

STAFF REPORT

DATE: February 7, 2017
TO: City Council
FROM: Mike Webb, Assistant City Manager
SUBJECT: Informational Item – Letter from UC Davis on LRDP

Recommendation

This item is informational only

Background

At the December 20th Council meeting the City Council adopted a Resolution and associated transmittal letter to communicate areas of key interest and concern to UC Davis regarding the scope of the proposed UC Davis Long Range Development Plan. At the January 24th Council meeting the City Council adopted a letter to transmit Environmental Impact Report scoping comments to UC Davis.

On January 25th the attached response letter was submitted to the City by UC Davis.

Additionally, in response to the City's request that UC Davis hold a second EIR Scoping meeting within the City, UC Davis will be holding such a meeting on February 8th from 6:00-8:30 PM in the City Council Chamber Conference Room at 23 Russell Boulevard. The meeting will be an open house format. Details can be found at:

<http://www.cityofdavis.org/Home/Components/News/News/1721/2985?backlist=%2f>

Attachments:

1. Letter from UC Davis



RALPH J. HEXTER
Interim Chancellor at Davis

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January 25, 2017

The Honorable Robb Davis
Mayor
City of Davis
23 Russell Boulevard
Davis, California 95616

Dear Mayor Davis:

I am in receipt of your letter of December 20, 2016 and the accompanying City of Davis Resolution No. 16-175, Series 2016 regarding the UC Davis Long Range Development Plan (LRDP). I was pleased that Ken Burtis, Interim Provost and Executive Vice Chancellor was able to discuss your letter in person on January 3, 2017 and provide a preliminary written response on January 9, 2017. And I understand and appreciate that Bob Segar and Marj Dickinson continue to be in communication with you, other councilmembers and staff about the issues you raised. In the spirit of shared problem solving and partnership, I offer these more detailed responses and observations.

I have many of the same concerns as you about the availability and affordability of housing supply in our shared community. That is why our draft LRDP includes capacity to house 90% of enrollment growth on campus. Our data shows that approximately 90% of students have historically lived on campus or in the city of Davis, with 10% living outside of our community. The draft LRDP would provide capacity for the campus to house 6,200 additional students—1,800 students in new residence halls and 4,400 students in new apartment-style campus housing. These numbers have been widely shared since May of 2016, including open houses co-hosted by the city and the campus at locations in the city, and the draft LRDP has been well informed by campus and community input over the past 15 months. I thank the city staff, councilmembers and community members for working with us and informing our process every step of the way. Please be assured that we are committed to continuing to examine opportunities for additional housing capacity within our draft LRDP land-use plan during the first stages of the environmental analysis.

As Interim Provost Burtis discussed with you in person, and shared in writing with you, we did not believe it was necessary to delay the formal start of the environmental review process in order to continue to study increased housing capacity on campus. Stopping the process would delay the completion of the draft LRDP and its draft EIR, with a corresponding delay in the delivery of housing projects envisioned in the draft LRDP. Such delays will only serve to exacerbate the existing pressures on our housing and academic-space inventories.

As you know, the UC Davis campus has a number of housing projects underway. I have attached a list that details those projects and their timing. While those projects and housing proposed

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in the LRDP will address planned campus growth, the campus and the city must work together to evaluate planning for additional housing, and I have attached a proposal for collaborative problem solving to address the availability and affordability of housing in our shared community. These concrete efforts and ideas demonstrate our commitment to creating a healthier housing situation through both our plans and our actions.

Regarding campus plans for 'non-residential' space within the city of Davis, an issue you raised in your letter, we added land into the draft LRDP, south of Interstate 80 at Old Davis Road, to potentially accommodate such needs, dependent upon demand and financial feasibility. Campus LRDPs account for land owned by The Regents, not leased properties, but we certainly will engage with city staff and Council members further on this topic.

Thank you again for the clarification of Council goals, and for continuing the open dialogue with campus staff and leadership that has characterized this process from the beginning.

Best,



Ralph J. Hexter
Interim Chancellor

/am

Attachments

c: Davis City Council
City Manager Brazil
Assistant City Manager Webb
Interim Provost and Executive Chancellor Burtis
Assistant Chancellor Dickinson
Assistant Vice Chancellor Segar



Upcoming UC Davis On-Campus Housing Projects

Attachment 1:

- 1) We reached an agreement with the owners of the West Village student apartments to allow increased occupancy within existing units, adding capacity for over 600 students,
- 2) We are revising our assessment of on-campus housing capacity to treat the doubling and tripling of a certain percentage of bedrooms as an ongoing rather than a short-term measure to add capacity,
- 3) We have a new residence hall, Tercero 4, under construction to add 500 students to the Tercero complex on campus, after demolishing an older, low-rise housing complex. The Tercero 4 residence hall will open fall of 2017.
- 4) We will be demolishing the existing buildings at Orchard Park this summer and will replace it with a new, higher density project for 800 students, intended to serve students with families and graduate students.
- 5) We are planning to demolish Webster Hall in the summer of 2017 and replace the existing 260-student complex with a new residence hall serving 360 students. The new Webster Hall will open in the fall of 2019. In addition to serving 100 more students, the building design will allow for the tripling of rooms if needed.
- 6) Emerson Hall is planned for demolition in the summer of 2019. That 500-student complex will be replaced with a new residence hall serving 700 students. The new Emerson Hall is targeted to open for the fall of 2021. In addition to serving 200 more students, the building design will allow for the tripling of rooms if needed.
- 7) We will begin construction on a new dining facility within the Tercero area which will allow for further densification of Tercero and a new Tercero phase 5 residence hall. Construction on the Tercero Dining Commons 2 project will begin summer of 2017 and will be completed fall of 2019.
- 8) We are incorporating environmental review for a new West Village apartment project to house 1600 -1800 students into the draft LRDP and draft LRDP EIR documents, so that this project can move forward as soon as the LRDP and its EIR are approved. This project will serve incoming transfer students and will allow for the university to conclude the leasing of apartments within the city of Davis.



Proposal for Collaborative Problem-Solving – Housing Availability and Affordability

Attachment 2

It is clear that the campus and the city share the problem of availability and affordability of housing and the challenges both for people seeking housing and for existing neighborhoods within the City of Davis. We would like to work in collaboration with city planners and the City Council to tackle this problem and to base this shared effort on real data in pursuit of tangible goals and focusing on questions such as the following:

- How is the college-town character of Davis evolving and what values are important for recognizing that character?
- What are the demographics of multi-family housing in the City of Davis and on campus?
- How are current occupancy rates and housing supply within Davis influenced by the need for retirement housing, employee housing and for residents commuting out of the Davis area?
- What types of dwelling units are most appealing to students?
- What issues are most pressing with regard to student housing within Davis neighborhoods?
- How can the City's proposed new rental registration program assist with improving housing stock and student relations within neighborhoods? How can the campus support the adoption and implementation of this program and work with the city on other programs to address housing availability and affordability?
- How many new units would be required in the city or on campus to improve the vacancy rate to a healthier level for our students and other community members?
- Could housing and transportation policies influence students to live in Davis without a private automobile?

We are recommending proposing a collaborative Student Housing Action Plan, modeled after a similar effort in Fort Collins, Colorado with Colorado State University, whereby both city and campus would identify actions that each could take to address a shared goal. (<http://www.fcgov.com/planning/pdf/shap-doc.pdf>). We believe that this could be a model that would enable both the campus and the city to intentionally and collaboratively set shared objectives for improving the existing low vacancy and affordability problems. The request of the Davis City Council to increase the on-campus student housing LRDP target from 40% to 50%

translates to housing another 3,900 students, over and above the additional 6,200 students in the current LRDP proposal.

We are open to exploring how we could either provide or promote the provision of new additional housing options for our students even during the time frame of the LRDP now under review. Mindful, however, that the window for the LRDP extends only to 2027, we need over the coming decade to be laying a strong foundation for the creation of housing capacity to accommodate more of our students in the years beyond.