

Design Review/Preservation Board
Sacramento, California

Members in Session:

SUBJECT: CADA SITE 4A

In order to avoid repetition of information, the attached staff reports on the three proposals are outlined in the following manner.

1. Background
2. Heilbron Square Associates (DR82-196A)
 - a. Project information
 - b. Staff evaluation
 - c. Staff recommendation
3. Heritage Square (Hofmann Co. DR82-196B)
 - a. Project information
 - b. Staff evaluation
 - c. Staff recommendation
4. Heilbron Place (Pacific Solar Downtown DR82-196C)
 - a. Project information
 - b. Staff evaluation
 - c. Staff recommendation
5. Staff Selection Recommendation

Respectfully submitted,

Richard B. Hastings

Richard B. Hastings,
Design Review/Preservation Director

RBH:mm

BACKGROUND:

CADA has requested proposals to develop Site 4A for mixed use development; residential and commercial with a bank. In keeping with the policy between the City and CADA, the proposed projects are presented to the Design Review/Preservation Board and the City Planning Commission for review and comment.

The site encompasses approximately 3/4 of the north half of the block facing 8th and "O" Streets. The south half of the block is now surface parking and will remain parking for some time. The Heilbron House is located to the west. This 3-story structure is an Essential Structure on the City's Official Register. The Heilbron House is now used as a commercial building. The Heilbron House was built in the Second Empire style.

To the east of the project is the Klumpps building, now used as state office space and proposed to be rehabed for restaurant/office and health club use. Additional 2-story health club facilities are proposed to the south of Klumpps. The Klumpps building is a Priority Structure on the City's Official Register. The architectural style of the Klumpps building is Spanish Colonial Revival. The applicants were instructed to take into consideration the architectural character of the Listed Structures when developing their project.

Depending upon the proposals chosen, various City Planning Commission actions will be needed; Lot Line Adjustments, Tentative Map and Special Permits may be required.

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Heilbron Square Associates, 1990 3rd Street, Suite 900, Sacramento. 95814		
OWNER	CADA, 1230 N Street, Sacramento, Ca. 95814		
PLANS BY	Swatt & Stein, Berkeley		
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" Streets (DR82-196A)

PROPOSAL: To construct 27 apartments and 1 bank space

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:	15 commercial, 27 residential, Total 42 Spaces
Property Dimensions:	200 x 160
Property Area:	32,000 sq.ft.
Square Footage of Building:	27,000± sq.ft.
Significant Features of Site:	Heilbron Building and Klumpps building next to project site
Exterior Building Colors:	White and Gray
Exterior Building Materials:	Wood siding

STAFF EVALUATION: Staff feels the overall design of the project is well thought out. The variation of the building mass through the change of shape and size of structures adds interest to the streetscape. The interior courtyard and alley elevations have more of the Central City design feel than the 8th and 'O" Street elevations. The living units present a much richer face to the street than the corner bank building. A promenade over the parking space on "O" Street helps to relate the pedestrian on the sidewalk to the housing units. Bays are projected from the "O" Street facade which picks up a common theme of the Central City.

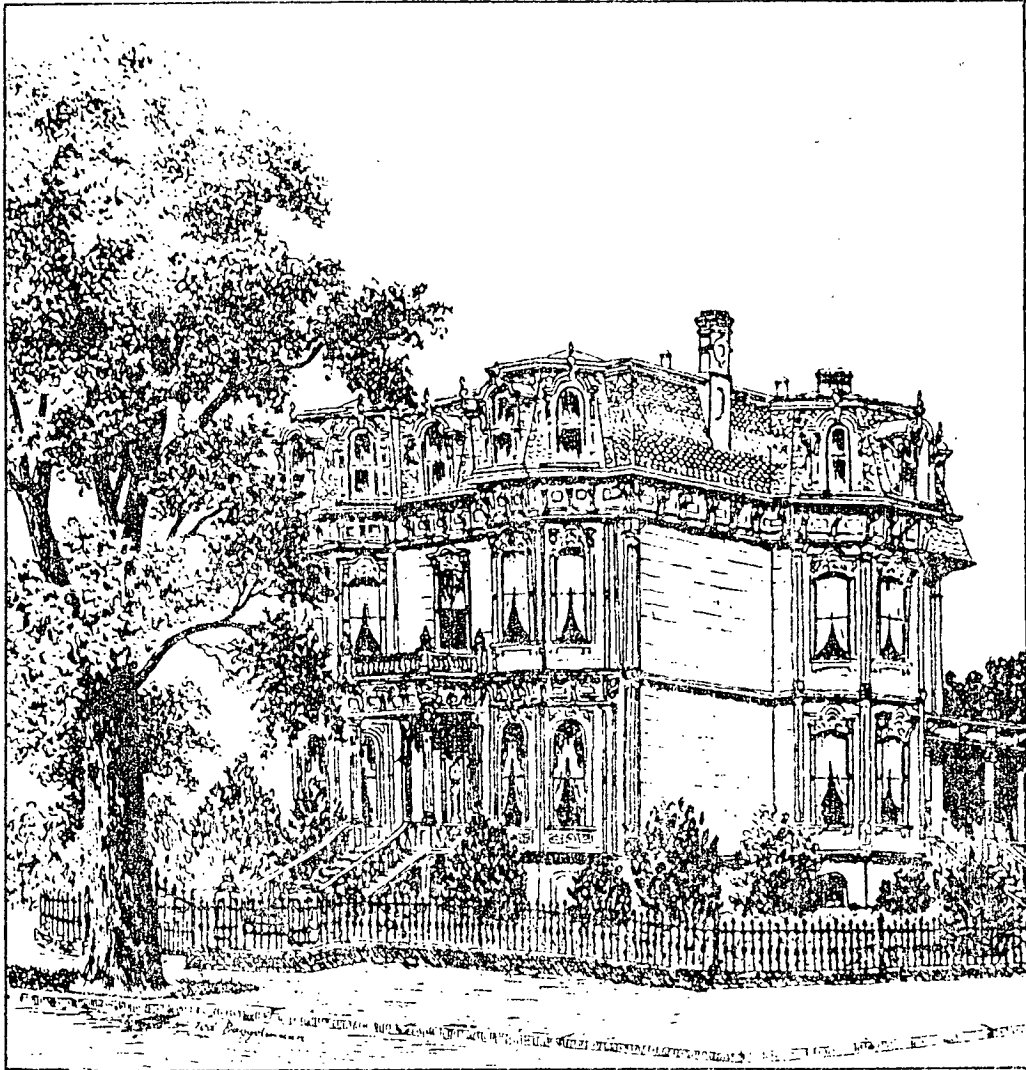
Staff feels that the project detriments are:

1. The open feel of the parking space on "O" Street.
2. The out of character harsh feel of the bank building.
3. The flat roof line of the "O" Street residential elevation, (even though the Heilbron House has a flat roof line, the vertical feel of the structure is stronger).

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

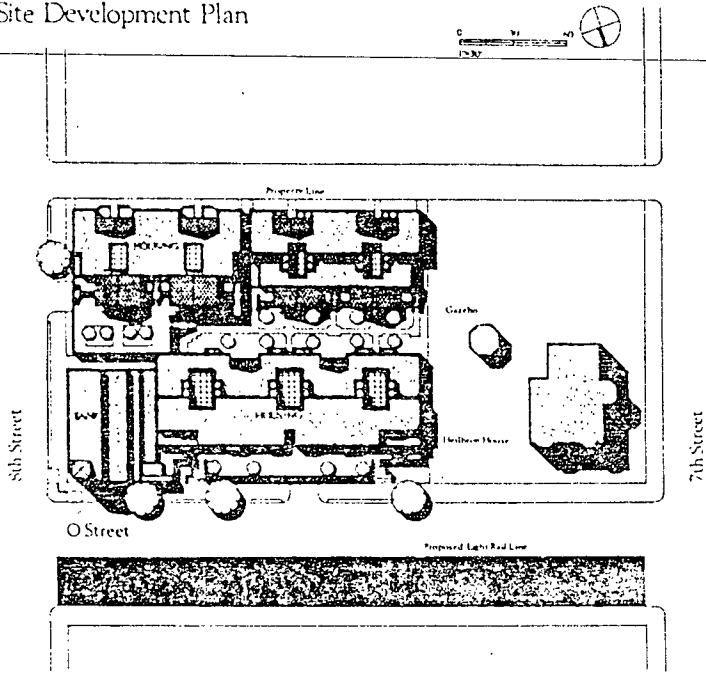
1. The facade of the "O" Street parking be re-worked.
2. The facade of the bank building be re-worked to be more sympathetic to the street.
3. The flat roof line of "O" residential structure should be re-worked.
4. All mechanical equipment must be screened from view.



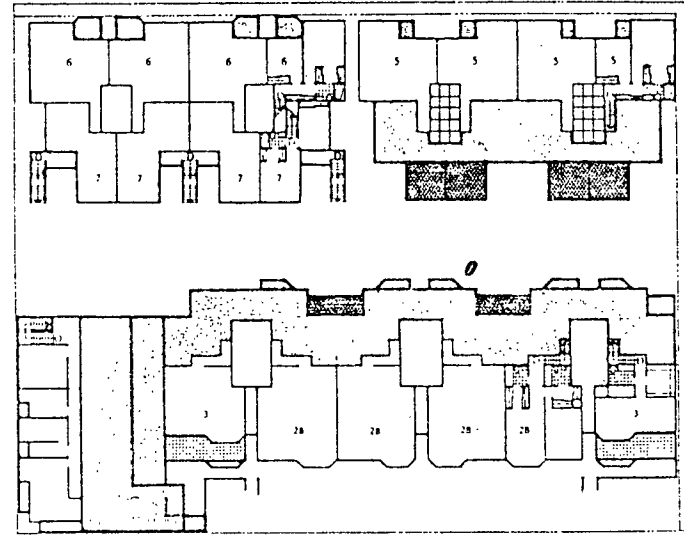


HEILBRON SQUARE ASSOCIATES
1990 Third Street
Suite 900
(916) 441-0127

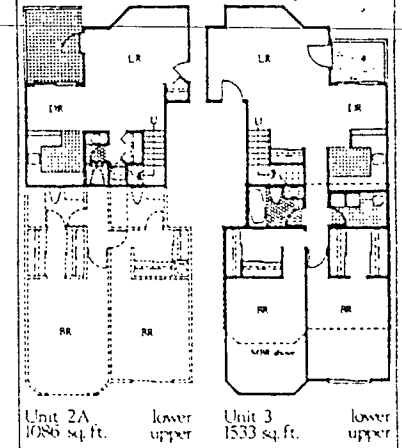
Site Development Plan



Third Floor

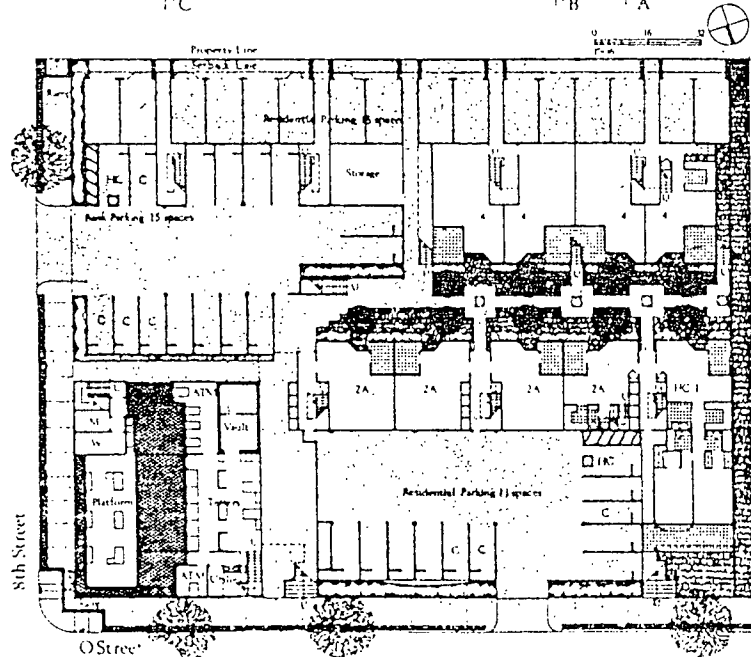


Typical Unit Plans

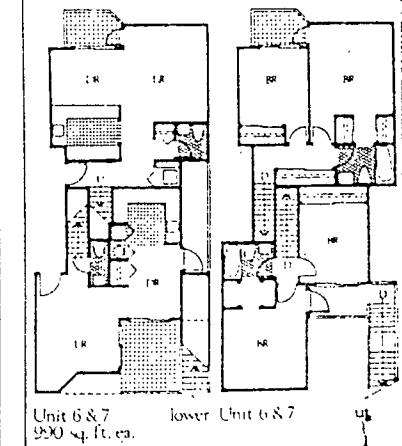
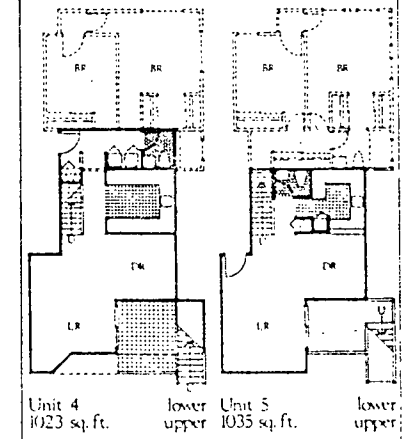
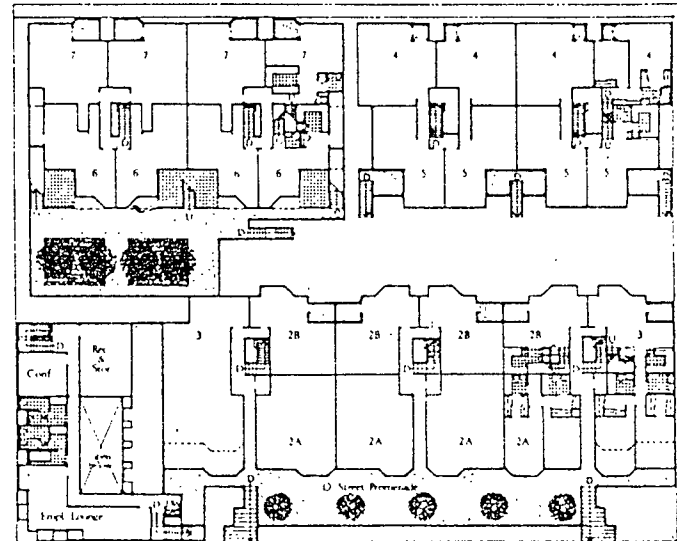


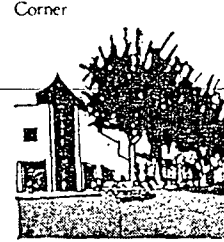
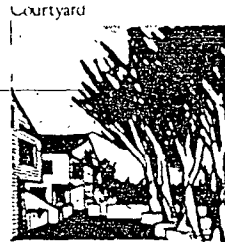
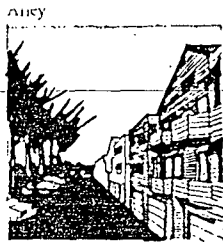
Site/First Floor

Bank 1st 2869
2nd 2116
total 5984 sq. ft.
A B A



Second Floor





8th Street



O Street



Courtyard South



Courtyard North



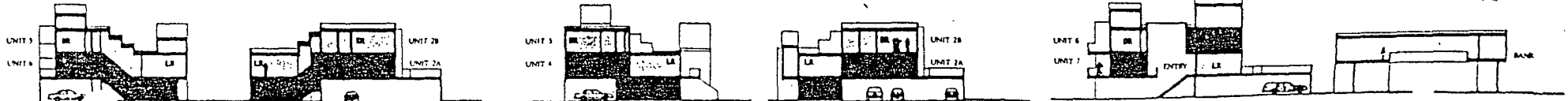
Alley



Section A-A

Section B-B

Section C-C



DESIGN FEATURES

1. Mixed-use Design:

- a. Heilbron Square is a fully integrated grouping of commercial, residential and parking activities.

2. Contextual Design:

- a. Heilbron Square uses materials and symbols, in the appropriate scale and massing, to achieve a design compatible with homes and buildings present in the Old City and CADA District.

b. Residential units

1. Buildings are alike in color, material and detail, but differ in style because of different street orientations: the North block faces an alley, and the South block to "O" Street.
2. The "O" Street facade is adjacent to the Heilbron House (a Mansard style Victorian of the 1860-1880's), and compliments it through the use of bay windows and horizontal wood siding.
3. The alley facade recalls the Queen Anne revival style also of this period, a typical "working man's Victorian".
4. The city was built over time and by different individuals. Adjacent houses were rarely identical. Heilbron Square reflects this incremental growth and design by varying the building character at each street.

c. Bank

1. Located on the corner, typical of general planning in the Old City when there was a mix of commercial and residential uses.
2. Provokes images of Victorian banks with high massing at the corner (either in the form of a cylinder with a dome on top or a high gable element) breaking down to lower massing at the residential units.

3. Network of Streets, Alleys, and Courtyards:

- a. Heilbron Square reinforces the existing city pattern of buildings and houses serving as a screen between the public world of streets and the private world of courtyards and gardens.

- b. Open space is clearly articulated among public open space (the street), semi-private open space (the courtyard and "O" Street promenade) and private open space (decks and terraces).
 - c. The courtyard or community open space is a formal design focusing on the Heilbron House gazebo in the adjacent property.
 - d. The housing terraces down from 3 or 4 stories on the street edge to 2 stories on the court allowing sunlight to penetrate the center of the project.
4. Land Use:
- a. Heilbron Square is a "U" shaped, multi-use structure that is zoned horizontally for different uses: commercial, residential and parking. It is a small scale urban village.
 - b. The bank is placed on the corner of Eight and "O" Street, visually dominating the project. The bank parking is along 8th Street, hidden by lush planting, and forms a platform for part of the alley housing. Housing along "O" Street is placed partially over the bank and residential parking, thus forming a vertical mix of uses. The multi-level courtyard runs between the housing blocks providing visual privacy and recreational activities through an extensive landscape program. All land is fully utilized to its maximum potential.
5. Security:
- a. Access to all residential units are fully secured at the garage and at common unit entries.
 - b. Access to the courtyard is limited to residents and bank workers through a controlled path network.
6. Residential Units:
- a. There are 27 units, including one physically disabled unit. (25 two-bedroom units, 2 three-bedroom units).
 - b. all units are between 850 to 1,000 square feet.
 - c. All units are accessible on the ground or 1st level.

- d. All units (except the physically disabled) are 2 levels with bedrooms above and living spaces below.
 - e. Acoustical privacy, Southern exposure, and through ventilation is achieved by placing one of these levels on the South, and the other on the North side.
 - f. Each unit has its own private open space (deck or terrace), and access to semi-private spaces (the courtyard or the "O" Street promenade).
 - g. Each unit has its own laundry facility.
7. Parking:
- a. Commercial parking: 15 spaces, including one physically disabled space.
 - b. Residential parking:
 - 1. Alley: 16 individual garage spaces.
 - 2. "O" Street:
 - a. 11 group spaces including one physically disabled space.
 - b. units are directly accessible from this garage.

ENERGY FEATURES

1. Building Features:

- a. all units have South orientation
- b. minimal East-West orientation
- c. exterior finishes of the building envelopes are light-colored for heating control

2. Mechanical Systems:

- a. energy efficient heat pumps, individually metered for heating and cooling
- b. night setback thermostats
- c. duct insulation
- d. solar domestic hot water systems with individual meters for each unit
- e. South facing collectors with insulated piping, storage, and back-up tanks
- f. low flow shower heads

3. Energy Conservation:

- a. ceiling insulation: R-30
- b. walls and floors: R-19
- c. rigid perimeter insulated slabs on grade

4. Infiltration Control:

- a. weather strip all factory weather-stripped windows and doors
- b. continuous vapor barrier
- c. caulking at sole plates and all openings including plumbing and electrical penetrations

5. Thermal Mass:

All South facing terraces over garages or living spaces to be decked with unglazed ceramic tile over 2" concrete topping slab

6. Glazing:

- a. double glazing throughout
- b. removable awnings and roll down exterior blinds
- c. operable glazing for ventilation
- d. North-South exposures for through ventilation

OUTLINE SPECIFICATION

1. Structural System:

a. O Street and 8th Street garages

1. cast-in-place concrete columns and foundations
2. concrete slab on grade
3. cast-in-place concrete deck

b. O Street condominiums

1. cast-in-place concrete foundations where not over garage
2. wood frame, type V construction

c. Alley Condominiums

1. cast-in-place concrete foundation
2. wood frame, type V construction

d. Bank

1. cast-in-place concrete foundation
2. wood frame, type V construction

2. Mechanical System:

a. energy efficient heat pump for heating and cooling

b. individual metering for all residential units

c. solar domestic hot water for residential units with South facing collectors, insulated piping and storage and back up tanks

d. night setback thermostats

e. insulated ductwork

3. Electrical System:

a. power to be individually metered for all residential units

b. data, alarm and telecommunication system for bank

4. Materials:

a. Exterior

1. painted horizontal wood siding at bank and residential exteriors, with painted wood trim
2. unglazed ceramic tile and redwood boards at terraces
3. painted cast-in-place concrete and concrete masonry at garages

b. Interior

1. carpet, vinyl tile and ceramic tile floors; gypsum board walls and ceilings at residential units
2. carpet, glazed and unglazed ceramic tile floors; gypsum wall board walls; suspended acoustical ceiling tile at Bank

5. Landscaping:

- a. a network of brick or exposed aggregate concrete paths surrounded by formal lawns, planters and indigenous trees
- b. O Street promenade; formal tree planting program

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