

MEMBERS IN SESSION:

DR98-120 PROPOSED WATERFRONT HOTEL

REQUEST: Design Review of a proposed waterfront hotel

LOCATION: South side of Capitol Mall at Front Street
APN: 006-133-012, 16, 17, 18; 006-138-001, 006-181-004
Central City Design Review District/Central Business District
Council District 1

APPLICANT:	Promus Hotel Corporation 755 Crossover Lane, Memphis, Tennessee 38117 Contact: Traci Michel, City of Sacramento, 264-8645
OWNER:	Redevelopment Agency of the City of Sacramento 915 I Street, Room 301, Sacramento, CA 95814
PLANS BY:	MFDB Architects, 3444 Marconi Ave, Sacto, CA 95821
APPLICATION FILED:	8-3-98
STAFF CONTACT:	Luis R. Sanchez, AIA 264-5957

SUMMARY: The applicant proposes an 8 story 249 room Embassy Suites Hotel, with on site parking and a river oriented restaurant. The project includes 207,300 square feet of hotel guest facilities, 7,800 square feet of meeting space, 3,000 square feet of restaurant space, and underground parking for 150 valet spaces. The project is in the Central Business District and subject to review per the Urban Design Plan Architectural Design Guidelines.

The project has been much improved from the original proposal by the applicant, and staff is very supportive of the project. Key items that improved the project include:

1. Articulation of the building's mass, with both horizontal and vertical articulation. The roof line has been broken up into smaller elements, with several roof treatments. The building is articulated with a definitive base, delineated with a darker color, a middle shaft defined with a lighter color, and the top accented with the use of metal balcony elements, and topped with hip and gable elements.
2. The portecochere has been enhanced and expanded to provide greater connectivity from the street to the front door.
3. The treatment of the windows has been better defined, with the windows inset 4 to 6 inches from the wall plane. A sill will add additional accent to the window treatment.
4. Awnings have been incorporated at the entry and the outdoor seating area of the restaurant, adding color and additional detail to the facades.

RECOMMENDATION: Staff recommends that the Board approve the project subject to the conditions of approval and findings of fact.

PROJECT INFORMATION:

Existing Land Use of Site:

vacant, interim storage for horses and carriages used in old Sacramento

Existing Zoning of Site:

C-3

Surrounding Land Use and Zoning:

North: commercial, C-3

South: vacant, freeway, C-3

East: freeway, C-3

West: promenade, river, Old Sac, C-3

hotel development on the site. The Agency received two proposals for the site and selected Promus Corporation (Embassy Suites) for the project. The City Council approved a 120-day negotiation period, which ends October 7, 1998, to complete a development agreement including conceptual project design, costs, and schedule.

The site is currently vacant with no structural improvements and is used as interim storage for the horses and carriages used in Old Sacramento. The Agency is in the process of preparing another nearby site to relocate the horses and carriages to.

The proposed use for the entire site is a full-service, 249-room Embassy Suites Hotel, with on-site parking and a river-oriented restaurant. With the development of the hotel, Front Street will be eliminated from Capitol Mall to Neasham Circle. The railroad spur that currently runs parallel to the Sacramento River between Front Street and the new Promenade will remain in tact. The Promenade currently accommodates pedestrians and bicyclists.

It is the intent of the City of Sacramento, the Redevelopment Agency of the City of Sacramento, and Promus Hotel Corporation to construct an 8-story, 249-room, full-service hotel, operated by Embassy Suites, to serve both residents and visitors of Sacramento. The hotel will include approximately 207,300 square feet of hotel guest facilities, plus 7,800 square feet of meeting space, 3,000 square feet for a full-service restaurant and bar, and one level of underground parking to accommodate 150 valet spaces.

The architectural design objective of the hotel is to provide an attractive, site-appropriate building that orients visitors to the waterfront and complements surrounding development. Building design features will include a protected drop-off (porte-cochere), an enhanced material palette at the building's base, and terrace areas that include outdoor dining facing the Sacramento River and Promenade.

Board Pre-Application comments

The applicant met with the Board in a pre-application meeting to discuss the site and building design concepts. Bringing the building as close to the street as possible was discussed, along with various site constraints, and issues related to site access. Some Board members simply stated that the project should be the best design allowed by the site, utilizing high quality materials and building detailing.

City Council comments

A "Hotel Ad Hoc Committee" consisting of Mayor Serna, and City Council members Rob Kerth, Jimmy Yee, and Heather Fargo, also reviewed the conceptual design. Design Review staff was not in attendance at the meeting, however, Downtown Enterprise Department staff who attended provided information on the committee's comments. Generally, the committee felt that the project was much improved over the originally approved project from 1990. Ms. Fargo felt that the massing and placement of the building on the site was much better than 111 Capitol Mall, which she felt was too close to the street, and looked somewhat constricted onto the site. The committee was pleased with the project's progress and overall design.

At the Ad Hoc mtg Council meeting of February 23, 1999, the Council comments on the design included:

1. Look at blank walls, add detail or windows, especially those facing the Crocker Art Museum.
2. Add roof line to the se corner of the building.
3. Add more color to the bldg, explore using different colors.
4. Look at adding railing to all the windows.

The Council also commented at the Council meeting of February 23, 1999, when they approved the environmental document for the project. The Council comments included:

1. Need more interesting features on the east side.
2. Building looks to sterile, needs more detail, railings, etc.
3. Needs more design enhancements.
4. This site is important, need to have a good design.

City Planning Commission Comments

The Planning Commission approved the entitlements for the project and also mentioned the need to explore other materials at the base, strive for a unique look, provide subtle yet rich colors, possibly add a trellis to the outdoor eating area, articulate the flat roof at the se corner visible from the Crocker, and try not to use beige and brown.

Design Review and Preservation Board Subcommittee Comments

The applicant met with the Board appointed subcommittee of Andrea, Steven, Steade, and Bob to further review the project. Comments from the October 27, 1998 meeting were as follows:

- Steven G.: There are blank walls on the design that should be fenestrated.
- Steade C.: Can't granite be used at the base? The project should have the best materials within your budget.
- Bob Mc.: I like this version much better.
- Steade C.: I suggest reducing the portecochere and the primary facade match setbacks of other buildings on Capitol Mall.
- Steven G.: I disagree, I think the setbacks on Capitol Mall are meaningless.
- Steade C.: Keep portecochere simple, more use of glass. Lower the darker color to create more of a base and better articulate the elevations.

- Steven G.: 2" of difference in the wall plane is not very substantial, so it is better to play down the darker color.
- Steade C.: Recess the windows in 2 or 3 more inches to give more shadow line to the facade. I like the dormers breaking up the horizontal lines of the building.
- Bob Mc.: A study model may be helpful to best understand the building. Have you looked at trellises over the storage yard and ramp areas? Landscaping can also help screen.
- Steade C.: The color palette appears OK as proposed. (Steven, Bob agreed).
- Andrea K.: Explore less of the dark color, I think the palette is a little bland, but it can look elegant. If "Dryvit" is proposed, need information on durability. The subcommittee has concerns with the ability of the material to handle wear at the base.
- Steade C.: You need a strong base, maybe rusticated, but develop heavy horizontal line. I like the front facade, but the portecochere should be more transparent. Need wider window frames, recessed.
- Steven G.: I'm not fond of the color stepping, needs to be more consistent. I have mixed feelings on the portecochere, prefer building at the edge but since it can't happen, maybe pull portecochere closer to the street and create an edge with trees, a dense grove.
- Steade C.: Have you looked at a hanging marquee with lights and glass? (Steven: Like the Fairmont Hotel).
- Bob Mc.: I like it where it is, open space towards the Mall, should be a wide view to allow a greater vista from the Tower Bridge. Look at Neasham Circle for a pedestrian stair at the NE corner of the site. Provide landscaping at the service yard that tiers over the wall.
- Andrea K.: If there is to be a wall of trees at Capitol Mall, then continue them on the river side at the promenade to strengthen the attractiveness of the area. The hardscape area at the NW corner is amorphous, need more detail and landscaping. With grand street trees it could make up for not having a building wall at the street, what is lost is not being able to better define the space. I'm troubled by the arched pediment element (Steade is too), it appears a little flat, may not be appropriate, seems too schematic, not fully developed perhaps.
- Steade C.: It does appear somewhat like a false front, maybe look at carrying the mansard across.
- Andrea K.: Maybe put the dormer in the mansard as was done on another elevation.

Steady C.: If the budget can be enhanced in any way it will be helpful, this is an important gateway to the City.

Andrea C.: My main concern is the materials (quality).

The Board subcommittee met again on March 9, 1999, with Board members Steven Goldstein and Bob McCabe attending along with City staff. The subcommittee was pleased with the progress of the building and had only minor comments including:

1. Provide a stronger sense of entry.
2. Do not add more balconies, they would appear "pasted on".
3. Add windows on some of the blank walls, but allow the wall facing east to remain as proposed, simply adding greater definition at the top, with a cornice treatment.
4. The roof should be a high quality metal roof, with a "batten" design.
5. Lower the color line as proposed by the architect.
6. Provide additional detailing at the windows, better define the sill piece.
7. Acknowledge the budgetary issues related to achieving the best design.
8. Precast panels at the portecochere and restaurant outdoor area should have a "honed" finish, not highly polished, preferably.

STAFF EVALUATION: Staff has the following comments:

A. Site Design

1. The applicant proposes to site the new building with the portecochere at the front property line at Capitol Mall. The main building wall is set back approximately 94' from the center of Capitol Mall, 45' back from the property line. The Downtown Redevelopment Plan calls for a 90' setback from the center of Capitol Mall for the main building wall, but the portecochere is allowed in the front setback. The design does not conflict with the Capitol View Protection ordinance.
2. The Urban Design Plan for projects in the Central Business District (CBD) also calls for a setback of 90' from the center of Capitol Mall, a 15' side setback, and 0 setback at the rear.

In a pre-application meeting to obtain feedback from the Board, some Board members felt that the main building wall should be immediately at the street. The applicant feels that it is not feasible based on site grade constraints, access to the site, and the overall design of their project. The Board subcommittee also agreed that based on the constraints of the site, and the setbacks required, that the building and portecochere location was acceptable.

3. Auto access to the site will be off of Capitol Mall, with a new left turn lane proposed from west bound Capitol Mall. Automobiles will enter the portecochere, and valet parking attendants will take the vehicles down the ramp to the underground parking. Service access is proposed from Neasham Circle, at the rear of the project. Front Street will be abandoned adjacent to the subject site.

The Urban Design Plan recommends that auto access be off of an alley, not a public street where feasible. The applicant indicates that it is infeasible to provide access other than from Capitol Mall. Since this will be a hotel, the portecochere serves as the welcoming stage for those coming to the hotel. Access proposed is acceptable to staff.

4. Final landscaping plans have not been developed, but the Urban Design Plan encourages street trees, as well as landscaping on site. Street trees should be planted in decorative metal grates along Capitol Mall. Landscaping along the riverfront property line should complement the landscaping scheme of the recently completed Promenade. The proposed landscaping is only representational, but includes the use of palms as street trees. The applicant should provide the Board with a better developed landscaping plan indicating the types of trees proposed for the site.
5. All service to the site, including trash storage, is proposed off of Neasham Circle, and completely enclosed within the project. This is in keeping with the Urban Design Plan recommendations that service for major projects would be located within interior space and not visible from street views. Mechanical equipment shall also be screened from view. Backflow prevention devices, SMUD boxes, etc., should also be placed where not visible from street views, and screened from any pedestrian view.
6. Bicycle storage should be internal to the project also. Decorative short term bicycle parking racks may be provided on-site, near the front of the building if feasible.
7. The Urban Design Plan calls for lighting that complements the architectural style of the building and of high quality. The Board typically requests the acorn style lighting, but in this case, the lighting for Capitol Mall is distinctive and should be retained. Three of the existing street lighting fixtures exist along the project frontage. Decorative lighting that exists along the Promenade could be incorporated into the project site lighting if appropriate to the character of the outdoor terraces proposed along the riverfront property line.
8. All site signage must meet the Urban Design Plan criteria, which calls for no signage above the street wall. However, special signage may be allowed since this use is a retail business/facility that is cultural and entertainment related, and contributing to an active night life of the CBD-SPD. Special signage that does not strictly adhere to the sign criteria are allowed subject to the review and approval of the Planning Director. The signage indicated on the plan is within the allowable signage for the CBD, and staff is supportive of the use of individual letters, appropriately scaled. The signage above the street wall proposed requires

Planning Director approval. Staff supports the proposal, and will forward any of the Board's comments to the Director.

9. Decorative paving treatment, outdoor café areas, plazas and courtyards are all encouraged by the Urban Design Plan. Outdoor furniture and other amenities must be carefully designed to complement the building character and design.
10. The applicant proposes a portecochere with three "pavilions" linked together. The center pavilion is 33'-0" high, the two side pavilions are 24'-0" high. The applicant has attempted to make the portecochere as extensive as the site allows, and with enough mass to become the urban street wall.

B. Building Design

11. The applicant proposes to clad the building with an EIFS (exterior insulated finish system) for the main tower in a variation of earth tones. The base will be a rusticated version of the exterior plaster, with a darker color. A standing seam metal roof is proposed for areas with roofing. The roof should be a high quality metal with a standing seam "batten" design for best definition at the roof line.
12. The applicant has not provided staff with a color/material board. The architect will provide it to the Board at the hearing.
13. The Urban Design Plan indicates that new developments should respond in a compatible manner to the existing color, texture, and materials used on surrounding significant buildings. 111 Capitol Mall, to the north of this project presents a strong design and color palette. A color and material palette has been developed that staff feels complements surrounding structures, without literally matching colors and materials. The quality of the exterior materials is important for the project.
14. The Urban Design Plan calls for the use of compatible materials on all four sides of a building. The conceptual plans indicate a similar level of design on all elevations. The architect has pointed out to staff that there truly is no "back side" to the building's design.
15. Staff feels that the massing of the project has been well broken up with the use of both vertical and horizontal planar changes and building step backs. The use of decorative metal balconies adds further depth to the facade. The roof line has been also broken up by utilizing a combination of roofed areas and parapet walls.
16. The building fenestration originally proposed had not been fully developed. Staff and the Board subcommittee felt that the windows should be inset slightly to provide a shadow line and to further enhance the facade. The applicant has indicated that the windows will be inset 4 to 6 inches from the main wall plane, and a sill will be provided.

The Urban Design Plan calls for a hierarchy of vertical and horizontal expression, and avoidance of relentless "grids" of fenestration. A mixture of punched opening with lighter "more lacy" mullion patterns on the upper floors was originally recommended.

The applicant has chosen to provide storefront style mullions at the lower windows at the portecochere area, arched windows at the first floor of the west elevation facing the river, inset windows with sill treatment at the building shaft, and windows accented with balconies at the upper level. Staff concurs that the window treatment is adequate.

17. The Urban Design Plan recommends that main building entries be prominent in size, with quality materials, and face directly on to the main public street. In this project the porte-cochere acts as the portal to the project. Clear glass along main street elevations is recommended. In addition, the subcommittee discussed the possibility of removing the center column from the portecochere to provide greater visibility to the main entrance. Staff recommends that if the column is not removed, that pairs of entry doors, clearly visible from each side of the portecochere column be provided. Staff has requested that the applicant study this area and provided additional drawings and details for review by the Board and staff.
18. The Urban Design Plan encourages applicants to consider public art early in the design of the project. The applicant will work with staff of the Art in Public Places program to achieve art appropriate for the project design. Artwork has been discussed for the hotel lobby, but staff feels that some art should also be provided at the exterior of the project.

C. Public/Neighborhood/Business Association Comments

Adjacent property owners within 500' of the subject site were notified of the Board's hearing, along with the Sacramento Old City Association (SOCA), The Central City Alliance of Neighborhoods, Neighborhood Association Advisory Group (NAAG), Old Sacramento Management (Ed Astone), and the Sacramento City/County Bicycle Advisory Committee (Ed Cox).

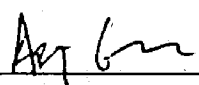
PROJECT APPROVAL PROCESS: The Board may approve or deny the project, or continue the project for more information or for redesign. The Board action may be appealed to the Planning Commission. The appeal must occur within 5 calendar days of the Design Review and Preservation Board action.

RECOMMENDATION: Staff recommends that the Design Review and Preservation Board approve the project subject to the conditions of approval and findings of fact.

Prepared by,


Luis R. Sanchez, AIA
Associate Architect

Report reviewed by,


Art Gee
Assistant Planning Director

**NOTICE OF DECISIONS AND FINDINGS OF FACT FOR
PROPERTY LOCATED AT Capitol Mall and Front Street
SACRAMENTO, CALIFORNIA IN
THE CENTRAL CITY CENTRAL BUSINESS DISTRICT
DESIGN REVIEW AREA (DR98-120)**

At the regular meeting of **March 17, 1999**, the City Design Review and Preservation Board considered evidence in the above design matter. Based on verbal and documentary evidence at said hearing, the Board took the following action for the location listed above:

- * Approved the design of the proposed project.**

This action was made based on the following Findings of Fact and subject to the following conditions:

FINDINGS OF FACT

1. The project, as conditioned, enhances the surrounding neighborhood.
 2. The project, as conditioned, will complement structures in the surrounding area, and conforms with the Board's design criteria.
-

CONDITIONS OF APPROVAL:

- A. The design of the site (see plans attached) is hereby approved subject to the following conditions:**
1. The portecochere shall be located as proposed at the front property line at Capitol Mall.
 2. Auto access to the site shall be off of Capitol Mall as proposed.
 3. Final landscaping plans shall be reviewed and approved by the Board's landscape architect and Design Review staff. All new landscaping shall be the most mature planting possible. The minimum tree size shall be 24 inch box, with more mature shrubbery also planted.
 4. All service to the site, including trash storage, proposed off of Neasham Circle, shall be completely enclosed within the project. Mechanical equipment shall also be screened from view. Backflow prevention devices, SMUD boxes, etc., shall be placed where not visible from street views, and screened from any pedestrian view.
 5. Bicycle storage shall be internal to the project. Decorative short term bicycle

parking racks may be provided on-site, near the front of the building if feasible.

6. Site lighting that complements the architectural style of the building and of high quality shall be provided. The final lighting plan shall be reviewed and approved by staff.
7. All site signage must meet the Urban Design Plan criteria, which calls for no signage above the street wall. However, special signage may be allowed since this use is a retail business/facility that is culturally and entertainment related, and contributing to an active night life of the CBD-SPD. Special signage that does not strictly adhere to the sign criteria are allowed subject to the review and approval of the Planning Director. The signage indicated on the plan is within the allowable signage for the CBD, and staff is supportive of the use of individual letters, appropriately scaled. Signage above the street wall shall be reviewed and approved by the Planning Director.
8. Final colors, materials, and design of paving treatment at the entry and outdoor café areas shall be reviewed and approved by staff. Outdoor furniture and other amenities shall be carefully designed to complement the building character and design, and shall be reviewed and approved by staff.

B. The design of the building (see plans attached) is hereby approved subject to the following conditions:

9. The building shall be clad with an EIFS (exterior insulated finish system) for the main tower in a variation of earth tones. The base shall be a rusticated version of the exterior plaster, with a darker color. Precast panels with a "honed" finish shall be provided at the portecochere and outdoor eating area columns. The Board shall review the color and materials board presented by the applicant. Staff shall review the final colors and materials to ensure compliance with the Board's approval.
10. All exterior light fixtures shall coordinate with the building design and style.
11. The standing seam metal roof proposed for areas with roofing shall be a high quality metal with a standing seam "batten" design for best definition at the roof line. Final roofing material and color proposed shall be reviewed and approved by staff to ensure compliance with the Board's approval.
12. The massing of the project shall be broken up with the use of both vertical and horizontal planar changes and building step backs as proposed in the elevations reviewed by the Board. Decorative metal balconies shall be used at the upper windows to add further depth to the facade. The roof line shall be broken up by utilizing a combination of roofed areas and parapet walls as indicated in the elevations reviewed by the Board.

13. The building windows shall be inset 4 to 6 inches from the main wall plane to provide a shadow line and further enhance the facade. A decorative projecting sill shall be provided for the windows. The windows shall be as proposed, including: storefront style mullions at the lower windows at the portecochere area, arched windows at the first floor of the west elevation facing the river, inset windows with sill treatment at the building shaft, and windows accented with balconies at the upper level. Final window details, color, and design shall be reviewed and approved by staff.
14. Clear glass along main street elevations shall be used. If the center column of the portecochere is not removed, pairs of entry doors, clearly visible from each side of the portecochere column shall be provided.
15. The Urban Design Plan encourages applicants to consider public art early in the design of the project. The applicant will work with staff of the Art in Public Places program to achieve art appropriate for the project design. Artwork has been discussed for the hotel lobby, but staff feels that some art should also be provided at the exterior of the project.
16. ***All required new and revised plans shall be submitted for review and approval of staff prior to issuance of building permits. A set of the appropriate plans shall be submitted directly to Design Review staff for review and approval prior to submittal to the building department for plan checking of the building plans.*** Any necessary planning entitlements shall have been approved by the Planning Commission or the Zoning Administrator prior to final Design Review sign off of plans.
17. The approval shall be deemed automatically revoked unless required permits have been issued and construction begun within two years of the date of the approval. Prior to expiration, an extension of time may be granted by the Board upon written request of the applicant.
18. Final occupancy shall be subject to approval by Design Review staff and shall involve an on site inspection.

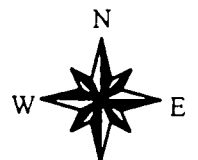
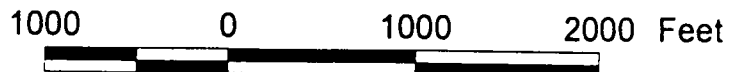
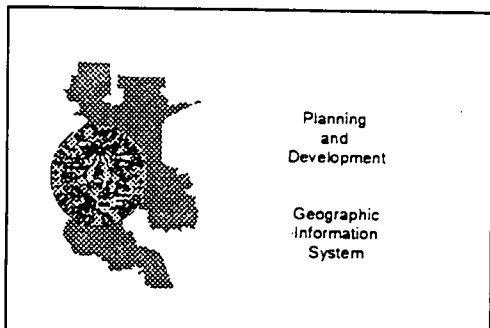
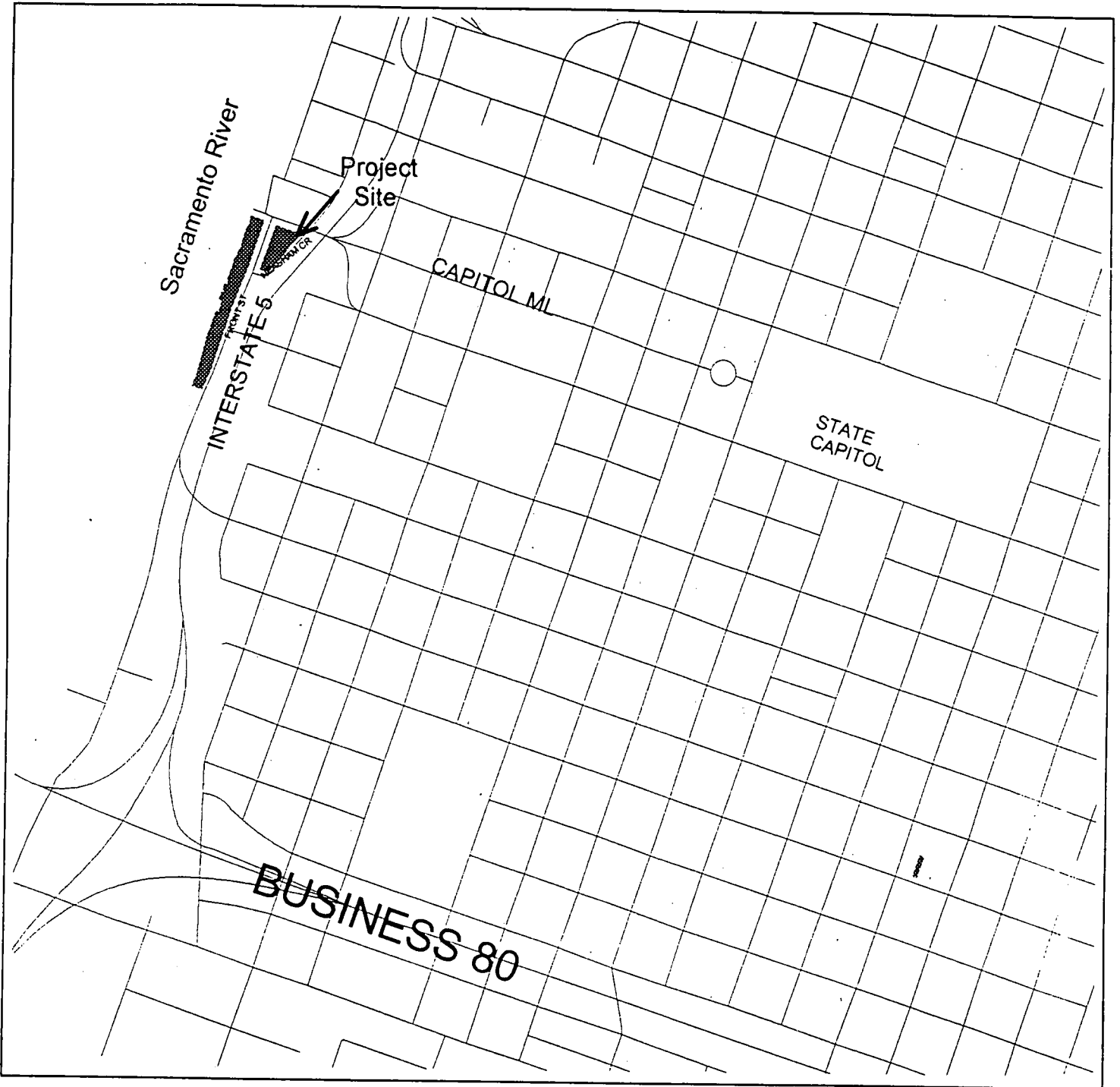
ATTEST:

Design Review/Preservation Board Staff

ADVISORY NOTES


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.



HOTEL STATISTICS:

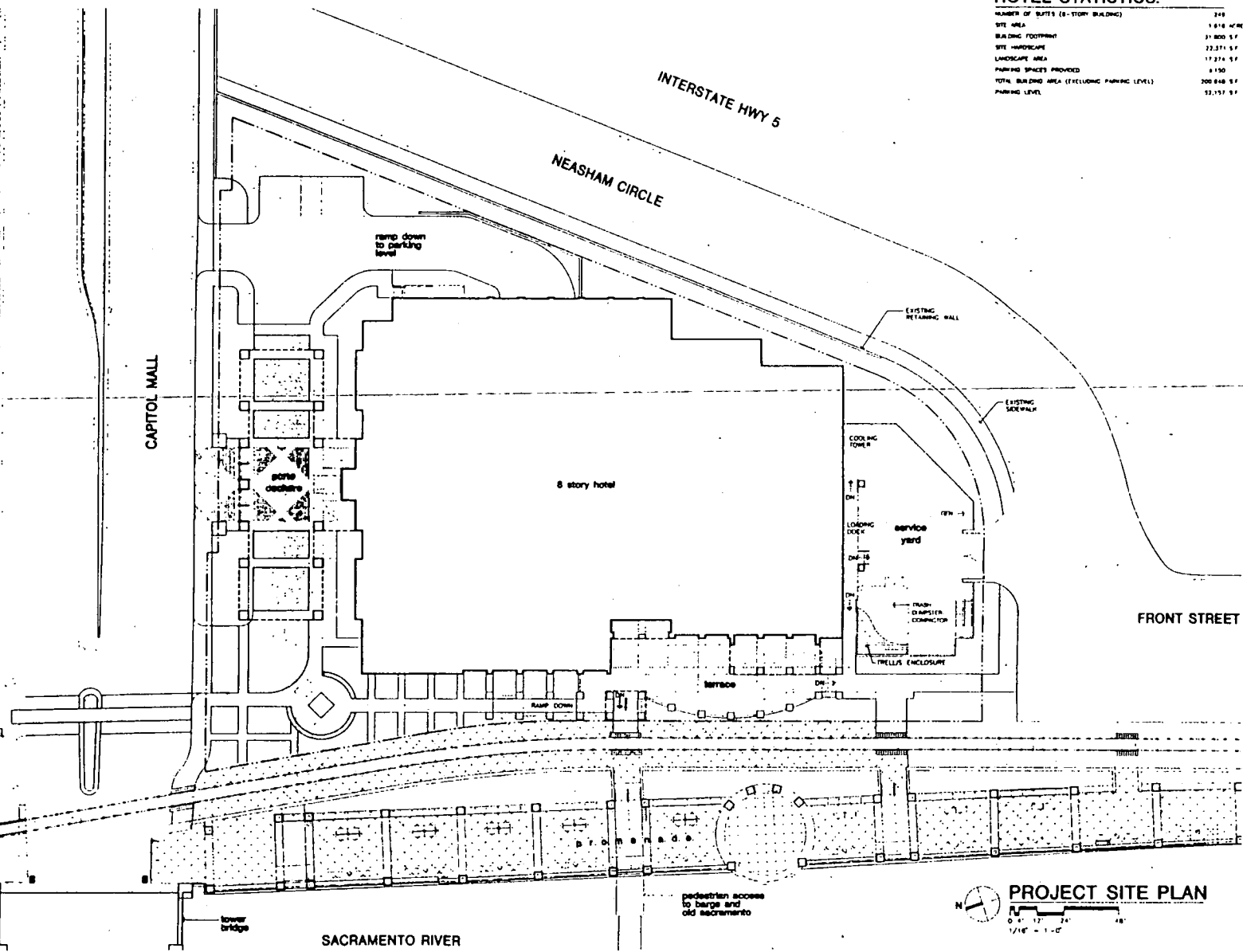
NUMBER OF SUITES (8-STORY BUILDING)	248
SITE AREA	1,616 ACRES
BUILDING FOOTPRINT	31,800 SF
SITE HARDSCAPE	22,274 SF
LANDSCAPE AREA	17,274 SF
PARKING SPACES PROVIDED	6130
TOTAL BUILDING AREA (EXCLUDING PARKING LEVEL)	200,848 SF
PARKING LEVEL	22,157 SF



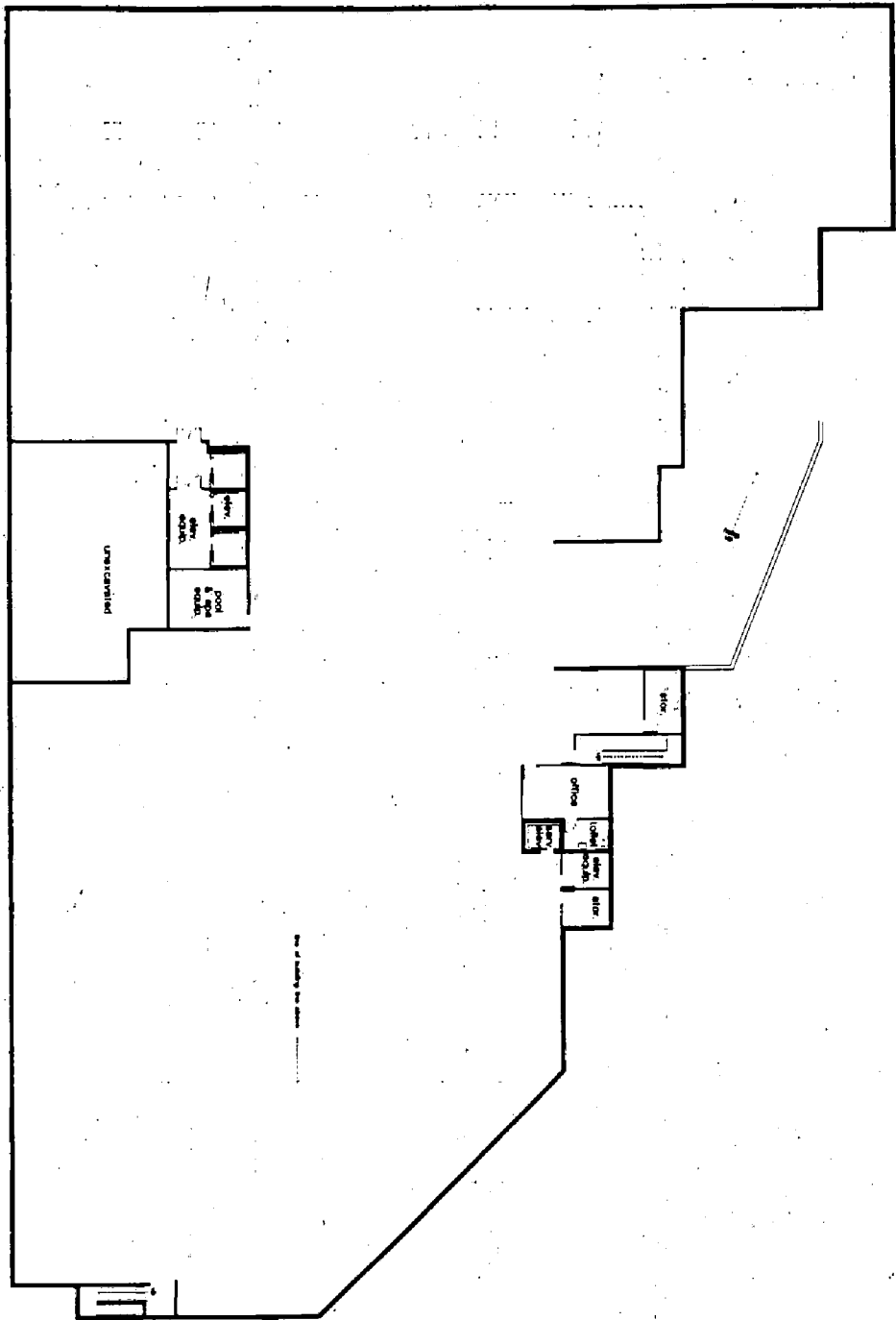
 M.T. EDWARDS & ASSOCIATES
 ARCHITECTS
 1000 N. STREET
 SACRAMENTO, CALIFORNIA 95811

Promis Hospitality, Inc.
EMBASSY SUITES
 THE DOCKS - CAPITOL MALL
 Sacramento, California



1" = 100'
 1" = 200'
 1" = 400'
 1" = 800'
 1" = 1600'
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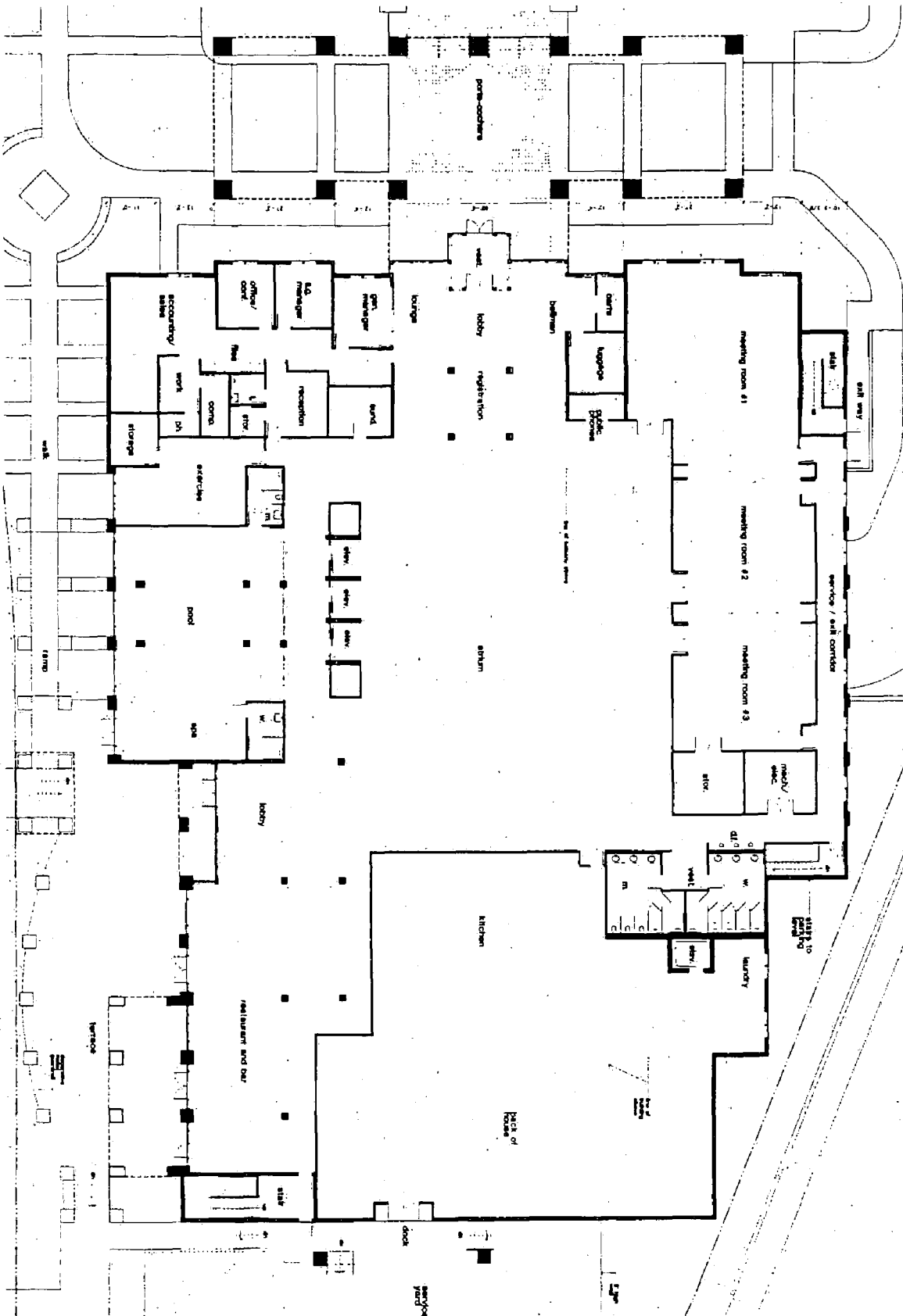


PROJECT SITE PLAN
 N
 0' 10' 20' 40'
 1/4" = 1'-0"




 BELOW GRADE
 PARKING LEVEL
 1" = 10'-0"

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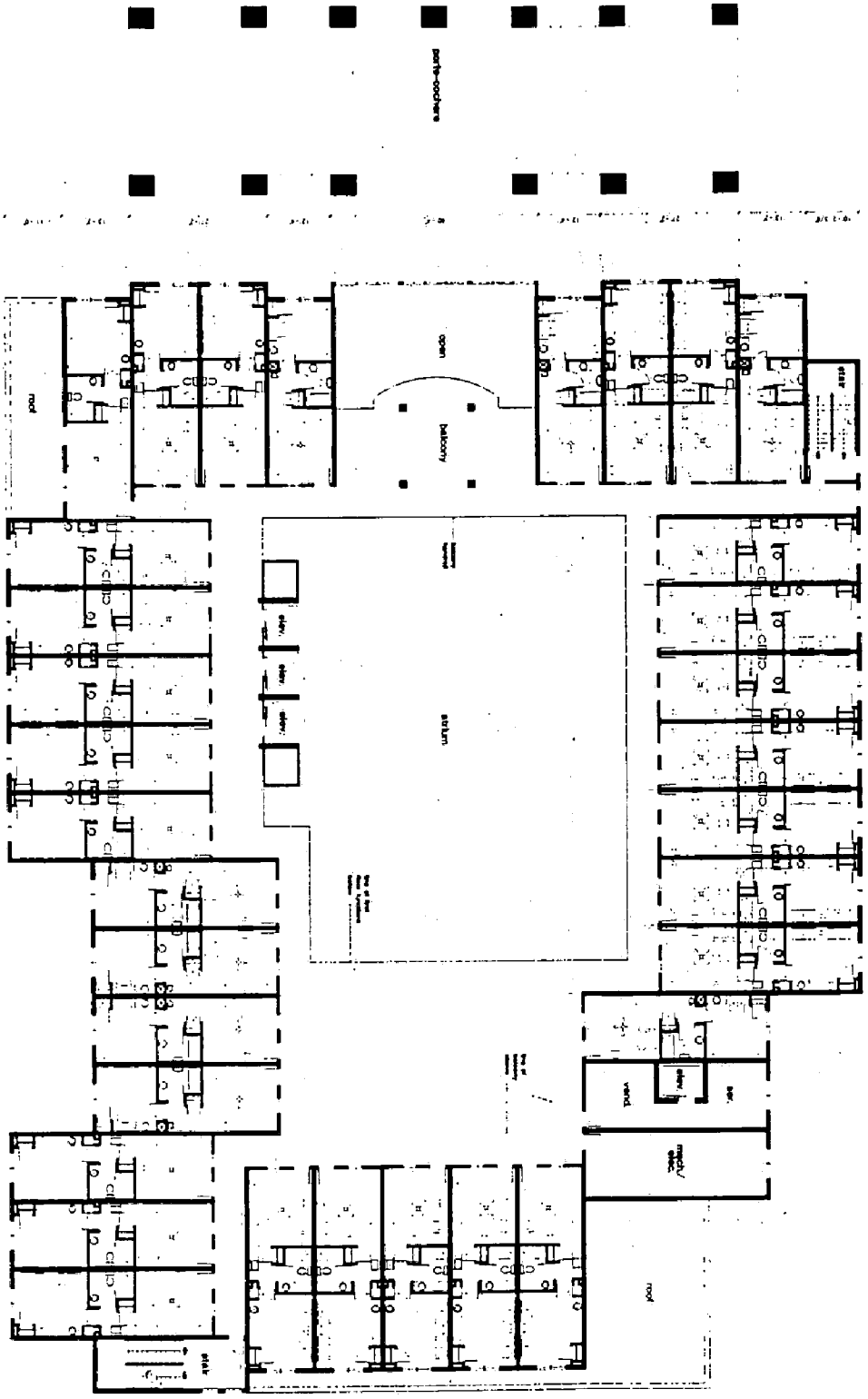


FIRST FLOOR

A3

Promus Hotels, Inc.
EMBASSY SUITES
 THE DOCKS - CAPITOL MALL
 Sacramento, California

MEFB
 ARCHITECTS



SECOND FLOOR PLAN

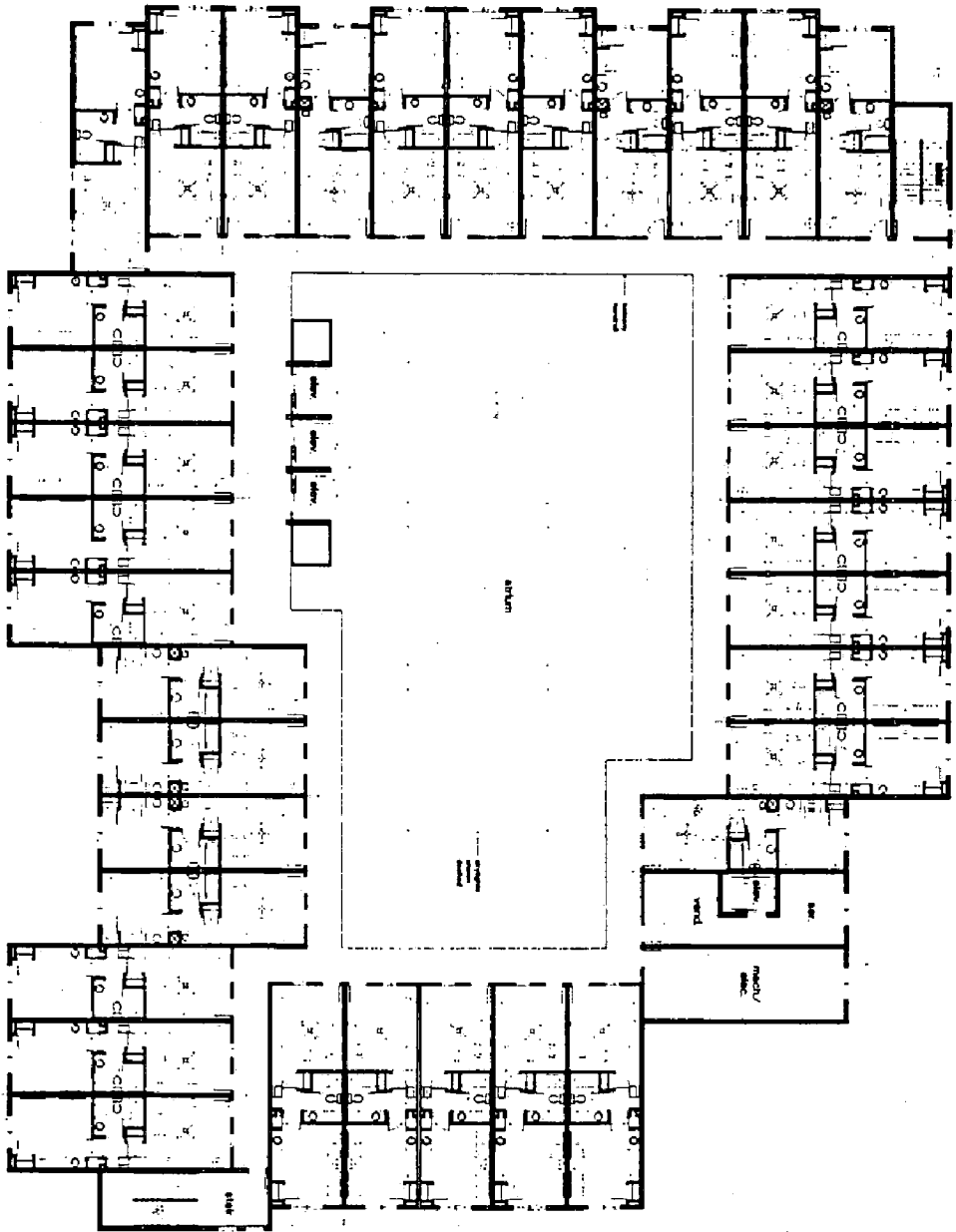
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Promus Hotels, Inc.
EMBASSY SUITES
 THE DOCKS - CAPITOL MALL
 Sacramento, California

Interior Architecture, Planning & Construction Services

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 Sacramento, CA ...
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THIRD THRU EIGHTH
FLOOR PLANS



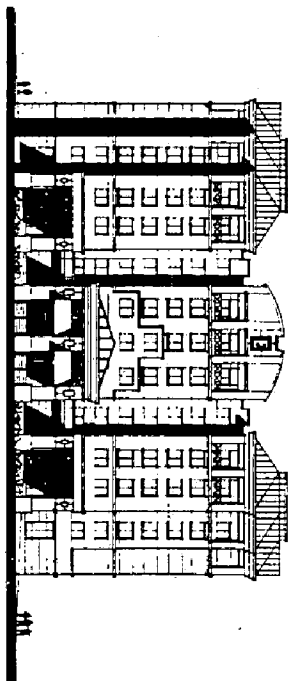
AS

DATE: 03/17/99
BY: [Signature]

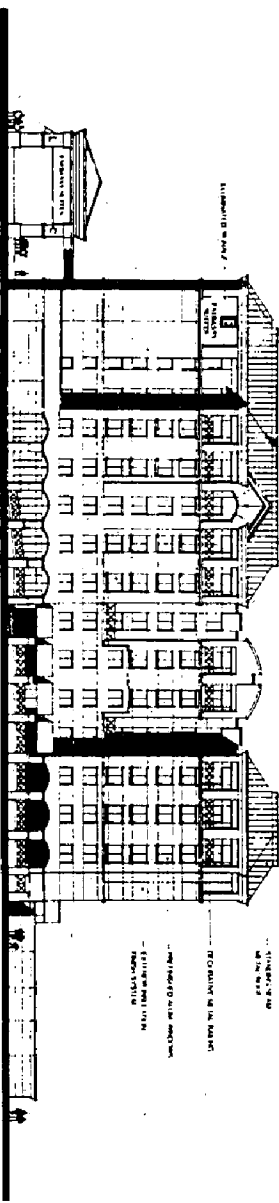
Promus Hotels, Inc.
EMBASSY SUITES
THE DOCKS - CAPITOL MALL
Sacramento, California

Residential, Commercial, Industrial & Retail Architects
MEEDB
ARCHITECTS

1000 North Street
Sacramento, California 95811
916.442.7800
FAX 916.442.7801



NORTH ELEVATION

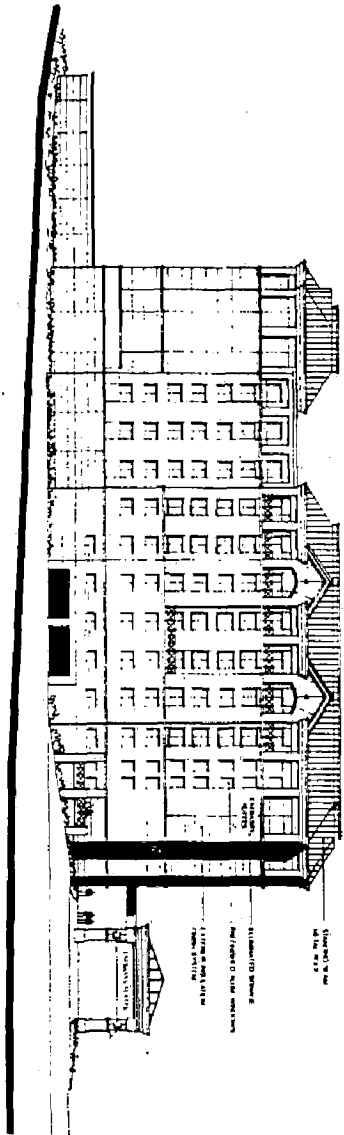


WEST ELEVATION

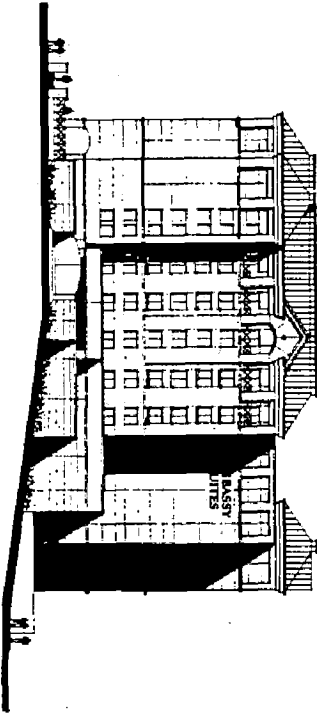
THE DOCKS - CAPITOL MALL
 SACRAMENTO, CALIFORNIA
 ARCHITECTURAL ELEVATIONS
 DRAWING NO. A-7

<p>ITEM NO. 1 PAGE - 20</p>	<p>DATE: 11/11/99 BY: [Signature]</p>	<p>Promus Hotels, Inc. EMBASSY SUITES THE DOCKS - CAPITOL MALL Sacramento, California</p>	<p>ARCHITECTS</p>  <p>MFB ARCHITECTS</p>	<p>1</p>
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EAST ELEVATION
SCALE 1/8" = 1'-0"



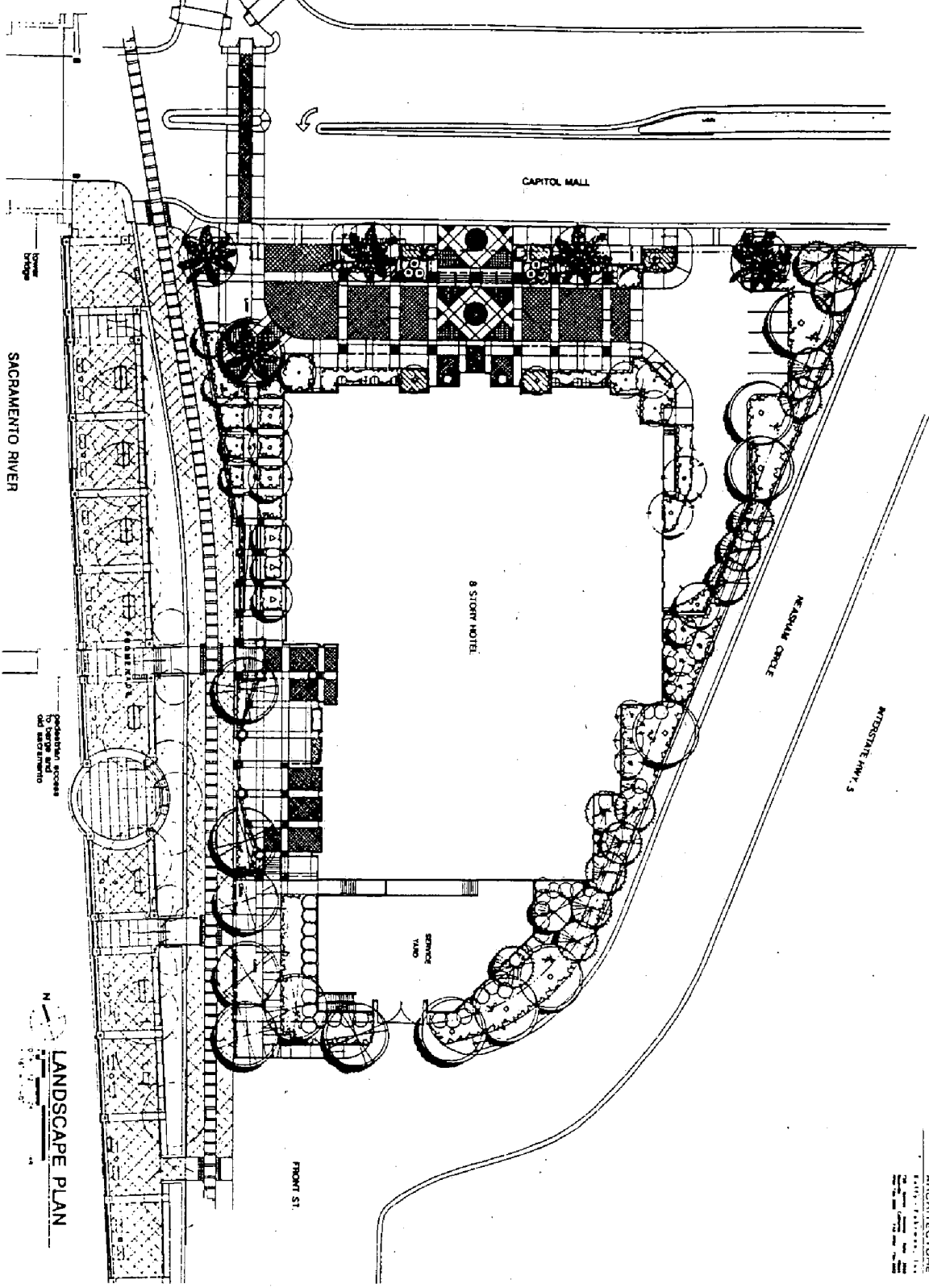
SOUTH ELEVATION
SCALE 1/8" = 1'-0"



A-8

Promus Hotels, Inc.
EMBASSY SUITES
THE DOCKS - CAPITOL MALL
Sacramento, California

ARCHITECTS



SACRAMENTO RIVER

CAPITOL MALL

8 STORY HOTEL

SERVICE YARD

KASUAL CIRCLE

INTERSTATE HWY. 5

FRONT ST

LANDSCAPE PLAN

N



LAND ARCHITECTURE
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 THE DOCKS - CAPITOL MALL
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Edward, Pridemore, Reardon & Eckert Architects
MRDB
 ARCHITECTS