Development Plan

NEIGHBORHOOD PLAN PRINCIPLES

The neighborhood plan and design were developed with respect to six key planning principles. These principles guide how the neighborhood’s major relationships, elements and features intersect to create a vital community and campus experience.

**Compact and Clustered Development Pattern**
Create a compact and clustered development pattern to optimize resources, foster close physical and social connections, and reduce travel times.

**Transit Connections and Transit-Oriented Development**
Develop land uses around local and regional transit connections to encourage transit use, provide access for a range of users, and decrease reliance on the automobile.

**Integrated and Connected Open Space Network within the Neighborhood and with the Larger Community and Campus**
Create an extensive, multi-use neighborhood open space network that connects to the facilities and resources of the larger community.

**Bicycle and Pedestrian Access/Circulation within the Neighborhood and with the Larger Community and Campus**
Establish a bicycle and pedestrian path network that provides recreational opportunities and easy, efficient transit to work and school.

**Mix of Uses and Amenities to Foster a Vibrant, Convenient and Well-Served Neighborhood**
Integrate housing, retail shops, civic uses, education centers, transit, parks, and natural spaces to create a dynamic mixed-use community.

**Environmentally Sustainable Systems and Technologies**
Utilize environmental design techniques to optimize solar access, take advantage of cooling breezes, facilitate natural drainage, and maximize transit, bicycle, and pedestrian orientation at the site and neighborhood scales.
NEIGHBORHOOD PROGRAM ELEMENTS

The neighborhood will be developed between 2004 and 2016 in response to the University’s growth needs and local market conditions. At full build-out the neighborhood will encompass approximately 224 acres. It will include a range of land uses, from housing and classroom facilities to recreation fields and small-scale convenience shopping.

Specifically, the neighborhood will accommodate the following program:

- **Diversity of Housing Types** The neighborhood accommodates a range of housing options including: faculty/staff detached homes, townhouses, faculty/staff apartments, mixed-use apartments, student apartments and cottage units. This diversity of housing types affords greater opportunities for students, faculty and staff of all income levels to live close to the Central Campus and nearby community amenities.

- **Mixed-Use Center** The neighborhood’s Mixed-Use Center contains streetfront neighborhood-serving commercial as well as other community-oriented office, service and civic uses. It also includes apartments above the ground-floor uses.

- **Central and Integrated Transit Green** The linear Transit Green combines a transit line with formal recreational facilities (such as tennis courts and playgrounds) and informal open space areas to create a central public gathering area for neighborhood residents.

- **Community Education Center** The Community Education Center (CEC) contains land and facilities for the Los Rios Community College District, the Heidrick Western Center for Agricultural Equipment, and other campus-affiliated educational programs. The CEC will also provide satellite facilities for the Davis Senior High School.

- **Village Square** Centrally located to the Mixed-Use Center, Community Education Center and Transit Green, the Village Square serves as the central public open space and activity hub for the neighborhood. In addition to being the physical culmination of a “green entryway” into the neighborhood from Hutchison Drive, the Village Square provides gathering spaces for residents and visitors alike.
• **Recreation Fields and Facilities**  Recreation Fields provide expanded athletic opportunities for campus affiliates and local community members. Situated adjacent to the Community Education Center and near the Mixed-Use Center, the Recreation Fields are also part of the "green entryway" into the neighborhood. These facilities are managed for primary use by the campus and additional use by the greater community.

• **Elementary School/Neighborhood Park**  A partnership with the Davis Joint Unified School District, the neighborhood accommodates an Elementary School site to meet the needs of neighborhood children. As a joint use facility between the neighborhood and Elementary School, the Neighborhood Park provides formal and informal park space in the community.

• **Open Space/Drainage Network**  Community Open Space includes all of the naturalized habitat areas, view corridors and green buffers within the neighborhood. Ponds on the northern edge of the site serve drainage functions and provide habitat for plants and animals. Vegetated swales, incorporated into neighborhood greenways and bicycle/pedestrian corridors, also provide habitat and drainage for the area. Corridors along Russell Boulevard west of Arlington Drive maintain views toward the Vaca Mountains. In addition, green buffers along the edges of the neighborhood provide a low-intensity transition between the neighborhood and its surrounding land uses.

• **Bicycle and Pedestrian Network**  Neighborhood bicycle/pedestrian greenways provide connections between all major elements of the open space/drainage network, as well as access to the Central Campus and surrounding community.

• **Integrated Circulation Network**  The neighborhood circulation concept accommodates and integrates a range of transportation systems, including automobile, transit, bicycle and pedestrian networks. These different transportation systems allow people to use a variety of modes to reach destinations within the neighborhood, surrounding campus lands and the larger community.

• **Public Safety Station**  A public safety station is located in the southwest portion of the neighborhood. As part of the overall UC Davis public safety network, the station provides fire, police and emergency medical assistance for all neighborhood districts. It also provides service for the West Campus, including the University Airport, Primate Center, and agricultural teaching and research facilities.
Building from the neighborhood planning concepts and program elements, the land use plan provides an overview of the proposed neighborhood uses and amenities at full build-out.

Faculty and Staff Housing is located in the northern half of the neighborhood, as well as along the western edge. While the land use colors outline general areas of Faculty and Staff Housing development, a mix of unit types occur throughout the area, including within individual blocks. Single-family detached units are predominant in these districts, and approximately 60 percent of these have cottage units in the rear of the lots. Townhouses are generally located along the southern edge of the Transit Green and around a central pocket park in the east end of the area. Faculty and staff apartments are located at the eastern border, south of an Elementary School and Park that serve neighborhood and community residents.

Moving south, the faculty and staff residential areas transition to higher intensity uses. High-density student apartments are located south of the Transit Green (west of the Mixed-Use Center). They are also located east of the Mixed-Use Center, extending southward along SR 113.

The Mixed-Use Center and Village Square are centrally located to these housing areas. Apartments are situated above small-scale convenience retail and office uses on the ground floor. The Community Education Center (CEC) and Heidrick Western Center for Agricultural Equipment comprise the southern portion of the Mixed-Use Center, near the entrance to the neighborhood at Hutchison Drive.

A Public Safety Station is located in the southwest part of the neighborhood to serve the neighborhood and outlying areas on the West Campus.

A generous open space network (detailed on page 18) is located throughout the neighborhood. This network includes a large habitat and recreation buffer area (including ponds) along Russell Boulevard, several pocket parks, the Elementary School Park, greenways for drainage and pedestrian/bicycle paths, and Recreation Fields at the southern edge of the site. The multi-use Transit Green runs east-west through the neighborhood, serving as a recreational and open space amenity, a transition between housing districts, and a transit corridor for residents.

The transportation and circulation network – including the Transit Green, other transit connections in the neighborhood, bicycle and pedestrian paths, parking, and the auto circulation system – are detailed on page 19.
NEIGHBORHOOD DISTRICTS

The neighborhood is comprised of several districts, which are highlighted on the diagram on page 17. These districts foster a smaller sense of scale, a unique character, and a heightened sense of community within the larger neighborhood context. The districts (outlined in detail beginning on page 23) include:

• Faculty and Staff Housing Areas I, II and III Each of these districts is planned and designed to promote a livable and community-oriented neighborhood. Each district includes a mix of housing types, tree-lined streets, pedestrian and bicycle greenways, access to recreation and naturalized open spaces, and central pocket parks oriented to district residents. A variety of transportation connections link these areas to the campus and community destinations.

• Student Housing Areas I, II and III Most students are housed in higher density Student Apartments in these districts. Student Housing Area I is centered around a north-south street with large setbacks and landscaping, creating a student-oriented promenade. Student Housing Area II is characterized by an east-west row of apartment buildings between the Transit Green and Recreation Fields. Many apartments face outward onto these amenities to foster interaction with the open spaces and transit corridor. Both Student Housing Area I and II are proximal to the shops and services of the Mixed-Use Center. Student Housing Area III is located in the southeast corner of the neighborhood, near the Hutchison Drive and SR 113 interchange.
**Mixed-Use Center**  Centrally located in the heart of the neighborhood, the Mixed-Use Center includes ground-floor commercial shops and services, offices, civic uses, upper-floor residential apartments, Recreation Fields, and the Village Square. The CEC and Heidrick Western Center for Agricultural Equipment, in the southern part of the Mixed-Use Center, provide facilities for the Los Rios Community College District, the DJUSD, and other campus-affiliated education programs.

**Special Corridors**

Three "special corridors" overlay the districts, each with its own distinct character and each acting as a transition between different neighborhood environments. These corridors (highlighted on the diagram on page 17 and outlined in detail beginning on page 32) include:

- **Russell Corridor**  The Russell Corridor runs along the neighborhood's northern edge and borders with the City. The corridor includes ponds, habitat areas, naturalized landscapes, viewsheared area, and pedestrian/bicycle paths.

- **Transit Green**  The Transit Green runs east-west through the middle of the neighborhood, serving as a transition between faculty/staff housing districts and student housing. The transit corridor provides pedestrian and bicycle facilities in addition to a transit line. The transit line is within about a five-minute walk of all neighborhood housing. The Transit Green also contains recreational facilities and open spaces for neighborhood use.

- **"Main Street"**  This corridor is the major north-south connection through the neighborhood. "Main Street" begins at Hutchison Drive at the neighborhood's southern edge, passes through the Mixed-Use Center adjacent to the Village Square and Community Education Center, and links to Faculty and Staff Housing Area I. The corridor ends at a Community Meeting Center and park overlooking the habitat/drainage pond. There is no vehicular connection to Russell Boulevard at Main Street. Each stretch has its own distinct character, entry features, and building setback/frontage relationships.
PHASING

Development of the neighborhood and its various districts will depend upon several factors, including financial feasibility, timing and availability of land, and actual realized growth.

Continued financial analyses will be conducted to help determine final development types and unit mixes in relation to market changes.

Assuming full build-out, the neighborhood will be developed in three phases:

- **Phase I** will include development of Faculty and Staff Housing Area I, Student Housing Area I, and the Mixed-Use Center. These areas are proximal to currently developed lands on the Central Campus and, taken together, will create a critical mass of housing, services, open space and other amenities for the neighborhood. A north-south greenway located along the western edge of Phase I will serve as a buffer between the neighborhood and nearby agricultural lands.

- **Phase II** will be developed in response to future growth needs, as well as in response to the relative success of Phase I development. Major portions of the Transit Green and Recreation Fields will be completed during Phase II. A wide greenbelt along the western edge of Phase II will serve as an agricultural buffer, so as to maintain the long-term viability of adjacent fields and facilities.

- **Phase III** will consist of Student Housing development in the south-east corner of the neighborhood, near the Hutchison Drive and SR 113 interchange.

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<th>Land Use</th>
<th>Phase I (acres)</th>
<th>Phase II (acres)</th>
<th>Phase III (acres)</th>
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<td>Faculty/Staff Housing</td>
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<td>Student Housing</td>
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