ACTION UNDER PRESIDENT’S AUTHORITY: ADDENDUM 1 AMENDING THE UC DAVIS PHYSICAL DESIGN FRAMEWORK

EXECUTIVE SUMMARY

This item proposes minor amendments to the UC Davis Physical Design Framework, to extend the Framework’s planning and design principles to three campus areas beyond the core campus. The Physical Design Framework (PDF) addresses the goals, principles, and objectives established in the UC Davis Long Range Development Plan (LRDP) by providing specific design direction for the creation of the campus physical environment through principles relating to site planning, design, and architecture. The geographical scope of the PDF as defined in the Campus Plan map (pages 2.7-2.8 of the existing PDF) does not currently include areas beyond the core Davis campus. The President is being asked to approve minor amendments to the PDF to incorporate three University-owned areas in Davis that are located beyond the core campus, including the south and west areas of campus, the Castilian housing site north of campus, and the South Davis Research Park east of the campus, as documented on an updated Campus Plan map (2.7.1-2.8.1). This Addendum 1 amending the PDF also establishes design principles and standards appropriate to the three areas proposed for incorporation, and ensure that the relevant principles outlined in the existing PDF are extended to future development at those sites.

PREVIOUS AND RELATED ACTIONS

The UC Davis Physical Design Framework was accepted by The Regents in May 2009; the document has not been subsequently modified or amended.

In September 2008, the Regents approved implementing guidelines for the Delegated Process for Capital Improvement Projects that delegated authority to the President to approve minor amendments to PDFs, based on guidelines to be developed. Those guidelines, when refined, were to be shared with the Committee on Grounds and Buildings.

This proposed amendment of the Davis campus PDF is the first such request for Presidential approval, and prompted the development of guidelines for minor amendments to PDFs (refer to Attachment 4 for a draft version of the guidelines). As a result of input received in the coordination of this amendment, and following vetting with the campuses and other key stakeholders, the refined guidelines will be presented to the Committee on Grounds and Buildings for its information at a future meeting in 2013.
The amendments contained in this Addendum to the UC Davis PDF qualify as “minor” under the draft guidelines in that they: incorporate land that is already owned, leased, or otherwise occupied by the campus and is included in the campus LRDP; are consistent with and relate to the LRDP; provide appropriate principles and objectives for the design of the physical environment of the added land; and are integrated into project planning and design as already described in the existing UC Davis PDF.

RECOMMENDATION

It is recommended that:

(1) The President approve Addendum 1 to the UC Davis Physical Design Framework consisting of the revised Campus Plan map depicted in Attachment 2 and the revisions denoted in Attachment 3.

BACKGROUND

The UC Davis PDF addresses the goals, principles, and objectives established in the LRDP and provides direction for site planning, landscape design, and architecture. The PDF i) sets the context of the campus, including geography, climate, development history, key challenges, and recent successes; ii) demonstrates development opportunities for the unique, distinct character of the Davis campus; iii) catalogues the design elements and campus-wide systems that create campus coherence; iv) and delineates the design review and approval process. Five main ideas create the framework for the central campus, including strengthening the north-south civic core, amplifying Hutchison Drive’s east-west circulation corridor, connecting to the Arboretum, creating an identity for various campus districts, and connecting campus to the greater Davis community.

The Campus Context section of the PDF includes a Campus Plan map (2.7-2.8) that identifies key points of interest on the core campus and identifies conceptual building footprints for future development. The geographic scope of the Campus Plan map does not currently extend beyond the core Davis campus as generally bounded by Highway 113 to the west, Russell Boulevard to the north, A Street at downtown Davis to the east, and Interstate 80 to the south. The core campus comprises the vast majority of urban development on the Davis campus, with clusters of development occurring in a few key locations outside the core.

University-owned land that is part of the Davis campus but which is not depicted on the current Campus Plan map, includes the west and south campus areas, comprising University-owned land west of Highway 113 and south of Interstate 80, respectively; the South Davis Research Center in the City of Davis east of the south campus; and the Castilian housing site (an approximately 3.3 acre site located within the City of Davis just north of the core campus).

A number of future projects are envisioned for development in those areas. The proposed PDF Addendum 1 revises the Campus Plan map to include the west and south campus (excluding a site for a future new research park), the existing South Campus Research Park, and the Castilian housing site to ensure that the appropriate design principles set forth in the PDF extend to future development of these areas. The campus may amend the PDF to add the future new research park site at a later time, when the design criteria for the research park are developed.
MODIFICATIONS TO THE PHYSICAL DESIGN FRAMEWORK

This proposed Addendum 1 amends the existing Campus Plan map (2.7-2.8—Attachment 1), replacing it with the attached revised Campus Plan map (2.7.1-2.8.1—Attachment 2) which includes Davis campus land beyond the “core” campus. Specifically, the revised map includes the addition of the following areas owned by the University of California:

- Castilian Housing Site: an approximately 3.3-acre site located at 1440-1460 Wake Forest Drive in the City of Davis. The site is bounded by Highway 113 to the west, apartments to the south, and single-family homes on the north and east. The property served as student housing through the 2010-11 academic year; the existing structure was demolished at the end of 2012 and is to be redeveloped with new student housing.

- West and South Campus: the “west campus” generally refers to University landholdings west of State Highway 113. Development in this area includes the West Village, the University Airport, a number of primarily agricultural research facilities, the former landfill site, and the California National Primate Research Center (CNPRC).

The “south campus” generally refers to University landholdings south of Interstate 80. Development in this area includes the Waste Water Treatment Plant, Animal Resource Services, the Center for Equestrian Health, and the Center for Health and Environment. An additional, future new research park is conceptually proposed for development in this area; however, that future new research park is specifically excluded from this proposed Addendum 1 to the PDF. Physical Design Framework guidelines may be written for this research park and a PDF amendment may be proposed that would add this area at such future time as planning for its development begins in earnest.

- South Davis Research Park: the existing South Davis Research Park is located south of Interstate 80 within the city of Davis, east of the less developed “South Campus” zone. This area is predominately developed as office and research space and is home to the Neuroscience program.

The existing and proposed Campus Plan maps are provided in Attachments 1 and 2, respectively.

The Campus Plan map (2.7-2.8) included in the PDF previously accepted by The Regents depicts a number of significant landmarks on the Davis campus. In addition to the landmarks currently included on the adopted Campus Plan map (2.7-2.8), the revised Campus Plan map (2.7.1-2.8.1) will include the following new landmarks: Landmark 18 identifying West Village, Landmark 19 identifying the South Davis Research Park, and Landmark 20 identifying the Castilian site.

The Davis campus is currently pursuing development projects on several sites that would be included in the revised Campus Plan map (2.7.1-2.8.1), including the Castilian housing site and the former landfill site on the west campus which is the proposed location for a biodigester. The nature of the south and west campus, beyond the core campus, is largely underdeveloped rural and agricultural land. The PDF provides a set of criteria that the campus uses to evaluate proposed projects, and is largely a vision for urban development on the Davis campus. It is the campus’ general policy to apply the relevant standards outlined in the PDF, particularly as they relate to connectivity, building elements, and cohesiveness, to projects located outside the campus core. The proposed Addendum 1 will ensure
the design principles and review and approval processes outlined in the PDF will be extended to development outside the core campus; however, the unique character of those areas necessitates design principles and standards appropriate to that context, which are also proposed as part of Addendum 1. A discussion of these is included in Attachment 3.

The Castilian housing redevelopment project is a primary driver for this Addendum 1. Davis is pursuing a privatized housing project to deliver affordable graduate student housing at the site, which previously provided undergraduate student housing. The Regents approved the Business Terms of the Castilian Student Housing Ground Lease with a third-party developer in November 2012. The Castilian property is identified for Student Housing in the LRDP; however, the site is not included in the current Campus Plan map in the PDF. Davis desires to use the pilot phase of the Delegated Process for Capital Improvement Projects (“Delegated Process”) for design approval of the Castilian student housing redevelopment project; however, inclusion in and conformance with the Capital Financial Plan (CFP), LRDP, and PDF are prerequisites. The project is included in the CFP (2012-22 Consolidated State and Non-State Capital Financial Plan: Castilian Redevelopment) and the LRDP (conforms with identified use: Student Housing). Design review for the project through the Delegated Process pursuant to the standards set forth in the PDF is anticipated to be the first action resulting from the Addendum 1 amending the PDF.

The proposed Addendum 1, consisting of minor amendments to the PDF, does not change the scope of campus development allowed under the campus LRDP, including geographic boundaries, square footage, and population.

The Campus Plan map (2.7-2.8) as included in the PDF accepted by The Regents is provided in Attachment 1; the revised Campus Plan map (2.7.1-2.8.1) as proposed in Addendum 1 is provided in Attachment 2. Additional guidelines applicable to the Castilian Housing site, the west campus, the south campus, and the South Davis Research Park, are provided in Attachment 3. Together, Attachments 2 and 3 constitute Addendum 1 to the UC Davis Physical Design Framework.

ATTACHMENTS:

Attachment 1: Current Campus Plan (map)
Attachment 2: Revised Campus Plan (map)
Attachment 3: Addendum 1 to the UC Davis Physical Design Framework
Current Campus Plan:
Revised Campus Plan

1. Howard Way Entrance
2. Highway 113 Entrance
3. I-80 Entrance
4. 3rd & A St. Entrance
5. Aggie Stadium
6. Health Sciences Quad
7. Arboretum
8. Mondavi Center for the Performing Arts
9. South Entry Quad
10. Macy Hall
11. Shields Library
12. Memorial Union
13. The Quad
15. La Rue Rd.
16. Old Davis Rd.
17. 1st & A St. Entrance
18. West Village
19. South Davis Research Park
20. Castilian Housing Site

Campus Plan Revised January 2013
2.7.1 - 2.8.1
UC DAVIS PHYSICAL DESIGN FRAMEWORK
(the numbered sections below reference the existing UC Davis Physical Design Framework)

SECTION 7—Addendum 1 to the UC Davis Physical Design Framework
January, 2013

It is anticipated that from time to time minor revisions to the UC Davis Physical Design Framework may be necessary in order to ensure that this document continues to describe a vision for creating a physical environment at UC Davis that supports the academic mission, enhances personal and environmental health, and brings meaning and enjoyment to all who participate in the campus community. This section describes modifications that were accepted by the President in 2013 and incorporated in the Physical Design Framework as Addendum 1.

SECTION 2.7.1-2.8.1 – CAMPUS CONTEXT: Campus Plan Map, Revised January 2013
In January 2013, the Campus Plan map that identifies key points of interest and identifies conceptual building footprints for future development was revised. The previous Campus Plan map (2.7-2.8) that was included in the 2008/2009 Physical Design Framework captured only the core campus; the revised map broadens the scope of the Campus Plan to include other University-owned land that is part of the Davis campus. Specifically, the revised map includes the addition of the following:

- Castilian Housing Site: an approximately 3.3 acre site located at 1440-1460 Wake Forest Drive in the City of Davis. The site is bounded by Highway 113 to the west, apartments to the south, and single-family homes on the north and east. The property served as student housing through the 2010-11 academic year. A project to redevelop the site with new student housing was underway at the time of this Addendum amending the PDF.

- West and South Campus: the “west campus” generally refers to University landholdings west of State Highway 113. Development in this area includes the West Village, the University Airport, a number of primarily agricultural research facilities, the former landfill site, and the California National Primate Research Center (CNPRC).

The “South Campus” generally refers to University landholdings south of Interstate 80. Development in this area includes the Waste Water Treatment Plant, Animal Resource Services, the Center for Equestrian Health, and the Center for Health and Environment. An additional, future new research park is conceptually proposed for development in this area; however, that future new research park is specifically excluded from this Addendum 1 to the PDF. Physical Design Framework guidelines may be written for this research park and a PDF amendment may be proposed that would add this area at such future time as planning for its development begins in earnest.

- South Davis Research Park: the existing South Davis Research Park is located south of Interstate 80 within the city of Davis, east of the less developed south Campus area. This area is predominately developed as office and research space and is home to the Neuroscience program.

Through their inclusion on the revised Campus Plan map (2.7.1-2.8.1), the Physical Design Framework ensures that the relevant design principles set forth in this Framework plan extend to
future development of those sites. The principles outlined in this plan, particularly as they relate to connectivity, building elements, and cohesiveness, will be utilized during project planning and in evaluating proposed development.

SECTION 2.9 – CAMPUS CONTEXT: Planning Challenges and Opportunities

Match the Development Character with Functional Needs outside the Core Campus

The nature of the south and west campus areas beyond the core campus is that of largely underdeveloped rural and agricultural land. Development in these areas tends to occur in neighborhood clusters, including the California National Primate Research Center (CNPRC), Hopkins Road, and Old Davis Road south of Interstate 80. These neighborhoods tend to provide support services and systems as well as land-intensive research space.

It is the campus’ general policy to apply the standards outlined throughout this Physical Design Framework document, particularly as they relate to connectivity, building elements, cohesiveness, and campus systems as applicable to projects located outside the campus core. However, the nature of these neighborhoods requires that the implementation of campus design principles recognizes the rural-industrial nature of the south and west portions of the Davis campus.

Recognizing the key exceptions of the West Village, the South Davis Research Park, and the Castilian housing development, the following principles and standards are applicable to development outside the core campus:

- **Design**: development in the south and west campus will be less dense and more utilitarian in design. Design will generally focus on providing functionality for the programs housed there. The utilitarian and typically simple forms of rural-industrial buildings and structures throughout the Central Valley that typify the existing facilities on the south and west campuses are the appropriate standard for agricultural, small-scale research, and infrastructure projects in these areas.

  Exterior building materials typically include metal, cementitious, and wood siding as well as concrete block and plaster finishes. The color palette will remain relatively neutral to be compatible with the rural nature of the area. In keeping with the agricultural vernacular of the area, structures typically will not include extensive finish detail.

- **Site Elements**: basic site amenities are provided for development on the south and west campus. Fewer amenities will be required to service these uses, particularly in regard to paving and site furniture more appropriate for densely populated urban campus areas, however, where appropriate the established campus standards for new exterior lighting, paving, site furniture, and fences should be utilized.

- **Orientation & Site Location**: projects in these neighborhoods will be less oriented toward public interaction. These areas are physically and visually remote from the core campus (except for West Village) and are not accessed by the majority of the campus population; therefore, the buildings may be more inward-facing and set back farther from the street. Project siting will be determined as a function of the building need and may cluster with similar development where appropriate.

- **Access & Circulation**: though the south and west campus are located adjacent to the core campus, there is generally little or no access to these areas (except West Village) by the
majority of the campus population. Typical users in this area include staff to the facilities located throughout the district and campus service personnel. The south and west campus are not generally accessible to students or the general public. As a result, access to facility sites on the west and south campuses is typically vehicular and not pedestrian. Facilities located in these regions are generally clustered in small pockets of development with considerable distance between clusters of development.

- **Landscaping**: minimal landscaping is implemented in the south and west campuses. Typically, landscape will only be provided in areas immediately surrounding new development. Landscape in these areas will adhere to the campus landscape palette of well-adapted species that thrive with low water use and low maintenance. Landscaping in these areas will particularly promote the objectives to integrate landscape and surface storm-water management strategies.

The West Village development is a new campus neighborhood being delivered in partnership with a third party developer. It is designed to enable faculty, staff, and students to live near campus, take advantage of environmentally friendly transportation options, and participate fully in campus life. Though the master planned community features mixed uses, the design conforms to the standards set forth in the Physical Design Framework (PDF) for residential development. West Village embraces the PDF principles of sustainability and connectivity and exhibits design consistent with PDF guidelines for campus fabric.

The South Davis Research Park was acquired by the University in 1996. The neighborhood is fully developed with a design typical of a suburban business research park. Low-rise office and research buildings are surrounded by mature landscape and shaded parking areas. Building elements conform with the standards outlined in the PDF and include stucco facades in light to middle earth tones; buildings feature clearly defined entry porches and lobbies.

The Castilian Housing site is located in a fully developed, predominately residential neighborhood within the City of Davis. The neighborhood is characterized by apartment and single family dwellings. Development on the University-owned site within this neighborhood will conform to the standards set for in the PDF for residential development, consistent with the residential range of building elements exhibited on the core campus residential districts. The forthcoming redevelopment of the site adheres to the PDF guidelines for color and material palette as well as building and site elements.

*Relationship to the Long Range Development Plan*

The Physical Design Framework (PDF) addresses the goals, principles, and objectives established in the UC Davis Long Range Development Plan (LRDP) by providing specific design direction for the creation of the campus physical environment through principles relating to site planning, design, and architecture. The PDF sets the context of the campus and demonstrates development opportunities appropriate to its distinct character; catalogues design elements and campus-wide systems that create campus coherence; delineates the design review and approval process; and establishes organizational goals to guide campus development.

Three main PDF principles, which are derived from LRDP goals, set the foundation for the PDF: to create supportive places, create connected places, and create sustainable places. The uses in the south and west campus, Castilian housing site, and the South Davis Research Park are consistent with the
land use designations for each zone as designated in the LRDP. It is the intent of the campus that by amending the Physical Design Framework and specifying the applicability of the design standards that future modification and development will be guided by the PDF and promote the goals established for campus development.