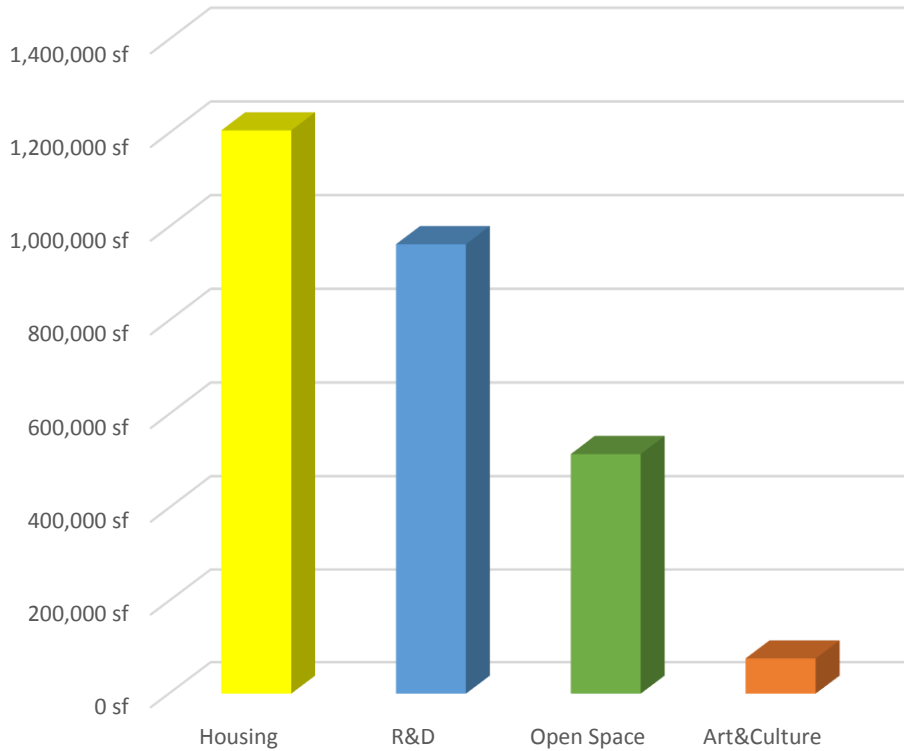


Alternative 3  
"GREEN LOOP"

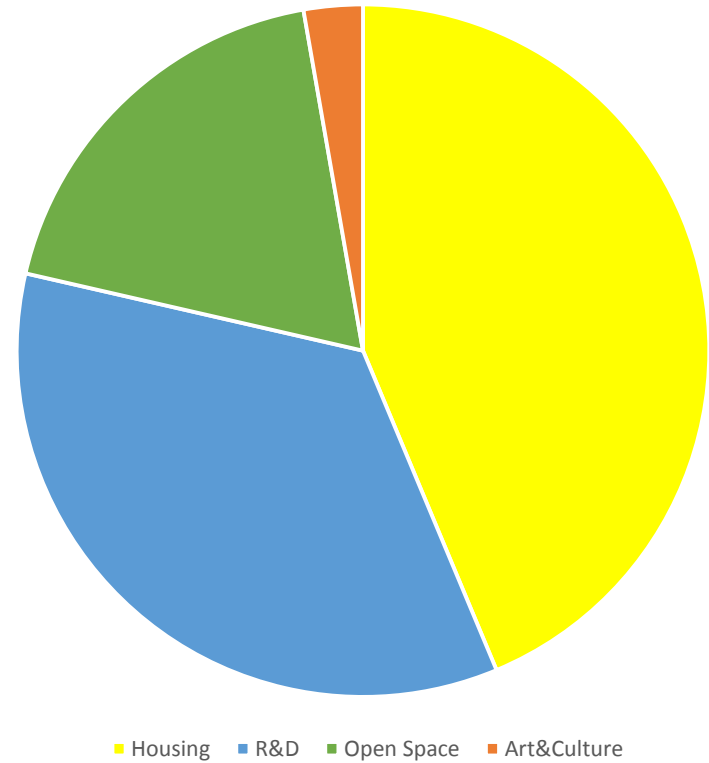


## ALTERNATIVES – 3D VIEW COMPARISON

Total GFA by Program



Program Distribution



**Initial Assumptions for Framework Development:**

*Potential job generation on Nishi site: 1,590-1,750 assuming 250-275 sf/job*

*Parking: As required under existing City ordinances*

*Housing (Yellow): 1,200,000 sf = 1,200 units @ 1,000sf 4-5 story buildings = approx. 50dw/acre*

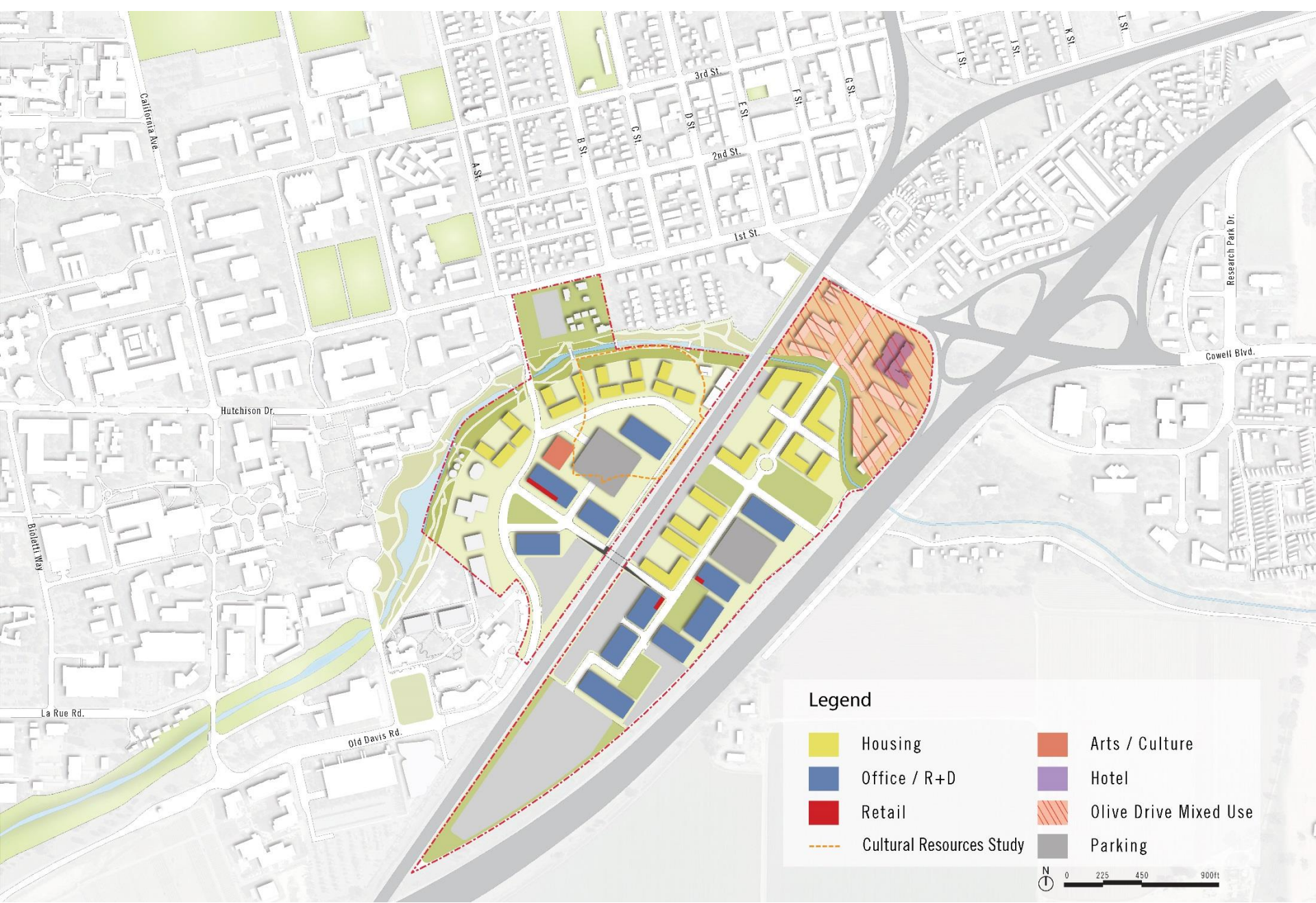
*Research (Blue): UC Davis = Academic, Nishi = Research*





# ALTERNATIVE 1 (COURTYARDS) – PLAN





# ALTERNATIVE 1 (COURTYARDS) - PROGRAM LAYOUT





# ALTERNATIVE 1 (COURTYARDS) - 3D VIEW





## ALTERNATIVE 1 (COURTYARDS) - 3D VIEW





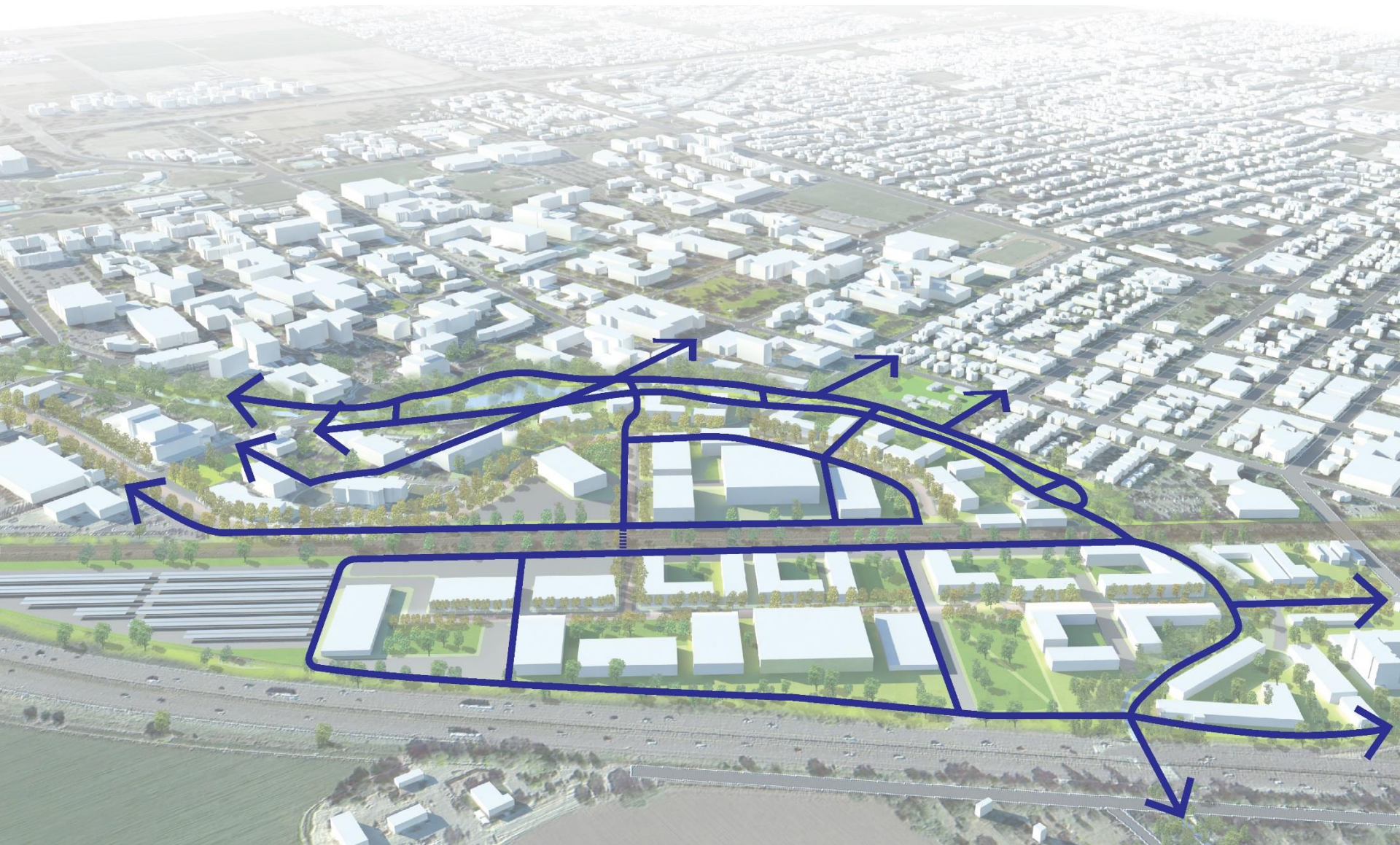
## ALTERNATIVE 1 (COURTYARDS) - OPEN SPACE





## ALTERNATIVE 1 (COURTYARDS) - STREET NETWORK





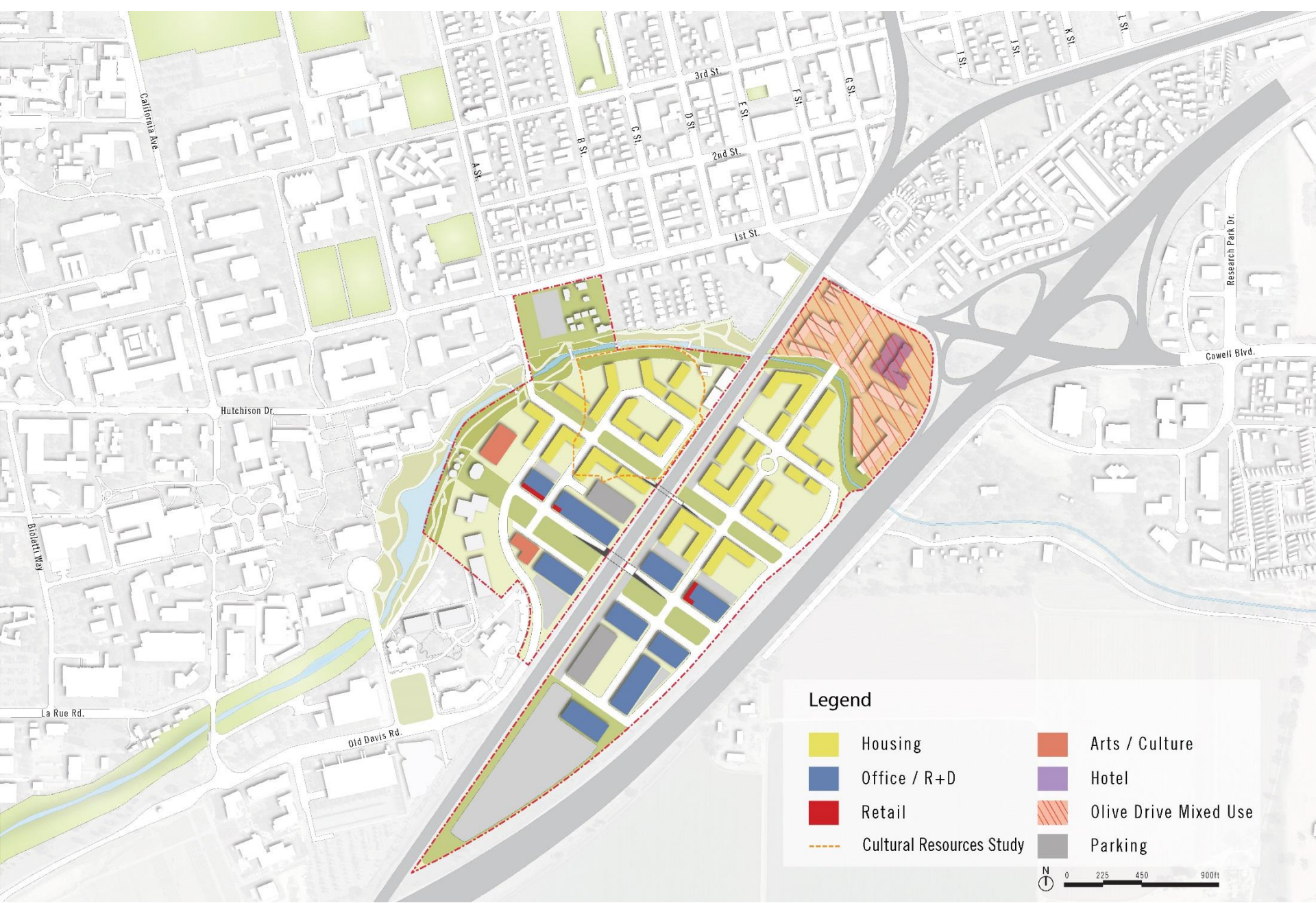
**ALTERNATIVE 1 (COURTYARDS) - BIKE & PEDESTRIAN NETWORK** PERKINS + WILL





# ALTERNATIVE 2 (GREEN FINGERS) - PLAN





**Legend**

- |  |   |
|--|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> Housing    | <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black; margin-right: 5px;"></span> Arts / Culture  |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: blue; border: 1px solid black; margin-right: 5px;"></span> Office / R+D | <span style="display: inline-block; width: 15px; height: 15px; background-color: purple; border: 1px solid black; margin-right: 5px;"></span> Hotel   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black; margin-right: 5px;"></span> Retail        | <span style="display: inline-block; width: 15px; height: 15px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, orange 2px, orange 4px); border: 1px solid black; margin-right: 5px;"></span> Olive Drive Mixed Use |
| <span style="display: inline-block; border-bottom: 1px dashed orange; width: 20px; margin-right: 5px;"></span> Cultural Resources Study                  | <span style="display: inline-block; width: 15px; height: 15px; background-color: gray; border: 1px solid black; margin-right: 5px;"></span> Parking   |



**ALTERNATIVE 2 (GREEN FINGERS) - PROGRAM LAYOUT**





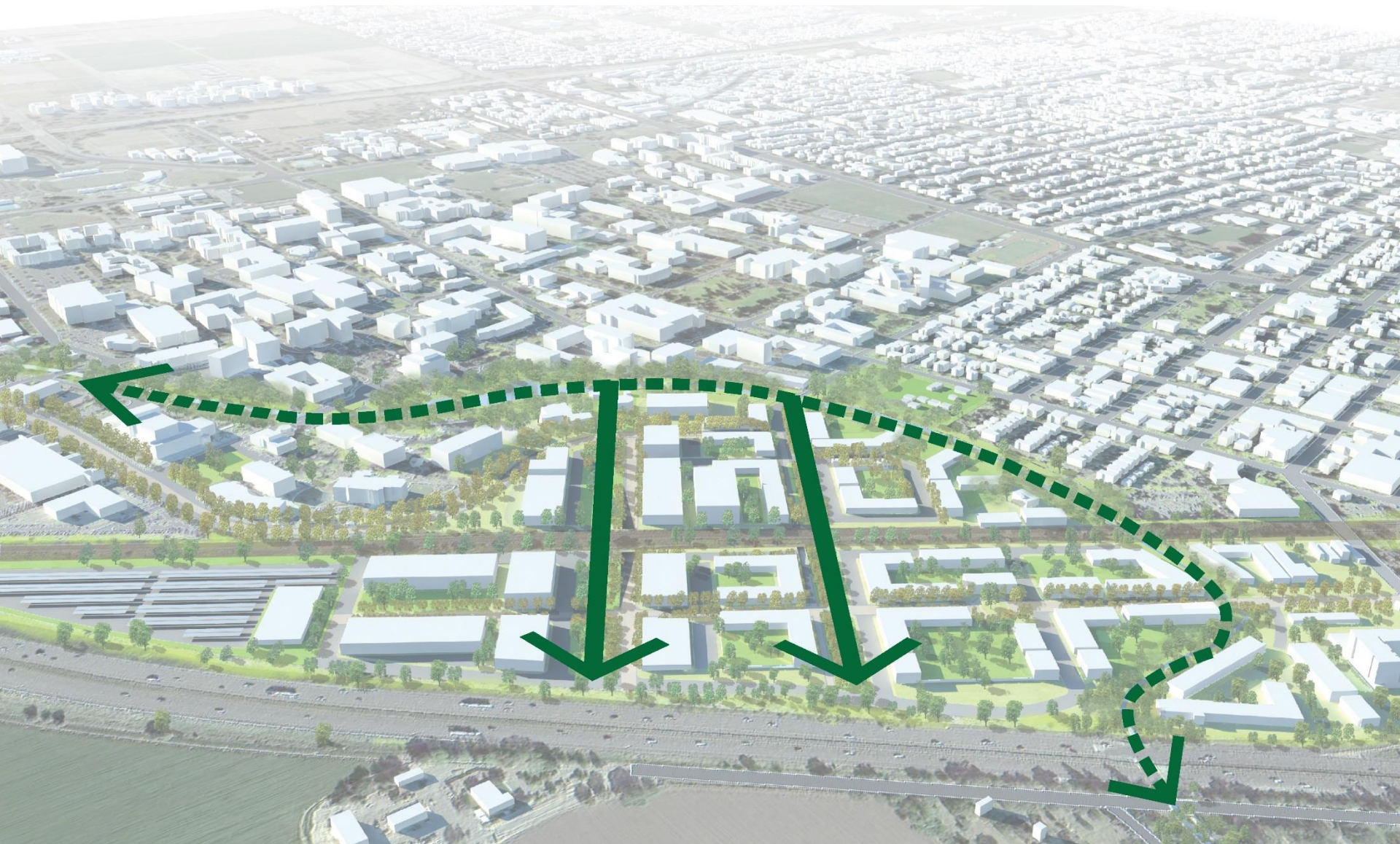
**ALTERNATIVE 2 (GREEN FINGERS) - 3D VIEW**





**ALTERNATIVE 2 (GREEN FINGERS) - 3D VIEW**





## ALTERNATIVE 2 (GREEN FINGERS) - OPEN SPACE





## ALTERNATIVE 2 (GREEN FINGERS) - STREET NETWORK





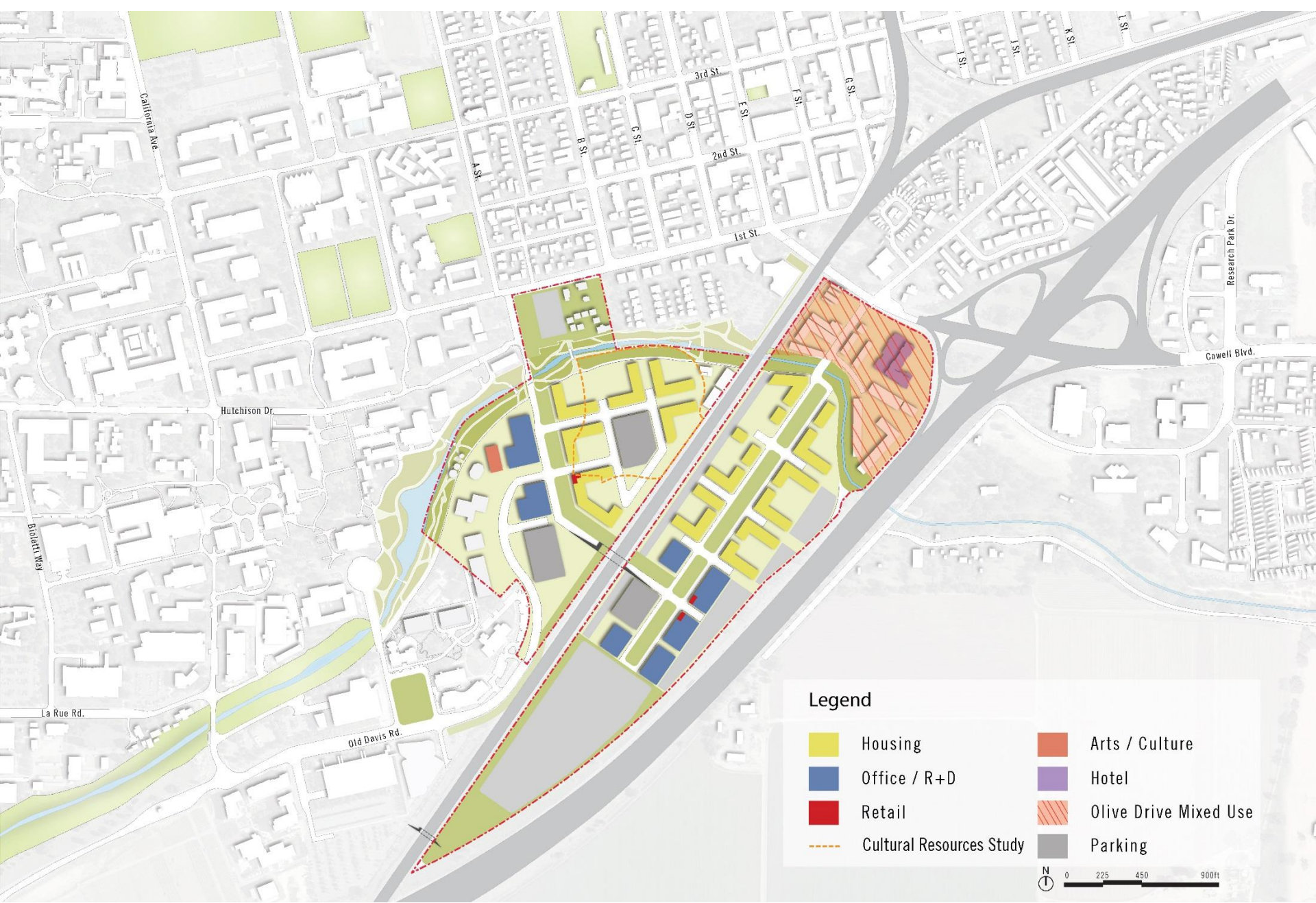
# ALTERNATIVE 2 (GREEN FINGERS) – BIKE & PEDESTRIAN NETWORK





# ALTERNATIVE 3 (GREEN LOOP) - PLAN





# ALTERNATIVE 3 (GREEN LOOP) - PROGRAM LAYOUT





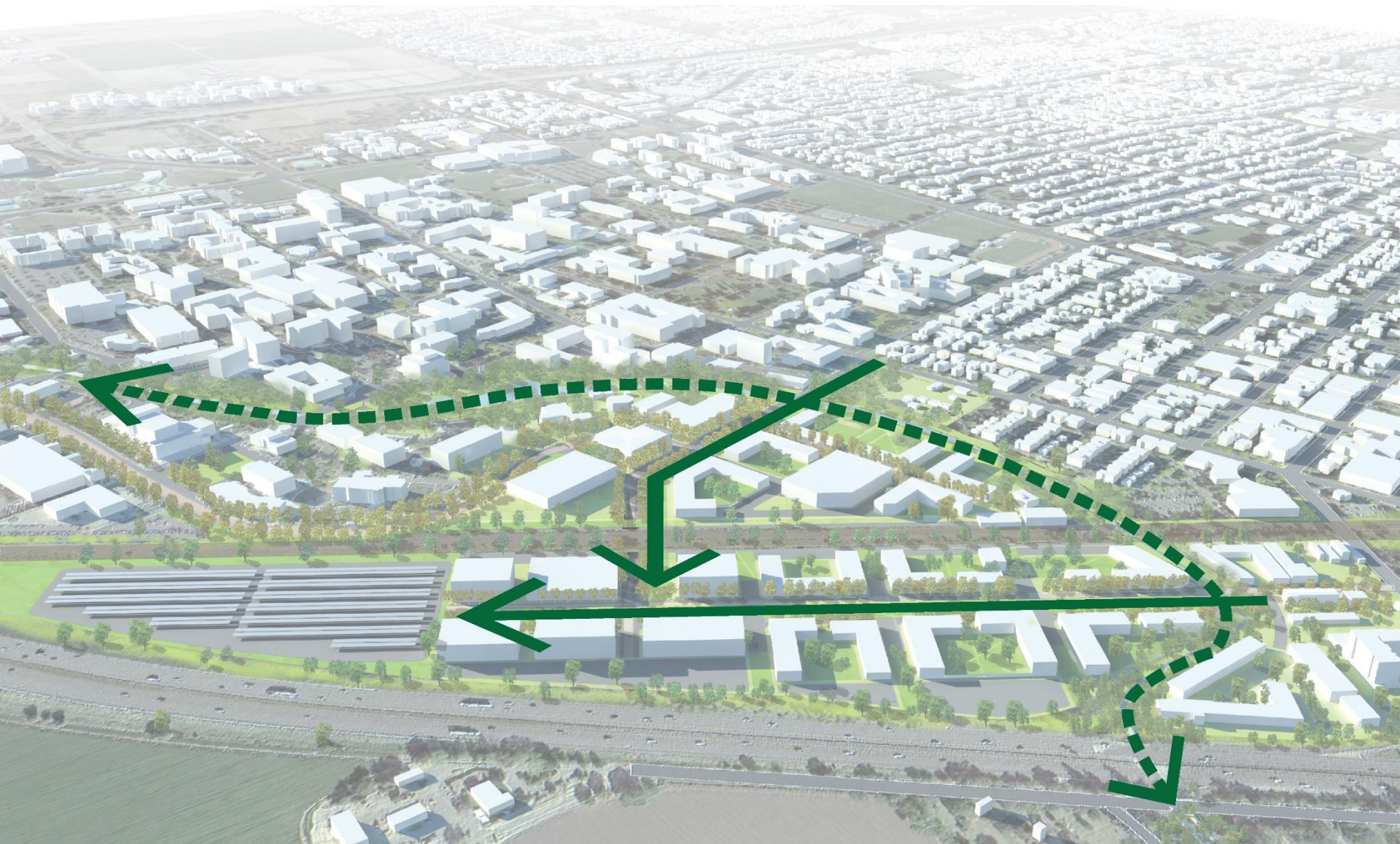
**ALTERNATIVE 3 (GREEN LOOP) - 3D VIEW**





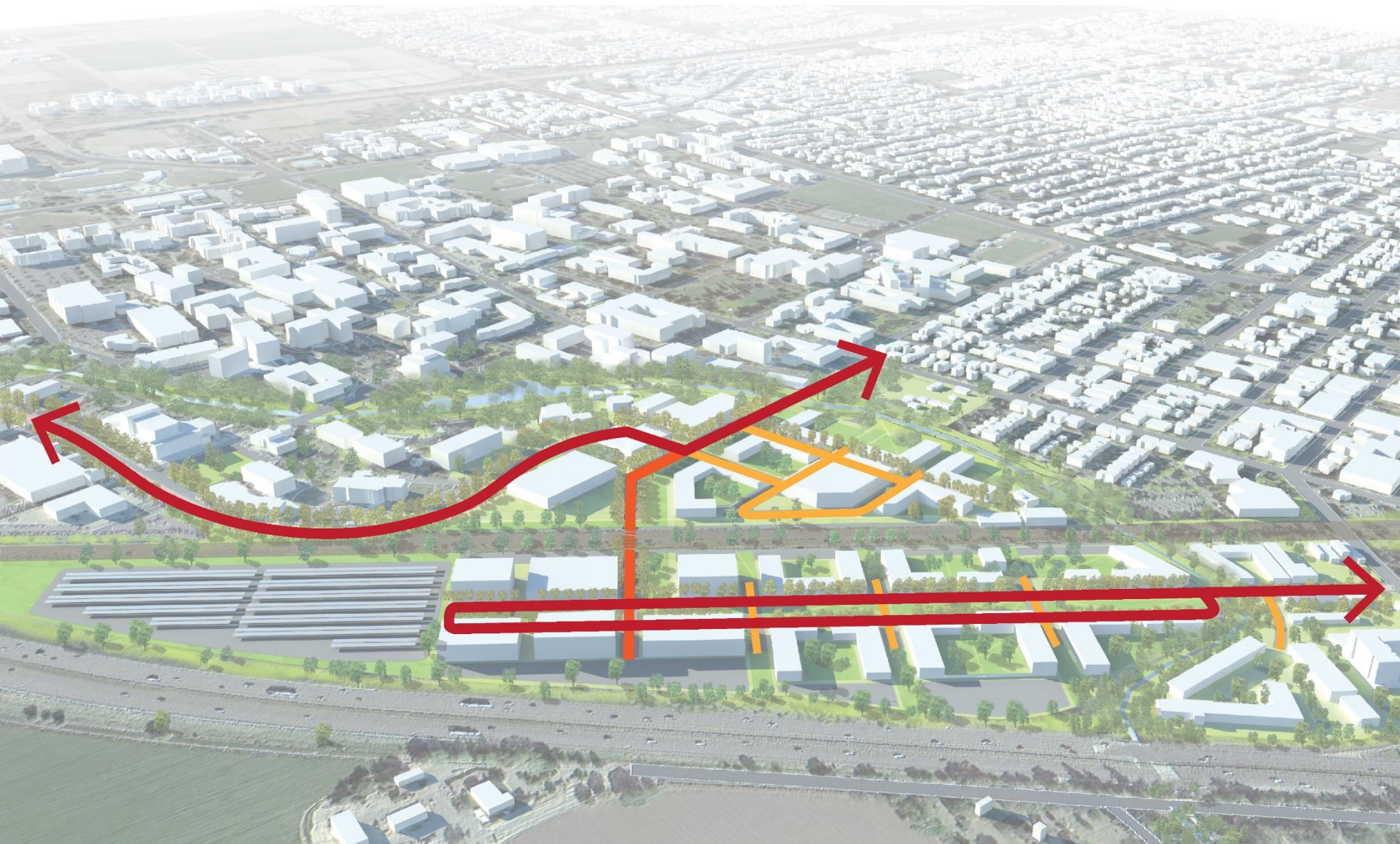
**ALTERNATIVE 3 (GREEN LOOP) - 3D VIEW**





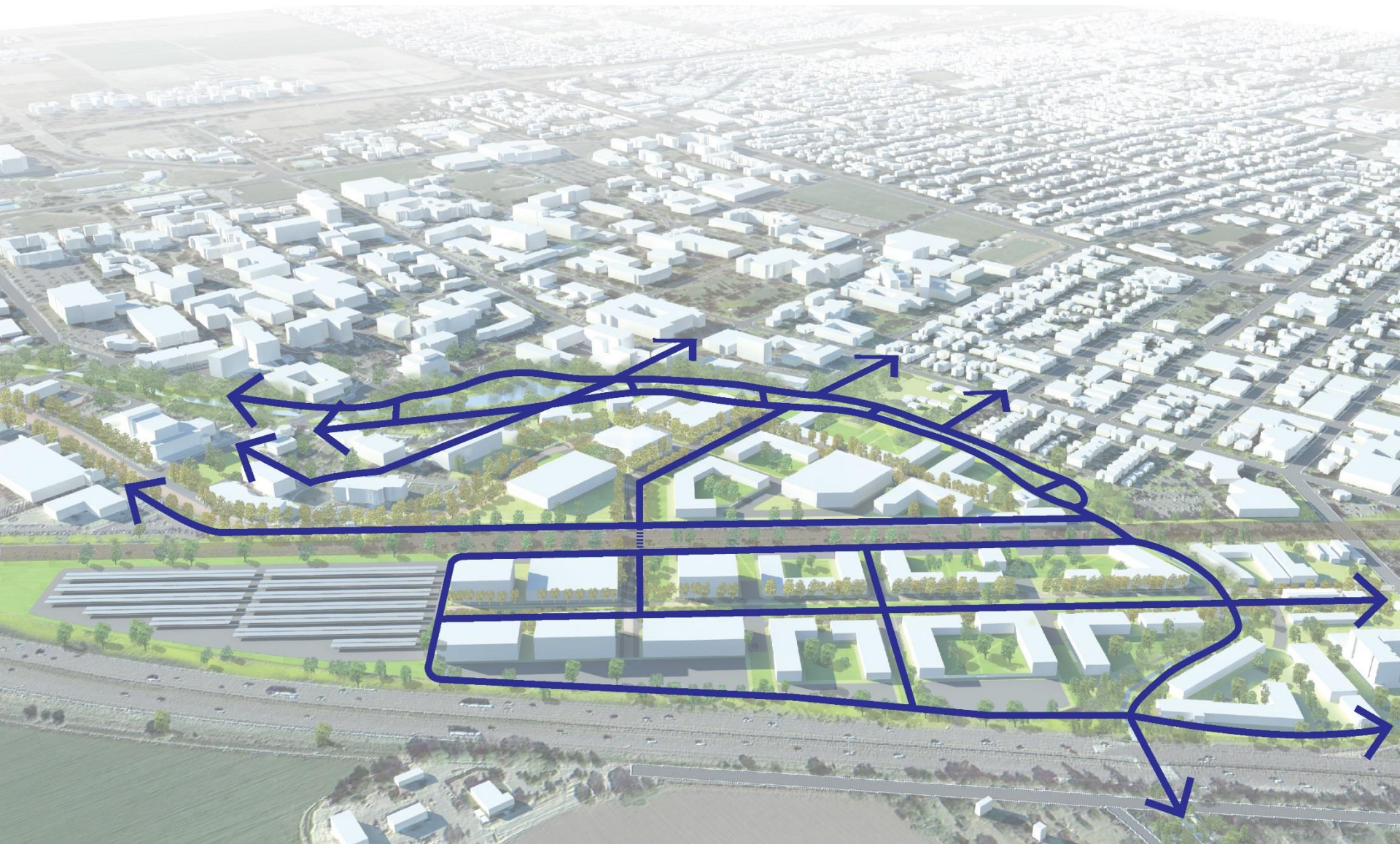
## ALTERNATIVE 3 (GREEN LOOP) - OPEN SPACE





## ALTERNATIVE 3 (GREEN LOOP) - STREET NETWORK





# ALTERNATIVE 3 (GREEN LOOP) – BIKE & PEDESTRIAN NETWORK



Alternative 1  
"COURTYARDS"



Alternative 2  
"GREEN FINGERS"



Alternative 3  
"GREEN LOOP"



## ALTERNATIVES – 3D VIEW COMPARISON









# UNIVERSITY-DOWNTOWN GATEWAY DISTRICT

COLLABORATION BETWEEN CITY, COUNTY, UNIVERSITY AND PROPERTY OWNERS