

BRETTON WOODS SENIOR APARTMENTS – APPLICANT NARRATIVE/JUSTIFICATION

39660 West Covell Blvd., Davis, CA

Bretton Woods Senior Apartments is a proposed 150-unit affordable senior community located at 39660 W. Covell Boulevard in the City of Davis, Yolo County, California. The property to the east of the site will be the future University Retirement Community or other senior housing provider (residential medium density use lot). To the north, there will be future single family homes on a residential medium density use lot. To the east, there will be a transition buffer corridor followed by agricultural land. To the south, across W. Covell Blvd there is an apartment complex called Saratoga West as well as the University Retirement Community existing senior community in residential medium high density use lots.

The 5.64-acre site is part of a 70-acre 500+ home master planned 55+ senior community approved by the voters of Davis in 2018 and fulfills the affordability obligations of the master development negotiated with the City. The proposed project will support the City's affordable housing requirements and will provide 150 residential units with a combination of studios, 1, and 2-bedroom units appealing to a variety of household sizes.

The residential units are configured in two C-shaped four-story, 75-unit buildings, each containing an interior courtyard. The buildings are set back from W. Covell Boulevard with generous amount of landscaping and exterior walkways. Elevators will be accommodated in each building in order to make all units accessible (or adaptable) to residents. Each building also includes resident laundry and bicycle parking amenities.

A centralized community building is located between the two residential buildings. This community building provides offices for property management and resident services, as well as maintenance and multipurpose areas.

There are two vehicular driveway entrances on the eastern end of the property. These serve the parking area which is provided on the north, west and south end of the residential buildings.

Pedestrian entrances to the site are on the north and south end of Building 2. There is on-site pedestrian circulation between the buildings and will not need to cross drive isles.

All buildings are finished in stucco using a light color palette containing light grays and greens consistent with the Bretton Woods design guidelines. The overall massing of the two 4-story residential buildings is broken into smaller volumes to maximize articulation and to enhance visual interest. There is a clear language on the configuration size and of the windows used to reflect the different levels of privacy of the interior spaces. Living rooms of the larger units are placed on building corners which both provide more natural light as well as a higher level of articulation to the areas that define the building edges. Metal sunshades are placed over the south and west facing residential windows to enhance climate and shading control.

The community building is a one-story volume with a sloping roof with overhangs on all sides of the building. A large trellis extends south toward the central lawn area to both protect and emphasize the main circulation between all three buildings.

This proposed project provides a high-quality residential community that will serve a variety of senior household sizes. Strong community support is expected to continue for the affordable component of the master development that has been widely lauded as meeting a growing need in Davis.