Link Davis
a new direction for the Pacifico housing site

Development
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Design
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CA has significant experience collaborating with neighborhoods across the country on similar projects.

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Community Service Collaboration

Lincoln 40  Davis, California

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Roe Building, McCormick Building & Del Rio Live-Work Lofts
Davis, California

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We propose to start fresh and create a beautiful and vibrant new project combining market rate and affordable housing, integrated to serve our community:

- young professionals
- workforce
- families
- empty nesters
- students, faculty and staff
- 15% affordable units fully integrated into the project
Highest and best land use = sustainable development:

✓ maximize resources with higher density projects where it makes sense
✓ address our housing crisis by providing additional quality rental opportunity
✓ new construction means energy efficiency, renewable energy and lower water usage
✓ proximity to the Davis public bike path reduces vehicle trips and carbon footprint
✓ access to high-tech and professional jobs, services and UC Davis means economic opportunity
✓ creating and reinforcing neighborhood connections means a healthy and vibrant community

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Collaborative and inclusive process

designed with the help of our community:

**Listening Phase**
1) Use community feedback to inform top priorities
   • for Project Concept
2) Conceptual Draft

**Planning Phase**
1) If selected, continue to gather feedback
2) Run focus groups with neighbors and prospective residents
2) Revise plan

**Approval Phase**
1) Engage with City Commissions and City Council for project review
2) Finalize project plan

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Key features of our project:

✓ 4-story building with high-bay first floor to allow mezzanine lofts and open community spaces

✓ 125 total apartments in a variety of configurations
  o Studio, 1BR, 2BR, 3BR and loft style cooperatives
  o Emphasis on smaller units and flexible living in order to achieve “affordability by design”

✓ Fully concealed parking with space-saving mechanized system

✓ Secure, covered bicycle parking with bicycle repair facilities, emphasis on alternative transportation
Amenities serving a range of needs:

✓ Community recreation center for daily residential use as well as neighborhood events
✓ Pool, spa, barbeque and outdoor gathering areas for informal socializing and relaxation
✓ Yoga and fitness space for a healthy lifestyle
✓ Flexible office and collaboration space for work at home potential
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Conceptual site plan

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Conceptual site plan
Conceptual 2nd, 3rd and 4th floor plan

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Conceptual perspective sketch along bike path

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Catherine Hotel  Palo Alto, California  Project Design Precedent

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Local team with a demonstrated commitment, building community in Davis for over 30 years:

- Davis Live
- Lincoln 40
- Roe Building
- McCormick Building
- Arbor Building
- Del Rio Live-Work Lofts
- Helmus Optometry Building
- Mishka’s Café
- 3+G Building, Temple Coffee
- The Courtyard
- All Things Right and Relevant
- Davis Home Trends
- Madson Center Office Building
- Spafford Center Office Building
- Pamela Trokanski Dance Theater
- Bistro 33 Restaurant & Historic Davis City Hall
- Far Western Anthropological Research Group
- Davis Indoor Sports Center / UC Agriculture and Natural Resources Building

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