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## Davis Chamber of Commerce

February 6, 2002

To whom it may concern:

The Davis Chamber of Commerce has been monitoring the events surrounding the proposed UCD hotel and conference center carefully. There have been many discussions in our Government Relations Committee and at the Board level. During the process, the Chamber has heard persuasive presentations from both the University, and the Davis hoteliers. While the Chamber certainly recognizes the positive economic effects of a busy conferencing facility, we also recognize the concerns of our existing hoteliers. At every step, the Chamber has encouraged dialogue, and made suggestions for mutual compromises. Both parties have remained engaged, and the Chamber applauds their persistent and honorable efforts towards resolution.

The University has put on the table a proposal the Chamber feels is both magnanimous and viable. The concession of fifty percent of their rooms along with the three percent, in-lieu fee for mitigation efforts is a substantial offering. The Chamber feels this city cannot afford to ignore the opportunity presenting itself; a top-notch conferencing facility that will stimulate the local economy while effecting few negative impacts.

6-1

Many discussions have centered around the mitigation of the temporary negative impacts to the hoteliers and to the city. Keeping in mind the positive long-term effects, the Chamber strongly recommends that the city appropriate the entire three percent in-lieu fee to mitigating the negative impact on the local occupancy rate. In order to maximize the positive effects of the UC Davis developments, the city should also ensure continued funding to the DCVB. This organization is really the vehicle for the university and the city to work shoulder to shoulder in support of all aspects of a tourism economy in Davis.

The Chamber applauds the efforts of the University to consider the city at every stage of this development process.

Thank you for your consideration,

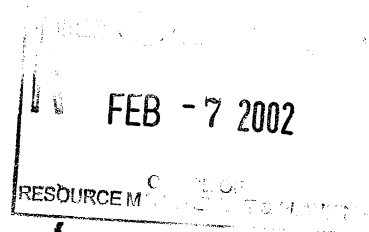
Angela Reid  
Chief Executive Officer

130 G Street, Suite B  
Davis, California  
95616-4630  
(530) 756-5160  
Fax (530) 756-5190

**LETTER 6: Angela Reid, Chief Executive Officer, Davis Chamber of Commerce**

**Response to Comment 6-1**

The Davis Chamber of Commerce acknowledges the campus' efforts to coordinate with the City and expresses support for the proposed project.



John A. Meyer, Vice Chancellor  
Resource Management and Planning  
University of California  
One Shields Avenue  
Room 376 Mrak Hall  
Davis, California 95616

6 February 2002

Re: Hotel and Conference Center at U. C. Davis  
Comments Regarding Draft EIR

Dear Mr. Meyer:

My family and I are owners and operators of three hotels in downtown Davis: The Aggie Inn, the Palm Court Hotel, and the University Park Inn.

I am pleased to comment that we support the proposed hotel and conference Center at UC Davis. After careful consideration, I believe the project will benefit our Properties and other hotels in Davis. This is because you have responded to our concerns And significantly reduced the number of guest rooms. The project is now poised to attract new business to Davis and allow us to compete for overflow business from the Conference Center.

7-1

We look forward to working with the University to help ensure that all will benefit from the project.

Best wishes with this important endeavor.

Sincerely Yours,

Ashok Patel  
Owner, University Park Inn, Aggie Inn, and the Palm Court Hotel

**LETTER 7: Ashok Patel, Owner, University Park Inn, Aggie Inn, Palm Court Hotel**

**Response to Comment 7-1**

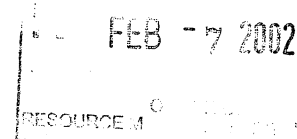
The owner/operator of the Aggie Inn, Palm Court Hotel, and University Park Inn has expressed support for the proposed project, noting that it would attract new business to Davis and would allow for competition for overflow business from the conference center.



110 F Street  
Davis, CA 95616

February 6, 2002

Mr. John Meyer  
Vice Chancellor  
Office of Resource Management and Planning  
UC Davis  
One Shields Ave.  
Room 376 Mrak Hall  
Davis CA 95616



Dear Mr. Meyer

I would like to thank you for the changes made in the proposed University Hotel and Conference Center in order to accommodate the economic concerns identified in the previous studies. I have seen the recent studies indicating the proposed hotel and conference center may bring meetings and conferences to Davis. This should benefit the hotels and businesses in Davis.

8-1

I do have concerns regarding the University using the Campus Events and Services Department as well as the University web site to market and promote the University Hotel to the exclusion of other hotels in Davis. We believe this will provide an unfair advantage in a very competitive market. The Davis Conference and Visitors Bureau has been attempting to have a link from the University web site to a web site promoting all hotels in Davis equally. This has never been accomplished. To have the University web site exclusively or primarily promoting a hotel the University has an interest in over community based hotels is unfair.

8-2

The University's development of a hotel and conference center on campus can benefit the entire community. We appreciate the effort the University has made to accommodate the concerns of the hotel owners and the city of Davis. We look forward to working with you toward its success.

8-3

Sincerely,

PHONE: (530) 753-3600 • (800) 753-0035 • FAX (530) 758-8623

info@hallmarkinn.com

**LETTER 8: Reed N. Youmans, Hallmark Inn**

**Response to Comment 8-1**

The commenter has expressed agreement that the proposed project should benefit hotels and businesses in Davis.

**Response to Comment 8-2**

The Campus Events and Visitors Service website will provide a direct link to the Davis Conference and Visitors Bureau, which lists all hotels in Davis. Please see Response to Comment 5-9 for further discussion on the coordination between Campus Events and Visitors Service and local lodging facilities.

**Response to Comment 8-3**

The commenter has expressed support for the proposed project.

X-POP3-Rcpt: jameyer@pop8  
From: "Rock, Peter" <parock@ucdavis.edu>  
To: "Meyer, John" <jameyer@ucdavis.edu>  
Cc: "Olsen, Kathy" <olsen@lsdo.ucdavis.edu>,  
"Moore, Gale"  
<GaleMoore@lsdo.ucdavis.edu>  
Subject: FW: UC Davis News: Hotel/conference center EIR available  
Date: Fri, 21 Dec 2001 19:21:32 -0800  
X-Mailer: Internet Mail Service (5.5.2653.19)

John/I think that the UCD/HCC is a great project which is absolutely essential to the evolution of UCD as a major center for enhanced excellence in the region. Let me know if I can be of assistance in the realization of this project./Peter Rock

] 9-1

**LETTER 9: Peter Rock, UC Davis, Dean of Mathematics and Physical Sciences**

**Response to Comment 9-1**

Comment noted. The commenter expresses support for the proposed project.



-----Original Message-----

From: jsstern@ucdavis.edu [mailto:jsstern@ucdavis.edu]

Sent: Wednesday, December 26, 2001 8:44 AM

To: UCD Directives

Cc: cecross@ucdavis.edu

Subject: RE: Dir. 01-184: Conference Center, Hotel, and Graduate School of Management Building Draft Focused Tiered Environmental Impact Report

Will parking be built as part of the Conference Center and if so, how will it be funded? What do you project as the largest conference that will be held at the conference center?

] 10-1  
] 10-2

I did go to the web site but was unable to specifically see the impact of the conference center. I did see the performing arts center parking plans.

] 10-3

Professor Judith S. Stern  
Department of Nutrition  
member, Academic Senate Task Force on Parking

**LETTER 10: Judith S. Stern****Response to Comment 10-1**

As described on page 3-12 of the DEIR, the proposed project would provide approximately 100 surface parking spaces on the project site that would be constructed and paid for by the private developer. These spaces would be available for use by overnight hotel guests, restaurant and pub patrons, and a limited number of Graduate School of Management and University Relations visitors.

The south entry area of campus offers a total of 1,576 existing permit parking spaces that would accommodate employees associated with the project. Approximately 75 existing parking spaces in Parking Lot 1 (off the project site and immediately south) would be made available as needed for overnight hotel guests and restaurant and pub patrons. Parking for conference attendees would be available in existing visitor parking spaces near the proposed project site, including approximately 785 visitor and permit surface parking spaces in Parking Lots 1 and 2 (approximately 638 remaining spaces in Lot 1 and the 147 spaces in Lot 2). In addition, parking would be available as needed for conference attendees in the South Entry Parking Structure, which offers 716 permit parking spaces for visitors on weekends and after 5:00 p.m. on weekdays. With special arrangements, visitor spaces in this structure could also be available before 5:00 p.m. on weekdays.

To meet periods of high parking demand, UC Davis Transportation and Parking Services (TAPS) could implement attendant-assisted parking (i.e., stacked parking) for Parking Lots 1 and 2, and the South Entry Parking Structure on an as-needed basis. Attendant-assisted parking would accommodate approximately 219 additional vehicles in Parking Lot 1, 60 additional vehicles in Parking Lot 2, and 257 additional vehicles in the South Entry Parking Structure.

The cost of visitor parking spaces and stacked parking services used by conference attendees would ultimately be borne by the attendees.

**Response to Comment 10-2**

The maximum conference size would be 500 persons with most conferences anticipated to range in size from 100 to 200 attendees.

**Response to Comment 10-3**

Parking impacts of the proposed project are addressed under Impact 4.3-2 on pages 4.3-23 through 4.3-25 of the DEIR. Impacts of increased parking demand resulting from project implementation would be less than significant because both non-event and event parking demand would be adequately accommodated. Please see also Response to Comment 10-1 for further information regarding proposed project parking supply.

**January 22, 2002, Statement on the Draft EIR for the Conference Center, Hotel, and Graduate School of Management Building**

My name is Elaine Fingerett and I am a 22 year resident of Davis.

Many of us do understand that UCD will grow to meet the growing educational needs in our state. How we manage that growth, how we design for our future as a community—these are the important questions.

11-1

Davis is a bicycle- and pedestrian-oriented community rather than an automobile-oriented one. This is what gives our college town its wonderful charm.

Many of the UCD faculty who organize conferences on campus favor a hotel and conference center adjacent to the downtown. This enables conference participants to walk to restaurants and shops nearby rather than drive.

11-2

Unfortunately, the current University plan favors a hotel/conference site distant from downtown, located directly near the I-80 freeway. This freeway-oriented design encourages additional automobile use. Furthermore, UCD's own Environmental Impact Report suggests that this freeway-close hotel/conference center threatens the economic health of Davis' downtown.

11-3

It is time for UCD, the City of Davis, and Yolo County to work together in concert on the important planning issues facing us. The question remains: How will we design for a future that encourages our bicycle and pedestrian orientation as a community? **A freeway oriented hotel/conference center is not the answer.**

11-4

Elaine Fingerett  
2322 Westernesse Road  
Davis, CA 95616

**LETTER 11: Elaine Fingerett****Response to Comment 11-1**

Comment noted.

**Response to Comment 11-2**

The proposed project would establish conference and meeting space for academic functions, office space for units within the Office of University Relations and the Internship and Career Center, and space for the Graduate School of Management on the core campus, in a location very accessible to members of the campus population who would use the proposed facilities. In addition, as discussed further in Response to Comment 5-9, the campus is committed to funding a shuttle service to downtown Davis for the project and to enhancing the bicycle and pedestrian links along the Arboretum that connect the project site to the City.

While the project would have freeway access and exposure, the campus disagrees that it would be freeway-oriented in nature. The project would be an integral component of the South Entry area of campus, in combination with the adjacent Center for the Performing Arts and Buehler Alumni and Visitors Center, and it would directly support academic programs also located on the core campus. Please see also Response to Comment 5-16.

Furthermore, Chapter 6 of the DEIR includes an analysis of alternative locations for the conference center and hotel facilities including conference center and hotel facilities located off-campus and in the City of Davis. These off-campus alternatives were eliminated from further analysis in the DEIR because they did not meet project objectives, were not financially feasible, and would not avoid or reduce significant environmental impacts identified for the proposed project (see pages 6-2 through 6-4 for a more detailed discussion). Project objectives are discussed on pages 3-7 to 3-8 of the DEIR and include the provision of access and exposure to the broader community, and the enhancement to UC Davis' role as a regional academic and arts center and meeting place in combination with the adjacent Center for the Performing Arts (under construction) and the existing Buehler Alumni and Visitors Center.

The DEIR did include a detailed analysis of alternative locations that were in closer proximity to the City of Davis downtown area, including:

- A conference center and hotel on Parking Lot 10 at the intersection of First and A Streets (with the Graduate School of Management Building at the proposed project site); and
- A conference center and hotel at Russell Boulevard and A Street (with the Graduate School of Management Building at the proposed project site).

As discussed on pages 6-30 through 6-36 of the DEIR, both alternative locations would result in impacts in addition to those identified for the proposed project.

The First and A Streets Site Alternative would result in the removal of approximately 304 parking spaces (Parking Lot 10) that would need to be provided for elsewhere on campus. However, there are no additional sites for faculty/staff parking in this area of the campus. In addition, the site's proximity to sensitive residential uses could result in those uses being exposed to increased noise levels associated with increased traffic. Also, a known archaeological resource on the site would be significantly affected by a project at this location. Furthermore, the proposed project would require an LRDP amendment to redesignate the site from Parking to High Density Academic and Administrative – Potential Enterprise Opportunity and Parking. In addition, due to the small size of the site, the facility would need to be taller than the proposed project, and underground or off-site parking would need to be constructed and/or increased shuttle service to other parking areas would need to be implemented, making this alternative less financially feasible.

The Russell Boulevard and A Street site's proximity to sensitive residential uses could result in those uses being exposed to increased noise levels associated with increased traffic. While the campus is considering a project to create a new football stadium, the track and field activities at Toomey Field would remain indefinitely. Therefore, construction of the proposed facilities at the Russell Boulevard and A Street site would require relocation and construction of the existing Toomey Field facilities and replacement intramural athletic fields elsewhere on campus, which would not have been otherwise undertaken. The Russell Boulevard and A Street Site alternative could result in an increased loss of potential Swainson's hawk foraging habitat compared to the proposed project if replacement recreation and athletic facilities are located west of SR 113. Because the Russell Boulevard and A Street site is currently occupied by Toomey Field and by adjacent intramural athletic fields and is designated as PE/ICA Recreation in the 1994 LRDP, implementation of this alternative would require an amendment to the 1994 LRDP to redesignate the site as High Density Academic and Administrative – Potential Enterprise Opportunity. In addition, due to the small size of the site, the facility would need to be taller than the proposed project, and underground or off-site parking would need to be constructed and/or increased shuttle service to other parking areas would need to be implemented, making this alternative less financially feasible.

In addition to considering the proposed project, The Board of Regents will consider these alternatives to the proposed project, and their respective associated impacts, as part of the decision-making process.

### **Response to Comment 11-3**

The proposed project is anticipated to have a beneficial effect on hotel facilities in the City because the market for those facilities is sharply different from the market that would be served by the proposed hotel, (i.e., local hotels serve primarily commercial and leisure visitors, and the proposed hotel would primarily serve groups attracted by the proposed conference facilities, see pages 4.2-19 and 4.2-21). As discussed further in Response to Comment 5-17, even under the "worst case" scenario, it is unlikely that the proposed project would imperil the operation of the nine competitive lodging facilities. It is likely that the project would generate patronage for local lodging facilities, restaurants, and other establishments. The proposed project is not unlike the Center for the

Performing Arts (currently under construction across the South Entry Quad from the proposed project site), in that it would add to UC Davis' role as a regional center and would have exposure to the broader community off I-80. Like the Center for the Performing Arts, the proposed conference center and hotel is anticipated to benefit both the campus and the City of Davis.

**Response to Comment 11-4**

Please see Response to Comment 11-2. The comment is noted and will be forwarded to The Regents for their consideration.