

Architectural Review Board  
Sacramento, California

Members in Session:

SUBJECT: Design Consideration for Proposed Office Building on Block  
Bounded by 3rd, 4th, Capitol Mall and "N" Street.

SUMMARY:

The Public Employees Retirement System (PERS) is proposing to construct an office building of approximately 400,000 to 500,000 gross square feet on the subject site. The site is within Redevelopment Area Project No. 3. Although the PERS project is exempt from City regulations, the Redevelopment of the site, certain design considerations within the scope of development. A draft of the scope of development (attached) has been submitted to the Board and City Planning Commission for review and comment.

BACKGROUND:

The one block site is located within a highly urbanized area and surrounded by a mixture of different types of land uses (see attached Land Use Map). The adjacent developments are relatively new buildings and exhibit contemporary designs with extensive use of glass and concrete materials. Currently, the site is primarily used for surface parking except for the approximately  $\frac{1}{4}$  portion occupied by the Capitol Bank of Commerce building. Since the site is within a redevelopment area, the following development standards of Project No. 3 apply:

Land Use Designation - Public Building-- Special Commercial

Maximum Floor Area Ratio - 5 to 1

Building Setbacks - from Capitol Mall: 80'  
from "N" Street: 15'  
from 3rd & 4th: None Specified

Building Number and Height - No limitations

Parking - One Space per 800 gross square feet of floor area

Staff is currently reviewing the Development Standards of the Redevelopment Plan and the attached draft Scope of Development for comment. Staff comments will be presented at the Board's September 19, 1979 meeting.

RECOMMENDATION:

The ARB should consider the Scope of Development and Staff Recommendation to be presented at the meeting and transmit comments to the City Planning Commission.

Respectfully submitted,

Art Gee   
Principal Planner

SACRAMENTO

RIVER

RD

M-2

FRONT

F

C-3-R

M-1

THE

EMBARCADERO

C-3

2ND

R-4R

LINCOLN  
SCHOOL

ST

CROCKER ART  
GALLERY

M-1

R-5

C-2

CAPITOL

ST

ST

MALL

PARK  
LO  
(C11)

3RD

4TH

5TH

6TH

R-5

R-5

ST

C-3

15

SCOPE OF DEVELOPMENT

The Public Employees' Retirement System will construct an office complex on the block on Capitol Mall between 3rd and 4th Streets, bounded on the South by "N" Street. The building complex will be used as the headquarters of the Public Employees' Retirement System and the State Teachers' Retirement System, and will provide for the future expansion of both Systems. In the Sacramento Redevelopment Agency's Redevelopment Plan, Capitol Mall Extension Project No. 3, the block area is indicated as two sites designated parcels H1 and H2. This attachment pertains to the assignment of development rights for H2. It is PERS' intention to acquire H1 from the current owners at the same time as the development rights for H2 are assigned.

Building Mass, Siting, and Usage

The PERS building will be related in size to the higher buildings in the Capitol Area; however, the building's design will incorporate transitional height levels from high to low in order to allow a pedestrian scale of perspective for the project as a whole. Pedestrian scale will also be attained through the use of setbacks, open space, sitting and display areas, works of art and landscaping, as well as design detailing. The building's relationship to Crocker Art Gallery, the adjoining park, Governor's Square, the bridge, and Capitol Mall will be reflected in siting and design.

The proposed building will be between 400,000 and 500,000 gross square feet, and on an interim basis will provide leased space, including potential concession space for commercial tenants, as well as office space for PERS.

The lower levels of the building will house mixed uses to incorporate a sense of openness and accessibility to the public, and to stimulate after-hours usage of the area.

Other than office space, activity areas which will be incorporated into the building include an auditorium, cafeteria/snack areas, conference spaces, a Visitors' Center, an information/employment center, a library, data center, and mail facilities. Activities which may be incorporated include a children's care center day school, a retirement club, and gym facilities.

Potential service tenants may include a bank, credit union, barber/beauty shop, cleaners, post office, restaurant/bar, or travel service.

#### Building Design

The design of the PERS building will be a response to programming needs, site constraints, and surroundings. The building is intended to convey a sense of openness and hospitality and to enhance Sacramento's cultural and architectural presence in the major entry corridor into the City. The design of the building will reflect the character of the area in scale, quality, appropriateness of exterior finishing materials, and color. Design of the ground level space, including a plaza area, will create strong visual and physical links with adjacent properties.

#### Energy Conservation

Every effort will be made to employ all applicable energy conserving techniques in building and site design. All prevailing regulations will be met. Options provided by the site will be considered, i.e., precooling and preheating by use of existing ground water, as well as orientation of the building on the site and impact of solar levels on building surfaces. A computer modeling system will be used to determine trade-offs such as life-cycle costs vs. first costs.

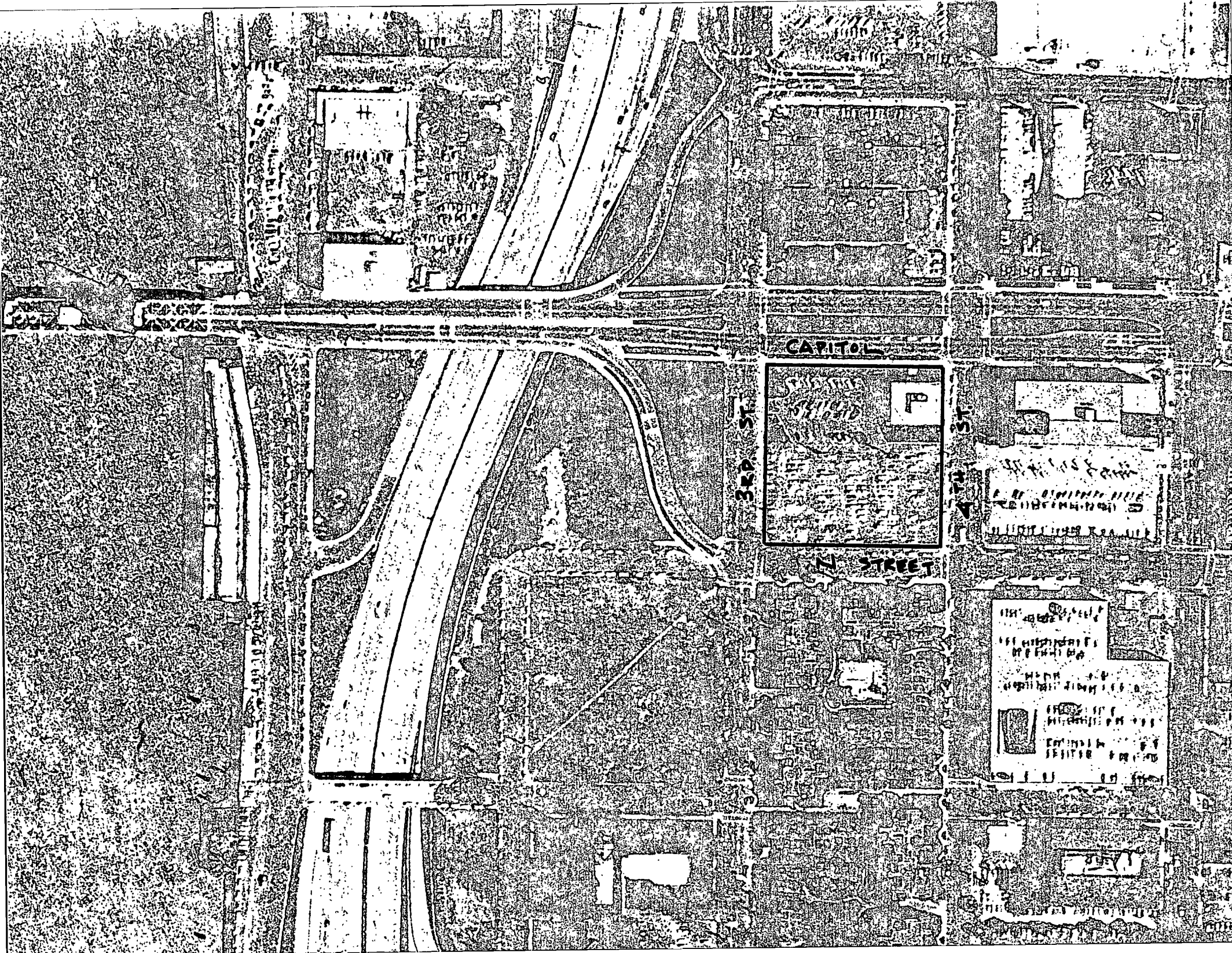
Reduced lighting, task lighting, and landscaped office areas will be evaluated in relation to energy usage. Evaporative cooling and pre-cooling of the building with night-outside air, and a variable air volume system may be considered. A study of options and systems will be used to determine the best methods for the life of the building.

#### Parking/Transportation

PERS proposes to provide parking consistent with the Redevelopment Plan requirement of one parking space for 800 square feet of building, a total of approximately 580 parking spaces. In order to keep the site as open as possible, it is PERS' intention to provide as much parking off the site as possible, limiting the parking on-site to those spaces required for visitors, handicapped, deliveries, and staff cars necessary to be immediately available.

PERS has acquired the Capitol Square Garage located between 4th and 5th, "N" and "O" Streets, which has 785 parking spaces. In accordance with the Redevelopment Agency's actions and Requirements, some of those spaces are already allocated. PERS will allocate the remaining parking spaces to the proposed headquarters building. The additional spaces required will be provided for on the headquarters site. PERS is also in the process of negotiating with the City, the Redevelopment Agency, and the Crocker Art Gallery for additional property on which parking can be constructed.

The project design will include accommodations for Regional Transit, bicycle parking/storage areas, and alternative modes of transport.





THE EMBARCADERO

HISTORIC  
OLD SACRAMENTO  
ST.

LANDSCAPED  
OPEN AREAS

OPEN  
GRASS  
AREA

CROCKER  
ART GALLERY

PARKING  
GARAGE

SACRAMENTO  
UNION

CAPITAL

SUBJECT  
SITE

GOVERNOR  
SQUARE  
RESIDENTIAL  
COMPLEX

4TH ST

MACY'S  
DEPT. STORE

OFFICE  
BUILDING

CROCKER  
BANK

VAN'S  
MARKET  
PARKING  
GARAGE

4TH ST.

OFFICE  
BUILDING

6TH ST.

FEDERAL BUILDING

CAPITOL TOWER

MERCHANT ST

M A

N

O

P