



MEMORANDUM

DATE: 5/19/2010
TO: **Design Review Commission**
Mathew Sites, Design Review Staff, City of Sacramento
cc: Elise Gumm, City of Sacramento Planning Department

FROM: Renner Johnston, AIA, LEED AP **PROJECT:** **7H: Mixed Use** **JOB #:** 208058
DR10-033

SUBJECT: Response to Design Review Staff Report: 5/19/10

The Project Team Thanks Staff for the extra effort to make this Hearing possible. We have reviewed the Staff Report and have a number of responses:

Clinic is shown as 6,000s.f. and retail at 2,800 s.f. in the submitted drawing set also approved by the Planning Commission. This is different from page 2.

Site Comments: (numbering from the staff report)

2. Landscape plans have been revised.
3. RT pole locations are shown on the site plan accurately and the survey also shows this information.
4. The applicant requests the flexibility for the gazebo walls to be finished concrete. The cost of using brick behind green screen is very high.
5. Applicant requests that the opening be only a minimum of 6'. It is not clear that 8' will be possible.

BUILDING COMMENTS:

6. Applicant requests that brick NOT be required at the ground floor with the storefront for the following reasons:
 - Adding a low brick wall works against the concept of the masonry "floating" on this storefront plinth,
 - Adds cost by creating a "hinge point"
 - Restricts flexibility for retailers,
 - Adds cost of an additional building trade at the ground floor
 - Would be largely blocked by landscape planters.



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7. The West and south walls are showing sunshades. The north and east do not require this very expensive element for sun. We believe that the windows being set 6" back from the brick is sufficient.

10. The solid metal screening protecting the building is very expensive (more than the brick). The screening design intent is for it to be lighter and somewhat transparent so allow a very of sky behind. We would like to continue to have a perforated metal screening. This screening will likely not be visible anyway because of the PV array.

Conditions of Approval:

6. The applicant request that the 4' wall at the ground floor should be more transparent or metal, not brick which works against the concept of the building on a plinth concept. Staff has conditioned 18" tall raised brick planters at the ground floor. The applicant requests that this conditioned be removed from the record for the following reasons:

- 18" brick planters at the ground floor are expensive,
- Would restrict flexibility, would create a water proofing problem,
- Would restrict the retailers, and tightens the café sidewalk considerably.
- Would create a "bench" surrounding the building for sitting – and encourage loitering.
- 18" planter walls were a detail that was recently demolished on the old Police building.
- The applicant has proposed a very generous landscape plan and setbacks at the ground floor and should not be punished to require most cost) because of a proposal to provide landscape at the ground floor.

7. The building parapet at the top of the building has a metal and needs to be this way for aesthetics, water proofing and weight – it cannot be pre-cast concrete. The landscape planters on the terrace will have a smooth

9. The applicant asks that the Commission allow the design team flexibility in the pattern of the wall; mandating "basket weave" seems premature without further design study.

12. See item 5 above in comments.

18. The applicant asks for flexibility, as a more efficient fiberglass window frame appears to be within reasonable price range and provide superior energy efficiency. Would like the flexibility to work with staff and not have this specific window identified in this condition. The applicant requests the brick header condition be removed. The windows set 6" back from the brick and the precast sills at all of the windows are very expensive and casts excellent shadow on the walls. A brick header would work against the concept of the brick-patterning concept.

20. PV panels are generally the size shown on the plans, the all very somewhat. It is important that there be flexibility with the array shape to accommodate the needed electrical production which is very tightly controlled in the downtown grid.



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21. The applicant would like to keep the mechanical screening simple, and spend the project budget on the more visible elements on the building. The transparent – perforated metal is part of that concept as it allows views to the sky and the changing mechanical shapes in silhouette.

