

Office of the President

TO MEMBERS OF THE COMMITTEE ON GROUNDS AND BUILDINGS:

ACTION ITEM

For the Meeting of November 14, 2006

CERTIFICATION OF ADDENDUM TO 2003 LONG RANGE DEVELOPMENT PLAN ENVIRONMENTAL IMPACT REPORT, AMENDMENT TO 2003 LONG RANGE DEVELOPMENT PLAN, AND APPROVAL OF WEST VILLAGE IMPLEMENTATION PLAN, DAVIS CAMPUS

EXECUTIVE SUMMARY

- Campus: Davis
- Project: West Village Implementation Plan
- Proposed Actions: Certify Addendum #1 to the 2003 Long Range Development Plan Environmental Impact Report (EIR); adopt the Findings in their entirety; Amend the 2003 Long Range Development Plan, approve the West Village Implementation Plan including design guidelines, Davis campus; Delegate to the Chancellor implementation of West Village Phase 1 in general conformance with the West Village Implementation Plan
- Previous Actions: **November 2003:** Adoption of Long Range Development Plan and Neighborhood Master Plan (NMP), and certification of the LRDP EIR which included the NMP.
November 2004: Action by Concurrence of the Chairs of the Board, the Committee on Building and Grounds, and the Committee on Finance amending the budget for capital improvements and the capital improvement program for West Village Backbone Infrastructure preliminary planning – \$750,000.
- Related Actions: The Committee on Finance is concurrently considering the terms of the proposed ground lease with a private developer for Phase 1 of West Village and other actions related to development of West Village.
- The Chairs of the Board, the Committee on Grounds and Buildings, and the Committee on Finance are concurrently considering an Action by concurrence approval for the Backbone Infrastructure required for West Village.

Project Summary: Approval is requested of the West Village Implementation Plan, which refines the adopted Neighborhood Master Plan and establishes architectural, landscape, and infrastructure design guidelines for development of a vibrant and integrated mixed-use community for UC Davis students, faculty, and staff. Phase 1 of West Village, includes: (1) up to 1,980 beds of rental student apartment housing, (2) Up to 343 for-sale units for faculty and staff, (3) 45,000 square feet of commercial development to provide support services to West Village residents, with rental apartment housing above the ground floor commercial uses, (4) 60,000 assignable square feet of building space for the Los Rios Community College District Davis Center, and (5) approximately 15,000 square feet of satellite high school facility for the Davis Joint Unified School District. In addition, the plan includes all on-site infrastructure to support the development, including roadways, utilities, parks and open space, and related facilities.

RECOMMENDATION

The President recommends that, upon review and consideration of the environmental consequences of the proposed action as evaluated in the attached Addendum to the 2003 Long Range Development Plan (LRDP) Environmental Impact Report (EIR), the Committee on Grounds and Buildings:

- (1) Certify the attached Addendum #1 to the 2003 LRDP EIR.
- (2) Adopt the attached Findings.
- (3) Amend the 2003 LRDP.
- (4) Approve the West Village Implementation Plan, Davis campus.
- (5) Delegate to the Chancellor of the Davis campus approval of Phase 1 of the detailed implementation of the plan subject to substantial conformance with the West Village Implementation Plan.

BACKGROUND

In November 2003, The Regents adopted the 2003 LRDP for the Davis campus and certified the 2003 LRDP EIR. The action included approval of the Neighborhood Master Plan (NMP), which provided the planning framework for a mixed-use community for campus students, faculty, and staff. Subsequent to The Regents' action, the campus has refined its implementation strategy for the West Village project and now requests Regents' approvals that will enable its implementation.

In May of 2004, the campus selected the name "West Village" for the neighborhood envisioned in the NMP. The campus approved entering into exclusive negotiations with the West Village Community Partnership (WVCP), LLC as developer for West Village. During the past 18 months, WVCP has worked collaboratively with the campus to refine the NMP and developed the attached West Village Implementation Plan.

Refinements to the Neighborhood Master Plan

The West Village Implementation Plan refines the adopted NMP. While largely consistent with the approved NMP, the implementation plan has been refined by additional detailed analysis of infrastructure requirements, local market conditions, constructability in relation to affordability goals, and more detailed site planning in collaboration with WVCP. The minor modifications to the adopted NMP required to reflect the refined site planning for the West Village are described in the Amendment to the LRDP section following this section. The following major land use components of the project are unchanged:

- Location on the campus – on the west campus, immediately west of State Highway 113, south of Russell Boulevard, north of Hutchinson Drive
- Size of the neighborhood – refinement of the plan has reduced the neighborhood size from approximately 225 acres to approximately 208 acres
- Land use types – see attached figures

Consistent with the previously approved NMP, full build out of West Village will accommodate:

- No more than 475 units of faculty and staff housing
- No more than 3,000 beds of student housing
- 45,000 square feet of commercial uses to support residents built around a Village Square as the heart of the neighborhood
- 60,000 assignable square feet of buildings to house the Davis Center of the Los Rios Community College District (LRCCD)
- Approximately 15,000 square foot satellite high school facility for the Davis Joint Unified School District (DJUSD)
- A site for a small pre-school and/or child care facility within the faculty and staff neighborhood.

The following table summarizes the proposed phasing plan, and highlights the phase 1 development program that is the subject of the current request for Regents’ approval.

Table 1: West Village Development Program Summary by Phase

Development Program	Phase 1 Units⁽¹⁾	Phase 2 Units⁽¹⁾	Total
Faculty & Staff Housing			
Town homes	133	80	213
Single family homes	179	83	262
Subtotal Faculty & Staff Homes	312	163	475
	Beds	Beds	Beds
Student Housing	1,980	1,020	3,000
	asf	asf	asf
Commercial/services	45,000	-	45,000
Davis Center (LRCCD)	60,000	-	60,000
Satellite High School (DJUSD)	15,000	-	15,000
Supporting Infrastructure (roads, utilities, parks, open space etc.)	NA	NA	NA

(1) Phasing numbers are approximate at this time. Actual Phase 1 unit count may increase up to 343 per ground lease item. In that event, later phases will be adjusted so as not to exceed 475 units.

The West Village Implementation Plan creates design guidelines to assure sound environmental design at the regional, site, precinct, and individual building scales. The West Village open space network is designed to provide opportunities for passive and active recreation, as well as gathering places for residents. The Implementation plan is predicated upon an integrated transportation network of transit, bicycle, and pedestrian connections that will maximize the ability of residents to move both within and outside West Village without the use of automobiles. The Implementation Plan defines distinctive but related design character of four precincts and prototypes of the buildings and open spaces. Finally, the plan includes building guidelines and prototypes that establish the desired character of the place by defining building/street relationships, setbacks, and materials palettes.

Core Principles

Three core principles guide the site and building design of West Village:

- **Housing Affordability and Proximity** – Providing affordable opportunities adjacent to the central campus will significantly help the campus in attracting and retaining students, faculty, and staff. For-sale units will be offered below market and have resale control. Student apartment ground lease revenue will fund contributions to campus financial aid, enhancing the affordability of a UC Davis education for those students most in need. Located on campus and close to the Davis community, West Village will contribute to the vitality of the campus and community, and reduce regional traffic and air quality impacts.
- **Quality of Place** – The implementation plan creates a network of connected open spaces at multiple scales. A centrally located Village Square will provide local services and a gathering place for residents and visitors alike. Building courtyards and gardens will provide opportunities for informal recreation, socializing, and interaction. Parks will provide both active and passive recreation opportunities adjacent to the efficient transit network into the central campus.
- **Environmental Responsiveness** – The plan responds positively to the local environment by using extensive on-site drainage through landscaped swales, basins, and innovative street designs to detain storm water runoff on site and limit the extent of off-site improvements. Numerous bicycle paths and frequent transit service provide efficient connections to the campus and community to help minimize automobile use by residents. Street layouts, open space corridors, and lot orientation are designed to help channel cooling summer breezes. Buildings are oriented and designed with adjustable shading devices to limit solar gain during summer and encourage solar gain during winter.

Site Open Space and Circulation

The Implementation Plan provides design guidelines and standards for the many hierarchies of open space within West Village. Green swales in the project provide drainage and open space and minimize the need for below-ground piping. Ponds on the north edge of the site will

improve storm water runoff quality, create wildlife habitat, and provide an open space amenity for the surrounding community. Neighborhood parks, greenbelts, the transit boulevard, and Village Square will provide places for residents to recreate, relax, and meet within West Village. The plan also includes a buffer area on the western edge to maintain the continued viability of agricultural research uses on fields west of the project site.

The plan provides an interconnected pedestrian, bicycle, and transit network tightly integrated with the open space network through multi-use paths and dedicated bicycle paths for both commuter and recreational use. Efficient and frequent transit service will be provided at central gathering places for the community along the primary transit route into the central campus. Street sections are designed to be efficient while minimizing pavement width, with generous parkway landscape strips separating pedestrians from bicycle and automobile traffic.

Precincts

The West Village Implementation Plan includes four interconnected but separately identifiable precincts. Precinct character is established by varied street types and widths; the size, shape and number of open spaces; the mix of building types; and the consistency of building materials, heights, and setbacks. Together, these elements serve to establish a special physical identity for each precinct.

- The **Village Square** is the heart of West Village, combining services, entertainment, civic activities, classrooms, and housing built around a central green.
- The **Ramble** is characterized by student apartments organized around a series of open spaces and courtyards connected by a meandering path.
- The **Boulevards** precinct, organized around the primary transit corridor, features student, faculty and staff housing, and recreation fields in close proximity to the central transit route serving West Village.
- The **Swales and Ponds** is a neighborhood of single family homes, townhomes, and cottages oriented to swales and green streets that guide storm water run off into seasonal and perennial ponds.

Buildings and Gardens

Architectural and building guidelines emphasize a traditional street-front development pattern with contemporary architecture that responds to the local Davis environment. Cottage units in many cases will front on bicycle or pedestrian paths integrated into public open spaces. Semi-public open spaces and gardens connect homes and apartments to the streets and bicycle and pedestrian paths. Buildings are oriented for optimal solar access and to make best use of prevailing cooling breezes in the summer. Deep roof overhangs and vertical and horizontal shading elements will provide shading to limit solar gain in the heat of summer but enable solar gain during colder winter months.

Building guidelines in the plan identify building massing and orientation on lots. Use of light-colored roofs and external building materials known to perform well in the Davis environment

will provide not only attractive units but long-term quality and value for residents. Accessibility is maximized by use of semi-private gardens that provide transition to private living spaces at street level.

Infrastructure

The campus's development partner is responsible to fund, design, and build all in-tract infrastructure as outlined in the implementation plan. On-site infrastructure will be conveyed to the University upon its completion after being cleared of any liens relating to financing.

The campus is responsible for design and construction of off-site infrastructure systems including domestic water, wastewater conveyance, storm drainage, and bicycle and roadway facilities. A separate item for concurrence to amend the capital improvements budget to enable this infrastructure project is pending.

Plan Implementation

The West Village Implementation Plan provides the necessary design framework to guide the campus and its development partner in constructing phase 1 of West Village. An Item being considered by the Committee on Finance addresses the business arrangements related to Phase 1. Phase 2 of the plan will be subject to subsequent Regents' review and approval before being constructed. Approval by The Regents of the Implementation Plan will delegate to the President and then the campus the review and approval of all individual buildings and elements in Phase 1 of the plan subject to substantial conformance with the Implementation Plan.

The campus will create a design review process specifically for West Village to ensure that development of specific buildings and infrastructure adheres to the Implementation Plan. Additionally, the Campus Architect will perform the duties of Chief Building Official and will ensure that all infrastructure and buildings are constructed according to appropriate building codes and standards.

Amendment to the LRDP

The West Village Implementation Plan is generally consistent with the adopted NMP; however, it makes minor changes in the land use and circulation plan, as noted above, that improve the overall design of the neighborhood. These modifications are described in the attached Addendum to the 2003 LRDP EIR.

- Hutchison Drive is realigned to facilitate circulation on the West Campus, to improve access to research fields by existing campus programs, and to provide a better entry sequence to West Village.
- The possible uses of the elementary school site have been expanded to include the possibility of a child care facility, primarily because of declining elementary school enrollment in the Davis Joint Unified School District, which likely precludes the need for an elementary facility. The location has moved to the west to expand the setback from

SR-113 to place it more centrally to faculty and staff housing, and the acreage has been reduced.

- The village square has been shifted one block to the east accommodate the change in the alignment of the main entry roadway.
- The bus route has been relocated from within the central green to a road that would be used by all modes of transportation.
- A central greenway has been included within the student housing complex along SR-113.

As a result of these changes and concomitant changes in the locations of various land use designations, the 2003 LRDP land use map (Figure 1) is proposed to be revised to reflect these changes (Figure 2).

To accommodate the possibility of a child care or pre-school facility, the definition of the Elementary School land use designation on page 65 of the 2003 LRDP is replaced with the following text:

ELEMENTARY SCHOOL/CHILD CARE FACILITY – A site for a neighborhood elementary school, pre-school, or child care facility is located west of SR 113, south of Russell Boulevard, and north of Hutchison Drive as part of the proposed NMP. The site will accommodate neighborhood children and will be planned in coordination with the housing projects.

Environmental Impact Summary

Pursuant to State law and the University procedures for implementation of the California Environmental Quality Act (CEQA), the campus prepared Addendum # 1 to the Long Range Development Plan (LRDP) EIR to evaluate the proposed project in relation to the original analysis done in the LRDP EIR. The potential environmental effects of the Neighborhood Master Plan were analyzed in the EIR for the UC Davis Long Range Development Plan, which was certified by The Regents in November 2003 (State Clearinghouse # 2002102092). Volumes 1 and 2 of the Draft EIR assessed the potential environmental effects of implementation of the LRDP, identified means to eliminate or reduce potential adverse impacts, and evaluated a reasonable range of alternatives to the LRDP. Volume 3 of the Draft EIR analyzed the project-level environmental impacts associated with the several projects on the UC Davis campus, which included the Neighborhood Master Plan.

The LRDP EIR evaluated the potential effects of the proposed implementation plan as part of the Neighborhood Master Plan impact analysis, which evaluated project-level impacts resulting from development of several specific projects. Potential impacts for the Neighborhood Master Plan were evaluated in sixteen environmental issue areas: aesthetics, agriculture, air quality, biology resources, cultural resources, geology, seismicity and soils, hazards and hazardous materials, hydrology and water quality, land use planning, noise, population and housing, public services, recreation, traffic circulation and parking, and utilities. The LRDP EIR indicated that the Neighborhood Master Plan would result in significant or potentially significant impacts, prior to

mitigation, in the following areas: aesthetics, agricultural resources, air quality, biological resources, cultural resources, hazards and hazardous materials, hydrology, noise, public services, traffic circulation and parking, and utilities.

With implementation of the proposed mitigation measures, the effects of the NMP on scenic vistas from central campus and surrounding areas, conversion of agricultural land to nonagricultural uses, increased levels of carbon monoxide, ozone precursor, and PM10 emissions, extraction of water from local aquifers, potential impacts to prime farmland and habitat in the city of Davis, and potential impacts to archaeological resources would remain significant and unavoidable. These impacts are considered acceptable, however, for the reasons specified in the Findings and Overriding Considerations adopted by The Regents in connection with its approval of the 2003 LRDP EIR. All other impacts would be mitigated below a level of significance.

The LRDP EIR analyzed the potential environmental effects of constructing the NMP. The LRDP EIR description of the NMP includes the location, land use designations, population, circulation and transportation systems, landscaping, and public services envisioned as part of the plan. West Village would be developed on the same site as previously analyzed in the LRDP Final EIR.

The West Village Implementation Plan is generally consistent with the adopted NMP; however, it makes minor changes in the land use and circulation plan that improve the overall design of the neighborhood, as noted above. These changes are listed above and are described in the attached Addendum #1 to the 2003 LRDP EIR.

No additional environmental analysis or review is required to address the environmental impacts resulting from construction and operation of the proposed project, as revised, other than as provided in EIR Addendum #1 (attached).

A Mitigation Monitoring and Reporting Program is included in the Final LRDP EIR to ensure implementation of project-specific mitigation measures to reduce significant impacts. Monitoring of the implementation of mitigation measures will be conducted annually in conjunction with the annual status report for the 2003 LRDP Mitigation Monitoring Program.

In December of 2003, litigation was filed challenging the adequacy of the 2003 LRDP EIR. In September 2004, Alameda Superior Court found in favor of The Regents and upheld The Regent's certification of the EIR. That decision was appealed by the plaintiffs. The Appellate Court also found in favor of The Regents and upheld The Regent's certification of the EIR. No appeal of the Appellate Court's decision was filed.

Findings

See attached findings document.

(Attachments)