

## Project Summary for Olive Drive Mixed Use Development

### Site Conditions and Context

This generally level project site is comprised of four developed parcels totaling .56 acres on the north side of Olive Drive, roughly 300 feet east of Richards Boulevard. All four of the properties contain smaller single family homes built in the 1940's. The site is served by public sewer, storm drain, water and other utilities within Olive Drive. Curb, gutter, and sidewalk is in place along the entire frontage of the site. The most prominent natural features are two larger cork oak trees along Olive. Other vegetation consists of typical residential and commercial landscaping.

None of the structures are of historic significance and there are no known special plant or animal species occurring on the property. A Phase I assessment indicates that there are no contamination issues which would prevent redevelopment of the site.

Surrounding uses are as follows:

North: Mobile home park (Davis Mobile Estates)

South (across Olive Drive): Single and Multifamily residential, Office Building, fast food restaurant, liquor store.

East: Davis Auto Works, Barber Shop and Slatter's Motor Court and Trailer Park

West: Furniture Store

The properties are within the boundaries of the Gateway/Olive Drive Specific Plan. Three quarters of the site is designated by the Plan for Commercial Service (CS) uses, with the other quarter being designated for Medium Density Residential (MDR) development at 4.2 to 10 units per acre. With the present zoning, the site could be developed with four multifamily units and approximately 8,000 square feet of commercial space. The CS zoning would allow a very wide range of uses including retail sales including convenience markets (need to triple check), offices, restaurants, motels, and various services.

Importantly, the site is ideally located for Transit Oriented Infill Development, being within a five to ten minute walk of UC Davis, the Downtown Core, and the downtown bus/train station. UNITRANS routes M and W are located on Richards Boulevard, roughly 300 feet from the project boundary, and Olive Drive includes a class II bikeway. Regional bus transit (Yolobus) is also available from the downtown center to Woodland and Sacramento. **We believe there is no other site better suited for Transit Oriented Infill Development anywhere in Davis.**

### Project Objectives:

- Contribute to the diversity of housing types available to Davis residents as called for by the Specific Plan by providing smaller, studio type homes (the Plan states that its intent is in part to promote "... the continued functioning of East Olive Drive as an area where travel trailers, mobile homes, and other small housing units are available...");
- Significantly advance the City's Affordable Housing goals by providing up to 20 deed-restricted affordable units;

- Provide a substantial number of inherently more affordable “workforce” homes near significant employment centers (i.e., downtown, and UC Davis);
- Recognize significant demographic and economic changes which have occurred since adoption of the Specific Plan 25 years ago by providing a unique residential environment for a growing segment of Davis’ population and de-emphasizing the more auto-oriented uses (e.g., auto sales, motels, and gas stations) allowed by that Plan on the CS portion of the site;
- Promote a compact urban form by making efficient use of existing infrastructure and a unique, optimally located infill opportunity site;
- Support the downtown commercial core by providing attractive, lower cost housing for the downtown workforce;
- Respect the character of the East Olive neighborhood by retaining aesthetically important site features and building a project of lasting value;

## **Project Description**

The project involves demolition of all existing structures and redevelopment of the site with 47studio apartments and approximately 1,450 square feet of commercial space. The apartment units will be relatively small, at approximately 425 square feet. No specific commercial use is specified at this time. The most prominent site features, the two cork oaks, will be retained.

We expect the units to be rented by downtown workers, UC Davis employees, senior citizens, and those living on a fixed income.

The apartments will be located in three three-story buildings one with 18 units, one with 15 units and one with 12 units, and two apartment units over the commercial space. While the density of the project will be relatively high, at 84 units per acre net, the overall appearance and intensity of this part of the project will be similar to one of far lower density due to its exclusively one bedroom apartment nature. There will be one accessible unit on the ground floor of each building.

A community gathering area set among the buildings will provide a barbeque with seating and other features. Secure bicycle parking for all units will also be provided. Parking will consist of 8 automobile spaces to be located near the commercial building. Four spaces will be for exclusive use of the commercial tenant, consistent with City standards, with 3 of the others being available to a limited number of apartment residents who choose to rent a parking space. Parking for the residential portion of the project shall implement “unbundled parking”. This is a situation where tenants pay a base rent, then, those who chose may pay an additional amount to reserve one of the remaining spaces. The 8<sup>th</sup> Parking space will be reserved for a Zip Car. For those apartment residents who choose not to, or unable to walk, cycle, or use bus services, they may use provided “Jump Bikes” (shared electric vehicles) or use taxi services (traditional as well as “Uber”, “Lyft”, etc.) via two ride-hailing pull-outs to be provided along Olive Drive.