

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street / - SACRAMENTO, CALIFORNIA 95814

APPLICANT	E. M. Kado & Associates, 1819-16th Street, Sacramento, CA 95814		
OWNER	Bandol Interests, 2893 Sunrise Boulevard, Rancho Cordova, CA 95670		
PLANS BY	E. M. Kdao & Associates, 1819-16th Street, Sacramento, CA 95814		
FILING DATE	November 14, 1983	REPORT BY:	RBH:mm
NEGATIVE DEC.	N/A	EIR	ASSESSOR'S PCL. NO. 006-051-10,11,12

LOCATION: Northwest corner of 13th and I Streets

PROPOSAL: New four story office building with ground level fire station.

PROJECT INFORMATION:

Existing zoning of site: C-2
Existing land use of site: Parking Lot

Surrounding land use and zoning:

North: Office, C-2
South: Parking structure C-3
East: Vacant, commercial building, C-2
West: Parking

Property Dimensions: 150 x 160 ±s.f.
Property Area: 24,131 ± s.f.
Square footage of building: 61,778 s.f/

Exterior building colors: Beige, bronze
Exterior building materials: Masonry, steel, aluminum, glass

BACKGROUND INFORMATION: This project will be a privately built structure on City-owned property. The building on its ground level will house a fire station and lease space. The remaining three floors of the structure would be used entirely for office space. The City will be leasing back the office space for various City departments which are now located in other buildings.

STAFF EVALUATION:

Building Design: The building's basic form will be rectangular with each floor having varying amounts of their corners cut off to provide a diagonal setback. The exterior of the structure will be outlined by exposed wide flange steel columns and beams. Between the steel members will be horizontal bands of reflective glass and spandrel glass with metal panels along the parapet line at the top of the structure. The building is designed in a rigid geometric pattern. The only deviation from this geometric design will be at the ground level of the west elevation of the building where concrete block will be used for a one floor firewall at the property line. Concrete block will also be used at the entry areas to the fire house at both the south and the north elevations. The concrete block in these locations will be set back from the street front and alley, and will not compete with the metal and glass geometric design of the structure. The upper floors of the building will be set back from the adjacent property line to the west which will allow for a continuous band of glass window wall around the building alleviating the necessity for a solid fire wall. This will be beneficial to the office floors in that light will be brought into the building on all four elevations.

Color and materials: The exterior materials to be used will be either glass or metal. The colors proposed will be light bronze reflecting glass and the window panel with white painted steel frame and dark anodized aluminum panels along the parapet. It would appear to staff that a greater flexibility in the color combinations being proposed would enliven the otherwise rigid and formal lines of the structure. In any even, the structure, even as proposed, will serve as an improvement and foil to the existing building situated to the west of the site.

Interior Needs: Although the interior of the building does not come under Design Review Board's comments, staff would like to note that some additional requirements and modifications would be beneficial. Consideration should be given to having the windows of the structure openable in order for fresh air to be utilized during that portion of the season when air conditioning is not essential.

Compatibility of Building to Adjacent Buildings and the Neighborhood. The site is surrounded by new construction and existing older structures. A multi-storage City parking structure is located to the south of the site. A recently completed office building is located to the west; offices are found to the north, and a rehabilitated office structure is located to the east. The architectural character of the surrounding area varies from one-story brick structures to multi-story concrete parking structures and multi-story office buildings. There is no cohesive architectural style found in the area.

Site Plan and Amenities: The site plan as proposed would have planter units extending past the property line on the "I" Street and 13th Street elevations into the public right-of-way. The planters will provide greenery and a softening effect to the rigid steel frame of the structure. Between the planter units and the entries, a brick or tile paving pattern will be provided.

Parking Provided: The only on-site parking proposed will serve the fire station. City staff and the developers are currently considering provisions for on-site bicycle parking and storage. The bicycle parking should be both an interior secured area for all day use and secure parking for short-term use by those visiting the various City Divisions housed in the structure. Provisions for off-site parking will be made in the 850+ space parking structure across "I" Street.

Fence Enclosure off Alley: The applicant proposes to use chainlink fencing around the parking spaces and trash storage enclosures off the alley. Staff does not feel that a chainlink fence will be appropriate and would recommend that a solid fencing detailed in a manner to compliment the building with appropriate gates be provided at this area. Landscaping must be provided along the streetside of the fence. In addition, an entry way from this parking area to any interior bike parking area will need to be provided.

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

1. Applicant shall prepare and submit a revised color scheme to the Board for review and approval. This color scheme will have a wider color palette than that proposed by the applicant.
2. Applicant shall revise the fencing material and details to be used at the alley around the parking area and the trash storage area. Street side of fence to be landscaped.
3. The applicant shall provide on-site, secure, interior and exterior bicycle parking to meet the needs of the structure.
4. Applicant will consider the use of operable windows in order to allow greater flexibility of the use so that fresh air may be brought into the structure and thereby reduce the energy needs of the building.
5. Applicant shall provide staff with a roof plan of the structure showing the layout of A/C units so that the view of the roof from any adjacent building will be as interesting as the exterior elevations of the building.
6. Applicant shall provide the Board for review only, any proposed art work which will be placed on the building.
7. The concrete block, one-story wall found on the western property line will be painted a color to be compatible with the rest of the building.

Approval is based on the following Findings of Fact:

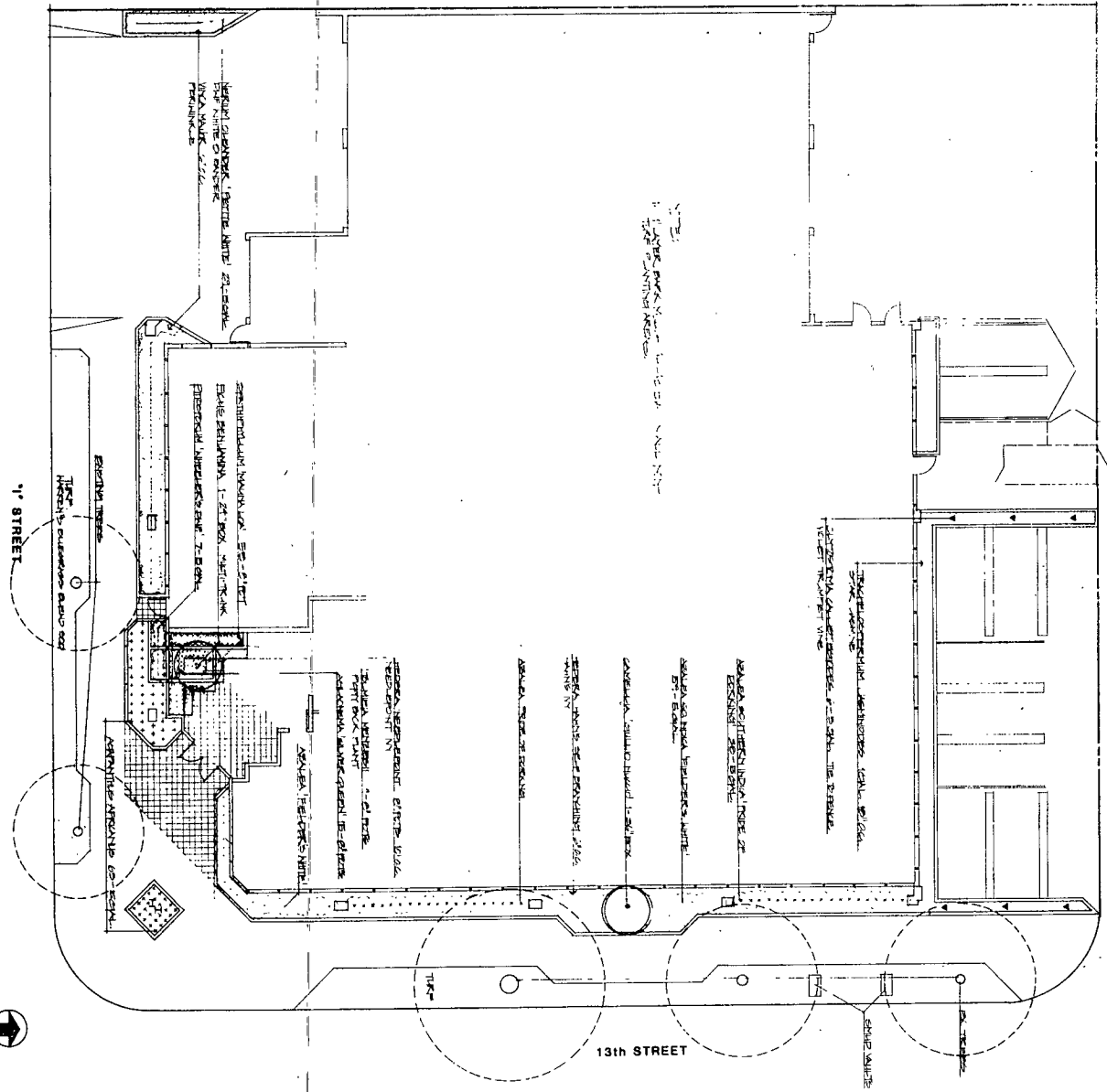
1. The project as proposed will serve a City need and will be compatible to the adjacent office structures in the neighborhood.
2. The conditions proposed by staff will be beneficial to the overall design and function of the structure.

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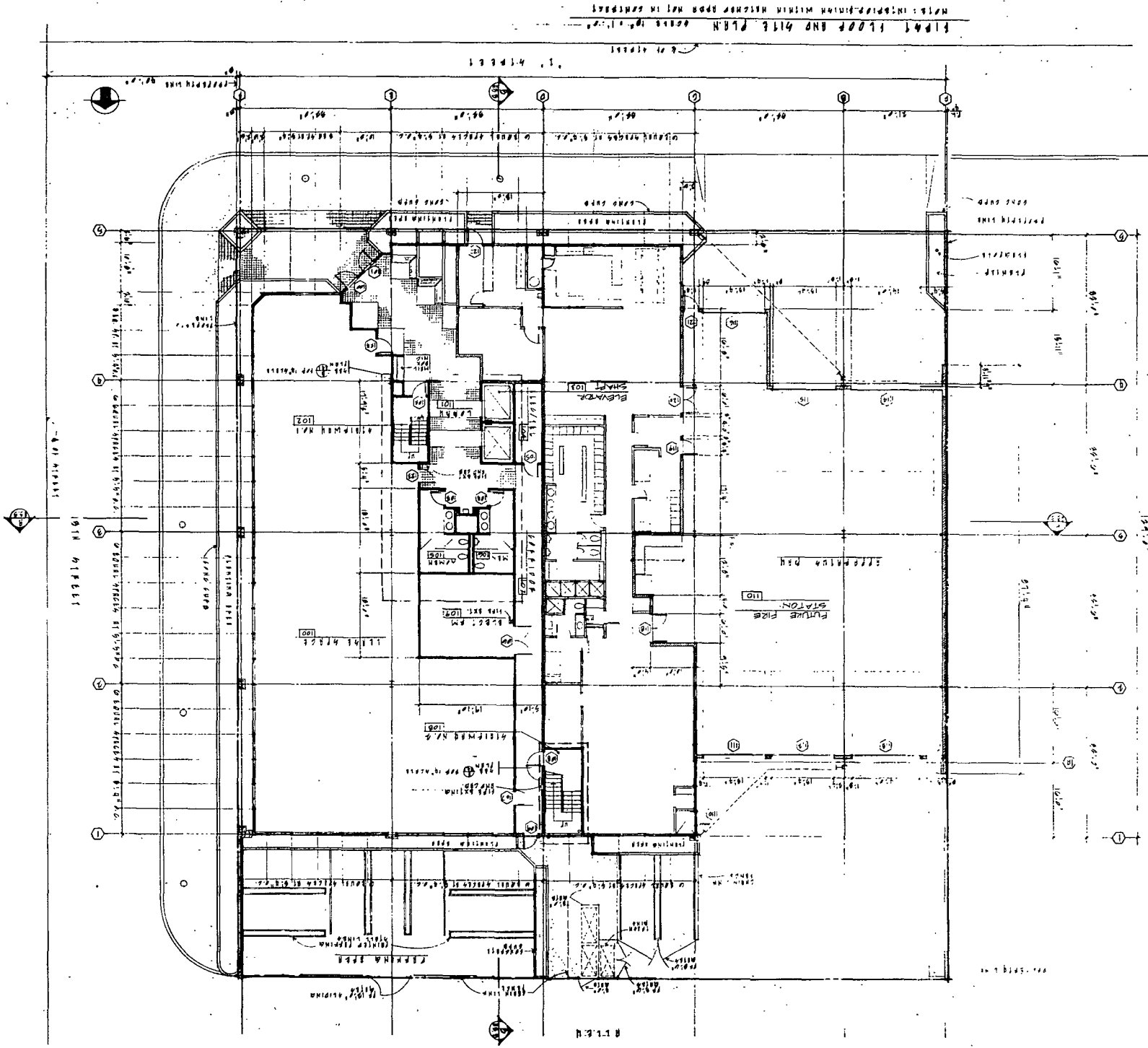
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PLANTING PLAN



Scale 1/4" = 1'-0"





1st Floor

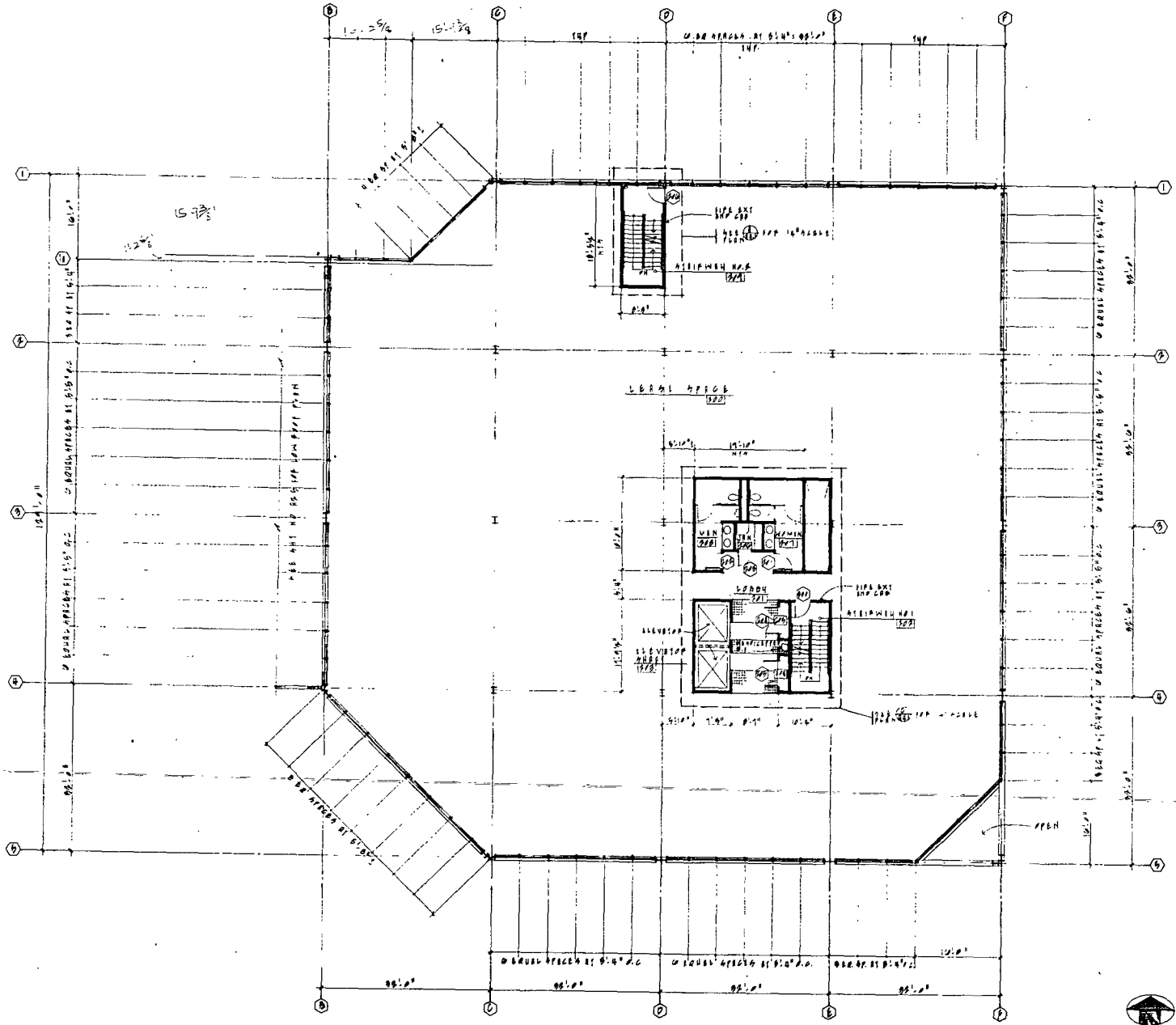
1st Floor and 2nd Floor Plans
 Scale: 1/8" = 1'-0"
 Date: 10/1/58

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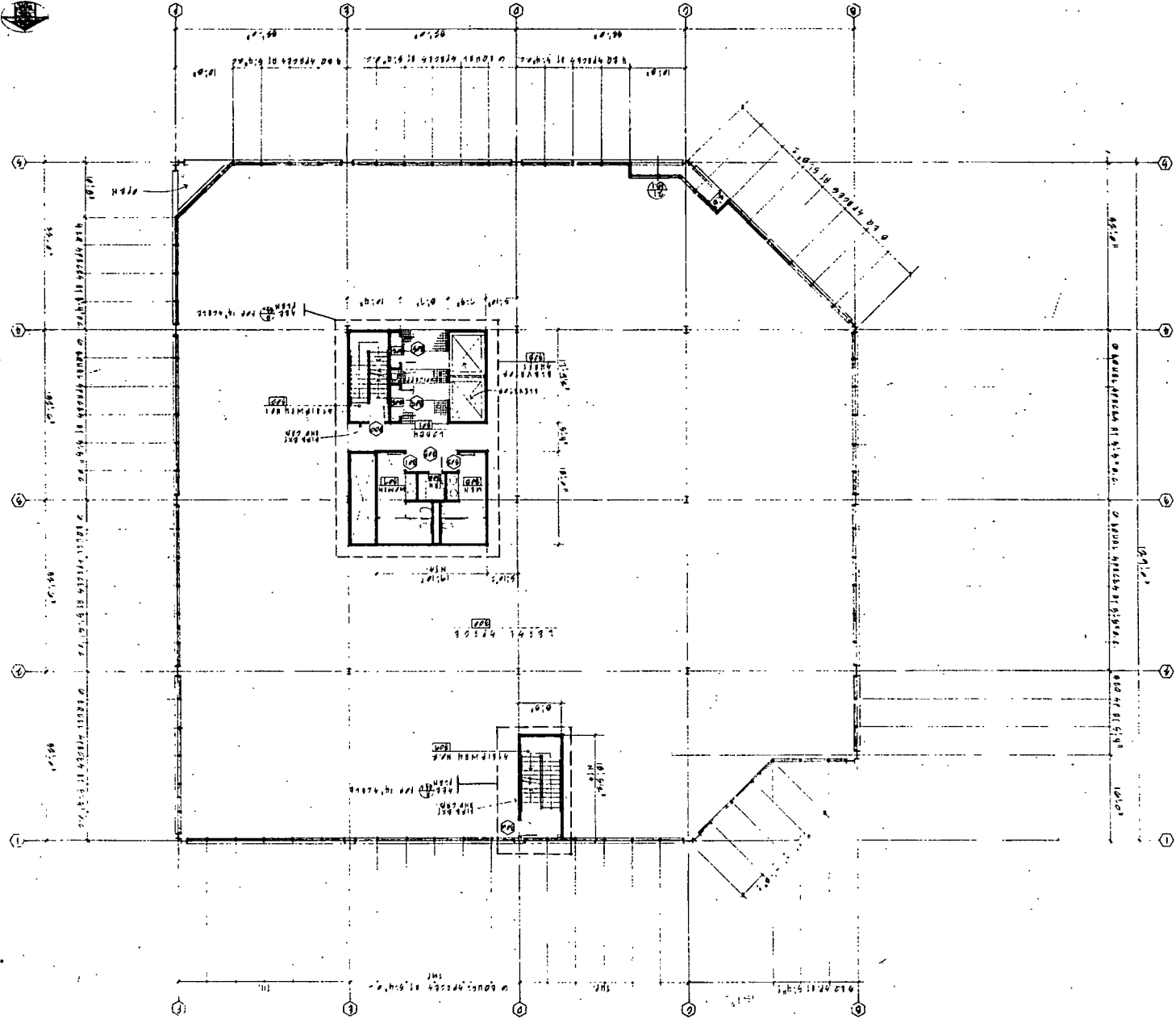
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SECOND FLOOR PLAN SCALE 1/8" = 1'-0"

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THIRD FLOOR PLAN SCALE 1/8" = 1'-0"



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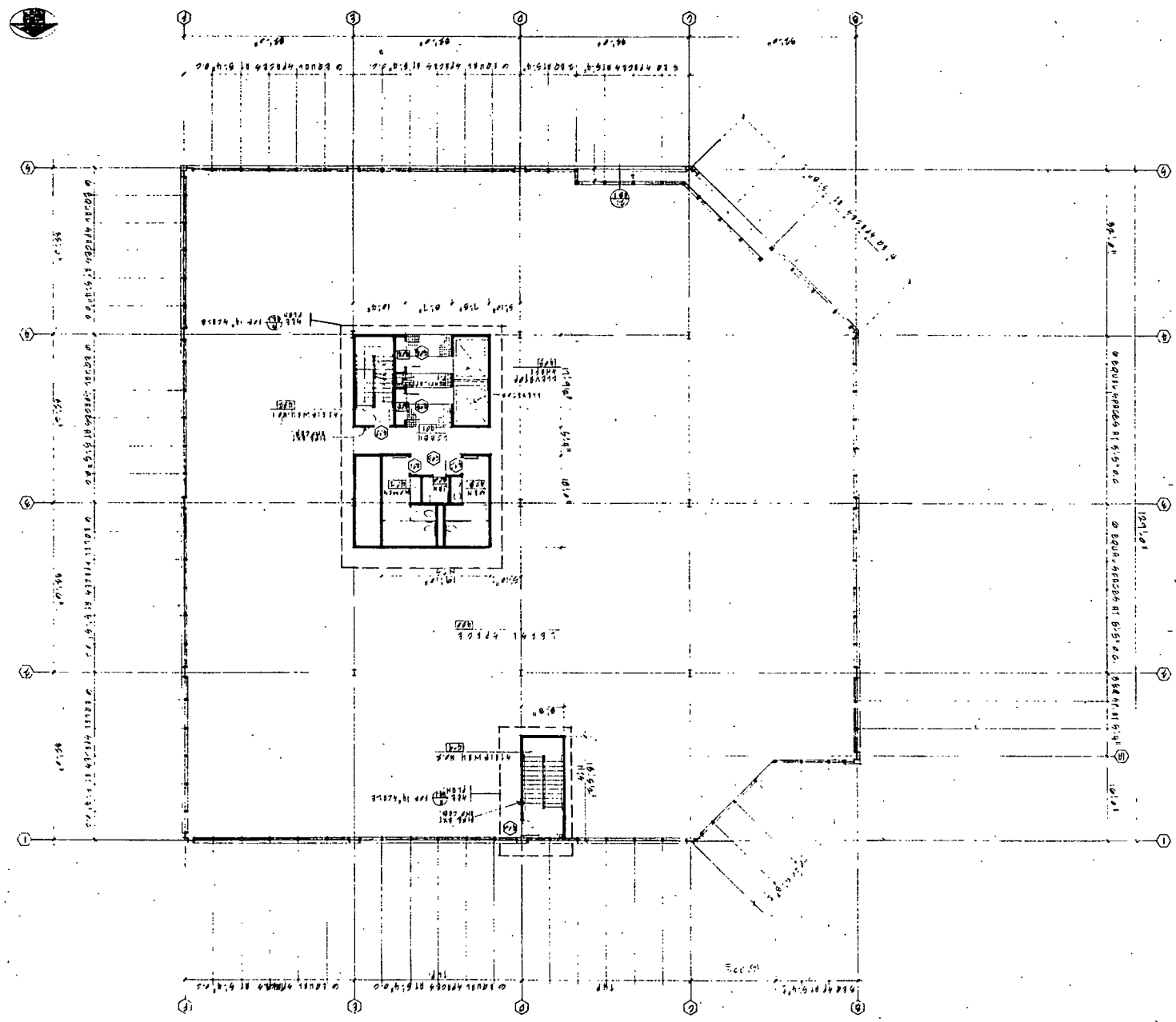
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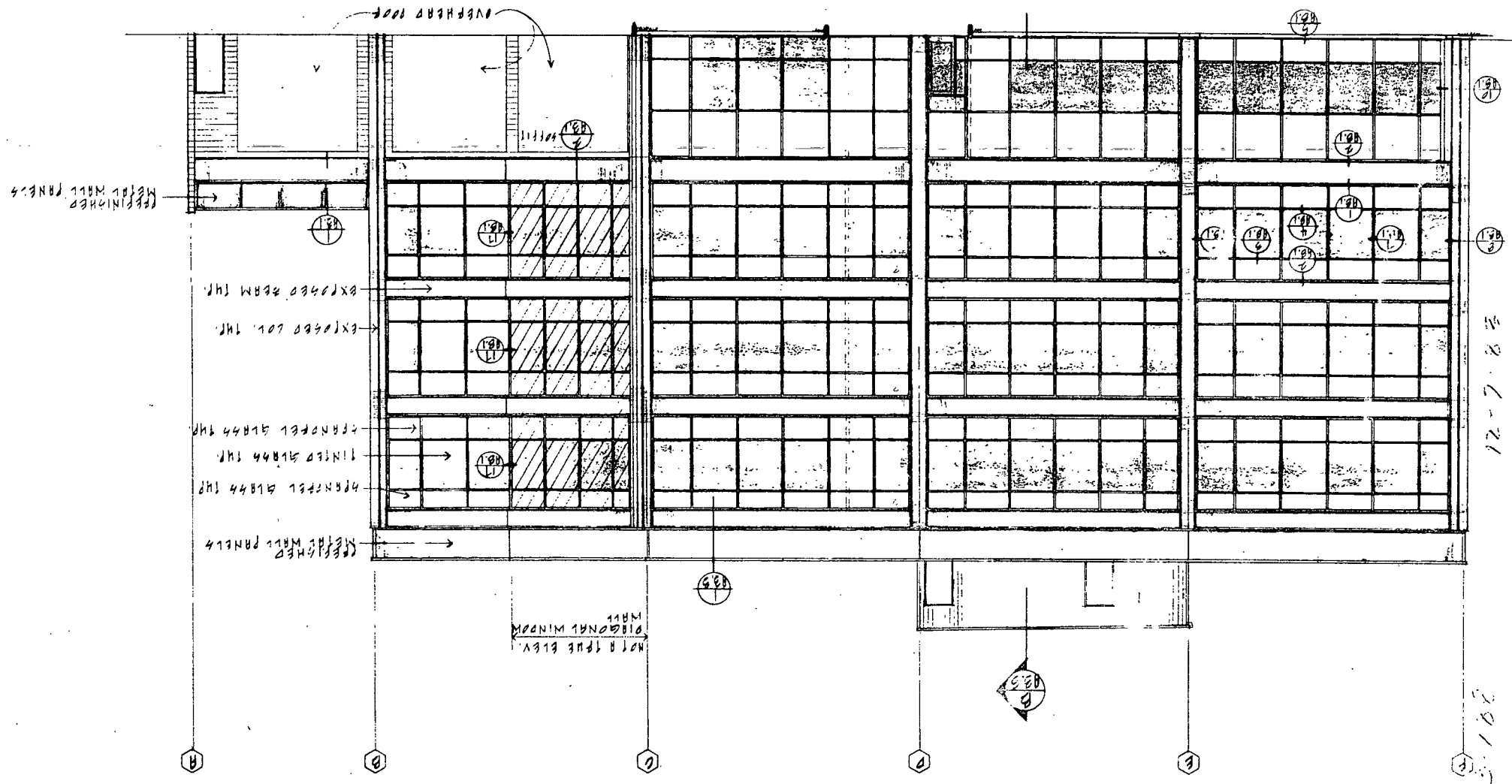
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PLAN 400

FOURTH FLOOR PLAN 400



NORTH ELEVATION 6726 W. 11th St.

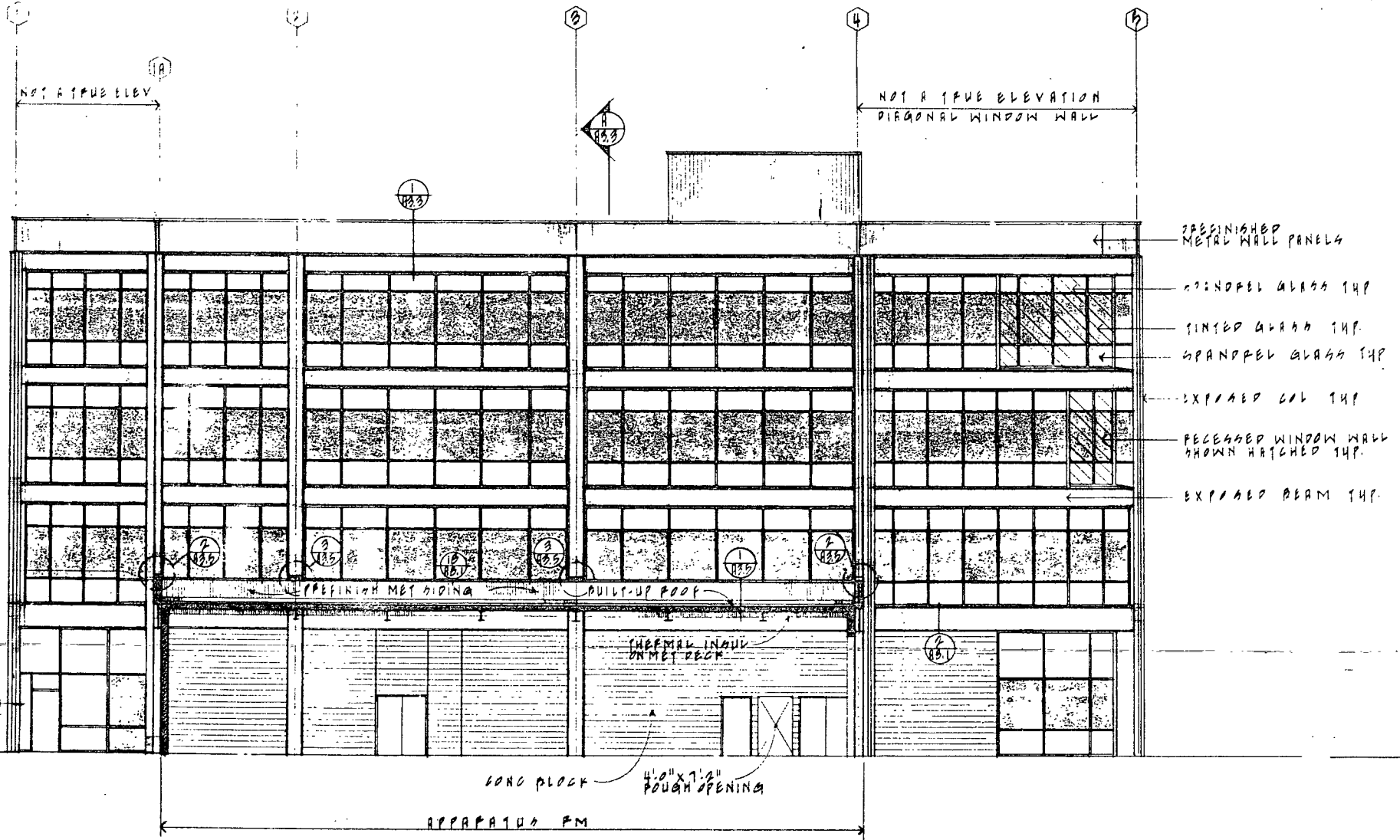


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WEST ELEVATION SCALE 1/8" = 1'-0"
 THE APPARATUS ROOM

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