



Spafford APT – Project Description

Site background

The site is currently undeveloped and is surrounded by commercial buildings on the north, west, south. It is partially adjacent to an existing apartment complex on the eastern boundary. The location offers convenient access to downtown Davis and Highway 80 via Fifth Street.

Vehicle access to the site is available at two points along Spafford Street—one on the south side, and another on the north side, which is shared driveway easement with the adjacent two-story office building to the north.

The proposed development includes 148 residential units in a four-story building. The unit mix consists of studios, one-bedroom units, and one- or two-bedroom loft units. Ground-level amenities include fitness center, lounge, outdoor pool, and bike storage.

The project's unique feature includes one- and two-bedroom loft units with double-height spaces that is designed on the first and fourth floor, providing residents with a distinctive and diverse living choice.

Zoning Compliance

The project complies with zoning regulations related to building height, setbacks, density, floor area ratio (FAR), and lot coverage. The applicant plans to provide 58 parking stalls on-site. In addition, the applicant is requesting the City's consideration for 44 off-site parking spaces along Spafford Street—25 angled and 19 parallel stalls. A reciprocal parking agreement with the adjacent office building is also being pursued to further maximize parking availability.

In total, the project would offer 120 parking stalls to serve the 148 residential units.

Overall, the project aligns with zoning requirements.

Amenities

An outdoor common open space is provided in the center courtyard featuring an outdoor pool area. Additionally, the site includes 118 long-term bike lockers in the building and 38 short-term bike racks, ensuring convenient and secure bicycle storage for residents and visitors.

Building Height

The zoning allows for a maximum building height up to 60 feet. The project is four stories under 60 ft feet at highest point of the parapet. The overall building height meets the zoning guidelines.

Program

The 148-unit, four-story structure has a 77,000 gross building area. The ground level features 31 units, while levels 2, 3 and 4 each has 39 units. The unit mix includes 58 studio, 20 one-bedroom, 60 one-bed loft, and 10 two-bedroom loft, offering a variety of living types.

Exterior Design

The proposed project may appear as a six-story high structure due to the double-height loft spaces on levels 1 and 4; however, per building code definitions, it qualifies as a four-story building. The design follows a clean, modern approach. The upper portion of the structure—comprised of what visually reads as four stories (technically three)—features a rhythmic arrangement of simplified window patterns, while the top floor is distinguished by vertically banded double-height windows that serve as a visual accent.



The primary exterior finish is cement plaster, complemented by thin brick material and cement board siding. At the ground level, double-height windows and vertical elements at the windows defines the base, breaking up the building's overall mass. A deep green accent color is used strategically, paired with a rich brown base brick tone—an earthy palette that harmonizes with the surrounding context.

A central outdoor pool is nestled within a C-shaped building layout, offering easy access for residents. Parking is distributed around the site for convenience. Along Spafford Street, the building opens up in a welcoming gesture, creating a visual and physical connection to both the street and the pool amenity. The architecture relies on minimal yet intentional geometric elements, thoughtfully targeted to the site's context.

Architecturally, the project creates a visual dialogue with neighboring buildings through its simple C-shaped form. The use of horizontal accent siding and clean, modern lines enhances the streetscape while giving the development a distinct and contemporary identity.

Landscape

The overall landscape concept for the project is to create a consistent treatment of all landscaped areas with a high-quality outdoor environment and amenity areas. The project has low-profile shrubs, including screening shrubs, shade, and canopy trees. The proposed covered parking spaces and parking lot landscaping meet the 50% shade requirement since the majority of parking spaces are covered by the building structure.

The project aims to preserve as many of the existing trees as possible on the east and south sides.

Fencing at the property lines

A 6-foot ornamental steel fence will be in place along the eastern and southern edges of the parcel, providing a defined boundary.

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