

Palisades, LLC @ Fermi Place

Project Description

Proposed Project:

The Palisades, LLC project proposes the development of two one-story industrial/warehouse/ office buildings to support high-tech manufacturing operations. Building #1 consists of approximately 12,000 gross square feet of manufacturing, warehouse, and office space, and Building #2 consists of approximately 2,400 gross square feet of warehouse and office support space. The anticipated user is a Davis-based high-technology manufacturing company that designs and builds laser systems used to cut and fabricate medical devices from micro-tubing for the medical device industry.

Both buildings are designed to accommodate industrial and manufacturing tenants requiring high plate heights, flexible interior layouts, and efficient operational space. The proposed uses are consistent with the industrial and manufacturing character of the surrounding area.

Operations:

The operating hours are Monday through Friday 7am to 6pm. The anticipated number of employees is 15 people. On average, about one customer is anticipated to be visiting the facility at a time. Unscheduled deliveries / shipments will visit the property approximately twice a week and will circulate on-site through the vehicular drive aisles.

Architectural Design:

Building #1 utilizes concrete tilt-up construction, which is appropriate for the industrial context and provides a durable and secure building envelope suited for high-technology manufacturing operations. The architectural design employs a restrained material palette that balances functional efficiency with visual compatibility. Exterior materials include painted concrete panels, vertical metal siding, glazing, and accent elements. A neutral color palette of black, white, and warm gray tones is used to soften the concrete massing, while vertical dark-gray metal siding reinforces the project's high-tech manufacturing identity. Wood accent elements and black eyebrow canopies provide visual interest and articulation along the building façade. Green-tinted glazing is incorporated to enhance façade transparency and provide a modern architectural expression.

Building #2 is a prototypical warehouse structure constructed primarily of metal with a small office component. Its architectural materials and finishes are complementary to Building #1 and include metal siding, concrete elements, and painted surfaces, ensuring a cohesive overall development. Building #2 is intended for storage and small operations.

Overall, the proposed project provides a functional, efficient, and visually cohesive industrial development that supports advanced medical device manufacturing while remaining consistent with the surrounding industrial land uses and applicable zoning and design standards.

Site Design:

The site layout is designed to offer a secure location and outdoor spaces for employees while allowing for in-property vehicular circulation and adequate parking. The building is located at the street-side of the property with a large landscape planter / water detention off Fermi Place with the parking field at the back of the site. The site is designed to allow for full vehicular circulation from both driveways and sufficient parking for the user's and City requirements. Outdoor space for employee breaks are included. Planters are provided in sufficient sizes and quantities to total minimum 50% shading in 15 years. The site will be fully fenced by an 8' high metal security fence and motorized gates. Visitor bicycle racks are located by the front entrance to Building #1 and a bicycle locker is located at the rear of Building #1 for employee use.

The civil engineering design includes a new sewer force main to connect to the existing 8" sewer main in Fermi Place. A process waste service line and sanitary sewer service line will connect to a sewer pump station. A domestic water line with meter and reduced pressure backflow assembly will connect to the existing 8" water service stub in Fermi Place. A fire water line will also connect with the existing 8" water service stub in Fermi Place. An irrigation service with meter and reduced pressure backflow will also be installed on the site. The site will be graded to convey the drainage towards the new bio-retention areas located along the project frontage of Fermi Place which will connect to the existing 15" storm drain main in Fermi Place. A retaining wall will be designed along the eastern perimeter of the site due to the drop in grade that abuts the Caltrans property. Frontage improvements will include completing the Fermi Place roadway pavement section as well as new curb, gutter, sidewalk, curb inlets and driveway cuts along Fermi Place immediately adjacent to the project site. Refer to the conceptual civil engineering plans for details.

Justification:

The proposed development of the Palisades, LLC Manufacturing building and Warehouse building are consistent with the existing zoning and land use designations and therefore supports the envisioned development to support this area of the City and surrounding existing features.