

Formal Submittal
Lincoln40
130-Unit To-Be-Developed Apartment Community
Olive Drive, Davis

Lincoln40

PROPOSED DEVELOPMENT PROJECT NARRATIVE

I. Project Description

The proposed project would redevelop a 5.92 acre property – a combination of eleven parcels, located at East Olive Drive. The development will include a new 130-unit, three, four and five story student-oriented housing project to be named Lincoln40.

Lincoln40 will include a mix of 2-bedroom to 5-bedroom fully furnished living units that will be accessed via interior hallways and elevators. The majority of the units (64%) will be 4-bedroom/4-bathroom units. The units will range in size from approximately 1,024 square feet to 1,797 square feet. All units will have a kitchen, dining area and secure bedrooms each complete with a private bathroom. There will be 473 bedrooms with 235 of these bedrooms designed specifically for double occupancy. The double occupancy rooms will be slightly larger and will include double vanities in the private bathroom. The community will include, but not be limited to a swimming pool, fitness center, indoor and outdoor lounge areas, outdoor barbecues, cabanas and each floor will offer private study areas complete with wireless internet, charging stations and desks.

This 708-bed community will include a total of 240 surface parking spaces. 23 parking spaces will be covered and under the building envelope, there will be 60 tandem spaces, and an estimate of up to 100 spaces may be designed with carports. A portion of these parking spaces will also be dedicated to offering convenient and reliable ride share programs. Lincoln40 will be designed to incentivize bike usage by offering bike parking for each resident and on-site repair facilities.

Applications Summary

The anticipated entitlement applications for Lincoln40 include:

1. Gateway / Olive Drive Specific Plan text amendments to include RMHD (Residential Medium High Density) land use and specific Lincoln40 provisions to East Olive Drive sub-area of specific plan.
2. Individualized Affordable Housing Plan to pay in-lieu fee.
3. Parcels Merger to create one parcel that will include easements and dedications.
4. Development Agreement.
5. Vacation of Right of Way – vacation of Hickory Lane.
6. Design review for site plan and architectural review.
7. Demolition of existing sixteen structures
8. Environmental Impact Report (EIR) for environmental determination.

Environmental Impact

The Developer has agreed to pay for an Environmental Impact Report (“EIR”) and is being administered by the City of Davis.

Affordable Housing

The City of Davis, through its affordable housing program, requires that this development meets specific minimum requirements in order to satisfy its affordable housing ordinance. With the number of units planned on the site, the City will require that affordable units be placed into its existing inventory.

To meet the affordable housing requirements the developer would contribute an “in lieu” fee to the City Affordable Housing Fund pursuant to city code.

Parcel Summary

Ownership	Address	Parcel	APN	Acres/ Square Footage
HighBridge Properties	1111 Olive Drive	Seven	070 280 010	.20
	115 Hickory Lane	Five	070 280 014	.28
	113 Hickory Lane	Two	070 280 013	.46
	111 Hickory Lane	One	070 280 012	.10
	118 Hickory Lane	Six	070 280 017	.09
	120 Hickory Lane	Eight	070 280 016	.12
	1165 Olive Drive	Nine	070 280 015	.79
	1185 Olive Drive	Ten	070 290 002	.18
	1229 Olive Drive	Eleven	070 290 004	.22
	1223 Olive Drive	Nine	070 290 001	2.78
	1225 Olive Drive	None	070 290 003	.55
			Total ⁽¹⁾	5.92 acres

⁽¹⁾ Includes portion of Hickory Lane and dedicated area for pedestrian/bicycle path alongside western property boundary.

Land Use Designations

Existing Specific Plan Land Use: Gateway / Olive Drive Specific Plan, 2002
Existing Zoning: East Olive Multiple Use, Residential Medium Density
EOMU, RMD

Existing Zoning Map (Courtesy of Olive Gateway Specific Plan)



Lincoln40 Site Plan

Site Plan



Lincoln40 Project
Davis Student Housing
Davis, CA



CONCEPTUAL PLANTING PLAN
DATE: 2/20/17
PROJECT NO: 1213-0001

HIGHBRIDGE PROPERTIES



Proposed Project Data

General Plan Land Use:	Residential Medium High Density (proposed)
Zoning:	PD (with base zoning of Residential Medium High Density)
Lot Area:	5.92 acres (257,875 square feet)
Total Units:	130 units with 498 bedrooms
Net Density:	22 units per acre
Floor Area Ratio:	.97
Main Building Footprint:	55,032 square feet
Storage Building Footprint:	1,014 square feet
Building / Lot Coverage:	22%
Patios and walkways:	30,394 square feet
Parking and Driveways:	66,575 square feet
Outdoor Open Space:	104,860 square feet
Previous paving:	15,389 square feet
Overall Lot Coverage:	60%
Vehicle Parking:	240 spaces / 0.34 spaces per bed
Bicycle Parking:	725 total bicycle spaces / 1.02 per bed
Overall Height:	60'-0"

Proposed Gateway / Olive Drive Specific Plan Amendments

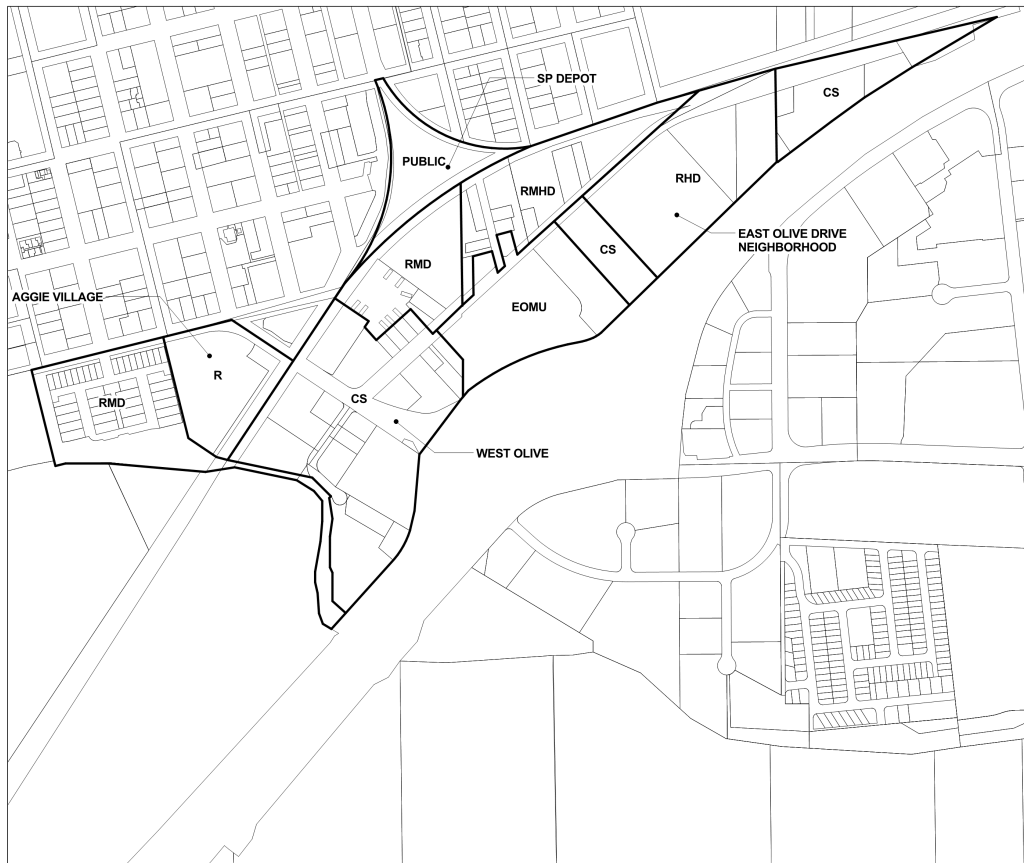
(Refer to Specific Plan last amended May 1, 2002)

Pg	Heading	Description of Existing Requirement	Proposed Amendment
2	Land Use and Zoning Plan	Property North of Olive Drive mix of EOMU and RMD (map description)	Revise project area to Residential Medium High Density (see replacement map)
3	Table 1 - Existing and Proposed Land Use (East Olive Drive)	Add 49 Single-Family units	Eliminate 49 units (intended for existing Callori property)
3	Table 1 - Existing and Proposed Land Use (East Olive Drive)	Add 166 Multi-Family units	Revise to 296 multi-family units (increase by proposed 130)
30	Table 5 - Existing and Proposed Land Use (East Olive Drive)	Add 49 Single-Family units	Eliminate 49 units (intended for existing Callori property)
30	Table 5 - Existing and Proposed Land Use (East Olive Drive)	Add 166 Multi-Family units	Revise to 296 multi-family units (increase by proposed 130)
31	Land Use and Zoning Plan	Property North of Olive Drive mix of EOMU and RMD (map description)	Revise project area to Residential Medium High Density (see replacement map, same as page 2 above.)

33	(2) East Olive Drive Subarea	Property North of Olive Drive mix of EOMU and RMD (map description)	Revise project area to Residential Medium High Density (see replacement map)
33	C. Land Use and Zoning (2) East Olive Drive Subarea	"Callori: Up to 49 small-sized single-family cottage units and 8,000 square feet of commercial use."	<i>"Lincoln40: Previously known as Callori, up to 130 multi-family units."</i>
34	Residential	"Two densities are allowed as shown on the map: "	"Three densities are allowed as shown on the map:" Add: <i>"Medium High Density (MHD; 14.00 to 24.99 units per gross acre)"</i>
34	Residential	"Allowed uses and site requirements are the same for both residential densities."	"Allowed uses and site requirements are the same for <i>all</i> residential densities, <i>unless modified by chapter V.</i> "
34	Residential	"Note: See reference to the Callori Property in Section C, page 31."	Remove this line.
35	Residential; Permitted Uses	"(c) Lot coverage. Not more than forty percent."	"(c) Lot coverage. Not more than <i>sixty</i> percent."
35	Residential; Area, Lot Width, Yard and Related Requirement	"Hickory Lane should be treated as one large project oriented to the lane which will be the pedestrian/bike spine for East Olive Drive."	"Hickory Lane should be <i>abandoned and used as the main East Olive Drive entrance to the Lincoln40 multi-family development.</i> "
35	EAST OLIVE MULTIPLE USE	"Hickory Lane Properties Mix of uses on each parcel containing a combination of any two or more of the plan following" (a) Multi-family not to exceed 15du/net acre. (b) Restaurants. (c) Professional and administrative offices. (d) Retail uses."	Section removed
37	(5) Southern Pacific (SP) Depot	Property North of Olive Drive mix of EOMU and RMD (map description)	Revise project area to Residential Medium High Density (see replacement map)
41	Key Pedestrian/Bicycle Connections	"(12) The following pedestrian/bicycle linkages connecting the specific plan to the rest of Davis are included as part of the plan: * Aggie Village to the SP Depot * East Olive Drive to the SP Depot via Hickory Lane. * Undercrossing of I-80 at Putah	"(12) The following pedestrian/bicycle linkages connecting the specific plan to the rest of Davis are included as part of the plan: * Aggie Village to the SP Depot * East Olive Drive to the SP Depot via <i>East Olive Crossing Project.</i> * Undercrossing of I-80 at Putah Creek with a possible extension under the

		Creek with a possible extension under the West Olive Drive Extension."	West Olive Drive Extension."
44	Open Space	"(13) As part of the Hickory Lane undercrossing project, a public open space area shall be developed in the undercrossing vicinity."	"(13) As part of the <u>East Olive</u> crossing project, a public open space area shall be developed in the undercrossing vicinity."
60	(1) East Olive Drive Neighborhood	"...With the exception of the Youmans property, new development in the East Olive Drive Neighborhood..."	"...With the exception of the Youmans property, and <u>Lincoln40</u> new development in the East Olive Drive Neighborhood..."
60	(1) East Olive Drive Neighborhood	"Design guidelines for the East Olive Drive Neighborhood are as follows with separate guidelines for the Youmans property delineated where appropriate:"	"Design guidelines for the East Olive Drive Neighborhood are as follows with separate guidelines for the Youmans, and <u>Lincoln40</u> property delineated where appropriate:"
60	Building Materials	New Paragraph	<u>"Lincoln 40 Building materials and color should help establish a human scale and provide visual interest. Use of high quality materials on exposed exterior surfaces such as brick, metal, cement plaster, or siding"</u>
60	Roofline	New Paragraph	<u>"Lincoln 40 Roof lines shall be predominantly pitched, nipped, or gambreled, to reflect the character of the buildings constructed along the Old Lincoln Highway. (See diagram below). Flat roofs (above three stories) are allowed provided they encompass not more than 50% of the roof type per structure. Any roof mounted mechanical equipment must be completely screened from public view and meet the architectural design criteria."</u>
61	Façade Design	New Paragraph	<u>"Lincoln 40 New buildings should be delineated both vertically and horizontally to respect the traditional building scale and convey a human scale.</u> <u>Facade details could include some or all of the following elements: porches,</u>

			<u>stoops, overhangs, awnings, wooden windows and trim, railing details, and multi-paned or sash windows. (See diagram)"</u>
61	Building Entries	New Paragraph	<u>"Lincoln 40 Building entries shall incorporate elements of the historical Lincoln Highway including deep overhangs. Primary entrances should be clearly identified and oriented toward the street or a pedestrian way."</u>
61	Building Siting	New Paragraph	<u>"Lincoln 40 Buildings shall be oriented to the street or private roadway with parking behind the structures."</u>
61	Building Setbacks	New Paragraph	<u>"Lincoln 40 Front and street side yards: 15 feet (measured from the property line) Side: 5 feet on each side Rear: 20 feet (parallel to rail)."</u>
62	Building Height	New Paragraph	<u>"Lincoln 40 Building heights may be a maximum of 5 stories and 60 feet."</u>

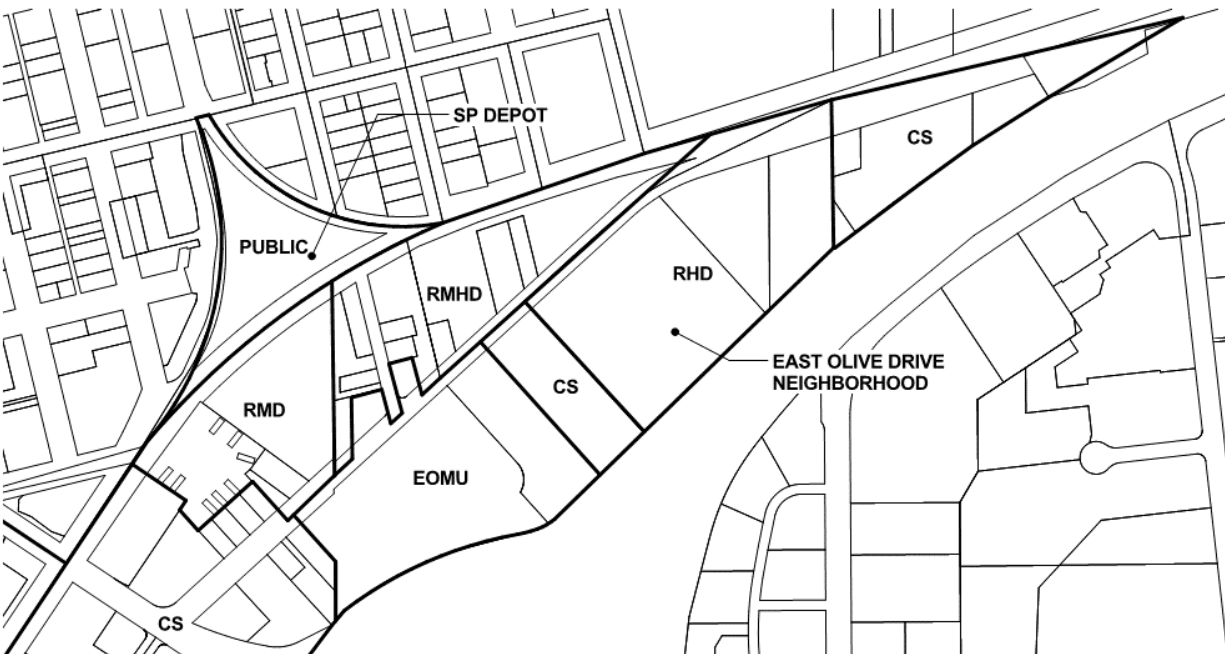


LAND USE AND ZONING PLAN

CS	COMMERICAL SERVICE
RMD	RESIDENTIAL MEDIUM DENSITY
RMHD	RESIDENTIAL MEDIUM HIGH DENSITY
RHD	RESIDENTIAL HIGH DENSITY
EOMU	EAST OLIVE MULTIPLE USE
R	RETAIL
P	PARKS / RECREATION



GATEWAY OLIVE DRIVE SPECIFIC PLAN
CITY OF DAVIS, CALIFORNIA
JANUARY, 2017



II. Project Goals and Objectives

The purpose of the proposed project is to provide off-campus apartment housing with a minimum net density of at least 20 dwelling units per acre consistent with the density requirement for a Transit Priority Project (Public Resources Code, § 21155(b)) to help accommodate the strong student demand for housing proximate to UC Davis. In addition to the purpose of the proposed project, the project is being pursued with the following objectives:

- Reduce overcrowded living conditions that currently exist for students residing in the City by developing a new off-campus apartment housing project with easy access to UC Davis.
- Revitalize an underutilized tract of land along East Olive Drive by developing a three to five story for-lease student housing apartment community that provides a mix of two-bedroom to five-bedroom furnished living units.
- Provide residents with a range of indoor amenities including a student community center with fitness facilities, study lounges, game rooms, café areas, bike storage areas and bike maintenance and repair facilities, and with a range of outdoor amenities including a pool, outdoor barbecue area, cabanas, game areas and lounge areas to create a safe and active onsite community environment.
- Utilize a project location and design principles that encourage and support the use of alternate forms of transportation (public transit/pedestrian/cycling) to both downtown Davis and the UC Davis campus.
- Incorporate sustainable design strategies consistent with LEED Silver certification standards.

III. Project Setting/Location

The property is largely an existing grey field with eleven parcels currently occupied by aging single-family residential homes and an old lodging facility that is being utilized as an apartment community. The project plans include razing the existing buildings and constructing a new three, four and five story residential building with a variety of unit sizes. Included within the development will be a student community center complete with a leasing office, fitness & yoga facilities, study lounges, game rooms, a cafe lounge, bike storage and repair facilities, and outdoor site amenities to include, but not be limited to a resort-style pool, outdoor barbecue station, cabanas, game areas and lounges with gas fire pits. A separate two-story building will be constructed on the Southwest end of the site to be utilized as storage, maintenance and public bike repair lounge. The development is primarily designed to cater to and address the needs of students but will not restrict residents who want to make Lincoln40 their home.

Located .70 miles from the UC Davis quad, Lincoln40 will be the closest student-purpose built housing community in Davis. Lincoln40's location is within a 15-minute walk and an 8-minute bike ride to the quad and is .3 miles from Downtown. The location alone provides a significant incentive for students to leave their cars behind.



Location Map

IV. Benefits of the Project Concept

Bicycles, Skateboards, and Pedestrians

Bike lounges, repair shop, and secure bike storage areas throughout the Lincoln40 will provide convenience in the adaptation of a healthy lifestyle. Mirroring the City's philosophy, bicycles are at the heart of the Lincoln40 culture. The community will provide a secure bicycle parking space for all 708 residents as required in the City of Davis Bicycle Ordinance 40.25A. Covered and indoor bicycle storage areas will be designated throughout the community with key card access. These covered or indoor bicycle storage areas have been designed to accommodate 550 bicycles (3% better than 75% long-term parking required) and uncovered bicycle racks will be located throughout the premises. The bike racks comprise the 25% "short-term" parking. Residents and their guests will be able to tune their bicycles in the first floor maintenance shop that will provide bike service stands, tools, and vending machines for parts. A public bicycle tuning area will be created at the west side of the community property, adjacent to the bicycle barn. The intent is to create usable, effective, bicycle amenities, when and where residents need them, so they won't have to worry about lugging their bikes up and down from their rooms.

Skateboarders are welcome to secure their rides at lockable pillars at each of the two main entrances.

Plans include for an easement along the western boundary of the community that will be set aside for a potential pedestrian/bicycle right of way. The Developer would like to partner with the City by providing an alternative access connection to the railroad tracks. As an alternative to Hickory Lane, the connection would serve to provide a dedicated access point to a grade-separated crossing that could eventually connect with the Davis Downtown Core. The developer recognizes the importance of better connectivity and reducing greenhouse gas and will contribute its fair share of resources for the implementation and construction of this right of way.

Parking

Lincoln40 was designed to incentivize students to arrive without their cars from home and/or to leave their cars behind while commuting to and from campus or downtown. Parking will be offered to the residents on a first come-first served basis at an additional cost during lease signing. Also, there will be parking spaces for just 34% of the total bedrooms available. For comparison, the West Village and The U student housing communities offer parking to 60% of their residents. Electric vehicle charging will be provided as well as preferred parking for fuel-efficient vehicles. There will be very strict regulations that will be monitored by the management.

Ridesharing

The communal nature of the development is the basis for encouraging carpooling when using cars does become the appropriate method of transportation. Ridesharing is easier than ever now with application based services such as Lyft and Uber. In addition residents will be

Car Sharing

Car sharing services such as “Zipcar” are popular for students who may only need a car occasionally for local trips, or when traveling someplace further once in a while. The user reserves the car online, walks or bikes to the location, picks it up, and returns it when done. It’s an affordable option that is fiscally smart for infrequent drivers such as students. There are eight Zipcars located within a one-mile radius of the project. There are two traditional rental car locations less than a ½ mile east on Olive Drive. On-site Zipcar or similar services will be considered at Lincoln40.

V. Site Characteristics

Site Characteristics

The topography of the existing site is relatively flat along the northern property boundary and gently sloping toward the east along the Olive Drive gutter. There’s an existing curb drain inlet at the end of the paved portion of Hickory Lane, as well as the end of the sidewalk, curb and gutter on the north side of Olive Drive. All other site drainage flows overland, following the site topography. Existing sewer, water and storm drain lines run north-south along Hickory Drive. The existing sewer line and easement will need to be preserved as it serves lots to the west and south of the proposed property. Hickory Lane is paved with asphalt up to the edge of the proposed property and gravel as it continues north. There are power lines running along the southern property boundary that cross across the property near the east end of the property. A chain link fence bounds the property to the north, and wood fence to the west.

Trees

There are 180 existing trees on the site which range in species, size, height and value. An arborist report has been prepared which denotes health, site impacts and recommendations for tree planning. Many of the trees of significant size and value are included in the site design. The mature trees provide valuable ecosystem services for the site including storm water management, air quality benefits, shade, and habitat, while also preserving the beauty and character of the site.

The existing trees along the north property line will remain to provide the continued screening benefit, with the exception of trees that are recommended for removal due to failing health and/or structure. To ensure the health and vigor of trees, our site design incorporates specific tree protection measures to minimize impacts within the tree protection zone. These measures include identifying the proper tree protection zone and fencing at a specific diameter, protection details placed on grade, prohibiting the storage of construction equipment within the drip line, mulching, signage, and prohibiting vehicles and other traffic in the critical root zone to prevent soil compaction.

Management and Operations

During the development and upon completion of Lincoln40, HighBridge will partner with one of the nation's premier student housing management companies to lease and manage the community. Unlike traditional apartment living, Lincoln40 will require the expertise of a specialized management team. HighBridge will hire today's thought leaders in Student Housing management in order to create a secure, friendly, productive, student lifestyle.

Architecture

Architecturally the Lincoln40 will enrich and compliment the storied Olive Drive Community. In keeping with the palette established by the neighbors, the community purposed to maintain old growth cork oak trees alongside Olive Drive that are in good health and plant new trees and shrubs to supplement. The existing tree canopy at the perimeter of the site is very important for softening of sounds and views, and keeping with the beauty of traditional Davis. Although there will be surface parking, the lot is filled with islands that will be planted with native trees as well.

The neighboring Lexington apartment community has established a palette and scale that Lincoln40 will augment with the residence proposed. The five story portion, located central to the site, will step down in scale as it relates to Olive drive. There's a significant buffer from the main building to Slatter's Court as not to impact these established neighbors with unwanted shadows and impairment to space. The northern neighborhood of Old East Davis share an even greater buffer and will not experience a significant effect from Lincoln40.

The proposed building takes its aesthetic from a mix of different influences including American foursquare and prairie styles. The scale is relaxed by the use of tumbled brick veneer in a running bond pattern typically at the first and second levels. This element gives the façade an organic feel, while providing a resilient barrier for impacts to the building from bicycles and such. Two colors of brick are used to create interest at the human scale and beyond. The remainder of the wall finish will be a painted cement plaster system. A four color scheme is implemented to generate an interesting pattern of architecture and avoid the monolithic and uniform look that can plague a multi-story building. The roof and roofing approach is also purposed to break up the uniformity through a varied design of pitched hip construction mixed with raised parapets. All mechanical equipment will be screened by rooftop wells and exterior parapet walls.

The window system will be of a high efficiency frame and glazing type. Aluminum storefront windows and entrances will be typical on the first floor. On the living floors residential vinyl or composite frames with "low-e" coated, insulated, glass will be utilized. Windows in dwelling spaces will be operable for environmental and code reasons.

Sustainability Plan

The Lincoln40 project aims to implement sustainability strategies that align with the City of Davis Climate Action and Adaptation Plan as well as future tenant values of environmental stewardship and healthy living. Successful implementation of the sustainability attributes of the project will be largely measured using the following two methods:

- 1) Meet City Ordinance Requirement – Achieve 2016 CALGreen Tier 1
- 2) Silver LEED Certification

The following outlines some of the sustainability strategies that are planned and which will help the project achieve the CALGreen and LEED targets identified.

SITE	<ul style="list-style-type: none"> • Designated parking for Green Vehicles • Electric Vehicle Charging Stations • Native Landscaping that supports biodiversity • Stormwater management through green infrastructure and low-impact design • Permeable paving and high solar reflective index hardscape • Exterior lighting that doesn't contribute to light pollution • Reduced parking to encourage public transit, car share, and biking/walking • Car sharing spaces • Pedestrian friendly scale and walkable project site
ENERGY	<ul style="list-style-type: none"> • Meet 2016 high rise residential CalGreen 15% energy improvement (minimum) • High performing building envelope • Solar shading and building orientation to: <ul style="list-style-type: none"> ◦ Increase passive heating in winter & reduce unwanted heat gain in summer ◦ Optimize daylighting strategies and reduce glare • Daylighting and efficient lighting and control systems • Natural Ventilation • Efficient mechanical systems • On-site renewable energy generation • Energy performance metering and tracking
WATER	<ul style="list-style-type: none"> • Efficient irrigation (such as drip irrigation and moisture sensors) • Drought tolerant plantings • Low-flow indoor plumbing fixtures
CONSTRUCTION	<ul style="list-style-type: none"> • Recycled content and regionally sourced materials • Construction waste landfill diversion • Construction indoor air quality best management practices • Building systems commissioning
OCCUPANT HEALTH AND ENGAGEMENT	<ul style="list-style-type: none"> • Nontoxic materials and low-emitting adhesives, sealants, and paints • Mechanical system design to optimize occupant thermal comfort • Occupant controllability of lighting and thermal comfort systems • Extensive views to the outdoors • Green building education signage and outreach • Tenant sustainability engagement programs and games

VI. Outreach and Affordability Components

Affordability and Convenience

Lincoln40 will offer its residents individual leases for each student eliminating the potential for additional lease liabilities that students with multiple roommates all too many times are saddled with. In addition, lease payments will include the usage of all utilities, cable & wifi, unlimited use of on-site amenities and a furniture package complete with desks, bedroom and living rooms suites. A one-time payment for a complete array of services eliminates numerous administrative hassles for both parents and children. All of the units will come with at least one bedroom

equipped for double occupancy. These rooms will be larger and provide an option to share a room and bathroom with another student at a reduced rate.

Community Outreach

Beginning October 2015, we have shared the initial project concept with many stakeholders and have taken particular steps to identify any challenges and concerns they may have. To date, the development team has met with the on-site tenants who currently occupy the Callori homes and Kober Apartments as well as the neighbors closest to the project site. These neighbors include several local landlords, the owners and residents of Slatter's Court, Davis Mobile Estates and members of the Old East Davis Neighborhood Association. We have canvassed these neighborhoods and held several neighborhood meetings that were used to highlight the development and to obtain constructive feedback.

We will continue to provide Olive Drive neighbors and existing tenants updates of all aspects of the proposed development and obtain feedback that will benefit our project and the community as a whole.

VII. The Development Team

Developer

HighBridge Properties is a real estate investment and development firm based in San Francisco that invests in and also develops multifamily and student housing properties throughout the United States. In its partnership with Progress Student Living, HighBridge has developed over 2,000 beds specifically designated for students who live off campus. All of HighBridge's developments are thoughtfully designed to provide students with a secure and positive living experience that fosters a fusion of both academic and social aspects of the student experience.

In 2011, Davis became one of HighBridge's most desired investment markets when HighBridge purchased an 80-unit apartment community that was in need of refurbishment and repositioning. Recognizing the limited supply of functional, clean and updated living options for the UC Davis students, HighBridge significantly enhanced each unit and the exterior grounds. Today, with Lincoln40, HighBridge plans to continue investing in Davis and addressing the needs of the students and community.

In early 2016, HighBridge Properties purchased ten parcels (known as the Callori properties) located on East Olive drive and has purchased the remaining parcel in August 2016 (Kober Apartments) in order to assemble enough parcels necessary to accommodate the development plans.

Development Team

Our team which includes HighBridge Properties, LPAS Architecture, Paladino & Company and Cunningham Engineering has identified and plans to address the continuing need for well-located and purpose-built housing that today's student is accustomed to. We have developed preliminary site and building design plans that offer a high quality and functional design that not only enhances the student experience but provides a self-contained living environ which is aesthetically pleasing and provides minimal impact on the neighborhood.