

The Lumberyard Project Description

The Lumberyard project (“The Lumberyard”) is located at 500, 506 and 512 G Street, at the intersection of G Street and 5th Street in Downtown Davis. The project delivers 227 multi-family units on three separate legal parcels to be merged, 500 G Street, the former Hibbert Lumberyard and hardware store (APN 070-193-007), 506 G Street, a former single-family structure that last housed the Hibbert Lumber offices (APN 070-193-006), and 512 G Street, a former single-family structure that serves as the main office for King Properties (APN 070-193-005) totaling 1.607 acres.

The Lumberyard is a privately funded vertical mixed-use multi-family project with 227 residential units (comprised of 79 studios, 90 one bedrooms 21 two bedrooms and 37 three bedrooms), a lobby, leasing office, ground floor retail at the corner of 5th and G Street(s), state of the art public fitness center & public co-working space, an outdoor public alley that fronts the railroad tracks, bicycle storage for 336 bicycles, and a landscaped roof deck and clubhouse on the 5th floor to be built in one phase. Five percent (5%) of the units will be set aside for Very Low-Income households (households with gross incomes at or below fifty percent (50%) of area median income for Yolo County). The Lumberyard requires Design Review approval, a tree removal permit and a future lot merger.

The Lumberyard is consistent in all material respects with the Downtown Davis Specific Plan and Form-Based Code that were adopted by the City of Davis in December of 2022 (see below for further discussion). The intent of the Main Street-Medium zoning designation is “a walkable, vibrant district of medium footprint, moderate-intensity mixed-use buildings and housing choices from Main Street Buildings to Courtyard Buildings and Townhouses, supporting and within short walking distance of neighborhood-serving ground floor retail, food and services, including indoor and outdoor artisanal industrial businesses.”¹ The Lumberyard fulfills the stated intent with a mix of residential above commercial uses on the ground floor, within walking distance of downtown services and entertainment venues.

One of the Guiding Policies is to “prioritize alternate transportation and encourage a car-free lifestyle for Downtown households and workers.”¹ The Lumberyard embraces this policy. “Downtown has a walkable street grid, and also has the reputation of being one of the most bicycle-friendly cities in the country.”¹ The Lumberyard activates the pedestrian realm by fostering multiple active ground floor uses, accompanied by widened sidewalks and adding a civic space that provide ample space for walking, seating, lighting, and other community amenities.

The Code requires projects greater than 1.3 acres to provide new civic space integrated into the project site at a minimum of five percent of the total project site. The Lumberyard Project includes a “passage” type civic space in compliance with Davis Municipal Code Section 40.14.100.E. “The public realm is the backdrop for public life, community conversations and civic engagement.”¹ The Lumberyard’s “artist alley” fronting the railroad right of way is the mid-block passage, providing access across the block from the sidewalk on 5th Street to the sidewalk on 6th Street, that any individual can utilize and enjoy freely and comfortably, bringing the Davis Co-Op closer to Downtown Davis.

500 and 506 G Street (parcels 006 and 007) are designated on the Downtown Davis Specific Plan Zoning Map as Main Street-Medium Zone “Up to 5 Stories” (MS-M 40.13.120). 512 G Street (parcel 005) is designated as “Main Street-Medium Zone “Up to 4 Stories” (MS-M 40.13.120). The Lumberyard maintains the 5-story designation (pertinent to parcels 006 and 007) with a maximum height of 65’ and maintains the 4-story designation (pertinent to parcel 005) with a maximum height of 55’.

Davis Municipal Code Section 40.14.070.L describes the Main Street “Block-Form” building type proposed by the Lumberyard. With the exception of Section 40.14.070.L.3, which sets forth maximum horizontal dimensions of

¹ Downtown Davis Specific Plan

150' and 120' for the Main Body and 100' and 65' for Secondary Wings, the Lumberyard project is in compliance with all objective zoning standards. The width of the Lumberyard building along its two frontages, 5th Street and the Civic passageway, exceeds the maximum 150' stipulated in this section. The developer proposes an affordability component of 5% at Very Low income, which per state density bonus law, provides the project certain benefits including the right to have certain development standards waived or reduced. Due to the rights afforded the project under the state density bonus law, the developer is requesting that the City waive the maximum building dimensions criteria set forth in Section 40.14.070.L.3, causing the project to be consistent with the City's standards.

A Secondary Wing is required on a corner building site, which is incorporated into the Lumberyard project at the corner of 5th and G Streets.

This building type may utilize several frontage types including "Shopfront" (described in section 40.14.090.J) and "Forecourt" (section 40.14.090.H). The Shopfront frontage described in 40.14.090.J shows the minimum dimensions for an awning over a sidewalk including a 5' minimum depth, an 8' minimum height above the sidewalk, and a 2' minimum setback from the curb face. The Lumberyard employs the shopfront frontage type on G Street, 5th, and 6th Streets. The Lumberyard employs the Forecourt frontage type on G street where the lobby and porte-cochère drop off is located. The Lumberyard design documents are consistent with the requirements of the Shopfront and the Forecourt frontages as set forth in sections 40.14.090.J and 40.14.090.H, respectively.

The Lumberyard (500 G St.) Affordable Housing Plan

This vertical mixed-use project will exceed the pertinent City of Davis affordable housing requirements by providing five (5) percent of the total units as deed restricted affordable to very low-income households, households with gross incomes at or below fifty (50%) percent of area median income for Yolo County (the "Affordable Units"). With 227 total units, the project will provide 11 Affordable Units. The Affordable Units will be constructed to the same high quality and architectural style as the balance of the project. All dwelling units will have the same finishes and fixtures. Though at a lower affordability level, the Affordable Units will comply with the spirit of Davis's rental development affordable housing standards set forth in paragraph four (4) of subdivision (a) of [Section 18.05.060](#) of the City of Davis Housing Ordinance that was in effect on May 26, 2023, the date that an SB330 preliminary application for the Lumberyard project was submitted to the City:

Vertical Mixed-Use Development. Unless exempt under Section [18.05.080](#), in projects comprised of vertical mixed-use units, a number equivalent to five percent of the total units, bedrooms, or beds being developed including the affordable units, bedrooms, or beds, shall be developed and made affordable to low income households, households with gross incomes at or below eighty percent of area median income for Yolo County.

Further, the project includes smaller units with no parking, creating affordable by design housing units.

Tree Mitigation Plan

This vertical mixed-use project requires removal of both street trees and trees of significance as defined by Davis Municipal Code Section 37.03.050. A majority of the trees of significance to be removed will be mitigated with on-site replacement trees of equivalent biomass as envisioned by Davis Municipal Code Section 37.03.070(d)(2)(A). However, the new project cannot accommodate enough biomass of new trees, requiring payment of the tree removal mitigation fee to fully mitigate the loss of on-site and street trees. Payment of tree removal mitigation fees will be provided.

Project Design:

The Lumberyard embraces the former use at the property by incorporating elements that are reminiscent of a lumberyard and industrial use structures. At the corner of 5th and G Streets, the five-story project is capped with a sawtooth roof and solar photovoltaic panels. Directly below, at the corner of 5th and G Streets, the wrap-around roof-deck provides articulation to the building massing and a more architecturally significant corner. The Lumberyard incorporates materials that are representative of former lumberyard, including corrugated metal and wood-look siding. The project uses a rustic red accent color on the east facing façade that pays tribute to the former Hibbert Lumberyard building, while providing warmth and texture to the building. The proposed building is setback 20' from the neighboring properties along G Street to provide privacy and steps back another 5' at the 5th floor to allow for more relief and variation in the building elevation.

The retail space at the corner of 5th and G Streets is designed to maximize the indoor/outdoor experience, including three roll-up glass doors, encouraging tenants and patrons to utilize outdoor sidewalk seating during the months of temperate climate. The corner also incorporates heavy timbers to support an awning for shade, embracing the lumberyard aesthetic and the history of the site. The public fitness and public co-work spaces have a shared public entry identified by the building's blade sign along 5th Street. These commercial uses are intended to truly be neighborhood serving. The public fitness along 5th Street is a two-story volume that provides a notable corner element for those traveling west along 5th Street for what would otherwise be the rear of the building.

One of the key features of the project is the residential entry plaza and drop off area adjacent to the building's residential lobby that utilizes two existing driveways. The intent is to provide a grand sense of arrival for the residents and offer a safe and inviting place for pick-up and drop-offs on what is otherwise a car free project. The drop off area is being designed around a locally inspired natural design element that intends to be a focal point for the woonerf – a "living street" – referring to the way of designing vehicular areas to be people-friendly open spaces.