DATE: October 22, 2019

TO: Architectural Review and Historic Preservation Board

FROM: Shannon Costa, Associate Planner (879-6807 or shannon.costa@chicoca.gov) Community Development Department

RE: Architectural Review 18-32 (The Graduate, Revised) – 344 West 8th Street (APN 004-281-002)

REPORT IN BRIEF

At its August 7, 2019 meeting, the Architectural Review and Historic Preservation Board (ARHPB) voted to deny a request to construct a 56-unit (135 bedroom), six-story apartment building with 59 vehicle parking spaces located on the westerly portion of the block bounded by West 8th Street, West 7th Street, Normal Avenue and Salem Street. The proposed project was denied based on its incompatibility with existing neighborhood characteristics regarding scale and architecture and its inconsistency with the City of Chico Design Guidelines Manual and General Plan.

The applicant filed an appeal of the ARHPB’s decision on August 15, 2019. With the objective of a design satisfactorily consistent with the General Plan and the City’s Design Guidelines Manual, the applicant revised the project for the ARHPB’s consideration. Revisions to the project include elimination of corner masses from the fifth and sixth story of the building, reduction in the number of residential units, elimination of rooftop deck amenities, application of cement lap siding to the north and south building elevations, and the addition of a ground-level commercial suite.

Considering the architectural changes made to the building design, the reduction in the number of residential units, and the additional commercial space, staff believes the project achieves General Plan consistency and recommends that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve the project, subject to conditions.

RECOMMENDATION

Staff recommends that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve of the project, subject to conditions.

Proposed Motion:
I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 18-32 (The Graduate), subject to the recommended conditions therein.
BACKGROUND

The revised application involves construction of a six-story, 53-unit (128 bedroom) apartment complex located at 344 West 8th Street. The site is located on the westerly portion of the block between West 8th Street, West 7th Street, Salem Street and Normal Avenue (see Attachment A, Location Map and Attachment B, Project Description). The property is designated Residential Mixed Use (RMU) on the General Plan Land Use Diagram and is located in the RMU-COS (Residential Mixed Use with Corridor Opportunity Site overlay) zoning district.

The site is currently developed with a vacant commercial restaurant building (The Graduate) and an off-street parking area that would be demolished as part of the proposed project. Surrounding uses include multi-family and single-family residential dwellings, and various commercial uses.

DISCUSSION

Site Plan and Landscaping

The site plan situates the 17,000 square-foot building footprint at the center of the site (see Attachment C, Site Plan). The main body of the structure is setback 15 feet from West 7th Street, 10 feet from West 8th Street and 15 feet from the shared property line. While the bulk of the building is setback 20 feet from Normal Avenue, the ground-level commercial suite appears to encroach into the required five-foot side-yard setback. As such, a condition of approval is recommended (see Condition of Approval #4) requiring final building plans to show a five-foot building setback from Normal Avenue. Vehicle access to the site is via a single controlled entry/exit driveway off West 7th Street. Pedestrian access to the site is provided by a pedestrian walkway from Normal Avenue. Residential facilities and amenities would be located within the building, including vehicle and bicycle parking, trash room, study rooms, lounge, balcony terrace and first-floor cafe. Exterior improvements include a pedestrian walkway, outdoor bicycle parking area and concrete seating area.

Landscaping is proposed around the base of the building (see Attachment D, Landscape Plans). Landscape plans provided by the applicant call for retention of several palm trees and larger street trees. Various trees and shrubs are identified for removal, including several smaller palms, a 72-inch oak tree, and other trees whose species is not identified. All tree removal would be reviewed by the City’s Urban Forest Manager and subject to the City’s Tree Preservation Regulations (Chico Municipal Code (CMC) 16.66). The landscape plan calls for a mixture of ground-cover material along the Normal Avenue frontage, including yarrow, sage and fuchsia, with smaller accent trees including gingko. The side and rear of the building would feature various accent trees to provide an evergreen screen along the rear property line, providing screening for ground-mounted HVAC units. Smaller shrubs would be located close to the building’s footprint, including white camellia and ballerina Indian hawthorn. Bio-filtration storm water management areas would be located behind the building, between the ground-mounted HVAC units. Built-up earthen berms would abut the first-floor front elevation providing visual screening, topographic relief, and a waterproof barrier.
Parking

Vehicle parking for the proposed project would be provided by a ground-floor vehicle parking area including seven standard parking stalls and 52 mechanical-lift parking spaces. A total of 97 bicycle parking spaces are provided, including 72 spaces within an interior bike storage room, and 25 outdoor bicycle racks.

Building Scale and Architecture

The proposed building would be rectangular in shape and include six stories with additional height from parapet and roof-mounted elevator penthouse, reaching 71-feet-tall at the highest point (see Attachment E, Elevations). The structural height limit for the RMU zoning district is 45-feet. Within the -COS overlay, structural heights may be allowed up to a maximum of 65 feet. CMC 19.60.070 (Height Measurement and Height Limit Exceptions) allows for certain projections to extend above the height limit, including elevator penthouses (up to 15 feet), and parapet walls (up to six feet). The building as designed would result in one of the tallest buildings in the City of Chico.

The main body of the building would feature a variety of colors and material types (see Attachment E for material legend). The first-floor exterior finish would feature Concrete Masonry Unit (CMU) brick walls in grey. Exterior finishes for floors two through six would be primarily cement plaster in gray and white (“Cornerstone” and “High Reflective White”). The easterly and westerly building elevations would feature two cement plaster window casings in bright yellow (“Summer Sun”) with decorative wood siding within. Floors two through four of the northerly and southerly elevation would feature Hardie-panel siding in bright green (“Offbeat Green”). Each residential unit would feature a series of double-hung windows with aluminum window awnings in a variety of colors including purple, aqua, yellow, orange and green.

The building’s front entry is identified by a prominent cement plaster mass in red (“Chico Red”) extending the entire height of the building. A perforated metal panel would flank the mass, transitioning onto the roof, over the elevator penthouse. Building elevations indicate expansive signage on the building’s frontage. Future wall signage would be limited to 100 square feet and would be considered under a separate sign permit application.

All exterior lighting appears to be low-intensity and energy efficient (see Attachment F, Photometrics Plan and Attachment G, Light Specifications). A photometrics plan provided by the applicant indicates a series of wall-mounted light fixtures around the base of the building with can-lighting illuminating the front entry. Wall-pack units would illuminate the base of the building at the rear of the site and low intensity bollard lights would illuminate the front entry walkway.

ANALYSIS

General Plan

The project site is identified in the Land Use Element of the General Plan as within the Downtown Central City Opportunity Site and is further identified as within the South Downtown District. Opportunity Sites are expected to be the focus of change and revitalization over the next 20+ years. They are designated on the Land Use Diagram for mixed-use, higher-density residential development, or other land uses compatible with the area’s existing or evolving uses. South Downtown (south of 6th Street) is described as having significant redevelopment potential due to
existing parcel and building sizes. Future development in South Downtown District will include higher density, multi-story, and mixed-use buildings with public open spaces and parking on the interior of lots to create a pedestrian-friendly environment. South Downtown will transition smoothly to North Downtown by way of architectural design, development standards, streetscape improvements, and permitted uses for a more unified and vibrant Downtown.

Requests for new development or redevelopment of property within Opportunity Sites shall be consistent with the identified Opportunity Site vision concepts. While the project challenges several concepts of the Downtown Vision Illustration (see Attachment H, Downtown Vision Illustration) that encourage the preservation of adjacent residential neighborhoods and transitions in development intensity in areas adjacent to residential neighborhoods (Concept #5), the project positively implements several concepts by incorporating a mixed-use element (Concept #3) and intensifying Downtown to accommodate future job and housing growth (Concept #1). The project further satisfies goals and polices of the Downtown Element by supporting the vitality of Downtown (DT-1) by providing a mix of land uses (DT-2.1) and promoting the revitalization of deteriorated buildings (DT-2.5).

**Design Guidelines**

The City’s Design Guidelines Manual is adopted to lend predictability in the design review process. Design Guidelines are intended to guide the aesthetic qualities of development in Chico and maintain its dignified visual character by integrating timeless architectural design with the natural beauty of the surrounding environment. In 2017, and again in 2019 the California State Legislature passed bills aimed at combatting the lack of housing units available in the state (Senate Bills 167 and 330, respectively). These laws expand upon previous housing law and, among other things, compel local jurisdictions to approve any housing project that meets all applicable objective design and development standards (ODDS), unless specific adverse impacts on public health or safety are identified. ODDS are defined as development criteria "involving no personal or subjective judgment by a public official and being uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official." Policy direction and design review findings that rely on terms such as "compatible" and "appropriate scale" are more subjective in nature and do not represent ODDS.

While subjective development criteria cannot be used as a basis for denying or reducing the number of units in a housing development project, the proposed revisions to the massing and scale of the building bring the proposal into closer conformance with the City’s adopted Design Guidelines Manual (see Attachment I, Revised Massing). The revised project has eliminated corner masses at the most visually-prominent perspectives (north and south elevation) which supports a transition in scale and strengthens project compatibility with surrounding building heights, including the neighboring three-story multifamily housing development (Design Guideline (DG) 4.2.12, 1.2.13 and 1.2.11). The additional ground-level commercial suite activates the space at the sidewalk level and provides ground-floor commercial service for residents (DG 4.1.16). The revised project removes roof-top deck amenities which increased the overall height of the structure and relocates these areas to fourth-story which promotes a visual connection to the streetscape (DG 4.1.11) and breaks up massing of the building facade (DG 4.1.23). Overall, the proposed revisions to the project bolster its conformance with Design Guidelines.
REQUIRED FINDINGS FOR APPROVAL

Environmental Review

The project has been determined to be categorically exempt under Section 1.40.220 of the Chico Municipal Code, and pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects). This exemption applies to infill projects which: are consistent with the general plan and zoning; are on sites less than five acres in size within the City limits; substantially surrounded by urban uses; have no value as habitat for endangered, rare, or threatened species; would not create any significant effects relating to traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services.

Architectural Review

According to the Chico Municipal Code Section 19.18.060, the Architectural Review and Historic Preservation Board shall determine whether or not a project adequately meets adopted City standards and design guidelines, based upon the following findings:

1. The proposed development is consistent with the General Plan, any applicable specific plan, and any applicable neighborhood or area plans.

   The proposed project, through its revisions of scale and mass and additional mixed-use element, achieves consistency with General Plan goals and policies that encourage pedestrian scale (CD-3.2) and the improvement of the City’s corridors (CD-2.3). The project further promotes Downtown Vision Illustration Concepts by incorporating a mixed-use element (Concept #3) and intensifying Downtown to accommodate future job and housing growth (Concept #1).

2. The proposed development, including the character, scale, and quality of design are consistent with the purpose/intent of this chapter and any adopted design guidelines.

   While subjective development criteria cannot be used as a basis for denying or reducing the number of units in a housing development project, the revised project has eliminated corner masses at the most visually-prominent perspectives (north and south elevation) which supports a transition in scale and strengthens project compatibility with surrounding building heights, including the neighboring three-story multifamily housing development (Design Guideline (DG) 4.2.12, 1.2.13 and 1.2.11). The additional ground-level commercial suite activates the space at the sidewalk level and provides ground-floor commercial service for residents (DG 4.1.16). The revised project removes roof-top deck amenities which increased the overall height of the structure and relocates these areas to fourth-story which promotes a visual connection to the streetscape (DG 4.1.11) and breaks up massing of the building facade (DG 4.1.23). Overall, the proposed revisions to the project bolster its conformance with Design Guidelines.

3. The architectural design of structures, including all elevations, materials and colors are visually compatible with surrounding development. Design elements, including screening of equipment, exterior lighting, signs, and awnings, have been incorporated into the project to further ensure its compatibility with the character and uses of adjacent development.
Exterior treatments of cement plaster, CMU brick and Hardie trim with vibrant accent colors in bright green, purple, orange and yellow compliment the secondary color scheme adopted by California State University, Chico (CSUC). Transitions in materials, colors and massing break up the building façade and add visual interest and contextual contrast with the surrounding development. Ground-mounted HVAC systems would be properly screened from view with fencing and landscaping. Building-mounted lighting is of low-intensity and directed downward and signage would be reviewed for conformance with the City’s Sign Regulations (CMC 19.74).

4. The location and configuration of structures are compatible with their sites and with surrounding sites and structures, and do not unnecessarily block views from other structures or dominate their surroundings.

The proposed project would introduce a building at a height and scale which would initially appear to dominate its surroundings. The revised project has eliminated corner masses at the most visually-prominent perspectives which strengthens its compatibility with surrounding development and enhances pedestrian orientation. The proposal is consistent with intensities and scale envisioned by the Downtown Element of the General Plan to encourage infill development that will meet the future housing needs of the City and support a vibrant Downtown. The building’s height and scale would be softened over time as surrounding infill and redevelopment of the surrounding neighborhood occur, as is anticipated by the General Plan.

5. The general landscape design, including the color, location, size, texture, type, and coverage of plant materials, and provisions for irrigation and maintenance, and protection of landscape elements, have been considered to ensure visual relief, to complement structures, and to provide an attractive environment.

The proposed landscaping has been considered and would satisfactorily provide visual relief to compliment structures and provide an attractive environment. The applicant proposed to preserve several mature street trees that would provide additional screening and visual relief to the building frontage. Trees proposed for removal would be subject to the replacement requirements of the City’s Tree Preservation Regulations (CMC 16.66).

State Housing Law Findings

Pursuant to Government Code Section 65589.5, when a proposed housing development project complies with applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the housing development project’s application is determined to be complete, but the local agency proposes to disapprove the project or to impose a condition that the project be developed at a lower density, the local agency shall base its decision regarding the proposed housing development project upon written findings supported by a preponderance of the evidence on the record that both of the following conditions exist:

1. The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a “specific, adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written
public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

2. There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.

**RECOMMENDED CONDITIONS OF APPROVAL**

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 18-32 (The Graduate).

2. All wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and similar equipment, shall be screened by appropriate materials and colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.

3. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.

4. Approval documents include pages date-stamped October 22, 2019.

5. Final building plans shall reflect a five-foot side yard setback from Normal Avenue.

6. As required by CMC 16.66, trees removed shall be replaced as follows:
   
   a. On-site. For every six inches in DBH removed, a new 15-gallon tree shall be planted on-site. Replacement trees shall be of similar species, unless otherwise approved by the urban forest manager, and shall be placed in areas dedicated for tree plantings. New plantings’ survival shall be ensured for three years after the date of planting and shall be verified by the applicant upon request by the director. If any replacement trees die or fail within the first three years of their planting, then the applicant shall pay an in-lieu fee as established by a fee schedule adopted by the City Council.

   b. Off-site. If it is not feasible or desirable to plant replacement trees on-site, payment of an in-lieu fee as established by a fee schedule adopted by the City Council shall be required.

   c. Replacement trees shall not receive credit as satisfying shade or street tree requirements otherwise mandated by the municipal code.

   d. Tree removal shall be subject to the in-lieu fee payment requirements set forth by Chico Municipal Code (CMC) 16.66 and fee schedule adopted by the City Council.
e. All trees not approved for removal shall be preserved on and adjacent to the project site. A tree preservation plan, including fencing around drip lines and methods for excavation within the drip lines of protected trees to be preserved shall be prepared by the project developer pursuant to CMC 16.66.110 and 19.68.060 for review and approval by planning staff prior to any ground-disturbing activities.

PUBLIC CONTACT
A notice was published in the Chico Enterprise Record 10 days prior to the meeting date, notices were mailed out to all property owners and tenants within 500 feet of the project site, and a notice was placed on the project site. The meeting agenda was posted at least 10 days prior to the Architectural Review and Historic Preservation Board meeting.

DISTRIBUTION
Internal
Mike Sawley, Senior Planner
Bruce Ambo, Principal Planner
Shannon Costa, Associate Planner
Brendan Ottoboni, Public Works Director
File (AR 18-32)

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The Graduate LLC, Attn.: Garrett Gilliland, email: garret@sfcodes.com
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Interested Parties
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Downtown Chico Business Association, attn.: Melanie Bassett, melanie@downtownchico.com
Dan Herbert, email: dpherbert@csuchico.edu
Mike Guzzi, email: maguzzi@csuchico.edu

ATTACHMENTS
A. Location Map
B. Project Description
C. Site Plan
D. Landscape Plan
E. Elevations
F. Photometrics Plan
G. Lighting Specifications
H. Downtown Vision Illustration
I. Revised Massing
October 25, 2019

Re: 344 West 8th Street, Chico CA ARCHITECTURAL CONCEPTS AND DESIGN APPROACH

FORWARD
The City’s plan to accommodate future jobs and housing growth in a compact and sustainable development pattern relies on infill and redevelopment. The Downtown area is a key opportunity for higher density and intensity of development given its central location, development patterns, and proximity to employment, services, transit, education, and other amenities. This parcel is one of the designated Opportunity Sites which are expected to be the focus of change and revitalization over the next 20+ years. They are designated on the Land Use Diagram for mixed-use, higher-density residential development, or other land uses compatible with the area’s existing or evolving uses.

SITE DESIGN
The proposed design is a 53 unit apartment building consisting of a 5 story Type 3A wood construction over a 1 story Type 1A concrete post-tensioned podium. Auto parking is provided at the ground floor for 59 car spaces, at a greater than 1:1 ratio. Secure indoor bicycle parking is provided for +/-72 spaces, with an additional +/-25 spaces provided at the entry plaza (1:1.6 ratio). A lobby with waiting area, package and mail lockers and a centrally located management office is centered at the main entry. A publically accessible Café, of approximately 1,000 square feet, is adjacent to the main building lobby. This café would serve the residents as well as the general public. Mechanical back of house makes up the rest of the ground floor square footage.

The building mass steps back from the street halfway through the block to give a variation in massing and building size (DG 4.1.15) and also contains a handful of playful “bay windows” on the front and back elevations to provide massing variety (DG 4.1.23 AND 4.2.11).

The entry is placed at the middle of the site and uses a public entry plaza and amenities (benches and bike parking) as well as the existing large oak tree to orient the pedestrian to the street and create a sense of community for the building and neighbors (DG 4.1.11, 4.1.13 and 4.2.32).

The building lobby and manager’s office face Normal Avenue providing a visual and functional connection to the street (DG 4.1.16). The primary pedestrian entry also contains a 2nd floor lounge with a balcony that overlooks the public entry plaza and provides an “eye on the street” for safety and security of the residents and neighbors (DG 4.1.24). The lobby also provides a direct connection to the public sidewalk system, integrating the multifamily project into the public street and sidewalk system (DG 4.1.35) as well as integrating the common open space into the overall site design (DG 4.1.42). A range of building mounted and pedestal landscape lighting would be used to illuminate the common open space at the front entry of the building to provide for a safe and secure environment (night sky compatible)(DG 4.1.44 and 4.2.44).

Although the building does not contain an alley along the back of the project the singular surface garage entrance is placed to the side of the building (7th Street) so as not to diminish the primary streetscape (DG 4.1.22, 4.1.51 and 4.1.61).

This singular vehicular entry eliminates the need for excessive curb cuts and surface parking (DG 4.1.32). As part of the public amenity space at the outdoor entry plaza contemporary site furnishings (“Twig” concrete modular benches) animate the plaza adjacent to the street frontage (DG 4.1.47).
ARCHITECTURE

The architectural massing of the building was reduced at both ends of the building by stepping down the massing of the building, to bring the ends of the building similar in height to their adjacent neighbors. The architectural massing of the building was also reduced to a more residential scale by the use of material and color changes and the articulation of balcony insets and “bay window” extensions from the main building mass. The building employs a classic passive solar strategy of using window awnings on the south-west and north-west elevations to reduce the amount of solar gain on those elevations. The awnings are colored differently across the elevations to add visual interest (DG 4.2.11 and 4.2.22) The colors of the awnings are derived from the rich palette of the University Secondary Color Palette (DG 4.2.31).

The primary entry uses a metal awning that wraps up and over the building, encompassing entry identity, shade structure, signage background and sculpture all in one feature (DG 4.2.14, 4.2.31, 4.2.41 and 4.2.43). The primary entry door will use a bright contrasting color to complement the range of finish colors (DG 4.2.42).

It is the client’s team opinion that this project is a quality example of a compact urban infill development that supports Chico’s General Plan goals and transformation of this designated Opportunity Site. This infill development enhances the existing neighborhood by converting a surface parking lot and tired commercial building into 53 units of much needed downtown housing that is closely connected to the downtown services and campus community. This development makes efficient use of existing infrastructure and public services; increases the viability of transit by adding higher densities and intensities of development; puts more people near existing shops, restaurants and other amenities, thereby reducing vehicle miles travelled and air pollution. We propose that this development follows the intent and spirit of the guidelines of Chico’s General Plan and Design Guidelines Manual and will increase the liveliness and vitality of the downtown community.

Sincerely,
Buddy Williams, Architect, LEED AP

Footnotes:
Chico 2030 General Plan, Chapter 3: Land Use

- Projected Housing Needs. In terms of new housing, an estimated 7,369 additional multi-family residential dwelling units would be required to accommodate a population of 139,713. The future mix of dwelling unit types (single-family/multi-family) is assumed to be similar to the City’s existing mix, with some housing units also provided in mixed-use developments.

- Areas of Potential Change. The General Plan identifies 15 Opportunity Sites that have the highest infill and redevelopment potential in the City. These strategic areas include underutilized transportation corridors, regional retail centers, areas in the City’s core, and other residential, light industrial and mixed-use areas that can accommodate growth. Opportunity Sites provide for a mix of land uses supported by policies intended to ensure gradual and thoughtful transformation over the next 20+ years.
**LANDSCAPE MASTER PLAN**

**REFERENCE NOTES SCHEDULE**

1. **2'-0" DEPTH 3'-0" CROWNED OR BROWN LAVA ROCK PLACED OVER LANDSCAPE FABRIC, SEPARATE THE AREA FROM THE ADJACENT PLANTING AREA WITH A CHA-LEADER.**

2. **BIO-Filtration Storm Water Management Area.**

3. **CONCRETE SEATING AREA WITH COLORED CONCRETE ACCENT.**

4. **BROOKFINISHED CONCRETE ENTRANCE.**

5. **BROOKFINISHED CONCRETE WITH COLORED CONCRETE PERIMETER EDGE PARKING AREA FOR QC BUILDING, INC.**

6. **BROOKFINISHED CONCRETE DRIVEWAY.**

7. **6'-0" HIGH WOOD PLINTH AND GATED GROVE SHOWN.**

8. **SHADOW AREA UP AGAINST THE CHU PARKING GARAGE WILL PROVIDE A WATERPROOFING BARRIER ON BUILDING SLOPE.**

9. **EXISTING STREET TREE TO REMAIN, TY.**

10. **EXISTING PALM TREE TO REMAIN.**

11. **EXISTING TREES TO BE REMOVED.**

12. **EXISTING LANDSCAPE RIGHT OF WAY PARKWAY PLANTING STRIP TO REMAIN AS-IS.**

**CONCEPT PLANT SCHEDULE**

- **1.0 gal.**
- **2.0 gal.**
- **5.0 gal.**
- **10.0 gal.**
- **20.0 gal.**
- **50.0 gal.**

**PLANTING PLAN**

- **THOMAS H. WILKES LANDSCAPE ARCHITECTURE**
- **341 WEST 4TH STREET**
- **CHICO, CALIFORNIA**
- **TOLL FREE: 1-800-868-3558**
- **www.thomaswilkeslandscape.com**

**Attachment D**
The Graduate Multifamily Housing

Building Elevations

1. Cement Plaster
   - Sherwin-Williams Magnetic Gray SW 7058
   - 60% Medium Sand Float Finish
   - To match "Cornerstone" Signature University Color Palette

2. Cement Plaster
   - Sherwin-Williams Rustic Gold SW 6104
   - 60% Medium Sand Float Finish
   - To match "Summer Breeze" Secondary University Color Palette

3. Rainscreen Panel/Balcony Guardrail
   - Painted Sherwin-Williams 6708 Offbeat Green
   - Hardie Trim Random Widths
   - Over Hardie Panel x 10'""

4. Cement Plaster
   - 16/20 Medium Sand Float Finish
   - Sherwin-Williams High Reflective White SW7757

5. Cement Plaster
   - Sherwin-Williams Show Stopper SW 7588
   - 20/30 Fine Sand Float Finish
   - To match "Chico Red" Signature University Color Palette

6. Perforated Metal Panel
   - McNichols Galvanized Perforated or Expanded Metal Panels

7. Wood Siding
   - Redwood, Cedar or Kebony

8. Concrete
   - Concrete Masonry Unit or Poured in Place Concrete with an Architectural Finish

9. Aluminum Window Shades
   - In a mixture of the Secondary University Color Palette

10. Cement Lap Siding
    - Sherwin-Williams 6708 Offbeat Green
     - Hardie Lap Siding with Mitered Corners Painted Sherwin-Williams 6708 Offbeat Green

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**Materials Legend**

- **SINGLE HUNG WINDOWS, TY**
- **CASPENENT WINDOWS, TY**

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**Project Issue Record:**

- Issue Date: October 01, 2018
- Entitlement Set Revised: October 18, 2019
- Scale: 3/32" = 1'-0"
DIABLO LG LED
Architectural Outdoor

FEATURES
- Aluminum Extruded Housing w/ Matte Silver Powder Coat Finish
- Up and Down Lighting
- Heat and Impact Resistant Clear Tempered Glass Outer Diffusers
- 48 LED Round Module w/ On-Board Drivers
- Triac or ELV Dimmable to 10%
- Surge Protector
- CSA Listed Wet Location For Wall Mount Only
- LED Light Fixture

FINISHES
- Antique Copper
- Antique Silver
- Bronze Mist
- Matte Silver
- Metallic Black
- Sand
- Swedish Steel
- Textured Black
- Textured Bronze
- Textured White

LINE DRAWING

For RAL Colors & Custom Match - Contact Teron Lighting Inc.
<table>
<thead>
<tr>
<th>Series</th>
<th>Type</th>
<th>Color temperature</th>
<th>Nominal lumen values</th>
<th>Aperture/Trim color</th>
<th>Trim type</th>
<th>Distribution²</th>
<th>Finish</th>
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</thead>
<tbody>
<tr>
<td>EVO</td>
<td>CYL</td>
<td>27/2700 K</td>
<td>10 1000 lumens, 35 3500 lumens</td>
<td>6R Clear, 6P Pewter, 6WF White</td>
<td>Downlight, Wallwash</td>
<td>WND Very narrow (0.5 s/m²)</td>
<td>LS Semi-specular</td>
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<tr>
<td></td>
<td>30/3000 K</td>
<td>15 1500 lumens, 40 4000 lumens</td>
<td>6R Clear, 6P Pewter, 6WF White</td>
<td>Downlight, Wallwash</td>
<td>WND Very narrow (0.5 s/m²)</td>
<td>LS Semi-specular</td>
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<td></td>
<td>35/3500 K</td>
<td>20 2000 lumens, 45 4500 lumens</td>
<td>6R Clear, 6P Pewter, 6WF White</td>
<td>Downlight, Wallwash</td>
<td>WND Very narrow (0.5 s/m²)</td>
<td>LS Semi-specular</td>
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<td>40/4000 K</td>
<td>25 2500 lumens</td>
<td>6R Clear, 6P Pewter, 6WF White</td>
<td>Downlight, Wallwash</td>
<td>WND Very narrow (0.5 s/m²)</td>
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<td>50/5000 K</td>
<td>30 3000 lumens</td>
<td>6R Clear, 6P Pewter, 6WF White</td>
<td>Downlight, Wallwash</td>
<td>WND Very narrow (0.5 s/m²)</td>
<td>LS Semi-specular</td>
<td></td>
</tr>
</tbody>
</table>

**Optical System**
- Self-flanged semi-specular, matte-diffuse or finishing trim
- Patented Bounding Ray™ optical design (U.S. Patent No. 5,800,050)
- 45˚ cutoff to source and source image
- Top-down flash characteristic
- Polycarbonate lens integral to light engine

**Mechanical System**
- Heavy-gauge aluminum construction
- Ceiling mount and wall mount for direct installation to 4” octagonal or square junction box
- Pendant mount entry for 3/8” National Pipe Thread stem; wires supplied by others
- Unique mounting mechanism at top of cylinders for easy one-person installation
- EDXB driver includes 3-foot DMX signal cable when ordered with FCM or WM mounting option. Fixture includes 10-foot DMX signal cable when ordered with PM or ACC mounting option.
- ACC180 with 15’ 6-gauge power cord for power and 0-10V dimming

**Electrical System**
- Fully serviceable and upgradeable LED light engine
- 70% lumen maintenance at 60,000 hours
- Tested according LM-79 and LM-80 standards
- 2.5 SDCM; 85 CRI typical, 90+ CRI optional
- Overload and short circuit protected
- Dimming wires supplied by others

**Listings**
- Fixtures are CSA certified to meet US and Canadian standards; wet location, covered ceiling, ENERGY STAR certified product.

**Warranty**
- 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C.

**Example: EVO CYL 35/10 6AR MWD LSS MVOLT EZ1 FCM DWHG**

**Voltage**

<table>
<thead>
<tr>
<th>Voltage</th>
<th>Driver²</th>
<th>Mounting</th>
<th>Options</th>
<th>Architectural Colors – Powder Paint³</th>
</tr>
</thead>
<tbody>
<tr>
<td>MVOLT 120</td>
<td>GZ10</td>
<td>SF</td>
<td>Single fuse. Specify voltage. High CRI (90+).</td>
<td>DWHG Matte white (standard)</td>
</tr>
<tr>
<td></td>
<td>GZ1</td>
<td>SF</td>
<td>Single fuse. Specify voltage. High CRI (90+).</td>
<td>DDB Dark bronze</td>
</tr>
<tr>
<td></td>
<td>EZ10</td>
<td>SF</td>
<td>Single fuse. Specify voltage. High CRI (90+).</td>
<td>DBL Black</td>
</tr>
<tr>
<td></td>
<td>EZ1</td>
<td>SF</td>
<td>Single fuse. Specify voltage. High CRI (90+).</td>
<td>DWH Gloss white</td>
</tr>
<tr>
<td></td>
<td>EZ8</td>
<td>SF</td>
<td>Single fuse. Specify voltage. High CRI (90+).</td>
<td>DMB Medium bronze</td>
</tr>
<tr>
<td></td>
<td>EDAB³</td>
<td>SF</td>
<td>Single fuse. Specify voltage. High CRI (90+).</td>
<td>DNA Natural aluminum</td>
</tr>
<tr>
<td></td>
<td>EDAX³</td>
<td>SF</td>
<td>Single fuse. Specify voltage. High CRI (90+).</td>
<td>DSS Sandstone</td>
</tr>
<tr>
<td></td>
<td>EXA³</td>
<td>SF</td>
<td>Single fuse. Specify voltage. High CRI (90+).</td>
<td>DGC Charcoal grey</td>
</tr>
<tr>
<td></td>
<td>EXAB³</td>
<td>SF</td>
<td>Single fuse. Specify voltage. High CRI (90+).</td>
<td>DTG Tennis green</td>
</tr>
<tr>
<td></td>
<td>ECOSZ³</td>
<td>SF</td>
<td>Single fuse. Specify voltage. High CRI (90+).</td>
<td>DMR Tennis red</td>
</tr>
<tr>
<td></td>
<td>ECOS³</td>
<td>SF</td>
<td>Single fuse. Specify voltage. High CRI (90+).</td>
<td>DSB Steel blue</td>
</tr>
</tbody>
</table>

**Series**
- GZ10: 0-10V driver dimm to 10%
- GZ1: 0-10V driver dimm to 1%
- EZ10: edoLED 0-10V ECDrive. Linear dimming to 10% min.
- EZ1: edoLED 0-10V ECDrive. Linear dimming to 1% min.
- EZ8: edoLED 0-10V SOLLED. Logarithmic dimming to <1%.
- EDAB³: edoLED SOLdrive DALL. Logarithmic dimming to <1%.
- EDAB³: edoLED SOLdrive DALL. Logarithmic dimming to <1%.
- EXA³: XPoint Wireless, edoLED 0-10V ECDrive. Linear dimming to 1%. Refer to XPoint tech sheet.
- EXAB³: XPoint Wireless, edoLED 0-10V SOLLED. Logarithmic dimming to <1%. Refer to XPoint tech sheet.
- ECOSZ³: Lutron® Hi-Lume® 2-wire forward-phase driver. 120V only. Minimum dimming level 1%. Minimum lumen 1000/MAXIMUM Lumen 3000.
- ECOS³: Lutron® Hi-Lume® 3-wire or EcoSystem® dimming driver. Minimum dimming level 1%. Minimum lumen 1000/MAXIMUM Lumen 4500.
Concept #1: Downtown Intensification
The City’s plan to accommodate future jobs and housing growth in a compact and sustainable development pattern relies on infill and redevelopment. Downtown is a key opportunity for higher density and intensity of development given its central location, development patterns, and proximity to employment, services, transit, education, and other amenities.

Concept #2: South Downtown District
South Downtown (south of 6th Street) has significant redevelopment potential due to existing parcel and building sizes. The district could benefit from developing a stronger sense of place and from an extension of the pedestrian-oriented character of North Downtown. Future development in South Downtown will include higher density, multi-story, and mixed-use buildings with public open spaces and parking on the interior of lots to create a pedestrian-friendly environment. South Downtown will transition smoothly to North Downtown by way of architectural design, development standards, streetscape improvements, and permitted uses for a more unified and vibrant Downtown. Commercial service and auto-oriented uses in South Downtown will be managed to limit uses that could detract from the pedestrian-oriented character of Downtown.

Concept #3: Mixed-Use Development
Chico residents desire a more livable and mixed-use Downtown where residents can walk to shopping, commercial services, and recreational amenities. The addition of more residential and office uses in Downtown will provide a 24-hour market for commercial success. Methods, such as incentives for new mixed-use development and public/private partnerships, are intended to promote a greater mix of uses in Downtown.

Concept #4: Pedestrian Activity
Pedestrian activity and connectivity is essential to the success of Downtown Chico. The existing street grid pattern, colored crosswalks, bulbouts, and street furniture will be preserved, expanded, and further enhanced with additional amenities such as sidewalk dining, art, shade, and seating. Additional open space areas that are clean and well-maintained will provide small refuges and gathering places on corners and block interiors. Public parking in the Downtown will be easy to find and will facilitate pedestrian access to the central core.

Concept #5: Development Transition at Neighborhood Edges
While Downtown is envisioned to continue growing as an intensive mixed-use center, it is important to protect adjacent residential neighborhoods from potential negative influences caused by increased density and land use intensity. The Downtown Vision Illustration (Figure DT-2) and the Downtown Land Use Diagram (Figure DT-3) call for a transition in development intensity in areas adjacent to existing residential neighborhoods.

Concept #6: Preservation of Historic Buildings
Engaging the public in the identification, preservation, and celebration of cultural and historic resources in Downtown helps maintain the community’s shared value for the unique character and historical integrity of the area. The City supports the preservation and adaptive reuse of historic buildings in order to develop these unique structural assets of Downtown to their highest and best use.

Concept #7: Integrated Parking Structures
A stand-alone parking structure is not conducive to a quality pedestrian environment; therefore, new parking structures will be ringed primarily with ground-floor commercial suites or otherwise integrated into larger mixed-use development projects.

Concept #8: Parking Access and Management
Maintaining an adequate parking supply is integral to supporting a vibrant downtown. Future parking options will include modern, safe, convenient, and identifiable street, surface, underground, and structured parking throughout Downtown.

Concept #9: Traffic Calming
While Downtown relies on adequate traffic volume and flow to maintain its vitality, traffic should not disturb the pedestrian experience. Downtown streets will be designed and improved with consideration for slowing the speed of vehicles, supporting non-vehicular modes of travel, accommodating parking, and providing a safe pedestrian environment.

Concept #10: Relationship with California State University, Chico
CSU Chico blends into the commercial and residential fabric of Downtown due to its proximity. The vitality of Downtown is closely tied to the University’s population of students, faculty, and staff. Collaboration between the University and the City on projects, such as improving pedestrian and bicycle connections to the University, is critical to achieving the Downtown Vision.

Concept #11: Open Space Protection and Enhancement
As Downtown matures and urbanizes, it is important to enhance and maintain public access to open spaces, creeks, parks, and plazas.

Concept #12: Downtown as a Key Transportation Hub
Chico’s Downtown is served by public transit, with multiple routes converging on the Downtown Transit Center. Downtown is and will continue to be an important link in Citywide and regional circulation for all modes of transportation.

Concept #13: Downtown as the Cultural and Civic Community Core
As Chico has grown, the role of Downtown has diversified. In addition to its traditional role as a commercial center, Downtown is also the focal point for local governmental affairs and cultural events for the community. While striving to enhance the economic viability of Downtown, it is important to maintain its central role in cultural and civic activities such as music, art, public meetings, parades, outdoor markets, and festivals.

Concept #14: Enhance Downtown Gateways, Landmarks, and Wayfinding
The network of high-volume streets, some one-way, combined with aging and incomplete signage can make navigating and finding key destinations and parking in Downtown difficult. As a solution, a new wayfinding system with creative signage and landmarks unique to Downtown will be developed to help residents and visitors navigate the area, find destinations and convenient parking, accentuate Downtown gateways, and to strengthen the sense of place and identity of Downtown.
The Graduate
Multifamily Housing

MASSING VIEW FROM NORMAL AVENUE AND 7TH STREET LOOKING EAST

ORIGINALLY SUBMITTED BUILDING VOLUME (OCT. 2018)

REVISION #1 BUILDING VOLUME (APR. 2019)

Attachment I
The Graduate
Multifamily Housing

MASSING VIEW FROM W. 8TH STREET LOOKING NORTH-WEST

Attachment I