

The Davis Collection Project Narrative

December 15, 2022

Brixmor Property Group is pleased to submit its proposal to redevelop the existing University Mall into a vibrant, community oriented gathering spot for the City of Davis' residents and visitors alike. The retail phase is a significant component of the prior City of Davis approvals and will deliver a retail, entertainment venue to accommodate national, local and specialty retail, restaurant, and service tenants. The Davis Collection project is designed to create an experiential pedestrian and bike friendly environment to encourage a safe and convenient plaza for the Davis Community to shop, dine, entertain, and socialize.

Proposed Project

The University Mall redevelopment project would entail the demolition of the existing enclosed mall, consisting of approximately 96,680 SF, and construct a 90,228 SF outdoor retail venue to create a vibrant retail / entertainment environment to cultivate a true sense of community. Upon completion, the overall retail offering would total 114,456 SF including the existing Trader Joes Market. Two new outparcel restaurant / retail pad buildings will include approx. 16,000 SF adjacent to Russell Blvd.

The program intent is to deliver a LEED Certified project with contemporary architectural elements. The building design will utilize energy efficient lighting and HVAC systems with environmentally friendly water-wise fixtures to assist in energy conservation. Sustainable materials and energy efficient windows will be selected for design purposes to further improve building envelope efficiency. The redeveloped site common areas will include congregating plaza areas with outdoor seating, bicycle parking, and pedestrian connections among buildings. These new gathering nodes will be designed to provide a pleasant, dynamic experience for both its customers and tenants. Lastly, the redevelopment of an aging, obsolete retail center verses new 'green field' development will provide a high level of sustainable green building credit.

Parking. The proposed project will include 336 surface parking stalls with an overall ratio of 1 stall per 350 SF. The City of Davis community parking code requires a minimum of 3.5 parking spaces per 1,000 SF. The proposed parking plan will also provide numerous Electric Vehicle Charging stations and Car Sharing spaces with significant bicycle parking stalls distributed throughout the site for tenant and customer use.

Project Site / Location

The 8.25-acre parcel is currently developed with the existing University Mall, a 103,695 square foot (SF) neighborhood shopping facility including Trader Joe's market with ancillary commercial uses. Former tenants have included; Forever 21, Cost Plus World Market, The Graduate restaurant / sports bar, and smaller shops and services. Professional offices are located on a partial second floor.

The site consisting of APN 034-253-07, located at 737-885 Russell Boulevard, is bordered by Sycamore Lane to the East and Anderson Road to the West. The Project site is approximately 0.3 miles east of State Route 113.

Access. The site is accessible by two driveways on Russell Boulevard and two driveways each on Sycamore Lane and Anderson Road respectively. The original mall buildings are located on the north portion of the rectangular site with Trader Joe's market as a stand-alone pad at the intersection of Russell Blvd and Anderson Road. Existing parking areas, including approximately 427 spaces, are located on the south, east and west portions of the site. Pedestrian walkways are included throughout the property to provide connectivity to all areas of the project.

Surrounding Uses

An ARCO service station (not a part of the property) with a mini mart is located at the northwest corner of Russell Boulevard and Anderson Road. Adjacent to the site across Anderson Road to the east is a Rite Aid pharmacy. The University of California, Davis campus is located immediately across Russell Blvd., south of the center. Multi-family apartment communities are located immediately north and east of the site and single-family residential neighborhoods are located farther north and east of the site.

History of University Mall

University Mall was originally constructed and opened in 1966, with subsequent modifications in 1970, to add the 20,000 SF Lawrence’s Department Store and the Graduate restaurant and Sports Bar; 1984 to add the west portion of the mall building to house Safeway and a mall renovation in 1999 to accommodate existing and new tenant offerings. Finally, the Trader Joe’s Market was added in 2010 following the acquisition of this asset by (Centro Watt Operating Partnership LLC) Brixmor Property Group, Inc

The University Mall was one of the first retail venues in Davis with many national & local tenants serving the community including Pay n’ Save, Payless, Rite Aid, Gottschalk’s department store, Harvest Market, The Warehouse, and several restaurants. Today, the existing property requires a significant investment to better serve the local community and meet the rapidly evolving retail environment.

Entitlement History: The following are previous planning actions for the University Mall site.

1965	Building permits issued for construction for the shopping mall
1970	Conditional use permit issued for 20,000 sf department store (Lawrence’s)
1985	City Council approved west wing addition to the mall
1998	City Council approved Planned Development #2-97 for University Mall and the ARCO parcel to reflect a Neighborhood Commercial base zone.
1999	City Council approved amendments to PD #2-97 to allow certain retail uses up to 36,000 SF.
2003	City Council approved General Plan Text and Map Amendment to create a new “Community Retail” land use designation and to re-designate the University Mall land use from Neighborhood Retail; a CUP to allow a Cost-Plus World Market store; Minor Modification to increase department store space from 36,000 SF maximum to 39,000 SF, and approved Design Review for façade changes to the main University Mall building.
2006	City Council approved amendments to the Planned Development (PD #2-97B) and approved a Final Planned Development Plan for Trader Joe’s. The PD amendments included modifications to development standards. City Council approved application to Retail / Residential Mixed-Use development in August 2020 to include 136,800 SF of new retail (150,000 SF total with existing Trader Joes Market); 263 residential units totaling 894 beds with ancillary parking and services.
2020	
2022	City Council action included the following: <ul style="list-style-type: none">• Certification of the EIR and Adoption of mitigation monitoring plan for project.• General Plan Amendment #2-18• Rezone and Preliminary Planned Development #3-18• Development Agreement #2-19 Brixmor is requesting City approval for the Final PD and Design Review for the retail portion of the 2022 Project.