

Nishi

Draft Baseline Project Features (for Planning Commission)

January 6, 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.
- 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)

Phasing Commitments

- No project on the site until connection to UC Davis campus is approved through UC Davis Long Range Development Plan, environmental review, and agreement with City Council and UC Davis.
- No occupancy until Richards/I-80 interchange improvements are complete

Financial and 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
- 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.
- CFD assumed to pay for public infrastructure.
- 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 UC leases, Landscaping and Lighting Assessment District, Community Facilities District, positive negotiations with Yolo County, or other.
- Agricultural land mitigation
- Repayment of City out-of-pocket predevelopment costs

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)