

Re: 240 G Street Development Application

We are pleased and excited to submit our development application under the Form Based Code approval criteria in the Downtown Davis Core area. We have been working non-stop on our development plan since the Downtown Plan was adopted in conformance with the Form Based Code criteria. We considered several development plan options including renovating the existing structure as a commercial building and converting the existing structure to an on-grade 34 unit residential apartment complex. The Development application we are submitting is to build a Vertical Mixed Use Development consisting of one level of commercial on grade which includes 6 live work lofts and 120 apartment units in 5 levels of residential above. We have designed a very attractive exterior elevation with materials and colors tied to Davis downtown iconic buildings in the existing downtown core area.

Our Development has subterranean parking, one level of Type I concrete structure on grade with five stories of Type III residential wood frame above. Our building height is six stories which is one story less than what is allowed under the Form Based Code. We considered going to 7 stories but the cost of construction for an additional level of Type I construction was economically infeasible.

Our plan brings much needed housing to the city of Davis located immediately adjacent to services and Regional transportation. Our mix and unit sizes are efficiently designed in an underserved mix of studio, 1 and 2 bedroom units. All units will have laundry facilities as well as fully appointed kitchens and living areas. We will be a "Green" community encouraging the use of bicycles and pedestrian mobility located adjacent to services and regional transportation. The building will be all electric with solar panels on the roof top. We are minimizing the parking to one level of parking to include a maximum of 80 spaces. Residential amenities are on the rooftop deck and on the mezzanine level.

Our community will have affordable units on site pursuant to the City of Davis requirements for Vertical Mixed Use Developments; Affordable Housing Ordinance, 18.05.060, rental development affordable housing standards, section (4). Pursuant to the ordinance we have the right to ask for the affordable housing requirement to be waived and or modified subject to proposing an alternative affordable plan which would need to be approved by City Council.

Our goal is to have the submitted application approved as soon as reasonably possible. We have followed the Form Based Code requirements diligently and are consistent with the vision of the City of Davis to improve the Downtown Core and bring more much needed housing. We are immediately available to answer any questions or issues that need clarification in our Application. We are not asking for any variances or modifications to the approved Downtown Plan. Our goal is to obtain Development approvals in the next 90 days which will put us in a position to be under construction in the Spring of 2024 and completion two years thereafter.