

Appendix C.4
Amendments to Downtown Davis and Traditional Residential Neighborhoods Design Guidelines

PAGE	PARAGRAPH	AMENDMENT TYPE	PROPOSED AMENDMENTS
2	New 3	Text	<p><u>The Design Guidelines were amended in _____ of 2007 to modify the design objectives and standards within three “Special Character Areas: 3rd Street, Core Transition West and Central Park.” These amendments were the result of a public “Visioning Process” conducted to redefine the type, form and intensity of development necessary to achieve the Community’s desire to facilitate reinvestment and increase ownership housing in the B and 3rd Streets project area near the Downtown, to strengthen the pedestrian and mixed use connection between the University and the Downtown, and to establish a more active edge around Central Park.</u></p>
6	1 new bullet 4	Text	<ul style="list-style-type: none"> • Plan for new commercial and residential infill construction that is compatible and complementary to the character of existing neighborhood areas within the district. • <u>Support the unique function of special character areas in balance with community goals.</u>
7A		Text/photos	<p><u>B & 3 Visioning Process – A public visioning process including a number of public workshops and public hearings were conducted between the Fall of 2004 and Spring of 2006 in order to redefine the community’s objectives for development on portions of B and 3rd Streets within three special character areas. On October 26, 2004 and December 6, 2004 two community workshops were held to discuss planning and design issues facing B Street. Participants evaluated how alternative development patterns addressed the broader community context, the goals for preservation of residential character vs. establishment of a new design and pattern, the amount of ownership housing, and linkage between density and financial feasibility. The need to include Third Street in the process was also raised.</u></p> <p><u>In March 2005, a Planning Options Report was prepared for public review and comment. The report identified two alternative development patterns representing different policy options that would address community objectives: a traditional development pattern and a new development pattern.</u></p> <p><u>In April of 2005 a Visions Summary Report was issued summarizing the outcome of the Visioning Process, defined the alternative development patterns and policy options considered in the process and presented a fourth recommended option for establishment of a mixed use “creative district” for B and Third Streets with a larger scale and higher density development pattern. Public Hearings held in April and May concluded with City Council direction to pursue implementation of the recommended alternative four.</u></p> <p><u>Public meetings held in _____ reviewed the proposed amendments to the Design Guidelines. Public Hearings held in _____ concluded with City Council amendment of the Design Guidelines. (Photos of B&3rd Visioning Process)</u></p>

New photos for new page 7A:
3rd & B Street Workshops:



8	3, line 1	Text	...such as PD#2-86A (or PD# 2-86B as amended), which are tailored to address....
16	7	text	Quote of CASP Policy 7 (B) Revise as per proposed CASP amendment. The area along B and Third Street corridors shall be treated with sensitivity because of potential impacts on adjacent land uses. Development along this corridor shall be of an appropriate scale and character in relation to the surrounding and adjacent land uses.
20	2	Text	Retail-Street Hierarchy Two categories of principal and secondary retail streets should be improved to link key retail places. Because principal retail streets should have the highest foot traffic and greatest continuity in storefront commercial uses, infill must be built to the front lot line and at least 75% of a buildings frontage should be used for retail storefront. Development on secondary retail streets must also be built to the front lot line and have at least 50% of the frontage as a retail storefront.
33		Graphic Pending	<u>Add color tone over Central Park and 3rd Street corridor to show area as part of Mixed Use Transition area.</u>
33	2, new 3 rd Bullet	Text	<ul style="list-style-type: none"> Mixed –use Transition areas bordering the Downtown Commercial areas are intended to provide space for intensified mixed-use projects that maintain a residential character while also serving as a physical and use transition to the three surrounding residential neighborhoods. <u>Higher density/intensity residential and mixed use projects allowed on Third and B Streets should be compatible with the residential character of the area.</u>
55	1	Text	<p>1. Maintain the alignment and spacing patterns of buildings as seen along the block.</p> <p>A. Maintain the traditional setbacks of buildings that retain residential development patterns.</p> <p>B. Building fronts shall be in line with traditional houses along the block <u>except in specific areas where modified setbacks are allowed through special character area guidelines or zoning standards.</u></p>
58	2	Text add new 4 th bullet under A	<p>Mixed Use Design Guidelines – Building Mass and Scale</p> <ul style="list-style-type: none"> <u>Increased building scale and height may be allowed in portions of mixed use special character areas such as along B and 3rd Streets where new development patterns are allowed.</u>
70-71		Text	<p>Mixed Use Character Areas: Core Transition West</p> <p>Key Features</p> <ul style="list-style-type: none"> The B and C Street area west of the commercial Core is a traditional residential neighborhood that has experienced commercial and apartment development related to the University. One primary entrance to each structure faces the street. Low sloping rooflines with overhanging eaves are typical. Wood and stucco with detailing are predominate building materials. Consistent pattern of large scale trees within parkway.

		<p>Bullet made a Heading</p>	<ul style="list-style-type: none"> Existing uses consist of a mix of single-family and apartment rental units, offices, restaurants and hotels. <p>Design Objectives</p> <p><u>A. The area should serve as a use and physical scale transition to the predominately single-family character of University Avenue/Rice Lane neighborhood to the west.</u></p> <ul style="list-style-type: none"> The traditional “bungalow feel” of the area should be maintained while accommodating compatible new development. A sense of “front lawns” should be maintained, which may be reinterpreted as landscaped courts and yards. <p><u>B. The west side of B Street between 2nd to 3rd Streets should have a built form and variety of compact housing types promoting an urban village feel.</u></p> <ul style="list-style-type: none"> <u>Conversion and expansion of existing residential structures to accommodate office uses is also appropriate in this area.</u> <u>The design of new higher density development should reflect the residential character of the area.</u> <u>New development to be of high quality design and construction to enhance visual quality of the street and support potential for owner occupied units.</u> <p>Guidelines</p> <p>A. A new building should have sloping roof forms with extended eaves <u>and front porches/entries</u> similar to those seen on residential buildings.</p> <p>B. A-building should be setback to align with the fronts of existing houses.</p> <ul style="list-style-type: none"> The setback shall be plus or minus 10 feet from the average setback for the block. The front setback should be landscaped with low plants and decorative paving. <p><u>C. New larger buildings along B Street should be designed to be compatible with the architectural character of the adjacent residential neighborhood.</u></p> <ul style="list-style-type: none"> <u>New taller buildings should step down towards smaller buildings.</u> <u>The massing of new buildings should be broken into modules that reflect the scale of traditional buildings found in the adjacent neighborhood.</u> <u>Traditional residential door and window patterns should be used with location of new windows carefully considered with regard to privacy of neighboring residences.</u> <u>New buildings should be set back and provide landscaping to retain a sense of a “front yard”.</u> <u>Front porches and landscaped courtyards should be incorporated into the front setback.</u> <p><u>C. D. Residential uses are encouraged.</u></p> <ul style="list-style-type: none"> Additional residential units are encouraged with new construction or as part of an addition to an existing structure. New units should be designed as smaller one to three bedroom units.
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			<ul style="list-style-type: none"> • Structures designed as <u>two bedroom</u> townhouses or condominium units for ownership are preferred. • Large three and four bedroom apartment type units are inappropriate. • <u>Flexible live/work spaces are appropriate on ground floor units facing the street.</u> <p><u>D. E. Parking should be considered and incorporated as part of an overall parking plan for downtown.</u></p> <ul style="list-style-type: none"> • A minimum of one parking space per residential unit should be provided on-site. • On-site parking for commercial uses is highly encouraged. • <u>Parking requirements may be met through payment of In-lieu parking fees in specific areas where allowed by zoning.</u> • Shared use of parking between residential and commercial uses should be encouraged. • <u>Driveway curb cuts should be minimized.</u> • <u>Properties with alleys should provide access to parking from the alley.</u> <p><u>F. Alley to rear of B Street should be enhanced with a “village lane” character.</u></p> <ul style="list-style-type: none"> • <u>Modify alley to support auto access for development on adjoining B Street sites.</u> • <u>Minimize paving but provide for two-way travel where needed.</u> • <u>Accommodate existing structures and preserve mature trees where feasible.</u> • <u>Two and three story town homes or accessory units on alley are appropriate</u> • <u>Use plantings and decorative paving along alley to provide visual interest.</u> • <u>Screen parking courts, trash containers, mechanical equipment and service areas from view.</u>
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70-71		Photos	Remove second and third photo from top of page 70
71A		Graphic	New graphic showing sections of three development types on B Street: Townhouse with Single Family with Alley Unit Townhouse with Parking Court Condominiums over Parking

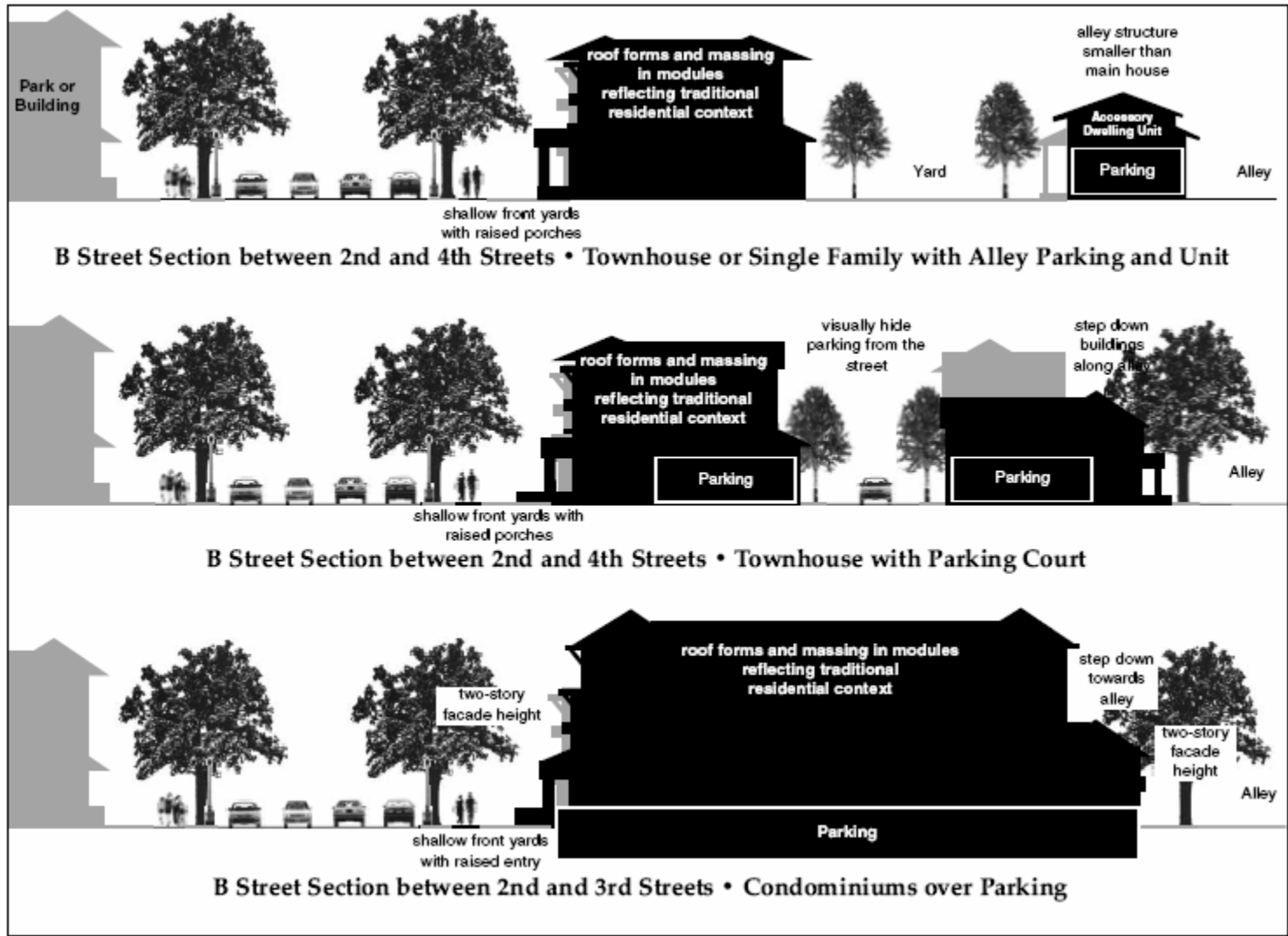
New photo second from top of page 70.



New photo bottom right of page 70.



New graphic on new page 71A.



77, 77B		Text	<p>Special Character Areas: Central Park</p> <p>Key Features</p> <ul style="list-style-type: none"> • Central Park is a special focal point and activity center in traditional Davis. • Buildings that frame the park help to define the space and generate activities that animate the area. • Central Park’s edges require special consideration to activate and shape the open space. • Streets surrounding the park are delineated with large street trees planted in a parkway. <p>Design Objectives</p> <ul style="list-style-type: none"> • Residential uses with a mix of pedestrian-friendly commercial uses such as cafes should develop to visually frame the park and energize it. • <u>New two to three story buildings on B Street west of the park should develop to support this framework.</u> • <u>Cafes on Third and C Streets are encouraged to help activate the edges of the park.</u> • Potential exists for redevelopment of the school district site as an anchor for the northern perimeter of the park. <p>Guidelines</p> <p>A. New buildings should have residential forms.</p> <ul style="list-style-type: none"> • Sloping roofs, porch elements and buildings composed of modules in scale with traditional buildings should be used. • <u>Sloping roofs should predominate; porch elements defining primary entry should be features in new residential buildings.</u> • <u>Doors and windows should reflect residential patterns and be located to respect privacy of neighboring properties.</u> • <u>Townhouse units on B Street should be expressed as individual structures with front entries oriented towards the street or alley. Provide all units in a project with pedestrian access to B Street.</u> <p>B. Yards and courtyards are encouraged in front of buildings.</p> <ul style="list-style-type: none"> • Traditional front yard setbacks should be maintained <u>except where reduced setbacks are allowed by zoning.</u> • <u>Front yards should be included in new attached residential, or townhouse developments on B Street and rear alley.</u> • Courtyards may be used, but the majority of the front setback should be plant materials. <p>C. Commercial Uses with outdoor activities that support the pedestrian ambiance are encouraged.</p> <ul style="list-style-type: none"> • Commercial uses should be limited to the ground floor. • Additional residential uses should also be accommodated in each project to enhance the 24-hour presence around the park.
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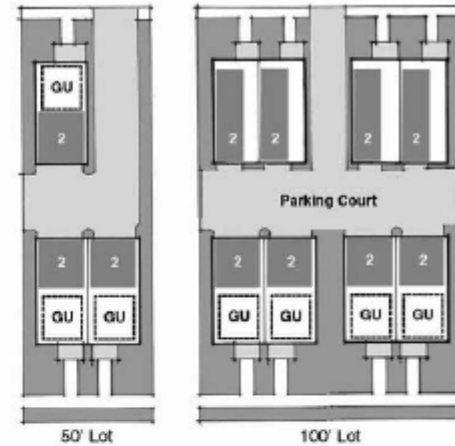
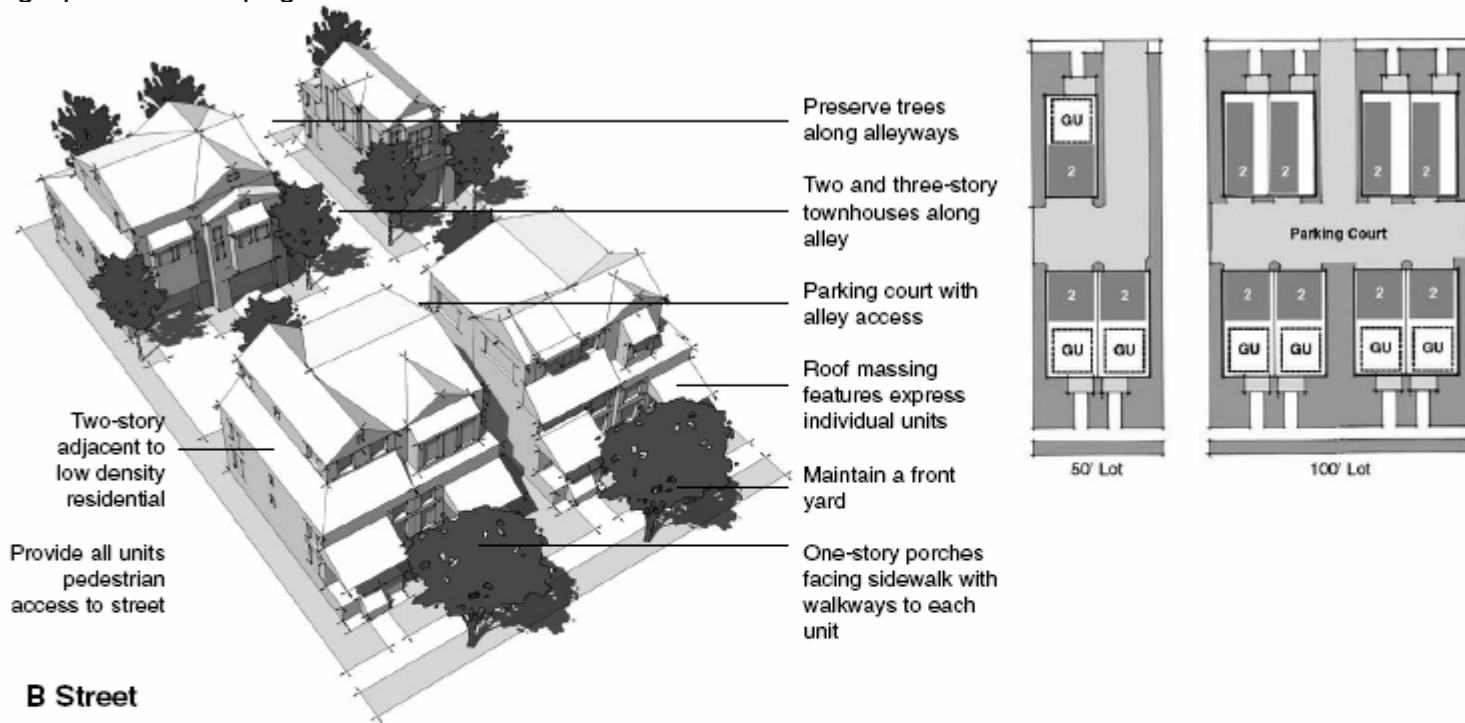
			<ul style="list-style-type: none"> • <u>Flexible live/work spaces in ground floor spaces facing B Street are encouraged to provide a more public edge to the park.</u> <p><u>D. Alley to rear of B Street to reflect “village lane” character.</u></p> <ul style="list-style-type: none"> • <u>Parking access to be via a shared driveway on alley, not B Street.</u> • <u>Modify alley to support auto access for new development.</u> • <u>Minimize paving, but provide for two-way travel where needed.</u> • <u>Alley changes should accommodate existing structures and preserve mature trees where feasible.</u> • <u>Two and three story townhouses or accessory units on the alley are appropriate.</u> • <u>Use plantings and decorative paving along alley to provide visual interest.</u> • <u>Screen parking courts, trash containers, mechanical equipment and service areas from view.</u>
77		Photo	Remove second photo from top of page 77.



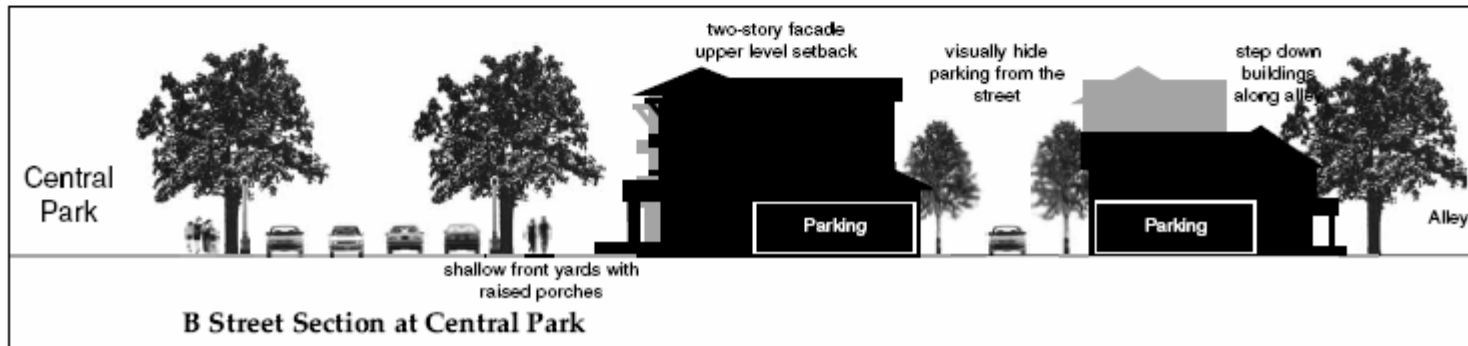
New photo second from top of page 77.

77A	Graphic	Section, plan and sketch of new three story town home development.
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New graphic on new page 77A.



B Street



78-78A	Text	<p>Special Character Areas: Third Street</p> <p>Key features</p> <ul style="list-style-type: none"> • Third Street is the principal bike and pedestrian connection to the University. • It provides a small scale “commercial village” character that defines a distinctive activity center. • Buildings vary from one to three stories. <p>Design Objectives</p> <ul style="list-style-type: none"> • <u>Cultivate the evolution of Third Street between A and B Streets as a unique higher density mixed use urban village supporting pedestrian oriented and low traffic generating commercial, retail and live/work opportunities.</u> • <u>New development to be of high quality design and construction to enhance the visual quality of the street.</u> • Enhance the gateway from campus with mixed-use buildings, sidewalk cafes and pedestrian/bike enhancements. • Improve the sense of visual continuity between new and old buildings and intensify commercial uses. • Encourage adaptive reuse of traditional residential structures. • Maintain and enhance the pattern of large street trees along the entire corridor. <p>Guidelines</p> <p>A. A mix of traditional mixed-use storefront building types is appropriate for this area.</p> <p>B. Two and three-story buildings should predominate.</p> <ul style="list-style-type: none"> • Careful transition to adjacent residential buildings should be incorporated. • Buildings on the north side of Third Street between E Street and B Street-University Avenue and on the south side of Third Street between B Street and University Avenue should be primarily one and two stories. • <u>New buildings should have two-story façade heights. Upper levels should be set back.</u> • <u>Residential roof forms with upper levels within the roof area should predominate on Third Street between A and B Streets.</u> <p>C. Varied setbacks are encouraged to enhance transition between building types and provide for courtyards and plazas.</p> <ul style="list-style-type: none"> • Setbacks on side streets should provide for a sensitive transition to existing buildings. <p><u>D. Consistent setbacks on portions of Third Street identified as primary and secondary retail streets are encouraged to provide storefront continuity along the street.</u></p> <ul style="list-style-type: none"> • <u>Third Street should have pedestrian-oriented uses and design, including transparent storefronts, awnings, pedestrian-scaled signage and other storefront district features.</u> • <u>Use landscaping and special paving along setbacks on alley to rear of B Street to enhance the “village lane” character.</u>
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			<ul style="list-style-type: none"> • <u>Outdoor seating areas are encouraged along Third Street.</u> • <u>Screen trash containers, mechanical equipment and service areas from public view.</u> • <u>Maintain mature trees where feasible.</u> <p>DE. Parking is not permitted in front of a building.</p> <ul style="list-style-type: none"> • Parking and driveway access from Third Street is inappropriate. • Parking should be located to the rear and accessed from an alley or side street. • <u>Parking should be incorporated into the site and building to minimize its visibility.</u> <p>EF. Courtyards and plazas are encouraged.</p> <ul style="list-style-type: none"> • A clearly defined walkway should lead to the main building entrance. • These should be landscaped to reflect the residential tradition of the area while accommodating new commercial and residential uses.
78-79		Photos	Remove photo on top right of page 78; remove photo from top left of new page 78A.



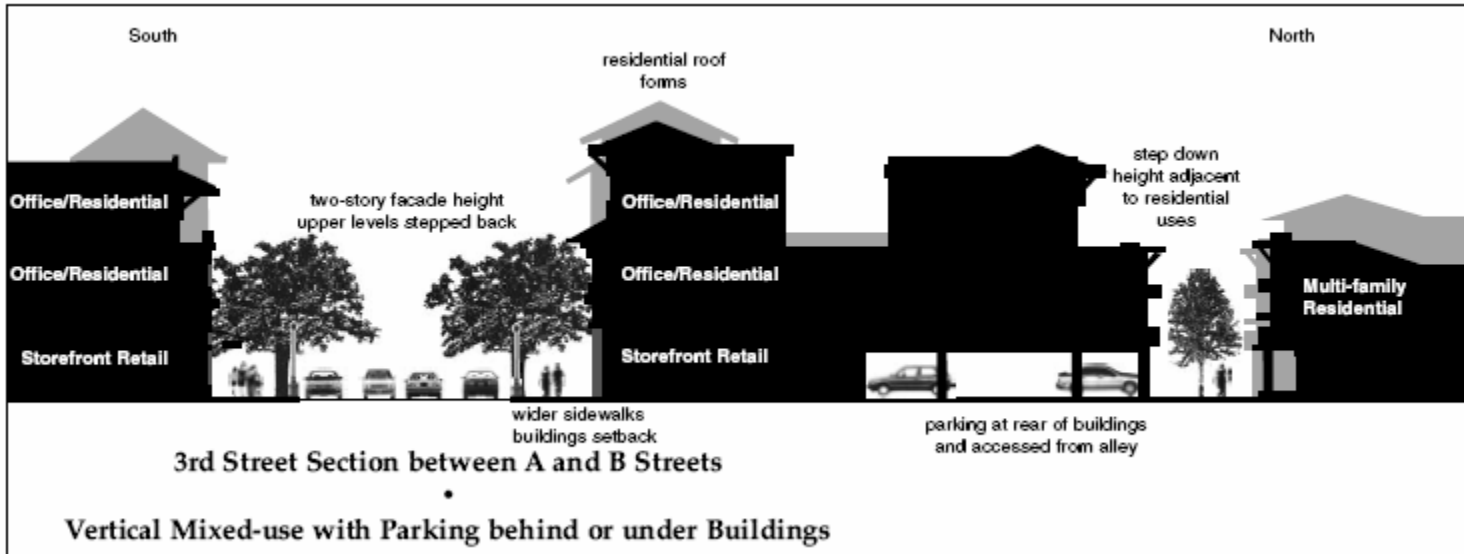
New photo top right of page 78.



New photo top left of new page 78A.

78A	Graphic	New Section showing Vertical Mixed Use Building
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New graphic bottom of new page 78A.



83		Graphic Pending	<u>Modify Map and legend of Traditional Neighborhood locations to add mixed use and special character areas in dashed lines.</u>
83	4	Text Add note at bottom of page	<u>Note: refer to the Mixed Use Design Guidelines, Mixed Use Character Area guidelines and Special Character Area guidelines for design guidelines applicable to mixed use, commercial or attached residential infill developments within these areas.</u>
92		Text	<u>Site Design: Alleys and Service Areas: add note to refer to Mixed Use Special Character District: Core Transition West, and Central Park and 3rd Street Special Character Areas for guidelines related to alley located west of B Street parcels.</u>
113	3	Text To distinguish between B Street and Third Street Special Character Districts and the University Avenue/Rice Lane Neighborhood add the following new paragraphs 3 and 4	<u>Several Special Character Districts overlap within the University Avenue/Rice Lane neighborhood. The neighborhood contains the 3rd Street Special Character Area at its center and Core Transition West Mixed Use Character Area and Central Park Special Character Area along its eastern border. Mixed use, commercial or attached residential infill development within these special character areas shall defer to the design guidelines for these areas, and general Mixed Use Design Guidelines.</u> <u><i>(New primary residential structures & additions and detached accessory structures subject to Traditional Residential Neighborhood Guidelines.)</i></u>