Downtown Davis
Specific Plan

DPAC Meeting | 15th February, 2018

Daniel Parolek
Principal, Opticos Design, Inc.

Mitali Ganguly
Associate, Opticos Design, Inc.

Mark Hulbert
Principal, Preservation Architecture
Existing Conditions Report Update

Report Status
Report Status

What is the status and when will it be released?

Updated report to City for review on February 20th (Economics & Fiscal Analysis section to be analyzed separately). Key Findings to DPAC and website on March 8th.

How is this analysis being used throughout the process?

Along with the results of public outreach, the analysis will help to identify key issues and opportunities, and help to frame design themes that would guide the plan alternatives.
Based on What We Are Hearing, We Are Supplementing Market Analysis Work

Matt Kowta, BAE - Negotiating

- Residential
- Office
- Retail & Entertainment
- Lodging
- Pro-Forma Modeling at Charrette

Local Business

Mixed-Use Buildings
Important Milestones & New Charrette Dates

March 15th: DPAC Meeting 4: Update on Existing Conditions & Public Outreach | Preliminary Design Themes | Any Other Topic?

April 19th: DPAC Meeting 5: Update on Economic & Market Analysis

April 24th – 28th: Charrette 1: Developing and Testing Alternatives

July 10th – 14th: Charrette 2: Refining a Preferred Alternative, Neighborhoods Transition Areas (dates tentative)
Charrette Overview

What happens during a Charrette?
What is a Real Charrette?

Charrette Myths:
- A one-day workshop
- Pre-determined outcome
- Full time attendance req’d

A Real Charrette IS:
- Co-design
- 3 feedback loops
- Integrated design process
- Results in a feasible plan
- Energetic, creative, FUN

Drawn for The Washington Post, 1988, by Roger K. Lewis, FAIA, Professor, U. Maryland School of Architecture

Slide repurposed from Bill Lennertz, NCI
What is a Real Charrette?

- **Alternative concepts**
- **Preferred alternatives**
- **Test**
- **Preferred plan**

Loops:
- Loop 1
- Loop 2
- Loop 3

Slide repurposed from Bill Lennertz, NCI
Many Different Opportunities to Participate

Formal and Informal
**Draft Charrette Schedule**

<table>
<thead>
<tr>
<th>Time</th>
<th>Tuesday 24th April 2018</th>
<th>Wednesday 25th April 2018</th>
<th>Thursday 26th April 2018</th>
<th>Friday 27th April 2018</th>
<th>Saturday 28th April 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>10:00am</td>
<td>Open Studio</td>
<td>Open Studio</td>
<td>Open Studio</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11:00am</td>
<td>Brown Bag Lunch Presentation (Economics of Downtown)</td>
<td>Brown Bag Lunch Presentation (Parking and Transportation)</td>
<td>Brown Bag Lunch Presentation (Form-Based Codes, Historic Preservation)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>12:00pm</td>
<td>Brown Bag Lunch Presentation (Economics of Downtown)</td>
<td>Brown Bag Lunch Presentation (Parking and Transportation)</td>
<td>Brown Bag Lunch Presentation (Form-Based Codes, Historic Preservation)</td>
<td></td>
<td>Closed Studio</td>
</tr>
<tr>
<td>1:00pm</td>
<td>Studio Set-up</td>
<td>Open Studio</td>
<td>Informal Open House (1:00 - 2:00 pm)</td>
<td></td>
<td>Closing Presentation (1:30 - 3:30 pm)</td>
</tr>
<tr>
<td>2:00pm</td>
<td>Open Studio</td>
<td>Open Studio</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3:00pm</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4:00pm</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5:00pm</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6:00pm</td>
<td>Opening Presentation (6:00 - 7:30 pm)</td>
<td>Public Open House (6:00 - 7:30 pm)</td>
<td>Informal Mid-Point Presentation (6:00 - 7:30 pm)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7:00pm</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Topics for Presentation:**
- Formal Presentation: DPAC Hosted Opening + Closing Presentations
- Public Open House: Informal Presentation of Progress to Date
- Informal Presentation
- Topic-Specific Brown Bag Lunch - Open to Public (Bring Your Own Lunch)
- Studio Open to Public (No formal structure)
- Studio Closed to Public
# Downtown Davis Specific Plan and EIR

## Downtown Plan Advisory Committee Meeting

**Tuesday, 24th April 2018**

- **10:00am**
  - Open Studio
- **11:00am**
  - Brown Bag Lunch Presentation
  - Economics of Downtown (60 min)
- **12:00pm**
  - Brown Bag Lunch Presentation
  - Parking and Transportation (60 min)
- **1:00pm**
  - Informal Presentation
  - Topic-Specific Brown Bag Lunch - Open to Public
  - Bring Your Own Lunch
- **2:00pm**
  - Open Studio
- **3:00pm**
  - Brown Bag Lunch Presentation
  - Form-Based Codes (30 minutes)
  - Historic Preservation (30 minutes)
- **4:00pm**
  - Open Studio
- **5:00pm**
  - Public Open House (6:00-7:30 pm)
- **6:00pm**
  - Opening Presentation (6:00 - 7:30 pm)
- **7:00pm**
  - Informal Mid-Point Presentation (6:00 - 7:30 pm)
- **8:00pm**
  - Informal Open House (1:00 - 2:00 pm)
- **9:00pm**
  - Closing Presentation (1:30 - 3:30 pm)

**Wednesday, 25th April 2018**

- **10:00am**
  - Open Studio
- **11:00am**
  - Brown Bag Lunch Presentation
- **12:00pm**
  - Brown Bag Lunch Presentation
- **1:00pm**
  - Informal Open House (1:00 - 2:00 pm)
- **2:00pm**
  - Open Studio
- **3:00pm**
  - Informal Mid-Point Presentation (6:00 - 7:30 pm)
- **4:00pm**
  - Brown Bag Lunch Presentation
- **5:00pm**
  - Closing Presentation (1:30 - 3:30 pm)

**Thursday, 26th April 2018**

- **10:00am**
  - Open Studio
- **11:00am**
  - Brown Bag Lunch Presentation
- **12:00pm**
  - Brown Bag Lunch Presentation
- **1:00pm**
  - Informal Presentation
- **2:00pm**
  - Open Studio
- **3:00pm**
  - Brown Bag Lunch Presentation
  - Form-Based Codes (30 minutes)
  - Historic Preservation (30 minutes)
- **4:00pm**
  - Open Studio
- **5:00pm**
  - Public Open House (6:00-7:30 pm)
- **6:00pm**
  - Opening Presentation (6:00 - 7:30 pm)
- **7:00pm**
  - Informal Mid-Point Presentation (6:00 - 7:30 pm)

**Friday, 27th April 2018**

- **10:00am**
  - Open Studio
- **11:00am**
  - Brown Bag Lunch Presentation
- **12:00pm**
  - Brown Bag Lunch Presentation
- **1:00pm**
  - Informal Presentation
- **2:00pm**
  - Open Studio
- **3:00pm**
  - Brown Bag Lunch Presentation
  - Form-Based Codes (30 minutes)
  - Historic Preservation (30 minutes)
- **4:00pm**
  - Open Studio
- **5:00pm**
  - Public Open House (6:00-7:30 pm)

**Saturday, 28th April 2018**

- **10:00am**
  - Closed Studio
- **11:00am**
  - Closed Studio
- **12:00pm**
  - Closed Studio

## Downtown Davis Specific Plan and EIR

- Downtown Plan Advisory Committee Meeting
- 15 Feb 2018
Formal Presentations

Opening Presentation
Tuesday, April 24th
6:00pm to 7:30pm

Closing Presentation
Saturday, April 28th
1:30pm to 3:30pm

If You Have Limited Time to Participate, Come to These Events
## Open Studio: Informal Drop Ins Are Welcome

<table>
<thead>
<tr>
<th>Time</th>
<th>Tuesday, 24th April 2018</th>
<th>Wednesday, 25th April 2018</th>
<th>Thursday, 26th April 2018</th>
<th>Friday, 27th April 2018</th>
<th>Saturday, 28th April 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>10:00am</td>
<td>Open Studio</td>
<td>Open Studio</td>
<td>Open Studio</td>
<td>Closed Studio</td>
<td>Closed Studio</td>
</tr>
<tr>
<td>11:00am</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>12:00pm</td>
<td>Brown Bag Lunch Presentation&lt;br&gt;Economics of Downtown (60 min)</td>
<td>Brown Bag Lunch Presentation&lt;br&gt;Parking and Transportation (60 min)</td>
<td>Brown Bag Lunch Presentation&lt;br&gt;Form-Based Codes (30 minutes)&lt;br&gt;Historic Preservation (30 minutes)</td>
<td>Informal Open House (1:00 - 2:00 pm)</td>
<td></td>
</tr>
<tr>
<td>1:00pm</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2:00pm</td>
<td>Studio Set-up</td>
<td>Open Studio</td>
<td>Open Studio</td>
<td>Informal Open House (1:00 - 2:00 pm)</td>
<td>Closing Presentation (1:30 - 3:30 pm)</td>
</tr>
<tr>
<td>3:00pm</td>
<td></td>
<td>Open Studio</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4:00pm</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5:00pm</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6:00pm</td>
<td>Opening Presentation (6:00 - 7:30 pm)</td>
<td>Public Open House (6:00-7:30 pm)</td>
<td>Informal Mid-Point Presentation (6:00 - 7:30 pm)</td>
<td>Brown Bag Lunch Presentation&lt;br&gt;Form-Based Codes (30 minutes)&lt;br&gt;Historic Preservation (30 minutes)</td>
<td></td>
</tr>
</tbody>
</table>
Open Studio

Open Studio: Come stop by and talk to design team members one-on-one. See design team working on design concepts in real time.

We Will Be Hastily Drawing, but We Will Find Someone to Talk as Needed.
Open Houses and Informal Presentations

- Informal ‘Pin-up’ of work created throughout the week
- Talk to design team members one-on-one
- Give input on current design concepts

Midpoint Informal Presentation Should be a Secondary Priority for Participation.
## Open Houses and Informal Presentations

<table>
<thead>
<tr>
<th>Time</th>
<th>Tuesday 24th April 2018</th>
<th>Wednesday 25th April 2018</th>
<th>Thursday 26th April 2018</th>
<th>Friday 27th April 2018</th>
<th>Saturday 28th April 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>10:00am</td>
<td>Open Studio</td>
<td>Open Studio</td>
<td>Open Studio</td>
<td>Closed Studio</td>
<td></td>
</tr>
<tr>
<td>11:00am</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>12:00pm</td>
<td>Brown Bag Lunch Presentation Economics of Downtown (60 min)</td>
<td>Brown Bag Lunch Presentation Parking and Transportation (60 min)</td>
<td>Brown Bag Lunch Presentation Form-Based Codes (30 minutes) Historic Preservation (30 minutes)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1:00pm</td>
<td>Studio Set-up</td>
<td></td>
<td>Informal Open House (1:00 - 2:00 pm)</td>
<td></td>
<td>Closing Presentation (1:30 - 3:30 pm)</td>
</tr>
<tr>
<td>2:00pm</td>
<td>Open Studio</td>
<td>Open Studio</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3:00pm</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4:00pm</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5:00pm</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6:00pm</td>
<td>Opening Presentation (6:00 - 7:30 pm)</td>
<td>Public Open House (6:00-7:30 pm)</td>
<td>Informal Mid-Point Presentation (6:00 - 7:30 pm)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7:00pm</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Designing In Public: Illustrating Specific Alternatives
Designing In Public: Illustrating Specific Alternatives
<table>
<thead>
<tr>
<th>Time</th>
<th>Tuesday 24th April 2018</th>
<th>Wednesday 25th April 2018</th>
<th>Thursday 26th April 2018</th>
<th>Friday 27th April 2018</th>
<th>Saturday 28th April 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>10:00am</td>
<td>Open Studio</td>
<td>Open Studio</td>
<td>Open Studio</td>
<td>Open Studio</td>
<td></td>
</tr>
<tr>
<td>11:00am</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>12:00pm</td>
<td>Brown Bag Lunch Presentation Economics of Downtown (60 min)</td>
<td>Brown Bag Lunch Presentation Parking and Transportation (60 min)</td>
<td>Brown Bag Lunch Presentation Form-Based Codes (30 minutes) Historic Preservation (30 minutes)</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1:00pm</td>
<td>Studio Set-up</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2:00pm</td>
<td>Open Studio</td>
<td>Open Studio</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3:00pm</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4:00pm</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5:00pm</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6:00pm</td>
<td>Opening Presentation (6:00 - 7:30 pm)</td>
<td>Public Open House (6:00-7:30 pm)</td>
<td>Informal Mid-Point Presentation (6:00 - 7:30 pm)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7:00pm</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Brown Bag Lunches

Bring your lunch and dive into specific topics of interest with consultant team

Potential Topics:
- Economics of Downtown
- Parking & Transportation
- Form-Based Codes
- Historic Preservation

Take Advantage of Our Team of Experts to Ask Questions
Remember: This is a Process Focused on Designing in Public

Visually Articulate and Test Ideas
Illustrating the Quality of Public Spaces (Large and Small)
What Would the Place Feel Like as a Pedestrian?
Utilize Digital Models as a Quick Visualization Tool
Visualize the Changes
Visualize the Changes
Break for Discussion/Questions
Zoning

What zoning currently exists and what can change
Layers on layers of policy creates a confusing regulatory process
Existing Zoning

- Central Commercial (C-C)
- Mixed Use (M-U)
- Core Area Infill (C-I)
- Planned Development (P-D)
- Core Area Design (C-D)

Combining District
Central Commercial (C-C) District

Development Standards

<table>
<thead>
<tr>
<th>Development Standard</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Max. Height</td>
<td>None</td>
</tr>
<tr>
<td>Floor Area Ratio (FAR)</td>
<td>3</td>
</tr>
<tr>
<td>Front Setback</td>
<td>0</td>
</tr>
<tr>
<td>Rear Setback</td>
<td>10’*</td>
</tr>
<tr>
<td>Side Setback</td>
<td>0</td>
</tr>
</tbody>
</table>

Standards Reference Other Documents:
- Must also follow Core Area Combining District
- Residential Density => General Plan (RHD)
- Parking Requirements => Parking Districts
- Buildings Standards => Design Guidelines

Limiting Factors:
- Limited density of 25 du/ac
  Only 3 units allows on a typical 50’ wide lot!
- Commercial Parking must be enclosed in building or underground
- Residential Parking Minimum of 1 sp./unit
- FAR of 3

Unhelpful Factors:
- No height limit
  Can fit a 40 story building on a 200’ wide lot!
- No commercial parking req’t in parking district
- No parking placement standards for residential
Central Commercial Zone

FAR: 3
Height: 3 Stories
Lot Coverage: 90%

FAR: 3
Height: 21 Stories
Lot Coverage: 15%
Central Commercial Zone

But how do you get this type of building with these rules? Add Layers
Mixed Use (M-U) District

Standards Reference Other Documents:
- Must also follow Core Area Combining District
- Parking Requirements => Parking Districts
- Building Setbacks => Based on placement of adjacent existing buildings or C-C District
- Buildings Standards => Design Guidelines/Staff judgement

Limiting Factors:
- Height limit of 3 stories
- Residential Parking Minimum of 1 sp./unit
- FAR of 3

Unhelpful Factors:
- Only has a standard for residential minimum density
- No parking placement standards

### Development Standards

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Max. Height</strong></td>
<td>3 stories*</td>
</tr>
<tr>
<td><strong>Floor Area Ratio (FAR)</strong></td>
<td>3</td>
</tr>
<tr>
<td><strong>Front Setback</strong></td>
<td>Average of adjacent lots</td>
</tr>
<tr>
<td><strong>Rear Setback</strong></td>
<td>5’*</td>
</tr>
<tr>
<td><strong>Side Setback</strong></td>
<td>10’</td>
</tr>
</tbody>
</table>
Mixed Use Zone

This is allowed
Mixed Use Zone

And this is allowed
Core Area Residential Infill (C-I) District

**Development Standards**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Max. Height</td>
<td>2 stories</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>40%</td>
</tr>
<tr>
<td>Density</td>
<td>36 bedrooms/ac</td>
</tr>
<tr>
<td>Front Setback</td>
<td>20’</td>
</tr>
<tr>
<td>Rear Setback</td>
<td>NA</td>
</tr>
<tr>
<td>Side Setback</td>
<td>5’</td>
</tr>
</tbody>
</table>

**Standards Reference Other Documents:**
- Must also follow Core Area Combining District
- Buildings Standards => Design Guidelines
- Buildings Standards for MultiFamily=> R-3-L Zone

**Limiting Factors:**
- Height limit of 2 stories
- Minimum lot width of 50’
- Limited amount of by-right permitted housing types to Single Family and Duplexes

**Unhelpful Factors:**
- Density standards by bedroom
Planned Development (PD) District

**Development Standards**

<table>
<thead>
<tr>
<th>Development Standards</th>
<th>NA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Max. Height</td>
<td></td>
</tr>
<tr>
<td>Floor Area Ratio (FAR)</td>
<td></td>
</tr>
<tr>
<td>Front Setback</td>
<td></td>
</tr>
<tr>
<td>Rear Setback</td>
<td></td>
</tr>
<tr>
<td>Side Setback</td>
<td></td>
</tr>
</tbody>
</table>

“The purpose of the planned development district is to allow diversification in the relationship of various buildings, structures and open spaces in order to be relieved from the rigid standards of conventional zoning.” (40.22.010)

**Applicability:** Any lot designated as a PD. No min. lot size requirement

**Standards:** Relies on Specific Plan, General Plan, and Design Guidelines
Planned Development Zone: Did the Zoning Capture the fine-grained intent?

Zoning Districts

- Planned Development Zone: Did the Zoning Capture the fine-grained intent?

Land Use Designations

- University Ave. Res. Overlay
- Retail with Offices
- Public/Semi-public Park/Plaza
- Res. Low Density
- Retail with Offices
- Retail with Offices
- 1st St. Transitional
- 1st St. Transitional
- 2nd St. Transitional
- 4th St. Transitional
- 4th St. Transitional
- 2nd St. Transitional
- Central Park

- 1st St. Transit
- UC Davis
- Rice Ln.
- B St.
- 1st St.
- 2nd St.
- 3rd St.
- 4th St.

- Downtown Plan Advisory Committee Meeting | 15 Feb 2018

- Downtown Davis Specific Plan and EIR
Complex Layers of Regulation: Attempting to Fix But the Core Problems Remain

Problem: Standards within guidelines. Advisory or regulatory status?

Problem: Didn’t Eliminate Ineffective Foundation + Zones are silent about intended physical character

Problem: More land use designations than zoning districts
Design Guidelines: Most of These Can be Integrated Directly into New Zone Standards

**Facade Zone:** “75% of the front of a building shall have a zero front setback”

**Entry Location:** “Primary entrances to ground floor spaces and upper stories should be oriented to the sidewalk and primary pedestrian ways”

**Parking Placement:** “Place on-site parking behind the buildings at the ground level or completely above or below the first floor of a building”

**Use Location:** “Ground floor uses should be primarily retail…with office and residential uses on upper floors”

**Building Types:** “Live-work, Townhouse or condominium units, upper story residential and office uses to be compatible with ground floor retail uses, Smaller units (three bedrooms), Courtyards”
Different Zoning on Either Side of Street Creates Disjointed Streetscape

Simple Placemaking Rule:

Like Faces Like
Form-Based Code: Providing Predictable Implementation of the Vision

Compressing the Layers into a More Effective Code
Establishing a Form-Based Operating System

Overall Scale
Setbacks
Size of Uses

Small
Medium
Large
Illustrating a Variety of Scales

Buildings, Setbacks, Public Spaces, Etc.
Illustrating a Variety of Scales

Medium

Buildings, Setbacks, Public Spaces, Etc.
Illustrating a Variety of Scales

Large Buildings, Setbacks, Public Spaces, Etc.
Not One-Size Fits All: What is Hierarchy on the Site?

Transitions Between Scales More Effective and Direct
Clarity, Usability, and Predictability Are Key
Clarity and Usability: Not Just About Adding Graphics

Zone Standards
Standards = Range of Built Results

Figure 3.1.12: Medium Lot Building Prototype
- Row houses and stacked flats are arranged to create a private courtyard and shared green space for residents; a low wall holds the street edge.
- Residential uses anchor the corner.
- Rowhouses face Sonoma Blvd., with doorways and rooftop terraces.

Medium Lot: Mixed-Use Metrics
- Building Type: Mixed-use buildings (C2)
- Lot Size: 125' x 195'
- Lot Square Feet: 25,160 sq ft
- Lot Acreage: 0.58 ac
- Number of Units: 14
- Resultant Density: 24.1 d/f
- Square Feet per Floor: 7,400 sq ft (MU)
- Total Square Footage: 22,200 sq ft (MU)
- Average Unit Size: 28' x 30' x 3 floors = 2,250 sq ft (MU)
- Open Space Square Footage: 1,000 sq ft

© 2016 Opticos Design, Inc.
### Form-Based Zoning Has Use Tables

#### I. Allowed Uses

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Specific Use Regulations</th>
<th>Permit Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Civil Support</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fire Stations</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Police Stations</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Residential</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accessory Building and Structures</td>
<td>10-40.60.030 P³</td>
<td>P³</td>
</tr>
<tr>
<td>Dorms</td>
<td>UP</td>
<td>P</td>
</tr>
<tr>
<td>Dwellings</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Fraternities, Sororities</td>
<td>10-40.60.180 P</td>
<td>P</td>
</tr>
<tr>
<td>Single Resident Occupancy</td>
<td>-</td>
<td>P</td>
</tr>
<tr>
<td>Recreation, Education &amp; Public Assembly</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Religious Institutions</td>
<td>10-40.60.280 P</td>
<td>P</td>
</tr>
<tr>
<td>Parks and Open Spaces</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Public Parks and Recreation Facilities</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Schools, Public and Private</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Elementary Schools</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Middle Schools</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>High Schools</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Universities and Colleges</td>
<td>UP</td>
<td>UP</td>
</tr>
<tr>
<td>Retail Trade</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bars/Taverns</td>
<td>-</td>
<td>P</td>
</tr>
<tr>
<td>General Retail Businesses, except with any of the following features</td>
<td>-</td>
<td>P</td>
</tr>
<tr>
<td>Drive-through</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Land Use²</td>
<td>Specific Use Regulations</td>
<td>Permit Required</td>
</tr>
<tr>
<td>Services: Business, Financial &amp; Professional</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ATM</td>
<td>-</td>
<td>P</td>
</tr>
<tr>
<td>Bank</td>
<td>-</td>
<td>P</td>
</tr>
<tr>
<td>Business Support Service</td>
<td>-</td>
<td>P</td>
</tr>
<tr>
<td>Medical Clinics</td>
<td>-</td>
<td>P</td>
</tr>
<tr>
<td>Offices</td>
<td>-</td>
<td>P</td>
</tr>
<tr>
<td>Veterinary Clinics</td>
<td>-</td>
<td>P</td>
</tr>
<tr>
<td>Services: General</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Daycare</td>
<td>10-40.60.150</td>
<td></td>
</tr>
<tr>
<td>Home</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Centers</td>
<td>UP</td>
<td>UP</td>
</tr>
<tr>
<td>Funeral Homes, Chapels, Mortuaries</td>
<td>-</td>
<td>P</td>
</tr>
<tr>
<td>Lodging Bed &amp; Breakfast ≤ 5 rooms</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Bed &amp; Breakfast &gt; 5 rooms</td>
<td>UP</td>
<td>UP</td>
</tr>
<tr>
<td>Hostel S.R.O. ≤ 15 rooms</td>
<td>-</td>
<td>P</td>
</tr>
<tr>
<td>Hotels, Motels ≤ 15 rooms</td>
<td>-</td>
<td>P</td>
</tr>
<tr>
<td>Personal Services</td>
<td>-</td>
<td>P</td>
</tr>
<tr>
<td>Urban Agriculture</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community Gardens</td>
<td>10-40.60.140 P</td>
<td>P</td>
</tr>
</tbody>
</table>

© 2014 Opticos Design, Inc.
Transitions Between Scales Directly Regulated within Zoning District Standards

Predictable Outcome: Vs Difference Btwn 2.5 and 3.0 FAR
Within Zones Hierarchy of Form and Scale Should be Clear

Less Urban

More Urban

Cincinnati, OH Form-Based Zoning Districts
Form Hierarchy Should be Obvious: Cincinnati, OH

Less Urban

T5 (continued)

T5 Main Street (T5MS)

T5 Flex (T5F)

More Urban

T6

T6 Core (T6C)
Frontage Standards

5.20.050.G Forecourt

The main facade of the building is at or near the frontage line and a small percentage is set back, creating a small court. The space may be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within retail and service areas.

- **Width, Clear:** 12' min.
- **Depth, Clear:** 12' min.
- **Height, Height to Width:** 2:1 max.
- **Height from sidewalk:** 4' max.

**8. Forecourts**
The proportions and orientation of these spaces shall comply with the diagram below for solar orientation and user comfort.

The forecourt greatly extends the public realm into the lot.

The residential forecourt provides an entry pod and breaks down the overall massing along the street.

### Forecourts

<table>
<thead>
<tr>
<th>Private Frontage Type</th>
<th>Forecourt</th>
<th>Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Porch Projecting</td>
<td>A</td>
<td>5.20.050.D</td>
</tr>
<tr>
<td>Porch Engaged</td>
<td>A</td>
<td>5.20.050.E</td>
</tr>
<tr>
<td>Stoop</td>
<td>A</td>
<td>5.20.050.F</td>
</tr>
<tr>
<td>Forecourt</td>
<td>A</td>
<td>5.20.050.G</td>
</tr>
<tr>
<td>Dooryard</td>
<td>A</td>
<td>5.20.050.H</td>
</tr>
<tr>
<td>Shephorn</td>
<td>A</td>
<td>5.20.050.I</td>
</tr>
<tr>
<td>Terrace</td>
<td>A</td>
<td>5.20.050.J</td>
</tr>
<tr>
<td>Gallery</td>
<td>A</td>
<td>5.20.050.K</td>
</tr>
</tbody>
</table>

1. **Streetscape**

### Streetscape

<table>
<thead>
<tr>
<th>Replace or Infill Street Trees</th>
<th>Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street trees</td>
<td>Table 7.10.090.G</td>
</tr>
<tr>
<td>2,500 sf</td>
<td>2 street trees</td>
</tr>
<tr>
<td>1,000 sf</td>
<td>Table 7.10.090.G</td>
</tr>
</tbody>
</table>

**Key**

- A = Allowed
- N = Not Allowed

© 2016 Opticos Design, Inc.
Buildings and their lots shape the streetscape through a variety of ways or “types”
Certain Details Do Matter to Placemaking!
Further Form-Based Code References

Form-Based Codes
A Guide for Planners, Urban Designers, Municipalities, and Developers
Daniel G. Parolek, AIA • Karen Parolek • Paul C. Crawford, FAICP
Forewords by Elizabeth Plater-Zyberk and Stefano Polyzoides

www.formbasedcodes.org
Allowing for a Range of Housing Options

Ultimate Deliverable is a Zoning Code/Set of Rules
Missing Middle is a range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living.
Missing Middle Housing: Sacramento

Duplex: Side-by-Side

Bungalow Court

Fourplex

Courtyard Apartment
Missing Middle Housing: Santa Barbara

Courtyard Apartment

Cottage Court

Multi-Plex: Small

Courtyard Apartment
Missing Middle Housing: San Luis Obispo, CA

- Duplex: Side-by-Side
- Bungalow Court
- Courtyard Apartment
- Multiplex: Small
**Typical Lot Size** | **Density (4 units/lot)**
--- | ---
75’ x 150’ | 23 du/acre
60’ x 100’ | 29 du/acre

**Fourplex**
Courtyard Apartments

90 dwelling units/acre
Break for Discussion/Questions
4 Historic Resources

Mark Hulbert
Preservation Architecture
Historical Resources Summary of Findings

OVERVIEW:

• 33 existing designated resources, no historic districts, no new designations since 1998
• Basic and clear Historical Resource Management ordinance
• A Conservation Overlay District with:
  o Some 180 contributing properties
  o Often unclear and confusing determinations & direction
• Difficult and complex historical resource information access

OPPORTUNITIES/CONSTRAINTS:

• Few early (c1900) buildings
• Few and predominately unrelated designated historical resources
• A downtown conservation overlay district w/ some 180 contributing properties
• Occasional groupings of period-related properties
• Mixed contexts and periods
• Changing scale over time
• Extensive recent (1950+) properties and resources

Re: built resources of the c1953-c1973 period:

• Relatively few yet consequently relevant public buildings
• A grouping of period branch bank buildings
• The near-total lack of architecturally substantial commercial buildings
• Relatively numerous and relatively large-scale apartment buildings and complexes
• The lack of detached, single-family development beginning in the mid-century period
• The substantial diminishment of a detached single-family context.
MAP LEGEND

1870-1904
7 TOTAL RESOURCES

1905-1939
25 TOTAL RESOURCES

1940-1950
1 TOTAL RESOURCE

EXISTING DESIGNATED HISTORICAL RESOURCES
IN THE
DOWNTOWN CORE & NEIGHBORHOODS
WITH HISTORIC ERAS IDENTIFIED
The Mission Revival Railroad Depot is listed on the National Register of Historic Places. It is designated by the City of Davis as a City Landmark. It contributes to the historic character of the Downtown/Commercial area of the Conservation District.

This one-story brick commercial building was identified in the 1982 and 1996 resource surveys. It is designated by the City as a Merit Resource. It is individually eligible for listing on the California Register of Historical Resource due to its local listing and because of its significance in the economic/commercial history of Davis. It may contribute to a downtown commercial historic district.

Owner and Address:

1926 - 77 years old documented

Prehistoric

Historic

Both

Owner and Address:

Roland-Naviti Associates

DPR 523A-Test (11/94)

Page 1 of 1

*Required Information
This one story, Classical Revival rectangular plan building was recognized in the 1982 and 1996 surveys. It is designated by the City of Davis as a Landmark and contributes to the historic character of the Downtown/Commercial area of the Conservation District. It is individually eligible for listing on the California Register of Historical Resources due to its local listing and because of its significance in the economic/commercial history of Davis. It may contribute to a downtown commercial historic district.

**P3b. Resource Attributes:** HP2

**P4. Resources Present:**
- Building
- Structure
- Object
- Site
- District
- Element of District

**P5. Date Constructed/Age:**
- 1991 92 years old documented
- Historic
- Both

**P7. Owner and Address:**
- Carol Roland
- Roland-Nawi Associates
- 4829 Crestwood Way
- Sacramento, CA 95822

**P8. Recorded by:**
- Carol Roland

**P9. Date Recorded:**
- 04/07-10/2003

**P10. Type of Survey:**
- Intensive
- Reconnaissance
- Other

**P11. Report Citation:**
- none

**P12. Attachment:**
- NONE

**P5b. Description of Photo:**
- View west

**P6. Date Constructed/Age:**
- 1938 65 years old documented
- Historic
- Both

**P5. Photograph or Drawing:**
- (Photograph required for buildings, structures, and objects.)
- NOODLE EXPRESS

---

**State of California — The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**
**PRIMARY RECORD**

**Resource Name or Address:**
- 301 G Street

**P1. Other Identifier:**
- Bank of Yolo

**P2. Location:**
- "a. County: Yolo
- b. Address: 301 G Street
- c. City: Davis
- d. UTM: N/A
- e. USGS Quad: Davis Quadrangle

**P3a. Description:**

**P3b. Resource Attributes:** HP2

**P4. Resources Present:**
- Building
- Structure
- Object
- Site
- District
- Element of District

**P5. Date Constructed/Age:**
- 1991 92 years old documented
- Historic
- Both

**P7. Owner and Address:**
- Carol Roland
- Roland-Nawi Associates
- 4829 Crestwood Way
- Sacramento, CA 95822

**P8. Recorded by:**
- Carol Roland

**P9. Date Recorded:**
- 04/07-10/2003

**P10. Type of Survey:**
- Reconnaissance
- Intensive
- Other

**P11. Report Citation:**
- none

**P12. Attachment:**
- NONE

**P5b. Description of Photo:**
- View west

**P6. Date Constructed/Age:**
- 1938 65 years old documented
- Historic
- Both

**P5. Photograph or Drawing:**
- (Photograph required for buildings, structures, and objects.)
- NOODLE EXPRESS
### Downtown Plan Advisory Committee Meeting | 15 Feb 2018

**State of California — The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**

#### PRIMARY RECORD

<table>
<thead>
<tr>
<th><em>Resource Name or Address</em></th>
<th>434 J Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>P1. Other Identifier:</td>
<td>Tufts House</td>
</tr>
<tr>
<td>P2. Location: <em>a.</em> County</td>
<td>Yolo</td>
</tr>
<tr>
<td>b. Address</td>
<td>434 J Street</td>
</tr>
<tr>
<td>P3a. Description:</td>
<td>This transitional Eastlake/Queen Anne home was recognized in the 1982 and 1996 surveys. It is designated by the City of Davis as a Landmark and is one of the city’s most impressive historic residences. The house continues to retain its integrity. It contributes to the character of the neighborhood and may contribute to a multiple property district composed of Victorian period residences in the City of Davis. It is listed on the National Register of Historic Places and the California Register.</td>
</tr>
<tr>
<td>P3b. Resource Attributes:</td>
<td>HP2</td>
</tr>
<tr>
<td>P4. Resources Present:</td>
<td>■ Building</td>
</tr>
<tr>
<td>■ Structure</td>
<td>○ Object</td>
</tr>
<tr>
<td>■ Site</td>
<td>○ District</td>
</tr>
<tr>
<td>■ Element of District</td>
<td></td>
</tr>
<tr>
<td>P5a. Description of Photo:</td>
<td>View east</td>
</tr>
<tr>
<td>P5b. Description of Photo:</td>
<td></td>
</tr>
<tr>
<td>P6. Date Constructed/Age:</td>
<td>1890 113 years old documented</td>
</tr>
<tr>
<td>P7. Owner and Address:</td>
<td>Valerie Jones 434 J Street Davis, CA 95616</td>
</tr>
<tr>
<td>P8. Recorded by:</td>
<td>Carol Roland Roland-Nawi Associates 4829 Crestwood Way Sacramento, CA 95822</td>
</tr>
<tr>
<td>P9. Date Recorded:</td>
<td>04/07-10/2003</td>
</tr>
<tr>
<td>P10. Type of Survey:</td>
<td>Intensive</td>
</tr>
<tr>
<td>■ Reconnaissance</td>
<td>○ Other</td>
</tr>
<tr>
<td>Description: Determination of Local District Eligibility</td>
<td></td>
</tr>
<tr>
<td>P11. Report Citation:</td>
<td>none</td>
</tr>
<tr>
<td>Attachments:</td>
<td>■ NONE  ■ Map Sheet  ■ Continuation Sheet  ■ Building, Structure, and Object Record</td>
</tr>
<tr>
<td>■ Linear Resource Record</td>
<td>□ Archaeological Record  □ District Record</td>
</tr>
<tr>
<td>■ Milling Station Record</td>
<td>□ Rock Art Record</td>
</tr>
<tr>
<td>■ Artifact Record</td>
<td>□ Photograph Record</td>
</tr>
<tr>
<td>■ Other (List):</td>
<td></td>
</tr>
</tbody>
</table>

---

**State of California — The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**

#### PRIMARY RECORD

<table>
<thead>
<tr>
<th><em>Resource Name or Address</em></th>
<th>337 B Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>P1. Other Identifier:</td>
<td>McDonald House</td>
</tr>
<tr>
<td>P2. Location: <em>a.</em> County</td>
<td>Yolo</td>
</tr>
<tr>
<td>b. Address</td>
<td>337 B Street</td>
</tr>
<tr>
<td>P3a. Description:</td>
<td>This Victorian cottage with its gable detailing is an example of a simple Queen Anne which verges on the vernacular. The house was identified in both the 1980 and 1996 surveys and is designated by the City as a Merit Resource. Built in 1894, it predates the establishment of the University Farm and the subdivision of the area into residential lots. Along with the Eggleston house on 3rd Street, it is one of two pre-20th century houses in town now the University area. The house retains integrity of design, materials, craftsmanship, setting, location, feeling and association. It contributes to the historic character of the neighborhood. It also may be eligible for designation as part of a multiple property district of Davis Victorians. It is also eligible for the California Register based on its local designation.</td>
</tr>
<tr>
<td>P3b. Resource Attributes:</td>
<td>HP2</td>
</tr>
<tr>
<td>P4. Resources Present:</td>
<td>■ Building</td>
</tr>
<tr>
<td>■ Structure</td>
<td>○ Object</td>
</tr>
<tr>
<td>■ Site</td>
<td>○ District</td>
</tr>
<tr>
<td>■ Element of District</td>
<td></td>
</tr>
<tr>
<td>P5a. Description of Photo:</td>
<td>View east</td>
</tr>
<tr>
<td>P5b. Description of Photo:</td>
<td></td>
</tr>
<tr>
<td>P6. Date Constructed/Age:</td>
<td>1894 109 years old documented</td>
</tr>
<tr>
<td>P7. Owner and Address:</td>
<td>Scott Gordon 2125 Catalina Drive Davis, CA 95616</td>
</tr>
<tr>
<td>P8. Recorded by:</td>
<td>Carol Roland Roland-Nawi Associates 4829 Crestwood Way Sacramento, CA 95822</td>
</tr>
<tr>
<td>P9. Date Recorded:</td>
<td>04/07-10/2003</td>
</tr>
<tr>
<td>P10. Type of Survey:</td>
<td>Intensive</td>
</tr>
<tr>
<td>■ Reconnaissance</td>
<td>○ Other</td>
</tr>
<tr>
<td>Description: Determination of Local District Eligibility</td>
<td></td>
</tr>
<tr>
<td>P11. Report Citation:</td>
<td>none</td>
</tr>
<tr>
<td>Attachments:</td>
<td>■ NONE  ■ Map Sheet  ■ Continuation Sheet  ■ Building, Structure, and Object Record</td>
</tr>
<tr>
<td>■ Linear Resource Record</td>
<td>□ Archaeological Record  □ District Record</td>
</tr>
<tr>
<td>■ Milling Station Record</td>
<td>□ Rock Art Record</td>
</tr>
<tr>
<td>■ Artifact Record</td>
<td>□ Photograph Record</td>
</tr>
<tr>
<td>■ Other (List):</td>
<td></td>
</tr>
</tbody>
</table>
FIG. 2 - EXISTING HISTORICAL RESOURCE STATUS in the DOWNTOWN SPECIFIC PLAN AREA (Downtown + University/Rice)

MAP LEGEND

EXISTING DESIGNATED RESOURCES
EXISTING CONTRIBUTING RESOURCES
EXISTING UNSURVEYED RESOURCES c1953-c1973
EXISTING UNSURVEYED RESOURCES c1973+
This building is a double cross gable Tudor Revival Cottage which was identified in the 1996 survey. U-shaped in plan it has two front projecting wings, one of which extends further toward the street than the other. The principal roof is a moderately pitched side gable, while the two wings are surmounted by steeply pitched gables which play a major role in establishing the style of the house. The gable of the south wing is exaggerated with a "cat slide" that extends to cover the entry which is located on the north side of the wall. Gable ends on both wings are decorated with a narrow, gothic attic window. Eaves are clipped. Fenestration consists of combinations of double hung cottage style windows which have decoratively glazed upper sashes. A porch and entry occupy the space between the projecting wings, one of which extends further toward the street than the other.

This house was recorded in 1996 and in 1980. According to the owner, the decorative turned spindle facia of the porch is a recent addition. Otherwise the house appears to continue to retain its integrity. It may be eligible for listing on the California Register of Historical Resources as part of a multiple property district composed of the small number of Victorian houses remaining in Davis.
The building was not recommended as individually significant in 1996. This remains a valid evaluation. However, it might be considered a contributor to a potential historic district in the area.

**Photographs:**

Previous Historic Resources Inventory

FIG. 3 - EXISTING RESOURCE ERAS IN THE DOWNTOWN SPECIFIC PLAN AREA (DOWNTOWN + UNIVERSITY/RICE)

MAP LEGEND
- 1870-1904
- 1905-1939
- 1940-1958
- 1958-c1973
- c1973-present
Downtown Davis Specific Plan and EIR

Downtown Plan Advisory Committee Meeting | 15 Feb 2018

PUBLIC BUILDINGS c1953-1973

520 5th St. (City of Davis Central Fire Station, 1964)

315 G Street (Davis Register/former U.S. Post Office, 1963)
304 F Street (Central CA Federal Savings, 1970)

325 E Street (Bank of America, 1971)
Break for Discussion/Questions
What’s Next?

Dates and Milestones
Important Milestones & New Charrette Dates

March 15th: DPAC Meeting 4: Update on Existing Conditions & Public Outreach | Preliminary Design Themes | Any Other Topic?

April 19th: DPAC Meeting 5: Update on Economic & Market Analysis

April 24th – 28th: Charrette 1: Developing and Testing Alternatives

July 10th – 14th: Charrette 2: Refining a Preferred Alternative, Neighborhoods Transition Areas (dates tentative)
We Would Like to Hear What Topics You Would Like to Hear More About/Discuss in More Detail

- Parking
- Economic Analysis
- Transportation
- Historic Preservation
- Sustainability
- Infrastructure
- Zoning/Form-Based Code
- Background Report (Generally)
- Summary of Outreach Efforts
This is Your Plan: Continue to Bring Your Inspiration!

www.cityofdavis.org/downtownplan
Project Website for Frequent Updates

www.cityofdavis.org/downtownplan

Background

The City of Davis is planning for the future of its downtown and looking to the community to participate in the conversation. Together, we will create a 2040 Vision for Downtown Davis.

Throughout this planning process, community participation will be key in shaping future decisions. We will create a guide for long term development and infrastructure. We will evaluate existing development policies, codes and guidelines, and address recurring challenges to the development process. We will consider the many elements that can enhance quality of life in Davis.

Through this collaborative effort, we will consolidate the Downtown Vision to create the kind of place the community desires.
DPAC Meeting | 15\textsuperscript{th} February, 2018

Daniel Parolek
Principal, Opticos Design, Inc.

Mitali Ganguly
Associate, Opticos Design, Inc.

Mark Hulbert
Principal, Preservation Architecture