

2750 COWELL HYATT HOUSE – Community/Neighborhood Engagement

The applicants have held three neighborhood meetings, two of them were held *prior* to submitting the development application, for the explicit intent of ensuring neighborhood input in the project design. All three meetings were well-noticed with meeting notices posted to the front doors of residents. The first meeting focused on the immediate neighbors residing adjacent to the project site along the greenbelt. The 2nd meeting was for all the neighbors living within 500' of the project site. The 3rd meeting was for all neighbors within the Rose Creek neighborhood (a meeting announcement was mailed to all neighbors within approx. 600' of the project site and an announcement was posted to the Rose Creek NextDoor site). Attendance was admittedly sparse; nevertheless, good and valuable input was obtained. A number of neighbors also availed themselves of the opportunity to meet with the applicants one-on-one. Comments from the neighborhood engagement were mixed ranging from pleased with the prospect of a pending freeway and railroad sound barrier to privacy concerns for those residents living along the greenbelt (see FAQs from neighborhood engagement below for further details). The applicant has taken a number of measures to address neighborhood comments including moving the hotel further north and away from the residential neighbors, reducing the building height including the tower element, taking drone pictures, etc. Neighborhood engagement is ongoing via one-on-one meetings and correspondence with engaged neighbors and via an online portal linked with the Rose Creek NextDoor site. The online portal is located at the following link: hyattdavis.wpengine.com.

Feedback from the neighborhood engagement indicates the neighborhood lacks identity compared to a number of other Davis neighborhoods. The applicants have also met with the boards of Davis Downtown, YCVB and Davis Chamber of Commerce; numerous business owners; several local hoteliers; Cool Davis; Davis Arts Center; UC Davis representatives; and others. A number of opportunities were identified by neighbors and stakeholders for the project to build community and support the neighborhood. These suggestions include providing neighbors access to the project EV charging stations, promoting the project's public spaces as a neighborhood gathering place, hosting an annual neighborhood gathering, etc.

FAQs

QUESTION: Is there demand for an extended-stay hotels in Davis?

RESPONSE: Yes. Five successive studies over the last five years consistently state that demand is outstripping supply. Two of these studies were commissioned by the City of Davis.

QUESTION: Will the Wine Bar be open for public usage?

RESPONSE: The Wine Bar at the hotel will be open to the public. In fact, all food and beverage facilities at the hotel will be specifically operated to integrate with and serve both hotel guests and the

local community. Per communication with Chris Robbins, Vice President of Real Estate and Development at Hyatt:

“The hotel that was visited referenced in the e-mail was 4 generations prior to our current Hyatt House concept. We have a great H bar experience in the design of the Hyatt House for Davis. This bar area is significantly larger and we welcome outside neighbors to visit on a regular basis. It is very important for Hyatt to embrace the communities in which we operate our hotels to create great guest and local experiences for customers.”

“Happy Hour” is customarily free-of-charge events for hotel guests, so unfortunately, this particular exception for the Wine Bar usage will need to remain in place.

QUESTION: What traffic impacts will Davis Hyatt House have on the neighborhood and what mitigation measures will be necessary?

RESPONSE: According to KD Anderson & Associates, the transportation engineers hired by the project team, traffic impacts are negligible. Further details can be found in the KDA traffic analysis in the “Reports/Studies” section of the website.

QUESTION: What noise impacts will Davis Hyatt House have on the neighborhood?

RESPONSE: According to AEC, the acoustical engineering consultants hired by the project team, I80 road traffic noise is and will remain the existing major source of noise impacting the neighborhood. Sound levels will actually decrease at residences along Albany Avenue due to significant shielding by the proposed hotel building of transportation noise sources. Further details can be found in the AEC acoustical study in the “Reports/Studies” section of the website.

QUESTION: What is the zoning for this parcel?

RESPONSE: The zoning for the parcel is “Industrial Administration and Research (IR),” not R&D as has been suggested by some. IR zoning provides for unrestricted business operations 24/7. Per City of Davis communication, “We don’t find anything in the IR district that says businesses shall operate during normal business hours.” Additional information can be found on the Hyatt House website, <http://hyattdavis.wpengine.com>, under the “Adjacent/Permitted/Conditional Uses & Height Limits” section.

QUESTION: Does the Davis Hyatt House comply with the zoning ordinance height limitation for the subject parcel?

RESPONSE: Yes, the project complies with the 50 ft. height limitation. However, the proposed 4-story hotel exceeds the 3-story maximum in the subject property’s zoning. To mitigate neighborhood height concerns, the project team has reduced the building height by several feet, reduced the parapet wall

height by several feet, reduced the tower element height by several feet and moved the building approx. 15 ft. further north toward Cowell Boulevard (which reduces the relative height). Further details can be found by comparing the initial plans with the revised plans both of which can be found in the “Adjacent Uses/Permitted Uses/Conditional Uses & Height Limits” section of the website.

QUESTION: Will the Hyatt House provide only extended-stay rooms?

RESPONSE: The Hyatt House will provide 73 extended stay rooms and 47 regular use rooms.

QUESTION: Will the hotel remain a Hyatt House brand?

RESPONSE: The Hyatt House franchise agreements are typically 20 years long and require the payment of significant penalties if the franchise is changed by the owner. Franchise agreements do not (and our franchise agreement will not) permit a change in the franchise upon a sale of the hotel. Should the Hyatt House be sold at a future date, the hotel will continue to be operated as a first-class Hyatt House in the same way that the Hyatt Place on the UC Davis campus has subsequent to its sale.

QUESTION: Will the pool be available to the neighborhood?

RESPONSE: The Hyatt House pool is something a neighbor suggested would be a wonderful amenity for the neighborhood. And we agree, the pool would indeed be a great amenity for the neighborhood, particularly for the children. We are exploring use by outside guests at certain times and intervals during the year. It is not uncommon for hotels to let a select group of non-hotel guests as day members for use of amenities such as spas, pools and fitness centers for a nominal fee. We do have the ability, after a screening process, to make a select number of passes available. Our team continues to work on this.

QUESTION: How will the Davis Hyatt House impact neighborhood property values?

RESPONSE: The project team feels strongly that the Davis Hyatt House will prove to be an asset to the neighborhood and will have a positive impact on neighborhood property values particularly in comparison to alternative projects that could be developed on the subject site (see list of existing, permitted and conditional uses). Data regarding this issue is currently being collected by the project team and will be shared on this website with the neighbors shortly.

QUESTION: What impact will Davis Hyatt House have on neighborhood privacy?

RESPONSE: The project team hired a drone, both in October '15 and February '16, to take video and photos from what will be the hotel's 3rd-floor and 4th floor window line. Views from the hotel to the residential homes adjacent to the greenbelt are obscured due to the city trees. That said, there are partial views of two homes during the winter when some of the city-owned sycamores drop their

leaves. To mitigate this condition, the project team has moved the hotel 15 ft. further north toward Cowell Boulevard. Further details can be found in the drone video and photos linked to this website.

QUESTION: How does the light from Davis Hyatt House impact the neighborhood at night?

RESPONSE: Given the visual barrier created by the city trees between the project and the residential neighbors, the impact appears minimal. Nevertheless, this is one of the reasons the project team elected to move the hotel 15 ft. further north toward Cowell Boulevard. Please view the nighttime drone video linked to this website.

QUESTION: How will the Davis Hyatt House project advance community sustainability goals?

RESPONSE: An experienced project sustainability team has been formed to create a sustainability plan that incorporates sustainability features into all aspects of project design, construction and operations with the goals of: (1) significantly reducing the environmental footprint of the hotel; and (2) creating a healthy living experience for hotel guests and patrons. Further details can be found in the DEG energy analysis and the sustainability plan linked to this website.

QUESTION: What amenities can Davis Hyatt House offer the neighborhood and how can the hotel be used to create community within the neighborhood?

RESPONSE: Several neighbors have approached the Davis Hyatt House project team with suggestions on what the hotel can do to enhance the neighborhood. Suggestions have included neighborhood use of the hotel's electric vehicle charging stations, banquet room, wine bar, etc. The project team members have a public record of building community and are very receptive to these neighborhood suggestions.

QUESTION: What nearby services support guests staying at the Hyatt House?

RESPONSE: Within a 10 minute walk via sidewalk or the greenbelt, Hyatt guests can access numerous restaurants and cafes (Dos Coyotes, Round Table Pizza, Common Grounds Coffee, Starbucks, and Teabo Cafe), a grocery store, a pharmacy, an office supply store and more! Of course, regular shuttle service as well as bicycles and the Unitrans bus service enable guests to enjoy the fantastic offerings of downtown Davis as well!!