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OF SACRAMENTO
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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

January 11, 1982

Ms. Lorraine Magana
City Clerk
915 I Street
Sacramento, CA

SUBJECT: Preliminary Plans - Victoria Park Associates
Agenda Item No. 36

Dear Lorraine:

This will confirm that the above matter presently scheduled for January 12, 1982, will be withdrawn to be reset at a later date.

Thank you.

Very truly yours,

J. Roberts
JOAN ROBERTS
Agency Clerk



Agency Rpt
36

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

December 21, 1981

FILED
SACRAMENTO REDEVELOPMENT AGENCY
CITY OF SACRAMENTO

CITY MANAGER'S OFFICE

RECEIVED

JAN 6 1982

Redevelopment Agency of the
City of Sacramento
Sacramento, California

Withdrawn

Honorable Members in Session: **JAN 12 1982**

SUBJECT: Approval of Preliminary Plans and Amendment to Contract for Sale of Land for Private Redevelopment (Exhibit G) dated March 12, 1980
Victoria Park Associates, Inc.
Alkali Flat - 11th and G Streets

SUMMARY

Attached is a resolution 1) approving the preliminary architectural plans for the Victoria Park Condominium Project to be constructed by Victoria Park Associates, Inc., at 11th and G Streets in the Alkali Flat Redevelopment Project Area with the following conditions:

- a) developer to increase the landscaped area by a minimum of three (3) percent;
- b) developer to remove one guest parking place from the 10-foot setback area;
- c) developer to screen utility meters;
- d) developer to provide for the undergrounding of utility services; and
- e) developer to obtain Architectural Review Board approval of architectural character and materials;

2) authorizing the Interim Executive Director to foster improvement to the unit design for marketability prior to preparation of final plans and to execute an amendment to the Contract for Sale of Land for Private Redevelopment dated March 12, 1980 which changes the Scope of Development, Exhibit "G" of said Contract; 3) amending the Scope of Development to include proposed changes outlined in Exhibit III; and 4) requiring the developer to either rehabilitate on site or relocate the structure at 616 11th Street (at no cost to the Agency) to 516 10th Street per Agency specifications.

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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the
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Page Two

BACKGROUND

On March 12, 1980 Victoria Park Associates entered into an agreement with the Agency for the development of Victoria Park, a proposed condominium project to be constructed upon Agency-owned property at the northwest corner of 11th and G Streets in Alkali Flat. Additionally, the existing structure on the site was to be relocated and rehabilitated on the Agency-owned site at 516 10th Street by Victoria Park Associates.

On August 11, 1981, by Resolution No. RA 81-057, the Redevelopment Agency found Victoria Park Associates in default of their Contract and authorized the Interim Executive Director to transmit a formal Notice of Default pursuant to Section 703 of Part II of said Contract. The Notice of Default was sent to Messrs. Unger and Cook on August 12, 1981. The Notice gave Victoria Park Associates sixty (60) days to cure their default (which consists of the submission of preliminary architectural plans). This sixty-day period expired on October 12, 1981.

Prior to administrative action to terminate the subject Contract, on November 12, 1981, Mr. Cook submitted preliminary architectural plans. This submittal has technically cured the default. Agency staff has reviewed the preliminary plans and finds them to be complete per the Contract requirements related to preliminary plans. However, a number of design standards, as adopted by Resolution No. 2857 on August 21, 1979 and included in the subject Contract as Exhibit "E", are deficient (see Attachment "I"). Staff recommends that the plans be approved but subject to the following conditions: 1) developer increase the landscaped area by a minimum of three (3) percent; 2) developer remove one guest parking place from the 10-foot setback area; 3) developer screen utility meters; and 4) developer provide for the undergrounding of utility services.

Due to the subjective nature of the review and approval of architectural character and materials, staff further recommends that the plans be approved subject to City Architectural Review Board approval. In addition, staff has some concern relative to the unit design and marketability (see Attachment II) and will work with the developer to improve this situation prior to the preparation of final plans.

The developer has proposed by his submittal, a change in the Scope of Development. The proposed changes are listed in Attachment III,

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the
City of Sacramento
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with the existing Scope of Development attached as Attachment IV. These changes are, according to the developer, based on the increased marketability and generally include a change in bedroom mix, open lot parking and demolition of the existing structure.

As you may recall, the final selection of Victoria Park Associates had been delayed until it was determined whether the 616 11th Street structure could be demolished. The Housing and Redevelopment Commission, the Alkali Flat Project Area Committee, the Redevelopment Agency and Victoria Park Associates had recommended the demolition of this building due to the negative effect of the old building on the \$2.5 million condominium project, as well as the fact that it is nonhistoric and is not architecturally significant. However, due to a "structure disposition procedure" relating to this building, a series of meetings were held with the State Office of Historic Preservation (SOHP). On December 27, 1979 the SOHP requested that the Agency advertise the old structure for an additional two-week period to see if there was any interest by someone wishing to rehabilitate the structure on site. The Agency then advertised the building and on January 21, 1980 a proposal was received from Frank Johnson who desired to rehabilitate the structure provided he could demolish the rear 18 feet of the building and convert the building into two half-plexes rather than four apartments.

At its meeting of February 4, 1980 the Sacramento Housing and Redevelopment Commission heard Mr. Johnson's proposal as well as the Victoria Park developers who again emphasized the importance of removing the old structure. The Commission thereupon voted to approach the SOHP once again for permission to remove said structure. Commission Chairman Burnett Miller subsequently made a request to Dr. Knox Mellon regarding this matter. On February 25, 1980, after making an on-site inspection, Dr. Mellon forwarded a letter to Mr. Miller indicating that, "In our opinion, the present historic district boundary along the westerly side of 11th Street between the alley and F should be reconsidered. Consequently, we have concluded that 616 11th Street does not contribute to an historic district as it is presently conceived." However, by Resolution No. 2893, on March 11, 1980 the Agency required Victoria Park Associates to rehabilitate the structure into two half-plexes, as a part of their project.

As noted above, Victoria Park Associates is now requesting authorization to demolish 616 11th Street rather than undertaking

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the
City of Sacramento
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its rehabilitation. No financial data has been received by staff to evaluate the feasibility of on-site rehabilitation by the developer. It is staff's recommendation that in order to meet the intent of Resolution No. 2893 (i.e., to facilitate the rehabilitation of the structure at 616 11th Street) that Victoria Park Associates be required to either rehabilitate the structure on site or relocate the subject structure to 516 10th Street. This relocation would require the developer to deed the structure to the Agency and place it on a permanent foundation. The Agency would then offer the structure for sale to the highest bidder.

FINANCIAL DATA

There is no financial impact to the Agency as a result of the approval of preliminary plans or the proposed Contract amendment. Agency costs related to the disposition of the relocated structure would be recovered from the disposition proceeds.

VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of January 4, 1982, the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of the plans conditional upon the plans being modified to shield the parking lot through the provision of structures on 11th Street. The Commission further recommended demolition of the structure located at 616 11th Street. The votes were as follows:

AYES: Coleman, Fisher, Knepprath, Luevano, A. Miller,
Walton, B. Miller
NOES: Teramoto
ABSENT: None
VACANCY: One

RECOMMENDATION

The staff recommends adoption of the attached resolution which authorizes the Interim Executive Director to (1) approve preliminary plans subject to Architectural Review Board approval of "character" and materials and also subject to the following conditions:

- a) landscaped area to be increased by a minimum of three (3) percent;
- b) one guest parking place to be removed from the 10-foot setback area;

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the
City of Sacramento
December 21, 1981
Page Five

- c) utility meters to be screened; and
 - d) undergrounding of utility services to be provided;
- 2) foster improvement to the unit design for marketability prior to preparation of final plans; 3) execute an amended Scope of Development to include the proposed changes outlined in Exhibit III; and 4) require the developer to either rehabilitate on site or relocate the structure at 616 11th Street (at no cost to the Agency) to 516 10th Street, per Agency specifications.

Respectfully submitted,

William H. Edgar

WILLIAM H. EDGAR
Interim Executive Director

TRANSMITTAL TO COUNCIL:

Walter J. Slupe

WALTER J. SLUPE
City Manager

Contact Person: Bruce Pope

RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF

January 12, 1982

APPROVING PRELIMINARY PLANS
11TH AND G STREETS, ALKALI FLAT
VICTORIA PARK ASSOCIATES, INC., REDEVELOPER

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE
CITY OF SACRAMENTO:

Section 1. The preliminary plans submitted by Victoria Park Associates, Inc., for construction of a condominium project at 11th and G Streets in the Alkali Flat Redevelopment Project Area, are approved subject to the following:

- A. Architectural Review Board approval of "character" and materials;
- B. Landscaped area to be increased by a minimum of three percent (3%);
- C. One guest parking place to be removed from the ten foot (10') setback area;
- D. Utility meters to be screened; and
- E. Undergrounding of utility services to be provided.

Section 2. Prior to preparation of final plans, Redeveloper is required to improve the unit design of this condominium to enhance marketability.

Section 3. The Scope of Development of the Contract for Sale of Land for Private Redevelopment shall be amended to include proposed and approved changes as identified in Exhibit "A" attached hereto.

Section 4. The Redeveloper is required to either rehabilitate on-site or relocate the structure at 616 11th

Street (at no cost to the Agency) to 516 10th Street, in accordance with Agency specifications.

CHAIRMAN

ATTEST:

SECRETARY

COMPARISON OF
SCOPES OF DEVELOPMENT

ITEM	EXISTING	PROPOSED
Unit Count	22	21
Bedroom Count	11 2Br.: 1734 s.f. 11 2Br. 1614 s.f.	2 1Br. 700 s.f. 8 1Br. 740 s.f. 5 1Br. w/loft 900 s.f. 4 2Br. 865 s.f. 2 2Br. w/loft 1025 s.f.
Parking	Enclosed	Open lot
616 - 11th St.	Rehabilitate	Demo or rehab - Developer option
Sales Price	1734 s.f. - \$149,500 1614 s.f. - \$137,500	\$75,000 - \$105,000
Balcony/Patio	All units	All 2nd & 3rd floor units
Structure Type	3 story Victorian Arch.	Same
Open Space	60%/8062 landscaped	60%/7661, or 25%, landscaped
Art in Public Places	2%	2%
Security Gate	Provided	Provided
Building Materials	Consistent w/ original proposal	Same
Architect	Dean Unger, AIA	Tomich & Yee
Development Cost	\$2.6 million	\$2.2 million

ANALYSIS OF VICTORIA PARK
 PRELIMINARY PLANS FOR CONSISTENCY WITH
 DEVELOPMENT GUIDELINES & DESIGN STANDARDS - MULTI-FAMILY DEVELOPMENTS
 ADOPTED BY
 RESOLUTION NO. 2857, AUGUST 21, 1979

DEVELOPMENT STANDARD	REQUIRED	PROPOSED	COMMENT
1. Building Coverage	40% maximum	25%	Meets requirement
2. Maximum Density			
a. Unit Density	40 units/acre	30.4 units/acre	Meets requirement
b. Population density	150 persons/acre	30 persons/acre	Meets requirement
3. Landscaped Open Space	25% minimum	22% proposed	3% short -- could be provided
4. Building Setback (street side)	10 feet	10' w/ bay encroaching to 8'	Recommend approval as submitted; basically meets requirement/meets City zoning ordinance
5. Parking			
a. Number	21	46	Meets requirement
b. Landscaping	5%	10%	Meets requirement
c. Setback	10 feet	(1) 6' (45) 10'	One guest space within setback; recommend removal
6. Service & Utilities			
a. Trash storage	Screened	Screened	Meets requirement
b. Utility meters	Screened	Not shown	To be screened for final plan submittal
c. Utilities service	Underground	Not shown	To be underground for final plan submittal
7. Unit Size			
a. Square footage	MPS	N/A	Hud no longer has minimum unit size
b. Washer/dryer	Within unit or laundry room	Within unit	Meets requirement
8. Height of Units	3 stories	3 stories w/ loft in mansard roof structure/dormer windows	Meets requirement
9. Architectural Character			Refer to Architectural Review Board
10. Construction Materials			Refer to Architectural Review Board

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

MEMORANDUM

TO: Mike Notestine

DATE: 11/16/81

FROM: Ted Leonard

File No.

SUBJECT: Preliminary Plan Review
Victoria Park Condominiums
Alkali Flat Project Area

The preliminary plans for the subject project as submitted by the Redeveloper generally satisfy the requirements for the plan submittal in that the required site plan, floor plan, elevations, sections, and material outline specifications have been received. However, the submittal does not satisfy the Contract's Scope of Development requirement for a specifically stated bedroom mix. The plans, as submitted, are for a mix of one and two bedroom units only. It is understood that the Redeveloper intends to request a change in or variance from the present Scope of Development in order to satisfy the Contract. The Redeveloper apparently has determined that the proposed bedroom mix, as submitted, is more marketable. The marketability of a project is also based upon design of the living space and of outward "curb appeal" of architecture.

The facade design character generally satisfies the intent of the Contract. Therefore the subjective question of the quality of design may best be addressed by the Architectural Review Board. I have my own opinion of the facade but will limit my design review comments to living areas which I feel to be the more important consideration as regards marketability. I am particularly concerned that many units co-use public access area as outdoor living space. That is, common balcony walkways which provide access from unit to unit and building to building also function as the only outdoor living area for some units. Privacy, a sense of one's space, and a definition of area of ownership is missing. These generally are considered to be basic requirements for good marketability of living units. In my opinion, this is the major shortcoming of the project design and will be a major impact upon consumer acceptance and sales...more so than outward appearance. It is the livability and flexibility of the living space that will or will not sell the unit. Several unit designs offer limited furniture placement and no private outside living space.

Another concern is the inconvenience of the detached surface parking area which is uncovered and subject to all the elements. While it is common in other projects and particularly in apartments, it is less desirable from a view to sales. There obviously are developer cost savings to be realized from this approach which, if passed on as a lower sales price, may offset the negative aspect. The bottom line is still: will the units sell? It is my opinion that the project

Memo to Mike Notestine
11/16/81
Page Two

as designed offers less to the purchaser in the way of livability than the other downtown condominium projects which presently are not selling. The unit prices will have to be very competitive. The omission of amenities such as pool, tennis courts, and covered parking, may put these units into a more desirable price range but I fear the cost of all that facade architecture and the less than desirable livability of the units will net poor sales.

Again, the submittal appears to satisfy the intent of the Contract and with "objectivity" should be approved. If I am allowed to express a subjective opinion, it is my recommendation that approval be based upon the input of the Architectural Review Board and a redesign addressing the livability of the living spaces. Given a choice and if left solely to me, my "gut" reaction would be to disapprove this project. I would prefer to wait on a good design that contains the elements that will sell as opposed to approving something because it satisfies the Scope of Development, see it built and sit empty.



THEODORE R. LEONARD
Agency Architect
Old Sacramento Project Manager

TRL/gf

COMPARISON OF
SCOPES OF DEVELOPMENT

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Bedroom Count	11 2Br. 1734 s.f. 11 2Br. 1614 s.f.	2 1Br. 700 s.f. 8 1Br. 740 s.f. 5 1Br. w/loft 900 s.f. 4 2Br. 865 s.f. 2 2Br. w/loft 1025 s.f.
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Security Gate	Provided	Provided
Building Materials	Consistent w/ original proposal	Same
Architect	Dean Unger, AIA	Tomich & Yee
Development Cost	\$2.6 million	\$2.2 million

EXHIBIT "G"

SCOPE OF DEVELOPMENT

The Redeveloper shall construct upon this site twenty-two (22) new market rate condominiums and rehabilitate the 616 11th Street structure into a duplex unit. Approximately eleven (11) two-bedroom units will provide 1,734 square feet with a tentative selling price of \$149,500, and approximately eleven (11) two-bedroom units will provide 1,614 square feet with a tentative selling price of \$137,500. The rehabilitated units will each provide approximately 1,500 square feet of living space, with the rear eighteen feet (18') of the structure being removed.

The design of the complex will be Victorian architecture. The three-story buildings will provide enclosed parking at the first level. The design shall provide a balcony or patio area for each unit.

Sixty percent (60%) of the parcel area shall remain as open space with approximately 8,062 square feet dedicated to landscaped area.

Redeveloper shall expend two percent (2%) of the gross construction cost of the new units for art work and aesthetic improvements in accordance with the City of Sacramento and Agency adopted aesthetic improvement program.

A security gate system shall be provided at various locations in the complex.

Building materials to be used will be those stated in the Outline Specifications presented with Redeveloper's Development Proposal.

Architects for the complex will be Dean F. Unger, A.I.A.

Approximate total development cost is \$2.6 Million.



Bill Cook & Company

REAL ESTATE
1010 21st Street • (916) 448-3906
Sacramento, California 95814

November 16, 1981



Mr. Mike Notestein
Sacramento Redevelopment & Housing Agency
630 I Street
Sacramento, CA 95814

RE: Victoria Park

Dear Mr. Notestein:

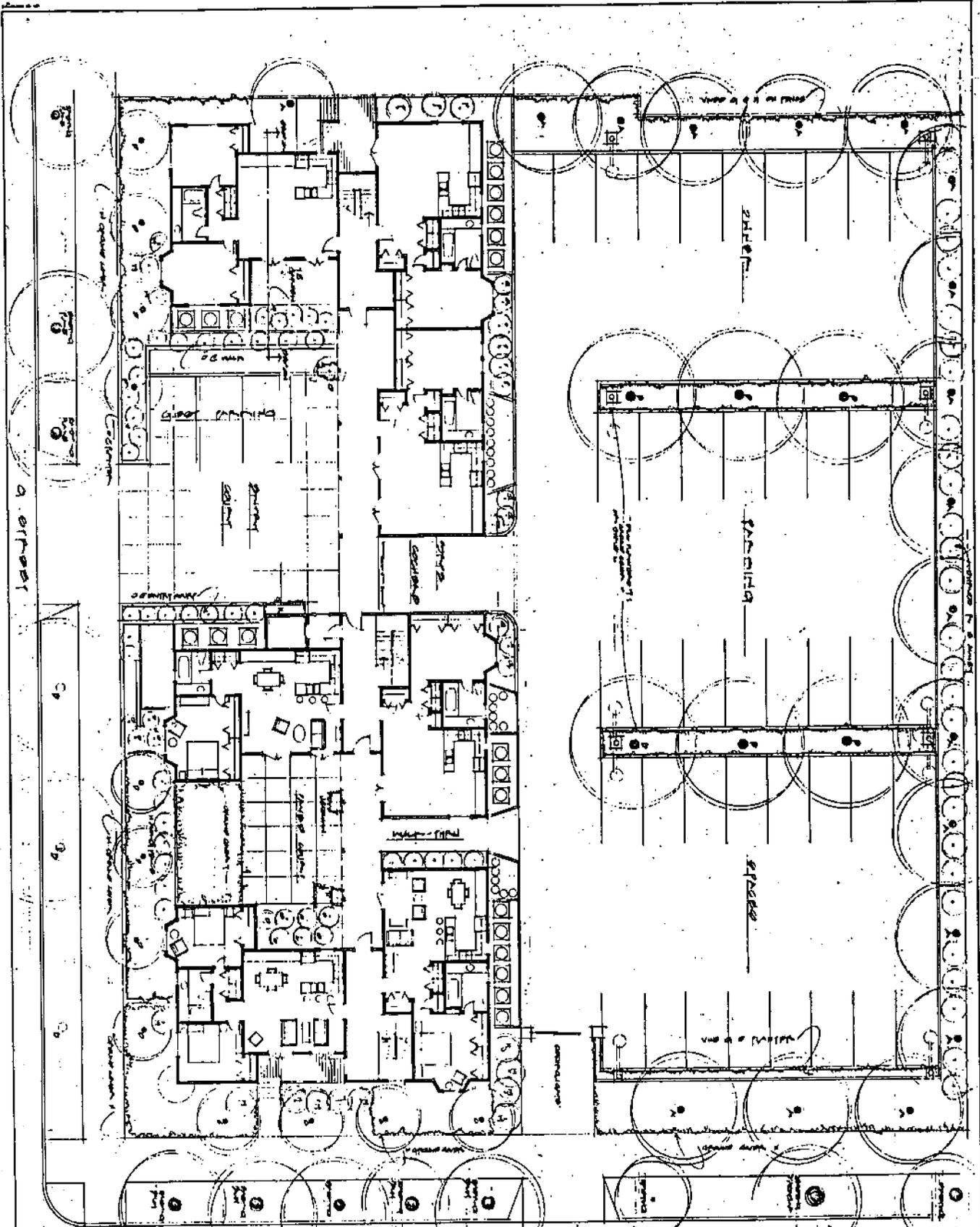
It is requested that we be allowed to demolish the Flat Building located on subject property at the alley corner of 11th and G. This was heard by the Historical Committee and said demolition was approved.

I am willing to comply with the agency's wishes in regards to this property. However, to move subject building would be costly and have an affect on the cost of the project. To remodel where the building now sits would be extremely costly and detrimental to the overall project.

Very sincerely yours,

William A. Cook

WAC/jad



9' OFFICE

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40'



LANDSCAPE PLAN

1. OFFICE

2. RECEPTION

3. CONFERENCE

4. RESTROOM

5. STORAGE

6. BREAK ROOM

7. ENTRY

8. CORRIDOR

9. MEETING ROOM

10. PRIVATE OFFICE

11. LOBBY

12. ELEVATOR

13. STAIRWELL

14. JANETRY

15. STORAGE

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272. RECEPTION

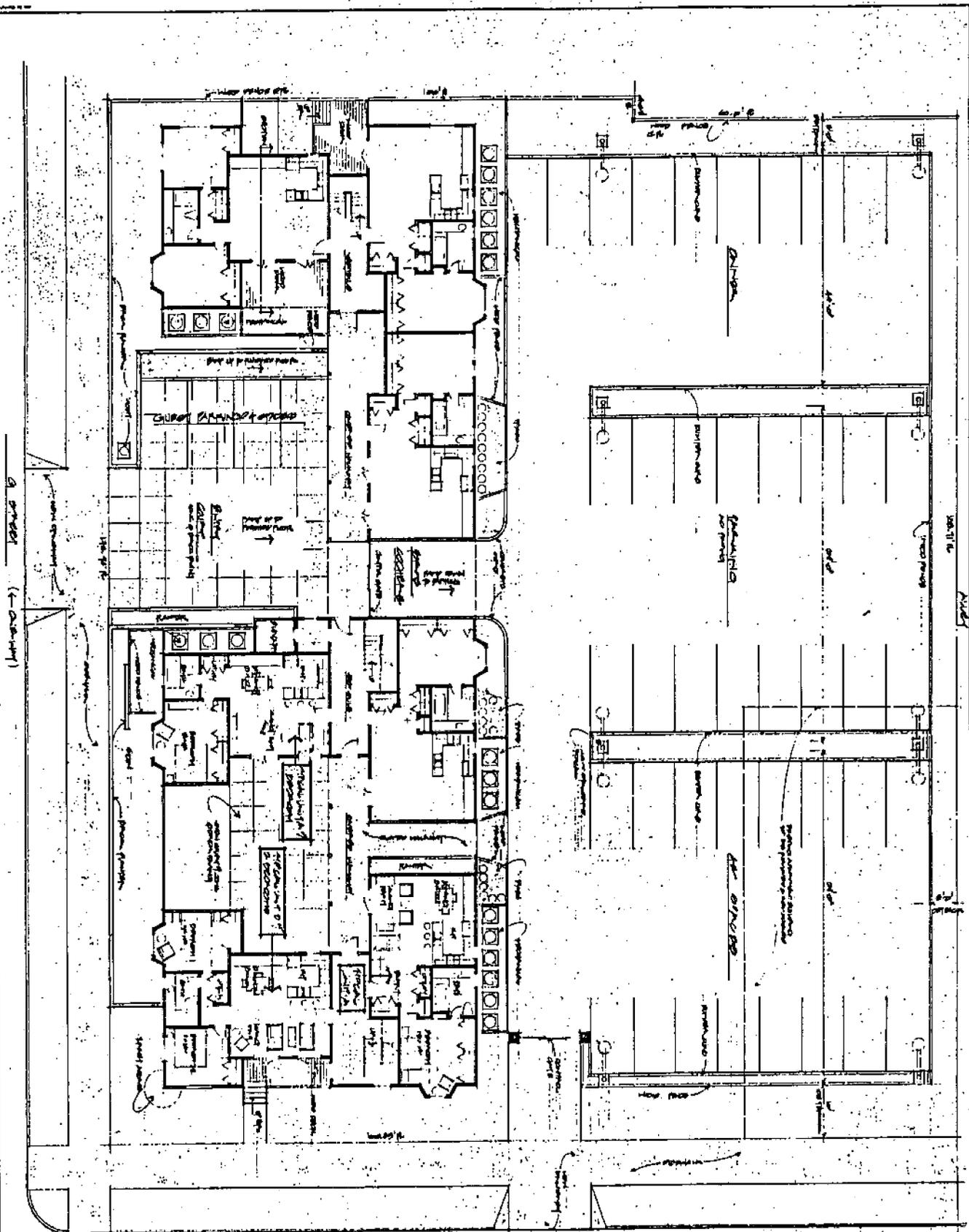
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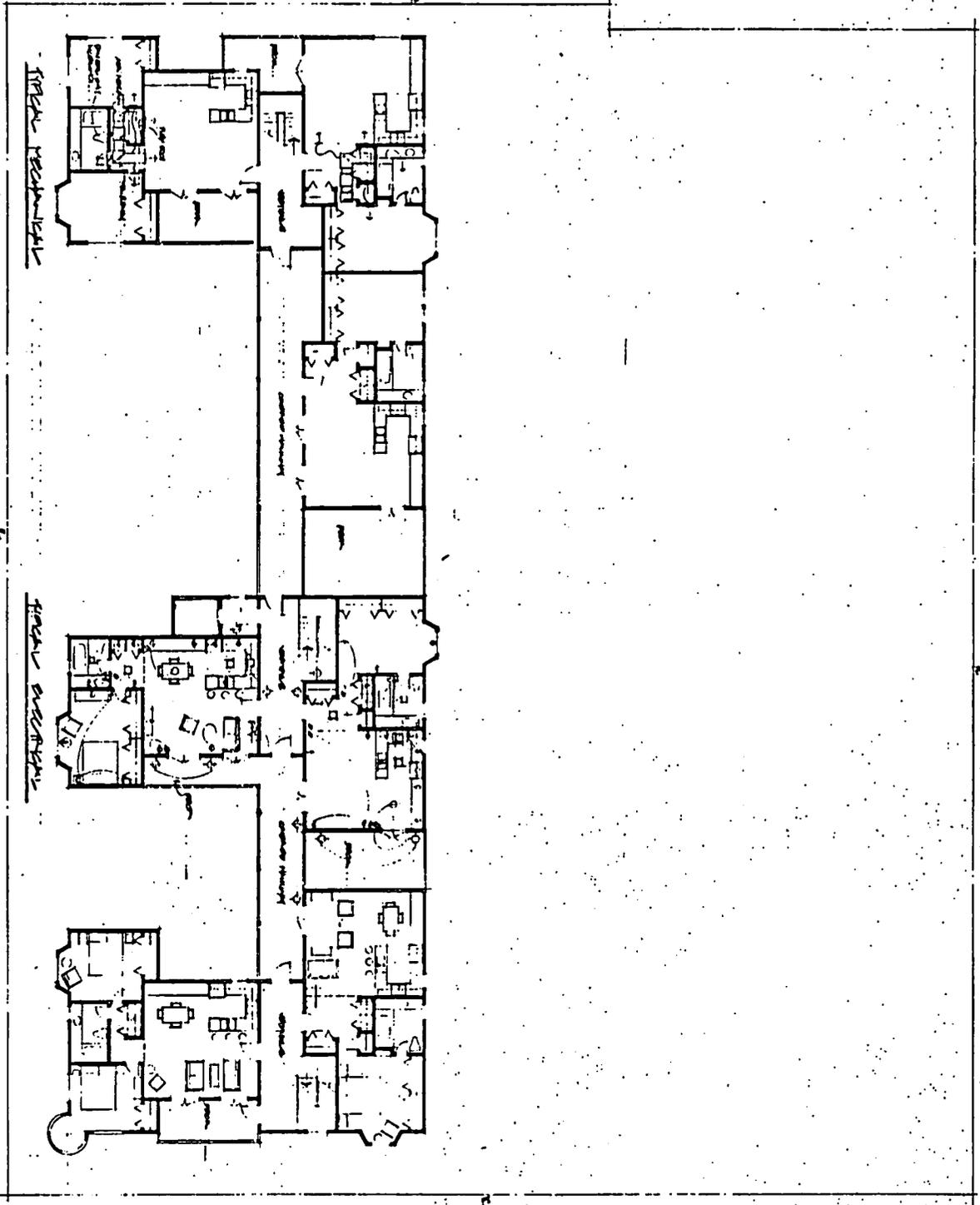


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TOMICH AND YEE
 ARCHITECTS AND PLANNERS, INC.
 1504 EYE ST., SACRAMENTO, CALIF. 95814 • (916) 441-2874

VICTORIA PARK CONDOMINIUM
 1116 CHAMBERLAIN BLVD
 SACRAMENTO, CA

Robert A. Tomich

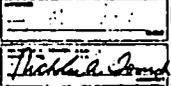


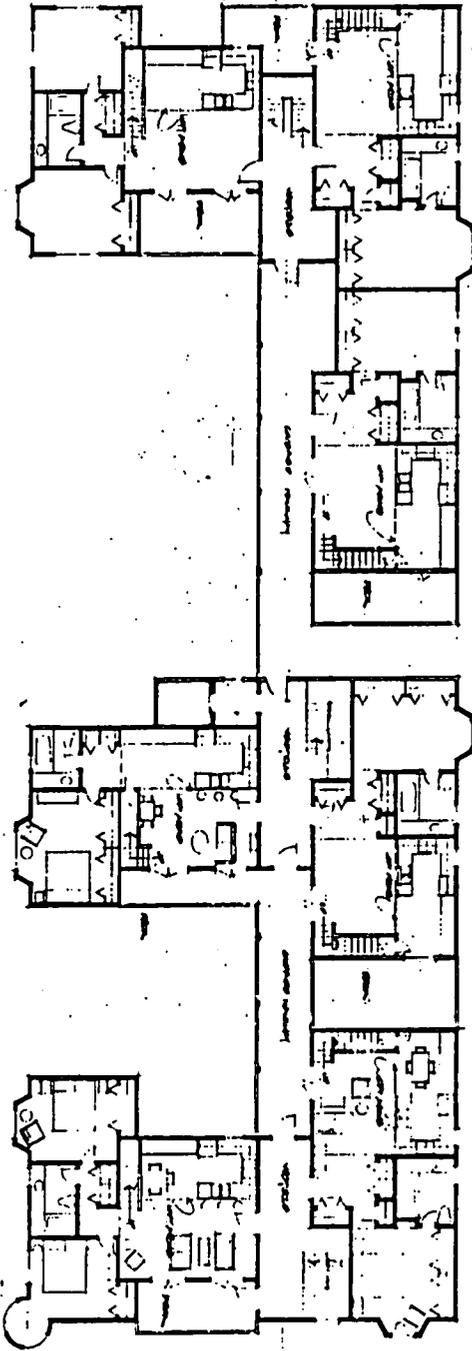
STAIR MECHANICAL

STAIR MECHANICAL

SECOND FLOOR PLAN
 TYPICAL ELEVATION
 TYPICAL MECHANICAL

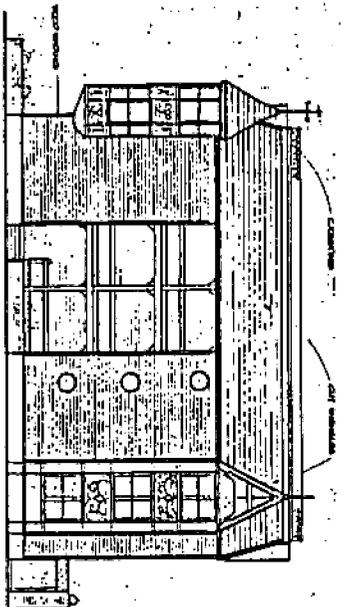


3			 TOMICH AND YEE ARCHITECTS AND PLANNERS, INC. 1521 EYE ST., SACRAMENTO, CALIF. 95814 • (916) 461-2574	VICTORIA PARK CONDOMINIUM 115 & Q STREETS, ALHAMBRA, CALIF. 91801-1000		
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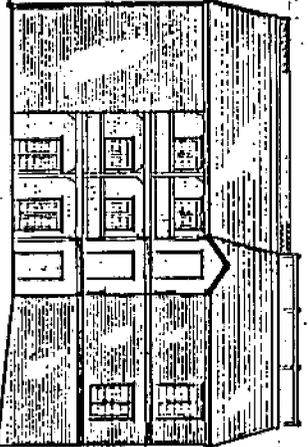
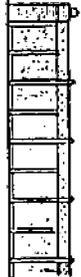


THIRD FLOOR PLAN
 NORTH

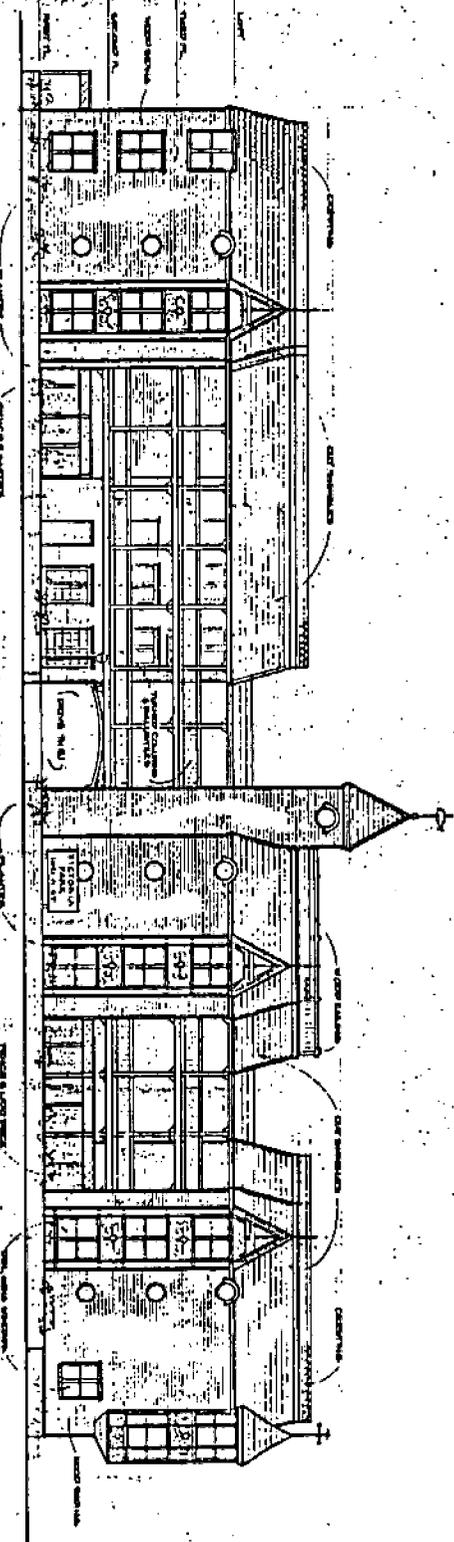
7		TOMICH AND YEE ARCHITECTS AND PLANNERS, INC. 1321 EYE ST., SACRAMENTO, CALIF. 95814 • (916) 441-2676	VICTORIA PARK CONDOMINIUMS 110 + 20700 ALKALI PL. SACRAMENTO, CA		
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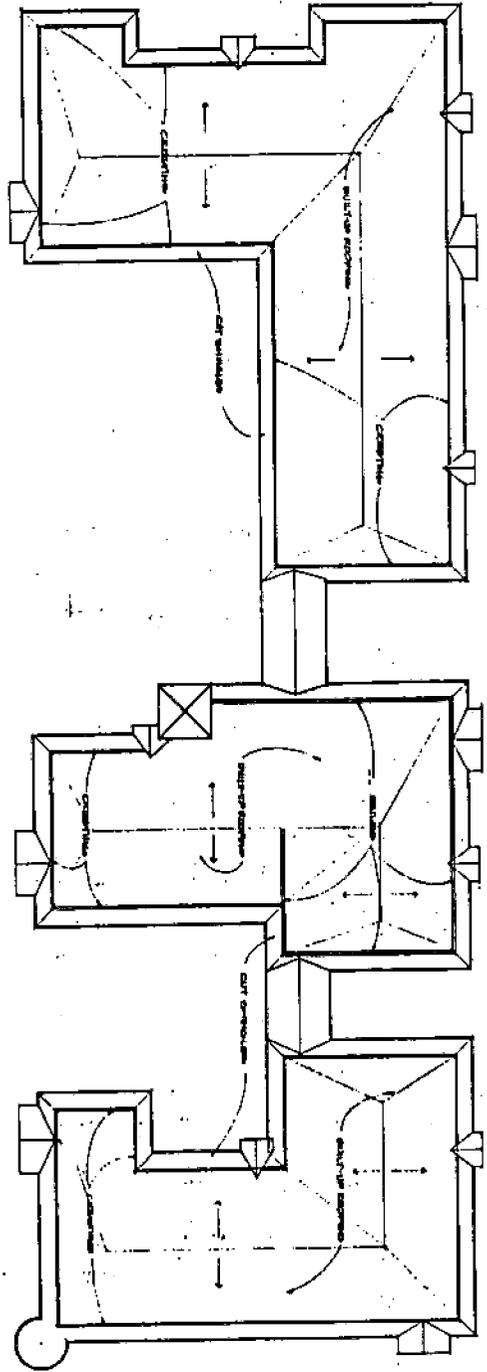
EAST ELEVATION



SECTION @ LIPP DECK



SOUTH ELEVATION - S STREET




ROOF PLAN
 1/8" = 1'-0"

GENERAL NOTES:

1. See General Notes to Plans.
2. All work to be in accordance with the latest editions of the Building Code of the City of Sacramento, California.
3. All work to be in accordance with the latest editions of the Building Code of the State of California.
4. All work to be in accordance with the latest editions of the Building Code of the State of California.
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