University Commons Sustainability Measures

July 30, 2019

1. By virtue of its location, the University Commons project is its primary sustainability element. With UCD directly across the street, residents of the project will utilize the abundant infrastructure of pedestrian friendly sidewalks, bicycle lanes, ride share pickup/drop-off areas and heavily scheduled bus routes to walk, bike, ride share or use public transportation to reach their destinations, thus significantly reducing the need for automobile usage and carbon emissions. Vertical "in-fill" mixed use redevelopment retail/housing adjacent to the University of California Davis integrated with a variety of retail and service functions reduces sprawl and environmental impacts to Greenfield development and an automobile-based commuter culture.

2. During construction developer will divert solid waste from landfill to a minimum of 65%.

3. Utility Metering
    a. Each residential and retail suite will contain a water sub-meter to measure actual use.
    b. Each residential and retail suite will contain an electrical meter to measure actual use.

4. Common Area Lighting
    a. Parking and common area lighting will equipped with solar powered LED lights.

5. Parking
    a. The parking facility will contain EV Vehicle Charging Infrastructure:
    b. Cost to park Management Programs will be implemented to discourage vehicle use.
        i. All parking for the residential units shall be charged separately from base rent charges.
    c. Dedicated surface level parking stalls for ride/car share program will be provided.

6. Bicycle Program
    a. Bike parking for retail customers, residents and guests will be provided.

7. Landscape
    a. The project will be designed with limited turf areas, the incorporation of drought tolerant vegetation, utilization of smart irrigation controllers, high-efficiency drip irrigation systems and the installation of mulch dressing to provide soil moisture evaporation protection.

8. Commitment to collaborate with tenants to jointly reduce environmental footprint.