3.0 PROJECT DESCRIPTION

3.1 INTRODUCTION

The project analyzed in this EIR is the B and 3rd Streets Visioning Process. This project evolved from city efforts over the past decade to create a long term planning strategy for the downtown and surrounding neighborhoods. Important planning policy and regulatory documents including the Core Area Specific Plan (CASP), the Core Area Strategy Report, the Downtown and Traditional Residential Neighborhoods Design Guidelines, and Planned Development (PD) 2-86A, were all developed during this period. Each reflects the breadth and depth of extensive public involvement and increasingly specific thinking about the role and future of downtown.

B Street and 3rd Street are part of a larger planning area generally referred to as the University Avenue/Rice Lane neighborhood. Located between the downtown and the eastern boundary of UCD, this area features a mix of development intensities and uses. Several viable and distinct neighborhood entities are embedded within this complex area. These neighborhoods contribute to the unique characteristics of downtown Davis.

The B and 3rd Streets Visioning Process is an offshoot of the most recent planning update conducted for this area known as PD 2-86A. PD 2-86A was a zone district update undertaken to bring the underlying PD 2-86 district into conformance with the policies and design guidelines contained in the Core Area Specific Plan. The City Council ultimately approved the PD update, but also directed that staff initiate a process to evaluate land use and zoning options for this area with property owners and the neighborhood. The subject process/project fulfills this direction.

The project area is comprised of 22 properties on 3.972 acres of land within the Core Area Specific Plan boundaries of the City of Davis in Yolo County, California. These properties front on the west side of B Street, between 2nd Street and 4th Street, and on the north and south sides of 3rd Street, between A Street and B Street. One parcel on 2nd Street (239 2nd Street) and one parcel on 4th Street (246 4th Street) are also included in the project area. Assessor parcel numbers and addresses are provided in Table 3-1.

The project includes the following discretionary actions: 1) text amendment of the General Plan and new Appendix A to the General Plan comprised of the CASP Land Use map as amended; 2) text and map amendment of the CASP; 3) amendment of the Davis Downtown and Traditional Residential Neighborhood Guidelines; 4) text amendment of PD 2-86A; and 5) rezoning of parcels within PD 2-86A.
### Table 3-1
**Existing Parcels and Land Uses**

<table>
<thead>
<tr>
<th>APN</th>
<th>Address</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>70 065 10</td>
<td>217 B St</td>
<td>Residential (17 dus/34 bdrms)</td>
</tr>
<tr>
<td>70 065 11</td>
<td>225 B St</td>
<td>Residential (1 du/4 bdrms)</td>
</tr>
<tr>
<td>70 065 12</td>
<td>229 B St</td>
<td>Residential (1 du/3 bdrms)</td>
</tr>
<tr>
<td>70 073 11</td>
<td>311 B St</td>
<td>Residential (1 du/3 bdrms)</td>
</tr>
<tr>
<td>70 073 12</td>
<td>315 B St</td>
<td>Residential (1 du/2 bdrms)</td>
</tr>
<tr>
<td>70 073 13</td>
<td>319 B St</td>
<td>Residential (1 du/3 bdrms)</td>
</tr>
<tr>
<td>70 073 14</td>
<td>325-327 B St</td>
<td>Residential (2 dus/4 bdrms)</td>
</tr>
<tr>
<td>70 073 15</td>
<td>333 B St</td>
<td>Residential (1 du/3 bdrms)</td>
</tr>
<tr>
<td>70 073 17</td>
<td>337 B St (Historic)</td>
<td>Residential (1 du/3 bdrms)</td>
</tr>
<tr>
<td>70 073 16</td>
<td>346 4th St</td>
<td>Residential (1 du/3 bdrms)</td>
</tr>
<tr>
<td>70 065 13</td>
<td>233 B St</td>
<td>Residential (1 du/2 bdrms)</td>
</tr>
<tr>
<td>70 073 10</td>
<td>305 B St</td>
<td>Residential (1 du/2 bdrms)</td>
</tr>
<tr>
<td>70 073 7</td>
<td>235-239 3rd St</td>
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<td>70 065 2</td>
<td>236 3rd St</td>
<td>Residential (1 du/3 bdrms)</td>
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<tr>
<td>70 065 1</td>
<td>232 3rd St (Historic)</td>
<td>Residential (1 du/2 bdrms)</td>
</tr>
<tr>
<td></td>
<td>240 3rd St</td>
<td>Residential (1 du/2 bdrms)</td>
</tr>
<tr>
<td>70 065 3</td>
<td>232 University Ave</td>
<td>Residential (1 du/2 bdrms)</td>
</tr>
<tr>
<td>70 065 6</td>
<td>239 2nd St (Parking)</td>
<td>Retail parking</td>
</tr>
<tr>
<td>70 065 9</td>
<td>255 2nd St (Baker’s Square)</td>
<td>Retail (3,600sf)</td>
</tr>
<tr>
<td>70 065 14</td>
<td>241 B St (Live Work)</td>
<td>Office/Res (1 du/3 bdrms)</td>
</tr>
<tr>
<td>70 073 8</td>
<td>247 3rd St (Sam’s)</td>
<td>Retail (670sf)</td>
</tr>
<tr>
<td>70 073 9</td>
<td>301 B St (Ciocolat)</td>
<td>Retail (2,360sf)</td>
</tr>
<tr>
<td>70 073 6</td>
<td>231 3rd St (Navin’s)</td>
<td>Retail (1,595sf)/Res (2 dus/4 bdrms)</td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td><strong>22 parcels; 38 residential units (87 bdrms); 8,225 sf retail</strong></td>
<td></td>
</tr>
</tbody>
</table>

The development assumptions for the project are based on preliminary plans from property owners that incorporate the proposed amendments to the PD 2-86A zoning standards. For sites not currently proposed for development, the development assumptions from Option B from the B and 3rd Streets Visioning Planning Options Summary, March 2005 were used but modified to reduce dwelling unit numbers by approximately one-third to reflect the desire for two bedroom units designed for ownership rather than one bedroom rental units, and to reflect recommended parking standards. Four figures (Figures 7.4-1 to 7.4-5) provided in Appendix 7.4 provide a detailed breakdown of the amount and type of development assumed, and related parking.

Development assumptions for each project alternative were not driven by a specific maximum density limit or floor area ratio maximum. Each alternative is defined by a differing level of development (density, intensity, and scale) thereby allowing City officials and the community to engage in a comparative assessment of the range of reasonable development options. When averaged within each zoning subarea, the development levels analyzed fall within the density and floor area ratio standards recommended. Unit counts assumed on three specific parcels are slightly over the maximum density standards now recommended (7 units spread over three sites). Other sites are well
under the proposed density limits, but are combined with a greater amount of commercial area, generating higher trip generation rates. Actual development that will occur over time will require to comply with the adopted development standards and may differ from these assumptions. However, the amount of development assumed for the project is considered to be a conservative, realistic assessment of the development that could reasonably occur under the project.

In mixed-use zoning a development assumption based on a maximum base residential density and maximum permitted floor area ratio (FAR) allocated to office or commercial uses would overstate the development potential because there is a trade off between the amount of nonresidential and residential development any given parcel can support. The development ratio for a specific mixed-use project will be unique to the site. In addition, density calculations are based on numbers of units irrespective of size. The same amount of building floor area can support a greater number of smaller residential units or lower number of larger residential units. Likewise the same amount of floor area can support different blends of residential and non-residential uses, with resultant varying parking requirements. For example a site could be developed with one story of commercial and two-stories of residential, or the reverse. Also other site factors and zoning standards come into play when determining the maximum amount of development that could occur on any given site. For these reasons the amount and type of redevelopment assumed to constitute the project for the purposes of this EIR are not based on a numerical calculation extrapolated from the maximum densities or FARs allowed under the proposed/amended zoning.

Redevelopment projected to occur under the proposed amendments could result in approximately 79 net additional dwelling units (attached units) with 150 net new bedrooms (assuming two bedrooms per unit on average) and 25,770 square feet of new non-residential development (17,800 square feet of office space and 7,970 net new square feet of commercial development). New residential townhouse and condominium projects are assumed along B Street. New mixed-use projects are assumed along 3rd Street, and at the corners of B and 3rd and B and 2nd Streets.

Up to 32 existing structures (including 18 principal and 14 accessory buildings) may be demolished including two that are listed historic resources and two that may be eligible for listing. This alternative assumed removal of all of the Merit Resources and Landmarks because individual property owners may currently or in the future wish to remove such structures as part of their redevelopment plans and/or may be opposed to the historic designation of the structures on their property. Removal of the historic structures increases the amount of development allowed on the affected sites.

An in-lieu parking fee program is proposed that could result in the payment of in-lieu fees for up to 76 spaces that would otherwise be required to be provided under the City’s parking requirements, based on the assumed development.
3.0 Project Description

3.2 PROJECT BACKGROUND

The Council initiated the B and 3rd Streets Visioning Process in July of 2004 to establish development criteria for this area that balances community goals and provides specific direction for infill development. The process consisted of two phases.

- Phase I, Policy Development: This first phase of this process involved extensive community outreach involving two public workshops, numerous meetings with neighborhood representatives and property owners, and public review of alternate Vision options. Phase I was completed with the City Council’s selection of Vision 4 (April 2005 Visions Summary Report) calling for creation of a new "Special Character Area."

- Phase II, Policy Implementation: This second phase involved the drafting of amendments to planning policies, land use and zoning designations, zoning regulations, and design guidelines intended to strengthen their consistency and clarify the community’s goals and objectives for development within the project area consistent with selected Vision 4. The subject project is comprised of the results of this second phase.

3.3 SETTING

The area is an existing built urban environment. The majority of the properties in the area contain single-family residential structures. The parcels, addresses, and existing uses are as follows (see Figure 3-1 Existing Uses) below.

The project parcels occupy portions of two blocks located in downtown Davis: the block consisting of 4th Street, B Street, 3rd Street, and University Avenue, and the block consisting of 3rd Street, B Street, 2nd Street, and University Avenue (see Figure 3-2, Location Map). A 13-foot wide alley runs along the western rear property line of the parcels fronting onto B Street. The northern block is located opposite Central Park. The southern block is located across from a mix of single family residences, (including one designated as a historic resource), a multistory apartment building and commercial uses.

B Street is a main entrance to the City and designated as a main arterial and pedestrian corridor in the CASP. The west side of B Street in the project area is predominately residential. The block between 3rd Street and 4th Street opposite Central Park is comprised of smaller single family homes and cottages that are rental units in varying states of repair. An historic resource, the McDonald house, is located at the northern end and a Craftsman style home that has been converted into a café (Ciocolat) is at the
Figure 3-1. Existing Uses

Source: City of Davis AS400/HTE land file
Figure 3-2.
Location Map

B and 3rd Streets
Vision Process

Project Area
southern end. Conditions along the alley are generally poor with informal unpaved parking, and several poorly maintained garage structures. The properties to the west of the alley are largely single family homes fronting on University Avenue. The exception is a two-story 12-unit apartment building.

The west block of B Street between 2\textsuperscript{nd} Street and 3\textsuperscript{rd} Street includes the Baker’s Square restaurant at the south end, a 1960s three-story apartment building, several smaller residential buildings, and a home at the southwest corner of B Street and 3\textsuperscript{rd} Street that has been modified for mixed office/residential use. The condition of the alley behind these properties is also poor with the southern half bordered by surface parking lots for adjoining commercial or apartment uses. Properties west of the alley fronting on University Avenue are occupied by two-story apartments at the southern end and single-story single family residential structures at the northern end.

Third Street between A Street and University Avenue is designated as a primary and secondary shopping district, and principal pedestrian corridor. Third Street contains a mix of commercial uses, primarily restaurants, with a bookstore at the southeast corner of 3\textsuperscript{rd} Street and A Street. Third Street between University Avenue and B Street is a mix of small single family rentals, several in poor condition, with one mixed-use project and a restaurant on the north side. The house located at the southeast corner of 3\textsuperscript{rd} Street and University Avenue (the Eggleston home at 232 3\textsuperscript{rd} Street) is designated an historic resource.

Street sections along B Street and 3\textsuperscript{rd} Street are consistent with others in the neighborhood and include a planting strip between the sidewalk and the street. Residential properties along B Street have landscaped front yards. Trees along B Street and 3\textsuperscript{rd} Street are valuable to the streetcape but vary in condition. Mature trees are located on many of the parcels under study with several identified in the CASP as “Trees Worth Saving” (241 and 315 B Street; 232 and 240 3rd Street). Many of these trees are located along property lines or the rear alleys.

The entire project area falls within the boundaries of the City’s 1996 CASP (see Figure 3-3, CASP Boundary Map) and PD 2-86A (see Figure 3-4, Zoning and PD Districts). Each parcel in the project area has a matching land use and zoning designation. The different zoning districts are identified as subareas. The project area includes three different designations (see Figure 3-5, Land Use Designations):

- Retail With Offices (PD 2-86A Subarea D) – This is the CASP land use and zoning designation for five parcels, two at the corners of B Street and 3\textsuperscript{rd} Street, one at the corner of B Street and 2\textsuperscript{nd} Street and two parcels on 3\textsuperscript{rd} Street (231 3\textsuperscript{rd} and 247 3rd Street).

- University Avenue Transitional District (PD-2-86A Subarea C) – This is the CASP land use and zoning designation for the 12 other project parcels on B Street (four between 2\textsuperscript{nd} Street and 3\textsuperscript{rd} Street, eight between 3\textsuperscript{rd} Street and 4\textsuperscript{th} Street) and one parcel on 4\textsuperscript{th} Street.
Figure 3-3. Core Area Specific Plan

Core Area Boundary

Project Area

City of Davis, CA
Figure 3-4. Zoning and Planned Development Districts
Figure 3-5. Core Area Specific Plan

Land Use Designations

Land Uses

- Residential - Low Density
- University Avenue Residential Overlay District
- University Avenue Transitional District
- Retail with Offices
- Parks and Plazas
- UC Davis
3.0 Project Description

- Low-Density Residential (PD2-86-A Subarea A) – This is the CASP land use and zoning designation of the remaining five project parcels (seven addresses) fronting on 3rd Street, University Avenue and 2nd Street.

The project properties are part of the “University Avenue/Rice Lane” area which is a traditional neighborhood located within the “Downtown and Traditional Neighborhood Overlay District” (Section 40.13A). This overlay zone requires any exterior modifications to existing structures and new construction to undergo a design review process and demonstrate compliance with the adopted “Davis Downtown and Traditional Residential Neighborhoods Design Guidelines” (Design Guidelines).

3.4 PROJECT OBJECTIVES

In an effort to foster the economic health of the community, the City is seeking to facilitate reinvestment and ownership housing in “special character areas” along B Street and 3rd Street that are located within a portion of the University Avenue/Rice Lane Traditional Residential Neighborhood. The goal is to create a higher density and intensity mixed-use, pedestrian oriented “creative district” where owner occupied housing, live/work uses and low traffic generating creative occupations are encouraged in a manner that is compatible with the neighborhood.

During the Visioning Process a series of objectives were developed and used to evaluate planning alternatives. The evaluation included objectives for successfully responding to the existing physical and policy context, achieving historic and neighborhood preservation, providing ownership housing, providing enough density to make new investment feasible, and attaining sustainable design. New investment in the B Street and 3rd Street area is to be supportive of the following objectives. Achievement of project goals may require a balancing of these objectives:

Context:
- New investment should reflect a balanced approach to accomplishing General Plan infill and preservation policies.
- Development should support economic and urban design objectives for downtown.
- New investment should be compatible with the scale and uses of the neighborhood and Central park.
- Development should improve 3rd Street's pedestrian experience and land use connection between downtown and the university.

Preservation:
- New development should protect and be compatible with existing historic and cultural resources to the extent feasible.
- The character of new investment should be compatible with the neighborhood and downtown.
Ownership Housing:
- New development should provide ownership opportunities while protecting the quality of life for existing homeowners.
- New investment should support economic development objectives for quality ownership housing in the downtown.

Density and Implementation Feasibility:
- Development densities should be sufficient to support reinvestment.
- Development standards and review process should provide incentives for reinvestment that reflect the economic development and urban design objectives for B Street and 3rd Street.

Sustainable Design:
- New investment should demonstrate the City’s regional leadership in sustainable design and planning.
- Green building technologies should be included in new development.

3.5 PROJECT COMPONENTS AND CHARACTERISTICS

Planning Document Amendments

The project includes proposed amendments to the following planning documents:

- General Plan – Text amendment to Figure 25 on page 155 to note change in desired scale of Core Area (development height in excess of two stories). New Appendix A, Core Area Specific Plan Land Use map as amended.

- Core Area Specific Plan -- Text changes and land use designation changes:
  - Land Use Map designation changes for four parcels on 3rd Street (235-239 3rd Street, 232-240 3rd Street, and 232 University Avenue) from Low-Density Residential to Retail With Offices.
  - Land Use Map designation changes for two parcels (233 and 305 B Street) from University Avenue Transitional District to Retail With Offices.
  - Land Use Map designation changes for one parcel (239 2nd Street) from Low-Density Residential to new B Street Transitional District.
  - Land Use Map designation changes for nine parcels on B Street (217, 225, 229, 311, 315, 319, 325-327, 333, and 337) and one parcel on 4th street (246) from University Avenue Transitional District to B Street Transitional District.
  - Addition of new land use classification for the B Street Transitional District, including higher residential densities (CASP, p. 26).
3.0 Project Description

o Modify text to cite floor area ratios and densities permitted in the Retail with Offices land use designation including the floor area reductions and increased density proposed in the Retail with Offices district within the B and 3rd Streets Vision Area.

o Modify text related to rate of land use intensification (Land Use Policy 6, p. 31), acknowledging desire to implement B and 3rd Streets Vision.

o Modify text related to provision of on-site parking (Land Use Policy 7, p. 33) to require projects to incorporate parking facilities consistent with Design Guidelines and Zoning Ordinance (including option for payment of in-lieu fees).

o Text amendment for redevelopment projects located in B and 3rd Streets Vision Area Retail with Offices and B Street Transitional Districts to be consistent with amended Special Character Areas in Design Guidelines.

• Planned Development Zoning (PD) 2-86A – Text amendments:

  o Create new Subarea E, “B Street Transitional District,” and modify Subarea D, “Retail with Offices” to change site development standards.

  o Modify land use, lot area, residential densities, height, setbacks, lot coverage, floor area ratio (FAR), open space, and parking standards of a portion of existing Subarea C – University Avenue Transitional District to create new Subarea E – B Street Transitional District.

  o Modify land use, lot area, residential densities, height, setbacks, lot coverage, floor area ratio, open space, and parking standards in Subarea D – Retail With Offices.

• Planned Development Zoning (PD) 2-86A - Rezoning of specific parcels:

  o Zoning map designation changes for parcels on 3rd Street (235-239, 232-240) and 232 University Avenue) from Subarea A – Low-Density Residential to Subarea D - Retail With Offices.

  o Zoning map designation changes for nine parcels on B Street (217, 225, 229, 311, 315, 319, 325-327, 333, and 337) and one parcel on 4th street (246) from University Avenue Transitional District to B Street Transitional District.

  o Zoning map designation changes for two parcels on B Street (233 and 305) from Subarea C - University Avenue Transitional District to Subarea D - Retail with Offices.

• Davis Downtown and Traditional Residential Neighborhood Guidelines -- Text and graphic changes to modify the “3rd Street,” “Core Transition West”, and “Central
Park” Special Character area guideline sections and other following sections, to reflect the community objectives to allow a greater height and density of development for multi-family and mixed-use projects in the B and 3rd Streets project area:

- Special Character Areas: 3rd Street
- Special Character Areas: Central Park
- Mixed-Use Character Area: Core Transition West
- Mixed-Use Character Area: Case Study
- Site Design: Alleys and Service Areas
- University Avenue/Rice Lane Neighborhood
- Alleys and Service Areas

Table 3-2 identifies the proposed redesignations and rezoning by parcel.

**New Development Potential**

Redevelopment projected to occur under the proposed amendments could result in approximately 79 net additional dwelling units (96 more multi-family units and 17 fewer single-family units) and 25,770 square feet of new non-residential development (17,800 square feet of office space and 7,970 net new square feet of commercial development). The 79 new units are assumed to be attached and would result in approximately 150 new bedrooms, assuming an average of approximately two-bedrooms per unit. Figure 3-6 (Proposed Building Heights) indicates where various increased heights would be allowed. Table 3-3 shows development projections.

These numbers include assumptions for future development that are based upon the preliminary development plans and townhouse, rowhouse and mixed-use prototypes that were developed during Phase 1 of the Visioning Process (Planning Options Summary, March 2005) and considered to be practical densities for the smaller downtown parcel sizes. The March 2005 report assumed all dwelling units in the mixed-use projects would be one bedroom or studios. For the purposes of this analysis, the numbers of dwelling units projected for the mixed-use projects have since been lowered by staff by approximately one-third to reflect a desire for fewer, larger, two-bedroom units which are believed to be more conducive to owner-occupancy of the condominium units. Redevelopment of the project parcels will be subject to Design Review or other discretionary review. Actual development may be lower than projected as the owners' desires or the review process may reduce the amount of development actually built.

New residential townhouse and condominium projects are assumed along B Street. New mixed-use projects are assumed along 3rd Street, and at the corners of B Street and 3rd Street and B Street and 2nd Street. The proportionate distribution of the non-residential space is based on the assumption that the majority of new space in the 3rd Street subarea would be used for office space.
### Table 3-2
Proposed Changes to Land Use and Zoning

<table>
<thead>
<tr>
<th>APN</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>70 065 10</td>
<td>217 B St</td>
</tr>
<tr>
<td>70 065 11</td>
<td>225 B St</td>
</tr>
<tr>
<td>70 065 12</td>
<td>229 B St</td>
</tr>
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<td>70 073 11</td>
<td>311 B St</td>
</tr>
<tr>
<td>70 073 12</td>
<td>315 B St</td>
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<tr>
<td>70 073 13</td>
<td>319 B St</td>
</tr>
<tr>
<td>70 073 14</td>
<td>325-327 B St</td>
</tr>
<tr>
<td>70 073 15</td>
<td>333 B St</td>
</tr>
<tr>
<td>70 073 17</td>
<td>337 B St (Merit Resource)</td>
</tr>
<tr>
<td>70 073 16</td>
<td>246 4th St</td>
</tr>
</tbody>
</table>

#### Change from University Avenue Transitional District to Retail With Offices

<table>
<thead>
<tr>
<th>APN</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>70 065 13</td>
<td>233 B St</td>
</tr>
<tr>
<td>70 073 10</td>
<td>305 B St</td>
</tr>
</tbody>
</table>

#### Change from Low-Density Residential to Retail With Offices

<table>
<thead>
<tr>
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<th>Address</th>
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</thead>
<tbody>
<tr>
<td>70 073 7</td>
<td>235-239 3rd St</td>
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<tr>
<td>70 065 2</td>
<td>236 3rd St</td>
</tr>
<tr>
<td>70 065 1</td>
<td>232 3rd St (Merit Resource)</td>
</tr>
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<td>240 3rd St</td>
<td></td>
</tr>
<tr>
<td>70 065 3</td>
<td>232 University Ave</td>
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</table>

#### Change from Low-Density Residential to B Street Transitional District

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<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>70 065 6</td>
<td>239 2nd Street (Baker's Sq. Parking)</td>
</tr>
</tbody>
</table>

#### Remains Retail With Offices

<table>
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<th>APN</th>
<th>Address</th>
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<tbody>
<tr>
<td>70 065 9</td>
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<tr>
<td>70 065 14</td>
<td>241 B St (Live Work)</td>
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<td>70 073 8</td>
<td>247 3rd St (Sam's)</td>
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<tr>
<td>70 073 9</td>
<td>301 B St (Ciocolat)</td>
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<td>231 3rd St (Navin's/residential)</td>
</tr>
</tbody>
</table>
Figure 3-6. Proposed Building Heights Allowed

Core Area Specific Plan

Building Heights

- 2 Story
- 3 Story
- No Limit (Over 2 w/CUP)
- Limited 4 Story

City of Davis
August 2006
B and 3rd Streets Vision Process
Draft EIR
### Table 3-3
#### Development Projections

<table>
<thead>
<tr>
<th>Project Subarea</th>
<th>Existing</th>
<th>Proposed</th>
<th>Net Change</th>
</tr>
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<td></td>
<td>Existing</td>
<td>Proposed</td>
<td>Net Change</td>
</tr>
<tr>
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<td></td>
<td></td>
</tr>
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<td>+20 2,400</td>
</tr>
<tr>
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<td>19 0</td>
<td>39 0 800</td>
<td>+20 0</td>
</tr>
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<td>Low-Density Residential</td>
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<td>0 0</td>
<td>0 0</td>
</tr>
<tr>
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<td>0 0</td>
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<td>+11 0</td>
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<td></td>
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<tr>
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<td>3 4,625</td>
<td>39 10,200</td>
<td>17,000</td>
</tr>
<tr>
<td>Low-Density Res</td>
<td>8 0</td>
<td>0 0</td>
<td>0 0</td>
</tr>
<tr>
<td>Total</td>
<td>38 8,225</td>
<td>117 16,200</td>
<td>17,800</td>
</tr>
</tbody>
</table>

**Notes:**
1) Properties at the corners of B Street and 3<sup>rd</sup> Street and the property at 232 University Avenue are included in the 3<sup>rd</sup> Street numbers.
2) Property at 246 4<sup>th</sup> Street is included in the B Street 3<sup>rd</sup>-4<sup>th</sup> subarea.
3) Total shows addition of two B Street parcels in 3<sup>rd</sup> Street Retail With Offices subarea.
4) Property at the corner of B Street and 2<sup>nd</sup> Street on 239 2<sup>nd</sup> Street are included in the B Street 2<sup>nd</sup>-3<sup>rd</sup> subarea numbers.
5) Existing duplex units are counted as single family dwelling units.

The proposed amendments will allow an increase in development potential that if implemented could result in removal/relocation of up to 18 principal structures, 14 of which are single-family units built prior to 1945 (see Table 4.3-1 in Section 4.3, Historic Resources). Two of these structures are designated historic resources (232 3<sup>rd</sup> Street and 337 B Street). Two may be eligible for designation (301 and 311 B Street). The two designated structures and the structure at the northwest corner of B Street and 3<sup>rd</sup> Street (301 B Street) are recommended to be retained (one relocated on-site). The other eligible structure (311 B Street) may be able to be relocated to another traditional residential neighborhood property. The proposed policy amendments acknowledge allowing removal of these pre-1945 structures in order to accomplish the redevelopment.
goals of these specific “special character areas.” This is discussed further in Section 4.3 of this document.

** Modifications to Parking Requirements **

Adopted parking ratios act to limit feasible residential densities and non-residential area permitted on each parcel. As a part of the project allowing payment of in-lieu fees for nonresidential parking and for some residential parking is proposed. The staff has estimated that the project could result in the payment of in-lieu fees for up to 76 spaces (14 residential and 62 commercial) that would otherwise be required under the City's parking regulations, based on the assumed development. Three specific changes to parking requirements for new developments are proposed:

1. New commercial development (retail, office, or mixed retail/office) would provide parking at a uniform minimum rate of one space per 500 square feet, rather than the various differentiated commercial parking rates allowed in the City Zoning Code. The current payment of in-lieu fees to meet the commercial parking requirement would be extended to include the mixed-use “Retail With Office” district within the project area as is currently allowed in the Core Commercial and Mixed-Use zones.

2. New residential development on the B Street Transitional parcels would provide parking at higher rates as follows: one space for studio and one-bedroom units, two spaces for two and three-bedroom units, and one additional space for each bedroom over three bedrooms.

3. New residential development within mixed-use developments on 3rd Street would provide parking at the following rates (spaces after the first space may be allowed to be satisfied via in-lieu fee): one space for studio and one bedroom units; 1.5 spaces for two-bedroom units; two spaces for three-bedroom units; and one additional space for each bedroom over three bedrooms.

An analysis of parking is provided in Section 4.2 (Circulation and Parking) of this document.

** Project Components by Subarea **

Three different subareas have been identified within the project area based on zoning and development context: 3rd Street, B Street (west side) between 2nd Street and 3rd Street, and B Street (west side) between 3rd Street and 4th Street (see Figure 3-7, Project Land Uses). Table 3-4 below summarizes the project changes by area.
Project: Vision 4
Special Character District

3rd Street  - Distinctive Mixed Use
"Urban Village"
- Predominantly 2 Stories, up to 4
- Relocate 1 Historic
- Retain 1 Eligible Historic

B Street  (2nd to 3rd)  - Townhouses/Condos on B & Alley
- 2 and 3 Stories

B Street  (3rd to 4th)  - Row/Townhouses on B and Alley
- Predominantly 3 Stories
- Retain 1 Historic
- Retain 1 Eligible Historic
- Remove 1 Eligible Historic

Project Land Uses
- Low Density Residential
- Retail with Offices
- B Street Transitional
- Designated or Eligible Historic

Subareas  | Projected Changes
--- | ---
3rd St  | du (adu) | # bdrms | non-res sf | Req'd pkg | In lieu pkg | Struc.(Hist) Removed
Existing  | 11 (0) | 25 | 4,630 | 35 | 0 | 0 (0)
Proposed  | 39 (0) | 77 | 27,200 | 56 | 52 | 10 (0) 1 relocated
Net Chg.  | +28 (0) | +52 | +22,570 | +20 | +52 | -10 (0) 1 relocated

B St.  | du (adu) | # bdrms | non-res sf | Req'd pkg | In lieu pkg | Struc.(Hist) Removed
Existing  | 27 (0) | 62 | 3,600 | 77 | 0 | 0 (0)
Proposed  | 78 (1) | 160 | 6,800 | 117 | 24 | 8 (1 pos. reloc.)
Net Chg.  | +51 (+1) | +98 | +3,200 | +40 | +24 | -8 (-1 pos. reloc.)
Total  | +79 (+1) | +150 | +25,770 | +60 | +76 | -18 (-1 pos. reloc.)

Note: Corners of B & 3rd, 232 Univ. are included in 3rd St. numbers. Corner of B & 2nd, 239 2nd and 246 4th are included in B St. Thus totals of structures removed will differ from tables in Historic Impact Sections.
### 3.0 Project Description

#### City of Davis

**B and 3rd Streets Visioning Process**

**August 2006**

| Table 3-4
| Project Change by Subarea |
|---|---|---|---|---|---|---|
| **Subareas** | **Projected Changes** |
| **3rd St** | **DUs** | **Bdrms** | **Non-Res (sf)** | **Req'd parking** | **In-lieu parking** | **Structures (Removed/Relocated)** |
| Existing | 11 | 25 | 4,630 | 35 | 0 | 0 (0) |
| Proposed | 39 | 77 | 27,200 | 56 | 52 | 10 (0) 1 relocated |
| Net Chg. | +28 | +52 | +22,570 | +20 | +52 | -10 (0) 1 relocated |
| **B St** | | | | | | |
| Existing | 27 | 62 | 3,600 | 77 | 0 | 0 |
| Proposed | 78 | 160 | 6,800 | 117 | 24 | 8 (1) |
| Net Chg. | +51 | +98 | +3,200 | +40 | +24 | -8 (-1) 1 pos. reloc. |
| **Total** | **+79** | **+150** | **+25,770** | **+60** | **+76** | **18 (1) 1 pos. reloc.** |

Notes: Corner of B Street and 3rd Street, and 232 University Avenue are included in 3rd Street numbers. Corner of B Street and 2nd Street, 239 2nd Street, and 246 4th Street are included in B Street numbers.

**Third Street**

This subarea includes properties on 3rd Street between University Avenue and B Street including properties at the northwest and southwest corners of B Street and 3rd Street.

**Land Use/Zoning Designation Changes**

Four parcels designated “Low-Density Residential” located along 3rd Street and two parcels designated “University Avenue Transitional Area” located at the northwest and southwest corners of B Street and 3rd Street are proposed to be redesignated to “Retail With Offices.”

**Development Assumptions**

Third Street is redeveloped into a “Mixed-Use Urban Village.” The historic Merit Resource structure at 2323rd Street is relocated to 232 University Avenue. The historic eligible Landmark at 301 B Street is retained in place. Properties on both sides of 3rd Street redevelop with three-story mixed-use developments, with commercial or office on the ground floor fronting on 3rd Street and two stories of residential or office above, alleys used for parking access. The 3rd Street project on the south side locates parking in rear to reduce privacy impact on adjoining single family residential to the south. Properties at the southwest corner of B Street and 3rd Street redevelop to a three-story mixed-use project with commercial on the ground floor, and office and residential above, attached to three-story four-unit townhomes (500 square feet per unit on the third floor) all with access from the alley. Property at the northwest corner of B Street and 3rd Street would include new mixed-use located around the eligible Landmark at 301 B Street, replacing the restaurant at 247 B Street and the residence at 305 B Street. Development at this...
site would include no additional (new) commercial parking assuming use of parking credits and payment of in-lieu parking fees. Residential parking would be provided on site.

Amended Development Standards

PD 2-86A Subarea D (Retail With Offices) – Development would be allowed up to three-plus stories, with maximum heights of 30 feet (to roof plate) along the street and alley, maximum height of 45 feet (roof peak) for third story and overall height of 56 feet (roof peak) for limited 4th story. The 4th story would only be allowed as a bonus in return for saving a designated historic structure, “Tree Worth Saving,” provision of underground parking, or other public benefit.

Minimum front, side, alley, and rear setbacks of five feet would be required on the first and second floors, with ten-foot minimum average setback on the third, and possible limited fourth, story. Side and rear setbacks next to single family residential uses in low-density residential zoning districts would be greater; with a minimum rear yard of 15 feet on the first and second floors and 25 feet minimum for the third floor; and a minimum side yard of five feet at the first and second floors with greater setbacks possible determined through design review.

The maximum existing FAR of 3:1 would be eliminated and replaced with a range by use: 1:1 FAR for sole commercial use, 1.5:1 FAR for mixed residential/commercial use; and 0.5:1 FAR bonus (up to a maximum of 2:1 FAR) as an incentive for retention of “Trees Worth Saving”, designated historic structures, or underground parking. A 0.2:1 FAR bonus would be allowed for provision of public plazas, preservation of “Trees of Significance”, or other project elements considered to implement community goals.

Commercial parking standards would be modified to create a uniform minimum requirement of one space per 500 square feet for non-residential space and allow for payment of an in-lieu fee. Residential parking standards would be modified to require more parking for larger units (one space per studio or one bedroom unit; 1.5 spaces per two bedroom unit; two spaces per three bedroom unit; plus one additional space for each bedroom over three). In-lieu fees to satisfy a portion the residential parking requirement in mixed-use projects is proposed, but a minimum of one parking space per unit would be required on site. The in-lieu payments would fund alternatives to automobile transportation or potentially a portion of a new off-street parking lot or structure serving the greater area. The current provision allowing a parking credit (one square-foot parking credit for one square-foot building area) for retention of historic structures would be retained. Residential densities would have a base of 30 dwelling units per net acre with up to 40 dwelling units per net acre allowed for mixed-use projects east of University Ave.

Existing properties designated “Retail With Offices” located along 3rd Street outside the project area (University Avenue to A Street) would be subject to these same development standards, with the exception of residential density which would remain at 30 dwelling units per acre.
B Street

Land Use/Zoning Designation Changes

Two University Avenue Transitional District parcels on B Street would be redesignated Retail With Offices, and become part of the 3rd Street subarea. Nine parcels fronting on B Street and one parcel fronting on 4th Street would be redesignated from the University Avenue Transitional District to the proposed new B Street Transitional District. One Low-Density Residential parcel on 2nd Street would also be redesignated to the proposed new B Street Transitional District.

Development Assumptions

B Street (from 2nd Street to 3rd Street) -- A mixed residential/commercial development is assumed at the northwest corner of B Street and 2nd Street (Baker’s Square, 255 2nd Street zoned Retail With Offices). Residential Low-Density parcel at 239 2nd Street is redeveloped with a small mixed-use project. The existing three-story apartment remains. A new three-story (45-foot maximum height) senior only residential condominium is assumed north of the apartment building, with a ten-foot front setback at the first and second stories, 15-foot average setback at the 3rd story and ten-foot rear setback from the alley for first and second stories and a 20-foot rear setback at the third floor.

B Street (from 3rd Street to 4th Street) -- Existing designated historic structure at northwest corner of B Street and 3rd Street is retained (337 B Street). Other structures including one eligible for designation, are removed, with relocation possible for some. Three-story (38-foot high) townhomes assumed, including possible live/work spaces on the ground floors and two parking spaces per unit. A density of 22 to 24 units per net acre is assumed with a maximum of three principal units per 7,500 square foot lot and eight principal units per 15,000 square foot lot. The third story is limited to 500 square feet because of a Uniform Building Code requirement for a second exit if larger.

Amended Development Standards

Development would be allowed to be built up to three stories (with a limited fourth story allowed under some conditions), with standards varied to support different development types and site context. Attached townhouse or detached residential projects would be allowed a 38-foot maximum height, (24-foot maximum height along the alley), front yards of 15 feet with porch encroachments, minimum side yards of four feet (with building wall modulation and variation required), and rear alley setbacks of ten feet, with five-foot porch encroachment allowed (setbacks measured from the proposed expanded 20-foot wide alley right-of-way).

On B Street between 2nd Street and 3rd Street, a condominium project of residential stacked flats would be allowed to a maximum height of 45 feet and minimum side yard setbacks of five feet with building wall modulation and variation required. A minimum
front setback of 15 feet and rear alley setback of ten feet (measured from the proposed expanded alley right-of-way) for the first and second stories would be required. A 20-foot minimum average front and rear alley setback would be allowed for the third story.

A base FAR of 1:1 is proposed for this district with bonuses allowed up to a maximum FAR of 2:1. A 0.5:1 bonus would be allowed for provision of underground parking, provision of for-sale condominiums, preservation of designated historic structures, or protection of “Trees Worth Saving”. A 0.2:1 bonus would be allowed for provision of a plaza or preservation of “Trees of Significance.

Incentives to provide a senior (55 year +) owner occupied condominium project in this area are proposed. With the appropriate legal commitment, a reduced front setback of ten feet from B Street and an increased residential density of up to 50 dwelling units per net acre would be allowed.

**Infrastructure Improvements**

Improvements within the alley right-of-way will be necessary to accommodate the physical needs resulting from additional population in the area as well as to improve the appearance to complement the new development. The proposed CASP amendments include Implementation Actions to: 1) adopt a Specific Plan Reimbursement fee; and 2) initiate a Redevelopment Agency Capital Improvement Plan to design and construct the improvements in a coordinated fashion as the new mixed-use development occurs in the project area. The first step in this process will be to hire a qualified design/engineering firm to work with City staff and affected property owners to design the specific improvements and benefit areas, complete construction plans, define construction costs, establish a construction schedule and formalize the funding mechanisms for the improvements.

The right-of-way improvements along B Street, 3rd Street, and the B Street alleys include widening of alleys and sidewalks, special paving, lighting, drainage, new or replacement trees and possible under grounding of utility power poles. These improvements will be undertaken by the City, acting as the Redevelopment Agency, initially using redevelopment funds (RDA tax increments) to design and construct the improvements, with partial reimbursement from contributions from development projects and/or assessments from owners of properties within the improvement benefit area. As properties redevelop they will be required to make proportionate contributions toward any identified right-of-way improvements as conditions of development. Costs for improvements serving a broader benefit area, such as lighting or drainage improvements may be funded through creation of a special assessment district.

The design and construction of improvements to address traffic speeds, pedestrian/bicycle safety, and aesthetics have previously been proposed for the 3rd Street and B Street corridors prior to this project, in the Five Year Implementation Plan for the Davis Redevelopment Project. Improvements to 3rd Street corridor are also recommended as part of the joint UC Davis/City Connections Project.
As identified by the City Public Works and Community Development Departments and Downtown-Campus Connections Concepts and Implementation Plan the public right-of-way improvements in the B and 3rd project area may include but not be limited to those discussed below:

**Streets and Sidewalks**

Third Street has long been planned as an enhanced pedestrian and bicycle corridor connecting campus to downtown. Improvements for this street include: widening the sidewalk area on 3rd Street; installation of new street lighting and tree grates; replacement of unhealthy trees; and modification of 3rd Street paving, curb and street design to formalize multiple-use street.

**Alleys**

Existing alley widths are 13 feet. A preliminary survey shows that two power poles are located within the alley right-of-way. Adequate fire and auto vehicle access from 2nd, 3rd and 4th Streets will need to be maintained. A 16-foot minimum clearance is necessary to accommodate fire vehicle access on the alleys and would be adequate to accommodate expected vehicle trips assuming approval of an in-lieu fee program for a portion of the parking requirement. A minimum clearance area of 20 feet and paved width of 16 feet would be necessary upon full build-out in the project area if in-lieu parking is not approved or if projected development is not reduced (see analysis presented in Section 4.2, Circulation and Parking). Expanding the alley rights-of-way to 20 feet with minimum clearance area of 16 feet, and maintaining the existing paved width, is proposed if an in-lieu parking fee program is approved. Design and construction of alley improvements will be undertaken by the City and will necessitate input and coordination with affected property owners in the area. Approval of redevelopment projects located on the east side of the alleys (and possibly on the west) will be required where appropriate to dedicate easements for additional alley right-of-way to the City to accommodate necessary alley width.

**Utilities**

Undergrounding of utility power poles may be needed along the alleys to provide sufficient area for vehicle clearance. Improvements to other utility systems such as water, waste water or gas lines are not foreseen other than need for new lateral connections to redevelopment projects. Improvements/upgrades to utilities may be identified during the construction process depending on the intensity of development/uses constructed and condition of existing facilities. Improvements to area storm drain systems are not required as a result of the project, but would benefit the broader neighborhood. Installing drainage system connections on 3rd Street from D Street to University Avenue, with lateral connections on the alleys is proposed and would best be coordinated with other street and alley improvements proposed.