

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	DMJM, 3260 Wilshire Blvd., Los Angeles, CA. 90010		
OWNER	Capital Mall Venture, 2856 Arden Way, #20, Sacramento, CA. 95825		
PLANS BY	Daniel, Mann, Johnson & Mendenhall,		
FILING DATE	N/A	50 DAY DRACTION DATE	N/A
		REPORT BY	RBH:mm
NEGATIVE DEC.	N/A	EIR	N/A
		ASSESSOR'S PCL. NO.	006-142-34 & 36

LOCATION: 300 Capitol Mall

PROPOSAL: To construct a 19-story office and bank structure and 7 story parking structure recessed within office structure (1 additional level of parking will be below ground)

PROJECT INFORMATION:

1974 General Plan Designation: Central Business District
 1980 Central City Community Plan Designation: Urban Office

Existing Zoning of Site: C-3
 Existing Land Use of Site: Surface parking

Surrounding Land Use and Zoning:
 North: C-3 Commercial
 South: R-5 Multi-Family
 East: C-3 Commercial
 West: C-3 Open space

Parking Required: 639 plus 150 agency required spaces
 Parking Provided: 789 spaces
 Property Dimensions: 326' x 320'
 Property Area: 94,000
 Square Footage of Building: 392,000
 Exterior Building Colors: White, green
 Exterior Building Materials: Pre-cast concrete, glass and spandrel

BACKGROUND: The Board reviewed and approved the project in concept at the August 4, 1982 meeting. A condition of that approval was the existing bank building be integrated into the design of the proposed building. In October, 1982 revised drawings of the bank building were submitted to the Board for review and were approved. A concern of the Board dealt with the east elevation of the bank building. The Board instructed the architect to review the horizontal bands on the east elevation so as to coordinate the different types of glass material. The architect is now submitting these drawings for final review and approval.

A. Site Development Plan

1. Landscape and Site Treatment - the final landscape plan will be returned to the Board for final approval at a later date.
 2. Relationship to surrounding neighborhood - the total site design meets the Board's concerns through the use of compatible forms and material.
 3. Parking and Circulation - both items will be reviewed by the City Traffic Engineer, when the applicant provides the traffic analysis report.
 4. Signage - to be reviewed by the Board at a later date.
 5. Building and Site Lighting - these will be reviewed with the landscape and site treatment plans.
- 6 & 7. Service and Utility areas - within structure.

B. Building Design

1. Materials - the same exterior materials will be used on the existing bank building as on the new structure. They consist of:
 - a. Precast concrete
 - b. Light green spandrel glass semi-reflective
 - c. Aluminum reveals painted to match glass
 - d. Aluminum mullions painted to match glass
2. Exterior Design - The exterior has changed somewhat from the drawings first presented in August and October of 1982.
 - A. The front or north elevation has remained much the same. The height of the entry has grown and the new facade design of the bank building has only a minor change from that reviewed by the Board in October 1982. The overall detailing has been sharpened.
 - B. The east side elevation has changed significantly. The stair step massing remains but the precast spandrel detailing is now stronger. The parking structure has increased by one level and what was to have been a much longer glass and spandrel side elevation of the bank has now been shortened through the addition of louvers. These same louvers spread upward to the 5th floor of the Office Tower as well as being located on the first 21 feet of the parking structure. The louvers again appear on all elevations at the 19th floor mechanical equipment level. Roll-up grille doors are now placed at ground level for access to the loading and unloading area.

- C. The rear or south elevation is much the same even with the parking structure one level higher. The office tower is made visually stronger by the use of more refined detailing on the concrete panels and the horizontal band of louvers at the 19th floor. At ground level, the proposed louvers work well. They wrap around the south west base of the parking structure and are held visually in place by the strong vertical ending column at the south east corner. Planting of the roof deck over the parking structure will add an interesting textural element.
- D. The west side elevation has the same feeling of mass but is now more refined. The louvers at the 19th floor will not be a strong visual element and those at the parking structure ground level continue the design element found on the south elevation.

STAFF EVALUATION: Staff feels that the project is well designed but has one problem area. That is the east side elevation. The shortening of the glass and concrete bank facade and the extensive use of louvers detracts from the total design concept of the building. Even though the third, fourth and fifth floor setbacks break up the massing of the louvers, staff would prefer to see the ventilation needs handled in some other manner. The shortening of the bank's concrete and glass facade is not at all what the Board had in mind when approval of the remodel was granted in October, 1982.

The architect will present color photos of a building in Texas which has a similar green spandrel glass treatment. It should relieve the Board of any concerns they have about the reflectivity of the glass.

STAFF RECOMMENDATIONS: Staff recommends approval of the project with the following conditions:

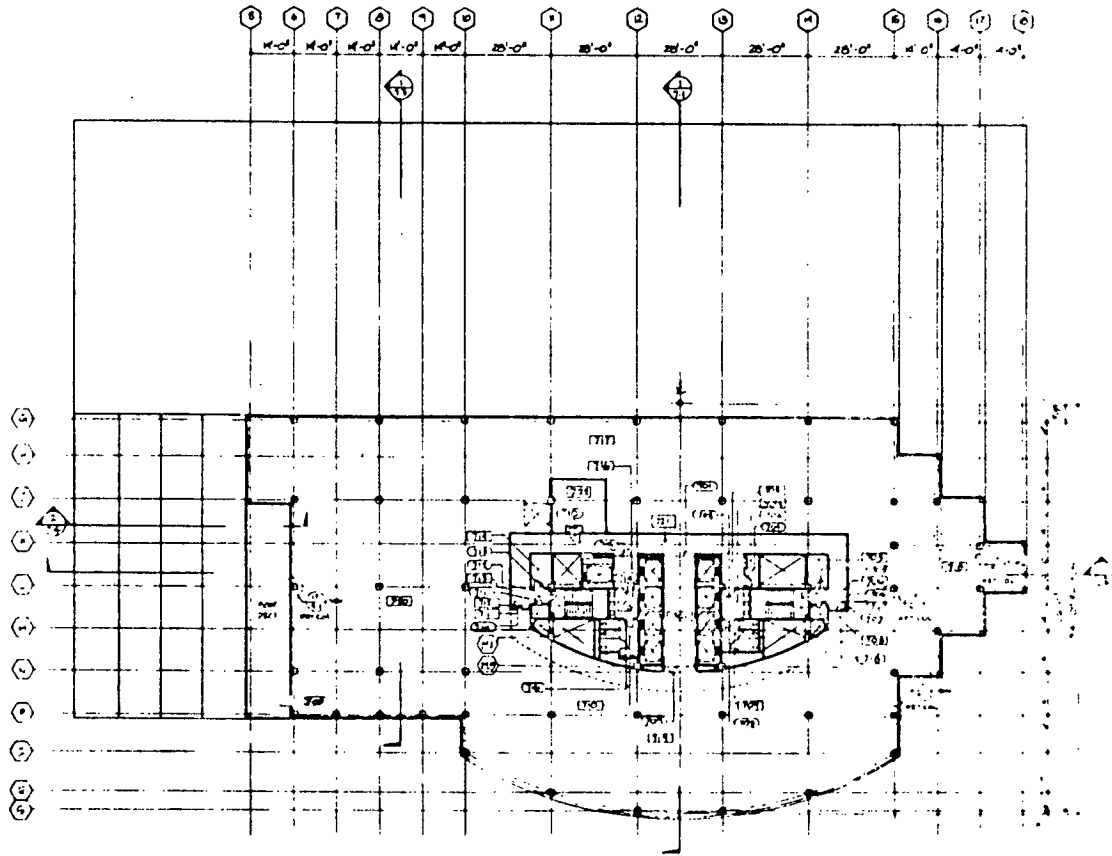
- materials sample submitted*
1. Architect to rethink the use of, or handling of, the louvers on the east elevation of the bank/office tower. Revised drawings to be presented to the Board for review and approval.
 2. Items 1, 3, 4 and 5 under "Site Development Plan" to be returned to the Board and other appropriate City departments for review and approval.
 3. The architect to comply with the concerns as noted in the attached memorandum, to Bill Edgar, Director, Sacramento Housing and Redevelopment Agency, dated October 12, 1982. *showers only problem*

Approval is based on the following Findings of Fact:

1. The project as designed and conditioned will enhance the Central City as well as the Capitol Mall.
2. The project complies with the City Design Guidelines as well as Sacramento Housing and Redevelopment Agency standards.

DR 82-186

3-2-83

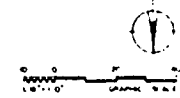


NOTE: SEE PLUMBING DIMENSIONS, MECHANICAL SECTIONS, ETC. REFER TO A4-5

NOTE: REFER TO CORNER PLANS FOR FIVE OF WALL CONSTRUCTION DET. DIMEN. NOT APPLICABLE TO A DETAIL ON THIS SHEET
(DRW/G A4.4)

ROOM LEGEND

- | | | | |
|-----|--------------------------|-----|--------------------|
| 101 | SLIPPER LOBBY | 104 | TELEPHONE ROOM RM |
| 102 | VESTIBULE | 105 | TRAD R/O |
| 103 | LAVATORIES | 106 | VESTIBULE |
| 104 | JANITOR | 107 | ELECTRICAL MECH RM |
| 105 | ELECTRICAL RMGR & TEL RM | 108 | LAVATORIES |
| 106 | VESTIBULE | 109 | VESTIBULE |
| 107 | W/R O/I | 110 | RENTAL AREA A |
| 108 | STORAGE | 111 | RENTAL AREA |
| 109 | WOMEN | 112 | RENTAL AREA |
| 110 | MEN | 113 | CCM LOBBY |
| | | 114 | ELEVATOR MACH RM |



DMJM

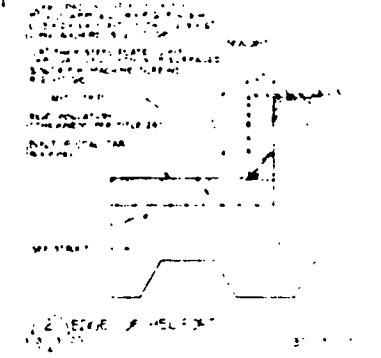
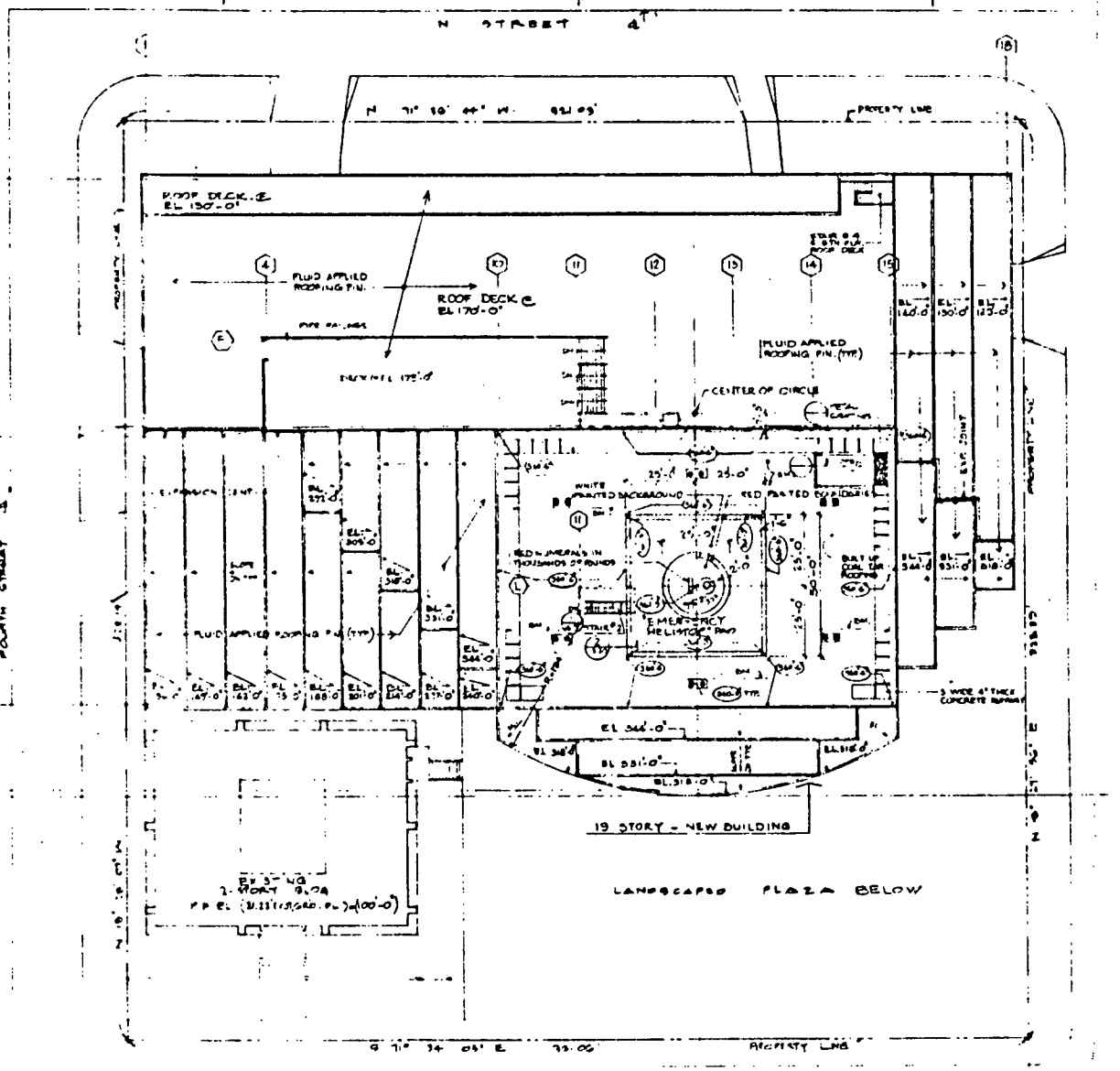
RJB COMPANY 2856 ARDEN WAY
SACRAMENTO, CA 95825

CAPITOL BANK OF COMMERCE
7TH FLOOR PLAN

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#3

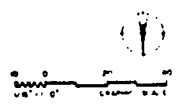


CAPITOL MALL

ROOF PLAN

LEGEND

- 1. REFER TO PLUMBING CLASS FOR LOCAL SYSTEMS TO LEAD TO LOWER LEVEL. REFRACED.
- 2. NEW ELEVATION - REFER TO RESPONSE TO PLUMBING LEVEL OF ENGINEERING.



1. REFER TO PLUMBING CLASS FOR LOCAL SYSTEMS TO LEAD TO LOWER LEVEL. REFRACED.
 2. NEW ELEVATION - REFER TO RESPONSE TO PLUMBING LEVEL OF ENGINEERING.

DMJM

RJB COMPANY 2856 AHDEN WAY
SACRAMENTO, CA 95825

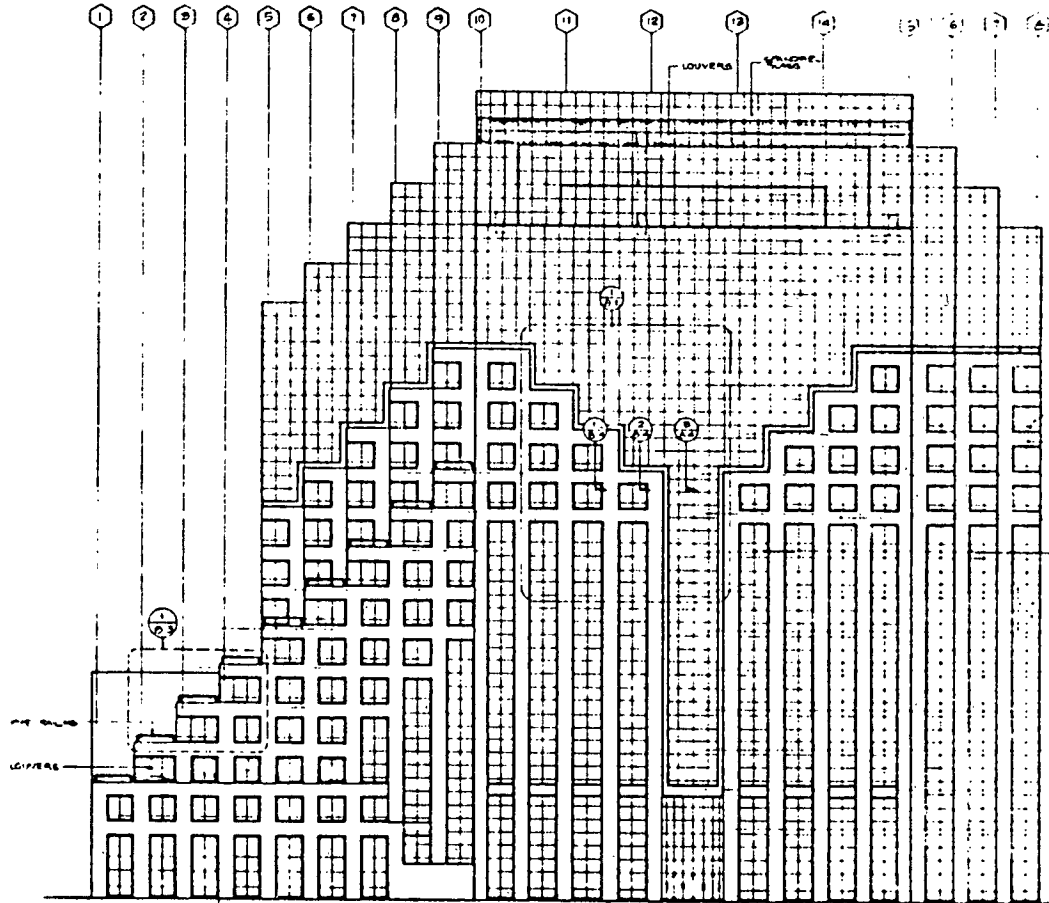
CAPITOL BANK OF COMMERCE

ROOF AND HELISTOP PLAN

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1. FINISHES
 2. MATERIALS
 3. NOTES

DMJM

RJB COMPANY 2856 ARDEN WAY
 SACRAMENTO, CA 95825

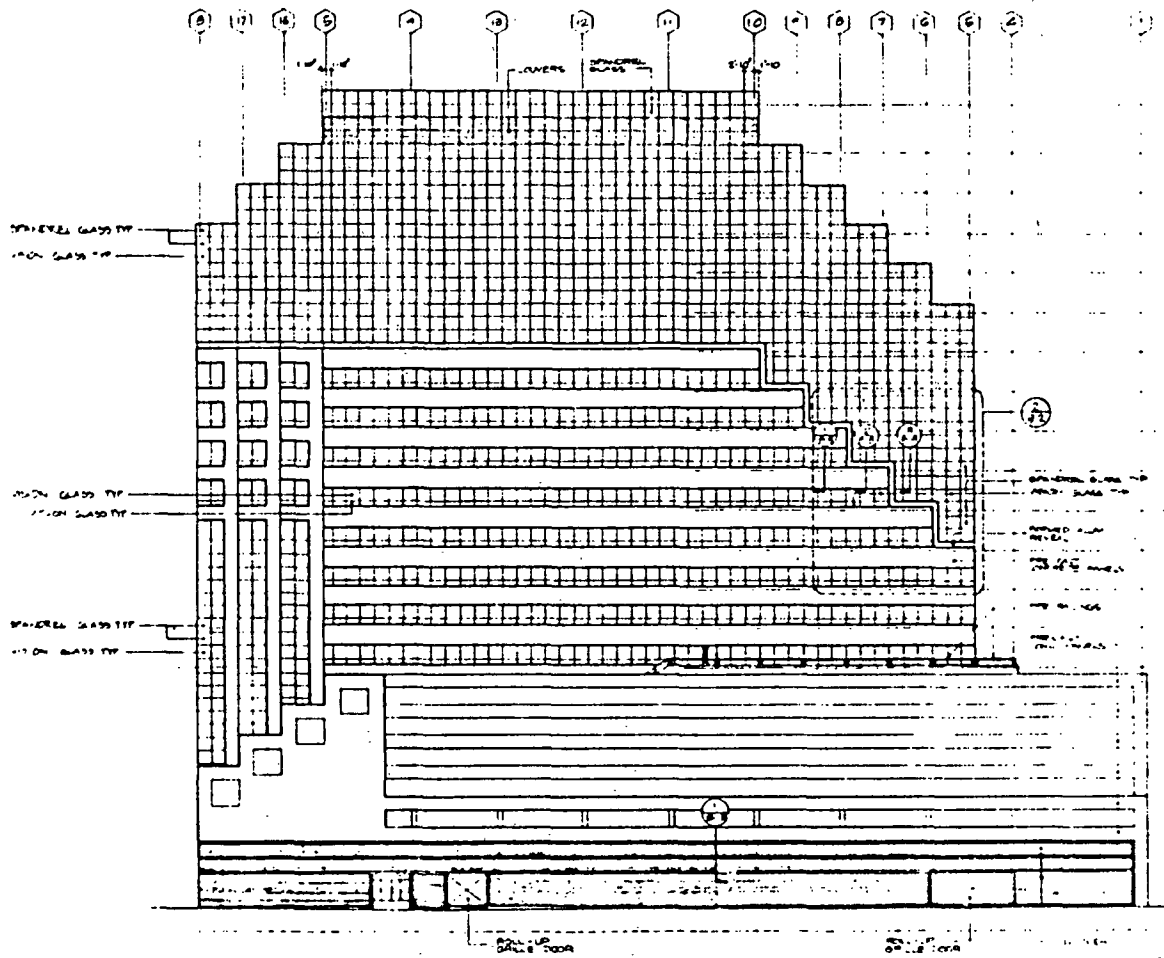
CAPITOL BANK OF COMMERCE

NORTH ELEVATION

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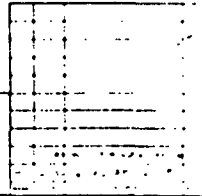
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DMJM

RJB COMPANY 2856 ARDEN WAY
SACRAMENTO, CA 95825

CAPITOL BANK OF COMMERCE

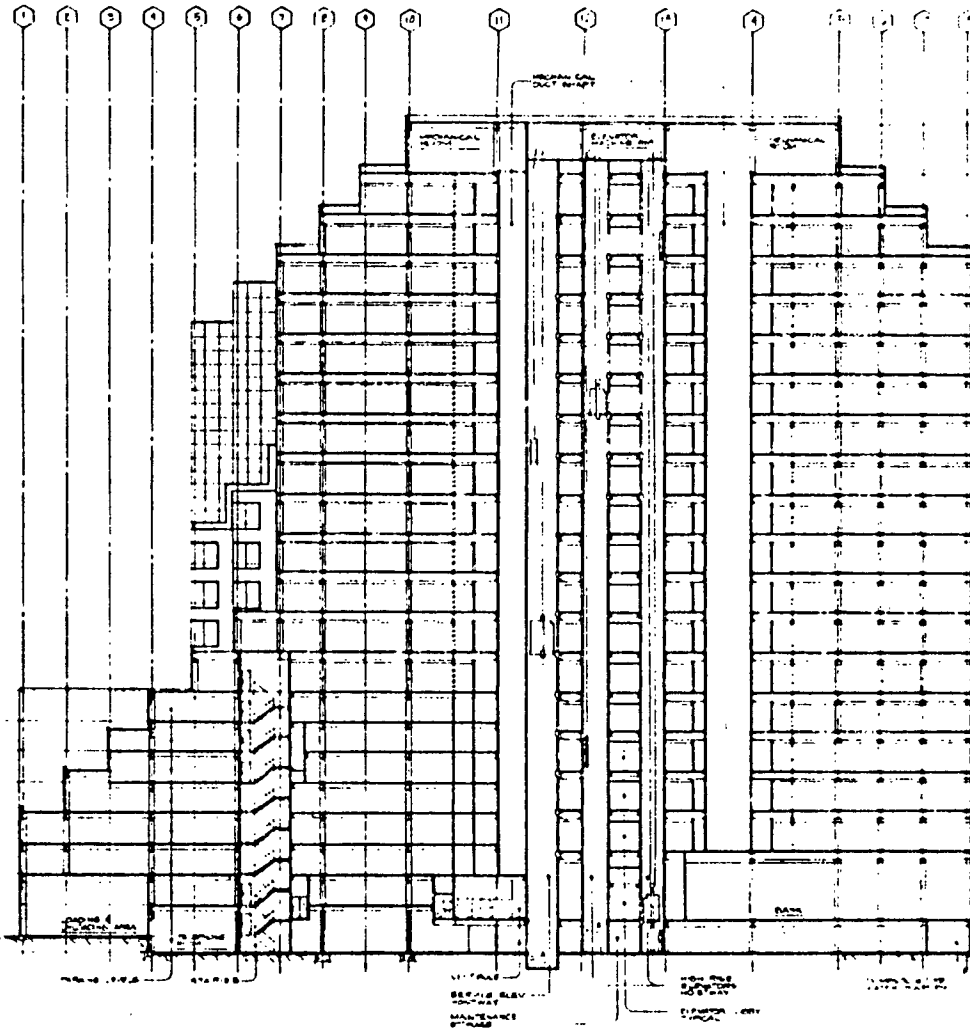
SOUTH ELEVATION



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SECTION BETWEEN GRID LINES K & L

0 10 20 60
SCALE 1/16" = 1'-0"

DMJM

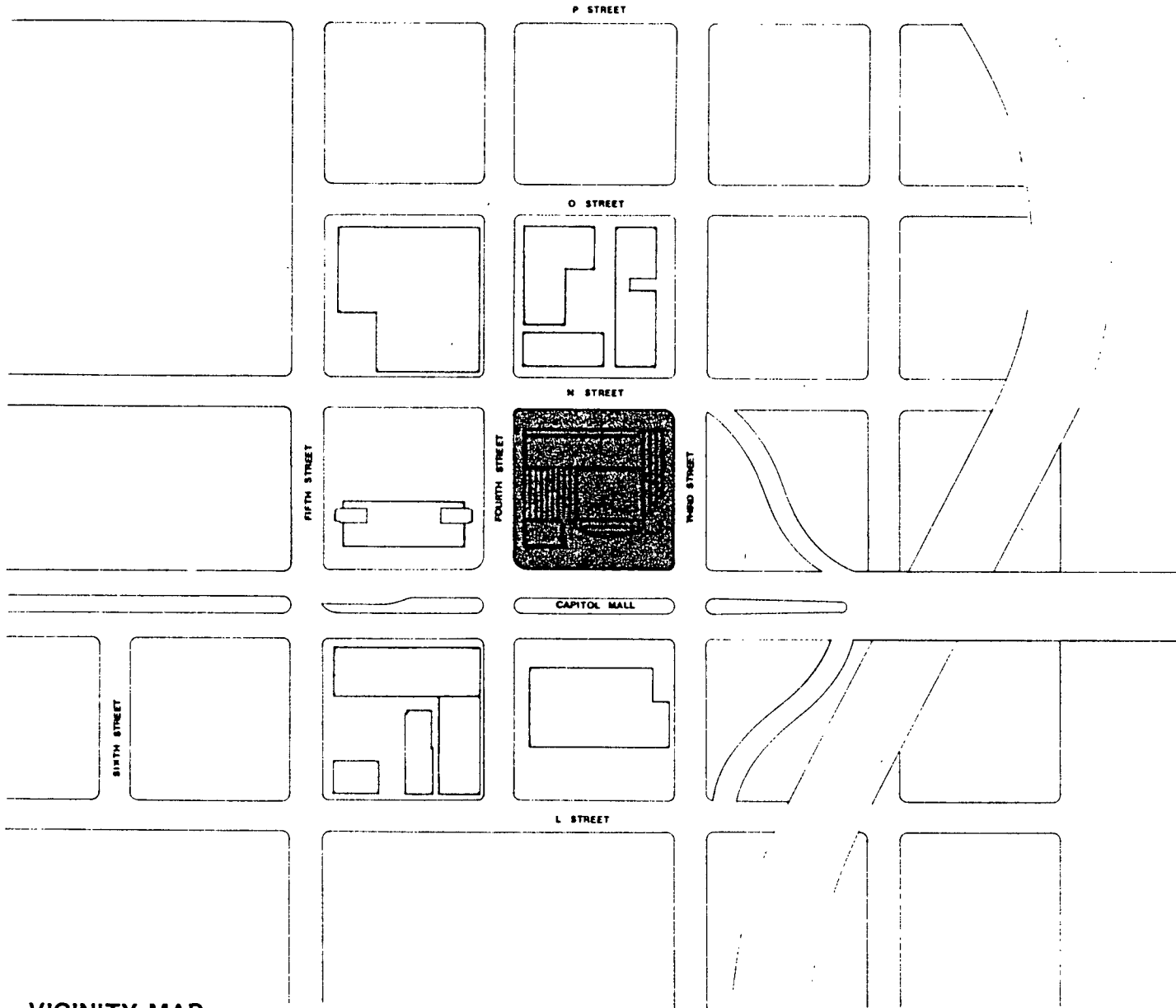
RJB COMPANY 2856 ARDEN WAY
SACRAMENTO, CA 95825

CAPITOL BANK OF COMMERCE

BUILDING SECTION

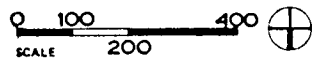
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VICINITY MAP

CAPITOL BANK BUILDING, SACRAMENTO, CA

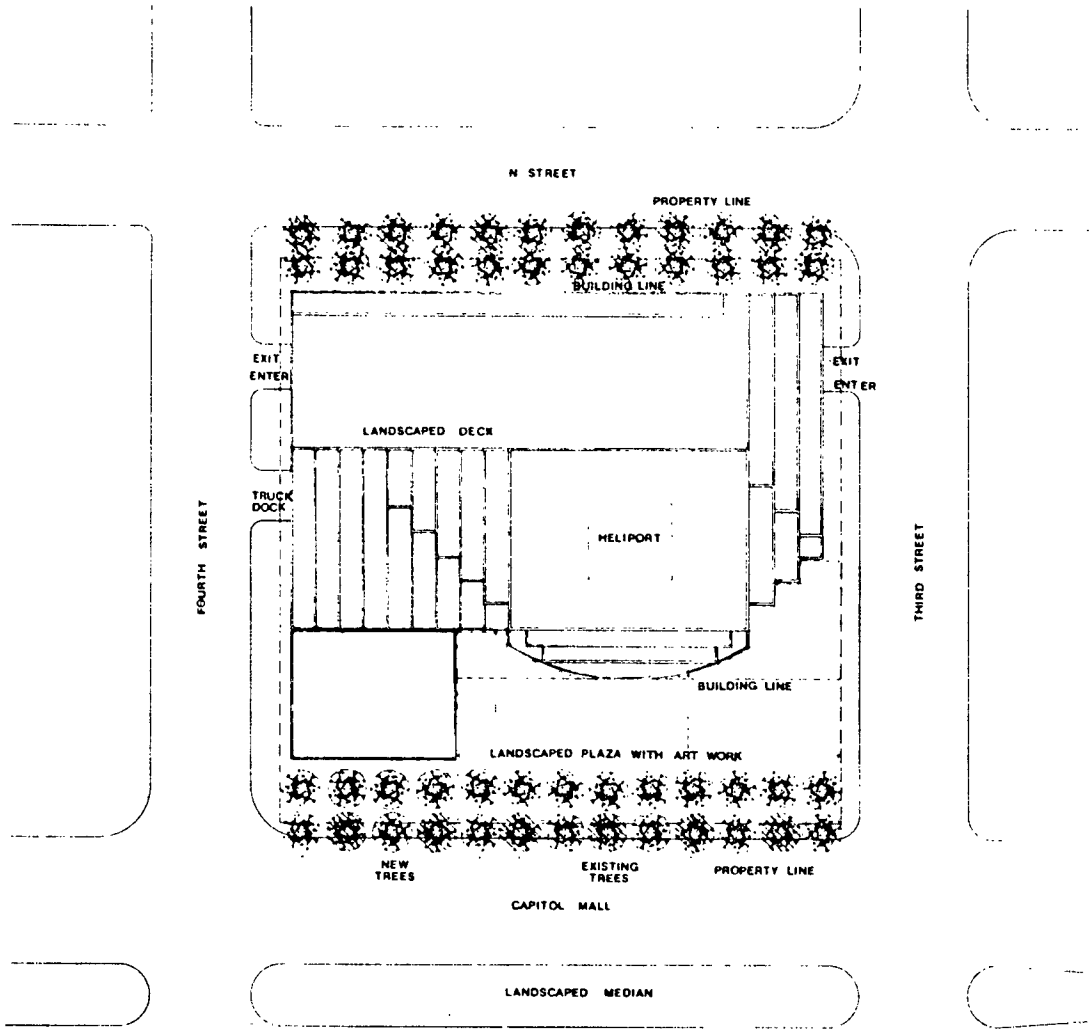


"EXHIBIT B"

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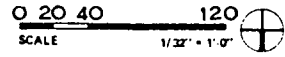
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SITE PLAN

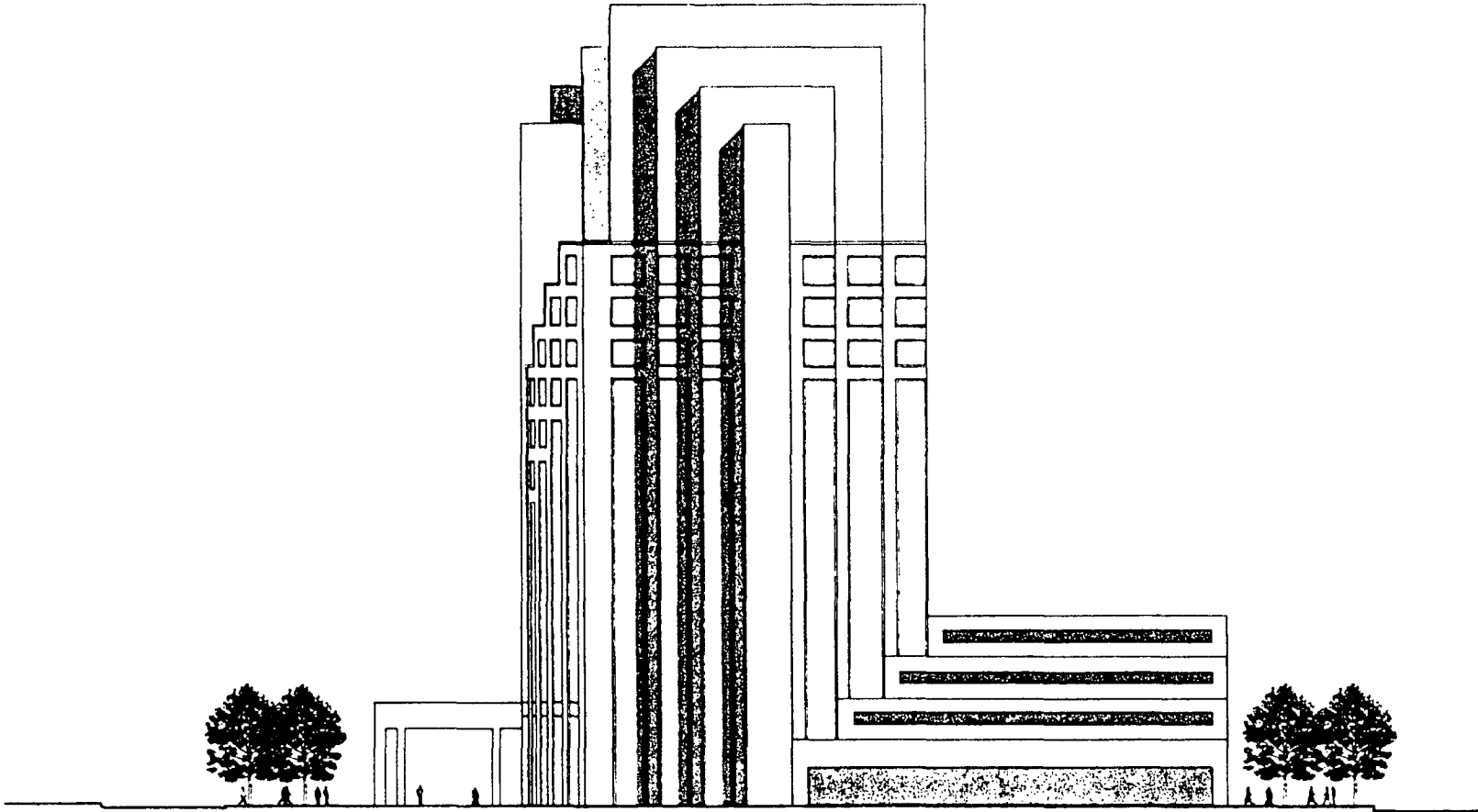
CAPITOL BANK BUILDING, SACRAMENTO, CA



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WEST ELEVATION

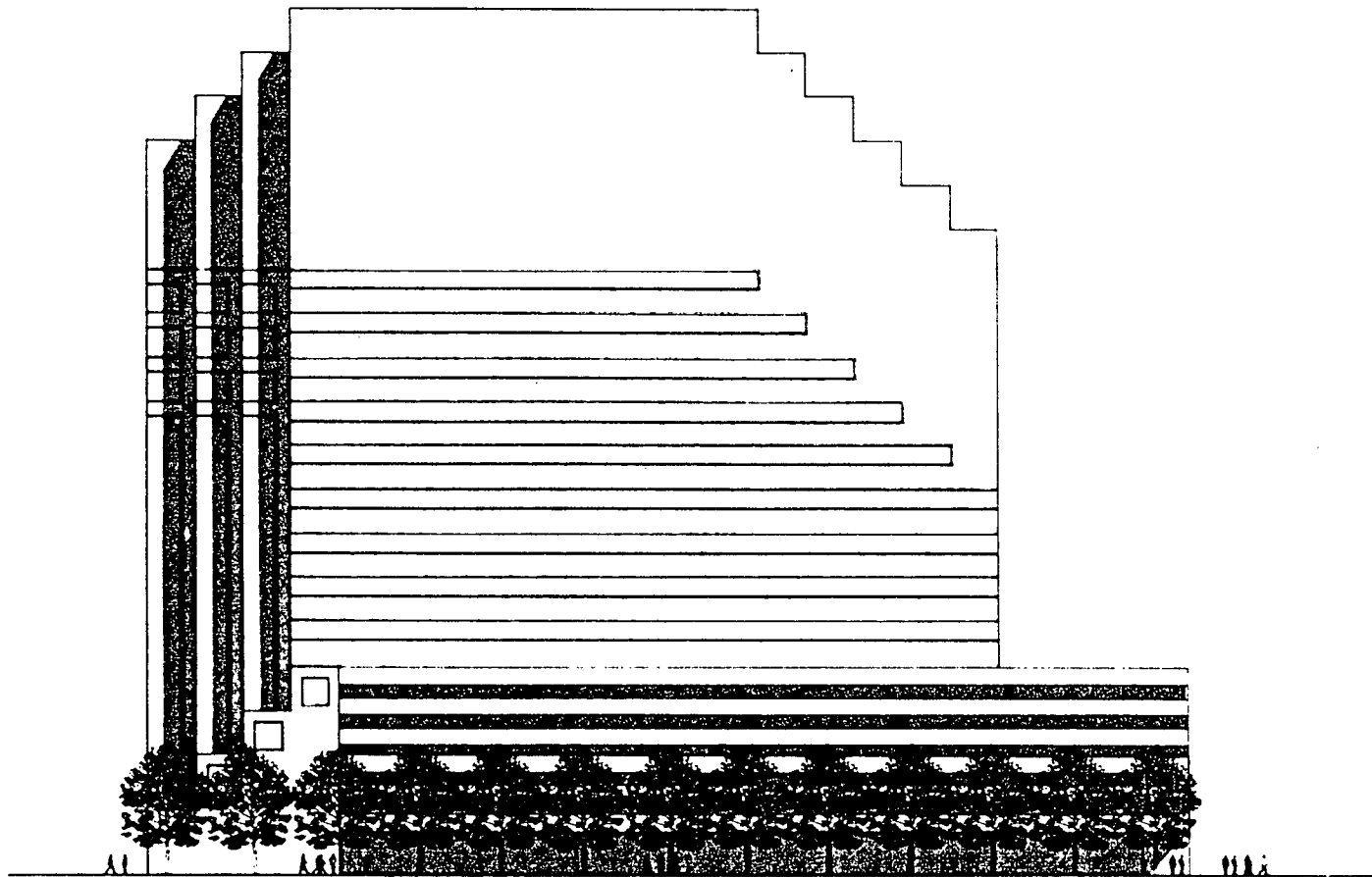
CAPITOL BANK BUILDING, SACRAMENTO, CA

0 10 20 60
SCALE 1/16" = 1'-0"

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SOUTH ELEVATION

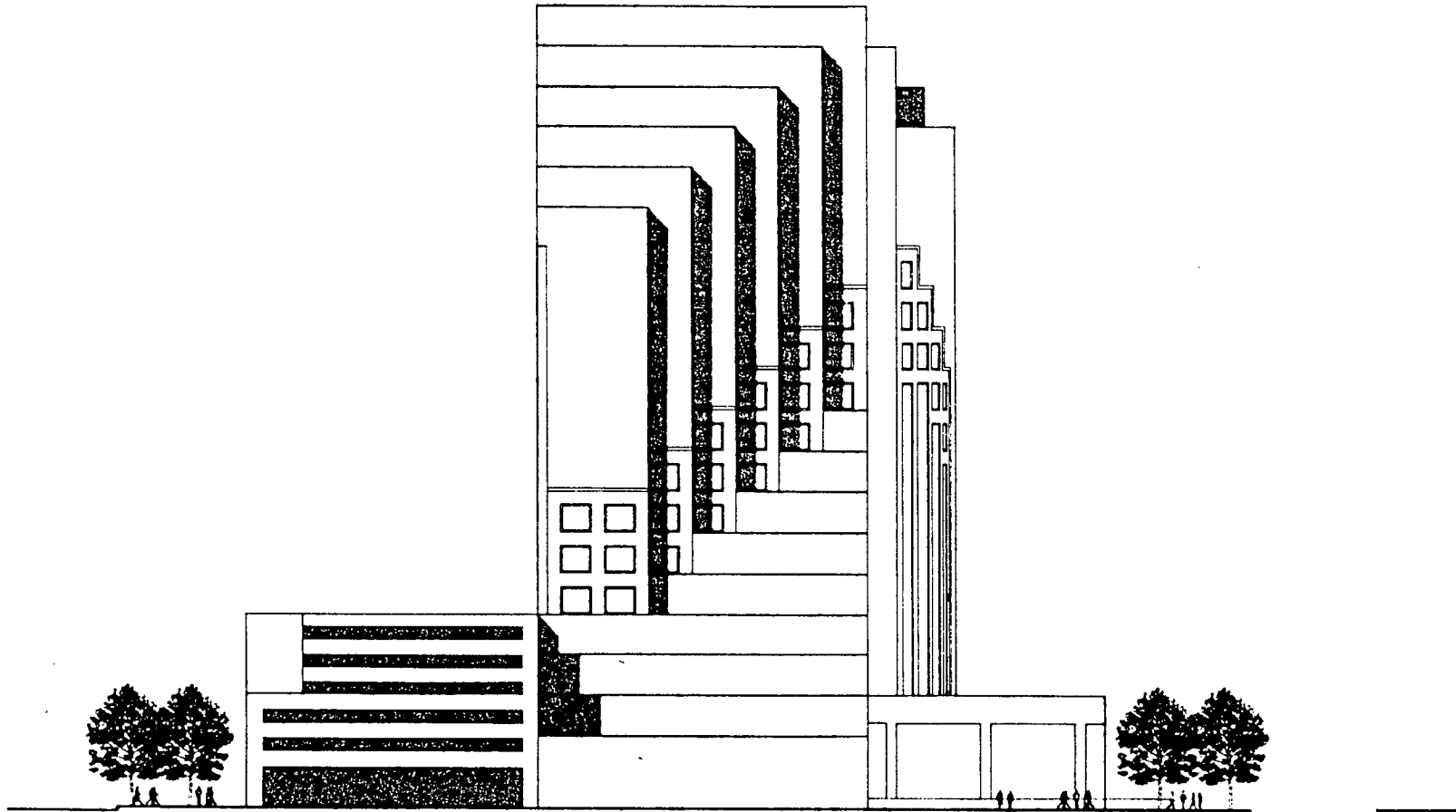
CAPITOL BANK BUILDING, SACRAMENTO, CA

0 10 20 60
SCALE 1/16" = 1'-0"

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EAST ELEVATION

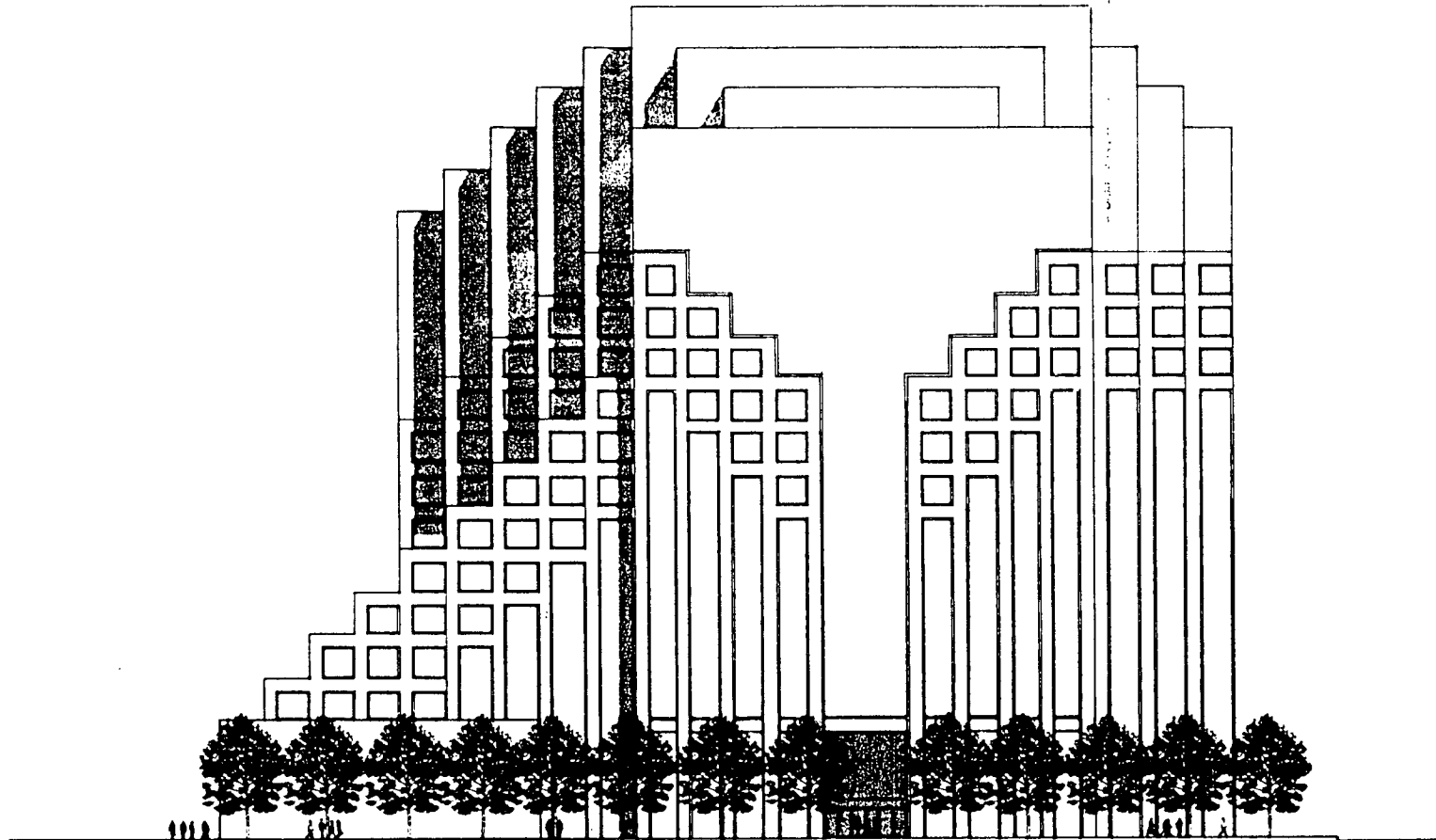
CAPITOL BANK BUILDING, SACRAMENTO, CA

0 10 20 60
SCALE 1/16" = 1'-0"

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NORTH ELEVATION

CAPITOL BANK BUILDING, SACRAMENTO, CA

0 10 20 60
SCALE 1/8" = 1'-0"

A
B
C



CITY OF SACRAMENTO

"EXHIBIT C"

21

CITY PLANNING DEPARTMENT
927 TENTH STREET SACRAMENTO CA 95814
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

October 12, 1982

MEMORANDUM

TO: Bill Edgar, Director SHRA

FROM: Marty Van Duyn, Planning Director

MV by DP

SUBJECT: Capitol Bank of Commerce; block bounded by 3rd, 4th, and "N" Streets and Capitol Mall

At the request of the Housing and Redevelopment Agency, planning staff has reviewed the revised Capitol Bank of Commerce proposal for a 19-story, 395,000 square foot office structure containing a recessed seven-level parking garage. Staff has the following comments and concerns regarding the proposal:

1. The revised building design should be submitted to the Design Review Board for review and approval to assure that the existing structure is compatible with the proposed structure.
2. Landscape plans for the perimeter of the site as well as the landscaped deck be submitted to the Design Review Board for review and approval prior to obtaining building permits. The landscape plans shall contain the following:
 - a. Landscape materials selected shall be:
 - 1) Compatible with one another and with existing material on the adjacent site.
 - 2) Complimentary to building design and architectural theme.
 - 3) Varied in size (1 and 5 gal. shrubs; 5 and 15 gallon and 24 inch box trees).
 - b. Given the adjacent residential land uses and the park-like parcel, the landscape treatment shall include undulating landscaped berms, achieving a variation in height located along street frontages.

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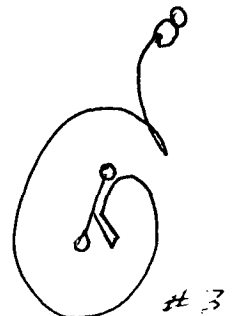
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3. To address the impacts from thermal glare, staff suggests that the applicant should be required to submit a study prepared by a qualified professional assessing the reflective heat and glare of the proposed glass on structures, vegetation and traffic and identifying mitigation measures prior to obtaining a building permit.
4. The heliport pad on the roof top of the structure shall be redesignated as a helipad. The pad shall be limited to emergency use (e.g., fire rescue) only.
5. The applicant should begin working with the Arts Commission at the earliest possible date to assure compatibility between the artwork, the structure, the site layout, and the landscaping.
6. City Traffic Engineering has had discussions with the parking garage designer and is awaiting a traffic analysis to be provided by the applicant to review any traffic impacts or conflicts. (See memo attached)
7. To ensure proper ventilation for the parking garage, the applicant should be required to provide necessary information to the City Engineer for review of proposed ventilation system prior to obtaining a building permit.
8. The parking garage contains 974 stalls. The maximum allowed under the C-3 Parking Ordinance is 750 stalls.
 - a. Carpool stalls shall be provided conveniently adjacent to the employee entrances to the building.
 - b. Since there will be some short-term automobile parking required to serve the bank clientele as well as patrons of other office leasees, staff recommends that parking stalls to accommodate short-term users be provided on the street level of the parking facility.
9. To accommodate the increasing number of bicycle commuters, staff suggests that pursuant to the C-3 parking ordinance, one bicycle parking space be provided for every 10 automobiles parking spaces. Fifty percent of the bicycle parking spaces shall be Class I facilities, the remaining may be Class II and/or Class III facilities. In addition, shower facilities should be provided to encourage bicycle commuting. NO! (DEVELOPER) YES (CITY)
10. The Police Department recommends that the minimum lighting in the parking garage be one foot candle. In addition, the lighting fixtures should be vandal resistant.
11. If a night deposit/automatic teller is proposed, the Police Department recommends that it be placed so as not to be obscured from view.
12. The City Water and Sewer Division requests that the water main located in the center of the property be abandoned and that new water lines and fire hydrants be provided per City standards.

13. Staff recommends that appropriate signage (e.g., exit, entrance) to the parking garage be constructed of materials compatible with the structure's exterior finish. Additionally, staff recommends that the signage not exceed two feet in height.
14. All rooftop mechanical and communications equipment shall be screened from view by materials compatible with the exterior construction materials of the main structure.
15. Replace all street trees removed as a result of construction.
16. Signage should be compatible in area with signage along Capitol Mall. Staff would recommend a monument sign and an attached sign at the first floor level.

DP:cp/wp7f

Attachment



3-2-83

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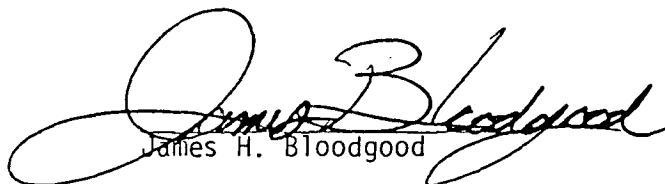
October 5, 1982

MEMO TO: DIANA PARKER, ASSOCIATE PLANNER
FROM: JIM BLOODGOOD, ASSOCIATE CIVIL ENGINEER
SUBJECT: CAPITOL BANK OF COMMERCE

I have received a new set of plans for the proposed Capitol Bank of Commerce. The parking arrangement seems to be very similar to the plan we previously reviewed.

Our main concern is that the internal operation of the parking garage may cause back ups onto the city streets and affect the street's operation.

I met with Gerd Morhenn of DMJM and his firm will be analyzing the internal circulation of the proposal. I will differ any comment until the report is filed and available for review.


James H. Bloodgood

JHB/mf

DR 82-186

3-2-83

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