

Attainable Housing – The Grace @ 15G Sacramento, CA

June 27, 2023

The Grace @ 15G: Project Location & Context



The Grace @ 15G: Thoughtful Design Approach



④ ELEVATION - SOUTH DESIGN CONTEXT UPDATE
15TH STREET



③ ELEVATION - EAST DESIGN CONTEXT UPDATE
FAT ALLEY



② 15TH ST / G ST PERSPECTIVE



① 15TH ST / FAT ALLEY PERSPECTIVE

The Grace @ 15G: Thoughtful Design Approach

- Respects the surrounding residential historical context without attempting to replicate it
- Sensitive articulations and material choices produces dense housing that appears less dense
- Allows for deeply needed housing to be built while maintaining the character of the surrounding area
- Façade on G Street is recessed to align with the generally prevailing setback depth on the block
 - Massing is further broken and recessed toward the western side of the property
 - 5'-2" to 6' setback along westerly property line
- Along 15th Street The Grace establishes a rhythm common to the neighborhood
 - Reductions in height on the north and south ends provide a transition in scale
- The materials chosen refer to, but do not replicate those on adjacent buildings.
 - Horizontal metal paneling in reference to wood siding and a brick base
 - The canopy and balconies continue a datum that extends along G Street and 15th Street

The Grace @ 15G: Important Housing

- The Grace provides important and meaningful housing opportunities including:
 - 40 well-designed infill units
 - 20% affordable housing
 - Transforms a vacant site in the urban core
 - Transit oriented development, opportunity for car-free lifestyle

The Grace @ 15G: Significant Community Benefits

Project Seeks to Exceed FAR

- Seeking FAR of 2.68 – consistent with corner neighbors
- Rezone, height variance
- 8 studios restricted to low-income
 - 20% of units
 - Exceeds minimum guidance
- 40 units – 10 Studios, 30 1x1 Lofts
- 1800sf restaurant / retail space



The Grace @ 15G

Coordination with neighbors:

- Strong support from Alkali & Mansion Flats Historic Neighborhood Association
- Mitigated concerns with Manor Flats (F Street) regarding Fat Aly infrastructure
 - Water: Pressure off alley is low, we have an alternative option to connect off G Street
 - Sewer: Alley sewer lines are not connected across 15th Street (we don't share sewer lines)
 - Electrical: SMUD can support project with normal electrical infrastructure
- Addressed concerns of immediate neighbor (1425 G St) beyond City requirements
 - 5-6' separation between 1425 G St. and The Grace
 - Project supported by tenants and new owner
 - Concerned neighbor sold his property in 2022, has lived / lives in San Francisco
- Concern re: outdoor noise on patio → solution in progress with commercial tenant

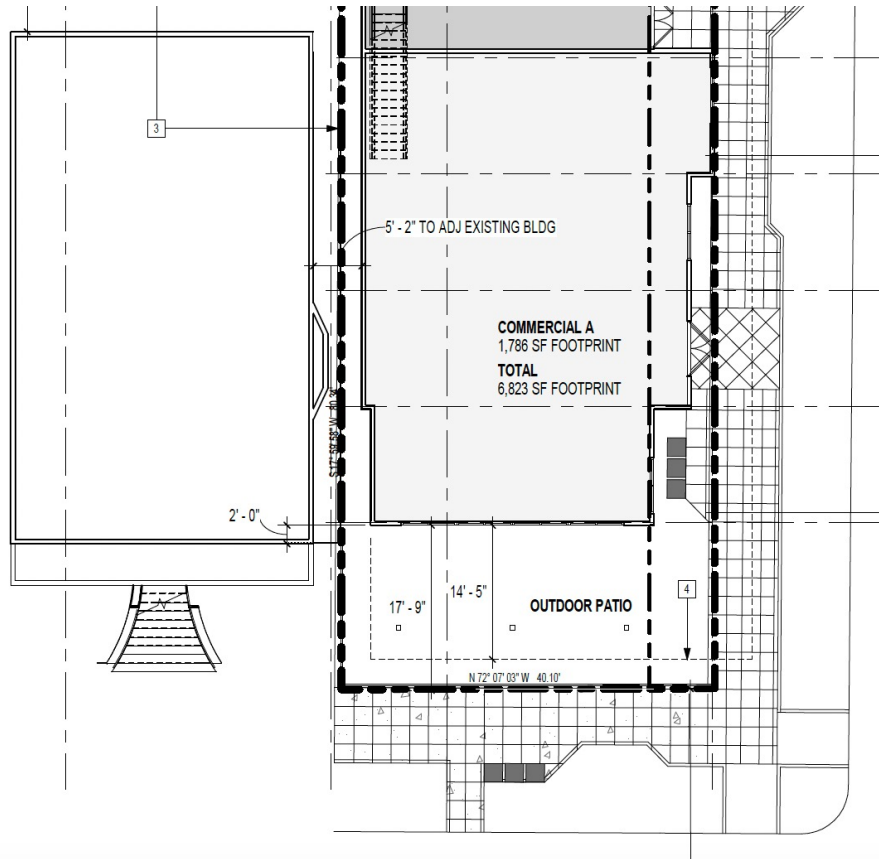
Virtually consistent with Historic District Plan, one minor 6" deviation

The Grace @ 15G

- The Grace:
 - Provides affordable housing
 - Transforms vacant site in urban core
 - Activates ground floor through mixed-use retail
 - Is a transit oriented development
 - Was designed to be respectful of location and surrounding uses, and historic neighborhood
- We believe the project deserves your support

The Grace @ 15G

5-6' Separating New and Old



East End Historic District – Capitol Ave

