

Davis Downtown and Traditional Residential Neighborhoods Design Guidelines

July 2001

Updated June 2007 with Updated 2024 DTRN Map



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Credits

The Traditional Davis Downtown and Residential Design Guidelines were developed through a community-based process. The Historical Resources Management Commission sponsored six public workshops and worked with city staff and consultants to capture the community's vision. The following persons have participated in the process:

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Due to limited space, the many workshop participants and interviewees, not including those already mentioned, whose input was essential to developing successful guidelines are listed in the Appendix.



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Introduction

Central Davis is the area bounded by the original city limits as they were established at the time of incorporation in 1917. This area contains a variety of mature neighborhoods and distinctive, traditional building stock that the community seeks to maintain. At the same time, it is under pressure to accommodate additional development. In response, the community engaged in an extensive public process to discuss how the traditional center of Davis can accommodate housing and economic development objectives in a way that is sensitive to the area's traditional scale and character. This document provides a policy and urban design framework that is shaped by design guidelines and a supporting design review process.

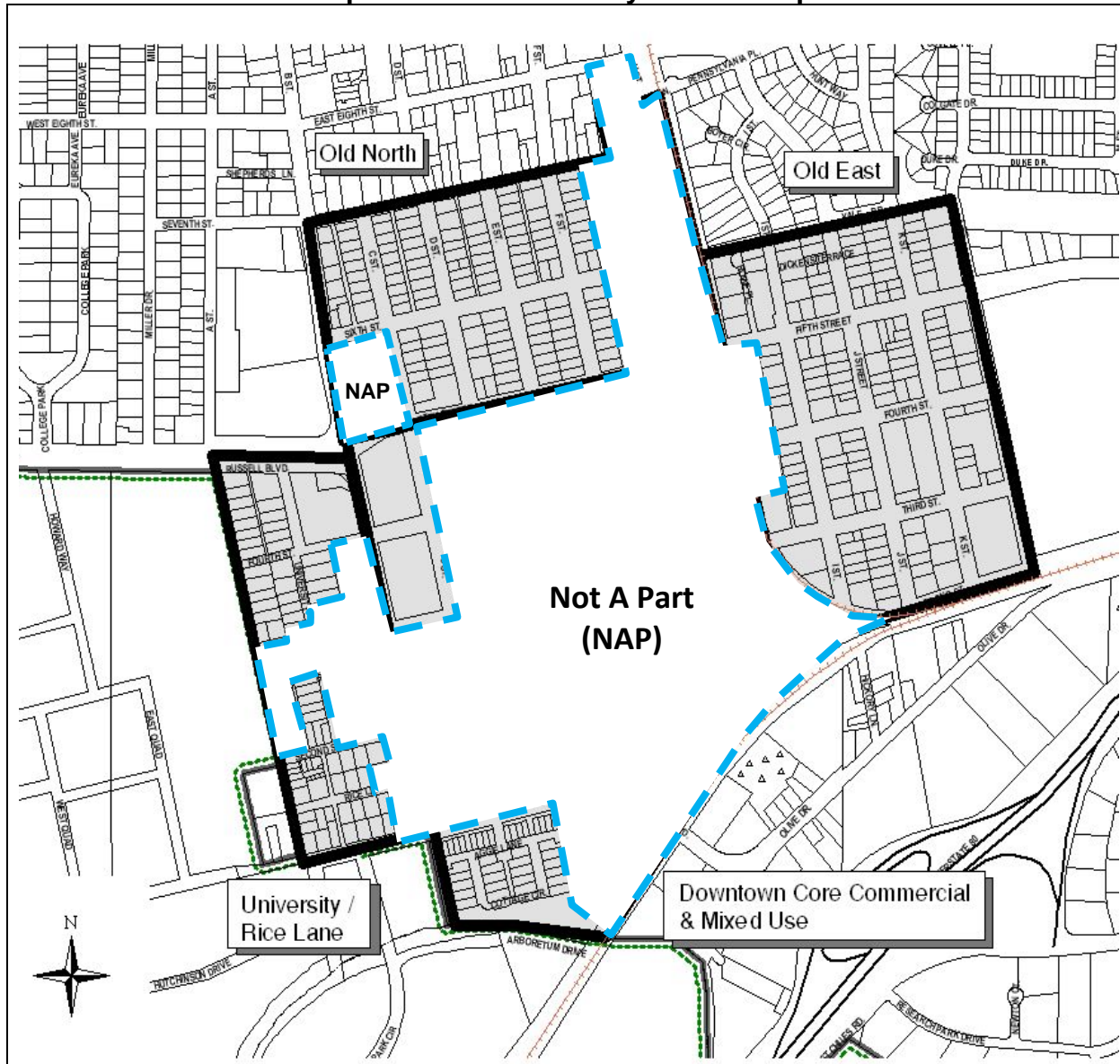
At the beginning of the review process it was determined that development of a conservation district, rather than a preservation district, would be the most appropriate mechanism to preserve the traditional character of the existing neighborhoods while allowing new construction that will be compatible in terms of mass, scale and rhythm. Historic conservation is an approach that is designed to preserve and maintain neighborhood character, fabric and setting while planning for reasonable growth. A historic conservation district can provide a sense of neighborhood stability to modest, well-maintained neighborhoods, such as those within Davis' 1917 boundaries. A historic conservation district is typically a zoning designation that supports planning policy to ensure that new development and renovation are compatible and complementary to the traditional character of the existing neighborhood areas by thorough identification of specific character defining features such as size, mass, scale, façade width, set backs, landscaping, lot coverage and rhythm. Conservation district guidelines assure that the values the community holds for these neighborhoods will be addressed in future community planning.

The Design Guidelines were amended in June of 2007 to modify the design objectives and standards within three “Special Character Areas: 3rd Street, Core Transition West and Central Park.” These amendments were the result of a public “Visioning Process” conducted to redefine the type, form, and intensity of development necessary to achieve the Community’s desire to facilitate reinvestment and increase ownership housing in the B and 3rd Streets project area near the Downtown, to strengthen the pedestrian and mixed use connection between the University and the Downtown, and to establish a more active edge around Central Park.

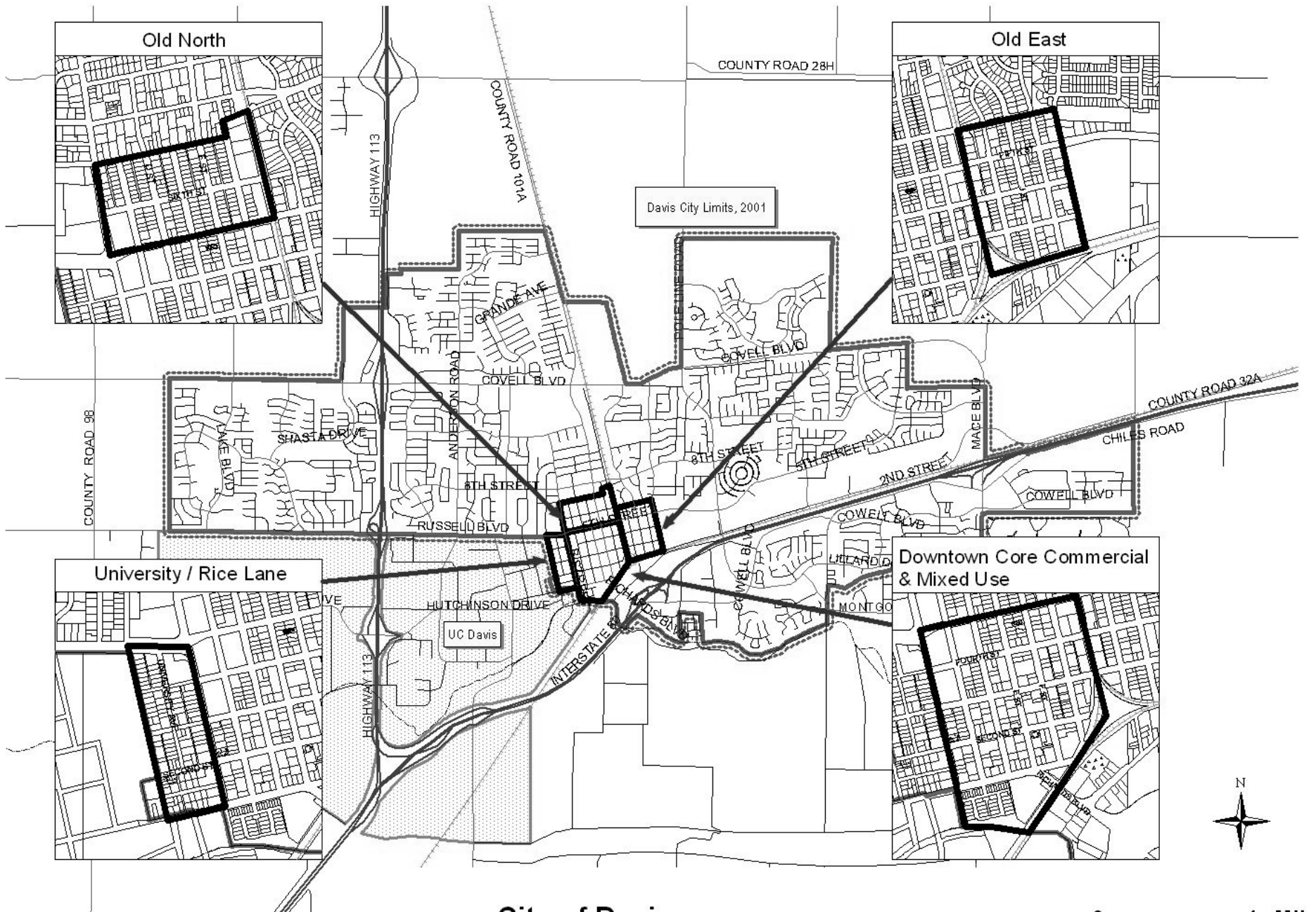
It should be noted that the proposed design guidelines do not prescribe specific architectural styles or images, nor do they encourage direct imitation of the past or radical departure from the existing design context. There are many appropriate design responses to a given situation. These guidelines are most concerned with whether the design and site plan respect the project’s context, and responds to patterns and rhythms of the block-face with a design that is compatible and that will contribute to the quality of the neighborhood.



Updated DTRN Overlay District Map



Updated 2024 - revisions per Ordinances 2637 and 2653.



**City of Davis
and the Downtown and Traditional Residential Neighborhood Boundaries**

See updated DTRN Map



Downtown and Traditional Residential Neighborhood Boundaries

See updated DTRN Map

Historic Overview

"The proposed location for the depot of the Vallejo Railroad, on Putah Creek, is now being laid off in lots, and a town of considerable importance will soon spring up in that locality. The site is on the bank of Putah Creek, at Davis' ranch in a healthy and rich agricultural district settled by farmers, most of whom have secured a competence to themselves as the reward of energy and frugality. The new town is to be called 'Davisville'."

—*The Yolo Democrat, July 7, 1868.*

Davis grew slowly after its establishment as a railroad town in 1868. By the time of the city's incorporation in 1917, Davis had expanded from 32 square blocks to a still modest 50 blocks of simple vernacular homes surrounding a small commercial district on present-day G Street. The city limits did not change again until the end of World War II, although new construction and civic improvements continued, meeting the needs of the University Farm, Davis' newest addition. From 1917 through the mid-1940s, new residences were built on vacant parcels while old residences downtown slowly gave way to new commercial buildings. It was not until 1947 that Davis entered a period of sustained expansion. Even then, citizens didn't turn their backs on the city's historic center, as so many other communities did. The downtown and its residential neighborhoods retain a sense of integrity today that still speaks to Davis' historic small town character.



Aerial photograph of Traditional Davis, circa 1946: The arc of the Union Pacific Rail Road is in the lower right portion of the image.



Purpose – Design Guideline Goals

These design guidelines respond to community concerns about the manner in which new investment in the center of Davis can enhance, rather than erode, its valued character. The proposed goals for the design guidelines are as follows:

- Conserve the traditional neighborhood character, fabric and setting while guiding future development, reuse, and reinvestment.
- Discourage the demolition of structures consistent with the district's historic character by providing incentives for reuse of non-designated contributing structures.
- Plan for new commercial and residential infill construction that is compatible and complementary to the character of existing neighborhood areas within the district.
- Support the unique function of special character areas in balance with community goals.
- Foster reinvestment and economic development in the core that is consistent with historic conservation.
- Provide guidelines to clarify the community's expectations for the type and quality of development within the district.

Public Process

This project reflects a cooperative effort among City departments, neighborhood associations, the business community and citizens of Davis. The Historic Resources Management Commission (HRMC) collaborated with the City Staff in sponsoring the process, which included eight community workshops where participants helped to craft the framework policies and guidelines.

Area-wide Design Issues Workshops

The workshop agendas included: an introduction to the planning process; a presentation of planning history, including issues and case studies from other communities; and teams of participants working to identify areas of special character in each of these neighborhoods. The workshop objectives were to:

- Define the Character Areas
- Identify neighborhood design features that the community values
- Establish a preliminary set of design principles

Neighborhood Design Workshops

Citizens participated in several neighborhood workshops and identified design issues that should be addressed in the Davis Conservation District Design Guidelines effort. The neighborhood workshops were held in January and February of 2000. The neighborhood-wide design issues workshops were held in the following areas:

- ◆ Old North neighborhood
- ◆ Old East neighborhood
- ◆ University/Rice Lane neighborhood

Downtown Urban Design Workshop

On April 6, 2000, over 40 property owners, residents and business owners attended a downtown urban design workshop. Held in the Varsity Theater, the workshop participants listened to a summary of the City's downtown planning policies and an analysis of existing assets in downtown Davis. They learned how other communities have used urban design plans and guidelines to shape investment and they participated as members of urban design teams to craft framework ideas for the downtown. The results of their efforts are summarized in this document.

Downtown Design Guidelines Workshop

On April 20, 2000, over 30 people participated in a workshop to establish design objectives for guidelines addressing the downtown core commercial area. Building on recommendations from the April 6th Downtown Urban Design Workshop, the design guidelines workshop participants identified the site and architectural features for nine downtown core commercial Character Areas.

Downtown and Residential Guidelines Study Session

On September 26, 2000, two workshops were held in the Varsity Theater to discuss the public draft of the proposed design guidelines. The first workshop was held to discuss the commercial/mixed use guidelines and the second workshop covered residential guidelines. In each session, participants were asked three questions:

- Did the Guidelines miss anything?
- What do the Guidelines do best?
- Are there things the Guidelines could do better?

Many suggestions were offered including some of the following: A request for stronger, more specific language; additional graphics to better illustrate the review process; include language on how to complement traditional buildings with innovative modern architecture. As a result of suggestions from that meeting, staff has worked to revise the document to ensure that the language and illustrations are as clear as possible.



Old East neighborhood workshop participants



Old North neighborhood workshop participants



University Rice Lane workshop participants

B and 3rd Streets Visioning Process

A public visioning process including a number of public workshops and public hearings was conducted between the Fall of 2004 and Spring of 2006 in order to redefine the community's objectives for development on portions of B and 3rd Streets within three special character areas. On October 26, 2004 and December 6, 2004 two community workshops were held to discuss planning and design issues facing B Street. Participants evaluated how alternative development patterns addressed the broader community context, the goals for preservation of residential character vs. establishment of a new design and pattern, the amount of ownership housing, and linkage between density and financial feasibility. The need to include Third Street in the process was also raised.

In March 2005, a Planning Options Report was prepared for public review and comment. The report identified two alternative development patterns representing different policy options that would address community objectives: a traditional development pattern and a new development pattern.

In April of 2005, a Visions Summary Report was issued. The Visions Summary Report summarized the outcome of the Visioning Process, defined the alternative development patterns and policy options considered in the process and presented a fourth recommended option for establishment of a mixed use "creative district" for B and Third Streets with a larger scale and higher density development pattern. Public Hearings held in April and May 2005 concluded with City Council direction to pursue implementation of the recommended alternative four.

Public meetings held in September 2006 and April 2007 reviewed the proposed amendments to the Design Guidelines. Public Hearings held in May and June 2007 concluded with City Council amendment of the Design Guidelines.

3rd and B Street Workshops:



Relationship to Other Documents

The design guidelines in this document build upon policies that are set forth in two key reports.

The first report, *Core Area Specific Plan*, establishes a basic direction for development in the Downtown Commercial and Mixed Use areas, and the University Avenue/Rice Lane neighborhoods. It includes policies for parking and transportation, land use and urban design. It encourages moderate increases in housing densities in certain areas to ensure a vital city center and promotes commercial, institutional and residential uses that contribute to livability. The plan also provides some basic guidelines for development, which serve as a foundation for those provided in this document.

A second, more-specific report was completed in early 2000. The *Downtown Strategy Report* focuses on economic development objectives in the downtown and recommends a mix of complementary land uses.

Additionally, the area included in the 1917 district is covered by multiple zoning designations including Planned Developments (PDs), such as PD#2-86A (or PD# 2-86B as amended), which are tailored to address the specific character features of the subject areas. The majority of the residential areas are zoned R-2 (Residential 1 and 2 unit), while the commercial areas are primarily zoned Central Commercial and Mixed Use. Some of the policies in this document anticipate changes to the zoning ordinance. If there are inconsistencies between these guidelines and zoning standards, the more restrictive applies.

Document Organization

This document is organized into five (5) parts, each of which is further subdivided into specific topic areas:

- Introduction: Includes a discussion on the purpose for the development of this document, the historic framework for the district, as well as a project application summary.
- Part 1 – Urban Design Framework: Establishes a framework of opportunities to create desirable shopping and mixed-use streets and places. It defines a system of walkable streets, urban places and parks that link various sub-areas of the downtown.
- Part 2 – Downtown Core Commercial and Mixed Use Properties: Provides general guidelines for commercial and mixed-use areas. Also includes sections on special character areas and specific criteria that affect these areas. Case studies for applying the guidelines are included for the core commercial, mixed use and special character areas.
- Part 3 – Traditional Residential Neighborhoods: Includes an overview of general design features to consider in any new project, such as site design and building form and scale as well as consideration for development of new secondary (accessory structures). The final section includes case studies for the three residential neighborhoods.
- Appendix – Includes an overview of the mechanics of the design review process for varying types of projects including a checklist to help identify the guidelines that are applicable to the planned project. Also provided in the Appendix is a listing of the residential building types found in Davis and a Glossary of terms.

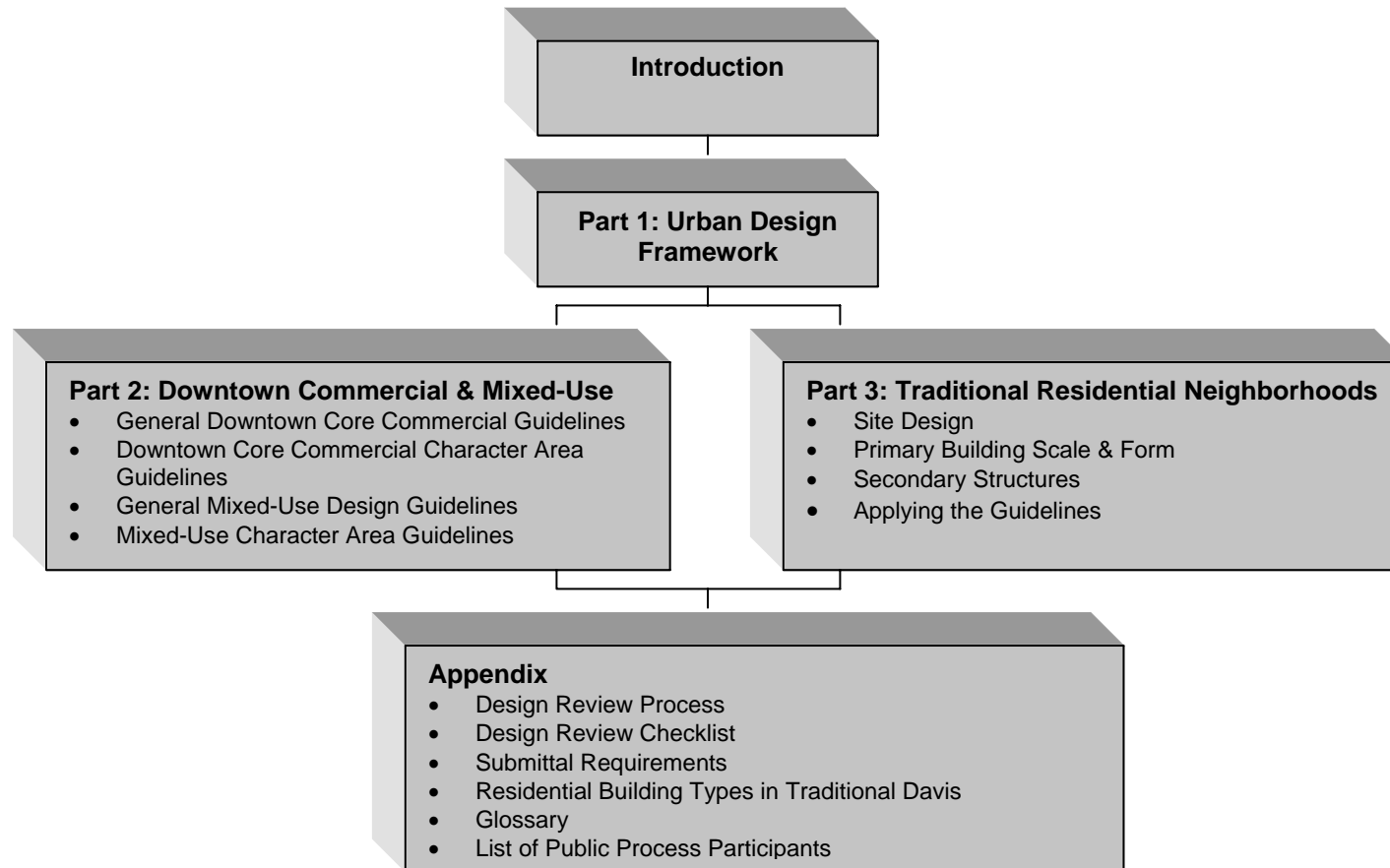
Internal Document Format

Within the Traditional Residential and Commercial/Mixed Use portions of this document a format has been provided to aid the user in quickly finding the specific topic area needed for project review. Each of the chapters or main parts of the document are divided into topic areas such as Site Design or Primary Building Scale and Form. These topic areas are then further divided into sub-topics, such as Streetscape, Open Space or Building Location. For each sub-topic area, an overarching design principal or policy statement is provided. The design principals within a topic area are numbered. Specific design guidelines are then provided that follow from and reinforce the principal statement by setting forth a basic method for the treatment of the design topic. Finally, provided within the

design guidelines are supplementary requirements, identified by bullet point, which clarify the primary design guideline statement and may suggest specific methods for complying with it.

The Design Review Checklist requires reference to a specific design guideline. An example of this type of reference would be as follows: ***“Residential Site Design; Alleys and Service Areas; Principal 1, guideline A”***.

The following flow chart illustrates the general document organization.



Which Sections Apply to Your Project?

Homeowners, business owners and developers who are planning to build a new structure or modify an existing structure may use the following chart to determine which portions of the document to use.

Sections To Use	Part 1: Urban Design Framework	Part 2: Downtown Commercial Mixed Use	Part 3: Traditional Residential Neighborhoods	Appendix: Design Review Process
Type of Work				
To build a new primary residential structure			X	X
To construct an addition to an existing residence			X	X
To build a new detached accessory structure on a residential property			X	X
To build a new commercial/mixed use structure	X	X	*	X
To add-on or make façade changes to an existing commercial or mixed use property.	X	X		X

* For commercial projects located adjacent to residential areas, review and consideration of residential guidelines should be included as part of project review.

Guidelines vs. Standards – Language in the Guidelines

Guidelines are generally descriptive statements that explain or illustrate a principal or preferred course of action. Where as standards prescribe minimum acceptable limits. Guidelines, typically adopted through resolution, describe a preferred policy direction of the City. Standards, adopted through ordinance, state required action or implementation. Language utilized for standards is unequivocal and often quantifiable.

Given the nature of this document, that it is designed primarily to provide guidance toward preserving and enhancing the character and flavor of neighborhoods within the 1917 district, descriptive rather than quantitative statements are most often used. In some cases, such as in Old North, recommended limits are in fact stated. This is particularly important for those instances where flexibility is necessary given the variability of the special character areas. It is through zoning that appropriate minimum standards can be set. It is anticipated that further implementation of the guidelines will be realized once anticipated zoning revisions have been completed. In those cases where it is anticipated that future zoning changes will be made to implement guidelines, quantitative limits are provided.

Part 1: Urban Design Framework



Introduction

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Building on Existing Policies

Overview

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General Plan Policies

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Core Area Strategy Report

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Principles

Principle 1: Creating Retail Places

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Principle 2: Retail System

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Principle 3: Streetscape System

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Principle 4: Opportunity Sites

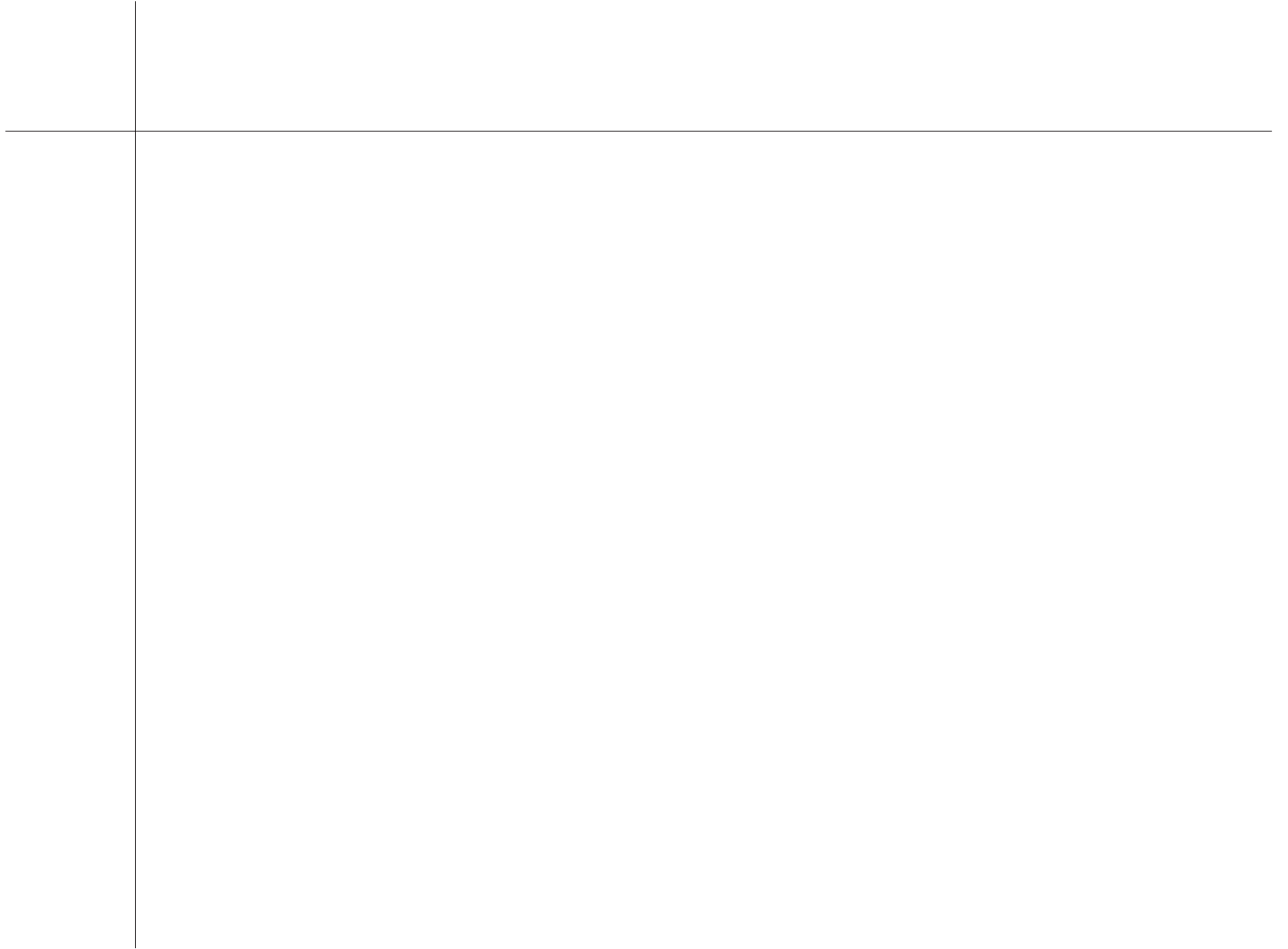
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Principle 5: Public-Private Projects

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Principle 6: Conservation

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Part 1: Urban Design Framework

Introduction



The downtown commercial area is a key part of traditional Davis. It includes a traditional core as well as blocks that originated as residential and are changing to mixed commercial uses. The viability of the downtown is an important consideration and its design character is a key variable. The edges of downtown abut established residential neighborhoods that can be affected by downtown's development. Therefore, an overall framework for development in downtown is an underlying tool that is essential as a foundation for the design guidelines.



This chapter establishes a framework of opportunities to create desirable shopping and mixed-use streets and places. It defines a system of walkable streets, urban places and parks that link various sub-areas of the downtown. A vision for the future of downtown is embodied in six guiding principles described in Part 1. These principles are further integrated into the design guidelines that follow in Parts 2 and 3. Full size versions of the principle maps are include in the appendix.

- Principle 1: Creating Retail Places
- Principle 2: Creating and Maintaining a Retail System
- Principle 3: Streetscape System
- Principle 4: Opportunity Sites
- Principle 5: Public-Private Projects
- Principle 6: Conserving Davis' Traditional Residential Neighborhoods

Building on Existing Policies: Overview

OVERVIEW

*The viability of the Core Area has been a long standing, primary objective of the community, which is reflected in past and current city policy documents. Maintaining the core as the primary social, cultural and entertainment center, while enhancing the physical environment are primary objectives of the **General Plan** and **Core Area Specific Plan**. The **2000 Core Area Strategy Report** and **Five year Action Plan** was adopted as a means to focus public and private efforts and establish benchmarks for monitoring the health of the Core.*

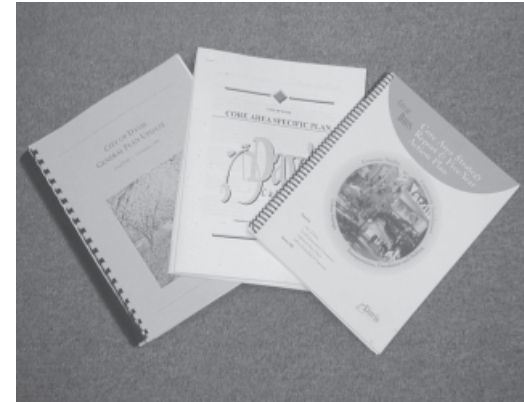
GENERAL PLAN

The following is a summary of the key policies from these documents:

- **Land Use:** Downtown should include a mix of uses that extends activities throughout the day.
- **Circulation:** Pedestrian, bicycle and automobile circulation systems should be coordinated and efficient.
- **Urban Design:** Streets and places should encourage pedestrian activity.
- **Conservation:** Buildings of historic value and other structures that contribute to the traditional character of Davis should be maintained in active service, whenever feasible.

SPECIFIC PLAN

CORE AREA STRATEGY



Building on Existing Policies: General Plan



Aerial photograph of Traditional Davis, circa 1946: The arc of the Union Pacific Rail Road is in the lower right portion of the image.



Policy UD 1.1g

Designs that are urban in character are encouraged around the core area and at neighborhood activity nodes. Such designs include, but are not limited to, buildings that extend to the front and side property lines, buildings which provide a feelings of permanence and durability, and buildings with outdoor cafes and plazas.

Policy UD 5.1

Develop and implement new design guidelines that are reviewed periodically.

Policy HIS 1.4

Preserve historic features of the Core area and historic districts.

Goal ED 1

Maintain and enhance the Core Area as a vibrant, healthy downtown that serves as the city's social, cultural and entertainment center and principal, but not exclusive, retail and business district.

Policy ED 1.1

Increase attractions and amenities that bring people to the Core, including local shopping, services, modest tourism, specialty retail, restaurants, festivals/special events, farmer's market and entertainment.

OVERVIEW

GENERAL PLAN

SPECIFIC PLAN

CORE AREA
STRATEGY

Building on Existing Policies: Specific Plan

OVERVIEW

CASP 2.6 Land Use Policies: Policy 1

A mix of uses (retail stores, restaurants, cultural centers, entertainment, services, upstairs offices and dwelling units) is now and shall remain characteristic of the Core Area.

GENERAL PLAN

Policy 1 (C)

Pedestrian and customer intensive retail businesses shall be encouraged to locate on the ground floor level in the Downtown Core area.

Policy 1 (F)

Protect residential neighborhoods and their residential character.

Policy 1 (G)

Where feasible, encourage the adaptive reuse, renovation and/or rehabilitation of existing residential facilities.

Policy 1 (I)

The development of dwelling units, including senior housing, shall be encouraged in the Core Area.

Policy 4

The first floor of Core Area buildings shall either be at the same elevation as the sidewalk or designed such that pedestrians are encouraged to enter the building. There also needs to be a concentration of uses with a clear identity and short walking distances between uses.

Policy 7 (B)

The area along B and Third Street corridors shall be treated with sensitivity because of potential impacts on adjacent land uses. Development along this corridor shall be of an appropriate scale and character in relation to the surrounding and adjacent land uses.



SPECIFIC PLAN

CORE AREA
STRATEGY

Building on Existing Policies: Core Area Strategy Report



Enhancing and monitoring the overall health of the Core is the primary objective of the 2000 Core Area Strategy Report and Five Year Action Plan. The report emphasizes a need to create places that enhance the shopping identity of the area and focus retail activity. In addition, the Strategy calls for incentives to build more upper story residential development in the Downtown. Key High Priority Action Items include:

Economic Vitality

- Streamline the permit process for projects in the Core Area that comply with city visions, goals and design standards for downtown.

Urban Design

- Examine the significance of and solutions for the lack of a central space and retail focal point in the Downtown Core.
- Encourage sensitive adaptive reuse and protect existing historic buildings from demolition or insensitive remodeling.

Community Enrichment

- Analyze incentive options for encouraging infill housing on the second and third floors of existing buildings in the downtown.

Transportation, Parking and Circulation

- Create more long term parking for employees, mid-week shoppers, diners, movie-goers and visitors.



OVERVIEW

GENERAL PLAN

SPECIFIC PLAN

CORE AREA
STRATEGY

Principle 1: Creating Retail Places

PRINCIPLE 1:
RETAIL PLACES

PRINCIPLE 2:
RETAIL SYSTEM

PRINCIPLE 3:
STREETSCAPE
SYSTEM

PRINCIPLE 4:
OPPORTUNITY
SITES

PRINCIPLE 5:
PUBLIC-PRIVATE
PROJECTS

PRINCIPLE 6:
CONSERVATION

1 Create new retail places and link them with shopping streets. *The 2000 Downtown Strategy states a critical need for creating identifiable retail places and addresses in the Downtown. In support of this policy, the Urban Design Framework should be created and other existing shopping places should be further energized with retail, entertainment, and cultural uses. These small urban places are linked together by shopping streets to create a series of intimate retail places. (A "shopping street" is one in which street level retail activity predominates.)*

New Retail Places

1. Historic City Hall Project
2. Historic 2nd and G Street Project
3. G Street Mixed-Use Project



Enhancing Existing Places

4. E Street Plaza
5. G Street Plaza
6. Central Park
7. Third Street Cafés
8. Davis Commons



Retail Shopping Places Urban Design Framework

Key:

-  Primary Shopping Streets
-  Secondary Shopping and Connection Streets



PRINCIPLE 1:
RETAIL PLACES

PRINCIPLE 2:
RETAIL SYSTEM

PRINCIPLE 3:
STREETScape
SYSTEM

PRINCIPLE 4:
OPPORTUNITY
SITES

PRINCIPLE 5:
PUBLIC-PRIVATE
PROJECTS

PRINCIPLE 6:
CONSERVATION

Principle 2: Creating and Maintaining a Retail System

PRINCIPLE 1:
RETAIL PLACES

PRINCIPLE 2:
RETAIL SYSTEM

PRINCIPLE 3:
STREETScape
SYSTEM

PRINCIPLE 4:
OPPORTUNITY
SITES

PRINCIPLE 5:
PUBLIC-PRIVATE
PROJECTS

PRINCIPLE 6:
CONSERVATION

2 Each project should strengthen the development of an overall shopping and retail system and support public parking.

The 2000 Downtown Strategy reflects contemporary approaches to revitalization of central shopping districts. It includes a set of retail recruitment and management recommendations that depend on a coordinated effort for success. The physical arrangement of downtown must provide a place that supports these initiations. Therefore, this Urban Design Framework identifies a retail street hierarchy, existing and future anchor attractions and parking locations for a complete retail system for the downtown retail core.

Retail-Street Hierarchy

Two categories of principal and secondary retail streets should be improved to link key retail places. Because principal retail streets should have the highest foot traffic and greatest continuity in storefront commercial uses, infill must be built to the front lot line and at least 75% of a buildings frontage should be used for retail storefront. Development on secondary retail streets must also be built to the front lot line and have at least 50% of the frontage as a retail storefront.

Anchor Uses

Anchor uses are also important parts of the retail system because they create foot traffic and draw patrons from the larger market area. Existing anchor uses include downtown cinemas, Central Park, the Depot, Ace Hardware, Davis Commons and Co-op retail centers, and the University of California at Davis. Additional future anchors are targeted for the G Street mixed-use, Historic City Hall/Police Station and E Street mixed-use plaza sites.






Parking System

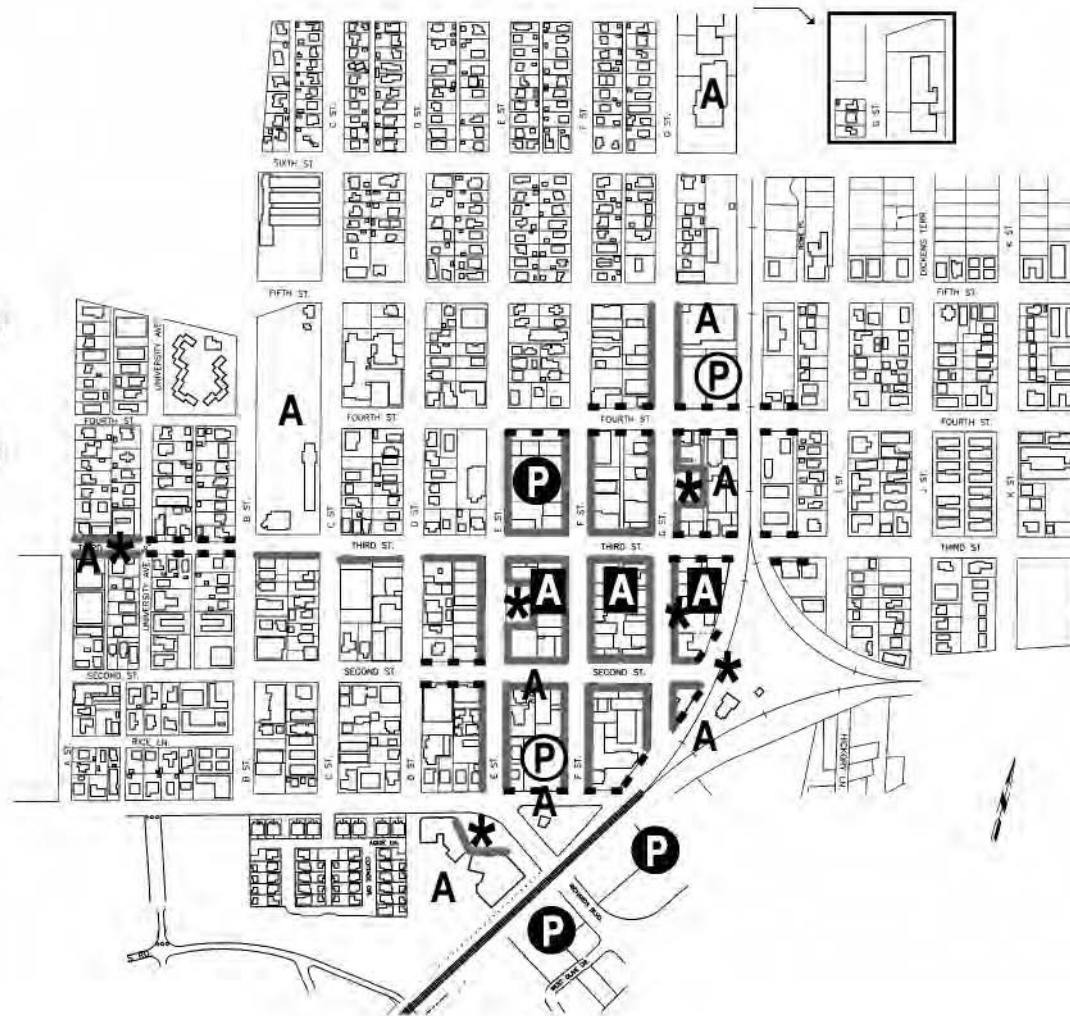
Downtown shopping must also be supported by a managed parking system, and therefore, the Framework includes one new parking structure in the core and two new gateway lots. The structure is a priority because it will free up land for new mixed-use development and yield additional open space while also providing long and short-term parking for downtown shoppers, businesses and residents. A new structure would be built on the existing parking lot on F street and within the mixed-use plaza projects on G street. City gateway lots south of Richards Underpass would expand long term parking capacity for downtown with potential for being incorporated into future infill projects.



Retail Streets Urban Design Framework

Key:

-  Retail Places
-  Primary Shopping Streets
(75% retail frontage minimum)
-  Secondary Shopping
and Connection Streets
(50% retail frontage minimum)
-  Existing Anchor Attraction
-  Existing Parking Structure
-  Future Anchor Attraction
-  Future Public Parking Facility



PRINCIPLE 1:
RETAIL PLACES

PRINCIPLE 2:
RETAIL SYSTEM

PRINCIPLE 3:
STREETSCAPE
SYSTEM

PRINCIPLE 4:
OPPORTUNITY
SITES

PRINCIPLE 5:
PUBLIC-PRIVATE
PROJECTS

PRINCIPLE 6:
CONSERVATION

Principle 3: Streetscape System

PRINCIPLE 1:
RETAIL PLACES

PRINCIPLE 2:
RETAIL SYSTEM

**PRINCIPLE 3:
STREETSCAPE
SYSTEM**

PRINCIPLE 4:
OPPORTUNITY
SITES

PRINCIPLE 5:
PUBLIC-PRIVATE
PROJECTS

PRINCIPLE 6:
CONSERVATION

3 Implement a streetscape plan for principal pedestrian and gateway streets that includes coordinated street trees, directional signage, furniture, lighting and improved pedestrian street crossings. One of traditional Davis' most important features is its existing investment in street trees. These trees provide a distinctive image; but, as they currently exist, they lack consistency or a sense of organization. A system of streetscape elements that enhances the role of key downtown streets is needed to support pedestrian and shopping environments while linking open spaces.

Implementation

A streetscape plan should be developed which includes implementation programs for:

- Street tree infill and replacement
- Street lights
- Signs and banners
- Street furniture
- Enhanced pedestrian crosswalks

Parks and Retail Places

The Framework identifies parks and retail places, as well as shopping, pedestrian and gateway streets. Parks are "soft" spaces with recreational functions, while retail places are "hardscape" spaces activated by ground-floor retail around them. Both parks and retail places should be designed to accommodate programmed activities.

Shopping streets include the principal and secondary retail streets. These streets should have added pedestrian amenities that support a successful shopping environment. Key pedestrian connector streets that link downtown destinations are also identified in the Framework and these should be enhanced as well.





Open Space and Streetscape Framework Urban Design Framework

Key:

- Retail Places
- Parks
- Principal Pedestrian Connection Streets
- Gateway Streets

PRINCIPLE 1:
RETAIL PLACES

PRINCIPLE 2:
RETAIL SYSTEM

PRINCIPLE 3:
STREETSCAPE
SYSTEM

PRINCIPLE 4:
OPPORTUNITY
SITES

PRINCIPLE 5:
PUBLIC-PRIVATE
PROJECTS

PRINCIPLE 6:
CONSERVATION

Principle 4: Opportunity Sites

PRINCIPLE 1:
RETAIL PLACES

PRINCIPLE 2:
RETAIL SYSTEM

PRINCIPLE 3:
STREETSCAPE
SYSTEM

PRINCIPLE 4:
OPPORTUNITY
SITES

PRINCIPLE 5:
PUBLIC-PRIVATE
PROJECTS

PRINCIPLE 6:
CONSERVATION

4 Encourage the development of opportunity sites in the Core and expansion and transition areas as mixed-use residential projects supporting sustainable development patterns

The General Plan calls for absorbing the majority of residential growth needs through 2010 with infill development. The Core Area Specific Plan encourages the development of residential uses on upper floors of currently under-utilized properties in the Downtown. This policy is further encouraged in the 2000 Downtown Strategy report, as it calls for incentives for housing on second and third floors of buildings in the Downtown. In response, the Planning Department has identified over 30 under-utilized downtown sites that could be redeveloped privately or through joint public/private partnerships.

Approximately 20 acres of opportunity sites exist in the downtown that could accommodate uses that would support traditional Davis at large and the downtown specifically. Developed as mixed-use projects at an average density of 40 units per acre, this represents 800 additional units and 1,600 more downtown residents. These residents would give downtown a 24-hour life and social dimension that office and commercial uses cannot provide. This new downtown housing also would reduce the need for development of 163 acres of rural agricultural land at suburban densities.

Leveraging Assets

Proactive partnerships and incentives are required to achieve the policies identified by the **2000 Core Area** Strategy Report. The projects assume that the City will use its land to actively pursue the implementation of housing and retail uses for downtown and it should leverage its assets by engaging in partnerships with the private sector. (This concept is described in the following principle map.)

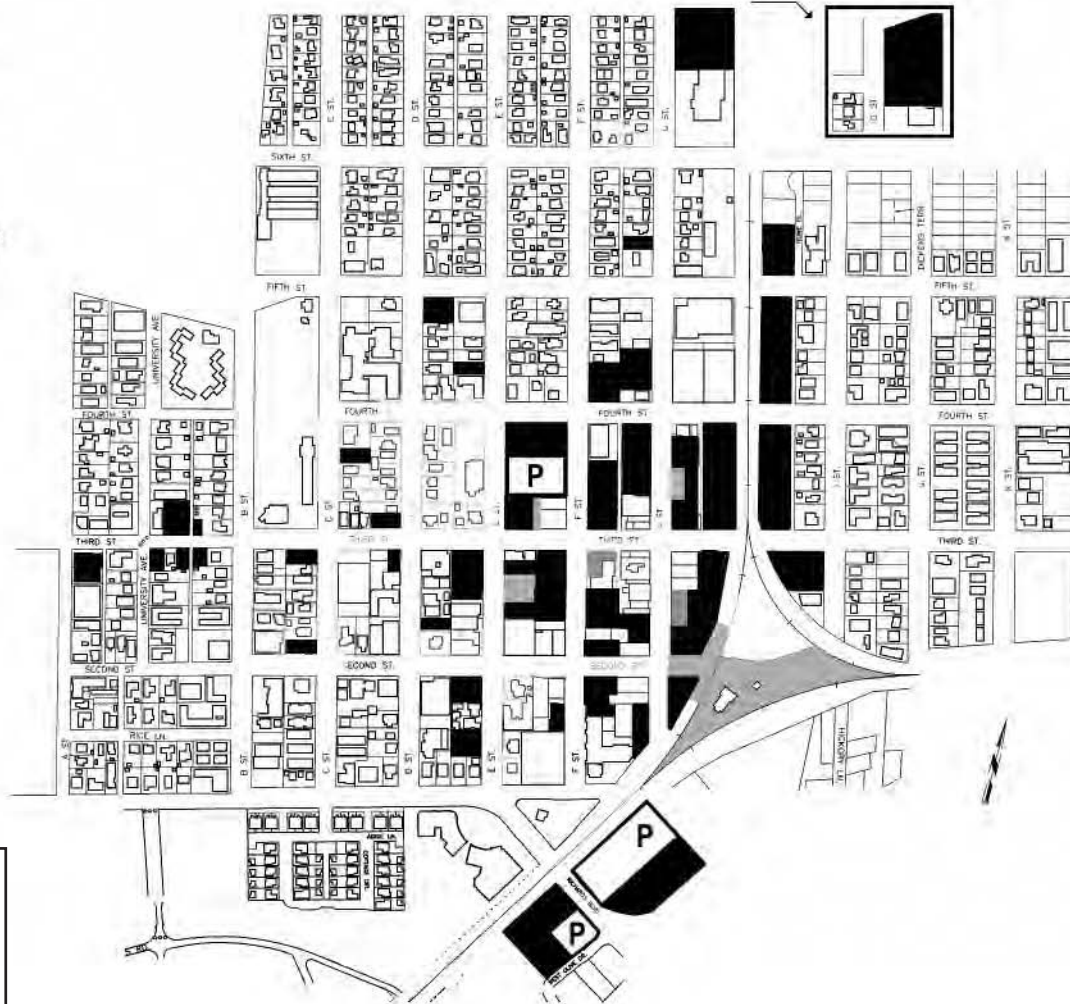


Opportunity Sites

Urban Design Framework

Key:

- Mixed-use Opportunity Sites
- Public Plazas
- P Public Parking Opportunity Sites



Identification of these sites as opportunities for densification does not assume a change in use(s).

PRINCIPLE 1:
RETAIL PLACES

PRINCIPLE 2:
RETAIL SYSTEM

PRINCIPLE 3:
STREETScape SYSTEM

PRINCIPLE 4:
OPPORTUNITY SITES

PRINCIPLE 5:
PUBLIC-PRIVATE PROJECTS

PRINCIPLE 6:
CONSERVATION

Principle 5: Public-Private Projects

PRINCIPLE 1:
RETAIL PLACES

5 The City, its Redevelopment Agency and other public and private sector partners should develop downtown catalyst projects that create public and retail places.

Opportunities for Partnership Projects - Seven sites exist where the City should leverage its ownership to implement the framework objectives.

PRINCIPLE 2:
RETAIL SYSTEM

1. F Street Public Parking and Mixed-use

A possible parking and mixed-use project could incorporate the 66,240 square foot City parking lot into a larger residential and ground-floor retail project. The project would provide replacement parking for other parking sites that would be displaced by redevelopment and accommodates new demand generated by these projects.

PRINCIPLE 3:
STREETSCAPE
SYSTEM

2. Historic City Hall Adaptive Reuse

The Historic City Hall at F and 3rd Streets represents an opportunity for adaptive reuse with commercial and community activities as well as public plaza space. City Hall is a designated historic structure. Development would require acquiring the F Street parcel south of Historic City Hall and planning a project compatible with the historic building.

PRINCIPLE 4:
OPPORTUNITY
SITES

3. G Street Project, Mixed-use Retail Plaza and Public Parking

This under-developed block offers potential for a larger mixed-use project focused on a new plaza fronting on G Street. The City's existing parking lot and additional parking for the project could be included in a structure below the project or along the railroad tracks.

PRINCIPLE 5:
PUBLIC-PRIVATE
PROJECTS

4. E Street Plaza Mixed-use Retail Project

The 33,000 square foot City parking lot and plaza could be leveraged in the redevelopment of the site into a mixed-use project with ground-floor retail and second and third floor residential uses focused on the plaza.

PRINCIPLE 6:
CONSERVATION

5. Historic 2nd and G Street Depot Project and Mixed-use Retail Gateway

The possible redevelopment of the former Aggie Hotel site and adjacent properties into a retail gateway plaza for the Depot. The City's existing parking lot, plaza and adjacent streets could be part of the development site. This project would be compatible with the City's historic commercial center.

Note: Each of these potential projects requires complete cooperation from both public and private interests involved. This includes both private property and business owners affected by the project.



6/7. Gateway Parking Project at Richards Underpass

City lots south of the train tracks could be created as long-term parking for downtown. Consider potential redevelopment of these lots as part of the Gateway enhancement study to improve the entrance to downtown and incorporate low traffic generating uses that minimize the traffic impact on the Richards Corridor.



Potential Public-Private Projects Urban Design Framework

Key:
 Project Boundary
 Public/City Property

PRINCIPLE 1:
RETAIL PLACES

PRINCIPLE 2:
RETAIL SYSTEM

PRINCIPLE 3:
STREETSCAPE SYSTEM

PRINCIPLE 4:
OPPORTUNITY SITES

PRINCIPLE 5:
PUBLIC-PRIVATE PROJECTS

PRINCIPLE 6:
CONSERVATION

Principle 6: Conserving Davis' Traditional Residential Neighborhoods

PRINCIPLE 1:
RETAIL PLACES

PRINCIPLE 2:
RETAIL SYSTEM

PRINCIPLE 3:
STREETSCAPE
SYSTEM

PRINCIPLE 4:
OPPORTUNITY
SITES

PRINCIPLE 5:
PUBLIC-PRIVATE
PROJECTS

PRINCIPLE 6:
CONSERVATION

6 New investment in Davis' traditional residential neighborhoods should respect their distinct characteristics. *Conserving the character of Davis' original neighborhoods is a key principle. Significant design features should be respected when improvements occur. The design guidelines that follow in Parts 2 and 3 future property improvements in these areas. Case studies in the guidelines also demonstrate how new "infill" development can be sensitively added to the existing neighborhood.*

The three traditional residential neighborhoods are:

- Old North Davis
- Old East Davis
- University Avenue/Rice Lane



Conserving Traditional Neighborhoods

Urban Design Framework

Key:

- 1. Old North Davis
- 2. Old East Davis
- 3. University Avenue/Rice Lane

 City of Davis designated historic resources



PRINCIPLE 1:
RETAIL PLACES

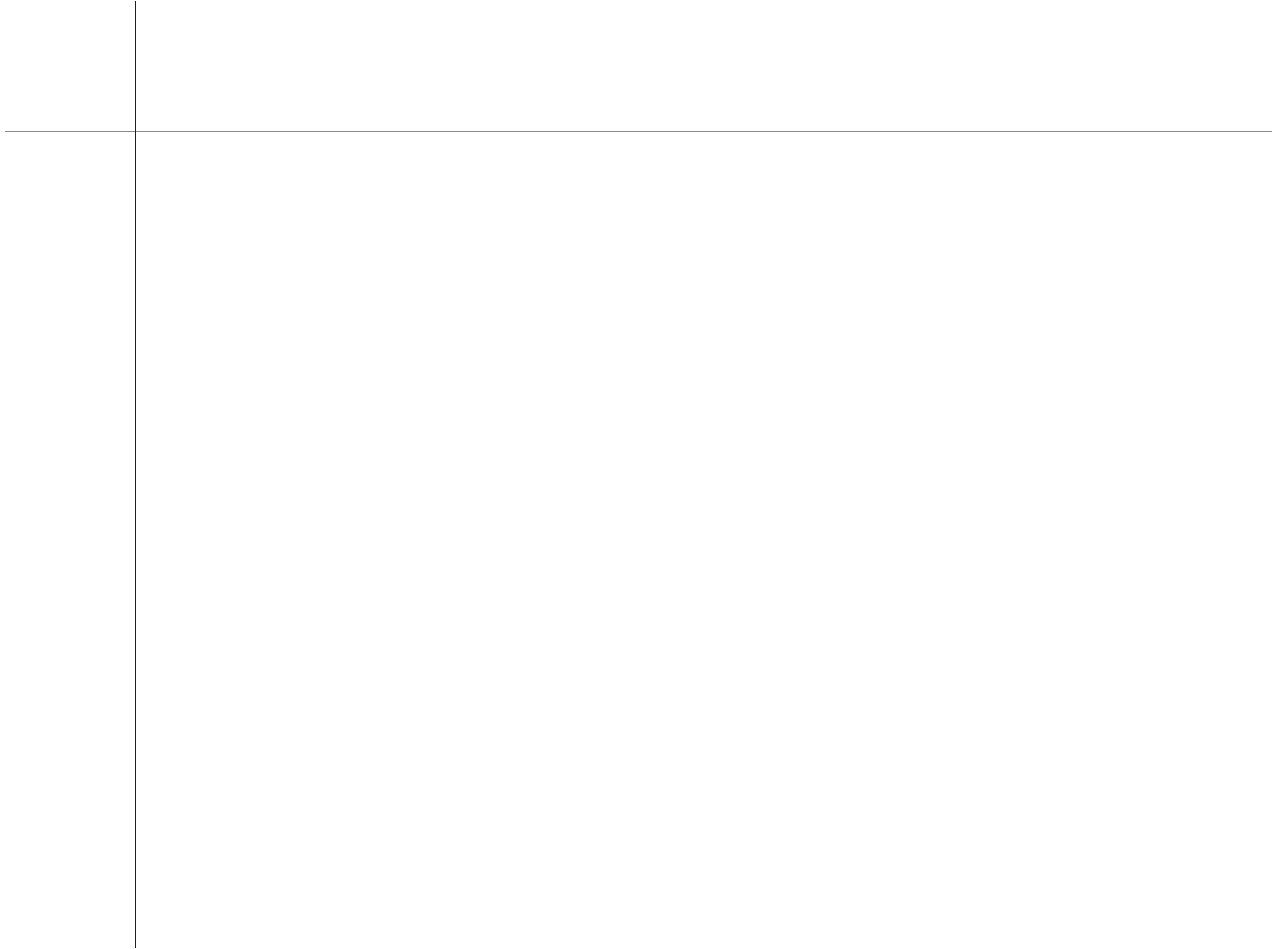
PRINCIPLE 2:
RETAIL SYSTEM

PRINCIPLE 3:
STREETScape SYSTEM

PRINCIPLE 4:
OPPORTUNITY SITES

PRINCIPLE 5:
PUBLIC-PRIVATE PROJECTS

PRINCIPLE 6:
CONSERVATION

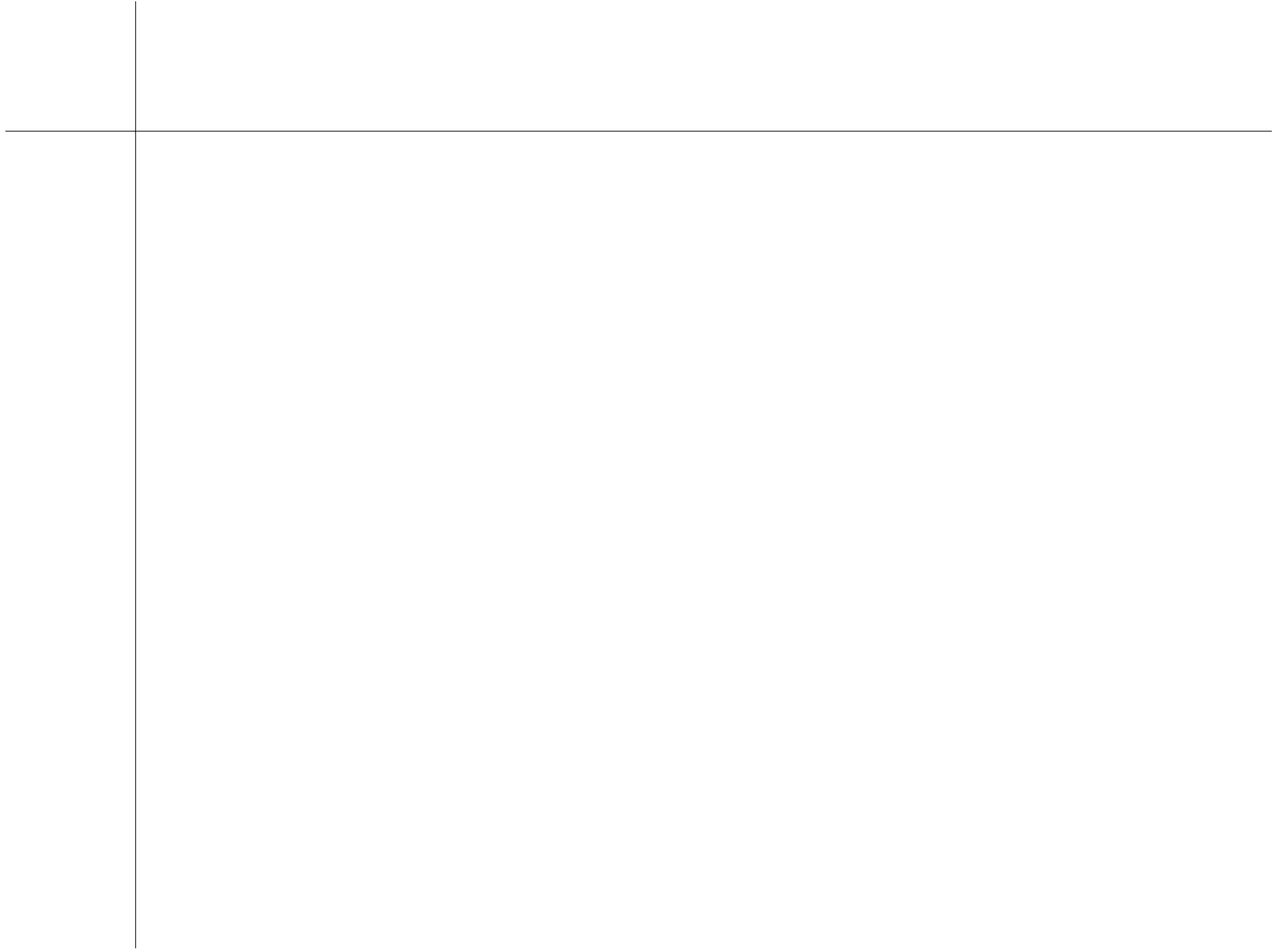


Part 2:

Downtown Core Commercial and Mixed-Use



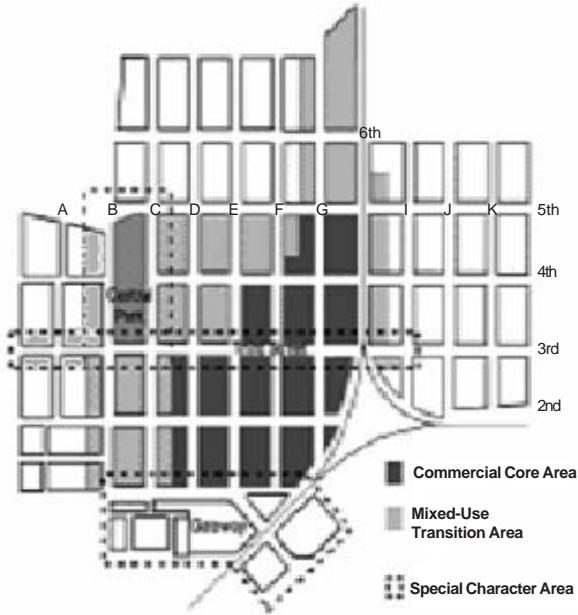
Introduction	Page 33-34
Downtown Core Commercial Design Context	Page 35
Downtown Core Commercial Design Guidelines	Page 36-45
Downtown Core Commercial Character Areas	Page 46-53
Mixed-Use Design Guidelines	Page 54-65
Mixed-Use Character Areas	Page 66-77
Special Character Areas	Page 78-84



Part 2: Downtown Core Commercial and Mixed-Use Properties

Introduction

Commercial, Mixed Use, and Special Character Areas



The Urban Design Framework (Part 1) identifies priority opportunities for infill development downtown guided by a network of retail places linked by primary pedestrian streets. Part 2, the Downtown and Commercial Mixed Use guidelines, build upon these principles by establishing architectural guidelines based on a conservation ethic. The guidelines aim to enhance the Downtown's traditional character by guiding innovative new development, reuse, and reinvestment that complements the original fabric.

In developing the guidelines, community workshop participants recommended that the downtown be subdivided into "character areas" to recognize the separate physical characteristics and functional uses of these areas:

- Downtown Core Commercial and Core Expansion areas close to the developed core were recognized as the blocks where the most concentrated development should occur consistent with a traditional "main street" character.
- Mixed-use Transition areas bordering the Downtown Commercial Area are intended to provide space for intensified mixed-use projects that maintain a residential character while also serving as a physical and use transition to the three surrounding residential neighborhoods.
- Higher density/intensity residential and mixed use projects allowed on Third and B Streets should be compatible with the residential character of the area.

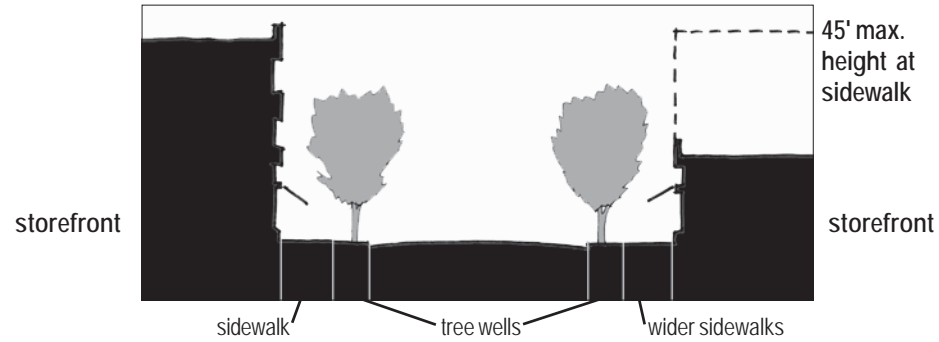
Therefore, Part 2 is divided into separate Commercial and Mixed Use sections. Each section is further subdivided into general guidelines that establish common goals for all projects and character area guidelines that present more specific direction to address the distinct physical and use characteristics of each area. The character areas of the Downtown Core Commercial area consist of the Traditional Core and two Core Expansion areas to the north and west. The Mixed-Use section is composed of four separate character areas forming a ring around the Downtown Commercial area to serve as a transition from the commercial core to the three traditional residential neighborhoods described in Part 3. The user should first become familiar with the general guidelines, and then review the character area guidelines for the neighborhood in which their project is located.

Additionally, community workshop participants recommended that three Special Character Areas be established to recognize areas of particular importance due to physical or functional attributes. These three areas described at the end of the Mixed Use section consist of the Gateway, Central Park, and the Third Street Corridor. Each of these areas overlaps various commercial or mixed-use character areas. Projects within these areas must therefore be carefully designed to consider their relationship to each of these areas.

Downtown Core Commercial: Introduction

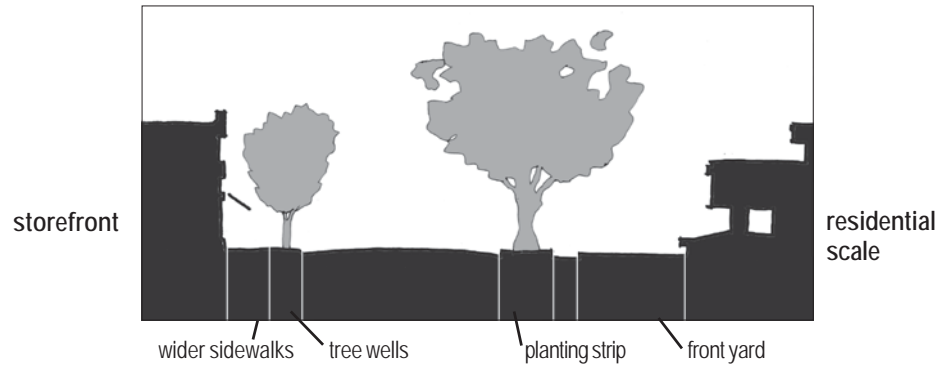
Shopping Street

Shopping streets are to be enhanced by new development. Buildings have to be developed at the sidewalk edge and have transparent storefronts.



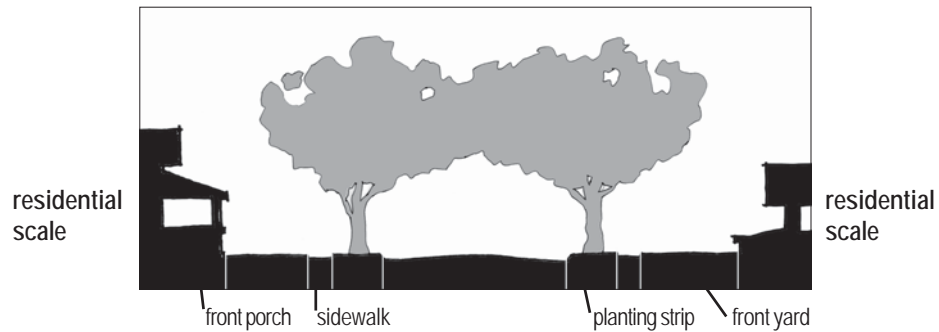
Commercial "Edge" Street

At the edge of the downtown retail core are streets that have storefronts on one side and residential-scale buildings on the other. These streets define the edge of the commercial core and the interface with a mixed-use transitional area.



Residential Street

Residential scale streets maintain the traditional front yard setbacks and planting strips. Residential, commercial or mixed-use development on these streets have to be designed to reflect the original residential character.



Downtown Core Commercial: Design Context

Downtown Core Commercial Design Guidelines

Overview	Page 36
Site Design	Page 37-38
Building Mass & Scale	Page 39
Building Form & Roofline	Page 40
Building Entrances	Page 41
Architectural Features	Page 42
Building Materials & Color	Page 43
Signs & Lighting	Page 44
Outdoor Spaces	Page 45

Downtown Core Commercial Character Area Guidelines

Downtown Core	Page 46-47
Core Expansion North	Page 48-49
Core Expansion West	Page 50-51
Case Study	Page 52-53



Downtown should be a vital, active place with a mix of complementary uses. In general, the street level should be active with commercial uses that invite pedestrian activity. Retail, service businesses and dining establishments are particularly appropriate in this context. Upper floors should include offices and residential uses. Overall, the density of the core should increase, by constructing upper floor additions to existing structures and developing new buildings of primarily two and three stories.

While a diversity of individual design solutions is encouraged, an overall sense of visual continuity should be reinforced through similar relationships to the street and a general compatibility of scale and materials.

Open spaces should be planned to encourage pedestrian activities. Therefore, they should be linked to key activity centers and pedestrian routes and they should be sited to take advantage of climatic patterns. Uses and building designs surrounding open spaces should help energize them.

This section provides design guidelines that apply to buildings in the three Downtown Core Commercial Character Areas. A key principle established in the framework is that building improvements should help achieve specific design objectives identified for the individual character areas. Therefore, in each Character Area specific design guidelines apply in addition to these general design guidelines.

Downtown Core Commercial Design Guidelines: Overview

OVERVIEW

SITE DESIGN

MASS & SCALE

FORM & ROOFLINE

BUILDING ENTRANCES

ARCHITECTURAL FEATURES

MATERIALS & COLORS

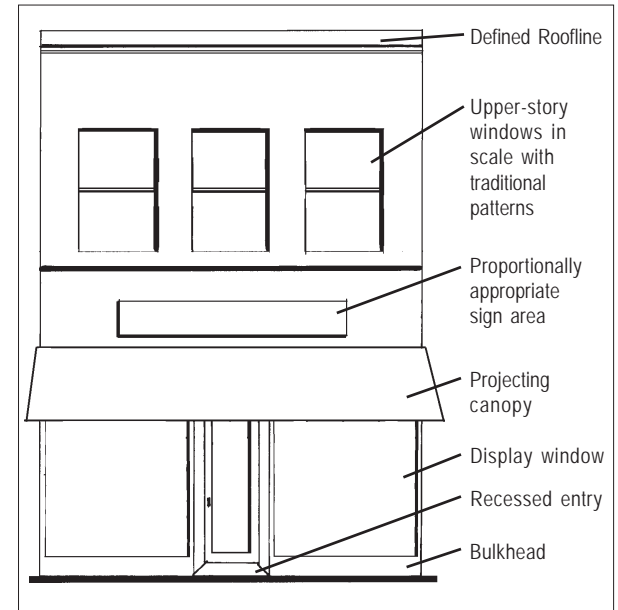
SIGNS & LIGHTING

OUTDOOR SPACES

Buildings within the commercial core area should exhibit the basic features of traditional "Main Street" structures in new, innovative ways. Store front buildings should have the following features:

- Display windows at the sidewalk edge
- High quality construction and materials
- Awnings shading features and storefront level
- Accentuated/Recessed entries
- Pedestrian oriented signs/clearly delineated

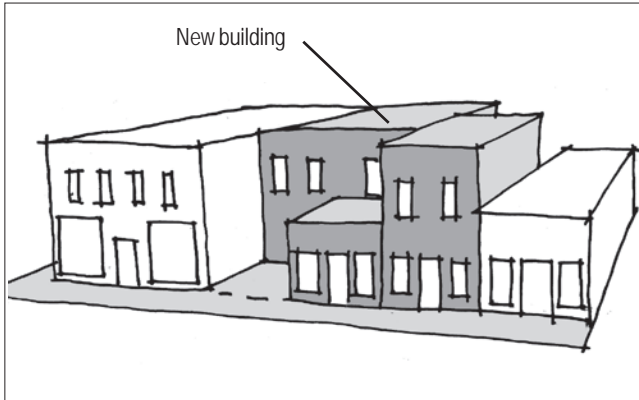
These buildings should align at the sidewalk edge, define the pedestrian zone and provide a sense of scale and visual interest. This pattern of development must be strengthened in order to enhance the vibrance of the Downtown Core Commercial area. The guidelines that follow establish a consistent identity while accomodating individual design solutions.



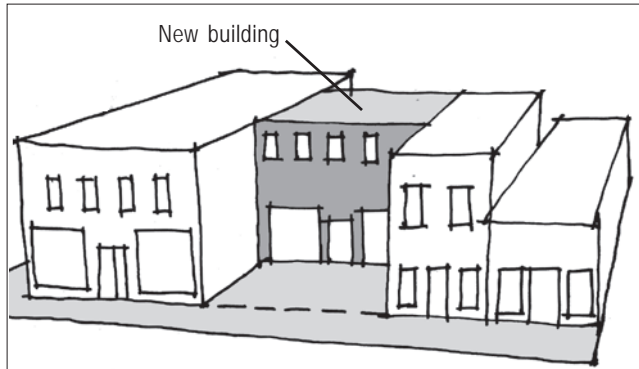
A multi-story commercial building incorporates these traditional storefront elements.



Downtown Core Commercial Design Guidelines: Site Design



A building with a courtyard in front is appropriate, if 75% of the building wall is maintained.



Inappropriate: Align at least 75% the building front at the sidewalk edge. This building, set back from the sidewalk, erodes the visual continuity essential to a strong retail district.

1 Provide interest at the street level and enhance the pedestrian experience.

A Align a building's front at the sidewalk edge

- A minimum of 75% of the front of a building shall have a zero front setback.
- Primary building facades should be parallel to the front property line except where significant vistas are desired to be maintained.
- Where portions of a building are set back from the sidewalk, the areas must be treated as a plaza or courtyard (see Outdoor Spaces, page 45 for more detail).
- Avoid outdoor spaces that are inappropriately scaled for their use or result in unusable space between buildings.

B Develop the ground floor level of a building to encourage pedestrian activity.

- The linear frontage of a commercial building shall incorporate pedestrian oriented elements such as:
 - A storefront with transparent display windows or display cases
 - Outdoor dining areas
 - Public art
 - Canopies/Awnings / Trellises
 - Landscaping, shade trees and benches
- A blank wall or vacant lot appearance is inappropriate

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Downtown Core Commercial Design Guidelines:

Site Design

OVERVIEW

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C Locate on-site parking to minimize visibility from the sidewalk.

- Parking shall not be located so that it interrupts the storefront continuity along the sidewalk.
- Place on-site parking behind the buildings at the ground level or completely above or below the first floor of a building.
- Parking must be accessed from the rear of the property on parcels with alleys.
- For parcels without alley access, driveways serving on-site parking shall be avoided on primary shopping streets identified in the Urban Design Framework. When necessary, such driveways should be minimized in width and provide for good visibility of pedestrians.

D Bike parking should be incorporated with new construction.

- Bike parking for commercial uses should be conveniently located within the sidewalk or front courtyard. Placement of bike racks should be carefully considered to minimize conflicts with pedestrian travel.
- Two bike-parking spaces shall be provided for each upper story residential unit. Locking mechanisms should be included within the units or in a secure location behind the building.

E Locate mechanical equipment and service areas out of public view.

- Loading/service areas including refuse/recycling enclosures should be located out of public view when ever feasible and must not front onto a primary shopping street.
- Electrical and communication transformers/cabinets located in the city right-of-way must be installed below grade in the right-of-way or located on-site and screened from public view.
- Backflow prevention/anti-siphon valves must be integrated into the building design and concealed from public view. Such devices may not be located within the right-of-way on primary pedestrian streets.
- All other mechanical equipment must be located behind or on top of the building and screened from public view with parapet walls, landscaping, etc.



Downtown Core Commercial Design Guidelines: Building Mass and Scale



1 New buildings and additions should be delineated both vertically and horizontally to reflect traditional patterns and convey a human scale.

A New buildings should respect the traditional height of buildings while establishing a pattern for more efficient land use.

- New buildings should be predominantly two and three stories in height.

B A new building should be divided into “modules” that appear similar in scale to buildings seen traditionally.

- Most buildings were constructed in 25-foot wide increments. New buildings should reflect this pattern.
- A clear visual division between street level and upper floors should be incorporated through the change of materials, colors and/or canopies and awnings.

C Floor-to-floor heights should appear to be similar to those seen traditionally.

- First floor windows shall be a minimum of 10 feet in height.
- Upper floor windows shall be divided into individual units and not consist of a “ribbon” of glass.
- Primary upper floor windows should have a taller vertical dimension.

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Downtown Core Commercial Design Guidelines: Building Form and Roofline

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MASS & SCALE

**FORM &
ROOFLINE**

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1 Simple rectangular building forms with horizontal roof planes should predominate.
Simple rectangular building volumes accented with strong rooflines have traditionally been used on downtown commercial structures in Davis. Sloping roof forms may be used as accents.

A Simple rectangular volumes are preferred.

- New buildings and additions should be designed with simple rectangular volumes.
- Cylindrical, pyramidal, and other elaborate building forms are inappropriate.

B Horizontal roof forms should predominate and be screened by extensions of the building wall planes.

- Parapet walls should be used for screening flat roofs and be detailed with elements such as cornices to define the building roofline.
- Sloping roof forms may be used as accents.



Downtown Core Commercial Design Guidelines: Building Entrances



1 Clearly identify the primary entrance to a building and orient it to the street.
The primary entrance should convey a sense of human scale and be welcoming.

A Orient the primary entrances to the sidewalk and primary pedestrian ways.

- Primary entrances to ground floor spaces and upper stories should be oriented to the sidewalk and primary pedestrian ways.
- If a courtyard is incorporated in the design, an entrance may also open onto it.
- Corner buildings should be designed with angled entrances at the corner.



B Clearly identify the primary entrance.

- Use an awning, change in roofline, or other architectural feature to define the entry.
- A sign mounted at the entry may also be used.
- Special paving treatments may be used to enhance the entry.

C Recessed entries should be retained and encouraged in new storefront construction.

- Storefront entries should be recessed to emphasize the entrance, increase window display area, and provide a sheltered transition to the interior of the store.
- Storefront entries should be centered on the tenant space and be highly transparent. Solid or residential type doors with small areas of glass should be avoided.

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Downtown Core Commercial Design Guidelines: Architectural Features

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SIGNS &
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1 Architectural features should be used to provide weather protection and highlight building features and entries.

A Buildings should be designed to incorporate awnings

- Storefront window openings shall be designed to accommodate awnings above the windows.
- The awning should fit the shape of the opening of the building.
- Awnings should be mounted to highlight moldings that may be found above the storefront or to fit within a sign panel that may be part of the façade design.
- Open-ended rather than boxed awnings are preferred.
- While fabric (canvas or other high quality fabric) awnings are preferred, fixed metal canopies are also acceptable. Vinyl awnings are inappropriate.

B A fixed canopy and trellis supported with posts may be used where enhanced weather protection is desired.

- Permanent structures may be used on building facades with harsh sun exposure and where outdoor dining is planned.
- They must be incorporated into the overall design of the building and be appropriate in mass and scale with the structure.
- These features must be designed to not obstruct storefront visibility and pedestrian access.



Use a canopy to define a building entry.



Downtown Core Commercial Design Guidelines: Building Materials and Color



1 Building materials and color should help establish a human scale and provide visual interest. *While some diversity in exterior building materials and color is a part of the tradition of downtown, the range should be limited in order to promote a sense of visual continuity for the area.*

A Use the highest quality materials on exposed exterior surfaces such as brick, metal, stone, terra cotta, wood, tile and stucco.

- Innovative or "green" materials are encouraged provided they appear similar in quality, texture, finish and dimension to those used traditionally in the neighborhood.
- Stucco should be detailed to create a composition of smaller wall surfaces and establish a sense of human scale.

B Simple material finishes are encouraged.

- Matte finishes are preferred.
- Polished stone or ceramic tile, for example should be avoided or limited to accent elements.
- Reflective or mirror glass is inappropriate

C Building colors should evoke a sense of richness and liveliness to complement and support the overall character of the commercial district.

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Downtown Core Commercial Design Guidelines: Signs and Lighting

OVERVIEW

1 Design buildings with careful consideration for the incorporation of signage and lighting.

SITE DESIGN

A New buildings and additions must be designed to allow for signs appropriate in scale and location to the use and the neighborhood.

MASS & SCALE

B Signs should comply with the Downtown Sign Design Guidelines and the Sign Ordinance.

FORM &
ROOFLINE

C Exterior building lighting should be used to accentuate the building design and the overall ambiance of the Downtown.

- Highlight architectural details and features with lighting integrated into the building design.
- Façade lighting should provide for a sense of vibrancy and safety without resulting in excessive light and glare.
- The innovative use of lighting is encouraged.
- Energy conservation and efficiency should also be considered.

BUILDING
ENTRANCES

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COLORS

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OUTDOOR
SPACES



Downtown Core Commercial Design Guidelines: Outdoor Spaces



1 Design outdoor spaces to enliven the sidewalk level and provide for private open space for employees and residents.

A A variety of outdoor spaces may be considered:

- A courtyard at sidewalk level, set in line with the building front.
- An interior courtyard with a major entrance clearly visible from the street.
- Upper-level decks, balconies, and rooftop gardens are encouraged as private open space.

B Courtyards are encouraged as places for outdoor commercial activities.

- No more than 25% of a new commercial storefront building should be set back for a courtyard.
- Consider environmental conditions such as sun, shade and prevailing winds when positioning courtyards and outdoor seating areas.
- Trees, trellises or similar shade elements to be designed into a courtyard are encouraged.

C Upper story decks, balconies or rooftop gardens should be incorporated for residential uses.

- Balconies on the front façade should be located and designed to minimize potential conflicts with pedestrian traffic on sidewalks below.
- Balconies should be appropriately scaled and incorporated into the overall design of the building.
- Projecting balconies should not obscure visibility of signs or storefronts.
- Consider environmental conditions such as sun, shade, and prevailing winds when designing decks, balconies or rooftop garden spaces.

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SPACES



Downtown Core Commercial Character Areas: Downtown Core

DOWNTOWN
CORE

CORE EXPANSION
NORTH

CORE EXPANSION
WEST

CASE STUDIES

Key Features

- The traditional center of Downtown includes the blocks adjacent to the train Depot where G Street was Davis' original "main street".
- Mix of 1, 2, and 3 story buildings.
- Storefronts align at the sidewalk edge.
- Awnings, trellises and canopies align at similar heights.
- Small plazas, courtyards, and sidewalk provide places for outdoor dining and activities.
- Consistent planting of shade trees lines the sidewalks.

Design Objectives

- The Downtown Core should be the most intensive and concentrated area of retail, cultural and entertainment uses.
- Predominantly two and three-story buildings should be developed with consideration for four-story elements.
- Ground floor uses should be primarily retail, restaurants, cultural, and entertainment with office and residential uses on upper floors.
- Enhance retail storefront continuity by filling gaps with new storefront buildings and retail uses.
- Encourage innovative and environmentally conscious design that respects the patterns of traditional main street commercial buildings.





**DOWNTOWN
CORE**

CORE EXPANSION
NORTH

CORE EXPANSION
WEST

CASE STUDIES



Guidelines

A The primary portion of any new building should not exceed 45 feet in height.

- Setbacks to third and fourth stories should be considered.
- Taller projections for towers and fourth story elements may be incorporated if they are appropriately scaled to complement the new building and surrounding neighborhood.

B Design upper story residential and office uses to be compatible with ground floor retail uses.

- Flexible live-work units that can be used as office, studio, and/or residential spaces are preferred.
- Smaller studio, one and two bedroom units are appropriate.
- Large three and four bedroom apartment type units are inappropriate.

C Parking should be considered and incorporated as part of an overall parking plan for the downtown.

- Access to a parking area should be provided from an alley, not from a primary shopping street.
- Parking for commercial uses is not required to be provided on-site. New projects should be conditioned for their employees to park in designated long-term parking areas.
- One parking space for each live-work unit should be provided on-site or in a designated lot/structure off-site.
- Parking for units designed solely for residential purposes must be provided on-site.



Downtown Core Commercial Character Areas: Core Expansion North

DOWNTOWN
CORE

CORE EXPANSION
NORTH

CORE EXPANSION
WEST

CASE STUDIES

Key Features

- The two blocks north of the Downtown Core have scattered, primarily single-story, non-historic buildings with surface parking.
- These blocks may be completely redeveloped in the future.
- Consistent planting of large street trees in planter strips shade the street and sidewalk.

Design Objectives

- This area will serve as the primary expansion area Downtown and should develop as a physical and use transition from the intense Downtown Core.
- Predominantly two and three-story buildings should be developed with consideration for four-story elements.
- New development should reflect a storefront character, with buildings located at the sidewalk edge.
- Large, multi-lot developments should incorporate parking structures to serve the Core Commercial Character Areas.
- Consistent street tree pattern should be retained with protection given to significant existing street trees.

Guidelines

- A All guidelines for the Traditional Downtown Core apply unless otherwise described below.**
- B New buildings should be designed to accommodate a mix of uses with the ground floor spaces designed primarily for retail, restaurant, cultural and entertainment uses.**
- C Design upper story residential and office uses to be compatible with ground floor retail uses.**
- Flexible live-work units that can be used as office, studio, and/or residential space are preferred.
 - Townhouse or condominium units for ownership are encouraged.
 - Smaller units designed with three bedrooms or less are appropriate.
 - Large three and four bedroom apartment type units are inappropriate.





DOWNTOWN CORE

CORE EXPANSION NORTH

CORE EXPANSION WEST

CASE STUDIES



D Parking should be considered and incorporated as part of an overall parking plan for the downtown.

- Access to a parking area should be provided from an alley, where feasible, not from a primary shopping street.
- Parking for commercial uses is not required to be provided on-site. New projects should be conditioned for their employees to park in designated long-term parking areas.
- One parking space for each live-work unit should be provided on-site or in a designated lot/structure off-site.
- Parking for units designed solely for residential purposes must be provided on-site.

E Parking structures should be incorporated into larger projects.

- Access to parking structures should be carefully considered to minimize disruption to storefront continuity and not compromise pedestrian safety.
- Storefront retail uses should be designed at the sidewalk level of all parking structures.
- All the general guidelines for the Downtown Core Commercial buildings apply to the design of parking structures.

F Planter strips and large street trees shall be preserved.

- New projects shall be designed to minimize the disruption to the existing street trees.
- Landscape planter strips between the sidewalk and curb should be retained and included with the design of new projects.





Downtown Core Commercial Character Areas: Core Expansion West

DOWNTOWN
CORE

CORE EXPANSION
NORTH

CORE EXPANSION
WEST

CASE STUDIES

Key Features

- To the west of the Traditional Downtown Core are two blocks of former residential neighborhood that has gradually evolved into a mixture of office, residential and retail uses.
- Sloping roof forms predominate.
- Front yards provide transitions from the street to individual buildings.

Design Objectives

- This area should continue to develop in a mixed-use pattern with an emphasis on maintaining the traditional residential character that will result in a “commercial village” character.
- Transition from the intense commercial district of the Traditional Downtown Core to the mixed-use streets to the west and north.
- Adaptive reuse of houses should be encouraged in a manner that retains references to the residential heritage while accommodating new uses.

Guidelines

A New development should reflect the residential character traditional to the area.

- Roof forms should be predominantly sloped.
- Windows should be residential in style and configuration.
- New or landscape yards converted to courtyards are encouraged as places for outdoor use and activity.

B The majority of new buildings should align at the sidewalk edge. Therefore, variety in building setbacks will result in combination with adaptive-use houses.

C Design upper story residential and office uses to be compatible with ground floor retail uses.

- Flexible live-work units that can be used as office, studio, and/or residential space are preferred.
- Townhouse or condominium units for ownership are encouraged.
- Smaller units designed with three bedrooms or less are appropriate.
- Large three and four bedroom apartment type units are inappropriate.





DOWNTOWN
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D Parking should be considered and incorporated as part of an overall parking plan for the downtown.

- Parking for commercial uses is not required to be provided on-site. New projects should be conditioned for their employees to park in designated long-term parking areas.
- One parking space for each live-work unit should be provided on-site or in a designated lot/structure off-site.
- Parking for units designed solely for residential purposes must be provided on-site.



E Bike parking should be incorporated with new construction.

- Bike parking for commercial uses should be conveniently located within the sidewalk or front courtyard. Placement of bike racks should be carefully considered to minimize conflicts with pedestrian travel.
- Two bike-parking spaces shall be provided for each upper story residential unit. Locking mechanisms should be included within the units or in a secure location behind the building.

F Planter strips and large street trees shall be preserved.

- New projects shall be designed to minimize the disruption to the existing street trees.
- Landscape planter strips between the sidewalk and curb should be retained and included with the design of new projects.

Case Study: Retail Storefront

DOWNTOWN
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CASE STUDIES

These case studies illustrate a manner in which the design guidelines, when combined, would result in a development that meets the community's objectives for the Downtown Commercial Core. The graphic illustrations are intended to exemplify specific architectural elements and not a "preferred" architectural style.

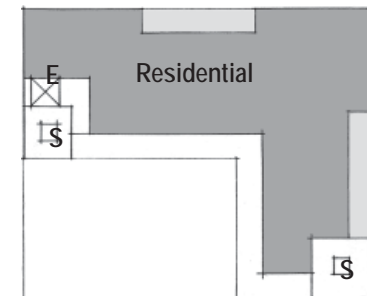


- Punched Upper-Story Windows
- Articulation as Three Buildings
- Third Level is Set Back
- 75% Ground Floor Retail
- Residential Entry

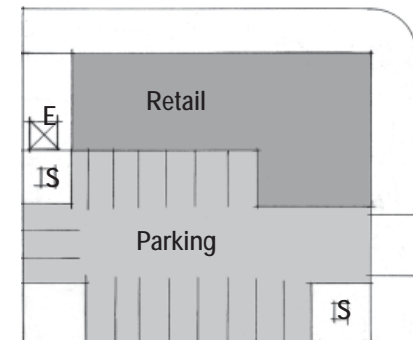
S Stair
E Elevator Lobby

Features:

- 100 x 120 site
- 40 dwelling units/acre
- 75% retail frontage
- Ground level parking behind
- Residential lobby access from street and parking
- Private decks



Levels 2-3



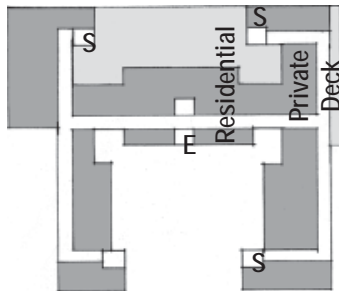
Street Level

Case Study: Retail Plaza

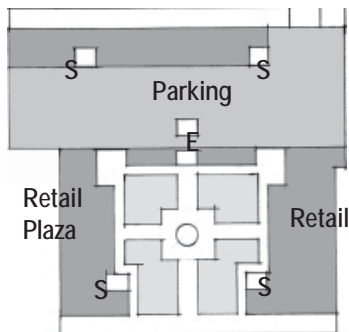
S Stair
E Elevator Lobby

Features:

- 1.3 acre site
- 30 dwelling units/acre
- 75% retail frontage
- Ground level parking behind
- Residential lobby access from plaza and parking
- Private decks



Levels 2-3



Street Level



- Sloped roof as accent
- Third Level is Set Back
- Punched Upper-Story Windows
- 75% Ground Floor Retail
- Residential Entry
- Programmed Plaza

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CASE STUDIES

Mixed-Use Design Guidelines: Overview

OVERVIEW

This section provides design guidelines that apply to the Mixed-Use Character Areas of Downtown and traditional residential neighborhoods. A key principle established in the framework is that improvements should help achieve specific design character goals that are designated for each street. In this regard, one basic design character theme is established: "village commercial" streets where an earlier residential character is reflected, while accommodating mixed uses.

Mixed-use areas are developing with commercial services within a residential building type setting. Residential uses are often combined with these new commercial functions, to create a mixed-use context. Many of the blocks within these areas have a single family design heritage, and this general character should be retained even as uses change.

Objectives for Mixed-Use Design Guidelines:

- To maintain a sense of connection with a single-family house design tradition while accommodating development with a mix of commercial and residential uses.
- To minimize the visual impacts of automobiles
- To enhance pedestrian activity
- To continue the tradition of tree planting at the street edge and in front yards

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MASS & SCALE

FORM & ROOFLINE

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Mixed-Use Design Guidelines

Site Design



1 Maintain the alignment and spacing patterns of buildings as seen along the block.

A Maintain the traditional setbacks of buildings that reflect residential development patterns.

- Building fronts shall be in line with traditional houses along the block except in specific areas where modified setbacks are allowed through special character area guidelines or zoning standards.
- Where setbacks vary, a new building shall fit within the range of setbacks seen traditionally in the block.

B Maintain a sense of semi-public space in the front setback.

- A minimum of 50% of the area of the front setback shall be ground cover or low planting.
- Paved surfaces may be used for a courtyard. Porous paving materials are preferred.
- A courtyard in a mixed-use area should reflect a residential tradition while accommodating new functional requirements.
- Handicap ramps shall be integrated with the landscape and architecture to minimize their visual presence.

2 Provide pedestrian interest at the street level and enhance the pedestrian experience.

A Orient the front of the building to the street.

- All structures should have one primary entry that faces the street.
- Additional entrances may be located to the side or rear.
- Multi-unit structures should be street oriented.

B Clearly define the primary entrance by using a raised front porch or stoop.

- Orient the front porch to the street.
- The front porch should be functional, in that it is used as a means of access to the entry.
- The minimum depth for a usable front porch is typically 6 to 8 feet.
- Stoops should be covered and generously sized to provide a transition area.

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Mixed-Use Design Guidelines:

Site Design

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3 Design and locate new driveways, parking areas, and utilities in a way that minimizes their visual impact.

A Access parking from an alley where feasible, and maintain traditional parking patterns.

- For a lot on an alley, locate parking in a garage or carport that is located near the alley edge and accessed from the alley.
- For a lot not accessible from an alley, locate parking to the rear of the lot with a driveway accessed from the street. Tandem (front to back) parking in a driveway is acceptable.

B Parking in the rear is preferred; however, it may be necessary to allow access from the street in some circumstances.

- Minimize the width of a driveway and related curb cuts when it is necessary to access parking from the street.
- Curb cuts should accommodate single-car access.
- Maintain single-car width until the driveway extends beyond the rear of the primary structure.
- Required parking spaces should not extend beyond the front plane of the primary building.
- Minimize the visual impact of a garage by locating it to the rear of a building lot.
- For multi-unit structures, parking in an interior courtyard with a single access point is preferred to multiple driveways.
- The use of turf blocks or parking strips is encouraged for parking surfaces.

C An exception in the required number of parking spaces may be considered in order to preserve a feature of public significance.

- Consideration may be given toward allowing an exception to parking requirements for new structures, in order to preserve a feature of public significance, such as a Landmark Tree or Tree of Significance, a historic structure, a substantial mature hedge, an exterior art feature, etc.



Inappropriate.



Appropriate.



Inappropriate screening.



Appropriate screening.

D Locate mechanical equipment and service areas out of public view.

- Loading/service areas including refuse/recycling enclosures should be located out of public view when ever feasible and must not front onto a primary shopping street.
- Electrical and communication transformers/cabinets located in the city right-of-way must be installed below grade in the right-of-way or located on-site and screened from public view.
- Backflow prevention/anti-siphon valves must be integrated into the building design and concealed from public view. Such devices may not be located within the right-of-way on primary pedestrian streets.
- All other mechanical equipment must be located behind or on top of the building and screened from public view with parapet walls, landscaping, etc.

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Mixed-Use Design Guidelines: Building Mass & Scale

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1 Maintain the scale of a new structure within the context of existing buildings on the block.

A Design a front elevation to be similar in scale to those seen traditionally on the block.

- The primary plane of the front should not appear taller than those of typical structures in the neighborhood.
- The rear portion of a building may be taller than the front and still appear in scale, if the change in scale will not be perceived from the public ways, and when zoning regulations permit.
- A new multi-unit structure should not overwhelm existing single family structures in terms of height.
- Increased building scale and height may be allowed in portions of mixed use special character areas such as along B and 3rd Streets where new development patterns are allowed.

B Minimize the perceived scale of a building, by stepping down its height toward the street and neighboring smaller structures.

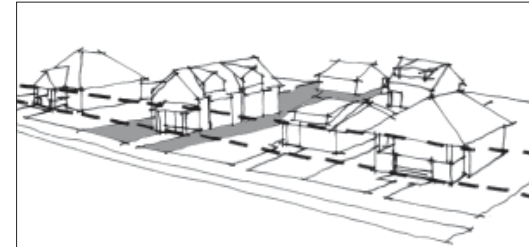
- The front wall of a building should not exceed two stories in height.
- Provide a one story porch or similar element to define a front door or entrance and be oriented to the street.
- Livable basements are encouraged provided that they are consistent with other areas of the guidelines and they do not undermine the traditional character of the neighborhood.

C The primary building face should not exceed the width of a typical single family building in a similar context.

- A single wall plane should not exceed the maximum façade width of a traditional building in the neighborhood.
- If a building is wider overall than those seen typically, divide the large façade into subordinate wall planes that have dimensions similar to those of traditional buildings in the neighborhood.

D Break up the perceived mass of a building by dividing the building front into “modules” or into separate structures that are similar in size to buildings seen traditionally in the neighborhood.

- Use a ratio of solid to void (wall to window) as seen from the public way that is similar to that found on traditional structures in the neighborhood.
- Dividing the total building mass into separate structures is encouraged.



A building shall appear to be in scale with traditional single-family houses along the street front.



Mixed-Use Design Guidelines: Building Form and Rooflines



1 Use sloping roofs on new structures and additions.

A Sloping roof forms shall predominate.

- The primary roof of a structure should be hip or gable.
- Larger developments may include a mix of roof forms including horizontal or flat.
- Consider the screening of roof mounted mechanical equipment when designing the roofline.

B Use building forms that are similar to those seen traditionally.

- Simple rectangular solids are typically appropriate.
- Raised foundations are preferred. Finished floor heights should be within the range typically seen in the neighborhood.
- “Exotic” building and roof forms that would detract from the visual continuity of the streetscape are discouraged. Examples include geodesic domes and A-frames.

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Mixed-Use Design Guidelines:

Building Entrances

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1 Clearly identify the primary entrance to a building and orient it to the street.

A Orient the primary entry of a primary building to the street.

- All structures should have one primary entry that faces the street.
- Additional entrances may be located to the side or rear.
- Multi-unit structures should be street oriented.

B Clearly define the primary entrance by using a raised front porch or stoop.

- Orient the front porch to the street.
- The front porch should be functional, in that it is used as a means of access to the entry.
- An open porch is preferred.
- The minimum depth for a usable front porch is typically 6 to 8 feet.
- Stoops should be covered and generously sized to provide a transition area.

C Separate the entry walkway from the driveway.

- The walkway to the main entrance must be separate from the driveway.
- Use a contrasting paving type to differentiate the walkway from the driveway.
- Special paving treatments can be used to enhance the entry.



Mixed-Use Design Guidelines: Architectural Features



Building details that maintain the simple character of the area are encouraged. Consider using porches, eaves, corner boards and brackets as a part of the design of a new building.



1 Use architectural features that add visual interest to the street.

A Use porches, awnings, balconies, bay windows and stoops to provide visual interest and human scale to a building.

- Such elements should be similar in form and scale to those found traditionally.

B Building details that maintain the simple character of the area are encouraged.

- Simple ornamental trim and decoration is appropriate.
- Consider using porches, eaves, corner boards and brackets as a part of the design of a new building.
- Traditional locations for decorative elements are porches and eaves.

C Repeat the patterns created by similar shapes and sizes of traditional building features.

- Windows, porches and eaves are among the elements typically seen to align and create patterns along a block.

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Mixed-Use Design Guidelines: Building Materials and Colors

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1 Building materials and colors should help establish a human scale and provide visual interest.

A Use high quality exterior finish materials.

- Wood lap siding, brick, stone and stucco are all appropriate building materials.
- Innovative or "green" materials are encouraged provided they appear similar in quality, texture, finish and dimension to those used traditionally in the neighborhood.
- Stucco should be detailed to create a composition of smaller wall surfaces and establish a sense of human scale.

B Simple material finishes are encouraged.

- Matte finishes are preferred.
- Polished stone and ceramic tile, for example, may be used but should be limited to accent elements.
- Reflective, mirror glass is inappropriate

C Building colors should evoke a sense of richness and liveliness to complement and support the overall character of the mixed-use districts.



Mixed-Use Design Guidelines

Signs and Lighting



1 Design buildings with careful consideration for the incorporation of signage and lighting.

- A New mixed-use buildings and additions should be designed to allow for signs appropriate in scale and location to the use and the neighborhood.**
- B Signs should comply with the Downtown Sign Design Guidelines and the Sign Ordinance.**
- C Exterior building lighting should be used to accentuate the building design and not detract from the residential character of the neighborhood.**
 - Highlight architectural details and features with lighting integrated into the building design.
 - Façade lighting should provide for a sense of vibrancy and safety without resulting in excessive light and glare.
 - The innovative use of lighting is encouraged.
 - Commercial looking “wall packs” are inappropriate for use as exterior lighting fixtures.
 - Energy conservation and efficiency should also be considered.

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Mixed-Use Design Guidelines: Outdoor Spaces

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SPACES

1 Design outdoor spaces to enliven the street edge and provide for pedestrian interest.

A A variety of outdoor spaces may be considered:

- A grassy front lawn as typically seen with a residential type structure.
- A courtyard in front of an adaptive use house is encouraged.
- An interior courtyard with a major entrance clearly visible from the street.

B Courtyards are encouraged as places for outdoor activities.

- A courtyard in a mixed-use area should reflect a residential tradition while accommodating new functional requirements.
- Public or private art is encouraged to be incorporated into an entry courtyard.
- Consider environmental conditions such as sun, shade, and prevailing winds, when positioning a plaza or courtyard.
- Courtyard and entry paving should contrast with the driveway paving and be physically separated.

C Maintain the visibility of the structure from the street.

- Plant low ground cover, turf, and shrubs within the front setback.
- Front yard fences are discouraged.
- Where provided, front yard fences should be no greater than 42" and be semi-transparent to maintain the sense of openness of this semi-public space.



D The site design of a new building or large addition should take into consideration existing mature trees.

- In the event of a lot merger or large addition, preserve mature trees to the extent feasible.
- When feasible, locate a new structure outside the drip line of an existing tree.
- Protect root systems of existing trees by fencing prior to construction.
- To the greatest extent feasible, avoid trenching or soil compaction within the drip line.



Mixed-Use Character Areas: Core Transition North

CORE TRANSITION
NORTH

G STREET NORTH
TRANSITION

CORE TRANSITION
WEST

CORE TRANSITION
EAST

CASE STUDY

Key Features

The area north of the Commercial Core is a traditional residential neighborhood that has experienced commercial and apartment development.

- One primary entrance of each structure faces the street.
- Low landscape within the front yard setback.
- Wood siding is the predominant exterior material.
- Consistent pattern of large street trees within a planter strip.
- Existing uses consist of a mix of single-family, multi-family, offices/service businesses, and public/quasi public facilities.

Design Objectives

- This area should be an “honest transition” between the neighborhoods and downtown.
- This area should be a “residential village”, where residential uses and scale are maintained.
- Buildings should reflect the area’s residential building heritage.

Guidelines

A A new building should step down in scale to be similar in height to that of abutting neighbors.

- This also applies to the front of the building, which should appear to be similar in scale to traditional residential structures in the area.

B A building should have a sloping roof with extended eaves, similar to those seen on residential buildings.

C A building should have a porch facing the street.

D Use exterior materials traditional to the neighborhood.

- Wood or innovative alternative materials with similar texture, scale, and quality to the traditional wood siding should predominate.
- Use wood or vinyl single hung windows with proportions traditionally seen in the neighborhood.
- Commercial storefront window systems are inappropriate.





CORE TRANSITION
NORTH

G STREET NORTH
TRANSITION

CORE TRANSITION
WEST

CORE TRANSITION
EAST

CASE STUDY



E A landscape front yard setback should be maintained with plants and decorative paving.

F Residential uses are encouraged.

- Additional residential units are encouraged with new construction or as part of an addition to an existing structure.
- New units should be designed as smaller one to three bedroom units.
- Structures designed as townhouses or condominiums units for ownership are preferred.
- Large three and four bedroom apartment type units are inappropriate.

G Parking should be considered and incorporated as part of an overall parking plan for the downtown.

- A minimum of one parking space per residential unit should be provided on-site.
- On-site parking for commercial uses is highly encouraged.
- Shared use of parking between residential uses and commercial uses should be encouraged.





Mixed-Use Character Areas: G Street North Transition Area

CORE TRANSITION
NORTH

**G STREET NORTH
TRANSITION**

CORE TRANSITION
WEST

CORE TRANSITION
EAST

CASE STUDY

Key Features

- Narrow lots with small residential scale buildings.
- Commercial shopping center with large parking area in front.
- Consistent pattern of large street trees within a parkway.
- Existing uses consist of a mix of single-family/duplex residences, office/ services businesses and a retail shopping center.

Design Objectives

- To enhance the definition of the sidewalk edge with buildings and landscape yards.
- To minimize the visual impacts of automobiles.
- To enhance the pedestrian experience.
- To integrate residential and commercial uses.
- To encourage sensitive adaptive reuse of existing residential structures.

Guidelines

A New construction and new additions on traditional residential lots in this area should respect the mass and scale of traditional Old North Davis.

- The front wall of a building should not exceed two stories in height.
- Provide a one story porch or similar element, which will define a front door or entrance and be oriented to the street.

B New construction and new additions on traditional residential lots in this area should respect the mass and scale of traditional Old North Davis.

- The front wall of a building should not exceed two stories in height.
- Provide a one story porch or similar element, which will define the entrance and be oriented to the street.





C Opportunities exist for new denser mixed-use projects abutting the railroad tracks.

D Residential uses are encouraged.

- Additional residential units are encouraged with new construction or as part of an addition to an existing structure.
- New units should be designed as smaller one to three bedroom units.
- Structures designed as townhouses or condominiums units for ownership are preferred.
- Large three and four bedroom apartment type units are inappropriate.

E Parking should be considered and incorporated as part of an overall parking plan for the downtown.

- A minimum of one parking space per residential unit should be provided on-site.
- On-site parking for commercial uses is highly encouraged.
- Shared use of parking between residential uses and commercial uses should be encouraged.

CORE TRANSITION
NORTH

**G STREET NORTH
TRANSITION**

CORE TRANSITION
WEST

CORE TRANSITION
EAST

CASE STUDY



Mixed-Use Character Areas: Core Transition West

CORE TRANSITION
NORTH

G STREET NORTH
TRANSITION

CORE TRANSITION
WEST

CORE TRANSITION
EAST

CASE STUDY

Key Features

- The B and C Street area west of the commercial core is a traditional residential neighborhood that has experienced commercial and apartment development related to the University.
- One primary entrance to each structure faces the street.
- Low sloping rooflines with overhanging eaves are typical.
- Wood and stucco with detailing are predominate building materials.
- Consistent pattern of large scale trees within parkway.
- Existing uses consistent of a mix of single-family and apartment rental units, offices, restaurants and hotels.

Design Objectives

A The area should serve as a use and physical scale transition to the predominately single-family character of University Avenue/Rice Land neighborhood to the west.

- The traditional "bungalow feel" of the area should be maintained while accomodating compatible new development.
- A sense of "front lawns" should be maintained, which may be reinterpreted as landscaped courts and yards.





B The west side of B Street between 2nd to 3rd Street should have a built form and variety of compact housing types promoting an urban village feel.

- Conversion and expansion of existing residential structures to accommodate office uses is also appropriate in this area.
- The design of new higher density development should reflect the residential character of the area.
- New development to be of high quality design and construction to enhance visual quality of the street and support potential for owner occupied units.

Guidelines

A New buildings should have sloping roof forms with extended eaves and front porches/entries similar to those seen on residential buildings.

B A building should be setback to align with the fronts of existing houses.

- The setback shall be plus or minus 10 feet from the average setback for the block.
- The front setback should be landscaped with low plants and decorative paving.

C New larger buildings along B Street should be designed to be compatible with the architectural character of the adjacent residential neighborhood.

- New taller buildings should step down towards smaller buildings.
- The massing of new buildings should be broken into modules that reflect the scale of traditional buildings found in the adjacent neighborhood.
- Traditional residential door and window patterns should be used with location of new windows carefully considered with regard to privacy of neighboring residences.
- New buildings should be set back and provide landscaping to retain a sense of a "front yard."
- Front porches and landscaped courtyards should be incorporated into the front setback.

CORE TRANSITION
NORTH

G STREET NORTH
TRANSITION

CORE TRANSITION
WEST

CORE TRANSITION
EAST

CASE STUDY

CORE TRANSITION
NORTH

G STREET NORTH
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CASE STUDY

D Residential uses are encouraged.

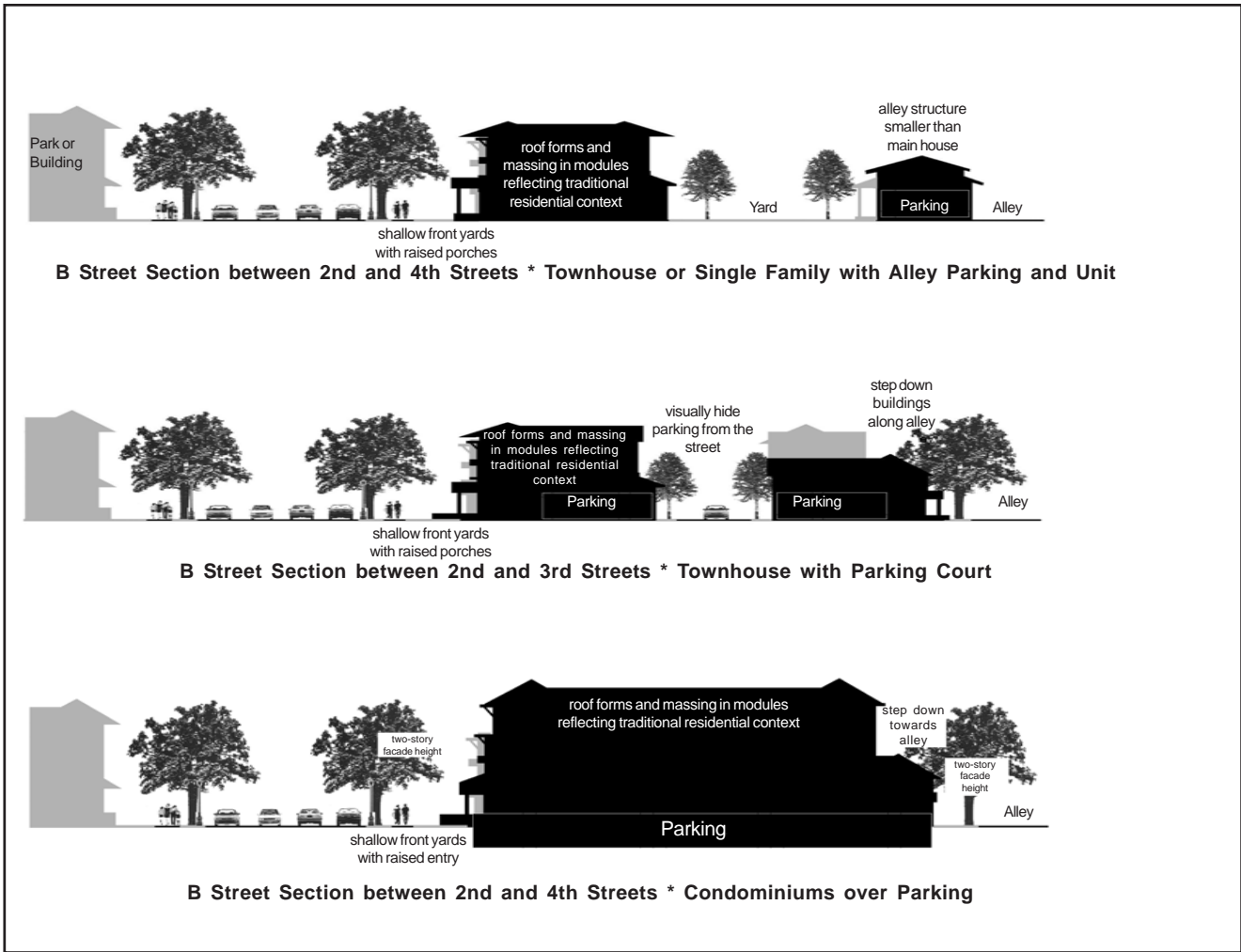
- Additional residential units are encouraged with new construction or as part of an addition to an existing structure.
- New units should be designed as smaller one to three bedroom units.
- Structures Designed as two bedroom townhouses or condominium units for ownership are preferred.
- Large three and four bedroom apartment type units are inappropriate.
- Flexible live/work spaces are appropriate on ground floor units facing the street.

E Parking should be considered and incorporated as part of an overall parking plan for downtown.

- A minimum of one parking place per residential unit should be provided on-site.
- On-site parking for commercial uses is highly encouraged.
- Parking requirements may be met through payment of in-lieu parking fees in specific areas where allowed by zoning.
- Shared used of parking between residential and commercial uses should be encouraged.
- Driveway curb cuts should be minimized.
- Properties with alleys should provide access to parking from the alley.

F Alley to rear of B Street should be enhanced with a "village lane" character.

- Modify alley to support auto access for development on adjoining B Street sites.
- Minimize paving but provide for two-way travel where needed.
- Accommodate existing structures and preserve mature trees where feasible.
- Two and three story town homes or accessory units on alley are appropriate.
- Use plantings and decorative paving along alley to provide visual interest.
- Screen parking courts, trash containers, mechanical equipment and service areas from view.



CORE TRANSITION NORTH

G STREET NORTH TRANSITION

CORE TRANSITION WEST

CORE TRANSITION EAST

CASE STUDY



Mixed-Use Character Areas: Core Transition East

CORE TRANSITION
NORTH

G STREET NORTH
TRANSITION

CORE TRANSITION
WEST

CORE TRANSITION
EAST

CASE STUDY

Key Features

- The properties lining the east side of the railroad tracks in Old East Davis have been used predominantly for commercial and service related uses.
- Commercial warehouse style buildings predominate.
- Existing lots are relatively large (0.5 acres).
- Properties are served by an alley shared with the residential uses to the east.

Design Objectives

- This area should improve the visual and land use transition from the Commercial Core to the Old East residential neighborhood.
- New mixed-use buildings should be built to the sidewalk edge with landscape courtyards incorporated to vary the building setbacks along the street.
- Building architecture should respect the traditional residential character of the neighborhood.
- Parking should be incorporated off the alleys in private parking courts.





Guidelines

A The majority of a building should align at the sidewalk edge.

- A minimum of 50% of the building front shall have a zero foot setback.
- Other portions of the building front may be setback to provide a plaza or yard.

B Sloping roof forms shall predominate.

- The primary roof of a structure should be hip or gable.
- Larger developments may include a mix of roof forms including horizontal or flat.
- Consider the screening of roof mounted mechanical equipment when designing the roofline.

C Locate parking away from the street frontage.

- Parking should be located at the rear of the property.
- Parking access shall be provided from the existing alley.

D Residential uses are encouraged.

- Flexible live-work units that can be used as office, studio, and/or residential space are preferred.
- Townhouse or condominium units for ownership should be encouraged.
- Large three and four bedroom apartment type units are inappropriate.



CORE TRANSITION
NORTH

G STREET NORTH
TRANSITION

CORE TRANSITION
WEST

CORE TRANSITION
EAST

CASE STUDY

Case Study: Mixed-Use Character Areas

CORE TRANSITION
NORTH

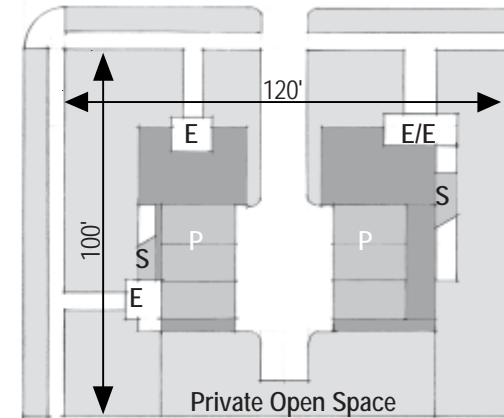
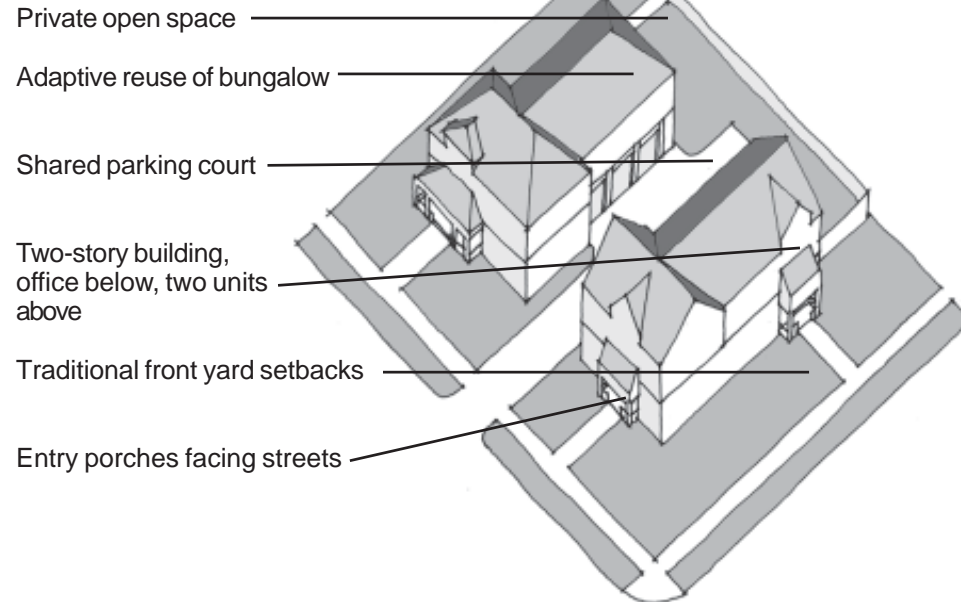
G STREET NORTH
TRANSITION

CORE TRANSITION
WEST

CORE TRANSITION
EAST

CASE STUDY

This case study illustrates a manner in which the design guidelines, when combined, would result in a development that meets the community's objectives for mixed-use areas. The graphic illustrations are intended to exemplify specific architectural elements and not a "preferred" architectural style.



P Parking
E Porch Entry
S Stairs

Features:

- Double Lot, Two Buildings
- Four 1,000 Sq. Ft. Units
- Over 1,000 Sq. Ft. Office
- Shared Parking Court, Six Parking Spaces

Setbacks:

- Aligned front yard with traditional structures on the block
- 1,000 Sq. Ft. Rear Yard
- Private Open Space

Massing:

- Massing Expressed as Two Houses
- Street-facing Porches



- Massing expressed as two houses, potential adaptive reuse of bungalow
- Traditional building heights, roofs and forms (with attics)
- Parking court between houses
- Street-oriented entry porches
- Align front and street side yard setbacks with traditional residential structures on the block

CORE TRANSITION NORTH

G STREET NORTH TRANSITION

CORE TRANSITION WEST

CORE TRANSITION EAST

CASE STUDY





Special Character Areas: Gateway

GATEWAY

CENTRAL PARK

THIRD STREET

CASE STUDY

Key Features

- The Gateway Area presents the first impression to many who enter traditional Davis.
- Richards Boulevard provides an important welcoming statement for traditional Davis.
- Mature street trees are distinctive.

Design Objectives

- Potential transportation improvements include a bike over-crossing at Richards, and long-term parking lots east of the railroad tracks.
- Added investment in pedestrian amenities, such as entry signage, landscaping and public art are a high priority.

Guidelines

A Richard's Underpass (the Davis Subway) is an historic resource that shall be preserved.

B Maintain a sense of openness on the north side of First street.

- Set buildings back and provide a yard or plaza in front.
- Maintain traditional front yard setbacks.

C Maintain the line of trees along the street edge.

- Replace any tree that must be removed with one that is similar in character and in the same position, when feasible.

D Adaptive reuse of traditional residential structures is encouraged.

E New mixed-use buildings that reflect residential character are desirable.

F Public art and landmark features should be incorporated as part of new city gateway improvement projects.

- Public and private art is encouraged as part of new private developments.



Special Character Areas: Central Park



Key Features

- Central Park is a special focal point and activity center in traditional Davis.
- Buildings that frame the park help to define the space and generate activities that animate the area.
- Central Park's edge requires special consideration to activate and shape the open space.
- The streets surrounding the park are delineated with large street trees planted in a parkway.

Design Objectives

- Residential uses with a mix of pedestrian-friendly commercial uses should develop to frame the park and energize it.
- New two to three story buildings on B Street west of the park should develop to support this framework.
- Cafes on Third and C Streets are encouraged to help activate the edges of the park.
- Potential exists for redevelopment of the school district site as an anchor the north perimeter of the park.

Guidelines

A New buildings should have residential forms.

- Sloping roofs, porch elements and buildings composed of modules in scale with traditional buildings should be used.
- Sloping roofs should predominate; porch elements defining primary entry should be features in new residential buildings.
- Doors and windows should reflect residential patterns and be located to respect privacy of neighboring properties.
- Townhouse units on B Street should be expressed as individual structures with front entries oriented towards the street or alley. Provide all units in a project with pedestrian access to B Street.

GATEWAY

CENTRAL PARK

THIRD STREET

CASE STUDY

GATEWAY

CENTRAL PARK

THIRD STREET

CASE STUDY

B Yards and courtyards are encouraged in front of buildings.

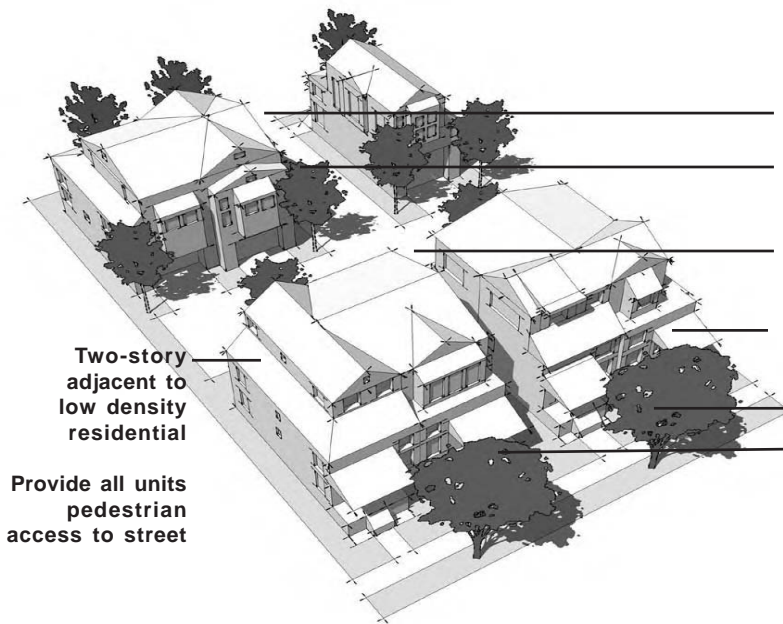
- Traditional front yard setbacks should be maintained except where reduced setbacks are allowed by zoning.
- Front yards should be included in new attached residential or townhouse developments on B Street and rear alley.
- Courtyards may be used, but the majority of the front setback should be plant materials.

C Commercial uses with outdoor activities that support the pedestrian ambiance are encouraged.

- Commercial uses should be limited to the ground floor.
- Additional residential uses should also be accommodated in each project to enhance the 24-hour presence around the park.
- Flexible live/work spaces in ground floor spaces facing B Street are encouraged to provide a more public edge to the park.

D Alley to rear of B Street to reflect "village lane" character.

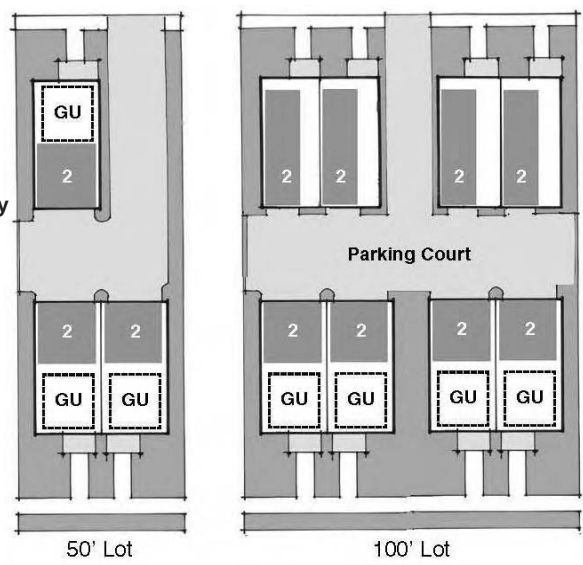
- Parking access to be via a shared driveway on alley, not B Street.
- Modify alley to support auto access for new development.
- Minimize paving, but provide for two-way travel where needed.
- Alley changes should accommodate existing structures and preserve mature trees where feasible.
- Two and three story townhomes or accessory units on the alley are appropriate.
- Use plantings and decorative paving along the alley to provide visual interest.
- Screen parking courts, trash containers, mechanical equipment and service areas from view.



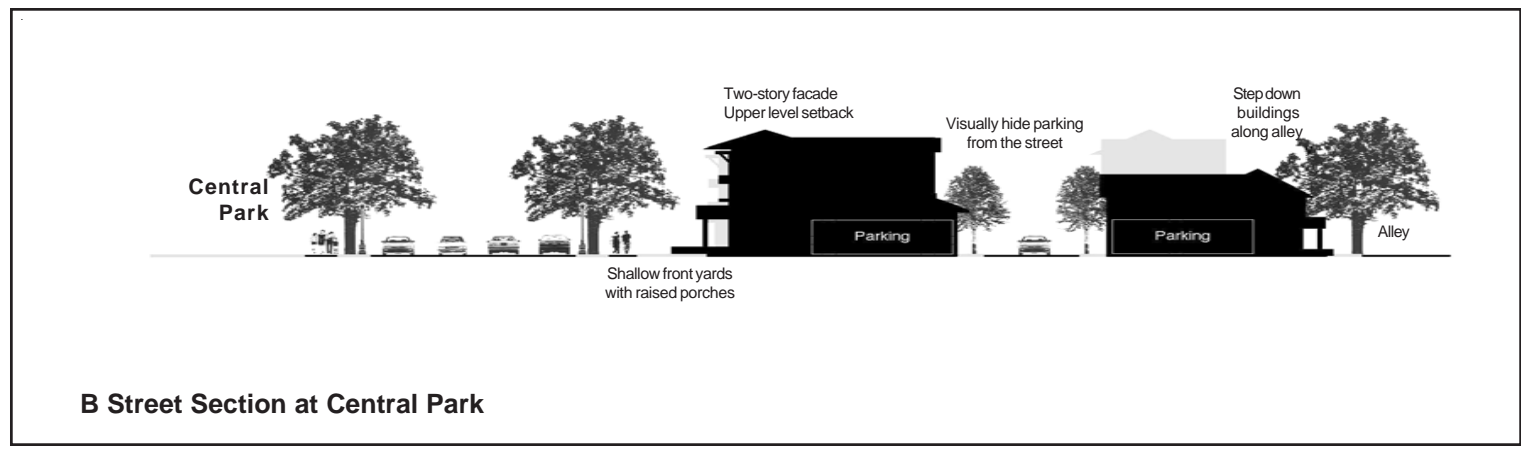
Two-story adjacent to low density residential

Provide all units pedestrian access to street

- Preserve trees along alleyways
- Two and three-story townhouses along alley
- Parking court with alley access
- Roof massing features express individual units
- Maintain a front yard
- One-story porches facing sidewalk with walkways to each unit



B Street



B Street Section at Central Park



Special Character Areas: **Third Street**

GATEWAY

CENTRAL PARK

THIRD STREET

CASE STUDY

Key Features

- Third Street is the principal bike and pedestrian connection to the University.
- It provides a small scale, “commercial village” character that defines a distinctive activity center.
- Buildings vary from one to three stories.

Design Objectives

- Cultivate the evolution of Third Street between A and B Streets as a unique higher density mixed use urban village supporting pedestrian oriented and low traffic generating commercial, retail and live/work opportunities.
- New development to be of high quality design and construction to enhance the visual quality of the street.
- Enhance the gateway from campus with mixed-use buildings, sidewalk cafes, and pedestrian/bike enhancements.
- Improve the sense of visual continuity between new and old buildings and intensify commercial uses.
- Encourage adaptive reuse of traditional residential structures.
- Maintain and enhance the pattern of large street trees along the entire corridor.

Guidelines

A A mix of commercial and traditional residential building types is appropriate in this area.

B Two and three story buildings should predominate.

- Careful transition to adjacent single story buildings should be incorporated.
- Buildings on the north side of Third Street between E Street and B Street should be primarily one and two stories.
- New buildings should have two-story facade heights. Upper levels should be set back.
- Residential roof forms with upper levels within the roof area should predominate on Third Street between A and B Streets.

C Varied setbacks are encouraged to enhance transition between building types and provide for courtyards and plazas.

- Setbacks on side streets should provide for a sensitive transition to existing buildings.



D Consistent setbacks on portions of Third Street identified as primary and secondary retail streets are encouraged to provide storefront continuity along the street.

- Third Street should have pedestrian-oriented uses and design, including transparent storefronts, awnings, pedestrian-scaled signage and other storefront district features.
- Use landscaping and special paving along setbacks on alley to rear of B Street to enhance the "village lane" character.
- Outdoor seating areas are encouraged along Third Street.
- Screen trash containers, mechanical equipment and service areas from public view.
- Maintain mature trees where feasible.

E Parking is not permitted in front of a building.

- Parking and driveway access from Third Street is inappropriate.
- Parking should be located to the rear and accessed from an alley or side yard.
- Parking should be incorporated into the site and building to minimize its visibility.

F Courtyards and plazas are encouraged.

- A clearly defined walkway should lead to the main building entrance.
- These should be landscaped to reflect the residential tradition of the area while accommodating new commercial and residential uses.

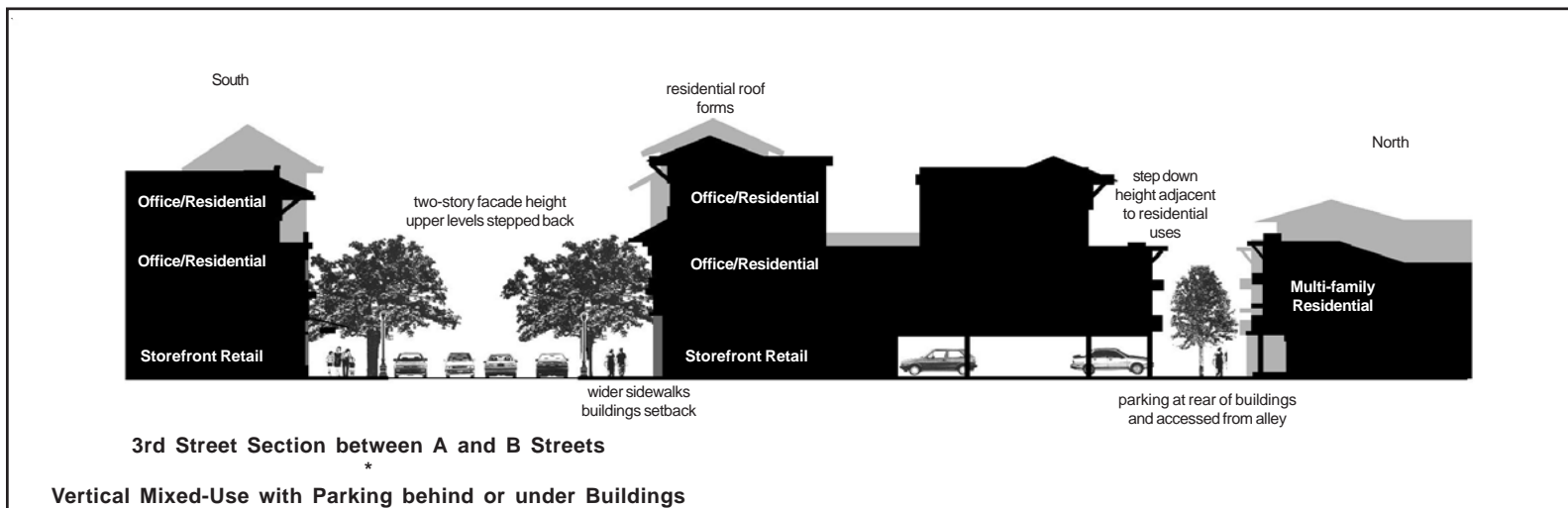


GATEWAY

CENTRAL PARK

THIRD STREET

CASE STUDY



Special Character Areas Case Study: 3rd Street Corridor



GATEWAY

This case study illustrates a manner in which the design guidelines, when combined, would result in a development that meets the community's objectives for the Mixed-use Character Areas. The graphic illustrations are intended to exemplify specific architectural elements and not a "preferred" architectural style.

CENTRAL PARK

CASE STUDY



CASE STUDY

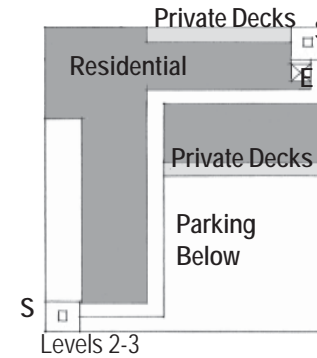


- Third level is set back
- Punched upper story windows
- Residential entry on sidewalk
- 75% ground floor retail with outdoor café

S Stair
E Elevator Lobby

Features:

- 125 x 150 site
- 45 dwelling units/acre
- 75% retail frontage (3rd Street)
- Ground level parking
- Residential lobby access from street
- Private Decks





Part 3: Traditional Residential Neighborhoods



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Part 3: Traditional Residential Neighborhoods

Introduction



Old East Neighborhood

Boundaries

North: Fifth Street
South: Railroad tracks
East: L Street
West: Generally the alley parallel to I Street,
one-half block east of the railroad tracks.

Old North Neighborhood

Boundaries

North: Seventh Street
South: Fifth Street
East: B Street
West: Railroad tracks

University Avenue/Rice Lane Neighborhood

Boundaries

North: Fifth Street
South: First Street
East: B Street
West: A Street

Bordering Davis' downtown commercial and mixed-use areas are three traditional residential neighborhoods: Old East, Old North and University Avenue/Rice Lane. While these neighborhoods differ from each somewhat by variations in lot layout, streetscape design and architecture, they all have in common a traditional residential character for which general residential guidelines can be applied in context.

Identifying a neighborhood as part of a conservation district recognizes that there is an identifiable visual and emotional character to an area that should be respected. These guidelines attempt to identify the basic fundamental characteristics of the traditional residential neighborhoods and provide guidance with respect to neighborhood context and basic design elements. Characteristics upon which to draw include the way in which a building is located on its site, the manner in which it relates to the street, and its basic mass, form and materials. When these design variables are arranged in a new building to be complementary to those seen traditionally in the area, visual compatibility results.

The last section in Part 3, includes specific neighborhood descriptions, as well as points to consider when applying the guidelines and case studies that illustrate how the guidelines can be used to develop new, compatible projects.

Note: refer to the Mixed Use Design Guidelines, Mixed Use Character Area Guidelines and Special Character Area Guidelines in Part 2 for design guidelines applicable to mixed use, commercial or attached residential infill development within these areas. See page 33 for Mixed Use Character Area and Special Character Area boundaries.



Site Design: Streetscape

STREETSCAPE

OPEN SPACE

BUILDING
LOCATION

DRIVEWAYS
& PARKING

LANDSCAPE

ALLEYS
& SERVICE
AREAS

1 **Maintain the traditional landscape character and sidewalk design of the existing streetscape pattern.**
The existing streetscape pattern, including detached sidewalks which are separated from the street by planting strip and mature large-canopy trees that line the street, is one of the most character defining aspects of the residential neighborhoods in traditional Davis and contributes to the area's inviting atmosphere.

A Separate sidewalks from the curb with a planting strip.

- Existing detached sidewalks and planting strips shall be retained.
- New sidewalks shall be detached from the curb, similar to existing, with planter strips provided to accommodate street tree planting.

B Continue the use of traditional paving patterns and materials when repairing or replacing a sidewalk or curb.

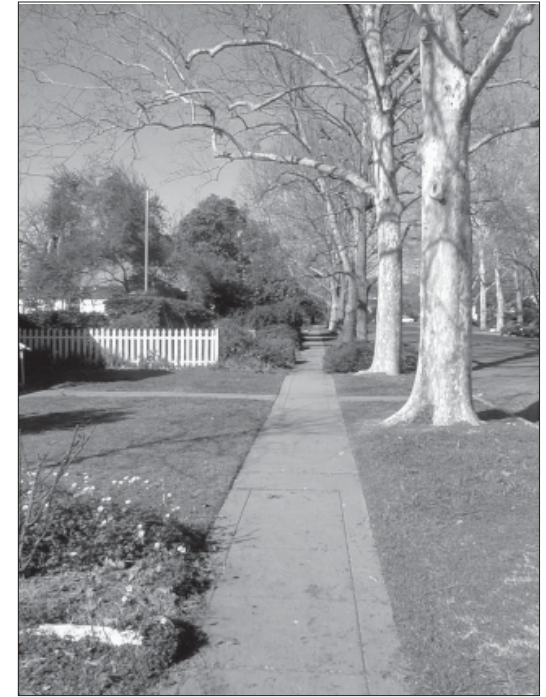
- Concrete used for new sidewalks should be dyed, textured or scored to match that of original sidewalks in the neighborhood.
- The sidewalk pattern originally installed by WPA programs in several residential neighborhoods should be continued to the extent possible.

C Protect and maintain vegetation in the planting strips.

- Avoid replacing planted areas with hard and/or impervious surfaces. Consider using stepping stones placed in the grass if a walking surface is needed.
- Protect established vegetation during construction to avoid damage.

D Continue the pattern of street trees in a block.

- Existing street trees shall be preserved whenever possible. See the City's Tree Preservation regulations for specific requirements.
- Replace damaged or diseased trees with a species that is similar in character or form to those used historically.
- Street trees shall be required with new development.



A gap in the rhythm of street trees should be filled, when feasible.

Site Design: Open Space



STREETSCAPE

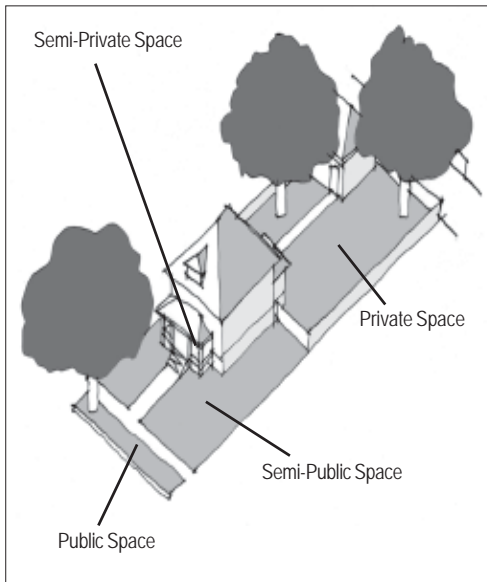
OPEN SPACE

BUILDING
LOCATION

DRIVEWAYS
& PARKING

LANDSCAPE

ALLEYS
& SERVICE
AREAS



Respect the established hierarchy of public and private spaces.



A sequence of spaces leads from the street to the porch of a traditional house. This feature should be continued.

1 Maintain the established progression of public to private spaces.

The hierarchy of public and private spaces is a progression that: begins at the street, which is the most “public” space; proceeds through the front yard, which appears “semi-public”; continues to a porch which is “semi-private”; and ends at the front door, which leads to the “private” space. This sequence enhances the pedestrian environment and contributes to the character of the neighborhoods; it should be maintained.

A Provide a front yard that is similar in character to neighboring properties.

- A pathway should be provided leading from the sidewalk to the entry. Perpendicular walkways are encouraged in order to maintain the historic pattern.
- The front yard shall be predominantly landscaped with plants. Hard surface paving for patios, terraces or drives shall be minimized.
- Multi-unit housing (where allowed by zoning) shall be oriented to the street in a manner similar to that of traditional single family residences.

B Fences or hedges may be used to help define the yard.

- A front yard fence should be short and/or transparent. A maximum height of 42 inches is appropriate in the area between the street and the house.
- Masonry and solid fences are discouraged.
- Chain link fences are prohibited in front yards.
- Contemporary interpretations of traditional fences should be compatible within the neighborhood context.
- Landscaping along side and rear fences can soften edges as well as protect privacy.



STREETSCAPE

OPEN SPACE

BUILDING LOCATION

DRIVEWAYS & PARKING

LANDSCAPE

ALLEYS & SERVICE AREAS

2 Preserve a sense of open space in front, side and rear yards.

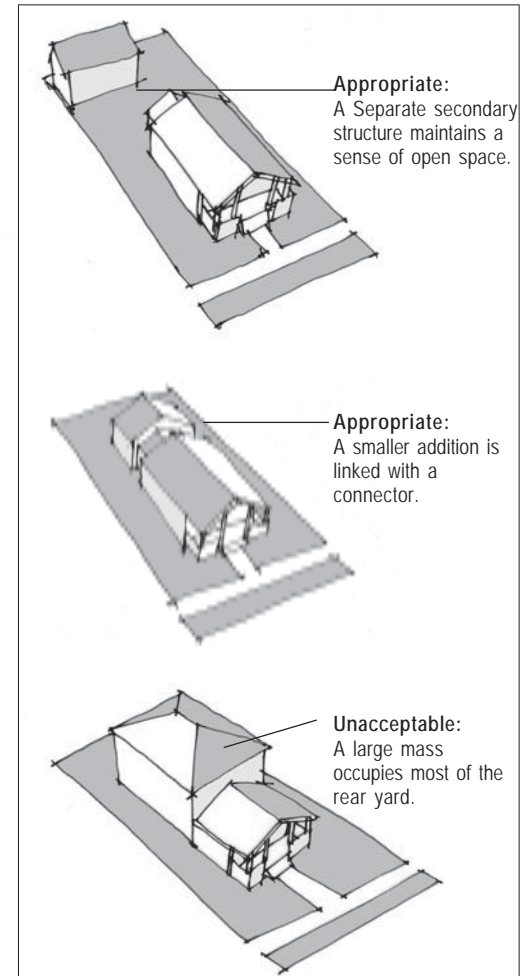
Traditional Davis houses were typically small and centered on a lot with generous front and side yards, resulting in the visual impression of a sense of openness. Application of these guidelines may result in a smaller footprint than zoning allows to ensure a sense of openness on the lot within the context of the neighborhood.

A Preserve the sense of public and private open space through the sensitive placement of building additions and new structures.

- Site the mass of the structure to the rear of the lot to preserve a sense of openness between it and a neighboring property.
- Secondary structures should be placed on the rear portion of a lot along an alley to maximize visible open space on a lot.
- Arrange building forms on a lot to preserve and define private open space.

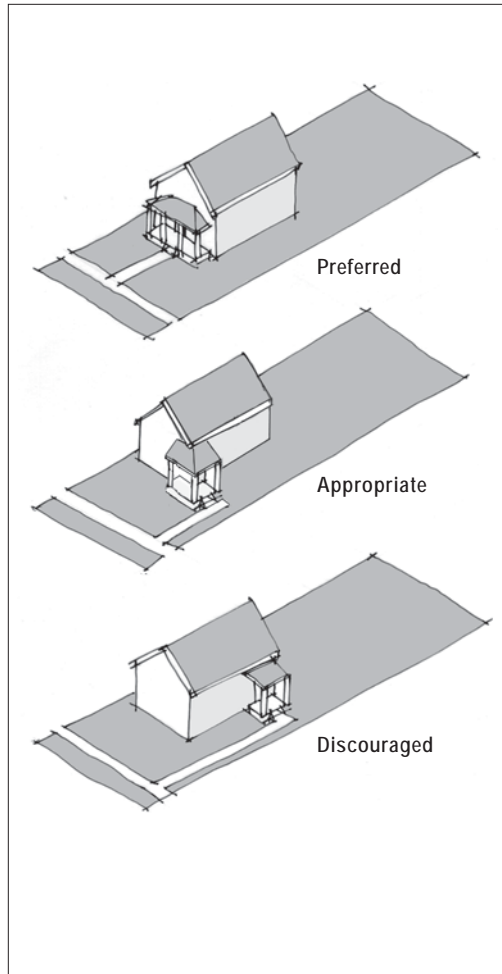


Traditional Davis houses were typically small and centered on a lot.



Alternative massing approaches.

Site Design: Building Location



Alternative approaches for primary entrances.

1 Orient the front of a primary structure to the street.

Traditionally the front entry of a building faced the street and was sheltered by a one-story porch. This helped establish a sense of scale and “animate” the street. In some neighborhoods, entry ways are fairly evenly spaced along a block, creating a rhythm that contributes to the sense of visual continuity. The front porch serves as a transition area from the street to house and is an essential element of the streetscape; it provides human scale to the house; it offers interest to pedestrians; it is a catalyst for personal interaction.

A Orient the primary entry of a primary building to the street.

- All structures should have one primary entry that faces the street.
- Additional entrances may be located to the side or rear.
- Multi-unit structures (where allowed by zoning) should be street oriented.

B Clearly define the primary entrance by using a raised front porch or stoop.

- Orient the front porch to the street.
- The front porch should be functional, used as a means of access to the entry.
- The minimum depth for a usable front porch is typically 6 to 8 feet.
- Stoops should be covered and generously sized to provide a transition area.



Clearly define front entrance by use of raised front porch.

STREETScape

OPEN SPACE

**BUILDING
LOCATION**

DRIVEWAYS
& PARKING

LANDSCAPE

ALLEYS
& SERVICE
AREAS



STREETSCAPE

OPEN SPACE

BUILDING LOCATION

DRIVEWAYS & PARKING

LANDSCAPE

ALLEYS & SERVICE AREAS

2 Provide a sense of visual continuity by aligning the front and sides of a new building with other structures in the neighborhood.

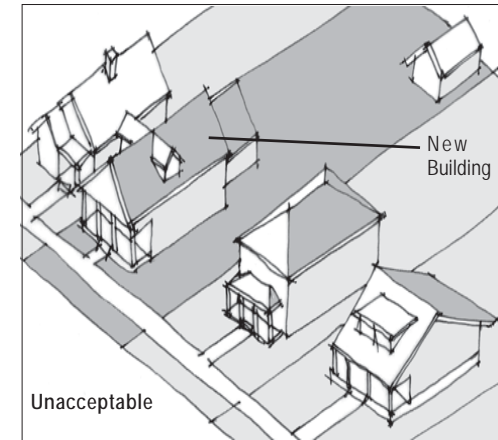
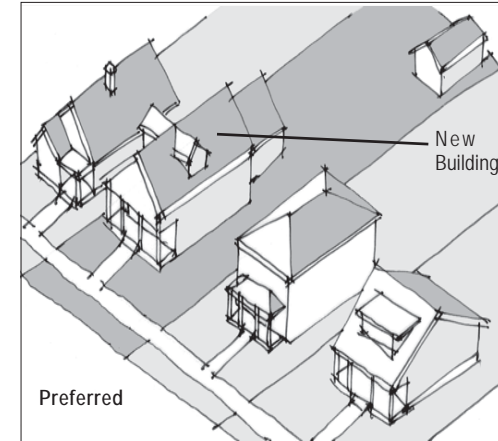
A front yard serves as a transitional space between the “public” sidewalk and the “private” building entry. In many blocks front yards are similar in depth, resulting in a relatively uniform alignment of building fronts, which contributes to a sense of visual continuity. Setback patterns may vary within each neighborhood and these distinctions should be respected. In the Old East neighborhood, for example, setbacks are more varied. Therefore, maintaining the established range of setbacks that is characteristic of each neighborhood is an objective.

A When constructing a new building or addition, locate it to fit with the predominant pattern of yard dimensions seen on the block.

- These include front, side and rear setbacks.
- In some areas setbacks vary, such as in Old East, but generally fall within an established range.
- Structures shall be located within an average range of setbacks along the street.

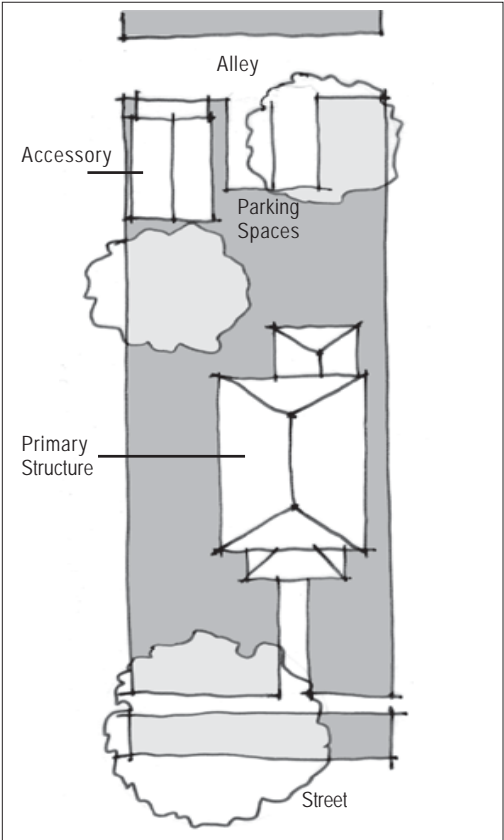


In many blocks building fronts are relatively uniformly aligned.



The house in the bottom drawing is set too far forward on its lot, outside of typical range of setbacks in the neighborhood.

Site Design: Driveways & Parking



For a lot located on an alley, locate parking in a detached garage or carport located near the alley edge and accessed from the alley.

1 Driveways and parking areas shall be subordinate to adjacent residential buildings and shall be accessed from an alley whenever feasible.

In many parts of the traditional residential neighborhoods, parking is a concern. Traditionally, automobile storage and parking areas were subordinate to residential character and accessed from the rear of a lot. Parking patterns in the rear of lots should be maintained whenever feasible.

A Access parking from an alley where feasible, and maintain traditional parking patterns. Three types of on-site parking locations are permitted.

- For a lot on an alley, locate parking in a detached garage or carport near the alley edge and accessed from the alley, or
- For a lot on an alley, locate parking adjacent to a secondary structure and accessed from an alley. A trellis may be used to cover the parking area.
- For a lot not accessible from an alley, locate parking to the rear of the lot with a driveway accessed from the street. A detached garage is preferred. Tandem (front to back) parking in a driveway is acceptable.

B Required parking in a front yard is inappropriate.

- Required parking spaces should be located in the rear half of a building lot.
- Parking should not be located in the front setback. Required parking spaces should not extend beyond the front plane of the primary building.

C An exception in the required number of parking spaces may be considered in order to preserve a feature of public significance.

- Parking for the primary residence shall comply with existing code requirements.
- Consideration may be given toward allowing an exception to parking requirements for second units in order to preserve a feature of public significance, such as a Landmark Tree or Tree of Significance, a historic structure or a substantial mature hedge.

STREETSCAPE

OPEN SPACE

BUILDING
LOCATION

DRIVEWAYS
& PARKING

LANDSCAPE

ALLEYS
& SERVICE
AREAS



STREETSCAPE

OPEN SPACE

BUILDING
LOCATION

DRIVEWAYS
& PARKING

LANDSCAPE

ALLEYS
& SERVICE
AREAS

2 Design new driveways and parking areas in a way that minimizes their visual impact.

Large expanses of parking erode open space, alter the character of front and rear yards and diminish the “pedestrian friendly” character of sidewalks and alleys.

A Garages should not dominate the street scene.

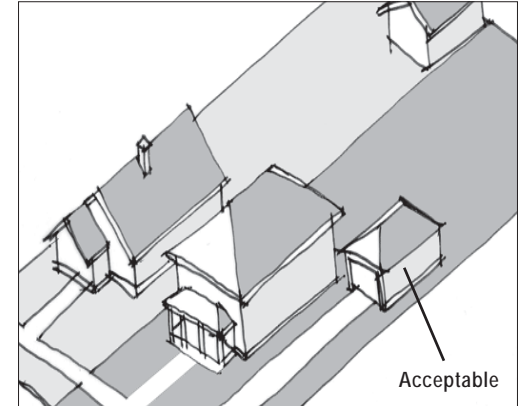
- Minimize the visual impact of a garage by locating it to the rear of a building lot, or along an alley. Traditionally, a garage was sited as a separate structure at the rear of the lot.
- Detached garages are preferred.
- If a garage must be accessed from the street, set it back behind the primary building such that parking will not extend beyond the front plane of the primary building.

B Plan parking areas and driveways in a manner that minimizes the number of curb cuts on the block.

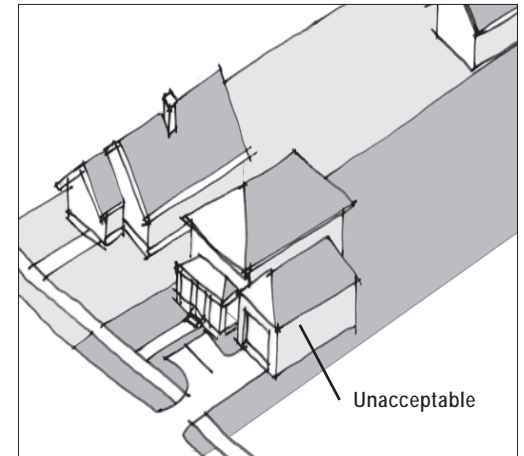
- Avoid new curb cuts whenever possible.
- Shared driveways and curb cuts are encouraged, both with adjacent properties and for multi-unit housing.
- Circular driveways are not appropriate.
- For multi-unit structures (where allowed by zoning) parking in a interior courtyard with a single access point is preferred to multiple driveways.

C Minimize the visual impact of a driveway.

- Minimize the width of a driveway and related curb cuts when it is necessary to access parking from the street.
- Curb cuts should accommodate single-car access.
- Maintain single-car width (10 ft. maximum) until the driveway extends beyond the rear of the primary structure.
- Turf blocks or parking strips are encouraged to minimize the amount of paved surface.

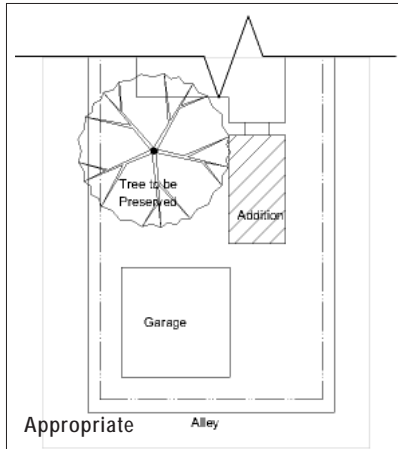


Parking locations for lots without alley access are recommended to the rear of a building, in a driveway or detached garage accessed from the street. The preferred location for parking on these lots is at the rear, close to the rear lot line.

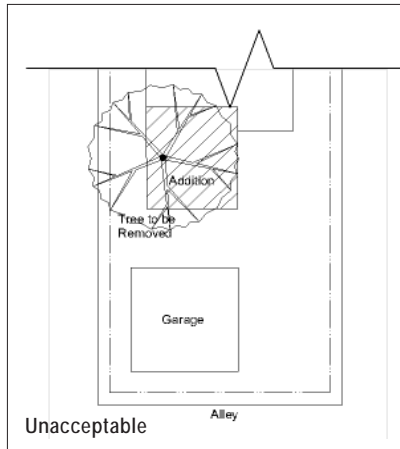


The driveway location and front yard parking spaces inappropriately alters the character of this residence

Site Design: Landscaping



A significant tree is preserved by positioning an addition along one side of the yard.



A significant tree is lost by positioning an addition in the center of the yard.

1 Preserve, to the extent feasible, existing mature trees and in some cases shrubs.

One of the most character defining features of the traditional Davis residential neighborhoods is the presence of significant, mature trees and lush landscaping. Effort should be made to the extent possible to preserve existing significant vegetation.

A The design and siting of a building, impervious surfacing, and related construction activity should take into consideration all existing trees.

- Property owners shall comply with the City's Tree Preservation Ordinance with regard to Landmark Trees or Trees of Significance. A City permit is required for removal or substantial trimming.
- Protect root systems of existing trees by fencing prior to construction and avoiding trenching or soil compaction within the drip line.
- When feasible, locate a new structure outside the drip line of an existing tree.
- Preserve existing mature trees to the extent feasible when considering a lot merger, construction of a secondary structure or major addition.

STREETSCAPE

OPEN SPACE

BUILDING
LOCATION

DRIVEWAYS
& PARKING

LANDSCAPE

ALLEYS
& SERVICE
AREAS



Site Design: Alleys and Service Areas

STREETSCAPE

OPEN SPACE

BUILDING
LOCATION

DRIVEWAYS
& PARKING

LANDSCAPE

ALLEYS
& SERVICE
AREAS

1 Maintain the traditional character of the alleys.
Alleys accommodate service functions (mechanical equipment, trash containers, and utility boxes) and provide pedestrian connection and secondary vehicle access. In traditional Davis, and particularly Old North, existing alleys function as narrow secondary pathways that have a rural charm, evocative of a country lane. This is due in large part to the typically unpaved surfacing, the mix of small, older style buildings and variety of fencing types located along the alley edges. The character of the alleys is further enhanced as a result of the extensive landscaping at the edges, as well as visible glimpses of open space on lot interiors.

- A Maintain the traditional scale and width of an alley.**
- Locate buildings and fences near the alley edges to define the narrow width.
 - Use plantings, decorative paving and fences to provide visual interest.
 - Where possible, adaptive reuse of existing accessory structures is encouraged.
- B Screen parking from public view.**
- Use a fence, hedge or other landscape device to screen parking whenever possible.
 - Trellises may be used to cover parking areas.
 - Use landscaping to provide visual relief to the “alley-scape”.
- C Accommodate service areas and minimize their visual impacts.**
- Provide areas for the placement and storage of trash containers.
 - Areas for mechanical equipment and services should not be visually obtrusive. Decorative fencing, fence cutouts, and/or landscaping can be used to screen service areas.



Locating buildings and fences along an alley edge will help to maintain its narrow scale, and plantings will help convey a "rural" character.



Alleys accommodate service functions and provide pedestrian connections and secondary vehicle access. Provide for their appropriate placement and screening.

Note: refer to Mixed Use Special Character District: Core Transition West, and Central Park and 3rd Street Special Character Areas for guidelines related to alley located west of B Street parcels.

Primary Building Scale and Form: Mass and Scale



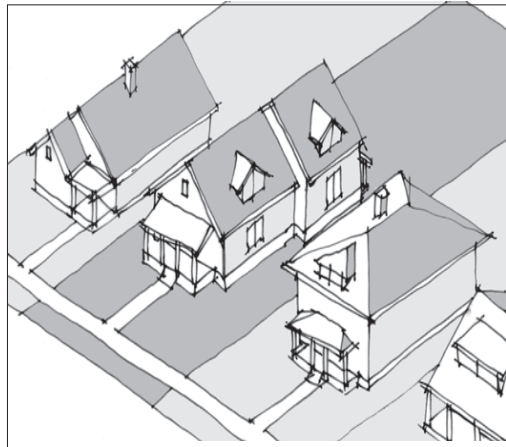
MASS & SCALE

BUILDING
FORMS

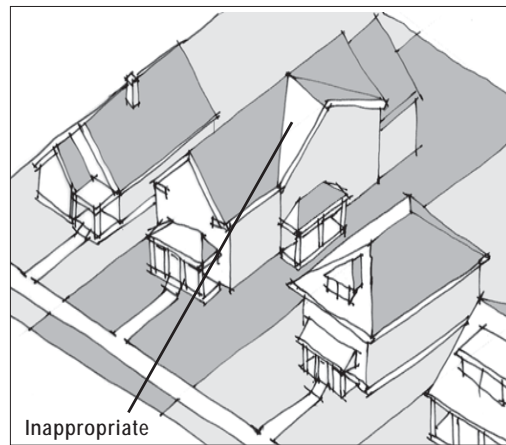
BUILDING
MATERIALS

ADDITIONS:
CHARACTER
ELEMENTS

ADDITIONS:
MASS & SCALE



A new building should be within the range of heights seen traditionally in the neighborhood. The bottom sketch illustrates a structure too massive for its neighbors.



Inappropriate
Use roof forms and roof pitches that are compatible with other established structures.

1 The mass and scale of a new primary building should appear similar to that of single family structures in the neighborhood.

The mass and scale of a new building is an important design issue in the neighborhoods of traditional Davis. The traditional scale of single family houses enhances the “pedestrian-friendly” character of the streets. To the greatest extent possible, new construction should maintain this smaller more intimate (human) scale and minimize negative impacts on abutting properties. While new buildings may be larger than many of the early houses, the new construction should not be so large that the visual continuity of the neighborhood is compromised. It should be noted that in some circumstances in order for a project to comply with the full intent and provisions of these guidelines it may not be possible to build to the maximum setbacks and footprint coverage allowed in the base zoning.

A Design a front elevation to be similar in scale to those seen traditionally on the block.

- The primary plane of the front should not appear taller than those of typical residential structures in the neighborhood.
- The back side of a building may be taller than the front and still appear in scale if appropriately designed and compatible with the primary structure.
- A new multi-unit structure (where allowed) should not overwhelm existing single family structures.

B Minimize the perceived scale of a building by stepping down its height toward the street and neighboring smaller structures.

- The front wall of a building should not exceed two stories in height.
- Wall heights of 1 to 1 ½ stories are preferred along a street.
- Provide a one story porch or similar element, which will define a front door or entrance and be oriented to the street.
- Livable basements are encouraged provided that they are consistent with other areas of the guidelines and they do not undermine the traditional character of the neighborhood.



MASS & SCALE

BUILDING
FORMS

BUILDING
MATERIALS

ADDITIONS:
CHARACTER
ELEMENTS

ADDITIONS:
MASS & SCALE

C The primary building face should not exceed the width of a typical single family building in a similar context.

- A single wall plane should not exceed the maximum façade width of a typical residence. If a building is wider overall than those seen typically, divide the large façade into subordinate wall planes that have dimensions similar to those of traditional single family buildings in the neighborhood.

D Break up the perceived mass of a building by dividing the building front into “modules” or into separate structures that are similar in size to buildings seen traditionally in the neighborhood.

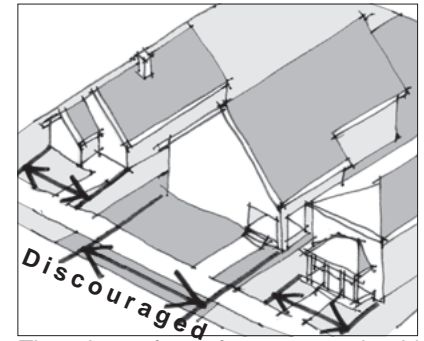
- Use a ratio of solid to void (wall to window) as seen from the public way that is similar to that found on traditional single family structures.
- Dividing the total building mass into separate structures is encouraged.
- Include landscape elements, such as fences and walkways, similar in scale to those seen traditionally.

E If a garage door is to be incorporated, design it to minimize its visual impacts.

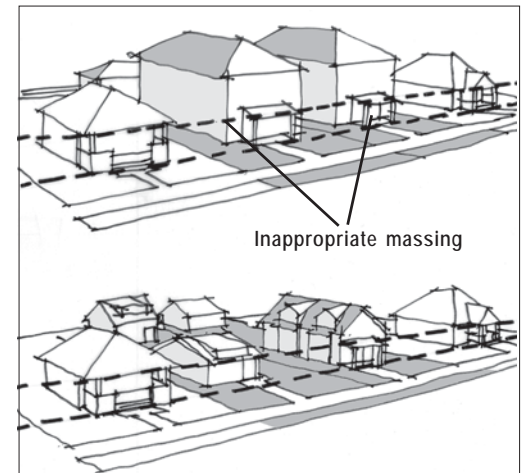
- In general, the door pattern should blend with the façade and architectural elements.
- Consider using patterns (horizontal bands) or windows that are compatible with those used on the primary structure.

F Locate doors and windows to respect the privacy of neighboring properties to the extent possible.

- Windows and doors should not be located on elevations that are directly adjacent to a neighboring property when possible.
- Where windows may overlook a neighbors property means to preserve privacy should be utilized such as locating windows above typical eye level, or utilizing an opaque or glazed type of coating (glass).
- Care should be taken that location of an exterior landing and entry door does not significantly impact the privacy of neighboring properties.



The primary face of a structure should not exceed the width of a typical residence.



Dividing total building mass into separate structures is encouraged. The top illustration shows inappropriate massing while the bottom shows how building mass can be broken into separate elements.

Primary Building Scale and Form: Building Forms



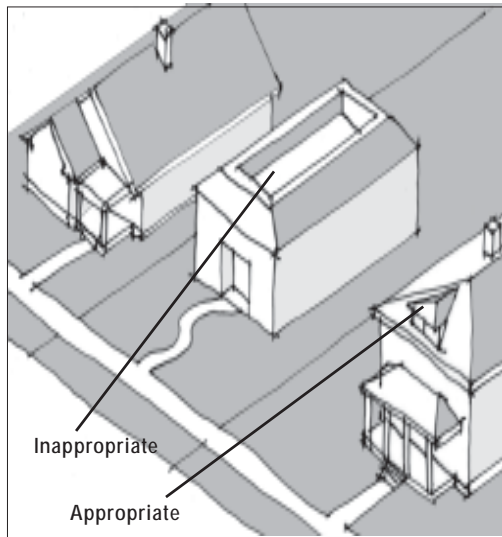
MASS & SCALE

BUILDING
FORMS

BUILDING
MATERIALS

ADDITIONS:
CHARACTER
ELEMENTS

ADDITIONS:
MASS & SCALE



The repetition of similar building and roof forms contributes to a sense of visual continuity. Exotic roof shapes that would disrupt this feature are inappropriate.

1 Use building and roof forms that are similar to those seen traditionally.

A similarity of building and roof forms contributes to a sense of visual continuity along a block. In order to maintain this feature, a new building should have a basic roof and building forms that are similar to those seen in the neighborhood. "Exotic" building and roof forms that would disrupt this pattern are inappropriate.

A Use building forms that are similar to those seen traditionally.

- Simple rectangular solids are typically appropriate.
- Raised foundations are preferred. Finished floor heights should be within the range typically seen in the neighborhood.
- "Exotic" building and roof forms that would detract from the visual continuity of the streetscape are discouraged. Examples include geodesic domes and A-frames.

B Use roof forms that are similar to those seen in the neighborhood.

- Sloping roofs such as gabled and hipped are preferred for primary roof forms.
- Shed roofs are appropriate for some additions.



Sloping roofs such as gable, hipped and shed roofs are preferred.





Primary Building Scale and Form: Building Materials

MASS & SCALE

BUILDING
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BUILDING
MATERIALS

ADDITIONS:
CHARACTER
ELEMENTS

ADDITIONS:
MASS & SCALE

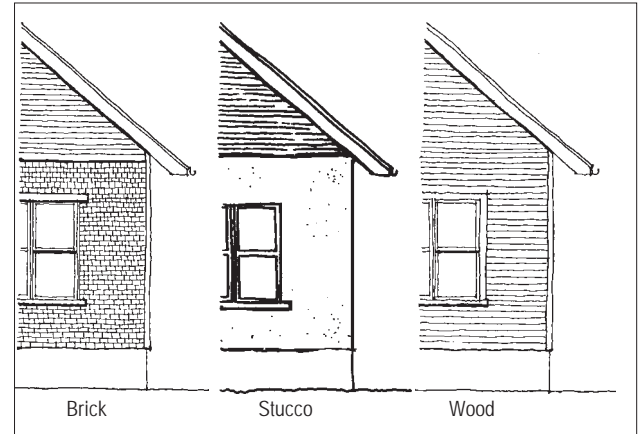
1 The main building material should appear similar to that used traditionally on single family houses.
Building materials of new structures and additions should contribute to the visual continuity of the neighborhood. While new materials may be considered, they should not vary extensively from those seen traditionally so as to create a jarring juxtaposition.

A Brick, stucco and painted wood are suggested primary building materials.

- Painted wood lap siding and shingles are appropriate.
- Stucco may be considered when it is detailed, such as wood trim around windows and doors.
- A much wider range of secondary and trim materials can occur (wood, glass, metal, synthetics, etc.)
- Innovative or "green" materials are encouraged provided that they contribute to the visual continuity of the neighborhood.

B Roof materials should appear similar in scale and texture to those found traditionally.

- Wood, high-quality composition shakes and tile are appropriate roofing materials.
- Metal roofs are not appropriate on primary structures.

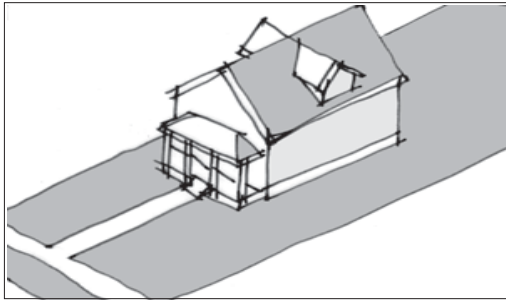


Brick, stucco and painted wood are appropriate primary building materials.



Painted wood lap siding and wood shingles are appropriate materials.

Primary Building Scale and Form: Additions: Character Elements



In some cases, adding vertically, through construction of dormers, will help to minimize the impacts of additions and preserve rear yards.



1 Design an addition to complement the existing character of a building.

Additions to existing houses are anticipated. When they occur, they should be designed to respect the character of the main building and to minimize impacts on abutting properties. When constructing an addition, use materials, windows and doors that are compatible with those of the original building. All guidelines under "Mass & Scale" and "Building Forms" apply for additions. Special guidelines in the two sub-sections on "Additions" are intended to highlight the specific issues that must also be considered when adding onto an existing building.

A Adaptive reuse of existing buildings is strongly encouraged.

B An addition should not strongly alter the perceived character of the original building.

- Use materials, windows and doors, that are compatible with those of the original building, capable of existing together without conflict or detrimental effects.
- Use a roof form on an addition that is compatible with the primary structure.

C The roof form of the new addition should be in character with that of the original building.

- In some cases, adding vertically through the construction of dormers will help to minimize the impacts of addition and preserve rear yards.
- When adding a dormer to an existing roof, it should be subordinate to the overall roof mass and in scale with those that may have been used originally in the neighborhood.

MASS & SCALE

BUILDING
FORMS

BUILDING
MATERIALS

ADDITIONS:
CHARACTER
ELEMENTS

ADDITIONS:
MASS & SCALE



MASS & SCALE

BUILDING
FORMS

BUILDING
MATERIALS

ADDITIONS:
CHARACTER
ELEMENTS

ADDITIONS:
MASS & SCALE

D For an existing structure that is listed as a historically significant property, design a new addition such that the evolution of the building can be interpreted.

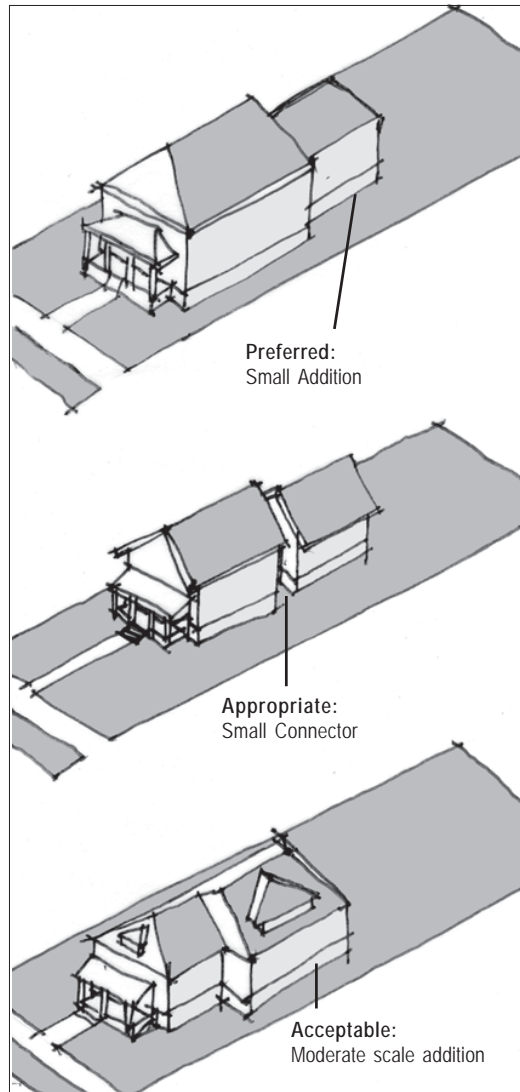
- An existing structure that is listed as a historic property should be preserved.
- An addition should be made distinguishable from the historic building in subtle ways, such that the character of the original can be interpreted. A change in setbacks from the historic building, a subtle differentiation in styles, or the application of a new trim board at the connection point are all techniques that may be considered.
- Creating a jog in the foundation between the original and the new may also establish a more sound structural design while helping to define the later addition.



Alternative approaches to building additions.



Primary Building Scale and Form: Additions: Mass and Scale



Alternative approaches to building additions.

1 A new addition should be compatible in size and scale with the main building and of the neighborhood.

Existing structures in the three residential neighborhoods are typically small in size and scale as compared to homes that have recently been built in newer neighborhoods. This smaller scale and the resulting sense of open space are significant parts of the charm and appeal of these neighborhoods. Therefore, additions should be designed to preserve the perceived scale and proportion of existing structures to the extent possible. Also, effect of the new addition on the character and rhythm of the street as seen from the public right-of-way should similarly be considered.

A A new addition should respect the mass and scale of the main building.

- Keep the mass visually subordinate to the original building.
- If it is necessary to design an addition that is taller than the original structure, set it apart from significant facades and use a “connector” to link it.
- In some cases, adding a combination of spaces vertically and horizontally will minimize the visual impacts and preserve more of the rear yard. An example would be to add dormers to the rear, providing additional floor area while maintaining the original scale at the front.

B Site the addition to minimize visual impacts on the street and on adjacent properties.

- Place an addition at the rear of a building or set it back from the front to minimize the visual impacts.
- Locate a rooftop addition back from the building front when feasible.
- Consideration of the existing rhythm of setbacks and spaces (front, side, rear) should be evaluated with any new addition.

MASS & SCALE

BUILDING
FORMS

BUILDING
MATERIALS

ADDITIONS:
CHARACTER
ELEMENTS

ADDITIONS:
MASS & SCALE



Secondary Structures: Site Design

SITE DESIGN

BUILDING
FORMS

BUILDING
MATERIALS

ADDITIONS:
CHARACTER
ELEMENTS

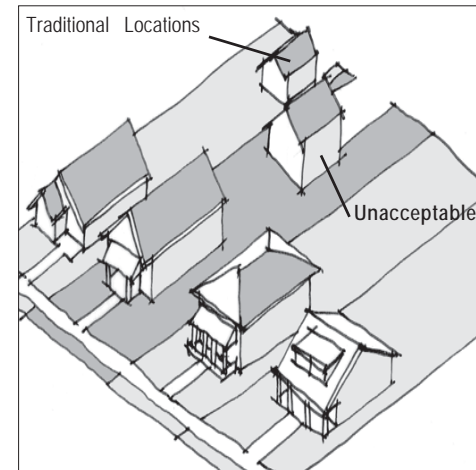
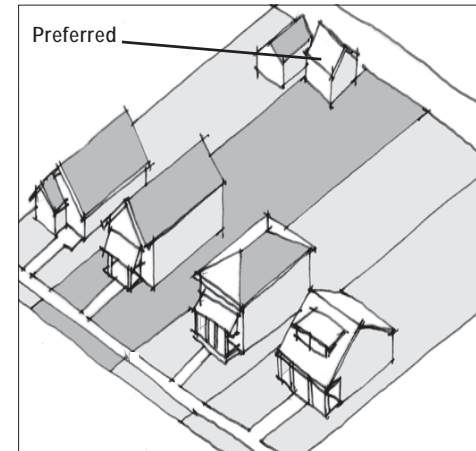
ADDITIONS:
MASS & SCALE

1 Locate a secondary structure to the rear of the lot, and along an alley when feasible.

Secondary structures include a range of accessory buildings such as garages and sheds, as well as accessory units as permitted by zoning. Traditionally, secondary structures were subordinate in scale and character to the primary structure and were located to the rear of the lot. The use of detached secondary structures to provide additional living space can be appropriate as a way to reduce the overall perceived building mass on a site. For the same reason, detached garages are preferred.

A Locate a secondary structure at the edges of the building lot in a traditional manner while providing adequate setbacks to minimize impacts on abutting properties.

- On lots accessible from an alley, a one-story residential structure may be located at the alley edge, although a 5-foot setback is preferred to allow for landscaping.
- On lots accessible from an alley, garages should be set back 5 feet from the alley edge to provide adequate turning and backing-out area. A turning radius diagram may be necessary in some cases.
- On lots not located on an alley, one-story residential structures and garages should be set back a minimum of 5 feet from the rear lot line.
- Whenever possible, new secondary structures should be located next to an adjacent secondary structure in order to provide a sense of openness on the remaining portion of a lot and adjacent lots. In these cases, the minimum setbacks possible between structures would be encouraged.
- When considering two-story secondary structures through the Conditional Use Permit review process, the second story should be set back a minimum of 10 feet from the rear property line. Evaluation of the minimum side setback will be considered in context of the existing situation.



Locating a secondary structure in the center of the rear yard will reduce the amount of outdoor livable space and is therefore discouraged



Small second unit with door oriented to interior site.

B Locate doors and windows on a secondary structure in such a way as to respect the privacy of neighboring properties to the extent possible.

- Windows and doors should not be located on elevations that are directly adjacent to a neighboring property when possible.
- Where windows may overlook a neighbors property, measures to preserve privacy should be utilized such as locating windows above typical eye level, or utilizing an opaque or glazed type of coating (glass). Window to window orientations shall be avoided.
- Care should be taken that the location of an exterior landing and entry door does not significantly impact the privacy of neighboring properties.



Locate doors and windows to the interior of a property rather than on elevations that are directly adjacent to a neighboring property.





Secondary Structures: Mass and Scale

MASS & SCALE

MASS & SCALE

BUILDING
MATERIALS

ADDITIONS:
CHARACTER
ELEMENTS

ADDITIONS:
MASS & SCALE

1 A secondary structure should be similar in mass, scale and height to those seen traditionally in the neighborhood. *In general, an accessory structure should be unobtrusive and not compete visually with the main house.*

A Adaptive reuse of existing secondary structures is encouraged, when feasible.

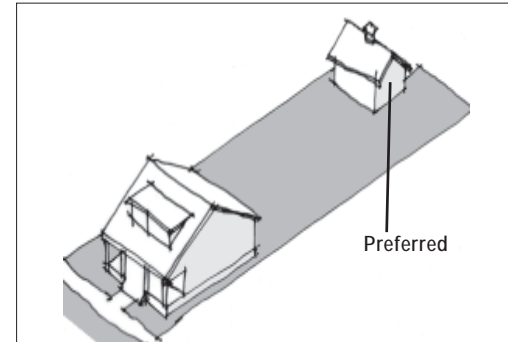
- A historic accessory structure should be retained to the extent possible.

B A new secondary structure should respect the mass and scale of the primary structure.

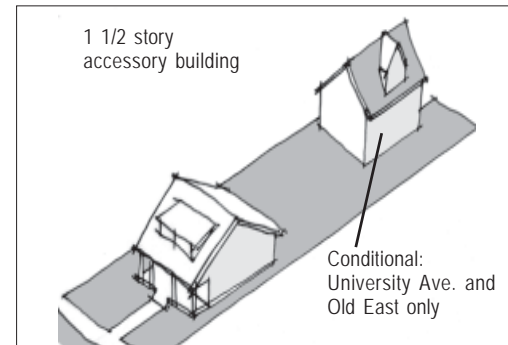
- Secondary structures no more than 15 feet in height are preferred in Old East. In the Old North and University Ave/Rice Lane neighborhoods, secondary structures are limited to a maximum of 15 feet in height and 480 sq. in in total area.
- Secondary structures taller than 15 feet require special discretionary approval in Old East. Impact to alley character and/or to adjacent properties will be considered.
- Divide the mass of a larger alley structure into modules to reduce its perceived scale.
- A secondary structure should have a one-story element where visible to public view.

C A secondary structure should relate to the general architectural character of the primary building in mass, scale, form and material.

- Basic rectangular forms with hip, gable or shed roofs are generally appropriate.
- Contemporary interpretations of traditional accessory structures are appropriate when they are compatible within the general context of the area.
- While the roofline does not have to match that of the main house, it is best that it not vary significantly.



Locating a one-story secondary structure near the rear of the lot is encouraged.



New secondary structures should be subordinate to the primary structure and should be located at the rear property line. Structures over 15' in height may be considered in Old East and University Avenue neighborhoods.



MASS & SCALE

MASS & SCALE

BUILDING
MATERIALS

ADDITIONS:
CHARACTER
ELEMENTS

ADDITIONS:
MASS & SCALE



Many alleys have a rural 'country lane' character.

D A secondary structure in the Old North should reflect the small scale of the neighborhood and rural country lane character of the alley.

- A secondary structure in the Old North neighborhood is limited to a maximum height of 15 feet.
- Low eave heights parallel to the rear lot line and alley is preferred.
- Buildings with open gable ends facing the rear and front lot lines are also acceptable.
- Secondary buildings should not exceed 480 square feet of gross floor area.
- Fences along the alley should not exceed 6-feet in total height. The top 24" is encouraged to be a "see-through" element that provides partial screening while adding interest.
- See the Old North case study.



Low eave heights parallel to the rear lot line and alley is preferred.





Secondary Structures: Building Materials

OLD EAST

OLD NORTH

UNIV. AVE/
RICE LANE

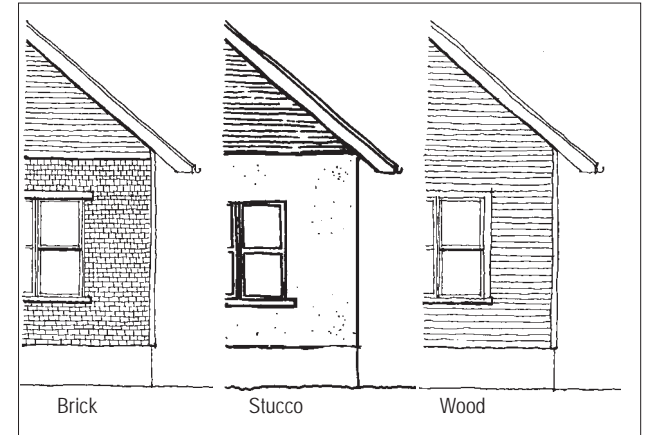
1 The main building materials should appear similar to that used traditionally on single-family houses.
Building materials of new structures and additions should contribute to the visual continuity of the neighborhood. While new materials may be considered, they should not vary extensively from those seen traditionally so as to create a jarring juxtaposition.

A. Brick, stucco and painted wood are suggested primary building materials.

- Painted wood lap siding and shingles are appropriate.
- Stucco may be considered when it is detailed, such as with wood trim around windows and doors.
- A much wider range of secondary and trim materials can occur (wood, glass, metal, synthetics, etc.)
- Innovative or "green" materials are encouraged, provided that they contribute to the visual continuity of the neighborhood.

B. Roof materials should appear similar in scale and texture to those found traditionally.

- Wood, high-quality composition shakes and tile are appropriate roofing materials.



Brick, stucco and painted wood are appropriate primary building materials.



Applying the Guidelines: Old East Neighborhood



Key Features

Streetscape character:

- street trees and planting strips
- wide streets with WPA-style sidewalks

Traditional architecture:

- sloped gable roofs
- porches and front doors facing the street
- a central mass broken by horizontal and vertical elements
- low-scale front yard fences, natural materials
- raised foundations
- house predominant, garage secondary

Site patterns:

- mix of lot sizes with open feeling
- houses in proportion with lot sizes
- large postwar apartment buildings intermingled with traditional homes

Architectural diversity:

- bungalows and cottages
- period farmhouses and homes
- postwar apartments

The residential area east of the downtown Commercial Core and the railroad tracks has most of the city's oldest existing residential structures. Here, representatives of both simple vernacular cottages and bungalows and Victorian period homes lend a distinctive character to the neighborhood. Old East has traditionally possessed a mix of lot sizes. The neighborhood's old farmhouses, several of which still exist, were once surrounded by open land. It is on those large open parcels that new small ranch houses and large postwar apartment houses apartment complexes were built in a manner characteristic of urbanization in rural California. Old East is currently zoned R-2, one- and two-family residential.

Design Objectives

To maintain the traditional scale and character of the Old East neighborhood and reflect its traditional "farmhouse" heritage, while accommodating new, compatible infill development.

Applying the General Residential Guidelines:

- Building setbacks in this area should be varied to reflect traditional setback patterns. The front set back for a new building should be within the range of traditional structures on the block. Typical setbacks range from 15 to 30 feet.
- On blocks where non-traditional structures exist, projects should be planned to be compatible with the traditional neighborhood building style. Proposals to remodel non-traditional structures should include plans to utilize as many guidelines as possible to improve compatibility with the traditional building stock.



These three infill duplex developments are out of scale for the traditional Old East Davis neighborhood.

OLD EAST

OLD NORTH

UNIV. AVE/
RICE LANE



Case Study: Old East Neighborhood

OLD EAST

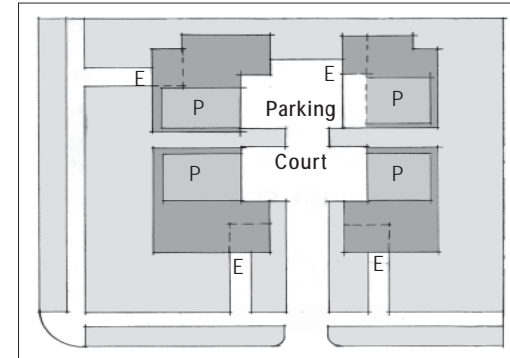
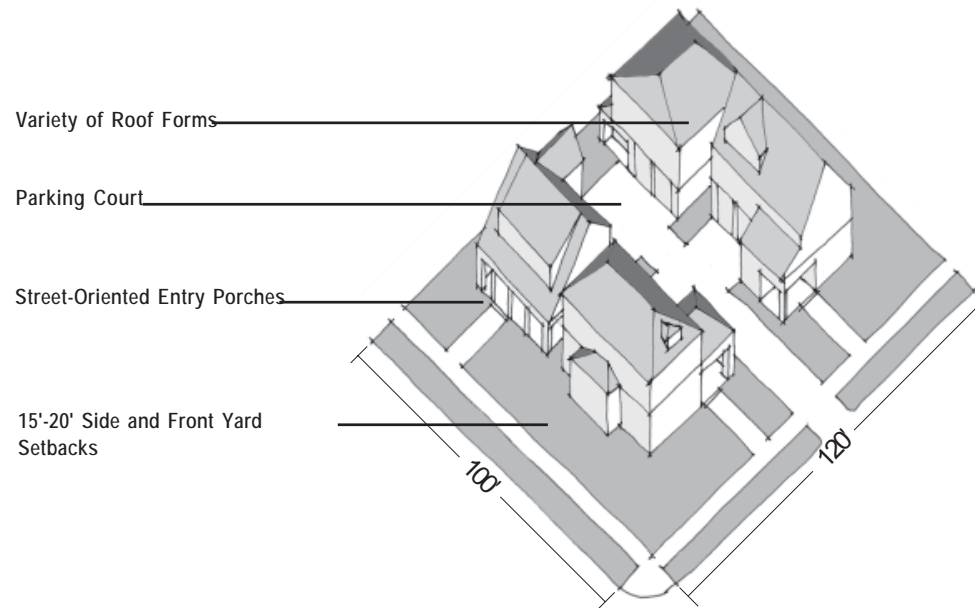
How might the design guidelines affect the outcome of an improvement project in the neighborhood? A theoretical case study presented on this and the following page illustrates the application of the guidelines for the Old East neighborhood in combination with the general guidelines for residential neighborhoods.

OLD NORTH

Characteristics:

- The mass of the development is divided into four distinct modules.
- Roof forms help reduce the perceived mass of the buildings.
- Four units are arranged in a cluster.
- Parking is located in the interior, in a parking court, which minimizes visual impacts and helps create an open feeling typical to the neighborhood.

UNIV. AVE/
RICE LANE



P Parking
E Porch Entry

Features:

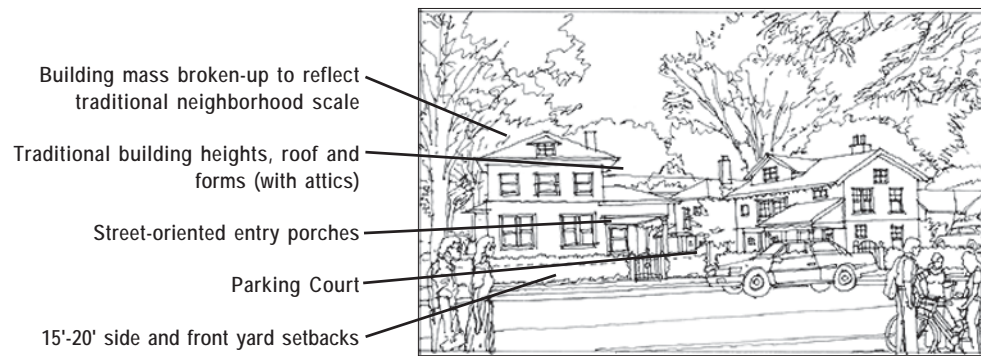
- Four units (approx. 1,000 square feet each)
- Double Lot
- R-2 setbacks (20' front and rear)
- Individual street-facing porches
- Massing expressed as four houses
- Two covered parking spaces per unit
- Building mass similar to the traditional neighborhood



OLD EAST

OLD NORTH

UNIV. AVE/
RICE LANE



Conceptual sketch illustrating the potential character of the Old East neighborhood case study.



Case Study: Old East J Street R-2 Site



OLD EAST



OLD NORTH

UNIV. AVE/
RICE LANE



Applying the Guidelines: Old North Neighborhood



Key Features

Streetscape character:

- large canopy street trees
- open front yards
- informal landscaped alleys
- wide streets with parkways
- sidewalks
- on-street parking

Architecture:

- predominantly small one-story houses on raised foundations
- decorative variety
- pitched roofs
- few front yard fences
- front doors face the street
- mix of materials (brick, wood and stucco)
- consistency with diversity

Site patterns:

- consistent lot sizes and front yard setbacks
- houses in proportion with lot sizes
- unpaved, rustic alleys north of Sixth Street
- curb cuts with parking in rear yard on blocks south of Sixth Street, few curb cuts north of Sixth Street
- alley cottages and granny flats
- few garages in front of houses

Architectural diversity:

- bungalows and cottages

This 12-square-block, mostly residential neighborhood north of the Core consists of a well-preserved neighborhood of cottages and bungalows, built between 1913 and 1940. While individual structures are not of great architectural significance, the neighborhood is a fine example of its type. The older houses in the neighborhood have retained a considerable amount of integrity and form a cohesive link to the city's past development. Five of the six original alleys are unpaved and evocative of early 20th century life.

From a physical character perspective, the Old North neighborhood has three areas with distinctive features. These areas are influenced by adjacent commercial, institutional and park development. They include the G Street commercial area, residential blocks and school buildings in the southwest corner of the neighborhood. With the exception of G Street, Old North is residential, zoned R-2, one- and two-family residential.

Design Objectives

The Old North neighborhood should continue to reflect the scale and character of a single-family neighborhood. The character of the streetscape, with uniformly spaced trees, should be maintained. Alleys should retain a small scale, rustic image. Traditional parking patterns should be maintained.

Applying the General Residential Guidelines:

- Because Old North homes are traditionally small one story bungalows and cottages, great care should be taken to ensure that new construction is in scale with its neighbors. Illustrations on the following pages show how to plan an appropriately scaled addition or new building.
- Secondary structures are limited to a maximum of 15 ft. in height in order to respect the mass and scale of the neighborhood's primary structures. (*Special guidelines for Old North Secondary Structures appear in the Secondary Structures Guidelines, page 89*). A Case Study in this section also shows how to apply these special guidelines.
- Traditional parking patterns should be retained. South of Sixth Street, narrow driveways lead to rear yard parking. North of Sixth alley parking is preferred and new curb cuts should be avoided if possible.

OLD EAST

OLD NORTH

UNIV. AVE/
RICE LANE



Case Study: Old North Neighborhood

OLD EAST

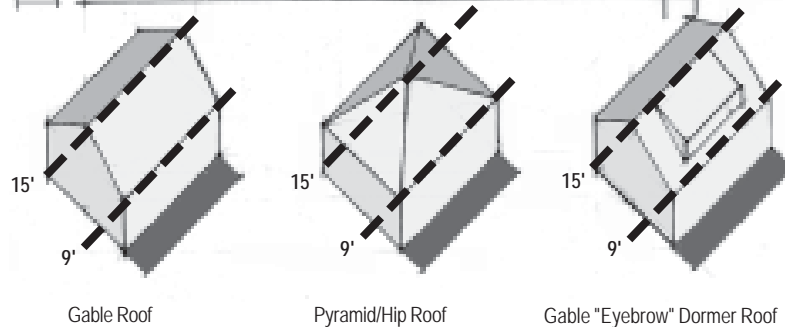
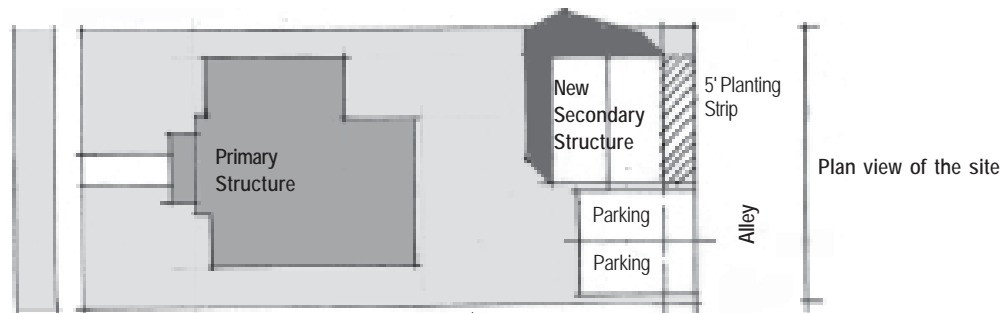
OLD NORTH

UNIV. AVE/
RICE LANE

How might the design guidelines affect the outcome of an improvement project in the neighborhood? A theoretical case study presented on this and the following page illustrates the application of the guidelines for Old North in combination with the general guidelines for residential neighborhoods. In this case, a new secondary structure is designed to be compatible with the alley context.

Characteristics:

- The mass of the alley building is set back 5 feet from the property line, which reduces its impact on the alley.
- Parking is located beside the building and is accessed from the alley.
- Building heights remain in scale with those seen traditionally.



Alternative roof treatment schemes for the secondary structure

Development Standards for Secondary Structures on Alleys

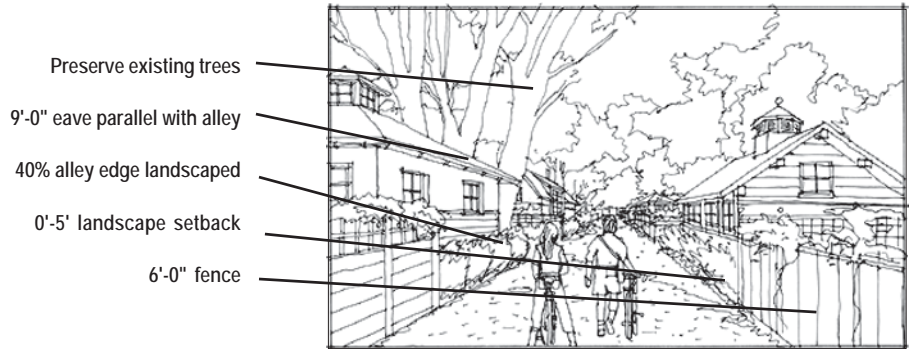
Site Coverage	480 sq. ft. max.
Setbacks/Side	5'
Setbacks/Alley	0'-5'
Landscaping	40% alley frontage
Max. Height	15'
Eave Height	9' (along alley)
Max. Fence Height	6' total height (top 2' encouraged to be "open")
Parking	2 spaces along alley (additional parking, if required, located curbside)



OLD EAST

OLD NORTH

UNIV. AVE/
RICE LANE



The sketch at left illustrates the potential character of new secondary structures along a typical alley in the Old North neighborhood:

- Fences are encouraged to include "see-through" elements that provide partial screening while adding interest to the scene;
- Foundation plantings buffer the alley edge as well; and
- Low scale buildings with sloping roofs permit views through properties.



Case Study: Secondary Structures on Alleys, Old North Neighborhood



OLD EAST

OLD NORTH

UNIV. AVE/
RICE LANE



Applying the Guidelines: University Avenue/Rice Lane Neighborhood



Key Features

Streetscape character:

- street trees
- vital, vibrant street life
- informal landscaped alleys
- narrow streets with parkways
- landscaped setbacks
- narrow sidewalks
- narrow curb cuts

Architecture:

- pitched, hip and gable roofs
- predominantly one and one and one-half stories
- porches and front doors facing the street
- few front yard fences
- mix of materials (brick, wood and stucco)
- raised foundations

Site patterns:

- narrow, deep lots
- a variety of building types
- small- to medium-scale residential
- balance of uses while maintaining residential character
- garages in rear half of lots
- yards in back
- small alley houses

Architectural diversity:

- bungalows and cottages
- some period architecture, particularly 1910-1940

University Avenue/Rice Lane is located between downtown and the University of California, Davis. It includes a number of traditional houses, post-war apartment buildings, hotels in its southeast corner and a commercial corridor on Third Street that links the downtown with the campus. Some residences have been adapted for institutional, fraternal and commercial uses. The neighborhood possesses a distinctive visual character that evokes the important town/gown interface.

The University Avenue Neighborhood Association, which has been proactive in retaining the neighborhood's character, was directly responsible for the city's adopting specially tailored Planned Development zoning in 1986, which is credited with helping revitalize the neighborhood. University Avenue/Rice Lane is the one residential neighborhood included in the Core Area Specific Plan.

Several Special Character Districts overlap within the University Avenue/Rice Lane neighborhood. The neighborhood contains the 3rd Street Special Character Area as its center and Core Transition West Mixed Use Character Area along its eastern border. Mixed use, commercial, or attached residential development within these special character areas shall defer to the design guidelines for these areas, and general Mixed Use Design Guidelines.

(New primary residential structures & additions and detached accessory structures subject to Traditional Residential Neighborhood Guidelines.)

Design Objectives

To encourage the continued health and vitality of the single-family residential character and to stabilize the existing mix of uses within the neighborhood by encouraging compatible reuse, maintenance and renovation.

OLD EAST

OLD NORTH

UNIV. AVE/
RICE LANE



OLD EAST

OLD NORTH

UNIV. AVE/
RICE LANE

Applying the General Residential Guidelines:

- On blocks where non-traditional structures exist, projects should be planned to be compatible with the traditional neighborhood building style. Proposals to remodel non-traditional structures should include plans to utilize as many guidelines as possible to improve compatibility with the traditional building stock.
- Due to the variety of land uses allowed in this neighborhood, applicants should first consult with Planning staff for information on density and uses allowed for their specific parcel.
- Encourage the maintenance of the existing mix of uses within the neighborhood. However, when conversion or change in use would enhance the neighborhood or would result in an upgrade to a non-contributing structure, as example, a non-contributing residential structure in disrepair located on a larger arterial that is converted to office use, adaptive re-use is encouraged.
- Secondary structures are limited to a maximum of 15 ft. in height and 480 square feet in total area in order to respect the mass and scale of the neighborhood, and to minimize further intensification along the alleyways.



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Design Review Process

The design review process strives to reflect the community's objectives for guiding new investment in Davis' traditional neighborhoods and downtown. It uses a tiered system of review to reflect the scale and context of new projects. The process supports the design guidelines with a simple three-step design review process for major projects and historic landmarks. A one-step process is required for small projects.

Design Review Objectives

The design review process is intended to reduce the hassle for individual homeowners that want to do small additions while providing a check on inappropriate development in traditional residential and commercial places in Davis. As in any credible "best practice" approval system, the guidelines and design review interlock to create a clear, predictable and fair process. There are three overall objectives:

Make things easy on the property owner

Most of the changes to existing buildings will be small additions to single family houses, such as façade alterations, room additions and small secondary structures such as alley garages and "carriage houses". The approval process for these small projects should be straightforward. The review process assumes property owner and planning staff will use the guideline's checklist to review the project.

Protect the character of the neighborhoods

In the community-based guideline process, the most often cited concern was the introduction of insensitive additions and infill projects for both residential and commercial projects. In response, the planning process includes public noticing and review for new infill development, major visible renovations, and changes that impact the original design of an existing building.

Provide a greater degree of clarity and predictability to the approval process

The design guidelines and approval process will provide a common basis for project review. This will make expectations clearer for both applicants and neighbors and reduce the need for repetitive commission and staff review of projects.

Tiered Review

The design review process reflects the scope and visibility of proposed projects and applies to all projects within the Traditional Davis Downtown and Residential Districts. There are three tiers for the review process:

Tier #1: Small Additions, Secondary Structures, and Minor Façade Improvements

The easiest review process is for small projects. These are defined by rear and side additions that are 480 Sq. Ft. or under, not highly visible from public streets, and are compatible with the existing architecture. This tier also includes small single-story secondary structures of compatible design, such as alley garages and residential projects. Minor façade alterations to commercial buildings are also considered in this category. For those situations where the proposed project is deemed to be significantly inconsistent with the intent of the guidelines the Planning and Building Director may refer the project to the next level of review or to the Planning Commission.

Tier #2: Major Renovations and New Developments on Single Parcels

Major additions, renovations and new developments on a single existing parcel are the second tier review category. These projects include: residential additions over 480 SF; exterior changes that are highly visible from the street or impacts the design of original structure; single-story accessory structures over 480 SF; new single family and duplex buildings; and new structures or additions two-stories or less in the Mixed Use

districts and in the Core Commercial districts. For those situations where the proposed project is deemed to be significantly inconsistent with the intent of the guidelines the Planning and Building Director may refer the project to the Planning Commission.

Tier #3: Larger Downtown Projects and Accessory Structures

The third tier review is required for new buildings or additions greater than three stories proposed in the core commercial area and greater than two-stories in the mixed use areas as well as for two-story accessory structures in the residential and Mixed Use neighborhoods. Tier #3 review is also required for all projects proposing to merge two or more parcels and construct a new building(s) and for the proposed demolition of primary buildings 45 years of age or older. All other demolition proposals shall be subject to the discretion of the Planning and Building Director to determine whether the proposed demolition will have a significant impact on the character contributing elements of the structure and whether review through the Planning Commission should be required. Tier #3 is also required for parking requests in conjunction with accessory structures in Old North and University Ave/Rice Lane.

Exceptions

Designated Historic Resources Review

Projects involving the alteration of Designated Historic Resources will be subject to the Design Guidelines and the above described process as well as, the “The Secretary of the Interior’s Standards for the Treatment of Historic Properties” (Weeks & Glimmer, 1995) which has been approved by the City of Davis as the design review standards by which all exterior alterations to designated resources are reviewed. While the Secretary of Interior’s Standards will be the primary guiding document for exterior alterations, the Design Guidelines will be used to address secondary issues. All projects involving the alteration of Designated Historic Resources will be subject to review and approval of the Historic Resources Management Commission.

Small Maintenance or Improvement Projects

For residential structures that are not a Designated Historic Resource minor site or structure maintenance upgrades or smaller improvement projects would generally not be subject to the Design Review process. Examples of these improvements include: re-roofing; window changes; paving, fencing, landscaping and other similar types of work.

However, it should be noted that any changes will still be subject to all zoning and building codes and should comply with the applicable provisions of the design guidelines.

Design Review Steps

The design review process includes two steps for small additions and three steps for larger more visible projects. The following table describes the steps involved in the various application types.

Project Scope – Tier	Review Process	Approval and Appeal Process
<p style="text-align: center;">Tier #1</p> <ul style="list-style-type: none"> • Residential Additions 480sq. ft. or less and not visible from the street • Single-story accessory structures 480sq.ft. or less (with the exception of gazebos, trellis, small sheds, fences or other small structures as determined by the Planning and Building Director) • Commercial and mixed-use façade alterations <p>Projects deemed significantly inconsistent with the intent of the guidelines may be referred to the next level of review or to the Planning Commission.</p>	<p style="text-align: center;">Minor Design Review</p> <ul style="list-style-type: none"> • Optional Preliminary Concept Review • Submittal of all required plans and information • Staff review and determination regarding project consistency with guidelines and zoning • Public notice posting of the proposed project on the project site • A copy of the on-site posting and notice shall be provided to adjacent neighbors • Staff review and approval of proposal 	<p style="text-align: center;">Mandatory review by staff with option to appeal to the Planning Commission</p> <ul style="list-style-type: none"> • Staff reviews and makes determination • Staff determination may be appealed to the Planning Commission
<p style="text-align: center;">Tier #2</p> <ul style="list-style-type: none"> • Residential Additions over 480sq.ft. • Alterations of residential buildings visible from the street that change or impact the design of the original structure • Single-story accessory structures over 480sq.ft. • New single family and duplex buildings • New structures or additions two-stories or less in mixed use and core commercial areas • In the residential districts, a proposed change in the occupancy of an existing structure from a less to more intensive use, i.e. from residential to office or retail <p>Projects deemed significantly inconsistent with the intent of the guidelines may be referred to the Planning Commission.</p>	<p style="text-align: center;">Major Design Review</p> <ul style="list-style-type: none"> • Mandatory Preliminary Concept Review • Submittal of all required plans and information • Staff review and determination regarding project consistency with guidelines and zoning • Public notice posting of site and mailing “Intent to Approve” letter to all property owners within a 300’ radius (minimum) of the project site • A copy of the on-site posting and notice shall be provided to adjacent neighbors. • Staff review and approval of proposal 	<p style="text-align: center;">Mandatory review by staff with option to appeal determination to the Planning Commission</p> <ul style="list-style-type: none"> • Staff reviews and makes determination • Staff determination may be appealed to the Planning Commission <p>Note, all Tier #2 projects within a 300 foot radius of a Designated Historical Resource shall be referred to the Historical Resources Management Commission prior to mailing of “Intent to Approve Letter”</p>
<p style="text-align: center;">Tier #3</p> <ul style="list-style-type: none"> • Two-story accessory structures • New projects involving the merger of two or more parcels • New structures or additions greater than two-stories or 32-feet in the mixed use areas and greater than three stories in the core commercial areas • Project that include the proposed demolition of primary buildings 45 years of age or older • Projects requiring Conditional Use Permit review as required in the City’s Zoning Ordinance • Parking waiver requests in conjunction with accessory structure applications in Old North and University Ave/Rice Lane 	<p style="text-align: center;">Planning Commission Report and Hearing</p> <ul style="list-style-type: none"> • Mandatory Preliminary Concept Review • Submittal of all required plans and information • Staff review and determination regarding project consistency with guidelines and zoning. Staff preparation of a report to the Planning Commission • Report will focus on compatibility of proposed buildings in relation to surrounding properties as well as consistency of the proposal with the intent of the guidelines • Public notice: posting the site, publishing in newspaper and mailing of the “Notice of Public Hearing” • A copy of the on-site posting and notice shall be provided to adjacent neighbors • Planning Commission public hearing and action 	<p style="text-align: center;">Mandatory Review by the Planning Commission with option to appeal action to the City Council</p> <ul style="list-style-type: none"> • Staff reviews proposal and makes recommendation to Planning Commission • Planning Commission holds hearing to review and take action on the proposal • Planning Commission actions can be appealed to the City Council <p>Note, all Tier #3 projects within a 300 foot radius of a Designated Historical Resource shall be referred to the Historical Resources Management Commission prior to public hearing.</p>

Submittal Requirements

One of the most important considerations in the evaluation of a proposed project is that it respect the existing scale, pattern and character of Traditional Davis. To facilitate this, submittal requirements emphasize conveying the context of the project. In addition, the quality of the submittal materials will help facilitate understanding and review of the proposed project.

Concept Review Requirements: Tiers #1 optional, Tiers #2 and #3 mandatory

- Context Board – The Context Board will include photographs for buildings on either side of the project and a site plan diagram. For Tier #2 review, staff may request additional information be added to the context board prior to commission review.
- Site and Building Concept Plan – Concept Review should include a preliminary site and building plan. These can be hand-drawn freehand or hard lined.
- Elevation Concepts – Representative elevations or perspective sketch is required. These can be hand-drawn freehand or hard lined. They should be in scale.

Staff Review: Tier #1

- Context Board – The Context Board will include photographs of buildings on either side of the project and a site plan diagram of adjacent properties.
- Site, Building, and Roof Plans – Dimensioned and accurately scaled site, building and roof plans (at least 1"=20') are required. Setback, paving, building dimensions and landscaped areas shall be included.
- Building Elevations – Dimensioned and accurately scaled building elevations are required. Exterior color and materials samples are required.
- 8 1/2" x 11" reductions of all plans.

Staff and Commission Review Requirements: Tiers #2 and #3

- Context Board – The Context Board will include photographs for buildings on either side of the project and a site plan diagram of adjacent properties showing building footprints and locations of public areas and significant trees. For Tier #2 review, staff may request that additional information be added to the context board prior to commission review. For Tier #3 review, photographs of the existing building are required. In those cases where a proposed building may impact adjacent side or rear neighbors, the context board shall include photo illustration of those properties as well.
- Site, Building, and Roof Plans – In addition to site and building plans, the submittal shall include roof plans (at least 1"=20'). Setback, paving, building dimensions and landscaped areas shall be included.
- Building Elevations – Dimensioned and scaled building elevations with material and colors. Staff may require that street elevations include adjacent buildings. Exterior color and material samples are required.
- Applicant shall be required to submit information consistent with the City's application and project filing requirements.

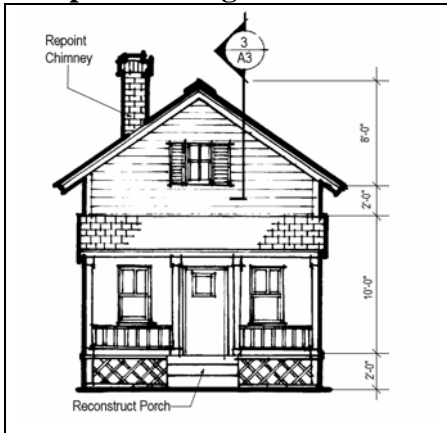
To facilitate in the evaluation of a new structure or addition, it may be necessary in some cases to provide additional information which might include, but is not limited to the following:.

- A streetscape analysis could include a photo or diagram that illustrates the massing, rhythm, scale, frontage width, and/or setbacks of existing buildings on the street and evaluate the new building or addition in its larger context.
- A setback diagram provides actual setback dimensions from the property line for front, side, or rear yards of adjacent properties and/or those across the street, as necessary to evaluate the project within the appropriate neighborhood context.
- Any other information that may be determined necessary, such as scale models, perspective renderings, line-of-sight analysis, aerial photos etc...

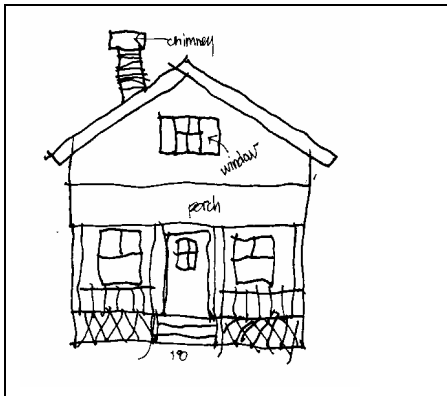
Submittal Documentation

Graphic Examples

Proposed change to a house front

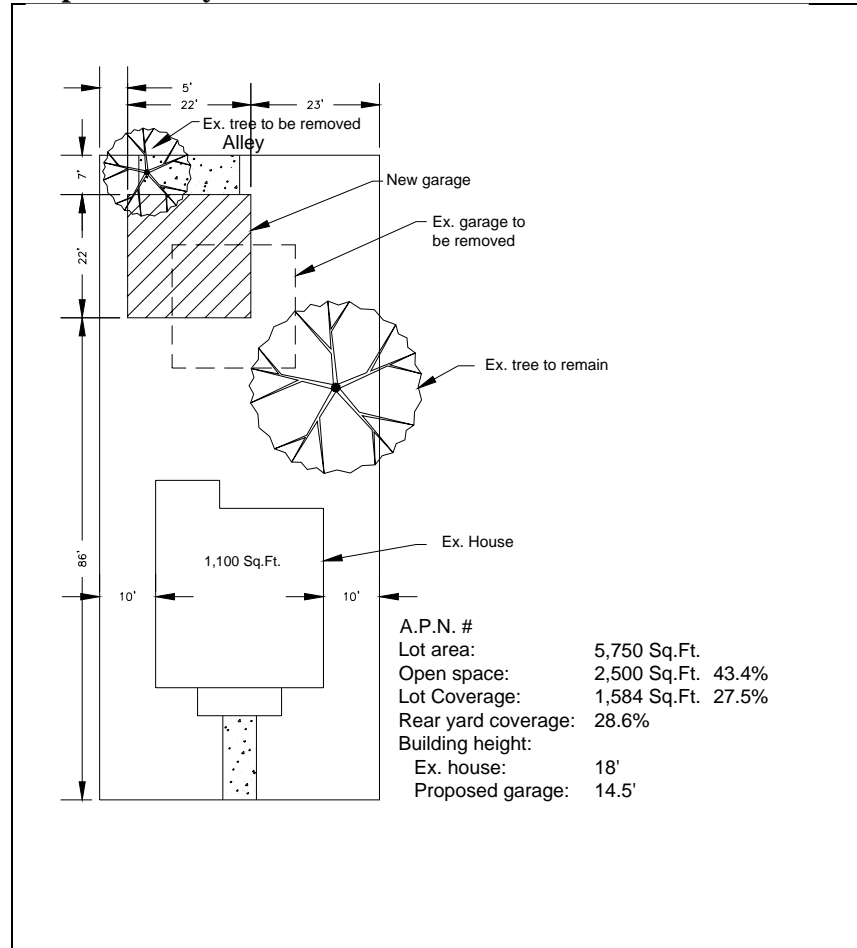


Appropriate drawing: mechanically drafted to scale, this drawing best conveys the character of the proposed work.



Inappropriate drawing: the scale and character of the proposed work are not clearly conveyed, nor are there any dimensions.

Proposed Alley Structure



Appropriate Site Plan: A plan showing the form, location and orientation of a building or group of buildings on a site, usually including the dimensions, contours, paving, landscaping, and other significant features of the site (also called the plot plan). The plan should also include all necessary pertinent data such as lot area, structure size, open space, lot coverage, parking data and structure heights. The plan should clearly show all proposed new work, as well as existing structures and vegetation that is either proposed to be removed or that will remain.

DESIGN REVIEW CHECKLIST

Residential Project

This checklist is intended to lead applicants through the Design Guideline requirements for residential projects in traditional Davis. Applicants should use the applicable Design Guidelines to fill in this form. This form should be included as part of the submittal package and it will become part of the staff report on this project.

Step 1: Location and Type of Project

Using the maps on pages 3 and 4 in the Design Guidelines, identify your projects location by district and character area if applicable. Also, indicate the type of review required for the proposed project based on the table included in the Appendix on page 120

Design District and Character Area: _____

Project Address: _____ APN# _____

Project Type and Review Required: Tier # _____ Review Process: _____

Step 2: Urban Design Framework

According to Part 1: Urban Design Framework, does your project require any of the following?

- Ground Floor Retail: Yes _____ No _____
- Special Streetscape: Yes _____ No _____

Step 3: Neighborhood Character Area Guidelines

Included in Part 3: Traditional Residential Neighborhoods is an overview of the specific characteristics and design guideline requirements for the individual neighborhood character areas: Old East, Old North, and University Avenue/Rice Lane. Identify the neighborhood character requirements for your project.

1. _____
2. _____
3. _____
4. _____

5. _____
6. _____
7. _____
8. _____

Step 4: General Guidelines

The general guidelines for residential projects are contained in the first portion of Part 3: Traditional Residential Neighborhoods. List those guidelines that have relevance to your project.

Subject Area

Guideline Numbers

Site Design:

Primary Building Scale and Form

Additions

Secondary Structures

Other

Step 5: Project Scope and Submittal Requirements

Included in the Appendix is a section on the Submittal Requirements for the various types of project review. These materials and documents should be included with the submittal package. Are they?

Yes ___ No ___

Context Board

Yes ___ No ___

A site plan, showing the location of existing features and proposed improvements

Yes ___ No ___

Drawings as needed, to illustrate the character of the proposed work. (e.g. plans, elevations, details)

Yes ___ No ___

Product literature and specifications

Yes ___ No ___

Early consultation with adjacent neighbors

DESIGN REVIEW CHECKLIST

Commercial or Mixed Use Project

This checklist is intended to lead applicants through the Design Guideline requirements for commercial and mixed use projects in traditional Davis. Applicants should use the applicable Design Guidelines to fill in this form. This form should be included as part of the submittal package and it will become part of the staff report on this project.

Step 1: Location and Type of Project

Using the maps on pages 3 and 4 in the Design Guidelines, identify your projects location by district and character area if applicable. Also, indicate the type of review required for the proposed project based on the table included in the Appendix on page 120

Design District and Character Area: _____

Project Address: _____ APN # _____

Project Type and Review Required: Tier # _____ Review Process: _____

Step 2: Urban Design Framework

According to Part 1: Urban Design Framework, does your project require any of the following?

- Ground Floor Retail: Yes _____ No _____
- Special Streetscape: Yes _____ No _____
- Residential Uses: Yes _____ No _____

Step 3: Character Area Guidelines

Included in Part 2: Downtown Core Commercial and Mixed Use Properties is an overview of the specific characteristics and design guideline requirements for the individual character areas: Identify below the specific character area requirements for your project.

1. _____

5. _____

2. _____

6. _____

3. _____

7. _____

4. _____

8. _____

Step 4: General Guidelines

The general guidelines for core commercial and mixed use projects are contained in the first portion of Part 2: Downtown Core Commercial and Mixed Use Properties. List those guidelines that have relevance to your project.

Subject Area

Guideline Numbers

Site Design:

Building Mass
Scale Form & Roofline

Building Form
And Roof line

Building Entries
Material and Color

Architectural
Features/ Signs
And Lighting

Outdoor Spaces

Step 5: Project Scope and Submittal Requirements

Included in the Appendix is a section on the Submittal Requirements for the various types of project review. These materials and documents should be included with the submittal package. Are they?

Yes ___ No ___
Yes ___ No ___
Yes ___ No ___
Yes ___ No ___
Yes ___ No ___

- Context Board
- A site plan, showing the location of existing features and proposed improvements
- Drawings as needed, to illustrate the character of the proposed work. (e.g. plans, elevations, details)
- Product literature and specifications
- Early consultation with adjacent neighbors

Residential Building Types in Traditional Davis

The following building types are found in the Davis neighborhoods.

American Four-Square

The American Four-Square is traditionally square in plan, with a hip roof and dormers. A one-story porch, projecting from the front, is typical. Brick and wood clapboard versions occur. The design is often plain, but can have stylistic influences in porch, window and door details.

- simple rectangular form
- hip roof
- broad roof overhangs
- projecting one-story porch



This American Four Square home located in the Old East Neighborhood, has neo-classical stylistic influences at the cornice, bracketed window details and porch columns.

Bungalow

Built from 1900 to 1930, The Bungalow is one of the most common house styles found in the Old North, Old East and University neighborhoods. They range in height from one to one-and-a-half stories in height. Materials include brick and stucco, but most have wood siding. Some of the most distinct types of Bungalows that are found include the Craftsman and Cottage Bungalow. The differences are seen in porch designs and in some of the stylistic details that are added. However, most bungalow have these features.

- simple overall building shape, with few attachments
- broad, shallow-pitched, hip and gable roof forms
- deep overhangs with exposed rafter tails
- large dormers
- large porch- cut in from the front, or projecting out from it



A bungalow with a full-width inset porch



A bungalow with craftsman details.

Cottage

A variety of buildings are defined as "cottages." Most were built between 1890 and 1915 and they represent some of the earliest structures in the neighborhood. The layout is generally asymmetrical, with a variety of room sizes. They are usually wood frame, with clapboard siding. Most are one or one-and-a-half stories in height. Some have Craftsman, Queen Anne and Colonial Revival stylistic influences. Typical features include:

- irregular massing
- intersecting roofs
- multiple gables
- bay windows
- projecting porches



A Queen Anne cottage

Victorian

Technically the word "Victorian" refers to the long reign of Queen Victoria, which lasted from 1833 to 1901 and encompassed the rich variety of architectural styles that were popular during the nineteenth century. Architecturally the word "Victorian" evokes the complexity and irregularity seen in the massing and materials of modest homes to large mansions. Those in Davis have Queen Anne or Italianate details.

- complex, asymmetrical massing
- stone foundations
- hipped roof over the main mass form with projecting wings with front facing gable
- front porch with ornamental scrollwork
- bay windows



A Victorian-era, two story house.

Glossary

Accessory Structure: A structure detached from a principal (main) structure located on the same lot and incidental and subordinate to the principal structure of use, including but not limited to garages, carports, storage sheds, gazebos, guest houses, and second dwelling units.

Bay Window: A window or set of windows which project out from a wall forming an alcove or small space in a room: ordinarily begins at ground level, but may be carried out on brackets or corbels. .

Board and Batten: Vertical siding composed of wide boards that do not overlap and narrow strips or battens, nailed over the intersections between the boards.

Bracket: A supporting member for a projecting element or shelf, sometimes in the shape of an inverted L and sometimes as a solid piece or triangular truss.

Canopy: A roofed structure constructed of fabric or other material placed so as to extend outward from a building providing a protective shield for doors, windows, and other openings, supported by the building and supports extended to the ground directly under the canopy or cantilevered from the building.

Clapboards: Narrow, horizontal, overlapping wooden boards, usually thicker along the bottom edge, that form the outer skin of the walls of many wood frame houses. The horizontal lines of the overlaps generally are from four to six inches apart in older houses.

Compatible: Capable of existing together without conflict or detrimental effects.

Conservation: Historic conservation is an approach that is designed to preserve and maintain neighborhood character, fabric and setting while planning for reasonable growth. A historic conservation district can provide a sense of neighborhood stability to modest, well-maintained neighborhoods, such as those within Davis' 1917 boundaries. A historic conservation district is typically a zoning designation that supports planning policy to ensure that new development and renovation are compatible and complementary to the traditional character of the existing neighborhood areas by thorough identification of specific character defining features such as size, mass, scale, façade width, set backs, landscaping, lot coverage and rhythm. . Conservation district guidelines assure that the values the community holds for these neighborhoods will be addressed in future community planning.

Coping: A finishing or protective cap or course to an exterior wall, usually sloped or curved to shed water.

Corner board: A board against which siding is fitted at the corner of a frame structure.

Cornice: A continuous, molded projection that crowns a wall or other construction, or divides it horizontally for compositional purposes.

Deck: An open, unroofed porch or platform extending from a house or other building.

Design Elements: The individual visual components within an architectural composition.

Dormer: A structure set upright in a sloping roof, usually housing a vertical window or ventilating louver.

Eave: The underside of a sloping roof projecting beyond the wall of a building.

Elevation: A mechanically accurate “head-on” drawing of a face of a building or object, without any allowance for the effect of the laws of perspective. Any measurement on an elevation will be in a fixed proportion, or scale, to the corresponding measurement on the real building.

End Post: (corner board) Located at the ending point or corner against which siding is fitted.

Façade: The front or principal face of a building, an side of a building that faces a street or other open space.

Fascia: A flat board with a vertical face that forms the trim along the edge of a flat roof, or along the horizontal, or eaves, sides of a pitched roof. The rain gutter is often mounted on it.

Fenestration: The arrangement and design of windows in a building.

Floor Area Ratio: The relationship of the total floor area of a building to the land area of its site, as defined in a ratio in which the numerator is the floor area and the denominator is the site area.

Guest House: Living quarters or conditioned space within an accessory building for the use of persons living or employed on the premises, or for temporary use by guests of the occupants of the premises. Such quarters may have bathroom facilities, but no kitchen facilities. Such quarters shall not be rented or otherwise be used as a separate dwelling.

Guidelines: Describes the preferred appearance and the expected quality. These are qualitative statements.

Human Scale: The size or proportion of a building element or space relative to the structural or functional dimensions of the human body. Used generally to refer to building elements that are smaller in scale, more proportional to the human body, rather than monumental (or larger scale).

Molding: Any of various long, narrow, ornamental surfaces with uniform cross sections and a profile shaped to produce modulations of light, shade, and shadow. The term also refers to a slender strip of wood or other material having such a surface and used for ornamentation and finishing.

Parapet: A low, protective wall at the edge of a terrace, balcony or roof, typically part of an exterior wall fire wall or party wall that rises above the roof.

Perspective (drawing): A method for representing three-dimensional objects and spatial relationships on a two-dimensional surface as they might appear to the eye.

Pitch: The slope of a roof commonly expressed in inches of vertical rise per foot of horizontal run.

Planter Strip (parkway): A landscape area located between the curb and sidewalk, that is typically 6 to 7 feet in width, where street trees and plant materials are provided. Typical of many of the streets in the 1917 district.

Porch: An exterior appendage to a building, forming a covered approach or vestibule to a doorway.

Preservation: Historic preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity and materials of recognized historical properties. Historic preservation districts are generally created to protect entire areas or groups of historic structures. The majority of structures in a district would be of such historic significance as to meet all of the City's criteria for landmark designation. Guidelines for historic districts address similar issues as those found in conservation guidelines regarding the importance of retaining traditional community character, but also go further by focusing on preserving the historic integrity of individual structures, building sites and their related features.

Public View: The visual perspective of a building or structure from the vantage of a public right-of-way, sidewalk or land used in common.

Roof: The top covering of a building. Following are some types:

- **Gable roof** has a pitched roof with ridge and vertical ends.
- **Hip roof** has sloped ends instead of vertical ends.
- **Shed roof** (lean-to) has one slope only and is built against a higher wall.
- **Jerkin-head** (clipped gable or hipped gable) is similar to gable but with the end clipped back.
- **Gambrel roof** is a variation of a gable roof, each side of which has a shallower slope above a steeper one.
- **Mansard roof** is a roof with a double slope; the lower slope is longer than the upper.

Second Dwelling Unit: Living quarters within an accessory building for owner occupancy or rental. Such quarters may have bathroom facilities and kitchen facilities. An additional parking space is required based on ability to rent and maximum size restriction apply.

Siding: A weatherproof material as shingles, boards or units of sheet metal, used for surfacing the exterior walls of a frame building.

Sightline: Any of the lines projecting from the eye of the viewer to various points on any object in linear perspective.

Site Plan: A plan showing the form, location, and orientation of a building or group of buildings on a site, usually including the dimensions, contours, paving, landscaping, and other significant features of the site (also called the plot plan).

Special Character Area: Streets or neighborhoods within the City that have special character defining aspects such that they can be identified as a unique or separate area. Characteristics may include such things as age of structures, type of construction or types of uses.

Standards: Sets the minimum/maximum requirements based on quantifiable criteria. Usually contained in zoning.

String Course: A horizontal course of brick or stone flush or projecting beyond the face of a building, often molded to mark a division in the wall

Traditional: Reflective of past traditions and customs with regard to the built and social environment. Architecture that is reflective of older building techniques and conventions, such as the placement of parking in a secondary location, from a time when automobile use was less prevalent.

Transom: A window located above a door or larger window.

Visual Continuity: A sense of unity or belonging together exhibited by elements of the built environment because of similarities among them.

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