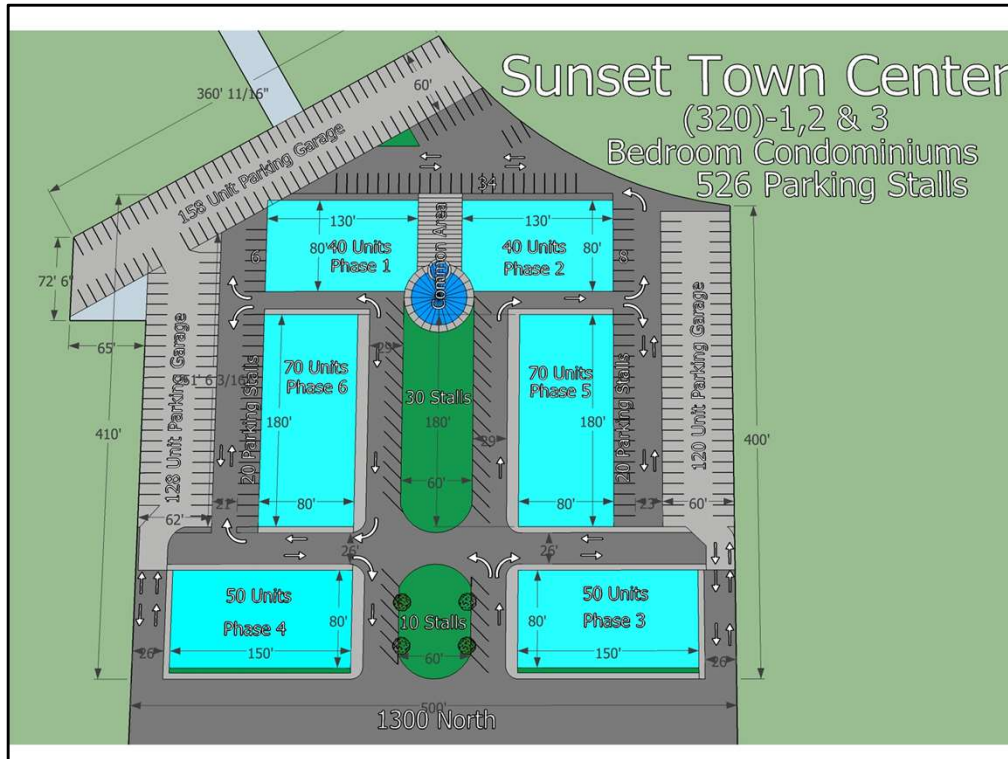
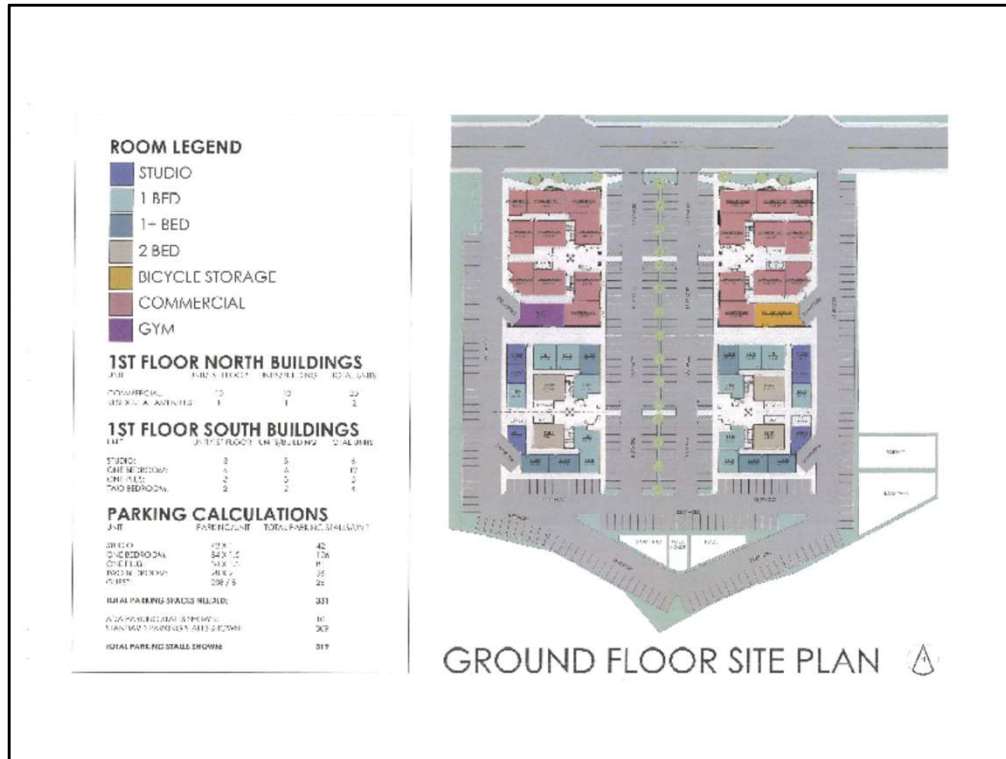


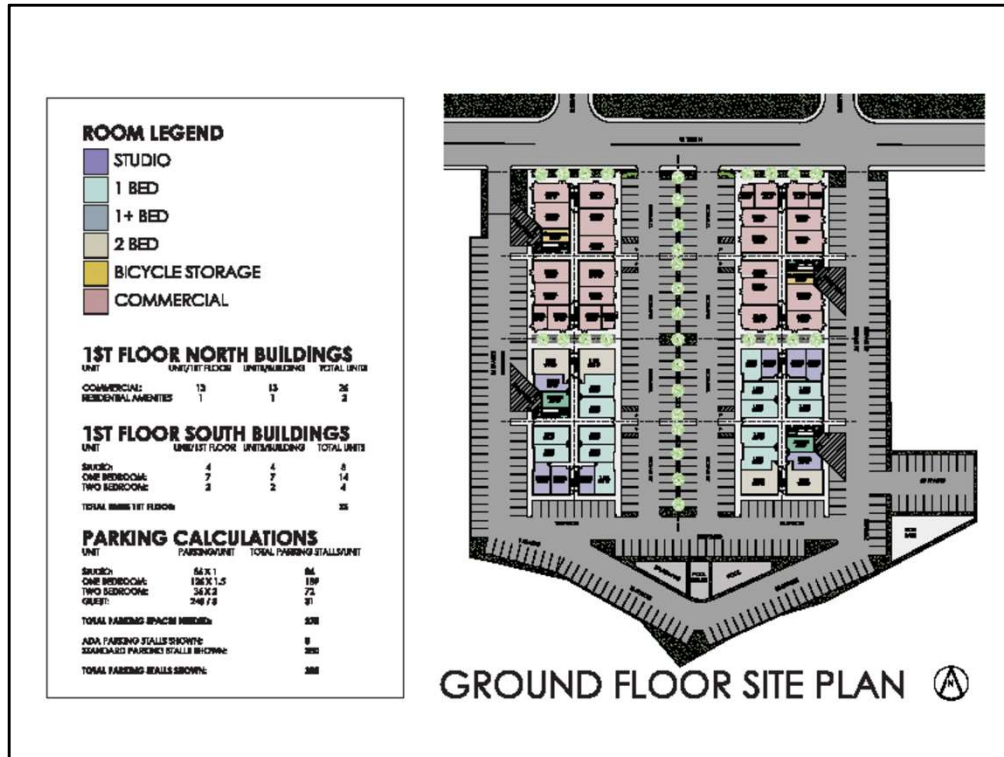


This concept with the green space in the center and parking garages was presented to the Planning Commission & Council and the zone was changed from C-2 Commercial to TC Town Center based on this concept.



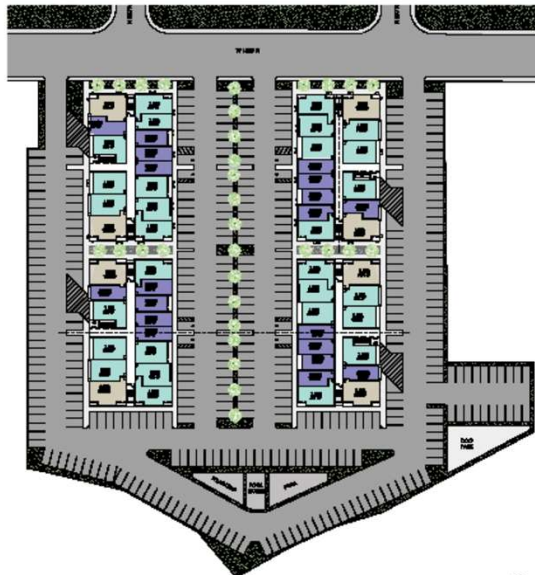
This concept was presented to the Planning Commission who forwarded the proposal on to the Council on condition enough parking spaces were figured out. Notice the green space and parking garages are now absent.





This concept was turned in for the Council meeting of August 4, 2020, but was rejected due to the 5th floor being added (see next page).

- 5th floor was added
- one+ bed. units removed
- the lobby space was removed
- 6 commercial units added
- gym removed
- 1,130 sq ft bike storage reduced to 770 sq ft
- the amenity space adjacent the dog park was changed to parking
- 69 more parking stalls were added for a total of 388



SECOND FLOOR SITE PLAN

ROOM LEGEND

- STUDIO
- 1 BED
- 1+ BED
- 2 BED

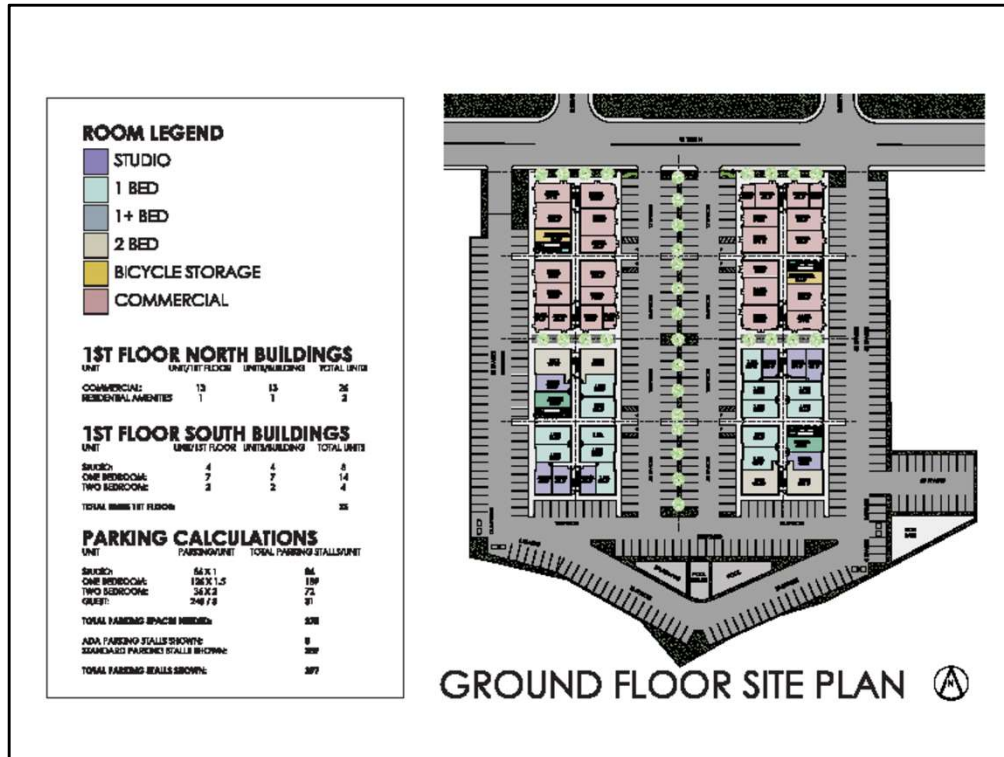
2ND-5TH FLOORS ALL BUILDINGS

UNIT	UNITS/FLOOR	UNITS/BUILDING	TOTAL UNITS
STUDIO:	2	20	80
ONE BEDROOM:	7	28	112
TWO BEDROOM:	2	8	32
TOTAL UNITS 2ND-5TH FLOORS:			224
TOTAL UNITS OVERALL:			268

AMENITIES

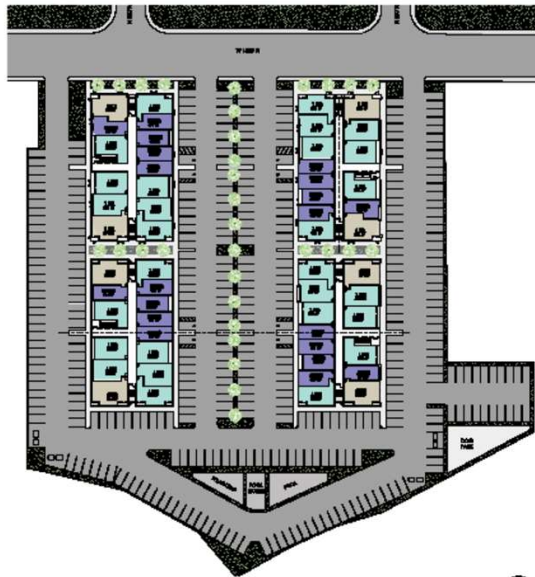
- PUBLIC:
 - SPLASH PAD
 - PARK SHEDS
 - GREEN SPACES
- PRIVATE:
 - POOL & POOL HOUSE
 - INDOOR BICYCLE PARKING
 - DOG PARK
 - PARKING
 - FIRE PITS
 - GREEN SPACES





North Davis Fire District Dep. Chief Taylor pointed out some issues with fire regulations, so this version was submitted to go before the Planning Commission on August 12, 2020.

- 770 sq ft bike storage increased to 1,028 (still 332 sq ft less than original plan)
- the dumpsters are now removed from the buildings and placed at the rear of the lot on the east and west sides
- 9 more parking stalls were added for a total of 397



SECOND FLOOR SITE PLAN

ROOM LEGEND

- STUDIO
- 1 BED
- 1+ BED
- 2 BED

2ND-5TH FLOORS ALL BUILDINGS

UNIT	UNITS/FLOOR	NUMBER OF FLOORS	TOTAL UNITS
STUDIO	2	30	60
ONE BEDROOM	7	30	210
TWO BEDROOM	2	30	60
TOTAL UNITS 2ND-5TH FLOORS			270
TOTAL UNITS OVERALL			270

AMENITIES

- PUBLIC:
 - SPLASH PAD
 - PARK SHED
 - GREEN SPACES
- PRIVATE:
 - POOL & POOL HOUSE
 - INDOOR BICYCLE PARKING
 - DOG PARK
 - PARKING
 - GREEN SPACES

