

Bretton Woods – Activity & Wellness Center

Project Narrative

Prepared 29 January 2021

The Bretton Woods project is an active adult development project located on 74 acres at the northwest corner of Covell Boulevard & Risling Street in the City of Davis. The Activity and Wellness Center is an approximately 3.25 acre area within Bretton Woods adjacent to Risling Street and located just south of the Cottages. The Activity and Wellness Center includes the Community Clubhouse and other mixed-use buildings as well as the Community Gathering Park and supporting surface parking and landscape improvements. The buildings at the Activity and Wellness Center are anticipated to include the following:

1. Community Clubhouse, including a pool and transportation hub
2. Mixed-Use / Fitness Center
3. Mixed-Use / Offices
4. Mixed-Use / Restaurant

The Activity and Wellness Center entitlements submitted with this application include the following:

1. Tentative Subdivision Map No. 5201 for Activity & Wellness Center
2. Tentative Subdivision Map for Condominium Purposes (Mixed-Use / Office Building and the Mixed-Use / Fitness Center Building)
3. Final Planned Development for Activity & Wellness Center
4. Design Review for Activity & Wellness Center
5. Waiver of Final Map for Condominium Purposes

Background for Bretton Woods Project

Voter approval was required since the General Plan Amendment for the property would re-designate the site from Agricultural and Urban Agriculture Transition Area to urban uses under the Citizens' Right to Vote on Future Uses of Open Space and Agricultural Lands Ordinance (Measure R).

The original planning application (PA#15-56) for the property was approved, which consisted of an approved General Plan Amendment (#05-16) to re-designate the land use for the Activity & Wellness Center area as Neighborhood Mixed-Use.

The current Project Approvals also include the Rezoning as a Preliminary Planned Development (#03-16), Development Agreement (#03-16) and Environmental Impact Report and Mitigation Monitoring and Reporting Program (MMRP) (Resolution No.18-093) were approved on June 12, 2018, subject to a Measure R vote, which was passed in November 2018. As of June 22, 2019, the property was annexed into the City of Davis (#1-16).

The large lot tentative map to subdivide the property into 9 large lot parcels (TM#1-19) was approved by Planning Commission on July 10, 2019.

The planning application entitlements (PA#19-12 and #20-09, tentative subdivision maps No. 5180 and No. 5200, #4-19, final planned development FPD #01-20 and Design Review #03-20 and Addendum to the Final EIR related to the residential single family homes and backbone infrastructure for Phase 1 & 2 (Bungalows, Custom Homes, Greenway Homes) and 3A (Cottages) were approved by Planning Commission on September 23, 2020. The Design Guidelines which were included as part of and approved with tentative subdivision maps No. 5180 and 5200 and Design Review #3-20 also inform this map application.

The Activity and Wellness Center property is a portion of lot 6 and lot 7 of the Large Lot Subdivision Map No. 5165.

Environmental Review

As mentioned above, a project-level Environmental Impact Report (EIR) was required for the overall Bretton Woods project, of which this Activity and Wellness Center use was a part, pursuant to the requirements of the California Environmental Quality Act (CEQA). The Final EIR was completed in April 2018 and was prepared by DeNovo Planning Group. The Environmental Impact Report and MMRP were approved as part of Resolution No.18-093. The Addendum to the EIR was approved by the Planning Commission on September 23, 2020.

Physical Features

The Activity & Wellness Center is approximately 3.25 acres of the total 74 acres of the Bretton Woods site. The Activity & Wellness Center is located just south of the Cottages at Bretton Woods, adjacent to Risling Street and directly across from the existing Sutter Davis Hospital campus. The property is currently undeveloped and has previously been used for dry farming of oat hay.

Tentative Subdivision Map (Map No. 5201):

This Tentative Subdivision Map for the Activity & Wellness Center will create five parcels for the Activity & Wellness Center and will have a remainder parcel for a future single family / multi-family/ condominium development. This map further subdivides lot 6 as indicated on the Large Lot Subdivision Map (Map No. 5165 / TM#1-19). The lots include the following:

- Parcel 1: Parking lot and common areas of the site which services the Activity and Wellness Center
- Parcel 2: Mixed-Use / Office Building
- Parcel 3: Mixed-Use / Restaurant Building
- Parcel 4: Mixed-Use / Fitness Center Building
- Parcel 5: Community Gathering Park

Note: Lot 100 is the community clubhouse and pool. The lot is included as part of the Subdivision Map No. 5180, but the site plan and design review and FPD is part of this entitlement package.

Map 5201 calls out on-site easement areas which will be created as part of the map. Offsite easements and dedications are a part of Large Lot Tentative Map (TM1-19) and have been shown on Map 5201 for reference. No additional offsite easements or dedications are proposed as a part of this map.

All of the common areas, parking lot and landscaping will be privately owned and maintained by a Homeowner's Association with common area maintenance fees from the commercial property owners.

The following items are requested to be waived for the purposes of this Tentative Map: School Site / Facilities – not applicable for this map (school impact fees, at commercial rates, will apply).

The Community Gathering park, which will include a space for a “Bretton Woods” monument sign, is located at the southeast corner of the parcel to welcome residents and the community to the Center and provide a meeting place. The conceptual design of this area is included in the Design Guidelines. This park will include one of the eleven art elements to be showcased in the project and be a gathering node for residents to meet for daily routines and conversation.

The Tentative Subdivision Map is also for condominium purposes to further subdivide the Mixed-Use / Office Building (Parcel 2) to allow four (4) non-residential condominium units and the Mixed-Use / Fitness Center Building (Parcel 4) to allow three (3) non-residential condominium. A condominium plan will require approval through the Department of Real Estate to delineate the condominium units. Following the approval and recordation of the future Final Subdivision

Map to create the five parcels indicated on the Tentative Subdivision Map No. 5201, a waiver of a final map for condominium purposes is requested for the future construction of a condominium project on a single parcel (refer to the City’s municipal code section 36.06.080).

Activity & Wellness Center Overview:

The Center provides a community clubhouse restricted to Bretton Woods residents use only. The parcel for the community clubhouse will also include a pool that is available for public use with a membership to the fitness center. Three other mixed-use buildings are programmed for the site and are anticipated to include the following uses: fitness center, business offices, café, restaurant and transit hub which are all open to Bretton Woods residents and the public. Occupants of the affordable housing site will be provided subsidized access (reduced rate) to the fitness facility at the Activity & Wellness Center. The Center is envisioned to provide a location for school field trips and community groups to take advantage of the pedestrian trails, oak forest, art walk, parks and natural environment that surrounds the Bretton Woods community.

Circulation & Parking:

Multi-modal access for the Activity & Wellness Center is off Risling Street via Covell Boulevard. Many of the residents and surrounding community are envisioned to utilize alternative means of transportation by utilizing the pathways which surround the Activity & Wellness Center on all sides. Pedestrian and bicycle access are also provided from the internal greenway and path system which will be built as part of the overall Bretton Woods community. The clubhouse will also have a restricted gated access on the northern side of the building to allow access from residents into the clubhouse area. There are two vehicular driveways into the Center from Risling Street. The southern driveway is intended to be restricted to transit and emergency vehicle use only. Surface parking is provided on the site which includes a total of 95 on-site spaces as well as additional 16 on-street parking spaces allowed along Risling Street and Thomson Loop. A total of 43 bicycle parking spaces (33 short term and 10 long term) are provided on the site near each building as shown on the Site Plan Exhibit. A covered area for long term bicycle parking is provided for the Activity & Wellness Center adjacent to the mixed-use / fitness center building. The parking lot will have a reciprocal access agreement for all the parcels to share the parking spaces in the center. The parking is summarized as follows:

PARKING SUMMARY	
	PROVIDED
STANDARD SPACES	72
COMPACT SPACES	2
ADA SPACES	8
EV CHARGING SPACES	5
CLEAN AIR SPACES	8
OFFSITE SPACES	16
TOTAL VEHICLE PARKING SPACES	111 (95+16)
SHORT-TERM BICYCLE PARKING	33
LONG-TERM BICYCLE PARKING	10
TOTAL BICYCLE PARKING	43

The required parking is summarized as follows:

Building	Parking Calculation	Vehicular Spaces Required
Community Clubhouse:	one space per 400 square feet;	18 spaces required
Mixed-Use / Restaurant:	one space per 250 square feet;	18 spaces required
Mixed-Use / Office:	one space per 500 square feet;	15 spaces required
Mixed-Use / Fitness Center:	one space per 500 square feet;	13 spaces required
Total		64 spaces required

Building	Parking Calculation	Bicycle Spaces Required
Community Clubhouse:	10% max occupancy (130);	13 short term, 0 long term
Mixed-Use / Restaurant:	one space per 500 square feet;	7 short term, 2 long term
Mixed-Use / Office:	one space per 1500 square feet;	1 short term, 4 long term
Mixed-Use / Fitness Center:	10% max occupancy (94);	7 short term, 3 long term
Community Gathering Park:	Per City comments;	4 short term
Total		32 short term, 9 long term

The buildings are currently designed as single-story buildings as a result of changing market conditions that appear to be long lasting. However, the mixed-use / fitness center and the mixed-use / office building may allow for a second-story option should the opportunity be presented in the future. The additional square footage associated with the second story option of these buildings would result in approximately 28 additional vehicular spaces required on-site. The design of the on-site parking layout shown on the Site Plan has been programmed to accommodate a second-story option should that be considered in the future. Additional bicycle parking would also be accommodated on-site to account for the additional square footage / building occupancy should a second-story option be developed.

Transportation Hub:

A transportation hub is provided at the clubhouse which reduces single-occupant vehicle trips and is envisioned to be utilized by various modes of transportation. A porte cochère (covered area with bench seating for drop-off and pick-up) is incorporated in the design at the main entrance to the community clubhouse building. The transit hub will provide a multi-use function with a designated space for rideshare services, buses (i.e. Yolo Bus, school buses) and shuttles (i.e. Paratransit). Conceptual renderings of the transportation hub are included for visual reference.

Trash / Recycling:

Two trash enclosures are anticipated to be necessary for the Activity & Wellness Center property. However, as requested by the City, a third trash enclosure is indicated on the site plan should it be necessary to require a third trash enclosure once the tenants and building design is further identified. The trash enclosure adjacent to the office building is intended to be shared for the use with the Community Clubhouse (as well as possibly the Mixed-use / Fitness Center building). The other locations for a trash enclosure is located adjacent to the Mixed-use / Restaurant building as well as a location adjacent to the Mixed-use / Fitness Center building. The design of the trash enclosures will be compatible with the design and architecture of the buildings and will comply with the city standards for trash enclosures.

Landscaping / Open Space:

The landscape design will utilize the plant palette from the approved Phase 1, 2, 3A planning entitlements (PA #19-12) and design guidelines which will tie into the residential greenways and community. The parking lot will provide 50% shade per the City of Davis ordinance. Landscape and hardscape design will be used to highlight entries and gathering nodes creating unique spaces and experiences around the site. Large canopy shade trees will also be used to provide shade around the clubhouse for lounging and outdoor enjoyment. The landscape will be irrigated from the project well (purple pipe system) and maintained by the homeowner's association. An area for a possible pickle ball court will also be considered within the Activity and Wellness Center.

Common Area Maintenance:

The common areas with the Activity and Wellness Center include the parking areas, and associated landscaping and hardscape as well as the Community Gathering Park. The common areas will be maintained by a homeowner's association. Each owner of the buildings / condominium units will contribute their associated share to a homeowner's association which will be put towards maintenance of the common areas.

Community Clubhouse:

As mentioned above, lot 100 is created with subdivision map no. 5180 for the future development of the community clubhouse. However, this entitlement includes this use for the site plan and design review and FPD of the clubhouse. As mentioned above, the clubhouse is restricted to Bretton Woods residents use; it is not open to the public. However, the pool is available for public use with a membership to the fitness center. The community clubhouse is anticipated to include meeting rooms, activity rooms, a great hall with kitchen and outdoor covered patio area to host community events. The kitchen will provide residential cooking appliances which is intended for use as a catering kitchen (no type I or type II hoods will be used). The building is proposed as an approximately 7,000 square foot single-story building. Conceptual floor plan and elevations are included as part of this application for visual reference as part of the design review approval.

Mixed-Use / Business Offices:

Parcel 2 is for the future development of the mixed-use/business offices. The current design of the building is for a single-story building approximately 7,200 square feet in size. The concept for the single story is based on changing market conditions that appear to be long lasting, however, an option to allow for a two-story building is proposed. As noted below, the final conceptual design will be submitted as part of a future design review application once a builder and tenants are identified. Conceptual floor plan and elevations for the single-story option are included as part of this application for visual reference as part of the design review approval.

Mixed-Use / Restaurant:

Parcel 3 is for the future development of the mixed-use / restaurant building. This building is proposed as a single-story building approximately 4,500 square feet in size. Conceptual drawings for the restaurant building will complement those of the other buildings at the Activity and Wellness center, but conceptual drawings are not included as part of this application.

Mixed-Use / Fitness Center:

Parcel 4 is for the future development of the mixed-use / fitness and wellness center. This building may include uses such as a health club, group exercise, café area, and offices. The building is an approximately 6,400 square foot, single-story building. The fitness center is open to the public for use. The concept for the single story is based on changing market conditions that appear to be long lasting, however, an option to allow for a two-story building is proposed. As noted below, the final conceptual design will be submitted as part of a future design review application once a builder and tenants are identified. Conceptual floor plan and elevations for the single-story option are included as part of this application for visual reference as part of the design review approval.

Community Gathering Park:

Parcel 5 is for the Community Gathering Park located at the southeast corner of the parcel to welcome residents and the community to the center and provide a meeting place. A Bretton Woods Community monument sign will be incorporated as part of this parcel. This park will include one of the eleven art elements to be showcased in the project and be a gathering node for residents to meet for daily routines and conversation.

Development Agreement Consistency:

The Activity & Wellness Center is consistent with the Development Agreement – Transportation and Circulation Commitments as described below.

Developer agrees to commence construction of the following improvements prior to the issuance of building permits for the three-hundred and first single-family home:

1. Design and commence construction of a neighborhood-serving transit hub located at or near, and to be completed coterminous with, the activity and wellness center which should include a designated pick-up and drop-off zone, an area for rideshare services, lit weather protected seating, access for shuttles and/or buses, EV charging stations, dedicated parking spaces for shared vehicle programs, and a dedicated area to accommodate future curbside pickup.

The Activity & Wellness Center is consistent with the Development Agreement – Health & Wellness Commitments as described below.

Activity and Wellness Center. Developer shall construct an activity and wellness center for the use and enjoyment of the residents of the Project, much of which will also be made available to the community at large. Construction of the activity and wellness center, as the anchor of a mixed-use center that will also include limited retail uses, shall commence prior to the City's issuance of the three-hundred and first building permit for a Project residential unit. The activity and wellness center shall include: limited office and retail space, including a privately owned and operated health club with shared access to the community owned swimming pool. Additionally, the center will contain community meeting space for various activities including classes and seminars. The facility will further include a clubhouse for the use and enjoyment of the neighborhood association.

Baseline Design Features

The entitlements and preliminary design drawings for Bretton Woods are designed consistent with the previously approved Baseline Features. The Activity & Wellness Center satisfies the Neighborhood Mixed Use component of the Baseline Features. The Baseline Features requires the Activity & Wellness Center to be available to the general public. The clubhouse is restricted to the Bretton Wood residents whereas the pool, fitness and wellness building, business offices and restaurant are all open to the public and is thus consistent with the Baseline Features. Furthermore, the Baseline Features outline the following, all of which are met with this proposed entitlement.

Activity and Wellness Center:

Construct an Activity and Wellness Center to include components utilized by the Home Owners' Association ("HOA") and which will include components available for public use and enjoyment. The Activity and Wellness Center shall include the following:

- 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;
- 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.

The Activity & Wellness Center will also incorporate photovoltaic panels on the roofs of each building. This is consistent with the Baseline Feature with regards to sustainability features as follows:

Assist the City in achieving its climate action plan policies by providing the following:
Photovoltaic panels at the Activity and Wellness Center to produce the majority of electricity for the Activity and Wellness Center buildings.

Design Review:

Refer to the Design Guidelines for additional design requirements for the future development of Bretton Woods. Conceptual floor plan and elevations are included as part of this application for visual reference as part of the design review approval. However, as the project progresses, it is understood future design review approval may be required as part of a minor (or major deviation) to review the final conceptual building elevations and floor plans once a builder, tenants and design features are finalized.

Bretton Woods Final Planned Development:

As stated in the Preliminary PD (Ordinance No. 2533), the Use of the Activity and Wellness Center corresponds with the Mixed-Use zoning in the City’s Municipal Code Section 40.15.030, 40.15.040, and 40.15.050.

The Final Planned Development (FPD) identifies the standards for the future development of Bretton Woods which are in substantial compliance with the Preliminary Planned Development and the Baseline Project Features. The FPD details are further described below.

Height: The clubhouse and mixed-use / restaurant shall be single-story buildings. The maximum height for single-story buildings shall be 31 feet. The mixed-use/ fitness center and the mixed-use / office building may be single-story or two-story.

Setbacks: The proposed building setbacks within the Activity and Wellness Center are as follows:

Back of Walk from Risling:	minimum 12 feet
Northern Setback (From Greenway):	minimum 5 feet
From internal parking lot back of curb:	minimum 6 feet
Side setback between buildings:	minimum 10 feet
Western Setback:	minimum 20 feet
Southern Setback:	minimum 20 feet

Parking: A total of 95 vehicular parking spaces are provided on-site as summarized above. A total of 43 bicycle parking spaces (33 short term and 10 long term) are also provided.

Open Space: Approximately 20% of the Activity and Wellness Center shall be open space / landscaping

Lot Coverage: Approximately 40% for the entire Activity and Wellness Center as a whole. Lot coverage may include the building footprints as well as the pool and other aboveground level decks or similar features (i.e. pool, deck, bocce court, outdoor dining and concrete area within the community club house fences).

Floor Area Ratio (FAR): Single-story is 1.0, however, a second-story option allows 2.0

Bretton Woods Drainage Design

As part of the Phase 1&2 Tentative Map and subsequent Rough Grading plans, Cunningham Engineering has prepared a CLOMR-F application with a technical report for the area wide drainage and flood management. The CLOMR-F is currently approved by the City and has also been approved by FEMA as of March 23, 2020 (Case No. 20-09-0737C).

Phasing and Implementation:

The project anticipates constructing the infrastructure improvements to serve the activity & wellness center as part of the phase 1 improvements of the Bretton Woods Community. The community clubhouse and the site and landscape improvements are envisioned to be constructed by the master builder with the phase 1 improvements of the Bretton Woods Community. If necessary, a temporary construction access will be included to provide access to the clubhouse parcel to allow construction to begin. The other mixed-use buildings (i.e. fitness and wellness center, business offices and restaurant) will be pad graded while the construction of the buildings will occur in future phases consistent with the conditions of approval, development agreement and baseline features for the Bretton Woods project.

Future Anticipated Approvals:

Specific to this tentative subdivision map approval, a subsequent Final Subdivision Map will be processed through the City of Davis for review and approval in order to record the creation of the five parcels for the Activity & Wellness Center. Grading, drainage, utility and landscape improvement plans (on-site improvements) will be submitted to the City to design and construct the infrastructure improvements for the Project. Design Review approval from the Community Development Department is also anticipated for the final conceptual building elevations and floor plans once a builder, tenants and design features are finalized prior to submittal of plans to the Building Department for Building Permits.