

Baseline Features

BASELINE FEATURES COMPARATIVE TABLE		
Primary Project Components		Bretton Woods Project Compliance
A maximum of 560 primary housing units, including affordable, market rate rental and market rate for-sale housing units.		298 residential lots are provided as part of phase 1&2 and 3A. (240 single family and 58 cottages). The balance of the units will be dispersed through the remainder of the future developments.
Provide land to accommodate 150 subsidized affordable senior apartments.		The affordable senior apartments is Lot 1, approximately 5.64 gross acres in size, on the Subdivision Map No. 5165. The parcel will be created with the recordation of the large lot final map.
Offer a mix of housing types which may include single family homes, cottages, bungalows, multi-story stacked flats, senior apartments, continuing care and affordable housing.		Cottages, custom homes lots, greenway home lots and bungalows are all included in this entitlement application.
Provide an approximately three-acre parcel for either the expansion of University Retirement Community (“URC”) for the benefit of its residents or for use by another specialized senior care facility.		A future specialized senior care site (possibly for the expansion of URC) is provided as a separate parcel, approximately 4.75 gross acres in size, (Lot 2 on Subdivision Map No. 5165; the large lot subdivision map). The parcel will be created with the recordation of the large lot final map.
Include a mixed-use Activity and Wellness Center that is available to the general public.		The activity and wellness center will be part of a future entitlement application.
Provide recreational opportunities within an oak-filled agricultural buffer area, five internal mini-parks, and more than two miles of walking and bike paths.		Recreational opportunities are provided throughout the community which will support an active lifestyle for prospective residents by providing connectivity to the surrounding bicycle and pedestrian pathways within and adjacent to the subdivision. It anticipates that the connections will promote exploring the immediately adjacent open space features and greenway areas, such as the north/south pedestrian path, Sycamore Grove and tot lot, Vista Park and tot lot, the Pocket Park/rose garden, the community gathering park, the dog park as well as the activity and wellness center.
Land donation for a landing area to accommodate bike overcrossing of Highway 113		An IOD is provided to the City for the purposes of a future crossing, the IOD is anticipated to be recorded concurrently with the Large Lot Subdivision Map No. 5165.
Home Sizes and Types		Bretton Woods Project
Greenway Homes: Single Story*	1,800 sq. ft. maximum; 2-3 Bedrooms	The FPD and Design Guidelines are in compliance with the Baseline as stated in the DA. As stated in the DA, a caregiver suite, visitor space, or personal office is permitted as additional square footage but shall be limited to the general area over the garage as a

		permitted exception to the single story requirement.
Small Builder/ Lots Single Story*	Builder's Decision, per Planning Commission approvals; 2/3+ Bedrooms	The FPD and Design Guidelines are in compliance with the Baseline as stated in the DA. The max sq.ft. is 2500 for custom homes/small builder lots. As stated in the DA, a caregiver suite, visitor space, or personal office is permitted as additional square footage but shall be permitted to the general area over the garage as a limited exception to the single story requirement.
Cottages: Single Story	1,200 sq. ft. maximum; 2-3 Bedrooms	The FPD and Design Guidelines are consistent.
Bungalows: Single Story	1,350 sq. ft. maximum; 2-3 Bedrooms	The FPD and Design Guidelines are in compliance with the Baseline as stated in the DA. As stated in the DA, a stand alone caregiver / accessory dwelling unit is permitted as additional square footage.
Stacked Flats/Condominiums	1,600 sq. ft. maximum; 2-3 Bedrooms	This product type is not part of this entitlement package; it will be part of a future entitlement package
Senior Apartments	1,000 sq. ft. maximum; 1-2 Bedrooms	This product type is not part of this entitlement package; it will be part of a future entitlement package. However, the design guidelines and FPD do include limited design requirements related to minimum setbacks and height restrictions.
Senior Affordable Apartments	1,000 sq. ft. maximum; 1-2 Bedrooms	This product type is not part of this entitlement package; it will be part of a future entitlement package. However, the design guidelines and FPD do include limited design requirements related to minimum setbacks and height restrictions.

Activity and Wellness Center		Bretton Woods Project Compliance	
<p>The Activity and Wellness Center shall include the following:</p> <ul style="list-style-type: none"> ▪ Swimming pool with membership open to the public; ▪ Commercial space, to accommodate uses such as a coffee house or restaurant with outdoor dining space; ▪ Offices, including space that may accommodate telemedicine facility; 		<p>The activity and wellness center will be part of a future entitlement application in which these items will be incorporated into the design.</p>	

<ul style="list-style-type: none"> ▪ Public meeting space available for HOA and public use; and ▪ Transit hub for residents and the public to minimize single-occupant vehicle trips as defined in the Development Agreement for this project. 	
Agricultural Buffer / Oak Forest Area	Bretton Woods Project Compliance
<p>In the 150-foot-wide agricultural buffer the developer will:</p> <ul style="list-style-type: none"> ▪ Plant a minimum of 350 native oak trees in and around the agricultural buffer surrounding the neighborhood; ▪ Establish a foundation and seed funds for the initial planting and ongoing maintenance of the oak forested area in association with the HOA and appropriate local organizations; ▪ Create habitat nodes utilizing native plants and shrubs to encourage indigenous wildlife and pollinators; and ▪ Provide for public art and sitting areas. 	<p>The 350 mandated oak trees will be planted within the 50 foot Ag Transition area as well as the upper 2/3 of the side slopes of the drainage channel (approximately 12 feet up from the bottom of the channel).</p> <p>The HOA will be responsible for the maintenance of the 350 mandated oak trees. The HOA will have a segregated fund – see Acorn to Oaks attachment.</p> <p>Flowering plant species that are beneficial to native pollinators will be included in the design for the 5 habitat nodes along the ag buffer area. The habitat nodes will be located within at least 5 of the 10 public art areas within the ag buffer area. The current plant palette incorporates native plants and shrubs and the palette list indicates those that are California Natives, UCD Arboretum All Stars, Pollinators and City Approved Trees.</p> <p>Public art and sitting areas are provided throughout the ag buffer area (in total, eleven art nodes areas are anticipated).</p>
Parks and Open Space	Bretton Woods Project Compliance
<p>The developer shall:</p> <ul style="list-style-type: none"> ▪ Build more than two miles of walking paths, bike paths and greenways throughout the neighborhood; ▪ Provide three “pocket parks;” ▪ Provide a dog exercise area; and ▪ Provide a tot lot and mini-park proximate to the Activity and Wellness Center. 	<p>Approx. 2.6 miles of pathways are provided throughout the community which enable connection to the greenways and parks and ag buffer area.</p> <p>Three pocket parks are provided as indicated on the preliminary site plan; Vista Park (which will now also includes a playground area intended for 5-12 yr olds), Pocket Park/Rose Garden and the Community Gathering Park near the southeast corner of the Activity and Wellness Center.</p> <p>The dog park is also included.</p> <p>The tot lot (play equipment intended for 5 yr olds and under) and Sycamore Grove Park is located near the northwest corner of the Activity and Wellness Center.</p>
Improvements to Covell Boulevard	Bretton Woods Project Compliance
<p>The project shall improve pedestrian safety and the overall experience along Covell Boulevard as follows:</p>	<p>The conceptual Covell Boulevard improvement plans are represented in the Covell Boulevard preliminary landscape plan and the cross-sections provided on sheet 5 of the</p>

<ul style="list-style-type: none"> ▪ Re-landscaping of the north side of Covell Boulevard beginning at Highway 113 off-ramp west to Risling Court; ▪ New landscaping from Risling Court along Covell Boulevard to the western border of West Davis Active Adult Community; ▪ Install new pedestrian and bicyclists' safety striping at John Jones Road. Realign bike path entrance on south side to align with striping; ▪ Reconfigure the Covell Boulevard and Shasta Drive intersection to remove all free-rights and improve bicycle and pedestrian safety; and ▪ Widen Covell Boulevard west from Risling Court to western border of West Davis Active Adult Community. 	<p>tentative subdivision map no. 5180. The anticipated Covell boulevard improvements and the geometrics have been designed in collaboration with the public works department which address each of the items outlined herein.</p>
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Sustainability Features	Bretton Woods Project Compliance
<p>Assist the City in achieving its climate action plan policies by providing the following:</p> <ul style="list-style-type: none"> ▪ All for sale homes, cottages, bungalows and condominiums to be zero net electric usage as defined by the 2020 California Green Standards with individual or shared photovoltaic systems; ▪ Photovoltaic panels at the Activity and Wellness Center to produce the majority of electricity for the Activity and Wellness Center buildings; and ▪ Each purchaser of a home in the West Davis Active Adult Community who sells an existing Davis house is to receive funds to retrofit their existing Davis home to install energy reduction upgrades. 	<p>The project will be designed in compliance with the items outlined herein.</p> <p>The activity and wellness center will be part of a future entitlement application, which will include pv panels.</p> <p>We will submit to the city for review the written instructions to the buyers for how the public can use to access the retrofit credits.</p>

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Phasing and Implementation	Bretton Woods Project Compliance
<p>The first phase of development shall include infrastructure for senior affordable apartments; dedication of the agricultural buffer area; installation of drainage improvements; commence planting the oak forest; develop the dog park, tot lot and sycamore grove; improvements to</p>	<p>The infrastructure for the senior affordable apartments will be provided as part of the phase 1 improvement plans. The dedication of the 50 foot ag buffer area (Lot A as indicated on the subdivision map no. 5165) will be provided concurrently with the recordation of the large lot subdivision map no. 5165. The installation of the off-site drainage improvements (drainage channel, east and west</p>

<p>Covell Boulevard; infrastructure for specialized senior care; as well as infrastructure for approximately 50% of the residential development.</p> <p>The second phase shall include construction of the Activity and Wellness Center, development of the transit center, infrastructure for balance of housing units, complete planting the oak forest, and develop the remaining greenways and pocket parks.</p>	<p>detention areas and the overflow area), commencement of the planting of the 350 mandated oak trees immediately adjacent to the Phase 1 development area, the commencement of the 12' wide asphalt perimeter pedestrian pathway within the Lot A ag buffer area immediately adjacent to the Phase 1 development area, commencement of the greenways with 10' wide asphalt pedestrian paths associated with the phase 1 improvement area, develop the dog park, tot lot and sycamore grove; improvements to Covell Boulevard; infrastructure for specialized senior care; as well as infrastructure for approximately 50% of the residential development will all be part of the Phase 1 improvement plans.</p> <p>The second phase of the improvements will include construction for the balance of the housing units, complete the planting of the 350 mandated oak trees, develop the remaining 12' wide asphalt perimeter pedestrian pathway within the Lot A ag buffer area, develop the remaining greenways with 10' wide asphalt pedestrian paths, develop the remaining parks. Prior to the issuance of the building permits for the 301st single-family home, the construction shall commence for the Community Clubhouse and the Transit Center and supporting vehicular access and parking lot.</p>
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Compliance with Baseline	Bretton Woods Project Compliance
<p>West Davis Active Adult Community is required to develop in accordance with the Baseline Features stated above, subject to mandatory compliance with state and federal laws. Project implementation may include further entitlements from the City of Davis, including but not limited to, Large Lot Subdivision Map, Final Planned Development, Tentative Subdivision Map, and Design Guidelines. Any changes to the attached baseline exhibit which are necessitated by compliance with legal, engineering, environmental and/or conditions on subsequent project approvals shall be deemed consistent Baseline Features, and City of Davis Ordinances governing Measure J/R.</p>	<p>Noted.</p>