

TRACKSIDE CENTER

901-919 Third Street Davis, California

09/06/2016 Application Update

PROJECT DESCRIPTION & NARRATIVE

The Setting

The Trackside Center application requests approval for a new, mixed-use building on the northeast corner of Third Street and the railroad tracks, adjacent to the alley between the railroad tracks and I St. The site has a long history of uses that date back to the founding of Davisville including: stabling, manufacturing, light industrial, hotel and for the past 40-50 years, commercial with retail, services and office. Third Street is the major east-west connector street from the Core Area of Davis to UC Davis. This building would serve as the eastern anchor to the long-envisioned "Main Street" mixed-use corridor.

The new building will be one story of street-level commercial uses, three stories (top story is massed toward the west and south) of rental residences and parking, tucked under the north end of the building, continuing out to the western edge of the site.

The site is at the nexus of many different land uses and zoning: railroad, rock yard, commercial and a traditional neighborhood. The proposed building has different architectural styles and setbacks/stepbacks on each façade both in recognition and to aid in the transition of the varying uses, scales and characters that surround the site.

The Owners & Guiding Principles

Trackside Center, LLC owns this property and intends to build and own this project as a long-term hold. The owners of the company are all Davis residents with deep roots and a history of dedicated service to our community.

This project was originally submitted in May 2015 as a 6-story building with similar uses. In early 2016, the project went back to the drawing board. Comments and input from City leaders, many Davis residents and neighbors have been received, recorded and when possible, incorporated into the updated design.

The guiding principles for this project include:

- *Create a Distinct Sense of Place*
- *Authentic Architecture that is Contextual to Downtown Davis & Old East Davis*
- *Sustainably Designed & Built, yet Practical & Buildable*
- *Adaptable & Flexible Design that Anticipates Future Technologies*
- *Urban Sophistication, University Town Charm with Universal Accessibility*

The Mix of Uses

The proposed project will result in the achievement of oft-stated community goals including increased residential density in the downtown, new commercial/retail space in the downtown, transit-oriented infill and sustainable redevelopment.

Three commercial storefront areas, totaling 9,100 square feet, will be offered: Third Street, Plaza, and Alley. The site contains a parcel that has been leased from Union Pacific Railroad for over 100 years and the proposal would improve it to provide an inviting landscaped plaza for the commercial frontage facing west with parking at the northern end.

The updated proposal reduces the previously proposed width of the building by 8 feet to create a tree-lined sidewalk on private property along the west edge of the 30' wide public alley. This "alley activation" will create commercial frontage on the southern half of the building, facing east. The project requests a traffic reconfiguration to one-way north, retains the existing number of parking within the alley and adds a loading zone and aesthetic improvements to create a charming and pedestrian accessible "European-style" alley.

The twenty-seven residences will be a mixture of sizes and configurations that are accessed through a secure lobby and elevator. The rental unit designs target demographics which includes existing Davis residents that want to downsize from their larger homes or want to lead a more urban lifestyle in Downtown Davis near our multi-modal transit center.

The Project Design

The design of the project is sensitive and responsive to the adjacent uses. Along the eastern edge, the architecture is "Farmhouse Modern" to create a more traditional residential look-and-feel. The building is massed away from the east and north in a series of stepbacks. On Third Street, a "Main Street" traditional storefront component dominates the pedestrian experience with the top floor is set back from view.

Along the railroad, the plaza is anchored by an existing Cork Oak tree. The architecture of this façade is more industrial in nature, reflecting the site's history and railroad adjacency.

Privacy concerns are an important part of the architecture of this project, and great care has been taken to protect the privacy of future residents and existing neighbors with a variety of proposed solutions including trees, increased setbacks and screened balconies.

Sustainability

The project is a dense, transit-oriented, bicycle and pedestrian friendly development that will encourage small carbon footprint lifestyles due to its location and design.

The project will meet or exceed the City's Cal-Green standards and Title 24 requirements with solar PV and other innovative systems.

Conclusion

Trackside Center is designed with high quality architecture and materials to define a downtown gateway. It gracefully integrates the surrounding uses and helps to achieve the City's goals by pursuing environmental sustainability, adding economic vitality, improving infrastructure, and promoting a vibrant and safe downtown.