



06/14/2019

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City of Davis
23 Russell Boulevard, Suite 2
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Project: Downtown Davis Specific Plan and Code
Subject: Regulating Plan edits in preparation for Public Review Draft

Eric,

At the city's request, we prepared this memo to elaborate on our recommendations in preparation for the Public Review Draft.

1) Neighborhood Medium "Open" Sub-Zone.

This sub-zone identifies where in the NM zone certain non-residential uses are allowed and the request is to not limit certain non-residential uses to only the areas within the sub-zone. The NM zone standards and use table will be revised to allow certain non-residential uses throughout the zone.

2) Neighborhood Medium Transition Zone.

The NM zone allows up to 4 stories and the request is that a transition zone be applied to limit the maximum to 3 stories in areas adjacent to NS, R-1, R-2 and PD. We recommend not creating a new zone for the purpose of only allowing 3 stories in these areas. Since the intended physical character of the zone is not changing, we propose massing standards in the NM zone that allow the 4th story but with substantial stepbacks that significantly reduce its visibility. We propose a minimum stepback of 30 feet for the 4th story when adjacent to NS, R-1, R-2, and PD (This is shown on the Regulating Plan as a red line for communication purposes but will be removed for the public draft because it is not the only zone that requires massing stepbacks).

When considering the minimum size of building necessary to achieve a useable 4th story, it turns out to be 75 feet wide or long. For example, the following building types are allowed in the NM zone and are limited in footprint and height as follows:

- Cottage Court
Main Body footprint: 32' max
Max. number of stories: 1.5
- Multiplex: Large
Main Body footprint: 80' max.
Max. number of stories: 4
- Townhouse: Block-Form
Main Body footprint: 180' max.
Max. number of stories: 3
- Courtyard Building
Main Body footprint: 150' max.
Max. number of stories: 2.5

3) Davis Commons.

The west half of this area is shown as NM to provide for a clear change in scale from the MSL zone as the site transitions west to the adjacent small-scale houses. Per City staff direction, the west half is now shown as MSL. In coordination with that direction, we recommend additional massing standards in this area of the MSL to provide good scale transition between the large MSL building(s) and the small houses to the west. We propose standards along this edge that produce smaller overall volumes facing the small houses to the west. In addition, a Bike Path will be required to interconnect the existing plaza and other programs in the area. Both of these items are shown on the Regulating Plan for communication purposes, but the bike path will remain and the stepback will be removed because it is not the only zone that requires massing stepbacks.

4) Main Street Large Extension.

The MSM zone allows up to 4 stories and the request is to extend the MSL zone north along G Street to 5th Street to allow for a 5th story in these areas. We recommend a variation on this: extend the MSL zone north along G Street approximately midway to 4th Street and keep the remaining parcels under MSM. This is mainly because the MSM zone can accommodate a 5th story without changing the maximum footprint or smaller scale of its buildings that may be attached or detached. In contrast, the MSL zone allows much larger footprint buildings that are attached and could result in extending a much more intense scale further north than really intended.

Sincerely,

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