THETA XI FRATERNITY

515 FIRST STREET, DAVIS, CALIFORNIA

PLANNING DESIGN REVIEW APPLICATION JANUARY 3, 2018

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PROJECT TEAM

OWNER

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Skip Metzger, Director 916.548.1731

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Robert Lindley, Principal 510.451.2850 x 705

LANDSCAPE ARCHITECT

DDG LANDSCAPE ARCHITECTS, INC.
Clayton, CA
Jonathan Dykhuizen, Principal 503.502.1095

ZONING & SITE DATA (AREAS ARE APPROXIMATE)

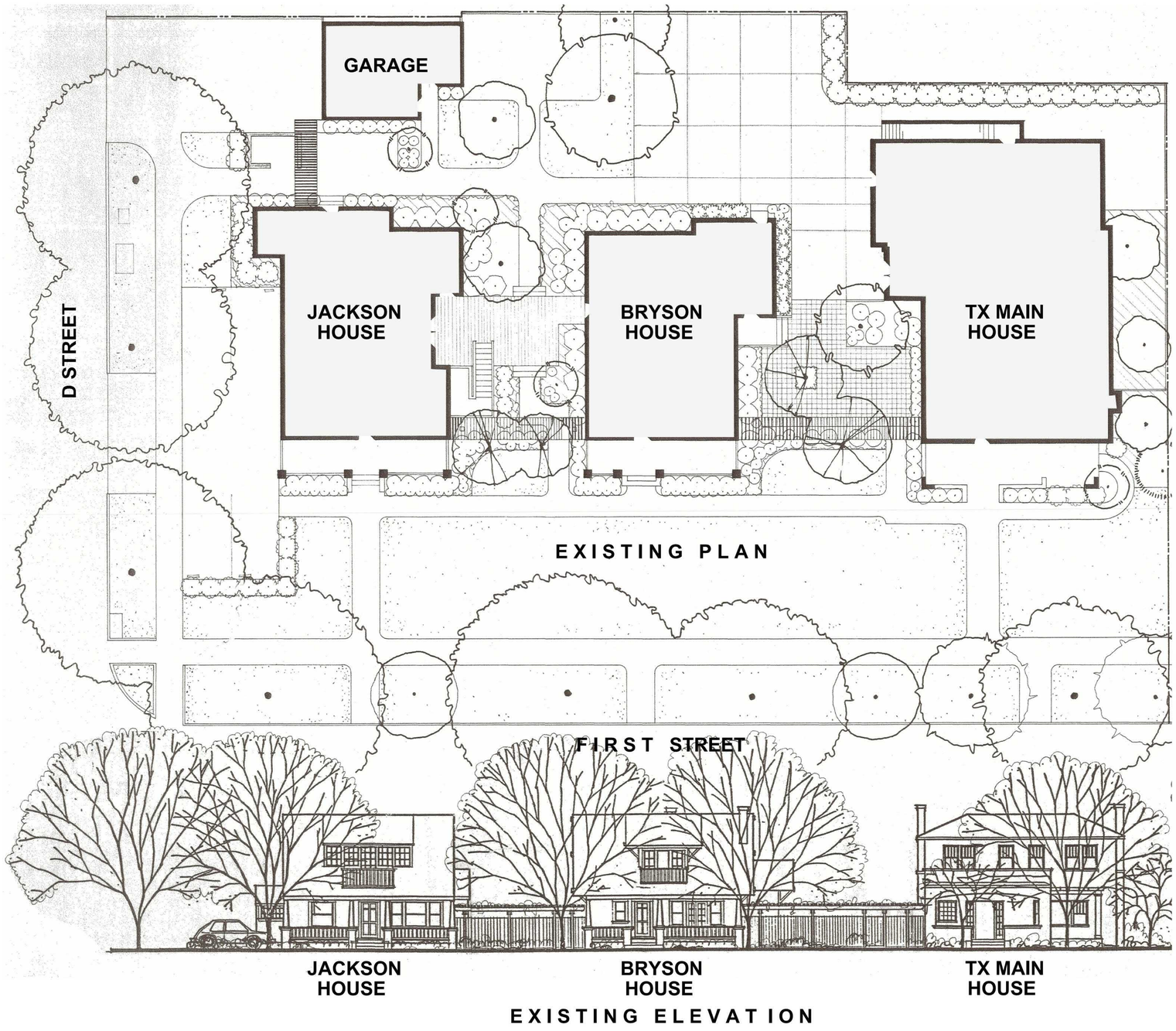
ADDRESS:	515 First Street, Davis CA 95616	
APN:	070-244-004-000, 070-244-005-000, 070-244-006-000	
ZONING DESIGNATION:	CC - Central Commercial	
EXISTING USE:	Fraternity	
PROPOSED USE:	Fraternity + mixed use "remainder" site	
	TOTAL AREA	**PERCENT**
TOTAL SITE AREA:	19,800 SF (APPROX)	
TOTAL PROJECT SITE AREA:	10,350 SF	100 %
FAR BUILDING AREA:	10,214 SF	
WALKS & PATIOS:	896 SF	9 %
LANDSCAPING:	2,297 SF	22 %
OPEN PARKING AND DRIVES:	3,669 SF	35 %
BUILDING LOT COVERAGE:	3,506 SF	34 %
FAR:	**0.98** (10,214 SF / 10,350 SF)	
ON-SITE PARKING:	**13** (5 STANDARD, 8 COMPACT) ASSIGNED SPACES	
BICYCLE PARKING:	**36** LONG TERM RESIDENT USE (COVERED AND SECURE) **12** SHORT TERM VISITOR USE (CITY R.O.W.) **20** ADDITIONAL LONG-TERM IN BASEMENT (SUMMER) **68** TOTAL CAPACITY	

BUILDING DATA / USE (AREAS ARE APPROXIMATE)

STORIES:	3
MAX. HEIGHT:	41'-4" (approximately)
CONSTRUCTION TYPE:	Type V-B with NFPA13 sprinkler system, or Type V-A with NFPA13R sprinkler system
OCCUPANCY TYPE:	R-2 Congregate Residence
RESIDENTIAL BUILDING AREA:	9,952 SF GROSS
1ST FLOOR:	3,118 SF
2ND FLOOR:	3,417 SF
3RD FLOOR:	3,417 SF
STORAGE & LAUNDRY AREA:	262 SF GROSS
TRASH ENCLOSURE AREA:	168 SF GROSS
BEDROOMS:	18

N

VICINITY MAP



PROJECT NARRATIVE

The existing Theta Xi Fraternity currently occupies three adjacent lots/houses on the project site on First Street between D Street and the Natsoulas Gallery Building. The three lots at 515, 509 and 503 First Street are owned by the Beta Epsilon Association of Theta Xi, a non-profit California corporation, and occupied by the fraternity. The site has provided student housing dating from 1950 when Theta Xi acquired the first of the three lots. From east to west are the "TX Main House", the "Bryson House" and the "Jackson House". There is also a detached garage in the northwest corner.

This re-development proposal anticipates demolition of the Bryson and Jackson houses and garage, and lot line adjustments to create two parcels of roughly equal width. This will allow for construction of a more compact, consolidated singular fraternity building that will also create a more urban edge, consistent with city planning goals for the neighborhood. The architectural theme recalls the Craftsman Bungalow style of the houses being replaced. During construction, the TX Main House will continue to serve the fraternity's housing and study needs. Once the new fraternity building is completed, the fraternity will consolidate all of its activities onto the new western parcel and the TX Main House along with its expanded lot will be vacated and made available for another tenant or higher and better use re-development proposal.

The objectives of the proposed project are to: Address deficiencies in the structural integrity of the three houses used to house the undergraduate members of the Theta Xi Fraternity on First Street in Davis, CA, as identified in the report by Pemberton Engineering, dated July 27, 2016; Renovate the subject properties in a way that provides for the needs of UCD students by ensuring that housing is competitive both in rent and amenities available within the City of Davis, including on-campus housing, in order to ensure the sustainability of the fraternity; Use the value embedded in the three owned lots to assist in funding the renovation project by consolidating the housing needs of the fraternity onto a smaller footprint; Construct the new building with features that will allow it to achieve a high level of energy efficiency and reduce ongoing maintenance costs; and Continue to use the new facility as classrooms that, through fellowship and alumni guidance, lead to the wholesome mental, moral, physical and spiritual growth that is the purpose of the Theta Xi Fraternity .

The proposal will consolidate all living and study areas into a single new 3-story building with partial basement, a detached laundry and storage building and trash enclosure, and associated site landscaping with exterior meeting and gathering spaces. There will also be a dedicated "Bike Barn" with bike maintenance space and a one-to-one ratio of covered and secured bike storage to beds. Additional guest bike parking is planned for the city landscape strip on First Street. It includes a new parking lot accessed from D Street through a secured vehicle gate. The new concealed off-street parking and recreation area in the rear significantly increases the number of conforming off-street parking spaces available to the fraternity. The number of beds housing the fraternity would be reduced from 38 to 35; the densification of the parcel would be increased by 50%.

The development would be handicap-accessible, safer and incorporate state-of-the art energy efficiency measures. Sustainable design features will include high levels of envelope insulation, high efficiency HVAC, LED Lighting, solar shading devices, EV Charging outlets and a low water use landscaping and irrigation system. Landscaped bio-swales are proposed to be incorporated into the First and D street landscaping edges. It is anticipated that the project will target a "LEED Silver" equivalency.

Project Setting and Surrounding Land Uses

The project site is located at the northeast corner of First and D Streets in the Downtown Core Area, near what is considered the historic gateway to the City of Davis (Vicinity Map). The project site is flat. The western most lot is paved between the sidewalk and the structure for off-street parking. The area has several trees scattered about. There is a paved recreation/patio area behind the two houses and the front area is landscaped with shrubbery and lawn. The site is bounded by a mix of uses and facilities. Adjacent parcels include a funeral home on D Street and an art gallery on First Street adjacent to the eastern lot owned by the fraternity. The project site faces a landscaped buffer and the back of a retail building in a shopping plaza on the south side of First Street. The surrounding area is a mix of retail, single family and apartment developments along First Street and D and E Streets.

Policy, Plan, and Zoning Consistency

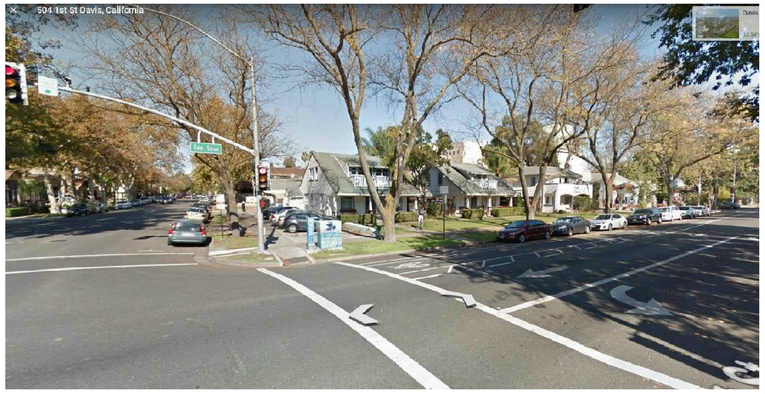
The General Plan and Core Area Specific Plan designation for the site is Retail Stores and it is zoned Mixed Use. The Mixed Use (M-U) District calls for implementing the policies of the core plan; preserving the older architectural styles and encouraging an increased variety and intermixture of residential and commercial activities; and enhancing the tree-shaded ambiance, pedestrian usage and character of the district. The Core Area Design Combining District, an overlay district that applies to areas zoned Mixed-Use, has among its purposes to provide for the harmonious blending of residential and commercial uses; preserve the older architectural styles and encourage the intermingling of compatible structures; enhance the pedestrian and bicycle-oriented character of the core; and preserve the tree-shaded ambiance. The Specific Plan recognizes the stabilization of existing residential neighborhoods in the Core Area as critical in maintaining a healthy and viable downtown. The retention of a residential base in the Core Area is seen as crucial to the success of the pedestrian environment of the downtown. Among the guiding policies of the General Plan is to strengthen the visual connection between the Core and the University. All of these policies support the efforts of the fraternity to remain at the location that it has occupied for the last 67+ years.

The entire north side of First Street between D and E Streets, occupied by the art gallery and the fraternity, and the portion of the block around the corner on D Street adjacent to the fraternity occupied by the funeral home are among the few remaining properties on the boundary of the retail store designation in the area not developed for retail uses. The north side of First Street between D and E Streets does not lend itself to pedestrian oriented retail development without suitable parking and such parking could only be provided below grade at a significant cost. The designation in the General Plan of First Street being a primary automobile through route raises additional concerns. The properties on First Street between D and E Streets should be recognized as being in the transitional area and not suitable for pedestrian oriented retail store fronts built out to the street along the entire block.

The proposed continuation of residential use on the subject lots is consistent with the zoning on the site which allows multifamily residential uses as a conditional use and the General Plan designation which allows it as a secondary use. The proposed residential use is consistent with the overall buildout of the city under the General Plan. Development of the eastern parcel would require additional review and approval. The subject project, with mitigation and conditions, will be consistent with applicable policies including infill development, housing, mobility, design, energy, noise.

VIEW NORTH-WEST ON FIRST STREET AT "D" STREET

VIEW SOUTH-EAST ON FIRST STREET



VIEW NORTH-EAST ON FIRST STREET AT "D" STREET

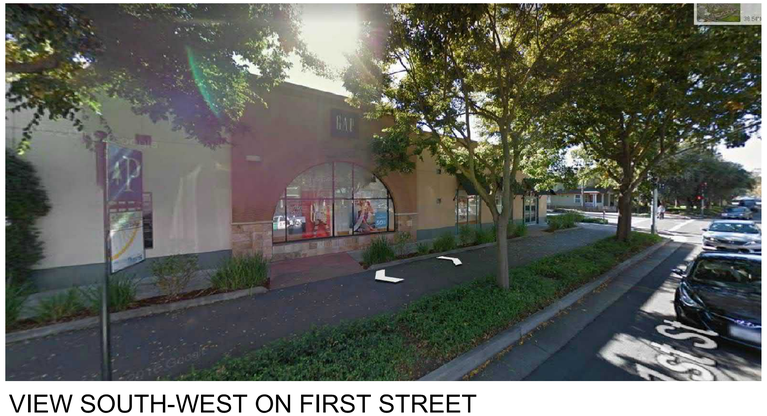
JACKSON HOUSE

BRYSON HOUSE

"MAIN" HOUSE

VIEW NORTH ON FIRST STREET

VIEW NORTH-WEST ON FIRST STREET AT "E" STREET



VIEW SOUTH-WEST ON FIRST STREET

VIEW NORTH-EAST ON FIRST STREET AT "E" STREET

STREET-VIEW PHOTOS COURTESY OF "GOOGLE EARTH"

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1970 BROADWAY, SUITE 500
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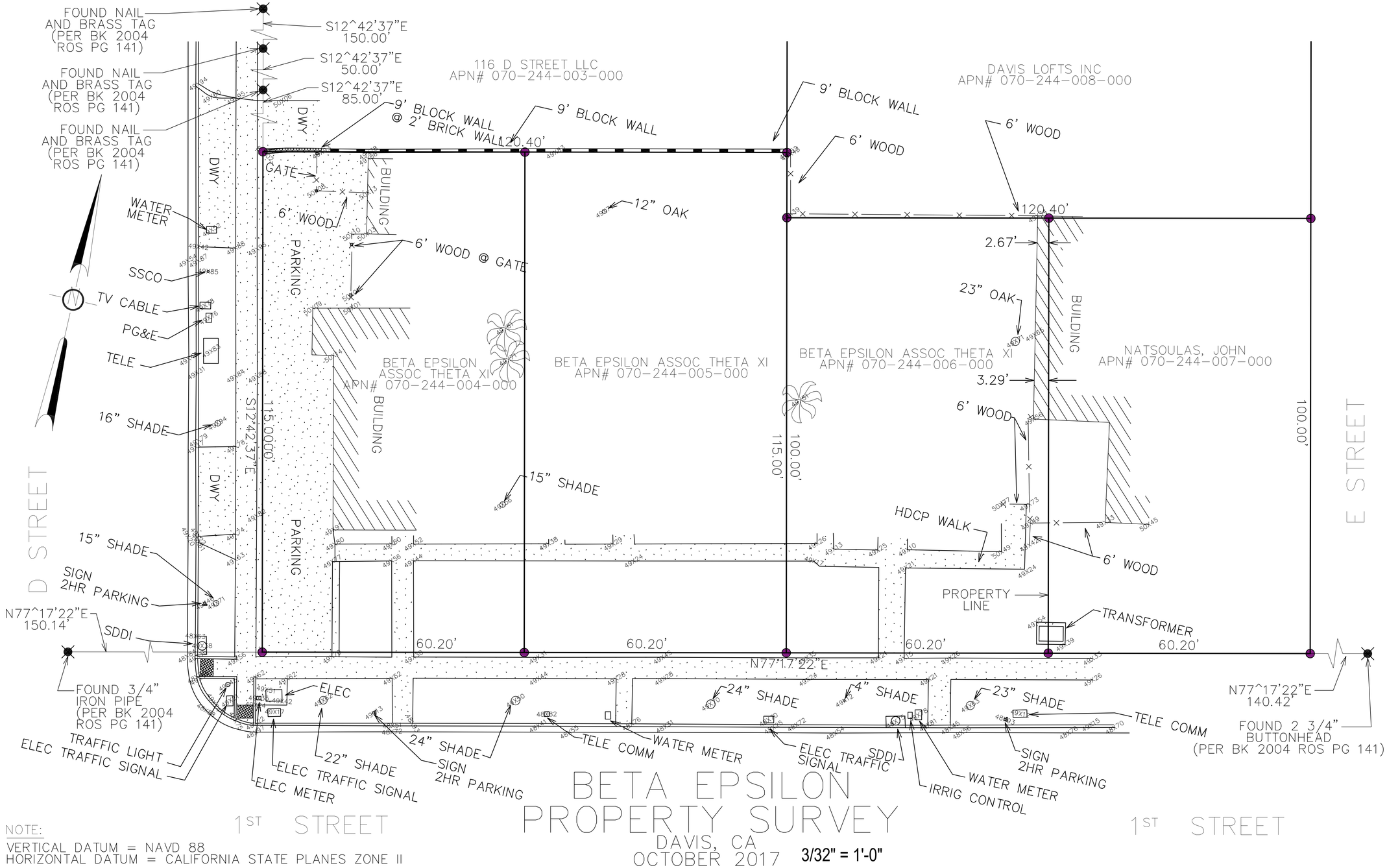
THETA XI FRATERNITY

515 First Street, Davis, California

SITE CONTEXT PHOTOS

T.3

DECEMBER 11, 2019



BETA EPSILON PROPERTY SURVEY

DAVIS, CA
OCTOBER 2017

3/32" = 1'-0"

NOTE:
VERTICAL DATUM = NAVD 88
HORIZONTAL DATUM = CALIFORNIA STATE PLANES ZONE II

10' 0 10' 20'
SCALE: 3/32" = 1'-0"

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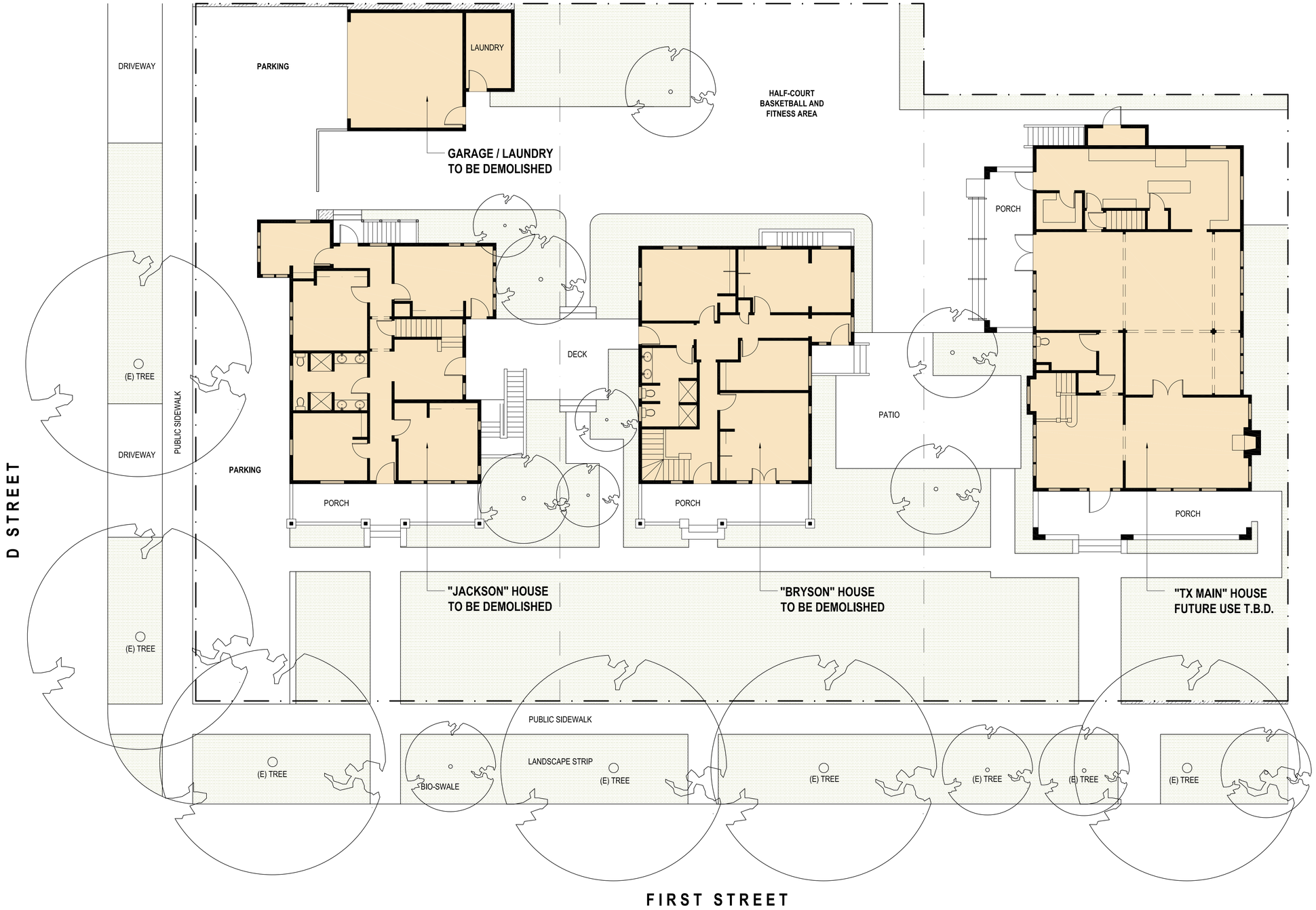
515 First Street, Davis, California

SITE SURVEY

T.4
DECEMBER 11, 2019



8' 4' 0 8' 16'
SCALE: 1/8" = 1'-0"

N

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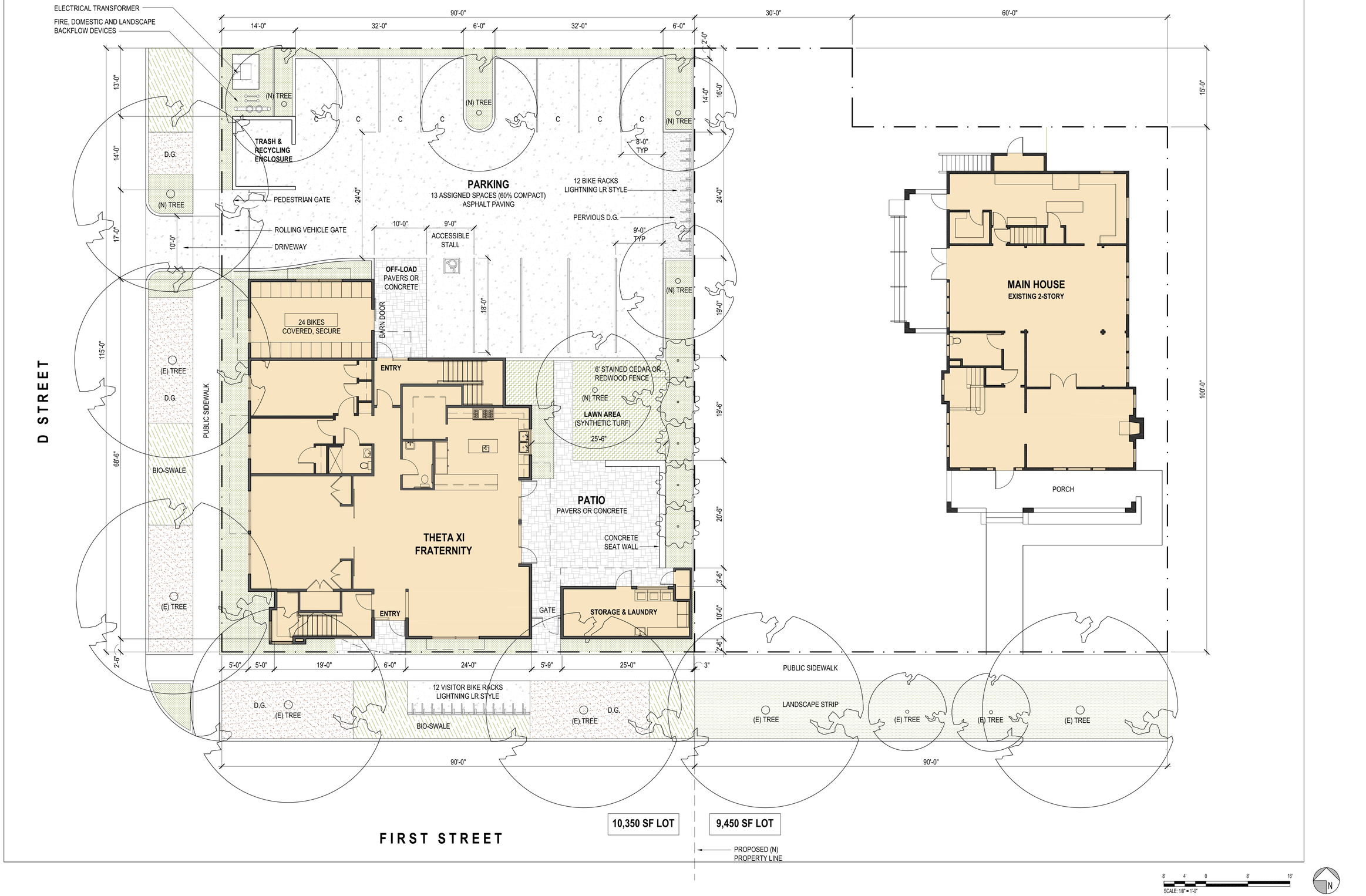
THETA XI FRATERNITY

515 First Street, Davis, California

EXISTING SITE AND 1ST FLOOR PLAN

A1.0

DECEMBER 11, 2019



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PROPOSED SITE & FIRST FLOOR PLAN

A1.1

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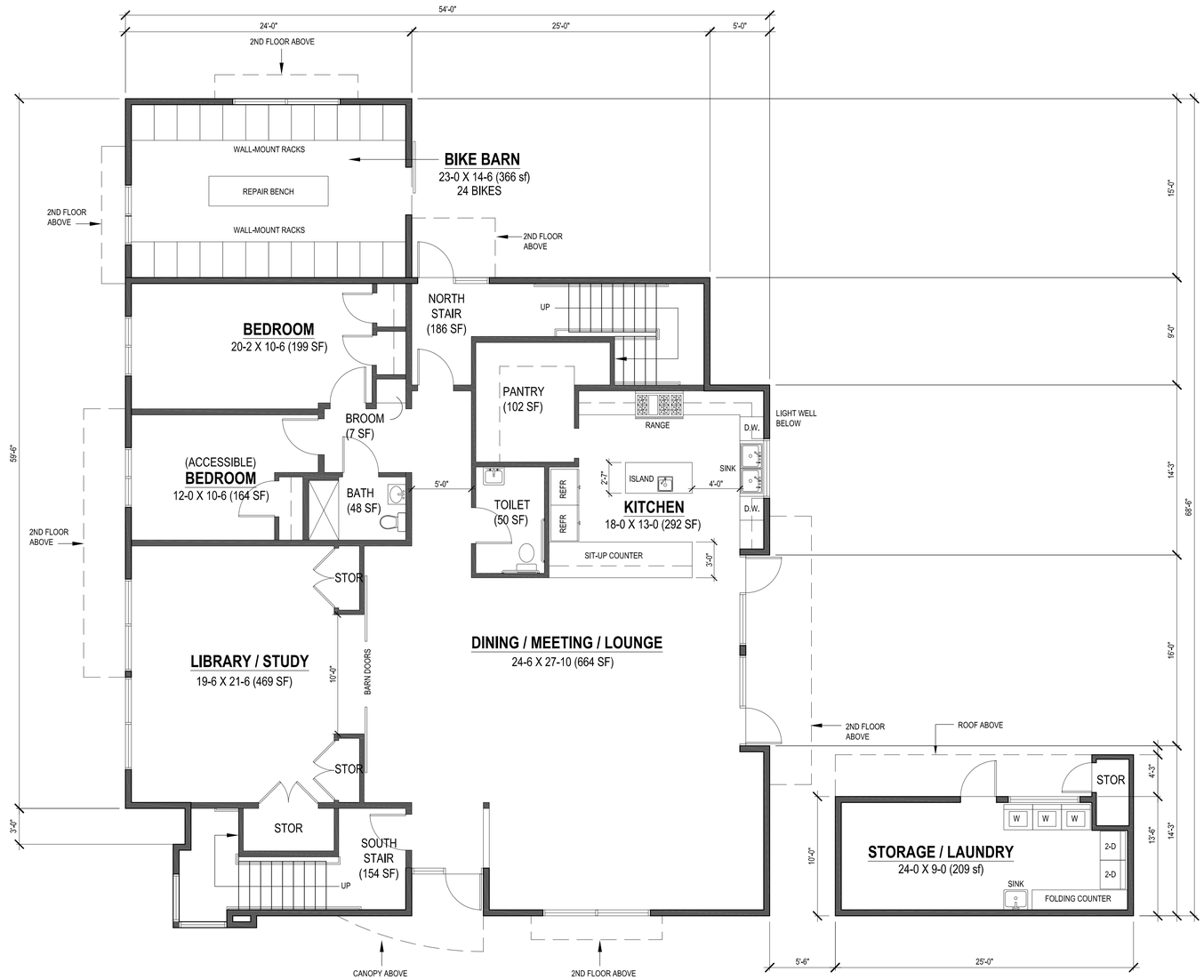

GROUND FLOOR
(3,118 SF GROSS)

4' 2' 0 4' 8' 12'
SCALE: 3/16" = 1'-0"

N

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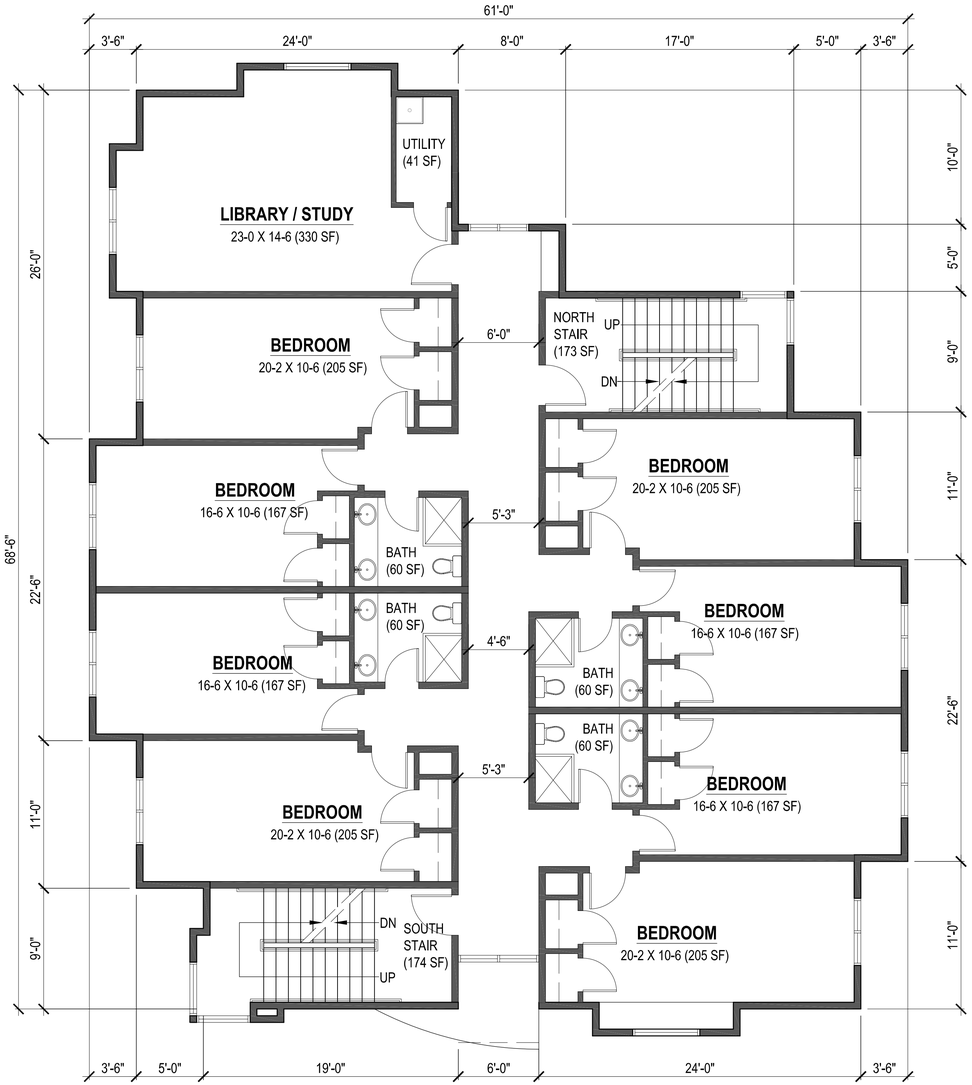
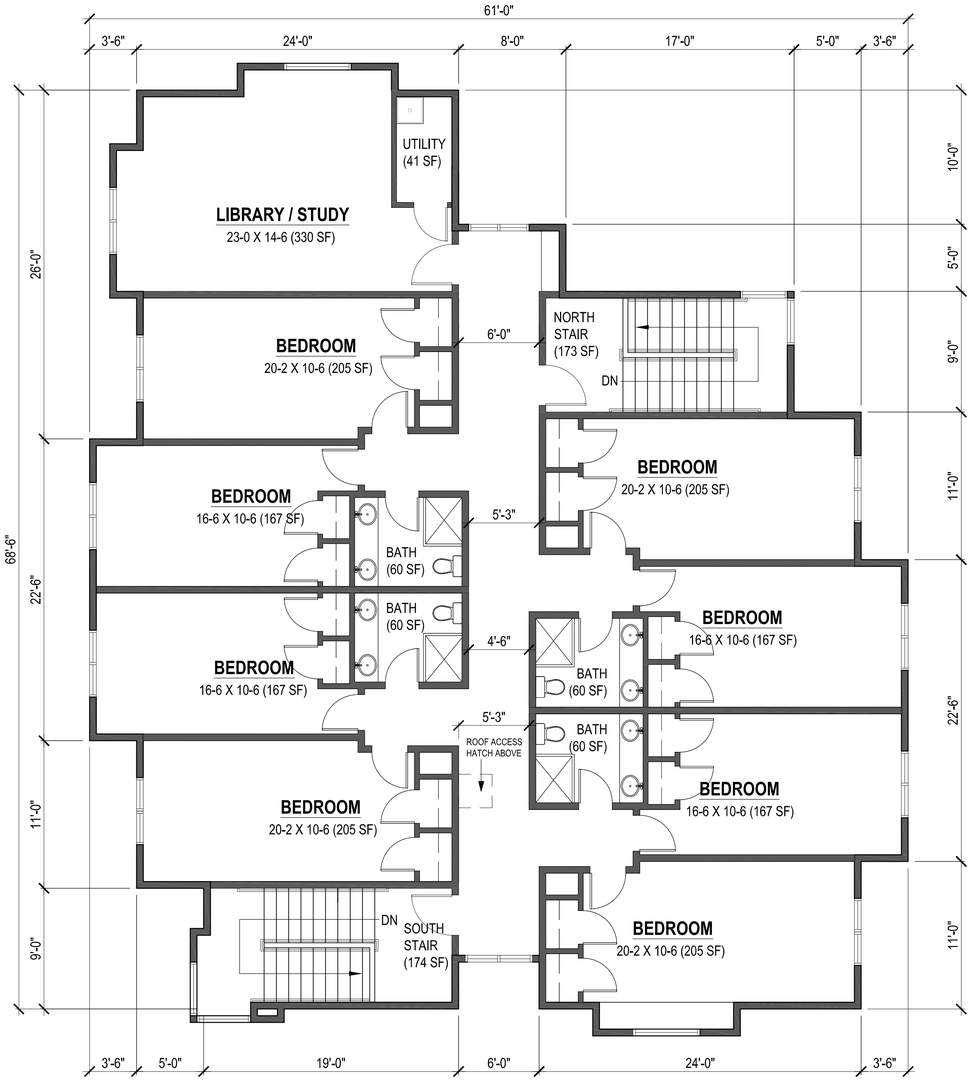
GROUND FLOOR PLANS

A2.1
DECEMBER 11, 2019



SECOND FLOOR
(3,417 SF GROSS)



THIRD FLOOR
(3,417 SF GROSS)

4' 2' 0 4' 8' 12'
SCALE: 3/16" = 1'-0"

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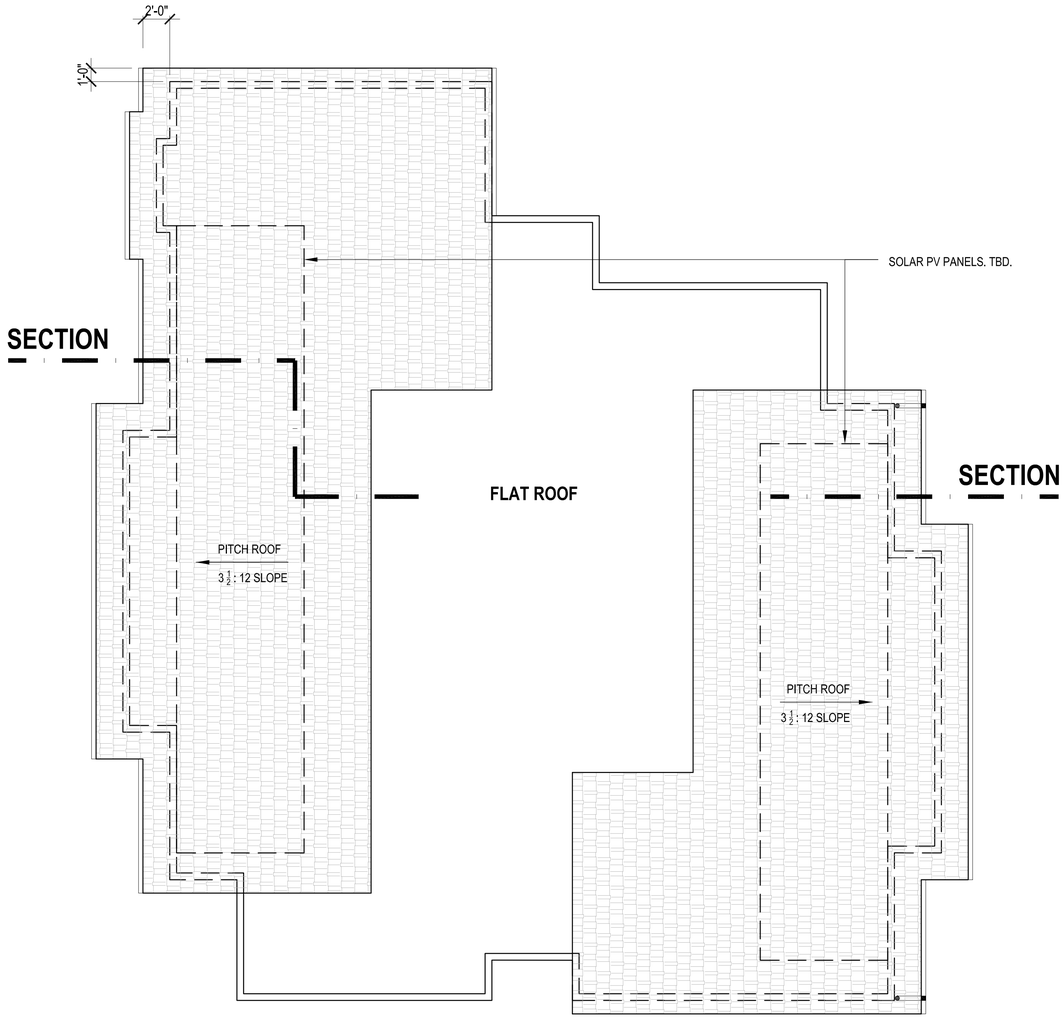
THETA XI FRATERNITY

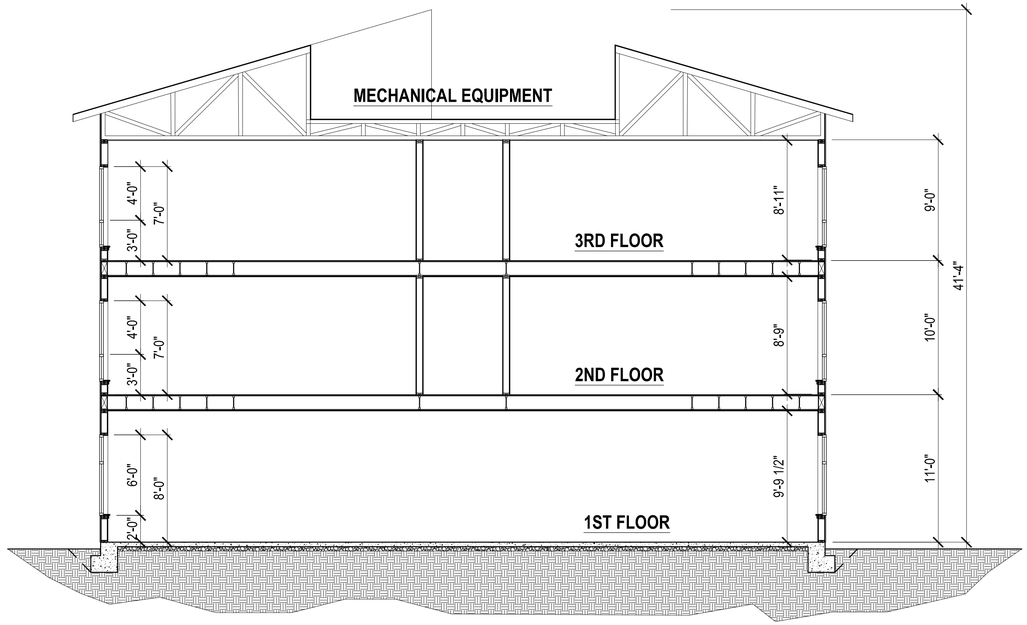
515 First Street, Davis, California

SECOND AND THIRD FLOOR PLANS

A2.2
DECEMBER 11, 2019



ROOF PLAN



SECTION (EAST - WEST)

4' 2' 0 4' 8' 12'
SCALE: 3/16" = 1'-0"

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THETA XI FRATERNITY

515 First Street, Davis, California

ROOF PLAN & BUILDING SECTION

A2.3

DECEMBER 11, 2019

SOUTH ELEVATION
FIRST STREET

WEST ELEVATION
D STREET

EAST ELEVATION
COURTYARD

NORTH ELEVATION
PARKING

4' 2' 0 4' 8' 12'
SCALE: 3/16" = 1'-0"

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515 First Street, Davis, California

EXTERIOR ELEVATIONS

A3.1
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12 CREATIVE PIPES "LIGHTNING" TWO-POINT-OF-CONTACT BICYCLE RACKS

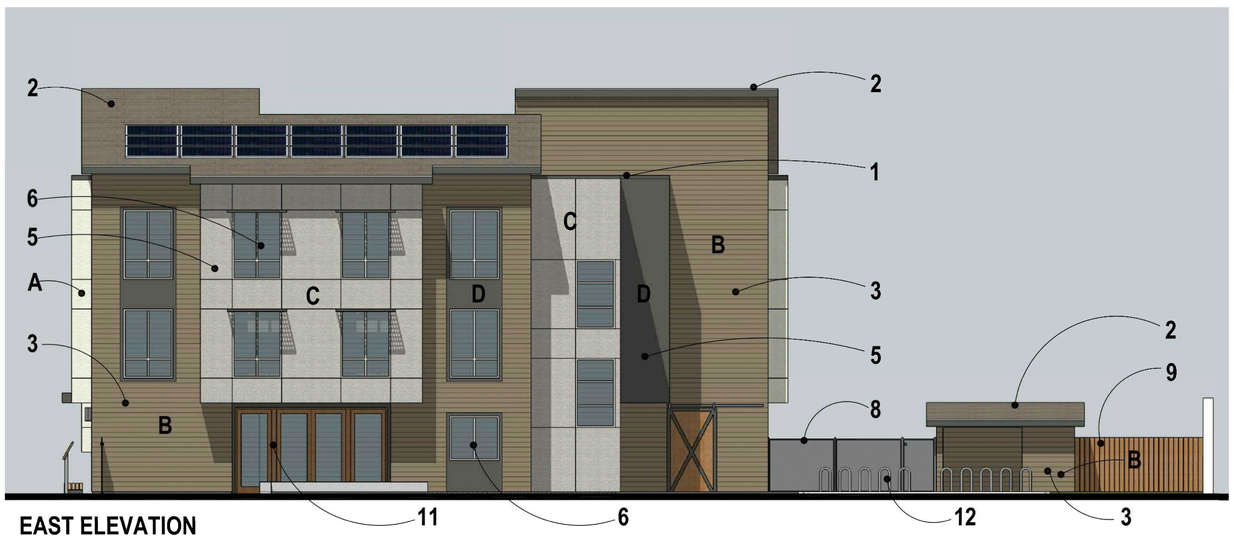
11 DARK BRONZE STOREFRONT GLAZING WITH CLEAR FINISH VGDF DOORS

10 ALUMINUM PERFORATED SUNSCREENS ANCHORED TO FACE OF BUILDING

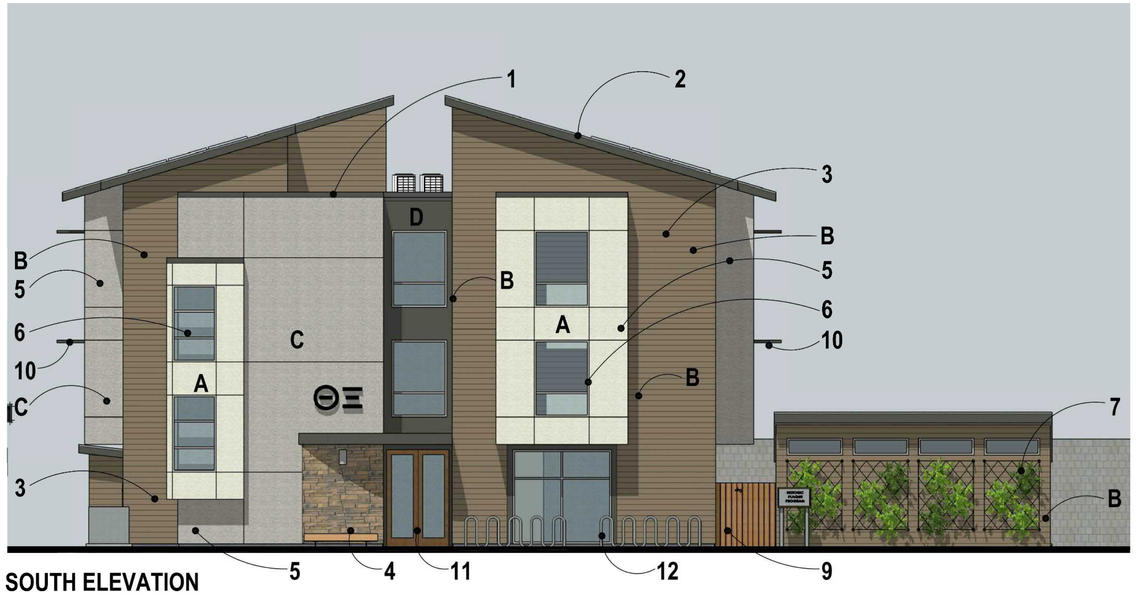
9 NATURAL WESTERN RED CEDAR FENCING / GATE

8 STEEL MESH AUTOMATIC GATE

7 GREEN SCREEN



EAST ELEVATION



SOUTH ELEVATION

A KELLY MOORE 'FRANK LLOYD WHITE' - HLS4202
PAINTED
CEMENT PLASTER

B LP SMARTSIDE 'CARIBOU'
COLORSTRAND NWFF
SMOOTHSTRAND
SIMULATED WOOD SIDING

C KELLY MOORE 'ALUMINUM SKY' - KM 5820
PAINTED
CEMENT PLASTER

D KELLY MOORE 'SANDPIPER COVE' - KM 5821
PAINTED
CEMENT PLASTER

6 INSULATED, LOW-E VINYL WINDOWS

5 CEMENT PLASTER

4 NATURAL STONE VENEER

3 SIMULATED WOOD SIDING - COLORSTRAND NWFF SMOOTHSTRAND BY LP SMARTSIDE

2 DIMENSIONAL COMPOSITION SHINGLE ROOFING - WEATHERED WOOD COLOR

1 FLAT ROOF

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THETA XI FRATERNITY

515 First Street, Davis, California

MATERIALS BOARD

A4.0
DECEMBER 11, 2019

1 VIEW FROM 1ST & D STREETS LOOKING NORTH-EAST

2 VIEW FROM D STREET LOOKING SOUTH EAST

3 BIRDSEYE VIEW FROM 1ST & D STREETS LOOKING NORTH-EAST

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THETA XI FRATERNITY

515 First Street, Davis, California

PERSPECTIVES

A6.1

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1 VIEW FROM NORTH LOOKING SOUTH

2 VIEW FROM 1ST STREET LOOKING NORTH-WEST

3 VIEW FROM NORTH-EAST LOOKING SOUTH-WEST

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THETA XI FRATERNITY

515 First Street, Davis, California

PERSPECTIVES

A6.2

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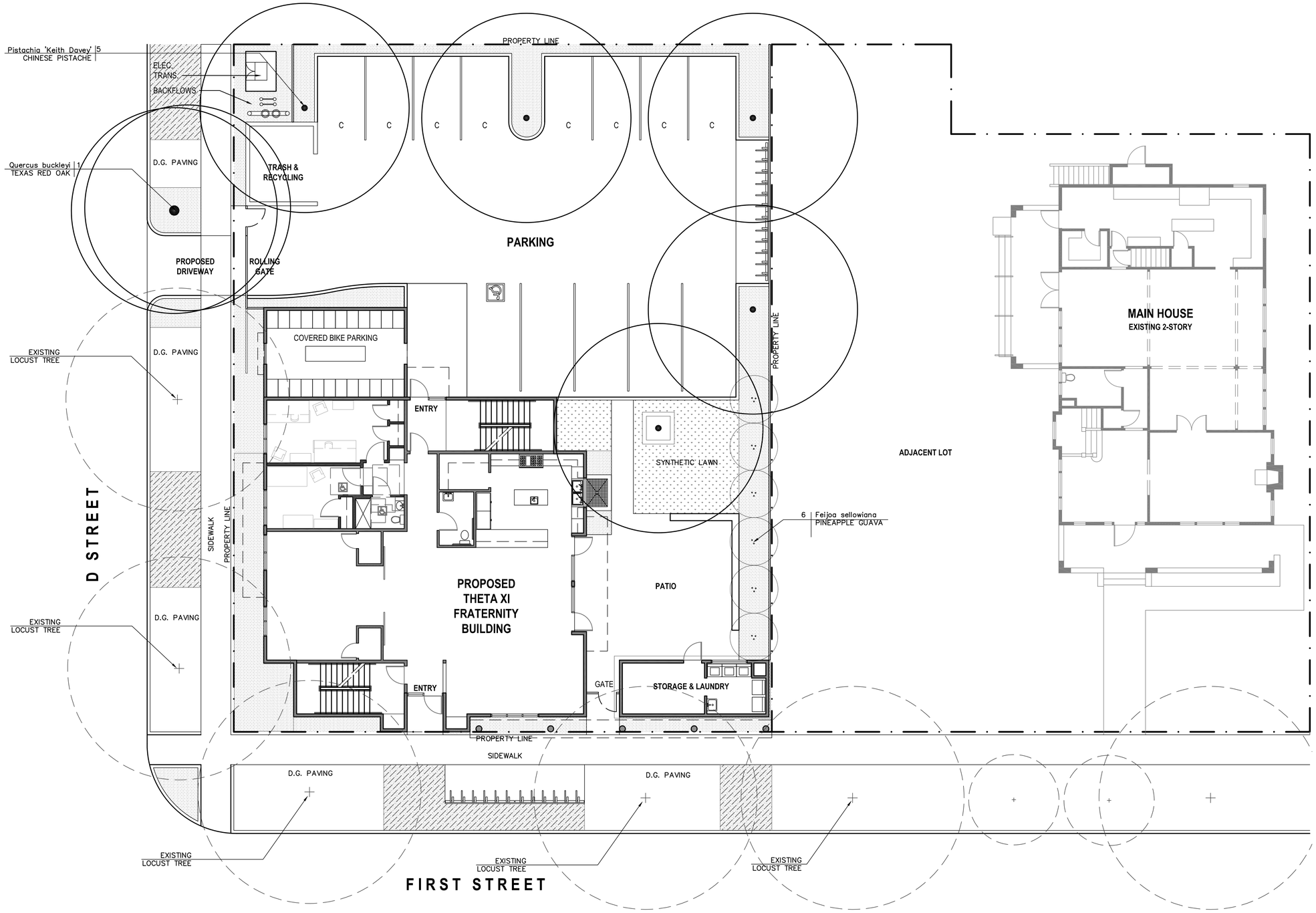

PRELIMINARY PLANTING LEGEND

SYM	Botanical name, COMMON NAME	SIZE	QTY

TREES

- Pistachia chinensis 'Keith Davey', CHINESE PISTACHE
- Quercus buckleyi, TEXAS RED OAK
- Feijoa sellowiana, PINEAPPLE GUAVA
- EXISTING TREE TO REMAIN

SHRUBS, PERENNIALS, GROUNDCOVERS

Agapanthus orientalis, LILY OF THE NILE
Asparagus D. 'Sprenger', SPRENGER ASPARAGUS
Agave x. 'Blue Glow', BLUE GLOW AGAVE
Bergenia crassifolia, WINTER BERGENIA
Bulbine frutescens 'Hallmark Orange', ORANGE STALKED BULBINE
Chondropetalum tectorum, CAPE RUSH
Cistus purpureus, PURPLE ROCKROSE
Calistemon v. 'Little John', DWARF BOTTLE BRUSH
Calamagrostis x 'Karl Foerster', FEATHER REED GRASS
Ceanothus m. 'Valley Violet'. CALIFORNIA LILAC
Echeveria x. imbricata, HEN & CHICKS
Hesperaloe parviflora, RED YUCCA
Leymus condensatus 'Canyon Prince', BLUE WILD RYE
Lantana montevidensis, LANTANA
Lavandula x. 'Goodwin Creek Gray', DWF. LAVENDER
Mahonia repens, CREEPING OREGON GRAPE
Miscanthus sinensis 'Morning Light', SILVER GRASS
Muhlenbergia capillaris, PURPLE MUHLY GRASS
Nandina d. 'Gulf Stream', DWF. HEAVENLY BAMBOO
Penisetum m. 'Red Bunny Tails', DWF. FOUNTAIN GRASS
Penstemon 'Margarita BOP', MARGARITA BOP PENSTEMON
Prunus caroliniana 'Bright-N-Tight', CAROLINA CHERRY
Ribes viburnifolium, EVERGREEN CURRANT
Rosa x. 'Flower Carpet Amber', LANDSCAPE ROSE
Rosemarinus o. 'Tuscan Blue', ROSEMARY
Scaevola 'Blue Wonder', SCAEVOLA
Teucrium chamaedrys, DWARF GERMANDER
Tulbaghia violacea, SOCIETY GARLIC

POTENTIAL STORMWATER TREATMENT AREA

Carex divulsa, BERKELEY SEDGE
Chondropetalum tectorum, CAPE RUSH
Juncus patens 'Elk Blue', ELK BLUE CALIFORNIA RUSH
Muhlenbergia rigens, DEER GRASS

8' 4' 0 8' 16'
SCALE: 1/8" = 1'-0"

N

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LANDSCAPE ARCHITECTURE
ENVIRONMENTAL DESIGN
P: 503.502.1095 | www.ddgla-inc.com

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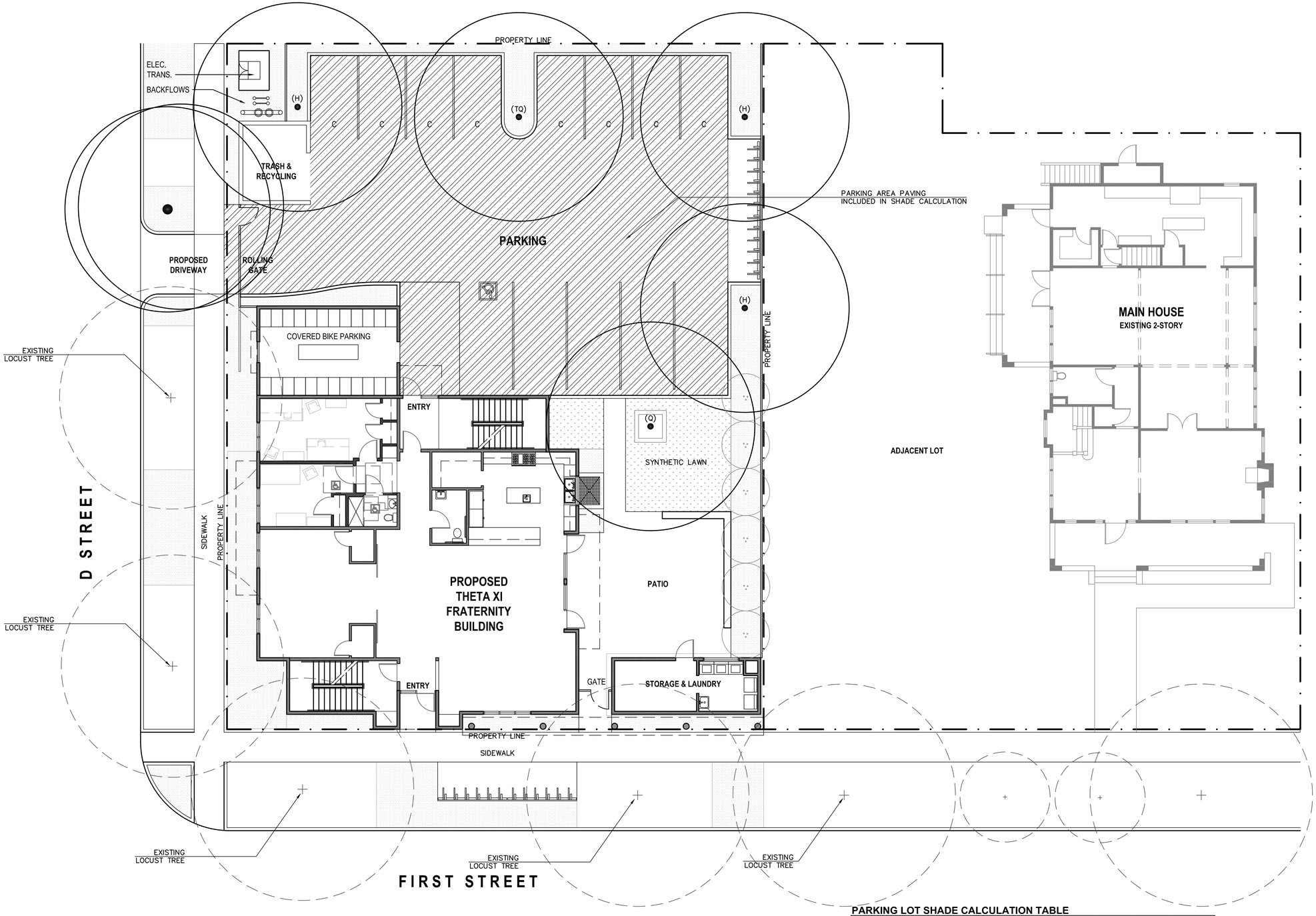
515 First Street
Davis, California 95616

THETA XI FRATERNITY
515 First Street, Davis, California

LANDSCAPE PLAN

L1.0
SEPTEMBER 25, 2017



PARKING LOT SHADE CALCULATION TABLE

SYM	BOTANICAL NAME/ COMMON NAME	FULL SF (H)	3/4 SF (TQ)	1/2 SF (H)	1/4 SF (Q)	TOTAL SF
◯	Pistachia chinensis 'Keith Davey' CHINESE PISTACHE		1@722	3@481	1@240	2,405
					TOTAL TREE SHADE:	2,405 sf
					TOTAL PAVED AREA:	3,844 sf
					PERCENT SHADE:	62.5%

*NOTE: SHADE SQUARE FOOTAGES ARE AS DEFINED IN THE CITY OF DAVIS MASTER PARKING LOT TREE LIST, REV. JUNE 1999.

8' 4' 0 8' 16'
SCALE: 1/8" = 1'-0"

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THETA XI FRATERNITY
515 First Street, Davis, California

SHADING PLAN

L2.0
SEPTEMBER 25, 2017