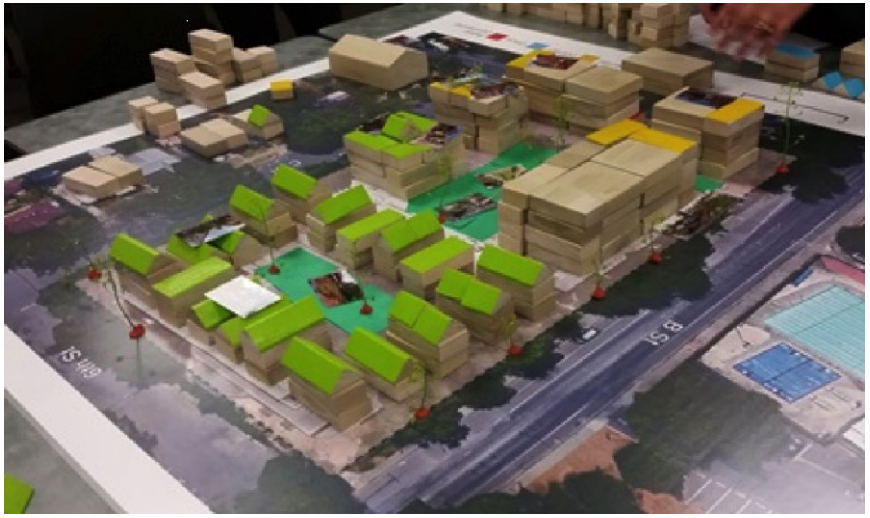
APPENDIX 4

PowerPoint Slides from the DJUSD Project
Graphs, Illustrations, Presentations

Davis Joint Unified School District 5Th & B Streets Site: Development Concepts & Market Feasibility Project



A project of the Urban Sustainability Accelerator at Portland State University

Funding and staff support from the Sacramento Area Council of Governments

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PowerPoint Used as Workshop Introduction:

Davis Joint Unified School District Property Brainstorming Workshop

DJUSD

DAVIS JOINT UNIFIED SCHOOL DISTRICT

Urban SUSTAINABILITY Accelerator

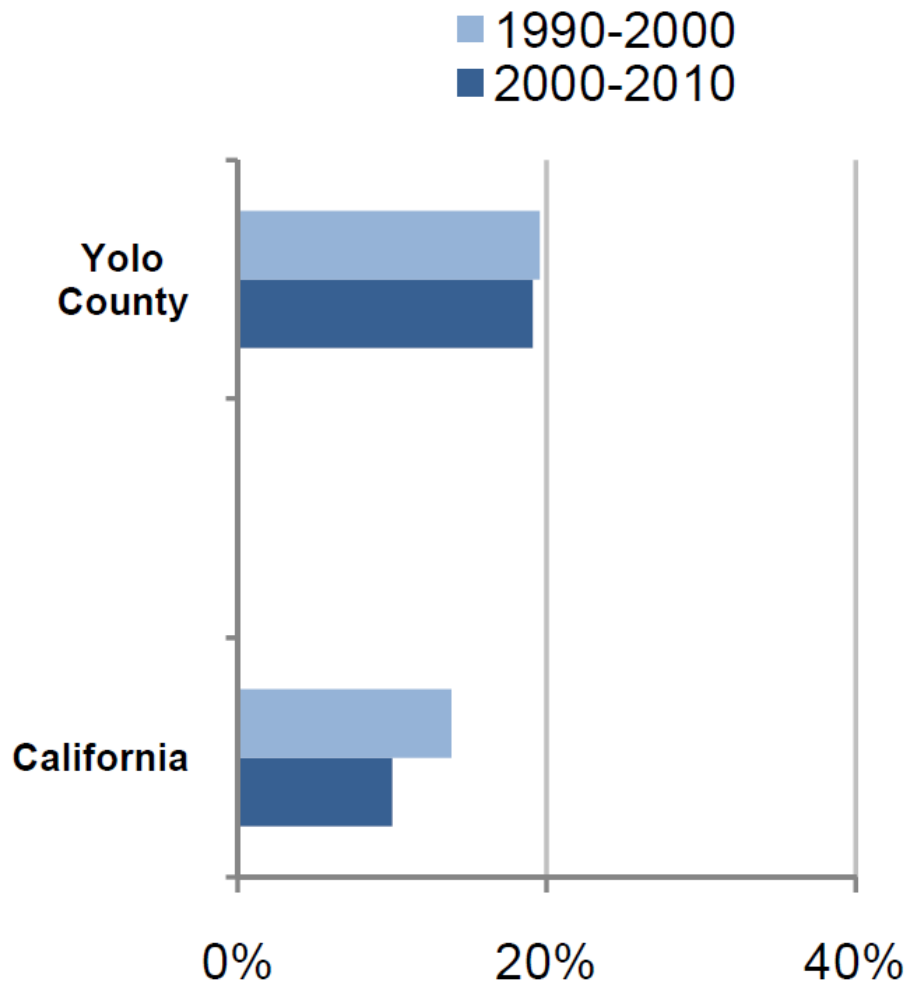
Portland State UNIVERSITY

Brainstorming Workshop Agenda

12:00 PM	Welcome and Introductions
12:05 PM	Context: Davis' Future
12:10 PM	Workshop background & goals
12:15 PM	How the brainstorming is done; ground rules, questions & answers
12:20 PM	Some materials to help you; images, illustrations
12:25 PM	Brainstorming
1:25 PM	Teams share their results
1:55 PM	Evaluation of the workshop
2:00 PM	End

Context: The Davis of the Future

5. 10-Year Population Change



The region is growing…

Source: Yolo County

baby boomers (55-64) will constitute a senior population unprecedented in size;

Generation Y (20s-early 30s), may be renting housing far longer than did past generations and will be looking for walkable neighborhoods

Growing Up, Not Out

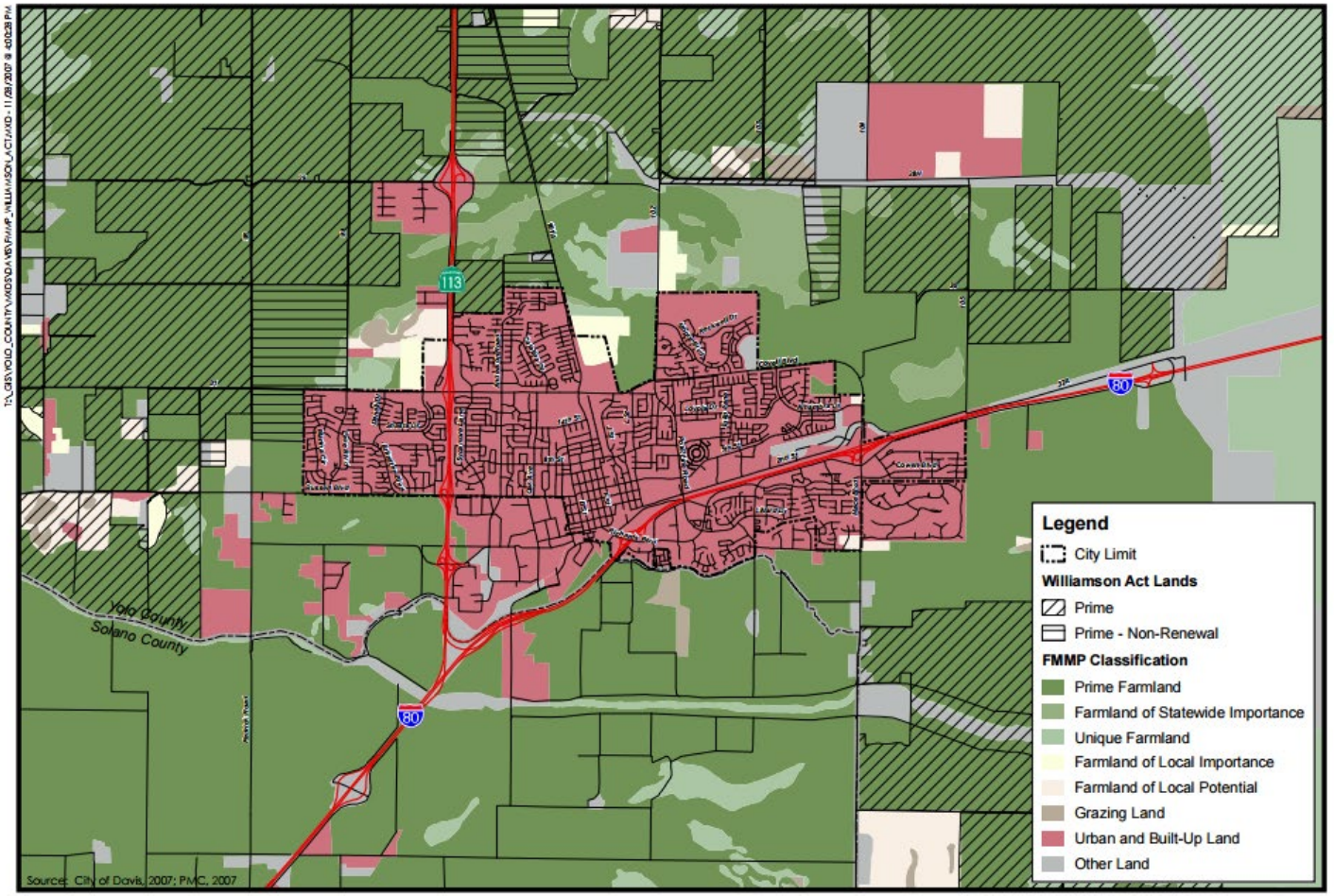
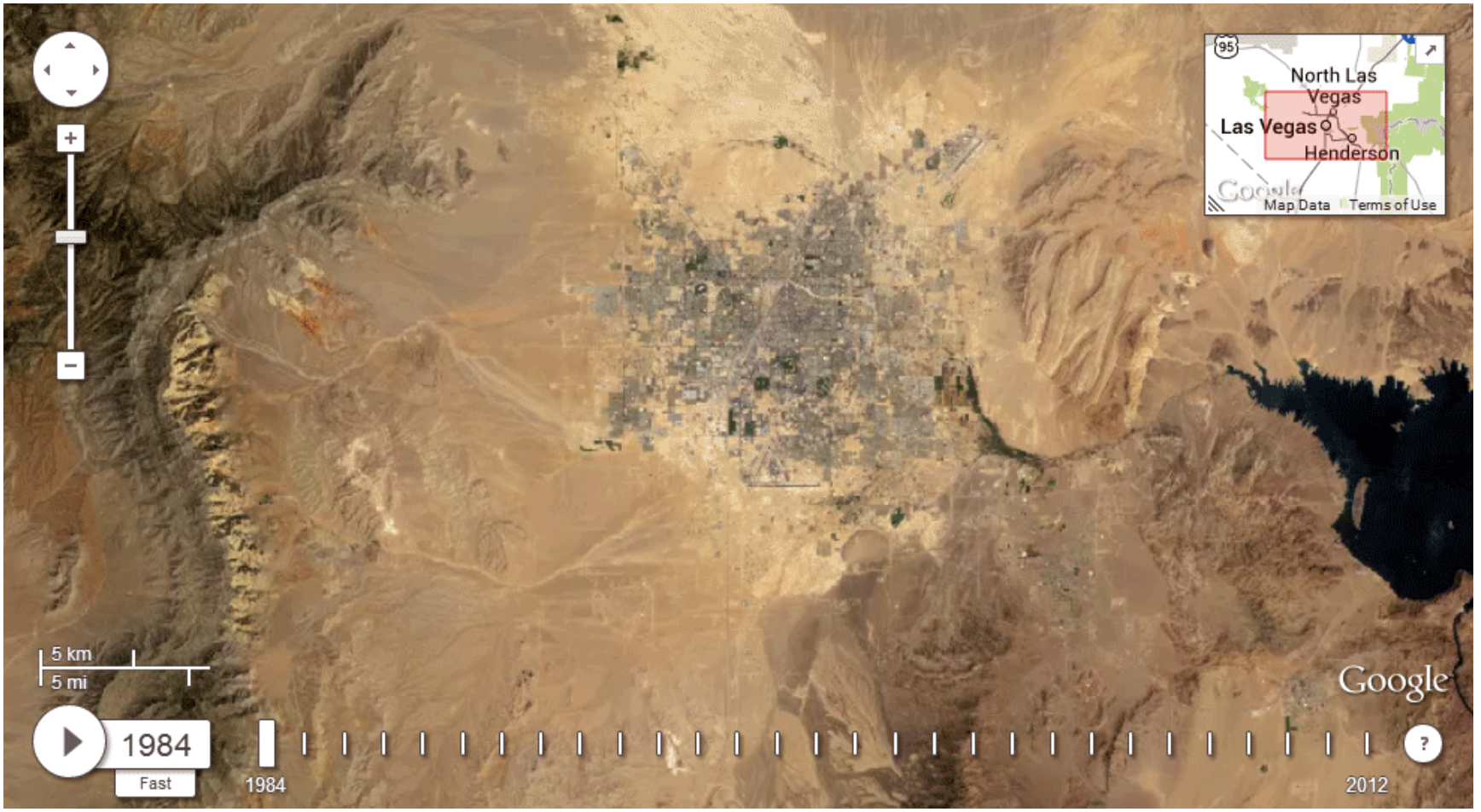


Figure 3.0-1
FMMP Important Farmlands & Williamson Act Lands

Las Vegas, NV


95
North Las Vegas
Las Vegas
Henderson
Google
Map Data
Terms of Use
5 km
5 mi
Google
1984
Fast
1984
2012
?


526 B St

Background for the brainstorming

- No decision made yet about the property.
- PSU USA has done more than 20 interviews of 30 minutes to 2 hours about the property with a variety of people. We have made four site visits as well as many walks around different parts of Davis, including downtown, surrounding neighborhoods, The Cannery, etc.
- Change to involve a spectrum of people very, very early

Goals

Primary Goals:

- Help the District to focus its resources on the educational needs of the District's students.
- Help the District provide optimal facilities for the District Office activities and the Davis School of Independent Studies.

Secondary Goal:

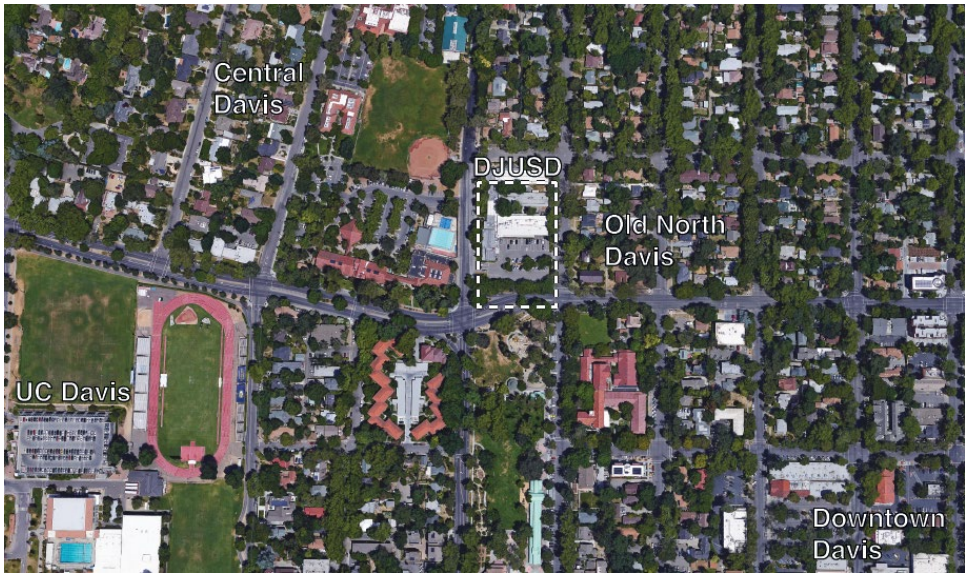
- Help the District think of ways in which development of the property could benefit the residents of Davis and the people who work, shop, study or recreate in Davis.

How the brainstorming works

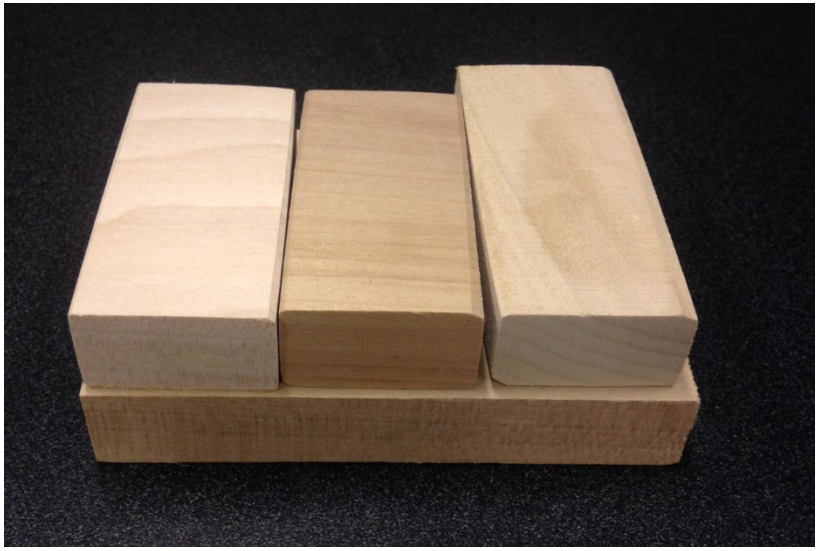
- Use the map, blocks and other materials to create a development concept for the property.
- Blocks are scaled to fit on the grid on the aerial view, units of 20 x 20 x 10 feet or multiples of that.
- Reference blocks for Newman Center & City Hall
- Use roof colors to indicate types of uses
- Images and reference aids
- Facilitators can provide information and will track your development

How the brainstorming works: ground rules

- Don’t worry about zoning
- Don’t worry about parking ratios; Alex Steinberger will come to your table to advise you on parking
- We will assume parking for offices or multifamily housing can be underground
- Davis Joint USD Offices 26,000 square feet
- Davis School Independent Studies & Adult Education 10,000 square feet
- Project must be market plausible



CONSIDER THE CONTEXT



CHOOSE HEIGHT AND MASS

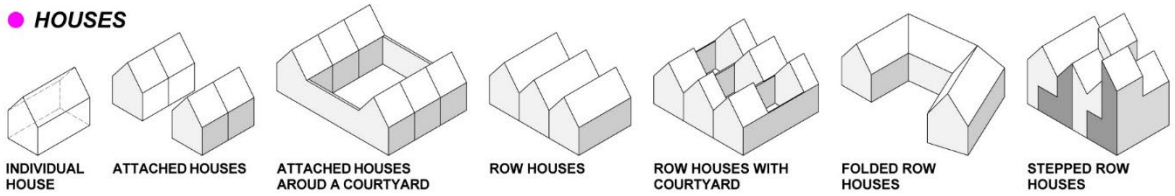
CHOOSE LAND USE

CHOOSE HOW IT MIGHT LOOK

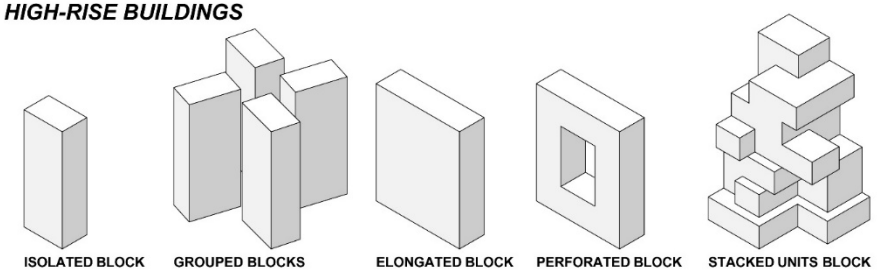
THINK OF DEVELOPMENT AS A WHOLE

INCORPORATE LANDSCAPE ELEMENTS

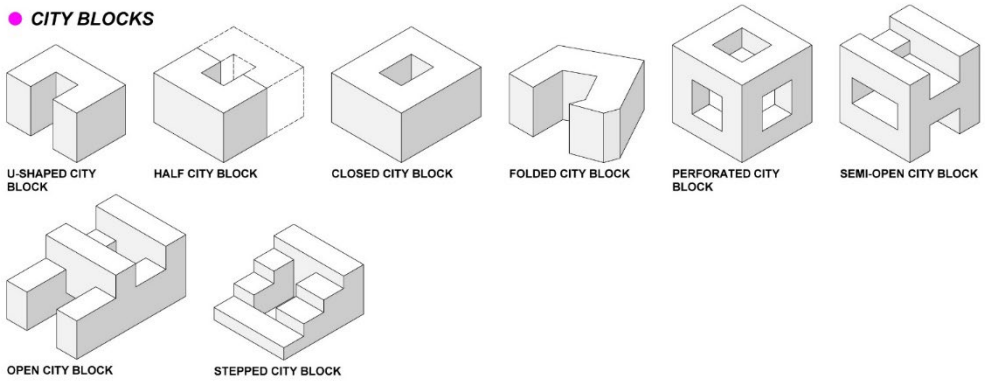
HOUSES



HIGH-RISE BUILDINGS



CITY BLOCKS



BE CREATIVE

LIBRARY OF IMAGES AND PROJECT INFORMATION:

Illustrations of Different Types and Intensities of Residential and Commercial Development and Landscape Designs

Prepared by the Urban Sustainability Accelerator:
Robert Liberty, Program Director
Judy Walton, Program Administrator
Santiago Mendez, Graduate Student Assistant

With contributions from:
Stephanie Lau, UC Davis Landscape Architecture
Megan Ma, UC Davis Landscape Architecture
Alex Steinberger, Fregonese Associates

FREGONESE ASSOCIATES

UCDAVIS UNIVERSITY OF CALIFORNIA

RESIDENTIAL | Single Family Homes in Old North Neighborhood

EXAMPLE 1 Single family home

Location: 503 E Street, Davis CA
Lot: 6,000 square feet
Height: 1 story
Units: 1; 1,368 square feet

EXAMPLE 2 Single family home

Location: 601 E Street, Davis CA
Lot: 5,600 square feet
Height: 2 stories
Units: 1; 1,943 square feet

RESIDENTIAL | CLUSTERED COTTAGE HOUSING

EXAMPLE 3 RAVENNA COTTAGES

Location: 6318 5th Ave NE #D Greenlake, Seattle, WA
Developer: Threshold Housing, nonprofit
Architect: Marcia Gamble Hadley
Lot: 0.25 acre
Height: 2 stories
Units: 6 detached two-bedroom, one-and-a-half-bath houses. 3 one-bedroom houses atop the development's nine-car garage. 840-970 sq ft each




Source:
http://community.seattletimes.nwsource.com/archive/?date=20010225&slug=ravenna25
http://www.landcast.com/development/42902/ravenna-cottages-seattle-wa

EXAMPLE 4 FOREST PARK COTTAGE CLUSTER

Location: NW Edgewood & NW Miller, Portland, OR
Developer: Edgewood LLC
Architect: Patrick Schmitt
Lot: 2.25 acre
Height: 2 stories
Units: 33 units, 1355-1587 SF each




Source: https://www.portlandoregon.gov/bps/article/97530

RESIDENTIAL | FOUR-PLEX HOUSING

EXAMPLE 1 NW FOUR-PLEX

Location: NW Quimby St. Portland, Or
Lot: 5,000 SF
Height: 2 stories
Units: 4 units; approx. 700 square feet each

EXAMPLE 2 DAVIS FIVEPLEX (Condos)

Location: 444 4th Street, Davis, CA
Owner: 4th D LLC
Designer: Michael Corbett
Lot: approx. 7,000 SF
Height: 2 stories
Units: 4 units ?????

RESIDENTIAL | AFFORDABLE HOUSING

EXAMPLE 3 PARADISE CREEK AFFORDABLE HOUSING

Location: Unbuilt, National City, CA
Architect: Michael Pyatok
Lot: 13 acres including park
Height: 3-4 stories
Units: 201 units

Source:http://www.pyatok.com/work/project/121/PARADISE-CREEK

EXAMPLE 4 FAIR OAKS COURT

Location: 588-608 N. Fair Oaks Avenue, Pasadena, CA
Architect: Moule & Polyzoides
Lot: ~ 1 acre
Height: 3 stories
Units: 33 low- and moderate-income units, three workforce homes, four market-rate homes, and one commercial unit

Source: http://www.mparchitects.com/site/projects/fair-oaks-court

RESIDENTIAL | MULTI-FAMILY HOUSING

EXAMPLE 3 WHEELER PLAZA

Location: Unbuilt, 657 Walnut St, San Carlos, CA
Developer: Yackzan Group
Architect: KTGY Group, Inc. Architecture+Planning
Lot: 2.65 acres
Height: 4 stories
Units: 109 housing units

Source: http://www.cityofsancarlos.org/civicax/filebank/blobdload.aspx?blobid=11612

EXAMPLE 4 MARCUS APARTMENTS

Location: 1099 NE Schuyler St., Portland, OR
Developer: n/a
Architect: bkl/a architecture
Lot: ~3,500 SF
Height: 4 stories
Units: 12 units

Source: http://www.nextportland.com/2015/11/16/the-marcus/

COMMERCIAL USE | OFFICE BUILDINGS

EXAMPLE 3 THE BULLITT CENTER

Location: 1501 East Madison Street
Seattle, WA
Developer: The Bullitt Foundation
Architect:: PAE
Lot: 10,000 SF
Height: 6 stories
Use: office space and ground floor retail
Highlights: certified as a Living Building a structure. Required to produce as much energy as it uses in a years – See more at: http://living-future.org/

Source: http://www.bullittcenter.org/

EXAMPLE 4 747 NORTH CLARK

Location: 747 North Clark, Chicago, IL
Developer: Ranquist Development Group
Architect: Miller Hull Partnership
Lot: 4,000 SF
Height: 7 stories
Use: 6 residential units

Source:
http://www.millerhull.com/html/residential/747NClark.htm

EDUCATION | SCHOOLS/EDUCATION BUILDINGS

EXAMPLE 1 PAVE K- 7 SCHOOL

Location: 732 Henry St, Red Hook, Brooklyn, NY
Architect: Mitchell | Giurgola Architects
Lot: ~0.60 acre
Space: ~40,000 SF
Height: 3 stories

Source: http://paveacademy.org/

EXAMPLE 2 LA School Prototype

Location: LA School District prototype
Architect: Gonzales Goodale
Space: 30,000 square feet
Height: 3.5 stories

Hotel

EXAMPLE 3

Location: h3 Guest House, Healdsburg, CA
Developer: ?
Architect: David Baker Architects
Lot: approx. 25,576 square feet

EXAMPLE 2

Location: h2hotel, Healdsburg, CA
Architect: David Baker Architects
Lot: approx. 17.000 square feet

EXAMPLE 5 CULLY GROVE

Location: Portland, Oregon
Designer:
Developer: Eli Spevak, Orange Splot Development
Defining features: Shared greenspace, private garden plots and orchard tended by residents.

EXAMPLE 6

Location: De Zeeheldentuin, The Hague, Netherlands
Designer:
Client:
Defining features: Fruit and vegetable gardens, children play space, artificial brook and pond, tea house, communal greenspace

ILLUSTRATION B

School district offices and DSIS classroom buildings surrounding corner plaza, with minor professional offices and retail on ground floor. Condos, townhomes with central shared garden. Shared underground parking (not shown).

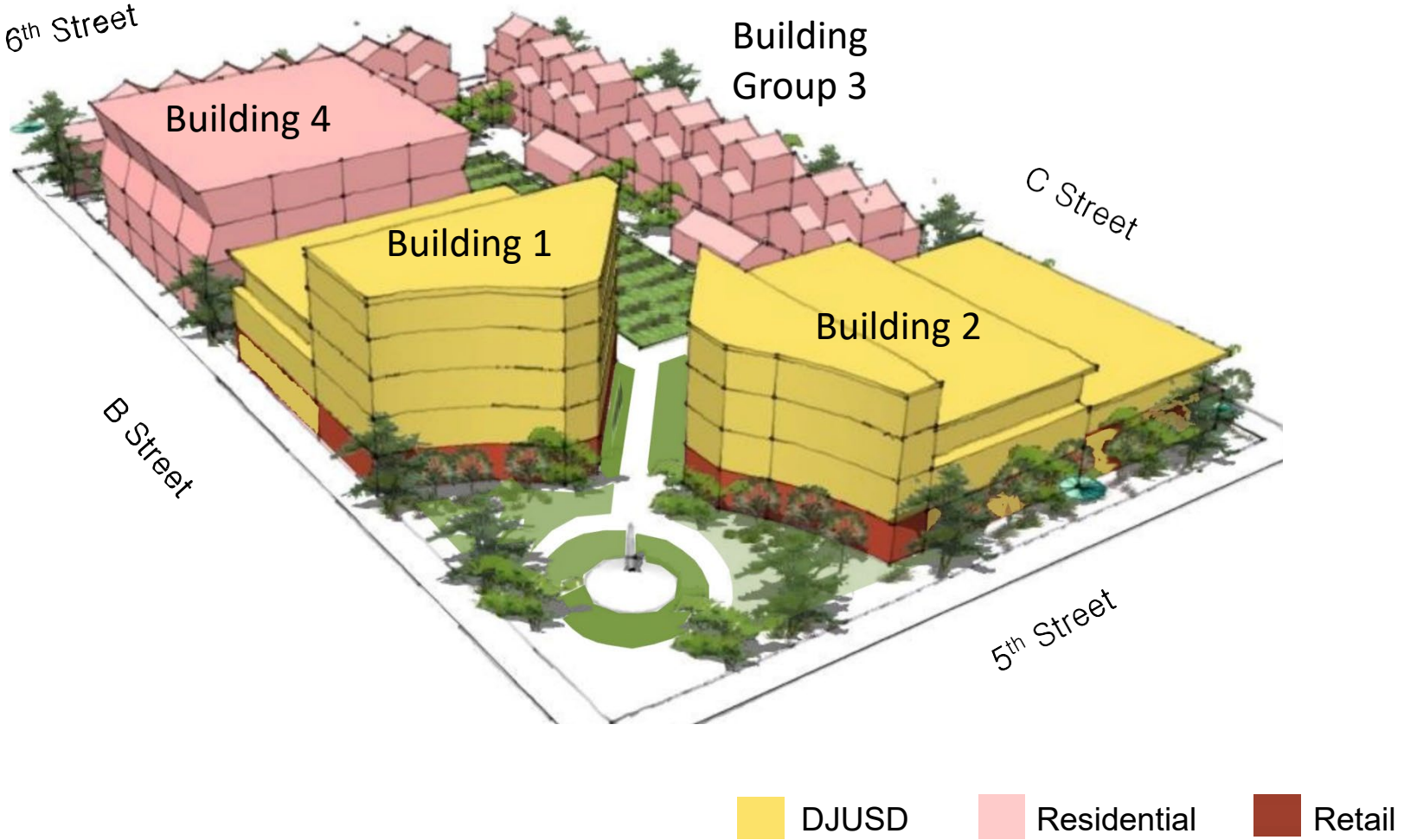
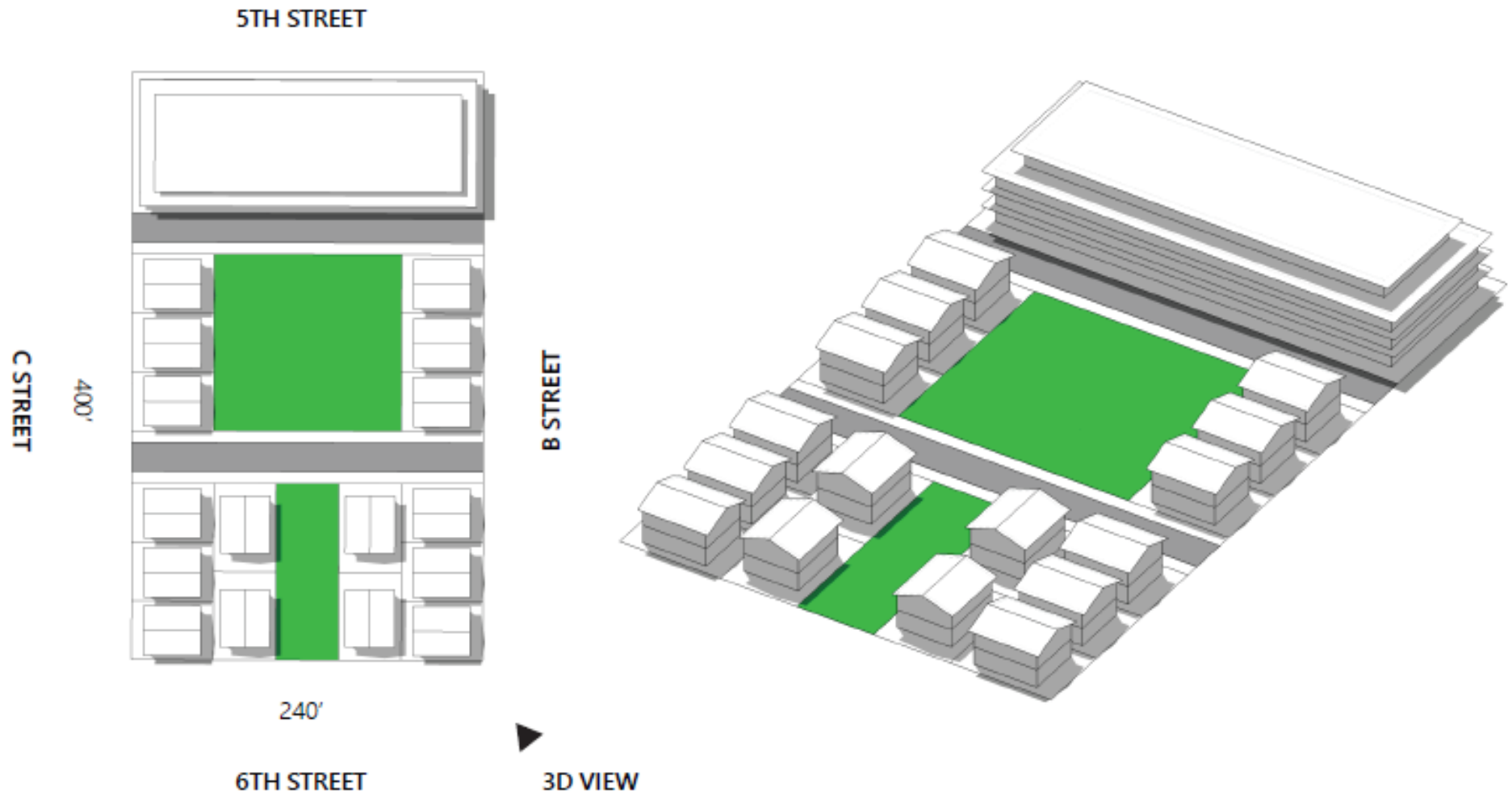
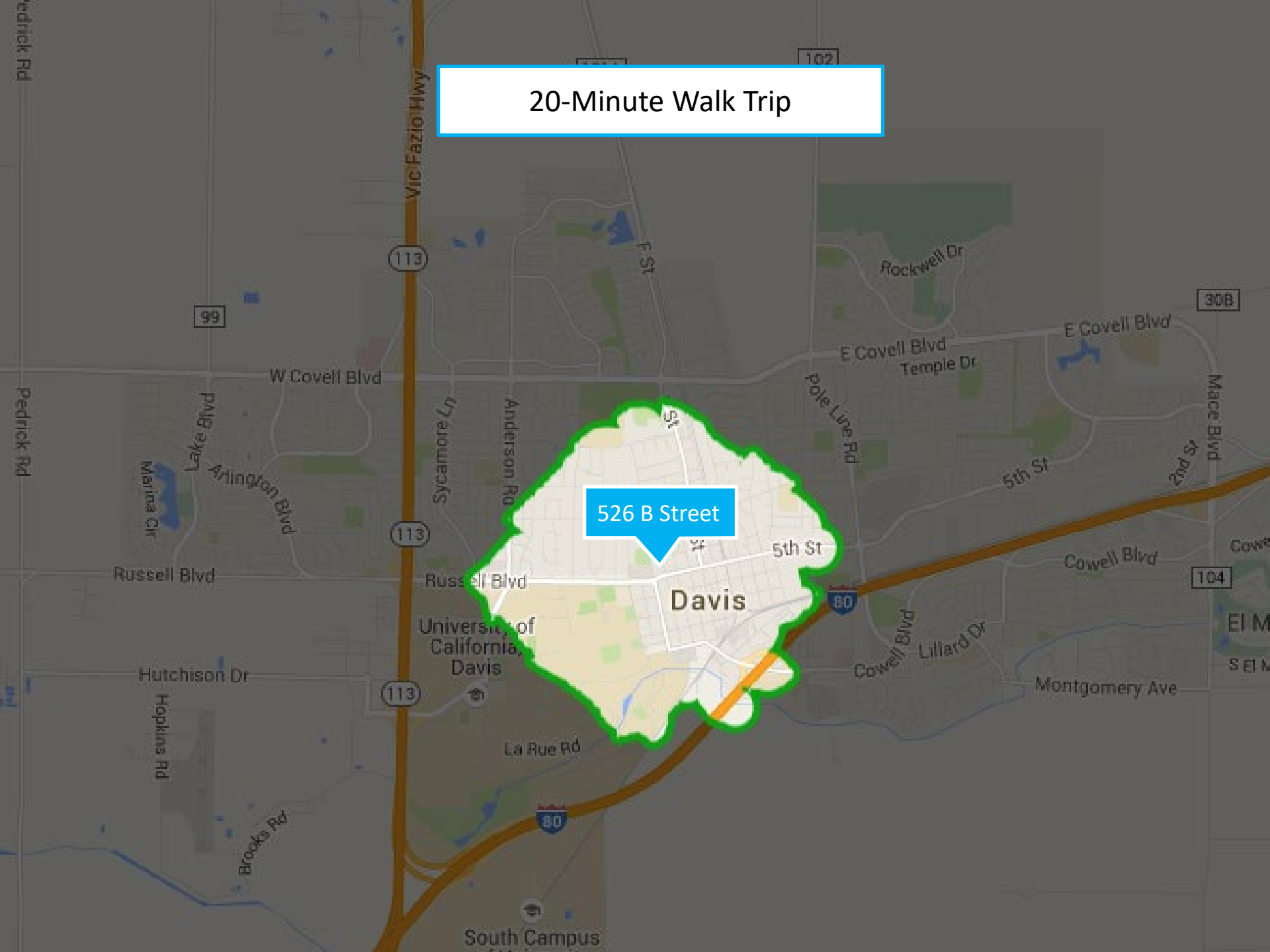
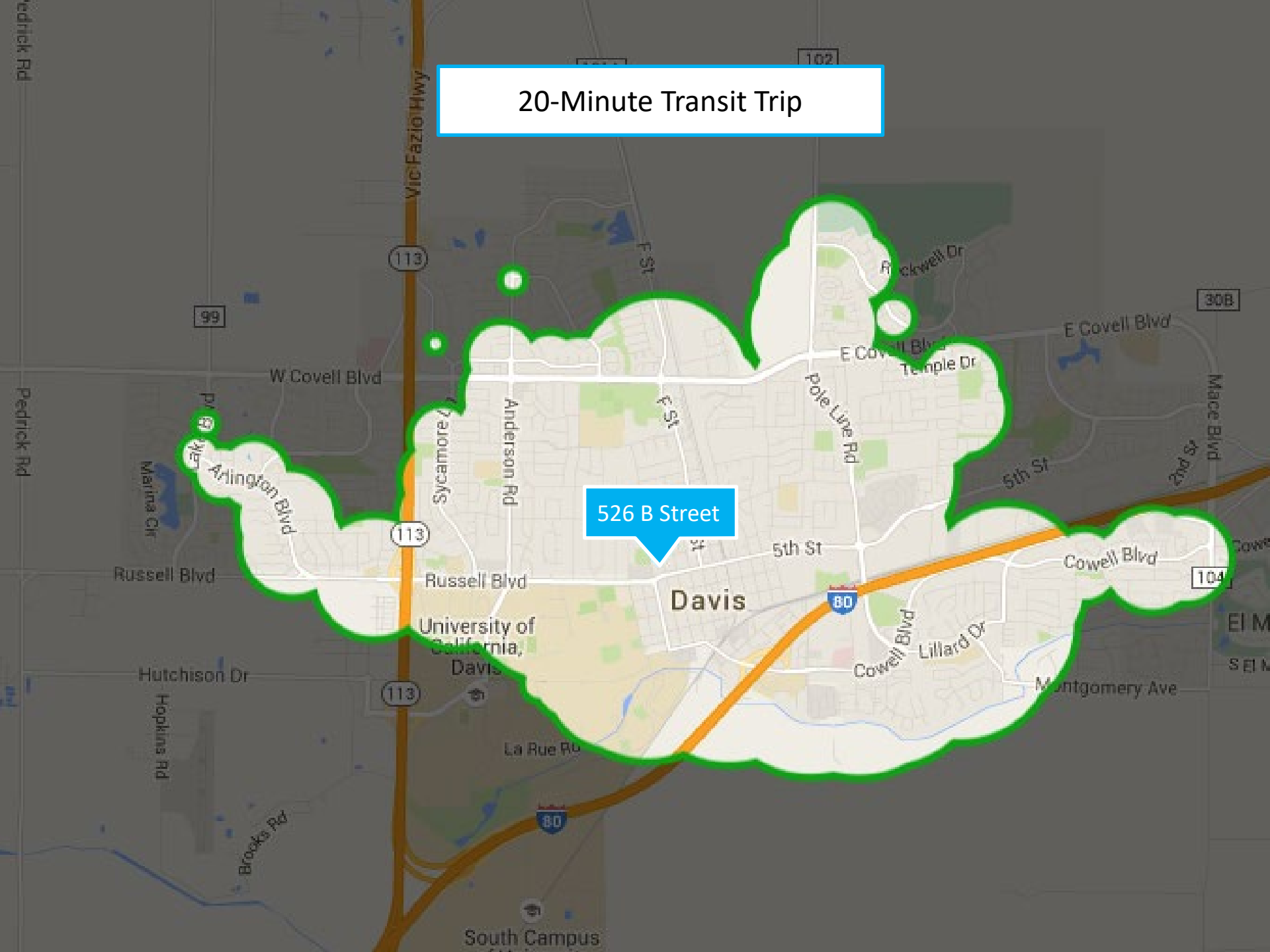


ILLUSTRATION A




20-Minute Walk Trip
526 B Street
Davis
Vic Fazio Hwy
113
99
102
30B
80
104
F St
Rockwell Dr
E Covell Blvd
Temple Dr
W Covell Blvd
Pedrick Rd
Lake Blvd
Arlington Blvd
Marina Ct
Sycamore Ln
Anderson Rd
Pole Line Rd
5th St
2nd St
Mace Blvd
Russell Blvd
Cowell Blvd
Lillard Dr
Hutchison Dr
Hopkins Rd
Brocks Rd
La Rue Rd
Montgomery Ave
University of California, Davis
South Campus


20-Minute Transit Trip
526 B Street
Davis
University of California, Davis
Russell Blvd
W Covell Blvd
E Covell Blvd
Cowell Blvd
5th St
Pole Line Rd
Anderson Rd
Sycamore
F St
Arlington Blvd
Lake Blvd
Marina Dr
Pedrick Rd
Hutchison Dr
Hopkins Rd
Brooks Rd
La Rue Rd
Lillard Dr
Montgomery Ave
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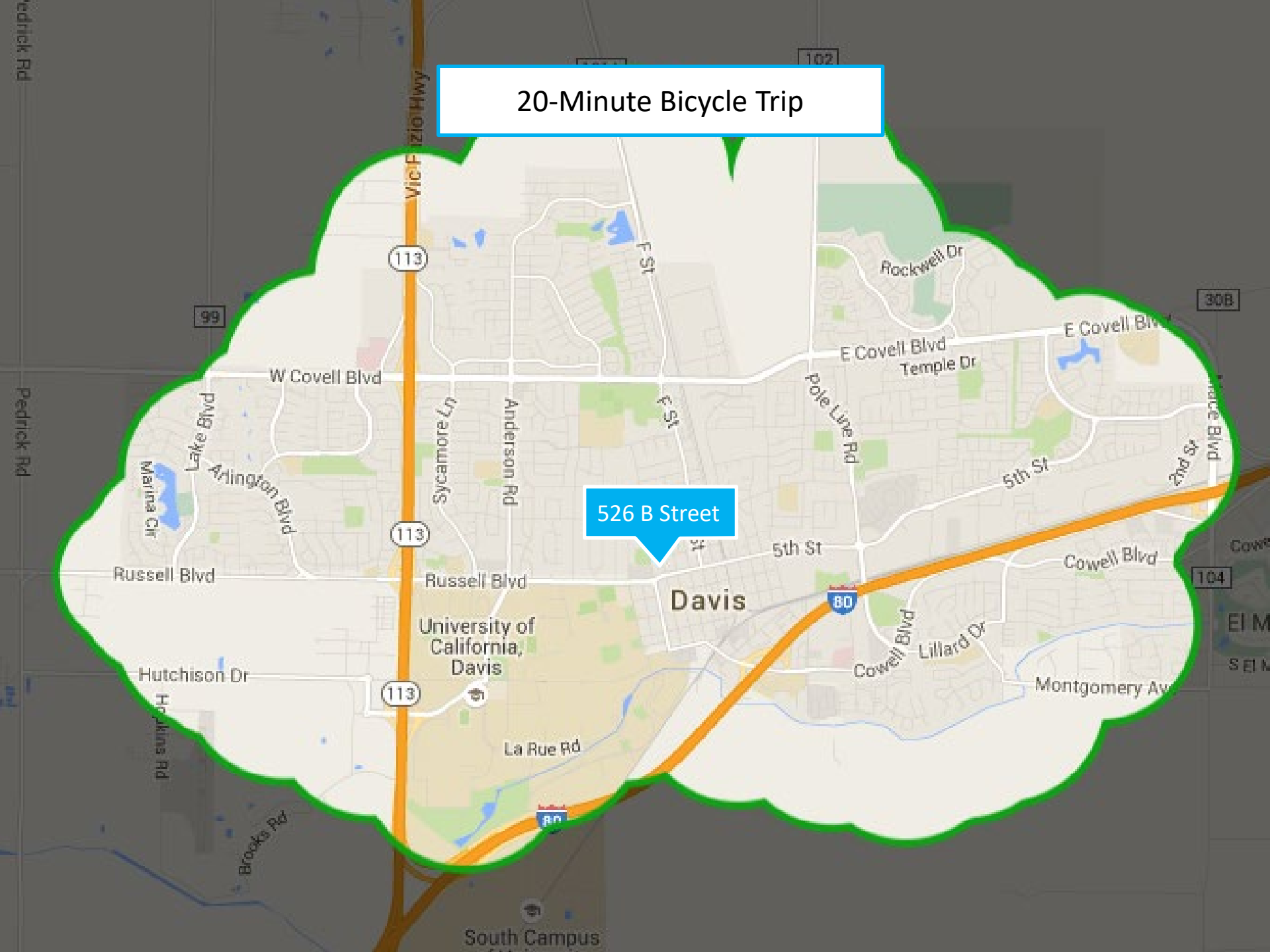
20-Minute Bicycle Trip
526 B Street
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Lillard Dr
Montgomery Av
Hutchison Dr
La Rue Rd
Brooks Rd
Pedrick Rd
Lake Blvd
Arlington Blvd
Marina Ct
Sycamore Ln
Anderson Rd
F St
Pole Line Rd
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30B
104
80

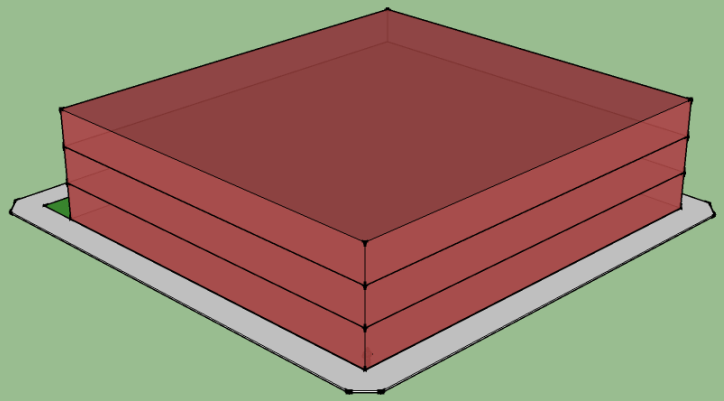
Parking

- Surface parking = approx. $5,000 /space
- Inside the building parking = $25,000 /space
- Underground parking = $50,000/space

For example, 2 underground parking spaces for a two-bedroom condominium = $100,000 extra in cost.

No On-Site Parking

AUSTIN, TX
PARKING SPACES PER UNIT: 0
AVERAGE MONTHLY RENT (1BR): $993

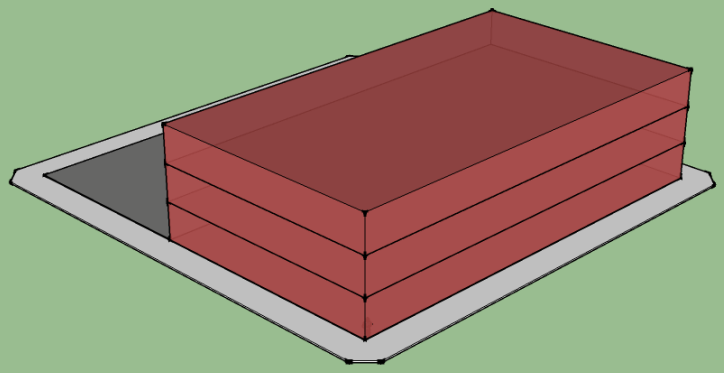


Income required for affordability: $36,000

Not allowed under current code for multifamily construction

.5 Space / Unit

AUSTIN, TX
PARKING SPACES PER UNIT: 0.5
AVERAGE MONTHLY RENT (1BR): $1,094

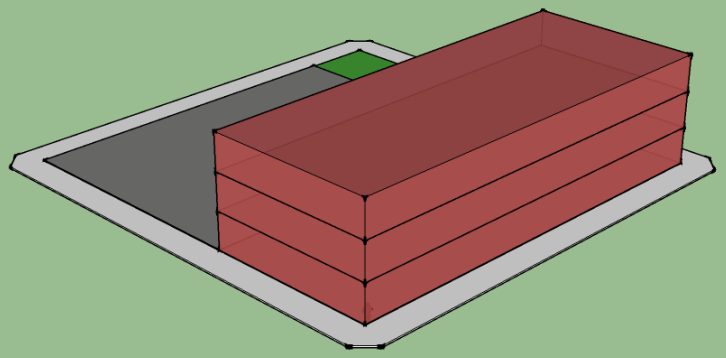


Income required for affordability: $39,000

Not allowed under current code for multifamily construction

1 Space / Unit

AUSTIN, TX
PARKING SPACES PER UNIT: 1
AVERAGE MONTHLY RENT (1BR): $1,195

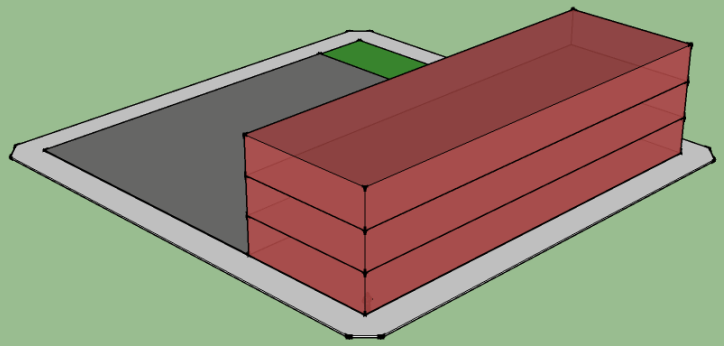


Income required for affordability: $43,000

Minimum requirement in Davis (if 1 bedroom apartments or smaller)

1.5 Spaces / Unit

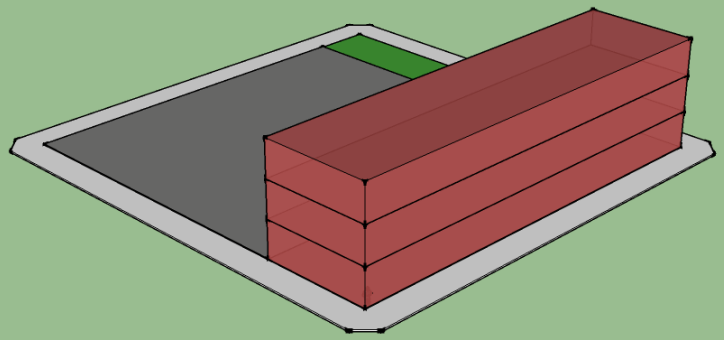
AUSTIN, TX
PARKING SPACES PER UNIT: 1.5
AVERAGE MONTHLY RENT (1BR): $1,296



Income required for affordability: $47,000

2 Spaces / Unit

AUSTIN, TX
PARKING SPACES PER UNIT: 2
AVERAGE MONTHLY RENT (1BR): $1,404



Income required for affordability: $51,000

2 spaces per unit is Davis standard for a 3+ bedroom apartment

Please begin your design.

Davis Joint Unified School District 5Th & B Streets Site: Development Concepts & Market Feasibility Project

APPENDIX:
Scenario Assumptions and Results for Best Development Options Analysis

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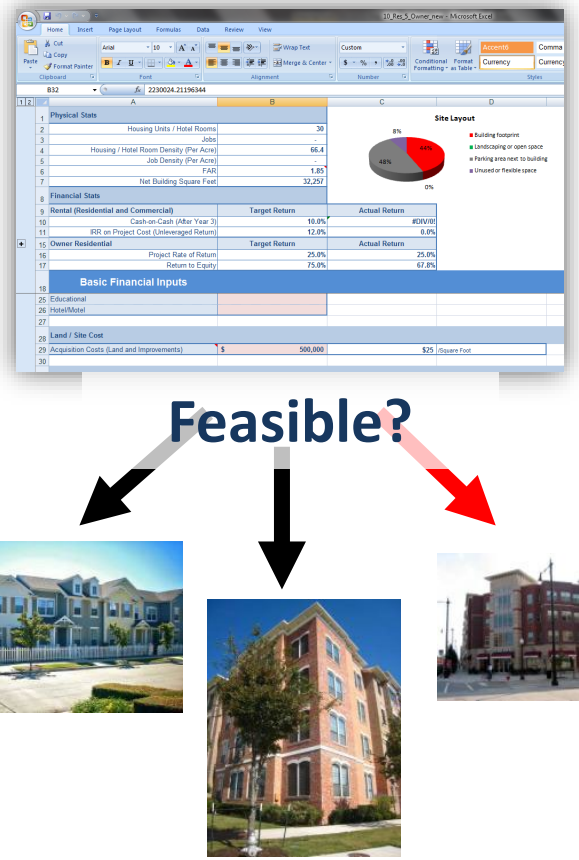
Building-Level Financial Analysis

- Envision Tomorrow Prototype Builder
- **Planners step into developer's shoes**
- Estimate ROI (Return on Investment) based on local costs and rents/sales prices

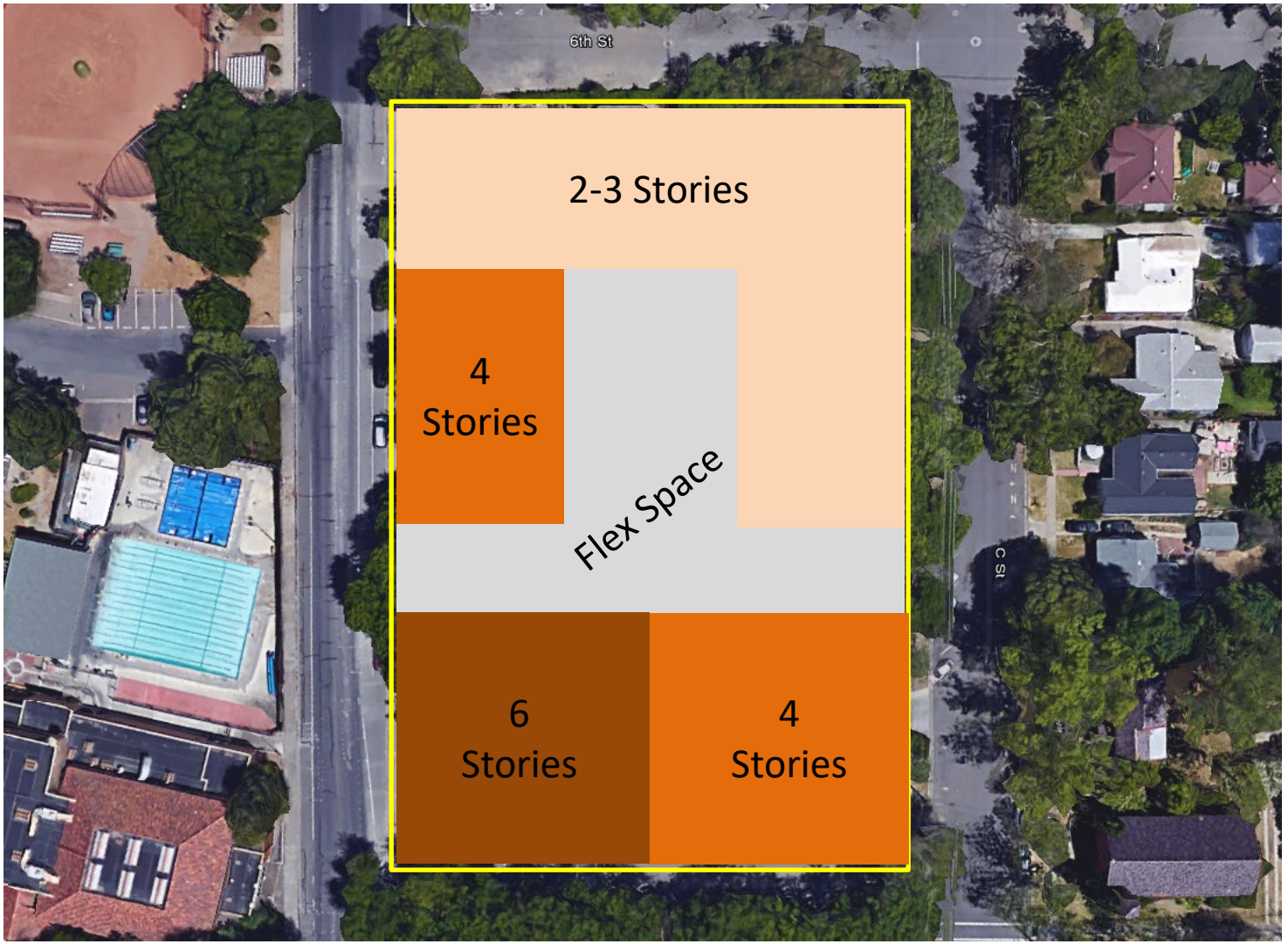


Used Envision Tomorrow ROI model to explore the District's return in three entitlement and sale scenarios for the SIS site.

Overarching Scenario Assumptions

- We are attempting to maximize the residual value of the land (potential sales price)
- While we are accounting for achievable rents / sales prices, absorption potential for commercial floor space should be verified through a market study.
- Current zoning regulations are not being adhered to (particularly parking ratios)
- Assumptions about development intensity are based on conversations with project stakeholders and anticipated feedback from local residents.
  - i.e. need to step down height near single family neighborhood

Site Assumptions – Max Entitlement



Parking Ratios

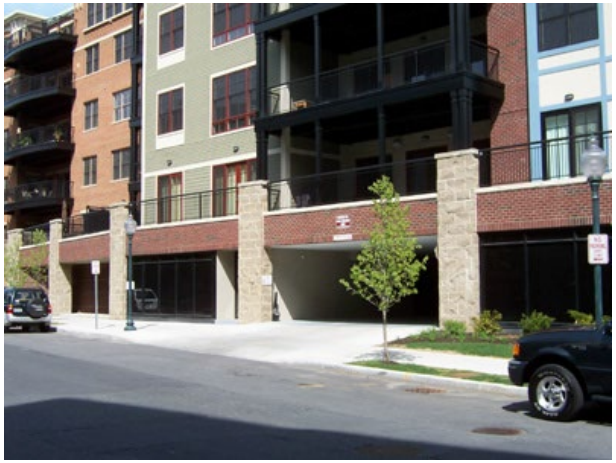
- Office (per 1000 sqft) - 1.25
- Senior Housing (per DU) - 0.75
- Townhomes (per DU) – 2

With the exception of the townhome product, all ratios are below-market and not compliant with current zoning regulations in Davis.

This has implications for the value of the site. We acknowledge that pushing forward entitlements that adhere to the above parking minimums will be politically challenging.

Parking Type

- We explored surface, tuck-under, and underground parking
- While underground parking is potentially feasible, the expense of excavation and construction is not offset by the potential increase in development square footage.
- A mix of surface and tuck-under parking (at relatively low parking ratios) maximizes the residual value of the site.



Lease Rate / Sales Price Assumptions

- Office
  - $28/sf NNN
- Retail
  - $26/sf NNN
- Senior Housing
  - $2.30/sf (ex: $1,500/mo for 650 sqft apartment)
- Townhomes
  - $280/sf (ex: 450k for 1,600 sqft rowhouse)

Data Source: Third-party data for the region and interviews with persons knowledgeable about the Davis real estate market.

Construction Cost Assumptions*

Building Type	**Shell Costs** ($/sqft)**
Apartment 1-3 Story	$ 152.36
Apartment 4-7 Story	$ 162.33
Assisted Living – Senior	$ 205.78
Office 1 Story (Green)	$ 200.45
Office 2-4 Story (green)	$ 172.78
School - Vocational	$ 164.39
Store, Retail	$ 141.54

**Core, shell, and improvements only – does not include soft costs*

***Data source – RS Means Construction Cost Estimates – 4th qtr 2015*

Scenario Themes

1. DJUSD receives maximum entitlement for the entire site and uses the proceeds from its sale to re-build their offices elsewhere.
2. DJUSD entitles and sells most of the site but retains ~20ksf of the site for a 37ksf 4 story building which it finances with the proceeds.
3. DJUSD retains roughly 20ksf of their existing space and entitles and sells the rest, uses proceeds to rehabilitate their remaining square footage.

Scenario 1

Parking for each use contained within each parcel

Scenario 1

DJUSD receives maximum entitlement for the entire site and uses the proceeds from its sale to re-build their offices elsewhere.

Program	
Townhome Units	24
Senior Housing Units	50
Private Office Sqft	47,300
Public Office Sqft	-

Residual Land Value	
4-6 Story Office	$3,609,109
4 Story Senior Housing	$ 2,138,284
3 Story Townhomes	$2,685,450
DJUSD SIS	n/a
Total Site Value	**$ 8,432,844**

Net proceeds: $ 8,432,844 (less construction of new DJUSD facility)

Question: Is $8.4 million enough to finance the purchase of land and construction of a new 37,000 square foot facility?

Scenario 2

Parking for each use contained within each parcel

Scenario 2

DJUSD entitles and sells most of the site but retains ~20ksf of the site for a 37ksf 4 story building which it finances with the proceeds.

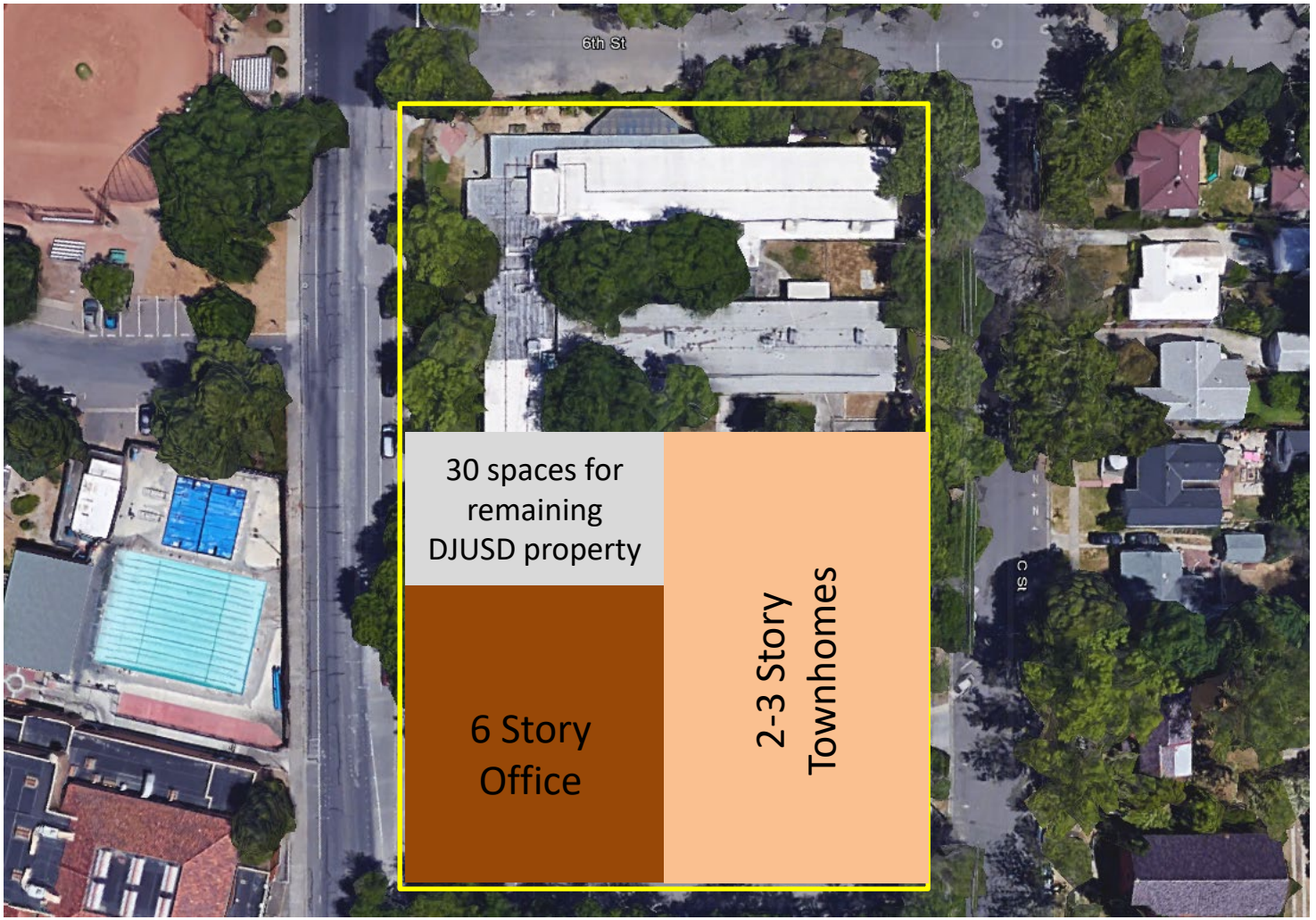
Program	
Townhome Units	20
Senior Housing Units	50
Private Office Sqft	26,079
Public Office Sqft	36,813

	Residual Land Value	Project Cost (To DJUSD)
4-6 Story Office	$2,026,188	
4 Story Senior Housing	$2,138,284	
3 Story Townhomes	$2,153,678	
DJUSD SIS		-$9,397,709
Total	**$6,318,151**	**-$9,397,709**

Net proceeds: - $3,079,558

Question: Can DJUSD finance the $3m gap required to re-build their offices and SIS on-site?

Scenario 3



Parking for each use contained within each parcel

Scenario 3

DJUSD retains roughly 20ksf of their existing space and entitles and sells the rest, uses proceeds to rehabilitate their remaining square footage.

Program	
Townhome Units	16
Senior Housing Units	
Private Office Sqft	25,466
Public Office Sqft	~20,000

Residual Land Value	
4-6 Story Office	$2,007,548
4 Story Senior Housing	n/a
3 Story Townhomes	$1,342,081
DJUSD SIS	n/a
Total Site Value	**$3,349,629**

Net proceeds: $ 3,349,629 (less remodel of existing smaller DJUSD facility)

Question: Is $3.3 million enough to make renovation of a smaller facility worth it?

DJUSD
DAVIS JOINT UNIFIED SCHOOL DISTRICT

Davis Joint Unified School District 5Th & B Streets Site: Development Concepts & Market Feasibility Project

APPENDIX

Best-Performing Development Options

Pro Forma Results

FREGONESE ASSOCIATES

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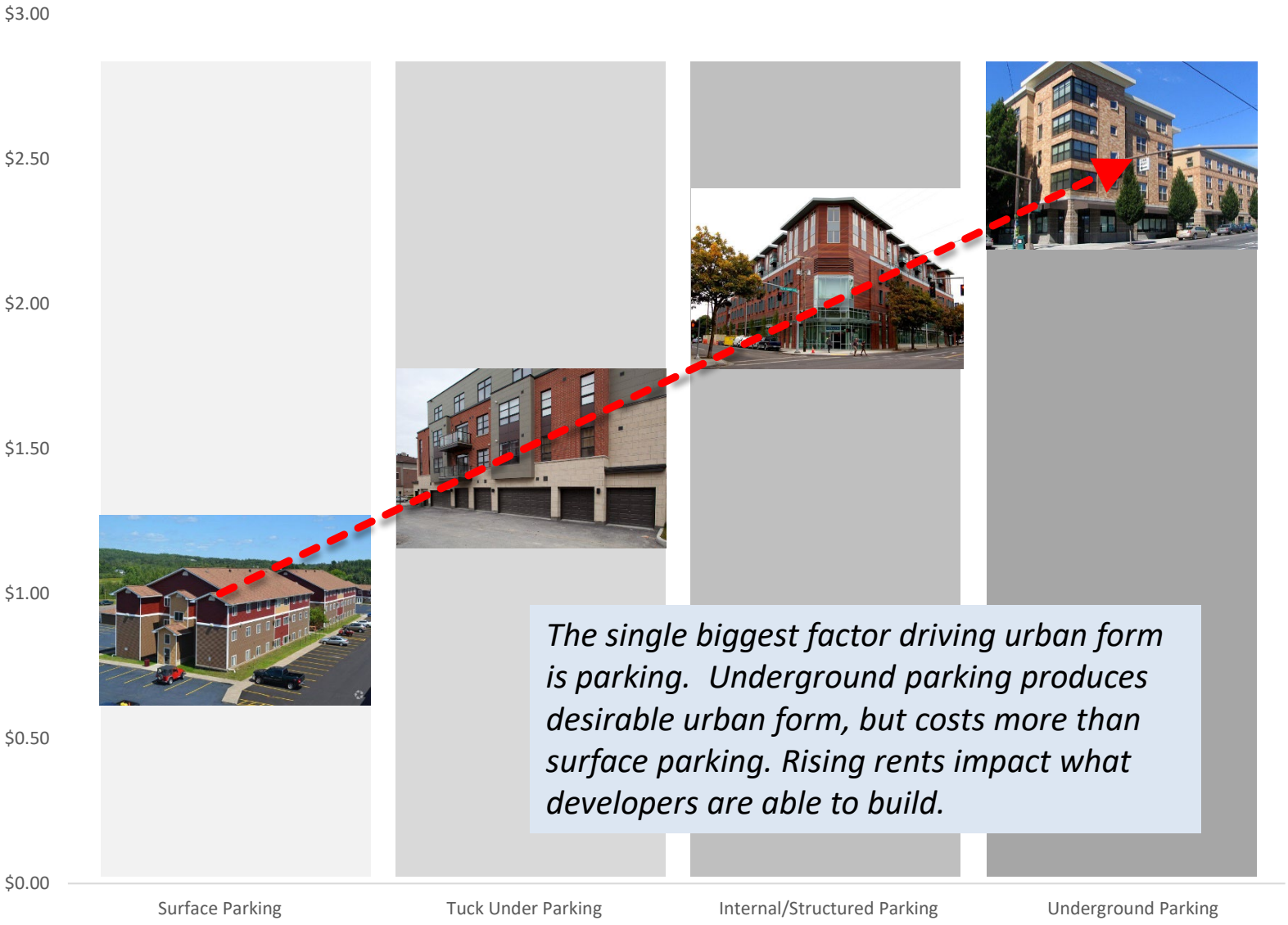
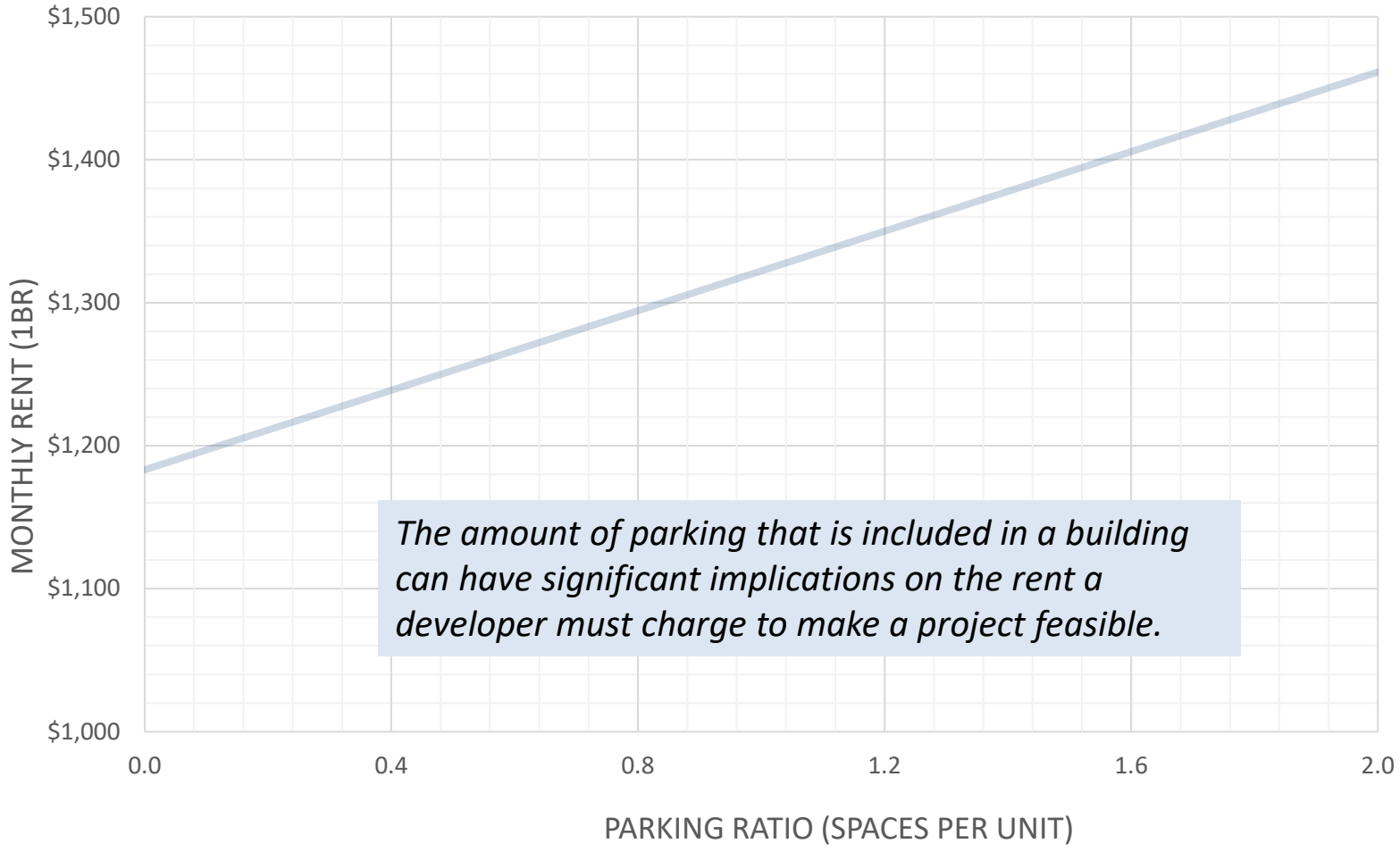
Portland State UNIVERSITY

Increasing Rents and Urban Form



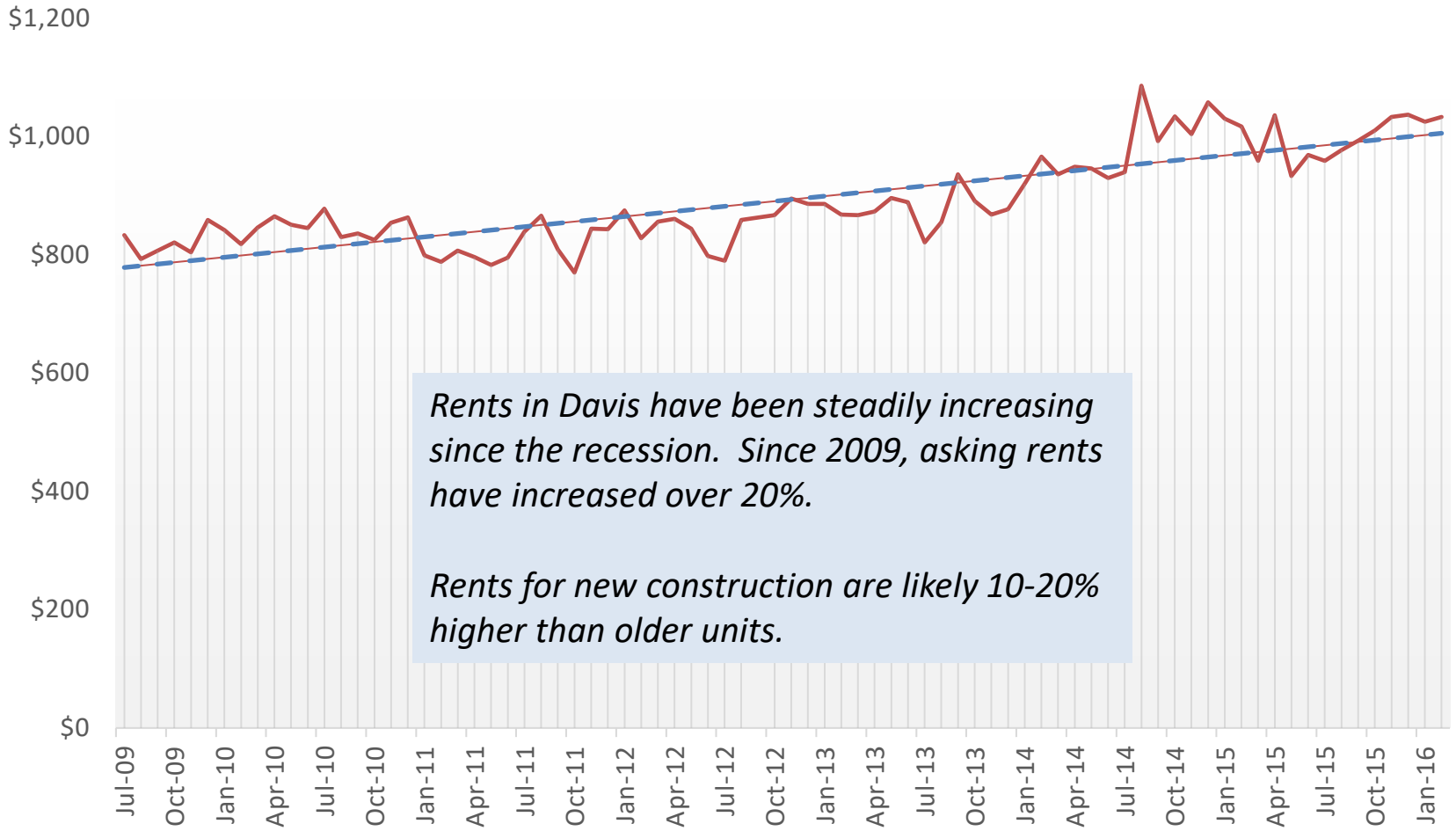
Source: Fregonese Associates, 2016

Rental Housing Affordability and Parking



Source: Fregonese Associates, 2016

Average Rent, 1 Bedroom Apartment, Davis, CA



Source: RainMaker Insights, 2016

Three Development Scenarios (Based on Workshop Results)

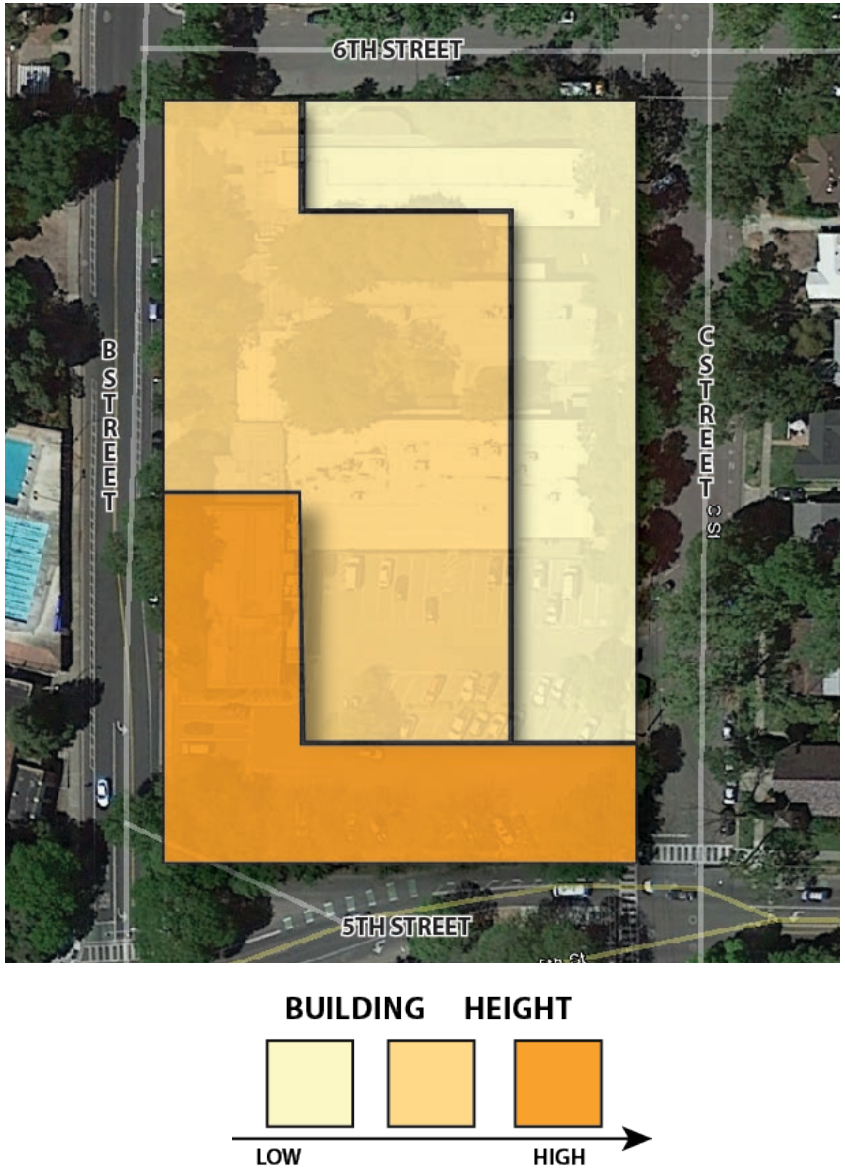
Development Scenarios Overview

- Three scenarios based on themes extracted from workshop results:
- Scenario 1: “Neighborhood-Sensitive Development”
  - Relatively low intensity
  - Development intensity responds to surrounding residential uses
  - Does not include DJUSD on-site
- Scenario 2: “Maximum ROI if DJUSD Remains On-Site”
  - Higher intensity
  - Employment-focused
  - DJUSD remains on-site
- Scenario 3: “Maximum ROI if DJUSD Goes Off-site”
  - Higher intensity
  - Residential-focused
  - DJUSD goes off-site

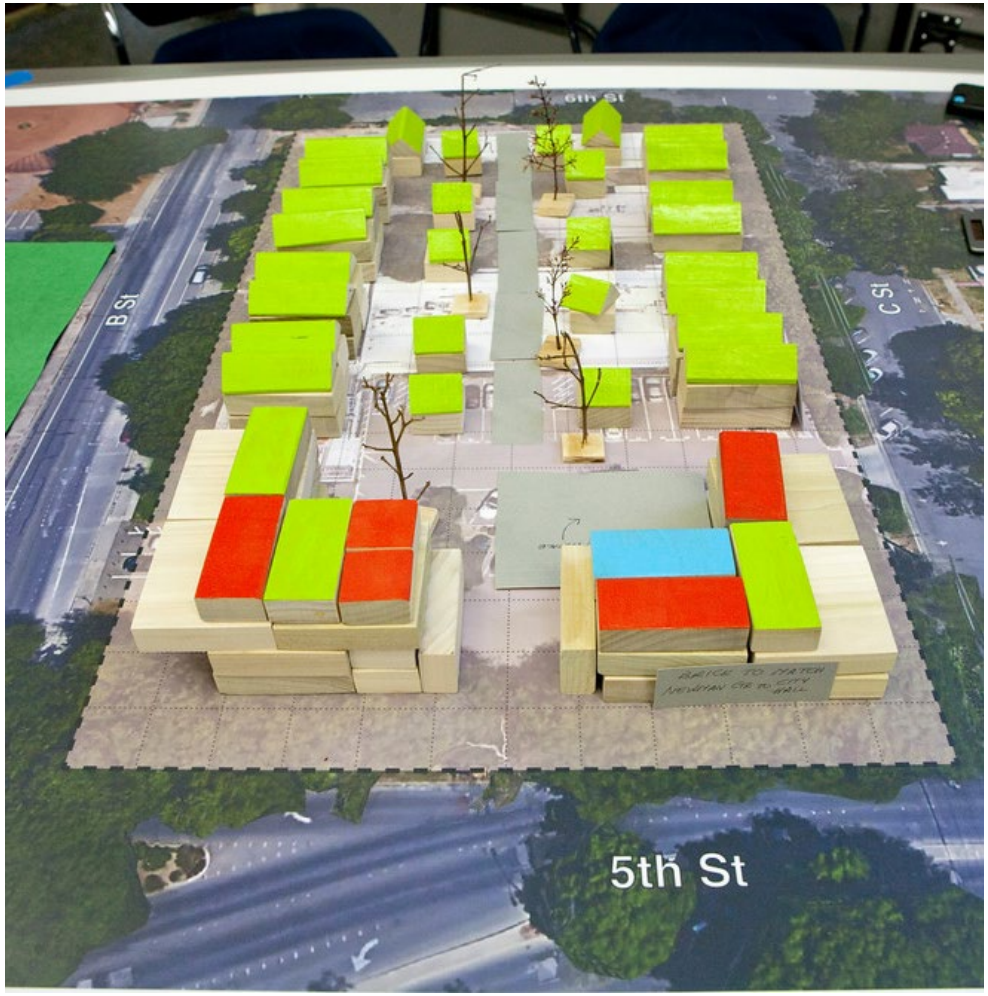
Site Massing Concept

Across nearly every scenario, a recurring massing concept emerged. In general, participants felt that the potential for highest intensity development exists on the south-west corner of the site.

Participants also expressed the idea that building height and mass should step down toward the north and east portions of the site, where it interfaces with surrounding single-family homes.



Scenario 1: “Neighborhood-Sensitive Development”



This scenario was adapted from workshop groups who were comprised mostly of local residents. The primary goal of these residents was to preserve neighborhood character while still trying to maximize the value of the site.

Scenario 2: “Maximum ROI if DJUSD Remains On-Site”

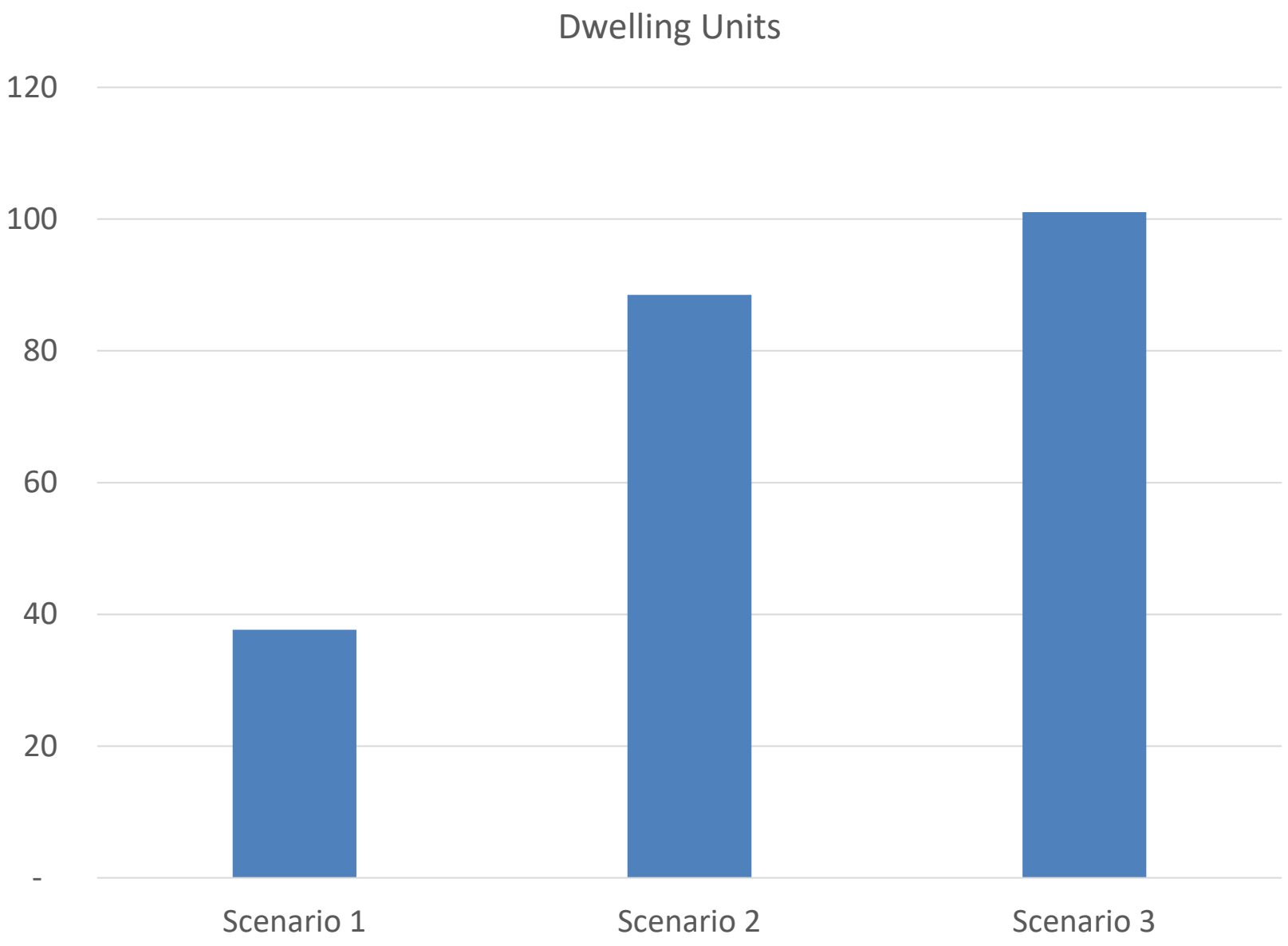
Scenario 2 took inspiration from those workshop groups that sought to maximize site value while incorporating all or part of the school district’s space requirements. The majority of groups who sought to keep DJUSD on-site focused more on employment uses than multi-family residential.

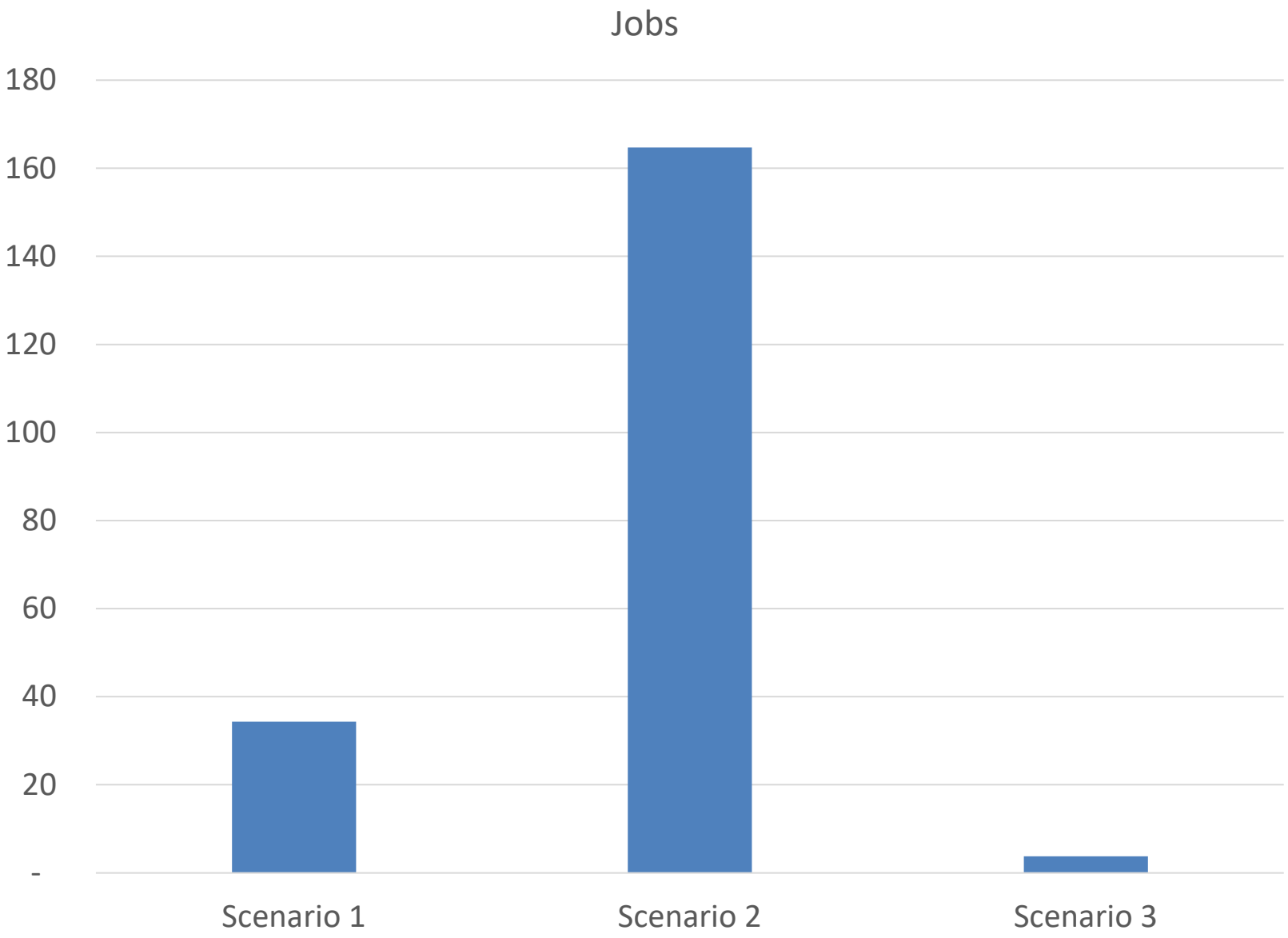
Scenario 3: “Best Case: DJUSD Off-site”

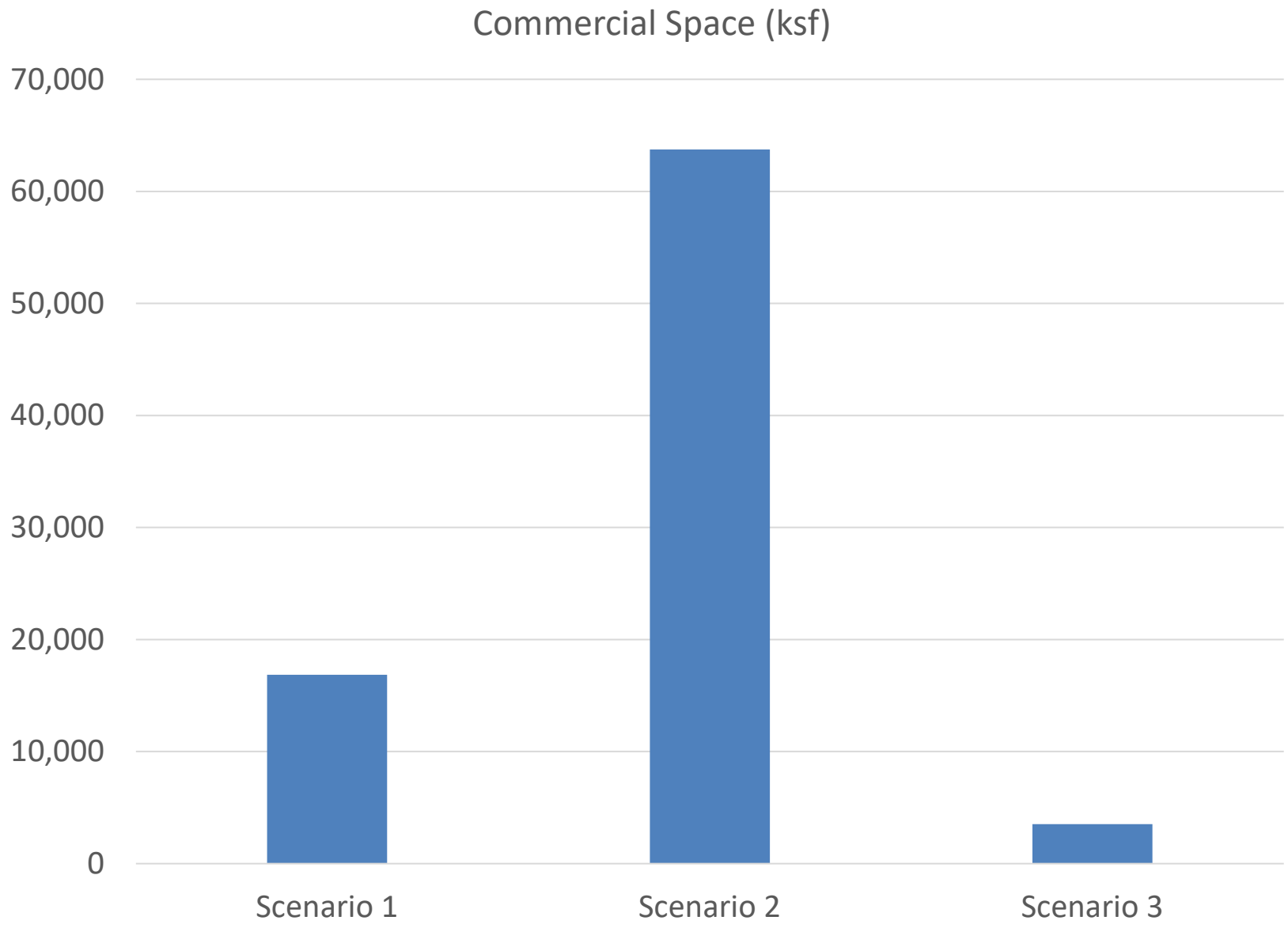
Scenario 3 is based on workshop groups that sought to maximize the entire site’s value without retaining DJUSD. The majority of such groups focused on higher density, multi-family uses with some neighborhood-serving commercial uses.

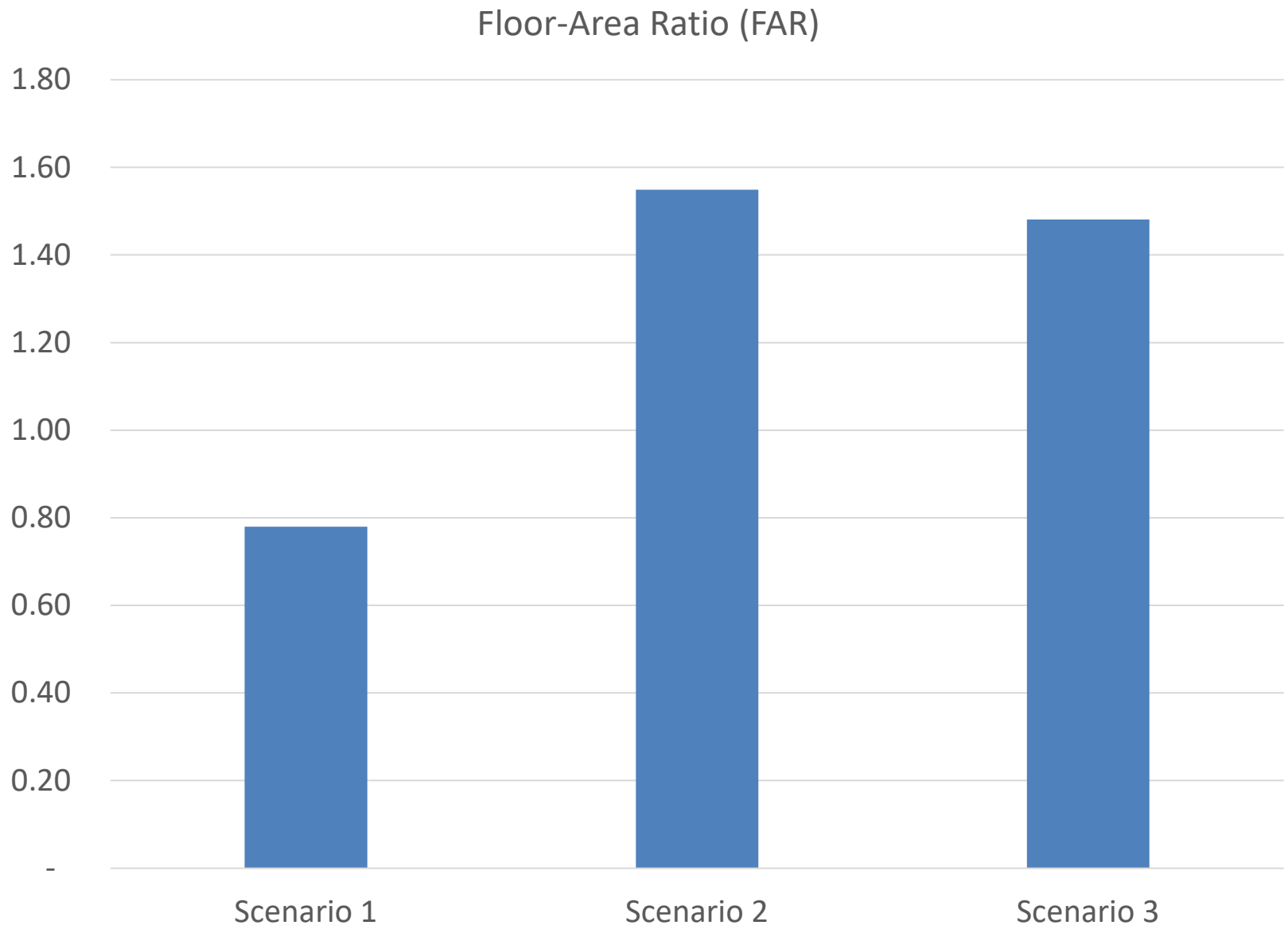
Results

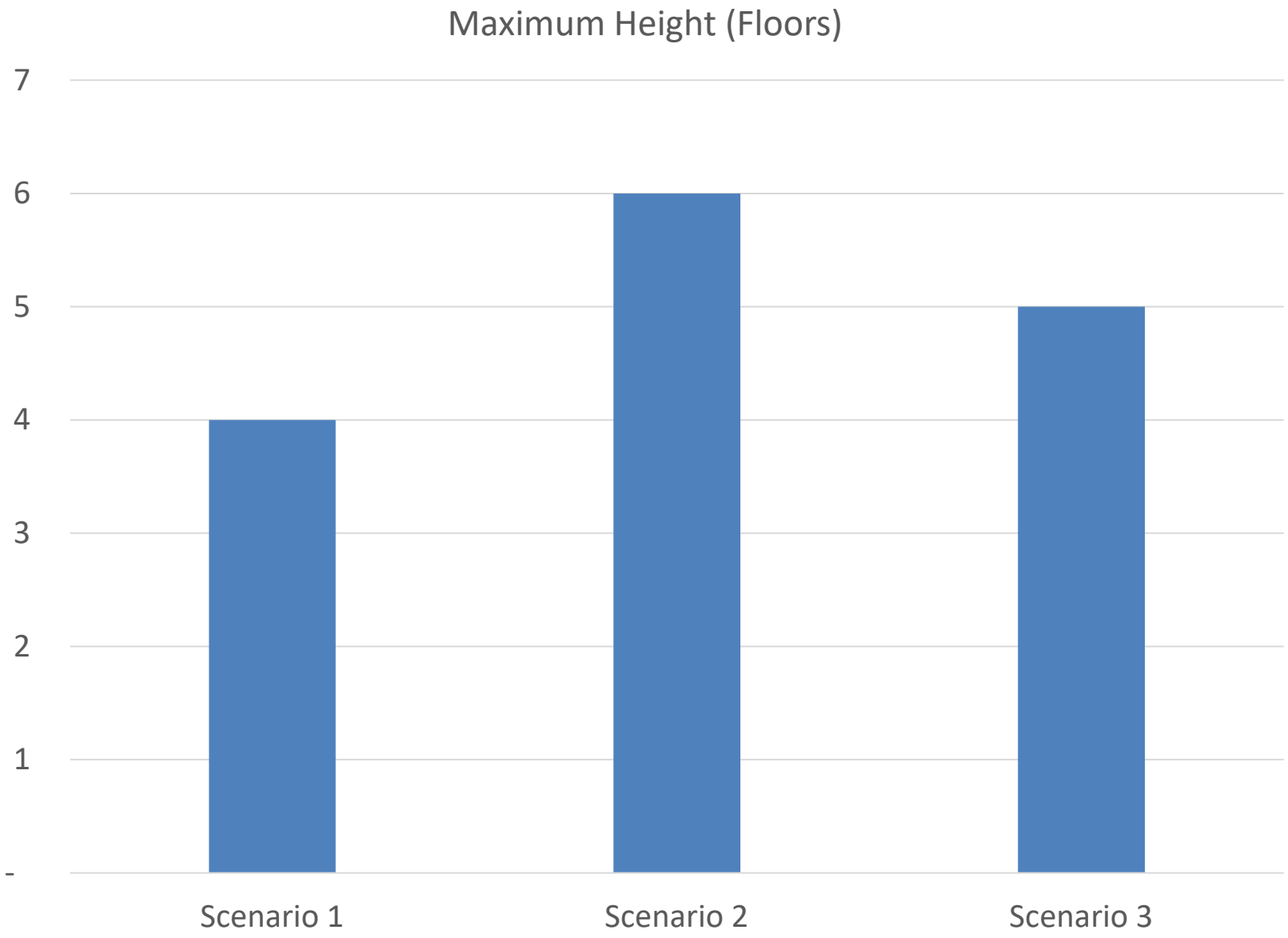
Variable	Scenario 1	Scenario 2	Scenario 3
Dwelling Units	38	87	101
Jobs	34	166	4
Parcel Area	61,000	88,000	76,500
Commercial Space (ksf)	16,848	64,194	3,519
Gross Floor Area	74,851	160,519	142,183
Floor-Area Ratio (FAR)	0.78	1.67	1.48
Maximum Height (Floors)	4	6	5
Average Height (Floors)	2.3	3.9	3.7
Parking/Dwelling Unit	0.90	0.75	0.78
Parking/Ksf Commercial	1.25	1.25	1.25
Parking Spaces	55	153	84
Residual Land Value	$4,753,299	$6,244,538	$9,411,895
Estimated DJUSD Cost	$(9,412,706)	$(6,685,267)	$(9,412,706)
10-Year Tax Revenue	$2,291,238	$3,641,040	$5,290,124
Daily Total Trips Generated (ITE)	626	1,127	701
PM Peak Trips Generated (ITE)	62	130	64

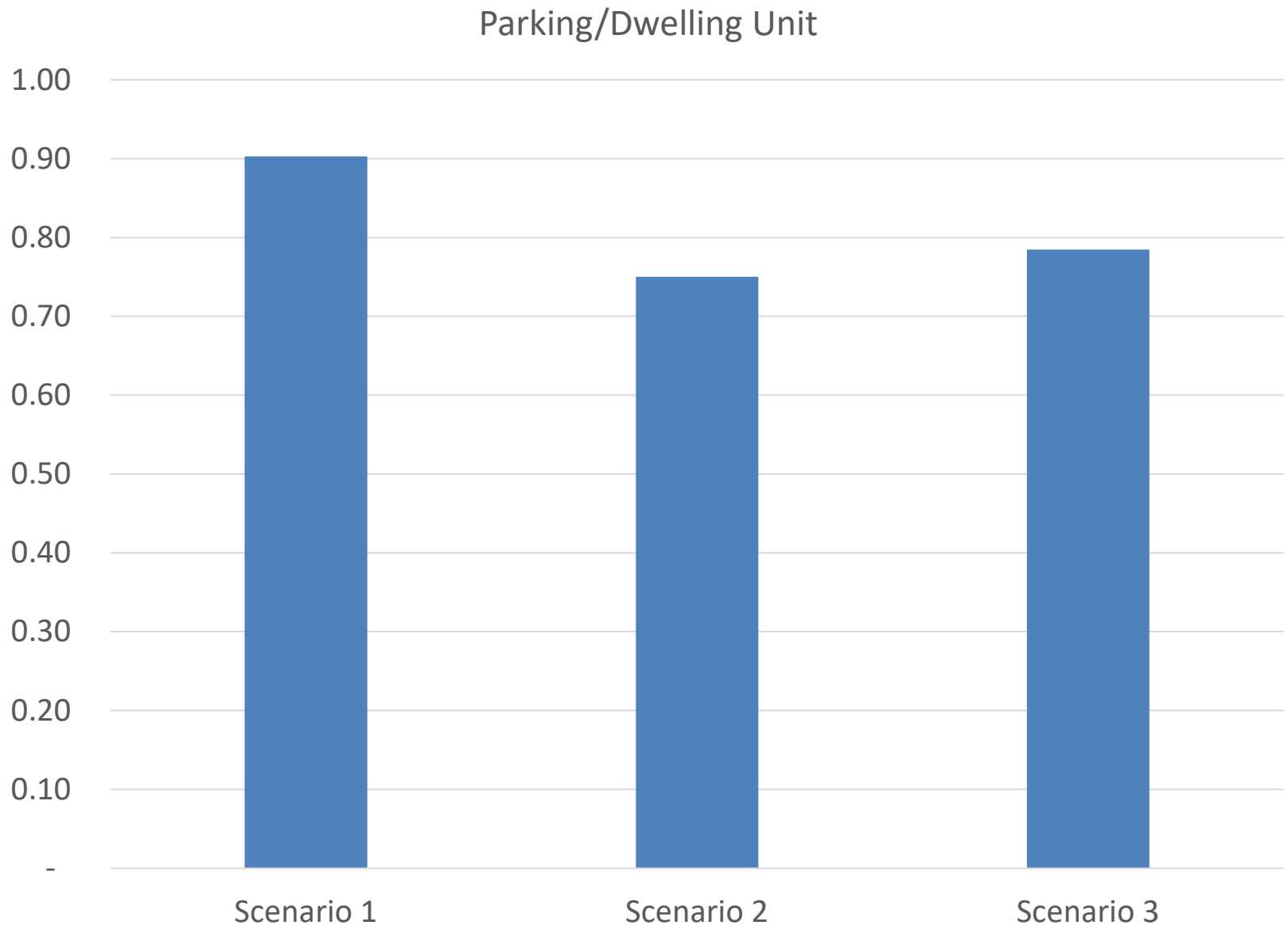

Dwelling Units
120
100
80
60
40
20
-
Scenario 1
Scenario 2
Scenario 3

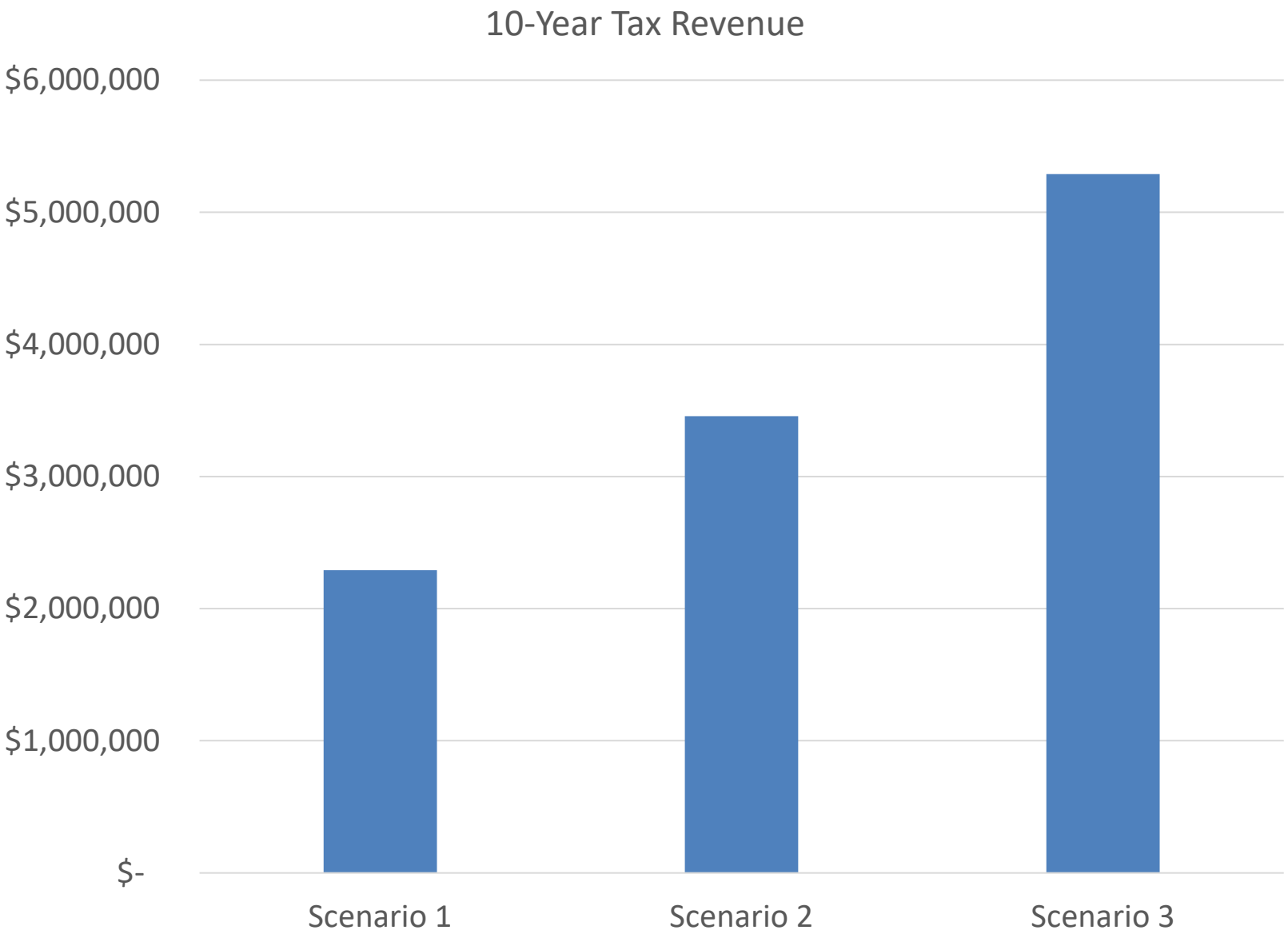

Jobs
180
160
140
120
100
80
60
40
20
-
Scenario 1
Scenario 2
Scenario 3

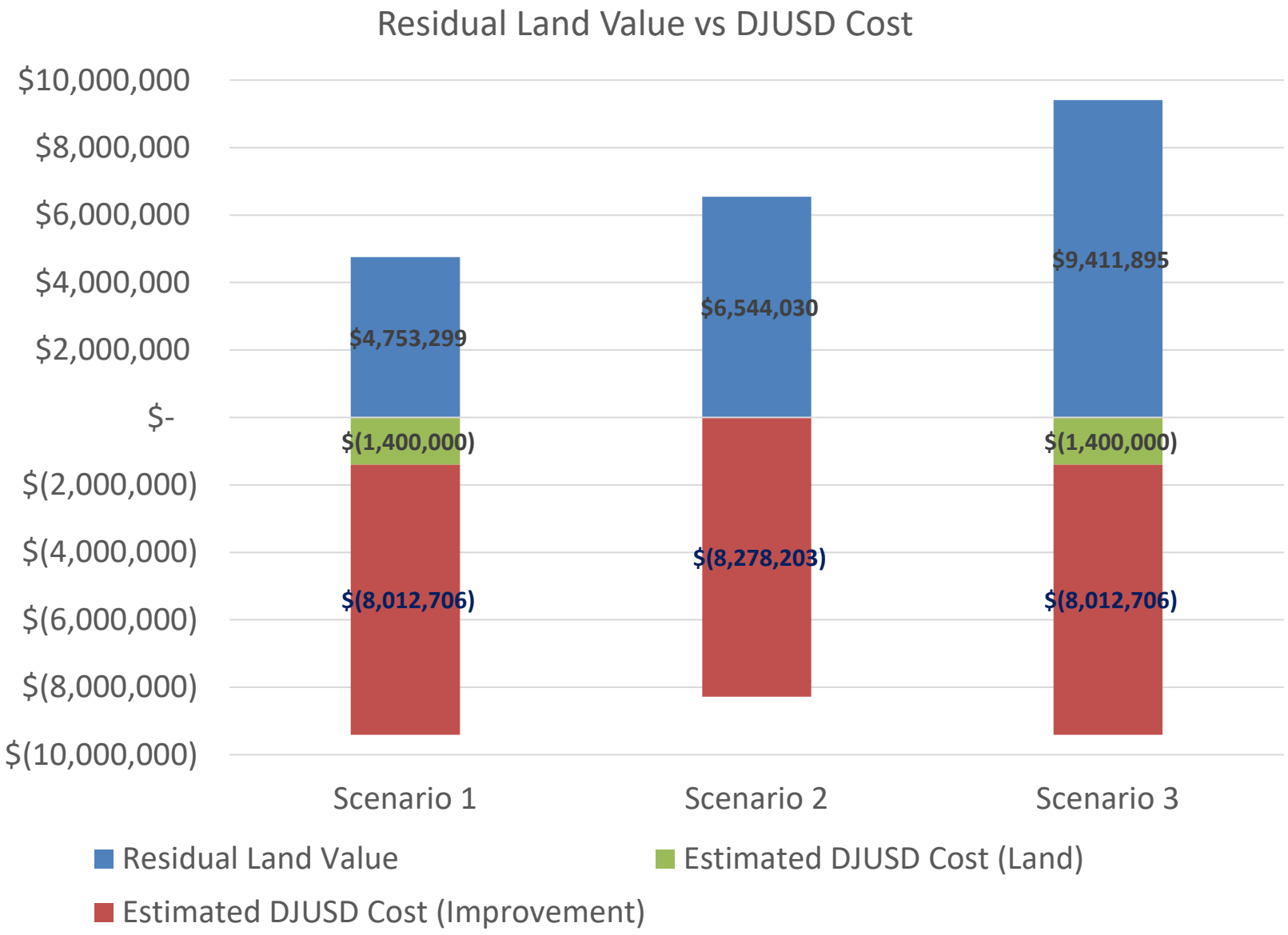

Commercial Space (ksf)
70,000
60,000
50,000
40,000
30,000
20,000
10,000
0
Scenario 1
Scenario 2
Scenario 3


Floor-Area Ratio (FAR)
1.80
1.60
1.40
1.20
1.00
0.80
0.60
0.40
0.20
-
Scenario 1
Scenario 2
Scenario 3


Maximum Height (Floors)
7
6
5
4
3
2
1
-
Scenario 1
Scenario 2
Scenario 3


Parking/Dwelling Unit
1.00
0.90
0.80
0.70
0.60
0.50
0.40
0.30
0.20
0.10
-
Scenario 1
Scenario 2
Scenario 3


10-Year Tax Revenue
$6,000,000
$5,000,000
$4,000,000
$3,000,000
$2,000,000
$1,000,000
$-
Scenario 1
Scenario 2
Scenario 3


Residual Land Value vs DJUSD Cost
$10,000,000
$8,000,000
$6,000,000
$4,000,000
$2,000,000
$-
$(2,000,000)
$(4,000,000)
$(6,000,000)
$(8,000,000)
$(10,000,000)
$4,753,299
$(1,400,000)
$(8,012,706)
$6,544,030
$(8,278,203)
$9,411,895
$(1,400,000)
$(8,012,706)
Scenario 1
Scenario 2
Scenario 3
Residual Land Value
Estimated DJUSD Cost (Land)
Estimated DJUSD Cost (Improvement)

Conclusions

- School district will likely not be able to retain its offices on site if it wishes to pay for construction with proceeds from its entitlement and sale.
- District may be able to break even* if it maximizes entitlement and sells the entire site.
- Maximum site value assumes below market parking ratios for residential and commercial. Also assumes site is residentially-focused and relatively intense relative to surrounding uses.

*Assumes $50/sf land and $200/sf construction costs for a 3-story building with 1.5 parking spaces per 1,000 sf of leasable area.