

**Yolo Federal Credit Union Building  
501 and 511 G Street  
PROJECT DESCRIPTION and JUSTIFICATION**

Yolo Federal Credit Union (YFCU) was founded by Yolo County employees and has grown from an initial investment of \$35 from 7 people into a very successful full service institution and the only credit union headquartered in Yolo County. We are the local financial success story, and we hope the City will support the good work we have and will continue to do in Davis.

We are proposing to develop a signature building to house our downtown customer service branch. The highly visible property at 501 and 511 G Street borders one of the two only east-west arterials in town, transitions between two fairly different types of neighborhoods, and lies at an intersection where significant redevelopment has occurred in the past.

Until recently, and for many years, the site has been home to a gas station and automotive repair facility. In March of this year, the demolition, removal and remediation of the site's former gas station was completed. The operation took place under the review of the State Water Resources Board, Yolo County Environmental Health and private environmental/geotechnical consultants. Currently, the only remaining improvement is a low concrete retaining wall that runs east-west through the site. There are also five existing trees, four of which are in planters within the City's right-of-way along G Street and 5<sup>th</sup> Street.

The property is comprised of two parcels. The southern parcel (100ft x 112.5ft), consisting of two lots, 7 and 8, is the site of the former gas station and repair facility, while the northern parcel (50ft x 112.5ft), lot 6, has been vacant for several years. A 15' wide paved alley is adjacent to the property on the west side.

The proposed building and most of the site improvements will occur on the southern two lots with a portion of the parking lot and landscaping taking place "off-site" on the northern lot. With this planning application, YFCU is proposing to merge the two southern lots and relocate the lot line separating lots 6 and 7 to the centerline of the parking lot drive aisle. A reciprocal parking and access easement will be recorded upon sale or transfer of either resulting parcel. This will allow the greatest flexibility in developing the remaining northern parcel in the future.

The Yolo Federal Credit Union Building will be two stories tall, and will have approximately 7,850 gross square feet of interior space. At present, we intend to operate the ground floor as our customer service center, and will complete the upper floor as finished office space. The upper floor will provide the additional space that we need for future growth. However, in the interim, it will likely be leased to other office tenants. As per the zoning standards, sixteen automobile parking spaces are required. We are proposing a parking lot with thirteen spaces, and will pay the optional in-lieu fee for the remaining spaces. It is important to note that this building has a large amount of common area (Lobby, staircase, elevator, two sets of bathroom

facilities), and the building is designed to encourage pedestrian and bicycle access. Thus, on-site parking is anticipated to be more than sufficient. Automobile access to the facility will come by way of a 20' wide driveway at G Street and a widening of the existing alley at 5<sup>th</sup> Street to 20'. The YFCU customer service branch will provide multi-modes of customer access. The placement of a short driveway and an Automated Teller Machine (ATM) on the west side of the building will provide secure "drive-up" access, while a second ATM located at the southwest corner of the building along 5<sup>th</sup> Street will provide "walk-up" and "bike-up" access.

As the project moves forward, We wish to incorporate many features that are energy efficient, eco-friendly and healthy for our employees, customers and tenants. And in the Davis tradition of environmental leadership, we will be pursuing LEED certification for the building.

The property is within the Core Area Specific Plan, zoned PD C-C, and subject to the Davis Downtown and Traditional Residential Neighborhood Design Guidelines. Although the property lies in the Old North Neighborhood, a predominately residential area, it is at the southeast corner of this district along its only commercial corridor, G Street. Both the underlying zoning and land use designations support predominately commercial uses at this site. That being said, the proposed design of the Yolo Federal Credit Union Building is well-suited for such a transitional area between the downtown core and the residential area of the Old North Neighborhood. On its exterior, the building blends the use of contemporary materials such as stucco, glass and metal cladding with a prominent traditional use of brick. The traditional forms and use of brick for the majority of the structure reflect the familiar historic building patterns found at the southern end of the downtown corridor, while the incorporation of metal cladding and stucco reflect some of the contemporary materials on the structures within the project's vicinity. Keeping the building to two stories, incorporating many single-unit windows and creating plenty of architectural articulation, create a graceful transition from the commercial structures south of 5<sup>th</sup> Street to the traditional neighborhood to the north. The design purpose was to not only reflect both a modern and traditional look but also to create a building that both we and the City can be proud of for years to come.

With regard to the economic vitality of the Downtown, the addition of the Yolo Federal Credit Union Building will help revitalize G Street from the train station, retail and hospitality at the southern end to the Food Co-op and shopping center at the northern end, by helping to fill a gap and continue the commercial activity along the entire corridor. We submit this application with real pride that it is bringing a unique and quality building that adds to the beauty and vitality of the City.

5/14/10