

## Lincoln40 Applications Summary

The anticipated entitlement applications for Lincoln40 include:

Parcels Merger to create one parcel that will include easements and dedications
Individualized Affordable Housing Plan to pay in-lieu fee for required affordable units.
Development Agreement.
Design review for site plan and architectural review.
Vacation of Right of Way – vacation of Hickory Lane.
Environmental Impact Report (EIR) for environmental determination.
Demolition of existing sixteen structures

## Gateway / Olive Drive Specific Plan Compliance Description and Text Amendments (Refer to Specific Plan last amended May 1, 2002)

Page	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."	"Lincoln40: Previously known as Callori, up to 130 multi-family units."
34	Residential	"Two densities are allowed as shown on the map: "	"Three densities are allowed as shown on the map:" Add: " <u>Medium High Density (MHD: 14.00 to 24.99 units per gross acre )</u> "
34	Residential	"Allowed uses and site requirements are the same for both residential densities."	"Allowed uses and site requirements are the same for <u>all</u> residential densities, <u>unless modified by chapter V.</u> "
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 <del>forty</del> percent."	"( c ) Lot coverage. Not more than <u>sixty</u> 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 <u>abandoned and used as the main East Olive Drive entrance to the Lincoln40 multi-family development .</u> "
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 <u>Hickory Lane</u> . * Undercrossing of I-80 at Putah Creek with a possible extension under the West Olive Drive Extension."	"( 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 <u>East Olive Crossing Project</u> . * Undercrossing of I-80 at Putah Creek with a possible extension under the West Olive Drive Extension."
44	Open Space	"( 13 ) As part of the <u>Hickory Lane</u> 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</u> <u>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	<p><u>"Lincoln 40</u>  <u>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></p>
61	Façade Design	New Paragraph	<p><u>"Lincoln 40</u>  <u>New buildings should be delineated both vertically and horizontally to respect the traditional building scale and convey a human scale.</u></p> <p><u>Facade details could include some or all of the following elements: porches, stoops, overhangs, awnings, wooden windows and trim, railing details, and multi-paned or sash windows. (See diagram)"</u></p>
61	Building Entries	New Paragraph	<p><u>"Lincoln 40</u>  <u>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></p>
61	Building Siting	New Paragraph	<p><u>"Lincoln 40</u>  <u>Buildings shall be oriented to the street or private roadway with parking behind the structures."</u></p>
61	Building Setbacks	New Paragraph	<p><u>"Lincoln 40</u>  <u>Front and street side yards: 15 feet (measured from the property line)</u>  <u>Side: 5 feet on each side</u>  <u>Rear: 20 feet (parallel to rail)."</u></p>
62	Building Height	New Paragraph	<p><u>"Lincoln 40</u>  <u>Building heights may be a maximum of 5 stories and 60 feet."</u></p>