

## Justification Statement

Sweetbriar and G Investments I, LLC is excited to submit our design review application for the Sweetbriar Townhomes, an infill development project, located at 724 and 730 G Street in the Downtown Davis Core area. We have designed our project to conform with the newly adopted Downtown Davis Specific Plan and more specifically in the Neighborhood-Medium Downtown Davis Zone (Article 40.13.100). Our project helps the City of Davis satisfy a growing need, increased housing density.

We propose to subdivide the existing two parcels into four separate parcels and construct four three-story townhomes for rent after demolishing the two existing homes on the property. All four townhomes will have a separate unit on each level and each unit will have three or four bedrooms and two bathrooms. The units will range in size from 929 square feet to 1,211 square feet with a four-building total of 12,754 square feet.

The townhomes are conveniently located near the UC Davis campus and easily walkable to the downtown core area. Due to its location, the project encourages pedestrian mobility and the use of bicycles by including ample and secure bicycle parking. The townhomes will have full kitchens and private laundry facilities in each unit.

## Design elements

The building presents a striking corner feature with three windows that punctuate its height, each framed by rich brown coloring that offers a warm contrast to the lighter facade. This brown framing draws the eye upward, enhancing the verticality of the structure. Adjacent to this, the building transitions to a board and batten style, a classic design choice that adds texture and rhythm to the exterior through its alternating wide boards and narrow wooden strips. These patterns, color variations and textures are echoed throughout the building.

On the board and batten section, additional windows are evenly spaced, providing ample natural light to the interior spaces. These windows maintain a cohesive look with the corner windows, creating a harmonious balance. Below them, a welcoming door serves as the main entrance, inviting visitors into the building. The door's design complements the windows and will be accented with hardware that echoes the building's overall aesthetic.

The three stories of the building are delineated by subtle shifts in design elements or material choices, giving each floor its own identity while contributing to the unified whole. The roofline (parapet) neatly reflects the lower designs.

Overall, the building's architecture is a blend of functionality and style, with a thoughtful arrangement of windows and doors that optimize light and access, and a facade that is visually appealing and contextually appropriate. The use of color, texture, and materials like the varying colors, brown trim, and board and batten siding not only enhances the building's appearance, but also speaks to its structural integrity and attention to detail.

Attached is the supplemental planning application for a tentative map. It is our opinion that many of the elements are not relevant to our application and we look forward to discussing further with staff.