COLLABORATION BETWEEN CITY, COUNTY, UNIVERSITY AND PROPERTY OWNERS
WHO ARE WE
City-Making – Urban Design
OFFICES
Atlanta
Boston
Charlotte
Chicago
Dallas
Dubai
Dundas
Houston
London
Los Angeles
Miami
Minneapolis
New York
Orlando
Ottawa
Philadelphia
RTP
San Francisco
Sao Paulo
Seattle
Shanghai
Toronto
Vancouver
Washington, DC

DISCIPLINES
Architecture
Branded Environments
Interior Design
Planning + Strategies
Urban Design

MARKETS
Civic + Cultural
Corporate + Commercial
Healthcare
Higher Education
K-12 Education
Science + Technology
Sports + Recreation
Transit
The Clinton Climate Initiative, jointly with the U.S. Green Building Council, created the Climate Positive Development Program to set a new global benchmark for leadership in large-scale urban development that will minimize environmental impacts. So far, 16 large-scale urban projects around the globe have been chosen to participate in the Climate Positive Program — and three of them, (pictured below) are by Perkins+Will.
KEY PRECEDENTS
EAST BALTIMORE/ JOHNS HOPKINS LIFE SCIENCES PARK, BALTIMORE MD
FREMONT INNOVATION CENTER
KEY LESSONS OF OUR EXPERIENCE

- Creating “Place” with strong urban design/sustainability principles
- Livability/Accessibility: New District for the City
- Good balance between housing and jobs
- Understand Program/Service and Building Requirements
- Strategic Phasing of Investments and Implementation
- High degree of collaboration between University and City
- Strong Public Process and Engagement
CONTEXT AND SITE ANALYSIS
SITE and CONTEXT
SITE and CONTEXT
SITE and CONTEXT

UNIVERSITY-
DOWNTOWN
GATEWAY
DISTRICT
OWNERSHIP MAP

UC DAVIS
EAST VILLAGE
(42 ACRES)

NISHI PROPERTY
(45 ACRES)

OLIVE DR
(11 ACRES)
3D CONTEXT MODEL
1. Memorial Union
2. Main Quad
3. Shields Library
4. Bohart Museum
5. Gorman Museum
6. Mondavi Center
7. Design Museum
8. New Shrem Museum of Art
9. Arboretum
10. New Recital Hall/Classroom
11. Main Theater
12. Wyatt Theater and Deck
1. Community Park/
   Davis Farmers
   Market
2. E Street Plaza
3. Varsity Theater
4. Odd Fellows Hall
5. Regal Cinemas
6. Regal Cinemas
7. US Bicycling Hall of
   Fame
8. Davis City Hall
9. Amtrak Station
10. Arboretum Terrace
    Garden
11. Hattie Weber
    Museum
12. Art Gallery
OPPORTUNITIES AND ISSUES
OPPORTUNITIES

- Highly strategic site adjacent to UC Davis, Downtown and I-80.
- Mixed-use district that serves both UC Davis and the Downtown
- Very desirable location for employment/jobs
- Takes advantage of existing amenities
- Creates an identifiable knowledge center for Central Valley

ISSUES

- Full project realization requires a new crossing at railroad.
- Need to emphasize transit/bike/ped modes versus automobile and parking
- Easements/setbacks are required for residential uses from freeway
- Infrastructure costs in early phases

OPPORTUNITIES and ISSUES
ECONOMIC/MARKET CONSIDERATIONS
## Economic Opportunities and Challenges

<table>
<thead>
<tr>
<th>TOPIC</th>
<th>OPPORTUNITY</th>
<th>CHALLENGE</th>
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<tbody>
<tr>
<td><strong>Location</strong></td>
<td>Highly visible site with potential for access from Downtown, UC Davis, and I-80</td>
<td>Signage and gateway landmarks will be important for way finding and district identity</td>
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<tr>
<td><strong>Land Characteristics</strong></td>
<td>Beneficial parcel sizes, configuration, and ownership patterns (public and private)</td>
<td>Railroad track bifurcation requires investment in connecting infrastructure</td>
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<tr>
<td><strong>Market Demand</strong></td>
<td>Strong UC Davis research programs serve as catalyst for commercial development</td>
<td>Continue to refine land use program to ensure ideal positioning of uses on public and private lands</td>
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<td><strong>Financial Feasibility</strong></td>
<td>Diverse market segments including public facilities, R&amp;D, office, and housing can reduce risk and improve value</td>
<td>Ensure development and infrastructure are phased appropriately as market evolves</td>
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Market Creation: Strategic Approach to Catalyzing Development

- Create center of innovation fostering University/industry partnerships
- Improve project economics through diversity of uses
- Create a regionally compelling project (form and function) appealing to diverse cross-section of users:
  - Support and complement Downtown, University Gateway district
  - Integrate University facilities, corporate, and housing uses
  - Village environment at key nodes
- Continue shared integration of City and UC Davis economic development strategies
COLLABORATION
(or how we got to 3 alternatives...)

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10 INITIAL CONCEPTS/WORKSHOP
CONCEPT
ALTERNATIVES
COMMON GOALS (City, County, University and Landowners)

- Strengthen campus + community connections
- Create a new gateway to Davis, comprehending existing downtown and university assets
- Achieve synergy with cultural, entertainment, visitor accommodations, and recreational assets
- Achieve synergy with Downtown Davis
- Take advantage of location to create a pedestrian oriented community within easy walking and biking distance of the Campus and the Downtown
- Create a viable mixed-use district with a balance of residential and employment uses which meets the growing needs of the University and the City
COMMON DESIGN THEMES

- Accessibility and open space as key framework
- Full connectivity with campus and Olive Drive
- Reduce automobile dependency
- Walkable streets and robust bicycle network
- Compact development maximizes housing and jobs
- Access to UC Davis and Downtown
- Horizontal mixed-use; housing closer to Arboretum/City
- Retain views to Mondavi, Art Museum and etc.
SUSTAINABILITY STRATEGIES AND OBJECTIVES

- Transit Oriented Development/District
- Compact development to maximize housing & jobs
- Diversity of use & housing types
- High performance commercial & residential buildings
- Optimized stormwater management design
- Solar gardens/roof gardens & open spaces/recreation
- Reduced automobile dependence
Alternative 1
“COURTYARDS”

Alternative 2
“GREEN FINGERS”

Alternative 3
“GREEN LOOP”

ALTERNATIVES – 3D VIEW COMPARISON
Initial Assumptions for Framework Development:

- **Potential job generation on Nishi site:** 1,590-1,750 assuming 250-275 sf/job
- **Parking:** As required under existing City ordinances
- **Housing (Yellow):** 1,200,000 sf = 1,200 units @ 1,000sf 4-5 story buildings = approx. 50du/acre
- **Research (Blue):** UC Davis = Academic, Nishi = Research
ALTERNATIVE 1 (COURTYARDS) – PLAN
ALTERNATIVE 1 (COURTYARDS) - PROGRAM LAYOUT
ALTERNATIVE 1 (COURTYARDS) - 3D VIEW
ALTERNATIVE 1 (COURTYARDS) - 3D VIEW
ALTERNATIVE 1 (COURTYARDS) - OPEN SPACE
ALTERNATIVE 1 (COURTYARDS) - STREET NETWORK
ALTERNATIVE 1 (COURTYARDS) - BIKE & PEDESTRIAN NETWORK
ALTERNATIVE 2 (GREEN FINGERS) - PLAN
ALTERNATIVE 2 (GREEN FINGERS) - PROGRAM LAYOUT
ALTERNATIVE 2 (GREEN FINGERS) - 3D VIEW
ALTERNATIVE 2 (GREEN FINGERS) - 3D VIEW
ALTERNATIVE 2 (GREEN FINGERS) - OPEN SPACE
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ALTERNATIVE 3 (GREEN LOOP) - PLAN
ALTERNATIVE 3 (GREEN LOOP) - PROGRAM LAYOUT
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ALTERNATIVES – 3D VIEW COMPARISON
Images are from other projects and are used only as examples.
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