The Promenade is a thoughtfully designed, green, sustainable community on 46.9 acres with 2,200 beds across 700 units including a mix of studio, 2-bedroom and 4-bedroom floor plans ranging in size from 480 to 1,565 square feet. The guiding principle of The Promenade is to provide an environmentally net-positive, low impact neighborhood, encompassing an abundant variety of green spaces and ascending levels of community to promote happiness and general wellness through supporting social connections as well as connections to nature. The project takes advantage of the site's size, scale and unique proximity to both Downtown Davis and UC Davis, major transit corridors, adjacent open space features along the Putah Creek corridor, Davis Bike Loop, and the Arboretum. The residential interior of the site is completely car-free, enabling a green, walkable and bike-friendly neighborhood, which is connected from its east to west endpoints by a verdant, tree-lined winding path, the "promenade."

There are fifty-two residential buildings of different types distributed evenly and in a geometry that, in concert with landscaping, creates a visual border from within the residential zone, the promenade, the various common areas and their natural surroundings. The project is divided into two neighborhoods connected by the promenade path through the overpass. The next level of community is facilitated by buildings assembled organically into clusters of "mini-neighborhoods" creating a variety of uniquely shaped courtyards, each with its own set of qualities and communal or park-like features. The majority of units feature inviting living rooms with large bay windows that overlook these courtyards, encouraging outdoor gatherings and connecting the green outdoor spaces and natural light with the indoor spaces. The courtyards and pathways all feed into the promenade where residents will find a variety of amenities located at various convenient spots alongside the path, encouraging residents to stop and connect on their way home or just as they meander through.

There are 2,384 bike parking spots located throughout the site, at the residential buildings as well as the various recreational and study buildings and other amenities distributed along the promenade. Walking the entire length of the promenade, one will stroll by a plaza with outdoor seating near a food truck pad, a central community center (a large pool surrounded by cabanas, a large gym and study room both overlooking the pool, a kitchen with juice bar and flex-space, a game room, a screening room with a small karaoke speakeasy,) east and west "provisions stations" selling food and necessities to residents, east and west conveniently located site-management offices, a west-side smaller recreation center (with a gym, a second floor study space with a deck overlooking the promenade, a yoga room and a smaller pool,) an outdoor fitness station, and finally on the westerly point, a dog park with a dog washing post. A loop road that surrounds the residential interior provides vehicle circulation, access to parking and connects at a roundabout to an overpass to the UCD campus to the north. There is additional access for emergency vehicles and Unitrans as well as bikers to the Davis bike loop off Olive Drive on the east end of the site.

PROJECT INFORMATION

SITE AREA	2,042,964	SF	
DENSITY	15	DU/AC	
BUILDING TOTAL S	864,725	SF	
FAR	0.42		

OVERALL DEVELOPMENT SUMMARY

	L												TOTAL		
MMARY	Г		HEADQUARTERS											1,686	
	2 I		MARKETING CENTER											1,807	
	 		THE JUNCTION											12,360	
			THE WEST HUB											9,200	
5	ร์	AMENITY PROGRAM	EAST AND WEST FIELD MANAGEMENT BUILDING (2 AT 1,056 SF EACH)								2,112				
- [AWENTT FROGRAM	MAINTENANCE, MANAGEMENT AND STORAGE BUILDING											2,560	
	<u> </u>		PROVISIONS STATION (2 AT 384 SF EACH)												768
4	ŧ		TRASH AND RECYCLING BUI	LDING											2,100
1	L		TRASH ENCLOSURE (16 AT 224 SF EACH)									3,584			
		TOTAL AMENITY AREA (SF)													36,177
			BUILDING A			BUILDING B			BUILDING C						
١,	.	UNIT TYPE/BUILDING	2 x 2A, 4 x 2A.1, 2 x 4A , 4 x 4A.1				2 x 2B, 2 x 2B.1, 2 x 4B, 2 x 4B.1			12 x S1, 4 x S2, 4 x S2 loft, 12 x S3				COUNT	
A a	{	BUILDING COUNT	COUNT 288				24			4				52	
{		TOTAL UNIT COUNT					288			128				704	
5	5	1F SF/BUILDING	· ·			5,342 7,643									
5	2	2F SF/BUILDING				5,279 7,551									
1 9	<u> </u>	3F SF/BUILDING	4,880				5,202 5,685								
		TOTAL SF/BUILDING	15,220			15,823 20,879									
1	- 1	TOTAL BUILDING SF					379,752 83,516							828,548	
	$\overline{}$														
1	- 1		2A*	2A.1	4A	4A.1	2B	2B.1	4B	4B.1	S1	S2	S2-loft	\$3	COUNT
1	- 1	UNIT TYPE	2BR/1BA/2 OR 4 BEDS	2BR/1BA/2BEDS	4BR/4BA/4BEDS		2BR/2BA/4BEDS		4BR/2BA/4BEDS	4BR/2BA/4BEDS	1BR/1BA/1BED	1BR/1BA/1BED	1BR/1BA/1BED	1BR/1BA/1BED	TOTAL / AVG
1	- 1	TOTAL BEDROOMS	96	192	192	384	96	192	192	384	48	16	16	48	1,856
≿	z	TOTAL BEDS	152	192	192	384	192	384	192	384	48	16	16	48	2,200
\	<u> </u>	UNIT SIZE (SF)	809	809	1,567	1,567	1,118	1,118	1,567	1,567	484	591	761	552	1,137
		Units on 1F	48	0	48	0	48	0	48	0	16	16	0	16	240
NIT SU	<u> </u>	Units on 2F	0	48	0	48	0	48	0	48	16	0	16	16	240
		Units on 3F	0	48	0	48	0	48	0	48	16	0	0	16	224
1 -	′	TOTAL	48	96	48	96	48	96	48	96	48	16	16	48	704
		TOTAL UNIT SF	38,832	77,664	75,216	150,432	53,664	107,328	75,216	150,432	23,232	9,456	12,176	26,496	800,144
		UNIT MIX	6.8%	13.6%	6.8%	13.6%	6.8%	13.6%	6.8%	13.6%	6.8%	2.3%	2.3%	6.8%	100%

* 2A has 28 units of 4 beds and 20 units of 2 beds

VICINITY MAP



PROJECT TEAM

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CIVIL ENGINEER (SITE):

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CIVIL ENGINEER (BRIDGE):

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3,584	LANDSCA	·PΕ
,177	L1.01	OVER
	L1.02	LAND
_	L1.03	LAND
	L1.04	LAND
	L1.05	LAND
	L1.06	LAND
	L2.01	LAND
	L2.02	PRELI
/G	L2.03	URBA
_	L2.04	OPEN
	L3.01	EXIST
	L3.02	PREL
	L3.03	PREL
	L3.04	PREL
	l .	

RALL LANDSCAPE PLAN DSCAPE ENLARGEMENTS DSCAPE EMLARGEMENTS DSCAPE ENLARGEMENTS DSCAPE ENLARGEMENTS DSCAPE ENLARGEMENTS DSCAPE NOTES AND CALCULATIONS LIMINARY PLANT PALETTE AN FOREST EXHIBIT N SPACE EXHIBIT TING TREE INVENTORY AND NOTES IMINARY TREE PROTECTION AND REPLACEMENT PLAN

LIMINARY TREE PROTECTION AND REPLACEMENT PLAN LIMINARY TREE PROTECTION AND REPLACEMENT PLAN

PARKING LOT AND HARDSCAPE SHADE CALCULATIONS L4.01 L4.02 PARKING LOT AND HARDSCAPE SHADE STUDY

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PARKING LOT AND HARDSCAPE SHADE STUDY

T SQUARE

Architecture Planning Urban Design

Promenade The

Gateway Davis

Sheet Title: **PROJECT** SUMMARY

> Job No 05/12/2023 Scale

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