



REPORT TO PLANNING COMMISSION **13** City of Sacramento

915 I Street, Sacramento, CA 95814-2671

STAFF REPORT
March 10, 2011

To: Members of the Planning Commission

Subject: Informational Report on the 800 Block Project (P11-009)

Location/Council District:

The 800 Block project is generally located on the east side of 8th Street between K and L Streets. Assessor's Parcel Numbers: 006-0098-003,-004,-006,-007,-008,-014,-021,-022, -024

Council District 1

Recommendation: Staff requests the Planning Commission provide review and comment on the attached proposal for the 800 Block Project.

Contact: Matthew Sites, Associate AIA, LEED AP, Urban Design Staff (916) 808-7646
Stacia Cosgrove, Senior Planner, (916) 808-7110

Applicant: Ellen Warner, 880 K Street LLC (David S. Taylor Interests, INC., Domus Development, CIM Group), 1201 K Street, Suite 1840, Sacramento, CA 95814.

Owner: Redevelopment Agency, City of Sacramento, 801 12th Street, Sacramento, CA 95814. (Attention: Leslie Fritzsche)

Summary: The proposed project is a collaborative partnership between David Taylor Interests, Domus Development, and the Sacramento Housing and Redevelopment Agency (SHRA), to continue the revitalization of K and L Streets within the Central Business District. Two separate, but related, buildings comprise the 800 Block project. The applicant is proposing to construct a new 190,738 square foot mixed-use building at the southeast corner of 8th & K Streets (800 K Street), including 134 apartment units, 11,837 square feet of ground floor retail space, and 137 parking spaces. This site is currently vacant.

At the northeast corner of 8th & L Streets, the applicant proposed to renovate the landmark Bel Vue Building and construct an addition to it along the south side and to L Street (801 L Street). The renovated building and the addition will be approximately 98,108 square feet, including 66 apartment units, approximately 10,000 square feet of ground floor retail, and 47 parking spaces. Within the 800 Block project as a whole, a number of the units will be restricted as affordable units.

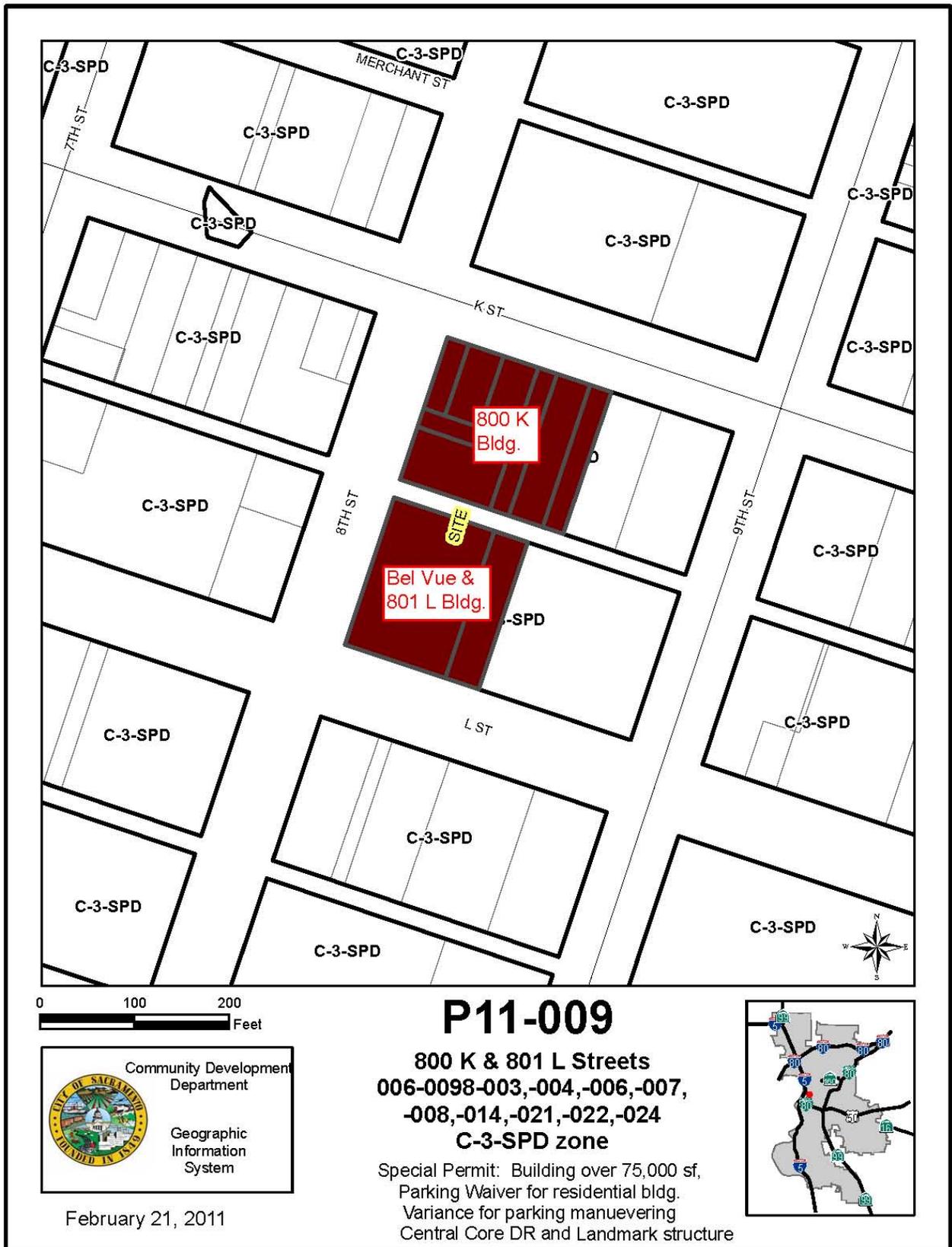


Table 1: Project Information for 800 Block Project
General Plan designation: Central Business District (FAR 3-15)
Existing zoning of site: Central Business District Special Planning District (C-3-SPD)
Existing use of site: 800 K Street- Vacant, 801 L Street- Bel Vue Building, commercial
Property area: Approximately 1.2 acres or 52,800 square feet
Density: 167± dwelling units/net acre (overall)
FAR: 5.5 (overall)

Background Information: In December 2009, the City's Economic Development Department, on behalf of the Redevelopment Agency, issued a Request for Qualifications (RFQ) soliciting qualifications and project concepts from development teams for the development of mixed use projects for the 700 and 800 blocks of K and L Streets. The RFQ sought development teams with experience in urban infill, mixed-use, retail, redevelopment, and adaptive re-use/historic preservation. The objective was to create a transformative, high-quality development project to bring significant retail, housing and commercial uses to the 700 and 800 blocks of K and L Streets. Teams were asked to submit their qualifications and propose project concepts for the Agency-owned properties.

In July 2010, the Sacramento City Council passed a motion approving the recommendation to select 800 K Street, LCC, and 8th & L Partners LP, as the preferred developer for the 800 Block of K and L Streets and directing staff to negotiate the terms of an Exclusive Right to Negotiate (ERN). The ERNs were executed on October 22, 2010.

Public/Neighborhood Outreach and Comments: The 800 Block Project was submitted for entitlements in January 2011. The proposal was routed for early review to the Alkali/Mansion Flats Neighborhood Association, Downtown Sacramento Partnership, and Sacramento Old City Association. The site was posted and staff notified property owners within 500 feet of the subject site about the Review and Comment hearings scheduled in front of the Preservation Commission on March 2, 2011 and the Planning Commission on March 10, 2011.

Environmental Considerations: The level of environmental review for this project is currently anticipated the project will be exempt from CEQA per Section 15332 of the CEQA Guidelines in that the project is infill development, as defined by the Guidelines.

Land Use

800 K- The site at 800 K Street has been vacant for several years. The proposed new building would include a basement level and six levels above-grade, for a total building size of 190,738 gross square feet and a FAR of 6.6. A total of 134 apartment units are proposed within the 800 K building, located on floors two through six. Each of the residential floors surrounds an interior courtyard that is approximately 40' x 100'. The

residential units range in size from 450' square feet for the smallest studio unit to two-bedroom units as large as 1,100 square feet. The building will contain 137 parking spaces on the basement, ground, and mezzanine levels, for the use of the residential units. No onsite parking will be provided for the 11,837 square feet of ground floor retail provided in the base of the building.

801 L- The site at 801 L Street is currently occupied by the historic Bel Vue Building and various commercial structures. The Bel Vue will be restored and apartment units reconstructed on the interior. The commercial buildings will be demolished and replaced with an addition to the Bel Vue, for an overall unit count of 66 apartment units. The alley façade of the Bel Vue Building will be preserved and enhanced with the removal of exterior duct work.

The renovated building and addition will be a single structure with a partial mezzanine parking floor and five levels above grade, for a total building size of 98,108 square feet and a FAR of 4.1. The units are primarily one and two-bedrooms, also surrounding an interior courtyard. The primary entrance to the upper levels will be on 8th Street. There is an existing basement in the Bel Vue that will be used for building storage and utility rooms. The building will contain 47 parking spaces on the ground and mezzanine levels for use by the residential units. There will be approximately 10,066 square feet of ground floor retail along 8th Street and L Street.

Setbacks, Height, and Ground Floor Retail Requirements: In the Central Business District, the setbacks may be zero feet on all elevations. There are also no height restrictions except as noted in the Capitol View Protection Ordinance which states that both sites have a height limit of 300 feet. The height of the 800 K building will be approximately 80-feet and the height of the 801 L building at its highest point will be 60-feet.

The sites also have a 75% ground floor retail requirement along 8th Street, K Street, and L Street, which the project is expected to meet. If the ground floor retail requirement cannot be met, a Special Permit is required to vary from those Zoning Code standards.

Access, Circulation, and Parking: The project site is bounded by public streets on three sides: K Street to the north, 8th Street to the west, and L Street to the south. A 20-foot wide public alley runs between the two sites and is proposed to be used for parking garage access. The alley will likely be signed for one-way traffic only.

This segment of K Street currently does not allow vehicular traffic. 8th Street is a one-way with traffic traveling north. L Street is one-way traveling west. Light rail tracks run on the north and west sides of the subject site.

The parking garage for the 800 Block building will be accessed via the public alley and then ramp internally for access to several levels of parking. The garage will include 137 spaces for tenant parking, some building storage, and other building support rooms.

The ground level of the 801 L Street building will contain 22 parking spaces, accessed via a driveway on L Street. The mezzanine parking level within 801 L will be accessed via a ramp from the alley, immediately adjacent (to the east) to the Bel Vue building.

A summary of the parking within the project is as follows:

Table 3: Parking Requirements for the 800 Block Project			
Land Uses	Required Spaces	Spaces Provided	Difference?
Ground floor retail/restaurants/commercial services	0 spaces	0 spaces	No
800 K Residential Units	134 spaces (1 space per residential unit)	137 spaces	Yes -6 spaces
Residential Guests	9 spaces (1 space per 15 residential units) TOTAL: 143 spaces		
801 L Residential Units	66 spaces (1 space per residential unit)	47 spaces	Yes -23 spaces
Residential Guests	4 spaces (1 space per 15 residential units) TOTAL: 70 spaces		
Total Parking	213 total parking	184 parking spaces	- 29 spaces

*For retail, restaurant, and commercial services in the Central Business District, onsite parking is not required. Only residential, hotels, motels, and office uses require parking.

Preservation Review: City Staff believes the project generally meets the principles and guidelines of the Central Core Design Review District, and the historic rehabilitation

of the Bel Vue structure will comply with the Secretary of Interior's Rehabilitation Standards. The applicant and their design team have had several meetings with Design and Preservation Staff for assistance in understanding and implementing the updated Central City Urban Design Plan and Guidelines and the historic Rehabilitation Standards. These early meetings have refined the original proposal to better complement and integrate the project into the existing urban fabric. The Preservation Commission will be providing Review and Comment on the project at the March 2, 2011 public hearing. The results of the Preservation Commission's review will be reported to the Planning Commission at the March 10th Review and Comment.

Policy Considerations: The subject site is designated as Central Business District on the General Plan Land Use and Urban Form Diagram. The Central Business District (CBD) is Sacramento's most intensely developed area. The CBD includes a mixture of retail, office, governmental, entertainment and visitor-serving uses built on a formal framework of streets and park spaces laid out for the original Sutter Land Grant in the 1840s. The vision for the CBD is a vibrant downtown core that will continue to serve as the business, governmental, retail, and entertainment center for the city and the region. A significant element in the future CBD includes new residential uses. Increasing the residential population will add vitality to the CBD by extending the hours of activity and the built-in market for retail, services, and entertainment.

2030 General Plan Development Standards

Floor Area Ratio (FAR): Minimum 3.00 FAR to maximum 15.00 FAR.

Residential development that is a part of a mixed use building shall comply with the FAR range and is not subject to the density requirement.

2030 General Plan Policies

LU 2.7.8 Screening of Off-street Parking. *The City shall reduce the visual prominence of parking within the public realm by requiring most off-street parking to be located behind or within structures or otherwise fully or partially screened from public view.*

LU 4.1.4 Alley Access. *The City shall encourage the use of well-designed and safe alleys to access individual parcels in neighborhoods in order to reduce the number of curb cuts, driveways, garage doors, and associated pedestrian/automobile conflicts along street frontages.*

LU 5.5.2 Transit-Oriented Development. *The City shall actively support and facilitate mixed-use retail, employment, and residential development around existing and future transit stations.*

LU 5.6.1 Downtown Center Development. *The City shall encourage development that expands the role of the CBD as the regional center for commerce, arts, culture, entertainment, and government.*

LU 5.6.3 Mixed Use Downtown Development. *The City shall support a mixed use, vibrant Central Business District by encouraging innovative mixed use development resulting in development consistent with Sacramento's commitment to environmental sustainability.*

HCR 2.1.13 Adaptive Reuse. *The City shall encourage the adaptive reuse of historic resources when the original use of the resource is no longer feasible.*

M 2.1.3 Streetscape Design. *The City shall require that pedestrian-oriented streets be designed to provide a pleasant environment for walking including shade trees; plantings; well-designed benches, trash receptacles, news racks, and other furniture; pedestrian-scaled lighting fixtures; wayfinding signage; integrated transit shelters; public art; and other amenities.*

M 6.1.4 Reduction of Parking Areas. *The City shall strive to reduce the amount of land devoted to parking through such measures as development of parking structures, the application of shared parking for mixed use developments, and the implementation of Transportation Demand Management plans to reduce parking needs.*

Central City Community Plan Policies

CC.LU 1.7 Central Business District. *The City shall improve the physical and social conditions, urban aesthetics, and general safety of the Central Business District.*

CC.HCR 1.1 Preservation. *The City shall support programs for the preservation of historically and architecturally significant structures which are important to the unique character of the Central City.*

CC.H 1.1 Mixed-Use Buildings. *The City shall provide the opportunity for mixture of housing with other uses in the same building or on the same site at selected locations to capitalize on the advantages of close-in living.*

2008-2013 Housing Element:

H-1.2.4 *The City shall actively support and encourage mixed-use retail, employment and residential development around existing and future transit stations, centers and corridors.*

Anticipated Entitlements: With the current project proposal, the following future entitlements would be necessary from the Planning Commission:

- **800 K- Special Permit** for a major project exceeding 75,000 sq ft in the C-3-SPD zone, Special Permit for tandem parking, Variance to reduce maneuvering area within the parking garage from 26-feet to 24-feet;
- **Bel Vue Building/801 L- Special Permit** for a major project exceeding 75,000 sq ft in the C-3-SPD zone, Special Permit to waive a portion of the required parking

for the residential use, Variance to reduce maneuvering area within the parking garage from 26-feet to 24-feet.

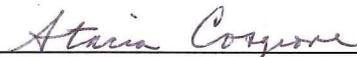
Conclusion: Staff recommends the Planning Commission review and comment on the amount of parking provided for the land uses on the site and provide any other potential issues or concerns to be considered in the project review.

Staff anticipates bringing forward this project for final action in May 2011.

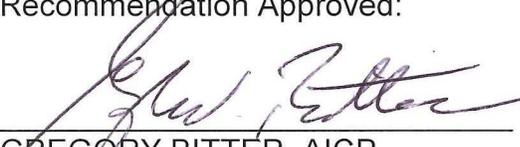
Respectfully submitted by:


MATTHEW SITES, ASSOCIATE AIA, LEED AP
Urban Design Staff

Approved by:


STACIA COSGROVE
Senior Planner

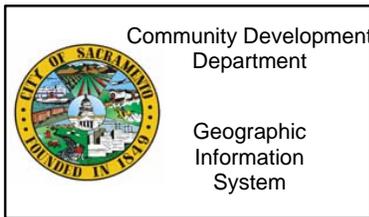
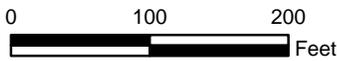
Recommendation Approved:


GREGORY BITTER, AICP
Principal Planner

Attachments:

Page #

Attachment 1	Land Use Map	9
Attachment 2	Applicant's Project Narrative	10
Attachment 3	Project Plans & Photos of the Existing Buildings	14



February 21, 2011

P11-009

800 K & 801 L Streets
006-0098-003,-004,-006,-007,
-008,-014,-021,-022,-024
C-3-SPD zone

Special Permit: Building over 75,000 sf,
 Parking Waiver for residential bldg.
 Variance for parking maneuvering
 Central Core DR and





**Statement of Intent:
800 K Street and 801 L Street Apartments
January 28, 2011**

Project Location

The Project site is located in the Central Business District of the City of Sacramento, at the western half of the City block bounded by K Street, L Street, 8th Street and 9th Street; 0.66 acre in the portion of the site north of the alley ("800 Block of K Street") and 0.55 acre in the portion of the site south of the alley ("800 Block of L Street"). This site is owned by the Redevelopment Agency of the City of Sacramento ("Agency"), and the Agency intends to transfer title of the 800 Block of K Street site to the developer 800 K Street, LLC just prior to the start of construction in the second half of 2011 and to transfer title of the 800 Block of L Street site to the developer 8th & L Partners, LP just prior to the start of construction in the second half of 2011. The Project consists of the construction of a new building on the 800 Block of K Street and the renovation of the historic Bel Vue Building on the 800 Block of L Street combined with the construction of a new building addition to the Bel Vue on the 800 Block of L Street. The assessor's parcel numbers for the 800 Block of K Street are 006-0098-003,004,006, 007,008,022,024. The assessor's parcel numbers for the 800 Block of L Street are 006-0098-014, 021. The Westfield Downtown Plaza is located 1 block to the west, Cesar Chavez Plaza is located 1 block to the northeast, and the California State Capitol is located 2 blocks southeast. The Sacramento River is approximately 7 blocks to the west.

Adjacent to the 800 K site on the east is the Kress Building and across the street to the north is the Sacramento Renaissance Tower. The site slopes down at the center of the block approximately 8' from K Street to the alley and it is approximately level from the alley to L Street. The low point in the alley is approximately 19' above mean sea level.

Regional access is provided to the project area via Interstate 5 (I-5) west of the site and US Highway 50 south of the site. Access point to the project vicinity from I-5 is located at the I Street/J Street interchange exit. Access point to the project vicinity from US Highway 50 is located at the 10th Street interchange exits. Regional access is also provided from the Capitol City freeway (Business 80) east of the site at E, H, and N Streets. State Highway 160 (15th and 16th Streets in the project area) is located east of the site and provides primarily cross-town access. Direct access to the proposed project site is provided from 8th Street northbound. K Street is closed to public vehicular traffic in the immediate project vicinity.

Project Background

The project site is considered by the Redevelopment Agency as key to downtown redevelopment for several reasons:

- It includes mixed-use, mixed-income housing that will provide for a range of housing opportunities
- It provides uses that will attract investment in the surrounding area.
- It includes uses that are considered to have a regional draw and will broaden the appeal of the Downtown area.
- It leverages the limited local agency resources to attract a considerable amount of private funding and additional state and federal public funding resources.

In December 2009, the Economic Development Department, on behalf of the Agency, issued a Request for Qualifications (RFQ) soliciting qualifications and project concepts from development teams for the development of mixed-use projects for the 700 and 800 blocks of K and L Streets. Development teams were encouraged to submit RFQ responses for any combination of the development areas.

In February 2010, four proposals were submitted. Three of the proposals included both the 700 and 800 blocks of K and L Streets and one proposal focused on the 700 block of K Street.

In July 2010, the Sacramento City Council passed a motion approving the recommendation to select 800 K Street, LCC and 8th & L Partners, LP as the preferred developers for the 800 Block of K and L Streets and directing staff to negotiate terms of an exclusive right to negotiate. The Exclusive Right to Negotiate Agreements were executed on October 22, 2010.

Since the site was vacated by its last tenant, the Agency reviewed a variety of development proposals for the site, but none of the development proposals reached the construction phase.

Project Objectives

The project is located within the Merged Downtown Redevelopment Project Area. The overall goal of the Agency, based on the Community Redevelopment Law, is to undertake a program for the clearance and reconstruction or rehabilitation of blighted areas in the City. Agency objectives of the proposed project are generally based on public-oriented needs and benefits as articulated in goals and policies of plans adopted by the Agency and the City. The Agency, the property owner, has identified the following objectives for the project:

- Provide a combination of cultural, entertainment, and retail destination-oriented uses.
- Provide a pedestrian and destination oriented project that will draw a large number of people during both day and evening hours.
- Represent first rate architectural design using high quality materials
- Serve as a catalyst redevelopment project, assisting in attracting additional quality developments to the area and the continued implementation of the JKL Corridor Strategic Direction.

Objectives identified by the developer are:

- The project team needs to be stakeholders with vested interests in the success of the subject blocks
- Provide a variety of cultural and commercial uses
- Provide high quality places to live in downtown
- Provide pedestrian and destination oriented projects that draw people during both day and evening hours
- Provide buildings that demonstrate superior architectural design and high quality construction
- Serve as a catalyst redevelopment project, assisting in attracting additional quality developments to the area and the continued implementation of the City's JKL Strategic Direction.

800 K Street Scope

(all sizes and quantities noted in this section are approximate)

The new building at the 800 Block of K Street will include a basement level and six levels above grade, for a total building size of 190,738 gross square feet and a total building height of approximately 80' above grade plane. The building will contain 137 parking spaces on basement, ground and mezzanine levels, 11,837 square feet of retail space on ground level, and 134 residential units on levels two through six.

The basement level covers the entire site and is 26,996 gross square feet with parking and general storage spaces for tenant. The parking garage will be accessible via a single entry from the alley and then ramp internally with multiple levels from basement to ground level to ground level mezzanine. This parking garage will include spaces for 137 vehicles for building tenants, some building storage, and other building support rooms. The ground floor covers the entire site and will include a primary entrance to the upper levels above via an entry on 8th Street, 9,891 gross square feet of retail facing K Street, 1,972 gross square feet of retail facing 8th Street, and a continuation of the parking garage on the interior. Each one of the four upper levels above the ground floor level includes 23,845 gross square feet for residential units surrounding an interior courtyard that is approximately 40' by 100'. The residential units range in size from studios as small as 450 square feet to two-bedroom units as large as 1,100 square feet. The total number of units is 134. Most utility services will enter the building from the alley.

801 L Street Scope

(All sizes and quantities noted in this section are approximate)

The historic Bel Vue Building will be renovated and a new addition to it will be constructed on the adjacent property just south of the Bel Vue, at the northeast corner of L and 8th Streets. The renovated building and the addition will be a

single structure with a partial mezzanine parking floor and five levels above grade, for a total building size of 98,108 gross square feet and a total building height of 60' above grade plane. The primary entrance to the upper levels will be on 8th Street. There is an existing basement in the Bel Vue that will be used for building storage and utility rooms. The building will contain 47 parking spaces on mezzanine and ground levels, 10,066 square feet of retail space on ground level, and 66 residential units on levels two through five.

The mezzanine parking level under the new addition is 10,380 square feet. It will be accessible to occupants' vehicles via an entry ramp from the alley, immediately east of the Bel Vue Building. The mezzanine level will include parking for 25 vehicles. The ground level is 23,325 square feet and will be accessible to occupants' vehicles via an entry driveway on L Street, at the southeast corner of the site. The ground level of 801 L will contain 8,000 square feet of retail facing 8th Street, 2,066 square feet of retail facing L Street and parking for 22 vehicles. The second and third levels above the ground floor are each 19,366 square feet and include 46 one and two bedroom units (23 per level). The fourth and fifth levels occur in the addition and are each 8,483 square feet and include 20 one and two bedroom units (10 per level). Most utility services will enter the building from the alley.

Requested Entitlements

Planning and Zoning:

- Special permit for buildings over 75,000 SF
- Parking variance for a reduction of aisle width to 22'-0"

Preservation Commission:

- Design review for the renovation of the historic Bel Vue Apartment Building and adjacent new addition

800 K STREET AND 801 L STREET PROJECT

Sacramento, California PROJECT APPLICATION January 28, 2011

800 K STREET BUILDING PROGRAM

Gross Floor Area	190,738 sf
Residential	134 units
Commercial	11,863 sf
Parking Provided	137 spaces

Building Area Summary

Level	Residential	Circulation	Building Services	Commercial	Parking and Driveways	Sub-Total
6	18,884 SF	3,066 SF	1,895 SF	-	-	23,845 SF
5	20,592 SF	3,071 SF	182 SF	-	-	23,845 SF
4	20,592 SF	3,071 SF	182 SF	-	-	23,845 SF
3	20,592 SF	3,071 SF	182 SF	-	-	23,845 SF
2	18,765 SF	3,071 SF	1,961 SF	-	-	23,797 SF
Mezz	-	751 SF	308 SF	-	14,779 SF	15,838 SF
Ground	-	1,737 SF	2,082 SF	11,863 SF	13,045 SF	28,727 SF
Basement	-	1,446 SF	4,366 SF	-	21,184 SF	26,996 SF
Sub-Totals	99,425 SF	19,284 SF	11,158 SF	11,863 SF	49,008 SF	190,738 SF

800 K STREET UNIT COUNT

FLOOR	STUDIO	1 BR	2BR W/ DEN	2BR	
2	13	13	2	-	
3	13	15	2	-	
4	13	15	2	-	
5	13	15	2	-	
6	-	2	8	6	
TOTAL	52 (39%)	60 (45%)	16 (12%)	6 (4%)	= 134 DU

800 K STREET PARKING

LEVEL	STANDARD	ACCESSIBLE	SUB-TOTAL
Mezz	39	-	39
Ground	30	2	32
Basement	63	3	66
Sub-Totals	132	5	137

801 L STREET BUILDING PROGRAM

Gross Floor Area	98,108 SF
Residential	66 Units
Commercial	10,066 SF
Parking Provided	47 Spaces

Building Area Summary

Level	Residential	Circulation	Building Services	Commercial	Parking and Driveways	Sub-Total
5	6,584 SF	1,822 SF	77 SF	-	-	8,483 SF
4	6,584 SF	1,822 SF	77 SF	-	-	8,433 SF
3	15,424 SF	3,259 SF	683 SF	-	-	19,366 SF
2	15,424 SF	3,366 SF	695 SF	-	-	19,366 SF
Mezz	-	908 SF	-	-	9,472 SF	10,380 SF
Ground	-	2,474 SF	1,805 SF	10,066 SF	8,980 SF	23,325 SF
Basement	-	-	8,705 SF	-	-	8,705 SF
Sub-Totals	43,897 SF	13,651 SF	12,042 SF	10,066 SF	18,452 SF	98,108 SF

801 L STREET UNIT COUNT

FLOOR	STUDIO	1 BR	2BR	
2	1	18	4	
3	-	19	4	
4	-	8	2	
5	-	8	2	
TOTAL	1 (2%)	53 (80%)	12 (18%)	= 66 DU

801 L STREET PARKING

LEVEL	STANDARD	ACCESSIBLE	SUB-TOTAL
Mezz	25	-	25
Ground	20	2	22
Sub-totals	45	2	47

TOTAL 800 K AND 801 L STREETS

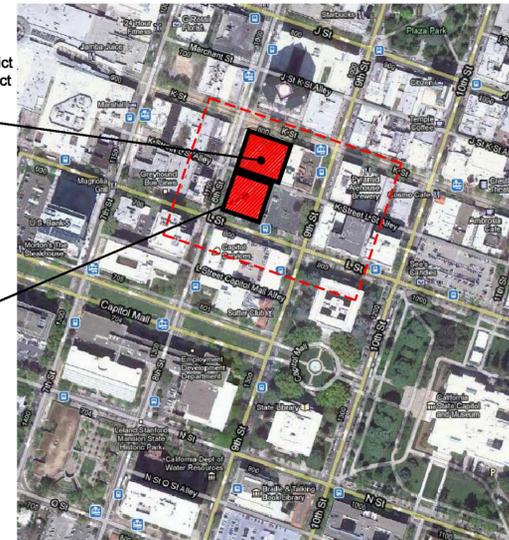
AREA	288,846 SF
RESIDENTIAL UNITS	200
PARKING	184

VICINITY MAP + APN

ZONING
C-3
Central Business District
Special Planning District

800 K STREET
006-0098-003
006-0098-004
006-0098-006
006-0098-007
006-0098-008
006-0098-022
006-0098-024

801 L STREET
006-0098-014
006-0098-021



PROJECT TEAM

OWNER

Redevelopment Agency of the City of Sacramento - Leslie Fritzsche
801 12th Street
Sacramento, CA 95814

DEVELOPER

800 K Street, LLC c/o David S. Taylor Interests, Inc. - Ellen Warner
120 K Street, Suite 1840
Sacramento, CA 95814

ARCHITECTS

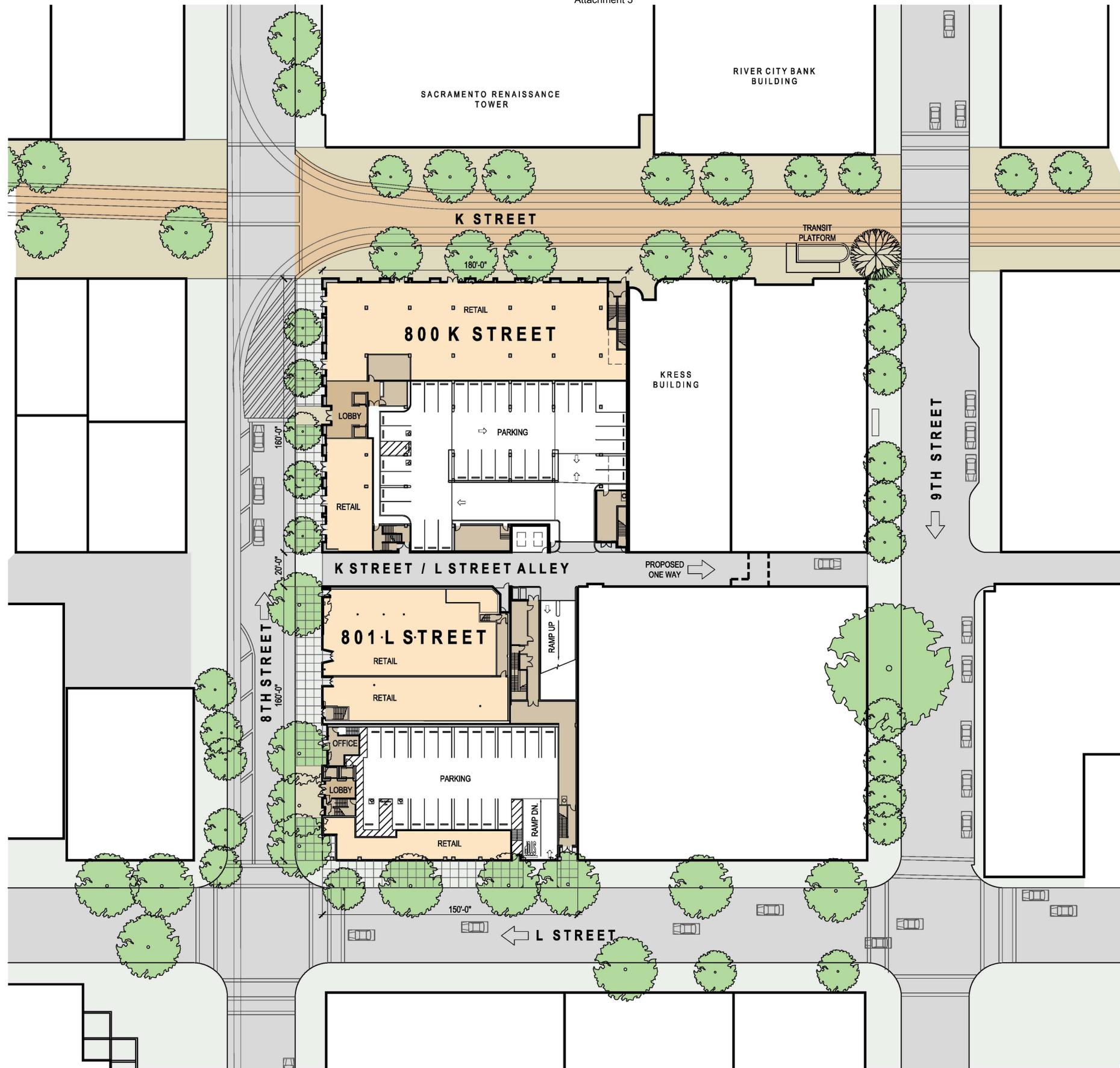
YHLA Architects - Robert Lindley
1617 Clay St
Oakland, CA 94612
(510) 836-6688x102

LKDA - Louis Kaufman
1812 J Street, No. 21
Sacramento, CA 95811
(916) 447-2476

SHEET INDEX

G1	Cover Sheet
G2	Site Plan
G3	Site Photos
A1.1	800 K Street - Basement Floor Plan
A1.2	800 K Street - Ground Floor Plan
A1.3	800 K Street - Mezzanine and Upper Mezzanine Floor Plan
A1.4	800 K Street - Second Floor Plan
A1.5	800 K Street - Third Floor Plan
A1.6	800 K Street - Fourth Floor Plan
A1.7	800 K Street - Fifth Floor Plan
A1.8	800 K Street - Sixth Floor / Penthouse Plan
A1.9	800 K Street - Roof Plan
A2.1	801 L Street - Basement Plan
A2.2	801 L Street - Ground Floor Plan
A2.3	801 L Street - Mezzanine Floor Plan
A2.4	801 L Street - Second Floor Plan
A2.5	801 L Street - Third Floor Plan
A2.6	801 L Street - Fourth Floor Plan
A2.7	801 L Street - Fifth Floor Plan
A2.8	801 L Street - Roof Plan
A3.1	800 K Street - East - West Section
A3.2	800 K Street - North - South Section
A4.1	801 L Street - North - South Section
A5.1	800 K Street - West Elevation
A5.2	800 K Street - North Elevation
A5.3	800 K Street - South Elevation
A5.4	801 L Street - West Elevation
A5.5	801 L Street - North Elevation
A5.6	801 L Street - South Elevation
A6.1	800 K Street - Perspective
A6.2	801 L Street - Perspective

[Back to Table of Contents](#)



[Back to Table of Contents](#)



1 BUILDING FACING L STREET OPPOSITE THE 801 L STREET SITE



2 BUILDING FACING L STREET OPPOSITE THE 801 L STREET SITE



3 BUILDING FACING L STREET ON THE 801 L STREET SITE



4 BUILDING FACING L STREET ON THE 801 L STREET SITE



5 BUILDING FACING L STREET AND 8TH STREET ON THE 801 L STREET SITE



6 BUILDING FACING L STREET AND 8TH STREET ON THE 801 L STREET SITE



7 800 K STREET SITE WITH 801 L STREET SITE IN THE BACKGROUND FACING 8TH STREET



8 800 K STREET AND 801 L STREET SITES FACING 8TH STREET WITH K / L STREET ALLEY



9 801 L STREET SITE FACING 8TH STREET



10 801 L STREET SITE FACING 8TH STREET



11 801 L STREET SITE FACING 8TH STREET



12 BUILDING FACING 8TH STREET OPPOSITE THE 801 L STREET SITE



13 BUILDING FACING 8TH STREET OPPOSITE THE 800 K STREET SITE



14 BUILDING FACING 8TH STREET OPPOSITE THE 800 K STREET SITE



15 BUILDING FACING 8TH STREET AND K STREET OPPOSITE THE 800 K STREET SITE



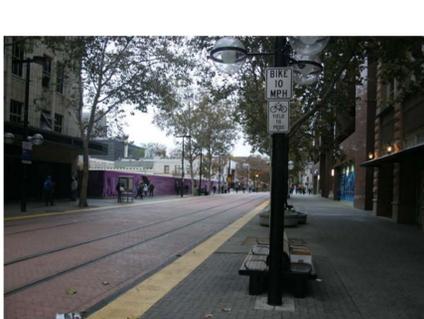
16 BUILDING FACING K STREET OPPOSITE THE 800 K STREET SITE



17 BUILDING FACING K STREET OPPOSITE THE 800 K STREET SITE



18 BUILDING FACING K STREET ADJACENT TO THE 800 K STREET SITE



19 THE 800 K STREET SITE FACING K STREET



20 THE 800 K STREET SITE FACING K STREET



21 K / L STREET ALLEY FACING THE 801 L STREET SITE



22 K / L STREET ALLEY FACING THE 801 L STREET SITE



23 K / L STREET ALLEY FACING THE 800 K STREET SITE



24 K / L STREET ALLEY FACING THE 800 K STREET AND 801 L STREET SITES



25 K / L STREET ALLEY ADJACENT TO THE 800 K STREET SITE

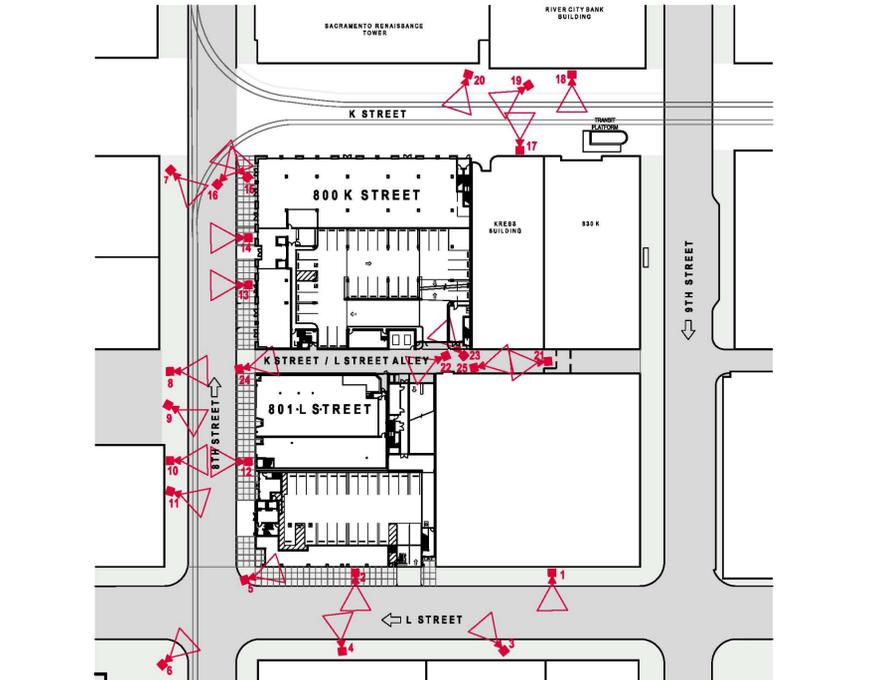
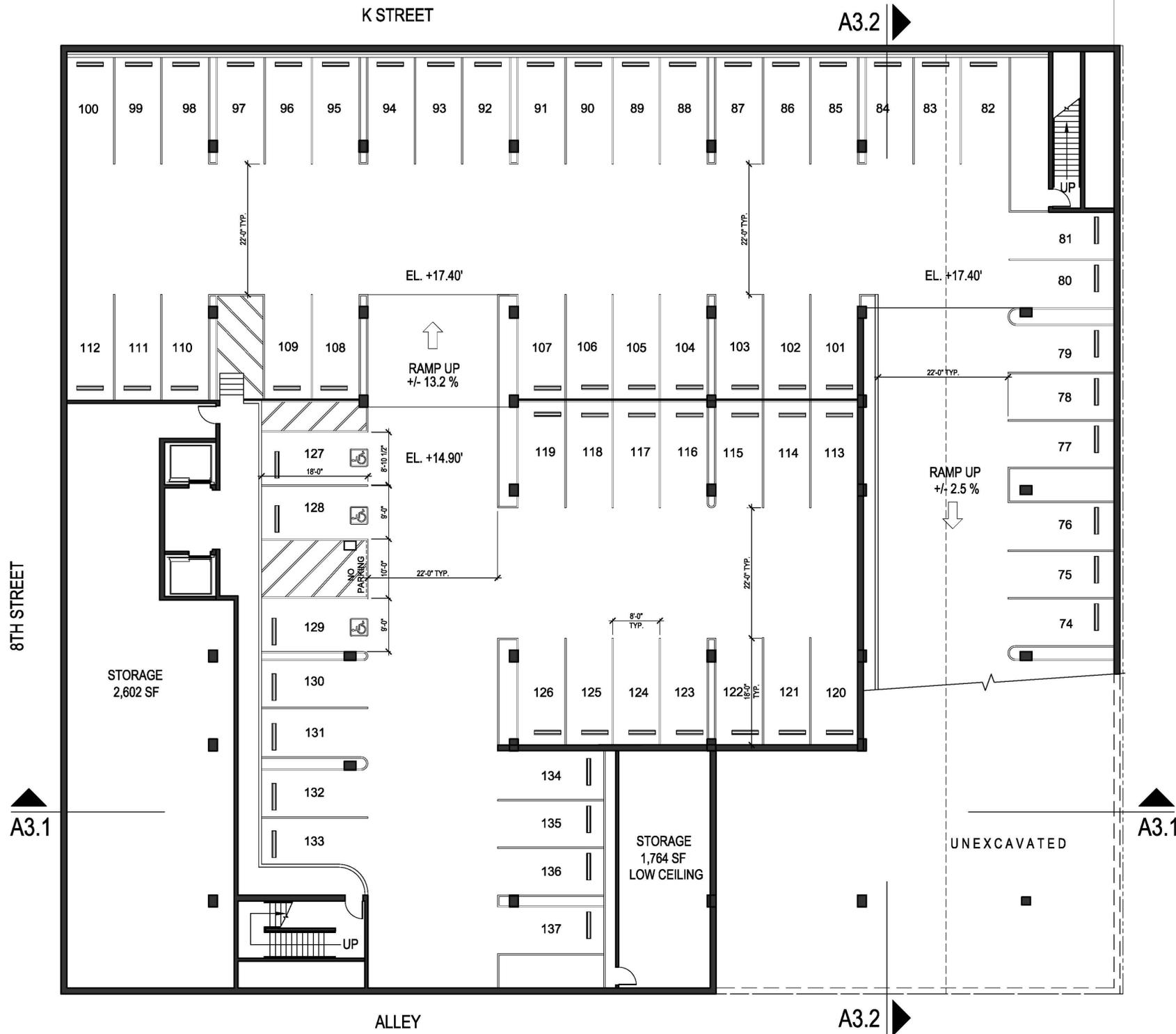


PHOTO KEY MAP

[Back to Table of Contents](#)

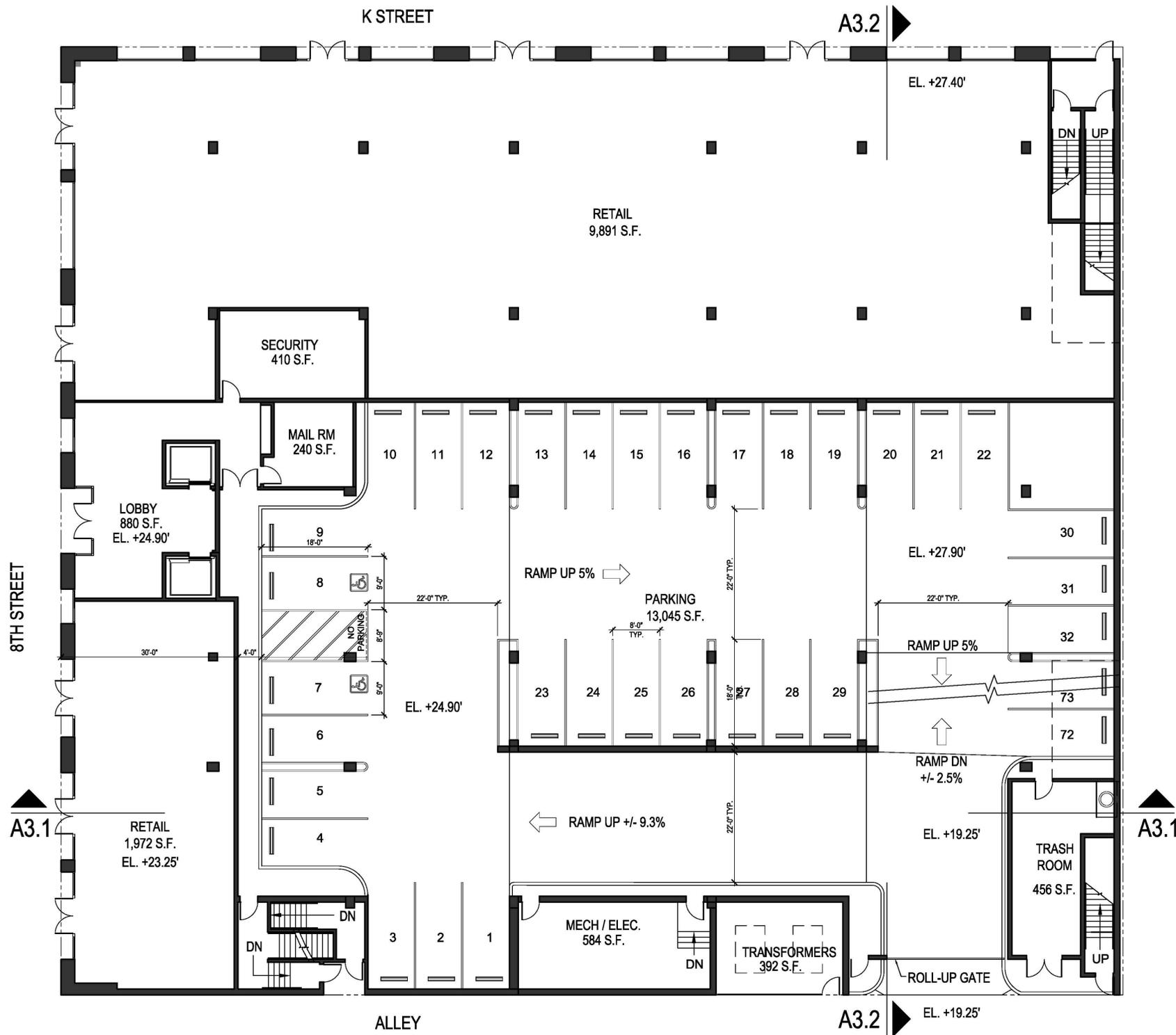


BASEMENT FLOOR DATA

TOTAL FLOOR AREA			23,996 SF
PARKING COUNT			
STANDARD	63	ACCESSIBLE	3
			TOTAL
			66



[Back to Table of Contents](#)

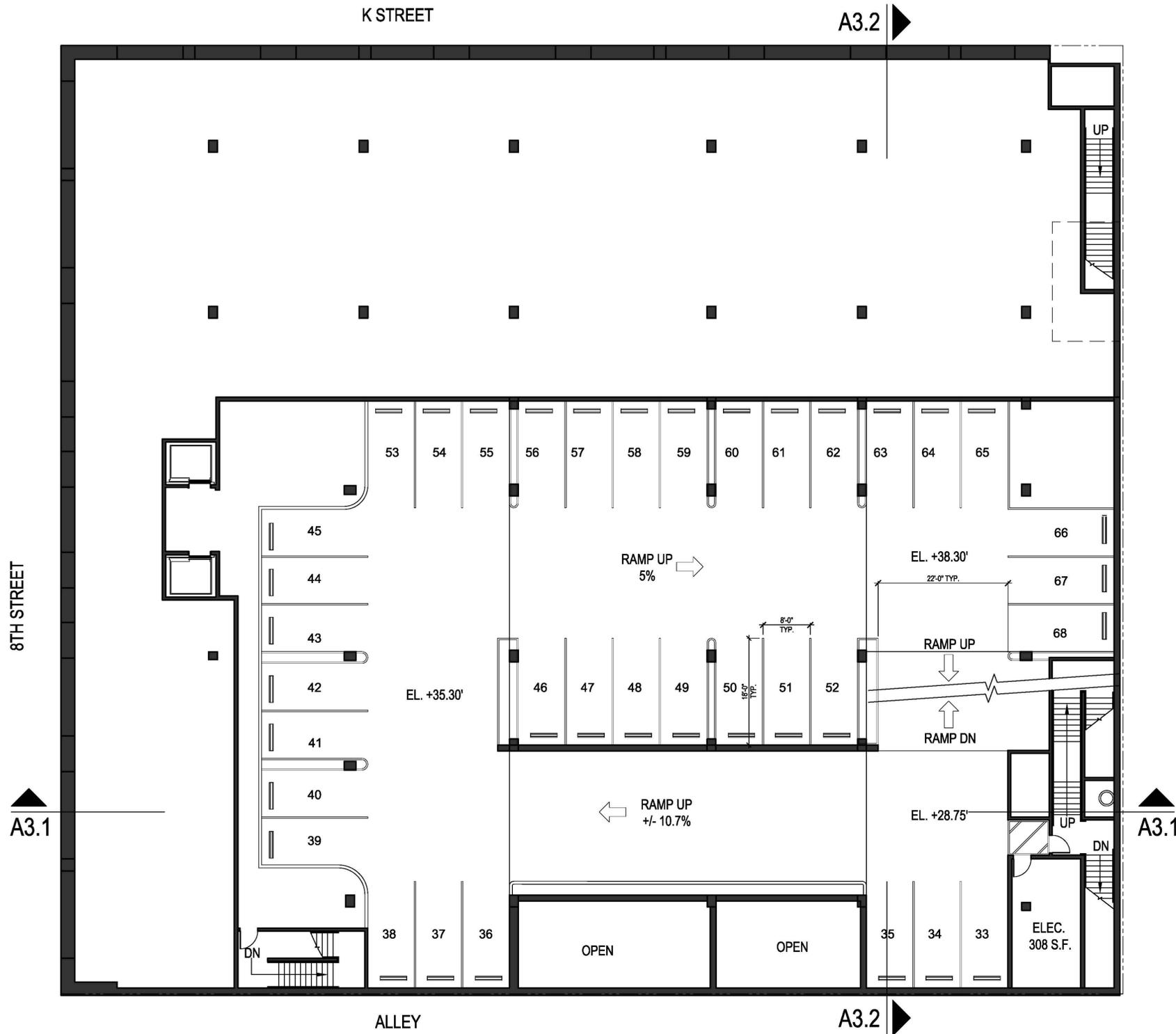


GROUND FLOOR DATA

TOTAL FLOOR AREA	28,701 SF
COMMERCIAL FLOOR AREA	11,863 SF
PARKING COUNT	
STANDARD	30
ACCESSIBLE	2
TOTAL	32

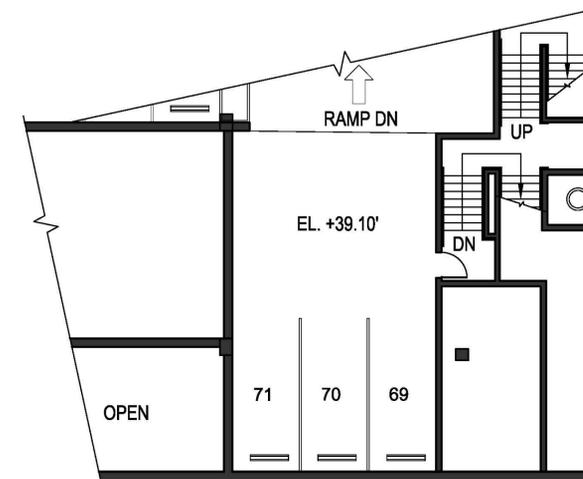


[Back to Table of Contents](#)

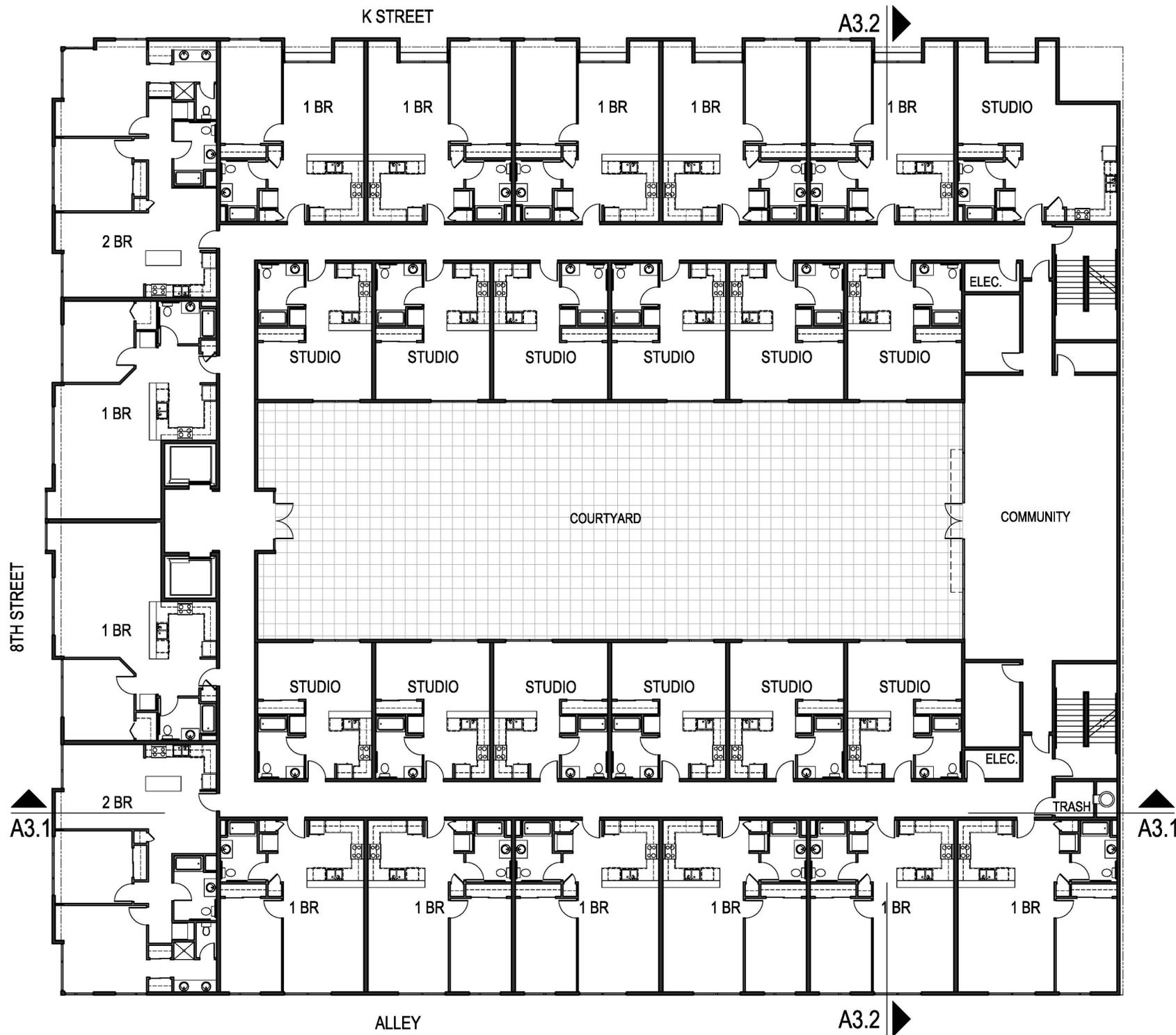


MEZZANINE FLOOR DATA

TOTAL FLOOR AREA			15,838 SF
PARKING COUNT			
STANDARD	39	ACCESSIBLE	0
		TOTAL	39



[Back to Table of Contents](#)

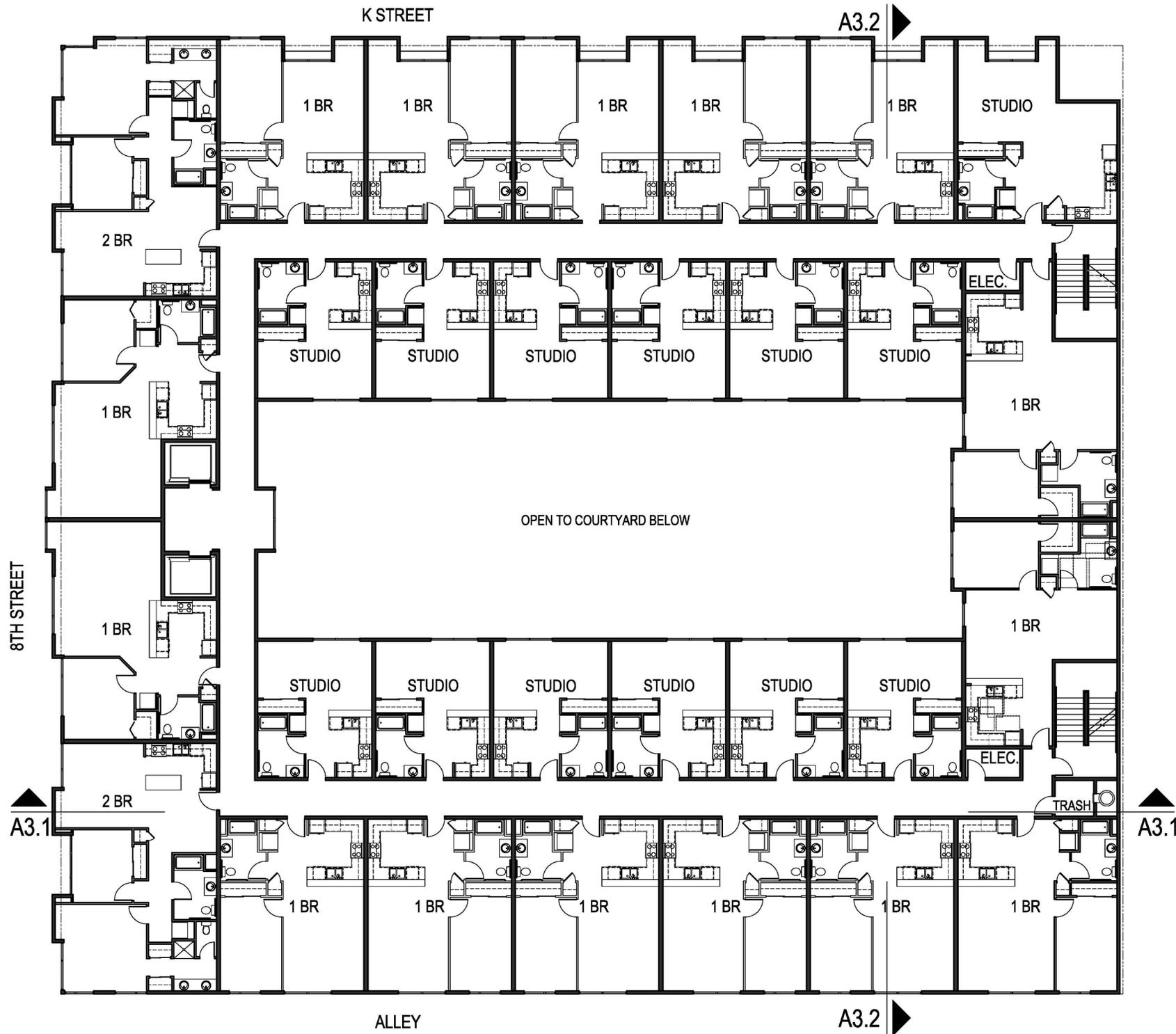


2ND FLOOR DATA

TOTAL FLOOR AREA					23,845 SF
UNIT COUNT					
STUDIO	1 BR	2 BR	2BR W/ DEN	TOTAL	
13	13	2	0	28	



[Back to Table of Contents](#)

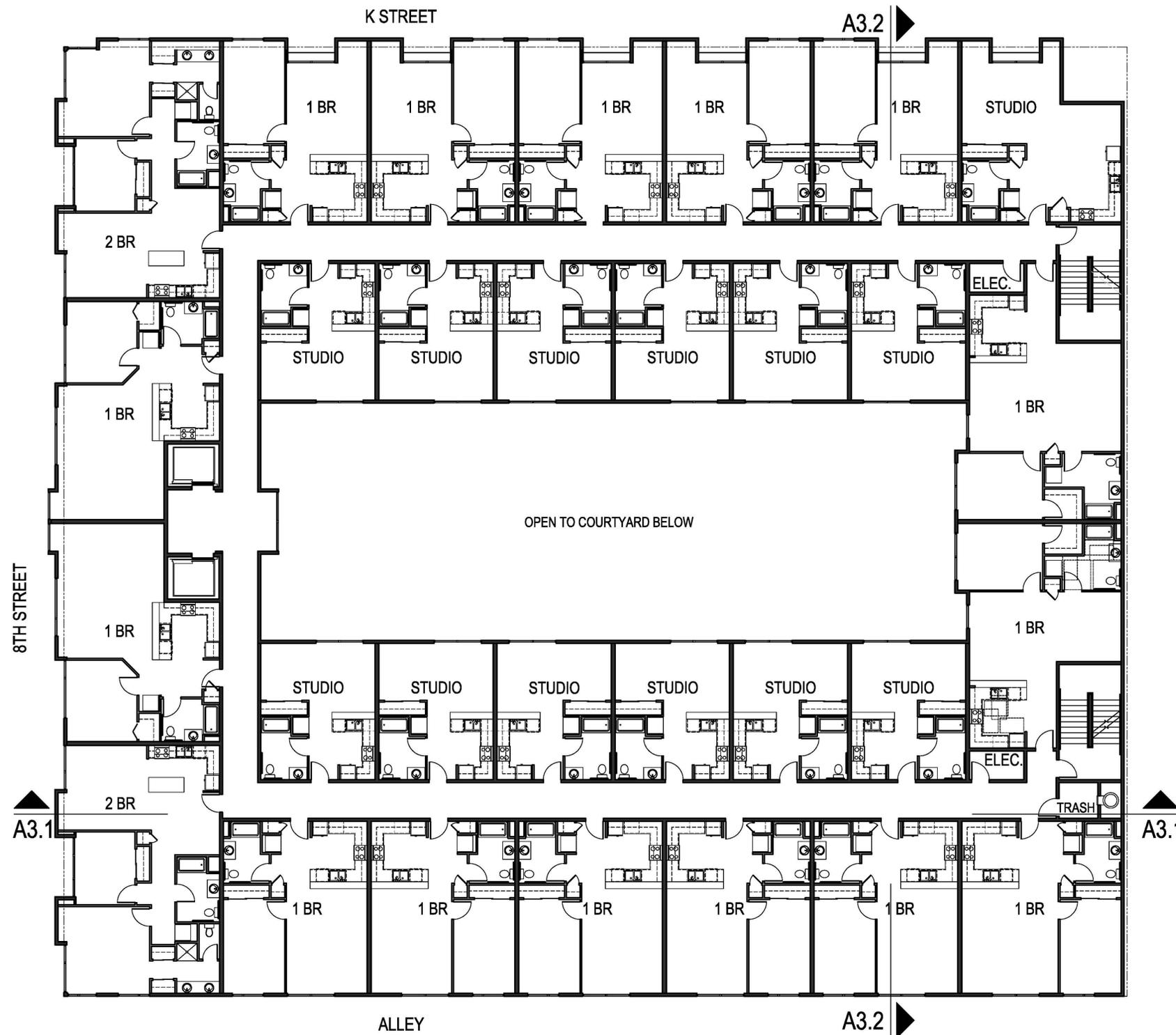


3RD FLOOR DATA

TOTAL FLOOR AREA					23,979 SF
UNIT COUNT					
STUDIO	1 BR	2 BR	2BR W/ DEN	TOTAL	
13	15	2	0	30	



[Back to Table of Contents](#)

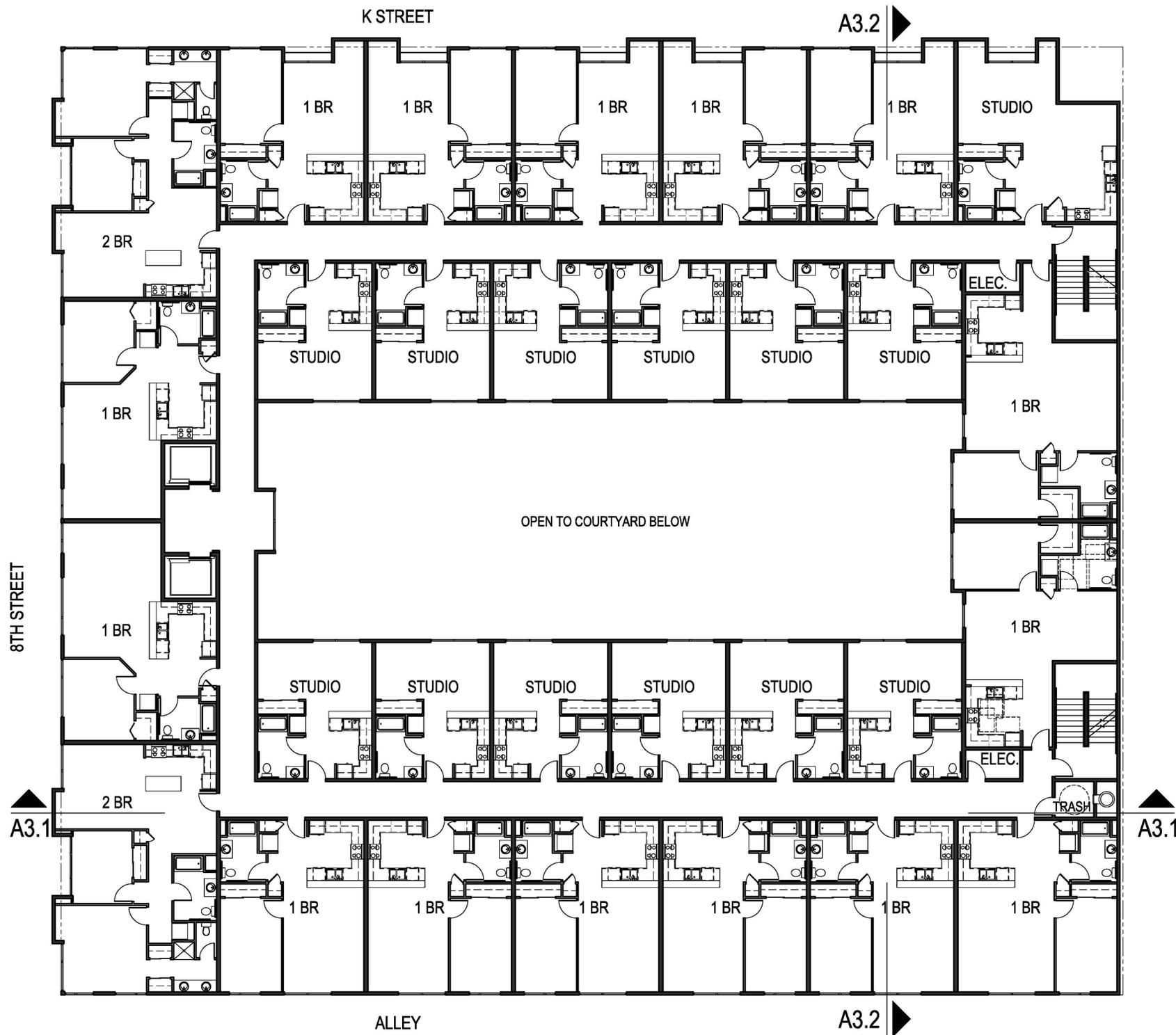


4TH FLOOR DATA

TOTAL FLOOR AREA					23,845 SF
UNIT COUNT					
STUDIO	1 BR	2 BR	2BR W/ DEN	TOTAL	
13	15	2	0	30	



[Back to Table of Contents](#)

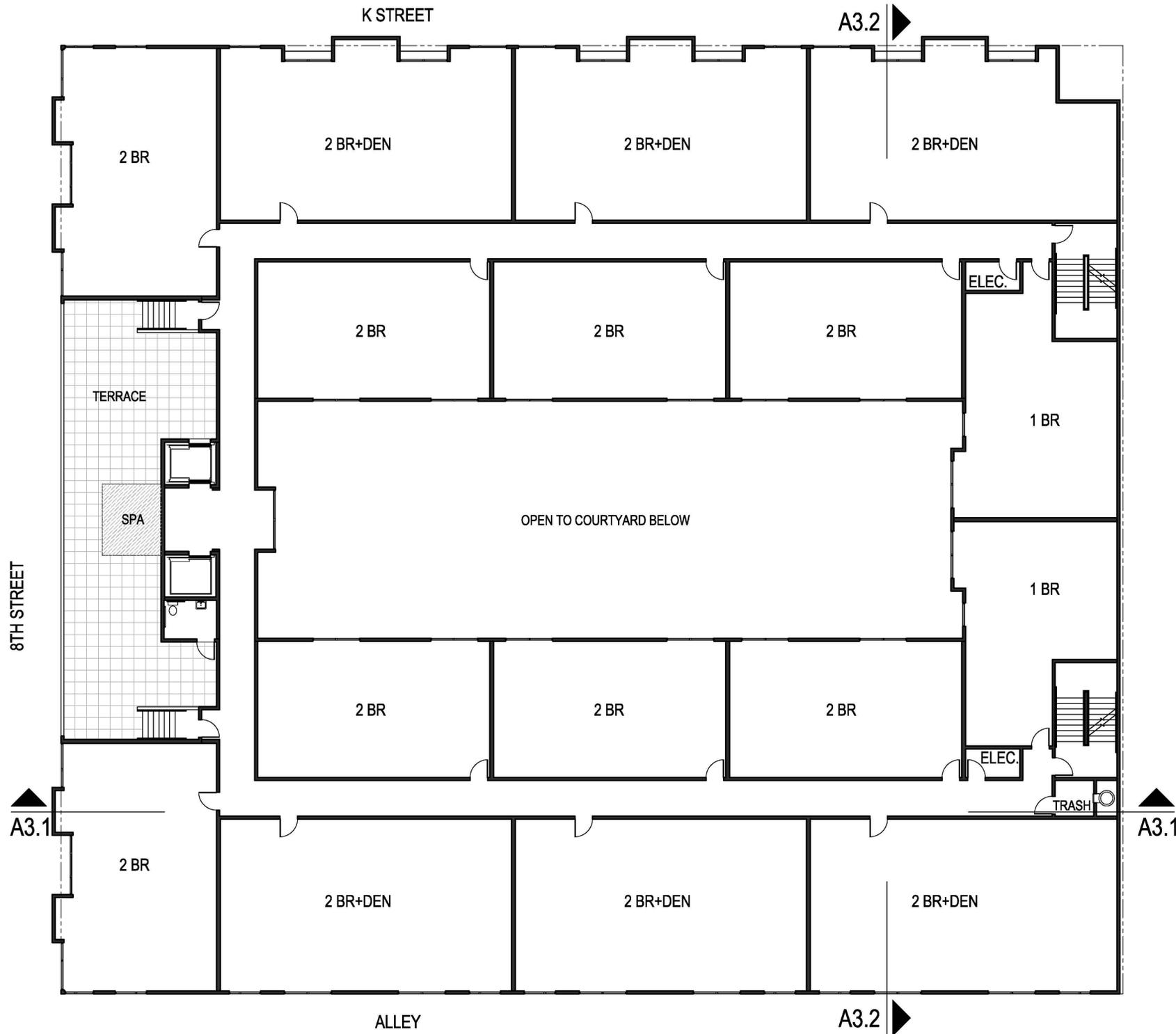


5TH FLOOR DATA

TOTAL FLOOR AREA					23,845 SF
UNIT COUNT					
STUDIO	1 BR	2 BR	2BR W/ DEN	TOTAL	
13	15	2	0	30	



[Back to Table of Contents](#)

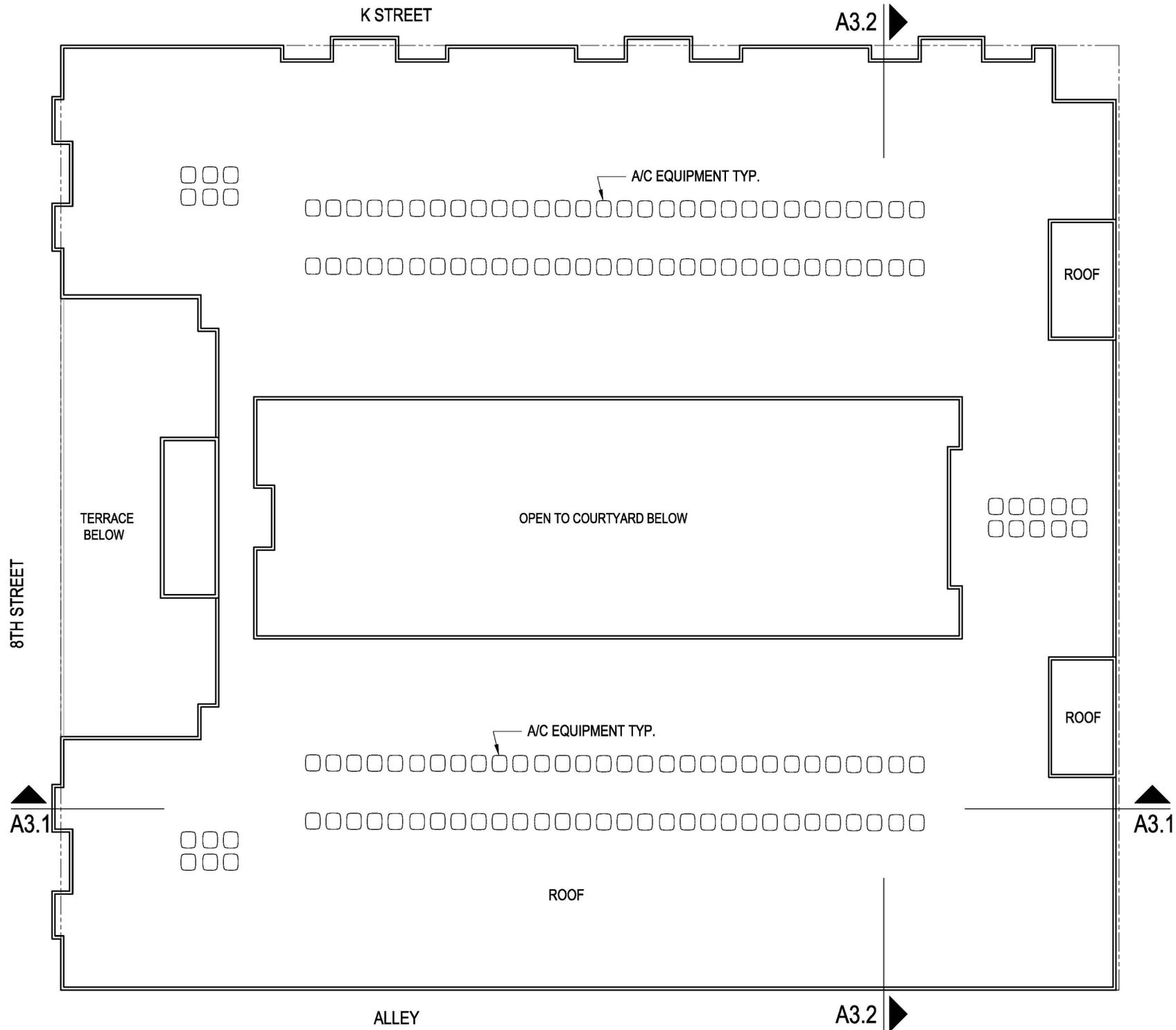


6TH FLOOR DATA

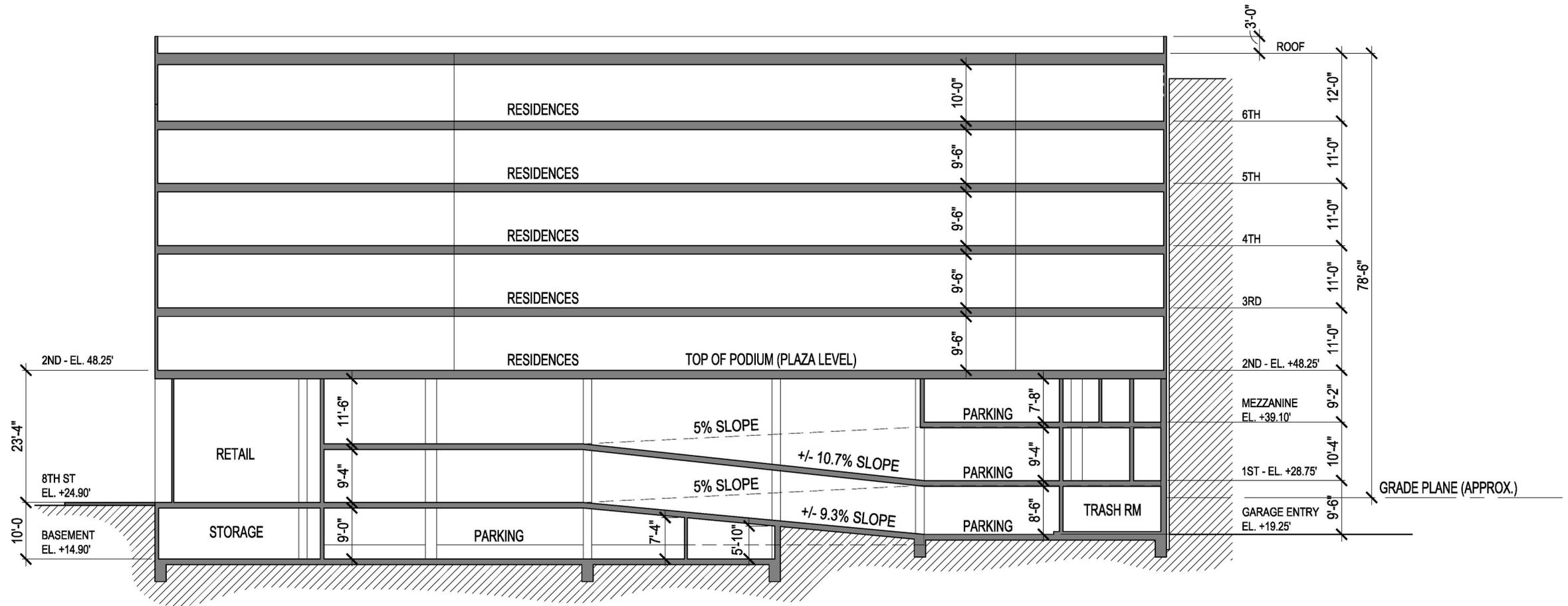
TOTAL FLOOR AREA (INCLUDES TERRACE)	23,845 SF
OUTDOOR TERRACE	1,622 SF
UNIT COUNT	
STUDIO	0
1 BR	2
2 BR	8
2BR W/ DEN	6
TOTAL	16



[Back to Table of Contents](#)



[Back to Table of Contents](#)





[Return to Table of Contents](#)



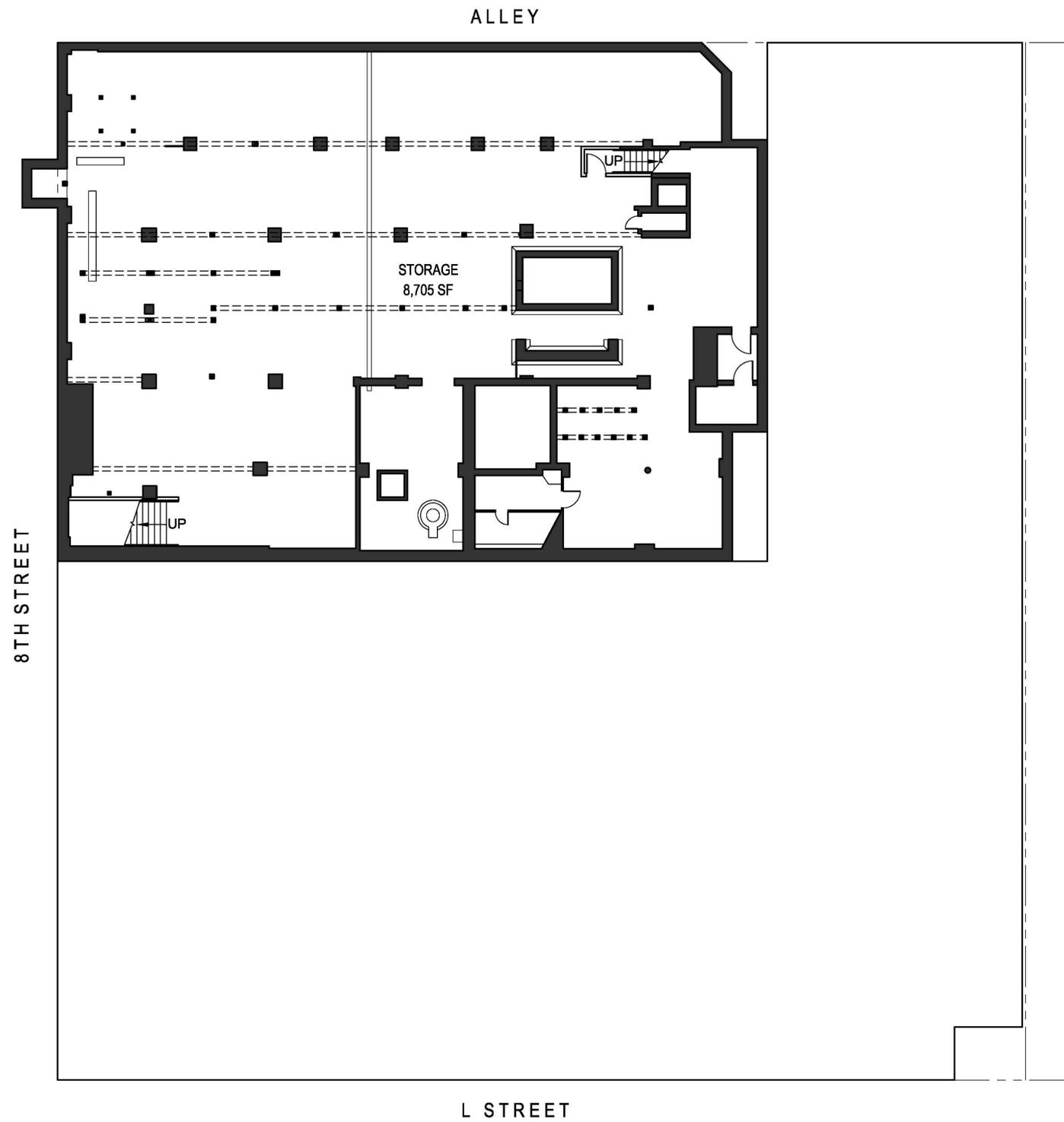
[Return to Table of Contents](#)



[Return to Table of Contents](#)

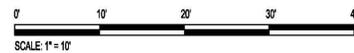


[Back to Table of Contents](#)

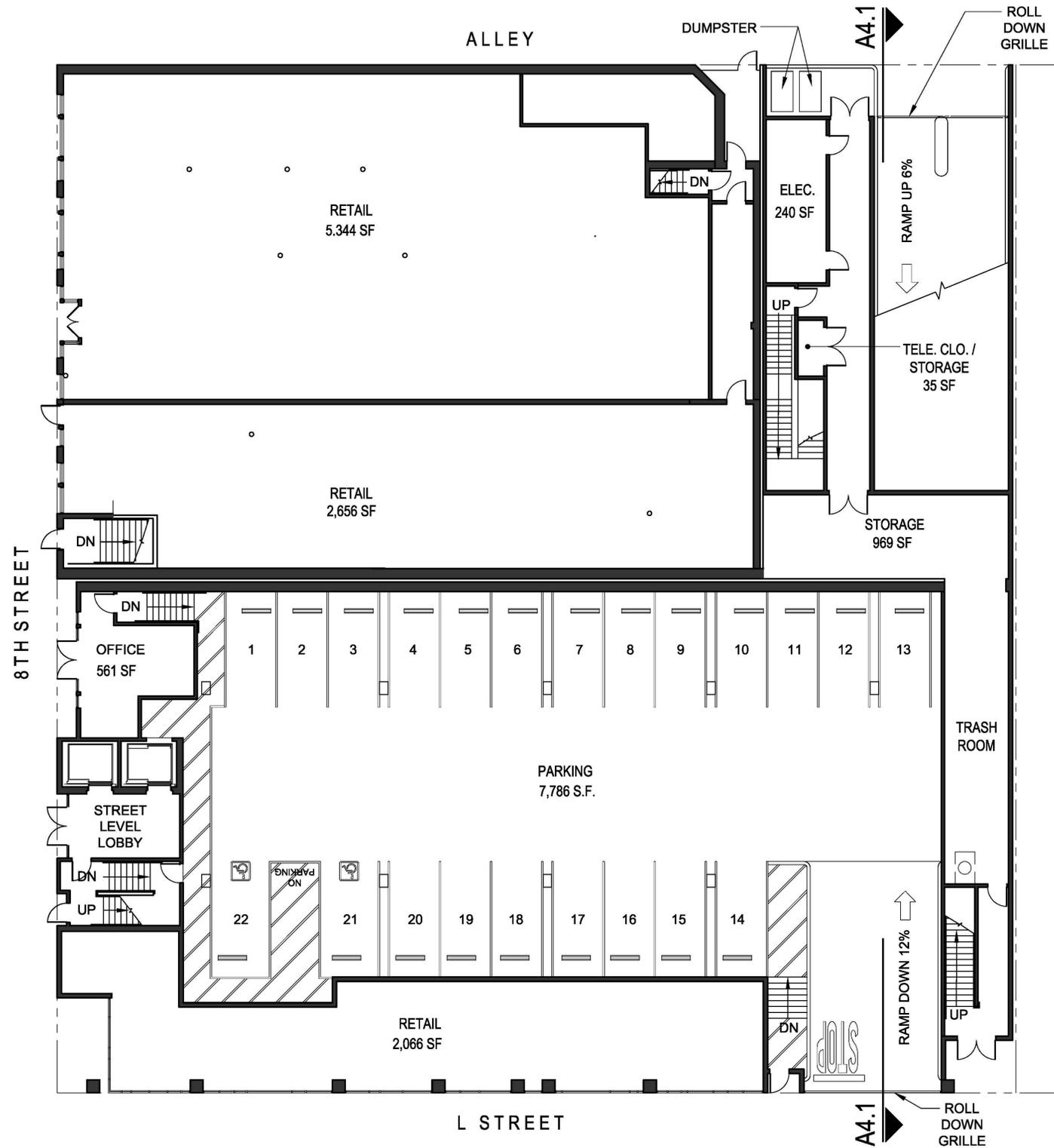


BASEMENT FLOOR DATA

TOTAL FLOOR AREA	8,705 SF
------------------	----------



[Back to Table of Contents](#)

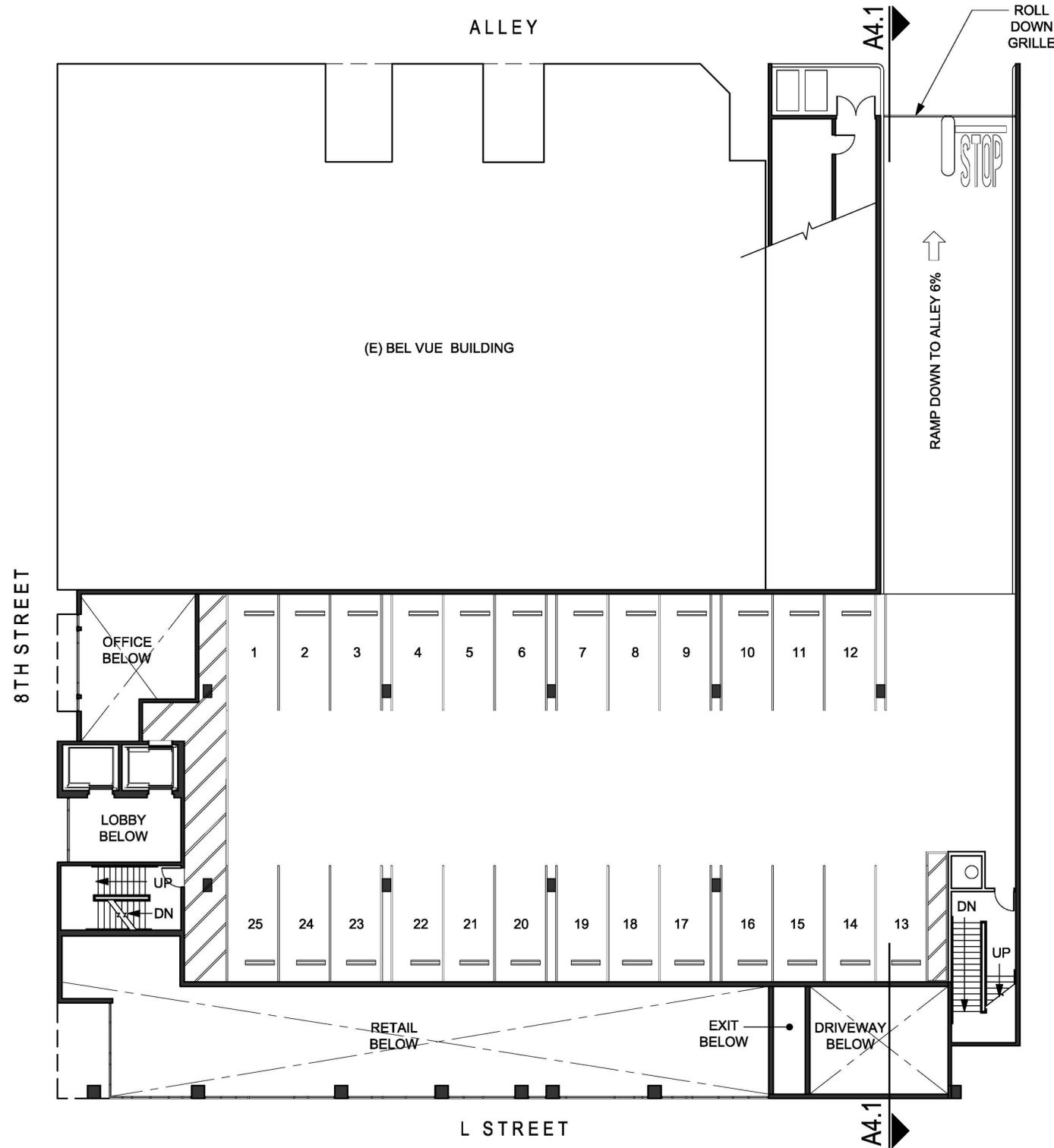


GROUND FLOOR DATA

TOTAL FLOOR AREA	23,325 SF	
COMMERCIAL FLOOR AREA	10,066 SF	
PARKING COUNT		
STANDARD	ACCESSIBLE	TOTAL
20	2	22



[Back to Table of Contents](#)

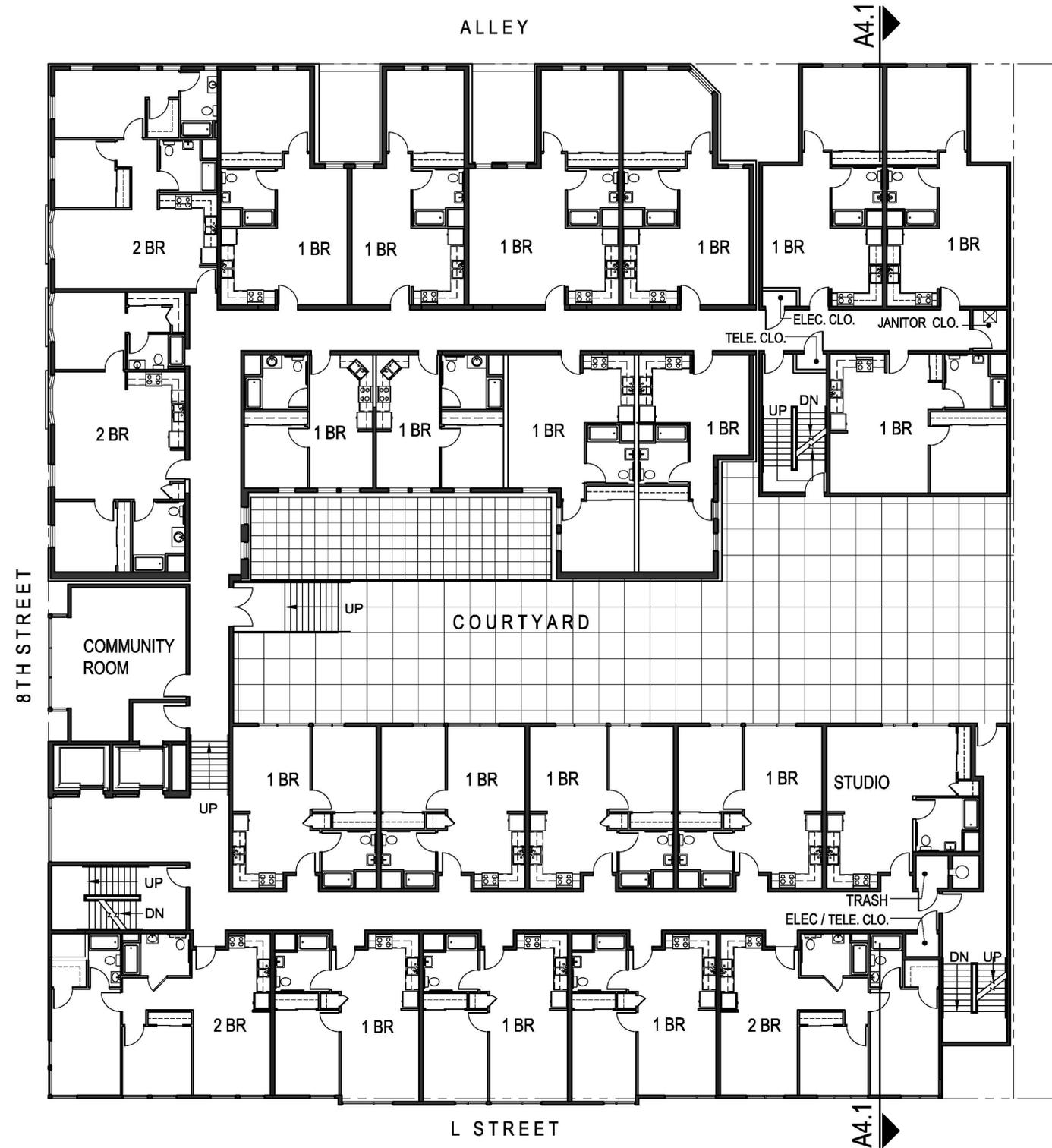


MEZZANINE FLOOR DATA

TOTAL FLOOR AREA			10,380 SF
PARKING COUNT			
STANDARD	ACCESSIBLE	TOTAL	
25	-	25	



[Back to Table of Contents](#)

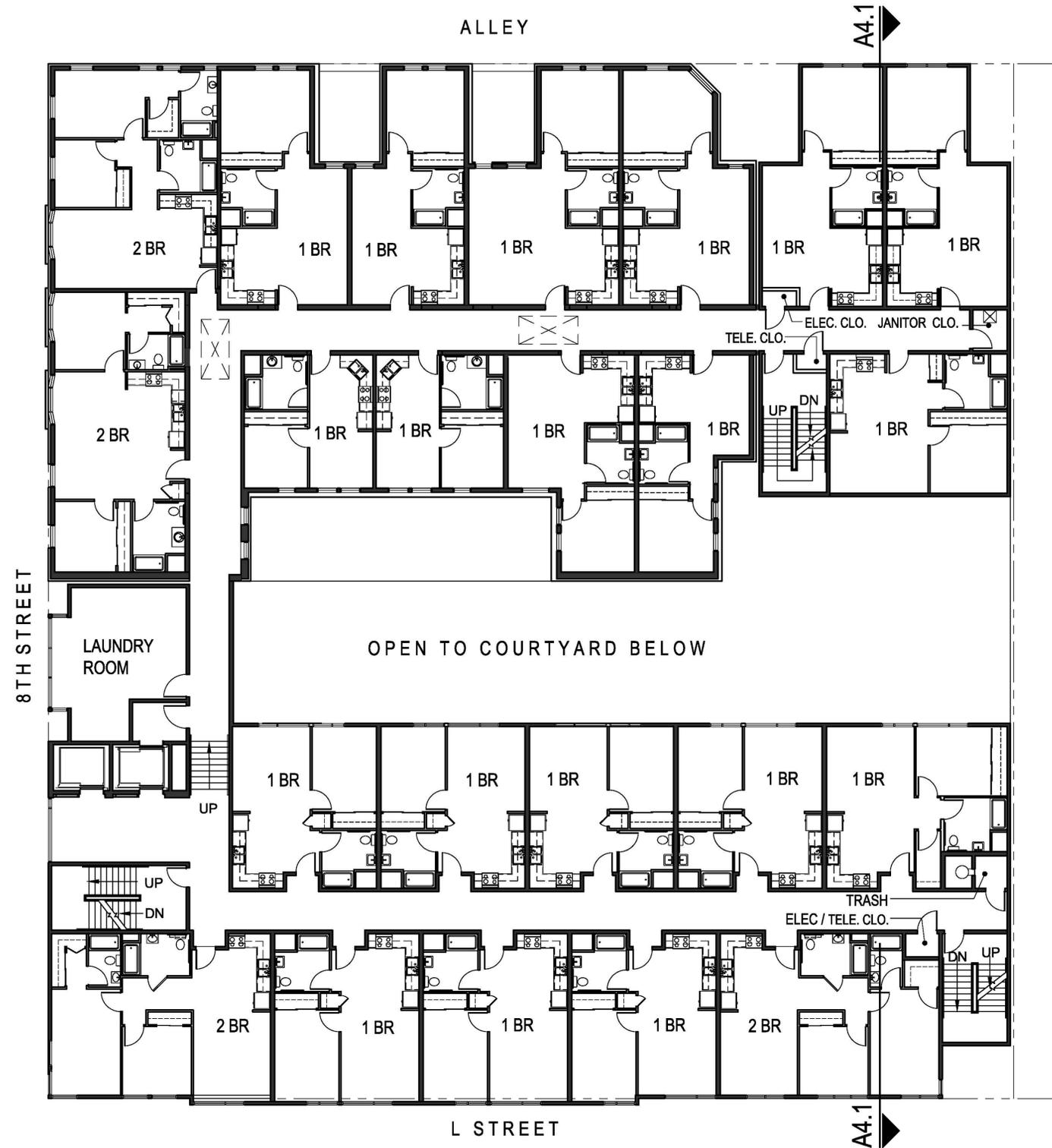


2ND FLOOR DATA

TOTAL FLOOR AREA				19,366 SF
UNIT COUNT				
STUDIO	1 BR	2 BR		TOTAL
1	18	4		23



[Back to Table of Contents](#)

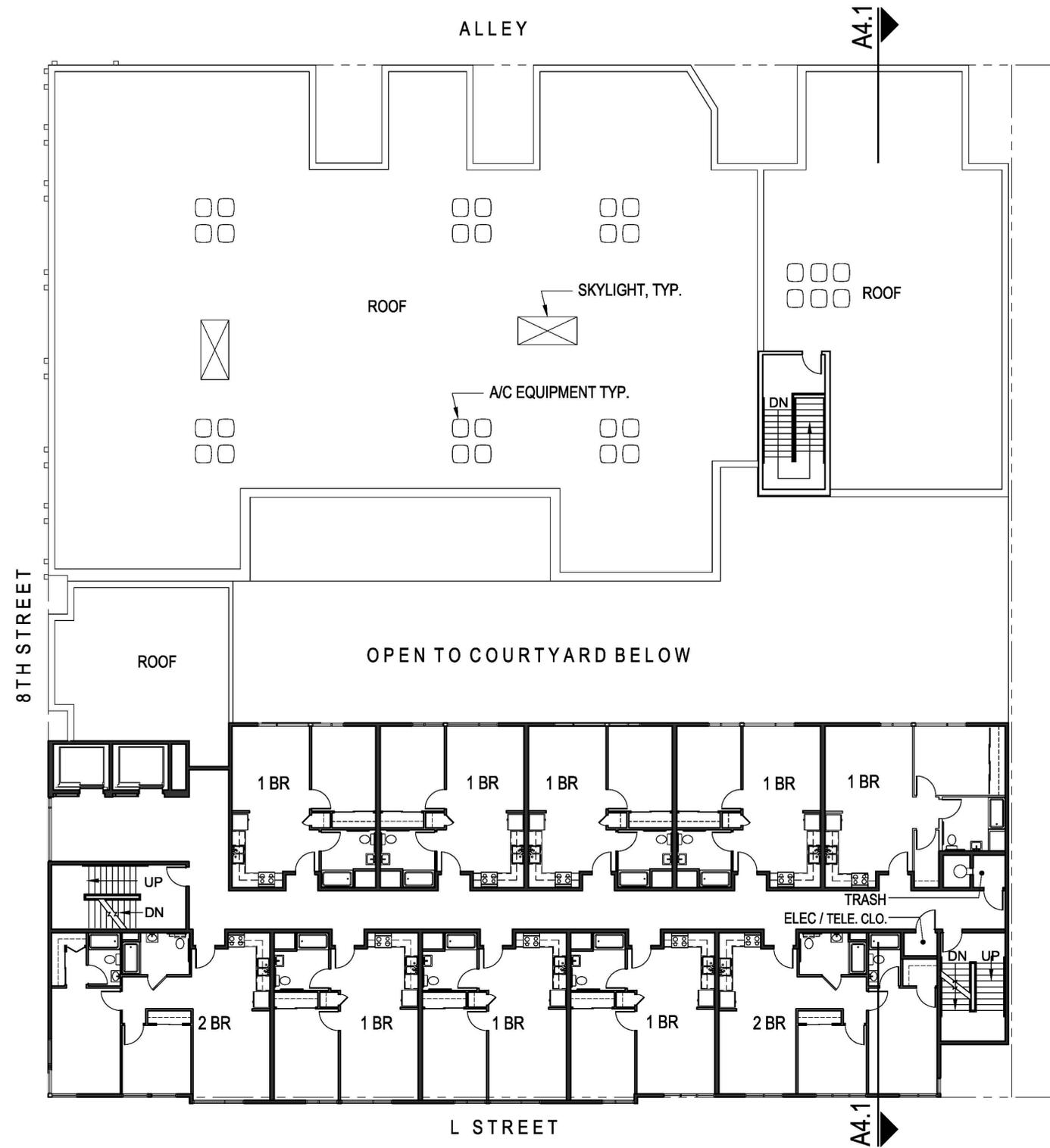


3RD FLOOR DATA

TOTAL FLOOR AREA				19,366 SF
UNIT COUNT				
STUDIO	1 BR	2 BR		TOTAL
-	19	4		23



[Back to Table of Contents](#)

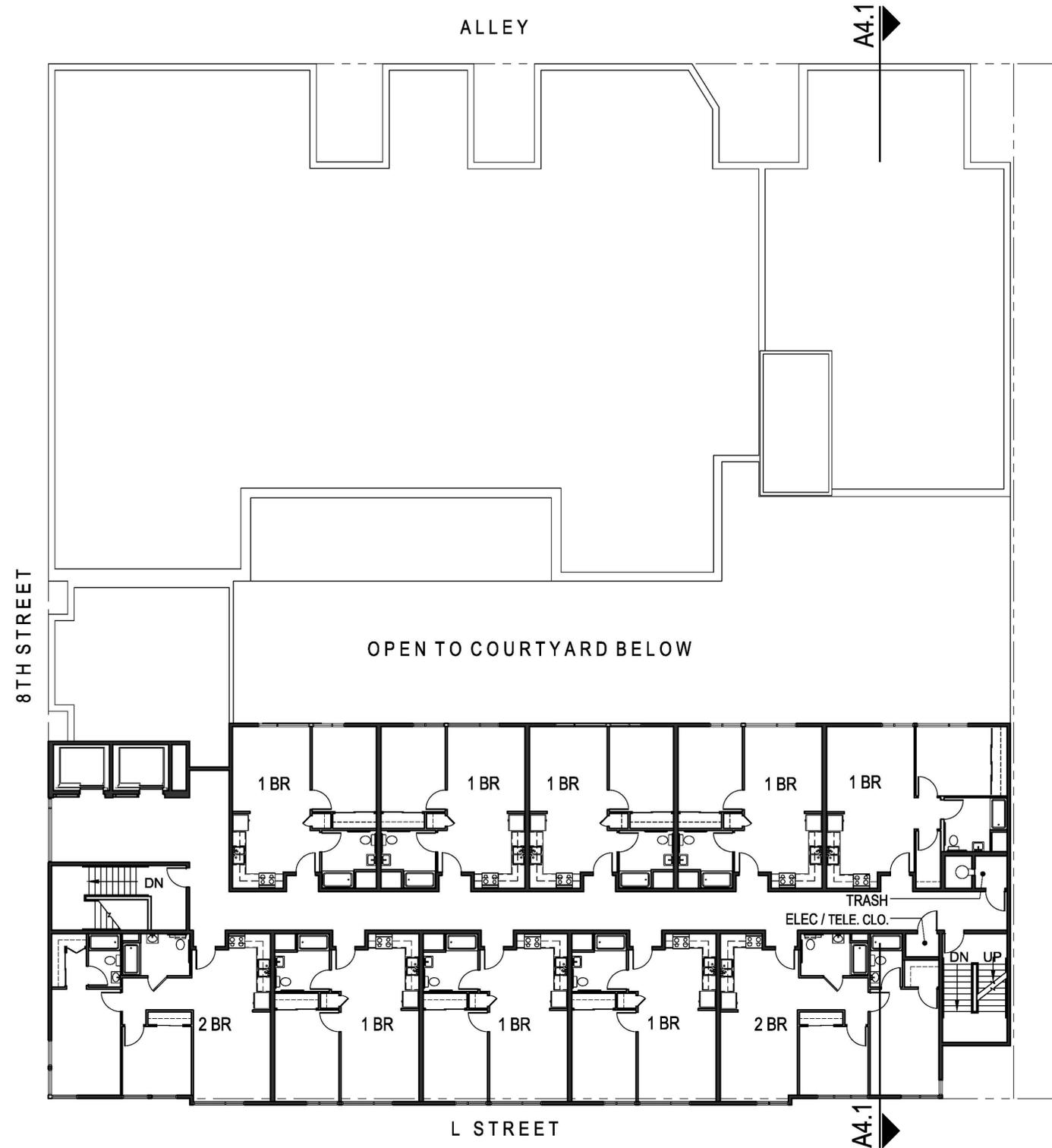


4TH FLOOR DATA

TOTAL FLOOR AREA				8,483 SF
UNIT COUNT				
STUDIO	1 BR	2 BR		TOTAL
-	8	2		10



[Back to Table of Contents](#)

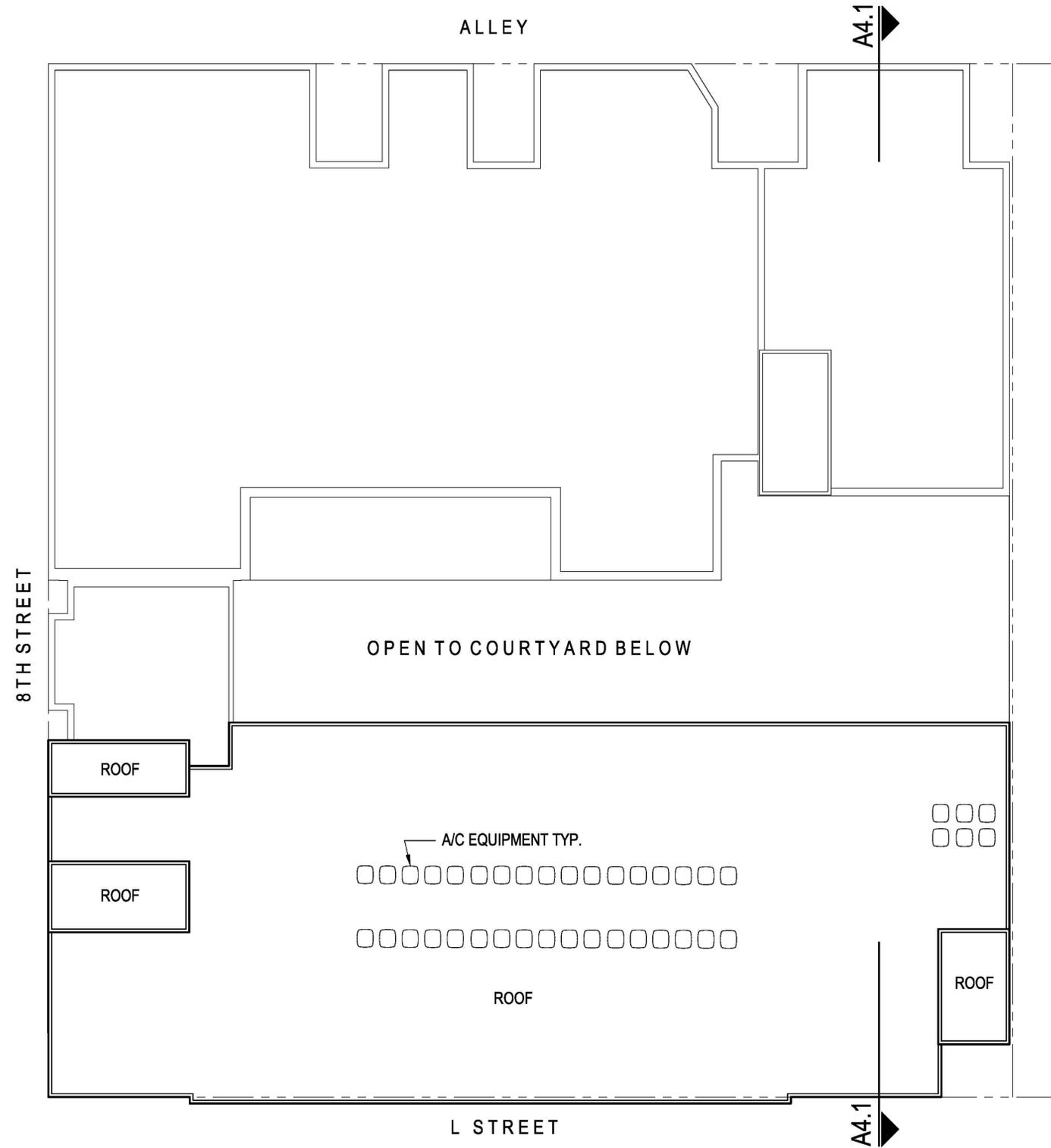


5TH FLOOR DATA

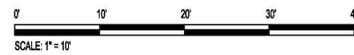
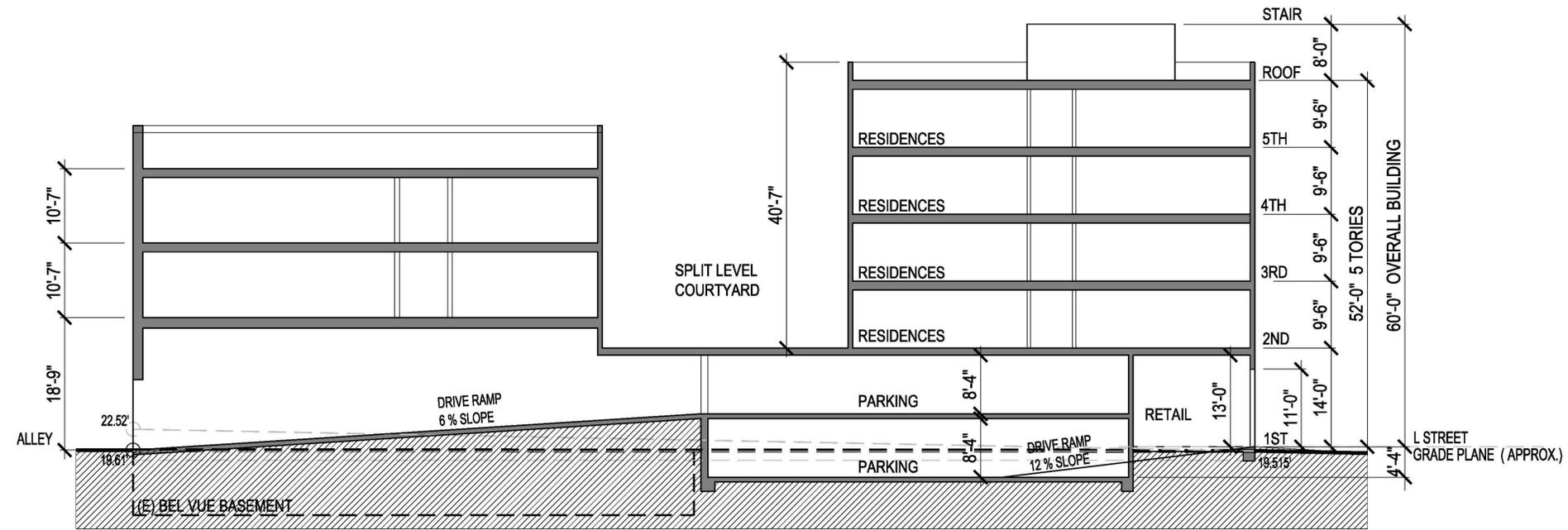
TOTAL FLOOR AREA				8,843 SF
UNIT COUNT				
STUDIO	1 BR	2 BR		TOTAL
-	8	2		10



[Back to Table of Contents](#)



[Back to Table of Contents](#)



[Return to Table of Contents](#)



[Return to Table of Contents](#)

PAINTED METAL RAILINGS

PAINTED STUCCO

PAINTED METAL CANOPIES

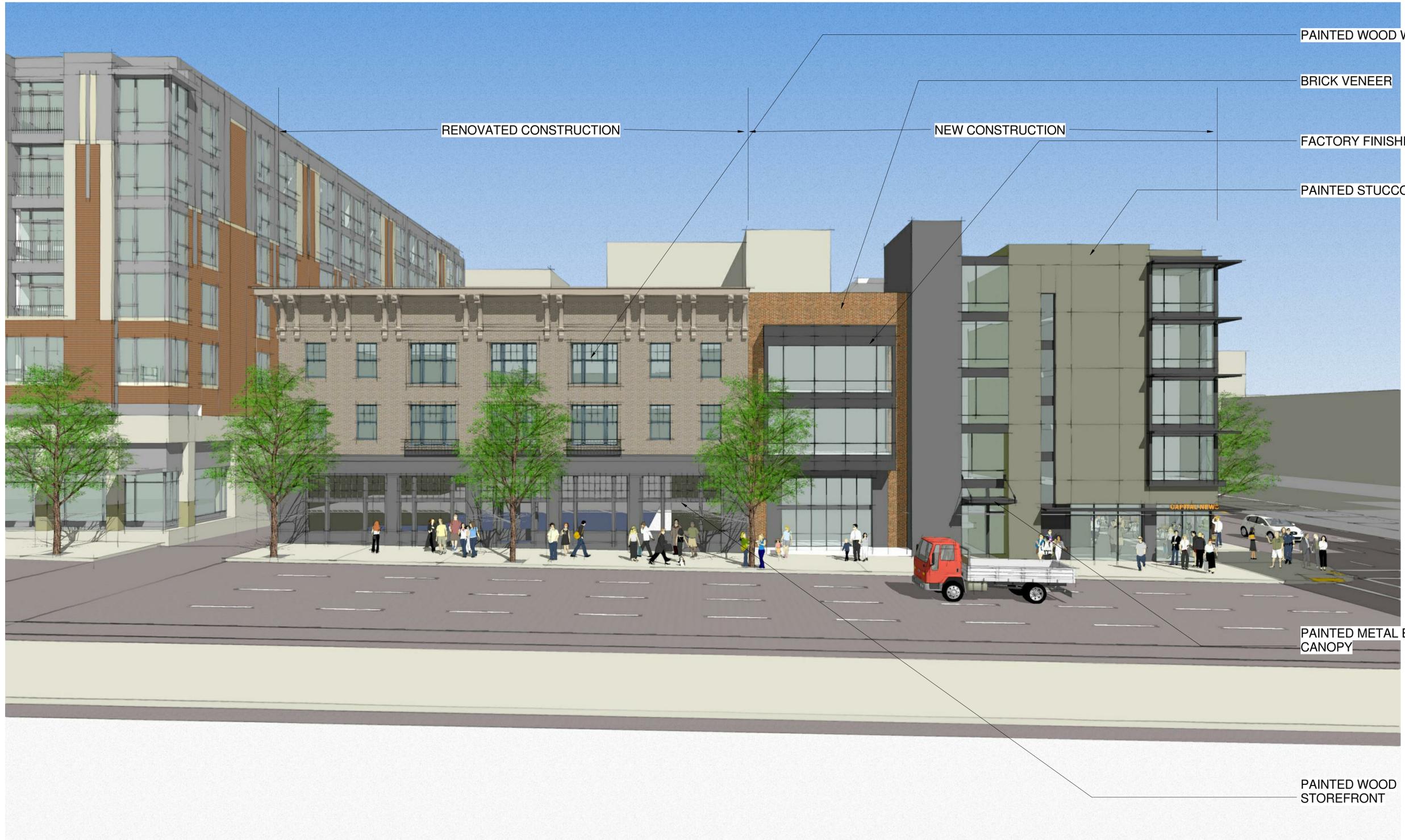
FACTORY FINISHED CEMENT PANELS

FACTORY FINISHED METAL GLAZING

FACTORY FINISHED METAL STOREFRONT

ROLL UP METAL AND GLASS SHOPFRONT DOORS





RENOVATED CONSTRUCTION

NEW CONSTRUCTION

PAINTED WOOD WINDOWS

BRICK VENEER

FACTORY FINISHED METAL GLAZING

PAINTED STUCCO

PAINTED METAL ENTRANCE CANOPY

PAINTED WOOD STOREFRONT

