

**DESIGN REVIEW AND PRESERVATION BOARD  
SACRAMENTO, CALIFORNIA  
MEMBERS IN SESSION:**

**ITEM NO. 4  
June 15, 2005**

**DR04-309**

**THE TOWERS ON CAPITOL MALL- PROPOSED  
MIXED USE RESIDENTIAL, HOTEL, AND RETAIL  
DEVELOPMENT**

**REQUEST:**

Review and Comment of two proposed 53-story highrise towers, including 800 condominium units, a hotel, and 85,000 square feet of retail.

**LOCATION:**

301 Capitol Mall  
APN: 006-0141-043  
Central City Design Review District  
Central Business District  
Council District 1

**APPLICANT:**

MulvannyG2 Architecture  
Greg Krape, Architect  
1101 112<sup>th</sup> Avenue NE, Suite 500  
Bellevue, WA 98004  
(425) 463-1411

**OWNER:**

RMS/301 Capitol Mall LLC  
Four Gateway Center, Suite 2200  
444 Liberty Avenue  
Pittsburgh, PA 15222  
(916) 978-0800

**PLANS BY:**

Applicant

**APPLICATION FILED:**

November 4, 2004

**STAFF CONTACT:**

Luis R. Sanchez, AIA, 916-808-5957  
e-mail address: [lsanchez@cityofsacramento.org](mailto:lsanchez@cityofsacramento.org)

Stacia Cosgrove, Associate Planner, 916-808-7110  
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**SUMMARY:** The applicant proposes to construct two, 53-story, high-rise towers for a total of 1.8 million square feet in the Central Business District Special Planning District (C-3-SPD) zone. The 2.43 acre project site comprises the entire block between Capitol Mall and L Street, and 3<sup>rd</sup> and 4<sup>th</sup> Streets in downtown Sacramento. The site is currently developed with a vacant, four-story office building that would be demolished. The project is before the Board at this time for review and comment. The project will be back for final Board review and action in August 2005.

The 53-story towers share a 10-story podium and contain the following uses: 85,000 square feet of retail, up to 800 condominium units, a 276 room, full-service hotel, a 40,000 square foot gym, a 10,000 square foot spa, and a total of 1,100 parking spaces. The project site is not within the Capitol View Protection Corridor area, therefore there is no maximum height limit for construction.

### **PROJECT INFORMATION:**

Existing Land Use of Site: Four-story office building  
Existing Zoning of Site: Central Business District Special Planning District (C-3-SPD)

#### Surrounding Land Use and Zoning:

North: Downtown Plaza Parking Garage; C-3-SPD  
South: Office; C-3-SPD  
East: Office; C-3-SPD  
West: Landscape Lot; C-3-SPD

<u>Setbacks:</u>	<u>Required</u>	<u>Proposed</u>
Front (Capitol Mall):	0'-0"	90' setback from the centerline of Capitol Mall, 26' from the property line, 35' from the existing back of curb
Side (3 <sup>rd</sup> & 4 <sup>th</sup> Sts):	0'-0"	5'-0" from property line, 19'-6" from 3 <sup>rd</sup> Street and 20'-5" from 4 <sup>th</sup> Street (existing back of curb)
Rear (L Street):	0'-0"	5'-0" from property line, 20'-5" from existing back of curb

Property Dimensions: 320' x 326'  
Property Area: 2.42+ net acres  
Height of Building: 615 feet  
Exterior Building Materials/Colors: See color and materials boards  
Parking Proposed/Required: 1,100 spaces/991 spaces

**BACKGROUND INFORMATION:** The project site is currently developed with a vacant four-story office building that will be demolished in order to construct the proposed project. The project requires approval of several Planning Commission level entitlements, including a Tentative Map for Condominiums, a Special Permit to construct the residential units, a Special Permit to construct the hotel, a Special Permit to construct a Major Project over 75,000 square feet, and a Special Permit for helistops.

The Board reviewed The Towers on Capitol Mall proposal at the November 17, 2004 Design Review Preservation Board meeting. The Board had several comments regarding the project, including:

1. If the project is to be phased (Phase I- Including 10-story podium and Tower A, Phase II- Construction of Tower B), the Board would like to review exhibits detailing what the project would look like if only one tower was built;
2. The Board requested that the applicant reconsider the scale of the entry arch at the southwest corner of the project site at 3<sup>rd</sup> Street and Capitol Mall;
3. The Board discussed the historic retail facade at street level.

The applicant will be prepared to discuss at the meeting how these comments have been addressed and what revisions to the elevations have been made since the November 17, 2004 review and comment. In response to the comment made about the use of a historic retail façade at the street level, staff recommends that the podium levels could be made to feel more contemporary by, for example, reducing the number of striations on 3<sup>rd</sup>-5<sup>th</sup> Floor levels between the windows above the storefronts, or eliminating them altogether.

The project was also presented to the City Planning Commission as an information item on March 10, 2005. The primary issues identified by the Planning Commissioners include the following:

1. The Planning Commission asked that more attention be paid to the L Street elevation to ensure that it does not have a "backside of the building" feeling. Each of the four façades of the building should be distinguished by details that contribute to a positive pedestrian streetscape;
2. Potential nodes of pedestrian activity at 4<sup>th</sup> Street and Capitol Mall and 4<sup>th</sup> Street and L Street should be enhanced;
3. There was some minor discussion on the height of the two towers and whether this building would be out of scale with the adjacent buildings, but project representatives pointed out that the proposed building is only 175 feet taller than the Wells Fargo Building at 400 Capitol Mall; if reducing height was a priority then the building could be reduced in height and made more "bulky" at the base in order to achieve the same number of condominium units. The Planning Commission gave no direction to reduce the height of the building but rather expressed the importance of addressing design related issues;
4. The Planning Commissioners expressed appreciation of the pedestrian scale of the 4<sup>th</sup> Street elevation;
5. The Commission responded positively to the introduction of homeownership housing in this part of Downtown, in keeping with the vision of the SACOG Blueprint.

City Council reviewed the project at the Council meeting on May 10, 2005, and primarily discussed policy issues related to highrise residential development in the Capitol Mall area.

**STAFF EVALUATION:** Staff has the following comments:

**A. Site Design**

1. The project site is comprised of the entire block between Capitol Mall and L Street, and 3<sup>rd</sup> and 4<sup>th</sup> Streets in the Central Business District. The site is surrounded by predominantly office and retail/commercial uses. Access to the building's parking garage and loading areas is proposed to be from L Street.

A porte cochere for the hotel is located on 3<sup>rd</sup> Street along with the primary hotel entry. At the corner of 3<sup>rd</sup> Street and Capitol Mall is a large, outdoor plaza area. The retail "canyon" stretches from the plaza area at 3<sup>rd</sup> Street and Capitol Mall to a second, prominent retail entry at the corner of 4<sup>th</sup> Street

and L Street. (See first floor exhibit) There will be retail storefronts on all four sides of the building, but predominantly on 4<sup>th</sup> Street and the Capitol Mall.

2. **Setbacks:** The City Zoning Ordinance does not require building setbacks in the C-3-SPD zone, however the Sacramento Urban Design Plan, CBD, Architectural Design Guidelines recommend a 90' setback from the centerline of the Capitol Mall, a 15'-0" building setback on 3<sup>rd</sup> and 4<sup>th</sup> Street, and there is no recommendation made for L Street. At street level, the proposed building is setback 90' from the centerline of Capitol Mall, a total of 19'-6" from 3<sup>rd</sup> Street (from the existing back of curb), and a total of approximately 20'-5" from 4<sup>th</sup> Street and L Street (existing back of curb). The building complies with the Architectural Design Guidelines recommendations for setbacks at the street level.

The Architectural Design Guidelines also recommend that the building tower be stepped back 140' from the street centerline of Capitol Mall. The project towers are setback 120' and not 140' as the Guidelines recommend, however staff supports the reduced setback because the overall intent of the Guidelines is met. The intent is to ensure that all development in the CBD contributes to making the CBD a unique and special place, and are based upon a series of policies that are stated in the document in Section 3.0. One of these policies is to seek to relate the bulk of new buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction. Staff does not believe that the design of the new building with Tower B setback 30' from the edge of the podium on Capitol Mall will overwhelm the site and the surrounding area and will be in keeping with the intent of the Guidelines.

3. **Parking:** The project is required by the Zoning Ordinance to provide parking for the residential units and hotel use only. The applicant is proposing to include 1,100 parking spaces with the project, located in a basement level and on floors 3-6 of the podium.

- a. Section 9.0 of the Architectural Design Guidelines of the Urban Design Plan states that, "Access to and from auto parking areas should be located on the alley, not on a public street when feasible."

The project site is surrounded on all four sides by public streets and there is no public alley to which to direct auto access. The applicant proposes to locate auto access to the structured parking garage from L Street (north facade), across from the Downtown Plaza parking garage. The parking ramps on L Street are flanked by the building's retail storefronts. The treatment of parking entrances need to be examined closely to ensure that the L Street facade does not take on a "back of house" feeling at the ground level.

- b. Section 9.0 of the Urban Design Plan also states that, "The facade surrounding the garage should be softened through the use of quality materials and landscaping."

The auto entry/exit area utilizes the same quality of materials on the exterior of the facade in that area. Staff has requested a landscape plan in

order to review how landscaping might improve the pedestrian environment at the street level. Please see Section B. Building Design for additional discussion regarding treatment of the parking ramp and loading areas.

- c. Section 9.0 of the Urban Design Plan also states that, "Auto entry gates must be set back at least 20' from the property line."

The site plan indicates compliance with this requirement.

4. **Service Facilities:** City code requires that an off-street loading area be provided for deliveries. The applicant proposes to locate two loading bays along L Street. Development Engineering and Finance staff are examining the project's traffic study to determine if the loading docks can be safely located on L Street and the project may be conditioned such that deliveries will be restricted to off-peak hours.

- a. Section 8.0 of the Architectural Design Guidelines of the Urban Design Plan states that "For major projects, trash storage facilities, loading docks, mail rooms and other service related functions should be located within the interior space."

The proposed dock area is off of L Street. Staff has asked the applicant to provide information as to the location of trash storage facilities and where and when pick-up will occur.

- b. Section 8.0 of the Urban Design Plan also states that "The facade around the service opening should be treated in a decorative manner."

The area around the loading entrances on L Street are currently treated with pre-cast concrete panels and accent metal canopies. Staff has asked the applicant to provide additional information about the treatment of the loading area in order to ensure that it is treated in a decorative manner.

5. **Main Building Entries:** There are retail spaces and entries available on each side of the building (see First Floor exhibit). The primary entryway for the hotel is on the west side of the building along 3<sup>rd</sup> Street. The corner of 3<sup>rd</sup> Street and Capitol Mall is the primary entryway for the retail canyon. The entry consists of a large public plaza space and a staircase that will take visitors from the street up to the second floor of the podium to additional retail and hotel uses. The exhibits indicate that the applicant plans to include public art and a water feature at this location. ~~Staff has requested a landscape plan that includes further details about the plaza area.~~

The south elevation along Capitol Mall is composed of retail storefronts and entryways. The east elevation along 4<sup>th</sup> Street was designed to respond to the pedestrian scale of 4<sup>th</sup> Street on the opposite side of the street, and as such contains retail storefront entries and the primary lobby for the condominiums in Tower B (there is an additional condominium lobby located at the northwest corner of Tower A, adjacent to the hotel uses). Residents may also access the units from elevators in the parking garage.

The retail canyon may also be accessed through a prominent entry at the corner of L Street and 4<sup>th</sup> Street. Staff has requested additional information from the applicant regarding the materials used at this entrance.

- a. Section 7.1 of the Architectural Design Guidelines of the Urban Design Plan states that, "The main access into the building should be prominent in size, use quality materials, and be easily identifiable to reflect a distinctive main building entry. The scale of the entry should relate to the overall width and height of the building base."

The proposed entries, while servicing different uses, comply by distinguishing entryways through use of decorative columns, signage, and metal canopies. With the use of color and texture, the entry is clearly defined. Special paving further delineates the entry for pedestrians. Lighting should be incorporated to further enhance the entry areas.

- b. Section 7.1 also states, "The scale of the building entry should relate to the overall width and height of the building base."

Because this building fronts onto four public streets, the building provides entryways on each side of the building for the myriad different uses. The Board previously expressed concern about the scale of the staircase and entryway at the corner of 3<sup>rd</sup> Street and Capitol Mall.

6. **Landscape Plan:** At the time of the writing of this staff report the applicant is preparing a landscape plan for the project. Staff will review and be prepared to discuss the landscape plan when it is received.

The City Arborist is currently reviewing the proposed project to determine what, if any, conditions should be placed on the project in relation to the existing street trees during construction. No trees on-site are large enough to qualify as heritage trees.

7. **Plaza/Open Space:** There is a large open air plaza space included at the corner of 3<sup>rd</sup> Street and Capitol Mall. While the details of the treatment of the plaza are forthcoming from the applicant, the plaza does comply with the following Architecture Design Guidelines recommendations:

- a. Open plazas should be located at street grade and not substantially raised above or depressed below street grade to allow visual contact and surveillance of the site;
- b. Water elements are encouraged;
- c. Coordinate public art with the overall plaza design.

The plaza is at-grade and plans submitted by the applicant indicate that a water feature and public art is included in the proposal. Consistent with the Guidelines, staff also encourages the applicant to consider retail uses adjacent to the plaza that will have outdoor seating, plant large growing deciduous trees in the plaza to provide access to summer shade and winter sunlight, integrate landscape planters and free-standing pots, provide seating, and provide architecturally compatible lighting to enhance nighttime security.

8. **Bicycle Parking and Storage:** The project will be required to provide bicycle parking per City Code requirements. The location of the bicycle parking is yet to be determined. Staff has requested that additional information as to the location and type of bicycle facilities be provided for review and approval.
- Section 10.0 of the Architectural Design Guidelines of the Urban Design Plan states that "Bicycle locker facilities should be located within the interior space of the building. Access for bicycle commuters should be located at the rear of the building if possible."
  - Section 10.0 of the Urban Design Plan also states that "Decorative short term bicycle parking racks should be provided on site, near the front entry to the building."

The applicant will provide staff with the final proposed location and design of the bicycle racks.

$$\begin{array}{r} 49.5 \\ 20 \overline{) 991.0} \\ \underline{80} \\ 191 \\ \underline{160} \\ 310 \end{array} = 50 \text{ bike spaces}$$

## B. Building Design

9. **Form, Massing/Rhythm and Height:** This project spans an entire city block. Providing planar changes and relief is the key to breaking up this lengthy mass. The applicant proposes a form with a number of planar changes. The building's design aesthetic has a traditional downtown feel at the ground level with the retail storefronts, then a more contemporary aesthetic for the towers themselves. Staff believes that the applicant has developed a cohesive design concept, with a variety of hierarchal elements that express a building base, tower, and building top. The elements on each facade are related through detailing and the use of colors and textures.

Overall, the project is consistent with the following Architectural Design Guidelines (Sections 6.3, 6.4):

- New developments should respect building rhythms of adjacent buildings on the same block face;
- Facades should employ several related rhythms and avoid repetition of one or very few elements at all levels;
- New developments should incorporate the use of strong vertical and/or horizontal reveals, off-sets and three-dimensional detail between surface planes to create shadow lines and break up flat surface areas;
- Large areas of uninterrupted blank surface areas should be avoided;
- Section 5.2.2.8 of the Architectural Design Guidelines of the Urban Design Plan state that building tops "should provide a decorative and distinctive cap to the building."

The proposed building would be the only building on its block, but it attempts to relate to the adjacent properties by providing a pedestrian scale storefront facade on the Capitol Mall, 3<sup>rd</sup> Street, and 4<sup>th</sup> Street sides, and to the extent possible, along L Street. The project incorporates strong horizontal and vertical elements, varied building materials, residential balconies, and planar changes

to provide the level of articulation needed for a building of this size. Staff believes that the proposed tops of both towers are well defined and will contribute to a varied and distinguished skyline for the city. Staff encourages the applicant to consider reincorporating the vertical spire element that was present in earlier versions of the elevations.

The applicant proposes integration of a parking structure into the podium and there are two towers that rise separately from the podium (Towers A and B). The parking levels are integrated into the overall design concept and are located in a basement level and levels 3-6 of the podium. The design of the building is meant to appear complete even if only one of the towers is completed in the near term.

L Street Elevation: Staff recommends that additional attention be paid to the L Street elevation by incorporating a horizontal element between the two retail storefronts on either corner, to tie the elevation together; some element of the retail massing should be continued across the entire façade for continuity and to interrupt the flat surface. This elevation should use the same variation in colored concrete and similar detailing as is used on the other sides of the podium. Staff also recommends that the applicant consider including lit display cases on the L Street façade to provide additional interest for pedestrians. The goal of these recommendations is to prevent the L Street elevation from feeling like the back of the building to visitors and residents and to make this street face more pedestrian friendly.

Height: There are no height restrictions in the C-3-SPD zone in this location since the proposed project is located outside the Capitol View Protection Ordinance boundaries. At 53-stories and up to 615 feet in height, The Towers on Capitol Mall project would be the tallest pair of towers in the Central Business District. Currently, the tallest building in Sacramento is the Wells Fargo Building, located at 400 Capitol Mall. The Wells Fargo Building is 30 stories and 423 feet high.

10. **Materials:** The applicant proposes two, 53-story highrise towers with exterior finishes consisting of concrete, pre-cast concrete, stone, and glass wall systems. The project is consistent with the following general requirements in Section 6 of the Architecture Design Guidelines:

- a. All major projects should utilize compatible materials on all four sides of the building;
- b. More than two colors and materials should be incorporated in a design.

The proposed high-quality materials are used consistently on all sides of the podium and both towers. The proposed palette provides a cohesive blend of colors and textures. Warm browns, taupe, and beige tones of precast concrete are accented with stone accents at the base of the building and on the canyon flooring. Concrete paving will also be used in charcoal, beige, and rustic brick colors. Dark and anodized metal accents will be used on the towers and podium and as accent canopies and column covers.

**11. Fenestration:**

- a. Section 6.2 of the Architectural Design Guidelines of the Urban Design Plan states that "New developments should provide for a hierarchy of horizontal and vertical expression. Patterns should reflect changes in form and proportion."

The project fenestration has been utilized to define architectural elements of the building and to break up the mass horizontally and vertically. The façade is enhanced with both horizontal and vertical lines which accent the fenestration.

- b. Section 6.2 of the Architectural Design Guidelines further states that "New developments should avoid relentless grids and "eggcrate" fenestration."

The proposed fenestration is varied with the use of color, materials, and size of windows in the curtain wall system.

- c. Section 7.1 of the Architecture Design Guidelines state, "Ground floor building entry windows and doors must be transparent glass (minimum visible transmittance percentage of 78%."

The materials board information provided by the applicant indicates that the project is consistent with this guideline.

**12. Building Lighting:**

Section 7.6 of the Architectural Design Guidelines of the Urban Design Plan states:

- a. Light fixtures should be located and designed in a manner to prevent vandalism;
- b. Light fixtures adjacent to public streets or alleys should be high quality and complement the architectural style of the building;
- c. Other lighting to establish architectural design or detailing of the building, storefront, etc., such as bounce lighting, neon, or back lighting are permitted.

Staff encourages the applicant to utilize lighting to accent the building elements. Staff has requested that the applicant submit additional details regarding proposed lighting for the building and the public plaza.

- 13. Signage:** The applicant has indicated the general location of attached signage on the project elevations and will be required to provide a comprehensive signage program for review by staff.

**PROJECT APPROVAL PROCESS:** This project is before the Board for review and comment.

1. Environmental Determination:

An Environmental Impact Report (EIR) is currently being processed for this project and is currently available for public review. The 45-day public review period will end on June 17, 2005.

A number of issues are reviewed with the environmental review process, including traffic/circulation, aesthetics (including how the views of downtown Sacramento might change as one approaches from outlying areas), air quality, light and shade, and cultural resources. Where possible, mitigation measures will be applied to bring project impacts to a less-than-significant level.

2. Public/Neighborhood/Business Association Comments

Adjacent property owners, SOCA, NAG, and other neighborhood associations were informed of the project and noticed for this review and comment meeting. Comments have been received from Central City Alliance of Neighborhoods (CCAN): "We welcome the project. Design may be an issue at some point." Comments were also received from the State Historic Capitol Commission: "My concern is the height in proportion to the area, the view corridor down Capitol Mall and other buildings downtown." No other comments had been received as of completion of this report.

Report Prepared By,

Report Reviewed By,

  
**Stacia Cosgrove**  
Associate Planner

**Luis R. Sanchez, AIA**  
Design Review Director

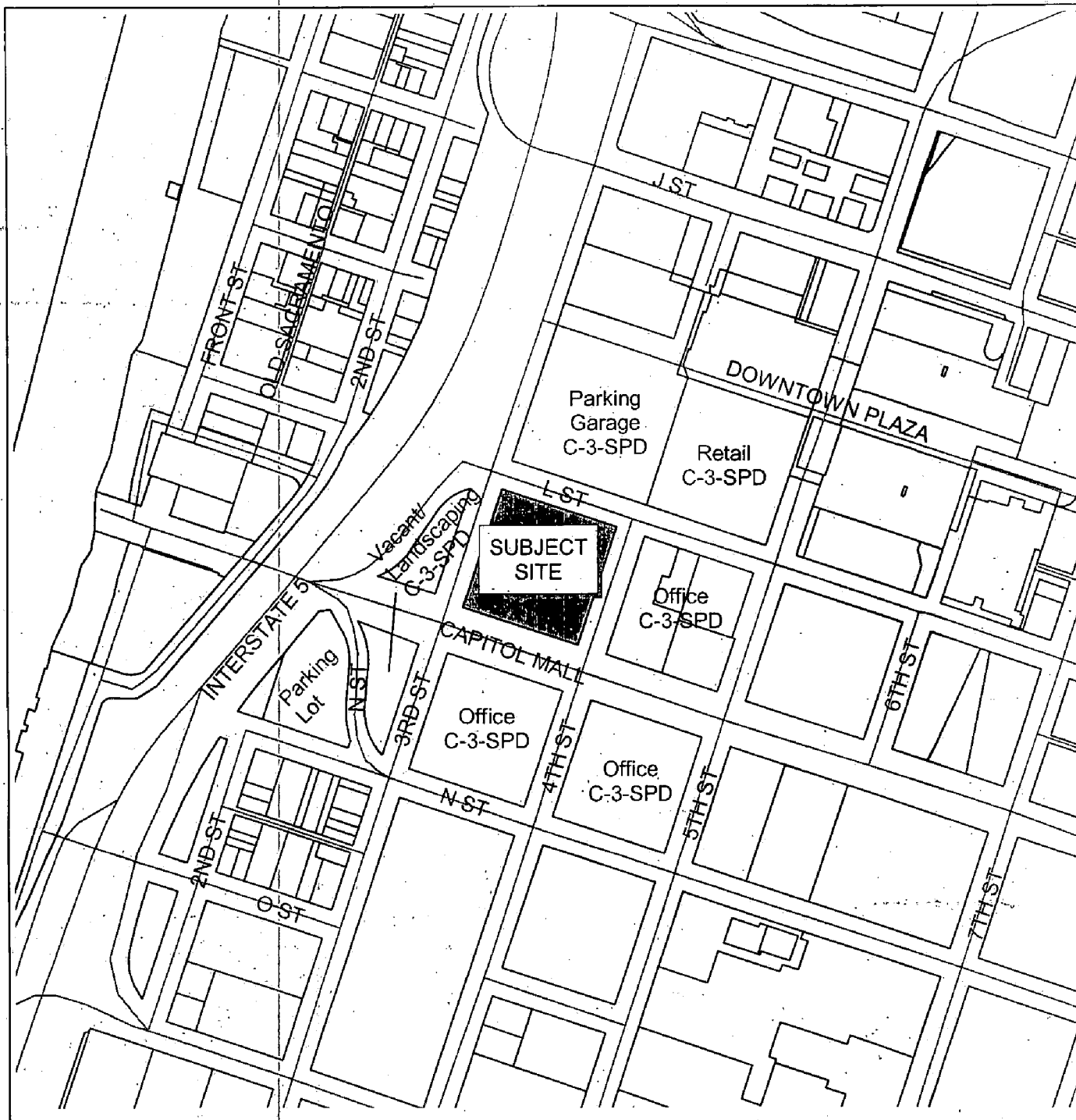
Attachments:

- Attachment 1 Vicinity Map/ Land Use and Zoning Map
- Attachment 2 Project Drawings
- Attachment 3 Design Concept Letter



Vicinity Map  
The Towers on Capitol Mall  
P04-221



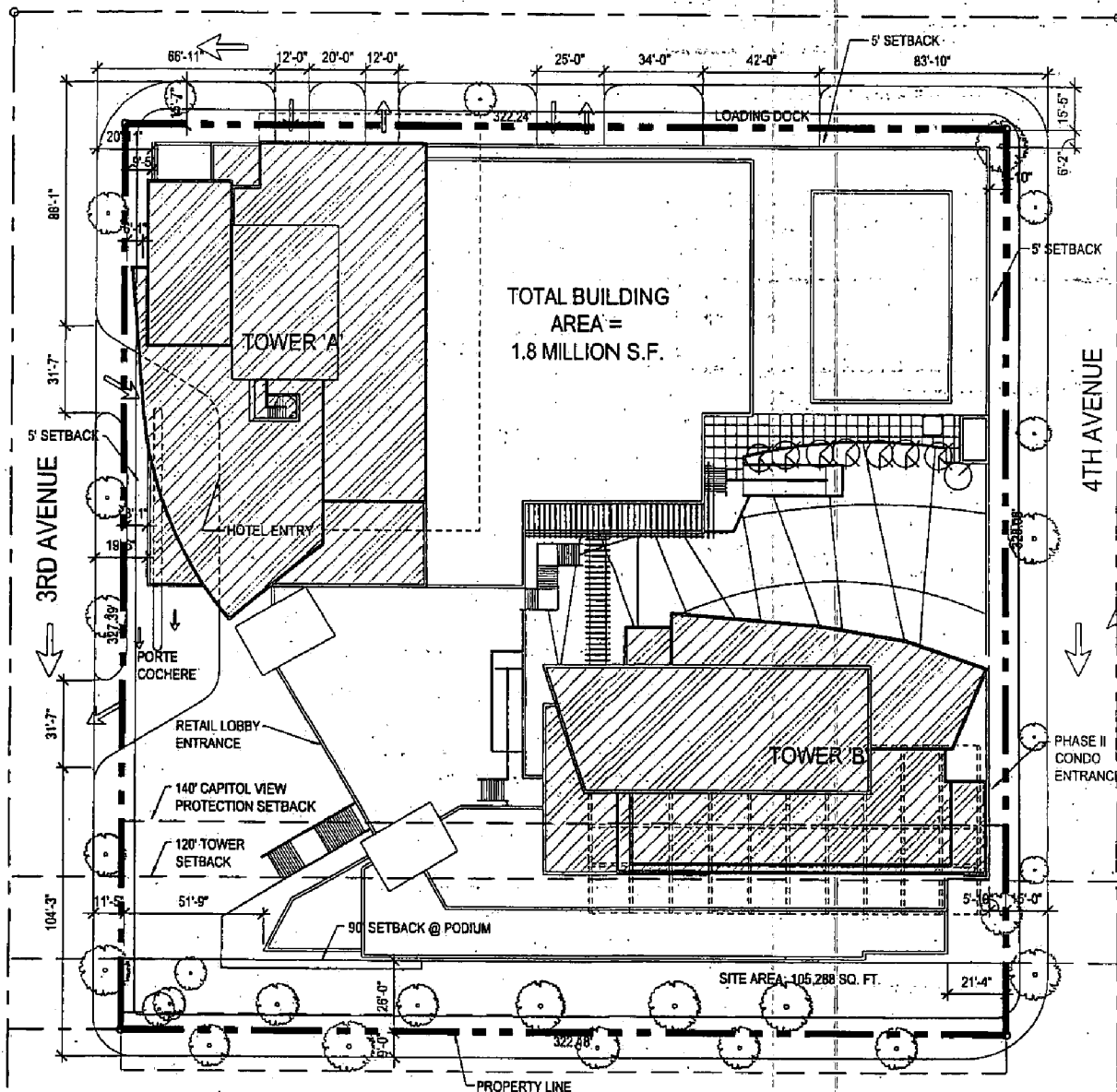


Land Use & Zoning  
P04-221  
The Towers on Capitol Mall

0 500 1000 Feet



L' STREET

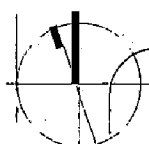


TOTAL BUILDING AREA = 1.8 MILLION S.F.

SITE AREA - 105,288 SQ. FT.

CAPITOL MALL

N71°35'22"W 402.53'



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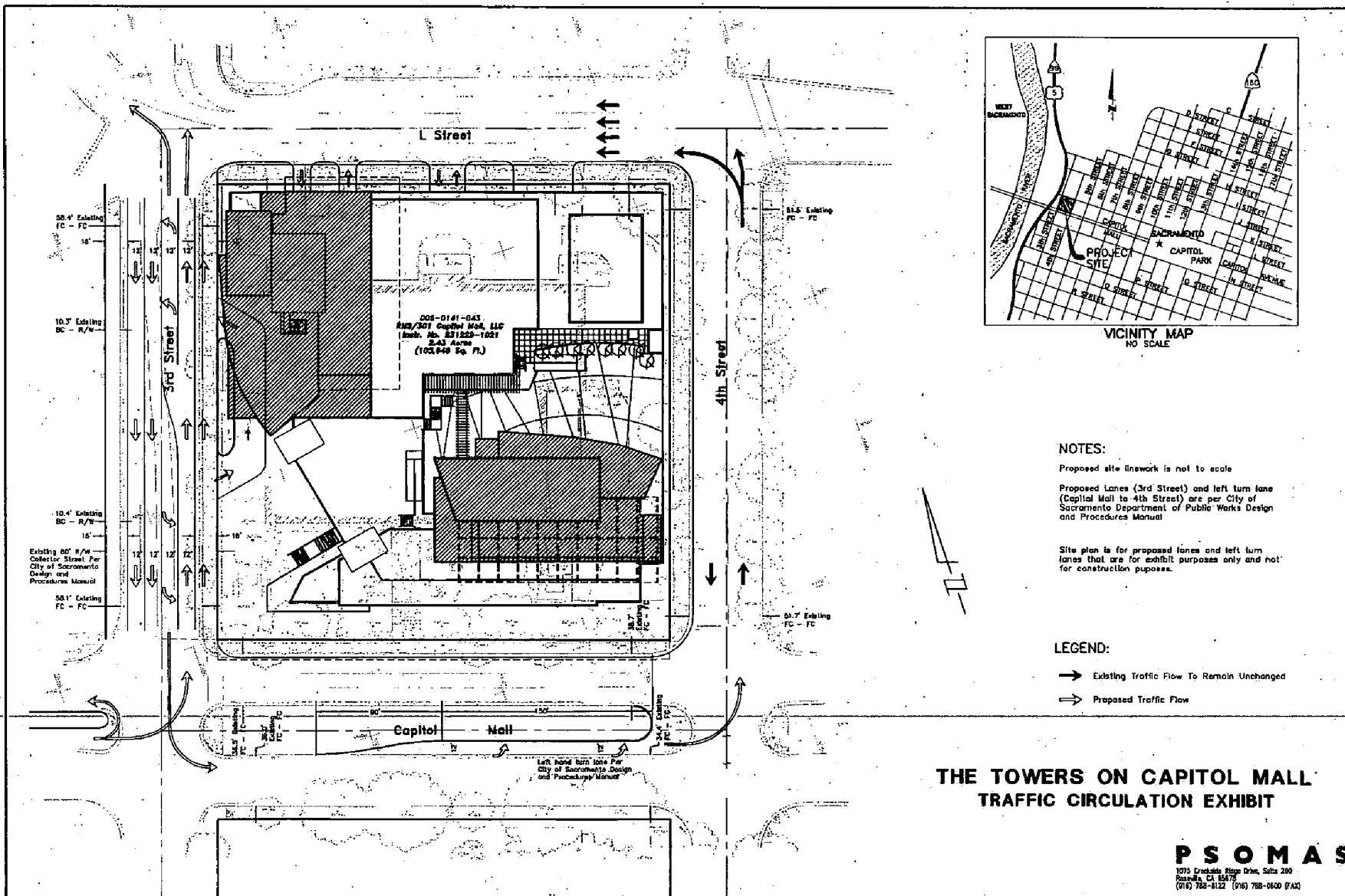
**MULVANNY G2** ARCHITECTURE

1110 112TH AVE. NE | SUITE 500  
BELLEVUE, WA | 98004  
1.425.463.2000 | 1.425.463.2002

THE TOWERS on Capitol Mall  
DESIGN REVIEW SET

04-1217-01  
PM:  
11/01/04

SITE PLAN 1/40" = 1'-0" **A102**



**NOTES:**

Proposed site linework is not to scale

Proposed Lanes (3rd Street) and left turn lane (Capitol Mall to 4th Street) are per City of Sacramento Department of Public Works Design and Procedure Manual

Site plan is for proposed lanes and left turn lanes that are for exhibit purposes only and not for construction purposes.

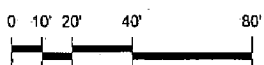
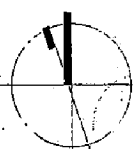
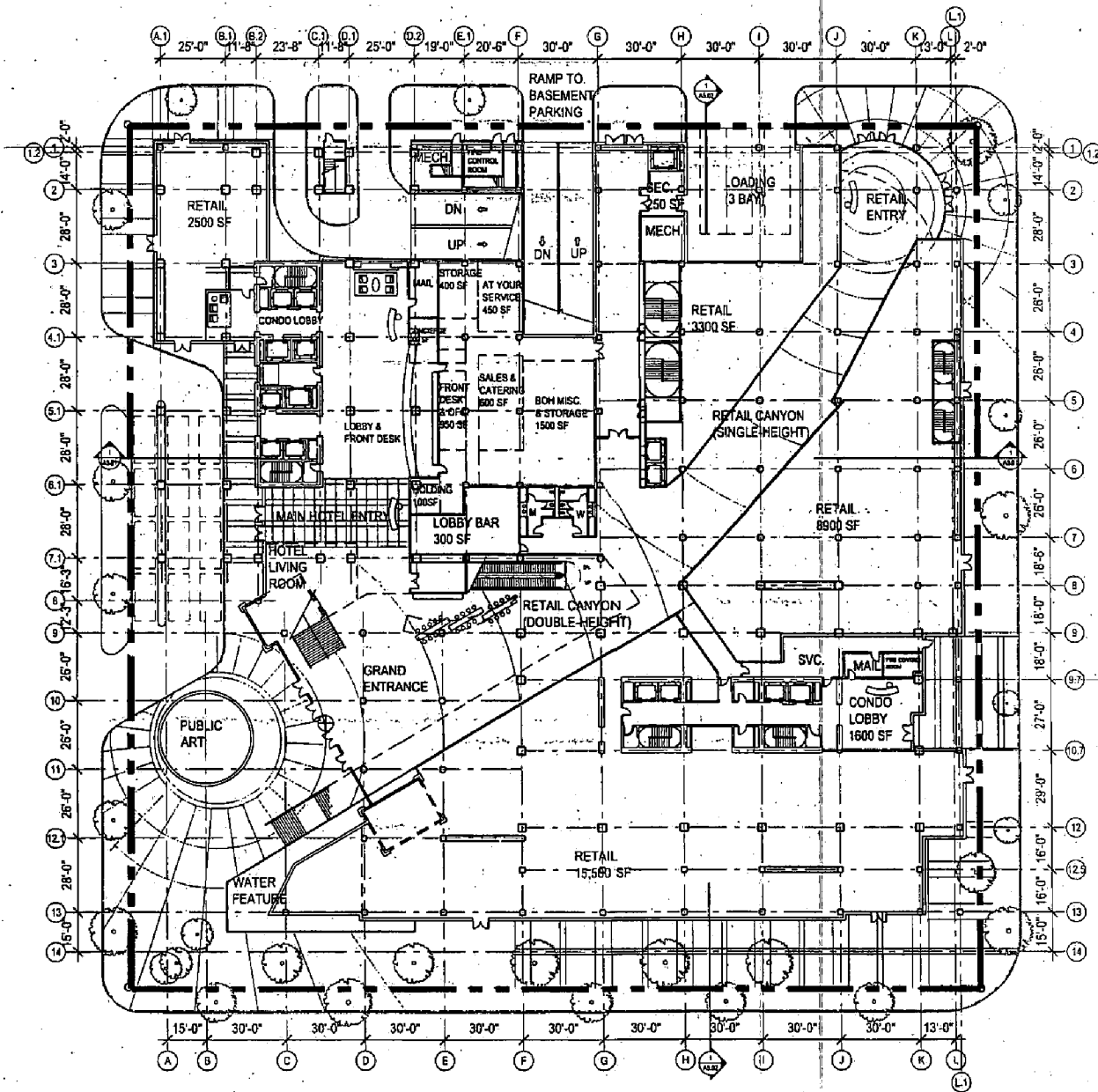
**LEGEND:**

→ Existing Traffic Flow To Remain Unchanged

⇨ Proposed Traffic Flow

**THE TOWERS ON CAPITOL MALL  
TRAFFIC CIRCULATION EXHIBIT**

**PSOMAS**  
 1075 Erskdale Ridge Drive, Suite 200  
 Roseville, CA 95678  
 (916) 788-8122 (916) 788-0600 (FAX)



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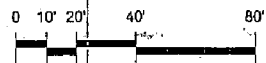
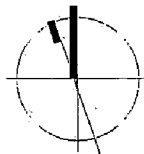
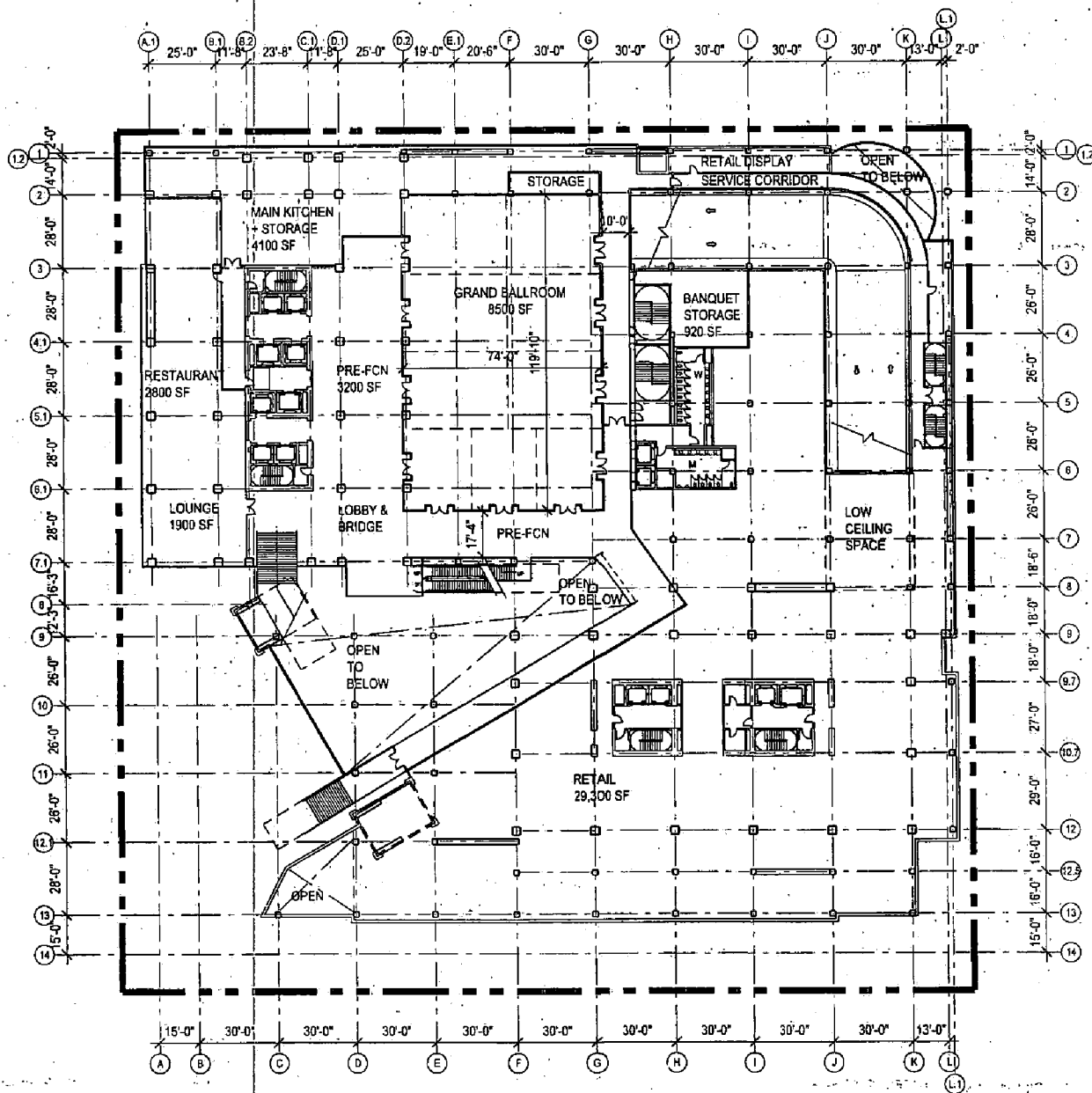
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BELLEVUE, WA | 98004  
1425.463.2000 | 1425.463.2002

**THE TOWERS on Capitol Mall**  
DESIGN REVIEW SET

04-1217-01  
PM:  
11/01/04

FIRST FLOOR PLAN 1/40" = 1'-0"

**A201**



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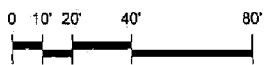
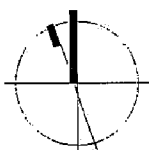
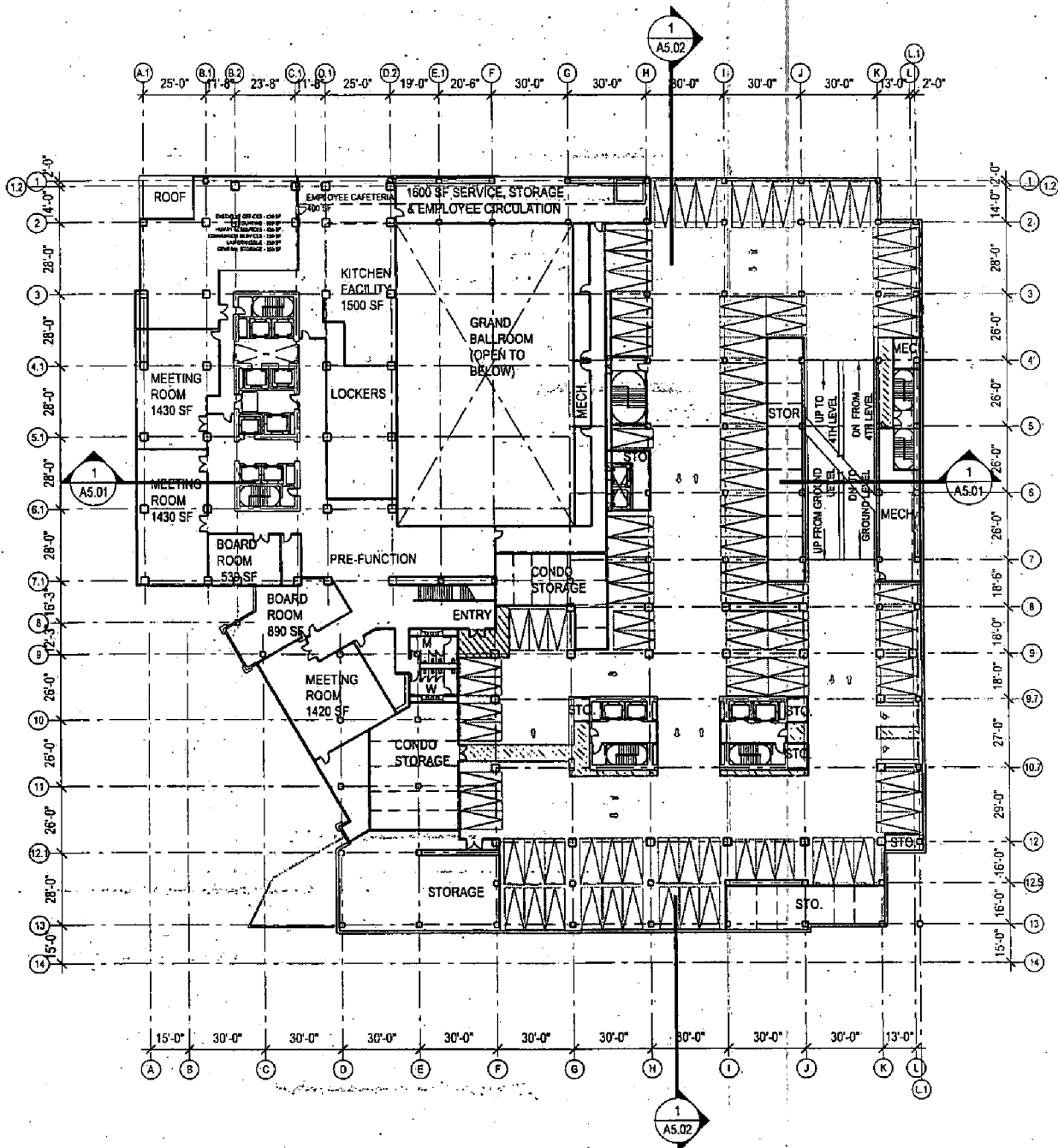
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P 425.463.2000 | F 425.483.2002

THE TOWERS on Capitol Mall  
DESIGN REVIEW SET

04-1217-01  
PM:  
11/01/04

SECOND FLOOR PLAN 1/40" = 1'-0"

A202



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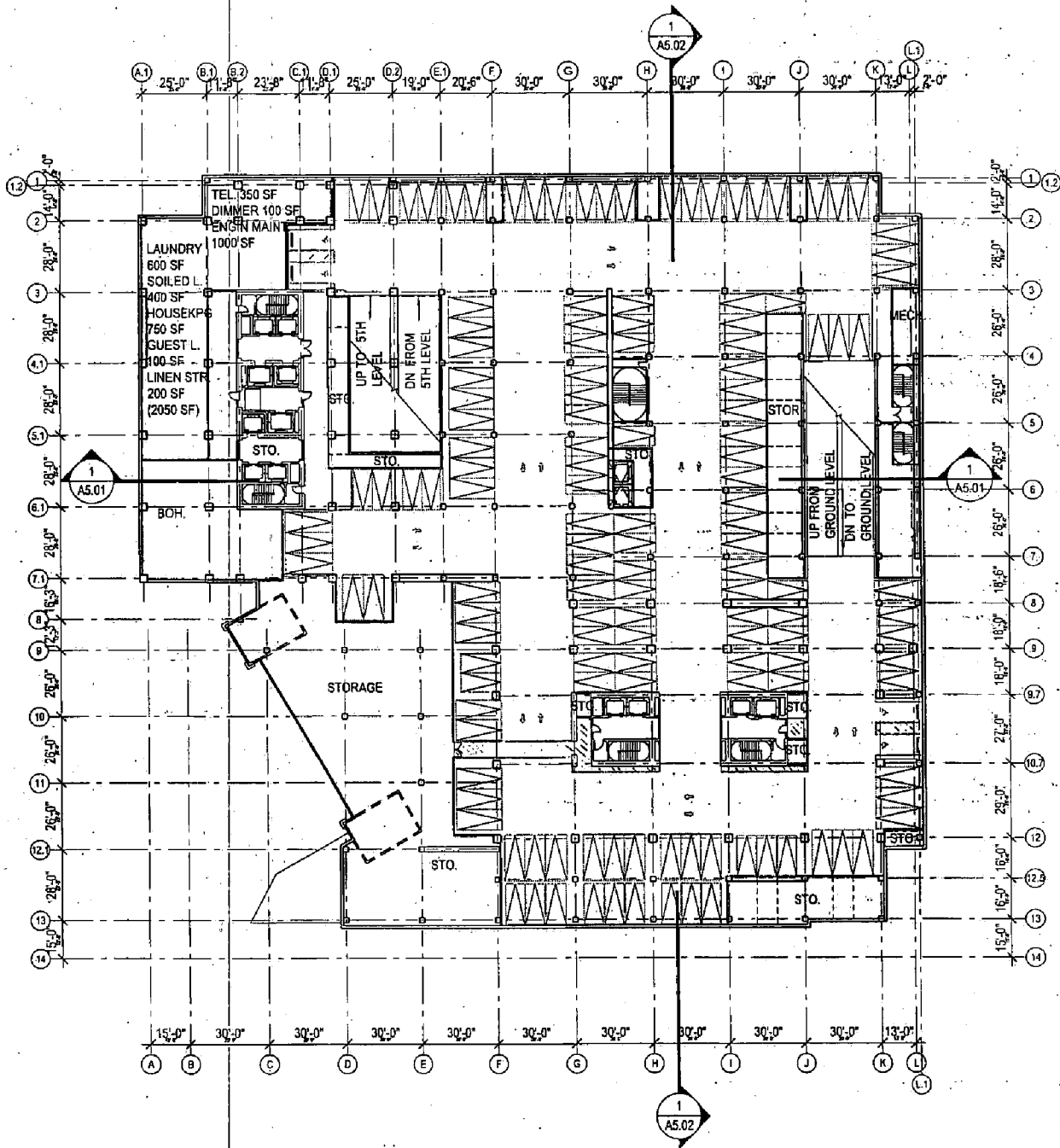
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 ARCHITECTURE

THE TOWERS on Capitol Mall  
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THIRD FLOOR PLAN 1/40" = 1'-0" **A203**



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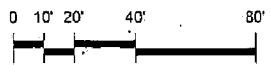
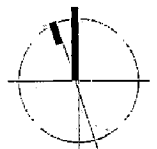
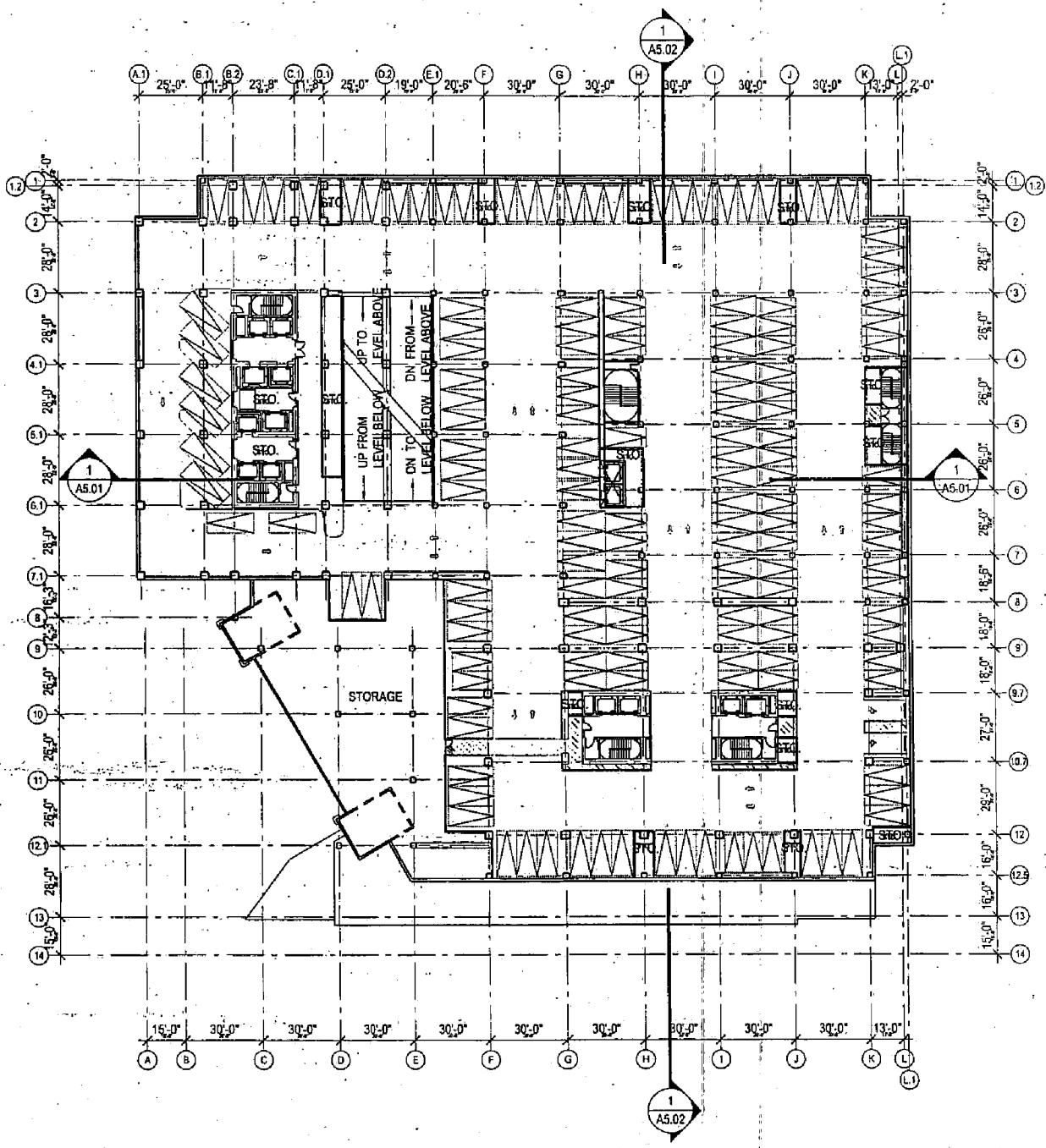


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4TH FLOOR PLAN 1/40" = 1'-0" **A204**



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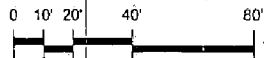
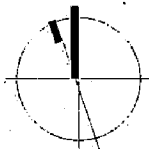
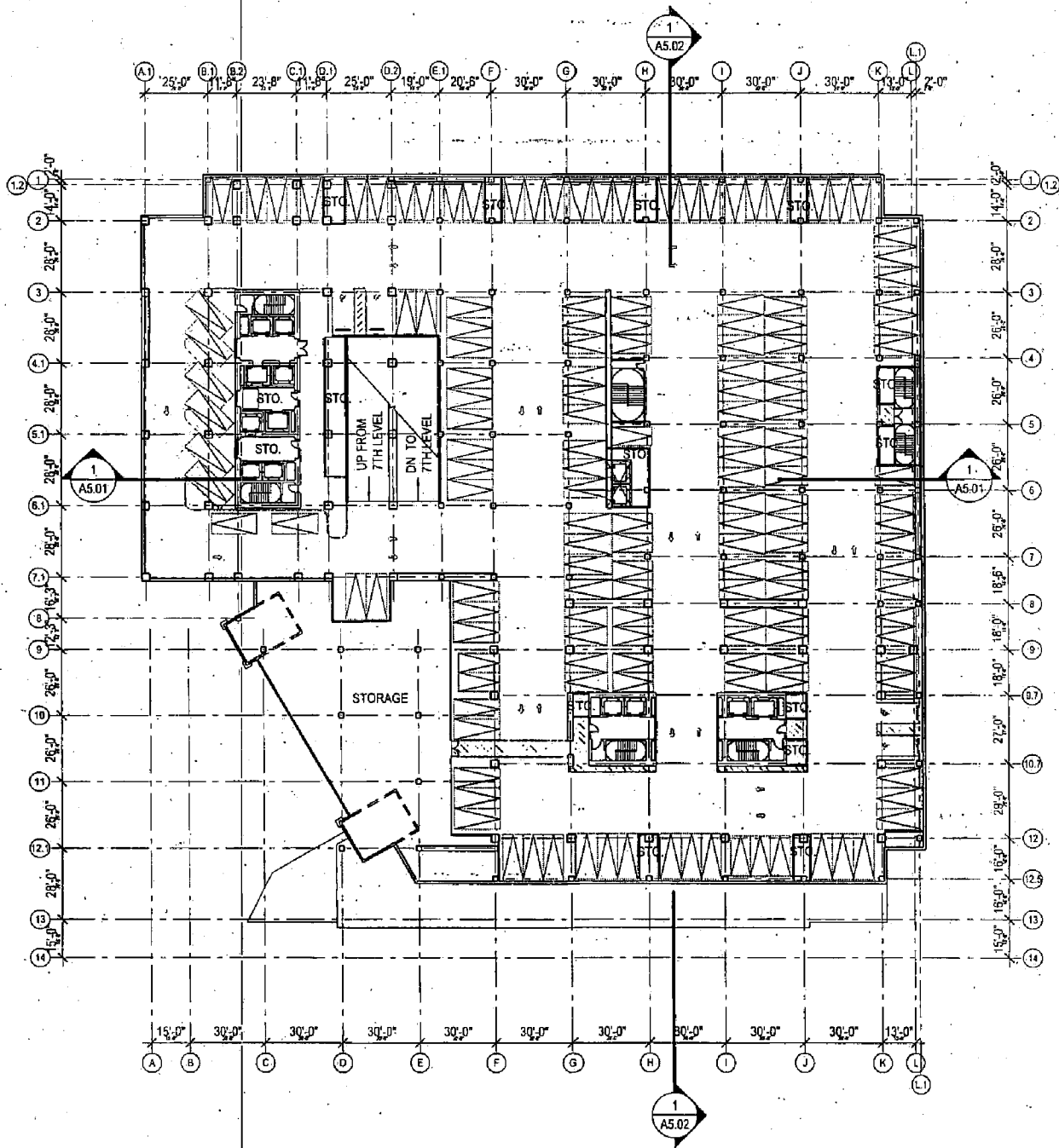
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ARCHITECTURE

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5TH - 7TH FLOOR PLANS 1/40" = 1'-0" **A205**



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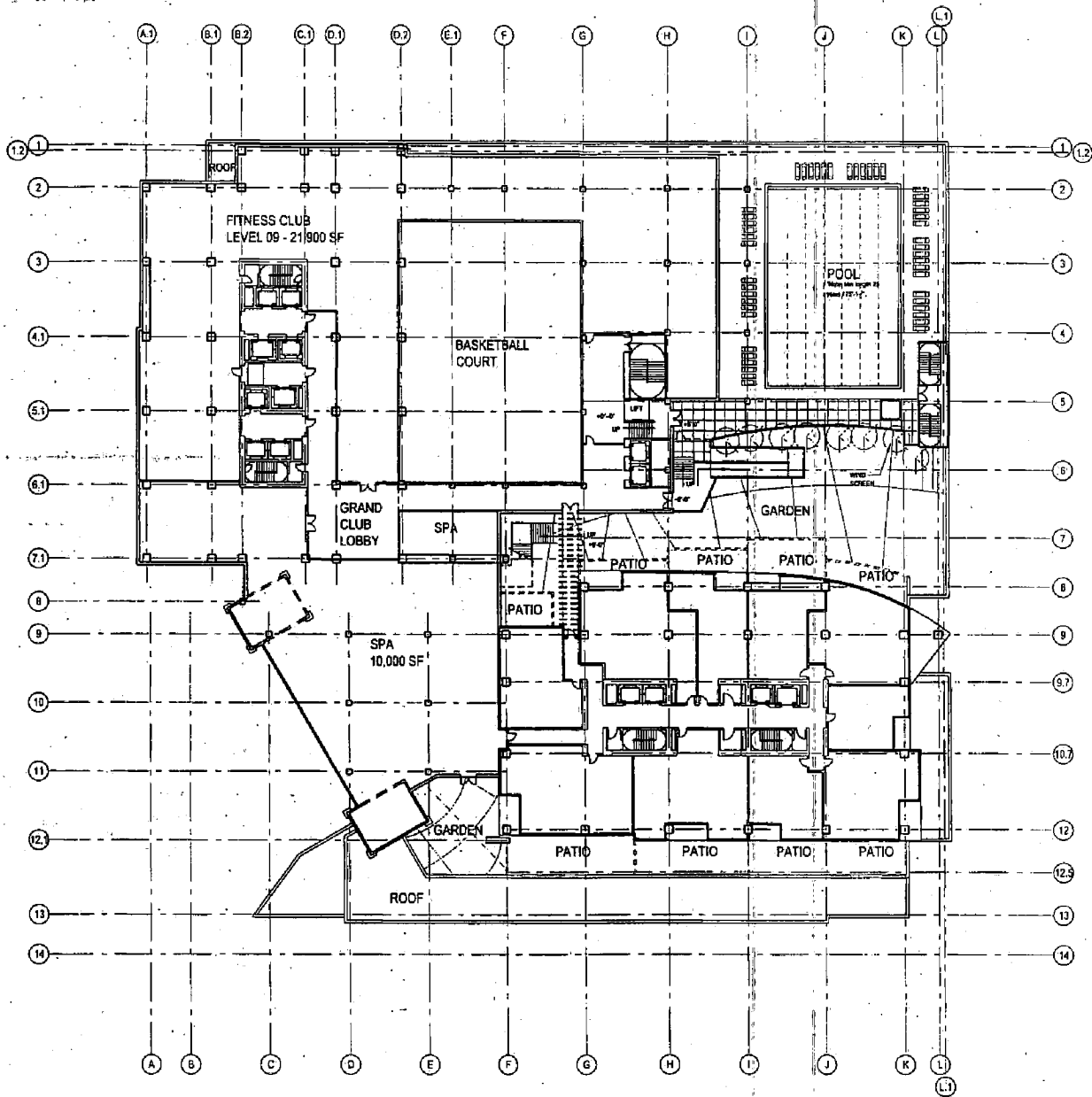
PH: 425.463.2000 | F: 425.463.2002

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8TH FLOOR PLAN 1/40" = 1'-0"

**A206**



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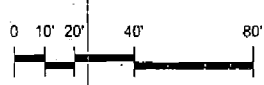
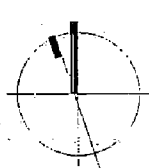
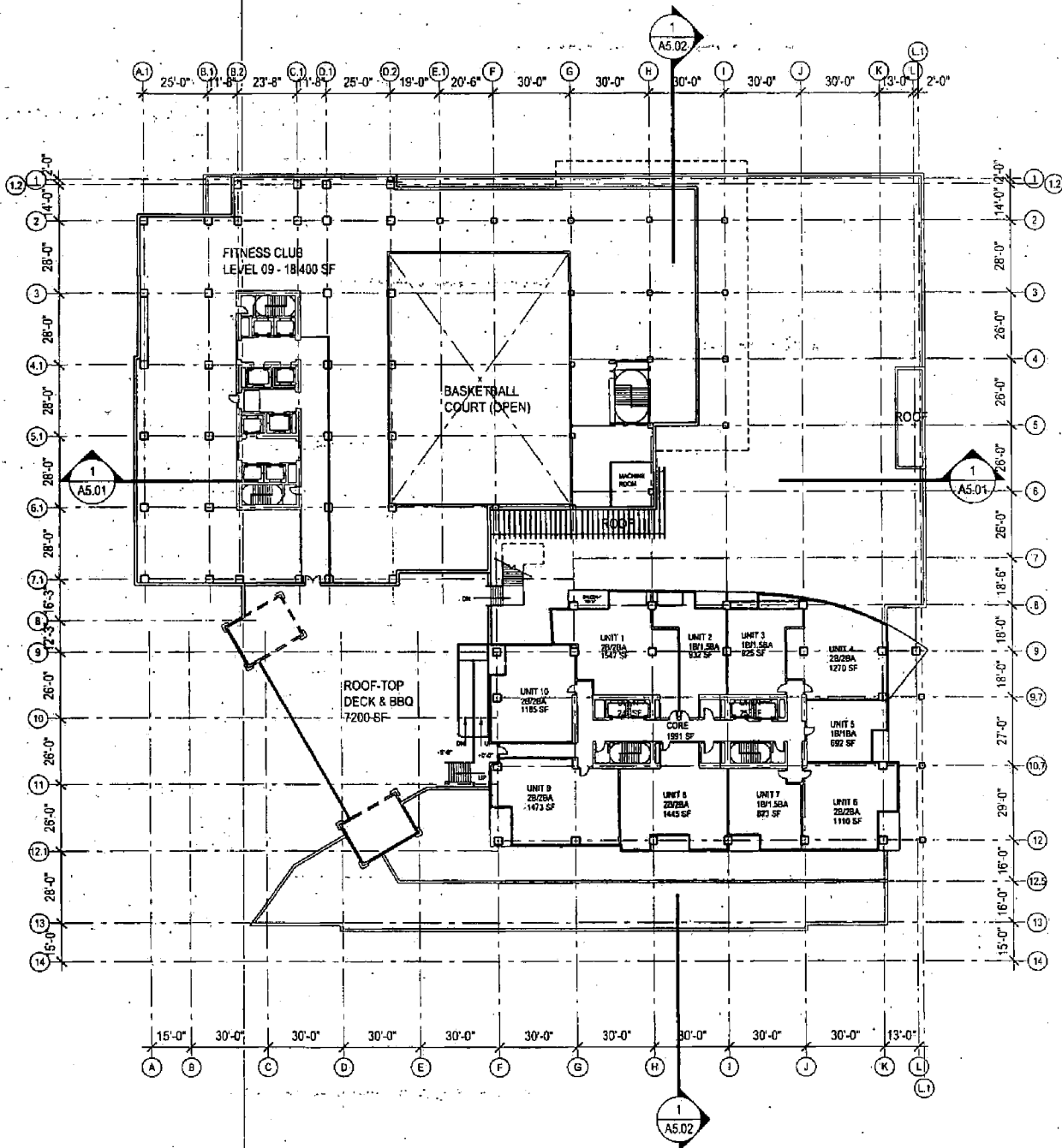
| 425.463.2000 | 425.463.2002

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9TH FLOOR PLAN 1/40" = 1'-0"

A207



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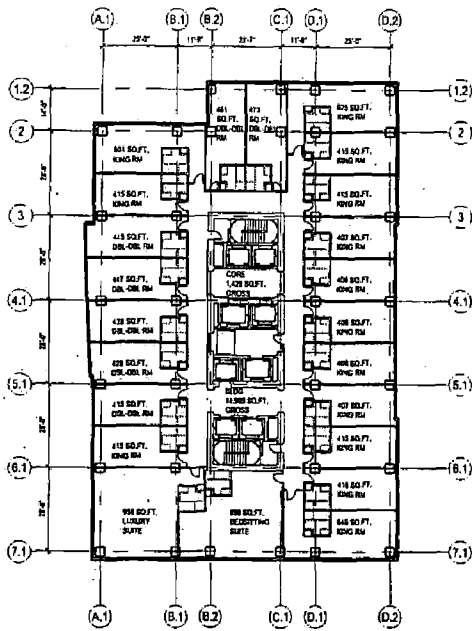
1110 112TH AVE. NE | SUITE 500  
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1.425.463.2000 | 1.425.463.2002

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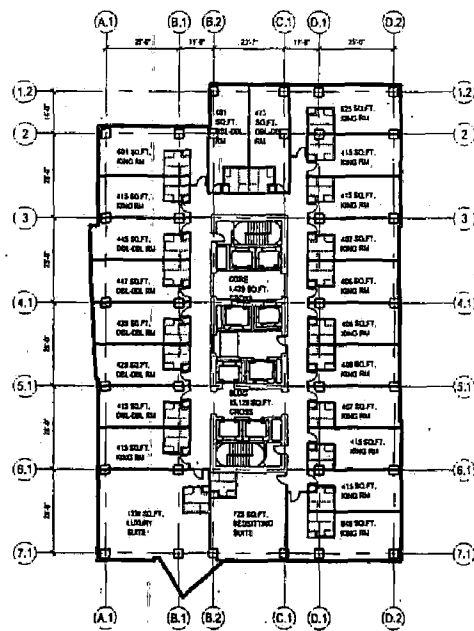
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11/01/04.

10TH FLOOR PLAN 1/40" = 1'-0"

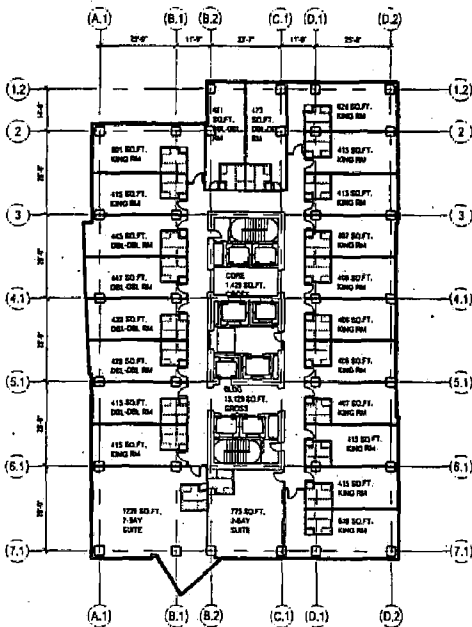
**A208**



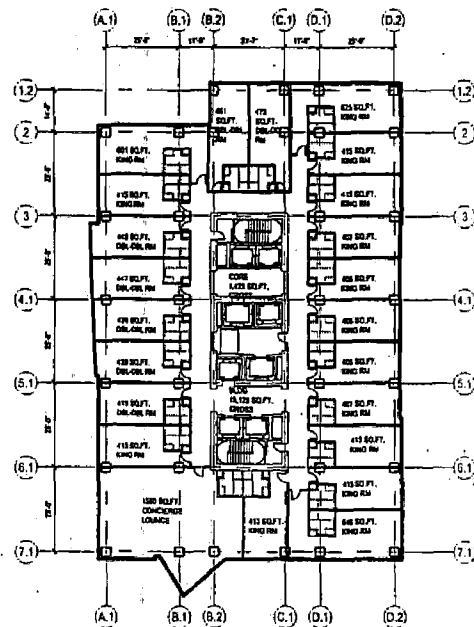
1 11th-13th FLOOR PLAN - HOTEL  
SCALE: 1/40" = 1'-0"



2 14th - 18th FLOOR PLAN - HOTEL  
SCALE: 1/40" = 1'-0"



3 19th FLOOR PLAN - HOTEL  
SCALE: 1/40" = 1'-0"



4 20th FLOOR PLAN - HOTEL  
SCALE: 1/40" = 1'-0"



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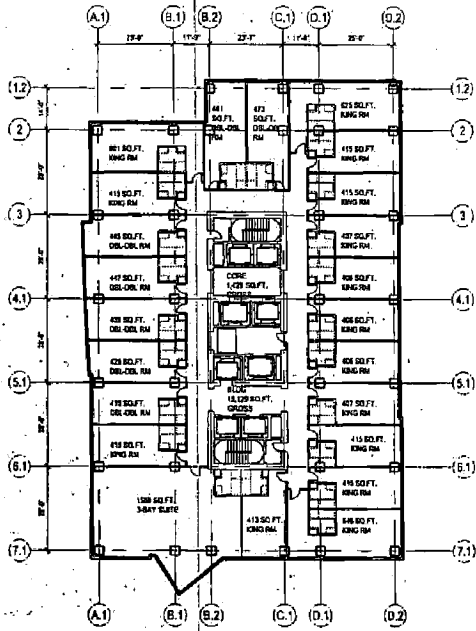
1110 112TH AVE. NE | SUITE 500  
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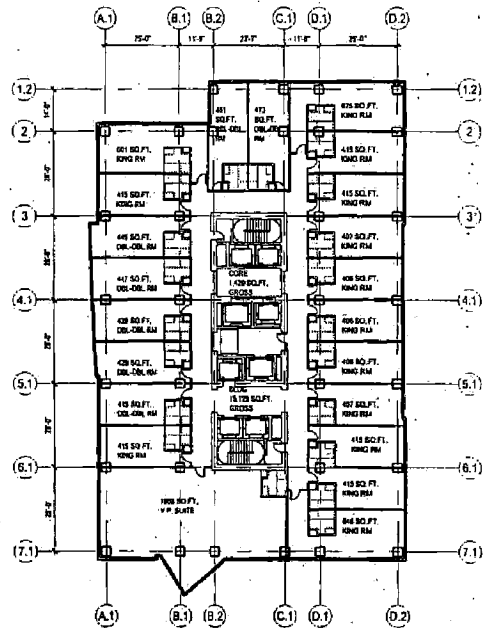
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TOWER 'A' - TYP. PLAN 11TH - 20TH, 1/40" = 1'-0"

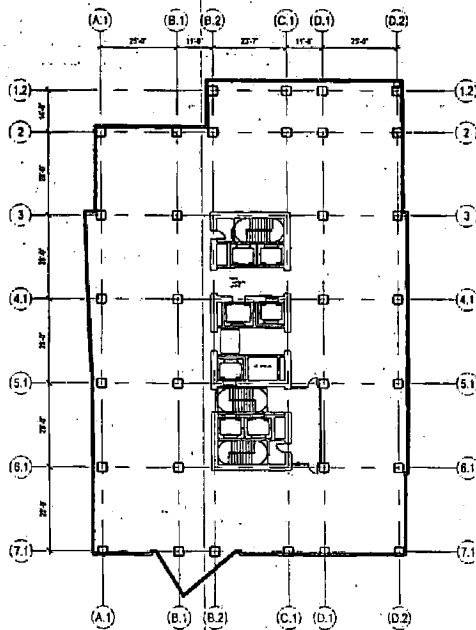
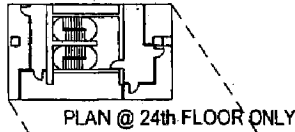
A209



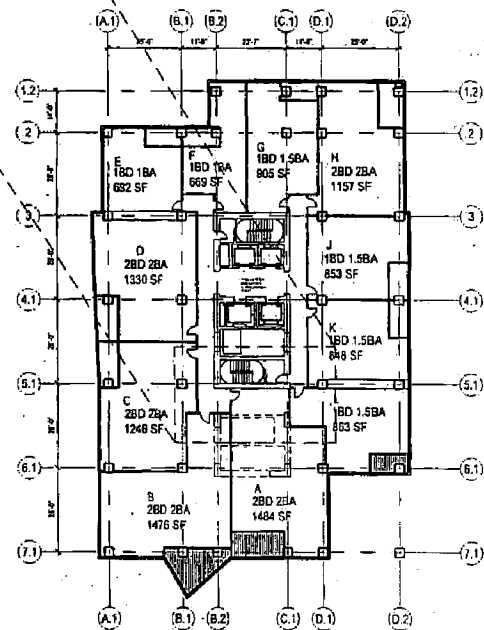
1 21st FLOOR PLAN - HOTEL  
SCALE: 1/40" = 1'-0"



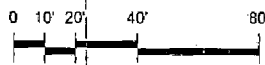
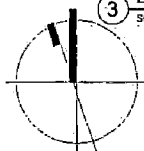
2 22nd FLOOR PLAN - HOTEL  
SCALE: 1/40" = 1'-0"



3 23rd FLOOR PLAN - MECHANICAL  
SCALE: 1/40" = 1'-0"



4 24th - 30th FLOOR PLAN - CONDO  
SCALE: 1/40" = 1'-0"



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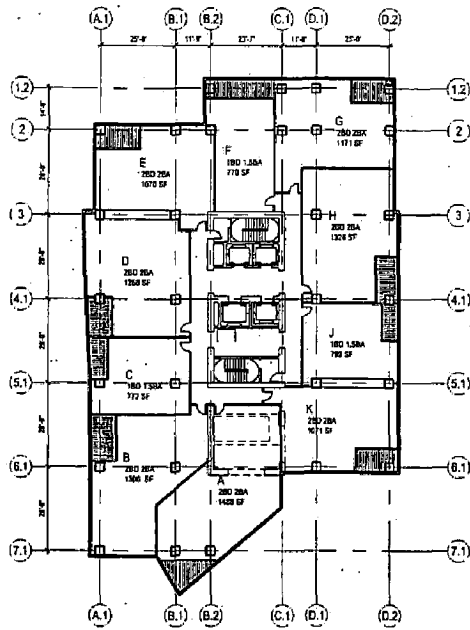
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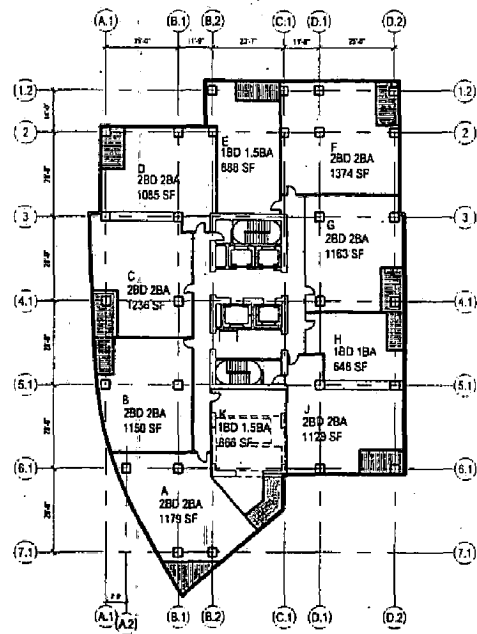
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TOWER 'A' - TYP. PLAN 21st - 30th 1/40" = 1'-0"

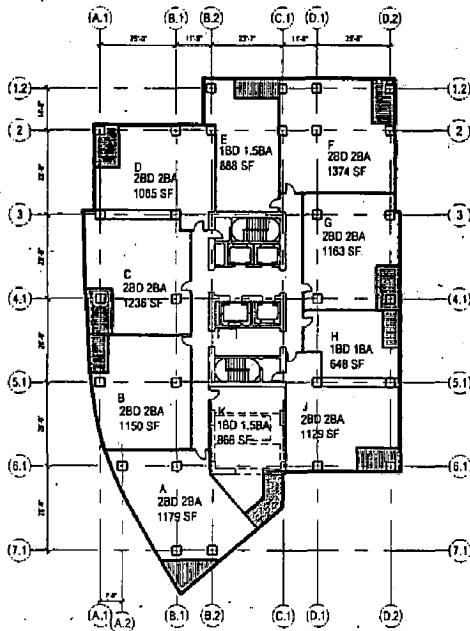
A210



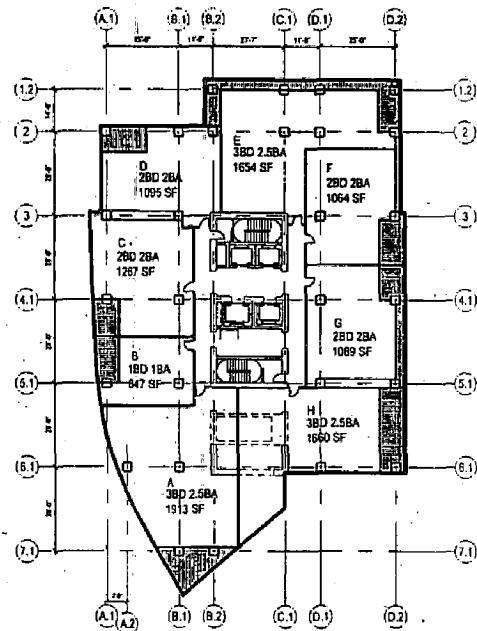
① 31st - 37th FLOOR PLAN - CONDO  
SCALE: 1/4" = 1'-0"



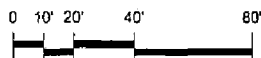
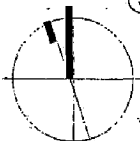
② 38th - 47th FLOOR PLAN - CONDO  
SCALE: 1/4" = 1'-0"



③ 48th - 49th FLOOR PLAN - CONDO  
SCALE: 1/4" = 1'-0"



④ 50th - 51st FLOOR PLAN - CONDO  
SCALE: 1/4" = 1'-0"



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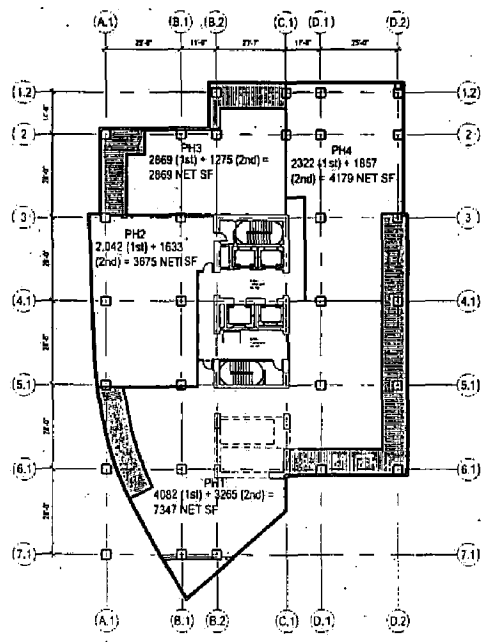
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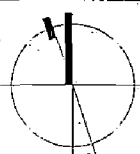
04-1217-01  
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TOWER 'A' - TYP. PLAN 31st - 51st 1/4" = 1'-0"

A211



④ 52nd FLOOR PLAN - CONDO  
SCALE: 1/40" = 1'-0"

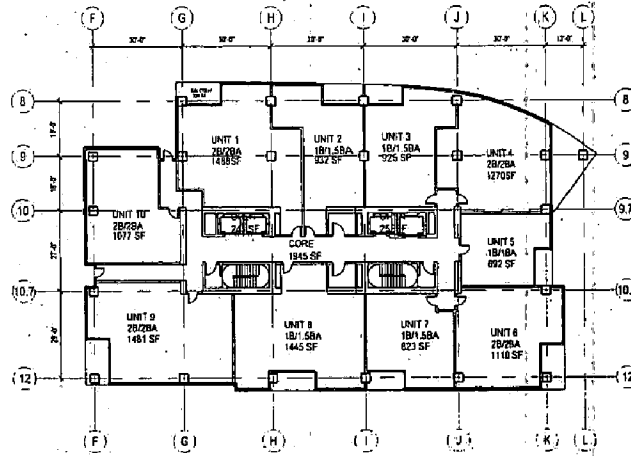


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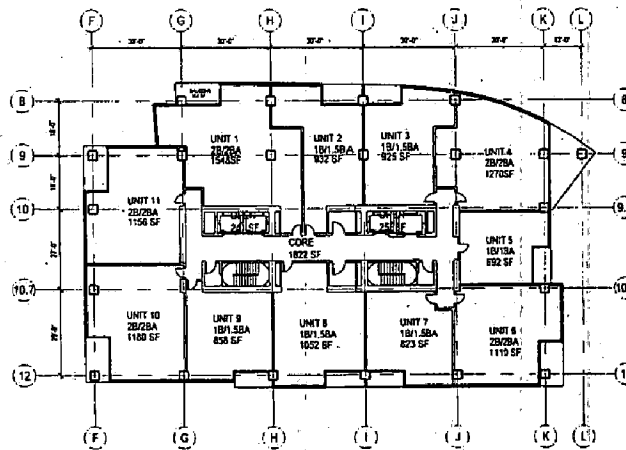
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PM:  
11/01/04

TOWER 'A' - TYP. PLAN 31st - 51st 1/40" = 1'-0"

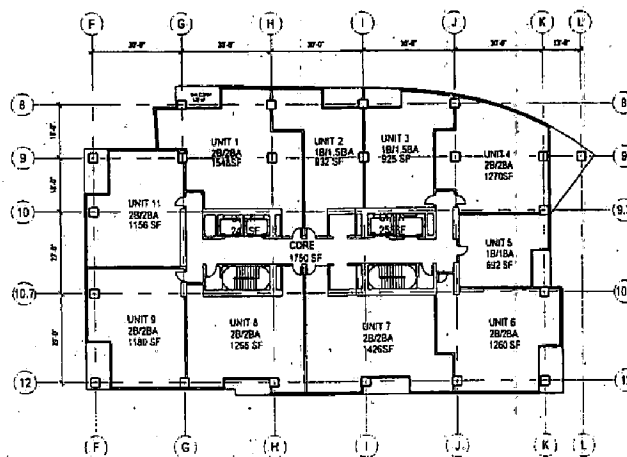
A211B



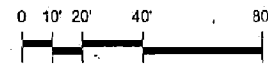
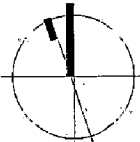
① 9th-FLOOR PLAN - CONDO  
SCALE: 1/40" = 1'-0"



② 9.5 FLOOR PLAN - CONDO  
SCALE: 1/40" = 1'-0"



③ 10th - 20th FLOOR PLAN - CONDO  
SCALE: 1/40" = 1'-0"



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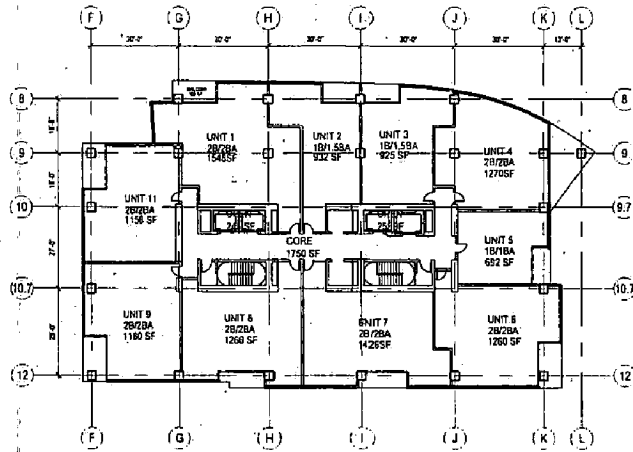
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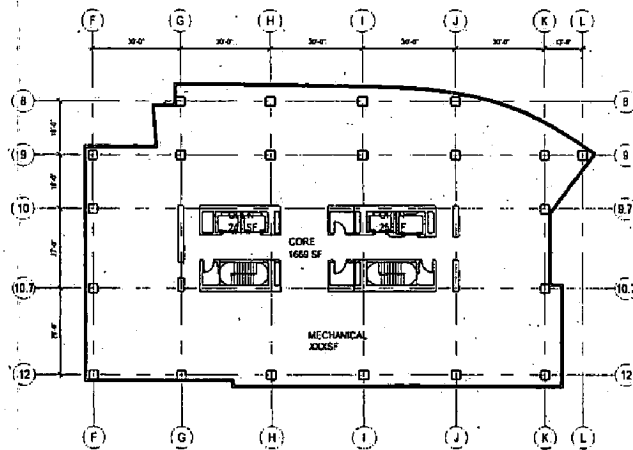
04-1217-01  
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TOWER 'B' TYP. PLAN 9th - 20th 1/40" = 1'-0"

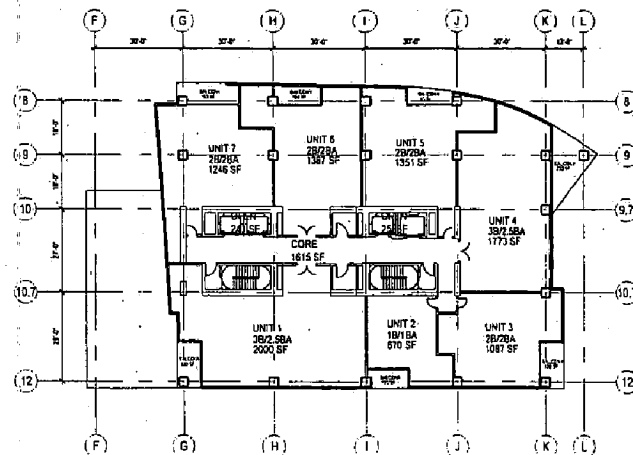
**A212**



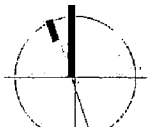
1 21st - 40th FLOOR PLAN - CONDO  
SCALE: 1/40" = 1'-0"



2 41st FLOOR PLAN - MECH.  
SCALE: 1/40" = 1'-0"



3 42nd - 49th FLOOR PLAN - CONDO  
SCALE: 1/40" = 1'-0"



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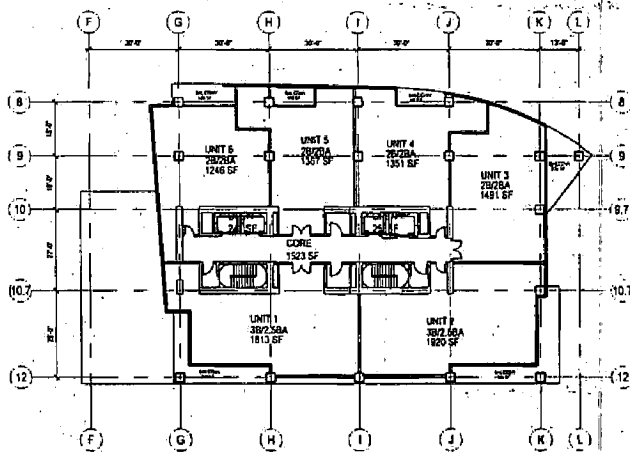
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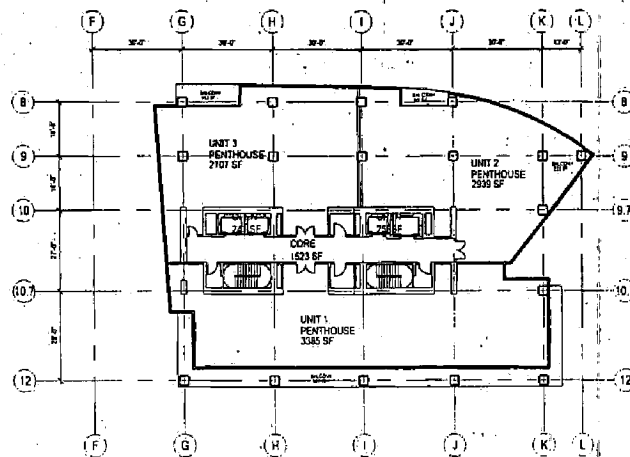
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TOWER 'B' TYP. PLAN 21st - 49th 1/40" = 1'-0"

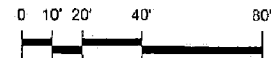
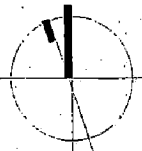
A213



1 50th - 51st FLOOR PLAN - CONDO  
SCALE: 1/40" = 1'-0"



2 52nd FLOOR PLAN - CONDO  
SCALE: 1/40" = 1'-0"



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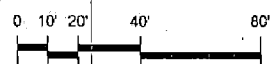
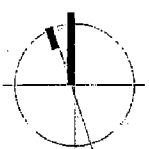
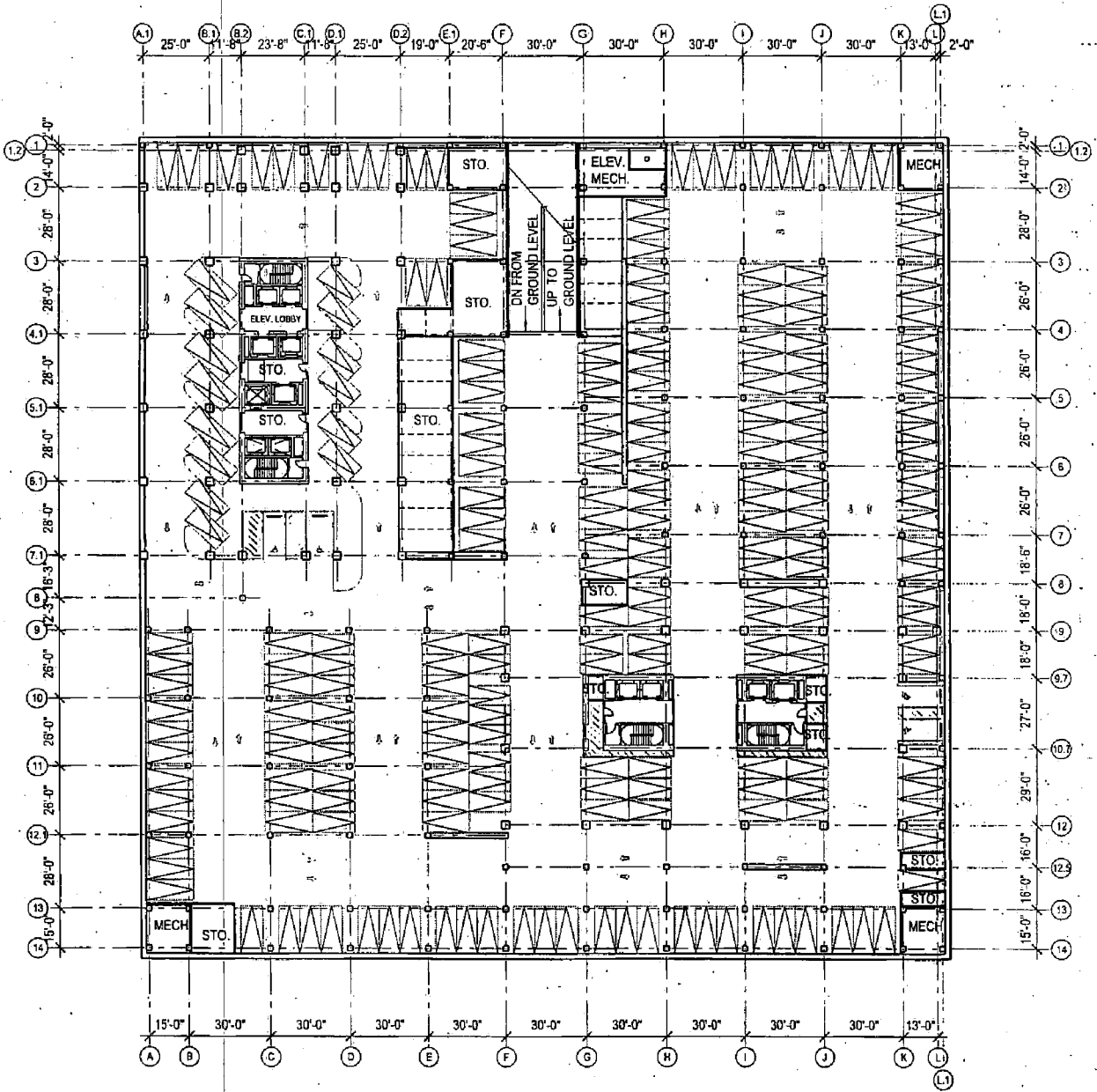
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TOWER 'B' TYP. PLAN 50th - 52nd 1/40" = 1'-0"

A214



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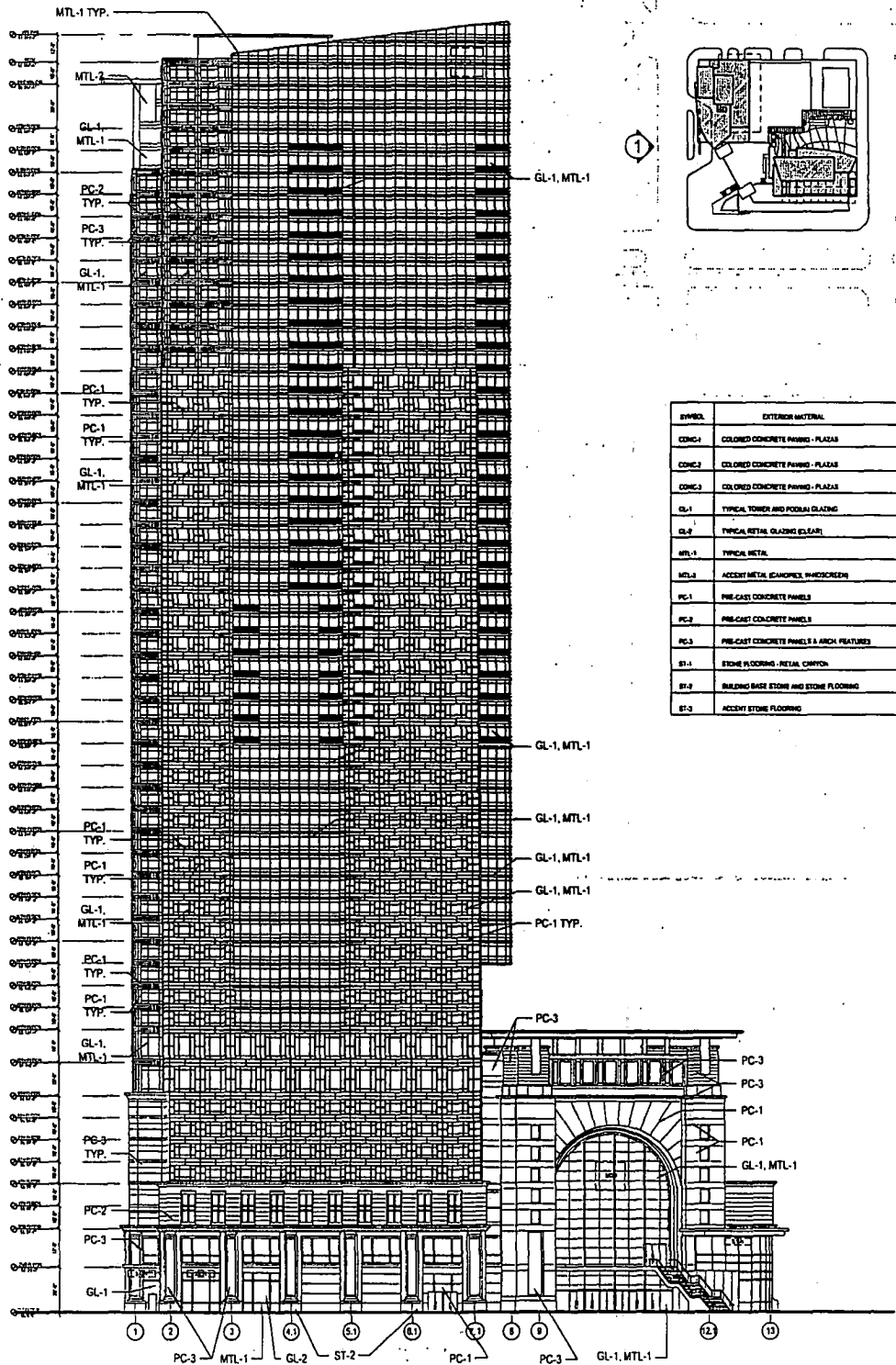
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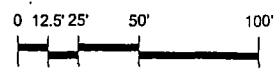
1110 112TH AVE. NE | SUITE 500  
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1425.493.2000 | 1425.463.2002

BASEMENT PARKING LEVEL P1 1/40" = 1'-0"

**A2P1**



1 WEST ELEVATION - TOWER 1  
SCALE: 1" = 50'-0"



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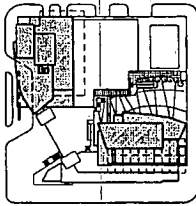
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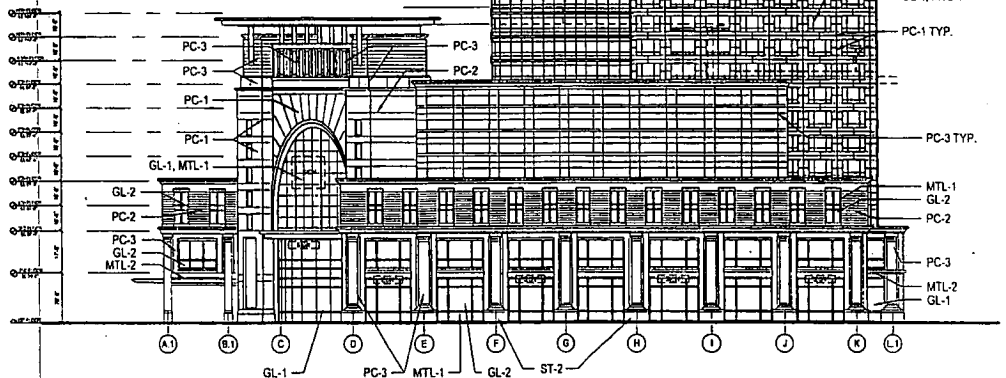
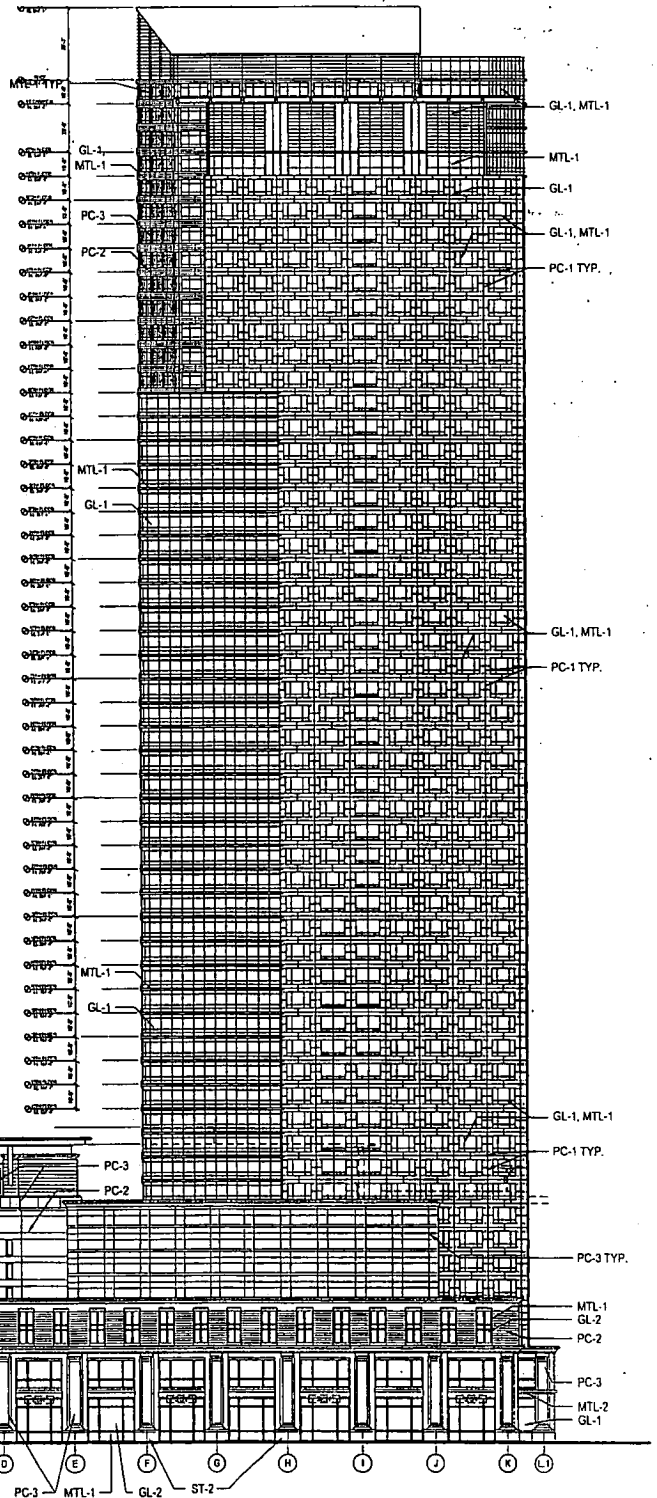
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TOWER ELEVATIONS 1" = 50'-0"

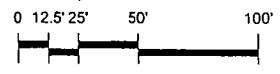
A301



SYMBOL	EXTERIOR MATERIAL
CONC-1	COLORLED CONCRETE PAVING - PLAZAS
CONC-2	COLORLED CONCRETE PAVING - PLAZAS
CONC-3	COLORLED CONCRETE PAVING - PLAZAS
GL-1	TYPICAL TOWER AND PODIUM GLAZING
GL-2	TYPICAL METAL GLAZING (SLEANS)
MTL-1	TYPICAL METAL
MTL-2	ACCENT METAL (SANDWICH, WINDSCREDS)
PC-1	PRE-CAST CONCRETE PANELS
PC-2	PRE-CAST CONCRETE PANELS
PC-3	PRE-CAST CONCRETE PANELS & ARCH FEATURES
ST-1	STONE FLOORING - METAL CANTON
ST-2	BUILDING BASE STONE AND STONE FLOORING
ST-3	ACCENT STONE FLOORING



**1 SOUTH ELEVATION - TOWER 2**  
 SCALE: 1" = 50'-0"



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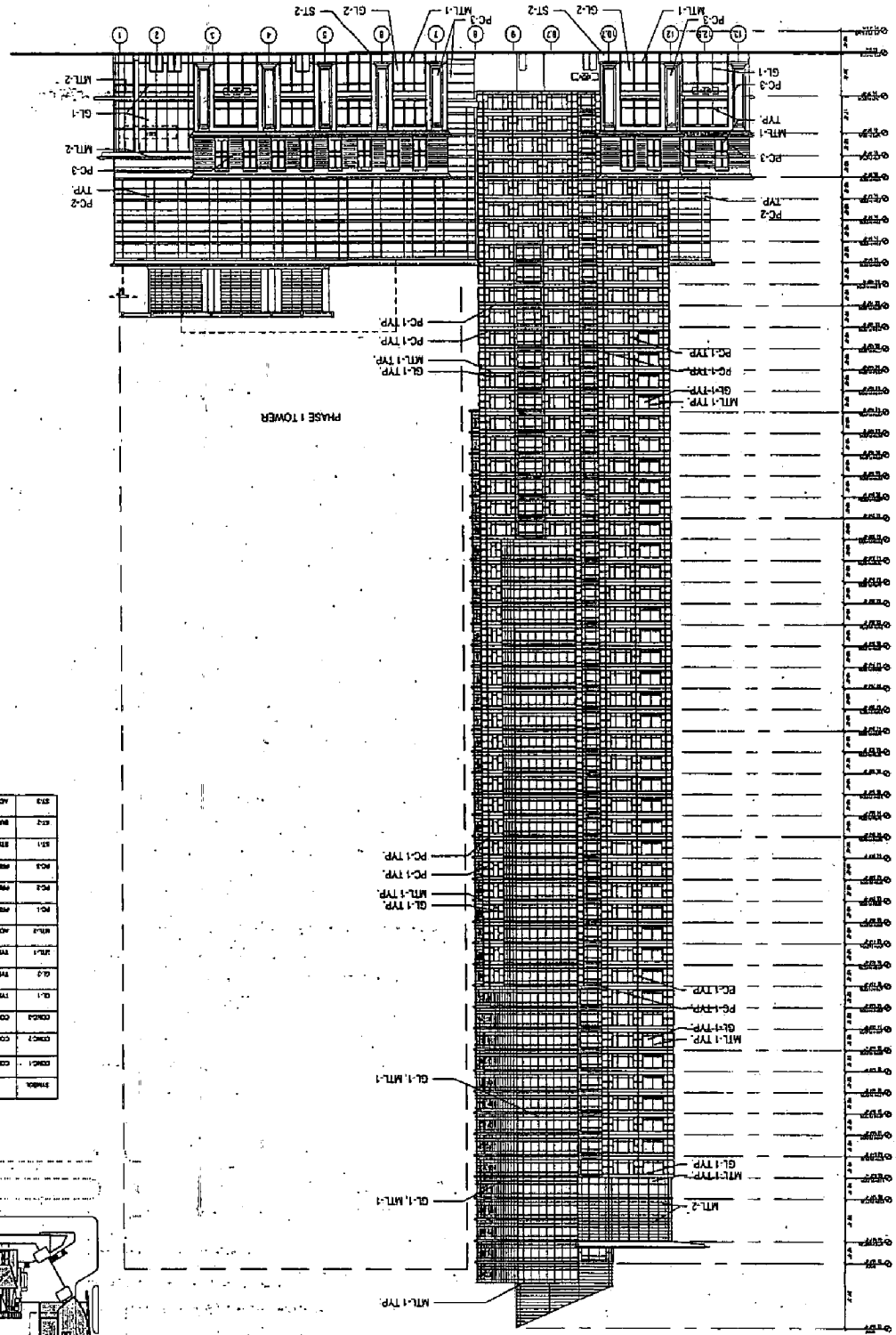
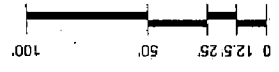
TOWER ELEVATIONS 1" = 50'-0"

**A302**

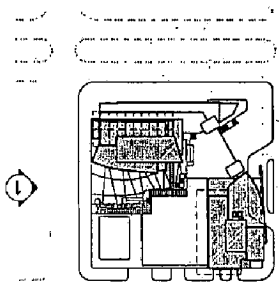
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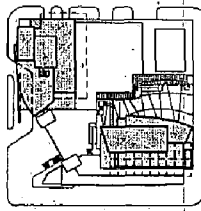
**EAST ELEVATION - TOWER 2**

SCALE: 1" = 50'-0"

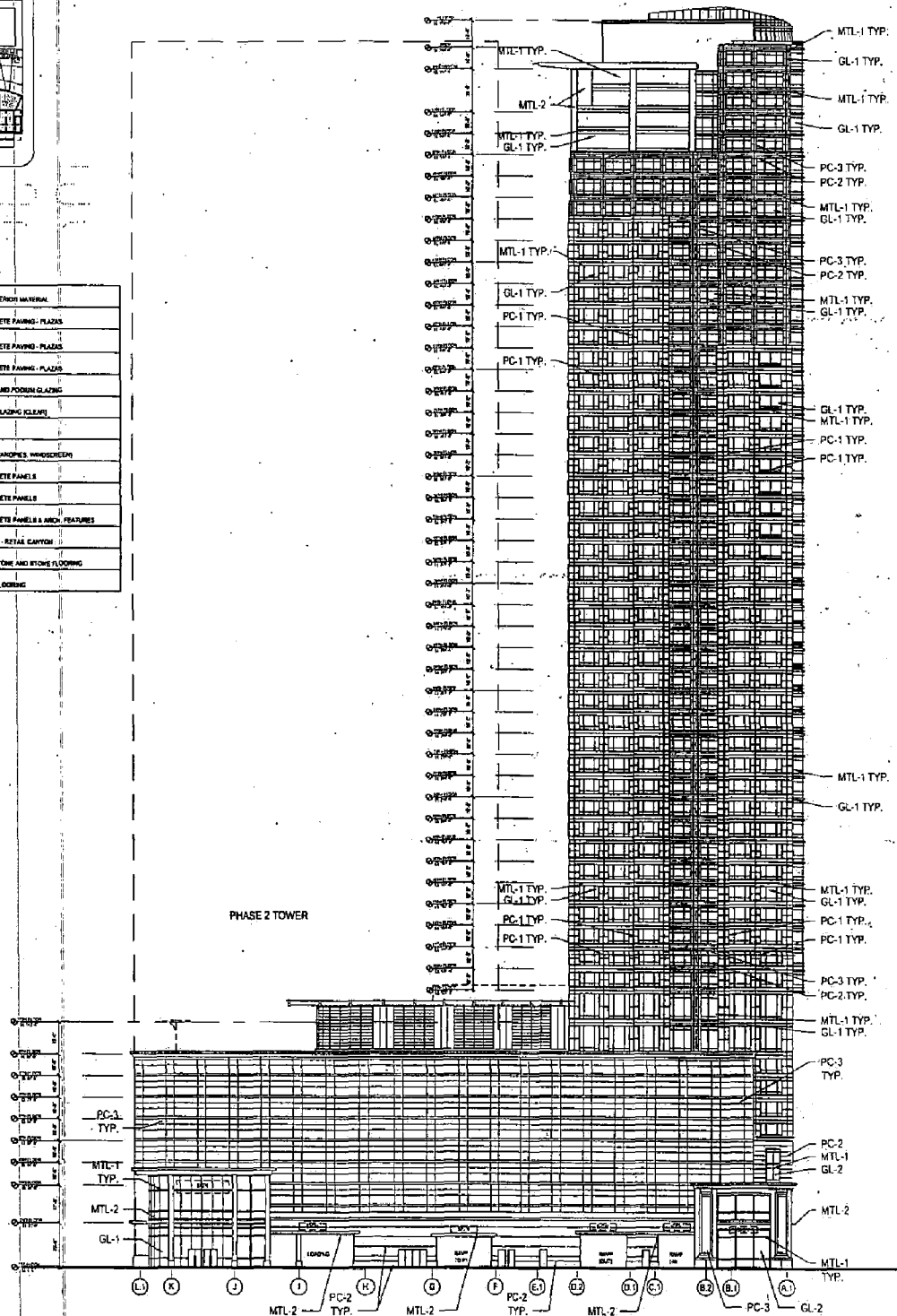


SYMBOL	EXTERIOR MATERIAL
CMC-1	COLORADO CONCRETE FINISH - FLAKES
CMC-2	COLORADO CONCRETE FINISH - FLAKES
CMC-3	COLORADO CONCRETE FINISH - FLAKES
GL-1	TYPICAL TOWER AND POCORAL GLAZING
GL-2	TYPICAL RETINA GLAZING (LEANS)
MTL-1	TYPICAL METAL
MTL-2	ACCEPTED METAL (CHROMIUM, ANODIZED)
PC-1	PRECAST CONCRETE PANELS
PC-2	PRECAST CONCRETE PANELS
PC-3	PRECAST CONCRETE PANELS & MASON FINISHES
ST-1	STEEL FINISHES - RETINA CLADDING
ST-2	STEEL FINISHES - RETINA CLADDING
ST-3	STEEL FINISHES - RETINA CLADDING
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ST-100	STEEL FINISHES - RETINA CLADDING





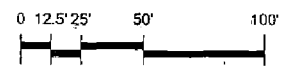
SYMBOL	EXTERIOR MATERIAL
CCMC-1	COLORADO CONCRETE FAIRING - PLAZAS
CCMC-2	COLORADO CONCRETE FAIRING - PLAZAS
CCMC-3	COLORADO CONCRETE FAIRING - PLAZAS
GL-1	TYPICAL TOWER AND PODIUM GLAZING
GL-2	TYPICAL RETAIL GLAZING (GLAZING)
MTL-1	TYPICAL METAL
MTL-2	ACCENT METAL, KNOBLES, HANDGRIPS
PC-1	PRE-CAST CONCRETE PANELS
PC-2	PRE-CAST CONCRETE PANELS
PC-3	PRE-CAST CONCRETE PANELS & ARCH. FEATURES
ST-1	STONE FLOORING - RETAIL CANYON
ST-2	BUILDING BASE STONE AND STONE FLOORING
ST-3	ACCENT STONE FLOORING



1

# NORTH ELEVATION - TOWER 1

SCALE: 1" = 50'-0"



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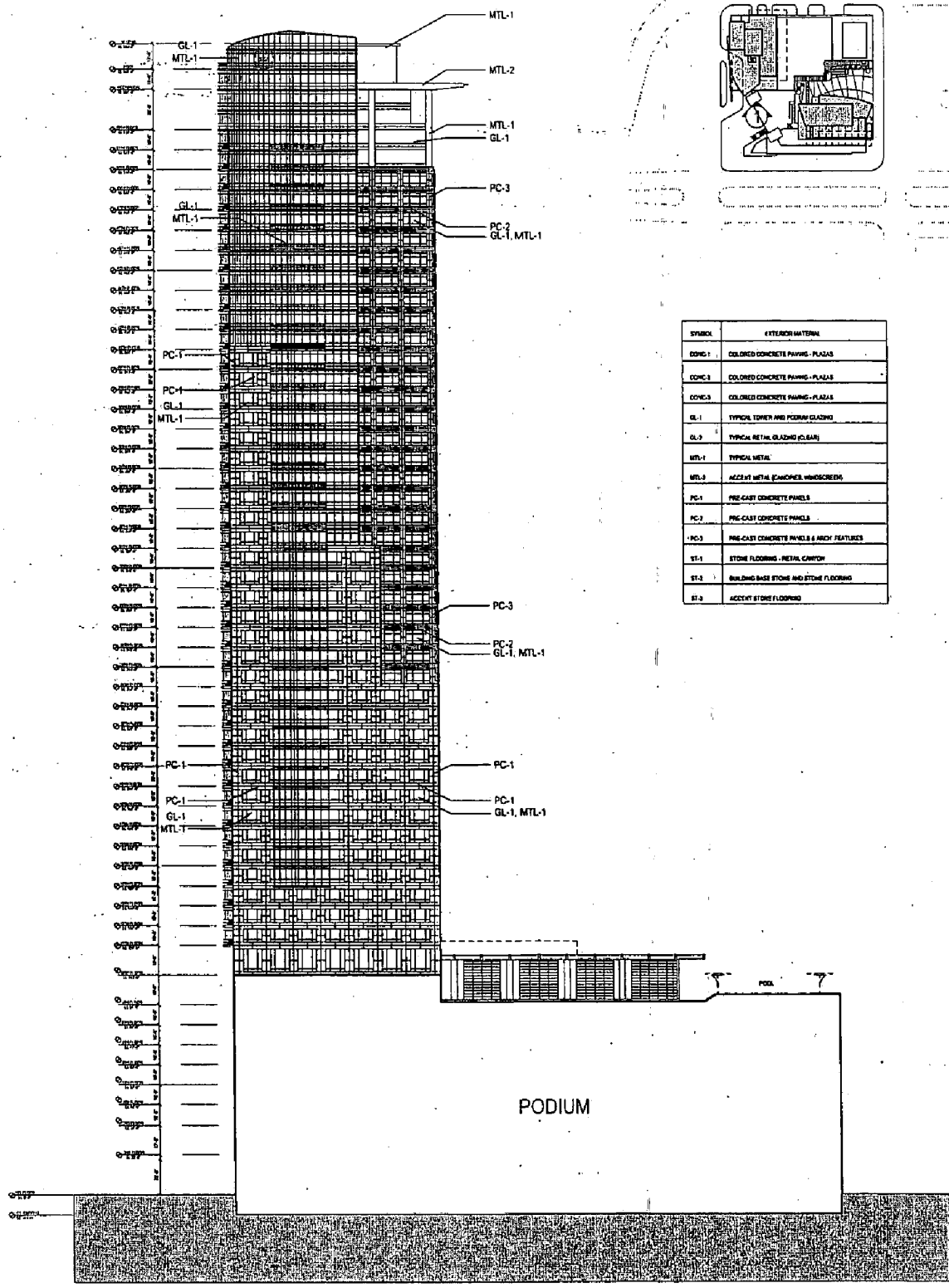


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THE TOWERS on Capitol Mall  
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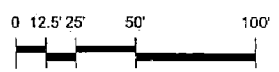
04-1217-01  
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 11/01/04

TOWER ELEVATIONS 1" = 50'-0" **A304**



SYMBOL	EXTERIOR MATERIAL
CCMC-1	COLORLED CONCRETE PAVING - PLAZAS
CCMC-2	COLORLED CONCRETE PAVING - PLAZAS
CCMC-3	COLORLED CONCRETE PAVING - PLAZAS
GL-1	TYPICAL TOWER AND PODIUM GLAZING
GL-2	TYPICAL METAL GLAZING (CLEAN)
MTL-1	TYPICAL METAL
MTL-2	ACCENT METAL (CANTONER, WHIMSICREEN)
PC-1	PRE-CAST CONCRETE PANELS
PC-2	PRE-CAST CONCRETE PANELS
PC-3	PRE-CAST CONCRETE PANELS & ARCH FEATURES
ST-1	STONE FLOORING - METAL CANTON
ST-2	BUILDING BASE STONE AND STONE FLOORING
ST-3	ACCENT STONE FLOORING

1 SOUTH ELEVATION - TOWER 1  
 SCALE: 1" = 50'-0"



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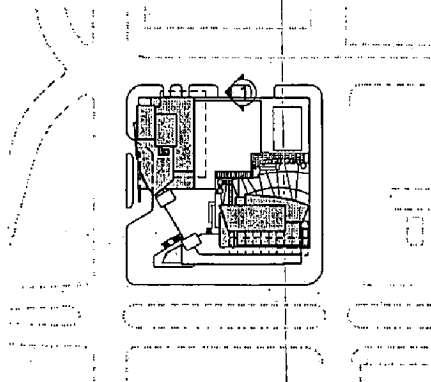
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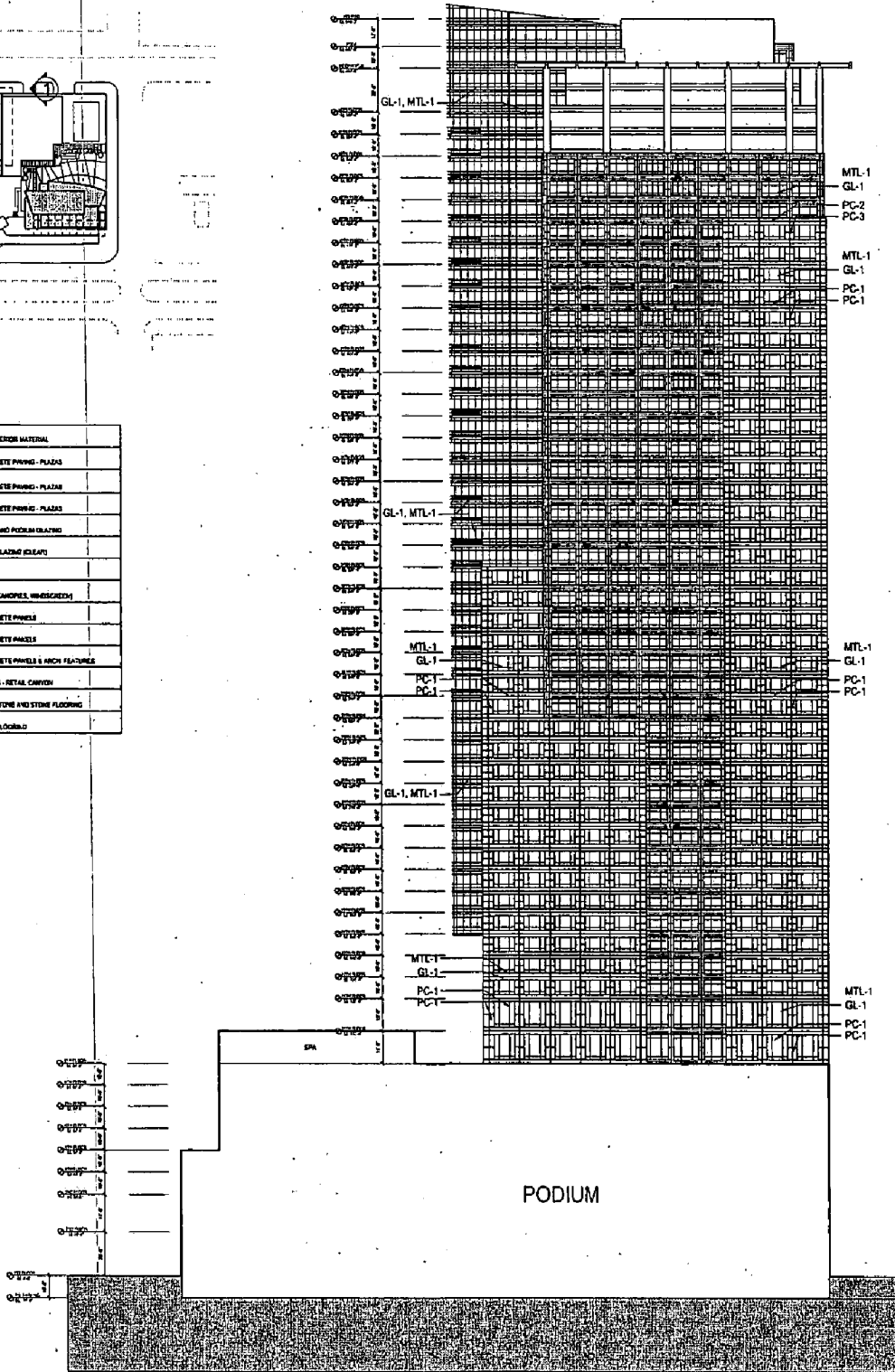
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TOWER ELEVATIONS 1" = 50'-0"

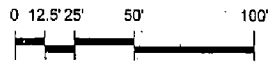
A305



SYMBOL	EXTERIOR MATERIAL
CONC-1	COLORLED CONCRETE FINISH - PLAZAS
CONC-2	COLORLED CONCRETE FINISH - PLAZAS
CONC-3	COLORLED CONCRETE FINISH - PLAZAS
GL-1	TYPICAL TOWER AND PODIUM GLAZING
GL-2	TYPICAL RETAIL GLAZING (CLEAR)
MTL-1	TYPICAL METAL
MTL-2	ACCENT METAL (CAMPUS, WINDSCREENS)
PC-1	PRE-CAST CONCRETE PANELS
PC-2	PRE-CAST CONCRETE PANELS
PC-3	PRE-CAST CONCRETE PANELS & ARCH FEATURES
ST-1	STONE FLOORING - RETAIL CANYON
ST-2	BUILDING BASE STONE AND STONE FLOORING
ST-3	ACCENT STONE FLOORING



1 EAST ELEVATION - TOWER 1  
SCALE: 1" = 50'-0"



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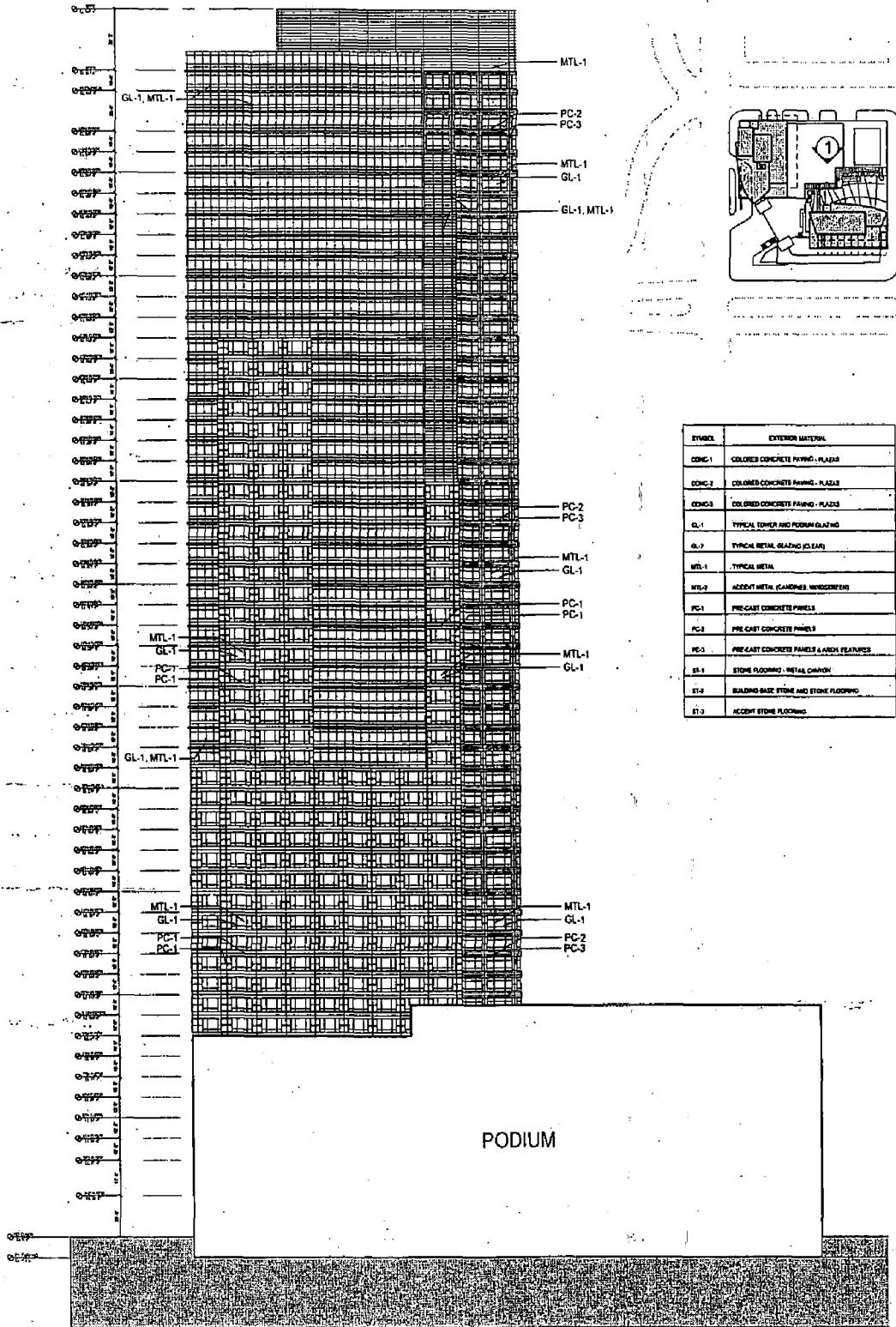
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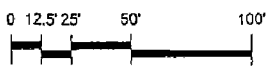
TOWER ELEVATIONS 1" = 50'-0"

A306



SYMBOL	EXTERIOR MATERIAL
CONC-1	COLORLED CONCRETE FINING, PLAZAS
CONC-2	COLORLED CONCRETE FINING, PLAZAS
CONC-3	COLORLED CONCRETE FINING, PLAZAS
GL-1	TYPICAL TOWER AND PODIUM GLAZING
GL-2	TYPICAL METAL GLAZING (CLERESTORY)
MTL-1	TYPICAL METAL
MTL-2	ACCENT METAL (CANTONER, WINDOWFRAMES)
PC-1	PRE-CAST CONCRETE PANELS
PC-2	PRE-CAST CONCRETE PANELS
PC-3	PRE-CAST CONCRETE PANELS AND/OR FEATURES
ST-1	STONE FLOORING - METAL CHAIRS
ST-2	BUILDING BASE STONE AND STONE FLOORING
ST-3	ACCENT STONE FLOORING

1 NORTH ELEVATION - TOWER 2  
 SCALE: 1" = 50'-0"



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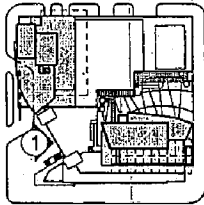


THE TOWERS on Capitol Mall  
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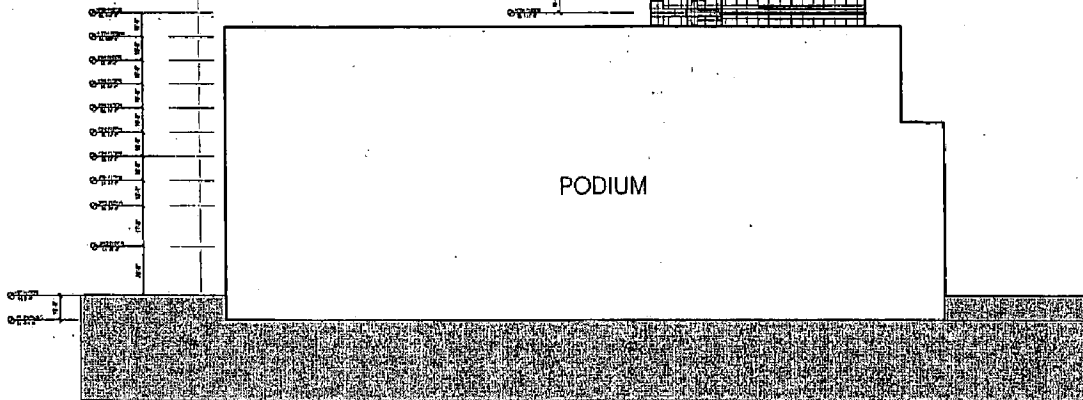
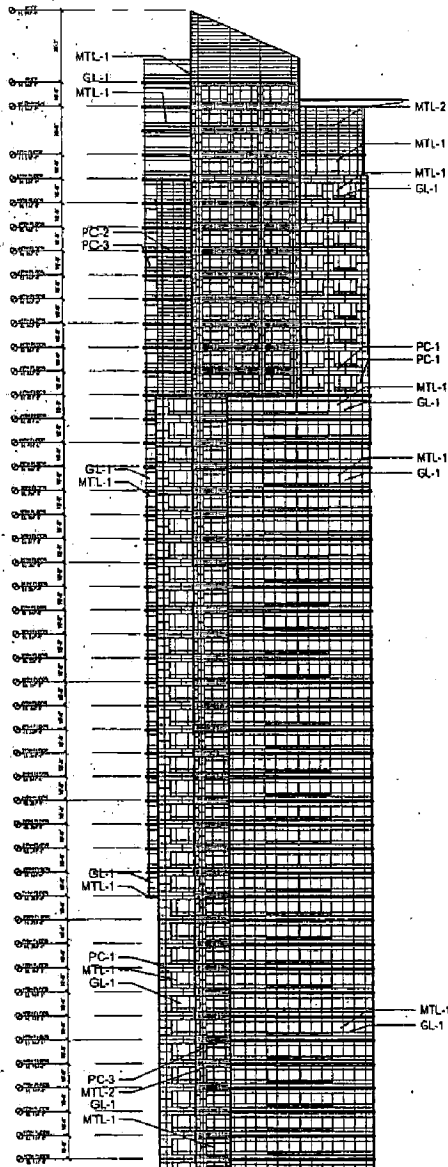
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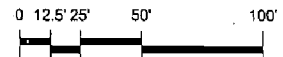
TOWER ELEVATIONS 1" = 50'-0" A307



SYMBOL	EXTERIOR MATERIAL
CONC-1	COLORLED CONCRETE PAVING - PLAZAS
CONC-2	COLORLED CONCRETE PAVING - PLAZAS
CONC-3	COLORLED CONCRETE PAVING - PLAZAS
GL-1	TYPICAL TORNER AND PORELAY GLAZING
GL-2	TYPICAL RETNA GLAZING (CLEAR)
MTL-1	TYPICAL METAL
MTL-2	ACCENT METAL (ALUMINUM, WINDOW/SCREEN)
PC-1	PRE-CAST CONCRETE PANELS
PC-2	PRE-CAST CONCRETE PANELS
PC-3	PRE-CAST CONCRETE PANELS WITH FEATURES
ST-1	STONE FLOORING - ASHLEY CANYON
ST-2	BUILDING BASE STONE AND STONE FLOORING
ST-3	ACCENT STONE FLOORING



1 WEST ELEVATION - TOWER 2  
SCALE: 1" = 50'-0"



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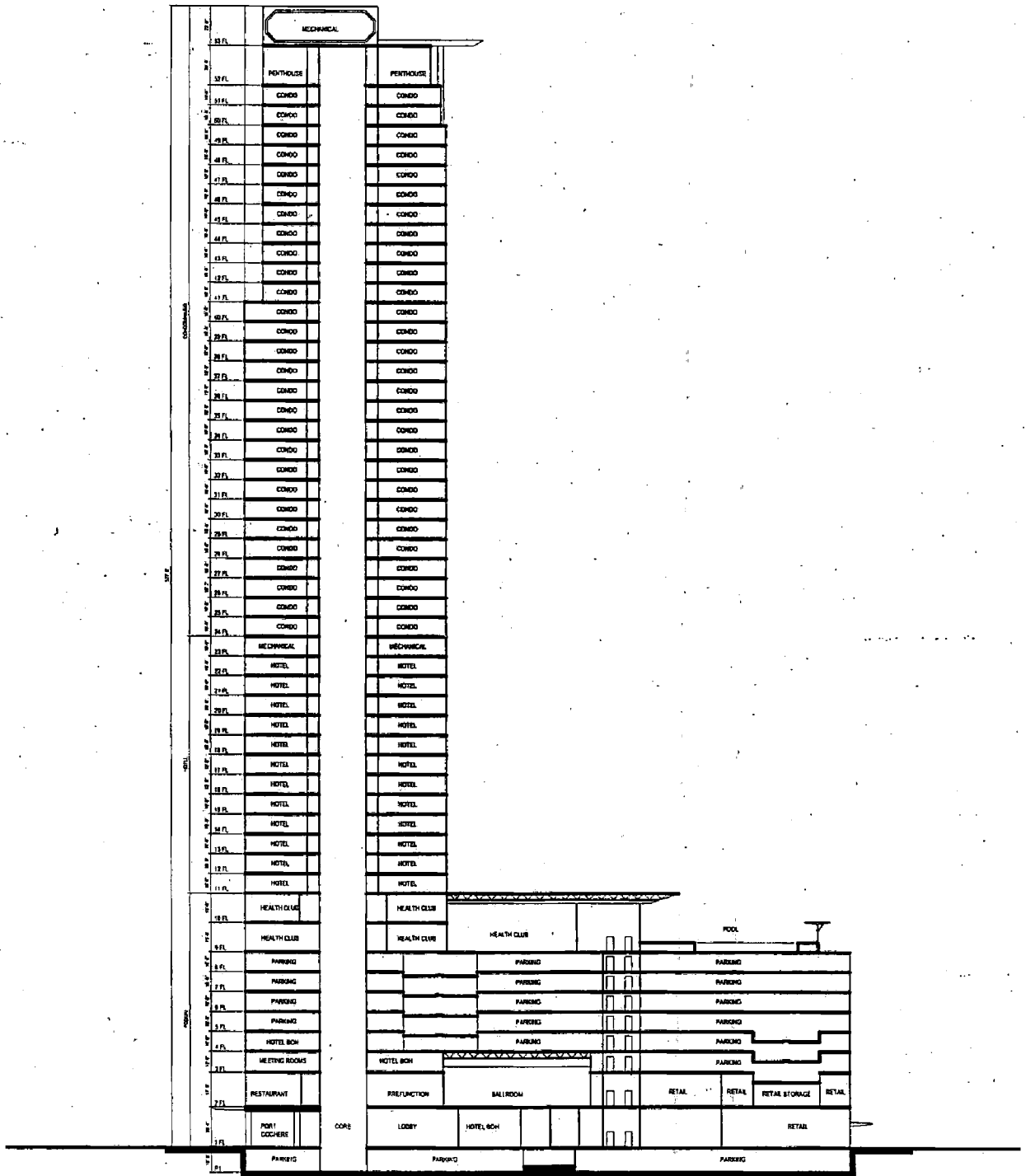
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TOWER ELEVATIONS 1" = 50'-0"

A308



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**MULVANNY G2**  
ARCHITECTURE

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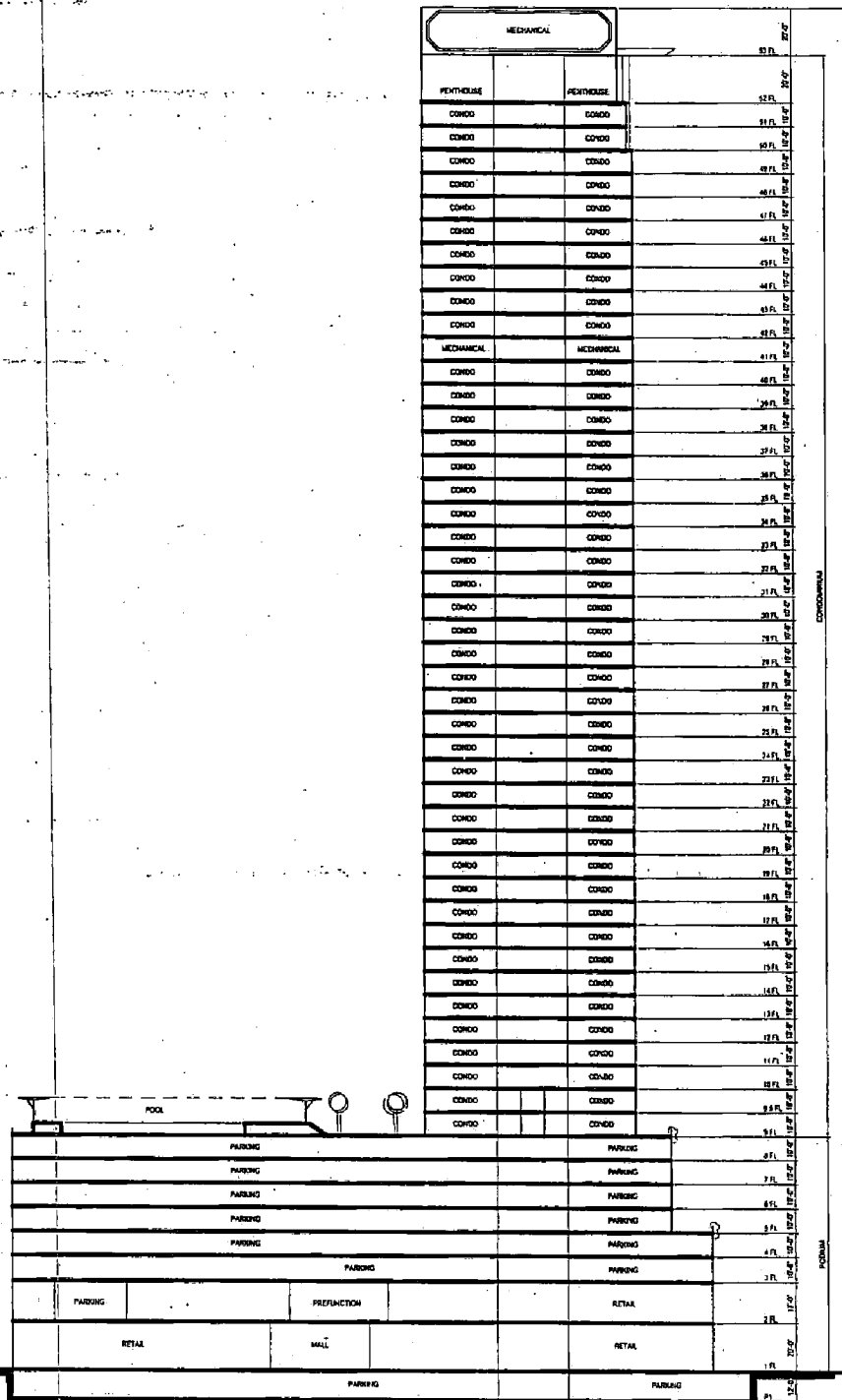
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THE TOWERS on Capitol Mall  
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SECTION @ TOWER 'A' 1/50" = 1'-0"

**A501**



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SECTION @ TOWER 'B' 1/50" = 1'-0"

A502

## DESIGN CONCEPT NARRATIVE THE TOWERS On Capitol Mall

The proposed design for THE TOWERS on Capitol Mall in the heart of Sacramento's CBD and historic Capitol Mall corridor creates a recognizable, yet distinct, sense of place for the city and region.

3rd & 4th, Capitol Mall and L streets border this high-rise residential and hotel mixed-use project site. It has been designed to create high-rise residential and hospitality experiences, and enhance opportunities for urban pedestrian retail and animated public open space.

**A gateway** - Our proposed design incorporates a classically based mixed-use podium (retail, hotel meeting and ballroom, health club, spa) that responds directly to the historic aesthetic and retail fabric of the Sacramento CBD. It captures a design vocabulary that is compatible with iconographic and memorable Sacramento landmarks such as the Capitol Building and the Sacramento River Bridge. From this point, THE TOWERS become a gateway to a densifying downtown and enrich the urban vitality, while providing a design image that blends the traditional and contemporary architectural languages.

**A destination** - This project truly adds a positive and vibrant asset to the City of Sacramento by introducing the unique combination of mixed-uses in one destination--residential, hotel, health club and retail the Capitol Mall/CBD area. By creating a destination that is socially and economically vital, a project of this scale contributes in multiple ways to the sustained vitality of its city, and regional context.

**An experience** - THE TOWERS has taken great care to provide lasting and enhanced benefits to the community through careful design of the podium and towers. This project connects existing retail to new retail through the 4<sup>th</sup> and L Street "retail canyon", and interior retail mall. Open-air plaza, waterfalls and grand gateway at the corner of 3rd and Capitol Mall anchor the mall. Interior spaces flow dynamically with exterior spaces and offer inviting "urban living rooms" for shoppers and hotel guests. For condo residents and guests to the city, urban living has all the desirable amenities at one address, and the city of Sacramento at its doorstep. The two towers rise gracefully above the podium (overall height of 52 stories) to form a world-class gateway introduction to down town Sacramento. The tower layouts have been positioned to maximize resident views while maintaining their privacy. (*Tower One* - Hotel (276 rooms) and Condominiums (300 units), *Tower Two* - Condominiums 400 units)

Key to creating a sense of place is a sense of vernacular, coupled with timelessness in style, form, and quality. This project will be constructed of high quality and lasting materials, with exterior finishes consisting of concrete, pre-cast concrete, stone and glass wall systems. Project parking will consist of below- and above-grade parking levels.

With the submittal of this design package, we are requesting a design review (special permit review for residential use, special height permit for C3SPD, modifications to the Sacramento CBD Urban Design Plan Architectural Design Guidelines regarding C-3 and Capitol Mall setbacks along L, 3rd, 4th and Capitol Mall streets, Environmental Impact Report review) for THE TOWERS on Capital Mall project.