

## Historical Resources Management Commission: December 12, 2016 Public Hearing.

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December 12, 2016

To: Historical Resources Management Commission  
From: Rhonda Reed (320 I Street, Davis), President of the Old East Davis Neighborhood Association  
Re: Additional comments for the rescheduled December 12 HRMC hearing on the Trackside Center proposal

Dear Commissioners: I submit the following comments for the public record, as part of the City of Davis review and planning process for the Trackside Center proposal. These comments are in addition to those I submitted on November 8, 2016, and on December 5, 2016.

Attached please find a letter of analysis from GEI Consultants with an additional review of the historic resource effects analysis study and addendum and other documents provided for the Commissioners consideration this evening. This letter provides additional documentation that indicates the historical analysis of the impacts of the proposed Trackside project is flawed and incomplete in that it does not give proper consideration of the historical protection purpose of the Conservation District overlay zoning and design guidelines. The letter also includes a more complete analysis of the impact of the proposed project on setting. GEI concludes that the proposed Trackside project would have an indirect effect on the significant historic resources in Old East Davis.

In my opinion, the staff analysis is biased to find consistency with design guidelines should any aspect of the proposed project be in compliance with some element of the design guidelines. Further, the staff analysis does not make clear findings as to why the egregious lack of consistency with Mass and Scale (see figures 3-5) elements are approvable. Figure 16 illustrates that this project is a massed at a predominantly 3 story level of a 4 story building, including setbacks. This staff recommendation does not apply the requirements they cite on page 8 of the staff analysis:

“Both the DDTRN Design Guidelines and the Overlay District (40.13A) specify that where the guidelines conflict with the zoning standards, the more restrictive applies.”

For the last 16 years the Old East Davis Neighborhood has been remodeling, renovating, rebuilding, and infilling pursuant to the Conservation District zoning and design guidelines as applied to the entire overlay area. This standard is applied to both historic structures and non-historic structures in the overlay district. It is arbitrary and capricious for the City to now to ignore the historical conservation purpose of the use of the Conservation District overlay as the City’s designated alternative to an historic district designation in the protection of these historic resources. Please consider these additional information in your deliberations this evening.

Respectfully submitted,

Rhonda Reed, President  
Old East Davis Neighborhood Association



December 12, 2016

Consulting  
Engineers and  
Scientists

Rhonda Reed  
*Sent Via Email*

Dear Ms. Reed:

Thank you for the opportunity to review the *Historical Resource Effects Analysis Study of the Revised Traskside Center Project 901-919 3<sup>rd</sup> Street, Davis Yolo County, California 95616* (Revised September 2016) and the *Addendum to the Historical Resource Effects Analysis Study of the Revised Traskside Center Project, 901-919 3<sup>rd</sup> Street, Davis, Yolo County, California 95616* (Revised September 2016).

### **Introduction**

GEI Consultants, Inc. (GEI) was hired to conduct a peer review of the above-named documents, both prepared by Historic Resource Associates (HRA). It was requested that GEI's analysis focus on a discussion of setting and feeling and whether the proposed project causes an impact to designated historic resources, but also to the Old East Davis Conservation District.

### **Methodology**

In addition to the two documents prepared by HRA, GEI's architectural historian, who meets the Secretary of the Interior's Professional Qualifications Standards for architectural history and history, reviewed the following documents:

- *Central Davis Historic Conservation District, City of Davis Historical Resources Survey* (August 2003);
- *Davis Downtown and Traditional Residential Neighborhoods Design Guidelines* (July 2001; Updated June 2007) (Design Guidelines);
- *Historical Resource Analysis Study of the Traskside Center Project 901-919 3<sup>rd</sup> Street, Davis Yolo County, California 95616* with a *Memorandum Attachment to HRA Report* (January 2016); and
- Staff Report from Eric Lee to the Historic Resources Management Commission, and attachments (December 12, 2016).

The 2003 survey documentation was reviewed to verify which historical resources in Davis are located in the Old East Davis neighborhood and assess whether outstanding questions remain. The Design Guidelines were used to assess statements in the staff report and the historic resources analysis by HRA. The January 2016 memorandum attachment was used to consider possible questions or comments.

### **Analysis**

Old East Davis, while not a designated historic district as noted by HRA, is situated within the boundaries of the Central Davis Historic Conservation District (Conservation District) and is identified as a sub area of the Conservation District and has a set of design guidelines. The fact that Old East Davis is not listed in the California Register of Historical Resources (CRHR) or one

of Davis' local registration programs, does not preclude the City of Davis, as the lead agency under the California Environmental Quality Act (CEQA), from determining that Old East Davis may be a historical resource as defined in Public Resources Code Section 5024.1. Pursuant to Public Resources Code Section 21084.1, when a resource is presumed to be historically significant, a lead agency may still find that the resource is not historical if that decision is supported by "the preponderance of the evidence." The intent of the design guidelines is to allow for development within certain areas of Davis, but also to preserve the character of Davis' neighborhoods, including Old East Davis. The fact that there are Design Guidelines that govern development could be considered as part of the evidence to determine that Old East Davis is a historical resource for the purposes of the proposed project.

It would appear that the establishment of the Conservation District and corresponding Design Guidelines, suggests the need to protect a collection of resources through a wide geographic area of Old East Davis. On December 14, 2015, the Historic Resources Management Commission determined that it was appropriate to assess impacts to the Conservation District as a whole and on the Old East Davis neighborhood as noted in Attachment 2 of the December 12, 2016, staff report. HRA does not make a determination on the existence of a historic district but rather cites to previous surveys conducted in the surrounding area. It is not clear if these previous surveys were tasked with specifically answering the question of whether a historic district exists in Old East Davis or had a broader goal. Surveys conducted more than 10 years ago seem to acknowledge the potential for some type of district; Roland-Nawi Associates reported in 2003 that: "However, the aforementioned I and J street corridor does contain a concentration of historic residences representing several decades of development, as well as some individually significant buildings. It along with some other, scattered buildings, does contribute to the historic character of the Old East neighborhood" (Roland-Nawi Associates 2003:30-31). More recently, surveyors apparently noted the adjacent area as portraying a "remnant of what appears to be a 19<sup>th</sup> century landscape" in relation to the Montgomery House (HRA 2016:3).

GEI agrees with HRA's conclusions that there would not be a direct impact to the designated historic resources in that the Montgomery House (Merit Resource), Williams-Drummond House (Landmark Resource), and the Schmeiser House (Landmark Resource) would not be physically altered. However, it is GEI's opinion that the proposed project would result in an indirect impact to the designated historic resources, particularly the Montgomery House because of its close proximity to the project and the larger Old East Davis neighborhood, a Conservation District. Conservation districts and their design guidelines are intended to protect buildings and conserve the traditional neighborhood character and setting of the area.

HRA uses the definition of setting as what is cited in the Secretary of the Interior of Standards for Rehabilitation as codified in 36 CFR 67 (HRA 2016:5). That section cited is used for rehabilitation projects that are seeking federal historic tax credits and is not an appropriate definition of setting for this proposed project. Under CEQA Guidelines Section 15064.5(b)(3), a proposed project can be considered as mitigated to a level of less-than-significant impact if it meets those standards stated. The HRA analysis does not demonstrate how the proposed project would meet the Secretary of the Interior's Standards. To use that definition of setting, which is a technical guideline for a rehabilitation project, is not appropriate. The appropriate definition of setting that should be used is the one defined by the National Park Service in the bulletin *How to Apply the National Register Criteria for Evaluation* (U.S. National Park Service 1997). Setting is one of the seven aspects of integrity and those aspects of integrity are needed for historical resources to convey their significance. The CRHR uses the same aspects of integrity that are used

for the National Register of Historic Places (NRHP). The bulletin defines setting as:

“Setting is the physical environment of a historic property...setting refers to the *character* (emphasis original) of the place in which the property played its historical role. It involves *how* (emphasis original), not just where, the property is situated and its relationship to surrounding features and open space...”

That same bulletin defines integrity of feeling as a property’s:

“...expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property’s historic character.”

As was previously determined by the Historic Resources Management Commission, the analysis in the revised documentation by HRA does not adequately account for the impact the proposed project would have on the Conservation District, a defined area that needs to be considered during planning process for proposed projects, and designated historic resources. Currently, the location of the proposed project contains single-story buildings. Construction of a 4-story building would result in an indirect impact to the setting and feeling of the designated historic resources and the larger neighborhood. HRA’s revised analysis notes that the setting is not specifically discussed in the original documentation designating these properties as historic resources. However, HRA’s analysis did not identify which aspects of integrity are important. It is the opinion of GEI that setting and feeling are important aspects of integrity that assist in conveying the historical significance of the three houses and Old East Davis. Setting and feeling are not necessarily limited to parcel boundaries, but also the surrounding area, which in this instance includes the Old East Davis neighborhood. The neighborhood where the historic resources are located helps to convey the property’s character and while there have been intrusions on the neighborhood, there is still a strong sense of place and time in Old East Davis. This neighborhood is characterized with predominately single-story residences. There are post World War II two-story apartments within the neighborhood, and commercial buildings that are smaller in scale and massing in proximity to the neighborhood. But those do not introduce a stark visual element the same way the proposed project does. It is GEI’s opinion that the proposed project introduces a visual element that if allowed would diminish the setting and feeling of the area. Old East Davis was part of the original city grid and contains some of the earliest residences in the city. And while it is noted that the neighborhood was separated from its industrial neighbors by an alley, the industrial buildings were not of the mass and scale that are being proposed.

## **Conclusion**

It is GEI’s opinion that given the implementation of the Old East Davis Conservation District and previous survey information, questions surrounding a potential historic district remain present. For clarification, GEI recommends that it may be in the City’s best interest to specifically assess the existence, or not, of an Old East Davis Historic District for the purposes of evaluating the proposed project and potential future planning needs.

It is GEI’s opinion that the proposed project would result in an indirect impact, particularly to the Montgomery House, a Davis Landmark and a historical resource. It would also impact the setting and feeling of the Old East Davis neighborhood which is part of a conservation district.

## References

- Historic Resource Associates (HRA). 2016. *Addendum to the Historical Resource Effects Analysis Study for the Revised Trackside Center Project, 901-919 3<sup>rd</sup> Street, Davis, Yolo County, California 95616*.
- Roland-Nawi Associates. 2003. *Central Davis Historic Conservation District. City of Davis Historical Resources Survey, Davis, California*.
- U.S. National Park Service. 1997. *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*. U.S. Department of the Interior, Washington, D.C.

## Qualifications

Patricia Ambacher is an architectural historian and historian who meets the Secretary of the Interior's professional qualifications for both disciplines. She holds a Master of Arts degree in History. She has 13 years of cultural resources and historic preservation experience inventorying and evaluating a variety of properties including: residences, commercial corridors, historic districts, cultural landscapes, Mid-Century Modern resources, and levees and bridges for the NRHP, CRHR, and local registration criteria. Ms. Ambacher has prepared a range of technical documents including Historic Resources Evaluation Reports, Cultural Landscape Reports, Historic American Building Surveys, Historic American Engineering Records, Historic American Landscape Surveys, Built Environment Treatment Plans, Findings of Effect, and NRHP nominations. She is well versed in CEQA and has written cultural resources sections for Initial Studies/Mitigated Negative Declarations and Environmental Impact Reports. Prior to working in the private sector, Ms. Ambacher was a historian with the California Office of Historic Preservation. In 2016, Ms. Ambacher was awarded a *Preservation Design Award* from the California Preservation Foundation, an organization of which she is a member.

If you have questions, please feel free to contact me at 916.631.4535 (office), 916.213.3464 (mobile) or [pambacher@geiconsultants.com](mailto:pambacher@geiconsultants.com).

Sincerely,



Patricia E. Ambacher, MA  
Architectural Historian

December 12, 2016

To: Historical Resources Management Commission

From: Mark Grote (408 J Street, Davis), Secretary of the Old East Davis Neighborhood Association

Re: Additional comments for the rescheduled December 12 HRMC hearing on the Trackside Center proposal

Dear commissioners: I submit the following comments for the public record, as part of the City of Davis review and planning process for the Trackside Center proposal. These comments are in addition to those I submitted on November 9, 2016 and December 5, 2016.

City planning staff did not specifically evaluate the lettered design elements for the proposed project in the compliance table, attachment #3 of the staff report. These omissions are inexplicable, and contrast with the thorough evaluation of each lettered design element carried out by planning staff for the December 14, 2015 HRMC hearing on the previous project design. The omission of specific evaluations for Building Mass and Scale is particularly significant, as the mass and scale of the proposed project are of central concern to residents of Old East Davis.

I submit the compliance table for Building Mass and Scale on the following page. I have copied the second column of lettered Design Elements from the compliance table produced by planning staff (attachment #3 in the staff report). I have used project data from the City of Davis Trackside Center Project website to complete the third column.

Thank you again for your diligence and for your service on the Historical Resources Management Commission.

A handwritten signature in black ink that reads "Mark Grote". The signature is written in a cursive, slightly slanted style.

Mark Grote  
Secretary, Old East Davis Neighborhood Association

DESIGN GUIDELINES	DESIGN ELEMENTS	PROJECT COMPLIANCE
<p><b>BUILDING MASS AND SCALE</b>  <i>Maintain the scale of a new structure within the context of existing buildings on the block.</i></p>	<p>A. Design a front elevation to be similar in scale to those seen traditionally on the block.</p> <p>B. Minimize the perceived scale of a building, by stepping down its height toward the street and neighboring smaller structures.</p> <p>C. The primary building face should not exceed the width of a typical single family building in a similar context.</p> <p>D. Break up the perceived mass of a building by dividing the building front into “modules” or into separate structures that are similar in size to buildings seen traditionally in the neighborhood.</p>	<p><b>Not consistent.</b></p> <p>A. The front elevation is not similar in scale to the traditional buildings sharing the 900 block of Third Street.</p> <p>B. The design is stepped down at higher levels, but the perceived scale of the building dominates neighboring smaller structures.</p> <p>C. The width of the building face, approximately 85 feet, significantly exceeds the width of a typical single family building in Old East Davis.</p> <p>D. The front of the building is not divided into distinct “modules”. The building face does not incorporate separate structures that are similar in size to buildings seen traditionally in the neighborhood.</p>



To: Historic Resources Management Commission

From: Edward Whisler, 634 J Street, Davis, CA 95616

cc: Rhonda Reed; Mark Grote

Re: Comments for the December 12, 2016 HMRC hearing on the Trackside Center Project

Dear Commissioners: The following are my comments regarding the proposed Trackside Center project. I live about ½ a block north of Old East Davis (OED). I have lived most of my life on J Street.

The Old East Davis neighborhood is a relatively small area. Old East is about 4 blocks by 4 blocks and approximately 58 acres.

It doesn't take much too significantly alter the "historical setting" of Old East. It is vulnerable to small projects nibbling around the edges or larger development projects. In this case, the project applicant has proposed a project that is out of scale (i.e., mass, height, and area) to the historic neighborhood. The proposed project has been compared to the Chen building in height, but Trackside is twice the area. This building will dominate both sides of the railroad tracks and the Old East neighborhood.

I urge the Commission to take a careful look at the scale and location of the proposed building and its potential effects on the historic Old East Davis neighborhood and its setting.

Thank you for your time.

Sincerely,

Edward Whisler

December 5, 2016

To: Historical Resources Management Commission

From: Rhonda Reed (320 I Street, Davis), President of the Old East Davis Neighborhood Association

Re: Additional comments for the rescheduled December 12 HRMC hearing on the Trackside Center proposal

Dear commissioners:

I submit the following comments for the public record, as part of the City of Davis review and planning process for the Trackside Center proposal. These comments are in addition to those I submitted on November 8, 2016. and are predominantly focused on the Addendum to the HRA posted at (<http://cityofdavis.org/home/showdocument?id=7364>) (HRA Addendum).

I also support the comments presented by Mark Grote, as well as responding to claims made in the Historical Resource Effects Study and Addendum to the Historical Resource Effects Study.

1. Old East Davis is a defined Historic District

The HRA Addendum states, “the only "officially designated historic resources" in the project indirect or visual APE, namely the 300' radius around the project site, are the Montgomery House (923 3rd Street), a Merit Resource; Williams-Drummond House (320 I Street), a Landmark Resource; and Schmeiser House (334 I Street), also a Landmark Resource. At present there is no officially designated historic district.

... To date neither the City of Davis, nor the Old East Davis neighborhood have come forward to officially list the neighborhood as a historic district or to suggest the precise geographic boundaries of such a listing.”

The HRA Addendum overlooks the facts that 1. Old East Davis is defined as a Conservation District for the purposes of historic preservation (see Introduction to Davis Downtown and Traditional Neighborhood (DDTRN) Design Guidelines.); and 2. Other vintage properties within Old East Davis have been designated as contributing structures to this designation,

including, but not limited to 327 I Street, 402 I Street, 234, 451, 437, 425 J Street, 221 K Street, as well as the properties relocated to Old East Davis deliberately to conserve these architecturally and historically notable structures (437, 425, and 223 J Street; 921 3<sup>rd</sup> Street). These structures are included in the Conservation District and are critical support to the setting and feel of the designated historical resources and of the early, historic platting of the city of Davisville.

Neither the City of Davis, nor the Old East Davis neighborhood have come forward to officially list the neighborhood as a historic district because the Conservation District and DDTRN design guidelines were adopted to achieve appropriate protection of cultural and historic resources.

2. Step-Backs are not sufficient to mitigate for Mass and Height of Building.

The new design includes a sloping and lower roofline and elevation, and varied setbacks stepping the building back away from the alley and the Old East neighborhood, but they are insufficient to offset the overwhelming mass and scale of the proposed structure. The step-backs may make the building appear smaller when standing next to it, but the view from the Old East neighborhood will not hide the excessive mass of the building. As an example of this overshadowing, I submit this photograph of the 48' tall McCormick building, taken from a distance equivalent to the street view from the east sidewalk by 320 I Street.

Thank you again for your diligence and for your service on the Historical Resources Management Commission.

Rhonda Reed President,  
Old East Davis Neighborhood Association



SUPPLY

407

Season's  
Greeting



December 5, 2016

To: Historical Resources Management Commission  
From: Mark Grote (408 J Street, Davis), Secretary of the Old East Davis Neighborhood Association  
Re: Additional comments for the rescheduled December 12 HRMC hearing on the Trackside Center proposal

Dear commissioners: I submit the following comments for the public record, as part of the City of Davis review and planning process for the Trackside Center proposal. These comments are in addition to those I submitted on November 9, 2016.

Here I want to raise a potentially significant procedural issue regarding the role of the HRMC hearing in the city planning process, as well as respond to omissions and weaknesses of the Historical Resource Effects Study and Addendum to the Historical Resource Effects Study.

My comments are in three numbered items below.

**1. The HRMC hearing is arguably out of order with regard to the CEQA process for the Trackside Center proposal. The City of Davis could potentially use HRMC findings to pre-determine the scope of the project's EIR, before the CEQA process has been properly initiated.**

The project applicants claim that the Trackside Center proposal is eligible for streamlined CEQA review under provisions of the California Sustainable Communities Act (SB 375, see [www.arb.ca.gov/cc/sb375/sb375.htm](http://www.arb.ca.gov/cc/sb375/sb375.htm)). For the applicants' claim, see the "Sustainable Communities Strategy Consistency Worksheet" at the City of Davis Trackside Center website.). In e-mail communication with me, city planning staff have stated that they expect to process the project application under SB 375 CEQA streamlining.

An EIR resulting from a streamlined CEQA review may exclude effects that have been "substantially mitigated" by "uniformly applicable development policies or standards" (see page 1 of State CEQA Guideline Section 15183.3, Streamlining for Infill Projects, available at [https://www.opr.ca.gov/docs/Section\\_15183.3\\_feb2013.pdf](https://www.opr.ca.gov/docs/Section_15183.3_feb2013.pdf)). Examples of uniformly applicable devel-

opment policies and standards include Design Guidelines and “Ordinances addressing protection of urban trees and historic resources” (page 5 of State CEQA Guideline Section 15183.3).

Practically speaking, a finding by HRMC of consistency with the DDTRN Design Guidelines may be used by city staff to claim that effects of the project on the historic resources and setting of Old East Davis have been “substantially mitigated”. Consequently, city staff may allow such effects to be excluded from the project’s EIR. Such a staff decision, pre-determining the scope of the EIR, could potentially be made *before the CEQA process has begun*.

CEQA review is properly begun when the city issues a Notice of Preparation (NOP), opening a public process to determine the scope of the EIR. As of this date, no NOP has been issued by the city, nor have city staff given an anticipated date of issuance. In e-mail communication with me, city planning staff have stated that they will wait until *after* the HRMC hearing to decide the timeline for CEQA review.

Impacts on historic resources should be analyzed in a full EIR for the Trackside Center proposal. Importantly, the Historical Resource Effects Study and Addendum do not meaningfully consider contributing structures at 326 I Street, 327 I Street and 402 I Street that lend importance to the environmental setting of the historic area (see item 2 below for details). Physical boundaries of the effect of the project have been set too narrowly in the HRE study and Addendum. Finally, the HRE study and Addendum fail to acknowledge that the DTRN overlay district is the functional equivalent of an Historic District under CEQA and therefore that project effects should be evaluated within this framework.

I respectfully request that the HRMC advise city staff and decision-makers that potentially significant historical impacts may result from implementation of the project, and that these impacts should be fully analyzed in an environmental document instead of in a streamlined process that avoids their rightful consideration.

**2. The treatment of “setting” in the HRE study and Addendum is excessively narrow. Old East Davis has a setting affirmed by the City of Davis Municipal Code. Setting is a whole-picture as-**

**pect of Old East Davis, inclusive of its streetscapes, viewsheds, the designated historic resources and contributing structures located in it.**

A stated purpose of the DTRN overlay district, given in Davis Municipal Code section 40.13A.010, is to “Conserve the traditional neighborhood character, fabric and setting while guiding future development, reuse, and reinvestment.” Old East Davis, along with the other traditional neighborhoods included in the overlay district, possesses a “setting”. The language in the city code affirms that setting is an aspect of the neighborhood as a whole.

In other written comments for the HRMC hearing, Old East neighbors have argued that the Trackside Center project, if built, would have significant adverse effects on the setting of three designated historic resources: the Montgomery House, the William-Drummond-Rorvick House and the Schmeiser House. Three other houses in close proximity to the project, at 326 I Street, 327 I Street and 402 I Street, have been identified by the City of Davis as contributors to the historic character and setting of Old East Davis (Central Davis Historic Conservation District Historical Resources Survey, August 2003, p.29-30). 327 I Street, in particular, has a rear property boundary along the I Street alley adjacent to the Trackside Center and would have direct views of the large proposed building to the southwest.

Adverse effects of new development on a historical resource can include: “...the construction of a large scale building, structure, object, or public works project that has the potential to cast shadow patterns on the historic property, intrude into its viewshed, generate substantial noise, or substantially increase air pollution or wind patterns” (*San Diego Land Development Manual - Historical Resources Guidelines*, p.10, available at: [www.sandiego.gov/sites/default/files/legacy/development-services/industry/pdf/lmhistorical.pdf](http://www.sandiego.gov/sites/default/files/legacy/development-services/industry/pdf/lmhistorical.pdf)). Old East Davis provides the context and viewshed which together make up the setting of the three designated resources and three contributing structures. The analysis of effects on setting should critically examine whether or not the proposed building is compatible with the neighborhood character, especially with regard to the scale of nearby structures. A large project that dominates or imposes on smaller structures obviously harms their setting. The HRE study and Addendum fail to acknowledge or discuss the project’s effects on the contributing buildings, identified as including 326 I Street, 327 I Street and 402 I Street, and fail to consider their importance in defining the historic setting.

The HRE Addendum takes a narrow view of “setting”, seemingly restricting effects on setting to the immediate property on which a historic resource is situated: “If setting is a factor, it is largely relegated to the parcel on which the property rests, not the entire neighborhood” (p.4 near bottom). Taken literally, this claim would legitimize absurd juxtapositions, such as large modern buildings next to much smaller historic buildings, nonetheless on intact parcels in original condition.

**3. The HRE study and Addendum muddle the codified boundaries of Old East Davis as well as the inclusion of the project site within these boundaries. The City of Davis Municipal Code clearly defines the boundaries of Old East. The Trackside Center is in the Old East Davis neighborhood.**

City of Davis Municipal Code Section 40.13A.020 a) reads: “The (DTRN) overlay district shall be applied to the area defined on the downtown and traditional residential neighborhood district map.” The map, which defines this area under city law, appears on p.4 of the DDTRN Design Guidelines (with the caption “Downtown and Traditional Residential Neighborhood Boundaries”). The project site is clearly within the labeled boundary of the Old East neighborhood. The three designated historic resources in focus, as well as the three contributing houses at 326 I Street, 327 I Street and 402 I Street, are all within the boundaries of the Old East neighborhood.

HRE study p.13, paragraph 2 is notably incorrect about the western boundary of Old East Davis, as well as about inclusion of the project site in Old East. Another misleading passage occurs on page 7 (near the top) of the HRE Addendum, where the author appears to claim that there are two neighborhoods in play, a residential neighborhood and yet another “...industrial neighborhood where the project is located....” There is only one neighborhood in question: Old East Davis, the traditional residential neighborhood which includes the project site.

Inclusion of the project site within the codified boundaries of the Old East Davis neighborhood was addressed at the December 14, 2015 HRMC hearing on the previous Trackside Center proposal, in the presence of the historical consultant. In order to adequately assess the project’s impacts, the project must be considered within the context of the clearly defined Old East neighborhood.



Thank you again for your diligence and for your service on the Historical Resources Management Commission.

A handwritten signature in black ink that reads "Mark Grote". The signature is written in a cursive style with a large, stylized initial "M".

Mark Grote  
Secretary, Old East Davis Neighborhood Association

November 29, 2016

To: Historical Resources Management Commission

From: Cathy Forkas. Board member of the Old East Davis Neighborhood Association

Re: Comments for the November 14 HRMC hearing on the Trackside Center proposal

Dear commissioners: I submit the following comments for the public record, as part of the City of Davis review and planning process for the Trackside Center proposal.

I urge the commission to find that the Trackside Center, as currently proposed, conflicts with the standards for mixed use projects set out in the Davis Downtown and Traditional Residential Neighborhoods Design Guidelines, and would, if built, cause significant adverse effects on the setting of Old East Davis.

Old East Davis is the oldest neighborhood in Davis and contains a large concentration of our very limited historic homes. Based on the City's list of historic resources, of the 20 or so Merit and Landmark homes in the city of Davis, *five are contained in Old East Davis and four of these Landmark & Merit homes, along with numerous supporting structures, are within one block of the Trackside project.*

It is vital the the Commission works to insure that these precious resources and the setting in which they reside are protected.

If the current Trackside development is allowed to go forward, the west side of I Street will be degraded on many levels including noise, view shed, access to sunlight, and privacy. These homes, on or directly across the street from three of Davis's most significant historical resources, are very likely to go from home owner-occupied to rental units and continue to degrade over time.

In your recommendations, please enforce the Davis Downtown and Traditional Residential Neighborhood Design Guidelines and the Mixed Use Zoning designation on this site to ensure a development of appropriate mass and scale that transitions to Old East Davis in manner that protects our historical resources.

Respectfully,  
Cathy Forkas  
336 K Street  
Davis, CA

**From:** David Krueger [mailto:dk@ghac.com]  
**Sent:** Thursday, November 10, 2016 6:45 AM  
**To:** Eric Lee; Ashley Feeney; Ike Njoku  
**Cc:** markngrote@gmail.com; Rhonda Reed  
**Subject:** Fwd: Notes from interview with Rod

Hello,

I'm sending this on behalf of my 85 year old father Rodney Krueger, 923 3rd St. Davis, (Montgomery House). My father does not have e-mail access. Thank you for including this in the Trakside documents.

Sincerely,  
David Krueger

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From Rodney Krueger:

I moved from Fresno, Ca in 2008 to escape the urban sprawl and the deterioration of neighborhoods and of the downtown. I had lived in Fresno since 1966 and watched as development of that city created pockets of residential islands surrounded by incompatible, large structures. Each of these islands of homes eventually were swallowed up by further developments. Trakside represents the first assault on our neighborhood.

I live at 923 3rd Street in Davis, Ca to the historic Montgomery House.

What I love about his neighborhood:

- \*safety and freedom to walk in his neighborhood with my beloved dog Patience
- \*friendly and supportive neighbors that help each other, attend community events or just hang out
- \*the use of his home, back yard and front yard as a place to gather with friends and family.
- \*the setting of his home with it's beautiful surroundings of trees, sky and sunsets.

I strongly believe that the Trakside Center Proposal will have significant adverse affects on my quality of life, including the neighborhood and the historic homes in the area. I base this on having been around long enough to have seen it first hand and hope the city keeps it's promises by not ignoring the transition guidelines.

I urge the commission to find that the Trakside Center, as currently proposed, conflicts with the standards for mixed use projects set out in the Davis Downtown and Traditional Residential Neighborhoods Design Guidelines.

Rodney Krueger

**From:** Marijean Burdick [mailto:marijeanburdick@gmail.com]  
**Sent:** Thursday, November 10, 2016 9:15 AM  
**To:** Eric Lee; Ashley Feeney; injoku@cityofdavid.org  
**Cc:** Marijean Burdick; raymond burdick; mark; Rhonda Reed  
**Subject:** Historical Commission

315 I Street  
Davis, CA 95616

November 9, 2016

Eric Lee  
Ashley Feeney  
23 Russell Boulevard, Suite 2  
Davis, CA 95616

**SUBJECT:** Preservation of Our Historical Resources

Dear Historical Resource Management Commissioners,

Old East Davis is made up of a diverse community of residents who cherish the unique settings, feel, and historical charm that living in Davis offers. The residents of Old East have a strong determination to nourish the character and old architectural style of our Downtown and historically significant neighborhoods. Working together is critical in order to protect and care for the slowly vanishing historical buildings, homes and gardens. We are strongly united in value and belief to do our best to care for our irreplaceable historical resources as-well-as welcoming positive new growth. It important to stay connected to our past as we look to the future. Together we must respectfully promote well-throughout projects and send those proposals that would be detrimental back to the developer if proposed plan grossly deviates or does not follow, comply or fit our established zoning laws. Laws are not made to be broken or manipulated. Old East will continue to support infill and revitalization of our historic districts and Downtown area whenever it is done without sacrificing our community's treasured historical resources and traditional neighborhood settings.

Downtown, Old East, Old North, and other adjacent districts have significant concentrations of historical settings which provides a distinctly rich sense of time and place. To stay uniquely Davis we must honor the past by preserving our historic settings. We must follow established laws and design guidelines to revitalize the architecture, buildings, sidewalks, roadways homes, which includes old growth trees, gardens and signs. We can enhance our community by thoughtfully incorporating these important attributes into a good plan so we may all take pride the future of Davis. Conservation of historic and architectural style is important to the future of Davis because the feel, settings, charm, structures, sites, gardens, contribute to the economic and social well-being of Davis.

The present Traskside building we agree has no significant historical value but potentially the site itself may be considered an "archaeological site". Archaeological sites are considered potentially significant. Although the original Schmeiser Manufacturing structure is no longer

there, the location itself perhaps should be considered. The property seems to possess historical and archaeological value regardless of the loss of the vanished structure. This archaeological sites potentially consists of subsoil isolates connected to the history of Schmeiser Manufacturing Company and the railroad.

A full EIR is an appropriate requirement for the proposed Trackside project. It is of great significance to voice our concern about a Trackside property disclosure which mentions an old tank or tanks that are buried on the property. Furthermore, we are concerns about contaminated soil and groundwater at the Trackside site. Well testing in the area produces samples of contamination! Also there would be other potential problems related to the proposed mass and scale of the building and vehicles congestion which includes significant noise, light-glare and harmful, concentrated emissions, including carbon monoxide, gas, and diesel particulate matter. We expect streamlining of the project's impact studies shall not be allowable or appropriate. Furthermore Trackside should produce new studies that reflect and are relevant to the 2016 project, not old 2015 information relating to their previous proposal!

Other negative impact would be that far reaching shadows from the proposed Trackside building would fall over the neighborhood (our existing solar panels would become ineffective). The historical setting of the Montgomery and Williams- Drummond homes and gardens would be irreversibly and negatively damaged. From the Schmeiser home, there would be additional significant loss of sky view looking southwest to the Trackside property. Cumulatively impacts to Old East Davis vistas or scenic resources, include harm to the character and quality of the old trees from lack of sunlight. A serious decline in health and then potential loss of mature orange trees in front of the Williams-Drummond home and very large tree at the southeast perimeter of the I Street alley would negatively impact the aesthetics, settings, character, and quality of site and surrounding area. A building with the proposed mass and scale would visually dominate and impose upon three nearby City Of Davis designated historical homes. Livability of many of the homes along I Street would severely diminish and over time lost.

Trackside resubmitted their proposal for a four story building after several facilitated meetings between the developer, Old East Davis neighbors and YCRC. The matter was not resolved. The mass and scale of this 2016 proposal is still far too big for the site! It does not fit current zoning laws or the established Design Guidelines. Trackside's proposed building fails to make appropriate transitions in any direction. It fails whereas, "This area should improve the visual and land use transition from the Commercial Core to the Old East residential neighborhood." Furthermore, the Third Street Special Character Area p.82 read: "Careful transition to adjacent single story buildings should be incorporated."

In preparation to develop, Trackside removed several trees on their property before they announced the original 2015 project. Recently they said the plan would be to remove most of the trees along their property on Third Street. Trackside's proposal failures to provide adequate parking for the proposed use of the property, it's mass and scale dramatically interrupts the view shed and contributes to significant and permanent adverse effects on the historical setting of Old East Davis. The building as designed would visually dominate and impose upon three nearby City of Davis designated historic resources.

The Trackside property is incompatible with this proposed design. It is sandwiched between the railroad tracks to the west and the I Street alley to the east. This 48-52' high building is starkly inappropriate in size compared with other buildings in any direction! Trackside proposes a project that is expected to generate 711 car trips through the now quiet little alley shared by I Street Residents. Accessibility and safety would be a problem.

This building, if approved would drastically and adversely diminish the historical setting and significance of the nearby Montgomery, Williams-Drummond, and Schmeiser homes. It is important to consider that intensive human activity near historical resources can be counter-productive to preservation efforts. The mass and scale of the proposed Trackside project is unacceptable as it will harm Old East Davis' vitality and healthy balance of the oldest neighborhood in Davis.

Our city officials should first prepare a comprehensive plan and program by both public and private sectors to accommodate urban growth while preserving structures and settings of importance to urban identity of Davis.

New structures should also exemplify and reflect the special characteristics that may be identified with persons or events significant in our local history!

Historical resources belong to everyone. The proper management and responsibility to preserve these wonderful treasures deserves careful, deliberate planning from both private and public entities. Thank you for your devotion and consideration in helping our community in these matters.

Respectfully,

Ray and Marijean Burdick  
315 I Street (OldEast Davis)

November 10, 2016

To: Historical Resources Management Commission (HRMC)

From: Kyriacos Kyriacou, home owner on J Street, Old East Davis Neighborhood

Re: Comments for the November 14 HRMC hearing on the Trackside Center proposal

Dear commissioners: I submit the following comments for the public record, as part of the City of Davis review and planning process for the Trackside Center proposal.

In the following pages, I respectfully provide to you my detailed comments regarding the Trackside Center proposal. In summary, I appeal to the HRMC commission to:

- A. Postpone the hearing until the City of Davis issues a Notice of Preparation for the Trackside Center proposal in accordance with the provisions of the California Environmental Quality Act (CEQA). An HRMC hearing on the project prior to the issuance of an NOP constitutes a **segmentation of the CEQA process**.
- B. Determine that the Trackside Center proposal is **inconsistent with the mandatory** provisions of the Davis Downtown and Traditional Residential Neighborhood (DDTRN) **Design Guidelines**.
- C. Determine that the Trackside Center proposal will have a **significant negative impact on the setting** of three designated historic houses in the vicinity of the project.
- D. Determine that the Trackside Center proposal will be **precedent setting**, likely leading to further inappropriate development that would significantly harm the settings of Old East and other historical neighborhoods of Davis.

## **Detailed Comments:**

### **Segmentation of the CEQA process**

The proposed Trackside Project should not be presented to the Historic Resources Management Commission (HRMC) until a Notice of Preparation (NOP) for the proposed project has been issued by the City of Davis as the lead agency. The findings of the HRMC could potentially be used to preclude consideration of effects on historic resources before the CEQA process has been properly noticed and initiated.

The proposed Trackside project application is handled by the City of Davis in a piece-meal fashion that constitutes a segmentation of the California Environmental Quality Act (CEQA). To date, a Notice of Preparation (NOP) for the proposed project has not been issued by the City of Davis.

The NOP is the first step in the CEQA process for a proposed project. The NOP should precede any public scoping meeting(s) to present the proposed project for public comments. The NOP defines the proposed scope of the intended CEQA evaluation of a project's potential environmental impacts. In the yet to be issued NOP, the proposed Trackside Project may be deemed eligible for the streamlined CEQA process for an infill project according to the provisions of California's Senate Bill 375 (SB 375) and Senate Bill 226 (SB 226).

According to the State CEQA Guideline Section 15183.3 Streamlining for Infill Projects, the Environmental Impact Report (EIR) for an Infill project shall analyze only those significant effects that uniformly applicable development policies or standards do not substantially mitigate.

Uniformly applicable development policies or standards are policies or standards adopted or enacted by a city or county, or by a lead agency, that reduce one or more adverse environmental effects. Two key examples of Uniformly applicable development policies or standards identified by the State CEQA Guideline Section 15183.3 are:



- Design Guidelines, and
- Ordinances addressing protection of urban trees and historic resources.

A review of the proposed Traskside Project by the Historic Resources Commission (HRC) prior to the issuance of an NOP may be subsequently used in accordance to the provisions of SB226 to exempt the proposed Traskside project EIR from analyzing the potential impact on the setting of three designated City of Davis historic resources in the vicinity of the proposed project. In particular, a finding by the HRC of consistency with the Design Guidelines and/or a finding of a less than significant impact on the setting of three designated City of Davis historic resources in the vicinity of the proposed Traskside project will allow for an exemption of such impact in an EIR.

Therefore, the proposed Traskside Project should not be presented to the HRC until an NOP is issued by the City of Davis.

#### **Inconsistency with the Design Guidelines**

The proposed Traskside project is inconsistent with the following mandatory provisions of the DDTRN Design Guidelines:

Mixed-Use Design Guidelines: Building Mass and Scale: page 58

**A building shall appear to be in scale with traditional single-family houses along the street front.**

Mixed-Use Design Guidelines: Building Form and Rooflines: page 59 and page 75

**Sloping roof forms shall predominate.**

The DDTRN Design Guidelines are not discretionary. The DDTRN Design Guidelines were adopted in lieu of formal designation of historic districts. Such designations are more rigid and all stakeholders opted instead for the adoption of the DDTRN Design Guidelines through a transparent public process. The DDTRN Design Guidelines are

comprised of suggestions, recommendations and mandatory provisions that were adopted in anticipation of infill projects such as the proposed Trackside Center.

The DDTRN Design Guidelines are an integral part of the City of Davis planning documents that are applicable to the proposed Trackside project. According to the City of Davis Municipal Code (Section 40.13A.020), applicable provisions of the DDTRN Design Guidelines prevail over all other Zoning rules and Planned Developments, where they provide the most stringent standard.

I purchased a copy of the DDTRN Design Guidelines and understood their planning requirements, before I decided to become a home owner in Old East Davis. I have implicitly entered a contract with the City of Davis that as a home owner in Old East Davis I will be bound and protected by the DDTRN Design Guidelines. Furthermore, I believe that it is part of the HRMC mission to oversee and ensure that proposed projects in Old East Davis are consistent with the DDTRN Design Guidelines and do not have an adverse impact on the setting of the historic resources in the neighborhood.

Davis Municipal Code Section 40.13A.020 reads: "Wherever the guidelines for the DTRN conflict with the existing zoning standards including planned development, the more restrictive standard shall prevail." Practically speaking, when a planning decision involves the DDTRN Design Guidelines, the guidelines prevail if they set the strictest standard.

**Significant negative impact on the setting**

The proposed project would create significant and permanent adverse effects on the historical setting of Old East Davis. These adverse effects will be both direct and indirect.

The mass and scale of the proposed Trackside Center building is out of character in a traditional residential neighborhood. If constructed, the proposed building would visually dominate and impose on three City of Davis designated historic resources within its

immediate vicinity. The cumulative effect of the proposed building would most likely be loss of historical resources due to neglect.

Setting is not a vague term subject to arbitrary interpretation. The National Register of Historic Places defines Setting as the physical environment of a historic property, and is an aspect of a property's integrity. Old East Davis is the setting of three City of Davis Registered Historic Resources in the immediate vicinity of the proposed Trackside Center project: the Montgomery House (a Merit Resource), the William-Drummond-Rorvick House (a Landmark Resource) and the Schmeiser House (a Landmark Resource).

The City of Davis Municipal Code recognizes that Old East Davis has a setting. A stated purpose for the downtown and traditional residential neighborhood overlay district and design guidelines is to "Conserve the traditional neighborhood character, fabric and setting while guiding future development, reuse, and reinvestment" (Municipal Code section 40.13A.010a).

The mass and scale of the proposed Trackside Center building will cause these types of direct and indirect effects on the historic setting of the Old East Davis neighborhood:

- visual,
- audible, and
- atmospheric

Such effects are out of character with the three historic properties in the immediate vicinity of the proposed project and will alter their setting, which contributes to the significance of these properties. The effects of the mass and scale of the proposed Trackside Center building include, but are not limited to the casting of shadow patterns on three historic properties, intrude into their viewshed, generate substantial noise, and substantially increase air pollution.

The Trackside Center building is out of character with nearby traditional homes. If built, the Trackside Center would visually impose on the I Street viewshed of the William-

Drummond-Rorvick House. The height and bulk of the proposed building would inappropriately dominate the traditional one- and two-story houses, as well as the open views to the west and south, that together make up the setting of Old East Davis. These indirect impacts on the setting of Old East Davis, taken together, would be significant and adverse.

Shadowing is another indirect impact of the proposed project. The shadowing studies provided by the applicants show that the proposed building's shadow would reach the front façade of the William-Drummond-Rorvick House and would partially cover the Montgomery House. The shadow of the one-story commercial building currently on the Trackside Center property reaches only the western façade of the Montgomery House and leaves the William-Drummond-Rorvick House in full sunlight at the exact same time. Therefore, the proposed building, if built, would noticeably increase the fraction of autumn days these historic houses in its vicinity are in shadow. The proposed building's shadow would completely cover the backyards of the single family homes across the alley to the north east by 3pm on December 21. Under current conditions (one-story commercial building), these backyards are unshaded at that time.

One of the potential direct impacts on the historical resources in the immediate vicinity of the proposed project is "Deterioration due to neglect". This is a likely cumulative impact of the Trackside Center project, if built as proposed. Old East's setting contributes to the historical value of the Montgomery, William-Drummond-Rorvick and Schmeiser houses, as well as to the continuation of their current desirability as owner-occupied family homes.

The Trackside Center's aesthetic impacts on Old East Davis, as well as impacts on quality of life in Old East resulting from the project's high density (39 dwelling units/acre) and consequent effects on neighborhood traffic and parking, will make nearby properties in Old East less desirable as homes, deterring future investment in them. Property values of immediately adjacent parcels will likely decline, and single-family residences will likely become student rentals owned by absentee landlords. Over time,

historical homes in proximity to the proposed project would likely deteriorate in quality, resulting in eventual loss of these resources through neglect.

The City of Davis General Plan suggests that Old East should be considered for formal historic district status. General Plan Policy HIS 1.1, action b, reads: "Establish archaeological or historic districts where significant numbers of archaeological or historic resources are grouped together. Areas to consider for such districts include, but are not limited to, College Park, Bowers' Addition, Old East Davis, the area between 5th and 8th Streets, and the Lincoln Highway" (p.300). Approval of the Trackside Center building would adversely affect the setting of Old East Davis, and the historic resources located in it, to the extent that its potential for historic district status would be compromised. Thus approval of the proposed project would contravene a stated land use policy of the City of Davis.

### **Precedent-setting**

The proposed project would be precedent-setting, likely leading to further inappropriate development that would significantly harm the settings of Old East and other historical neighborhoods of Davis.

Approval of the Trackside Center would likely lead to eventual approval of mixed-use projects of a similar mass and scale along the railroad tracks in Old East Davis, at the Davis ACE rock-yard and former Cal Naturals site. The cumulative effects of such development would cause significant and permanent harm to the historical setting of Old East Davis, as large, mixed-use buildings would then visually dominate and impose on nearby City of Davis Designated Historical Resources: the Montgomery House (a Merit Resource), the William-Drummond-Rorvick House (a Landmark Resource) and the Schmeiser House (a Landmark Resource). Approval of the Trackside Center would also set a precedent for development in Old North Davis and University/Rice Lane, where mixed-use projects of a similar mass and scale would significantly and permanently harm the historical settings of these neighborhoods.



**From:** Sarah Kate Kaltenbach [mailto:sarahkatekaltenbach@gmail.com]  
**Sent:** Thursday, November 10, 2016 8:57 AM  
**To:** Eric Lee; Ashley Feeney; Ike Njoku  
**Cc:** markngrote@gmail.com; salmonlady@sbcglobal.net  
**Subject:** HRMC hearing on the Trackside Center

November 10, 2016

To: Historical Resources Management Commission

From: Sarah Kate Kaltenbach former resident of 327 I Street, Davis

Re: Comments for the November 14 HRMC hearing on the Trackside Center

Dear Commissioners,

I lived on 327 I St. for over 20 years of my life while my parents continue to reside at the address. Constructing Trackside as a 4 story building within 20 feet of the alley behind I St. is unacceptable and will have a detrimental impact on the quality of life and the aesthetics of the neighborhood.

The height of the building is my biggest concern. It will come to dominate the neighborhood from every direction. Walking into the neighborhood from 5<sup>th</sup> street, the view would be completely obstructed by the Trackside Building. Windows on the 3<sup>rd</sup> and 4<sup>th</sup> stories will have a clear view into neighborhood backyards. Long shadows will come to dominate what once was a view of the evening sky.

Additionally traffic, noise pollution, and light pollution will all increase and detract from the historic setting that the neighborhood currently enjoys. A smaller, more reasonably sized building could prove to be an asset to the community. Unfortunately, it is readily apparent that the current building is just too large.

Walking around downtown, a good comparison to the potential size of Trackside is the Chen building across from the train station. Just imagining something even 80% of that size sitting next to the neighborhood is appalling to me. I challenge anyone to walk along the tracks from the train station towards 3<sup>rd</sup> street and visualize the Chen building to the left being transplanted into the Trackside spot, and then say that the current Trackside proposal is reasonable. It is not.

Sincerely,

Sarah Kate Kaltenbach

November 10, 2016

To: Historical Resources Management Commission

From: Daniel Kaltenbach former resident of 327 I ST and current resident of Davis.

Re: Comments for the November 14 HRMC hearing on the Trackside Center

Dear commissioners,

As a current and longtime resident of Davis and having grown up at 327 I Street where my parents still live, I have major concerns over the current proposed Trackside building. Such a large construction project would jeopardize the character of this historic neighborhood, permanently and beyond repair.

First of all, the height of the building is beyond what could be considered reasonable for building butting up against a neighborhood of mostly single story, historic homes. It will remove all view of the setting sun to the west, casting long shadows across backyards and homes. Just imagine a building that is comparable to the Chen building being placed into the Trackside location next to the rows of single family homes. One word comes to me when I see this in my mind: grotesque.

Secondly, but no less impactful, will be the increased traffic through the neighborhood; including cars, pedestrians, and bikes. Increased noise and light pollution will follow the traffic, causing a continual decline in the quality of life and the historic nature of the area that will only worsen over the years.

Finally, such a large building not only violates city zoning ordinances, it sets a dangerous precedent that city zoning and historical resources can be ignored or exempted when enough is on the table. I fear for the future of other Davis neighborhoods as well as the one I grew up in if Trackside is approved as currently designed. I urge careful consideration of the impact this project will have on my historical neighborhood, and all of Davis moving forward.

Thank you for your time,

Daniel Stephen Kaltenbach



**To:** Historical Resources Management Committee

**From:** Ezra Beeman  
The Schmeiser House  
334 I Street

**File No:** Trackside Centre proposal, 901-919 Third Street (Revised 2016)  
Preliminary Review of Third Street Apartments Project

**CC:** Eric Lee, Ike Njoku, Ashley Feeney, OEDNA

10 November 2016

Dear Historical Resources Management Committee,

Although the revised Trackside proposal has been improved in many ways, it is still outside several legal and technical thresholds, including mass and scale, that mean it remains a threat to Davis' richest trove of historical resources in Old East, it's historical crown jewels.

In summary, the nature of the threat, and its expected long-term damage to the three historical resources within 300 feet of it include:

1. Reduction in privacy and desirability of living in the shadow of 2-3 stories of high density residents, leading to fewer owner-occupiers and a decline in the upkeep of the premises
2. Substantial change in the setting during the day, with the previous skyline of residential homes replaced by modern looking, boxy apartment blocks
3. Dramatic change in the setting during the night, with additional lighting from each apartment visible from each of the historical resources within 300 feet
4. Loss of the 1900-1950s feel that is a key part of the setting for Old East Davis' historical resources, due to 2-3 stories of boxy apartment blocks looming over the neighbourhood

In short, the above 'visual impacts', which the Historical Resource Effects Analysis Study (Effects Analysis) cited as the key basis for the HRMC's previous finding of an adverse effect<sup>1</sup>, remain.

The author of the Trackside commissioned report, which was modified in an unprecedented fashion previously due to its deeply flawed reasoning and conclusions, now reasons and concludes that the new design is a more traditional architectural design, "reminiscent of the nearby neighbourhoods"<sup>2</sup>, but this claim is unsupported by its mass and scale, or a common-sense comparison of the façade and nearby neighbourhood housing, as shown in the figure below.

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<sup>1</sup> *Historical Resource Effects Analysis Study of the Revised Trackside Center Project 901-919 3<sup>rd</sup> Street, Davis, Yolo County, California 95610*, Historic Resource Associates, September 2016, pg 1.

<sup>2</sup> *Ibid.* pg 1.



A reasonable viewer will note that the proposed building above is mostly a mass of squares, and looks nothing like the nearby neighbourhoods shown in front of it. There is one exception of a sloped roof to the right, but this represents maybe 10% of the design.

The report also highlights<sup>3</sup> that the front façade on 3<sup>rd</sup> street is designed to be part of 'main street', despite the area being within the traditional residential neighbourhood of Old East. It is essentially bringing Davis' downtown, which does have this sort of architecture, onto the same street as the Montgomery House on 3<sup>rd</sup> Street, one of Davis' registered historical resources within 300 feet.

As an aside, it appears that the report may include incorrect renderings, for example in the picture below. The large, warehouse like building on the right is where the Montgomery House is presently. hopefully this is not a foreshadowing of what lies in store for it, once such a large, high density building is constructed so near to it, eliminating all privacy for the resident caretaker.



**Figure 5.** Proposed revised Trackside Center view looking north up the alley across 3rd Street (Courtesy Trackside Center, LLC.).

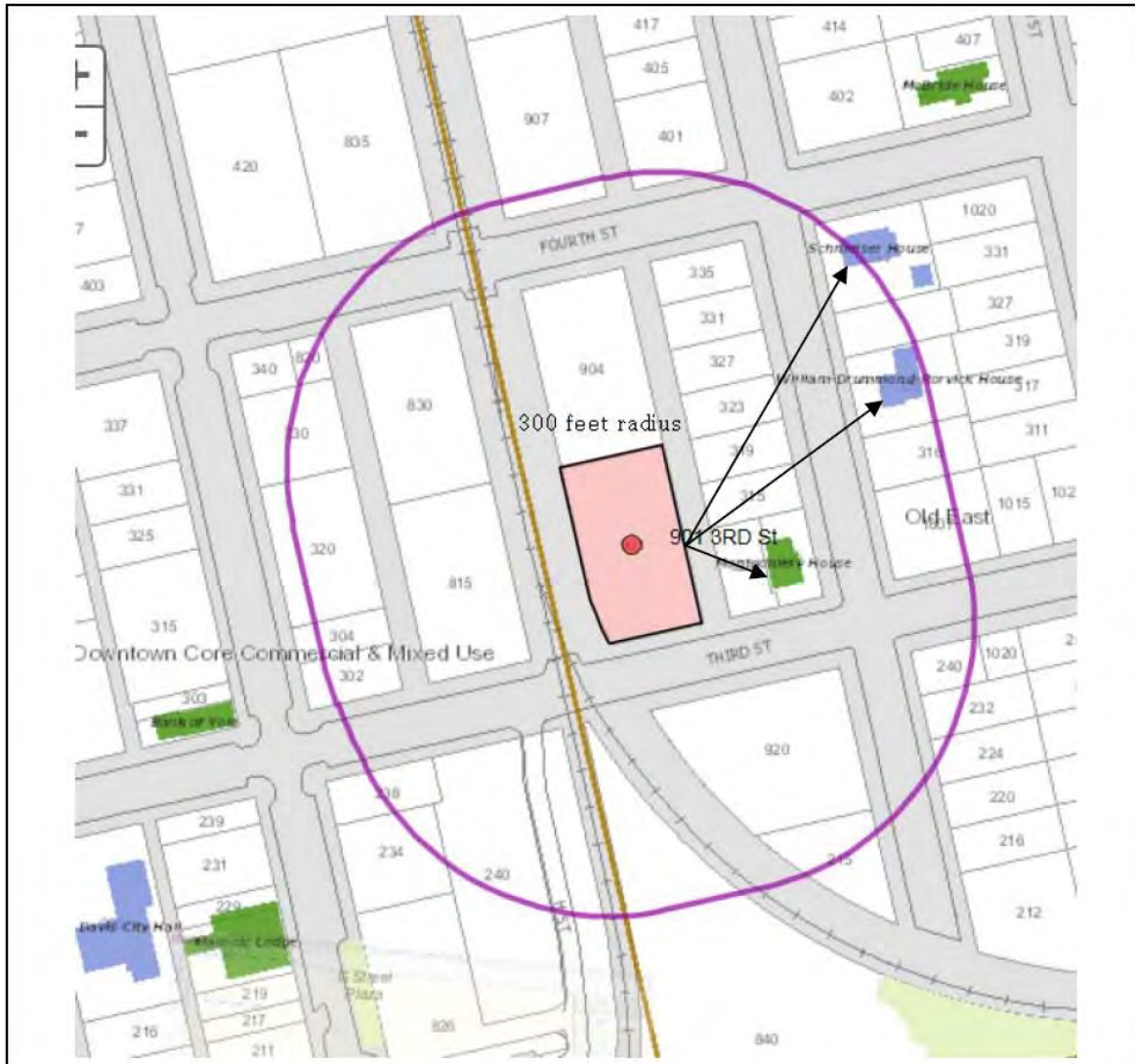
Another, more significant error of fact is the new claimed distance of the Schmeiser home (334 I Street) to the proposed development. It is now claimed in the Effects Analysis to be 370 feet from

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<sup>3</sup> Ibid. pg 5.

the project.<sup>4</sup> This statement appears to contradict the discussion on page 1 of the same report, which appears to accept the Schmeiser home is within 300 feet.

The answer may lie in how the author chose to measure the distances, which appears to be from somewhere in the middle of east side of the building, as shown in the figure below.



**Figure 11.** *Overlay of Historic Resources surrounding the project site (Courtesy of the City of Davis Community Development Department). The project site is delineated in pink.*

It may be important for the HRMC to confirm that the Schmeiser house is within 300 feet of the project, so that the proponents are not confused by the contradictory and I believe erroneous statements in the Effects Analysis. Getting the distance of a historical resource wrong does raise questions about the accuracy of the report and the reasonableness of placing reliance upon it.

<sup>4</sup> Ibid. pg 20.

Notwithstanding the potential errors of fact, reasoning and/or judgment in the report, it does conclude that:

*“If the design guidelines are truly representative of the historic context of the project site, and the mixed use fits the concept of ‘Conserving Traditional Neighbourhoods’, as defined in the guidelines, then buildings that exceed two story heights do not appear to conform to the Guidelines.”<sup>5</sup>*

The above conclusion is consistent with that of OEDNA, and explains why the revised design is also inconsistent with conserving traditional neighbourhoods. A two-story building, with a third story that cannot be seen from the landmark historic resources, is what should be being proposed. It would comply with the design guidelines, and have the support of the neighbourhood.

The effect of the proposed building on the setting of the Schmeiser and Williams-Drummond landmark historical resources will be significant in terms of the view from the front of these houses, particularly from the second story, which will see the setting destroying below, according to the elevation renderings from the project. NB: It appears the view is from a 4-5 story height.



Were the project 2 stories, with any 3<sup>rd</sup> story almost invisible due to set backs, most of the view from Drummond or Schmeiser second or third floors would revert to the Davis cityscape and the mountains.

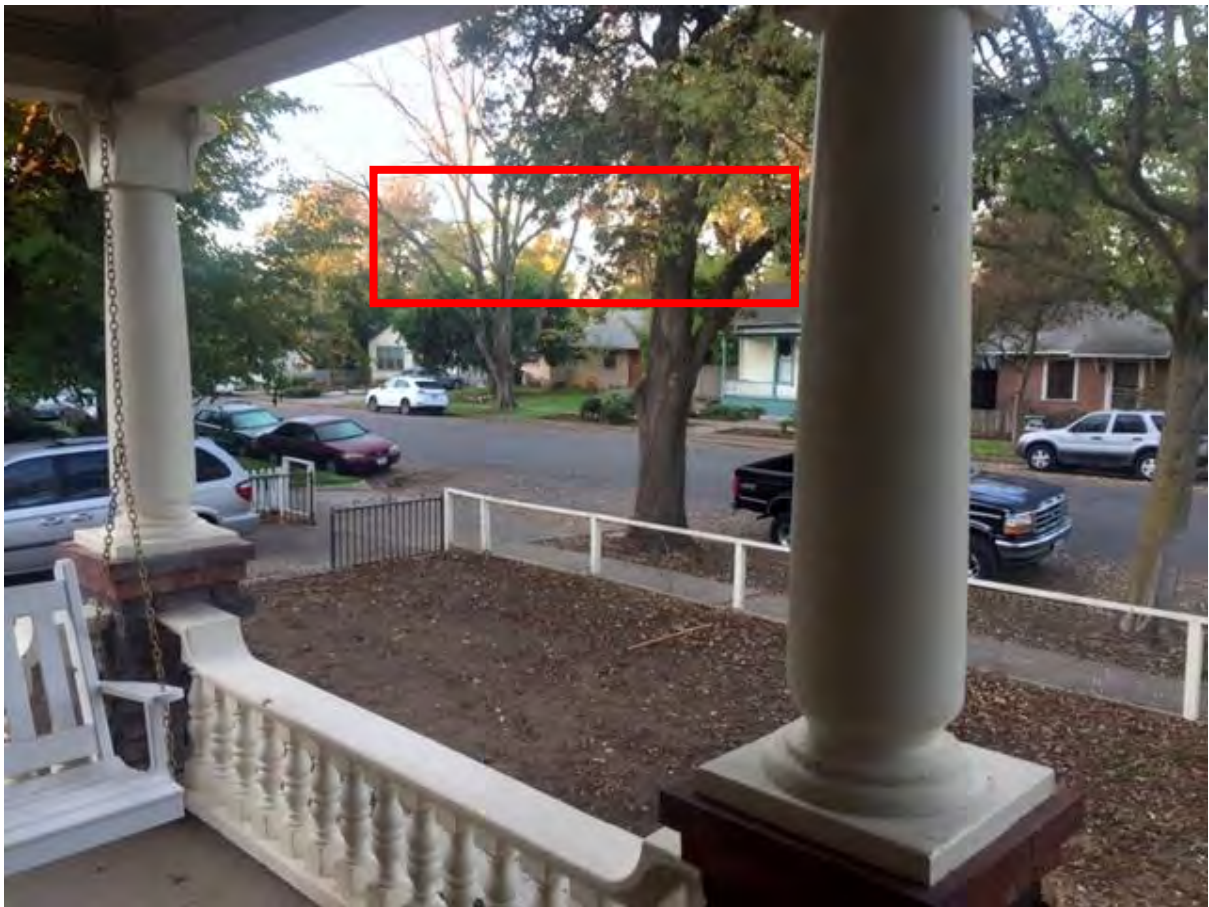
In the case of the Schmeiser house, views from 5<sup>th</sup> street would also see significant changes in setting in the area marked in red due to the out of place mass and scale of the proposed project, as indicated in the pictures below (it would have been nice to have seen this type of analysis in the Effects Analysis report).

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<sup>5</sup> Ibid. pg 17.



The view from the front yard and porch of the Schmeiser house will also be impacted, as indicated in the photo below. The effect at night will be more pronounced due to apartment lighting, as the setting is currently dark with some diffused light pollution from the downtown area.



Perhaps the HRMC could confirm to the project proponents as part of its formal response that the project will need to be, among other things, 2 stories with the 3<sup>rd</sup> story invisible to the historic resources so that their setting, and Davis' key historical resources within 300 feet, are conserved.

In addition to the above threats to the setting, there are the following direct and indirect forms of damage to Davis' historical resources that I would like to raise to your attention.

#### Chemical Damages

The Phase 1 Environmental Site Assessment report identified abandoned tanks and historical uses at the site that would be reasonably likely to leave hazardous chemicals on the site, especially given the differences in environmental protection standards at the time. Their reasonable likelihood of being concentrated and chemically reactive (as a solvent) was evidenced by the Geo Technical Report, which found soil samples taken from the site gave off petroleum product like odours. If these chemicals are corrosive or otherwise damaging to the historical resources within 300 feet of the site, they would directly damage these registered Landmark Resources.

Even though the potential damage would impact our house directly (as well as all the others within the area of the air born chemicals), I cannot commission proper testing of the site as it is on private property. My understanding is that only the City of Davis, or a court order, would be able to require a proper environmental assessment of the potential for caustic, historical resource and community health degrading chemicals to be released from excavation of the site, before any damage is done. While not within the scope of the historical resources consideration, a proper environmental assessment of what lies buried in the former heavy industrial area would have the beneficial impact of identifying and preventing the release of any cancer causing solvents into the air.

This above health and historical resources issue of great interest to Davis families in the area that would be breathing this air, particularly those like us with young children.

#### Shadowing Damages

The proposed building will have a significant impact on the availability of sunlight on to our front porch during the late afternoon and early evening hours. The study claims that these areas are already shaded by the veranda or trees, but this is not true in the 1-2 hours (depending on the year) before sundown, when the sun dips below the tree line and the sun comes lights up the front porch, which provides most of this house's distinguishing architectural features.

The picture below was taken in the front of our house on the 7<sup>th</sup> of November 2015 at 3:38pm when I first realised the extent of the impact of the proposed building the light coming on to the property. While the expert report suggests that the impact will be minimal, it is pretty clear here that it will be impacting sunlight hitting one of Davis' few registered Landmark Resources quite early in the day. The building will essentially be hidden in shadow from this point onwards, significantly dulling the appearance of the resource compared to its appearance with relatively good, lateral sunlight.



The picture below shows the front of the house, in all its curved, Queen Anne Revival / Craftsman glory. It also shows the aspect of the house, including its elaborate carvings, etc. which currently enjoy direct sunlight in the late afternoon that would be subject to significant additional shadowing from the proposed building due to its violation of the neighbourhood's design guidelines.



We also note that all the trees between us and the proposed project are deciduous and will lose their leaves for a good part of the year.

Given one of Davis' very few remaining historical districts and resources are under threat of losing their distinctive historical character; one of Davis' key registered Landmark Resources would lose its traditional neighbourhood setting and could become damaged by the release of corrosive solvents in the air, I respectfully ask the committee to:

1. Confirm that the Schmeiser House is within 300 feet of the proposed project
2. Confirm that buildings over 2-3 stories conflict with the design guidelines, and are therefore damaging to the conservation of the traditional neighbourhood of Old East
3. Reject the report's conclusion that the new project design is architecturally consistent with the traditional neighbourhood, as required by the design guidelines
4. Reject the report's conclusion that the new project creates 'a better transition zone'<sup>6</sup> than currently exists; a claim not supported in the body of the document
5. Reject the conclusion of the Effects Analysis that the proposed project would not result in a significant environmental impact to cultural resources
6. Reject the conclusion of the Effects Analysis that the proposed project would not cause a substantial adverse change in the significance of historic resources
7. Ask that a full Environmental CEQA be undertaken in order to ensure a complete and unselective review against all the required Landmark, Merit Resource and Historic District criteria, and particularly the criteria of whether the proposed project will impact on the historic district, and the direct effects of the project on the area's historical resources, especially due to the release of corrosive chemicals into the air and shadowing.

Yours sincerely,

Ezra Beeman

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<sup>6</sup> Ibid. pg 18.



**From:** Doreen Pichotti [mailto:dapichotti@ucdavis.edu]  
**Sent:** Thursday, November 10, 2016 11:54 AM  
**To:** Eric Lee; Ashley Feeney; Ike Njoku  
**Cc:** markngrote@gmail.com; salmonlady@sbcglobal.net  
**Subject:** Comments on Traskside Project for Nov HRMC Meeting

Hi Eric,

Please submit my comments below to the HRMC commissioners regarding the Traskside project.

Dear HRMC commissioners,

Please find that there are significant historical impacts on the setting of Old East Davis resulting from the proposed Traskside development. Old East Davis is the oldest neighborhood in Davis and contains many of our most valued historical resources. It's a relatively small area but it's one of the very few historical neighborhoods that Davis has. Is it really so much to ask that it be protected? Here are several reasons also that you may want to consider:

- 1. Local districts protect the investments of owners and residents of historic properties. Insensitive or poorly planned development can make an area less attractive to investors and homebuyers, and thus undermine property value. In contrast, historic district designation encourages people to buy and rehabilitate properties because they know their investment is protected over time.**
- 2. Properties within local historic districts appreciate at rates greater than the local market overall as well as faster than similar, non-designated neighborhoods. Findings on this point are consistent across the country. Moreover, recent analysis shows that historic districts are also less vulnerable to market volatility from interest rate fluctuations and economic downturns.**
- 3. Local districts encourage better quality design. In this case, better design equals a greater sense of cohesiveness, more innovative use of materials, and greater public appeal—all of which are shown to occur more often within designated districts than non-designated ones.**
- 4. Local districts help the environment. Historic districts encourage communities to retain and use their existing resources in established neighborhoods. This reduces the need for cars, cuts back on pollution and congestion, and eliminates landfill waste.**
- 5. Local districts are energy-efficient. Many older buildings were designed with energy conservation in mind, taking advantage of natural light, cross-ventilation, and climate-appropriate materials. Preservation commissions are also increasingly improving their design guidelines to make it easier for historic building owners to use renewable-energy technologies.**

6. **Historic districts are a vehicle for education. They are a tangible link to the past and a way to bring meaning to history and to people's lives. They preserve the original character of buildings and streets, while welcoming growth and innovation within those spaces. They are a living, active record of communities and their residents.**
7. **Historic districts can positively impact the local economy through tourism. An aesthetically cohesive and well-promoted district can be a community's most important attraction. According to a 2009 report, 78% of all U.S. leisure travelers are cultural and/or heritage travelers who spent, on average, \$994 on their most recent trips—compared to \$611 spent by non-cultural and heritage travelers.**
8. **Protecting local historic districts can enhance business recruitment potential. Vibrant commercial cores and charming neighborhoods with character attract new business and quality industry. Companies continually relocate to communities that offer their workers a higher quality of life, which successful preservation programs and stable districts enhance.**
9. **Local districts provide social and psychological benefits. People living in historic districts enjoy the comfort of a human-scale environment (a mix of aesthetics and functionality that fit the average person's dimensions and capabilities); the opportunity to live and work in attractive surroundings; a recognizable and walkable neighborhood; and the galvanizing effect of community-based group action.**
10. **Local districts give communities a voice in their future. By participating in the designation process, citizens can help direct their communities' path. Making these decisions together in a structured way—rather than behind closed doors or without public comment—gives everyone involved a sense of empowerment and confidence.**

**Reference:**

**[10 Benefits of Establishing a Local Historic District](#)**

**12/8/15**

**National Trust for Historic Preservation**

Sincerely,  
Doreen Pichotti  
Owner, 407 J Street  
Davis, CA

-----Original Message-----

From: Alan C. Miller [mailto:sleeper@omsoft.com]  
Sent: Thursday, November 10, 2016 11:59 AM  
To: Eric Lee; Ashley Feeney; Ike Njoku  
Cc: markngrote@gmail.com; salmonlady@sbcglobal.net  
Subject: Comments on Trackside for HRMC

Dear Historic Resource Management Commission:

I wish to make comments on the transition between the downtown and the Old East Davis Neighborhood.

The Davis Downtown and Traditional Residential Neighborhoods Design Guidelines (Guidelines) clearly defined a Core Transition East and a Third Street Corridor with design intentions for both. While one can parse the technical wording of the zoning and Guidelines for the area, the intent of the Guidelines and zoning is clear: to provide a transition block between downtown and the historic neighborhood of Old East Davis in order to provide a gradual, not a jarring transition, so as to minimize the affect on the Old East Davis Neighborhood, both as that affects historic resources as well as life in the living neighborhood.

The Trackside project as proposed at four stories (three large stories with a fourth story set back), at 50' total, is not a smooth transition in any sense. To the west is a railroad and beyond will be a two-story commercial building and a one story commercial building and yard. Thus the transition is from two-story commercial to four-story Trackside and immediately down to one-story residential/historic. This is a jarring west-to-east transition.

Even if one were to build according to the zoning and Design guidelines for the lot and build a two-story facade with a set-back third story, it still creates a highest-point, not a gradual transition, from downtown to the residential. However, the OEDNA has already stated that we would accept such as design as it conforms to our agreement (Design Guidelines) with the City.

Looking north and south there is similarly no precedent for a four-story structure. To the south is one-story commercial, and to the north a zero-story yard containing a small, one-story office. One story structures continue to the north along the entirety of the Core Transition East that is developed.

The other consideration for this lot is precedence. Approving an out-of-compliance building here would create a precedence north and south for building four story mixed-use structures all the way from south of 2nd Street to North of 5th Street along the Core Transition East Zone. This would have a devastating affect on the Old East Davis Neighborhood as this zone is our Sunset and Dusk sky, changed forever into a row of multi-story lit-up buildings.

This has never been the intent of creating a Core Transition East Zone, rather, the intent was to make a gradual transition for one and two-story residential to what is planned to be multi-story building in downtown. Recent developments show that even in the core of downtown, the prevailing multi-story size being built is 3 stories.

So to approve a four-story multi-use in a specified transition zone in no way can be construed as a real transition.

This proposed building cynically touts how they do meet zoning and guideline issues, while ignoring where they do not. Put simply, a four-story building in this location completely flushes the INTENT of the Design Guidelines and zoning for this transition district, and intent is everything.

--Alan C. Miller

Old East Davis Neighborhood Association Board Member

To: Historic Resources Management Commission  
From: Ashley Hill, 402 I Street, Davis, CA  
Regarding: Compatibility with Design Guidelines, and Impact of Trackside Development Proposal on nearby Historic Resources

November 10, 2016

I will separate my comments into two topics: 1) Compatibility with design guidelines, and 2) Impact on nearby historic resources.

## Compatibility with Design Guidelines

The proposal violates multiple aspects of the Davis Downtown and Traditional Residential Neighborhoods Design Guidelines (“Design Guidelines”), which were most recently reviewed and approved by Davis citizens in June 2007. Based on the maps on p. 4 and p. 29 of the Design Guidelines, the Trackside site is located in Old East Davis. The site is listed as a Mixed-Use Opportunity Site on p. 25, and on p. 33 it is described as being in a mixed-use transition area. On the same page, the site is also listed as being part of the Third Street Corridor, a Special Character Area.

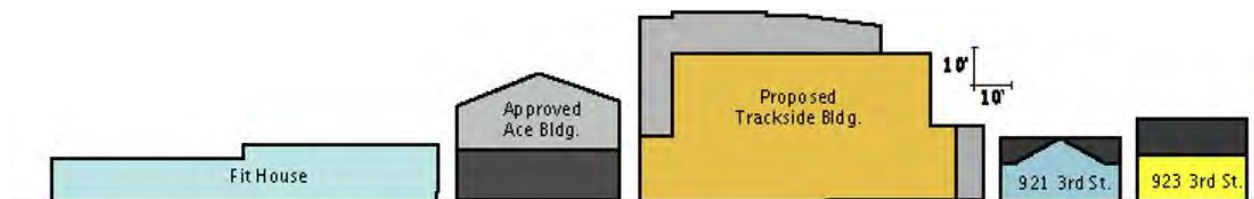
Relevant design guidelines for Trackside would thus be those governing the Downtown Core, the Mixed Use Guidelines, the Third Street Corridor, and the Residential Neighborhoods Guidelines, as the site is in a Mixed-Use Transition Area, and is both within Old East and transitional to Downtown Core, as well as being part of the Third Street Corridor.

The Building Mass & Scale Design Guidelines for Downtown Core are described on p. 39: “New buildings should respect the traditional height of buildings while establishing a pattern for more efficient land use. New buildings should be predominantly two and three stories in height”. (underlines mine)

The proposed Trackside Center is four stories in height, which violates the Building Mass & Scale Design Guidelines for Downtown Core, and the Design Guidelines for the Third Street Special Character Area.

“Mixed-use Transition areas bordering the Downtown Commercial Area 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” (underlines mine).

As can be seen from the figure below, the proposed Trackside Center does not serve as a physical transition to the surrounding neighborhood. It is three times the height of the adjacent homes (one of which is a Merit Resource), is three times the height of the adjacent commercial properties (Ace Hardware and Fit House), and is substantially taller and more massive than the approved Ace Hardware replacement building.



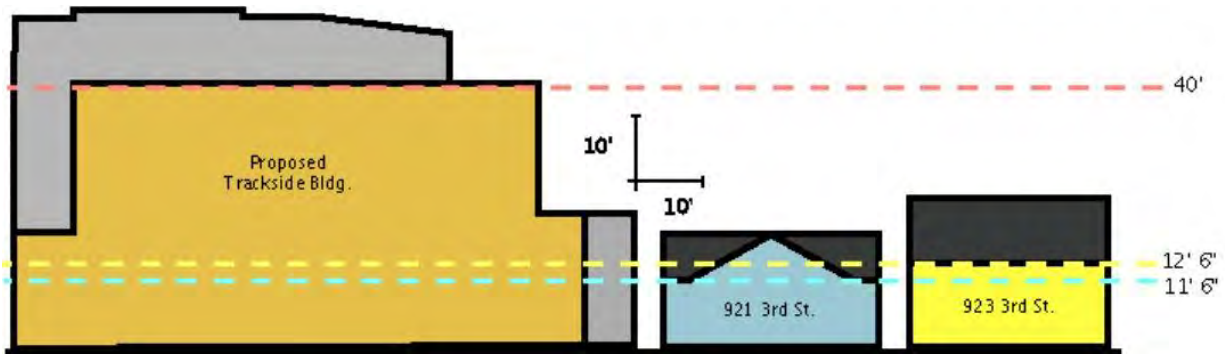
One of the main objectives for Mixed-Use Design Guidelines is “To maintain a sense of connection with a single-family house design tradition while accommodating development with a mix of commercial and residential uses”. According to the Mass & Scale Mixed Use Design Guidelines, “A new multi-unit structure should not overwhelm existing single family structures in terms of height”. The design objectives specifically for the Core Transition East (where the Tracksite site is located) include “Building architecture should respect the traditional residential character of the neighborhood”. Additional guidance comes from the guidelines for the Third Street Special Character Area, which says “Two and three story buildings should predominate” and “Careful transition to adjacent single story buildings should be incorporated”.

As can be seen from the figure below, the proposed Tracksite Center does overwhelm the existing family structures in terms of height. The architecture does not respect the traditional residential character of the neighborhood. The proposed four-story structure is taller than that specified in the Design Guidelines, and does not transition well to the adjacent single story buildings:



The Mass & Scale guidelines for Traditional Residential Neighborhoods state that “The primary plane of the front should not appear taller than those of typical residential structures in the neighborhood.”, “A new multi-unit structure (where allowed) should not overwhelm existing single family structures”, “The front wall of a building should not exceed two stories in height, and “Wall heights of 1 to 1 ½ stories are preferred along a street”. (underlines mine)

As can be seen in the figure below, the “primary plane of the front” most definitely does “appear taller than those of typical residential structures in the neighborhood”. Additionally, the front wall of the building substantially exceeds the recommended “[w]all heights of 1 to 1 ½ stories” that are “preferred along a street” in height (it is three stories).



The proposed Trackside Center proposal, at 49 feet and 4 stories in height, egregiously violates the 1-3 story Mass & Scale guidelines that are consistent across the Downtown Core, Mixed-Use, Third Street Corridor, and Residential Neighborhoods. The mass & scale of the proposal is not appropriate for any of the designations for that property site. Also, because of the mass & scale of the proposal, it does *not* “maintain a sense of connection with a single-family house design tradition”, which is a stated objective for the Mixed Use Transition Area, and it “overwhelm[s] existing single family structures in terms of height”, which directly violates the Mixed Use Mass & Scale Design Guidelines. There is no evidence that this proposal heeds the guidelines for the Third Street Special Character Area, which state that “Careful transition to adjacent single story buildings should be incorporated”.

## Impact on nearby Historic Resources

The proposed Trackside Center will permanently impact the three Historic Resources that are within 300 feet of the proposed development. I will direct my thoughts to both the indirect impacts of the proposed building, as well as the cumulative impacts.

### Indirect Impacts

“Indirect impacts include the introduction of visual, audible or atmospheric effects that are out of character with the historic property or alter its setting, when the setting contributes to the property's significance. Examples include, but are not limited to, the construction of a large scale building, structure, object, or public works project that has the potential to cast shadow patterns on the historic property, intrude into its viewshed, generate substantial noise, or substantially increase air pollution or wind patterns.”

The proposed Trackside Center will introduce visual and audible effects that are out of character with the historic property and alter its setting. These indirect impacts include casting shadow patterns, intruding into its viewshed, generating substantial noise, and substantially increasing air pollution.

### Shadow patterns:

The Historic Resource Analysis Study provided for the previous iteration of the Trackside Center noted that “[The] availability of land [in Davis] and the small population combined to create a distinctly semi-rural residential landscape that did not disappear until the 1950s. It was not uncommon for a single individual to purchase adjacent town lots, construct a single house on one of the lots and then utilize the adjacent lots for a garden, small crop agriculture, and livestock.”

The spirit of this semi-rural residential landscape remains in Old East Davis (and elsewhere in Davis including the other Traditional Neighborhoods) where many residents maintain vegetable gardens, fruit trees, and/or chicken coops.

The height of the proposed new Trackside Center along the alleyway will leave most of these properties in shadow for much of the day. The degree of shadowing means that none of the properties across the alley from Trackside will have any areas with “full sun”, which means that these properties can no longer grow fruits or vegetables. This loss of sun directly impacts the setting of 923 3<sup>rd</sup> Street by destroying this property’s linkage to the “distinctly semi-rural” landscape that was part of the character of this lot and its surrounding neighborhood.

#### Viewshed:

Part of what makes the Montgomery, Williams-Drummond, and Schmeiser homes historic is their settings – not just the settings within the borders of each property, but also their settings in the context of the neighborhood, an eclectic mix of primarily one- and two-story homes and apartment buildings. The proposed 77-foot tall Trackside Development will loom over the neighborhood. It will visually diminish all adjacent buildings (including 923 3<sup>rd</sup> Street), and it will permanently change the character of the neighborhood as viewable from the front porches and windows of the Williams-Drummond and Schmeiser homes. The context for these homes will be forever changed, and they will no longer look out upon sunset over a sleepy residential neighborhood as they have since they were built. See figure below:



#### Noise:

The proposed Trackside Center will use the alley for ingress/egress, for deliveries, and for waste removal. The proposed building will generate an estimated 711 vehicle trips per day, which will dramatically increase the noise levels at adjacent properties, including 923 3<sup>rd</sup> Street.



The rooftop patio and apartment decks on the eastern side of the Trackside Center will also generate noise.

Air pollution:

The proposed Trackside Center will use the alley for ingress/egress, for deliveries, and for waste removal. The proposed building will generate an estimated 711 vehicle trips per day, which will dramatically increase the air pollution at adjacent properties, including 923 3<sup>rd</sup> Street.

Cumulative impacts

“Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time. The loss of a historical resource data base due to mitigation by data recovery may be considered a cumulative impact. In the built environment, cumulative impacts most often occur to districts, where several minor changes to contributing properties, their landscaping, or to their setting, over time result in a significant loss of integrity” (City of San Diego)

I am concerned about two cumulative impacts of the proposed Trackside Center. First, I am concerned that allowing the mass and scale of this structure will set a precedent, and one that will be noted by owners of all of the other properties that are also in the Transition Zone East (e.g. those bordering the eastern side of the railroad tracks adjacent to downtown). If this building is approved, similar buildings will likely be proposed and approved for those locations. That will lead to a “wall” of multistory apartment or condominium buildings that will result in loss of setting and loss of integrity for Old East Davis and potentially Old North Davis as well.

Second, I am concerned that the shadowing of the nearby Historic Resources will ultimately make them less desirable as owner-occupied properties, leading these properties to become rental properties that may not receive the same attention that they enjoy now. These Historic Resources could become neglected, run-down rental properties instead of the treasures that they are now.

Because of the development’s lack of adherence to the Design Guidelines, the proposed project would permanently alter the traditional residential character of the adjacent Old East Davis Neighborhood. It overwhelms and shadows existing single-family homes in the neighborhood (some of which are designated Historic Resources). It has no connection with a single-family house design tradition.

I bring these concerns to your attention in hopes that you do not approve the planning application for this proposal.

Many thanks,

A handwritten signature in black ink that reads "Ashley Gott". The signature is written in a cursive, flowing style.

402 I Street

Davis, CA 95616

November 9, 2016

To: Historical Resources Management Commission  
From: Mark Grote (408 J Street, Davis), Secretary of the Old East Davis Neighborhood Association  
Re: Comments for the November 14 HRMC hearing on the Trackside Center proposal

Dear commissioners: I submit the following comments for the public record, as part of the City of Davis review and planning process for the Trackside Center proposal.

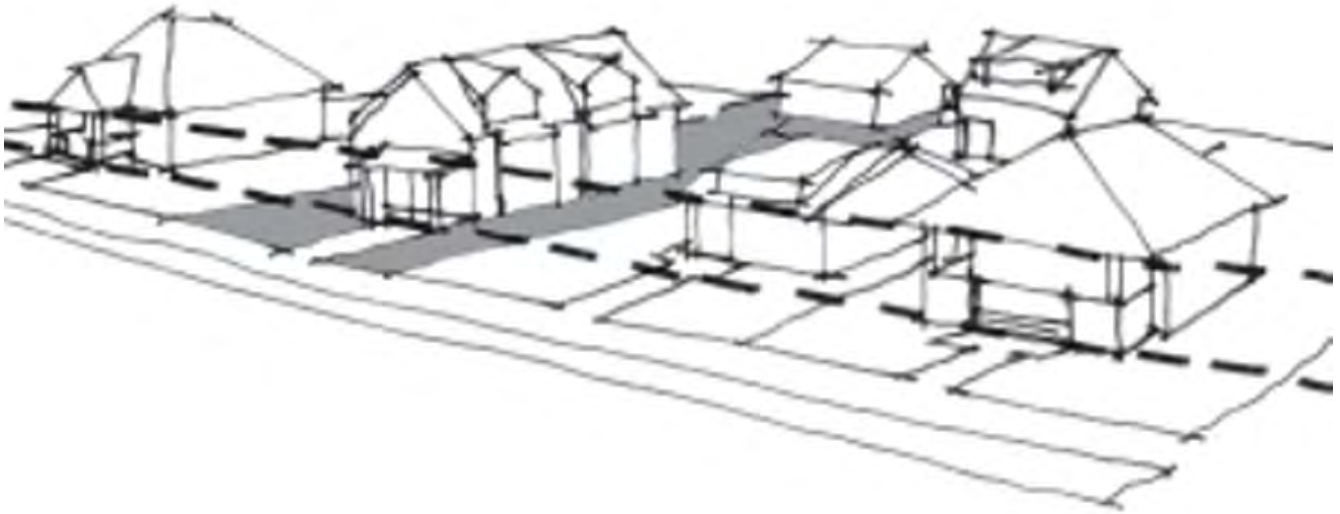
I urge the commission to find that: i) the Trackside Center, as currently proposed, conflicts with the standards for mixed use projects set out in the Davis Downtown and Traditional Residential Neighborhoods Design Guidelines; and ii) if built, the project would cause significant adverse effects on the setting of Old East Davis.

Eight numbered items below give details.

**1. The proposed building conflicts with land use policies and objectives of the DDTRN Design Guidelines, General Plan and Core Area Specific Plan, with regard to mass, scale and compatibility with the traditional residential neighborhood.**

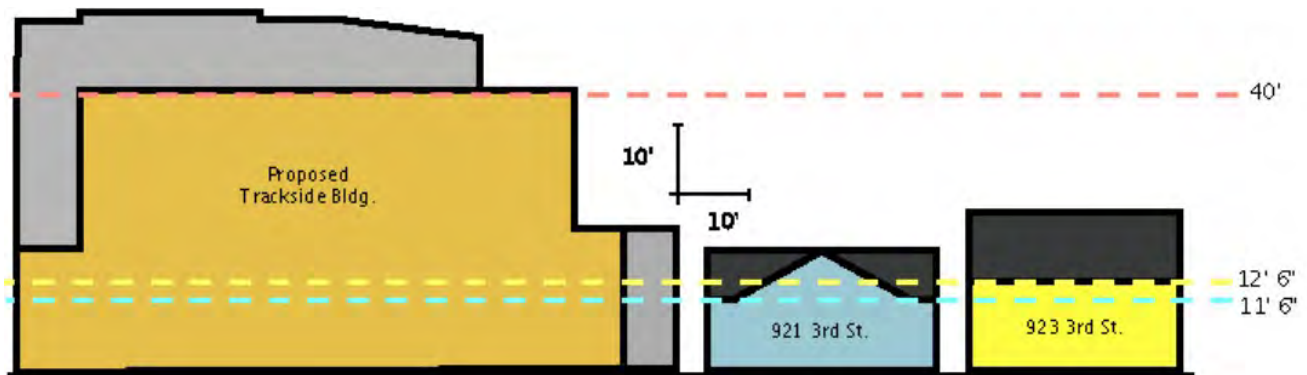
*A. Design Guidelines*

The DDTRN Design Guidelines section on mixed-use mass and scale opens with the text: “Maintain the scale of a new structure within the context of existing buildings on the block” (p.58). Adjacent to this text is a schematic drawing, copied below as Figure 1, illustrating the appropriate scale for a mixed-use building. The figure caption reads: “A building shall appear to be in scale with traditional single-family houses along the street front”. Note that the word “shall” is mandatory, as is the language of the opening guideline (see numbered item 4 below).



**Figure 1.** Schematic from DDTRN Design Guidelines, p.58, showing appropriate scale for the façade of a new mixed-use building (positioned over grey background) in context of a traditional residential neighborhood. The accompanying caption reads: “A building shall appear to be in scale with traditional single-family houses along the street front.”

A figure showing the façade of the proposed Trackside Center building, in relation to the houses sharing the 900 block of Third Street, is below (Figure 2). It is clear that the proposed building conflicts with the guideline for compatibility of scale.



**Figure 2.** Figure showing relative heights of the façades of the existing traditional, single-family homes and the proposed Trackside building. Note that while the façades of the two traditional homes are very near the same height, approximately 12 feet, the Trackside façade is more than three times that height at 40 feet. 923 3rd Street is the Montgomery House, a City of Davis designated merit resource.

The figure was made by Larry D. Guenther, a licensed general contractor, using the following methods: dimensions of existing buildings were taken directly from the structures. Dimensions of the proposed building were taken from documents submitted by the applicants and posted on-line by the City of Davis. Scale drawings were made using 1 inch = 10 feet. Drawings were scanned and digitized in Adobe Illustrator, maintaining scale. Figures from Adobe Illustrator were exported as JPEG files and inserted into MS Word, maintaining scale.

Subsequent mixed-use mass and scale guidelines read: “Design a front elevation to be similar in scale to those seen traditionally on the block. The primary plane of the front should not appear taller than those of typical structures in the neighborhood.... A new multi-unit structure should not overwhelm existing single family structures in terms of height (DDTRN Design Guidelines p.58, section A). The front wall of a building should not exceed two stories in height (p.58, section B). The primary building face should not exceed the width of a typical single family building in a similar context. A single wall plane should not exceed the maximum façade width of a traditional building in the neighborhood. If a building is wider overall than those seen typically, divide the large façade into subordinate wall planes that have dimensions similar to those of traditional buildings in the neighborhood (p.58, section C). Break up the perceived mass of a building by dividing the building front into ‘modules’ or into separate structures that are similar in size to buildings seen traditionally in the neighborhood. Dividing the total building mass into separate structures is encouraged (p.58, section D).” Figure 2 above, along with the south elevation rendering provided by the Trackside Center applicants (available at the City of Davis project website), shows that the proposed building conflicts with all of these guidelines.

[Note: The guidelines for mixed-use mass and scale include the text: “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” (p.58). This guideline does not apply to the Trackside Center site. It applies specifically to the portion of Third Street near B Street in the downtown core area, included in the “B and 3rd Streets Visioning Process” (see Design Guidelines p.7A; and on p.82-83 note the specificity of the “higher density” wording, as well as the accompanying schematic figure, to the section of Third Street between A and B Streets).]

*B. General Plan*

The General Plan describes the Core Area Specific Plan as follows: “The plan promotes building up the ‘downtown core’ (the area between First and Third Streets and D Street and the railroad tracks east of

G Street) before greatly increasing densities in the remainder of the core area, thereby protecting existing residential neighborhoods and their character” (p.13). It goes on to say that the CASP encourages “...appropriate scale transitions between buildings” (p.14). Figures 2 and 3 (the latter described below) show that the proposed Trackside Center building fails to make an appropriate scale transition with respect to neighboring buildings. Numbered items 5 and 6 below comment on the building’s effects on the setting and character of Old East Davis.

General Plan Vision 2, item 4 reads: “Encourage carefully-planned, sensitively-designed infill and new development to a scale in keeping with the existing city character” (p.41). Land Use Principle 4 reads: “Accommodate new buildings with floor area ratios that can support transit use, especially within 1/4 mile from commercial areas and transit stops, but maintain scale transition and retain enough older buildings to retain small-city character” (p.56). Policy UD 2.3, in the chapter titled “Urban Design, Neighborhood Preservation and Urban Forest Management”, reads: “Require an architectural ‘fit’ with Davis' existing scale for new development projects” (p.159); the subsequent Standard a) reads: “There should be a scale transition between intensified land uses and adjoining lower intensity land uses” (p.159). Figures 2 and 3 (the latter described below) show that the scale of the proposed building is incompatible with existing buildings nearby, and that the proposed building fails to make an appropriate scale transition between the downtown core and single-family homes in Old East Davis.

### *C. Core Area Specific Plan*

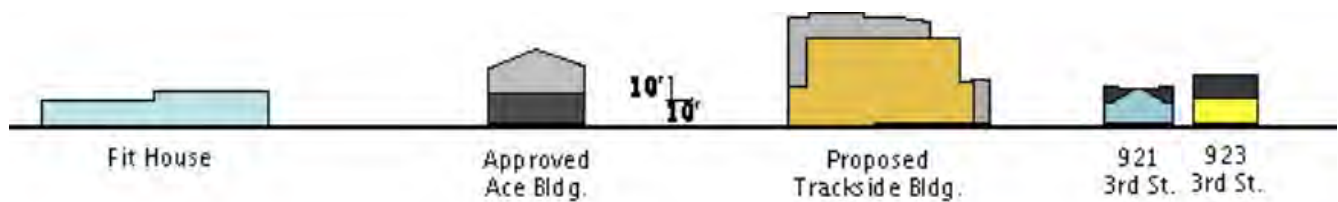
The section “New Buildings in Residential Neighborhoods” (CASP, p.84) reads: “The single most important issue of infill development is one of compatibility, especially when considering larger developments. When new projects are developed adjacent to older single family residences, concerns exist that the height and bulk of these infill projects do not have a negative impact on smaller scale buildings.”

The section “Architectural Considerations” (CASP, p.86) reads: “Because infill projects are likely to be taller than one story, their height and bulk can impose on adjacent smaller scale buildings. The height of new projects should be considered within the context of their surroundings. Buildings with greater height should consider setbacks at the second story.”

Figure 2 above shows that the proposed building raises concerns about height and bulk described in the Core Area Specific Plan. The proposed building is not compatible with adjacent single family residences and imposes on the smaller scale buildings.

## 2. The proposed building fails to make an appropriate transition in any direction.

The design objectives for the Core Transition East read: “This area should improve the visual and land use transition from the Commercial Core to the Old East residential neighborhood” (DDTRN Design Guidelines, p.74). The guidelines for the Third Street Special Character Area read: “Careful transition to adjacent single story buildings should be incorporated” (p.82). Figure 3 below shows the streetscape along the north side of Third Street between I and G Streets (right to left), with the proposed building in place.



**Figure 3:** Figure showing streetscape along the north side of Third Street with existing buildings: Fit House, 921 3<sup>rd</sup> St., and 923 3<sup>rd</sup> St.; and proposed buildings: Ace bldg., and Trackside bldg. 923 3<sup>rd</sup> St. is the Montgomery House, a City of Davis designated merit resource. The bottom line extends from the curb on I St. (at right) to the curb on G St. (at left). All heights and distances are to scale. The figure was made by Larry D. Guenther using the methods described for Figure 2. Distances along the street were determined using a measuring wheel.

Figure 3 shows that the proposed building would be the tallest and most imposing building on the block, and would fail to provide a transition from buildings of the core area (Fit House and ACE Hardware) to the adjacent single family homes in the Old East neighborhood. To the north of the proposed building is a ground-level rock yard with an approximately two-story industrial shed in its center (not shown in Figure 3). To the south across Third Street is a row of one-story commercial buildings (not shown in Figure 3). The height and bulk of the proposed building would dominate its neighbors in all directions.

A redesigned, three-story Traskside Center, with appropriate set-backs at the third story, could potentially transition smoothly in all directions.

**3. Applicable City of Davis planning, zoning and design documents indicate that a three-story building, with a stepped-back third story, is intended for the Traskside Center location.**

The mixed-use height regulations in the City of Davis Municipal Code read: “Mixed use and residential structures shall not exceed three stories in height except as provided in Section 40.15.080. A building of more than two stories should be carefully designed to avoid appearance of excessive bulk.”

[Note: Municipal Code Section 40.15.080 defines the base floor-area ratio for mixed-use as 1.5 and allows for an additional bonus of up to 0.2 for projects providing a plaza. The Traskside Center applicants claim this bonus, but calculation of the project’s F.A.R., as well as the total square footage of the plaza area, depend on use of land leased by the applicants from the Union Pacific Railroad Company (see the document “Lease Information with UPRR” on the Traskside Center project web page at the City of Davis). The lease is for ten years, expiring on April 14, 2026. Such leased land should not be used in F.A.R. or plaza area calculations.]

A key feature of the Third Street Special Character Area, as stated in the DDTRN Design Guidelines, is: “Buildings vary from one to three stories” (p. 82). Guidelines for the Third Street Special Character Area read: “Two and three story buildings should predominate. New buildings should have two-story facade heights. Upper levels should be set back” (p.82). Guidelines for the Third Street Special Character Area apply to the proposed project, as the site is included in Third Street maps on p.33 and 82.

**4. Sections of the DDTRN Design Guidelines containing mandatory language carry the full weight of city zoning law.**

Davis Municipal Code Section 40.13A.020 reads: “Wherever the guidelines for the DTRN conflict with the existing zoning standards including planned development, the more restrictive standard shall prevail.” Practically speaking, when a planning decision involves the DDTRN Design Guidelines, the guidelines prevail if they set the strictest standard.

The Design Guidelines contain mandatory language applicable to the proposed project. The caption of the figure illustrating the appropriate scale for a mixed-use building (reproduced as Figure 1 above) reads: “A building shall appear to be in scale with traditional single-family houses along the street front” (DDTRN Design Guidelines, p.58). The word “shall” is legally binding, indicating a standard that must be followed.

Guidelines that use the imperative (“command”) voice are also mandatory. Examples relevant to the proposed project are the following (all on p.58 of the Design Guidelines): “Maintain the scale of a new structure within the context of existing buildings on the block.” “Design a front elevation to be similar in scale to those seen traditionally on the block.” “Break up the perceived mass of a building by dividing the building front into ‘modules’ or into separate structures that are similar in size to buildings seen traditionally in the neighborhood.”

It is a mistake to claim that the DDTRN Design Guidelines are only advisory: where the Guidelines contain mandatory language, they are obligatory.

**5. The proposed project would create significant and permanent adverse effects-- both direct and indirect-- on the historical setting of Old East Davis. The building’s mass and scale would be out of character in a traditional residential neighborhood. The building would visually dominate and impose on three nearby City of Davis designated historic resources. The cumulative effect of the proposed building would likely be loss of historical resources due to neglect.**

“Setting” is defined by the National Register of Historic Places as the physical environment of a historic property, and is an aspect of a property’s integrity. Old East Davis is the setting of three City of Davis Registered Historic Resources in close proximity to the proposed Trackside Center project: the Montgomery House (a Merit Resource), the William-Drummond-Rorvick House (a Landmark Resource) and the Schmeiser House (a Landmark Resource). The City of Davis Municipal Code recognizes that Old East Davis has a setting. A stated purpose for the downtown and traditional residential neighborhood overlay district and design guidelines is to “Conserve the traditional neighborhood char-



acter, fabric and setting while guiding future development, reuse, and reinvestment” (Municipal Code section 40.13A.010a).

New development can have both direct and indirect impacts on nearby historical resources (*San Diego Land Development Manual - Historical Resources Guidelines*, available at: [www.sandiego.gov/sites/default/files/legacy/development-services/industry/pdf/lmhistorical.pdf](http://www.sandiego.gov/sites/default/files/legacy/development-services/industry/pdf/lmhistorical.pdf)). Indirect impacts include: “the introduction of visual, audible or atmospheric effects that are out of character with the historic property or alter its setting, when the setting contributes to the property's significance. Examples include, but are not limited to, the construction of a large scale building, structure, object, or public works project that has the potential to cast shadow patterns on the historic property, intrude into its viewshed, generate substantial noise, or substantially increase air pollution or wind patterns” (p.10).

Figure 4 is a photo simulation of the proposed Trackside Center building, as it would appear looking south-west from the sidewalk in front of the William-Drummond-Rorvick House, located at 320 I Street. Figure 5 is a rendering, provided by the applicants, of the building as it would appear from (approximately) a second story, west-facing window of the William-Drummond-Rorvick House. The Trackside Center building is out of character with nearby traditional homes. If built, the Trackside Center would visually impose on the I Street viewshed of the William-Drummond-Rorvick House. The height and bulk of the proposed building would inappropriately dominate the traditional one- and two-story houses, as well as the open views to the west and south, that together make up the setting of Old East Davis. These indirect impacts on the setting of Old East Davis, taken together, would be significant and adverse.



**Figure 4:** Photo simulation of the proposed Trackside Center building looking south-west from 320 I Street. The simulation was produced by Devin Gumm, a professional graphic designer. A rendering of the Trackside Center eastern facade, produced by the project applicants and available at the City of Davis project website, was superimposed on a photograph taken in October, 2016. The measured heights of existing structures, along with the building dimensions of the Trackside Center, were used to properly scale the proposed building in the landscape.



**Figure 5:** Rendering of the east façade of the proposed building as if from an elevated position on I Street. The rendering was produced by the project applicants and is available at the City of Davis project website.

Shadowing is another indirect impact of the proposed project. The shadowing studies provided by the applicants (available at the City of Davis project webpage) show that by 5pm on September 21, the proposed building’s shadow would reach the front façade of the William-Drummond-Rorvick House and would partially cover the Montgomery House. The shadow of the one-story commercial building currently on the Trackside Center property reaches only the western façade of the Montgomery House (shadow study: existing buildings), and leaves the William-Drummond-Rorvick House in full sunlight at this time. Sunset in Davis on September 21 is at 7:05pm (see [www.timeanddate.com/sun/usa/davis](http://www.timeanddate.com/sun/usa/davis)), thus the proposed building, if built, would noticeably increase the fraction of autumn days these buildings are in shadow. By 3pm on December 21, the proposed building’s shadow would completely cover the backyards of the single family homes across the alley to the north east. Under current conditions (one-story commercial building), these backyards are unshaded at that time.

One of the direct impacts on historical resources noted in the *San Diego Land Development Manual* (see above) is “Deterioration due to neglect” (p.10). This is a likely cumulative impact of the Trackside Center project, if built as proposed. Old East’s setting contributes to the historical value of the Montgomery, William-Drummond-Rorvick and Schmeiser houses, as well as to their desirability as owner-

occupied family homes (as they are in November, 2016). The Trackside Center's aesthetic impacts on Old East Davis, as well as impacts on quality of life in Old East resulting from the project's high density (39 dwelling units/acre) and consequent effects on neighborhood traffic and parking, will make nearby properties in Old East less desirable as homes, deterring future investment in them. Property values of immediately adjacent parcels will likely decline, and single-family residences will likely become student rentals owned by absentee landlords. Over time, historical homes in proximity to the proposed project would likely deteriorate in quality, resulting in eventual loss of these resources through neglect.

The City of Davis General Plan suggests that Old East should be considered for formal historic district status. General Plan Policy HIS 1.1, action b, reads: "Establish archaeological or historic districts where significant numbers of archaeological or historic resources are grouped together. Areas to consider for such districts include, but are not limited to, College Park, Bowers' Addition, Old East Davis, the area between 5th and 8th Streets, and the Lincoln Highway" (p.300). Approval of the Trackside Center building would adversely affect the setting of Old East Davis, and the historic resources located in it, to the extent that its potential for historic district status would be compromised. Thus approval of the proposed project would contravene a stated land use policy of the City of Davis.

**6. The proposed project would be precedent-setting, likely leading to further inappropriate development that would significantly harm the settings of Old East and other historical neighborhoods of Davis.**

Approval of the Trackside Center would likely lead to eventual approval of mixed-use projects of a similar mass and scale along the railroad tracks in Old East Davis, at the Davis ACE rock-yard and former Cal Naturals site. The cumulative effects of such development would cause significant and permanent harm to the historical setting of Old East Davis, as large, mixed-use buildings would then visually dominate and impose on nearby City of Davis Designated Historical Resources: the Montgomery House (a Merit Resource), the William-Drummond-Rorvick House (a Landmark Resource) and the Schmeiser House (a Landmark Resource). Approval of the Trackside Center would also set a precedent for development in Old North Davis and University/Rice Lane, where mixed-use projects of

a similar mass and scale would significantly and permanently harm the historical settings of these neighborhoods.

**7. In principle, the Old East neighbors support mixed-use infill projects that comply with the DDTRN Design Guidelines and have mass and scale compatible with the neighborhood.**

This has been the consistent position of the Old East Davis Neighborhood Association since the adoption of the Design Guidelines in 2001 (see *Davis Enterprise* editorial, October 16, 2016, for details). Regarding the Trackside Center specifically, OEDNA has been on record since 2015 (in an open letter published in the *Davis Enterprise*, June 24) as supporting a mixed-use building at the site that complies with the Design Guidelines.

**8. Old East Davis neighbors have presented sketches of mixed-use projects they would support to the project applicants.**

In early summer, 2016, Old East representatives and the project applicants participated in facilitated discussions about the Trackside Center design, initiated by OEDNA and led by Yolo Conflict Resolution Center. At the second of three meetings, Old East representatives presented sketches of mixed-use projects they would support to the project applicants. Although the discussions were civil, no consensus was reached on a project that would be acceptable to both the applicants and OEDNA.

Thank you for your diligence and for your service on the Historical Resources Management Commission.



Mark Grote  
Secretary, Old East Davis Neighborhood Association

November 9, 2016

To: Historical Resources Management Commission

From: Stephen Kaltenbach ( 327 I Street, Davis),OEDNA Board Member

Re: Comments for the November 14 HRMC hearing on the Trackside Center

Dear commissioners:

We, the people of the Old East Davis Neighborhood Association, want to clearly state that we believe that our quality of life will be very negatively impacted by the Trackside building as the design stands today. The mass and scale ignores the guidelines set by the Davis citizenry to avoid this degradation of our sense of neighborhood. These design guidelines were drafted to preserve our highly valued and irreplaceable historic heritage.

We attended numerous sessions in facilitated discussions with the Trackside Partners working to approach a mutually acceptable solution to our differences. Although some progress was made we still haven't reached a design which will impact the neighborhood in a positive way.

We believe that this goal is attainable and we remain hopeful that a design can be achieved that will be satisfactory to both sides. This is important to the neighbors who live near this project and it is crucial to the direction our city chooses for future development. Therefore, what is decided here involves the entire population of our city.

We hope that you will give this matter your most serious and careful consideration.

Stephen Kaltenbach

November 9, 2016

To: Historical Resources Management Commission

From: Mary Kaltenbach (327 I Street, Davis) OEDNA resident

Re: Comments for the November 14 HRMC hearing on the Trackside Center

Dear commissioners,

The proposed Trackside building conflicts with land use policies and objectives of the DDTRN Design Guidelines, General Plan and Core Area Specific Plan, with regard to mass, scale and compatibility with the traditional residential neighborhood.

The scale of the proposed building is incompatible with existing buildings nearby, and the building fails to make an appropriate scale transition between the downtown core and single-family homes in Old East Davis. The height and bulk of the proposed building would dominate its neighbors in all directions. A redesigned, three-story Trackside Center, with appropriate set-backs at the third story, could potentially transition smoothly in all directions.

The proposed project would create significant and permanent adverse effects—both direct and indirect—on the historical setting of Old East Davis. The buildings mass and scale would be out of character in a traditional residential neighborhood. The building would visually dominate and impose on three nearby City of Davis designated historic resources. The cumulative effect of the proposed building would likely be loss of historical resources due to neglect. The Trackside Center's aesthetic impacts on Old East Davis, as well as impacts on quality of life in Old East resulting from the project's high density (39 dwelling units/acre) and consequent effects on neighborhood traffic and parking, will make nearby properties in Old East less desirable as homes. Property values of immediately adjacent parcels will likely decline, and single-family residences will likely become student rentals owned by absentee landlords. Overtime, historic homes in proximity to the proposed project would likely deteriorate in quality, resulting in eventual loss of these resources through neglect.

Other impacts include visual and audible or atmospheric effects that are out of character with the historic property and have the potential to alter its setting, when the setting contributes to the property's significance. The construction of a large scale building, like the proposed Trakside Center, has the potential to cast shadow patterns on the historic property, intrude into its viewshed, generate substantial noise, and substantially increase air pollution and wind patterns.

The Trakside Center building is out of character with nearby traditional homes. If built, the Trakside Center would visually impose on the I Street viewshed. The height and bulk of the proposed building would inappropriately dominate the traditional one and two-story houses, as well as the open views to the west and south, that together make up the setting of Old East Davis. These impacts on the setting of Old East Davis, taken together, would be significant and adverse.

I urge the commission to find that the Trakside Center, as currently proposed, conflicts with the standards for mixed use projects set out in the Davis Downtown and Traditional Residential Neighborhoods Design Guidelines.

Thank you for your thoughtful and professional input on this proposed project.

Sincerely,

Mary Kaltenbach



**From:** Rhonda Reed [mailto:salmonlady@sbcglobal.net]  
**Sent:** Tuesday, November 08, 2016 12:16 PM  
**To:** Eric Lee; Ike Njoku  
**Cc:** Mark Grote  
**Subject:** HRMC Nov 14, 2016 Trackside Center Proposal comments

Dear Eric and Ike,

As I had indicated to you earlier, my husband and I are out of the country and have had limited internet access to view the materials relating to the revised Trackside Center Proposal, but I respectfully request that you forward the following comments to the HRMC for their consideration in their recommendation regarding the subject project. I also would request that you include in your information provided to the commissioners, a copy of the letter that I submitted in November 2015 to the HRMC. I would attach it, but I do not have access to it now. While the Trackside Center project has been scaled down, it still significantly exceeds the mass and scale criteria defined for this transitional parcel in the Davis Downtown and Traditional Neighborhood (DDTRN) Design Guidelines. The height and massing, density and proposed uses of the revised project will still significantly and adversely impact the setting and feel of the neighborhood that has made it worthwhile for significant private investment to be made in the upkeep and restoration of the designated and contributing historical properties in Old East Davis, specifically within 500 feet of the proposed project.

I also would like to echo all of the points that are enumerated in the letter you have or will soon receive from Mark Grote. In particular, I would direct attention to the rendition in his letter of the visual impact that the project will have from 320 I Street. I live at 320 I Street and I assert that this rendition is a more accurate representation than the similar rendition provided by the applicants which is oriented from a position further south on I street. The stepped back design of the upper stories may mitigate the apparent height of the building when standing adjacent to it, however, the true height of the building is blatantly apparent from the view 300 feet away and will not be mitigated by existing trees. Occupants in the upper floors will have direct views into the windows of the Williams-Drummond-Rorvick home, unlike any past historic use of the Trackside parcel site. While the project may not directly shadow historic properties, people walking through the neighborhood will not be able to ignore the overwhelming dark mass to the west once the sun is past its daily zenith.

Further, the renditions of the Trackside Center tend to include street trees that obscure the true mass of the building (note views from Third Street). It is important to note that, excepting the large elm across the alley from the project, 1) these trees do not exist at the present, 2) trees of a height depicted in the rendition would take a minimum of 10 years to come close to the height depicted, and 3) the city of Davis list of allowed street trees does not include varieties that rapidly attain the 35-45 foot height needed to mitigate the visual impact of a 51 foot tall building. This significant delay in mitigation of the visual impact of the building will result in a building that seems to loom over the one story neighboring structures, degrading the quality of life for a significant duration.

The HRA is silent regarding the precedent-setting nature of the proposed project, particularly as relates to the two parcels to the north of the Trackside Center Partners' ownership.. This is a

significant omission in the analysis.

The Trackside Center Project includes additional acreage leased from the railroad in order to justify additional FAR, relief from commercial parking obligations, and open space requirements. This results in a larger structure than was envisioned by the DDTRN Guidelines, which assumed the uses would be based on the size of the parcel. The HRA does not consider this impact. Additionally, the lease of the railroad property expires in April 2016, however it should be expected that the proposed project would have a lifespan of at least 50 years.. A recent study received by the Davis City Council this past summer proposed additional development for the entire railroad right-of-way. This would indicate that the railroad may have different plans for this section of land, hence it is not willing to provide a lease with duration more in line with the expected lifespan of the Trackside project. The HRA also does not consider the impact of the termination of this easement.

I urge the Historic Resources Management Commission to carefully review the Trackside Center revised proposal in light of its adherence, or not, to the principles and policies of the General Plan, the city zoning ordinances, and design guidelines that are in place to protect the limited number of historic resources still remaining in Davis. The setting and feel of the neighborhood surrounding these structures is a crucial motivation for the maintenance and conservation of these structures. These documents also are intended to provide property owners with assurances regarding the expected adjacent uses so that they can make informed decisions regarding their homes. I urge the HRMC to support those documents.

At the December 2015 HRMC meeting on this same topic, one of the commissioners asked the applicants if they had even considered a project for this site that conformed with the Design Guidelines. I would suggest that this question is still relevant.

Thank you for your consideration of these comments. I regret that I cannot attend the November 14 meeting.

Sincerely,  
Rhonda Reed, President Old East Davis Neighborhood Association  
Homeowner of 320 I Street

Please excuse typos and misspellings.

Date: 01 November 2016  
From: Larry D. Guenther  
402 I St.  
Davis CA 95616

To: Eric Lee  
Historic Resource Management Commission  
RE: proposed Trackside Center project

Dear Mr. Lee,

This letter is in regards to the proposed 4-story building at the Trackside Center and I would like it added to the official comments for the Historic Resources Management Commission meeting when it is held. First let me state that I am strongly opposed to this project and to the re-zoning of the Trackside Center.

The current zoning of the Trackside Center was produced by a group of Davis citizens with all stake-holders represented and was specifically designed to prevent the type of building that is being proposed by the Trackside partners. The location of the Trackside Center is zoned as transitional from the Old East Davis neighborhood to the Downtown Core. This transition was seen as imperative to preserve the character and setting of the Old East Davis Neighborhood. The setting of historic resources is part of their value and would be significantly degraded by the presence of a building like the one being proposed by the Trackside Partners. The zoning has not changed since the Trackside Partners purchased the Trackside Center. They knew the zoning when they bought the property and I am asking nothing more than that the current zoning requirements be maintained and that the Davis Downtown and Traditional Residential Neighborhood Guidelines be followed.

The negative impacts to the immediate neighbors include, but are not limited to, increased noise from traffic, tenants and delivery trucks, light pollution from headlights shining into backyards and windows, loss of sunlight (backyards of the neighbors immediately to east would be shaded from early afternoon until sunset all year long), decreased use of accessory dwelling units and garages that have zero set-backs on the alley, decreased safety from the increased traffic in the alley, and decreased parking from people shopping and living at the center who cannot park on sight due to insufficient parking.

The negative impacts to these homes will significantly reduce their value **as homes** and will render them suitable only for rentals that will eventually fall into decay and the City will lose several of its historic resources.

I would also like to voice my opposition to the process that allows meetings for City commissions that are deciding on environmental issues before any California Environmental Quality Act (CEQA) work has been done. CEQA states that the environmental reports must be done, "as early in the planning process as possible,"

so that commissions can make informed and valid decisions. This has not been done and I officially protest.

Finally, the mass and scale of this building are completely out of proportion to the surrounding buildings, specifically, and the Old East Davis neighborhood in general. This building is bad for the neighborhood and bad for Davis.

Thank you for your attention in this matter.

Sincerely,

Larry D. Guenther

**From:** Jennifer Anderson [<mailto:j.anderson@davisace.com>]

**Sent:** Tuesday, October 11, 2016 12:05 PM

**To:** Ashley Feeney

**Cc:** Steve Greenfield; William Fleeman

**Subject:** Trackside Development

Hello Ash,

Attached is a letter of support for the Trackside Development as recently revised and being presented to the Transportation commission this week. We will be out of town and will not be attending. I ask that you include this for the meeting and future meetings as they come up – i.e. Planning, and City Council.

Please let me know if you have any questions.

Regards,

**Jennifer Anderson | President**

Davis Ace Hardware & Aggie Ace | 240 G Street. P. O. Box 1527, Davis CA 95617

T: 530-758-8000 x202 | F: 530-758-6173 | E: [j.anderson@davisace.com](mailto:j.anderson@davisace.com)

[www.davisace.com](http://www.davisace.com) | [Click Here to Sign up for our E-NewsLetter!](#)



Jennifer Anderson  
President  
Davis Ace Hardware  
P. O. Box 1527  
Davis, CA 95617

October 11, 2016

Commissioners and Council Members  
City of Davis  
23 Russell Blvd.  
Davis, CA 95616

Re: Trackside Development

Dear Commissioners and Council Members,

I support the revised project.

I know this must come as a surprise to many. I love my East Davis Neighbors and the downtown group. I am a strong supporter of parking. However, I also listen, learn and modify my opinions – as I hope everyone does.

My grandparents, A. Gordon Anderson and Essie Anderson, immigrated to Davis separately in the early 1900's. In the 1910's they married and were able to build a house on 1<sup>st</sup> Street for about \$3000. They had a son, Donald. He left Davis, then returned with my mother, Dora, in the 1950's. They built a house for about \$25,000 in the 1950's. I left Davis, then returned with my husband in the 1990's and we bought a house in the \$300,000 range. Will we make room for the next generations?

Today, young families, retirees and students – plus employees want to live in Davis and we have a .02 vacancy rate in apartment units. Homes sell in minutes with multiple offers. I strongly support expansion of the housing supply to meet the needs of all groups. It will need to be dense to make any financial sense at all. Look at any new neighborhood in Davis – small lots, taller homes. Downtown is the perfect place to provide density especially with our proximity to transportation options, jobs and the University.

Why does it have to be so dense? I wish the development had this, I wish it had that. Well, having studied the costs of construction with our wishful thinking we could provide parking at Davis Ace and – I am having a “reality” check. Construction has become so expensive which has led to fewer homes, less

parking and a more dense approach to living to support all the demands of our approved “construction rules”.

While this project may not meet all the current “guidelines” they have amended the design to meet most of the city’s requirements. This is well designed – but like any home or building never perfect. We need to accept these minor imperfections. The market and the generations change. Having listened to numerous speakers about shared living, shared parking, shared Lyft, Uber, Zip Cars – a modified approach to living spaces totally different than my “old generation”. We need to make way for the “new” and upcoming generations and their styles. Now is the time.

Let’s be welcoming, like we have been for generations of families since 1868.

Please approve this project so we can move forward to welcome new folks to our community.

Regards,

Jennifer Anderson  
President  
Davis Ace Hardware  
Or Davis Lumber & Hardware, Co to the established folks.  
Or Davis Lumber to the Old Timers

# POSITION STATEMENT



## Trackside Center

*January 7, 2016*      *Adopted by the DCOC Government Relations Committee*  
*January 28, 2015*      *Adopted by the DCOC Board of Directors*

*Updated project plan:*

*September 7, 2016*      *Adopted by the DCOC Government Relations Committee*  
*September 22, 2015*      *Adopted by the DCOC Board of Directors*

The Davis Chamber of Commerce Board of Directors supports the updated proposal for the Trackside Center project, submitted by applicant Kemble Pope as a representative of the investor group for Trackside Center.

The Davis community has a broad residential base with varying housing needs. Densification through infill with a mixed-use design like Trackside utilizes existing space to provide unique options that Davis residents may be seeking but unable to find in the present housing supply. We applaud the Trackside investors, all of whom are Davis residents, for their commitment to invest in our community. The design modifications from initial project scope were based on feedback received from the neighborhood and the wider community. The new design reflects a good balance of residential and commercial space, while incorporating a design that is representative of downtown and the existing neighborhood.

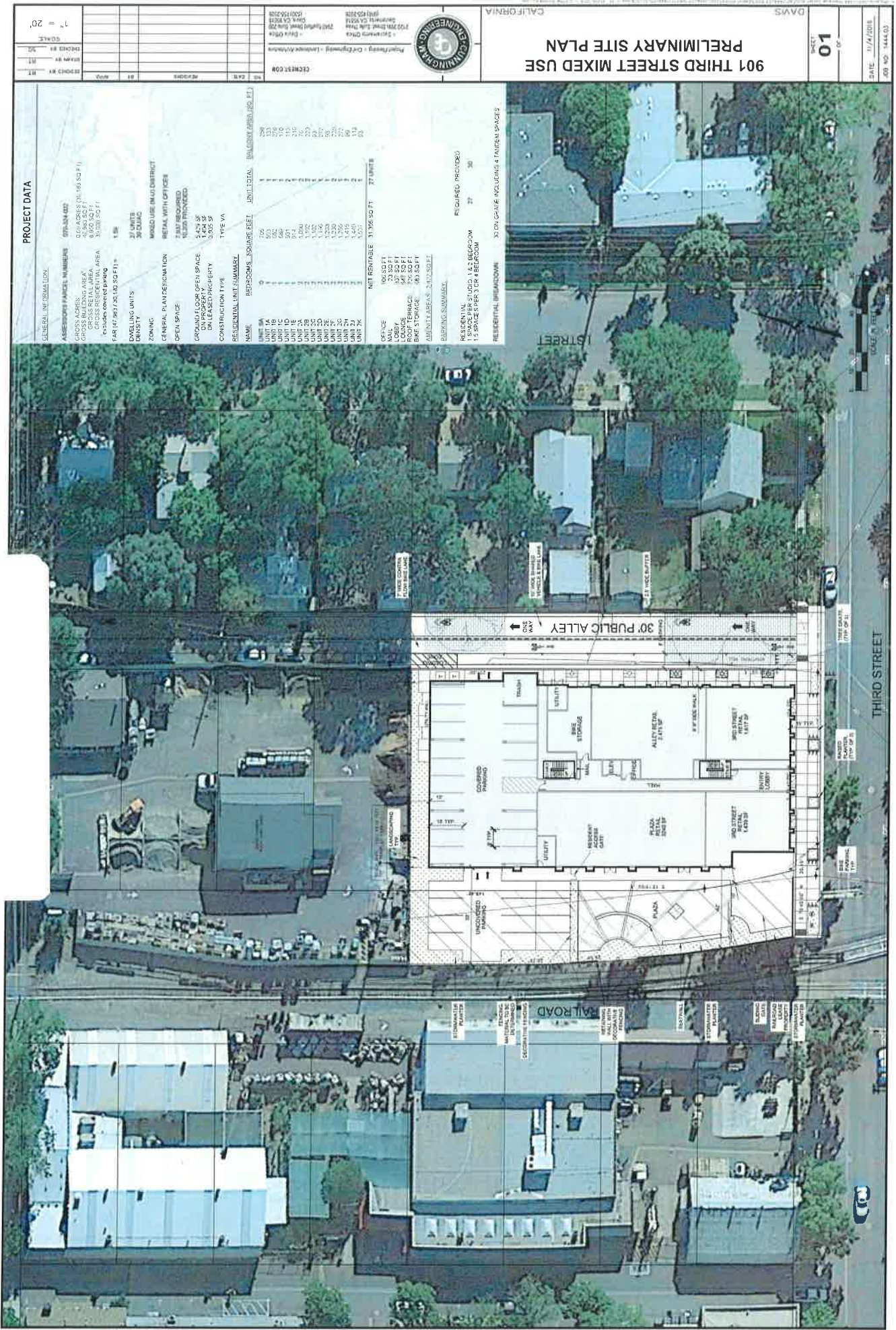
### **Economic Development**

This project will provide additional retail, small office and residential space in the downtown core. The mixed-use design provides an efficient use of the property while expanding the revenue base for community services through new property, business license and retail assessments.

The Chamber of Commerce strongly supports every effort to promote business opportunities in Davis, and will continue to educate and encourage residents to support projects that align with our mission of promoting, supporting and advocating the general economic vitality of our membership and the quality of life for the community.



ATTACHMENT 8



## PROJECT DATA

GENERAL INFORMATION:

ASSESSORS PARCEL NUMBERS : 070-324-002

GROSS ACRES: 0.69 ACRES (30,183 SQ FT)  
 GROSS BUILDING AREA: 47,983 SQ FT  
 GROSS RETAIL AREA: 8,950 SQ FT  
 GROSS RESIDENTIAL AREA: 39,033 SQ FT  
 'excludes covered parking

FAR (47,983 / 30,183 SQ FT) = 1.59

DWELLING UNITS: 27 UNITS  
 DENSITY: 39 DU/AC

ZONING: MIXED USE (M-U) DISTRICT

GENERAL PLAN DESIGNATION: RETAIL WITH OFFICES

OPEN SPACE: 7,937 REQUIRED  
 10,205 PROVIDED

GROUND FLOOR OPEN SPACE: 5,429 SF  
 ON PROPERTY: 1,494 SF  
 ON LEASED PROPERTY: 3,935 SF

CONSTRUCTION TYPE: TYPE VA

RESIDENTIAL UNIT SUMMARY:

<u>NAME</u>	<u>BEDROOMS</u>	<u>SQUARE FEET</u>	<u>UNIT TOTAL</u>	<u>BALCONY AREA (SQ. FT.)</u>
UNIT SA	0	705	1	256
UNIT 1A	1	593	1	133
UNIT 1B	1	652	1	276
UNIT 1C	1	689	1	170
UNIT 1D	1	931	2	119
UNIT 1E	1	914	1	210
UNIT 2A	2	1,090	2	76
UNIT 2B	2	1,102	2	223
UNIT 2C	2	1,102	1	93
UNIT 2D	2	1,196	1	272
UNIT 2E	2	1,203	1	93
UNIT 2F	2	1,230	2	225
UNIT 2G	2	1,295	1	272
UNIT 2H	2	1,415	7	96
UNIT 2J	2	1,449	2	112
UNIT 2K	2	1,537	1	93

NET RENTABLE: 31,395 SQ FT      27 UNITS

OFFICE: 106 SQ FT  
 MAIL: 23 SQ FT  
 LOBBY: 337 SQ FT  
 LOUNGE: 547 SQ FT  
 ROOF TERRACE: 726 SQ FT  
 BIKE STORAGE: 683 SQ FT

AMENITY AREAS: 2,422 SQ FT

PARKING SUMMARY:

	REQUIRED	PROVIDED
RESIDENTIAL		
1 SPACE PER STUDIO, 1 & 2 BEDROOM	27	30
1.5 SPACES PER 3 OR 4 BEDROOM		

RESIDENTIAL BREAKDOWN: 30 ON GRADE INCLUDING 4 TANDEM SPACES

RECEIVED

OCT 31 2016

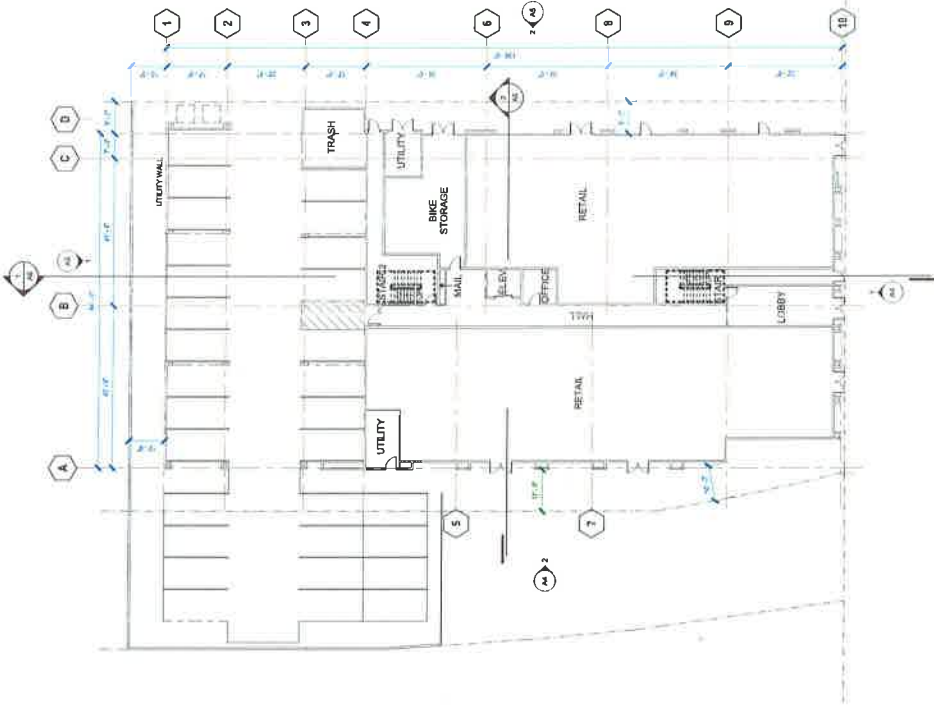
City of Davis  
Community Development

TRACKSIDE CENTER  
DAVIS, CA

891 519 3RD STREET  
DAVIS, CA 95618

GROUND FLOOR PLAN

DATE: 10/05/16  
PROJECT NO: 1210-0001  
SCALE: 1/16" = 1'-0"  
SHEET: A1



GROUND FLOOR PLAN | 1

PROJECT DATA

GENERAL INFORMATION

ASSEMBLING PARCEL NUMBERS: 09024402  
GROSS AREA: 18,500 SF  
GROSS RETAIL AREA: 8,000 SF  
GROSS RESIDENTIAL AREA: 8,500 SF

USE: COMMERCIAL

ENCLOSING UNITS: 21 UNITS

ZONING: M-2 (MEDIUM DENSITY RESIDENTIAL)

GENERAL PLANNING DESCRIPTION: RETAIL WITH OFFICES

OPEN SPACE: 7,877 SF

OFFICED TO GO OPEN SPACE: 1,000 SF

ON PROPOSED PROPERTY: 3,877 SF

CONSTRUCTION TYPE: TYPE VA

RESIDENTIAL UNIT BREAKDOWN:

NAME	RESIDENTIAL	SCALE	FLOOR	UNIT TOTAL	BAZON/AREA (SQ. FT.)
UNIT 1A	0	0	0	0	0
UNIT 1B	1	662	1	1	276
UNIT 1C	1	662	1	1	119
UNIT 1D	1	891	1	1	76
UNIT 2A	2	1,059	2	2	82
UNIT 2B	2	1,059	2	2	82
UNIT 2C	2	1,059	2	2	82
UNIT 2D	2	1,059	2	2	82
UNIT 2E	2	1,059	2	2	82
UNIT 2F	2	1,059	2	2	82
UNIT 2G	2	1,059	2	2	82
UNIT 2H	2	1,059	2	2	82
UNIT 2I	2	1,059	2	2	82
UNIT 2J	2	1,059	2	2	82
UNIT 2K	2	1,059	2	2	82
UNIT 2L	2	1,059	2	2	82
UNIT 2M	2	1,059	2	2	82
UNIT 2N	2	1,059	2	2	82
UNIT 2O	2	1,059	2	2	82
UNIT 2P	2	1,059	2	2	82
UNIT 2Q	2	1,059	2	2	82
UNIT 2R	2	1,059	2	2	82
UNIT 2S	2	1,059	2	2	82
UNIT 2T	2	1,059	2	2	82
UNIT 2U	2	1,059	2	2	82
UNIT 2V	2	1,059	2	2	82
UNIT 2W	2	1,059	2	2	82
UNIT 2X	2	1,059	2	2	82
UNIT 2Y	2	1,059	2	2	82
UNIT 2Z	2	1,059	2	2	82
NET RENTABLE:	17,500	801	17	17	81

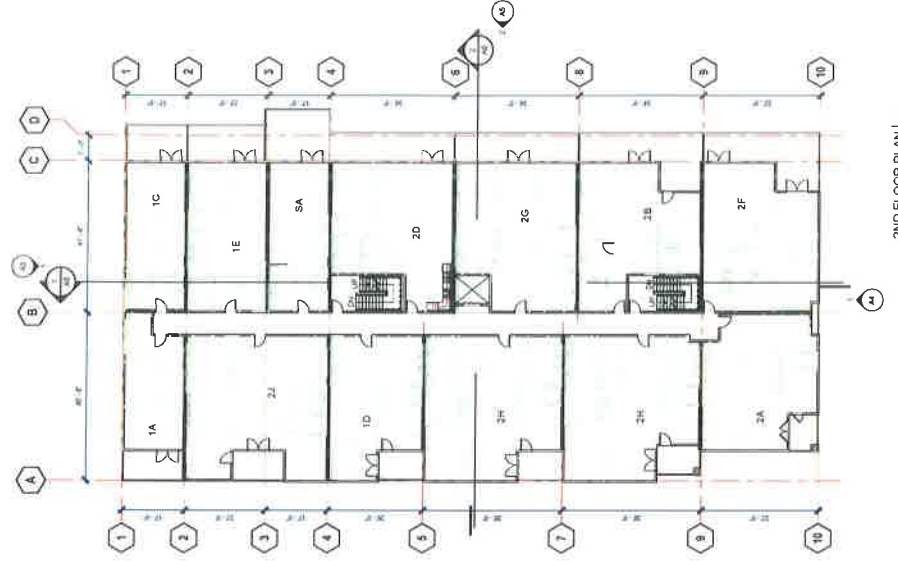
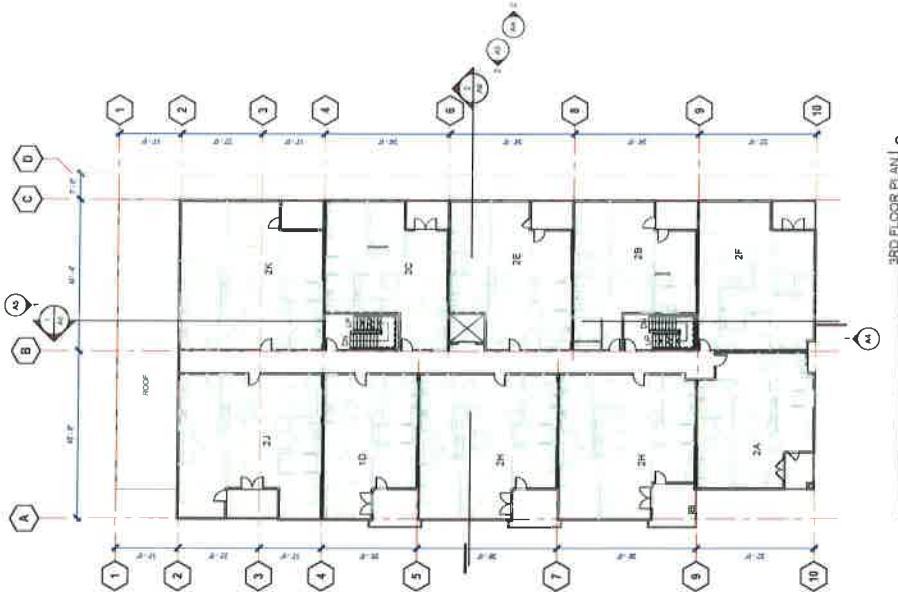
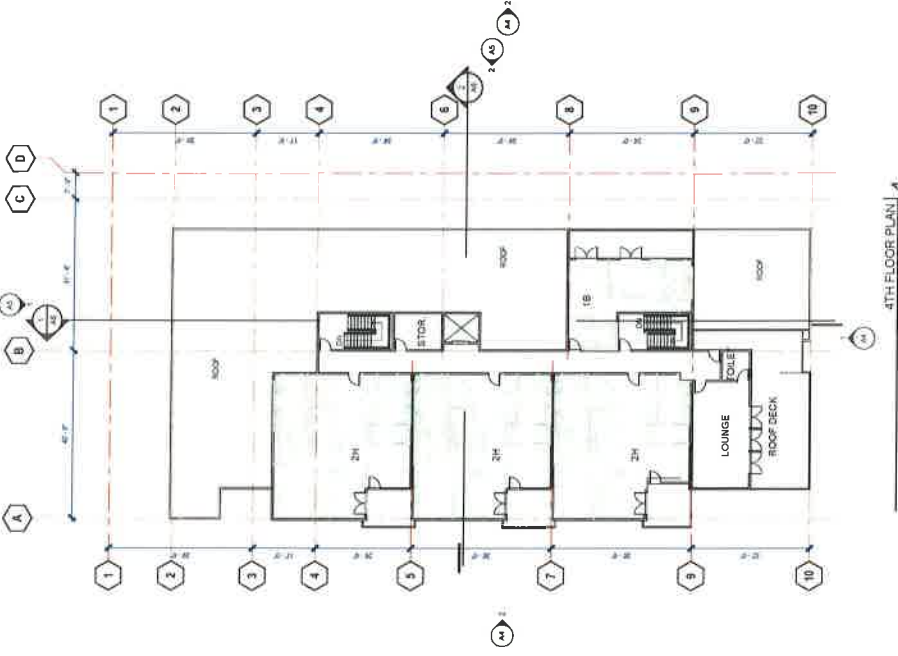
OFFICE: 18,500 SF  
LOBBY: 2,700 SF  
RETAIL: 8,000 SF  
BIKE STORAGE: 700 SF  
MAIL: 100 SF  
ELEVATOR: 100 SF  
TRASH: 100 SF  
UTILITY: 100 SF

RETAIL: 8,000 SF  
OFFICE: 18,500 SF  
LOBBY: 2,700 SF  
BIKE STORAGE: 700 SF  
MAIL: 100 SF  
ELEVATOR: 100 SF  
TRASH: 100 SF  
UTILITY: 100 SF

RESIDENTIAL BREAKDOWN: 20 ON GRADE INCLUDING 7 THRU-ROOF SPACES

SCALE: 1/16" = 1'-0"





**RECEIVED**

SEP 07 2016

City of Davis  
Community Development

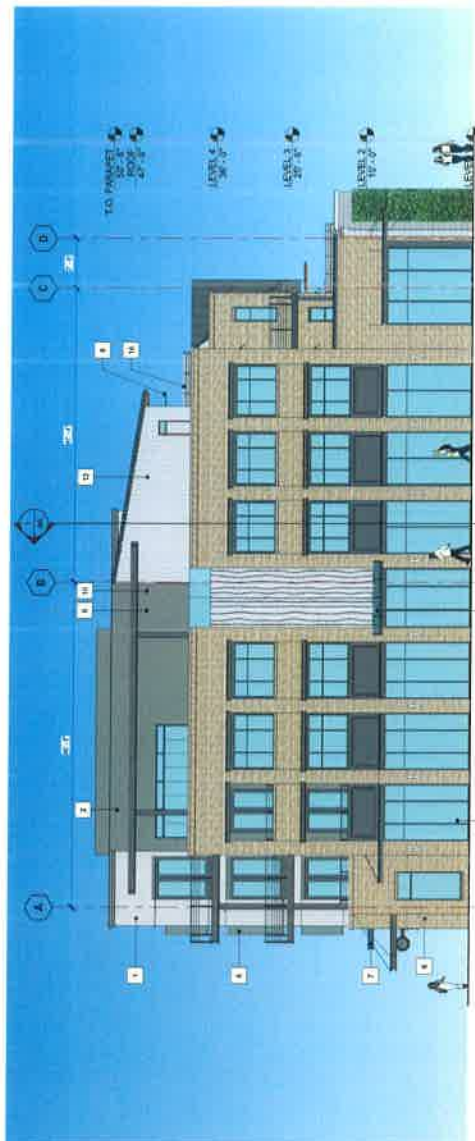
**TRACKSIDE CENTER**  
DAVIS, CA

DATE: 08/30/16  
PROJECT NO: 1210-0001  
SCALE: 1/16" = 1'-0"  
SHEET: A2



SCALE 1/8" = 1'-0"

INDICATES  
BACKSHEET



SOUTH ELEVATION  
17'-0" 25'-0" 33'-0" 41'-0" 47'-6"

KEY NOTES

- |    |                            |    |                        |
|----|----------------------------|----|------------------------|
| 1  | LIMESTONE PLASTER ALUMINUM | 12 | BOARD AND BATT SIDING  |
| 2  | LIMESTONE PAINTED STONE    | 13 | HOODS BOARD UP SIDING  |
| 3  | STANDING SEAM METAL ROOF   | 14 | DECORATIVE METAL PANEL |
| 4  | VJWS WINDOWS               | 15 | EXTENSION MOORE LIGHTS |
| 5  | ALUMINUM STORMDOOR SYSTEM  | 16 | LOWEDED PRIVACY SCREEN |
| 6  | METAL MESH SHADING PANELS  | 17 | WOOD TRELLIS           |
| 7  | METAL SHADE CANOPY         | 18 | PAINTED WOOD SLATS     |
| 8  | TAN BRICK FORMER           | 19 | USED WALL              |
| 9  | 3D ACCENT PANEL            | 20 | CANVAS AWNING          |
| 10 | GLASS CANOPY               | 21 | DECORATIVE STEEL LITEL |
| 11 | METAL DOOR RAILING         | 22 | METAL AND GLASS AWNING |



WEST ELEVATION  
17'-0" 25'-0" 33'-0" 41'-0" 47'-6"

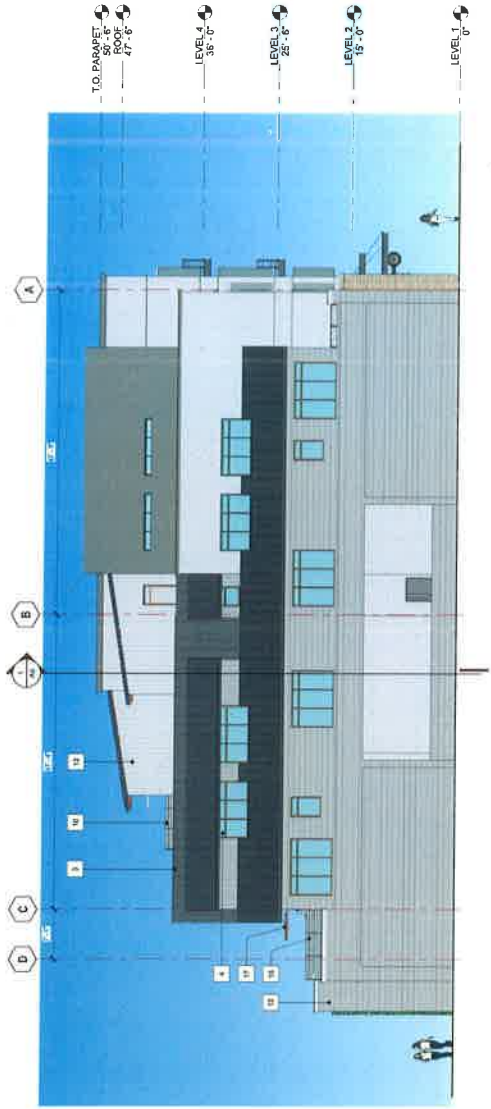
**TRACKSIDE CENTER**  
DAVIS, CA

801 810 800 STREET  
DAVIS, CA 95616

EXTERIOR ELEVATIONS

DATE: 09/30/16  
PROJECT NO.: 1210-0001  
SCALE: A4  
SHEET: A4





NORTH ELEVATION 1

- KEY NOTES**
- 1 LIMESTONE PLASTER, ALABASTER
  - 2 LIMESTONE PLASTER, STONE
  - 3 STANDING SEAM METAL ROOF
  - 4 VINYL WINDOWS
  - 5 ALUMINUM STOREFRONT SYSTEM
  - 6 METAL MESH SHADING PANELS
  - 7 METAL SHADE CANOPY
  - 8 TIMBERCLAVENER
  - 9 30-DEGREE PANEL
  - 10 GLASS GLAZING
  - 11 METAL DECORATING

- 12 BOARD AND BATTEN SIDING
- 13 INSIDE BOARD LAP SIDING
- 14 DECORATIVE METAL PANEL
- 15 EXTERIOR SCIENCE LIGHTS
- 16 LOWELED PERIMETER GREEN
- 17 WOOD TRAILLIS
- 18 PAINTED WOOD SLATS
- 19 GREEN WALL
- 20 CANVAS SIDING
- 21 DECORATIVE TRIPLE WHITE
- 22 METAL AND GLASS SIDING



EAST ELEVATION 2

**TRACKSIDE CENTER**  
DAVIS, CA

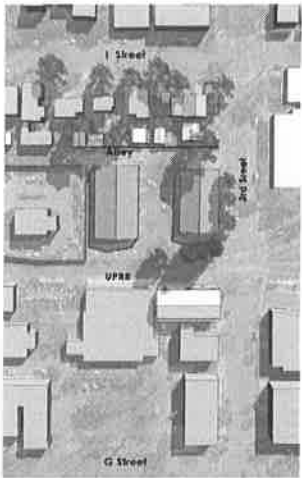
DATE: 08/30/16  
PROJECT NO: 1210-0001  
SCALE:  
SHEET: AS

**LPAS**

11440 Avenue Park Drive, Suite 100, Sacramento CA 95823  
414.441.0222 | [www.lpas.com](http://www.lpas.com) | [info@lpas.com](mailto:info@lpas.com)

ATTACHMENT 9

9AM



NOON



3PM



5PM



EXISTING SITE WITH TREES

9AM



NOON



3PM



5PM



EXISTING SITE WITHOUT TREES



Spring | March 21<sup>st</sup>

SUN / SHADOW STUDIES  
FOR  
TRACKSIDE CENTER  
DAVIS, CALIFORNIA

DATE: 03/17/20  
PROJECT: TRACKSIDE CENTER, 1000 TRACKSIDE AVENUE, DAVIS, CA 95618  
SCALE: 1" = 20' (VERTICAL SCALE: 1" = 10')

DAVIS, CALIFORNIA  
SUN / SHADOW STUDIES  
S-05

*Existing Buildings*

9AM



NOON



3PM

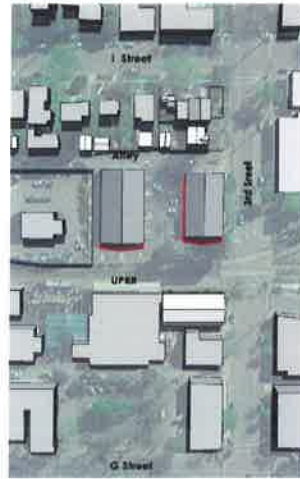


5PM



**EXISTING SITE WITH TREES**

9AM



NOON



3PM



5PM



**EXISTING SITE WITHOUT TREES**

**SUN / SHADOW STUDIES**  
**TRACKSIDE CENTER**

DAVIS, CALIFORNIA

PREPARED BY



ARCHITECTURAL  
RECORDING  
TEAM CONSULTING

DATE: 2/24/10

NO. S-06



**Summer | June 21st**



9AM



NOON



3PM



5PM



**EXISTING SITE WITH TREES**

9AM



NOON



3PM



5PM



**EXISTING SITE WITHOUT TREES**



**Fall | September 21<sup>st</sup>**

**SUN / SHADOW STUDIES**  
FOR  
**TRACKSIDE CENTER**  
DAVIS, CALIFORNIA



PROJECT ID: 2017011001  
PROJECT NAME: TRACKSIDE CENTER  
PROJECT ADDRESS: 1000 UNIVERSITY AVENUE, DAVIS, CA 95616  
DATE: 09/21/17  
SCALE: 1" = 100'

© 2017 TRACKSIDE CENTER  
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**S-07**

9AM



NOON



3PM



5PM



**EXISTING SITE WITH TREES**

9AM



NOON



3PM



5PM



**EXISTING SITE WITHOUT TREES**

**SUN / SHADOW STUDIES**  
**TRACKSIDE CENTER**  
DAVIS, CALIFORNIA



PROJECT NO. 20170123  
Architect: David M. Smith  
Architect License No. 12512  
Professional Seal No. 12512  
DATE: 12/15/17  
PROJECT NO. 20170123  
PROJECT NAME: TRACKSIDE CENTER  
PROJECT ADDRESS: 2150 21ST ST  
DAVIS, CA 95618  
DRAWN BY: JLM  
CHECKED BY: JLM  
DATE: 12/15/17



**Winter | December 21<sup>st</sup>**

**Appendix Item E (4 pages)**

9AM



NOON



3PM



5PM



**PROPOSED 2016 TRACKSIDE CENTER WITH TREES**

9AM



NOON



3PM



5PM



**PROPOSED 2016 TRACKSIDE CENTER WITHOUT TREES**

**SUN / SHADOW STUDIES**  
for  
**TRACKSIDE CENTER**  
DAVIS, CALIFORNIA

**RECEIVED**

SEP 07 2016

City of Davis  
Community Development



9AM



NOON



3PM



5PM



**PROPOSED 2016 TRACKSIDE CENTER WITH TREES**

9AM



NOON



3PM



5PM



**PROPOSED 2016 TRACKSIDE CENTER WITHOUT TREES**



**Summer | June 21<sup>st</sup>**

**RECEIVED**

SEP 07 2016

City of Davis

Community Development

**SUN / SHADOW STUDIES**  
FOR  
**TRACKSIDE CENTER**  
DAVIS, CALIFORNIA

Prepared by:

DATE: 07/20/16

PROJECT: TRACKSIDE CENTER

SCALE: 1" = 100'

DATE: 07/20/16

PROJECT: TRACKSIDE CENTER

SCALE: 1" = 100'

DATE: 07/20/16

PROJECT: TRACKSIDE CENTER

SCALE: 1" = 100'

DATE: 07/20/16

PROJECT: TRACKSIDE CENTER



ECONOMIC  
DEVELOPMENT

PLANNING

COMMUNITY DEVELOPMENT

DAVIS, CALIFORNIA

S-02

9AM



NOON



3PM



5PM



**PROPOSED 2016 TRACKSIDE CENTER WITH TREES**

9AM



NOON



3PM



5PM



**PROPOSED 2016 TRACKSIDE CENTER WITHOUT TREES**

**SUN / SHADOW STUDIES**  
for  
**TRACKSIDE CENTER**  
DAVIS, CALIFORNIA

**RECEIVED**

**Fall | September 21<sup>st</sup>**

**SEP 07 2016**

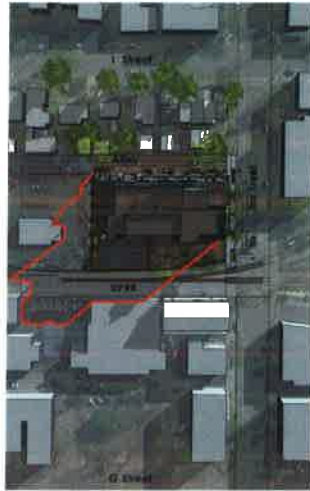
City of Davis  
Community Development



S-03



9 AM



NOON



3 PM



5 PM



**PROPOSED 2016 TRACKSIDE CENTER WITH TREES**

9 AM



NOON



3 PM



5 PM



**PROPOSED 2016 TRACKSIDE CENTER WITHOUT TREES**



**Winter | December 21<sup>st</sup>**

**RECEIVED**

SEP 07 2016

City of Davis

Community Development

SUN / SHADOW STUDIES  
for  
TRACKSIDE CENTER  
DAVIS, CALIFORNIA



1000 E. 10th St.  
Davis, CA 95618  
707.251.1111  
www.sunshadowstudies.com



- ① NO CLEAR GLASS AT 4TH FLOOR
- ② PRIVACY SCREEN, PARTIAL WALL, LATTICE, TRELLIS OR OTHER PRIVACY TREATMENTS
- ③ EXISTING BUILDING OUTLINE

- 1 STORY: +15'-0"
- 2 STORY: +26'-6"
- 3 STORY: +37'-0"
- 4 STORY: +48'-6"



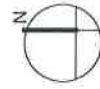
SW View of Trackside, from North Side of 4th St, looking down Alley



East View of Trackside, from 1 Street



NW View of Trackside, from SE corner of 3rd & 1 St



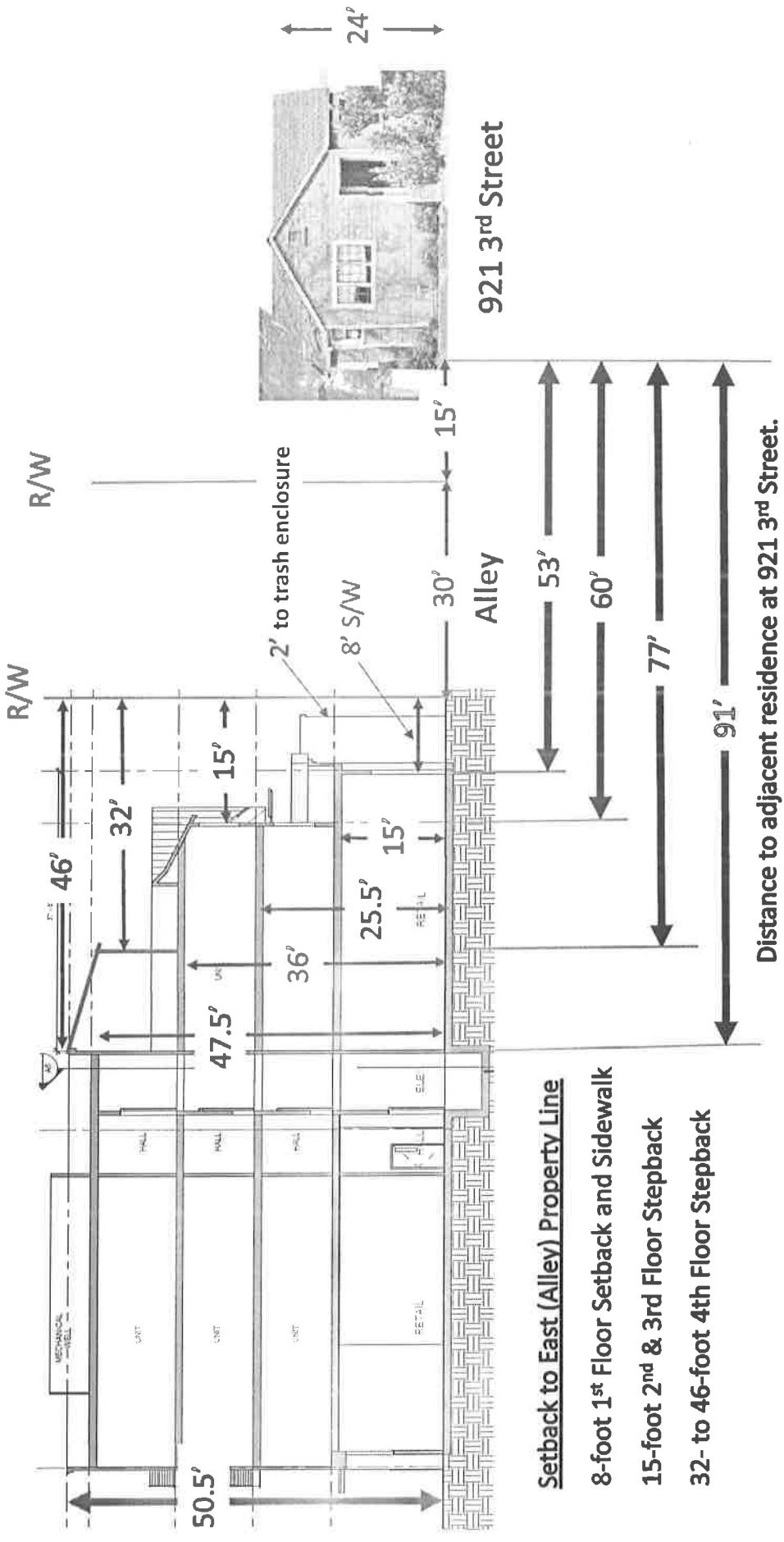
NOTE: TREES HAVE BEEN OMITTED FOR CLARITY.

# TRACKSIDE CENTER

Davis, CA

MASSING STUDY  
VERSION 4.0

# Trackside Center – Building Setbacks on East (Alley Side)



**Setback to East (Alley) Property Line**

**8-foot 1st Floor Setback and Sidewalk**

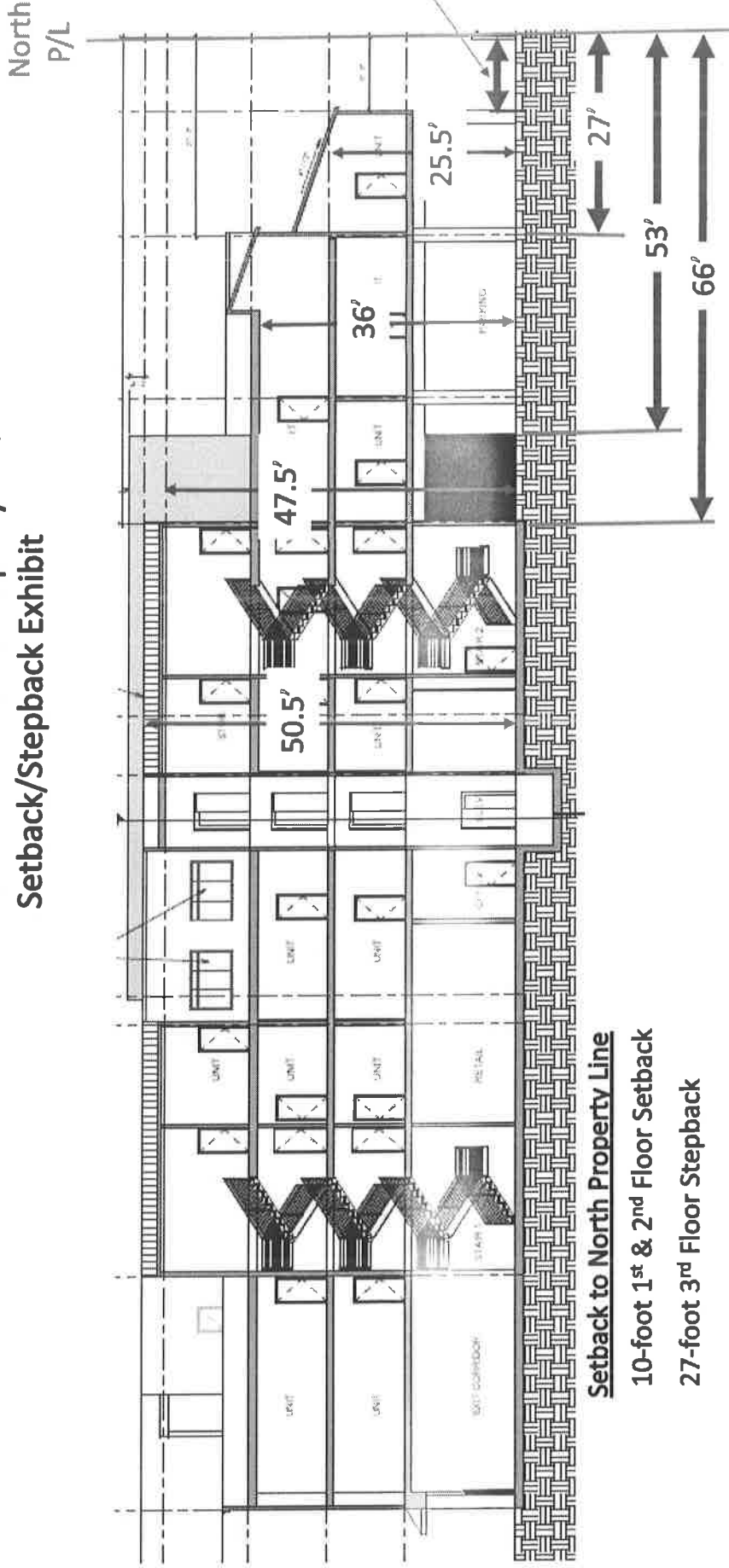
**15-foot 2nd & 3rd Floor Stepback**

**32- to 46-foot 4th Floor Stepback**

**Distance to adjacent residence at 921 3rd Street.**



**Trackside Center – North Property Line  
Setback/Stepback Exhibit**



**Setback to North Property Line**

10-foot 1<sup>st</sup> & 2<sup>nd</sup> Floor Setback

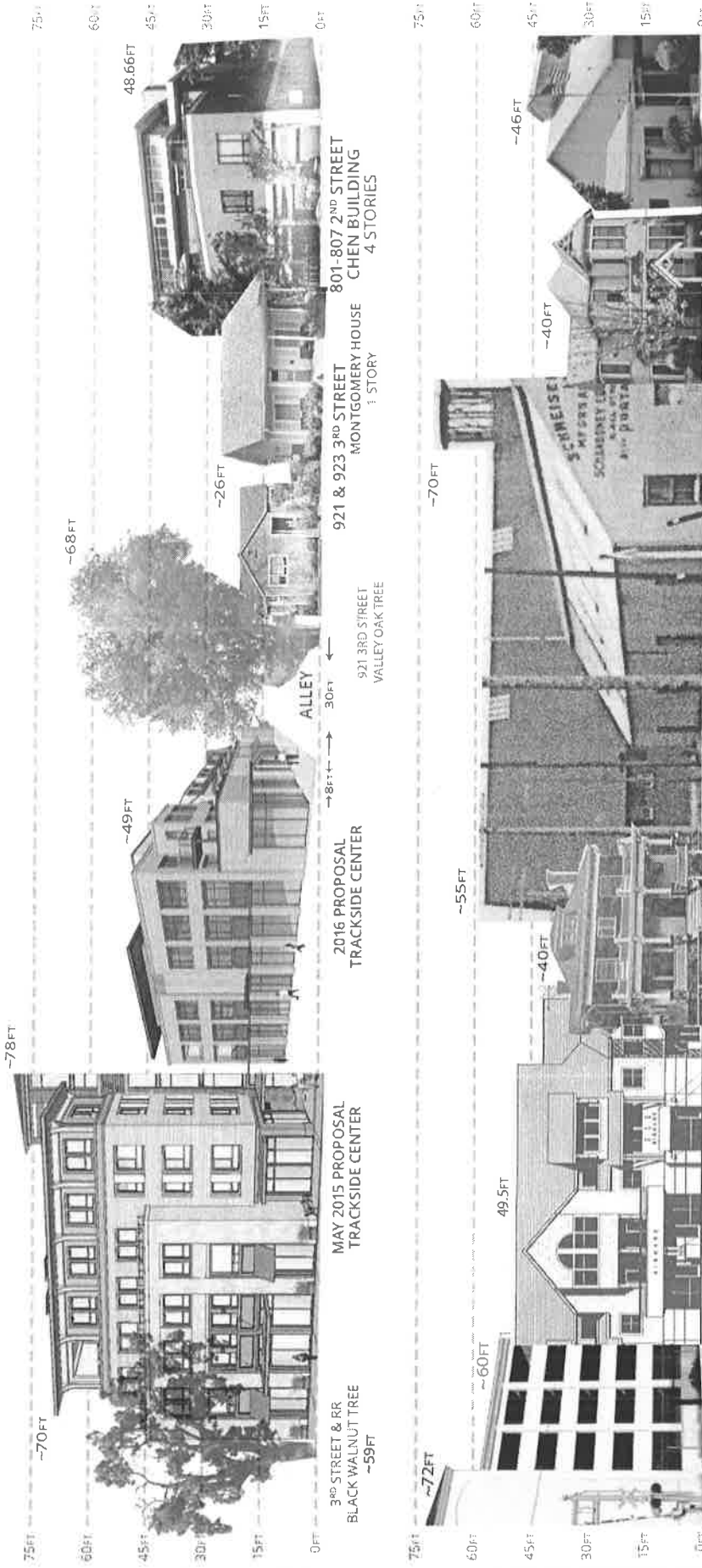
27-foot 3<sup>rd</sup> Floor Stepback

53- to 66-foot 4<sup>th</sup> Floor Stepback

# ATTACHMENT 11

## Appendix Item D

### Comparison of Structures in Davis, CA



SCALE: ARCHITECTURAL - ALL HEIGHTS IN FEET; PHOTOGRAPHY - COURTESY OF THE CITY OF DAVIS; PHOTOGRAPHY - COURTESY OF THE CITY OF DAVIS

ATTACHMENT 12



Streetscape View from 3rd Street



View along 3rd Street





Elevated View of Southeast Corner of the Building





View of Plaza from 3rd Street



# 901 THIRD STREET MIXED USE STREET PERSPECTIVES

CALIFORNIA



Traviside Criteria, Inc.  
 Project Planning + Civil Engineering + Landscape Architecture  
 2122 20th Street, Suite 200  
 Davis, CA 95618  
 (916) 455-2026  
 Fax: (916) 455-2026  
 www.travisidecriteria.com

DATE: 9/7/2016	DATE: 9/7/2016
PROJECT: 901 THIRD STREET MIXED USE	PROJECT: 901 THIRD STREET MIXED USE
SCALE: 1" = 20'	SCALE: 1" = 20'



**RESOLUTION NO. 01-108, SERIES 2001  
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DAVIS ADOPTING THE  
DOWNTOWN AND TRADITIONAL RESIDENTIAL NEIGHBORHOOD DESIGN  
GUIDELINES**

WHEREAS, the Downtown and Traditional Residential Neighborhood Design Guidelines were developed as the result of a cooperative community effort to address community concerns about the manner in which new investment in the center of Davis can enhance, rather than erode, it's valued character; and

WHEREAS, Policy HIS 1.4 of the City's General Plan adopted in May, 2001 states that the City should "Preserve historic features of the core area and historic districts" and the related General Plan standard HIS 1.4a states that, "The City shall establish procedures for demolitions and standards and/or guidelines for remodeling and reconstruction in Davis' older neighborhoods within and around the core area, generally bounded by First Street, Seventh Street, A Street and L Street; and

WHEREAS, Goal UD 5 of the General Plan adopted in May, 2001 states that the City should, "Create and enforce clear and reasonable design guidelines that operationalize the relevant goals, policies and actions of this general plan, Policy UD 5.1 states that the City shall, "Develop and implement new design guidelines which are reviewed periodically; and

WHEREAS, the Core Area Specific Plan mitigation measure 4.2-7a requires the development of design standards specific to the Core Area and an accompanying design review process; and

WHEREAS, the Downtown and Traditional Residential Neighborhood Design Guidelines will help conserve the traditional neighborhood character, fabric and setting by guiding future development, reuse and reinvestment through the provision of a set of comprehensive written guidelines and illustrations and through the development of design review process; and

WHEREAS, the Downtown and Traditional Residential Neighborhood Design Guidelines will discourage the demolition of structures consistent with the district's historic character by providing incentives for reuse of non-designated contributing structures; within the guideline boundaries there are 31 individually designated historic resources and 111 structures included in the City's 1996 Cultural Resources Inventory; and

WHEREAS, the Downtown and Traditional Residential Neighborhood Design Guidelines identify four neighborhood districts that comprise Davis' center, Old East Neighborhood, Old North Neighborhood, University Avenue/Rice Lane Neighborhood and the Downtown Core and Mixed Use Neighborhood, and key features and character areas identified for each area; and



WHEREAS, The Planning and Building Director shall be authorized to make changes as directed by the City Council to the Downtown and Traditional Residential Neighborhood Design Guidelines to the photos, exhibits and text, and

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Davis hereby adopts the Downtown and Traditional Residential Neighborhood Design Guidelines to ensure the long term viability and evolution of the designated area within the context of the desirable characteristics identified for each of the four neighborhood districts that make up the overlay district.

INTRODUCED on July 25th and PASSED AND ADOPTED on July 25th, 2001  
by the following vote:

AYES: FREEMAN, GREENWALD, WAGSTAFF.

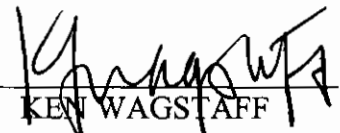
NOES: NONE.

ABSENT: NONE.

**ABSTAIN:** BOYD, HARRINGTON.

ATTEST

  
BETTE RACKI  
City Clerk

  
KEN WAGSTAFF  
Mayor

**RESOLUTION NO. 07-139, SERIES 2007**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DAVIS AMENDING THE  
DOWNTOWN AND TRADITIONAL RESIDENTIAL NEIGHBORHOOD DESIGN  
GUIDELINES**

WHEREAS, the Downtown and Traditional Residential Neighborhood Design Guidelines were developed as the result of a cooperative community effort to address community concerns about the manner in which new investment in the center of Davis can enhance, rather than erode, it's valued character; and

WHEREAS, Policy HIS 1.4 of the City's General Plan states that the City should "Preserve historic features of the core area and historic districts" and the related General Plan standard 1.4a states that, "The City shall establish procedures for demolitions and standards and/or guidelines for remodeling and reconstruction in Davis' older neighborhoods within and around the core area, generally bounded by First Street, Seventh Street, A Street and L Street; and

WHEREAS, Urban Design Goal 5 of the General Plan update states that the City should, "Create and enforce clear and reasonable design guidelines that operationalize the relevant goals, policies and actions of this general plan, Policy UD5.1 states that the City shall, "Develop and implement new design guidelines which are reviewed periodically; and

WHEREAS, the Downtown and Traditional Residential Neighborhood Design Guidelines help conserve the traditional neighborhood character, fabric and setting by guiding future development, reuse and reinvestment through the provision of a set of comprehensive written guidelines and illustrations and through the development of design review process; and

WHEREAS, the Downtown and Traditional Residential Neighborhood Design Guidelines discourage the demolition of structures consistent with the district's historic character by providing incentives for reuse of non-designated contributing structures; and

WHEREAS, the Downtown and Traditional Residential Neighborhood Design Guidelines identify four neighborhood districts that comprise Davis' center, Old East Neighborhood, Old North Neighborhood, University Avenue/Rice Lane Neighborhood and the Downtown Core and Mixed Use Neighborhood, and key features and character areas identified for each area; and

WHEREAS, the Historical Resources Management Commission held duly noticed public meetings on May 21, 2007 and June 4, 2007 to receive comments and consider the B and 3<sup>rd</sup> Streets Visioning Process, including amendments of the General Plan, Core Area Specific Plan, and Design Guidelines; and

WHEREAS, the Planning Commission held a duly noticed public hearing on May 30, 2007 to receive comments and consider the B and 3<sup>rd</sup> Streets Visioning Process; and

WHEREAS, the City Council held a duly noticed public hearing on June 12, 2007 to review the B and 3<sup>rd</sup> Streets Visioning Process, and based on oral testimony and documentary evidence

reviewed during the public hearing, determined that the Environmental Impact Report prepared for the B and 3<sup>rd</sup> Street Visioning Project adequately identifies the potential environmental impacts of the project and the appropriate findings were to approve the project.


NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Davis hereby adopts the amendments to the Downtown and Traditional Residential Neighborhood Design Guidelines as shown in Attachment 1 to this Resolution.

PASSED AND ADOPTED by the City Council of the City of Davis this twelfth day of June 2007 by the following votes:

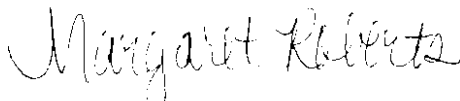
AYES: Asmundson, Saylor, Souza

NOES: Heystek

ABSENT: Greenwald

  
Ruth Uy Asmundson  
Mayor Pro Tem

ATTEST:

  
Margaret Roberts, CMC  
City Clerk