

**Davis Joint Unified School District  
5<sup>th</sup> & B Street Site:  
Development Concept Workshop Results  
& Market Feasibility Analysis**

**Report to the Davis Joint Unified School District  
October 2016**

**Part II. Workshop Redevelopment Concepts**



**Report prepared by:**

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**Color key for photos (land use in photos is indicated by color of gabled blocks):**

- Green = housing
- Red = retail
- Blue = office/commercial
- Yellow = DJUSD (offices, classrooms)

## Redevelopment Concept A

March 31, 2016 - 3:00-5:00 pm | Red Team



### Participants:

- Judith Kemper      Old North Davis resident
- Kemble Pope        Developer
- Jim Zanetto         Architect
- Greg Frantz         Old North Davis resident

*Facilitator: Judy Walton, Portland State University*

### Notes from Team Deliberations:

- Did not reach consensus (see version 2 below); but it's about the process as well as solution.
- Discussed prevailing wage issue for school buildings, and shared facilities with City.
- Prime real estate and prime neighborhood. Good site for senior housing - very realistic use.
- Not sure school district is best use of space. Agreed to move DJUSD uses off site.
- Would neighbors be opposed to 3-story? Neighbor: Likes Aggie Village – fits into neighborhood. Concerned about view out front window.
- Who would live here? Would population fluctuate during day? Students may be living here. Neighbor: Wouldn't like to see many students here.
- We do need affordable housing and senior housing.
- Running rows E/W gets best solar orientation. Can have a gradient E/W as well as N/S – between types of structures. Say 4 stories in middle, and step down to 2 at end.
- Parking – 2 stories underground across whole lot, or other solutions (internal).
- Office building in middle. Maybe two office buildings in middle – E/W orientation.
- Offices along 5th; houses along 6th, can have garages in back – tuck under.
- Include an aisle between office & residential. Office includes some retail.
- Housing on north end: 2.5 story, some duplexes, some senior housing (northeast).

- Small boutique hotel on south end. Spanish style for hotel, and for multi-family/senior housing
- Staggering building blocks at 40' increments. Retail facing into courtyard.
- Zip car, shared car. 2-story mezzanine.
- Agreed site is too valuable to keep school district on it.
- Next issue was parking. Decided not to be too serious about it. Looked at a couple of strategies.
- Third issue - potentially a major driving issue – is “context” – i.e., surrounding neighbors; their image of this project on day-to-day basis; walking down the street.
- Designed it from the edges, worked toward middle. Started with 2 stories at 6th & C. On 5th higher density; primarily office uses.
- City is grappling with an Innovation Center right now. That type of office space so close to the university could be housed here. One other strategy considered was a banding of the site along east-west axis – has to do with getting sun in. Have a circulation patterns that run east-west.
- For northern portion parking – idea was to have a through-drive, and park under the apartments & housing to north.
- One participant: Higher density housing along B would be largely without parking. Liked the car-sharing idea – push the envelope a bit and see if we can do housing with no car. Liked freshman housing. Could be part of the leasing agreement. Need an integrated set of parking strategies.
- For southern portion, looked at underground parking to make most use of site. Ramp coming in off B Street. Could have light wells down into the parking garage for visibility.
- One participant: What am I going to look at when I walk down C St.? Architecture should reflect what's in neighborhood now. We have some pictures here of what that could look like. Density should reflect the surrounding neighborhood on the C St. front. Currently this scenario doesn't leave much space to breathe or walk through – I think it's too dense. We discussed an agreement that residents won't have cars, but they will. We don't have any available parking in this area. Density is perfectly reasonable on 5th; but it's too high on C; people won't be able to breathe.
- Structures did not go higher than 4.5 stories even in densest part (or maybe 5 stories). Want mixed use on B St, maybe a small, boutique hotel.
- Parking is within the structure, with a ramp leading to it.
- Senior housing – kept in mind that as people get older they don't need as much room.
- Added parks for people to hang out. Talked about rooftop gardens too. Some retail.
- While team didn't reach consensus, members realized they all need to make compromises. One participant thought all houses should be 3, 3.5 stories; another thought 2 or 2 stories + mezzanine would be acceptable if set further apart. One participant strongly objected to density; but if unavoidable, should include senior and affordable housing. One said amount of coverage of the site is equally important as height.
- There was a certain level of disagreement around Versions 1 and 2; but they agreed on the need for senior housing and affordable housing. Called this an “acceptable design” though some were not really happy about it. Conclusion: while we disagreed on the outcome, there are some common themes we all liked.

## Numbers:





## Redevelopment Concept A, Version 2:

March 31, 2016 - 3:00-5:00 pm | Red Team



### Participants

Same as in Concept A, above

### Notes from Team Deliberations:

- This version reduced the live-work space by half from version 1 (but kept same number of units)
- Increased office and mixed-use from 4 and 5 stories respectively to 5.5 stories.
- Increased cottage housing from 1,600 sf to 6,800 sf (11 units)

### Numbers:

Use	Description	Max Bldg Stories	Use Floors	Unit Size	Footprint (Sqft)	Notes	Floor Area	Units	FAR
Residential	Cottage	2	1.5	1,200	6,800	11 bldgs	7,650	6.4	1.125
	Townhomes	3	2.5	1,800	3,200	4 bldgs	6,000	3.3	1.875
	Apartments	4	4	800	6,400	affordable housig	19,200	24	3
	Apartments	4	4	1,000	5,600	plexes	16,800	16.8	3
	Live-Work	3	3	800	1,600	residential component	3,600	4.5	2.25
Office	Live-Work	3	3		1,600	office component	3,600		2.25
	Office Mixed Use	6	5.5		3,273	SE corner	13,500		4.125



## Redevelopment Concept B

March 31, 2016 – 3:00-5:00 pm | Blue Team



### Team Participants:

- Matt Kowta           Planner, economist, real estate development
- Angela Willson       Old North Davis resident
- Larry Guenther       Old North Davis resident & business owner
- Gregg Herrington    Real estate development

*Facilitator: Stephanie Lau, UC Davis*

### Notes from Team Deliberations:

- Integrated parking in triplex/small apartment buildings (12)
- Retain DJUSD on-site

#### *Questions and Concerns:*

- Put residential next to existing residential housing
- Want to see more diversity on SW corner
- Think about what neighborhood needs and what can we do to enhance the neighborhood, rather than thinking of issues and solutions.
- First think of placement of buildings, then decide usage of each building
- Consider transportation from the school to downtown Davis.
- Accessibility to the site: Do not want main entrance to the site to be on B street because it is a high traffic street; traffic will be blocked when people are pulling into the site.
- On-street parking will not be enough for future residential use.
- Participant: Does not want to add any density to the city; it is already dense.
- How many empty retail spaces are in downtown Davis right now? (Do we need any more retail spaces?)
- Is there any type of land use that cannot go with a school? (ex: a liquor store)



*Suggestions:*

- Retail on 5th street can attract customers from the Central Park
- Apartment complex should be kept in middle with underground/wrapper parking in the southern part of site. Keeps DJUSD building and office building in the south, and residential (condo) in the middle, town homes in the north (to keep a low vertical density on that side), with parking loaded in the building.
- Incorporate green spaces and alleys within the site, and keep density low towards the edge.
- Also want to reserve a view through the project (either in the middle or on the side).
- Some team members prefer more green spaces. Like lower density in residential area. Might prefer a larger green space in the middle rather than two smaller spaces on the edge to attract people. They like having access on 6th and C streets to residential area.
- Recognized major demand for residential space in Davis.
- Access issue – 6th & C, where main residences are. Wanted to respect the surrounding neighborhood and keep density low there. This scenario offers a lot of density without a huge impact on the neighborhood. One participant liked that they didn't push 5th Street buildings right up to the edge; thinks it's good utilization of site, and contributes open space to neighborhood quality of life.
- Makes good use of a really valuable site within city – for many reasons.
- There was discussion about having a solid front vs. breaking up the buildings.

**Numbers:**

Use	Description	Max Bldg Stories	Use Floors	Unit Size	Footprint (Sqft)	Notes	Floor Area	Units	FAR
Residential	Apartments	3	2.5	800	24,000	12 buildings, integrated parking, plexes or small apt buildings	45,000	56.3	1.875
	Apartments	5	5	800	6,400	Parking under podium, center of site	24,000	30	3.75
							0	0	0
							0	0	0
							0	0	0
Office	General office	4	4		2,400		7,200		3
	General office	6	6		6,400	SE corner	28,800		4.5
							0		0
Retail/ Commercial						0		0	



## Redevelopment Concept C

March 31, 2016 – 3:00-5:00 pm | Yellow Team



### Participants:

- John Meyer                      Former city manager, UC Davis chancellor, Old North Davis resident
- Karen Gellen                    Old North Davis resident
- Chuck Roe                        Developer
- Maynard Skinner                Former Davis mayor, University/Rice Lane resident

*Facilitator: Santiago Mendez, Portland State University*

### Notes from Team Deliberations:

- Office/retail uses along 5th and B streets; residential along C and 6th streets
- Multifamily/condo surrounding a semi-private garden
- Handicapped-accessible parking near residences; shared parking opportunities
- One participant didn't agree that DJUSD should stay on site
- One participant liked step-backs on buildings; another wanted to see more housing
- One participant wanted to maintain human scale
- Put school district on civic center site. Otherwise you take square feet away from revenue-generating site. "Civic uses should be on a civic site." Relocate softball field. Can mix offices a bit; zero land cost too.
- Packed the density on 5th & B. Pack it, get cash that helps support kids. Some underground on a portion of site; otherwise you'd have surface parking, which would be a shame on a legacy site like this.
- Made assumption that this is all ownership residential model. Liked the 3-4 plex renderings; they reflect single-family look. In character with neighborhood, residential streets. Also tried to push a little affordability with 400-ft cottages in back yards, like Aggie village. Could rent them, or affordable for teachers.

- Alley for part of project; some open space above parking. Architectural styles that relate to the neighborhood; but push the envelope in the section facing the park & civic center.
- Entrance on B Street, across from Civic Center. Or maybe exit-only. Parking will be a financial challenge. Pack it on the edge to try to make it feasible to add underground parking. Try to generate more income that makes this work.
- Lots of simplicity from having a single use; you cut complexity with a single use. Makes sense here; not mixed use as much. Need residential.
- One participant: We get really caught up in Davis with architecture that blends in. But when you're doing something of significant scale on the edge of our open space, it should be great architecture, surrounding a great space. Do something better than blending in.
- Aggie Village experience was having something so close to campus that you can narrow streets and calm traffic down. But you still need a car – still a car storage issue. Maybe parking doesn't need to be as robust as current city standards; could push envelope more, but do need a place for cars.
- One participant thought some of the residential development could speak more to seniors.
- This is a really rough scenario. Maybe needs some viewsapes/green space in from 5th, which we didn't accommodate. It's nice to have a green space in the middle.

**Numbers:**

Use	Description	Max Bldg. Stories	Use Floors	Unit Size	Footprint (Sqft)	Notes	Floor Area	Units	FAR
Residential	Condos	5	5	1,200	10,400	Modern/Contemporary	39,000	32.5	3.75
	Townhome	2	2	1,600	11,200	Modern but respectful to neighbors	16,800	10.5	1.5
	Cottage	1	1	1,200	2,800	Cottage-style	2,100	1.75	0.75
							0	0	0
Office							0	0	0
							0	0	0
							0	0	0
Retail/ Commercial							0	0	0
							0	0	0
							0	0	0



## Redevelopment Concept D

March 31, 2016 – 3:00-5:00 pm | Green Team



### Team Participants

- Dennis Dingemans Old North Davis resident
- Jim Frame Surveyor
- Bill Habicht Pastor
- Christina Blackman Business

*Facilitators: Megan Ma, UC Davis; Greg Chew, SACOG*

### Notes from Team Deliberations:

- Interested in using the site primarily for housing; but open to mixed-use housing and residential
- Ideal housing locations in relation to downtown
- Preserve historical buildings facing 6th street
- Keep view of Central Park
- Increase intensity of building (massing) from north to south
- Incorporate/preserve existing architectural details
- Team initially proposed a cluster of 3-story mixed use buildings facing 5th street with retail on the bottom floor and housing on the upper floors (primarily rentals). Originally proposed 38,400 square feet of mixed use space which entails about 400 needed parking spaces according to city code.
  - Worried about competition for parking among retail and housing
  - Agreed on a community/green space in the central part of the mixed-use area
  - Initially proposed a single entrance onto the entire site from C street in order to not interrupt existing traffic flow
- Proposed a 3 story build-up of the DJUSD buildings. Also a housing complex adjacent to the DJUSD buildings (facing C street) which would ideally be four-plexes. Mentioned the possibility of having the DJUSD buildings as 3 stories with 2 stories on top as office space but then declined the idea after realizing how much more parking that would entail.

- Discussed fulfilling the parking ratio according to city codes. Debated underground parking which ultimately declined because of expenses. Talked about using a parking lot as a way to make revenue such as charging for parking or using it for alternate uses; but agreed they didn't like seeing one huge parking lot but wanted to see parking more broken up throughout the site.
- Talked about the possibility of an incentive program for not driving a car to the site.
- Team agreed on 3 goals: 1) generate revenue 2) address the issue of parking 3) connect and liven downtown.
- Changed the mixed-use retail and housing to about 44,800 square feet and combined with the 38,000 square feet of four-plex housing entails about 138 parking spaces which the team struggled to incorporate into the already crowded design. After realizing the parking limitation, decided to take out the four-plex housing and focus instead on the mixed use buildings.
- Proposed the mixed-use buildings would become 4-story retail and housing with the bottom floor as a parking garage.
- As final comments, the team mentioned that since they took a realistic approach in terms of addressing parking; the exercise was frustrating especially since the site is located in such a high value location.

**Numbers:**

Use	Description	Max Bldg. Stories	Use Floors	Unit Size	Footprint (Sqft)	Notes	Floor Area	Units	FAR
Residential	Apartments	5	4.5	800	5,600	half of building first floor tuck under parking. Ground floor retail. 4.5 story total height. South side of site	18,900	23.6	3.375
							0	0	0
							0	0	0
							0	0	0
							0	0	0
Office							0		0
							0		0
							0		0
Retail/ Commercial	Ground Floor Retail	5	4.5		1,600	shares ground floor with tuck under parking	5,400		3.375
							0		0





## Redevelopment Concept E

March 31, 2016 – 7:00-9:00 pm | Yellow Team



### Team Participants:

- Marilyn Underwood      Old North Davis resident
- Michael Bisch            Business
- Cheryl Essex            Old North Davis resident; former planning commissioner
- Susan Lovenburg        DJUSD board

*Facilitators: Alex Steinberger, Fregonese Associates, and Santiago Mendez, USA*

### Notes from Team Deliberations:

- Some solar concepts.
- 6th & C: 800 sq ft cottage style row houses, with spacing. Nice for seniors; and assisted living in the middle; more residential out toward edges.
- Tried to deal with parking concepts. Below ground and above ground (surface or structure).
- Commercial along the space fronting 5th. The most direct entry would be off of B St.
- Ran out of steam a bit in middle.
- Parking in back of the homes (since it may not all be captured in parking structure). Didn't talk about unit size, or number of units - just higher in corner (5-6 stories).
- One participant: not keen about it, but as a neighbor it's far enough away. The team worked with me on this end, so I worked with them on that end.
- We have a height and density issue; but need to raise enough revenue. We can incorporate this into the broader vision of the city and bring people here.
- Parking is joint use, so can serve residential as well as office, retail, and farmers market help out.
- It's a compromise. Two participants would prefer it much more dense; one participant would prefer it less dense.
- Wondered how it will pencil out being so low density.

- Noted the high-value viewshed along 5<sup>th</sup> if residential. 1st 2nd, 3rd floors – could be hybrid, with insurance companies, attorneys; willing to pay higher freight; but upper floors may have to be residential.
- First thought best use would be a hotel, but one member didn't like that. Objection was traffic, and parking. (There was discussion about this – when do hotels generate most traffic?)
- An extended stay hotel – especially right across from a university, with people coming in for 6 to 8 weeks of research - might work better than overnight stays.
- One participant: my impression is that this was more of a negotiation than a consensus around the design.

**Numbers:**

Use	Description	Max Bldg. Stories	Use Floors	Unit Size	Footprint (Sqft)	Notes	Floor Area	Units	FAR
Residential	Apartments	3	3	800	6,400		14,400	18	2.25
	Townhome	2	2	1600	4,000		6,000	3.8	1.5
	Cottage	2	1.5	1200	10,800	14 Structures	12,150	10.1	1.125
							0	0	0
							0	0	0
Office	General Office	5	5		4,000		15,000		3.75
							0		0
							0		0
Retail/ Commercial	Retail	5	5		960	SW corner of site, 1st floor of mixed use bldg	3,600		3.75
	Apartments	5	5		3,840	SW corner of site, 2nd - 4th floor of mixed use building	14,400		3.75
							0		0
DJUSD							0		0
							0		0
							0		0



## Redevelopment Concept F

March 31, 2016 – 7:00-9:00 pm | Blue Team



### Team Participants:

- Steve Wheeler UC Davis
- Camille Kirk UC Davis sustainability
- Lynne Yackzan Developer
- Bob Bowen NGO/non-profit leader

*Facilitators: Thea French, UC Davis, and Judy Walton, USA*

### Notes from Team Deliberations:

- Big assumption is that we moved School District offices off-site – put it on the pool site across B St.; moved pool elsewhere. First thing we agreed on.
- The buildings are all residential, with a little bit of ground floor retail in the corner. Small amount of commercial and retail for all the residents.
- Recognizes Central Park's hustle & bustle on Wednesday & Saturday.
- Some taller apartments in one section. Trid hard for solar orientation; perhaps not net zero, but want to do our part.
- 58 units of 800 sq ft. - decent, 2-bdrm units. Could be for sale (condos) – charge the most because of the view.
- Double-loaded corridor looks blocky but it's a narrow building; across street from Newman Center. Steps back. Has a small community support center with a gym and meeting rooms available to residents and neighbors in Old North. Some Interior green space, and some circulation, for service.
- 2-story townhomes in one section, basically flats; 800 sq ft on bottom, 1600 sq ft on top. 14 units. Granny flats above (400 sq ft); 3 parking spaces behind.
- Turf block signifies alley or green space; could be used for other things. Small back yards.
- When facing residential, there's some airflow, some give & take, and it's staggered.

- On the corner is a 30,000 sq ft senior housing building – near the senior center across B St. Independent living condos, not assisted living. Active seniors, walking downtown. ½ level of parking underneath, so not paying for HVAC with parking.
- Micro-units (400 sq ft) for student housing - more affordable by design.
- Don't know if it pencils out but it looks good!
- Green roofs where it makes sense – but lots of challenges in this climate. Plant palette is a tricky one to choose. Maybe have a social gathering place too, for students.
- Tried to stay affordable; figured you could get away with 5 stories with stick construction. Worried with retail on ground floor, just exactly how tall we could go. It may become more expensive.
- We wanted to make sure we're not impeding solar access; so height drops way back as you go back into the neighborhood. Setback is 30 feet in one place. We increased the setback on the taller building, and buildings are staggered.
- Residences along C street are 3 stories with roof. Stacked. Ground floor flat; 1600 sq ft above. Planned to put diagonal parking on both sides of the street. And Zipcar.
- There was a high level of agreement on the team; very collaborative. "We all want to retire here."

**Numbers:**

Use	Description	Max Bldg. Stories	Use Floors	Unit Size	Footprint (Sqft)	Notes	Floor Area	Units	FAR
Residential	Condo	4	4	1,200	19,600	Senior housing	58,800	49	3
	Apartments	3	3	800	8,000		18,000	22.5	2.25
	Townhomes	3	3	1,600	9,600		21,600	13.5	2.25
							0	0	0
							0	0	0
Office							0		0
							0		0
							0		0
Retail/ Commercial	Retail	5	5		640	1st floor of mixed use bldg	2,400		3.75
	Apartments	5	5		2,560	2nd - 4th floor of mixed use building	9,600		3.75
							0		0



## Redevelopment Concept G

March 31, 2016 – 7:00-9:00 pm | Red Team



### Team Participants

- Mark Gidding            Old North Davis resident
- Judy Woo                Architect
- Randy Yackzan        Developer
- Judy Corbett            NGO/non-profit leader
- Bret Hewitt            Former planning commissioner, ONDNA

*Facilitators: Peilin Jiang, UC Davis and Robert Liberty, USA*

### Notes from Team Deliberations:

- We concentrated on the same corner as everyone else. (5th & B)
- Incorporated school district functions on site. Incorporated parking lot within school district offices; tucked underneath. Didn't want whole site filled with parking; so some tuck-under parking.
- District offices and classrooms/school separated, so not such a big mass.
- Also parking lot on one side that could be used for Sat. Market.
- Green roofs where possible. Some terrace gardens. Rest is very much residential. Townhouses facing the park, just like we have on Central Park West on B St. Single family homes, duplexes maybe. Smaller scale houses facing C St, in keeping with scale of neighborhood. Duplexes on corner.
- Senior housing condos on back; and ability to come in and have some parking on site; access on B St – less problematic than coming in off 5th St. Didn't want parking on C St; so both entrance & exit on B.
- Common walls for most part. Different setbacks, sizes, so it looks more residential, not institutional.

- Opposite Newman Center: nothing more than 2 stories. Parking incorporated within unit itself.
- And a roundabout.
- One participant: Pleased with it. We did a good job on design. Two neighbors in group helped influence some of the planning.
- Another participant: Would like to see more residential units (maybe 3-story) because of tremendous demand; and desire to get good profit for school district. If District had long-term lease on building on site it might help finance the project.

**Numbers:**

Use	Description	Max Bldg. Stories	Use Floors	Unit Size	Footprint (Sqft)	Notes	Floor Area	Units	FAR
Residential	Apartments	3	3	800	10,400		23,400	29.3	2.25
	Duplex	2	1.5	1,200	4,800		5,400	4.5	1.125
	Townhomes	3	2.5	1,800	3,200		6,000	3.3	1.875
	Condo	3	3	1,200	2,400		5,400	4.5	2.25
							0	0	0
Office							0		0
							0		0
							0		0
Retail/ Commercial							0		0
							0		0
							0		0
DJUSD	Offices	5	5		12,000	Internal parking	45,000		3.75
	DSIS	2	2		4,800		7,200		1.5
							0		0
Other							0		0
							0		0
							0		0



Parking									

## Redevelopment Concept H

April 15, 2016 – 12:00-2:00 pm | Green Team



### Team Participants:

- Herman Boschken Davis resident; emeritus faculty, SJSU
- Randii MacNear NGO/non-profit
- Cathy Forkas Business

*Facilitator: Robert Liberty, USA*

### Notes from Team Deliberations (Description, Issues, Questions & Reactions):

- Setbacks on C street to respect neighborhood character
- Affordable/senior housing
- School district office space
- Live/work space
- Coffee/Restaurant – “Parisian Style” – no bars
- Higher buildings on Downtown side and in middle of site
- Green corner on 5th/C – draw people in through the block
- Shared parking – Office/Res/Park/Farmer’s mkt
- Setbacks for light
- What you can’t see: we had a concept of half the block being underground parking. Like the Red team, we thought coming into the parking from B St. would be good. We have some surface parking but bulk is underground.
- Sides of the block that relate to older, charming neighborhood: wanted to keep that 2-story with setbacks on the buildings; give it more of a traditional look. As you approach 5th St., we’d go higher. In one housing area, we were thinking multi-family; didn’t get to a good discussion.

- Would like to see affordable housing; think school housing (for workers) is a fantastic idea.
- Office space – could be school district offices or could be other office space if district relocated. 4-5 stories.
- One concern is generating activity at night. A nice solution is to include live-work spaces. A coffee house would thrive here – Parisian style – or upscale market.
- Concentrates higher buildings near the downtown area; lower buildings in neighborhood areas; densify in the middle; and lots of parking underground, with large enough building to finance it.
- Have a nice, green beautiful corner that relates to Central Park and draws people through the block as opposed to around it.
- Parking for office users during day but market people on the weekends.
- Setbacks to allow more light so it doesn't feel like you're walking through a canyon, which would work great overhanging the coffee house, for shelter.
- Greenway with continuity. And a gazebo.
- Rooftop garden – put parking on roof in one case as alternative to, or supplement for, underground parking.
- Given that all 4 corners are taken up; can't make it any more dense. We may be stuck with parking onsite. Might be possible to get more density from housing units.

**Numbers:**

Use	Description	Max Bldg. Stories	Use Floors	Unit Size	Footprint (Sqft)	Notes	Floor Area	Units	FAR
Residential	Townhome	2	1.5	1,200	11,200		12,600	10.5	1.125
	Apartment	3	3	800	7,200		16,200	20.3	2.25
	MU Apartment	4	4	800	1,300		3,900	4.88	3
							0	0	0
							0	0	0
Office	MU Office	4	4		650		1,950		3
							0		0
							0		0
Retail/Commercial	MU Ground floor retail	4	4		650	ground floor retail/coffee shop, etc	1,950		3
							0		0



## Redevelopment Concept I

April 15, 2016 – 12:00-2:00 pm | Yellow Team



### Team Participants:

- Holly Wunder-Stiles      Mutual Housing
- Danielle Foster            Affordable Housing (City of Davis)
- Angie Lopez                CHOC – Community Housing Opportunities Corporation
- Ed Smith                     Davis downtown worker

*Facilitator: Alex Steinberger, Fregonese Associates*

### Notes from Team Deliberations:

- Independent school on NE corner of site
- Almost all housing has rooftop gardens
- Gradual increase in height from street; tiered design
- Most height and bulk in center of site
- Did not keep DJUSD offices on site
- Teaching kitchen on SE corner, with restaurant
- Lower heights on 6th and C streets; Townhouses help keep lower profile along C St.; Townhouses in lower density areas
- Most housing is multi-family residential; some affordable.
- Kept Davis School for Independent Study.
- Shared parking for DSIS and residences; parking lot could serve DSIS students during day and others at night. Didn't get into non-residential uses that much. Did talk about restaurant.
- Would like to see childcare somewhere on site
- Tried to balance concerns about politics and increased density
- Had 3 affordable housing folks at table. Looked at a long-term vision. Housing was their priority.
- Green features: sustainable parking areas; green space in middle; green roofs; green opening into site.

- Green pieces represent gardens. Almost all housing has rooftop gardens on it.
- Largest building is 5 stories, in middle. Most dense uses are internal to property, rather than facing streets.
- Discussed adding another layer on top of one building for housing, to maximize that space. And maybe it could be an open community classroom during off hours – to continue influence of learning.
- One participant was concerned with noise level after hours, and with cars & parking (UCD students). Wanted to quiet C St. Liked the setbacks.
- Didn't keep district offices here; thought they could co-locate elsewhere. Most of this is multi-family residential; affordable and market. Restaurant in one spot with a teaching kitchen.
- This site is an opportunity to do something that's a little denser than the status quo. Close to a lot; might be an opportunity for more housing than we typically see.
- One participant: There's a lot of activity here after hours already; my concern was noise level of course (living downtown very noisy already). My other concern was how dense it already is with cars & parking (UCD students). Picnic Day, Whole Earth Festival, etc. – that area gets really impacted. So my feeling was to quiet that section, and have the noise more toward 5th & B. Bldgs. are really 4-story by the time they're on the corner. We wanted density but wanted to keep it away from C St. Setbacks can have the effect of creating a terrace. Trees can also help obscure buildings. Think about trees in future.
- Another participant: Buildings sometimes shade out the trees; make it hard for them to grow.
- Everyone on team liked the design. If we'd had more time it would have gotten slightly bigger. We all wanted it to meet the needs of community so people can be close to campus, downtown. Walking distance. Concerned about political resistance if we put large building closer to neighborhood or streets. The taller the building, the more resistance it gets.
- Long-term vision. We all want a lot of housing – that was our priority.

**Numbers:**

Use	Description	Max Bldg. Stories	Use Floors	Unit Size	Footprint (Sqft)	Notes	Floor Area	Units	FAR
Residential	Apartments	3	3	800	15,600		35,100	43.9	2.25
	Apartments	4	4	800	6,400		19,200	24	3
							0	0	0
							0	0	0
							0	0	0
Office	general office	3	3		3,200		7,200		2.25



## Redevelopment Concept J

April 15, 2016 – 12:00-2:00 pm | Blue Team



### Participants:

- Diana Cruz UC Davis student
- Martha Tritt UC Davis student
- Gavin Pauley UC Davis student

*Facilitators: Judy Walton, USA, and Stephanie Lau, UC Davis*

### Notes from Team Deliberations:

- Green corner – B/5th. Traffic is too fast near C/5th.
- Range of housing types
- Vegetation on/near south facing windows – passive solar
- Houses should face north/south
- Community space in the center – communal kitchen/community center
- Residential new urbanist style in NE corner
- Density steps down from south to north
- “Luxury” residential facing the park
- Affordable housing toward N/central portion of site
- Parking was sort of an “after-thought” in this design
- Should de-incentivize having a car
- People shouldn’t need cars so much downtown
- Live/work/play environment
- 5 story educational building on NW corner
- Uber drop-off points and zip car spaces for people who need a ride
- Café/restaurant along 5th
- Teacher incentive home-ownership



- Green corner near park, for people to funnel through our space. On corner of B & 5th rather than C & 5<sup>th</sup>; because traffic goes really fast on 5th.
- Tried to integrate all types of housing, starting with high density along 5th, then tapering down toward residential community.
- We have vegetation by all south-facing windows. Sustainable theme. Solar energy and natural lighting – passive solar; houses face north & south.
- Community space in center - a building for community workshops; community kitchen space.
- Residential area – wanted to keep with traditional theme; big setbacks, big yard space, but also alleyway running through back of homes, to create more intimate space.
- New Urbanist theme. Keeping more dense housing on 5th and integrating the restaurant area with office space in the mixed-use area along 5th.
- Discussed several options for School District but didn't get into it much. Tried to figure out how much was needed for each use. Thought we'd keep it all, but especially Davis School for Independent Study for access to families that need it, who can live nearby.
- Made sure to provide affordable housing but also something more luxurious, overlooking Central Park, to increase whatever revenue the city would be getting from this property. Slightly nicer buildings, but make sure affordable housing is still available. Multi-family homes.
- As students we emphasized affordable housing; typically students don't have cars; but at last minute we threw in parking; definitely need a larger discussion on it. Want to de incentivize car-ownership – people living here shouldn't be using their cars; they're in a prime site in Davis. Also caters to people who work at DSIS.
- Trying to create live-work-play in this environment while also connecting to surrounding area.
- Café space transitions into a restaurant at night, to keep area vibrant at all hours of day.
- Maybe teacher-incentive homeownership, if keeping school facilities. Or multi-family homes – we love teachers.
- Shuffled DJUSD around a bit; but rationale for keeping it on corner of B & 6th was there was less housing on this side; less obstructive; easy to drop off on corner; close by bus stops. Didn't want to keep it along 5th; wanted that area to be more active, and draw people in more than office space would. Entrance from B. Wouldn't impact neighborhoods as much.

**Numbers:**

Use	Description	Max Bldg. Stories	Use Floors	Unit Size	Footprint (Sqft)	Notes	Floor Area	Units	FAR
Residential	Apartments	4	3.5	800	4,800		12,600	15.8	2.625
	Apartments	4	4	800	13,600		40,800	51	3
	Townhomes	3	2.5	1800	4,800		9,000	5	1.875
	Townhomes	2	1.5	1200	6,400		7,200	6	1.125



## Redevelopment Concept K

April 15, 2016 – 12:00-2:00 pm | Red Team



### Team Participants:

- Tony Martin            Old North Davis resident
- Rick Robins            Old North Davis resident, UC Davis
- Melody Boyer        Old North Davis resident
- Rhonda Reed         Old East Davis resident

*Facilitator: Greg Chew, SACOG*

### Notes from Team Deliberations:

- Keep school district on site
- Housing for DJUSD staff
- Central common area
- Condos for UCD faculty (may not need cars)
- Retail – coffee shop, no bars
- 5th/B corner – highest density on site
- 5th/C corner – Keep open to interface with park
- Circulation pattern for autos within site
- Low income housing for DJUSD teachers / “limited equity” housing
- Our plan was to keep the district offices on the lot; not relocate. We’d put the district & other high density uses near 5th & B, across from City Hall. We’d keep the rest for housing needs, senior housing (senior center is right across B St.), with other housing available for Davis teachers and staff and faculty and students.
- We wanted a green area in the middle – a common area where you can pull different populations together to keep them from being isolated.

- On corner of 5th we have condos; our faculty member said it would be appealing right across from Central Park. Many faculty are coming from abroad; don't have or need a car. Our office building space would be on that corner along with some retail; perhaps coffee.
- We talked about corner of 5th & C, and putting higher density along 5th, but if you look diagonally to SE, the community church has a big yard and patio se back form street, so we're thinking about keeping that corner a little open to draw people in. Coordinates with Picnic in the Park and other events.
- The other thing we talked about was traffic patterns. Thinking about having cars enter off B, rather than 5th or C; and having some circulation pattern to go in and out.
- Affordable housing was adopted at Aggie Village – university owns housing. What could school board do with this to help school workers? Could we develop housing to sell to teachers at low market rate? Limited equity housing, so they'd sell to another teacher; limited appreciation.
- One "hanging chad" was how much density is needed to make things pencil out for district.

**Numbers:**

Use	Description	Max Bldg. Stories	Use Floors	Unit Size	Footprint (Sqft)	Notes	Floor Area	Units	FAR
Residential	Townhomes	2	1.5	1,200	8,000		9,000	7.5	1.125
	Townhomes	3	2.5	1,800	4,800		9,000	5	1.875
	Single Family	2	1.5	1,800	2,400		2,700	1.5	1.125
	Apartments	4	4	800	3,200		9,600	12	3
							0	0	0
Office	MU Office	4	3.5		3,429		9,000		2.625
							0		0
							0		0
Retail/ Commercial	MU Ground Floor Retail	4	3.5		1,371		3,600		2.625
							0		0
							0		0
DJUSD	DSIS	3	3		3,200		7,200		2.25
	Offices	4	4		6,400		19,200		3

							0		0
Other							0		0
							0		0
							0		0
Parking									

## Redevelopment Concept L

April 15, 2016 – 3:00-5:00 pm | Yellow Team



### Team Participants:

Lisa Baker	Housing Authority (City)
Gregory Stevens	Resident, Café Bernardo worker
Mark Rutheiser	UC Davis
Steve Streeter	Planning Commission

Facilitator: Greg Chew, SACOG

### Notes from Team Deliberations:

- Very basic concept – decided to include district on site and study what would complement that and interface well with the surrounding neighborhood. It's more of a concept that looks at the *relationships* of uses to immediate anchors. E.g., keeping district on site relates to municipal uses across the street. Looked at opportunity for more commercial space, mostly office, along 5th, which would relate to the downtown. Also wanted to consider the effect of the 5th St corridor relative to whatever use we put on that site. Thought office & administrative uses are less sensitive to corridor noise.
- Liked existing shared parking opportunities of the south portion of the site in regard to the farmers market. Acknowledge that there will have to be parking on site - joint or shared parking. Existing parking area is part of this concept; existing entrance on C St. is the main access to the development.
- Residential is pretty basic, recognizing single & 2-story houses across street. Decent set-backs and articulated frontages; from 2 to 3, to at most 4 stories. Minimal amount of 4-story housing, and located where there is more massing across from it (Newman Center).

- Small units – so for instance 800-1,000 sq ft units; about 65 or so. That opens a corner for condo development. Potential multifamily component.
- Defensible, but walking space – private garden as opposed to continuation of Central Park. Relates to other ownership units recently developed by Corbett on B St. There would need to be additional opportunities for access, but also parking (e.g., handicapped parking close to some units they serve, instead of on street; maybe ancillary parking).
- Everyone agreed with the design; each gave something up. One person hoped to see DJUSD go across the street. All agreed on need for more housing in Davis, and on demand for office space. Discussed retaining a human scale.

**Numbers:**

Use	Description	Max Bldg. Stories	Use Floors	Unit Size	Footprint (Sqft)	Notes	Floor Area	Units	FAR
Residential	Apartments	5	5	800	3,600		13,500	16.9	3.75
	Apartments	4	5	800	26,400	significant underbuild	99,000	123.8	3.75
	Apartments	3	3	800	3,200		7,200	9	2.25
	Townhomes	3	2.5	1,800	2,800		5,250	2.9	1.875
							0	0	0
Office							0		0
							0		0
							0		0
Retail/ Commercial							0		0
							0		0
							0		0
DJUSD	SIS	2	2		5,000		7,500		1.5
							0		0
							0		0
Other							0		0
							0		0

							0		0
Parking	Parking lot in center				6,000				



## Redevelopment Concept M

April 15, 2016 – 3:00-5:00 pm | Blue Team



### Team Participants:

Cameron Erskine      UCD grad student

Warwin Davis        UCD grad student

Sarina Dayal        UCD grad student

Alexandra Ajo        UCD grad student

*Facilitator: Judy Walton, Portland State University*

### Notes from Team Deliberations:

- Urban orchard
- Breezeway/underpass between buildings
- Central alleyway/"woonerf"
- Roof gardens
- Senior housing/affordable housing
- First we thought about the 5th St. side so we incorporated mixed-use units there; 1st floor retail, affordable housing units on top – maybe a 3rd story stepped back; maybe green roofs.
- Surface parking for about 20 cars, and underground parking as well. Were pretty generous with parking; didn't think about expenses.
- District office stays on-site – "breezeway" connects two district buildings. Max of 3 stories.
- Residential units: townhomes; maximum 2 stories. Didn't want to disturb neighbors. Maybe with 1<sup>st</sup>-story garages, parking along sides.
- Put urban orchard in the middle. Green space near entrance, in front of offices.
- Suggested senior housing in northwest corner as well as single-family homes along 6th.
- Some greenspace in southern portion to connect to Central Park.
- Roof gardens and small green spaces throughout. Team members basically agreed on design.



## Redevelopment Concept N

April 15, 2016 – 3:00-5:00 pm | Green Team



### Team Participants:

Steve Tracy     Old North Davis resident (ONDNA president)  
Valerie Wood    Old North Davis resident  
Scott Wood     Old North Davis resident  
Paul Ghiglieri   Old North Davis resident  
*Facilitator: Alex Steinberger, Fregonese Associates*

### Notes from Team Deliberations:

- Sensitive historic district - our priorities were to be sensitive to the kind of development in the most intact historic district in Davis. There are few postwar structures in Old Davis, so were especially sensitive to immediate frontage; owner-occupied homes along this entire stretch of C street.
- So kept bldgs. low: 2-2.5 stories along C street. Residential can be multifamily “plexes” not just townhomes. Studios could be okay here. Doesn’t all have to be a single-family; could be some rental flats.
- Commercial confined to the southern third of the site.
- Brick facades along fifth to match Newman center and City complex; facades should be consistent.
- Alley all the way through to connect to alley on the northern block; no driving through the site, but alley would complement alley going from 6th to 7th St. to the north. This would mean there would be only 2 blocks in the neighborhood that didn’t have alleys.

- Alleys would provide access to back buildings - garages, back units, studios, tool sheds, etc. Back units might be the best complementary use. Could have carports next to them.
- Plaza on SW corner. And patio for reading Sunday paper and having a cup of coffee.
- If this whole parcel is subdivided with 50 x 120 ft lots like Old North, there would be 16 of them here; with 2 units per lot, that's 32 dwelling units. We have 28 here. We're pretty close to what this could be if every parcel had 2 units on it or a unit and a house.
- Office or commercial on ground floors; maybe some office on 2nd floor. Try to step them back a bit. We included an opening between the buildings that's not a driveway, just an opening in the block; some patio space here and there. All 3 types of buildings (residential, office, commercial/retail) could be used here; some may turn out to be DJUSD uses, even though we didn't have DJUSD onsite.
- There could be enough room for 1 level underground.; wouldn't have driveways interfering with your experience. Lot of pedestrian traffic. Little bit of tucked under parking; way less parking than you'd normally see in Davis but we think it's appropriate.
- Team talked through our design and like it. No objections. We talked about less parking than probably required because we want to encourage people to walk & bike.

**Numbers:**

Use	Description	Max Bldg. Stories	Use Floors	Unit Size	Footprint (Sqft)	Notes	Floor Area	Units	FAR
Residential	Townhomes	3	2.5	1,800	14,400		27,000	15	1.875
	ADU	1	1	400	4,000		3,000	7.5	0.75
	Apartment	3	3	800	1,600		3,600	4.5	2.25
	Apartment	4	4	800	2,400		7,200	9	3
							0	0	0
Office	Mixed Use Office	3	3		1,600		3,600		2.25
	Mixed Use Office	4	4		1,200		3,600		3
							0		0
Retail/ Commercial	Ground floor retail	3	3		1,600		3,600		2.25
	Ground floor retail	4	4		1,200		3,600		3
							0		0



## Redevelopment Concept N, Version 2

April 15, 2016 – 3:00-5:00 pm | Green Team



### Team Participants:

See Team participants in Version 1, above.

### Notes from Team Deliberations:

- Version 2: One participant knocked a story off some townhomes, reflecting the fact that less than 50% of housing in Davis is 2-story, even if you count illegal building permit homes. Labeled it version 2.

### Numbers:

Use	Description	Max Bldg. Stories	Use Floors	Unit Size	Footprint (Sqft)	Notes	Floor Area	Units	FAR
Residential	Townhomes	3	2.5	1,800	7,200		13,500	7.5	1.875
	ADU	1	1	400	4,000		3,000	7.5	0.75
	Apartment	3	3	800	1,600		3,600	4.5	2.25
	Apartment	4	4	800	2,400		7,200	9	3
	Townhomes	2	1.5	1,200	7,200		8,100	6.8	1.125
Office	Mixed Use Office	3	3		1,600		3,600		2.25
	Mixed Use Office	4	4		1,200		3,600		3



## Summary of Concepts

Concept #	Units	Units per Acre	Sqft Commercial	Sqft DJUSD	Average Unit Size	Avg. Lot Coverage	Avg FAR	Max. FAR	Max. Stories	Residents	Employment
Concept N-2	35	16.0	14,400	-	1,004	29%	0.5	3.0	4	75	29
Concept N	36	16.4	14,400	-	1,133	29%	0.6	3.0	4	86	29
Concept M	44	19.9	4,200	20,400	1,083	40%	0.7	2.3	3	100	49
Concept L	68	30.9	7,200	20,250	800	32%	0.8	3.8	5	115	55
Concept K	153	69.3	-	7,500	819	42%	1.4	3.8	5	264	15
Concept J	26	11.8	12,600	26,400	1,165	34%	0.7	3.0	4	64	78
Concept I	78	35.3	4,200	24,000	895	46%	1.0	3.0	4	147	56
Concept H	36	16.2	3,900	32,400	918	33%	0.7	3.0	4	69	73
Concept G	85	38.6	12,000	-	1,158	42%	1.1	3.8	5	208	24
Concept F	32	14.5	33,000	-	1,021	31%	0.7	3.8	5	69	66
Concept E	42	18.9	-	52,200	967	39%	1.0	3.8	5	85	104
Concept D	24	10.7	5,400	22,500	800	20%	0.5	3.4	5	40	56
Concept C	86	39.2	36,000	20,250	800	47%	1.3	4.5	6	146	113
Concept B	45	20.3	-	-	1,294	25%	0.6	3.8	5	122	-
Concept A-2	55	25.0	54,900	-	968	40%	1.1	4.1	6	112	110
Concept A	48	21.8	48,000	-	1,109	41%	1.0	3.8	5	112	96