



March 9, 2021

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City of Davis Planning Commissioners
Attn: Sherri Metzker and Eric Lee
City of Davis
23 Russell Blvd
Davis, CA 95616

Subject: Bretton Woods – Activity & Wellness Center Entitlement Package
Response to Planning Commission Comments

Dear Ms. Metzker and Mr. Lee:

The following items are the Applicant's clarifications and responses to the comments discussed during the Planning Commission meeting held on February 24, 2021 regarding the Bretton Woods (Phase 3B) Activity & Wellness Center.

1. Bicycle Parking – In an effort to improve overall bicycle circulation at the Activity and Wellness Center as recommended by the Planning Commission, we sought input from the City's experts. A meeting was held with several City staff on March 1, 2021, which included the City's Bicycle / Pedestrian Coordinator, Jennifer Donofrio, to gain feedback on the design and circulation of the site. As a result, and to more clearly display the bike/ped circulation routes at the Activity and Wellness Center, a separate Bicycle and Pedestrian Exhibit has been prepared which includes the following highlights:
 - The ramp from the southern end of the site adjacent to the Community Gathering Park is now wider to accommodate bicycle and pedestrians entering the site. More specifically two access ramps have been expanded and combined into one large ramp that can safely accommodate multiple modes of travel.
 - The path on the southwestern area of the site is now designated as a bicycle and pedestrian path.
 - A future bicycle path connection coming directly into the Activity and Wellness Center from the west is delineated on the exhibit. The alignment of the path and the construction of the path is anticipated to be provided with the development of the Remainder parcel.
 - An access point to the site from the north is now provided for bicycle and pedestrian access which aligns with a direct north/south connection from the cottages.
 - As previously indicated, bicycles may also turn into the site from Risling through the vehicular driveways. However, based upon our discussion with

staff, it is no longer our expectation that such cyclists will immediately become walkers and, instead, may circulate through the parking lot similar to any other motor vehicle.

- The bicycle parking areas have been relocated away from trash enclosures. At the restaurant, the short-term stalls have been relocated to the north end of the parcel. Similarly, the long-term lockers have been relocated from south of the Fitness Center to the north end of the property where they are adjacent to the newly added bicycle and pedestrian connection from the north, conveniently situated between the Office and the Community Clubhouse, and at a location that will better service the entire site.
- At each of the short term bicycle parking spaces, one of the short term bicycle spaces will be a hoop rack parking space to accommodate non-standard types of bicycles (i.e. tricycles / trailers).
- While the design of the bicycle parking already exceeded the required 41 spaces, as recommended by the Commission, 12 additional parking spaces have been provided on the site resulting in a total of 53.

Use	Required Bike Parking		Provided Bike Parking		Added
	Short Term	Long Term	Short Term	Long Term	
Community Clubhouse	10	3	14	3	4
Mixed-Use / Restaurant	7	2	7	2	0
Mixed-Use /Office	1	4	6	4	5
Mixed-Use /Fitness Center	7	3	10	3	3
Community Gathering Park	4	0	4	0	0
SubTotal	29	12	41	12	12

Total

41

53

2. Transportation Hub – The Activity and Wellness Center serves as both the social hub of Bretton Woods as well as its transportation hub. In furtherance of this objective, it will provide a multi-use function with clearly designated spaces for each of the features outlined in condition #25, more clearly identified on the revised site plan, and further described as follows:

- A porte cochère (covered area with bench seating for drop-off and pick-up) is provided at the main entrance to the Community Clubhouse building which includes lit weather protected seating fronting this designated curbside pick-up and drop-off zone. It is anticipated that this location will accommodate shuttle services, as well as ride-hail services (Uber, Lift, etc.), to transport residents who may not drive to local destinations such as the stores and medical appointments, and/or transport groups of residents to regional destinations for day excursions.
- Access for shuttles and/or buses is accommodated through the vehicular drive-aisles in the parking lot.

- Parking spaces are provided on site to encourage modes of vehicular transportation other than standard single-occupancy vehicles. For instance, parking for rideshare services (i.e. Zipcar, Turo, Car2Go) is placed fronting Risling Street at the southern end of the parking lot. This location is appropriate as it is envisioned that the car share services may be used not only by Bretton Woods residents but also individuals from neighboring uses to the south and east. It is also anticipated that someone coming to the site for carshare services may be utilizing the Activity and Wellness Center but are just as likely to be taking that shared vehicle somewhere else. Thus a location conveniently accessed from the east and south that does not interfere the overall site circulation was deemed appropriate.
 - EV charging stations as well as clean air vehicle parking is also provided on-site. These stalls are centrally located within the center island with easy access to every use on-site.
 - Additional ADA parking spaces were added on the site adjacent to the Community Clubhouse building as recommended by the Commission. Code requires three accessible parking stalls to be provided. The current Preliminary Site Plan and Vehicular Circulation exhibit indicates a total of 10 ADA parking spaces.
3. Public Use of the Community Clubhouse Pool – The pool at the Community Clubhouse property is available for public use through a membership at the fitness center. A use agreement will be a private agreement between the fitness center ownership entity and the Home Owners Association. However, the use agreement will be subject to the commitments in the baseline project features, which states “swimming pool with membership open to the public” as well as the Health and Wellness Commitment in the Development Agreement which states that “the Activity and Wellness Center shall include: ...a privately owned and operated health club with shared access to the community owned swimming pool.” Therefore, although the terms of shared access will be subject to a private agreement, documents approved by the City and the electorate ensure that the concern raised at the Commission hearing, i.e. that the Home Owners Association might seek to terminate access, cannot come to fruition and that the City retains enforcement authority.
4. Use of Community Clubhouse – the space within the Community Clubhouse building is intended for use by the residents of the Bretton Woods Community who are members of the HOA. However, the space may also be requested for use by the City or other agencies/organizations to hold events (i.e. public outreach meeting, COVID updates, etc.) which may include residents of the surrounding neighborhoods

5. Waiver of Parcel Map - A waiver of a final map for condominium purposes is intended to streamline the approval process which is permitted under the City's municipal code (code section 36.06.080) for the future construction of a condominium project on a single parcel. It seems a waiver is appropriate in this case since no modification to the condo map could occur which would result in modification of the underlying subdivision map as it is currently being reviewed by the Commission. Thus, waiving review of the final condo map respects the Commission's time. Notably, the condominium plan will still be processed and filed with the Department of Real Estate, so it is subject to additional review.

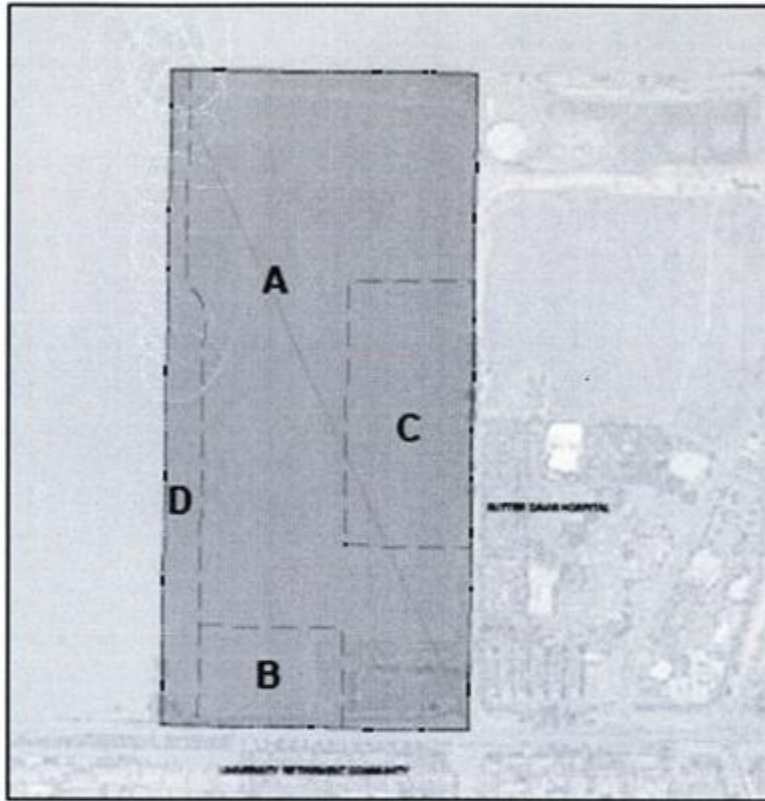
6. Native Plant materials – The plant palette was approved with the Phase 1, 2 and 3A entitlement package (PA #19-12 & #20-09) which includes California Natives as well as UC Davis Arboretum “All Stars”. For consistency purposes, it is requested that the allocated percentages of plant materials coincide with that of the previously approved entitlements. (COA #23.m, pg.27).

7. Remainder Area – The zoning and General Plan land use designation applicable to the remainder lot is “Neighborhood Mixed Use.” To be more specific, this designation applies to a broader area that is comprised of the Remainder Lot, the Activity and Wellness Center and the Cottages located to the north as shown in the figure below. Pursuant to this General Plan designation, the overall Neighborhood Mixed Use area is intended to “provide a mix of residential and non-residential uses in areas conveniently located to neighborhoods and to facilitate transit and bicycle/pedestrian travel through a blending of retail, job-generating, and residential uses.” The zoning designation, per the Bretton Woods Planned Development (PD), which cross references City Code Section 40.15.030, permits, among other things, a broad range of housing options including single family, duplex, multiple dwellings, residential infill, and/or cooperative housing.

Looking holistically at the portion of Bretton Woods within the Neighborhood Mixed Use zoning and General Plan designation, we envision the remainder lot to be developed for residential use, which could include any of those dwelling types permitted within the zone. The specific type of residential product will be further evaluated with future market conditions and demands and will be part of an entitlement application which will require Planning Commission review and approval.



-  RESIDENTIAL - MEDIUM DENSITY
-  NEIGHBORHOOD MIXED USE
-  RESIDENTIAL - HIGH DENSITY
-  PROPOSED URBAN AGRICULTURE TRANSITION AREA (UATA)



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|-------------------------------------------------------------------------------------|-----------------------------------|
|  | PLANNED DEVELOPMENT (P-D) |
| A | MEDIUM DENSITY RESIDENTIAL |
| B | HIGH DENSITY RESIDENTIAL |
| C | NEIGHBORHOOD MIXED USE |
| D | AGRICULTURAL BUFFER |

We hope that this memorandum adequately addresses all of the issues raised by the Commission. We look forward to returning on March 24 at which time we will be available to answer any questions pertaining to these changes.

Sincerely,

J. David Taormino

Enclosures: Preliminary Site Plan and Vehicular Circulation Exhibit
Preliminary Bicycle and Pedestrian Circulation Exhibit