

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

| | | | |
|---------------|---|----------------------|--|
| APPLICANT | Pacific Solar Downtown, Inc., 3465 American River Drive Suite A, Sacramento | | |
| OWNER | CADA, 1230 N Street, Sacramento | | |
| PLANS BY | Van der Ryn, Clithorpe, Sausalito & Batey, Mack, San Francisco | | |
| FILING DATE | -- | 50 DAY DRACTION DATE | REPORT BY: RBH:mm |
| NEGATIVE DEC. | NA | EIR NA | ASSESSOR'S PCL. NO. 006-204-02,03,04,05,06 |

LOCATION: S.W. Corner 8th & O Street (DR82-196C)

PROPOSAL: To construct 24 apartments, 2 retail shops, 1 bank

PROJECT INFORMATION:

1974 General Plan Designation: Residential
 1980 Central City Plan Designation: Multi-Family
 Existing Zoning of Site: C-2
 Existing Land Use of Site: Existing building, temporary building, parking
 Surrounding Land Use and Zoning:
 North: State Office C-2
 South: State Office C-2
 East: State Office C-2
 West: Commercial & Residential C-2
 Parking Provided: 25 residential, 17 commercial, 42 Total
 Property Dimensions: 200 x 160
 Property Area: 32,000 sq.ft.
 Square Footage of Building: 27,290 ± sq.ft.
 Significant Features of Site: Heilbron Building, Klumpps building next to project site
 Exterior Building Colors: Gray/Blue gray
 Exterior Building Materials: Stucco, shiplap siding, composition roof

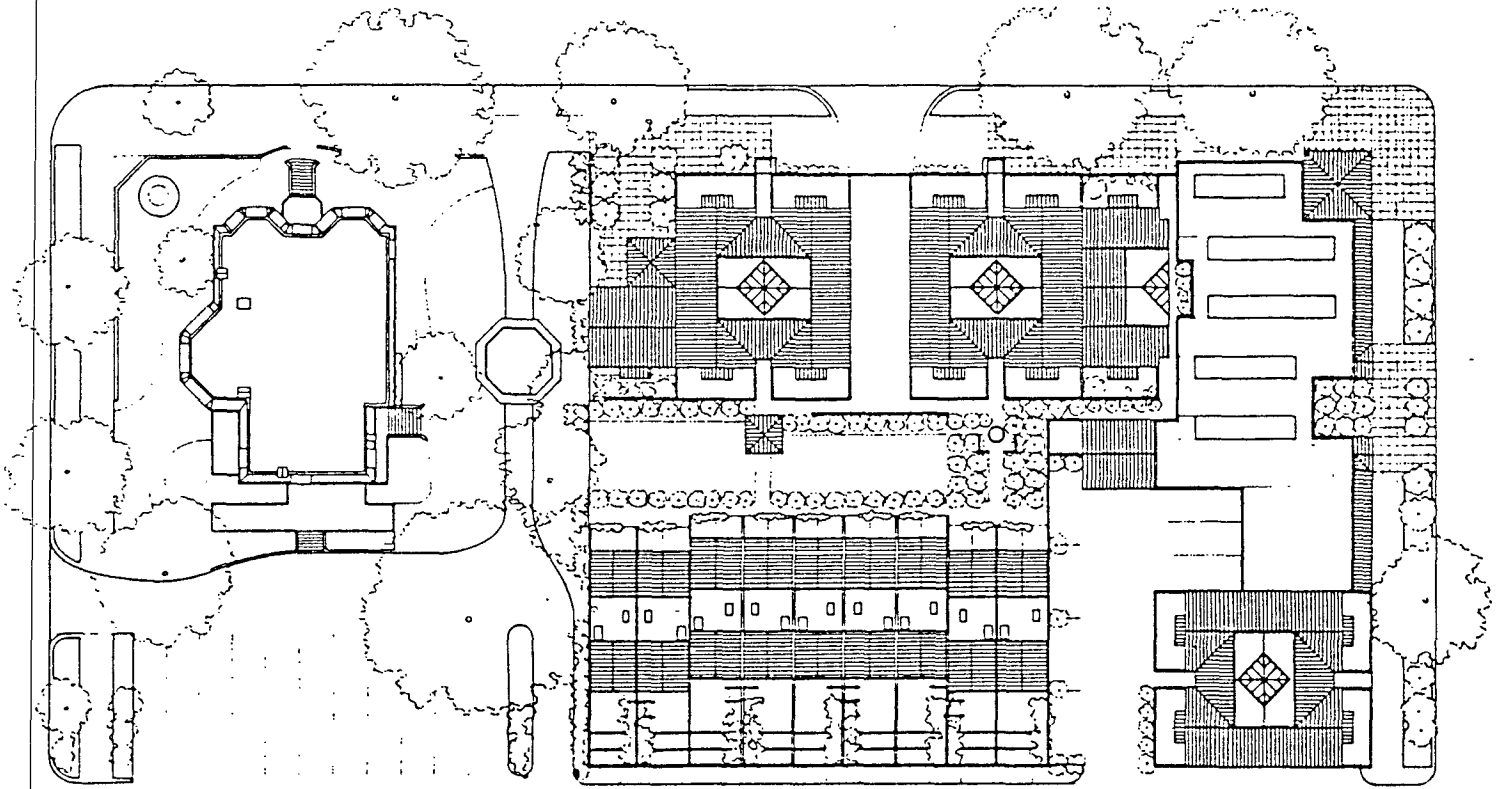
STAFF EVALUATION: The project is well thought out with a pleasing design that is visually tied to both the Klumpps building and the Heilbron House. Space has been allocated for both the bank and for two additional retail spaces. A unity of design has been shown throughout the project. The roof treatment and the use of bays add a strong visual relationship to the Heilbron House. At the same time, the banking space at the corner is also visually tied to the Klumpps complex. The step back in plan on the west side helps to differentiate the space between the project and the Heilbron House. The residential units utilize open deck area both toward the street and the garden area. The interior plan of units "A" is an interesting use of space. The overall feel of this project seems to be one which blends into the neighborhood.

Staff feels that the project detriments are:

1. The flat wall of commercial spaces on "O" Street and at the south end of 8th Street seem to have the same visual appearance as added on commercial buildings to other residential structures in other areas of the Central City.

STAFF RECOMMENDATIONS: Staff recommends that if this proposal is chosen, the following changes be made:

1. The commercial building on "O" Street and the ground level facade at the south end of 8th Street be re-worked to allow them to better integrate into the building mass.
2. All mechanical equipment must be screened from view.



HEILBRON PLACE

SITE 4A SACRAMENTO

DEVELOPMENT TEAM: PACIFIC SOLAR DOWNTOWN
PACIFIC SOLAR DOWNTOWN DEVELOPMENT,
SACRAMENTO — BUILDER/DEVELOPER

VAN DER RYN, CALTHORPE & PARTNERS,
SAUSALITO — ARCHITECTS
BATEY & MACK, SAN FRANCISCO — ARCHITECTS

EXECUTIVE SUMMARY

CAPITAL AREA DEVELOPMENT AUTHORITY
SITE FOUR A
8 OCTOBER 1982

Name of Project: Heilbron Place

Development Team: Pacific Solar Downtown Development, Inc.
Developer/Builder

Van der Ryn, Calthorpe & Associates
Batey and Mack
Joint Venture Architects

Peters Engineering
Mechanical and Electrical Engineers

CHNMB -- Landscape Architects

Project Description:

24 Residential Rental Units:
9 Townhouses
15 Apartments

Residential Density equivalent to 33
units per acre

* 2060 SF of retail space

4830 SF of commercial space for the
use of the Golden One Credit Union

Design Features:

Site plan and buildings offer
pleasing compliment to both the
Heilbron Mansion and the Klump
Mortuary building as well as provide
lively living space for downtown
apartment dwellers

The location and design of the
commercial facility provides strong
corner identity for the Golden One
branch office.

The retail space will be occupied by
a coffee house and a deli -- in what
will be a prime location for these
uses: in the midst of over 19,000
state workers and across from a
future light rail stop.

Energy Efficiency:

Passive solar design reduces heating
and cooling compared to new Title 24
Standards by 30%.

EXECUTIVE SUMMARY

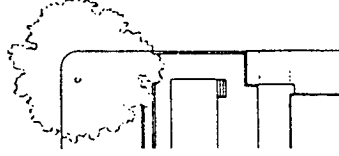
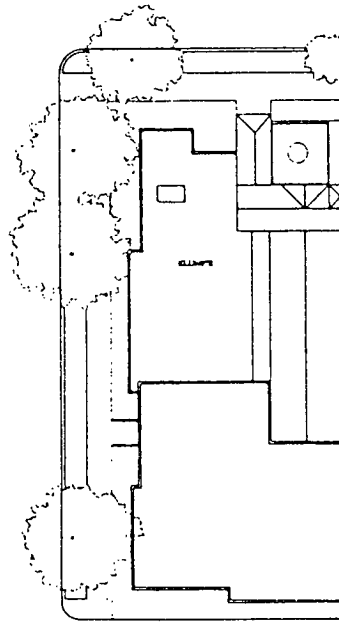
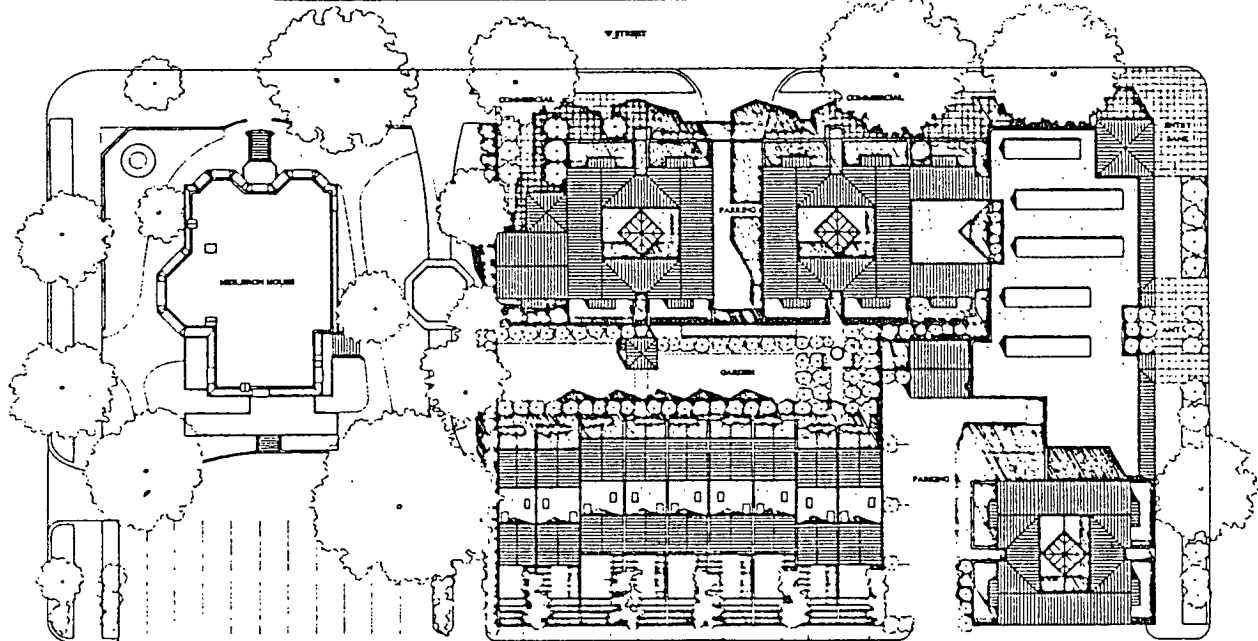
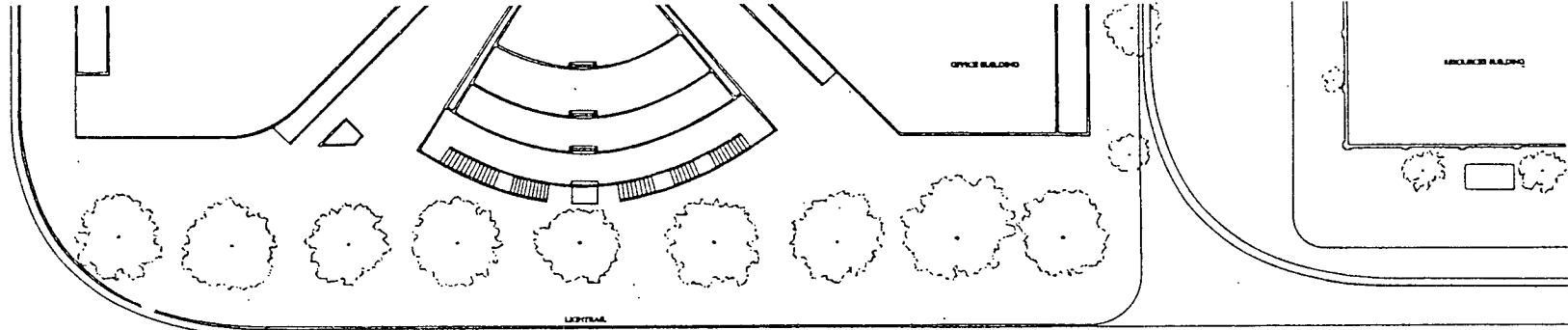
Cooling consumption is reduced 70% by cross ventilation and thermal mass.

Existing street trees and project landscaping provide cool microclimate.

Marketability:

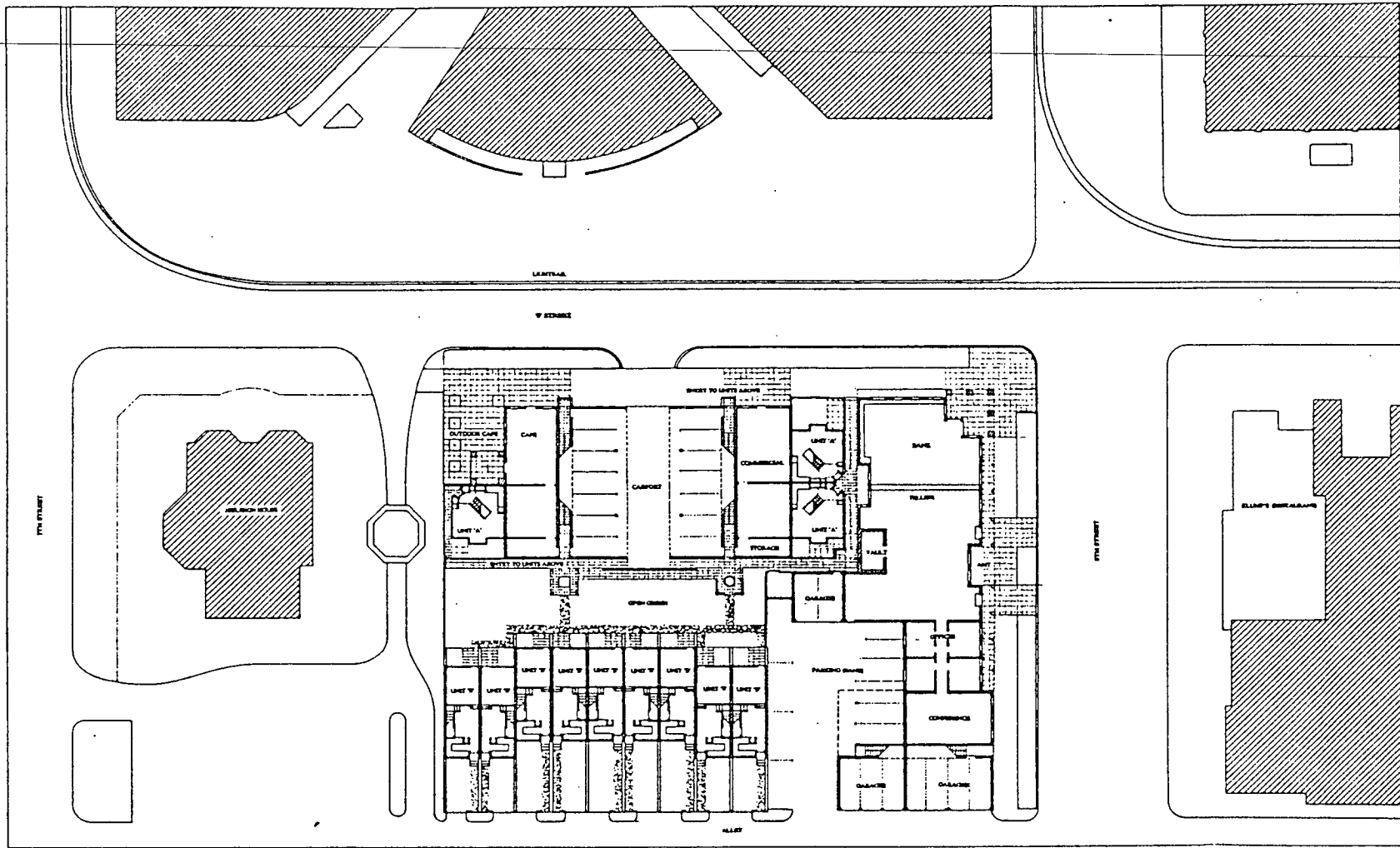
Rents competitive with other projects in area.

Interior space designs and amenities such as washer/drier in every apartment will give project a competitive edge.



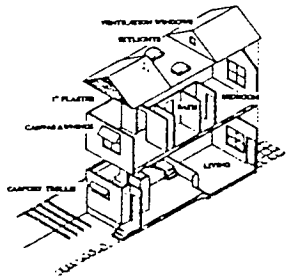
SITE AND LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"

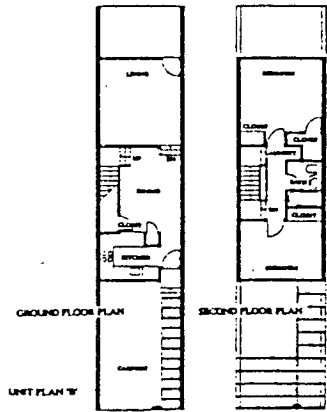


GROUND FLOOR PLAN

SCALE 1/4" = 1'-0"



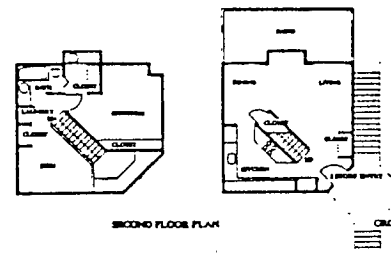
ARCHITECTURE OF UNIT 'B'



UNIT PLAN 'B'

UNIT TABULATIONS

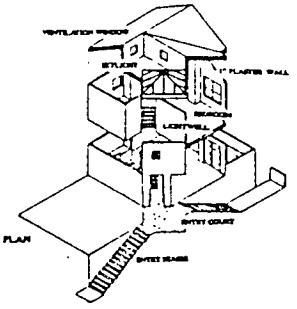
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|--------------|--------------|----------------------|
| TYPE OF UNIT | NO. OF UNITS | TOTAL AREA (SQ. FT.) |
| TYPE 'A' | 1 | 1,500 |
| TYPE 'B' | 1 | 1,500 |
| TOTAL | 2 | 3,000 |



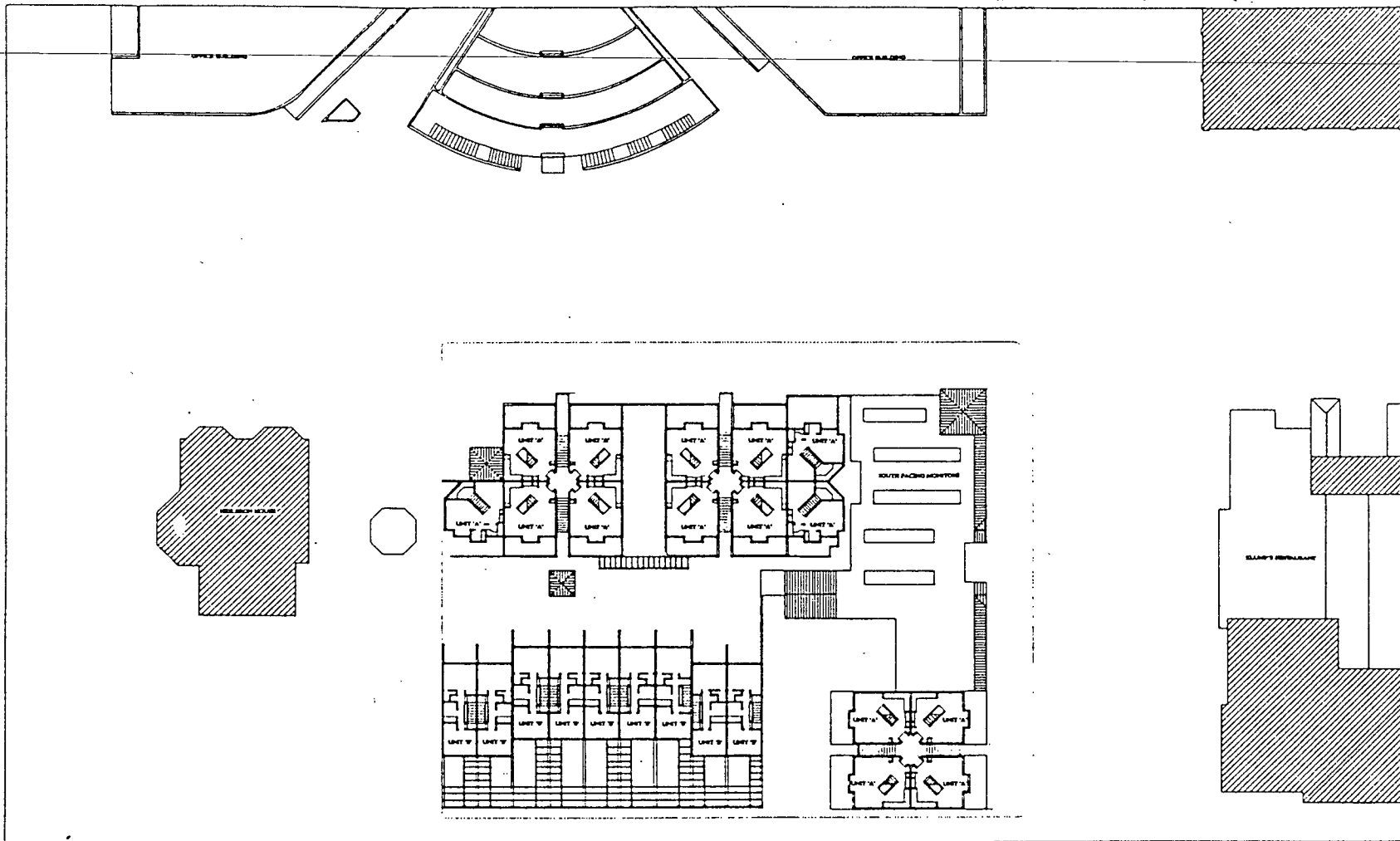
SECOND FLOOR PLAN

GROUND FLOOR PLAN

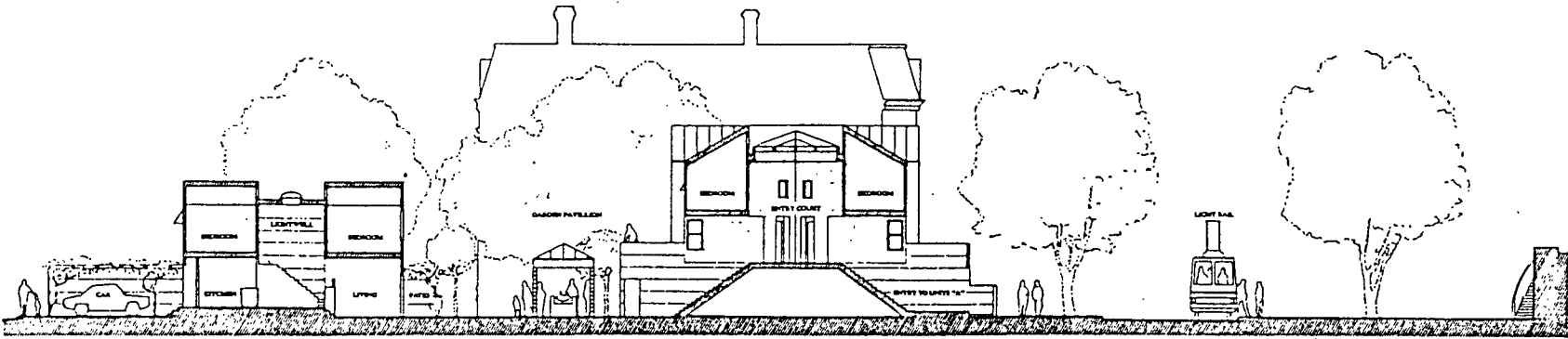
UNIT PLAN 'A'



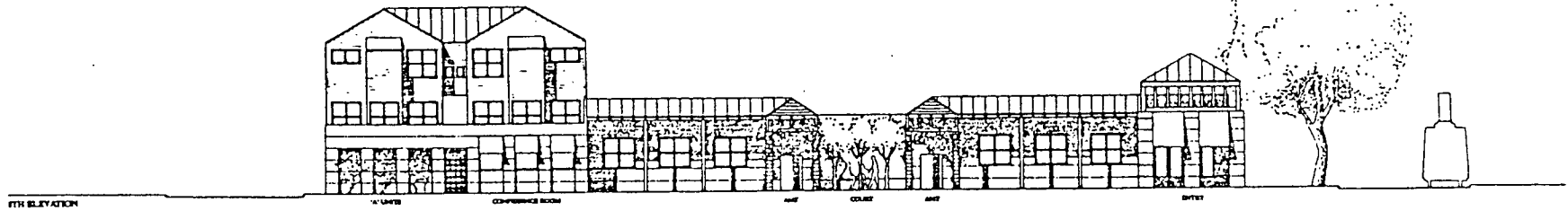
ARCHITECTURE OF UNIT 'A'



SECOND FLOOR PLAN



SECTION FROM "D" STREET TO ALLEY

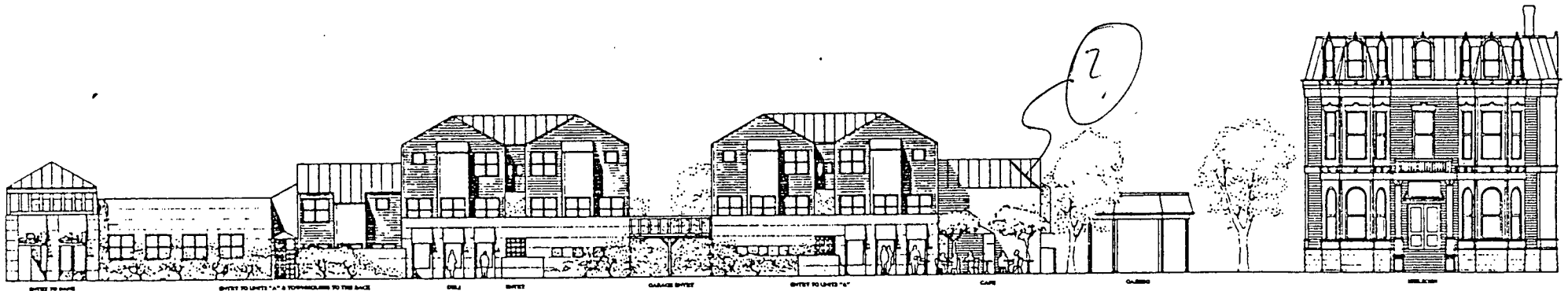


5TH FLOOR ELEVATION



ALLEY ELEVATION

GARAGE FOR 1st FLOOR



1ST STREET ELEVATION

SCALE 1/8" = 1'-0"



SUMMARY

Heilbron Place is designed to reinforce the developing "O" Street mall, respond to the Heilbron House and provide a high quality living environment for its occupants. Commercial space in excess of the bank is considered necessary and desirable to create a lively start for the mall and respond to the light rail station across the street. Such a public street must have a public edge. The buildings are set back to provide a sidewalk cafe atmosphere with two-story houses and terraces above reflecting the massing of the Heilbron. An outdoor lunch court enjoys the street life and the park-like setting of the Heilbron.

The Golden One Credit Union is placed on the corner with its two story entry pavillion as an anchor. An arcade and landscaped courtyard soften its edge while affording shelter to pedestrians as well as eastern windows. The 8th Street edge steps up to two story houses over the bank's conference room in concert with the proposed development of Klumps. The alley is developed in mews fashion with row houses and private parking courts. In all cases, the parking is screened from street views.

While the density is high, 24-two bedroom townhouses and flats, private amenities are maintained. The private interior esplanade and fountain opening to the Heilbron complements the large private terraces or courts of each unit. Covered and secure parking is provided for each

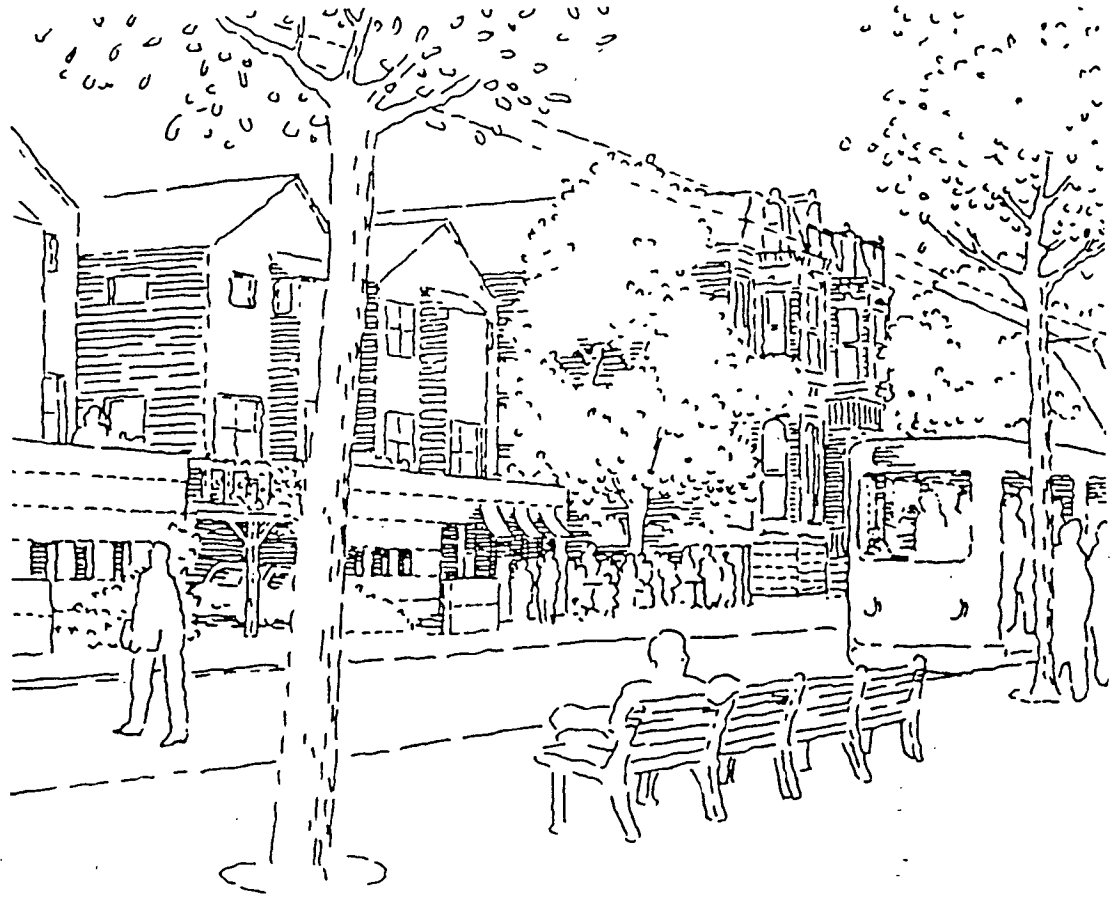
dwelling. While staying within 850 SF, the plans are spacially generous with two-story spaces for light and ventilation. We believe this balance between public and private amenities is the heart of urban living.

Features:

- o 24 two bedroom two story dwellings with covered parking.
- o 5,000 SF bank with a 13 car parking area
- o Two 1,000 SF ground floor commercial on "O" Street
- o Cross ventilation and clerestories for each dwelling.
- o Private decks or courts for each dwelling
- o An interior landscaped esplanade with fountain and BBQ gazebo.

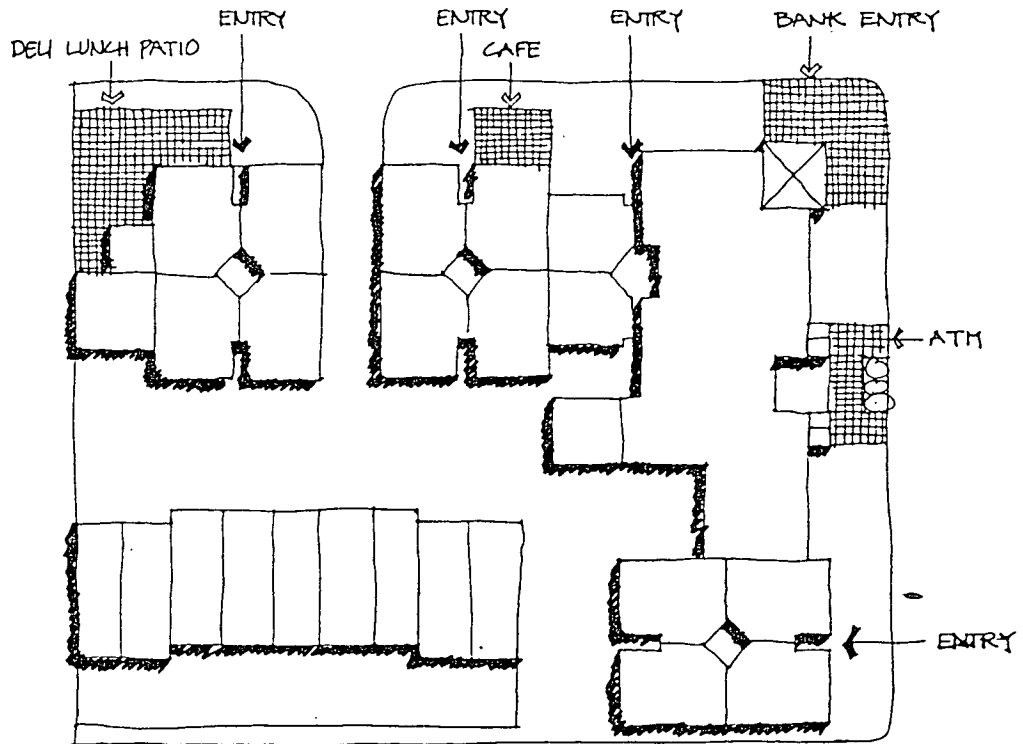


COMPLEMENTING HEILBRON HOUSE



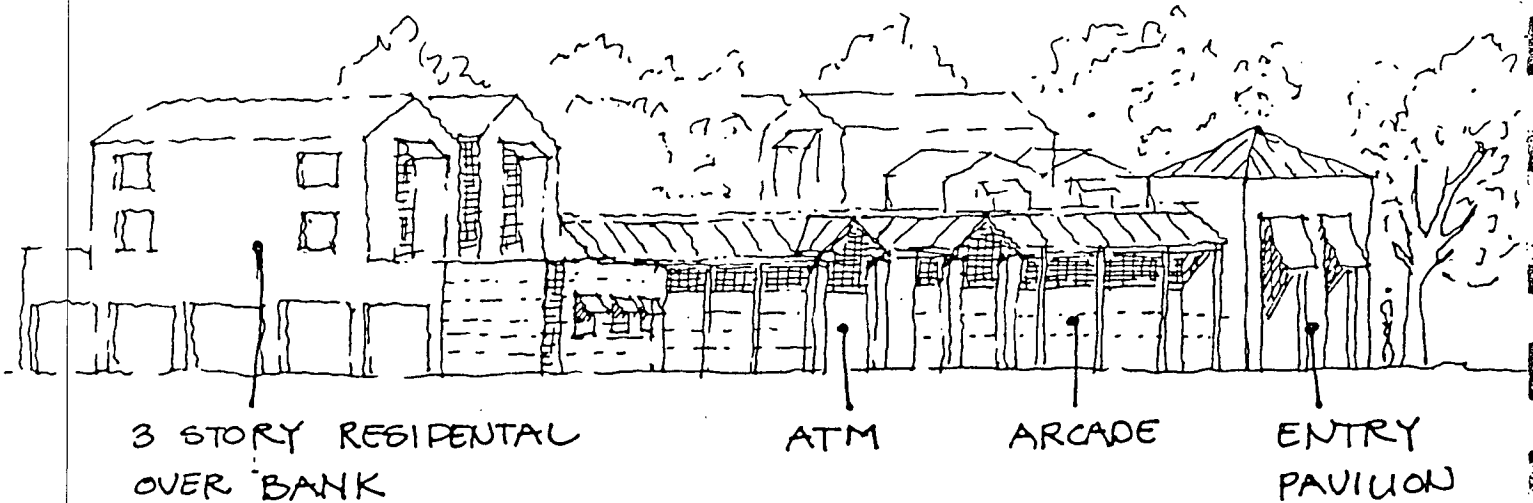
The massing and materials of the "O" Street houses reflect the tradition of the Heilbron. The detached building form with two bays above a masonry base and wood siding complement the historic structure. In plan the buildings step back toward the Heilbron and feature an open area lunch patio at the corner.

LIFE ON "O" STREET



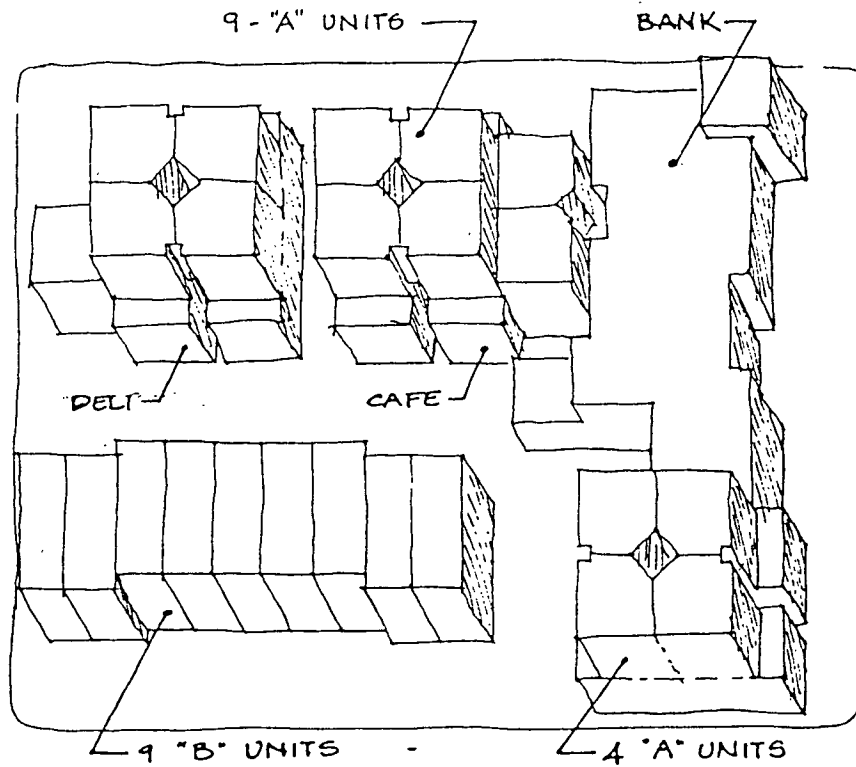
The "O" Street mall is to become the pedestrian focus of the capital area plan with the light rail reinforcing its identity. "O" Street between 8th and 9th needs amenity commercial to reinforce activity at the street level and housing above to provide 24 hour eyes on the street. The primary residential entries are located along "O" Street (including guest entry for alley mews) while curb cuts are minimized. The new state offices will provide a massive market for such amenities as a sidewalk cafe and deli.

BANK MASSING REFLECTS KLUMPS



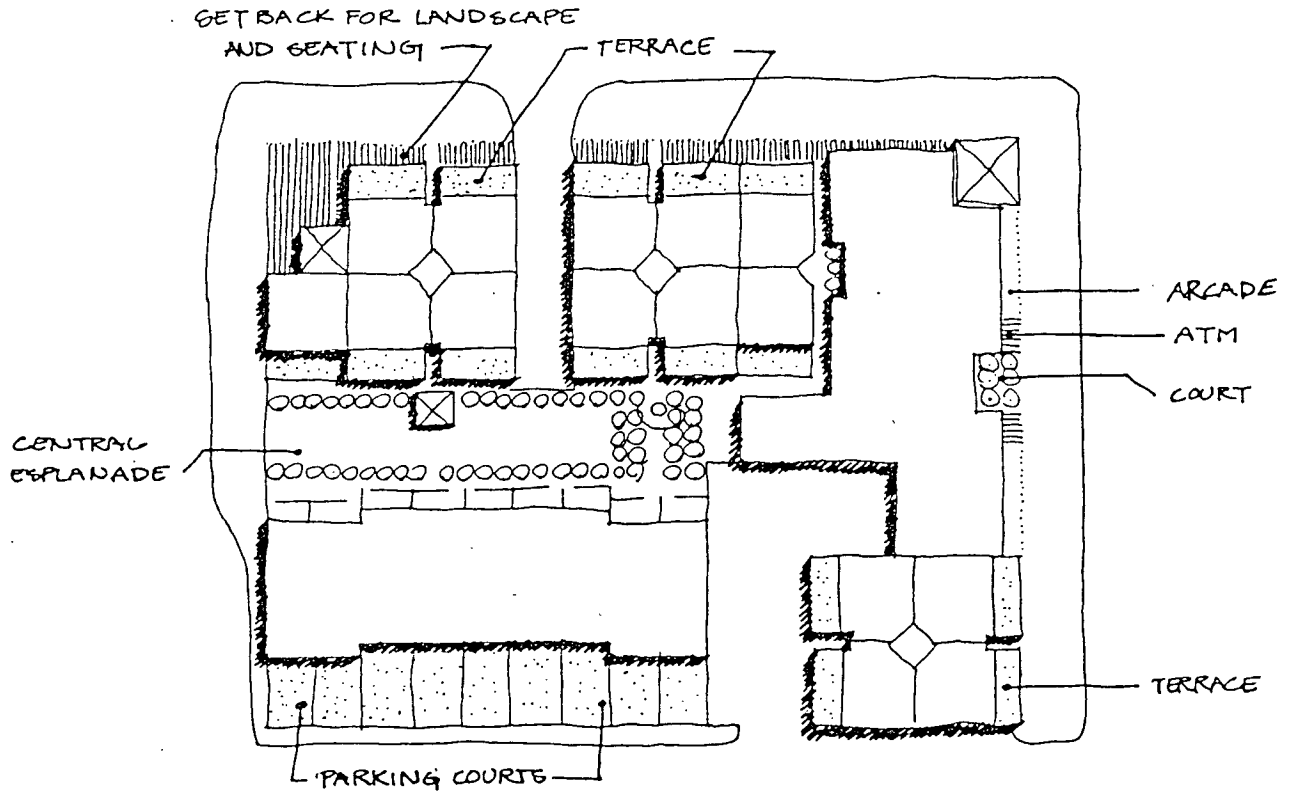
Executed in stucco, the new bank steps up from the corner to three stories on the alley reflecting the proposed massing of Klumps. While simple in plan, the bank features an entry pavillion which holds the corner, smaller pavillions on "O" Street for the automatic tellers, a covered arcade for lines and bus waiters, a courtyard on the street and clerestorys for daylighting the interior.

URBAN MIXED USE DENSITIES .



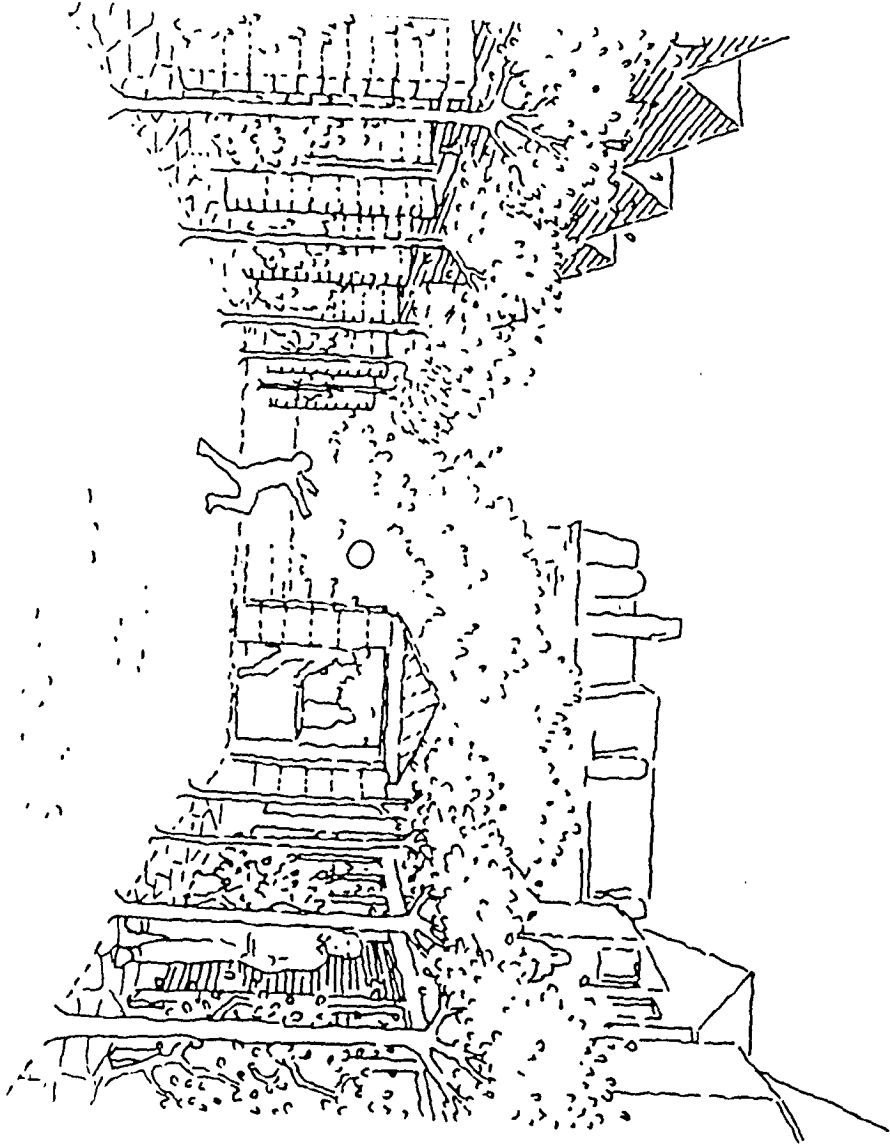
This is an important site which should be developed to its maximum potential. The 24 two story residential units, a net density of 33 units/acre, are complemented by the 5,000 SF bank and 2,000 SF additional commercial space. This high density does not compromise the developments relationship to Klumps or Heilbron or its internal amenities.

PUBLIC AND PRIVATE OPEN SPACE

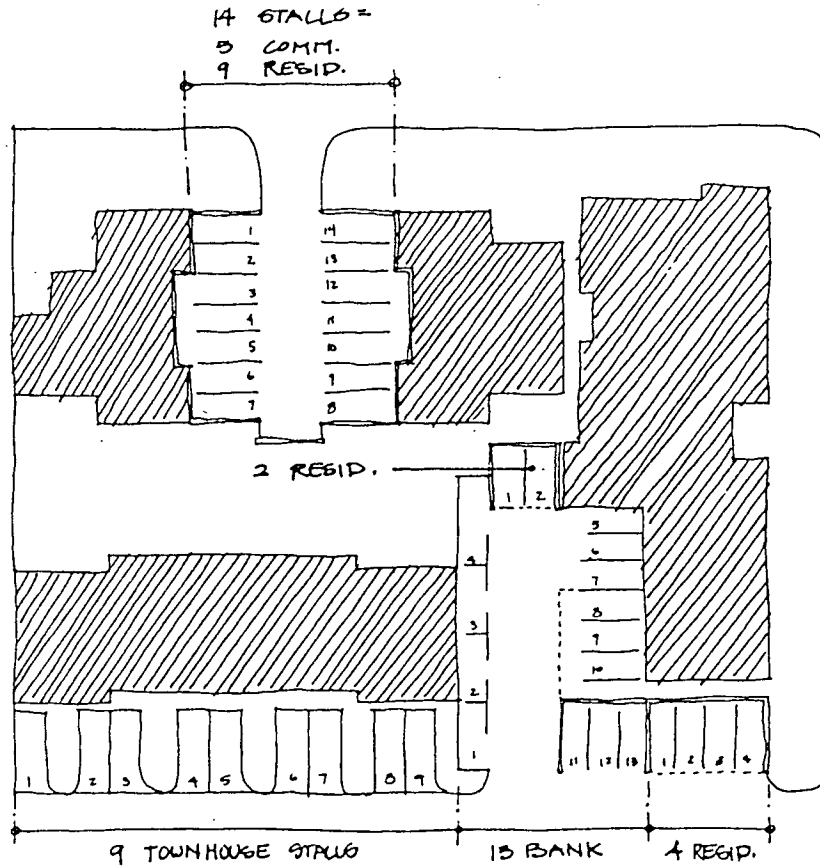


8' setbacks on "O" Street allow a sidewalk cafe atmosphere and generous planting. The arcade and court on 8th Street shades the bank while providing pedestrian amenity. All the dwellings enjoy either a 160 SF deck or private courtyard. The central courtyard is tree lined, opens to the Heilbron and features a fountain and BBQ gazebo.

INTERIOR

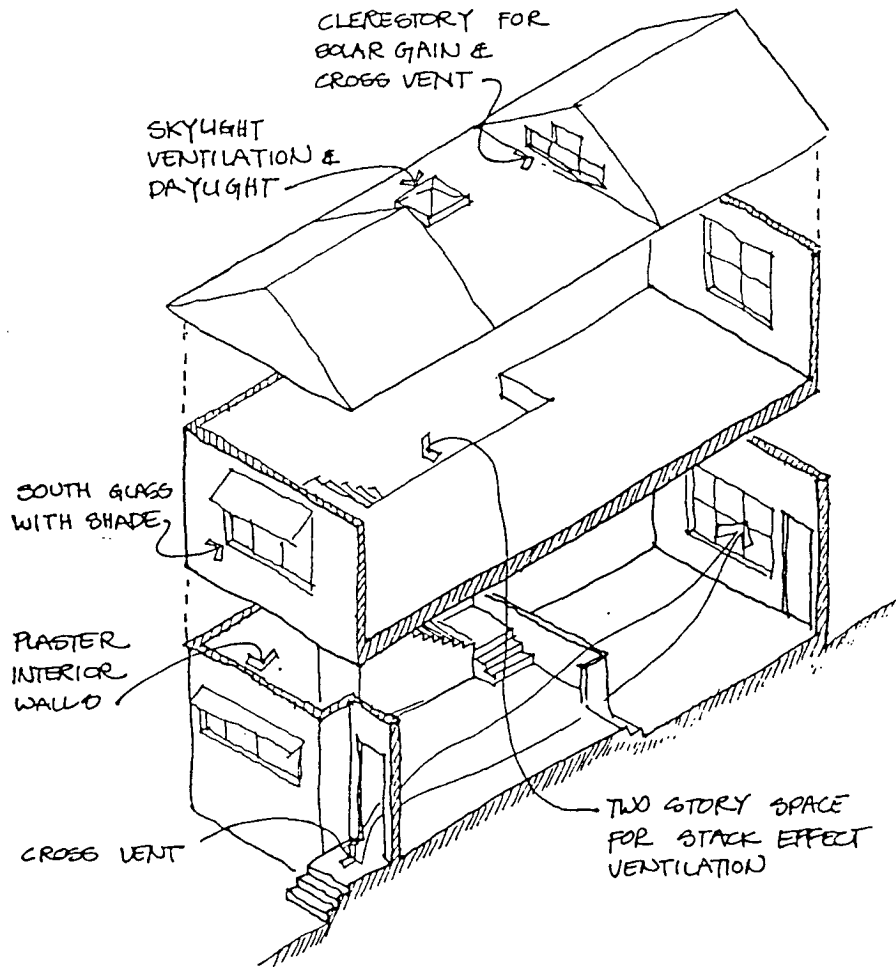


PARKING SHELTERED FROM VIEWS



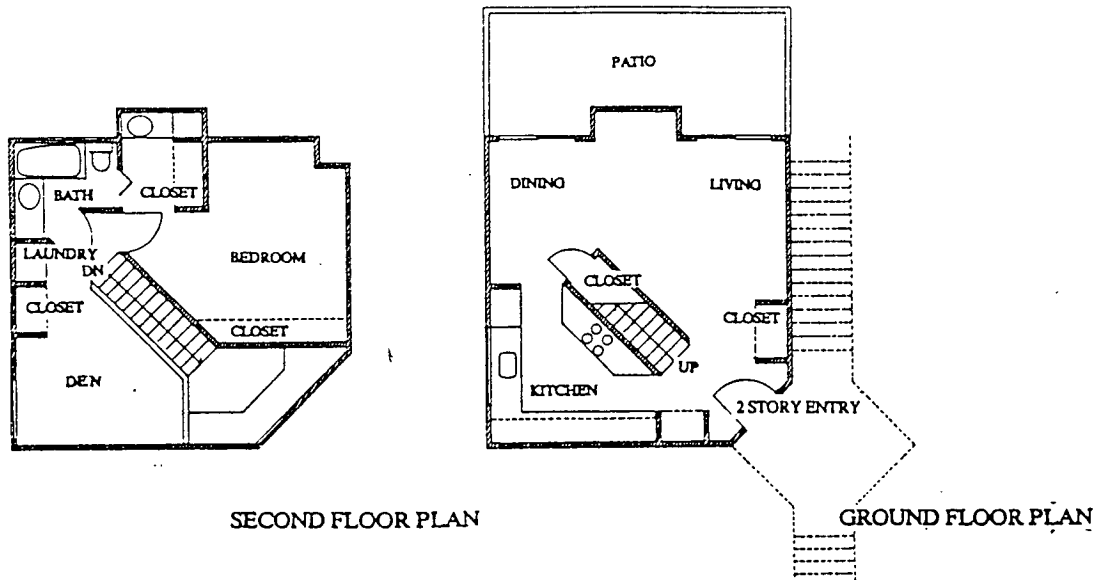
All the residential parking is covered with the row houses enjoying private parking courts. The bank parking is sheltered from street views and partially covered. The 42 stalls use only one curb cut to minimize sidewalk and street parking disruption.

ENERGY FEATURES



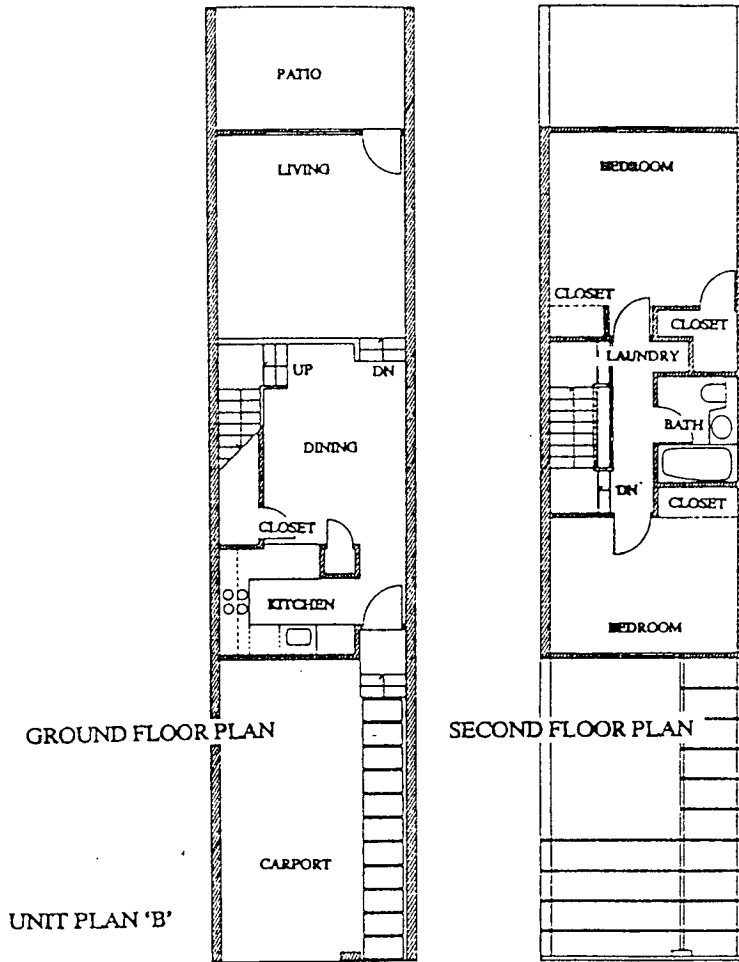
All the dwellings are two stories with roof top clerestory windows for solar gain and stack effect ventilation. Thermal mass for cooling and heating is provided by plaster interior walls. The bank is fully daylit by monitors reducing its primary energy demand for lighting.

"A" UNIT PLAN



Stairs from "O" St and the interior open space lead to a skylight court with four entries. Each plan is approximately a square with stairs cutting across the diagonal. This diagonal separates the kitchen from living area while drawing long views from the entry to a large deck overlooking the street or interior court. The two story entry acts as light well, ventilator, and provides solar gain for the north side units. The split bathroom above and large master bedroom maintain the plan's flexibility.

B^U UNIT PLAN



The row houses on the alley are meant to reflect a different scale and character. More removed from the street, they enjoy a private parking court on the alley side and some private yards off the interior court. The plan steps up to enter by the kitchen and dining areas and steps down to a 10' ceiling in the living room. The stair well has a skylight for daylighting, and natural ventilation. The gable roof is split to provide clerestory cross ventilation for each of the bedrooms.