

3820 Chiles Road Apartments

Design Review Narrative

18 December 2018 - updated

This Narrative is specific to the Design Review application for the 3820 Chiles Road project and is a supplement to the original project description provided as part of the entitlement application package submitted on 11 July 2017 updated in December 2018.

Proposed Project

This 225 unit for-rent apartment project occupies the former Pacific Standard Life property on approx. 7.2 net acres along Chiles Road while fronting I-80 within the South Davis Specific Plan in Davis, CA. This location is ideal for housing with close proximity to shopping and easy freeway access.

The project will contain a mix of studios, one, two and three-bedroom units, within two elevator served buildings which provide adaptable units to allow for accessibility as well as one three story walk up building. The overall density is approx. 31 units per acre, and the maximum building height is four stories.

<u>Building Detail</u>	<u>Proposed Project</u>
# of Studio Units	16
# of 1 Bedroom Units	90
# of 2 Bedroom Units	102
# of 3 Bedroom Units	17
Total # of Units	225
Total # of Bedrooms	361
Total Building Square Footage (Gross)	262,968
Total # of Bike Parking	361
Total # of Vehicular Parking	319

The project will provide a maximum of 319 parking spaces with a combination of surface parking and carports distributed throughout the site as well as 27 single car garages tucked under Building C, providing a minimum of one covered space per unit. This parking represents a maximum parking ratio of 1.41 spaces per unit.

Refer to the Project Summary Data included as part of this package for details on all the units, square footage and other supporting calculations and data.

Building Architecture Features

The main four story residential buildings fronting onto I-80 will have corrugated white metal siding on the upper levels with a darker grey exterior plaster as the base along with accents of light grey thin brick as the wall finishes. Parapets with a LED cove light creates drama against the contemporary building forms with a single ply TPO as the primary roof material. Large vinyl windows will create abundant natural light within units. Large storefront glazing with aluminum framing will serve as the entry focal point as well as provide expansive views from the interior amenity spaces to the exterior courtyard spaces.

Design Features and Amenities

The architecture and landscape architecture has a modern vocabulary along Chiles Road and a more residential community feel within the courtyards. The site design, building forms, materials, and landscaping will be developed with bold, broad components providing a modern interpretation of contemporary forms while creating a unique, high-quality sense of place. A Landscape planting gateway will reinforce visitor's arrival to the apartments providing a sense of entry and welcoming residents and visitors into the property. The Gateway will feature colorful accent plants highlighting a monument sign with varying textures of native grasses as a backdrop. Accent trees will highlight the main axis leading to the main office and central courtyard. Large shade trees are cited within and around the parking areas to provide the most shade over pavement and outdoor use areas, keeping the pavement and surrounding air temperatures cooler which reduces ozone levels.

Each building has been organized around a communal, secured landscaped courtyard amenity space connected with a continuous pedestrian spine. These three courtyards are linked through the entire project with a network of interconnected paseos and courtyards formed within and between building groups. These courtyards create outdoor social gathering and activity spaces for each building. Located along the axis between the two residential buildings, the "central courtyard" is the focal point and a unifying element connecting the anchoring buildings within the space. Designed as the central hub of the community, this space facilitates pedestrian circulation and provides for conversational gathering and lounging. Furniture is intended to be casual lounge type with sofas, love seats and oversize chairs. The planting and site materials will reflect its own sense of place as landscaping around the perimeter will soften the space and allow trees to provide shade for the residents. Accent landscape plant materials and decorative paving patterns will direct the flow of pedestrian circulation and seating areas as overhead Tivoli lighting will provide for evening use and enhanced ambiance.

Located at the East terminus of the pedestrian spine is a community swimming, gathering and outdoor patio/barbeque space. A large swimming pool and spa provide fun and recreation for residents and visitors along with a covered shade structure and outdoor barbeques. Around the pool are sun deck lounge chairs and mixed tables and chairs with colorful canopy umbrellas for controlled shade. Along the southern edge of the pool deck is a row of cabanas to provide shade for the residents while screening views to and from the adjacent parking lots. Outside the pool fence and adjacent to the building club space is a series of seating opportunities and an outdoor barbeque.

The central spine serves as the bicycle circulation with egress/ingress off La Vida Way which leads to the pedestrian/bicycle overpass to downtown and UC Davis. The bike lounge serves as the central hub within this bike centric community which has a sectional garage style glass roll up door to open up to the central plaza along with bicycle repair stations. The majority of long term bicycle parking is located behind the bicycle lounge on the ground floor. The remaining bicycle parking will use Lightning Bolt style bicycle racks distributed in close proximity to each residential building and a larger parking are located at the west end of the courtyard behind the secure residential fence.

Branching East and West from the central courtyard space is the main pedestrian spine which links the buildings and outdoor gathering spaces. Smaller circulation routes along this main axis provide many options for getting from one space to another, and each route has a different visual experience. Smaller social spaces are located along the paths and the plantings are arranged to create comfortable outdoor spaces with a variety of seating areas.

Located on the West side of the central pedestrian spine is the “community gathering and recreation space”. This will serve as an informal space for group get-togethers, barbecues and passive recreation opportunities. Community BBQ's are located under a wood trellis with seating opportunities. An adjacent hardscape area allows for outdoor concrete foosball and ping pong tables. A grass area is provided for other outdoor games and recreation such as corn hole and bocce ball. The landscape design features rainwater planters with built in seat walls helping to define the space and provide for informal seating opportunities for the residents to interact.

At the terminus of the West side of the pedestrian spine and to the community gathering/recreation space, raised wood planter beds with decomposed granite walks provide residents a community garden. Cast in place concrete rainwater gardens are located on two sides to define the space and capture the building rain water run-off.

Residing in the Southwest corner of the property a community dog play area serves as an on-site retreat for residents and their pets. The space is enclosed by a tubular steel perimeter fence with secure double entry gate. Decomposed granite will be used as surfacing for the main play area and seating is provided under shared carport structures for shade.

Residential support such as trash and recycling enclosures are distributed at the corners of the site.

The project intent is to preserve as many existing trees on-site to provide for a mature landscape upon project completion. The existing site layout of the facility use is significantly different than the proposed apartment building use creating some layout challenges. Based on the arborist report prepared by Tree Associates and the topographic survey of the existing trees, the project was able to develop the parking lot area and drive aisle around the two significant Chinese elms along Chiles Road to save and incorporate into the site design. Per the arborist recommendations the trees were pruned fall (2018) to alleviate the heaving branching and open up the canopies. In addition, a Eucalyptus tree (# 103) located along the east perimeter of the site was removed this fall due to a catastrophic limb failure. The site design was able to save several existing trees along the south and east perimeter. Of the 116 existing trees of significance and 5 volunteer palm trees on the site, 51 trees (or 43%) of the trees have to be removed due to poor health or structural defects. The project requires the removal of 41 existing trees to accommodate site development. Of these 50 trees 32 are currently located on the nine foot tall berm surrounding the perimeter of the existing building. The existing trees requiring removal were planted as part of the existing project parking lot and landscape areas including the berm. Majority of the trees are deciduous trees typical of development projects with a few small diameter (under 14” dbh) Coast Live Oaks located on the berm are to be removed. Based on our project layout in addition to keeping 20 of the existing on-site trees which include 8 oaks trees along the southwest perimeter. The proposed project will plant a total of 149 new trees on-- site for a total of 169 trees to be located on the project site. The net increase will be 48 additional trees on-site.

Vehicular Parking

The majority of parking is located around the perimeter allowing the central courtyards to be landscaped and utilized without car traffic. Drive aisles are landscaped with regularly spaced finger planters and shade trees. A combination of surface parking, carports, and garages are provided between planters. The parking areas will have controlled access via vehicular gates at the east and west parking lot entries. Residents will gain access via electronic media and guest can utilize a key pad for access. Emergency vehicle access will be provided via Knox box at the main entry and from an EVA access point on La Vida.

Sustainability

Please refer to separate Sustainability Plan

Anticipated Entitlements

The anticipated entitlement applications for this project include:

1. Environmental Impact Report
2. General Plan Amendment
3. Specific Plan Amendment to the South Davis Specific Plan
4. Rezone
5. Development Agreement
6. Final Planned Development
7. Design Review
8. Project Individualized Affordable Housing Plan
9. Demolition Permit for Existing Building (ministerial)
10. Tree Removal permit (ministerial)