

18.1	Adjacent to UC Davis and downtown and would bolster downtown economy.
18.2	Near arboretum, freeway, and transit.
18.3	Bike connection to downtown and South Davis.
18.4	Promotes pedestrian, bicycle and transit mobility.
18.5	Potential to provide special higher density housing types without impacting existing neighborhood.

Nishi Property (Option With Access Via UCD Only)



SECONDARY SITES are sites recommended for housing; they are considered "Green Light" sites



Location	Southwest of Richards / I-80 interchange
Site Size (Gross / Net Assumption)	44.0 ac / 15.4 ac (residential)
Recommended General Plan Overall Residential Density Category (net density range including density bonus)	New Residential Higher (50 + du/ ac)
Estimated Potential Number of Housing Units Range Per General Plan Category	462 - 1,000 du (new)
Steering Committee Recommendation	460 - 1,000 du

Recommended Actions and Responsibilities

- Action 18.1** Develop a cooperative plan with UC Davis for land use and circulation.
- Action 18.2** Discuss the development with the railroad company and mitigate safety concerns.
- Action 18.3** General Plan amendment (to a new higher density category), rezoning, and Measure J vote.

Rationale for Recommended Site Ranking Category and Number (including Key Principles)

- 18.1 Adjacent to UC Davis and downtown and would bolster downtown economy.
- 18.2 Near arboretum, freeway, and transit.
- 18.3 Bike connection to downtown and South Davis.
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Countering Views to Recommended Site Ranking Category and Number

- 18.6 Poor vehicular access to Core Area.
- 18.7 Noise from I-80 and railroad.
- 18.8 Safety concerns with the railroad.
- 18.9 Prime ag land.

Recommended Land Use and Design Considerations, Requirements or Conditions, and Any Additional Information that May be Needed for Site Development

- 18.A Needs UC Davis involvement, including access.
- 18.B Traffic analysis, mitigation, and car management strategies for traffic toward campus.
- 18.C Noise analysis and mitigation.
- 18.D Mitigate safety concerns with the adjacent railroad.
- 18.E Relinquish the existing access easement to Olive Drive.
- 18.F Access via UC Davis must be explored fully before any consideration of the Site #25 option.