



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

February 9, 1989

MEMORANDUM:

To: Board

From: Staff *DRH*

Subject: 400 Capital Mall
A 32 story office building with an integrated parking structure and first floor commercial space.
Review and comment only

BACKGROUND INFORMATION:

The proposed structure will be 32 stories in height and take up the entire block surrounded by Capital Mall, 5th Street, N Street and 4th Street.

The office tower will face Capital Mall with the main entrance centered on the block face and the access to the parking structure will be off 4th and 5th Street. The parking structure is located to the south behind the office tower and adjacent to N Street.

The total building area will be approximately 991,400 gross square feet. The office area will take up approximately 516,300 gross square feet and the parking area will be approximately 430,200 square feet. There will be 162+ tandem parking space attendant parking with a total of approximately 1,200 parking spaces in the structure. Fifty-three Class I bicycle lockers will be provided and 38 Class II and III bicycle storage areas will be provided.

The base of the building is proposed to have granite and precast concrete as the two major building exterior materials. The colors are to be a rose grey or light red for the granite. A lighter complimentary tone will be provided in the precast material through the use of stone chips which pick up the granite color. The glazing at ground level will be clear. The lower tower will also be of granite and precast concrete and the same color scheme. The glazing was proposed to be a grey or bronze tinted. The upper tower would

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also have a granite and precast concrete of the same color with the glazing which may be a grey or bronze of a slightly reflective nature. The penthouse material will be of granite and precast with metal roof the same color as the body of the building.

The office tower, itself will house the Wells Fargo offices for the area and will also be available for lease space. At the ground level there will be a banking office as well as a restaurant. There will also be a museum display in the lobby area which will be similar to the Wells Fargo museum in San Francisco, but on a smaller scale.

PROJECT EVALUATION:

Staff had worked with the applicant in reviewing the structure at the preliminary stages and in discussing the applicability of the Urban Design Plan and its requirements on the building. Staff has been pleased with the response of the applicant to any early voiced concerns of the staff and is supportive of the project as proposed.

COMPOSITION AND THEME:

The overall design concept of the project uses a traditional approach in a modern manner.. The form of the structure recedes as it reaches toward the sky with a symmetrical rhythm and massing providing on all four elevations. This building's relationship to the adjacent structures will be that of the commanding office tower on the Capital Mall and will set the tone for future development.

Elements:

The materials proposed for the structure are quality materials through the use of granite and suitable precast concrete panels. The entry to the building is dignified and prominent with an emphasis placed to the exterior/interior space as defined by the higher than one story glass entry wall. The pedestrian edge of the project is inviting with the proposed commercial bank facilities at the northeast corner of the project and a proposed restaurant facility at the northwest corner of the project. The concept of a retail restaurant use on Capital Mall as well as the Wells Fargo Museum facility will greatly enhance the pedestrian value of the mall as well as tying into an intermediate tourist use area between Old Sacramento, The Crocker Museum and the Capital building.

As yet no concept has been devised for the directional signing of the project. The signage proposed to identify the building is through the use of the words Wells Fargo to be placed below the parapet on the west and east elevations. Staff is concerned with this because of its deviation from the adopted Urban Design Guidelines which prohibits anything other than the use of a logo on an area above the ground floor level. The City Manager's office is proposing a change in the Urban Design Guidelines which would prohibit even the use of a logo on the upper portion of a building. We would recommend strongly against the project attempting to place the words Wells Fargo in this location. Should the concept be approved, staff would recommend that any lettering placed on the upper portion of the building should only be engraved into the

surface of the structure, should not be backlit, should not be of a material other than the surface material of the building and should not have directional lighting directed only towards the signage.

The architectural character of the building is defined by the rhythmic fenestration on a horizontal and vertical basis. The cap of the building is split by a glass skylight which emphasizes the vertical line emanating from the center of the entry and extending upward on the north and south facades of the building. Staff is in support of the fenestration design as well as the horizontal and vertical alignment of the cladding material. Staff would suggest that since it is not possible to recess the center vertical fenestration more deeply in order to emphasize this focal point of the building, that the glass used on the central fenestration area could be of a darker color in order to provide a strong vertical access extending from the top of the base up through and over the roof/penthouse area.

The parking structure to the south of the office tower will have a swimming pool and patio area on its upper floor. The pool will be provided for the use of an on-site club. The exterior elevations of the parking structure are designed to be compatible with the main tower structure and to extend the architecture theme of the project to all four elevations. Staff's only concern with the parking structure is the type of grillwork that will be utilized at the openings into the structure and the effect this grillwork will have on screening the view of parked automobiles from the public on the south southeast and southwest elevations.

Site:

The site not utilized by the footprint of the building will have landscaping and textured paving as well as placement of public art. The street furniture and lighting will be coordinated to be complimentary to the building.

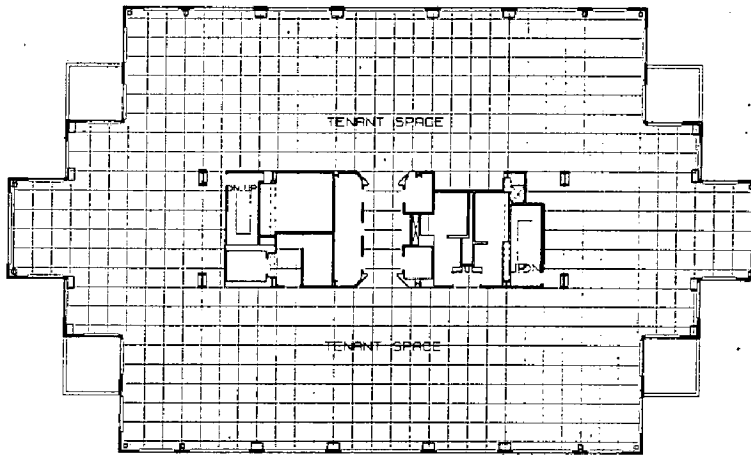
Surface Utilities:

The automobile access and circulation within the parking structure would appear to meet all City requirements. The service accessed will be off of 4th Street and will be handled entirely within the interior of the structure. There should be no roof mounted equipment, antennas or other protrusions on the roof of the structure that would be visible from adjacent buildings or from the ground level. The proposal to utilize two flag poles on the top of the structure to emphasize the building and add visual interest is supported by staff.

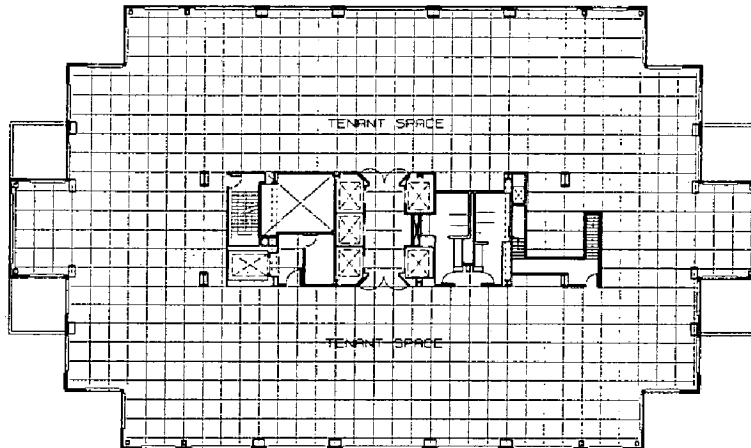
STAFF RECOMMENDATIONS: Staff recommends that the Board transmit staff's concerns as well as any other comments to the applicant. Staff also recommends that the Board compliment the applicant on a well design project. The staff concerns are as follows:

1. No signs on upper portion of building.

2. Change glass color on center vertical fenestration of north and south elevation.
3. Design grillwork on parking structure to block view of parked automobiles from street.
4. No roof mounted equipment to be viewed from other buildings or from the street.



FLOOR PLAN LEVEL 28



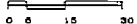
FLOOR PLAN LEVEL 27

WELLS FARGO CENTER
SACRAMENTO, CALIFORNIA

WILLIAM WILSON & ASSOCIATES
CROCKER PROPERTIES

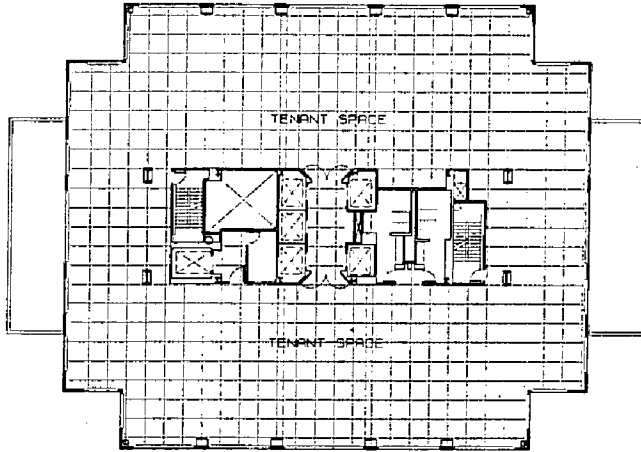
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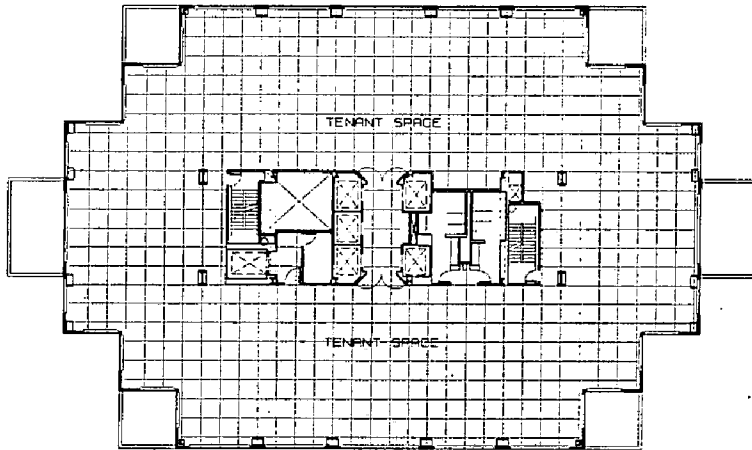


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FLOOR PLAN LEVEL 30



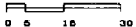
FLOOR PLAN LEVEL 29

WELLS FARGO CENTER
SACRAMENTO, CALIFORNIA

WILLIAM WILSON & ASSOCIATES
CROCKER PROPERTIES

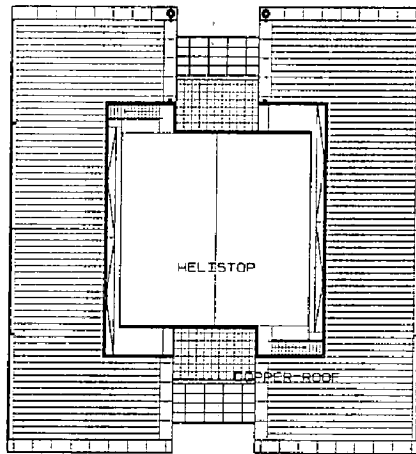
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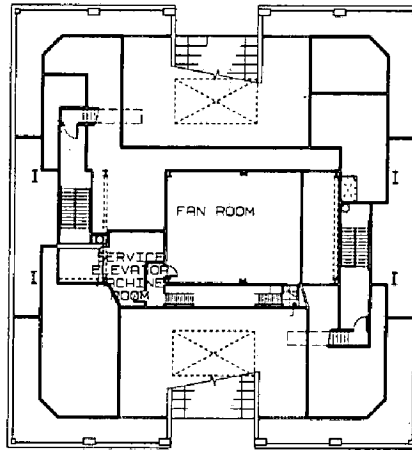


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FLOOR PLAN LEVEL 34
(ROOF PLAN)



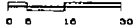
FLOOR PLAN LEVEL 33

WELLS FARGO CENTER
SACRAMENTO, CALIFORNIA

WILLIAM WILSON & ASSOCIATES
CROCKER PROPERTIES

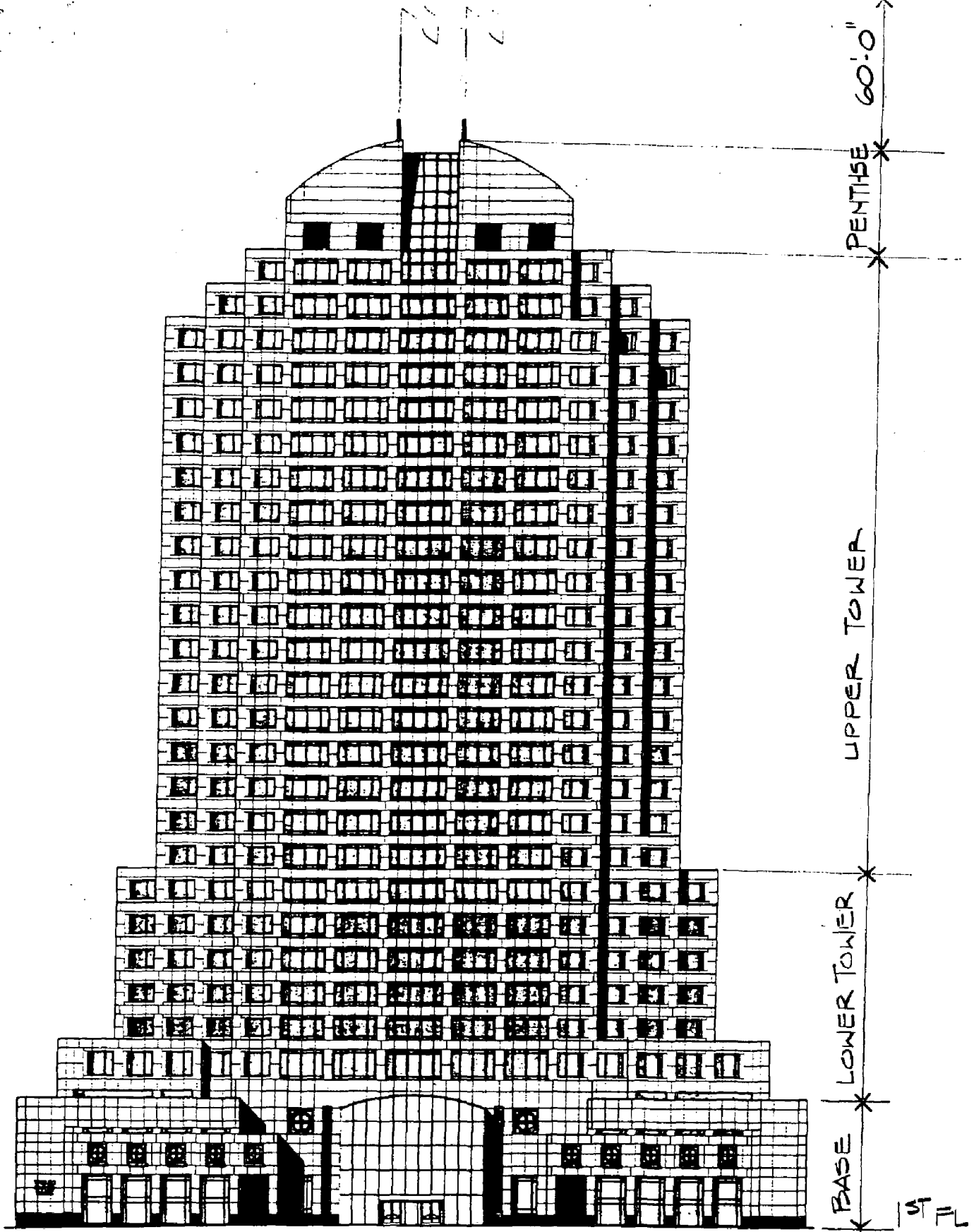
NOVEMBER 1988

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NORTH ELEVATION

WELLS FARGO CENTER
SACRAMENTO, CALIFORNIA

WILLIAM WILSON & ASSOCIATES
CROCKER PROPERTIES

JANUARY 1989

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NOTES ADDED 2.8.89

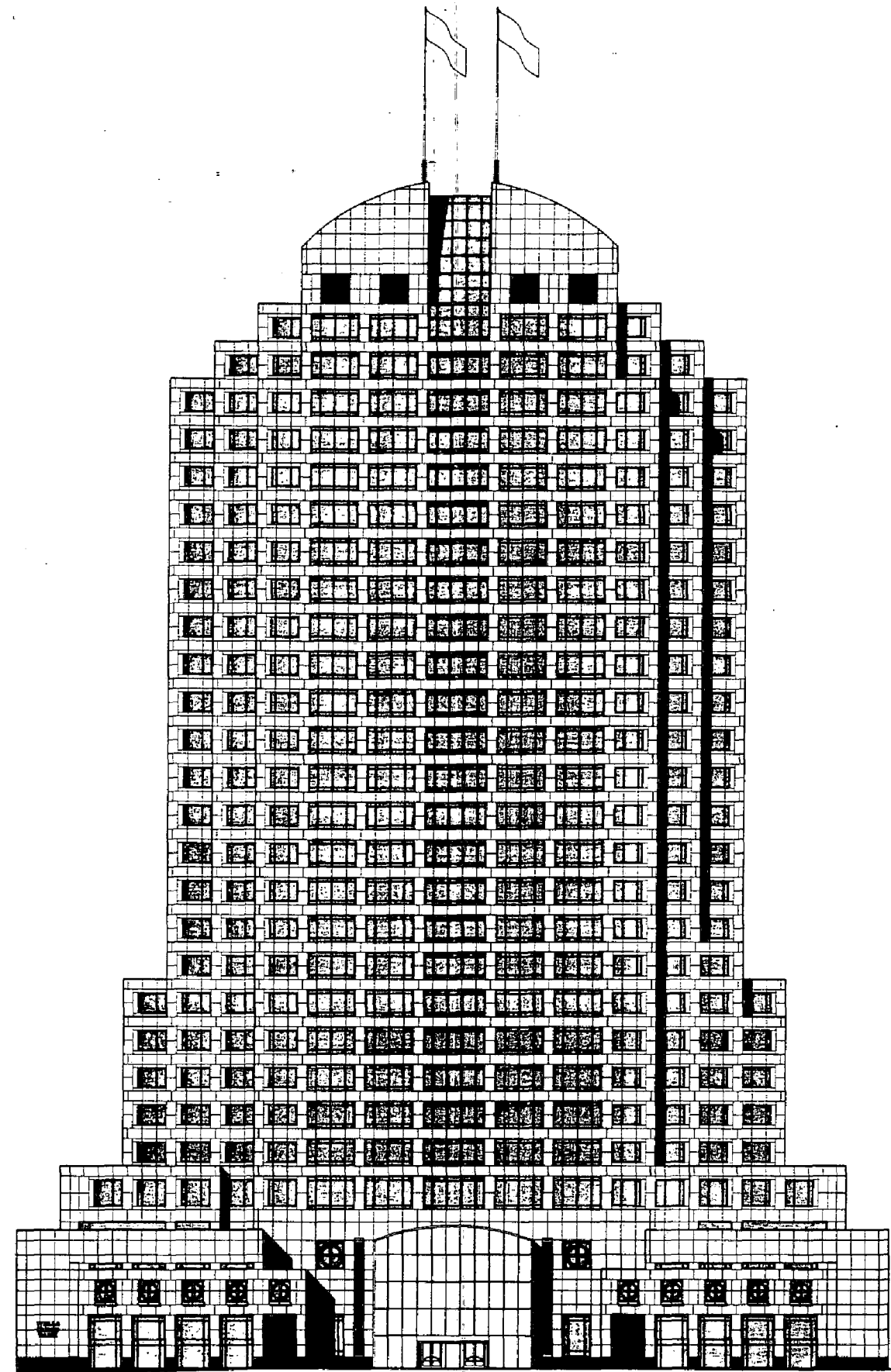
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NOTE: 1ST FL.
EL. = +19'0"
ABOVE CITY
DATUM



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NORTH ELEVATION

WELLS FARGO CENTER
SACRAMENTO, CALIFORNIA

WILLIAM WILSON & ASSOCIATES
CROCKER PROPERTIES

JANUARY 1989

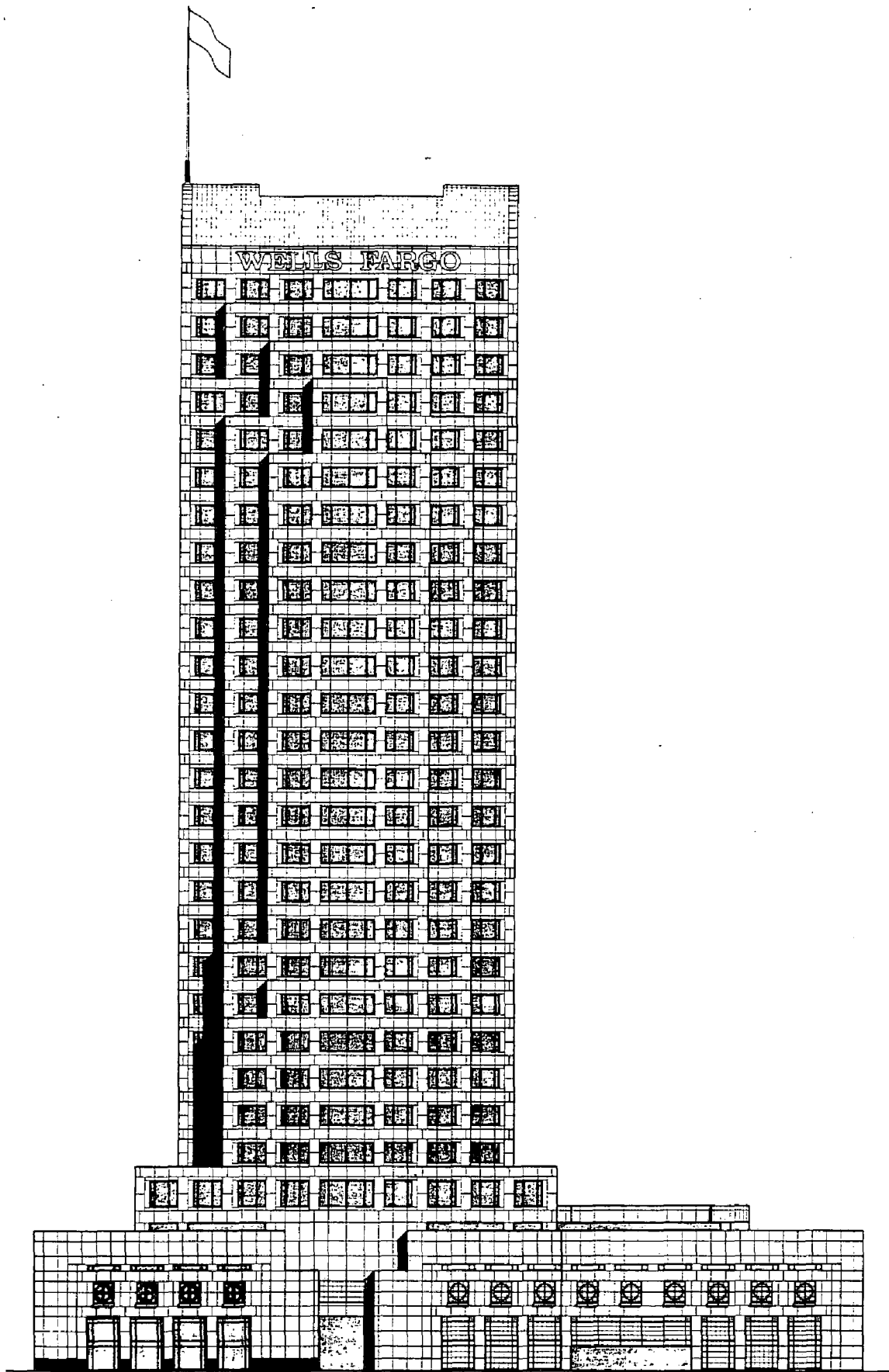
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WEST ELEVATION

WELLS FARGO CENTER
SACRAMENTO, CALIFORNIA

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CROCKER PROPERTIES

JANUARY 1989

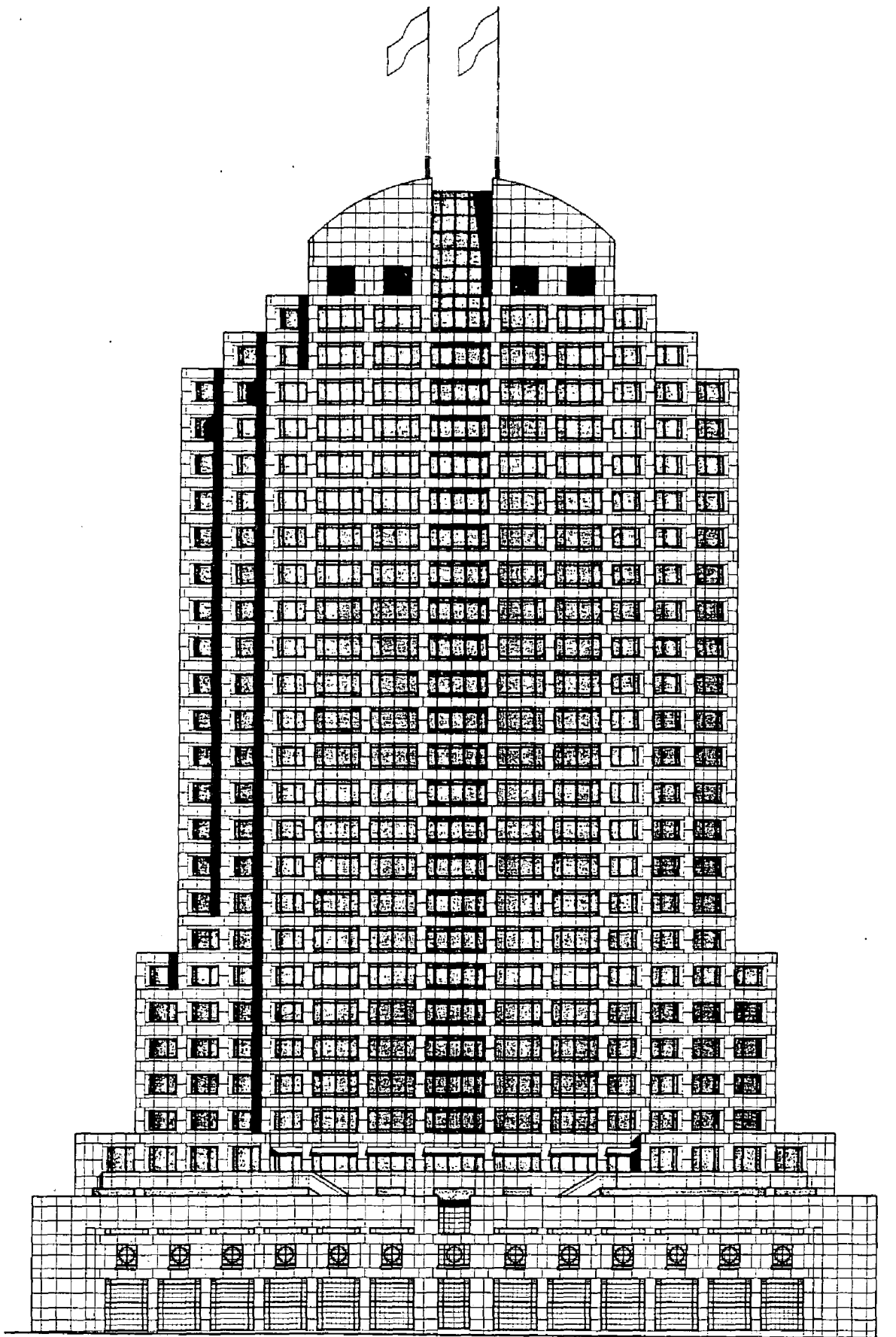
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SOUTH ELEVATION

WELLS FARGO CENTER
SACRAMENTO, CALIFORNIA

WILLIAM WILSON & ASSOCIATES
CROCKER PROPERTIES

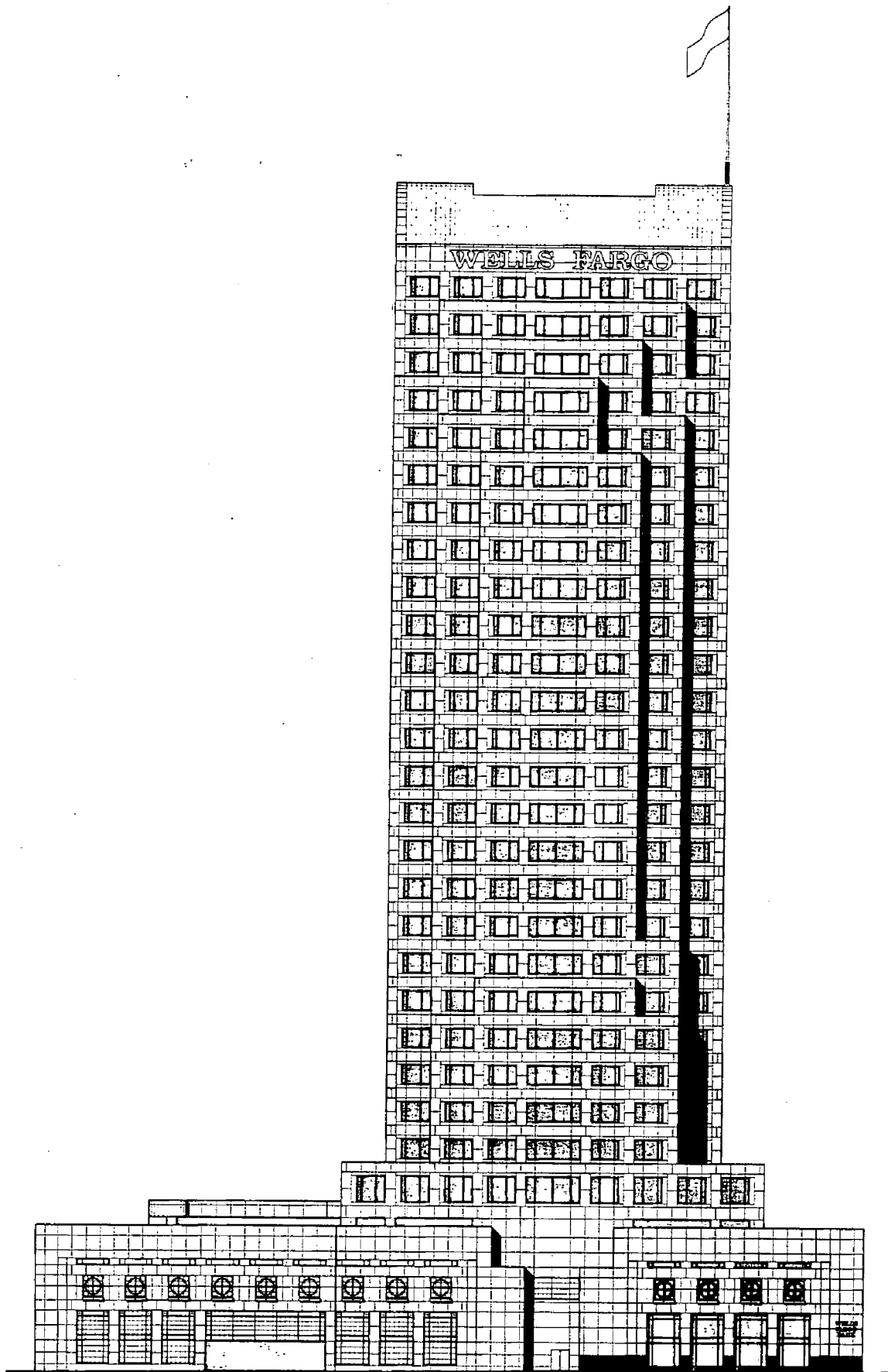
JANUARY 1989

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EAST ELEVATION

WELLS FARGO CENTER
SACRAMENTO, CALIFORNIA

WILLIAM WILSON & ASSOCIATES
CROCKER PROPERTIES

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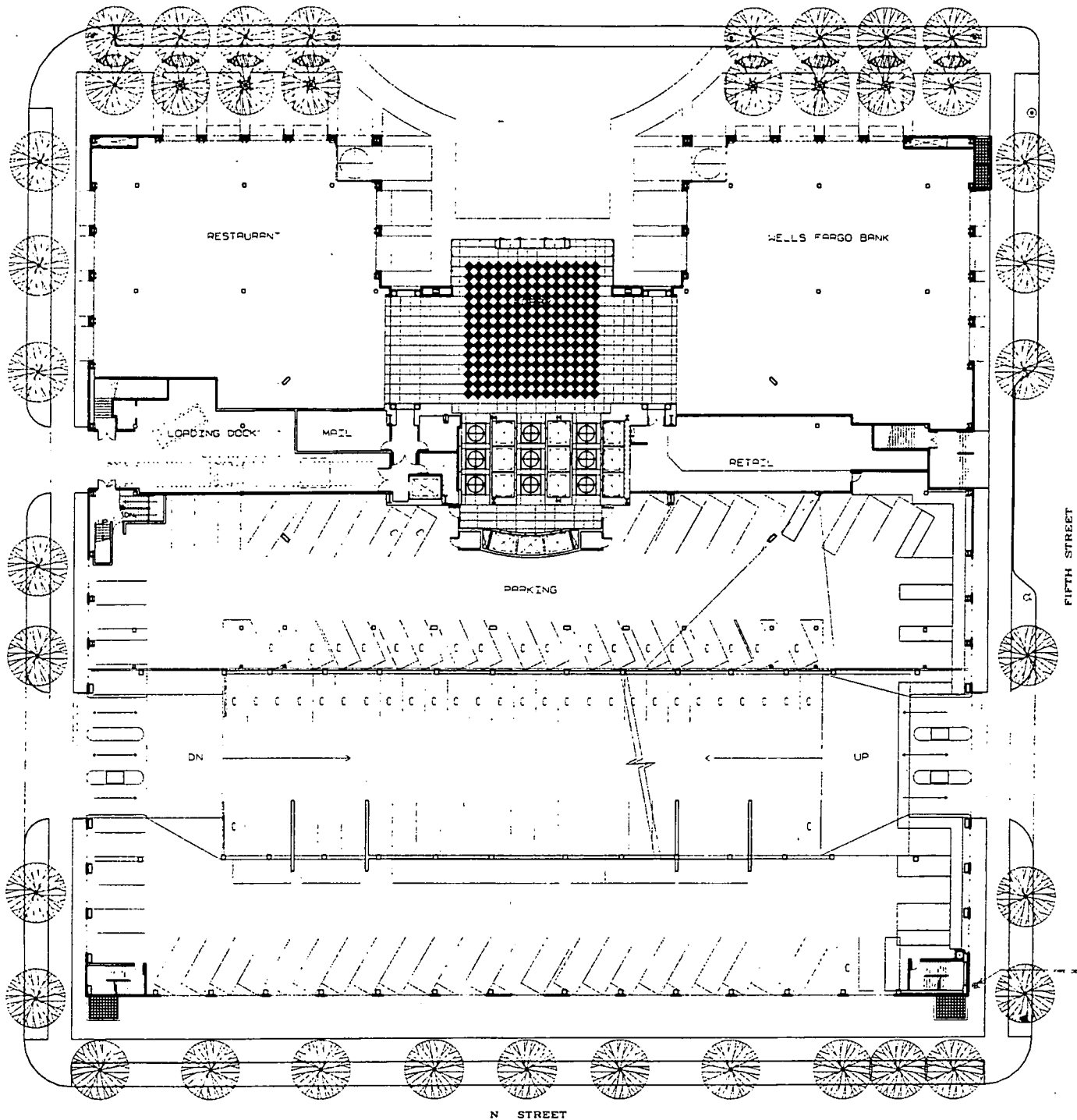
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GROUND FLOOR PLAN

WELLS FARGO CENTER
SACRAMENTO, CALIFORNIA

WILLIAM WILSON & ASSOCIATES
CROCKER PROPERTIES

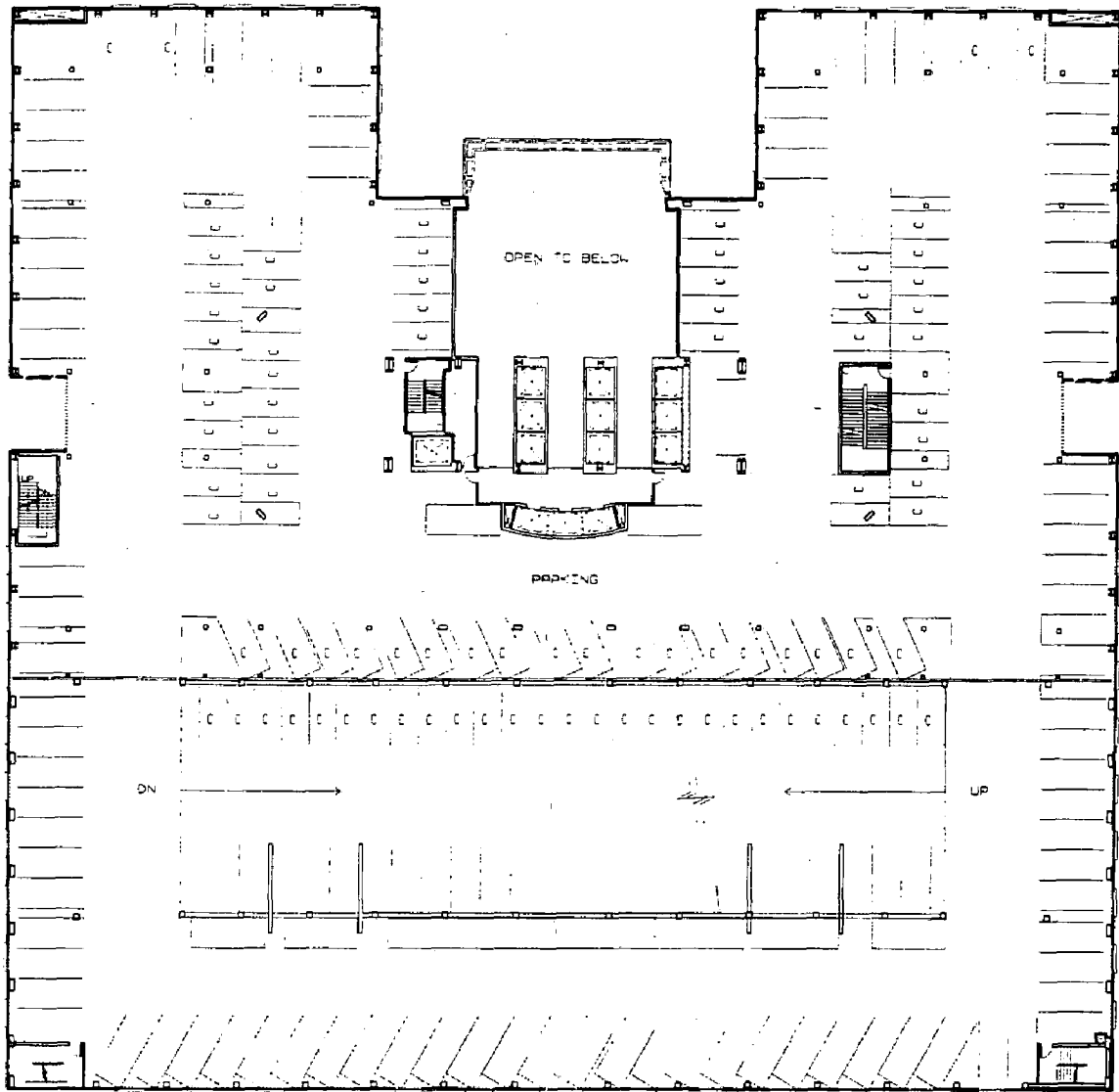
NOVEMBER 1988

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THIRD FLOOR PLAN

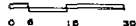
WELLS FARGO CENTER
SACRAMENTO, CALIFORNIA

WILLIAM WILSON & ASSOCIATES
CROCKER PROPERTIES

NOVEMBER 1988

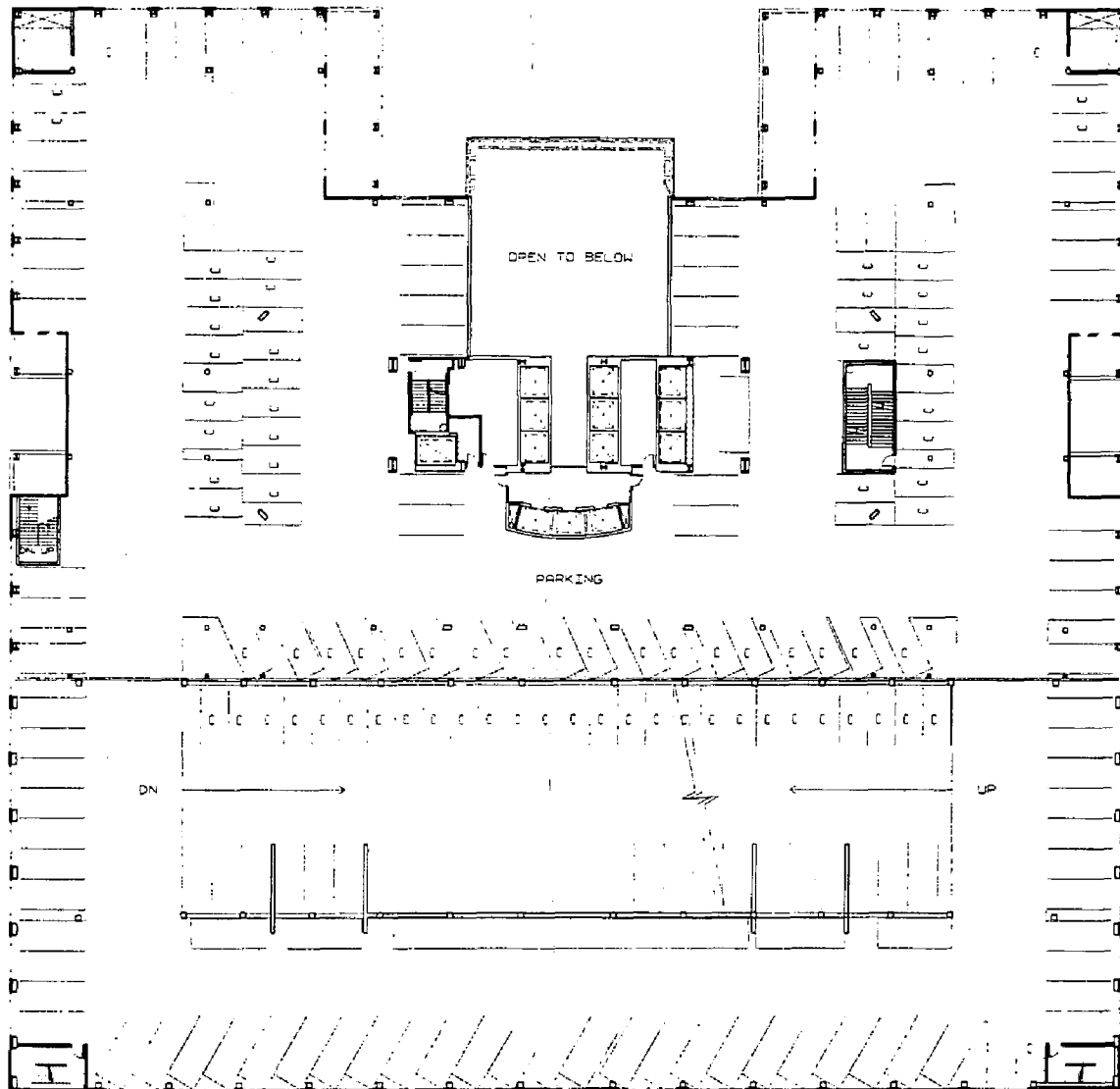
HELLMUTH, OBATA & KASSABAUM, ARCHITECTS

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FOURTH FLOOR PLAN

WELLS FARGO CENTER
SACRAMENTO, CALIFORNIA

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CROCKER PROPERTIES

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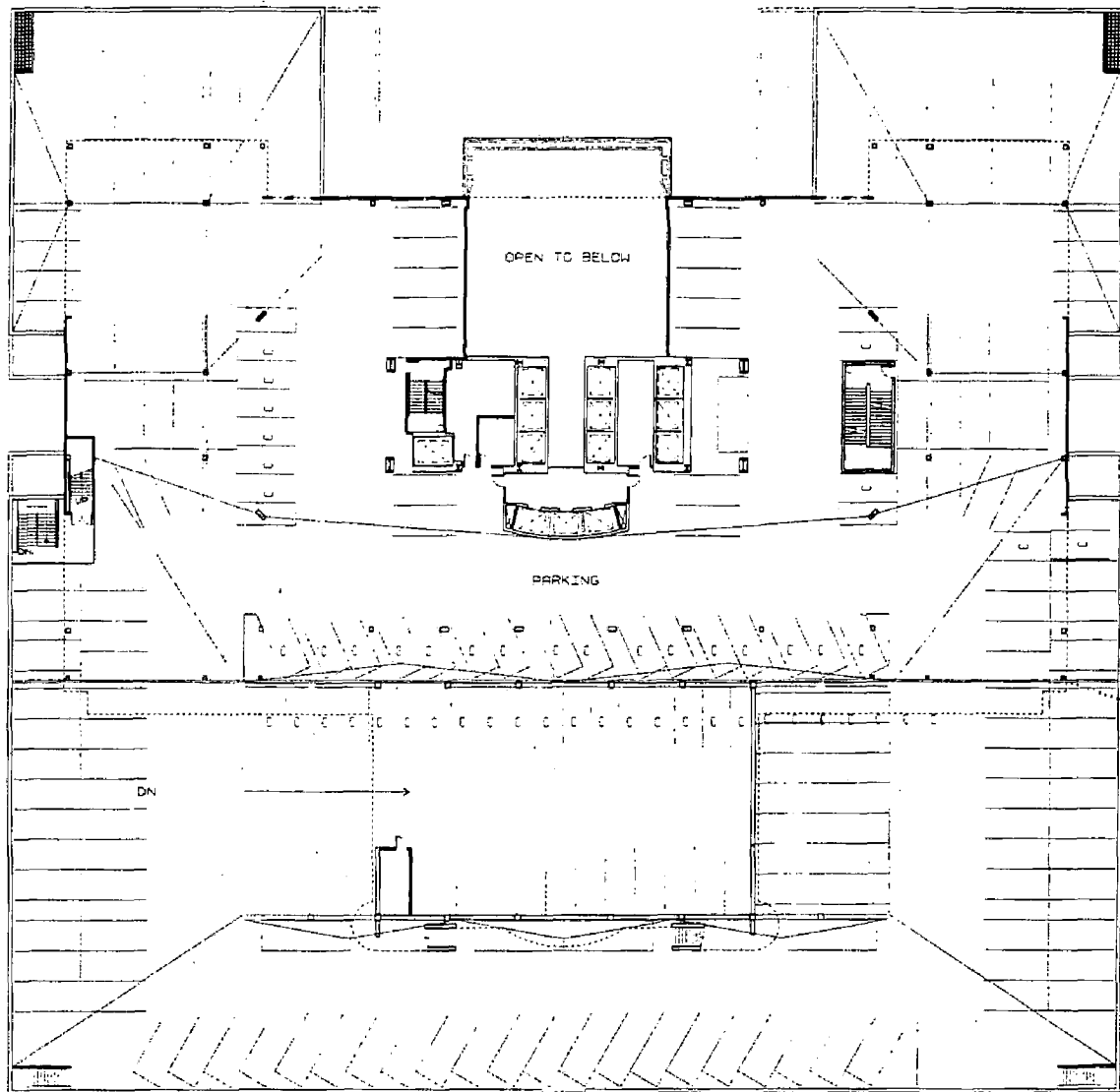
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FIFTH FLOOR PLAN

WELLS FARGO CENTER
SACRAMENTO, CALIFORNIA

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CROCKER PROPERTIES

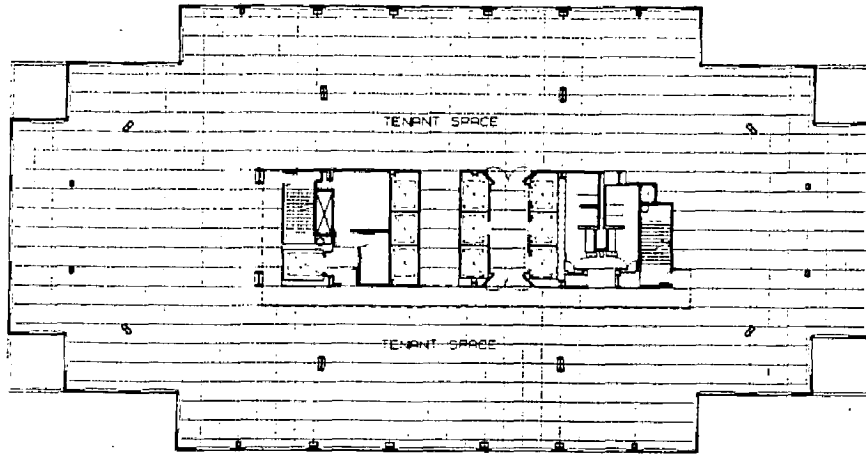
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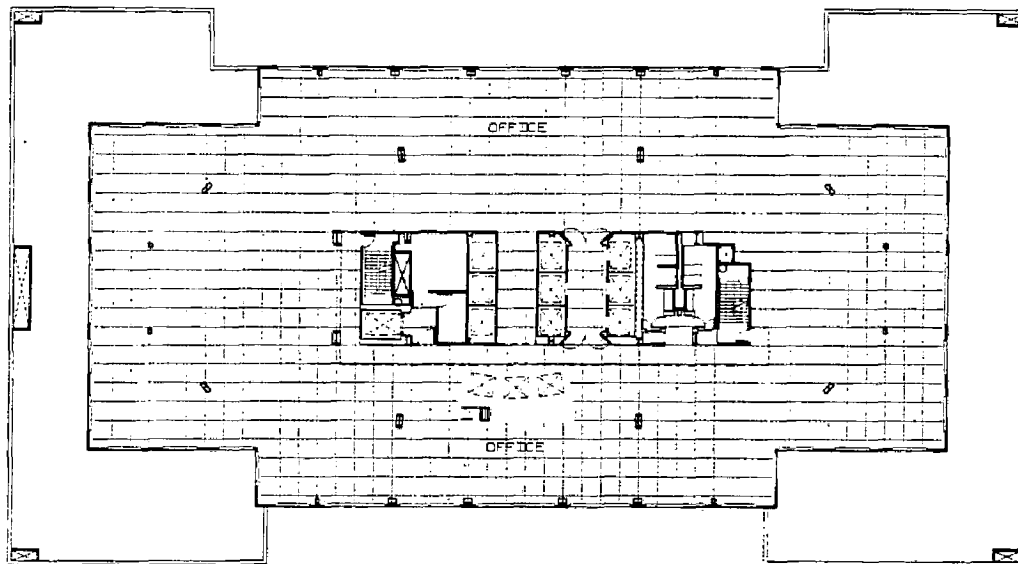
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FLOOR PLAN LEVEL 11



FLOOR PLAN LEVELS 7 TO 10

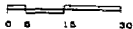
WELLS FARGO CENTER
SACRAMENTO, CALIFORNIA

WILLIAM WILSON & ASSOCIATES
CROCKER PROPERTIES

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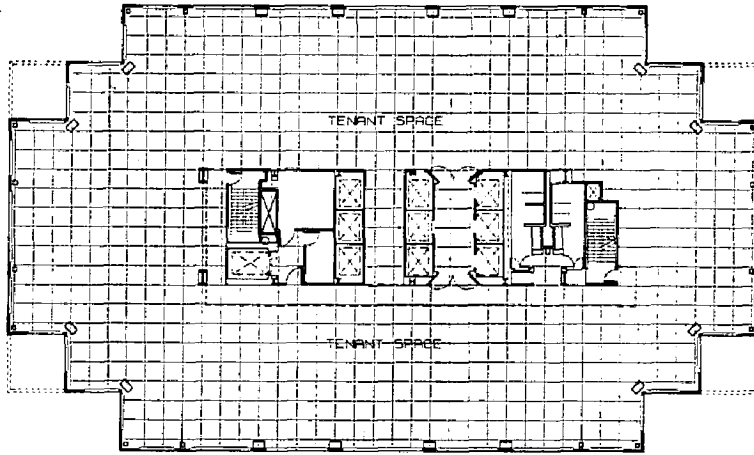
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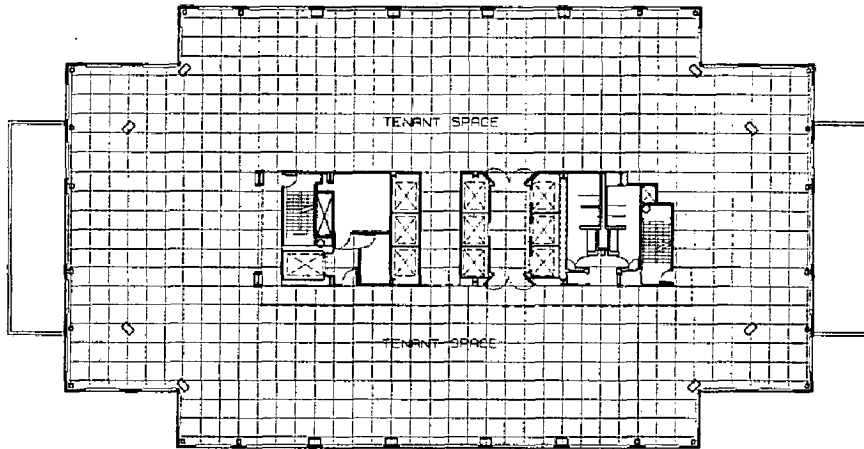


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FLOOR PLAN LEVELS 14 TO 16



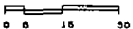
FLOOR PLAN LEVEL 12

WELLS FARGO CENTER
SACRAMENTO, CALIFORNIA

WILLIAM WILSON & ASSOCIATES
CROCKER PROPERTIES

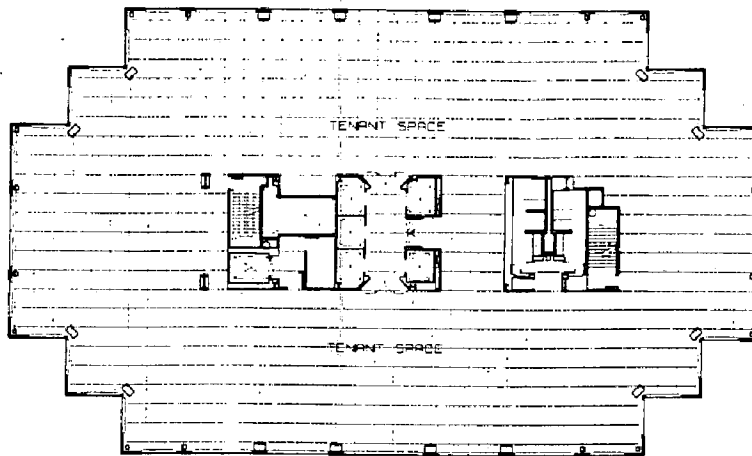
NOVEMBER 1988

HELLMUTH, OBATA & KASSABAUM, ARCHITECTS
2-15-89

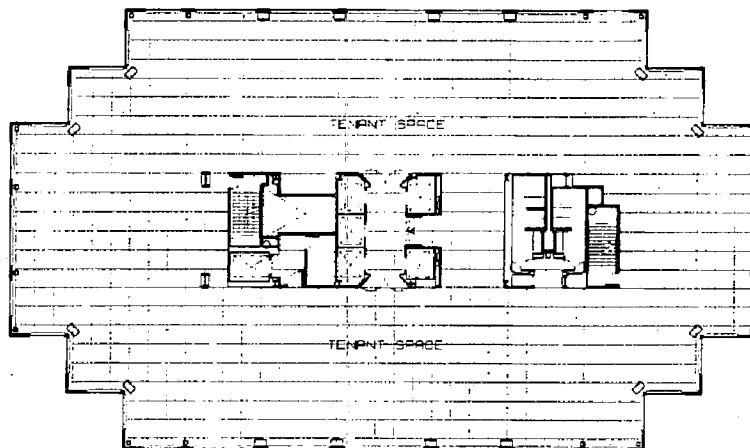


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FLOOR PLAN LEVEL 26



FLOOR PLAN LEVELS 19 TO 25

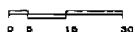
WELLS FARGO CENTER
SACRAMENTO, CALIFORNIA

WILLIAM WILSON & ASSOCIATES
CROCKER PROPERTIES

NOVEMBER 1988

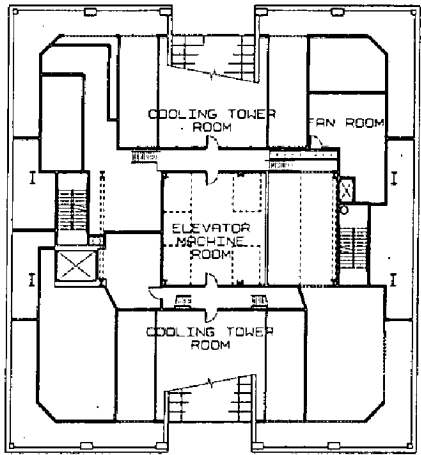
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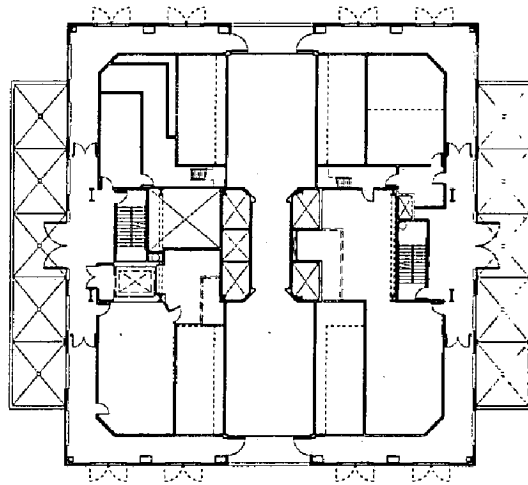


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FLOOR PLAN LEVEL 32



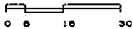
FLOOR PLAN LEVEL 31

WELLS FARGO CENTER
SACRAMENTO, CALIFORNIA

WILLIAM WILSON & ASSOCIATES
CROCKER PROPERTIES

NOVEMBER 1968

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