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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

December 10, 1980

CITY MANAGER'S OFFICE
RECEIVED
DEC 10 1980

Redevelopment Agency of the
City of Sacramento
City Hall, 915 "I" Street
Sacramento, CA 95814

CITY GOVERNING BOARD

- Phillip L. Isenberg, Mayor
- Lloyd Connelly
- Lynn Robie
- Blaine H. Fisher
- Thomas R. Hoerber
- Douglas N. Pope
- John Roberts
- Anne Rudin
- Daniel E. Thompson

Honorable Members in Session:

SUBJECT: Approval of Preliminary Plans - 600 "I" Street
Parcel 1B, Block 224 - Rede Company Redeveloper

SUMMARY

Attached is a resolution approving the Preliminary Plans for the construction of a five-story office building and two-level basement parking garage on parcel 1B Block 224, Project 4, 600 "I" Street, by Rede Company, a Joint Venture.

COUNTY GOVERNING BOARD

- Illa Collin
- C. Tobias (Toby) Johnson
- Joseph E. (Ted) Sheedy
- Sandra R. Smoley
- Fred G. Wade

EXECUTIVE DIRECTOR

William G. Seline

BACKGROUND

On March 18, 1980 the Redevelopment Agency approved the final selection of the Rede Company, a Joint Venture, as the Redeveloper for parcel 1B, Block 224, Project 4, located at 600 "I" Street. In that same resolution (Resolution #2896) the Executive Director was authorized to execute a contract for the sale of the aforementioned parcel. The contract for sale requires that the developer submit Preliminary Plans for Agency and Architectural Review Board approval. These plans are consistent with the Scope of Development included in the contract for sale (Scope of Development-Exhibit "F", is attached), marked Exhibit I. On September 17, 1980 the Architectural Review Board reviewed and approved the attached Preliminary Plans (Marked Exhibit II) with the following conditions:

1. The applicant is to consult with the developer of the 5, 6, "I", and "J" Street project so that a textural material continuity may be coordinated between the two projects.

APPROVED
SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Date 12/16/80

*referred to
P&C Comm.*

APPROVED
SACRAMENTO HOUSING AUTHORITY

Date _____

12-16-80

2. The applicant is to utilize the earth tone brick material throughout the plaza and courtyard areas around the building. (Architectural Review Board approval memo is attached marked Exhibit III).

These conditions will be incorporated into the final construction plans which also require Architectural Review Board and Agency approval. Attached is a project schedule marked Exhibit IV which estimates the start of construction for early September, 1981.

FINANCIAL DATA

The purchase price for this parcel is \$198,000.00 (\$7.75 per square foot). The Redeveloper has submitted a good faith deposit in the amount of \$10,000.00. This deposit will be held by the Agency until completion of the improvements (building, landscaping, etc.) to the satisfaction of the Agency or until it is released pursuant to the provisions of the contract.

VOTE AND RECOMMENDATION OF COMMISSION

At its meeting of July 21, 1980 the Sacramento Housing and Redevelopment Commission adopted a motion recommending that you adopt the attached resolution. The vote was as follows:

AYES: Coleman, Fisher, Luevano, A. Miller, Serna, B. Miller
NOES: Teramoto
ABSENT: Kneprath, Walton

RECOMMENDATION

The staff recommends adoption of the attached resolution approving the preliminary plans for the subject office building and parking garage at 600 "I" Street.

Respectfully submitted,

William H. Edgar
WILLIAM H. EDGAR
Interim Executive Director

TRANSMITTAL TO COUNCIL:

Walter J. Slive

WALTER J. SLIVE
City Manager

Contact Person: Theodore R. Leonard

RESOLUTION NO. _____

Adopted by the Redevelopment Agency of the City of Sacramento

December 16, 1980

APPROVING PRELIMINARY PLANS - 600 I
STREET BUILDING

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE
CITY OF SACRAMENTO:

1. The Preliminary plans submitted by Rede Company
for construction of a 5-story office building and 2 level basement
garage at 600 I Street, Parcel 1B, Block 224, Redevelopment
Project 4, are approved.

CHAIRMAN

ATTEST:

SECRETARY

APPROVED
SACRAMENTO REDEVELOPMENT AGENCY

Date 12/16/80

EXHIBIT "F"SCOPE OF DEVELOPMENT

The redeveloper shall construct a five (5) level office building above two (2) levels of underground parking. The structure shall contain approximately 68,000 square feet. Use of the building shall be commercial and office.

The exterior facade shall, in general, use brushed aluminum, dark grey glass materials, and masonry to result in a project compatible with the project on the block bounded by 5th, 6th, I and J Streets. The exterior landscape design shall be such as to provide attractive transitional space between this project and the patio area of the existing high-rise at 630 "I" Street.

The redeveloper shall expend approximately three percent (3%) of the gross construction cost of the office building for art work and aesthetic improvements in accordance with definition on Attachment 1.

The structure shall be stepped back from adjacent streets providing landscaped terraces at first three levels. It will be angled at the 6th and I Streets corner to accent view corridors and to provide a sense of "openness", both physically and visually.

Parking shall be provided on-site at the rate of at least one space for each 418 square feet of gross floor area. Driveways and access to parking and loading facilities shall be approved by the City Traffic Engineer.

Redeveloper shall be responsible for installation of perimeter sidewalks, including any necessary sidewalk structure.

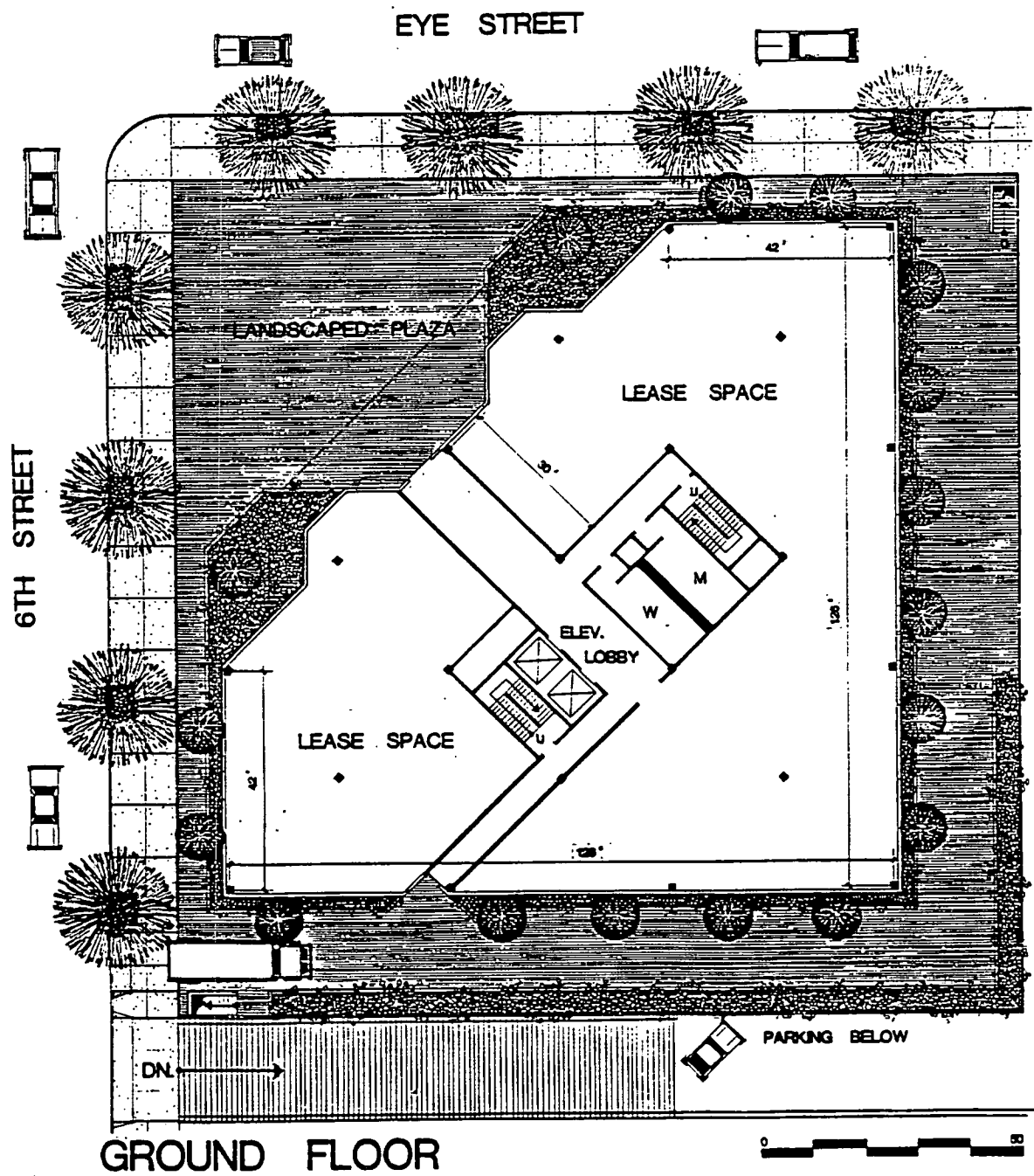
It is the intent of the Redevelopers to occupy a portion of the space themselves through condominium ownership.

Leason Pomeroy and Associates of Orange, California, will be the consulting Architects for the project.

**OFFICE BUILDING
6TH & EYE STREETS
REDEVELOPMENT SITE**

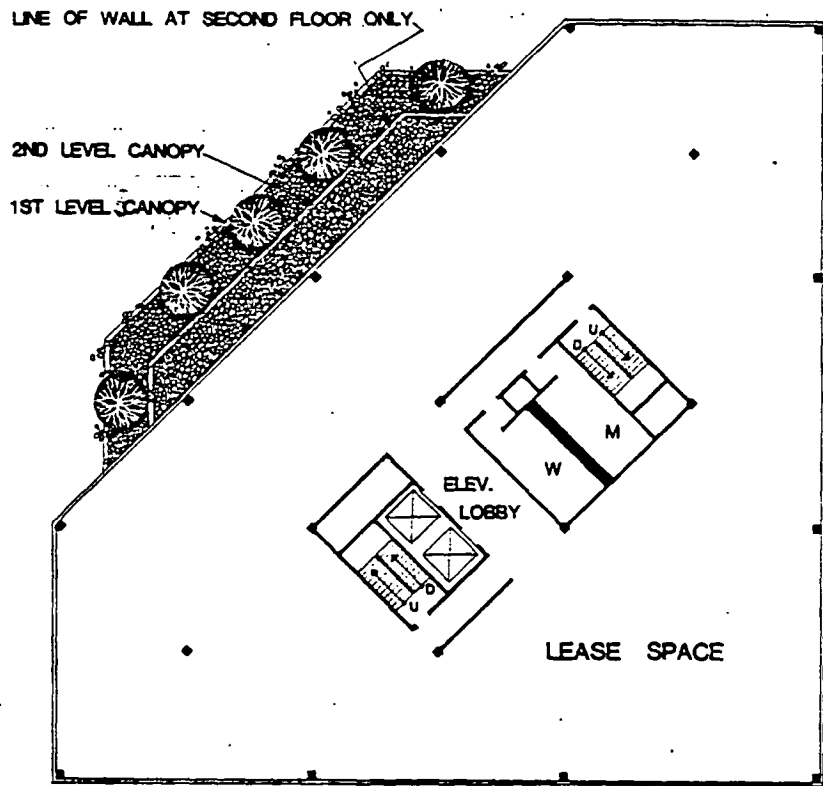
Dreyfuss & Blackford Architects & Planners

3540 Folsom Boulevard, Sacramento, California 95816



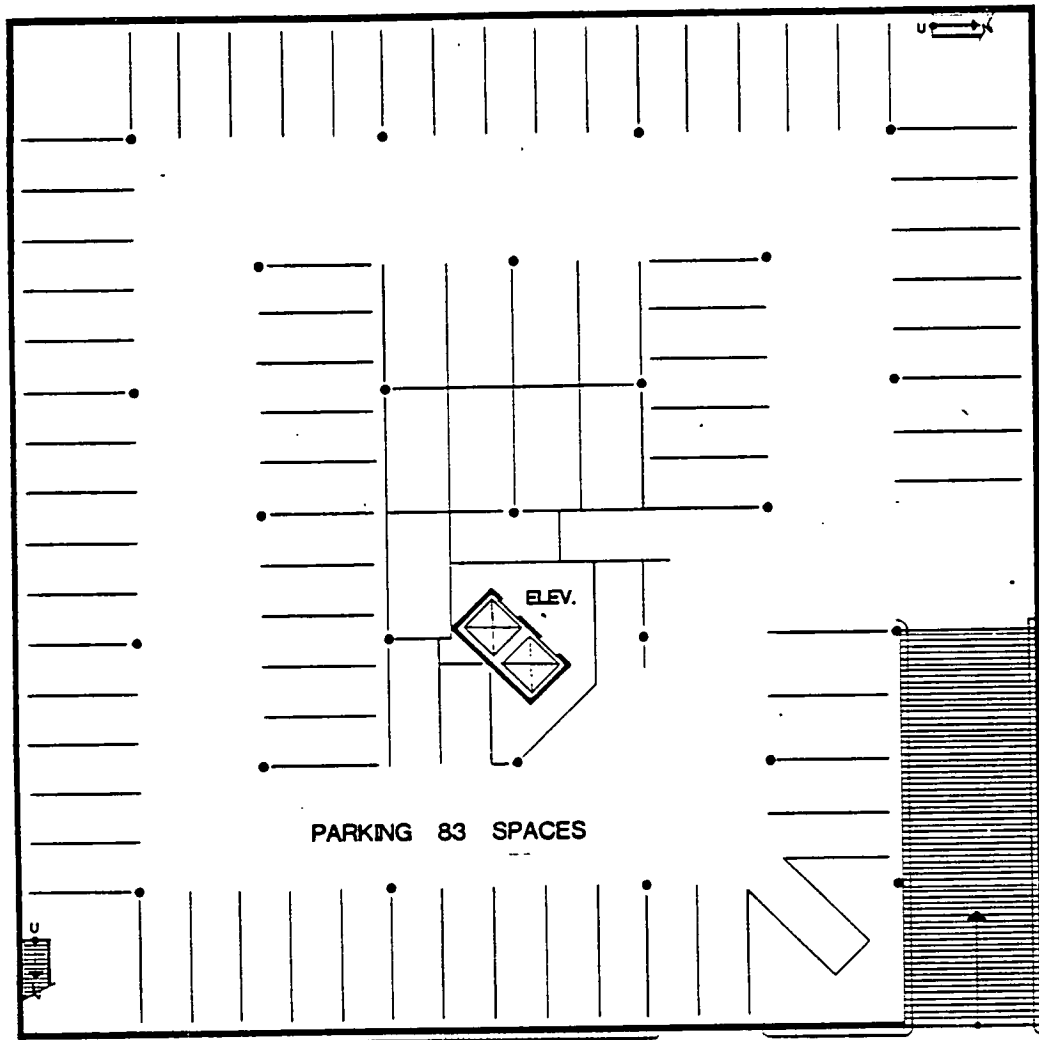
GROUND FLOOR





2ND - 5TH FLOORS





PARKING 83 SPACES

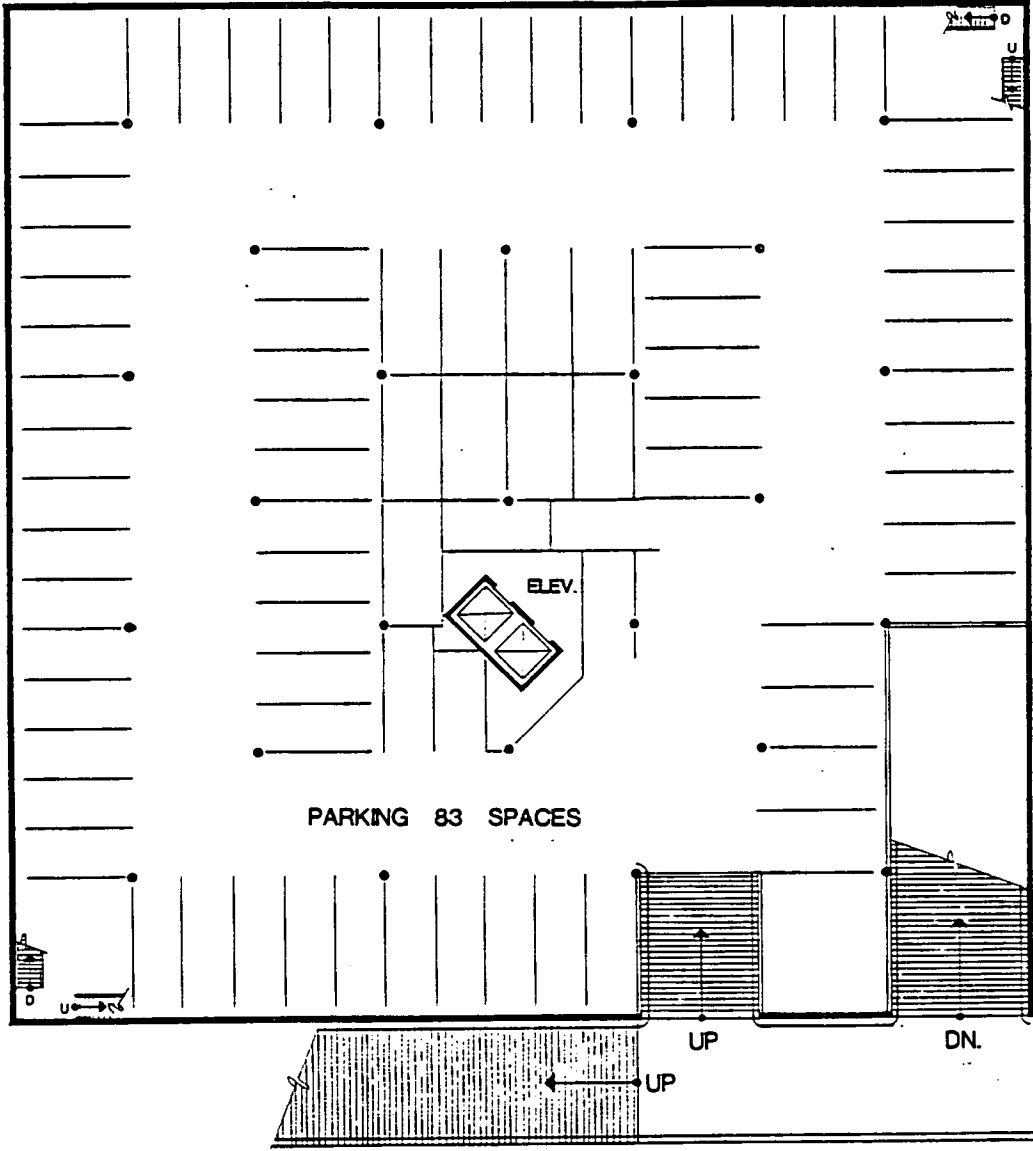
ELEV.

DN.

UP

PARKING LEVEL 1

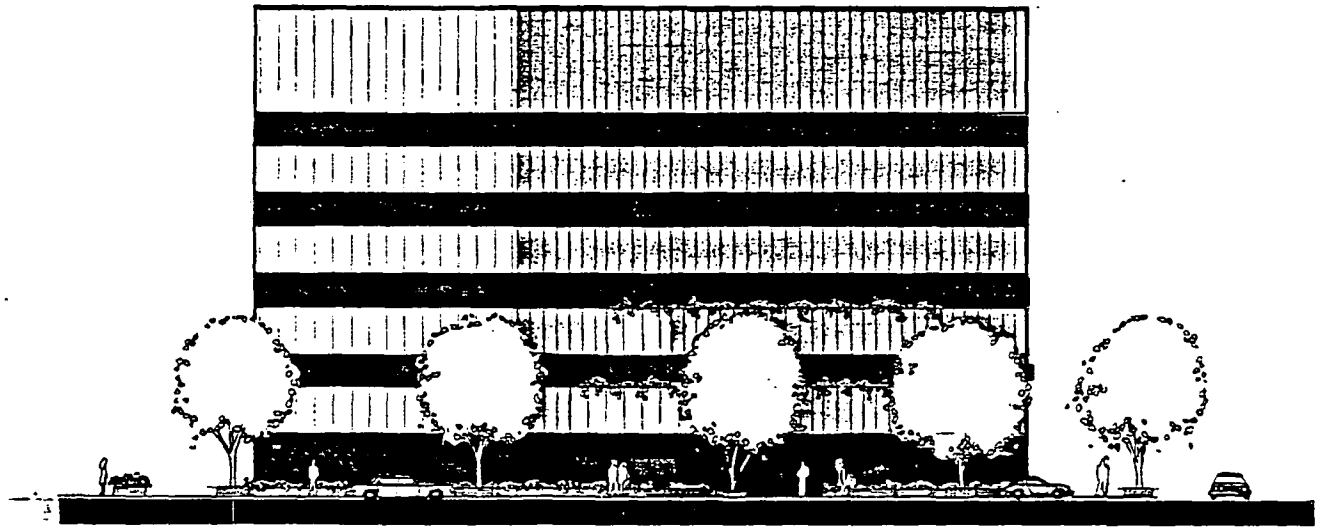




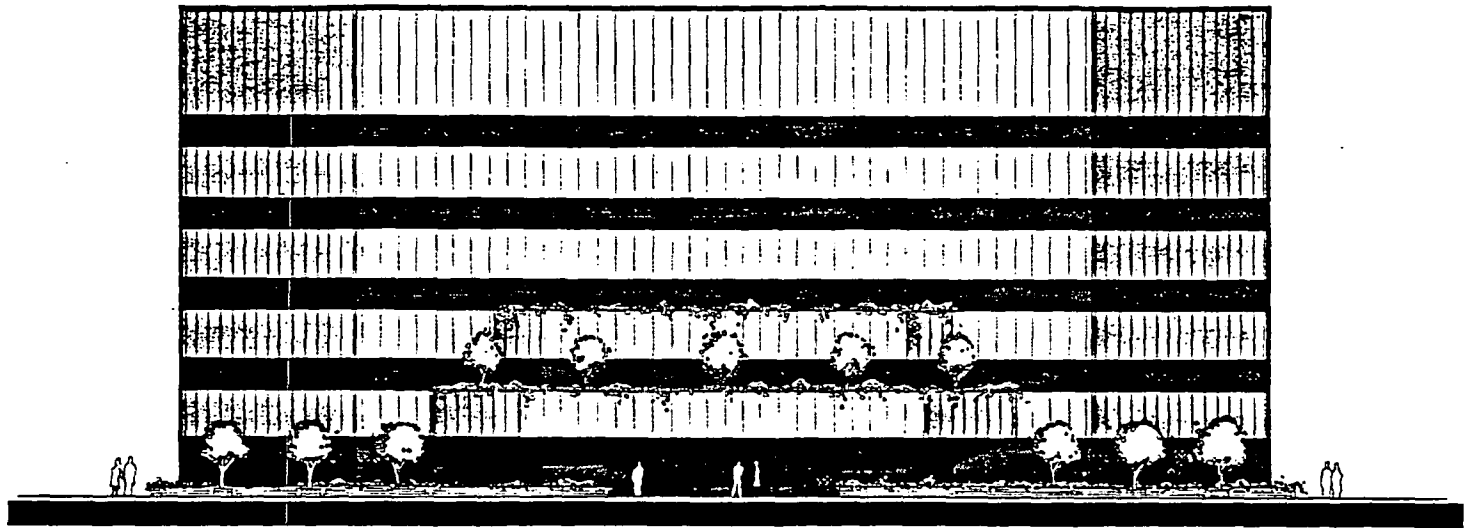
PARKING 83 SPACES

PARKING LEVEL 2

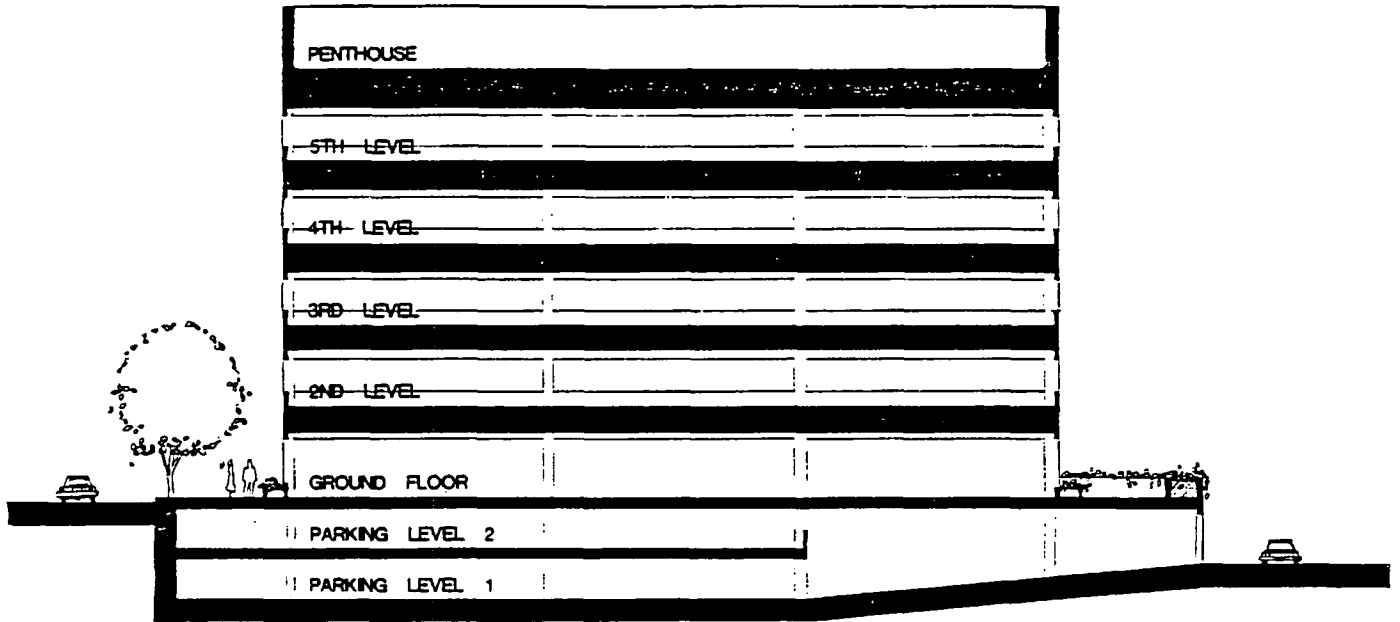




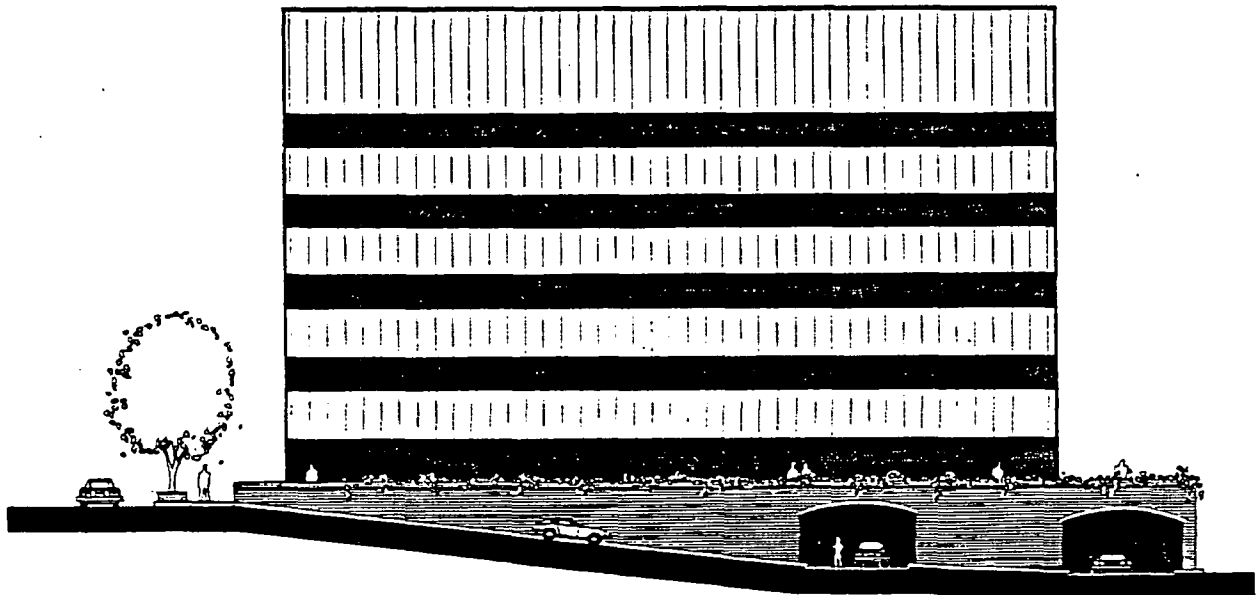
NORTH ELEVATION
WEST SIMILAR



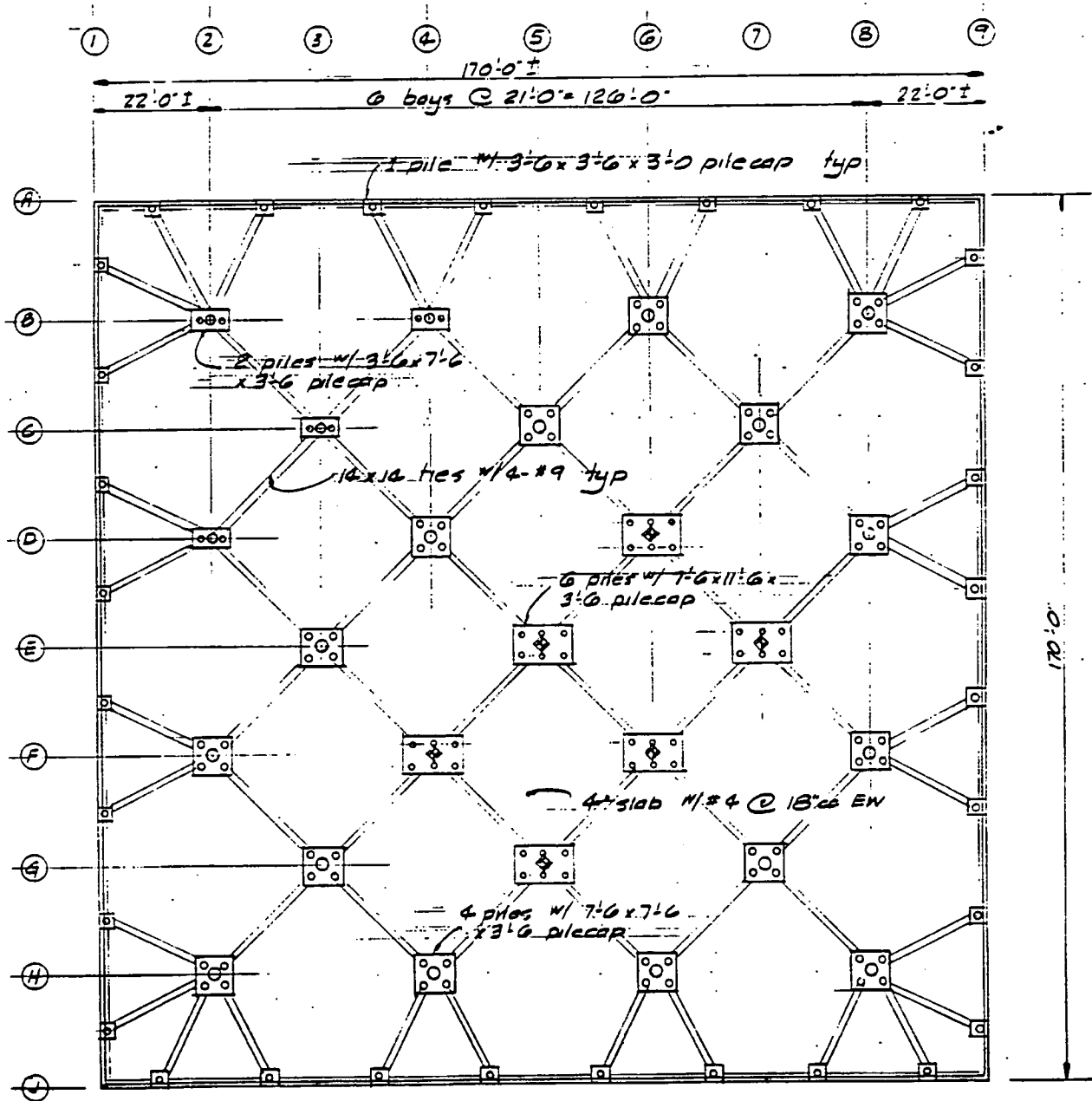
NORTHWEST ELEVATION



SECTION LOOKING EAST



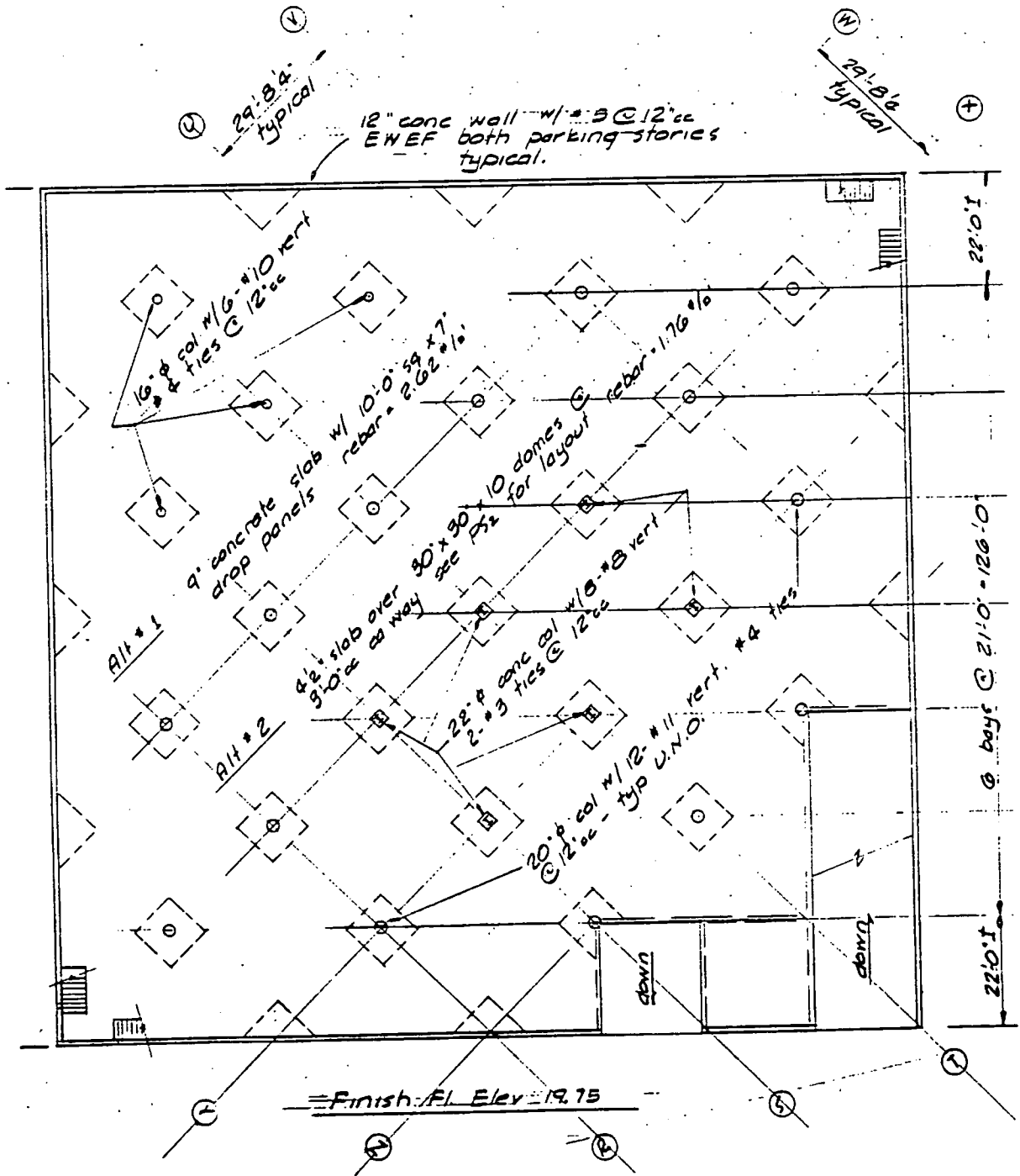
SOUTH ELEVATION
EAST SIMILAR



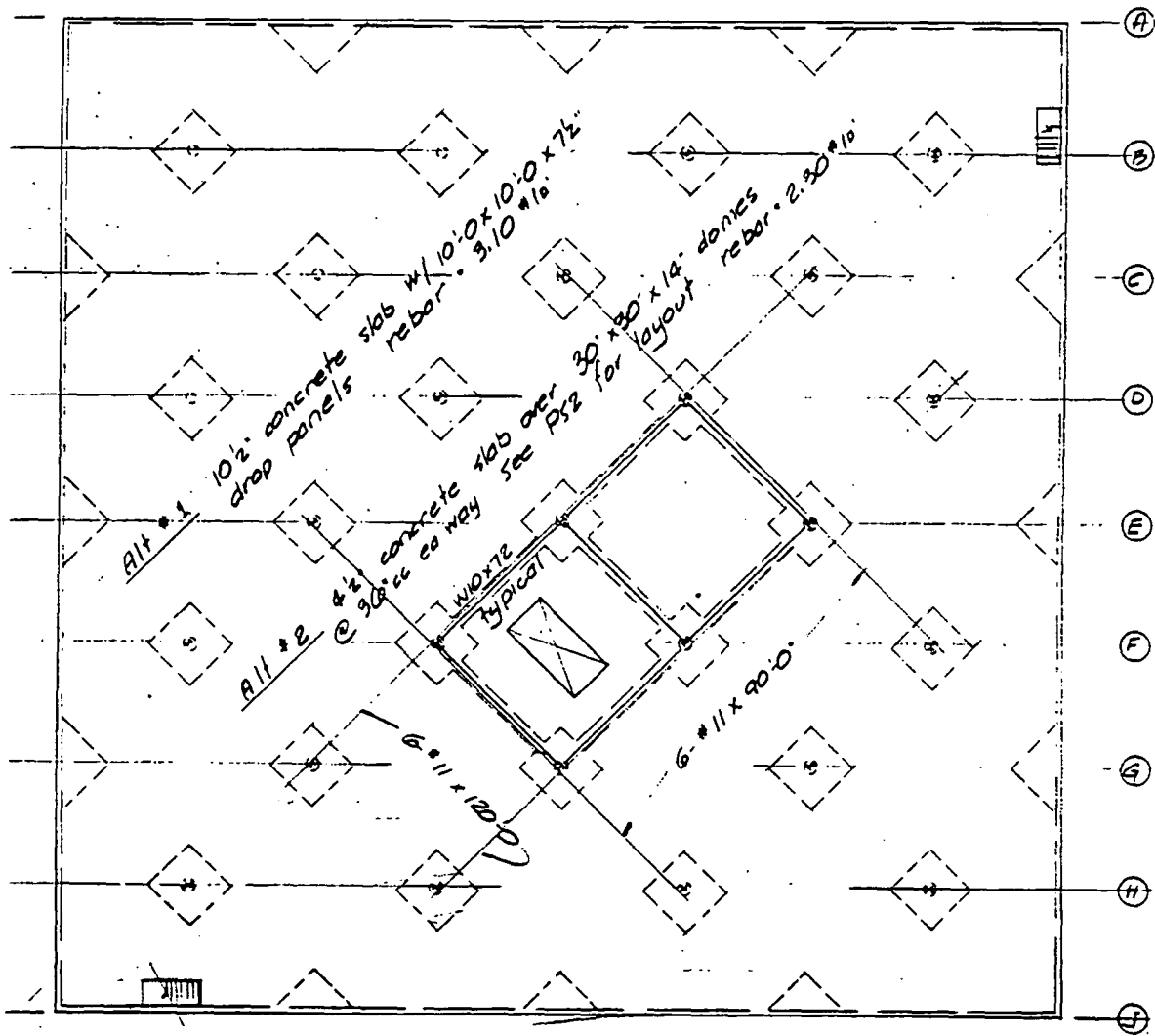
All piles to be 12" ϕ prestressed conc.
 Tip elevation @ -46.00 for estimating

Fin. Pl. Elev 11.00

Foundation Plan 10'-10"

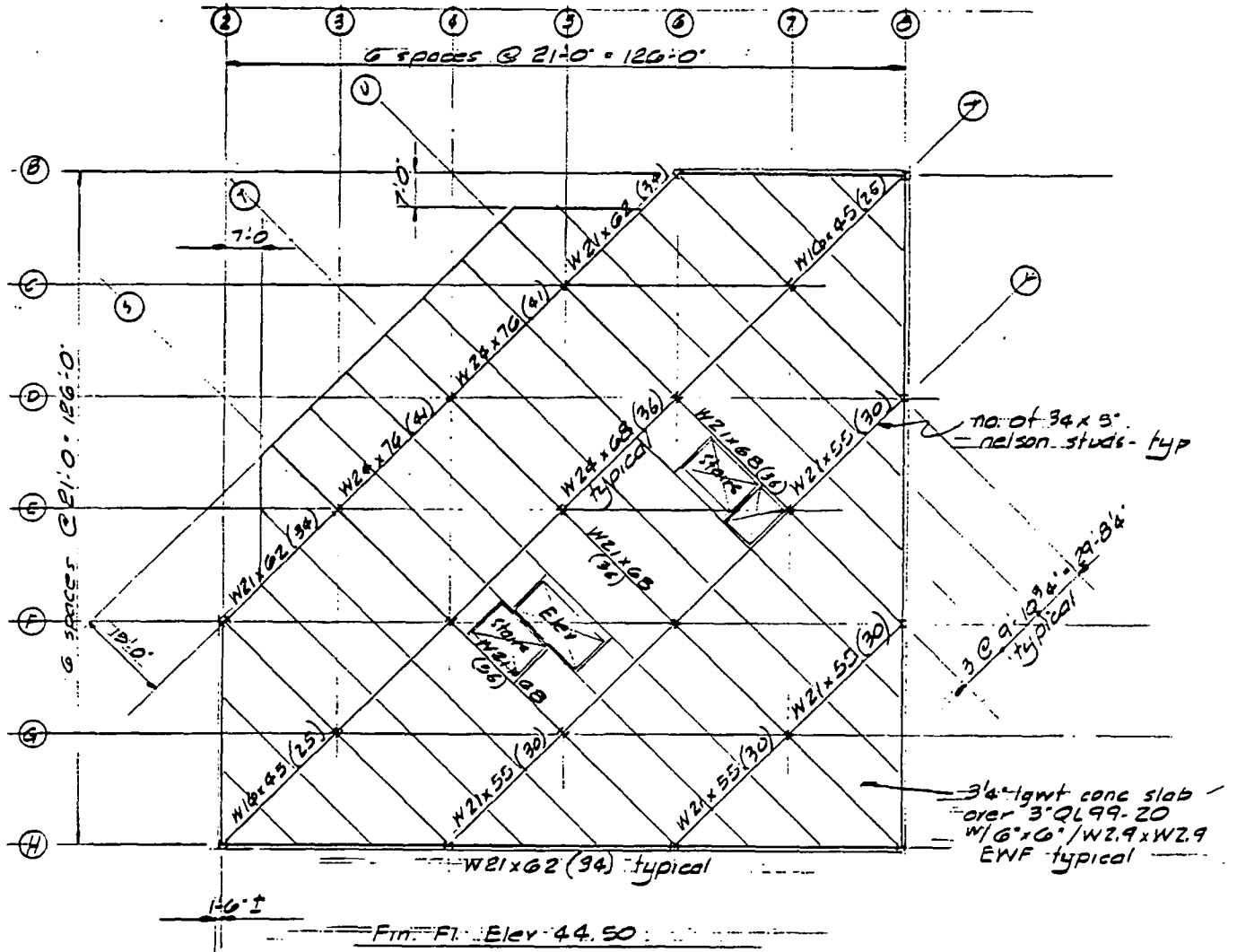


Upper Parking Level Framing Plan

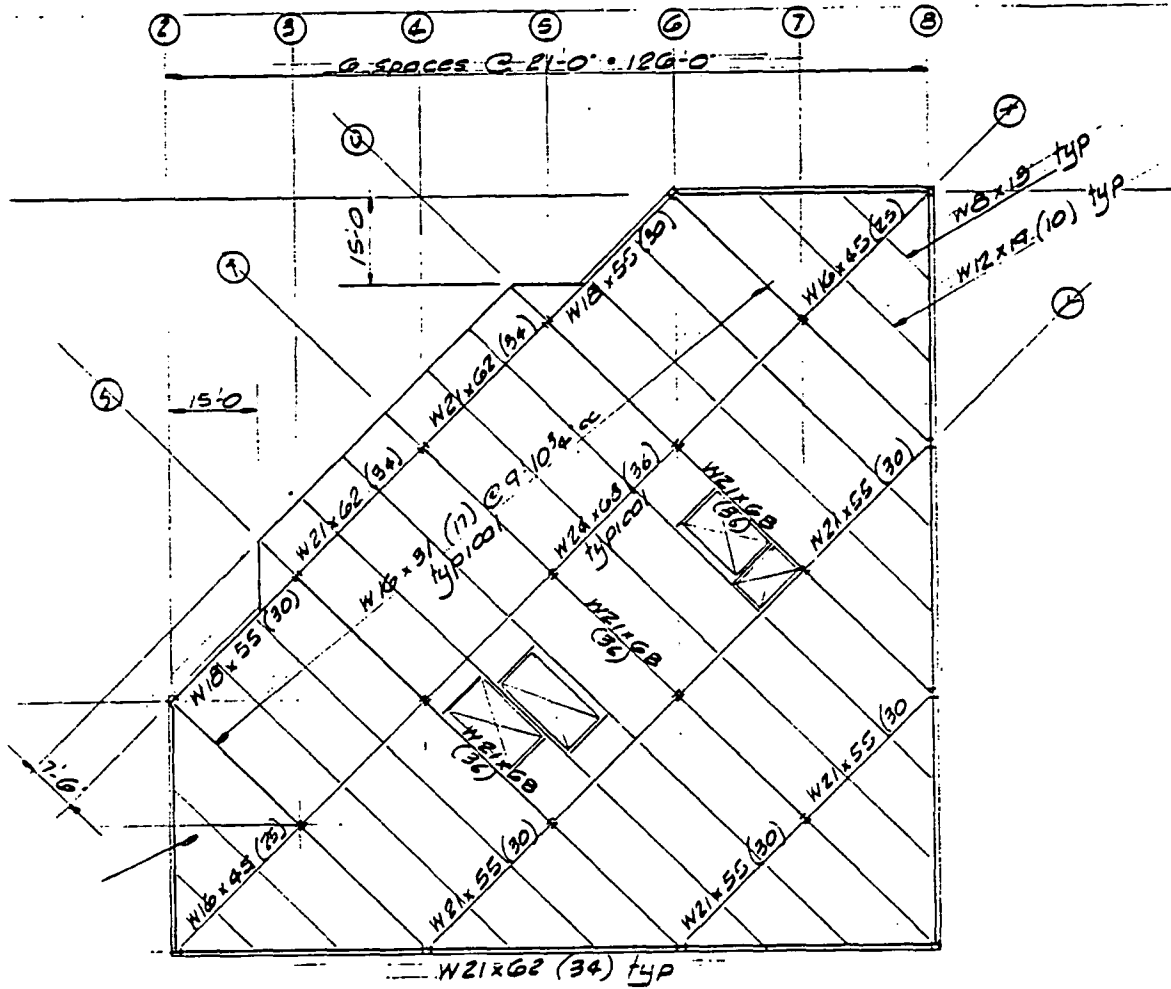


FIN - FL - Elev 29.00

Plaza Level Framing Plan 1/2"=1'-0"

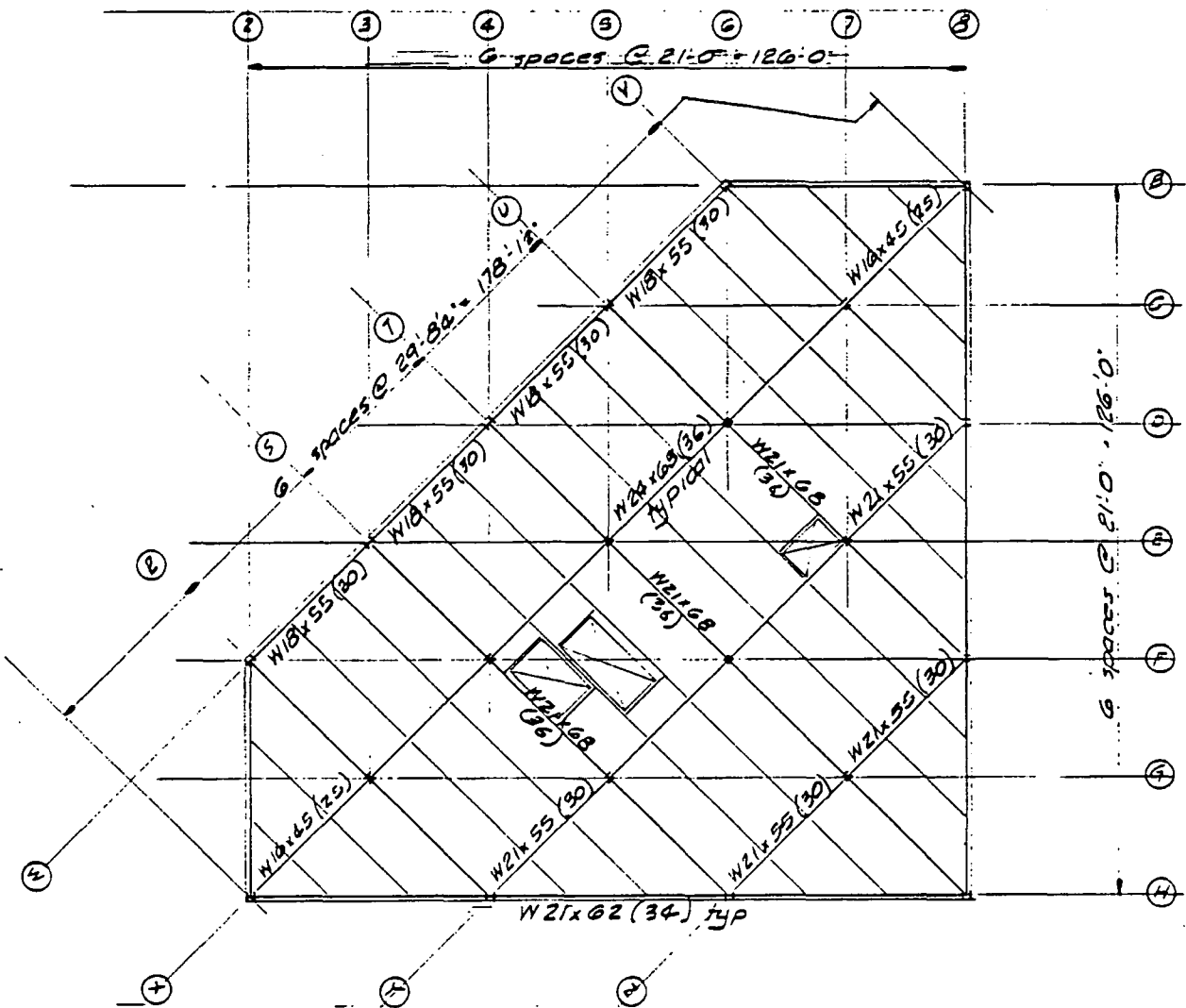


= 2nd Floor Framing Plan 1/6" = 1'-0"

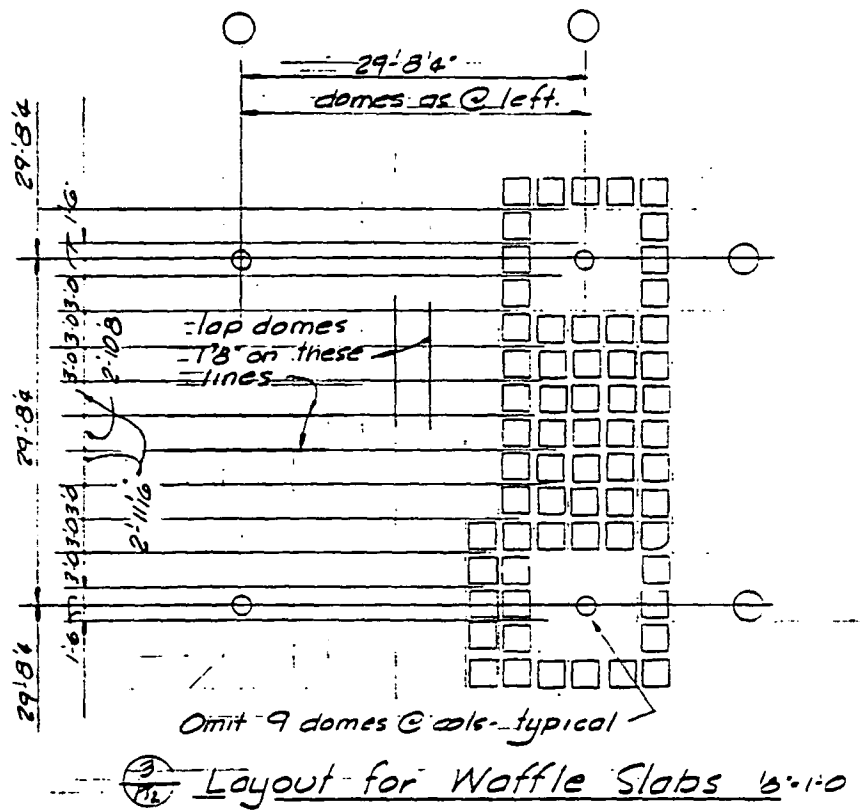


Fin. Fl. Elev. 58.00

3rd Floor Framing Plan 1/6" = 1'-0"

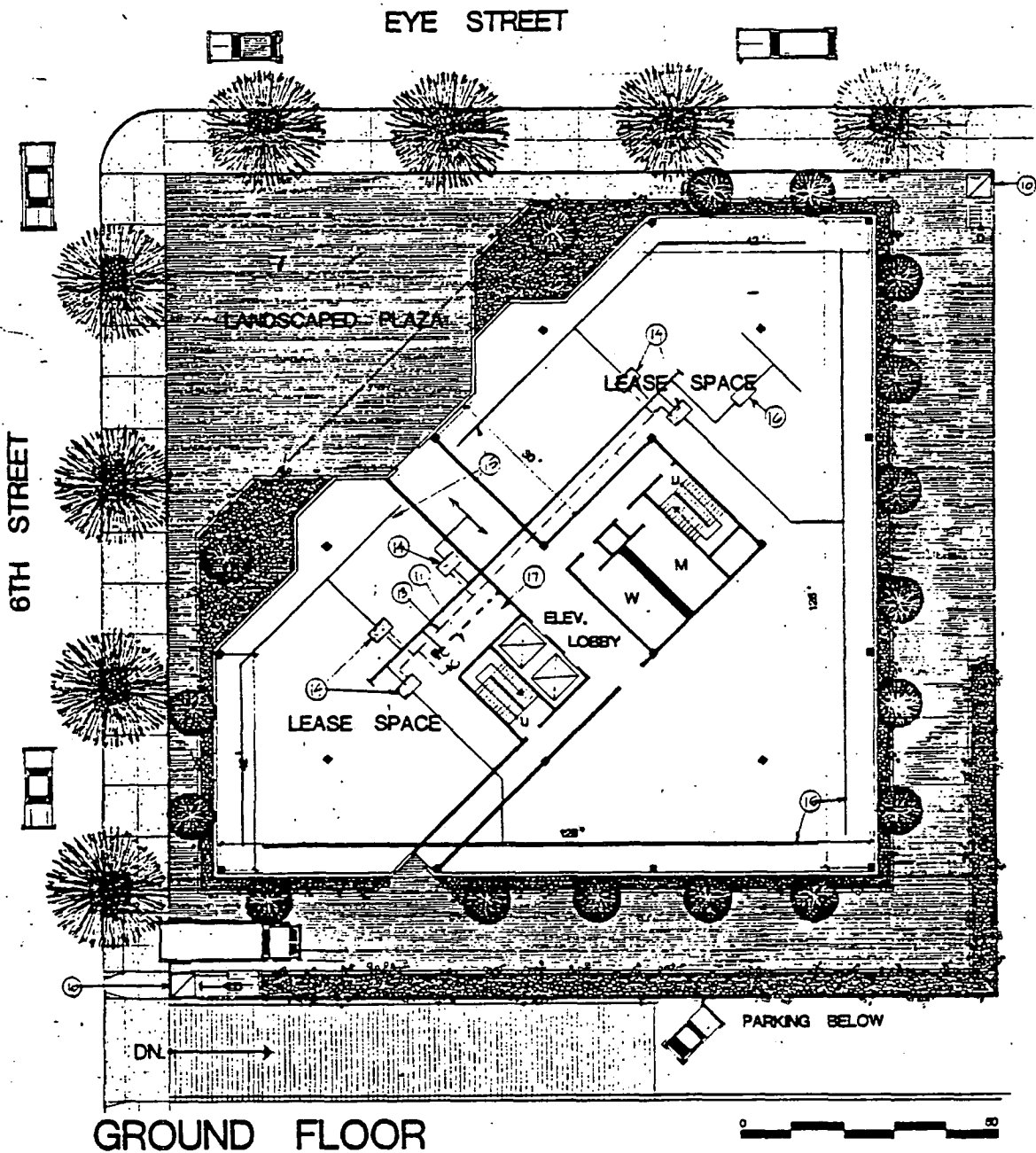


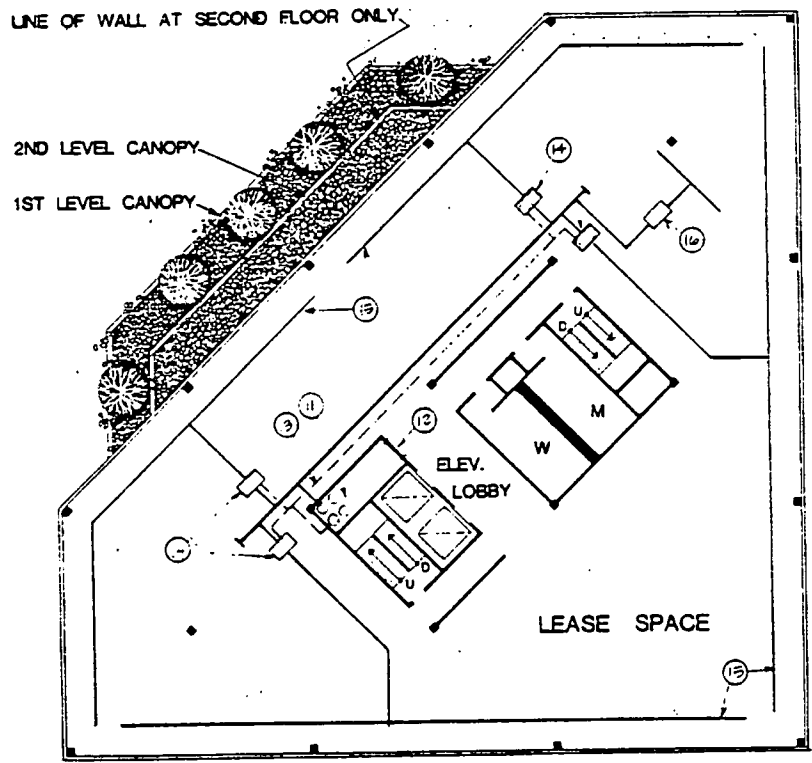
4th & 5th Floors & Roof Framing Plans 1/6" = 1'-0"
 4th Fl. Elev 71.50 ; 5th Fl. Elev 85.00 ; Roof Elev 98.50



MECHANICAL AND ELECTRICAL NOTES:

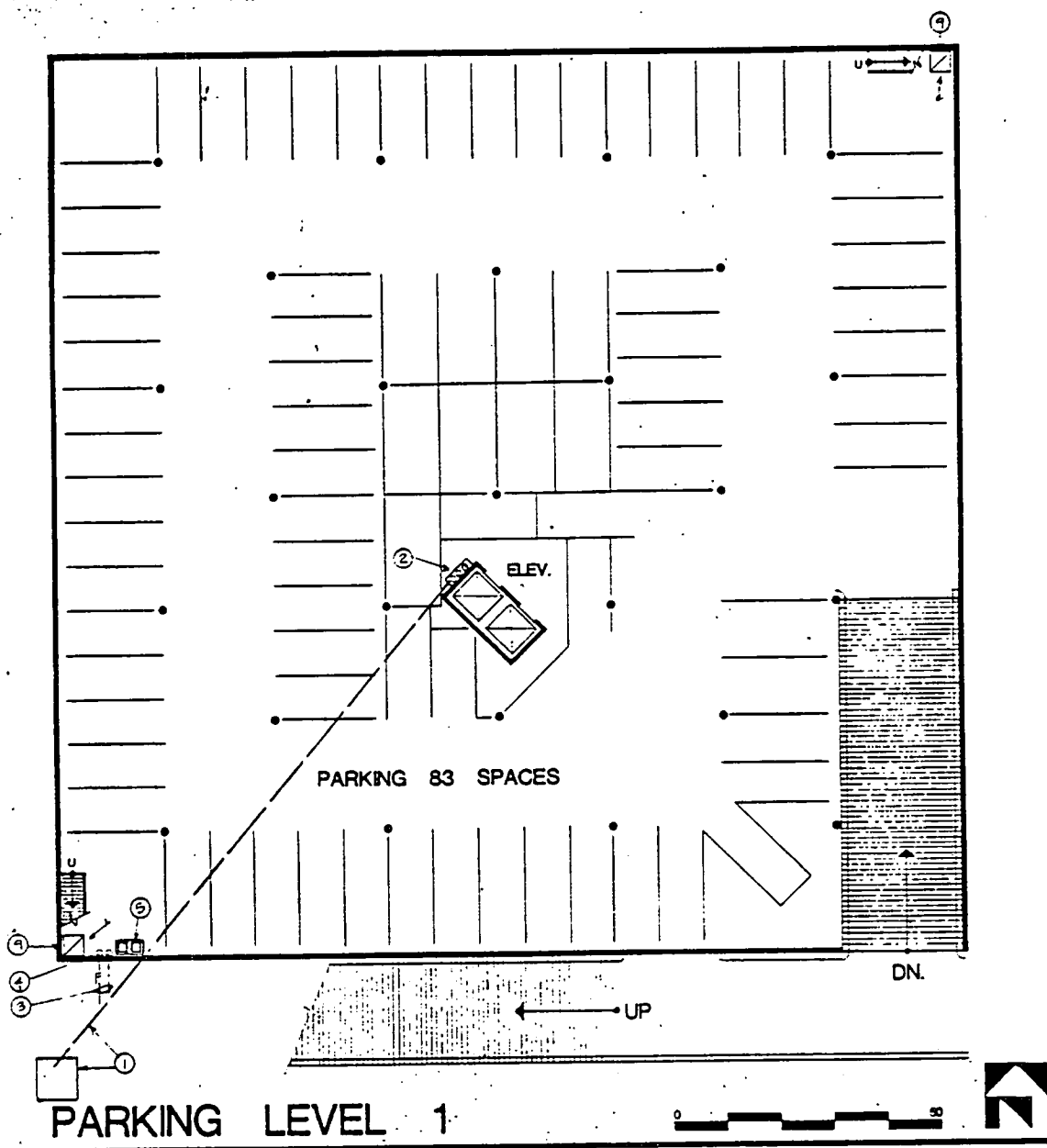
1. Underground, 208V, 3 phase, electrical service from existinn adjacent vault.
2. Main electric service risers, to main electrical room at upper parking level.
3. Domestic and fire water service from alley.
4. Automatic sprinkler riser to serve two parking levels.
5. Domestic water booster, and sump pump stations.
6. Sanitary and storm sewer to existing mains in alley.
7. Main electrical room with five owner meters and one house meter.
8. Telephone terminal room.
9. Parking level exhaust shafts.
10. Parking level exhaust nipples.
11. Supply and exhaust shaft with supply duct to each floor; common return.
12. Attic return to shaft; AC Equipment on roof.
13. Space heating hot water loop from roof hot water source.
14. Fan powered fan-VAV terminal units with heating coils.
15. "Skin" heating and cooling ducts.
16. Typical VAV terminal unit. Quantity to suit space zoning.
17. Shaft above to roof equipment.



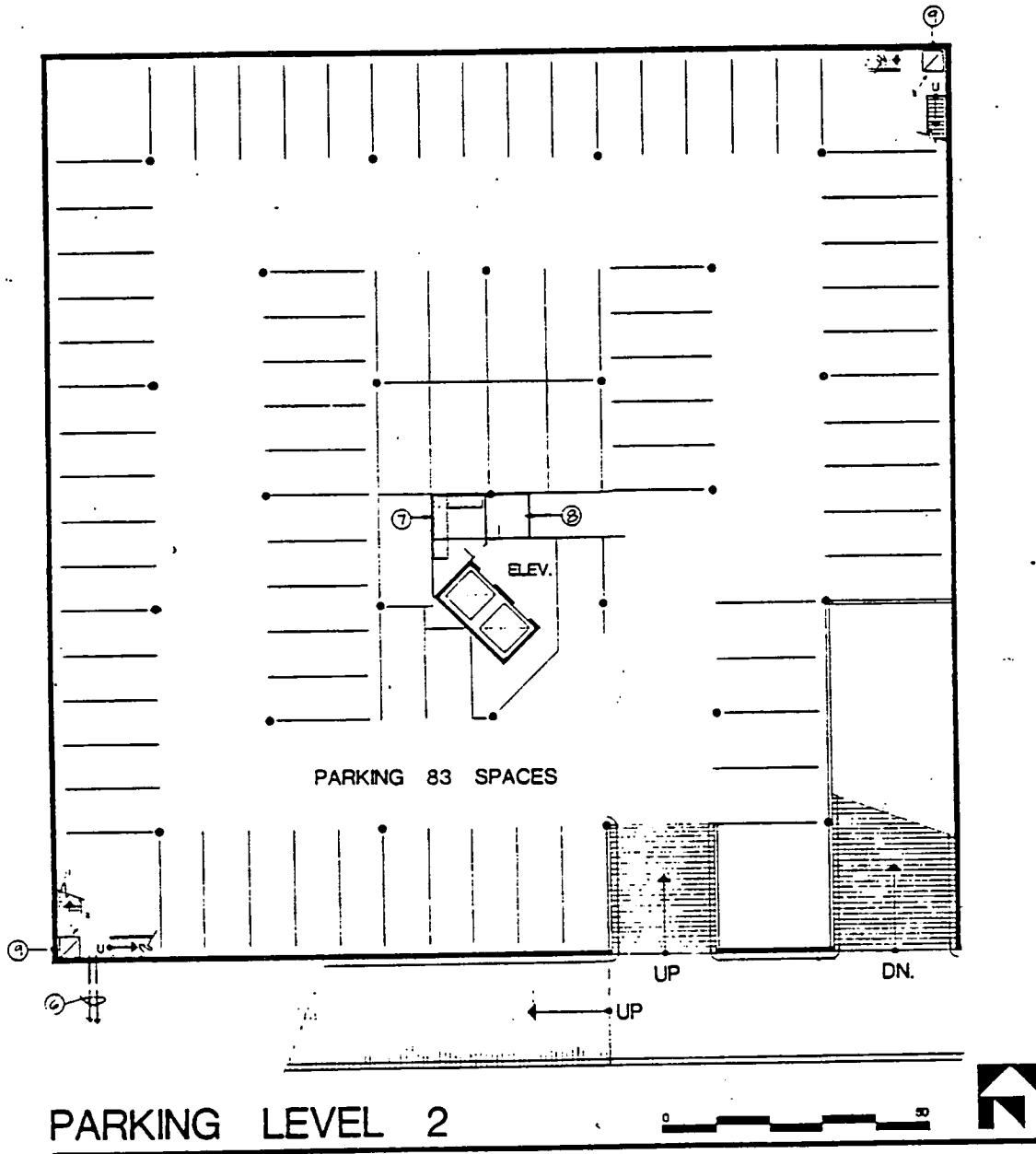


2ND - 5TH FLOORS





PARKING LEVEL 1



PARKING LEVEL 2

CITY OF SACRAMENTO



CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604MARTY VAN DUYN
PLANNING DIRECTOR

September 22, 1980

MEMORANDUM

TO: Architectural Review Board

FROM: Richard Hastings, ARB Coordinator

SUBJECT: ~~Item No. 2~~

Construction of a five-story office building and
two-level basement parking garage
600 "I" Street

The Board voted to approve the proposed 600 "I" Street project by a vote of five ayes and two noes. The Board voted approval with the following conditions:

1. The Board recommends the applicant consult with the developer of the 5, 6, "I", and "J" Street project so that a textural material continuity may be coordinated between the two projects.
2. The applicant to utilize the earth tone brick material (On Exhibit) throughout the plaza and courtyard areas around the building.

RBH:jb

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
 COMMUNITY DEVELOPMENT DEPARTMENT
 WORK ASSIGNMENT/PROGRAM REPORT

Division Technical Services
 Project Final Plan Submission and Approval
Rede Co. Office Building-6th and I
 Responsible staff Roy Tjen-A-Looi
 Supervisor _____

Legislative Approvals and Dates:

1. Contract approved 3/18/80
2. _____
3. _____

Project Type

- City Redevelopment
 County Housing
 Grant
 Technical

Updated 1 November 1980
 Day Month Year

Legend

- * Critical milestone (identify)
- △ Date project updated
- ▲ Current progress of project

Project Budget Construction Bid Amount Expenditures to date Funding Source
 \$ 6,000,000 \$ _____ \$ _____ \$ Private

Major Steps	Year	1980												1981												1982											
	Month	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S												
1. Preliminary Plan approval by Agency				▲																																	
2. Final Plans due					▲	▲	▲	▲	▲	▲	▲	▲	▲																								
3. Approval of Final Plans by all bodies											▲	▲																									
4. Submission of evidence of financing*											▲	▲																									
5. Issuance of building permit											▲	▲	▲																								
6. Escrow													▲	▲																							
7. Start of construction																																					
8. Completion of construction																																					

RESOLUTION NO. _____

Adopted by the Redevelopment Agency of the City of Sacramento

December 16, 1980

APPROVING PRELIMINARY PLANS - 600 I
STREET BUILDING

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE
CITY OF SACRAMENTO:

1. The Preliminary plans submitted by Rede Company for construction of a 5-story office building and 2 level basement garage at 600 I Street, Parcel 1B, Block 224, Redevelopment Project 4, are approved.

CHAIRMAN

ATTEST:

William H. Edgson
SECRETARY