



THETA XI FRATERNITY

515 FIRST STREET, DAVIS, CALIFORNIA
 PLANNING DESIGN REVIEW APPLICATION JANUARY 3, 2018

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PROJECT TEAM

OWNER
 Beta Epsilon Association of Theta Xi Fraternity
 P.O. Box 4450, Davis, CA 95617
 Robert D. Testa, Director 925.899.6707
 Skip Metzger, Director 916.548.1731

ARCHITECT
 YHLA Architects
 2307 Poppy Lane, Davis, CA 95616
 1617 Clay Street, Oakland, CA 94612
 Robert Lindley, Principal 510.836.6688 x 102

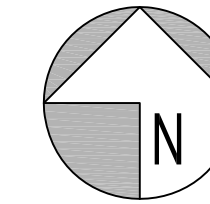
LANDSCAPE ARCHITECT
 DDG LANDSCAPE ARCHITECTS, INC.
 Clayton, CA
 Jonathan Dykhuizen, Principal 503.502.1095

ZONING & SITE DATA (AREAS ARE APPROXIMATE)

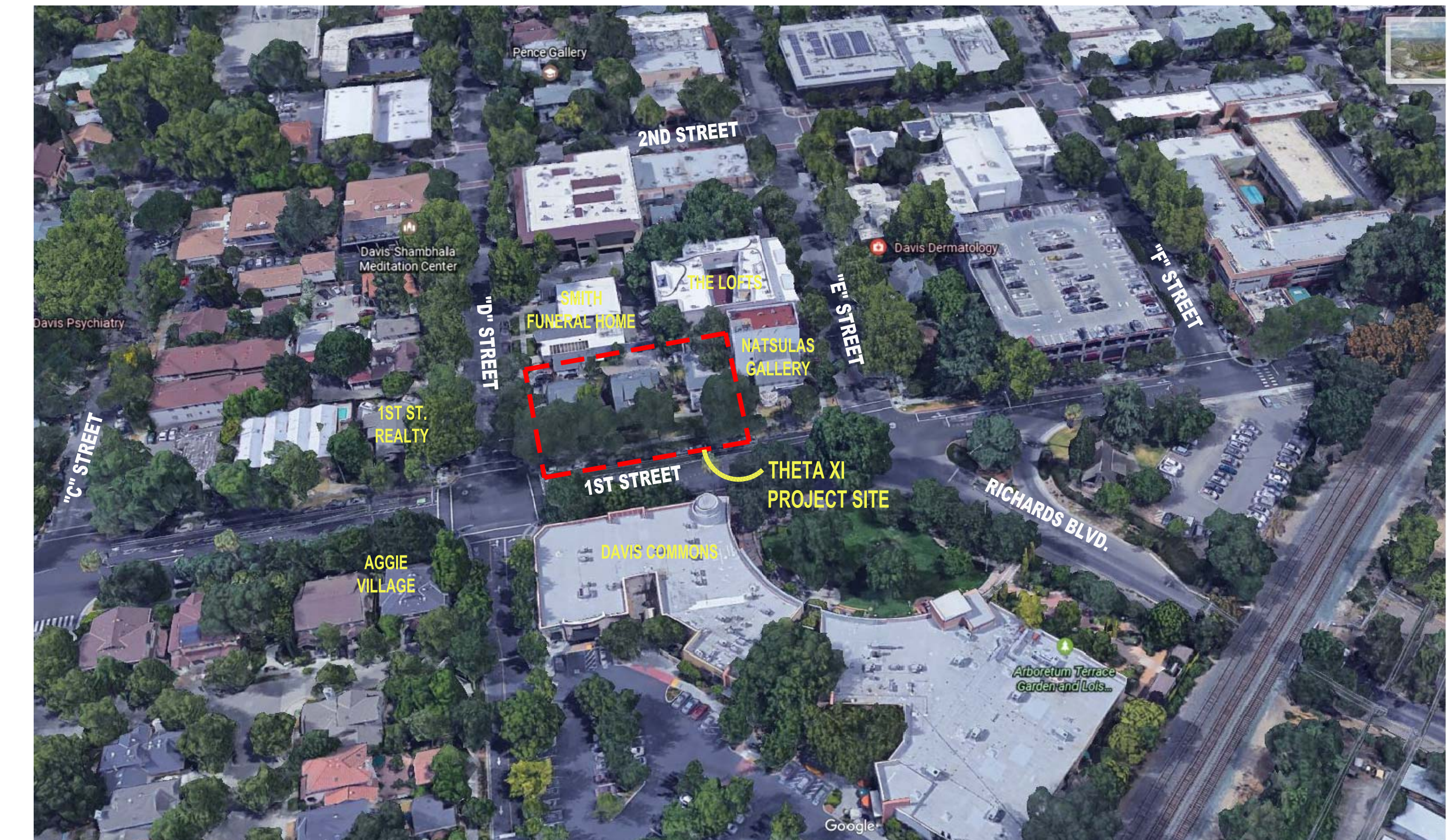
ADDRESS:	515 First Street, Davis CA 95616	
APN:	070-244-004-000, 070-244-005-000, 070-244-006-000	
ZONING DESIGNATION:	CC - Central Commercial	
EXISTING USE:	Fraternity	
PROPOSED USE:	Fraternity + mixed use "remainder" site	
	TOTAL AREA	PERCENT
TOTAL SITE AREA:	19,800 SF (APPROX)	
TOTAL PROJECT SITE AREA:	10,350 SF	100 %
FAR BUILDING AREA: (NOT INC. BASEMENT)	10,040 SF	
WALKS & PATIOS:	896 SF	9 %
LANDSCAPING:	2,297 SF	22 %
OPEN PARKING AND DRIVES:	3,669 SF	35 %
BUILDING LOT COVERAGE:	3,506 SF	34 %
FAR:	0.97 (10,040 SF / 10,350 SF)	
ON-SITE PARKING:	13 (5 STANDARD, 8 COMPACT) ASSIGNED SPACES	
BICYCLE PARKING:	36	LONG TERM RESIDENT USE (COVERED AND SECURE)
	12	SHORT TERM VISITOR USE (CITY R.O.W.)
	20	ADDITIONAL LONG-TERM IN BASEMENT (SUMMER)
	68	TOTAL CAPACITY

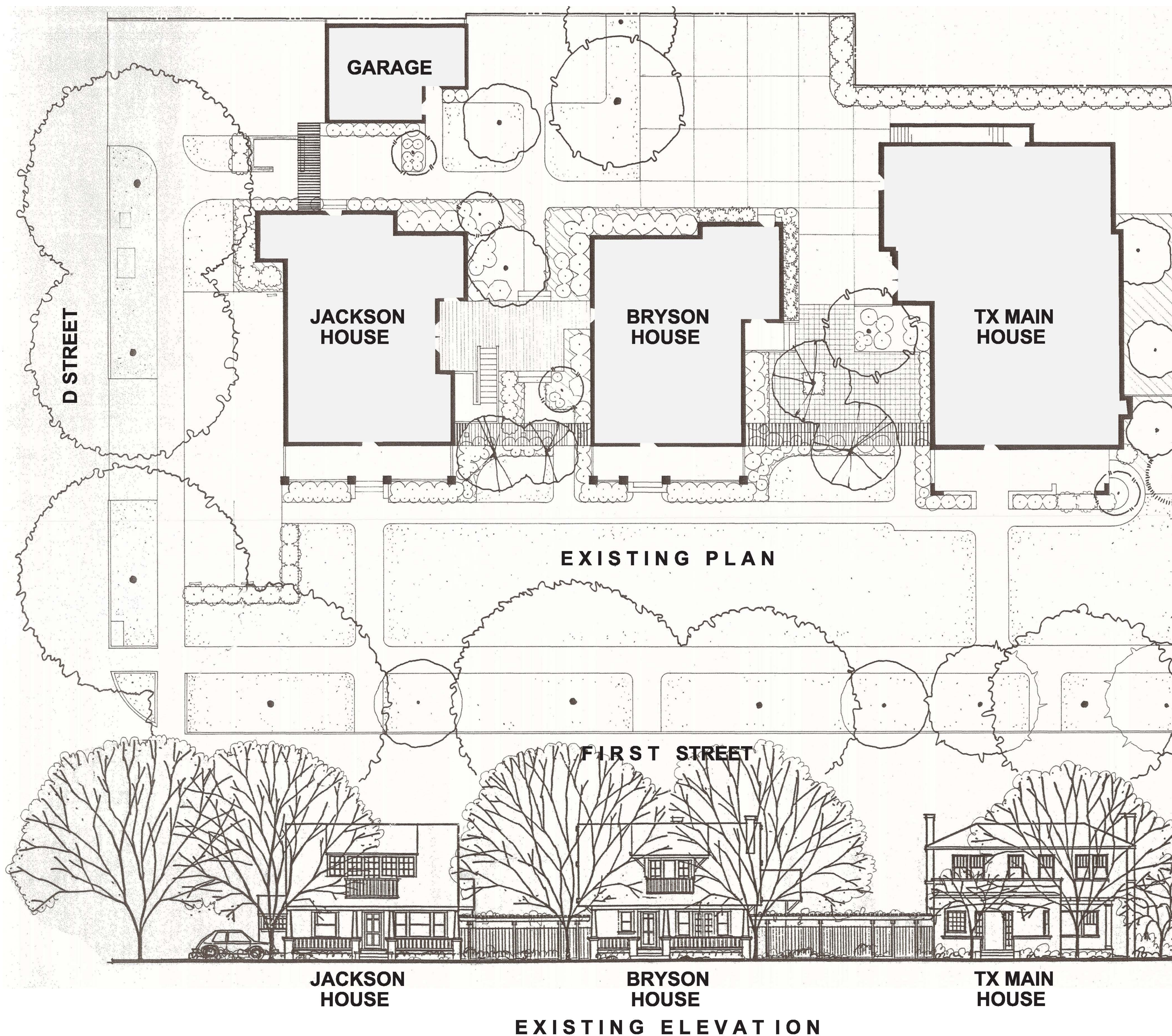
BUILDING DATA / USE (AREAS ARE APPROXIMATE)

STORIES:	3 + basement
MAX. HEIGHT:	43'-0" (approximately)
CONSTRUCTION TYPE:	Type V-B with NFPA13 sprinkler system, or Type V-A with NFPA13R sprinkler system
OCCUPANCY TYPE:	R-2 Congregate Residence
RESIDENTIAL BUILDING AREA:	11,483 SF GROSS
BASEMENT:	1,681 SF
1ST FLOOR:	3,100 SF
2ND FLOOR:	3,351 SF
3RD FLOOR:	3,351 SF
STORAGE & LAUNDRY AREA:	238 SF GROSS
TRASH ENCLOSURE AREA:	168 SF GROSS
BEDROOMS:	18



VICINITY MAP





PROJECT NARRATIVE

The existing Theta Xi Fraternity currently occupies three adjacent lots/houses on the project site on First Street between D Street and the Natsoulas Gallery Building. The three lots at 515, 509 and 503 First Street are owned by the Beta Epsilon Association of Theta Xi, a non-profit California corporation, and occupied by the fraternity. The site has provided student housing dating from 1950 when Theta Xi acquired the first of the three lots. From east to west are the "TX Main House", the "Bryson House" and the "Jackson House". There is also a detached garage in the northwest corner.

This re-development proposal anticipates demolition of the Bryson and Jackson houses and garage, and lot line adjustments to create two parcels of roughly equal width. This will allow for construction of a more compact, consolidated singular fraternity building that will also create a more urban edge, consistent with city planning goals for the neighborhood. The architectural theme recalls the Craftsman Bungalow style of the houses being replaced. During construction, the TX Main House will continue to serve the fraternity's housing and study needs. Once the new fraternity building is completed, the fraternity will consolidate all of its activities onto the new western parcel and the TX Main House along with its expanded lot will be vacated and made available for another tenant or higher and better use re-development proposal.

The objectives of the proposed project are to: Address deficiencies in the structural integrity of the three houses used to house the undergraduate members of the Theta Xi Fraternity on First Street in Davis, CA, as identified in the report by Pemberton Engineering, dated July 27, 2016; Renovate the subject properties in a way that provides for the needs of UCD students by ensuring that housing is competitive both in rent and amenities available within the City of Davis, including on-campus housing, in order to ensure the sustainability of the fraternity; Use the value embedded in the three owned lots to assist in funding the renovation project by consolidating the housing needs of the fraternity onto a smaller footprint; Construct the new building with features that will allow it to achieve a high level of energy efficiency and reduce ongoing maintenance costs; and Continue to use the new facility as classrooms that, through fellowship and alumni guidance, lead to the wholesome mental, moral, physical and spiritual growth that is the purpose of the Theta Xi Fraternity.

The proposal will consolidate all living and study areas into a single new 3-story building with partial basement, a detached laundry and storage building and trash enclosure, and associated site landscaping with exterior meeting and gathering spaces. There will also be a dedicated "Bike Barn" with bike maintenance space and a one-to-one ratio of covered and secured bike storage to beds. Additional guest bike parking is planned for the city landscape strip on First Street. It includes a new parking lot accessed from D Street through a secured vehicle gate. The new concealed off-street parking and recreation area in the rear significantly increases the number of conforming off-street parking spaces available to the fraternity. The number of beds housing the fraternity would be reduced from 38 to 35; the densification of the parcel would be increased by 50%.

The development would be handicap-accessible, safer and incorporate state-of-the-art energy efficiency measures. Sustainable design features will include high levels of envelope insulation, high efficiency HVAC, LED Lighting, solar shading devices, EV Charging outlets and a low water use landscaping and irrigation system. Landscaped bio-swales are proposed to be incorporated into the First and D street landscaping edges. It is anticipated that the project will target a "LEED Silver" equivalency.

Project Setting and Surrounding Land Uses

The project site is located at the northeast corner of First and D Streets in the Downtown Core Area, near what is considered the historic gateway to the City of Davis (Vicinity Map). The project site is flat. The western most lot is paved between the sidewalk and the structure for off-street parking. The area has several trees scattered about. There is a paved recreation/patio area behind the two houses and the front area is landscaped with shrubbery and lawn. The site is bounded by a mix of uses and facilities. Adjacent parcels include a funeral home on D Street and an art gallery on First Street adjacent to the eastern lot owned by the fraternity. The project site faces a landscaped buffer and the back of a retail building in a shopping plaza on the south side of First Street. The surrounding area is a mix of retail, single family and apartment developments along First Street and D and E Streets.

Policy, Plan, and Zoning Consistency

The General Plan and Core Area Specific Plan designation for the site is Retail Stores and it is zoned Mixed Use. The Mixed Use (M-U) District calls for implementing the policies of the core plan; preserving the older architectural styles and encouraging an increased variety and intermixture of residential and commercial activities; and enhancing the tree-shaded ambiance, pedestrian usage and character of the district. The Core Area Design Combining District, an overlay district that applies to areas zoned Mixed-Use, has among its purposes to provide for the harmonious blending of residential and commercial uses; preserve the older architectural styles and encourage the intermingling of compatible structures; enhance the pedestrian and bicycle-oriented character of the core; and preserve the tree-shaded ambiance. The Specific Plan recognizes the stabilization of existing residential neighborhoods in the Core Area as critical in maintaining a healthy and viable downtown. The retention of a residential base in the Core Area is seen as crucial to the success of the pedestrian environment of the downtown. Among the guiding policies of the General Plan is to strengthen the visual connection between the Core and the University. All of these policies support the efforts of the fraternity to remain at the location that it has occupied for the last 67+ years.

The entire north side of First Street between D and E Streets, occupied by the art gallery and the fraternity, and the portion of the block around the corner on D Street adjacent to the fraternity occupied by the funeral home are among the few remaining properties on the boundary of the retail store designation in the area not developed for retail uses. The north side of First Street between D and E Streets does not lend itself to pedestrian oriented retail development without suitable parking and such parking could only be provided below grade at a significant cost. The designation in the General Plan of First Street being a primary automobile through route raises additional concerns. The properties on First Street between D and E Streets should be recognized as being in the transitional area and not suitable for pedestrian oriented retail store fronts built out to the street along the entire block.

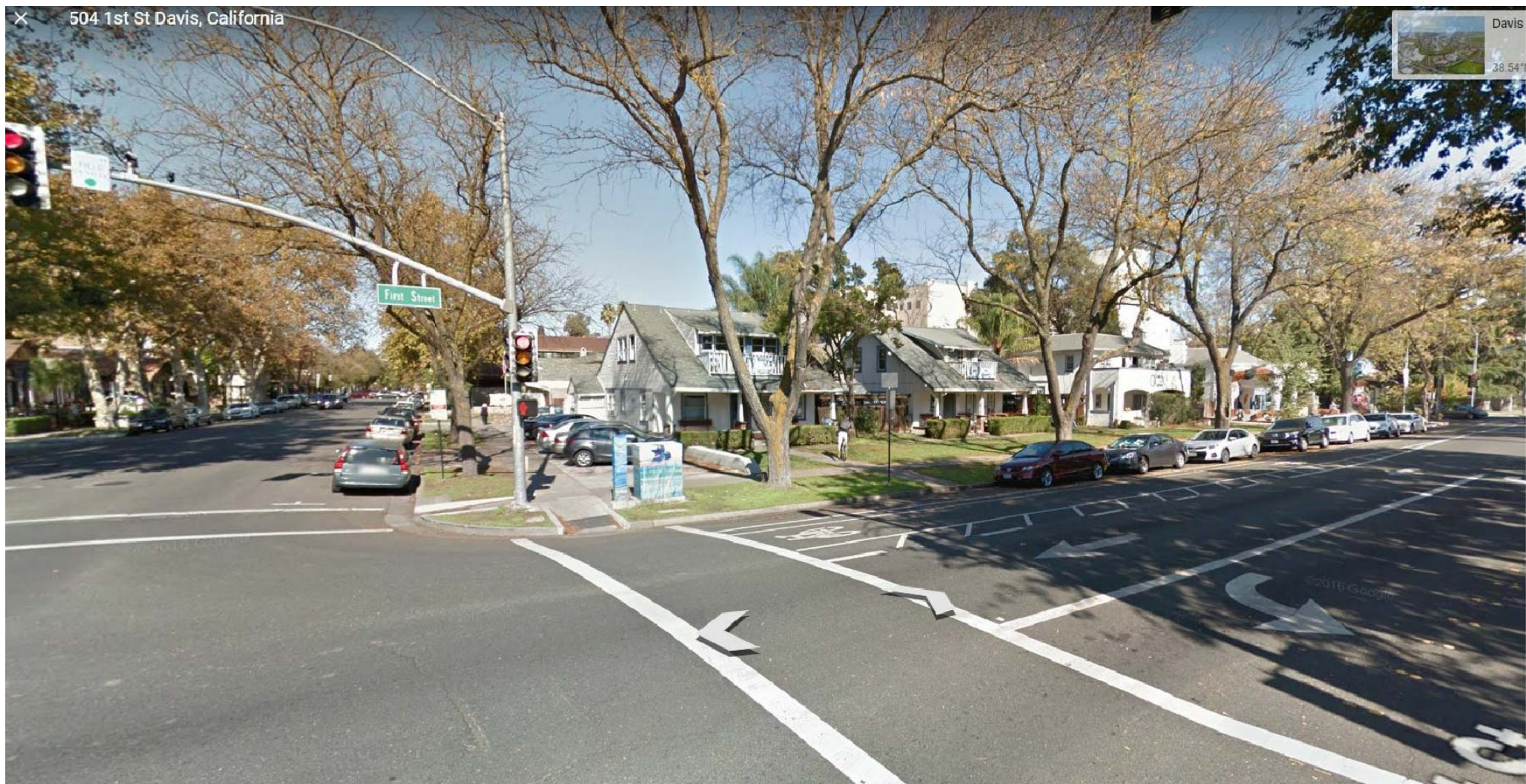
The proposed continuation of residential use on the subject lots is consistent with the zoning on the site which allows multifamily residential uses as a conditional use and the General Plan designation which allows it as a secondary use. The proposed residential use is consistent with the overall buildout of the city under the General Plan. Development of the eastern parcel would require additional review and approval. The subject project, with mitigation and conditions, will be consistent with applicable policies including infill development, housing, mobility, design, energy, noise.



VIEW NORTH-WEST ON FIRST STREET AT "D" STREET



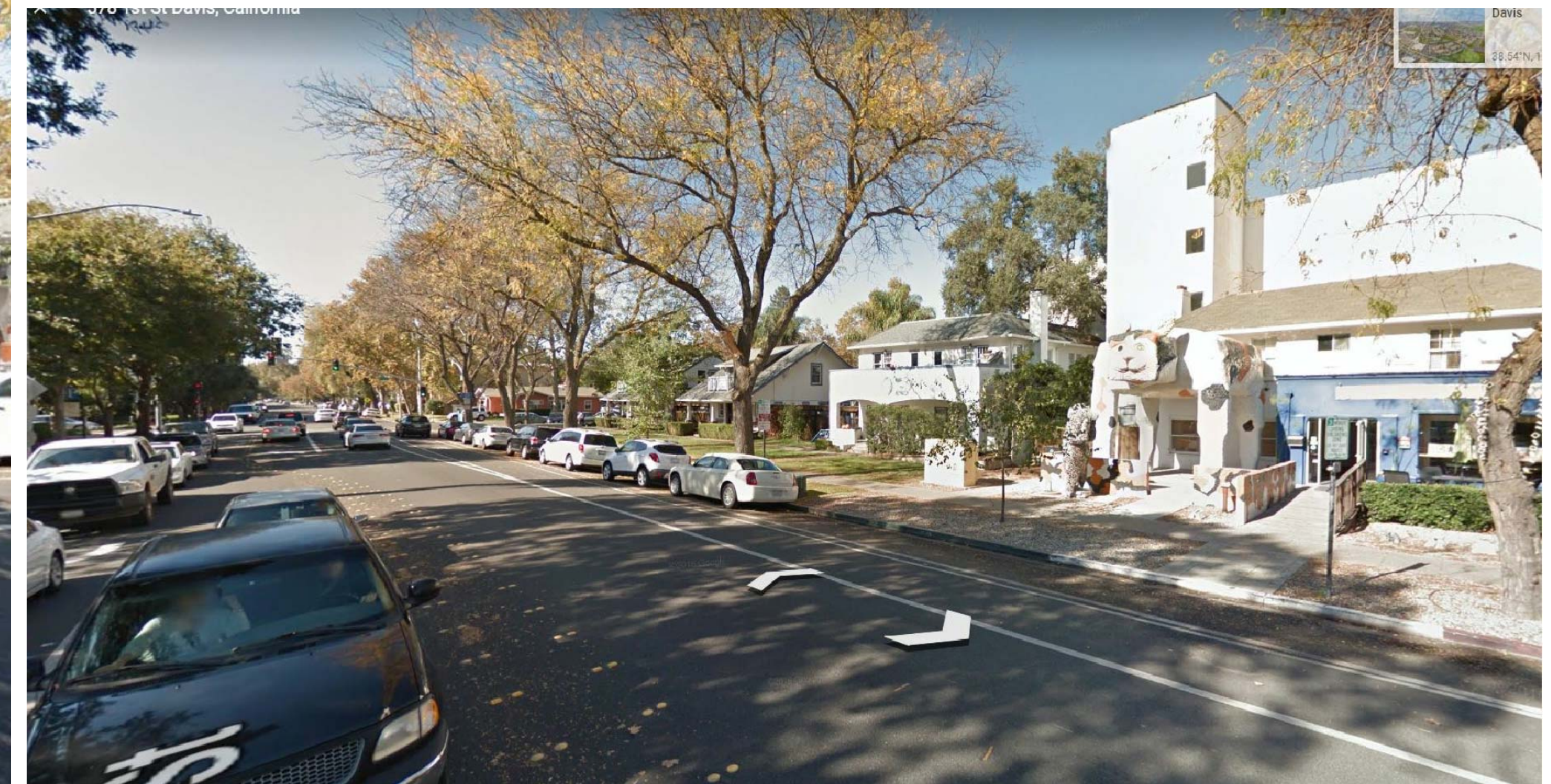
VIEW SOUTH-EAST ON FIRST STREET



VIEW NORTH-EAST ON FIRST STREET AT "D" STREET



VIEW NORTH ON FIRST STREET



VIEW NORTH-WEST ON FIRST STREET AT "E" STREET



VIEW SOUTH-WEST ON FIRST STREET



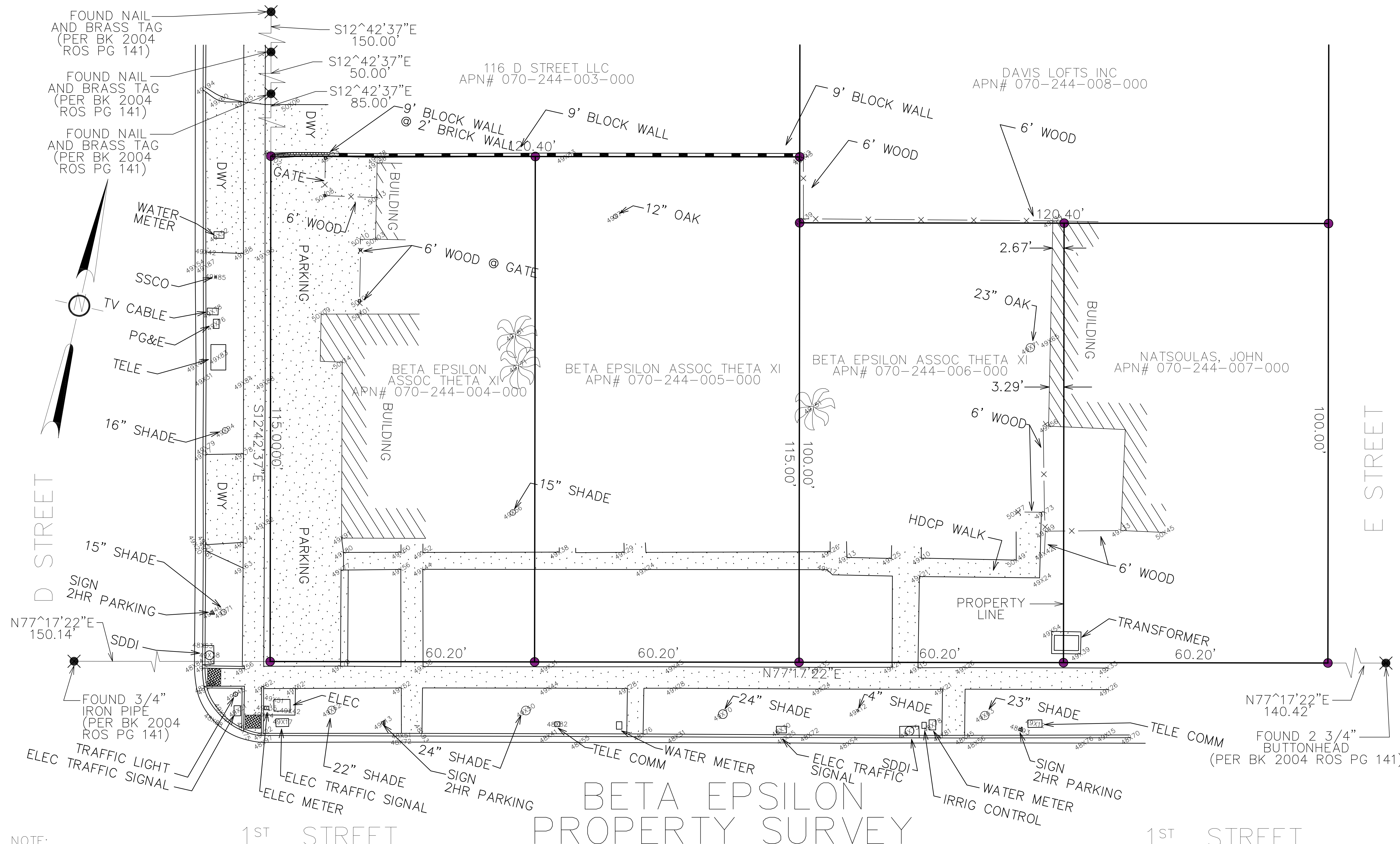
VIEW NORTH-EAST ON FIRST STREET AT "E" STREET

JACKSON
HOUSE

BRYSON
HOUSE

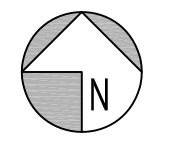
"MAIN"
HOUSE

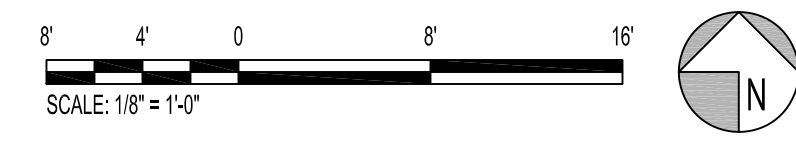
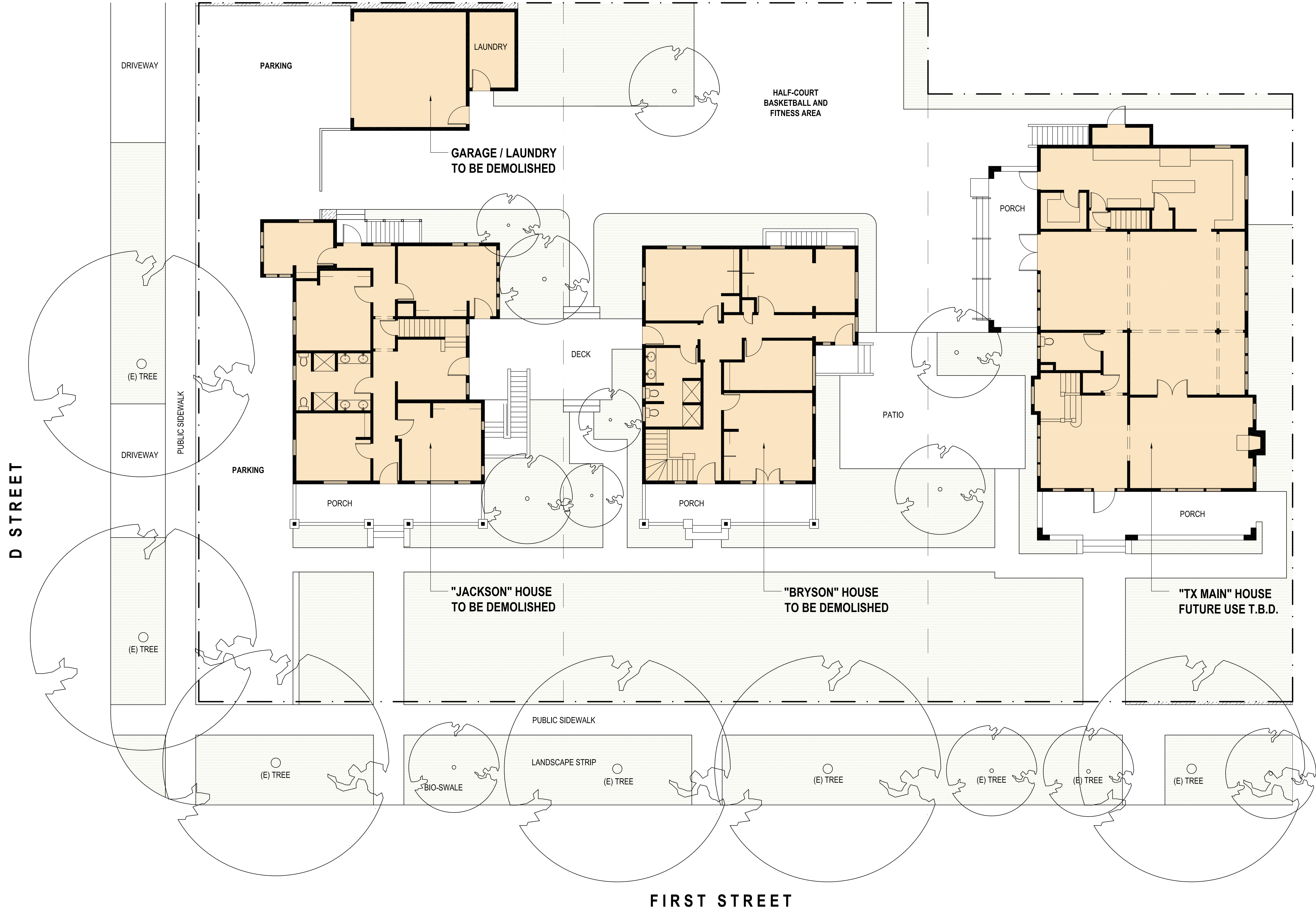
STREET-VIEW PHOTOS COURTESY OF "GOOGLE EARTH"

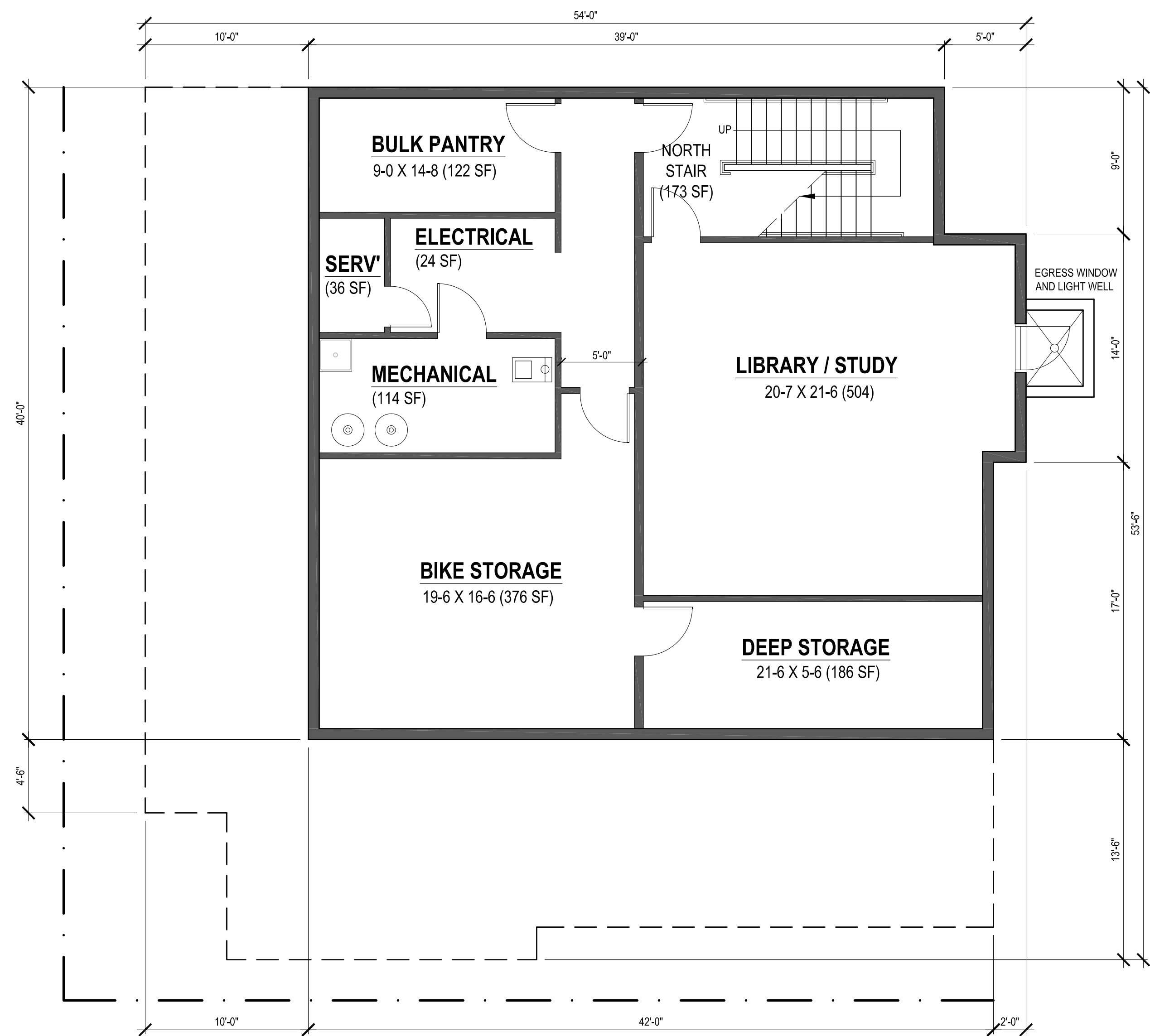


NOTE:
 VERTICAL DATUM = NAVD 88
 HORIZONTAL DATUM = CALIFORNIA STATE PLANES ZONE II

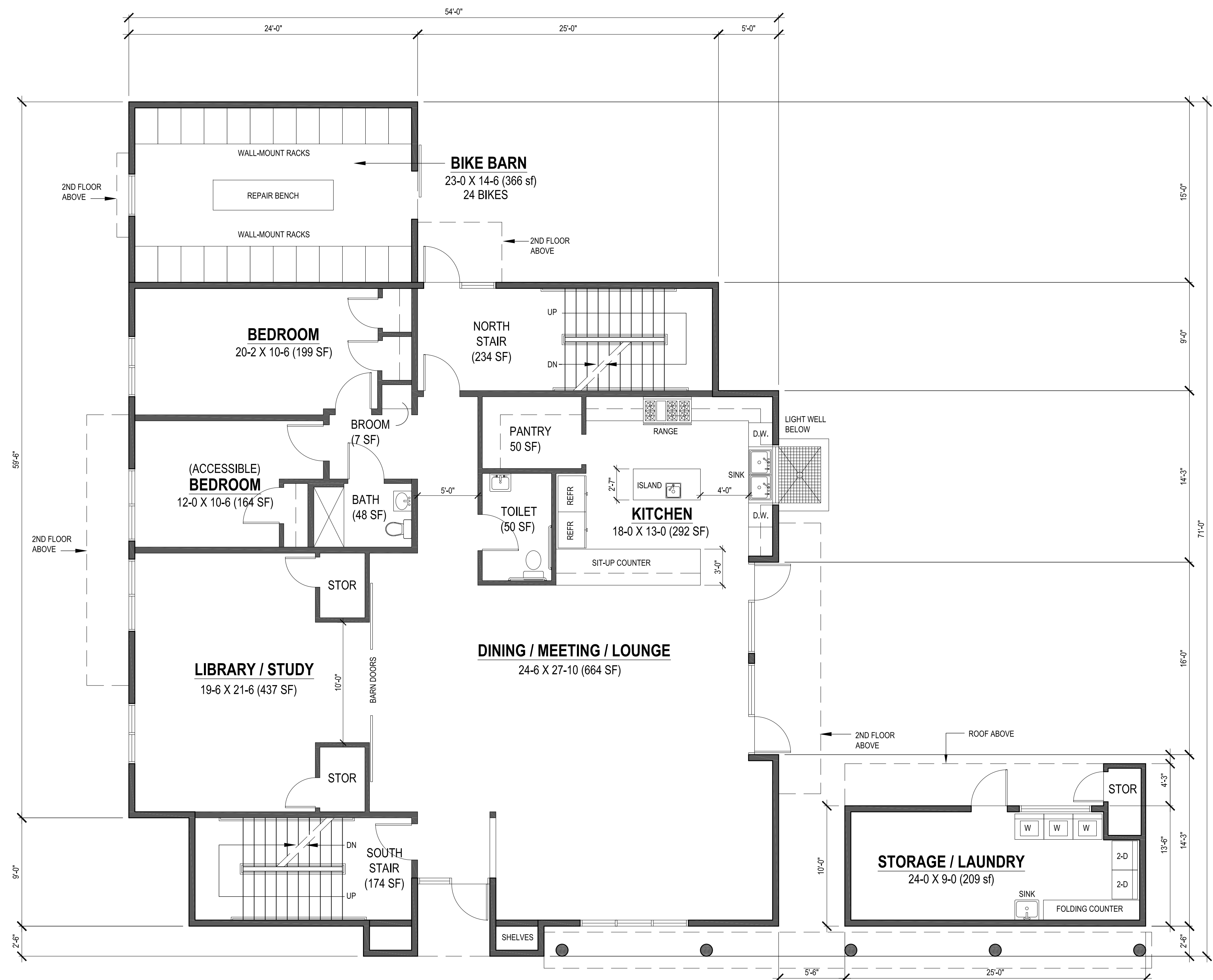
BETA EPSILON
 PROPERTY SURVEY
 DAVIS, CA
 OCTOBER 2017 3/32" = 1'-0"



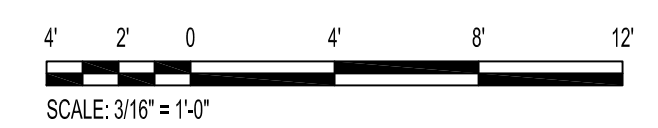


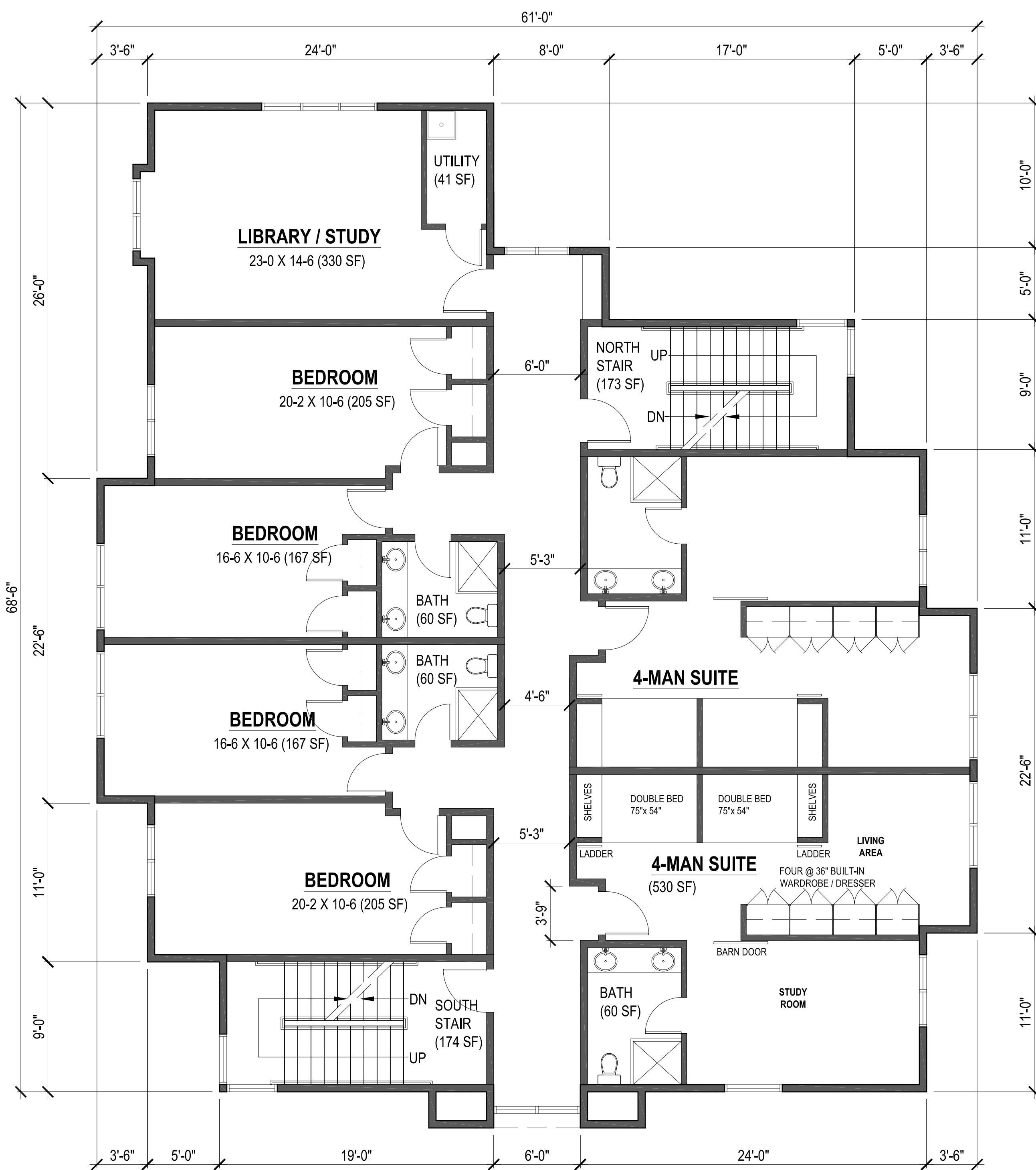


BASEMENT
(1,681 SF GROSS)

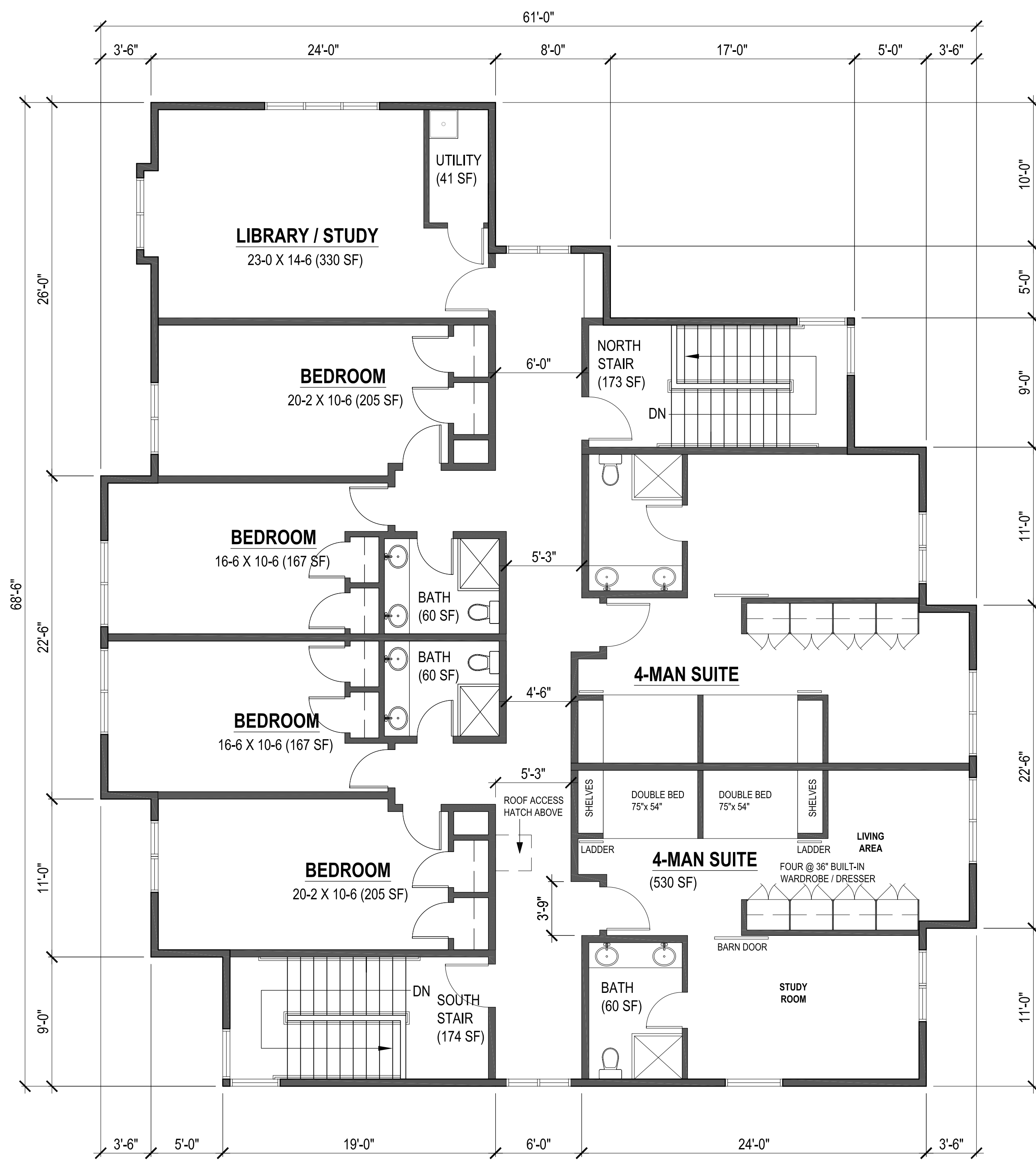


GROUND FLOOR
(3,100 SF GROSS)

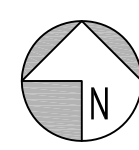
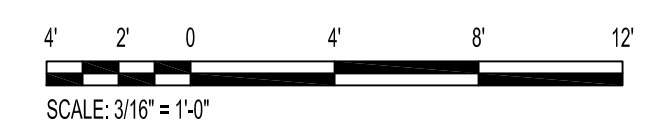


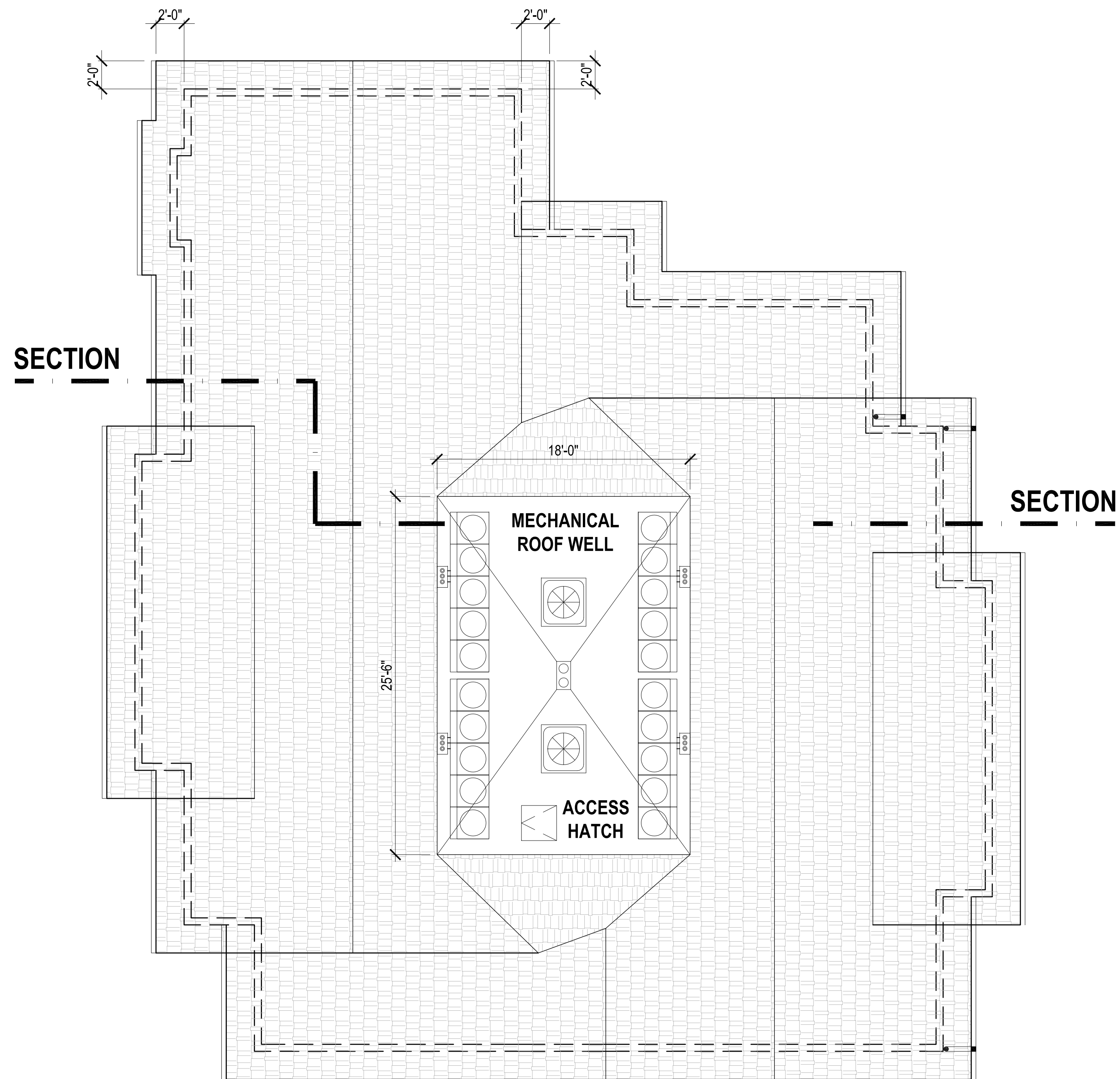


SECOND FLOOR
(3,351 SF GROSS)

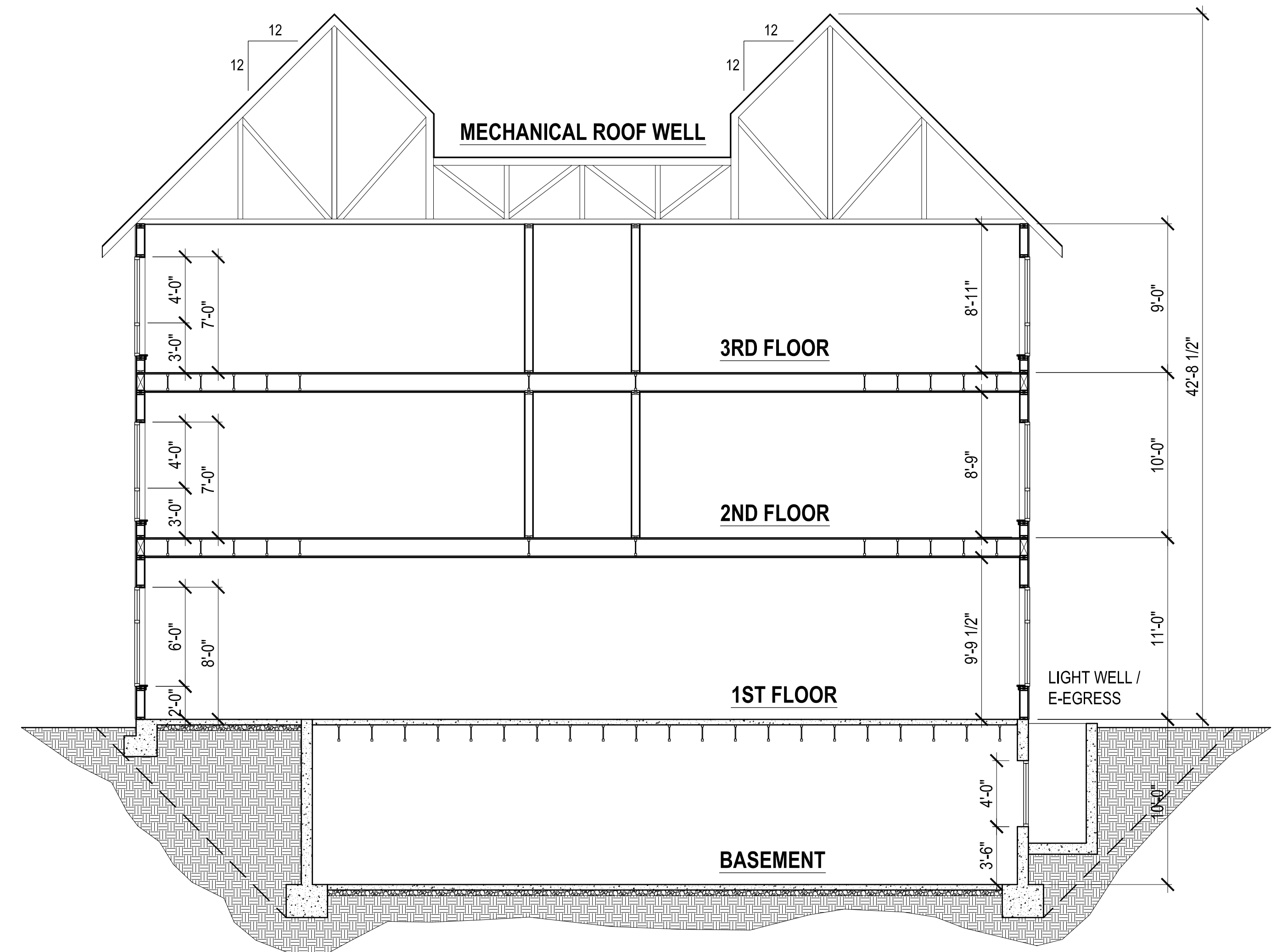


THIRD FLOOR
(3,351 SF GROSS)

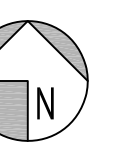
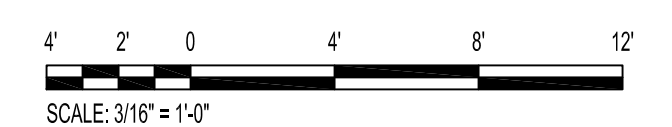


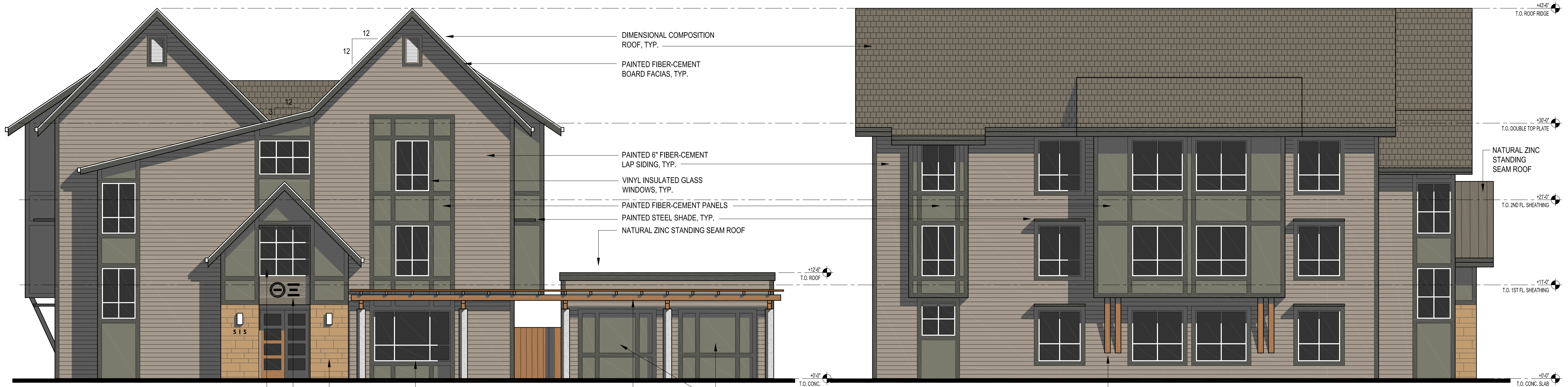


ROOF PLAN



SECTION (EAST - WEST)



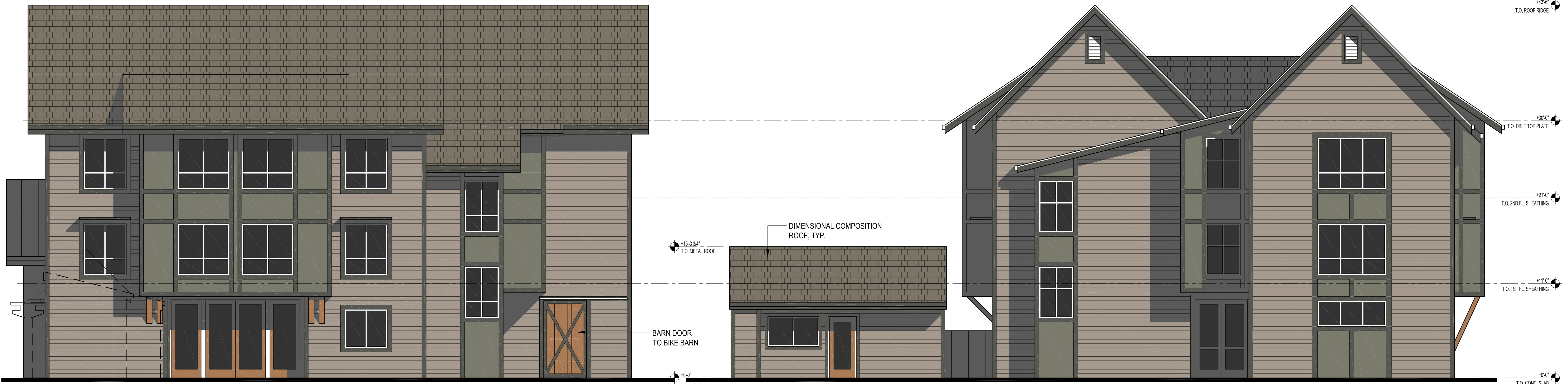


**SOUTH ELEVATION
FIRST STREET**

**WEST ELEVATION
D STREET**

- DIMENSIONAL COMPOSITION ROOF, TYP.
- PAINTED FIBER-CEMENT BOARD FACIAS, TYP.
- PAINTED 6" FIBER-CEMENT LAP SIDING, TYP.
- VINYL INSULATED GLASS WINDOWS, TYP.
- PAINTED FIBER-CEMENT PANELS
- PAINTED STEEL SHADE, TYP.
- NATURAL ZINC STANDING SEAM ROOF

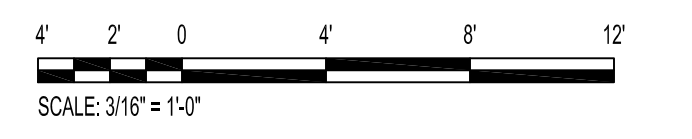
- FROSTED GLASS DOORS AND WINDOWS AT FIRST STREET ELEVATION GROUND FLOOR
- 12" DIAMETER CONCRETE "SONOTUBE" COLUMNS TO WOOD TRELLIS, TYPICAL
- PORCELAIN CERAMIC TILE OR CAST STONE, TBD
- ETCHED STEEL PANEL
- POSSIBLE DECORATIVE GRAPHIC ART GLASS PANEL
- PAINTED FIBER-CEMENT PANELS FOR PUBLIC ART
- STAINED CEDAR (OR PAINTED STEEL) TRELLIS AND GATE



**EAST ELEVATION
COURTYARD**

**NORTH ELEVATION
PARKING**

- DIMENSIONAL COMPOSITION ROOF, TYP.
- BARN DOOR TO BIKE BARN





13 CREATIVE PIPES "LIGHTNING" TWO-POINT-OF-CONTACT BICYCLE RACKS



12 DARK BRONZE STOREFRONT GLAZING WITH CLEAR FINISH VGDF DOORS



11 ANODIZED ALUMINUM SUNSCREENS ANCHORED TO FACE OF BUILDING



10 NATURAL WESTERN RED CEDAR FENCING / GATE



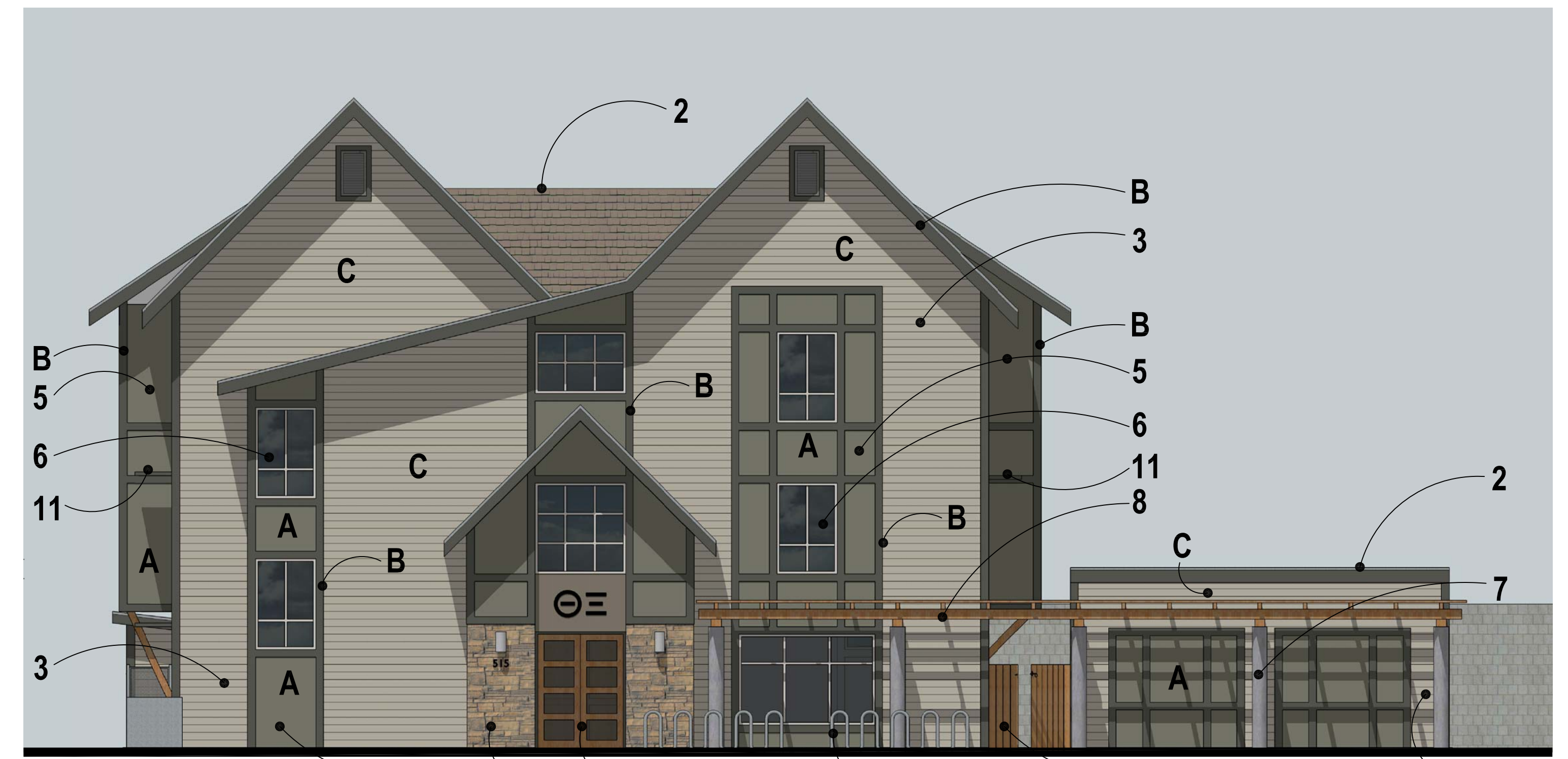
9 STEEL MESH AUTOMATIC GATE



8 NATURAL WESTERN RED CEDAR OR PAINTED STEEL TRELLIS



7 CONCRETE PIERS SUPPORTING TRELLIS



SOUTH ELEVATION

A KELLY MOORE 'CATHEDRAL STONE' - KM 4931 PAINTED FIBER-CEMENT BOARD

B SHERWIN WILLIAMS 'PORPOISE' - SW 7047 PAINTED FIBER-CEMENT TRIM

C KELLY MOORE 'GRAY SPELL' KM 4899-1 PAINTED FIBER-CEMENT BOARD



6 INSULATED, LOW-E VINYL WINDOWS



5 FIBER CEMENT BOARD



4 NATURAL STONE VENEER



3 PAINTED FIBER-CEMENT BOARD - "ARTISAN" LAP SIDING BY JAMES HARDIE



2 DIMENSIONAL COMPOSITION SHINGLE ROOFING - WEATHERED WOOD COLOR



1 NATURAL ZINC STANDING SEAM METAL ROOF (ALTERNATE AT ENTRY)



EAST ELEVATION



1 VIEW FROM 1ST & D STREETS LOOKING NORTH-EAST



2 VIEW FROM D STREET LOOKING SOUTH EAST



3 BIRDSEYE VIEW FROM 1ST & D STREETS LOOKING NORTH-EAST



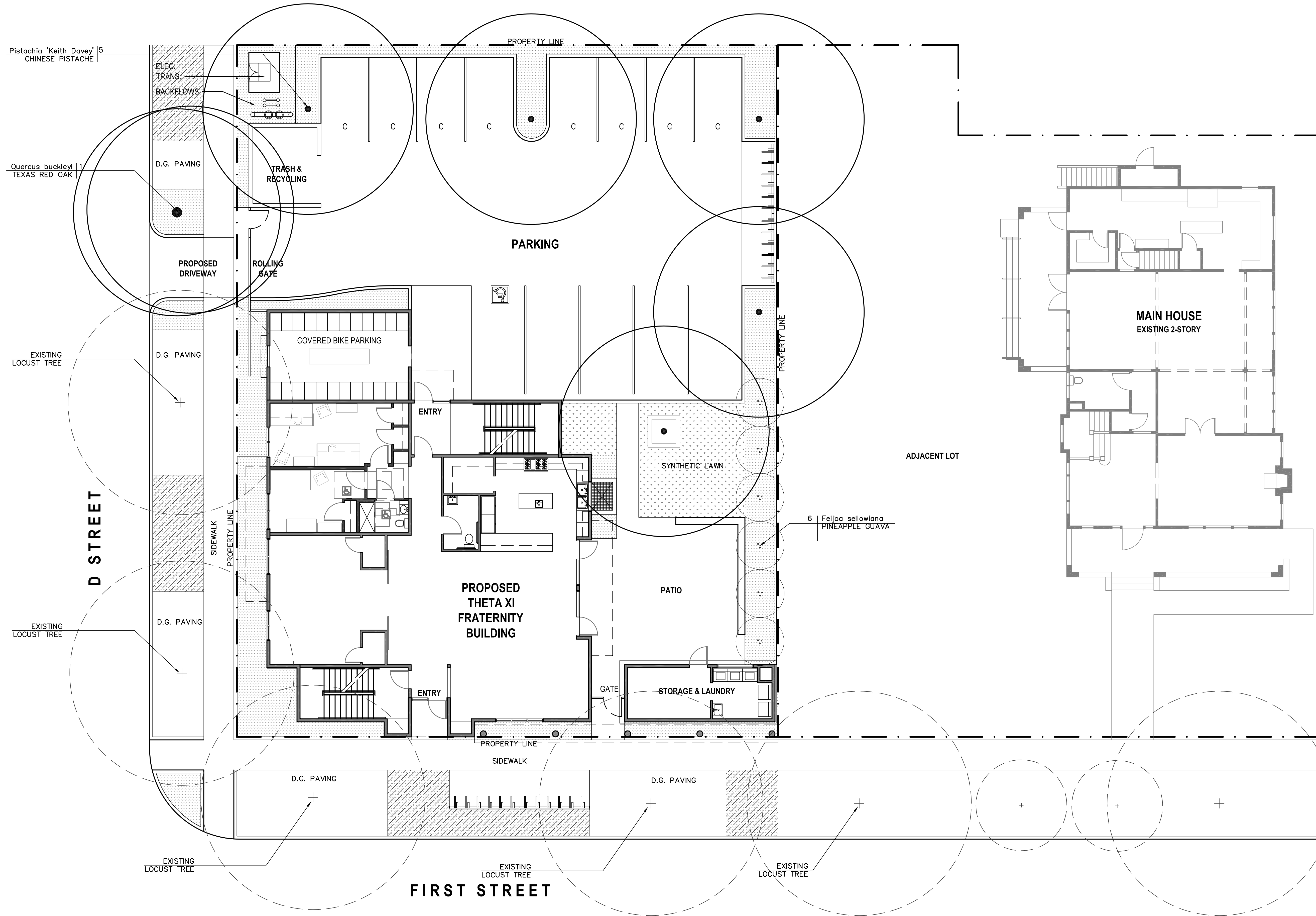
1 VIEW FROM NORTH LOOKING SOUTH



2 VIEW FROM 1ST STREET LOOKING NORTH-WEST



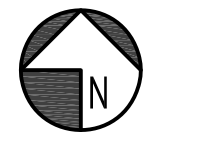
3 VIEW FROM NORTH-EAST LOOKING SOUTH-WEST

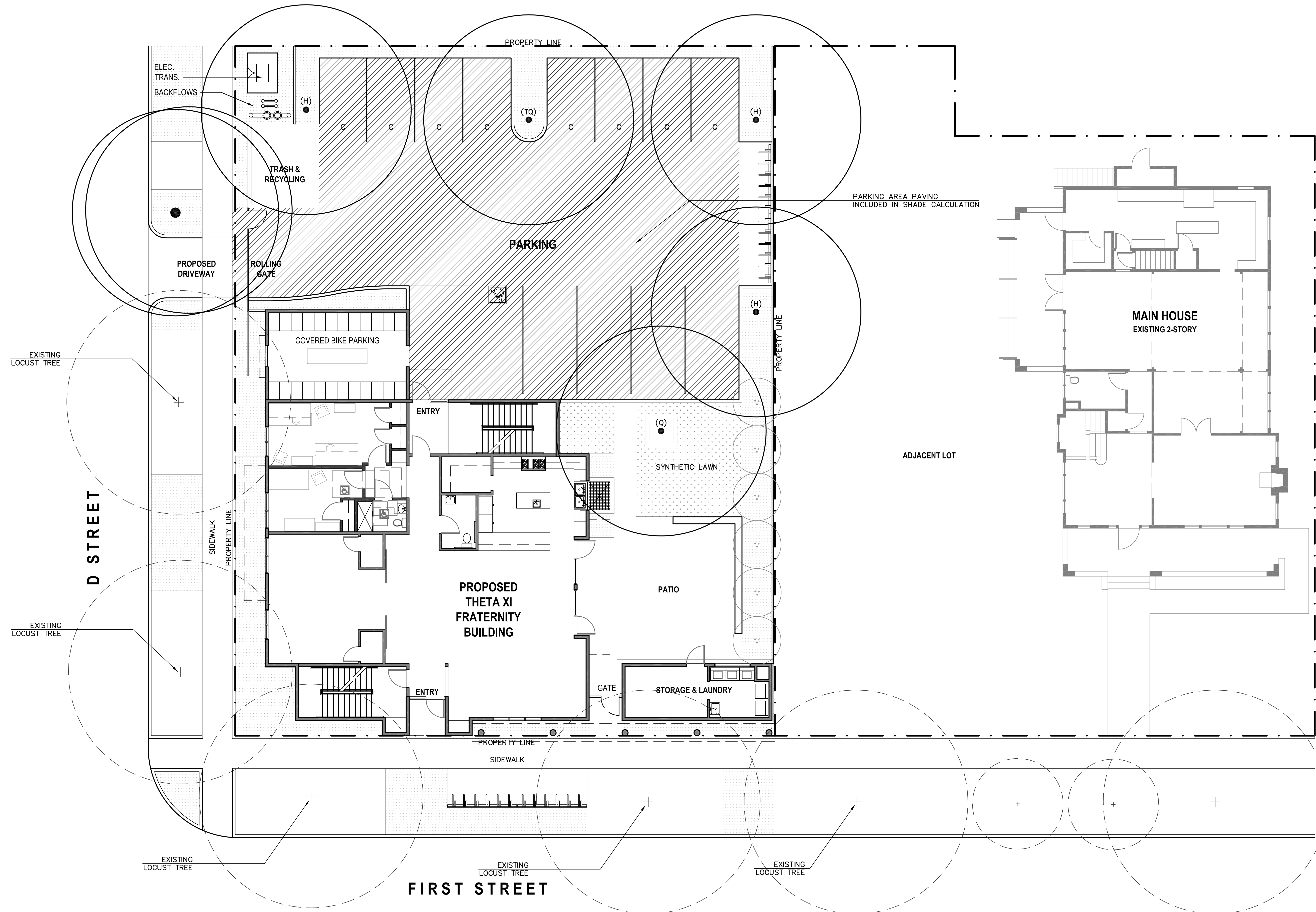


PRELIMINARY PLANTING LEGEND

SYM Botanical name, COMMON NAME SIZE QTY

- TREES**
- Pistachia chinensis 'Keith Davey', CHINESE PISTACHE
 - Quercus buckleyi, TEXAS RED OAK
 - Feijoa sellowiana, PINEAPPLE GUAVA
 - + EXISTING TREE TO REMAIN
- SHRUBS, PERENNIALS, GROUNDCOVERS**
- Agapanthus orientalis, LILY OF THE NILE
 - Asparagus D. 'Sprenger', SPRENGER ASPARAGUS
 - Agave x. 'Blue Glow', BLUE GLOW AGAVE
 - Bergenia crassifolia, WINTER BERGENIA
 - Bulbine frutescens 'Hullmark Orange', ORANGE STALKED BULBINE
 - Chondropetalum tectorum, CAPE RUSH
 - Cistus purpureus, PURPLE ROCKROSE
 - Calistemon v. 'Little John', DWARF BOTTLE BRUSH
 - Calamagrostis x 'Karl Foerster', FEATHER REED GRASS
 - Ceanothus m. 'Valley Violet', CALIFORNIA LILAC
 - Echeveria x. imbricata, HEN & CHICKS
 - Hesperaloe parviflora, RED YUCCA
 - Leymus condensatus 'Canyon Prince', BLUE WILD RYE
 - Lantana montevidensis, LANTANA
 - Lavandula x. 'Goodwin Creek Gray', DWF. LAVENDER
 - Mahonia repens, CREEPING OREGON GRAPE
 - Miscanthus sinensis 'Morning Light', SILVER GRASS
 - Muhlenbergia capillaris, PURPLE MUHLY GRASS
 - Nandina d. 'Gulf Stream', DWF. HEAVENLY BAMBOO
 - Penisetum m. 'Red Bunny Tails', DWF. FOUNTAIN GRASS
 - Penstemon 'Margarita BOP', MARGARITA BOP PENSTEMON
 - Prunus caroliniana 'Bright-N-Tight', CAROLINA CHERRY
 - Ribes viburnifolium, EVERGREEN CURRANT
 - Rosa x. 'Flower Carpet Amber', LANDSCAPE ROSE
 - Rosemarinus o. 'Tuscan Blue', ROSEMARY
 - Scaevola 'Blue Wonder', SCAEVOLA
 - Teucrium chamaedrys, DWARF GERMANDER
 - Tulbaghia violacea, SOCIETY GARLIC
- POTENTIAL STORMWATER TREATMENT AREA**
- Carex divulsa, BERKELEY SEDGE
 - Chondropetalum tectorum, CAPE RUSH
 - Juncus patens 'Elk Blue', ELK BLUE CALIFORNIA RUSH
 - Muhlenbergia rigens, DEER GRASS





PARKING LOT SHADE CALCULATION TABLE

SYM	BOTANICAL NAME/ COMMON NAME	FULL SF (H)	3/4 SF (TQ)	1/2 SF (H)	1/4 SF (Q)	TOTAL SF
○	<i>Pistachia chinensis</i> 'Keith Davey' CHINESE PISTACHE		1@722	3@481	1@240	2,405
						TOTAL TREE SHADE: 2,405 sf
						TOTAL PAVED AREA: 3,844 sf
						PERCENT SHADE: 62.5%

*NOTE: SHADE SQUARE FOOTAGES ARE AS DEFINED IN THE CITY OF DAVIS MASTER PARKING LOT TREE LIST, REV. JUNE 1999.

