

Staff Report

September 28, 2015

TO: Natural Resources Commission

FROM: Mike Webb, Director of Community Development and Sustainability
Katherine Hess, Community Development Administrator
Mitch Sears, Sustainability Program Coordinator

SUBJECT: Nishi Gateway Sustainability Implementation Plan

Recommendation

Staff is requesting comments from the Natural Resources Commission on the Draft Sustainability Implementation Plan for the Nishi Gateway area.

Background

Over the past few years, the City has been collaborating with UC Davis, Yolo County, and the property owner to explore potential for the Nishi Property as a mixed-use innovation district. This followed the Council's direction on the Business Park Land Strategy to initiate planning of the Nishi property as a mix of university-related research park development complemented by high density urban housing.

The Natural Resources Commission has reviewed various aspects of the proposal and review process, including:

- September 22, 2014 Introduction to Nishi Gateway project concept and public review process
- November 2014?? Review and comment on Guiding Principles for Davis Innovation Center(s) subsequently adopted by City Council as applicable to Nishi Gateway
- January 26, 2015 Review of Nishi Gateway sustainability framework (goals, objectives, and recommended actions for future study)

The Draft Environmental Impact Report and Sustainability Implementation Plans have been released for public review and comment between September 10, 2015 to October 26, 2015. The Planning Commission will conduct a public meeting to solicit input and comments on the DEIR on October 14, 2015.

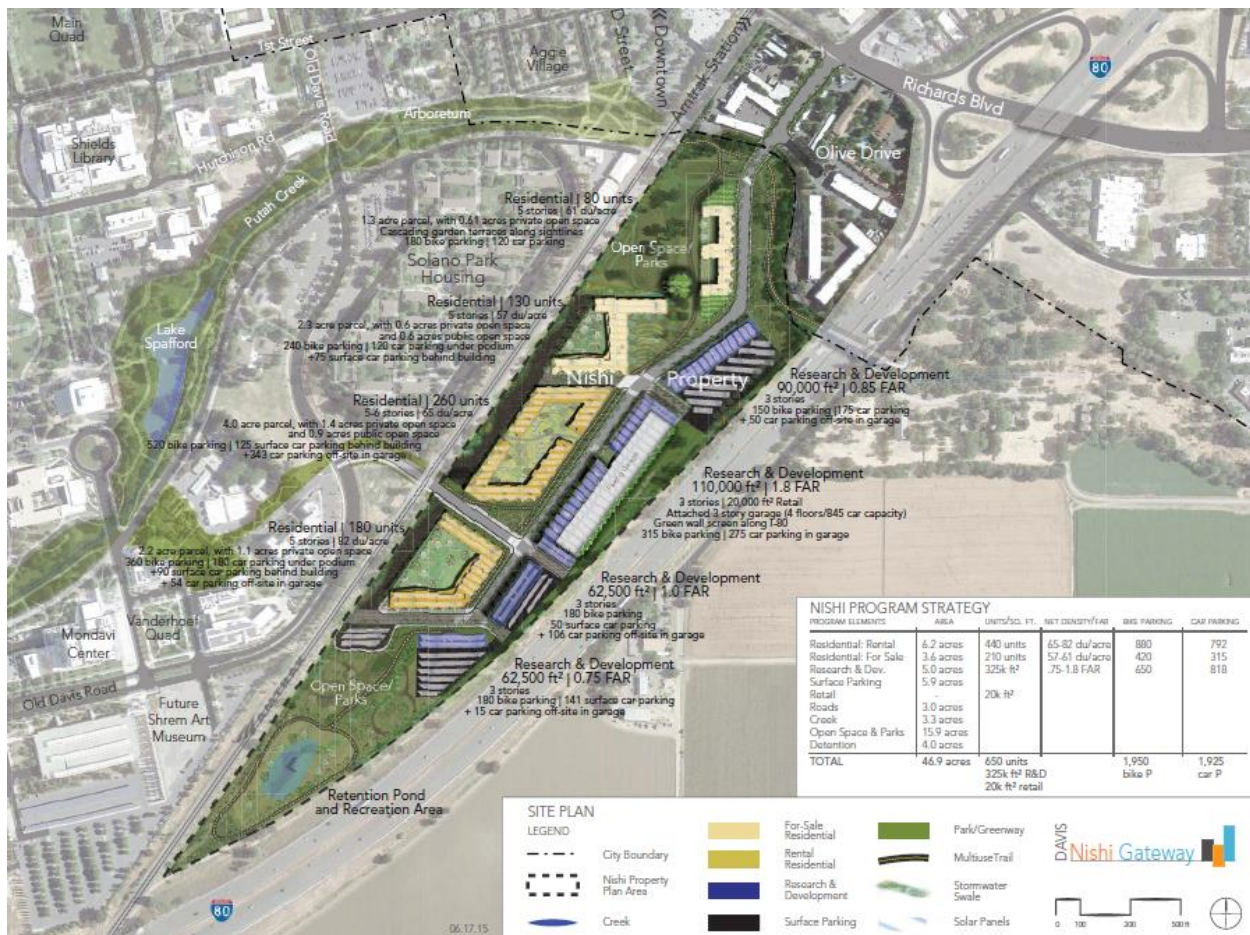
Project Description

The proposed project continues to include a mix of housing and office/R&D uses. Components include

- 440 Residential apartments
- 210 Residential condominiums
- 325,000 square feet of office/R&D uses
- 20,000 square feet of ancillary retail (coffee shop, café, etc.)

The application also includes potential redevelopment of privately-owned properties on West Olive Drive. This redevelopment would occur based upon market decisions by property owners, but impacts will be analyzed in the EIR. Redevelopment of West Olive Drive could provide an increase of approximately 55,000 square feet of office and retail uses. The EIR will also anticipate road improvements on West Olive Drive to provide access to the Nishi property.

The current Draft Land Plan is illustrated below.



Over the course of public and commission review, the proposal has been refined and improved from that presented to the NRC earlier. The most significant difference between the current plan and that previously shown to the NRC is the reduction in surface parking spaces, addition of a linear parking structure between the office/R&D buildings and the freeway, and the increase in park space at the southern tip of the site.

Sustainable Communities Grant / Sustainability Framework

The City, with Yolo County as a co-applicant and UC Davis as an active participant, was awarded nearly \$600,000 from the Strategic Growth Council for sustainability and environmental studies for the Nishi Gateway area and adjacent UC Davis property. The City has contracted with Ascent Environmental to prepare both the sustainability plans and the EIR. Ascent's subcontractors include Davis Energy Group (energy), Fehr & Peers (transportation), Cunningham Engineering (water and wastewater) and MIG (land planning).

In January, the Commission reviewed the Sustainability Technical Memorandum, which laid the groundwork for the sustainability analyses. The Memorandum included background information on City/UCD/County policies, as well as an analysis of opportunities and constraints for development of the Nishi Gateway. The Sustainability Framework included goals, objectives, and recommendations for further study in several goal areas, including transportation choices, high-performance buildings, and synergy with other design goals.

Sustainability Implementation Plan

Staff is requesting the Natural Resources Commission focus its comments on the Draft Sustainability Implementation Plan, which is now out for public review. The plan is at <http://cityofdavis.org/sustainability-implementation-plan>; thumb drives and loaner paper copies are available at the Department of Community Development and Sustainability.

The Sustainability Implementation Plan addresses project components and recommendations on the topics of transportation, energy, water (including wastewater) and open space / parks. Appendix F includes a full list of the implementing actions and indicates who is responsible for carrying out the implementing action, the timing for when the action will be completed, and the mechanisms by which actions will be implemented and/or enforced. Responsible parties may include one or more of the following: the project applicant or subsequent developer(s); the City of Davis; and future employers, property managers, and building owners. The City has incorporated the technical studies and analysis from the Sustainability Implementation Plan into the project EIR where appropriate, and the implementing actions included as part of the sustainability implementation plan have been included within the EIR, either as intrinsic project features (e.g., on-site structures would exceed 2013 Title 24 standards by 30%; rooftop and surface-parking solar facilities), because of their connection to and influence on overall project design, or as mitigation measures (e.g., traffic management plans, including educational and incentive programs for alternative transportation).

At the meeting, Erik de Kok of Ascent Environmental will provide a presentation on the components of the Sustainability Implementation Plan and respond to questions from Commissioners and the public.