

The Green at West Village

DAVIS, CA

THE Michaels ORGANIZATION

Student Living

In September 2017, The Michaels Organization was selected through a competitive RFQ/RFP process as part of the University of California's 2020 Housing Initiative to develop new on-campus student housing.

The Green at West Village will add approximately 3,300 beds to UC Davis' on-campus student housing inventory, with the first 1,000 beds expected to be delivered by the start of the Fall 2020 academic year.

The new complex is 1.3 million SF, set on 34 acres, and will comprise nine four-story apartment buildings along with indoor and outdoor community space and recreational fields. A 10,000 SF community building will house a fitness center, multipurpose room, and student support services. Bike parking will be provided for 3,330 bikes, as well as 1,436 parking stalls. Sustainable building practices will be employed, and the new housing will be 100% net zero energy.

In 2019, Michaels will also begin construction on a second development in partnership with UC Davis, Orchard Park, which will provide an additional 585 units, 1,500 beds, to serve graduate students and their families.

Once all phases are completed for both communities, 4,800 new beds will be added to the UC Davis portfolio. The full \$575 million in project costs will come from the proceeds of a tax-exempt bond sale, making this the largest student housing project in the country, and the largest multifamily transaction in 2018.

The Michaels Organization (formerly University Student Living) will provide property and facility maintenance services that are aligned with the University's mission, while UC Davis manages staff and resident life.

PROJECT FACTS:

Project Status: Under Construction, 2021 delivery

Project Location: Davis, CA

University: - University of California, Davis

Total Building Program: 4,800 beds / 34 acres

Total Final Project Cost: \$575 Million

Finance Structure: Tax-Exempt Bonds

Developer/Management: The Michaels Organization

Project Architect: Stantec

Project Contractor: CBG Group

Student Types: Undergraduates, graduate students

