

P-88-199
History

DESIGN REVIEW & PRESERVATION BOARD
1231 T Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Dave Nystrom, Library Plaza Group, 10969 Trade Ctr. Dr. #100 Rancho Cordova, CA 95670		
OWNER	Library Plaza Group & SHRA, 10969 Trade Ctr. Dr. #100, Rancho Cordova, CA 95670		
PLANS BY	Kaplan, McLoughlin & Diaz		
FILING DATE	2/1/88		GM/vf
NEGATIVE DEC	EIR 8/4/87	ASSESSOR'S PCL. NO.	006-0036-1,2,4,7,14,16,23

APPROVED STAFF RECOMMENDATION WITH ADDED COMMENTS UNDER CONDITIONS

LOCATION: Block bounded by 8th, 9th, I and J Streets

PROPOSAL: The applicant is requesting comments from the Board to develop a 165,000 sq. ft. library addition to existing Central Library, a 279,000 Sq. Ft. parking facility containing 814 parking spaces and a 330,000 sq. ft., 11 story office building.

PROJECT INFORMATION:

Existing Zoning of Site: CBD-SPD(C-3) zone
Existing Land Use of Site: Developed with commercial buildings

Surrounding Land Use and Zoning:

- North: Post Office & C-3
- South: Commercial/vacant & C-3
- East : Plaza Park & C-3
- West : Commercial and C-3

Parking Required: Office: 517 spaces
Library: 125 spaces
Total - 642 spaces

Parking Provided: 814 spaces

Property Dimensions: 320' x 340'

Property Area: 2.5 Acs.

PROJECT CHARACTERISTICS:

	<u>Library Expansion</u>	<u>Office</u>	<u>Parking Structure</u>
Height:	56'	150'	75'
Number of floors:	5 plus basement	1 plus basement	8 plus basement
Gross sq. ft.	165,000	330,000	279,000
Number of Parking spaces:	Provided:		814
	Required:		642
	Surplus:		172

PROPOSED EXTERIOR MATERIALS AS OF FEBRUARY 1, 1988

CENTRAL LIBRARY

1. Existing Building:
 - . Brown Face Brick with Terra Cotta Ornament
 - . Painted Wood Sash, Clear Glazing

APPLC. NO. DR88-118

MEETING DATE 2/17/88

001614

ITEM NO. 18

2. Library Expansion:

- . Precast Concrete Panels with Limited Stone Inlay
- . Painted Metal Window Frames and Cladding
- . Clear & Lightly Tinted Grey Glazing
- . Stained Glass Window Accent Panels at Entrances
(Part of Art Window Allowance)
- . Skylights: Prefabricated Metal System with Reflective Glazing
- . Exterior Paving: Terrazzo at Entrance Areas
- . Lighting: Special Lighting Standards at Entrances
- . Architectural Lighting at "I" Street
- . Stucco at Penthouse(s)

PARKING STRUCTURE

- . Precast Concrete Spandrel & Column Covers
- . Painted, Poured-in-Place Shear Walls
- . Painted Aluminum Louvers or Grilles, and Storefront
- . Clear Glazing at Retail & Showcase Frontage
- . Stucco at Penthouse(s)

OFFICE BUILDING

- . Glass Fiber Reinforced Concrete (GFRC) Spandrel & Column Covers
- . Granite Facing Stone
- . Painted Metal Window Frames (First & Second Floors)
- . Gasketed, Lightly tinted Gray Glazing, Upper Floors
- . Some Lightly Reflective Glazing (Upper Floors)
- . Painted Metal Louvers

BACKGROUND INFORMATION:

On August 4, 1987, the City Council approved the preliminary design for the Library Project, executed the Deposition and Development Agreement (DDA) with the Library Plaza Group and certified the EIR.

PROPOSED PROJECT PHASING:

On February 1, 1988, the Redevelopment Agency took possession of properties on the subject block. Existing tenants have until March 1, 1988 to relocate and vacate the premises. In Mid-February, 1988, an archeological survey of the subject site will begin. The entire site will be cleared and construction excavation is expected to start in early April, 1988, with the Central Library continuing to operate for a time. At present, it is expected that the garage and library addition will precede the office building with construction beginning in the Summer of 1988.

The garage will be started and completed first; the library expansion will be started in 1988 and completed in 1990. The developer has three years following the execution of the DDA with the City to begin construction of the office building. If the office building start is delayed, the site will be surrounded with a wood wall at the property lines, with all sidewalks remaining in use.

FAST TRACT PROCESSING:

The City Council adopted the Urban Design Plan and implementing Ordinances on February 18, 1987. Ordinance 87-013 of the Plan established the fast-track processing for projects located within the incentive zone or on catalyst sites. The subject project is located on a catalyst site within the Plaza Park/Civic Center District.

In accordance with Ordinance 87-013, a development determined by City staff to comply with the overall intent of the Design Guidelines and Requirements of the Zoning Ordinance is eligible to be processed under the fast track procedure. This procedure requires one meeting with the Design Review Board for project review and comment. At this meeting, the Board identifies design elements that need refinement or modifications. The Board should specify the design direction desired.

Following this meeting, staff will work with project representatives to resolve the issues identified by the Board. City staff has the authority to make final design approval. Projects which receive City staff approval will not be subject to any further review before the Board, Commission or City Council regarding project design.

Developments determined by staff to comply with the following criteria are eligible for the fast track processing.

1. Location on catalyst site or incentive zone.
2. Compliance with building massing and setbacks.
3. Use of quality building materials and building detailing.
4. Integration of pedestrian amenities and landscaping.
5. Compliance with parking requirements and Transportation Management Plan (TMP) measures.
6. Compliance with EIR Mitigation Measures.

The staff has determined that the subject project has complied with the above criteria for fast track processing pursuant to Ordinance 87-013. This development is the first project to be processed under this new procedure.

Detailed plans have been submitted on the three new structures: library expansion, parking facility and office building. Board comments and recommendations should be directed to these buildings.

Detailed plans on the existing library *rehabilitation*, paving treatment and site landscaping have not been developed. The applicant will need to return to the Board for review and comment when more detailed plans are developed for these components.

PROJECT EVALUATION: Staff has the following comments and recommendations:

1. Overall Design Quality

The preliminary design presented in 1987 proposed a complex of three new buildings rich in detailing with each structure complementing the adjacent structure. The project has been modified in its current design to reflect budget considerations.

The most dramatic design changes have been made to the garage structure but the original form, architectural quality, and exterior building materials have been retained for the most part on the library addition and office structure. Some modification to the main Galleria interior space has also been made at the request of the library staff.

2. Library Addition

A 165,000+ sq. ft., 5 story (with basement) addition is proposed on the west side of the existing library building, a 2,790 sq. ft., 5 story north-south galleria entry lobby is proposed between the existing and new library addition on I Street.

Primary exterior building materials for the addition consist of the following:

- Pink & grey brown flame-cut and polished granite from sidewalk to the top of the first floor.
- Fourth floor windows will have 1-1/2 ft. wide granite surrounds.
- A three and one-half foot high granite parapet is provided above the fourth floor. This parapet acts as the railing for the 5th floor balcony.
- Precast concrete panels similar in color to the existing library are proposed as the primary exterior material.
- Metal window mullions will be medium to light grey with clear glass placed on the north elevation and light bronze glazing on the west elevation.

The most significant change to the library addition between the original and current proposal is the substitution of large window panels for multiple pane windows. No other major changes are proposed to the library addition.

Although staff prefers the original window design concept, given the budget constraints, staff is supportive of the revised design.

3. Office Building and Galleria

A 11 story, 330,000 sq. ft. office building is proposed on the south side of the existing library building. A 5 story, 7,300 sq. ft. east-west galleria is proposed between the existing library and new office building. The interior space of the galleria has been modified from what was proposed in the original plan. The bookstore has been eliminated and cafe enlarged and relocated to the front of the

galleria. The grand staircase to the second floor has also been eliminated at the request of the library staff.

The primary exterior building materials for the office structure consist of granite facing stone at the 1st floor level. Precast concrete & glass fiber reinforced concrete (GFRC) is the predominant exterior material above the first floor. Glazing is lightly tinted blue with painted metal window mullions. The top elevation of the library cornice is repeated in the top elevation of the Galleria parapet line. The same cornice parapet line is carried on to the office building by the transition from the top horizontal GFRC band to the vertical glass window wall. All four elevations of the office tower are stepped back at the 110' (9th floor) & 150' (penthouse) levels. Awnings are proposed above the first floor retail windows. The color of the awnings will be either peach or rose to match the colors of the geometric patterns on the penthouse.

The size, massing and stepped-back building form has remained the same between the preliminary and current proposals. The only significant surface design change has occurred to the penthouse structure which has been modified to reflect the changes to the parking structure. The horizontal and vertical linear grille work and the decorative masts on top of the penthouse have been eliminated.

A geometric surface design has been provided in the upper portion of the penthouse and smaller banks of horizontal louvers provided in the lower portion. These design changes have been made based upon budget considerations and to be compatible with the redesigned parking structure. Staff finds that the revised design of the penthouse is compatible with the overall design concept of the office building and therefore, supports the proposed change. The two masts on top of the penthouse enhance the architectural character of the building and therefore, should be retained.

4. Parking Structure

The most dramatic design changes at the site have been made to the parking structure. At the direction of the City's parking consultant, the sheer wall of the parking structure was relocated from the building interior to the exterior walls. This change allowed for the addition of more parking spaces at each level.

This change, along with budget considerations, caused design changes to the structure's exterior. The intricate grille work which complemented the new library building and office has been replaced with horizontal louvers and concrete panels on the west, south and east elevations.

The geometric design at the upper levels of the west and south elevations of the parking structure is repeated on the penthouse of the office tower.

Six sheer panels are located in the center of the west and south elevations. Staff suggests that Art in Public Places or some other form of decorative treatment be used to enhance these panels. In addition, staff recommends that a more interesting designed louver be utilized than the plain louvers proposed.

The original design concept provided for a more ornate facade on the parking structure. The simpler facade treatment over the original exit opening between

the garage structure and new library provided a visual transition similar between buildings to the galleries on I Street and 9th Street.

With the new design, the facade above the exit opening is a continuation of the parking structure facade. It no longer makes a graceful transition between the library building and parking structure. In order to provide the needed transition, a strong vertical architectural expression is required between the two structures.

5. Galleria Use

The potential use and management of the main Galleria space is under study by the City Manager's Office. The adopted Urban Design Plan Policies encourage the creation of flagship interior public spaces including one in the Central Library Project. These large interior spaces need to incorporate active retail uses, cafes, vendors, kiosks, pavilions and be made available to a variety of activities and functions such as music events, art shows, book sales, fund raisers and receptions, weddings, etc.

The staff recommends that the Board support these policies as outlined in the Urban Design Plan.

STAFF RECOMMENDATIONS: Staff recommends the Board approve the project with staff to resolve the following conditions of design approval.

Conditions

1. Approve the overall design of the library addition, gallerias office building and building materials as presented with a condition to retain two masts on the office penthouse.
2. Approve the parking structure with the following modifications:
 - a. decorative treatment to be provided on the six sheer wall panels on the west and south building elevations;
 - b. redesign metal louvers to enhance west and south elevations; and
 - c. provide a strong vertical architectural expression between the new library and the parking structure.
3. Retain or replace historic granite curbstones.
4. Provide screening of mechanical equipment on library addition and galleria rooftops.
5. The applicant shall install on the construction premises, a color and materials board with its reference to building elevations which is visible to the public and contractor. The graphics material to be reviewed and approved by staff.
6. A detailed exterior lighting plan shall be developed which provides for lighting of building tower, perimeter building lighting and security

lighting of service alley. The plan shall indicate the design and type of lighting fixtures to be utilized.

- 7. Store front windows shall be clear glass with a minimum visible transmittance percentage of 78 percent.
- 8. Concealed hose bibs shall be provided along building base and alley to facilitate maintenance.
- 9. The applicant shall submit a detailed signage program with building elevation plans prior to issuance of any sign permits at that address. The plans shall show:
 - (a) proposed signage locations;
 - (b) dimensions of allowable signage area; and
 - (c) design and materials guidelines including types of signage, color, letter type, use of graphics, and illumination method.
- 10. Board to transmit comments supporting Urban Design Policies regarding the use of galleria space to City Manager.

(*SEE ADDED CONDITIONS) Page 8)

NOTE: The applicant shall return to the Board with detailed plans on the following elements for review and comment:

- 1. Carnegie Library rehabilitation plans.

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- 2. Paving treatment and landscape/irrigation plans for sidewalks, service alley and street crossings. Final plan shall include details for 9th Street transit shelter.

Approval of the project is based on the following findings of facts:

FINDINGS OF FACTS:

- 1. The project, as conditioned, is consistent with the 1987 Downtown Urban Design Plan, Architectural Design Guidelines and Streetscape Guidelines.
- 2. The project, as conditioned, complement the existing Carnegie Library Building in terms of architectural design, quality and materials.
- 3. The proposed project is located on a catalyst site and its development will accelerate the revitalization of the CBD.

APPROVAL BY THE DESIGN REVIEW/PRESERVATION BOARD DOES NOT RELIEVE THE APPLICANT OF THE

RESPONSIBILITY TO MEET REQUIREMENTS OF ALL ZONING ORDINANCES AND BUILDING CODES.

FINAL PLANS SUBMITTED TO THE CITY FOR A BUILDING PERMIT WILL INCLUDE ALL CHANGES REQUIRED AS CONDITIONS OF APPROVAL BY THE BOARD. THE CHANGES WILL BE SHOWN BY DRAWING REVISIONS AND/OR BY NOTATION, WHICHEVER IS MORE APPLICABLE. PLANS WHICH HAVE OMISSIONS WILL BE RETURNED TO THE APPLICANT FOR CORRECTION AND WILL NOT BE PROCESSED. THE APPLICANT IS RESPONSIBLE FOR ANY TIME LOST DUE TO INCOMPLETE PLANS. NO EXCEPTIONS WILL BE MADE.

THE APPLICANT IS RESPONSIBLE FOR ANY DELAYS RESULTING FROM NONCOMPLIANCE WITH CONDITIONS OF APPROVAL.

(ADDED CONDITIONS)

11. *Garage structure needs serious restudy, not just a face-lift.*
12. *West elevation of office building and east elevation of garage structure (Sides facing library lane) should receive equal treatment as other facades including continuity of design and materials.*
13. *Use of cheaper materials such as dryvit or stucco on these facades should be discouraged.*
14. *Redesign direction of garage structure should emphasize vertically, use of louvers and 3:1 ratio spandrel line as presented by Project Architect.*
15. *Top deck of parking deck needs restudy, need to soften appearance through addition of landscape treatment, trellis, or other method.*
16. *Need to strengthen cornice line on library and galleria.*
17. *Applicant shall construct mock-up of proposed window system incorporating two types of glazing proposed in office building for review and approval.*