

# MRIC UPDATE

- **Option One** -- Direct staff to continue with preparation of a project action package for the project as proposed only.
- **Option Two** -- Direct staff to proceed with preparation of dual project action packages, one for the project as proposed and one for the Mixed Use alternative.
- **Option Three** -- Direct staff to proceed with preparation of a project action package for the Mixed Use alternative only.
- **Other Options?**

# PROJECT EIR ALTERNATIVES

0. Project as Proposed
1. No Project (No Build)
2. Reduced Site Size
3. Reduced Project
4. Off-Site (Davis Innovation Center site)
5. Off-Site (Covell Property site)
6. Infill
7. Mixed Use

# COMPARISON OF ALTERNATIVES FEATURES

Table 2-1  
Comparison of Alternatives Features

Project / Alternative	Acres				Square Feet				Dwelling Units			
	Proposed Project Total	MRIC	Mace Triangle	Alternate Site	Proposed Project Total	MRIC	Mace Triangle	Alternate Site	Proposed Project Total	MRIC	Mace Triangle	Alternate Site
Proposed Project	228.5	212.0	16.5	N/A	2,725,056	2,654,000	71,056	N/A	--	--	--	N/A
No Project (No Build) Alternative	212.0	212.0	--	N/A	--	--	--	N/A	--	--	--	N/A
Reduced Site Size Alternative	122.5	106.0	16.5	N/A	2,725,056	2,654,000	71,056	N/A	--	--	--	N/A
Reduced Project Alternative	66	49.5	16.5	N/A	611,056	540,000	71,056	N/A	--	--	--	N/A
Off-Site Alternative A (Davis Innovation Center Site)	207.8	--	--	207.8	2,654,000	2,654,000	--	2,654,000	--	--	--	--
Off-Site Alternative B (Covell Property)	236.0	--	--	236.0	2,654,000	2,654,000	--	2,654,000	--	--	--	--
Infill Alternative	82.0	--	--	82.0	2,654,000	2,654,000	--	2,654,000	--	--	--	--
Mixed-Use Alternative	228.5	212.0	16.5	N/A	2,725,056	2,654,000	71,056	--	850	850	--	--

## MRIC MIXED-USE ALTERNATIVE



TOTAL FAR .82

## MRIC PROPOSED PROJECT



TOTAL FAR .5

# COMPARATIVE PERFORMANCE

Item	Project as Proposed	Mixed Use Alternative	Notes
AM Peak Hour Trips	2,240	1,360	MU Alt reduces AM peak hour trips by ±39%
PM Peak Hour Trips	2,060	1,410	MU Alt reduces PM peak hour trips by ±32%
Total Trip Generation	14,750	12,800	MU Alt reduces total trip generation by ±13%
VMT (Daily)	186,000	139,000	MU Alt reduces daily VMT by ±25%
Annual GHG Emissions (mitigated)	19,199 MTCO2e/yr	16,273 MTCO2e/yr	MU Alt reduces annual GHG emissions by ±15%

**Notes:**

All values include both the MRIC and the Mace Triangle.

Where relevant all values assume the Modified Cumulative scenario.

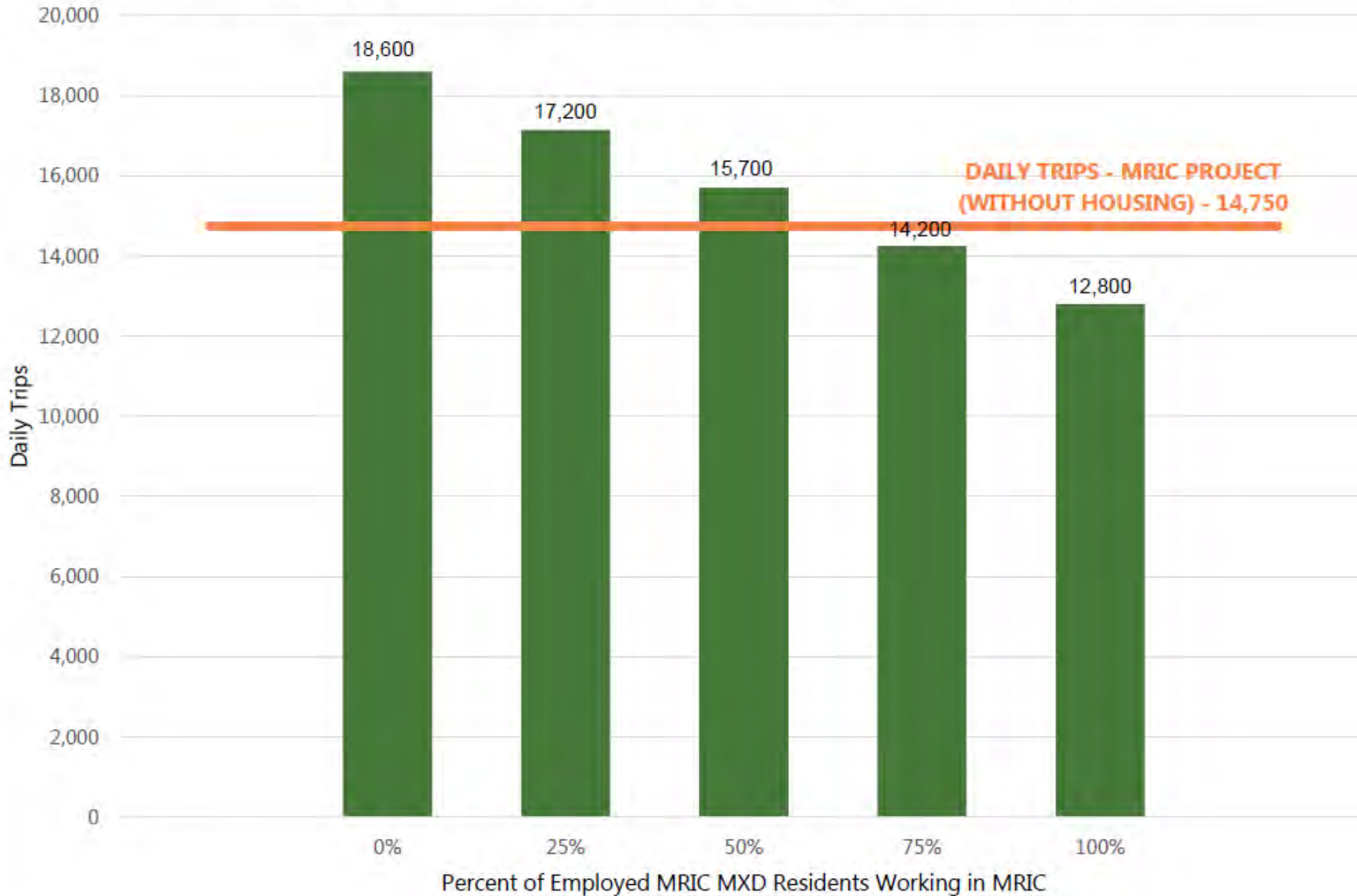
Assumption for Mixed Use Alternative is 100% occupancy by at least one MRIC employee.

# SENSITIVITY TESTING

## J/H TIPPING POINTS

- The Mixed Use alternative would generate fewer daily trips than the project as proposed so long as at least 60 percent of the units are occupied by at least one MRIC employee.
- The Mixed Use alternative would generate less VMT than the project as proposed so long as at least 35 percent of the units are occupied by at least one MRIC employee.
- The Mixed Use alternative would generate less GHG emissions than the project as proposed so long as at least 53 percent of the units are occupied by at least one MRIC employee.

# DAILY VEHICLE TRIPS for MIXED USE ALTERNATIVE - by PERCENT of EMPLOYED RESIDENTS WORKING in MRIC (Modified Cumulative)



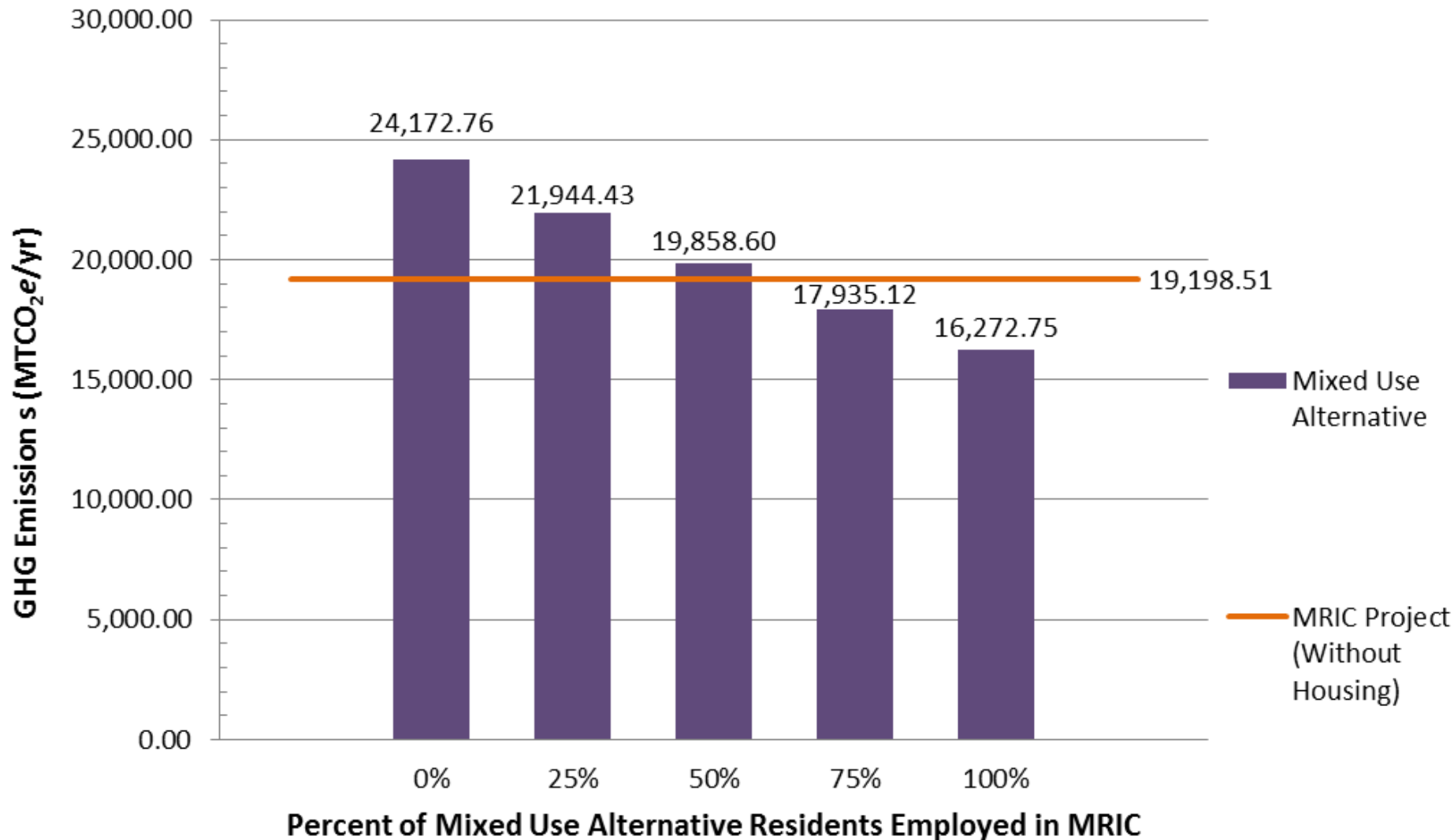


**DAILY VMT for MIXED USE ALTERNATIVE - by PERCENT of EMPLOYED RESIDENTS WORKING in MRIC (Modified Cumulative)**





# MIXED USE ALTERNATIVE GHG EMISSIONS by PERCENT of EMPLOYED RESIDENTS WORKING in MRIC (Modified Cumulative)



# BENEFITS FOR MIXED USE

- Housing opens up market segments
- Meets housing demand on-site
- Mixed use has environmental advantages
- Innovation center trends support onsite housing
- Would provide a new housing product
- Improves returns for project which supports more innovative design and amenities
- Improves likely demand for project
- Housing creates a 24/7 presence

# CHALLENGES FOR MIXED USE

- Developed through CEQA process not through planning process
- 815 DUs meets employee housing demand; # of DUs to maximize resource investment and/or sustainability has not been determined
- Commitment to employee occupancy; legal mechanism
- Mix, size, type, tenure of units
- Options for on and/or off site housing
- Affordable housing commitment
- Applicability of CEQA mitigations will vary based on level of commitment to employee occupancy
- Project design; sustainability; parks and open space – will change with onsite residential

# PROJECT DECISIONS

- Tier 1 Decisions

Items to be considered by Council in May (project approval; baseline project features)

- Tier 2 Decisions

Items to be considered between May and November (post-approval, pre-vote)

- Tier 3 Decisions

Items to be considered after November (post-vote)

# TIER ONE DECISIONS

Items to be considered by Council in May  
(project approval; baseline project features)

- Simplified site plan
- Basic land uses (general plan designations)
- Maximum project square footage
- Basic project design features
- Density/intensity
- Project phasing
- Major infrastructure components
- Major sustainability framework and commitments
- Basic structure and tenets for Master Owner Association (MOA)
- Fundamental development agreement items (beyond nexus-based conditions and mitigations)
- Basic features of the Mace Triangle component

# TIER TWO DECISIONS

Items to be considered between May and November  
(post-approval, pre-vote)

- Project Design Guidelines
- Project Sustainability Implementation Plan
- Framework for tax sharing agreement
- Framework for use of City property
- Mitigation land location (for loss of habitat and of agriculture)
- Choice of traffic mitigation option
- Development agreement



# TIER THREE DECISIONS

Items to be considered after November  
(post-vote)

- Tax sharing agreement
- Tentative map
- Final Planned Development

# SUMMARY OF GUIDING PRINCIPLES

1) Density

2) Sustainability

- Apply Low Impact Development Principles
- Ensure minimal GHG impacts at the project level
- Explore opportunities to bolster the goals of the CAAP
- Agricultural Land Conservation/Open Space

3) Transportation

- Bicycle/Pedestrian Connectivity

4) Work Environment

5) Uses

6) Timing and Project Phasing

7) Fiscal Consideration and Net Community Benefit

8) Facilitate Collaborative Partnerships and Provide Opportunities for Increased University and Research Engagement

# MRIC TIMELINE SUMMARY

- Sept 25, 2014 Application filed
- August 13, 2015 Draft EIR released
- January 14, 2016 Final EIR released
- January thru March Review by commissions; staff review
- Feb 23 City Council considers applicant request to weigh in early on Mixed Use Alternative
- March 9 Planning Commission Design Workshop
- April 13 Planning Commission Hearing #1
- April 27 Planning Commission Hearing #2
- May 17 City Council Hearing #1
- May 24 City Council Hearing #2
- July 5 City deadline
- July 26 County deadline
- November 8 Measure R target date

# FUNDAMENTAL QUESTION

- Is Council willing to direct staff at this time to work with the applicant to integrate housing onsite?
- Absent Council direction the staff will continue to process the project as proposed (no housing) and the Council will still have all CEQA alternatives before them in May.