
. CITY OF SACRAMENTO .
. DESIGN REVIEW - PRESERVATION BOARD .

1231 "I" Street, Suite 200, SACRAMENTO, CALIFORNIA 95814

APPLICANT Price/Costco, 999 Lake Dr., Issaquah, WA 98027

OWNER same

PLANS BY Mulvanny Partnership, Architects

REPORT BY Luis Sanchez

FILING DATE 8/28/95 ASSESSOR'S PARCEL NUM. 275-026-024

LOCATION: Highway 160 and Leisure Lane

PROPOSAL: The applicant proposes construction of a Price/Costco retail store.

PROJECT INFORMATION:

Existing Zoning of Site: M-1 (LI) (PC)

Existing Land Use of Site: vacant

Surrounding Land Use and Zoning:

North: hotel, C-2 (LI)

South: vacant, ARP (F)

East: vacant, M-1 (LI) (PC)

West: industrial, M-1 (LI) (PC)

Property Area:	12.5 acres
Height of Building:	32'-0" t.o. parapet
Square Footage of Building:	135,444 s.f.
Parking Required:	1 sp./250 s.f. = 542
Parking Proposed:	727 spaces
Bicycle Parking Required:	1/25 req. sp. = 22
Significant Features of Site:	North Sacramento Redevelopment Area
Exterior Building Colors:	earthtones
Exterior Building Materials:	concrete block, plaster, tile

BACKGROUND INFORMATION: A preliminary review application has been filed (IR95-059). The Preliminary Review application will be completed on September 11, 1995. A formal application is anticipated sometime during the month of September. The entitlements will include a Special Permit, Tentative Map, and a Variance. At this time the Board is hearing the project with the intent to provide preliminary review and comment and to continue the project until the Planning Commission has taken action on the planning entitlement(s).

PROJECT EVALUATION: Staff has the following comments regarding the proposed project:

Site Design

1. The applicant has indicated that some studies have been done to determine the best location for the building on the site. The American River Parkway Corridor has maximum heights and distances from the levee wherein a building may be placed. See attached excerpts from Section 24 of the Zoning Ordinance.
2. The applicant currently intends to provide more parking than is required by the City. Landscaped areas should be maximized on the site. The North Sacramento Commercial, Office, and Industrial Design Guidelines encourage applicants to exceed, where possible, the minimum shading requirements of the City Ordinance.
3. The parking layout may need additional enhancement to allow more pedestrian friendly transition from parking areas to the store entries. Tree lined walkways or special paving are some ways to better delineate the pedestrian walkways. The North Sacramento Design Guidelines encourage accent paving at entries to parking areas coinciding with enhanced paving at building entries.
4. The south property line that borders the levee should be enhanced with additional trees native to the riparian and flood plain areas to provide a visual buffer between the levee area and the site. This landscaped area is currently indicated on the plans to be 20'-0" wide.
5. The applicant should provide the Board additional information on the phasing of the proposed Master Plan and how it interfaces with the proposed project.
6. The applicant should identify and discuss any proposed site signage both on the site and at Exposition Boulevard.
7. The applicant should provide the Board information related to proposed site fencing. Section 24 of the Zoning Ordinance requires that a six foot masonry or woven wire fence be erected. Staff would discourage the use of woven wire fencing should it be proposed for the project. The use of concertina wire is strongly discouraged.
8. The applicant shall provide the Board with a cross section indicating site lines from the levee and the bike trail to the proposed building line.
9. The applicant shall provide the Board with photographic examples of other similar projects indicating site layout, parking and landscaping.
10. The applicant should address proposed site lighting with respect to height and design.
11. Use of bike lockers, showers, and other amenities to promote bicycle use is encouraged by the North Sacramento Design Guidelines. The applicant should locate designated bicycle parking areas on the site where maximum surveillance can be provided.

12. The North Sacramento Design Guidelines state that service access, including loading docks, should not obstruct the flow of pedestrians or user circulation, or not to create an unsightly condition. The Guidelines also state that loading docks and service doors should be located out of view from primary street frontage and entry.

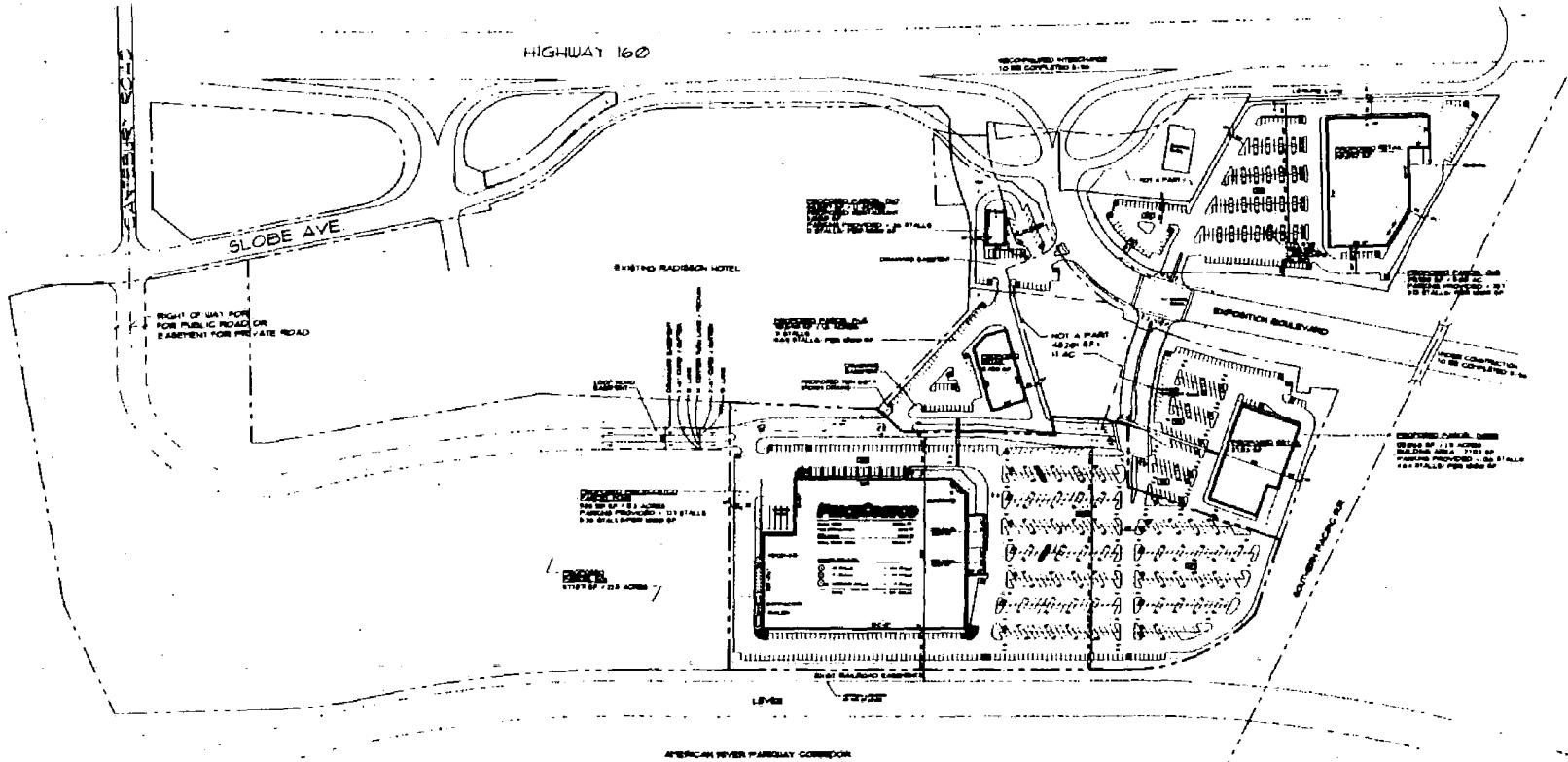
Building Design

13. The proposed building design should respect the quality of existing styles found in the area, as stated in the Design Guidelines. The intent is not to copy other buildings but to take existing forms, shapes, materials, and details and assimilate them into the proposed project.
14. The Design Guidelines state that the massing of the project should be developed to provide interest by varying roof and parapet height, varying the face of the building by extending or recessing certain areas, and by utilizing layering techniques. Long expanses of uninterrupted walls should be avoided.
15. The exterior elevations provided by the applicant indicate a variety of materials and textures to provide interest on the facade. In conjunction with the recommended techniques indicated in Item 14 above, the mass of the building can be further broken up.
16. The applicant should provide staff and the Board with building wall sections indicating any material layering proposed on the exterior walls.
17. A sample board indicating the proposed exterior building materials and colors should be provided for staff and Board review. Section 24 of the Zoning Ordinance also addresses colors for projects in the American River Parkway Corridor.
18. The applicant should provide the Board additional information on proposed building lighting and signage.
19. Building entries should be well defined and provide focal points on the facade.
20. Building sections should be provided to staff and the Board to clarify tile canopy areas and entry areas.

STAFF RECOMMENDATION: Staff recommends that the Board provide preliminary review and comment and provide the applicant with design direction. Board comments will be transmitted to the Planning Commission for consideration when they hear the project. The project will be continued until the Planning Commission has taken action on the necessary planning entitlement(s).

QUESTIONS REGARDING THIS PROJECT

may be directed to Luis Sanchez
of the Design Review/Preservation staff
at (916) 264-5957.



SITE DATA: PRICECOSTCO PARCEL

SITE AREA:	12.5 AC (543145 SF.)
TOTAL BUILDING SQ. FT.:	135444 SF.
LANDSCAPE REQUIRED:	10 FT. FRONT YARD & 5 FT. SIDE & REAR YARDS 10 FT. TREE LANDSCAPE STRIP 10 FT. FROM TOE OF LEVER PROVIDE TREE WELLS EVERY 4TH STALL
BUILDING SETBACKS:	10 FT. FRONT YARD & 5 FT. SIDE & REAR YARDS 10 FT. FROM TOE OF LEVER
PARKING REQUIRED:	1 STALL/250 SF + 542
PARKING PROVIDED:	121 STALLS
ZONING:	C-2 M-1 AMERICAN RIVER PARKWAY OVERLAY ZONE
JURISDICTION:	CITY OF SACRAMENTO
BOUNDARIES INFORMATION:	MORTON & PITALO
ENTITLEMENTS:	BLDG PERMIT PARCEL MAP SPECIAL PERMIT BLDG BOX RETAIL VARIANCE (BLDG EXCEEDS 750') CEQA NEGATIVE DECLARATION

PROPOSED SUBDIVISION

PARCEL ONE:	51 AC (219958 SF.)
PARCEL TWO:	11 AC (46807 SF.)
PARCEL THREE:	29 AC (125065 SF.)
PARCEL FOUR:	12.3 AC (536381 SF.)
PARKING FIVE:	16 AC (70640 SF.)
TOTAL:	23 AC (1000346 SF.)

SITE PLAN



PROJECT NO. 95-001 SITE PLAN

MULVANNY PARTNERSHIP

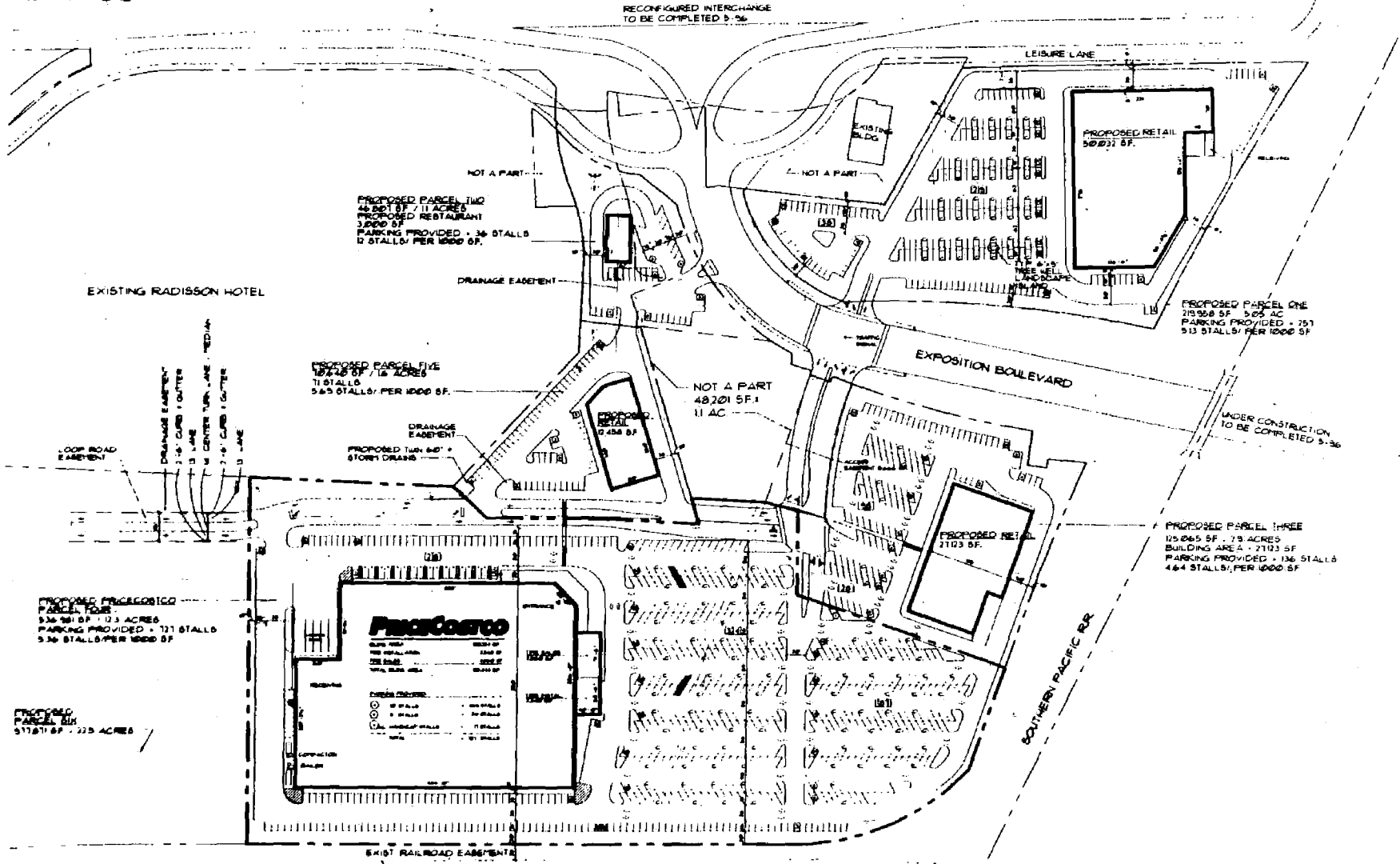
PriceCostco

PRICECOSTCO, INC. DEVELOPMENT
CAL EXPO SITE
SACRAMENTO, CALIFORNIA

MS-1B

DR95-218

WAY 160



PROPOSED PARCEL TWO
46,821 SF - 1.1 ACRES
PROPOSED RESTAURANT
3,000 SF
PARKING PROVIDED - 36 STALLS
12 STALLS/PER 1000 SF.

PROPOSED PARCEL ONE
219,958 SF - 5.05 AC
PARKING PROVIDED - 751
513 STALLS/PER 1000 SF

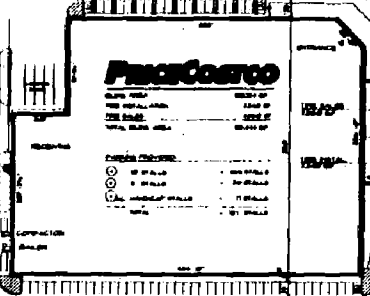
PROPOSED PARCEL FIVE
18,748 SF - 7.15 ACRES
11 STALLS
54.5 STALLS/PER 1000 SF.

NOT A PART
48,201 SF
11 AC

PROPOSED PARCEL THREE
125,845 SF - 7.9 ACRES
BUILDING AREA - 27,123 SF
PARKING PROVIDED - 136 STALLS
4.64 STALLS/PER 1000 SF

PROPOSED PROPOSED
PARCEL FOUR
536,781 SF - 12.3 ACRES
PARKING PROVIDED - 121 STALLS
5.36 STALLS/PER 1000 SF

PROPOSED
PARCEL SIX
517,871 SF - 22.5 ACRES



ENLARGED SITE PLAN

0 60 120 240 480

AMERICAN RIVER PARKWAY CORRIDOR

PREPARED BY: [unreadable]
 DATE: [unreadable]

MULVANY PARTNERSHIP
 1234 MARKET STREET, SUITE 100, SACRAMENTO, CALIFORNIA 95811

PriceCostco
 PRICECOSTCO INC. DEVELOPMENT
 CAL EXPO SITE
 SACRAMENTO, CALIFORNIA

DD-1A

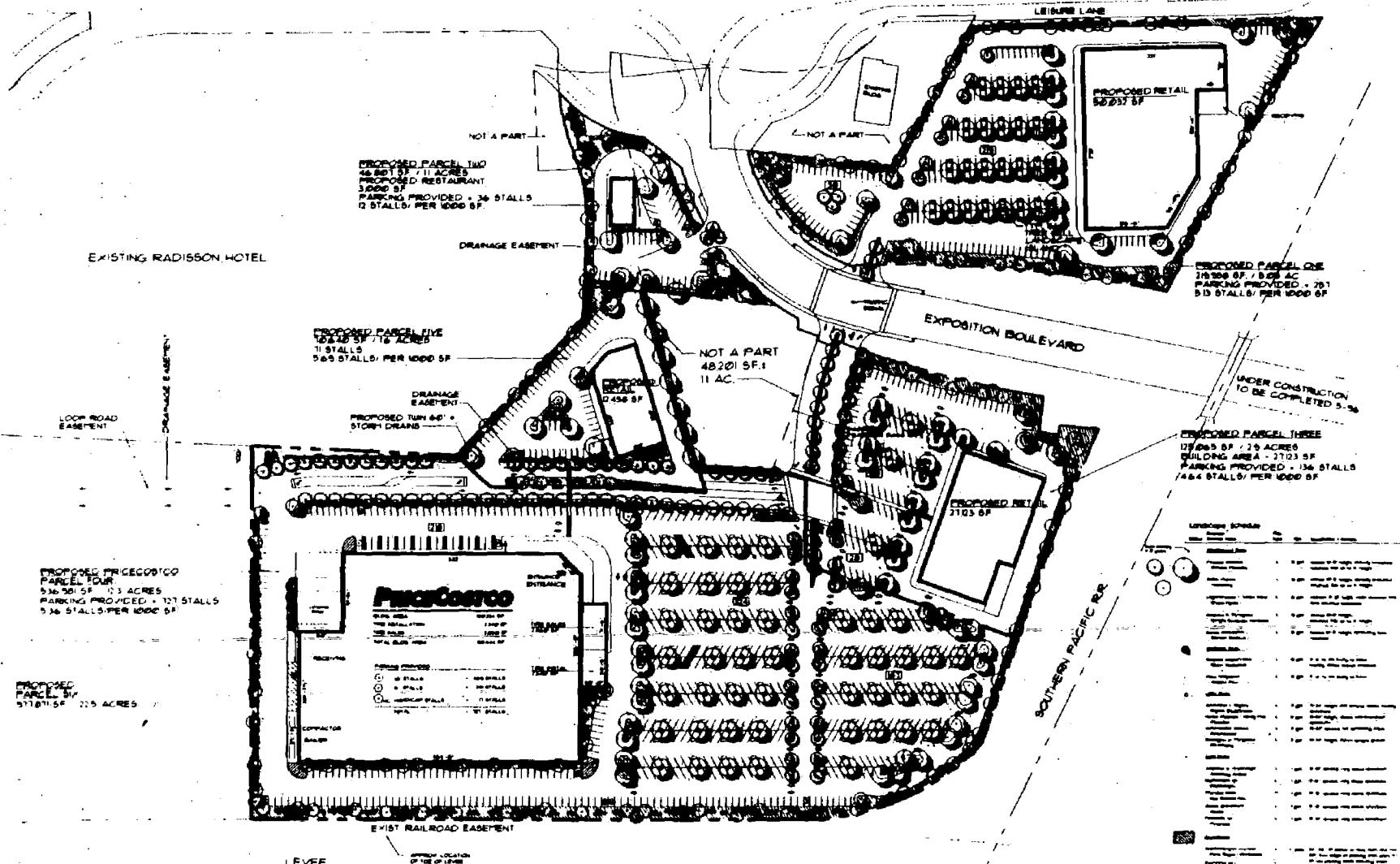
HIGHWAY 160

RECONFIGURED INTERCHANGE TO BE COMPLETED 8-96

DR95-218

September 6, 1995

Issue No. 3



PROPOSED PRICEDORCO PARCEL FOUR
536,501 SF / 12.3 ACRES
PARKING PROVIDED - 127 STALLS
5.36 STALLS PER 1000 SF

PROPOSED PARCEL SIX
517,811 SF / 11.8 ACRES

PROPOSED PARCEL TWO
446,801 SF / 10.1 ACRES
PROPOSED RESTAURANT
5,000 SF
PARKING PROVIDED - 36 STALLS
2 STALLS PER 1000 SF

PROPOSED PARCEL FIVE
122,428 SF / 2.8 ACRES
11 STALLS
563 STALLS PER 1000 SF

PROPOSED PARCEL ONE
29,186 SF / 0.66 AC
PARKING PROVIDED - 201
510 STALLS PER 1000 SF

PROPOSED PARCEL THREE
129,665 SF / 2.9 ACRES
BUILDING AREA - 3703 SF
PARKING PROVIDED - 136 STALLS
464 STALLS PER 1000 SF

LEVEE

SHADE COVERAGE CALCULATIONS - COSTICO PARCEL

Item	Area	Shade %	Total Shade
1. Total Parking Area	127,000 SF	25%	31,750 SF
2. Total Building Area	536,501 SF	25%	134,125 SF
3. Total Shade Area			165,875 SF
4. Shade % of Total Parking Area			130.6%

SHADE COVERAGE CALCULATIONS - ALL PARCELS

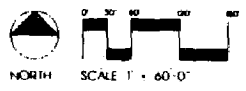
Item	Area	Shade %	Total Shade
1. Total Parking Area	127,000 SF	25%	31,750 SF
2. Total Building Area	1,200,000 SF	25%	300,000 SF
3. Total Shade Area			331,750 SF
4. Shade % of Total Parking Area			261.2%

LANDSCAPE CALCULATIONS

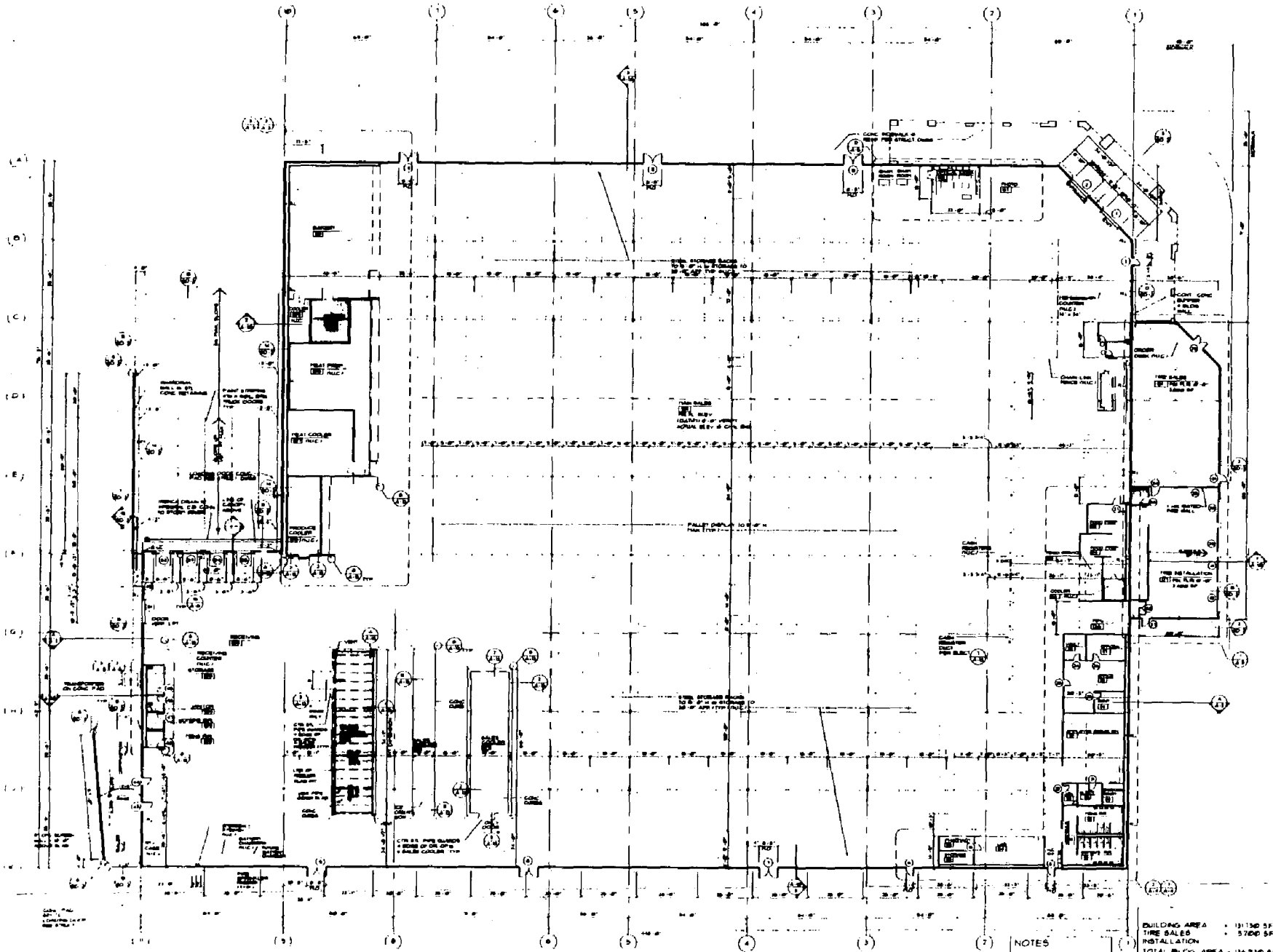
- A. Total Landscaping Area: 127,000 SF
- B. Total Landscaping Area: 127,000 SF
- C. Total Landscaping Area: 127,000 SF
- D. Total Landscaping Area: 127,000 SF

Landscape Schedule

Symbol	Plant Name	Quantity	Notes
○	Tree	10	...
●	Shrub	20	...
○	Flower Bed	5	...



Pricedorco
Cal Expo Site
Sacramento, California



FLOOR PLAN

NOTES

- SEE SET 1 FOR LOCATION OF COLLECTOR AND EXHAUSTERS
- SEE SET 2 FOR LOCATION OF PUMPING AND SERVICE

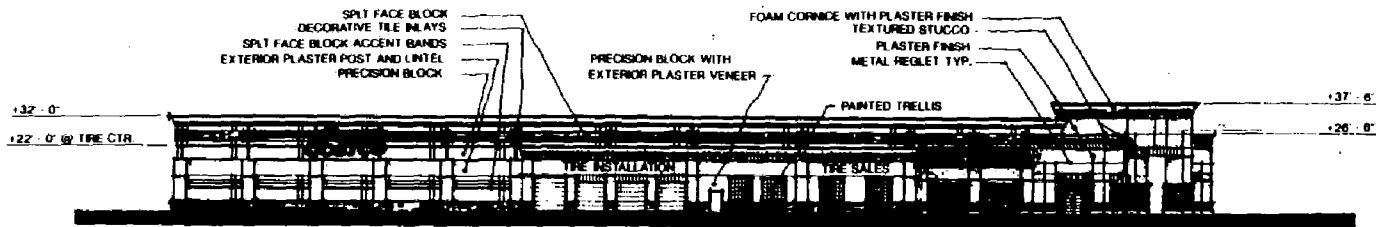
BUILDING AREA	131,130 SF
TIRE SALES	5,700 SF
INSTALLATION	
TOTAL BLDG AREA	136,830 SF
HARDLINE RACKS	700
GROCERY RACKS	700
CENTER SECTION	2,400 SF

PRICESTICO INC. DEVELOPMENT
CAL. EXPO. SITE
SACRAMENTO, CALIFORNIA

MULVANNY PARTNERSHIP

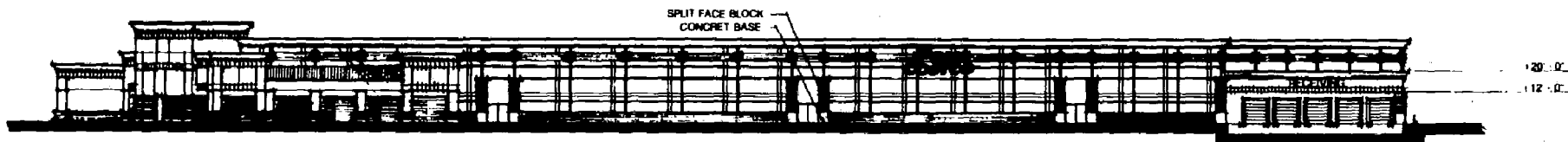
1870 KORTAGE RD. - 1ST. FLOOR - SACRAMENTO, CALIF. 95811-1717

DD-2
REV. 1



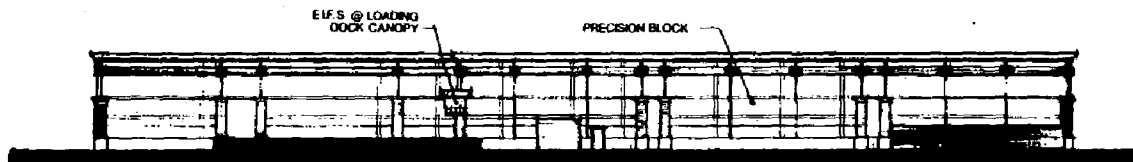
EAST ELEVATION

1/16" = 1'-0"



NORTH ELEVATION

1/16" = 1'-0"



WEST ELEVATION

1/16" = 1'-0"



SOUTH ELEVATION

1/16" = 1'-0"

PRICE COSTCO

PRICECOSTCO, INC. DEVELOPMENT
"CAL EXPO" SITE
SACRAMENTO, CALIFORNIA



MULVANNY PARTNERSHIP
ARCHITECTS

Douglas Mulvanny & Jerry Owen, Ltd. & Richard Smith & Carol Simpson
1180 Northway Way, P.O. Box 1000, Natick, MA 01908 (508) 552-0844 FAX (508) 552-4129

DATE PLOTTED: 09/06/95