

RESOLUTION NO. 16-049, SERIES 2016

**RESOLUTION OF THE ESTABLISHING CRITERIA FOR EVALUATION OF
HOTEL PROPOSALS**

WHEREAS, the City has received applications for land-use entitlements for hotels in east and south Davis; and

WHEREAS, the City Council goals for FY 2014-16 include the tasks to facilitate development of a hotel conference center and to conduct comprehensive analysis of hotel market in Davis and multiple proposals; and

WHEREAS, the City Council has reviewed an analysis of the capacity of the Davis hotel market to absorb additional hotel rooms, particularly extended stay rooms.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Davis:

1. Hereby approves the following criteria for evaluation of hotel proposals:

Site

- A Proximity to demand generators, including international businesses, sports facilities, and UC Davis.
- B Pedestrian and bicycle access and accommodations, including loaner bicycles
- C Visibility and accessibility from Interstate 80.
- D Site location, product characteristics and amenities, and desirability for extended stay travelers (restaurants, groceries, neighborhood services, etc.)
- E Proximity or access to public transit
- F Proximity to residences and neighborhood compatibility
- G Existing zoning

Project

- H Sustainability, including commitment to CalGreen Tier 1. LEED Gold or higher is encouraged. Desirable components could be on-site generation of renewable energy, water conservation practices, LED lighting, and similar measures.
- I High-profile brand not provided elsewhere in the City of Davis
- J Transportation demand management commitments, including a shuttle service to airport and conference facilities
- K Anticipated revenue to the City of Davis (including TOT, property tax, sales tax, and Development Agreement commitments)
- L Commitment to high-quality architectural treatments that reflect the community and neighborhood context
- M Integration of project amenities such as public art.

Developer

- N Demonstrated team experience and capability for both the development and operation of a first-rate hotel facility
- O Demonstrated financial capacity for project delivery, if approved; and

2. Hereby affirms that these criteria will supplement the customary planning entitlement review considerations of plan consistency, zoning standards, CEQA review, and urban form.

PASSED AND ADOPTED by the City Council of the City of Davis on this 19th day of April, 2016, by the following vote:

AYES: Frerichs, Lee, Wolk

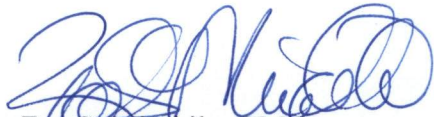
NOES: Davis

ABSENT: Swanson



Daniel M. Wolk
Mayor

ATTEST:



Zoe S. Mirabile, CMC
City Clerk