

Nishi

Draft Baseline Project Features

January 19, 2016

Project Description

- Up to 650 residential units (apartments and condominiums).
- Up to 325,000 square feet of office/R&D
- Ancillary ground-floor retail, as established by Planned Development zoning
- Hotel or extended stay hotel may be added, as conditional use in residential or commercial zoning district, subject to discretionary review and environmental/market analysis
- Additional 20% residential units may be added, subject to discretionary review, environmental analysis, and no additional parking.
- Minimum 14-16 acres open space, greenbelt, and parks (not including drainage)
- Maximum 1,732 surface and structured vehicle parking spaces, which reflects a 10% reduction from the 1,925 spaces on original plan)
- Circulation components including vehicle connections to Olive Drive and to Old Davis Road on the UC Davis campus, and separated bikeway connecting the Putah Creek Parkway to Old Davis Road.

Phasing Commitments

- Phasing tied to improvements at Richards interchange and UC Davis connection (see staff report for discussion)

Financial Commitments

- Fair Share Contributions to Olive/Richards intersection and Richards corridor/interchange improvements.
- Developer pays for Olive Drive-Putah Creek connection, undercrossing to UCD, & mitigation per EIR.
- City will work with developer and campus on grant opportunities for major infrastructure
- Net fiscal positive with or without hotel. Could include make-whole provision for properties purchased or leased by an entity exempt from property taxes, Landscaping and Lighting Assessment District, Community Facilities District, positive negotiations with Yolo County, or other mechanism as established in the Development Agreement.
- Repayment of City predevelopment costs

Sustainability Commitments

- Implementation of Sustainability Implementation Plan, which includes performance and monitoring - including
 - ◆ 10 percent reduction in parking off of current plan (192 fewer spaces);
 - ◆ peak hour trip cap per the SIP
 - ◆ 4.9 MW photovoltaic (or equivalent, per Development Agreement)
 - ◆ Buildings exceeding 2013 CalGreen standards by 30 percent

Subsequent City Review and Approval

- Tax-sharing Agreement with Yolo County (City Council)
- Final Planned Development, Tentative Map, and Design Guidelines (Planning Commission)
- Implementation of Sustainability Plan other than explicit commitments noted above (Planning Commission, per Appendix F)
- Impact fees, fair-share contributions, and credits recognizing infrastructure costs, smaller unit sizes, and sustainability commitments (City Council)
- Agricultural land mitigation