

## STAFF REPORT

**DATE:** January 8, 2019

**TO:** City Council

**FROM:** Ashley Feeney, Assistant City Manager & Director of Community and Economic Development  
Diane Parro, Director of Community and Business Engagement  
Sarah Worley, Business Engagement Manager

**SUBJECT:** Undeveloped Property in the City of Davis

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### **Recommendation**

Staff recommends that the City Council:

- 1) Receive the prepared inventory included in this report; and
- 2) Direct staff to return to the City Council with an in-depth discussion of this vacant commercial land inventory, the potential uses and theoretic commercial square footage capacity of the undeveloped land, and
- 3) Direct staff to return to the City Council with recommendations for next steps on using this and other key information to build an economic development strategy that aligns with the goals of the Council.

### **Fiscal Impact**

This information was prepared by staff using no outside resources therefore there is no fiscal impact at this time.

### **Council Goal(s)**

Council established seven short-term focus items including:

- Inventory of space for economic development

This short-term focus item falls into the overarching goal of driving a diverse and resilient economy.

### **Background and Analysis**

At the Council Goal Setting workshop on September 15<sup>th</sup>, 2018, one of the focus items selected was the preparation of an inventory of space for economic development. The requested list and the corresponding GIS map were prepared based upon commercial broker property listings and staff's knowledge of vacant parcels. The sites are undeveloped and commercially zoned. The sites are privately owned with the exception of a small parcel (#24) on Second Street, which is owned by the City, a few parcels owned by UC Davis and one parcel owned by UC Ag and Natural Resources.

Two entitlement applications are on file with the City for vacant commercial sites on the inventory list. Land use entitlement applications have been submitted for (#26 = 6.5 Acres) 2555 Research Park Drive (aka Plaza 2555) to rezone the properties from a commercial land use designation to a multifamily apartment land use. Additionally, while it retains a commercial component on the ground floor, a pre-application has been submitted for a mixed-use development containing office and multifamily residential uses at (#27 = 6.2 Acres) 1770 Research Park Drive.

The City has discussed various sites with property owners and interested parties but has no control over any parcels with the exception of the City owned parcel mentioned above. Staff learns of potential development of vacant commercial parcels by way of ownership/potential user inquiry, development applications, and through periodic staff outreach to landowners. It should be noted that several parcels on the inventory are very limited in size (two acres or less) and some are being held by companies with expectations of using the parcels for future business expansion needs. Therefore, not all properties on the inventory are actively being marketed as available.

The inventory totals 124.22 acres of vacant, privately held commercially zoned land within the City limits. This inventory does not account for City owned properties, potential commercially viable property(ies) outside the City limits, nor does it attempt to identify those properties which may be commercially zoned and developed within the City limits but underutilized and pose potential redevelopment opportunities (such as the much discussed PG&E corporation yard site, for example).

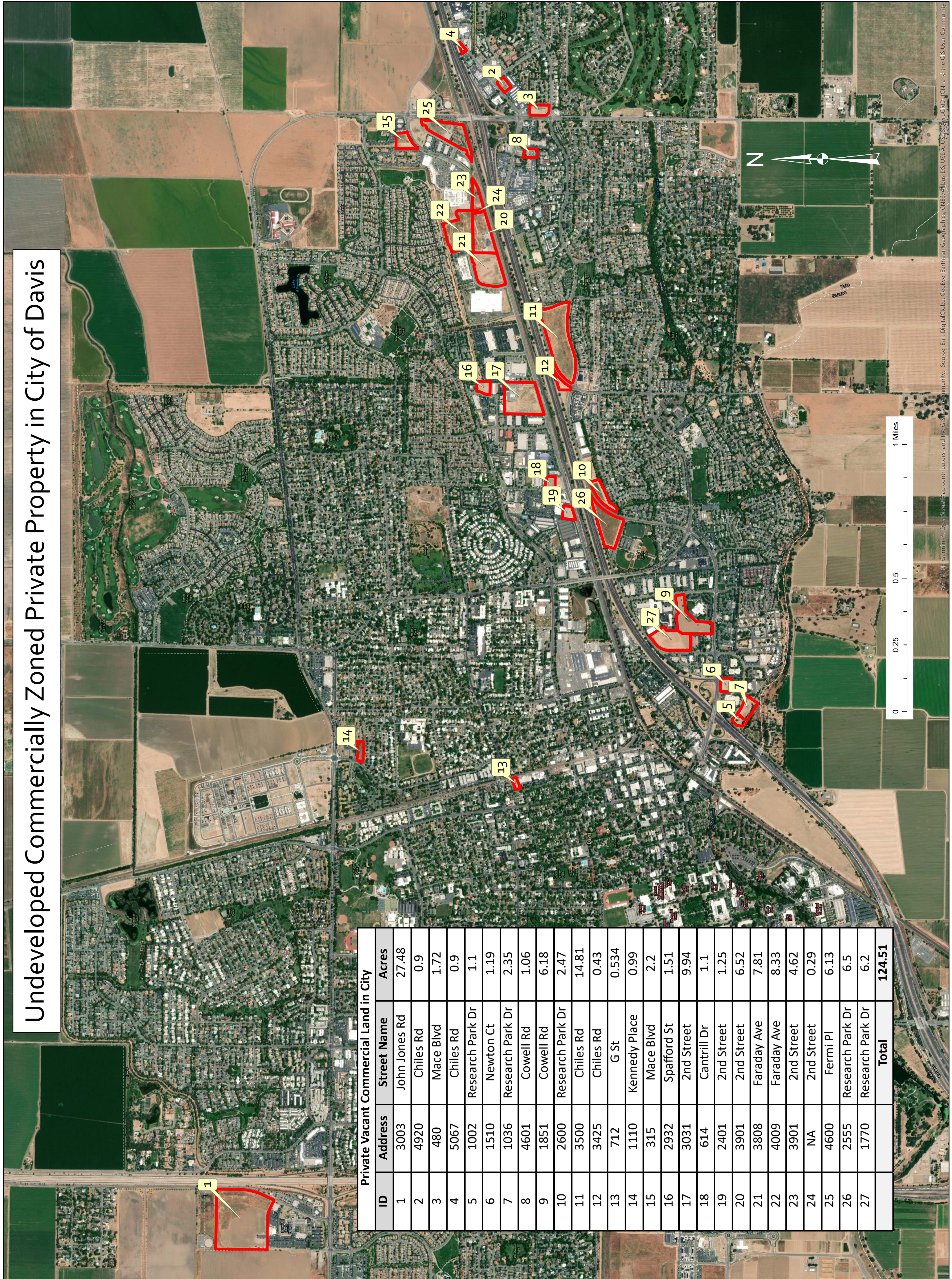
Staff views the information provided here as the starting point for preparing analysis of what vacant commercially designated lands offer in potential commercial square footage available for economic development. Staff would like to return to Council with an in-depth discussion of this vacant commercial land inventory in the context of the City and the region, the potential uses and theoretic commercial square footage capacity of the undeveloped land, and recommendations for next steps on using this and other key information to build an economic development strategy that aligns with the goals of the Council.

### **Attachments**

1. Map of undeveloped commercially zoned private property in City of Davis



# Undeveloped Commercially Zoned Private Property in City of Davis



Private Vacant Commercial Land in City			Acres
ID	Address	Street Name	
1	3003	John Jones Rd	27.48
2	4920	Chiles Rd	0.9
3	480	Mace Blvd	1.72
4	5067	Chiles Rd	0.9
5	1002	Research Park Dr	1.1
6	1510	Newton Ct	1.19
7	1036	Research Park Dr	2.35
8	4601	Cowell Rd	1.06
9	1851	Cowell Rd	6.18
10	2600	Research Park Dr	2.47
11	3500	Chiles Rd	14.81
12	3425	Chiles Rd	0.43
13	712	G St	0.534
14	1110	Kennedy Place	0.99
15	315	Mace Blvd	2.2
16	2932	Spafford St	1.51
17	3031	2nd Street	9.94
18	614	Cantrill Dr	1.1
19	2401	2nd Street	1.25
20	3901	2nd Street	6.52
21	3808	Faraday Ave	7.81
22	4009	Faraday Ave	8.33
23	3901	2nd Street	4.62
24	NA	2nd Street	0.29
25	4600	Fermi Pl	6.13
26	2555	Research Park Dr	6.5
27	1770	Research Park Dr	6.2
		<b>Total</b>	<b>124.51</b>