



# REPORT TO PRESERVATION COMMISSION City of Sacramento

# 4

915 I Street, Sacramento, CA 95814-2671

STAFF REPORT  
January 5, 2011

To: Members of the Preservation Commission

**Subject:** Informational Report on the 700 Block Project (P10-087)

**Location/Council District:**

The 700 Block project is the half block on the south side of K Street between 7<sup>th</sup> and 8<sup>th</sup> Streets. Assessor's Parcel Number: 006-0096-002, 006-0096-003, 006-0096-004, 006-0096-005, 006-0096-006, 006-0096-007, 006-0096-008, 006-0096-009, 006-0096-010, 006-0096-018, and 006-0096-019

Council District 1

**Recommendation:** Staff requests the Commission review and comment on the attached proposal for the 700 Block Project. The proposal includes 153 rental apartments, 63,780 square feet of retail including restaurants and clubs, and a 28,973 square foot parking structure.

**Contact:** Evan Compton, Associate Planner, (916) 808-5260  
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**Applicant:** Bay Miry, 700 Block Investors, LP, 1006 4<sup>th</sup> Street, Suite 701, Sacramento, CA 95814.

**Owner:** Redevelopment Agency, City of Sacramento, 915 I Street, Sacramento, CA 95814. (Attention: Beth Tincher)

**Summary:** The applicant is proposing to redevelop a half block on the south side of K Street between 7<sup>th</sup> and 8<sup>th</sup> Streets. The site currently is developed with two to three story commercial buildings, including two historic Landmark properties, that were previously retail and restaurant establishments with office and residential uses on the upper floors. The project proposes to rehabilitate all but one of these buildings facades and to demolish the portion of the site adjacent to the alley for construction of a new five story apartment building over a two-level parking structure.



<b>Table 1: Project Information for 700 Block Project</b>
<b>General Plan designation:</b> Central Business District
<b>Existing zoning of site:</b> Central Business District (C-3)
<b>Existing use of site:</b> Existing Storefront Retail with Office/Residential on Upper Floors
<b>Property area:</b> 1.175 ± acres or 51,200 square feet
<b>Density:</b> 131± dwelling units/acre

**Background Information:** The 700 block of K Street was identified in the Merged Downtown Sacramento Redevelopment and Implementation Plan as contributing to blight which is characterized by vacant parcels, deteriorated buildings, uneconomic land uses, and unsafe sidewalks. In 2004, the JKL Corridor Workshop identified this site as a critical location for revitalization of K Street with a focus on mixed use development including ground floor retail, housing, and cultural uses to eliminate blight, stimulate economic growth, and provide for a range of housing types. Over the past few years, the Redevelopment Agency has been assembling property located on the 700 and 800 block of K Street. On July 13, 2010, the City Council adopted Resolution 2010-030 which selected D&S Development and CFY Development as the preferred developer for the south side of the 700 Block of K Street. This review and comment report is related only to the 700 Block site.

**Public/Neighborhood Outreach and Comments:** The 700 Block project application was submitted December 10, 2010. The proposal was routed for early review to the Downtown Sacramento Partnership, Sacramento Old City Association, Neighborhood Advisory Group (NAG), Alkali Mansion Flats Neighborhood Association, the Sacramento Preservation Roundtable, and the Environmental Council of Sacramento (ECOS). The site was posted and staff notified property owners within 500 feet of the subject site about the Review and Comment hearings scheduled for the Preservation Commission on January 5, 2011, and the Planning Commission on January 13, 2011. At the time of writing this report, no comments had been received.

**Environmental Considerations:** The Redevelopment Agency of the City of Sacramento (Agency) and the City of Sacramento (City) will be co-lead agencies for the environmental review documents, to be determined, for the redevelopment of the 700 Block of K Street. As required by the California Environmental Quality Act (CEQA) Guidelines, Section 15121, the document will assess the potential environmental impacts resulting from the approval, construction, and implementation of the proposed project and identify mitigation measures to either eliminate or reduce the potentially significant environmental effects, where feasible.

### Land Use

The following land uses are summarized below for the 700 Block Development. The project narrative (See Attachment 2) has additional information.

<b>Table 2: Land Uses for the 700 Block Project</b>		
<b>Address</b>	<b>Building Reference</b>	<b>Proposed Land Uses</b>
700 K Street ( <i>HISTORIC LANDMARK</i> )	Men's Warehouse (Former Banking Hall)	Live music venue with roof terrace
704 K Street	Joe Sun	Restaurant/Bar and Retail
708 K Street	Former Flagstone Hotel	Restaurant/Bar, Retail, and 4 apartments
712 K Street (Eligibility as Historic Landmark to be determined)	Galleria	Retail or Salon, and 3 apartments
716 K Street ( <i>HISTORIC LANDMARK</i> )	Morelia	Bakery or Coffee Shop, and 2 apartments
718 K Street	Tattoo	Restaurant/Bar/Lounge, and 4 apartments
724 K Street	W.T. Grant	Restaurant/Bar, and 4 apartments
726 K Street (Eligibility as Historic Landmark to be determined)	Tower Records	Retail/Commercial
730 K Street	Market	Retail, and 2 apartments
New Construction on Alley (19 <sup>th</sup> c. alley facades potentially eligible as historic resources)	N/A	5 story apartment building over 2 level parking garage
Future Kiosks on K Street	N/A	To be determined

### **Staff Comments on the Project Proposal:**

Staff supports the project incorporating most all the existing buildings facing K Street, rehabilitating the K Street facades and adding a significant residential component of new construction to the site. Staff also supports the adaptive reuse proposal for the 7<sup>th</sup> and K Street corner Landmark bank building as an exciting opportunity to enliven the area.

Staff has the following comments on the various components of the proposal, as described below, and requests the Commission's review and comment on the project proposals and the staff comments below:

### **1. Landmark Building located at 700 K Street:**

Lighting: The rationale for multiple small light fixtures proposed to be installed on the exterior wall is not clear. Staff recommends finding better ways to light this exterior, perhaps mounting lighting on the new entry canopy, in a manner that the fixtures are less visible, and washing the light up the exterior wall.

Proposed canopies: Staff recommends finding historical photographs of the bank building and developing canopies, especially for the large central opening, more appropriate to the original facade. Consider not providing any awning at all, over the re-opened rectangular window just west of the main entry opening.

Publically-accessible Landmark interior: Staff notes that there have been alterations to the banking hall interior, especially at the ground floor level walls, the entire two-level west/7<sup>th</sup> Street interior wall, and the north entry area, where original moldings/plasterwork/wall materials have been altered, eliminated, or covered over. The proposal will retain the original 2-story high engaged columns and capitols along the interior's eastern wall, and the initial three central columns as one enters the building from K Street though these will have a mezzanine insert. Staff understands that the engaged columns at the main, first floor, and mezzanine levels will read as an actual free-standing column, with the details on original portions facing into the banking hall to remain, and the "new" sides to clearly be contemporary. (See Sheet A4.8). Staff also appreciates that the original banking hall volume will still be able to be "read," and that the new openings into the east space will be "enclosed" by the former engaged columns and the top portion of the original eastern building wall. Staff also appreciates that the new balcony railing and music hall staging and acoustical tiles will read as clearly new and contemporary. Staff supports the proposed renovation of this Landmark for the proposed use.

### **2. Building located at 704 K Street:**

Design: The proposed design is for a new infill structure immediately east of the corner Landmark structure. Staff appreciates that the design picks up on context of adjoining properties in materials and openings, yet also reflects a contemporary design approach. Staff appreciates that the exterior façade reads as a separate structure, though functionally the proposed use will connect to the corner Landmark building on the interior.

### **3. "Landmark" Buildings located at 712 and 716 K Street:**

Facades: Structures' facades were most likely plaster over brick, or possibly though less likely, painted brick. Staff would not object to retention of current condition of existing exposed brick at 712 K St., but would not recommend removing plaster from the 716 K St. building façade. Please note that the consultant is conducting further research and evaluation to clarify if only one or both of these structures should be considered as a Landmark, or eligible for consideration as a Landmark, and that

information will be provided in the environmental documents on the project and provided to the Commission prior to the final hearing on the project.

Window for 716 K Street: Staff recommends the reconstruction of the historic 2<sup>nd</sup> story projecting bay on the building at 716 K Street. Staff appreciates the inclusion of the historical photograph that shows projecting bay in the now-flat rectangle on the 2<sup>nd</sup> story façade, and recommends that this bay be reconstructed. (See Sheet A4.4) If enough information is available from historical photographs, staff recommends its reconstruction to match the original, or, if actual design details are not clear enough from photographs, staff would support its “simplified reconstruction.” The simplified reconstruction should have simplified details, but still respect datums of all the original bay elements and with respect to the remaining surrounding facade, in a design that would be clearly contemporary, though using painted metal material as most likely would have been. The proposed design of the bay is missing elements, and particularly does not reflect the original bay’s datums at the bottom and top of the bay.

#### **4. W.T. Grant Building located at 724 K Street:**

Brick Exterior: Clarification is needed to verify notes on the elevation plans (Sheet A4.5) that states, “Existing brick to remain” and “New brick veneer.” Staff recommends retention and rehabilitation of the original brick exterior.

Clock: Staff requests applicant explain note concerning clock Sheet A4.5.

#### **5. Potentially-Eligible Historic Façade located at 726K Street:**

Tower Records Mural and the Proposed Storefront Enclosure: While the rationale for the proposal to enclose this space is understandable, staff has concerns as to how this can be done in a way that both the mural and the integrity of the significant historical 2 story storefront and facade, as a whole, can be protected. The opening “insert” design as proposed could be problematic relative to the mural, and would also cut off the side showcase window “extensions” wrapping from the storefront open area to the exterior at the street wall. An option may be to consider a glass enclosure, clearly reading as contemporary and, instead of reading as an “insert” into the storefront opening, design it to read as a projection surrounding the entire facade, built out from the building’s current exterior. This would require encroachment into the public right-of-way, but would protect the design and materials of the whole of the existing storefront façade, as well as the mural. Any new “enclosure” or “insert” should read as new and as transparent as possible, with minimal structural metal. The applicant should consider a glass “ Pilkington ” structural system, and attachments to the original façade that would not damage existing façade/storefront materials or the mural.

Showcase Windows: Staff does not recommend the proposed alterations to the “side” showcase window design on the first floor of the storefront. The existing showcase windows are an integral part of the original storefront design.

Lighting: Regarding the proposed new light fixtures along the top of the façade, staff recommends looking into some other way to light the exterior, perhaps attaching a horizontal continuous fixture across the top of the parapet with a solid wash down the façade, with the fixture reading as a thin, continuous cap to the parapet. Please note that the consultant is completing research and evaluation for the Draft EIR relative to this structure's eligibility for listing in the Sacramento Register as a Landmark, and that report will be provided to the Commission prior to the final hearing on the project.

**5. Canopies proposed for existing building facades:** The proposal shows metal canopies on all facades of the existing buildings on the site. Staff recommends using traditional canvas, even retractable, awnings in design and placement that would have been used on the original buildings.

#### **6. New Residential Building on Alley:**

Roof Top Variation: Staff suggests more differentiation along top of structures, rather than having the large, central mass all topping at the same datum/level, provide some varied parapet heights or different types of projections or "roof" elements. Staff suggests taking cues for the new residential roof tops, from the elevations shown on Sheet A3.3 "South Roof Garden" elevations based upon the existing buildings facing K Street.

Massing: Consider more variation in the large, central mass' side elevations in general.

Alley Materials: Consider design/materials options to lessen alley ground level "solid wall" appearance. Perhaps in one portion, using brick from existing alley facades, evoke one of these facades here, or see ideas below.

Enlivening the Alley Based Facades: Consider: 1) a trompe l'oeil mural painting of the existing 19<sup>th</sup> Century Alley Façade area, with trees; and 2) trompe l'oeil mural of painted street trees along the entire alley façade. Both could be life size, from the ground up. Explore possibility of the mural having dimension and made out of glazed ceramic.

South Roof Garden Elevations: Staff appreciates "reconstructing" one of the alley brick facades for one of the roof garden façades, as proposed Sheet A3.3, and would recommend consideration of interpretative information plaque that could be part of that wall. Also consider moving to the alley elevation, the "single level" reused brick proposed for one of the roof garden elevations.

**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. This proposal will assist in achieving these goals while also assisting in the preservation, rehabilitation and adaptive reuse of the City's historic Landmarks.

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.*

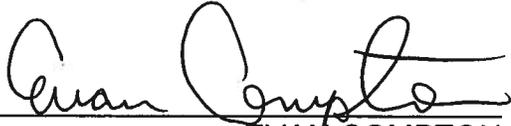
**CC.H 1.1 Mixed-Use Buildings.** *The City shall provide the opportunity for mixture of housing with other uses in the same building or on the same site at selected locations to capitalize on the advantages of close-in living.*

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.*

**Conclusion:** Staff recommends the Preservation Commission review and comment on the 700 Block proposal and discuss issues or concerns to be considered during the project review.

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

Respectfully submitted by:   
EVAN COMPTON  
Associate Planner

Approved by:

  
ROBERTA DEERING  
Senior Planner

Recommendation Approved:  
  
WILLIAM CROUCH  
Urban Design Manager

<u>Attachments:</u>		<u>Page #</u>
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Attachment 2: Applicant's Narrative



December 9, 2010

PROJECT NARRATIVE

700 Block of K Street  
Sacramento, California

The 700 Block of K Street will contribute to making the Sacramento city center a unique and special place through the incorporation of established as well as visionary urban design principals. Using the current city "Pedestrian Friendly Street Standards" as well as the strong community planning traditions of Sacramento's historic and long-established neighborhoods, the project has been integrally woven into the fabric of the community. It is our intent to provide residents with a strong sense of place, a high quality of life and to provide a vibrant and successful neighborhood retail center.

The project site consists of eleven parcels, containing a total of approximately 1.175 acres. The project site is bordered by a 20-foot wide alley and the existing Greyhound bus depot to the south (The bus depot is to be moved in 2011), 7<sup>th</sup> Street and Downtown Plaza Shopping Center to the west, K Street Mall, Lima Park and some retail buildings to the north, and 8<sup>th</sup> Street and proposed new development to the east.

The perimeter public way is primarily level along K Street, drops about 6 feet on 7<sup>th</sup> Street and on 8<sup>th</sup> Street down to the alley, and the alley drops down a few more feet at it's center. The project site is built out with buildings that were constructed from the late 1800's and well into the 20<sup>th</sup> century. Two of the existing buildings are registered historic structures. The ground floors of the buildings were previously used as retail and restaurant establishments. All of these buildings have full basements and all have second levels. Most of the basements were previously used for storage. Some of the ground floor retail spaces extended down into the basements. Some of the existing buildings have a third level. These upper levels were previously used as apartments and offices.

The proposed project would combine the eleven parcels into one parcel. The proposed project would be mixed-use including 153 rental apartments, 63,780 square-feet of retail space including restaurants and clubs, and a 28,973 square-foot structured parking garage. A 500-occupant live music venue is proposed. The proposed project would also include support facilities such as community resources for the apartment residents and rooftop gardens.

The north half of the property is proposed to be renovated. Many of the existing buildings include fine defining historic characteristics such as brick masonry and woodwork. The south



kuchman

half of the property is proposed to be cleared and a 5-story apartment building over a 2-level parking garage is proposed to be constructed.

This would be a transit-oriented development (TOD). Two objectives of the project are to bring high density, mixed use development to enhance the pedestrian environment and to be closely linked to transit. There is a light rail station on 7<sup>th</sup> street immediately adjacent the project site. Bus stops are also an easy walk (less than ¼ mile) from the site.

Other objectives of the project are to promote compatibility between new and existing development, maintain and enhance community identity and quality of life, to create a safer downtown, to activate the street, to use sustainable strategies in the design and to work with City Preservation Department staff toward preservation of the historic hollow sidewalks.

The proposed retail areas would primarily face out on K Street to reactivate this area. There is also retail proposed to front 8<sup>th</sup> Street. Access to the proposed 91-space parking garage would be from the alley where it would be the least disruptive to pedestrian activities. Apartments over the existing buildings would be accessed from varying points along K Street and 8<sup>th</sup> Street. The new mid-rise apartments on the south side of the parcel would be accessed through a main entrance on 8<sup>th</sup> Street and through a secondary entrance on 7<sup>th</sup> Street.

This proposed transformative, high quality design would remove uneconomical land uses and would replace them with a vibrant mixed-use community.

More specific project details are in the pages to follow:

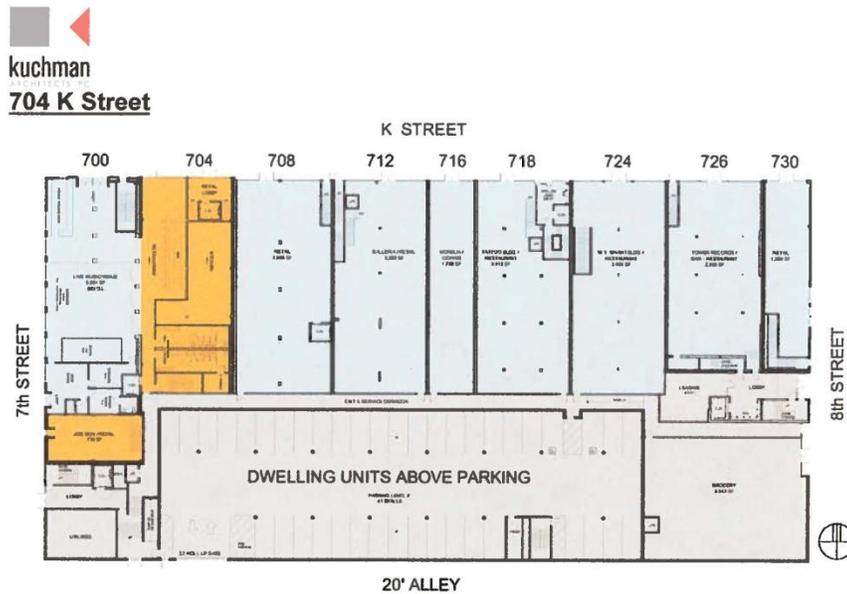


The Men's Warehouse building is a registered historic landmark and one of the most architecturally prominent buildings on the block. The proposed use for this building is a live music venue, which would celebrate the grandeur of this historic structure and serve as a commercial anchor for the development. Additional benefits for situating the music venue in this location are its proximity to nearby parking, building frontage along 7<sup>th</sup> St for an exterior line that would not disturb adjacent businesses, sound mitigation for surrounding uses, ability to achieve optimal occupancy by expanding into first- and second-floor space of the adjacent building, expanded interior volume for better audience experience, auxiliary access on 7<sup>th</sup> St for band and personnel entry, and proximity to the alley for easier delivery of equipment.

The Men's Warehouse building is 2-story structure. A portion of the second-floor will be removed to create additional volume for the venue and allow for the remainder of the floor to be used for additional seating, bar area, restrooms, storage and more.

The exterior façade will be restored to its historically significant appearance. Some space from the adjacent Joe Sun building will be incorporated into the venue. Columns on the demising wall to the east will be reconstructed to maintain a distinct separation between the two buildings. The design of these reconstructed columns and the new taller ceiling will depict by means of new construction... the form, features and detailing of the non-surviving building characteristics.

The roof of the Men's Warehouse shall be converted into a 3,225 square-foot roof terrace to be accessed by two new stairways and an elevator from the new live music venue below.



The Joe Sun building is a 2-story structure, which includes the most spacious basement on the block (11'-2" ceiling height). Portions of the demising wall between the Joe Sun and Men's Warehouse building will be opened up, allowing space on both the first- and second-floors to be used as part of the music venue. In addition to providing additional viewing area, this space will allow for a restaurant and bar that will be open seven days a week, helping enliven sections of the venue during the day and on nights when there won't be performances. The detailing of the demising wall and new openings will depict by means of new construction... the form, features and detailing of the non-surviving building characteristics.

Separate from the venue, a lobby will be created on the K St level with access to two separate spaces: the 3,600 square-foot basement and a 1,200 square-foot space on the second-floor. The basement will be occupied by a business that is able to complement the neighboring music venue and take advantage of the unique character of this subterranean space. The second-floor space will be occupied by a separate and distinct retail business, creating a buffer between the music venue and the apartments on the second-floor of the neighboring Flagstone Building (708 K Street).

The brick façade of the Joe Sun frontage on 7<sup>th</sup> Street shall be retained, rehabilitated and incorporated into the exterior of the new mid-rise apartment building.



**708 K Street**



This existing structure is a 3-story building, which includes the former Flagstone Hotel residential units on the second and third floors.

The ground floor will be split into two spaces that are roughly 1,750 square-feet each. The western space is proposed to become a hip, cutting edge clothing and shoe boutique that would lend itself well to an urban, pedestrian-friendly district like K St.

The eastern ground-floor space is proposed to become a contemporary restaurant and bar. The restaurant will take advantage of this building's extraordinary roof by incorporating 2,238 square-feet of additional seating on a rooftop deck unlike any other in downtown Sacramento.

The second- and third-floors of this building will be renovated to house four 2-story rental townhomes.

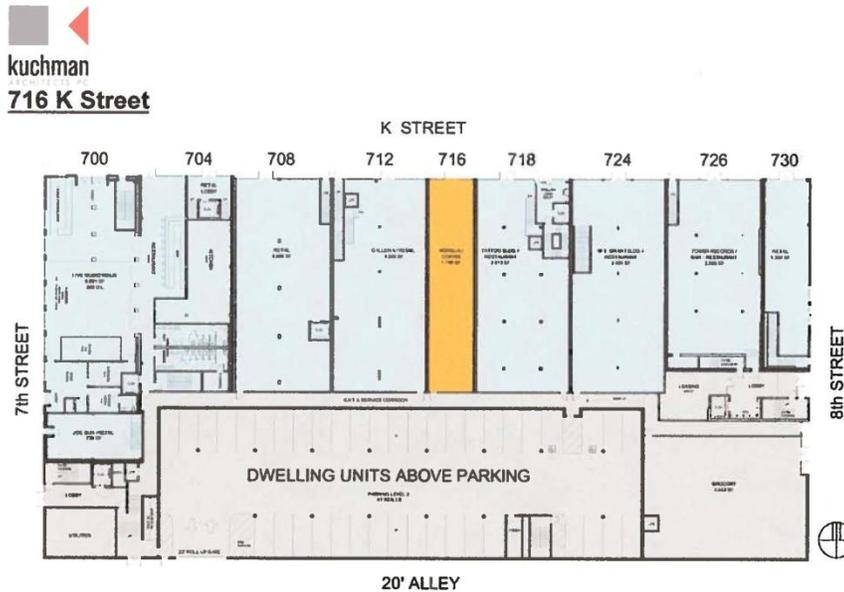


The Galleria building is a registered historic landmark and will be sensitively restored to capture the structure's historical significance. The ground floor is approximately 3,100 square feet and is proposed to include two hard good retailers such as a clothing boutique, flower shop, or salon/spa type business.

The basement of the Galleria building is rich with character, and a lobby is proposed on K St that will have access to this 3,300 square-foot space. The proposed tenant is a retailer that will take advantage of this one-of-a-kind atmosphere, further celebrating the historical significance of this unique building.

The second floor of the Galleria building will be restored to house three rental units.

The south-facing facade of this building is a character-rich brick wall facing the alley. To preserve these defining characteristics, this brick wall will be salvaged and reconstructed as an exterior wall facing into the new roof garden at the center of the project.



This structure is a 2-story building. The ground floor is approximately 1,800 square-feet and is well suited for a bakery/dessert diner/coffee house. This proposed tenant will be a perfect complement to the other unique, pedestrian-friendly businesses on the block, helping further diversify the proposed project's target demographic.

The second floor will be rehabilitated to include two rental units.

This building was constructed with a bay window on the second floor. The bay window has long since been removed. As a part of this project a new bay window shall be constructed in the same location. The detailing of the new bay window will depict by means of new construction... the form and features of the non-surviving building characteristics of the original bay window.

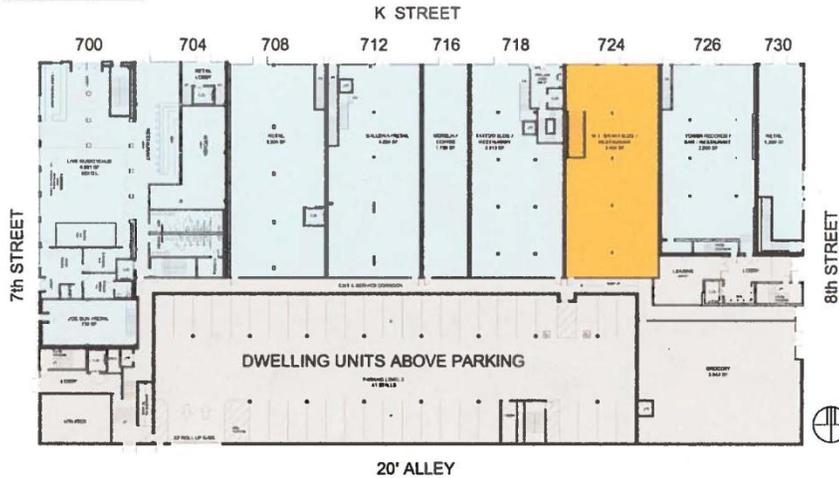


**718 K Street**



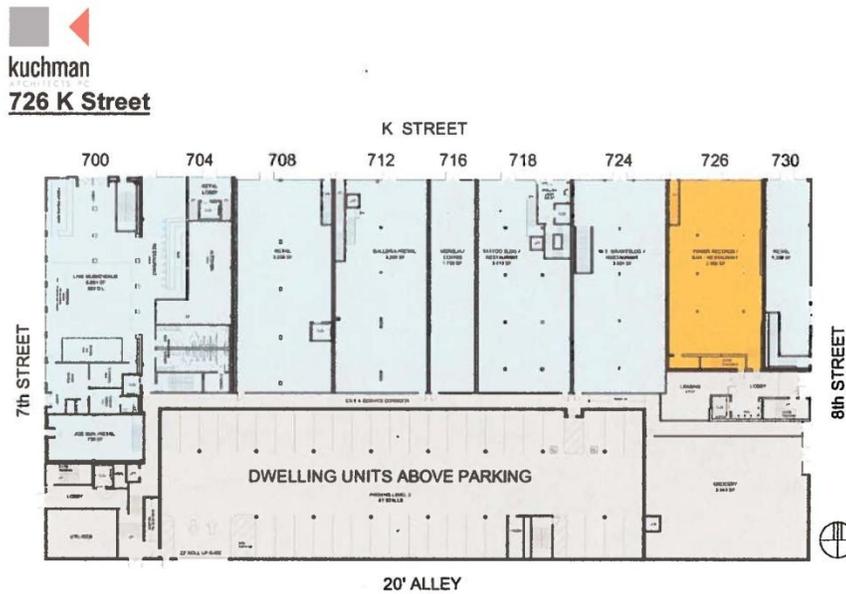
The existing structure is a two-story building, which includes a basement that was previously used as a nightclub. The proposed ground-floor tenant is one that will take advantage of this existing basement by creating a unique and intimate restaurant, bar, and lounge. The basement will be partially exposed to the ground floor, creating a distinct mezzanine experience, unique to downtown Sacramento.

A lobby is proposed for 718 K Street that will house an entry, mailroom, and access to a second-floor corridor that connects the seventeen second-floor apartments that span across 708, 712, 716, 718 and 724 K Street. The elevator in this lobby will also have access to a basement-level laundry room, which will be shared by the tenants in these seventeen units. Of the four units proposed for the second-floor of this building, two of them are designed to be multi-level townhomes.



The W.T. Grant building is a 2-story structure and is unique for having the second-most spacious basement space on the block (10'-8" ceiling height). The proposed tenant for the ground-floor and basement space of this building is a locally-operated restaurant and bar that will vary in character from the other businesses, yet similarly be open during the day and night, seven days a week, to help promote constant energy throughout the block.

The second-floor of the building will be renovated to house four apartments.



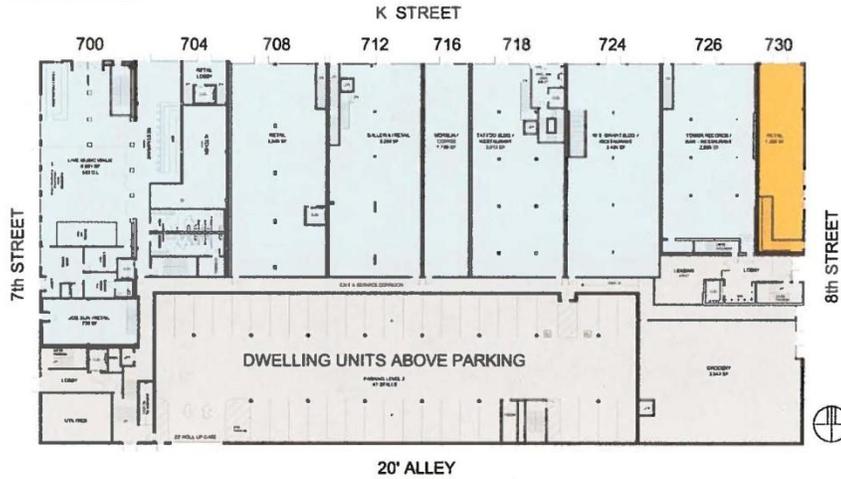
The existing building is a 2-story structure, best known for its exterior mural, which is dated to the 1970's. The proposed plan is to restore the mural and create a glass storefront on K Street that will maintain pedestrian exposure to this historic element of the block.

The interior is well suited for a two-tiered mezzanine space, which would incorporate the second floor of the building into its ground-floor commercial use. This would create another uniquely designed space, further distinguishing this block's consumer experience from any other in the region.

The basement of this building will be connected to the new, mid-rise apartments on the south side of the parcel and will include space for tenant amenities and possibly a retail area with access directly from K St.



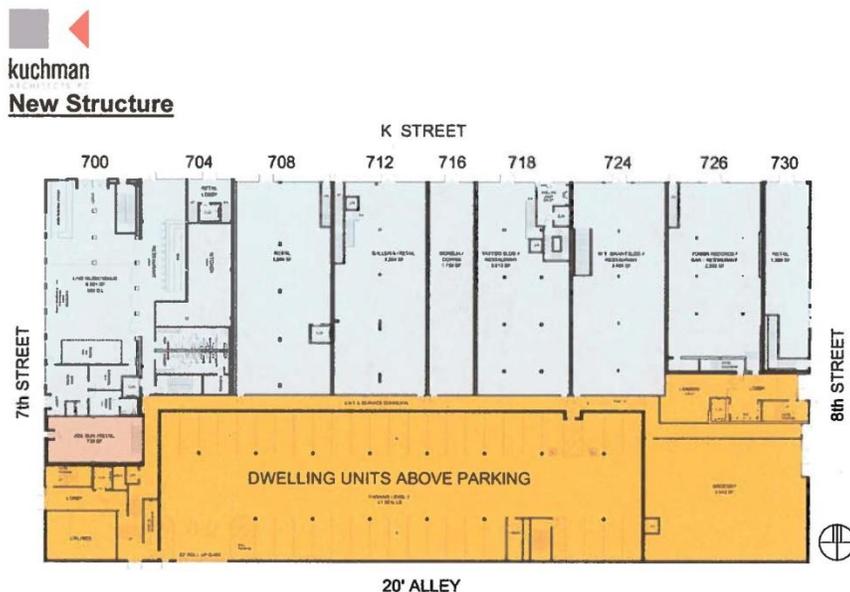
**730 K Street**



The existing structure is a 2-story building on the southwest corner of 8<sup>th</sup> and K Street. The ground floor allows for approximately 1,400 square feet of retail space that has high-visibility on an intersection that will soon be expanded to three-way vehicular traffic.

The proposal is for the second-floor to be renovated to two apartment units, with separate access from 8<sup>th</sup> Street.

This building will be fully preserved, as no demolition is required for construction of the new mid-rise apartment building, which will serve as its southern boundary.



Portions of the existing structures along the alley will be removed and replaced with a new mid-rise building. The base of the new building will be a 91-space, secured two-level parking garage with one parking level sloping down below grade and the other parking level sloping up, above grade. The garage will also provide shelter for bicycle and motorcycle parking, spaces for booster pumps for domestic and fire water, utility meters, and a trash and recyclables area connected by refuse chutes from each of the apartment levels above. Vehicle access to the garage will be through two openings from the alley. This parking structure is to be of Type 1A cast-in-place concrete construction. The top of this structure would be a 12-inch thick post-tensioned concrete podium.

On the concrete podium will be a 153 unit, five-level wood-framed apartment building of Type IIIA construction. Apartment units will look out in all directions from the building.

Three sets of stairs and two elevators will connect the parking levels with the apartment levels. Along the north side of the parking levels, linked to the alley will be a two-tier exit and service corridor. This corridor will provide access for delivery of goods from the alley to the retail spaces and will also provide for secondary emergency exiting from the buildings.

The main entrance vestibule to the mid-rise building will be on 8<sup>th</sup> Street. Off of this entrance will be a leasing office, property manager's office, and a mailroom. Also off of this vestibule will be a basement level community area including a billiards room, TV room, fitness room, laundry and restrooms under 726 K Street.

At street level in the southeast corner of the structure will be a 3,543 square-foot grocery market. Deliveries to this market will be from the adjacent alley to the south via a dedicated grocery loading area.



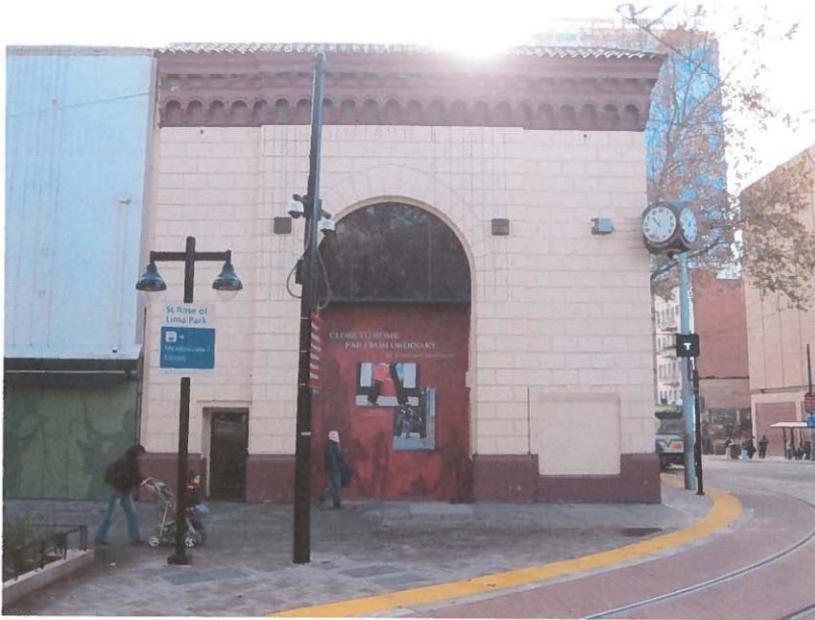
On the second level of the overall project will be a 5,069 square-foot roof garden. Apartments on the interior of the project will look out over this roof garden. The roof garden will include intimate seating areas and a gathering space at the center of the project.

The top level of the mid-rise building will include 27 apartment units that have mezzanine levels.

At the roof level on the east side of the mid-rise building will be a 1,733 square-foot roof garden with views toward the State Capital Building. This roof garden will be for the use of building residents.

Attachment 3: Photos of Existing Buildings

**700 BLOCK**  
700 K Street, Sacramento, CA  
Photographs



1 - 700 K Street, facing North / K Street



2 - 700 K Street, facing West / 7th Street

**700 BLOCK**  
700 K Street, Sacramento, CA  
Photographs



**3 - 700 K Street, facing West / 7th Street**



**4 - 700 K Street, facing West / 7th Street**

**700 BLOCK**  
700 K Street, Sacramento, CA  
Photographs



5 - 700 K Street, interior



6 - 704 K Street

**700 BLOCK**  
700 K Street, Sacramento, CA  
Photographs



7 - 708 K Street



8 - 712 K Street

**700 BLOCK**  
700 K Street, Sacramento, CA  
Photographs



**9 - 716 K Street**



**10 - 718 K Street**

**700 BLOCK**  
700 K Street, Sacramento, CA  
Photographs



**11 – 724 K Street**



**12 – 726 K Street**

**700 BLOCK**  
700 K Street, Sacramento, CA  
Photographs



**13 - 730 K Street**



**14 - 730 K Street, facing East / 8<sup>th</sup> Street**

**700 BLOCK**  
700 K Street, Sacramento, CA  
Photographs



15 - 730 K Street, facing East / 8<sup>th</sup> Street

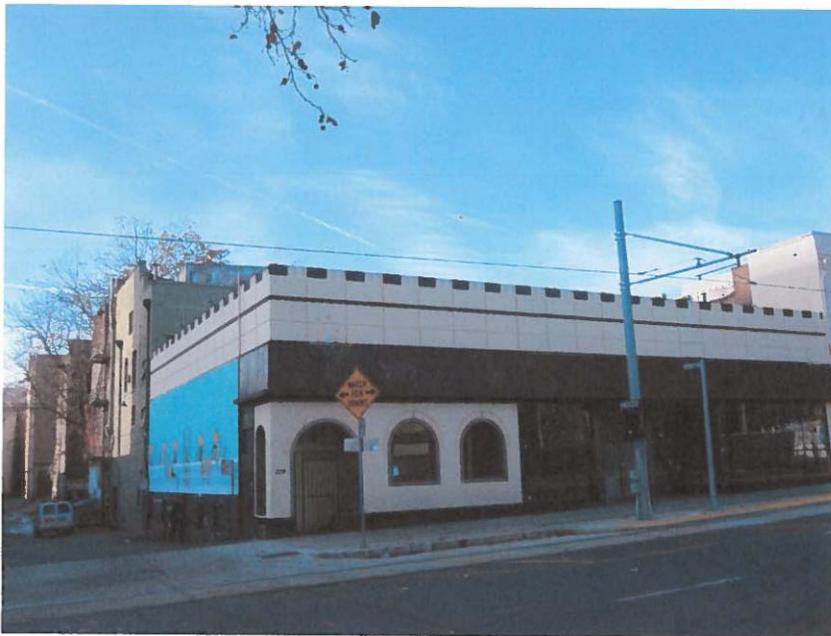


16 - 730 K Street, facing East / 8<sup>th</sup> Street (Tex Mex)

**700 BLOCK**  
700 K Street, Sacramento, CA  
Photographs



**17 - 730 K Street, facing East / 8<sup>th</sup> Street (Tex Mex)**

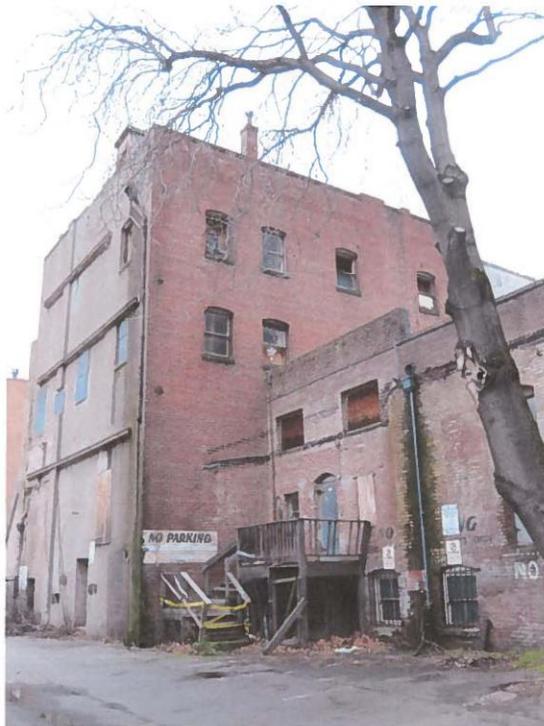


**18 - 730 K Street, facing East / 8<sup>th</sup> Street (Tex Mex)**

**700 BLOCK**  
700 K Street, Sacramento, CA  
Photographs



**19 - K Street – L Street Alley, looking West**



**20 - 708 K Street, view from Alley**

Attachment 4: Project Plans

# 700 BLOCK

700 K STREET, CALIFORNIA



VICINITY MAP



AERIAL VIEW FROM DOWNTOWN PLAZA



PROJECT DIRECTORY

**OWNER / APPLICANT / DEVELOPER**  
 CITY DEVELOPMENT INC. AND  
 D&S DEVELOPMENT INC.  
 1209 H STREET  
 SACRAMENTO, CA 95811  
 PHONE: (916) 442-0284  
 FAX: (916) 442-0285  
 EMAIL: info@citydev.com, info@dssdev.com

**ARCHITECT**  
 KUCHMAN ARCHITECTS  
 ATTENTION: BOB KUCHMAN  
 SACRAMENTO, CA 95818  
 PHONE: (916) 442-3400  
 FAX: (916) 442-3400  
 EMAIL: info@kuchman.com

**SURVEY**  
 ATTENTION: GARY TIMOTHY WONG  
 SACRAMENTO, CA 95818  
 PHONE: (916) 383-4800  
 FAX: (916) 383-4800  
 EMAIL: garywong25@gmail.com

**ARCHITECTURAL CONSULTANT**  
 BERENNA & ASSOCIATES INC.  
 PO BOX 5248  
 SACRAMENTO, CA 95817  
 PHONE: (916) 442-0280  
 FAX: (916) 442-0280  
 EMAIL: jberenna@governanceinc.com

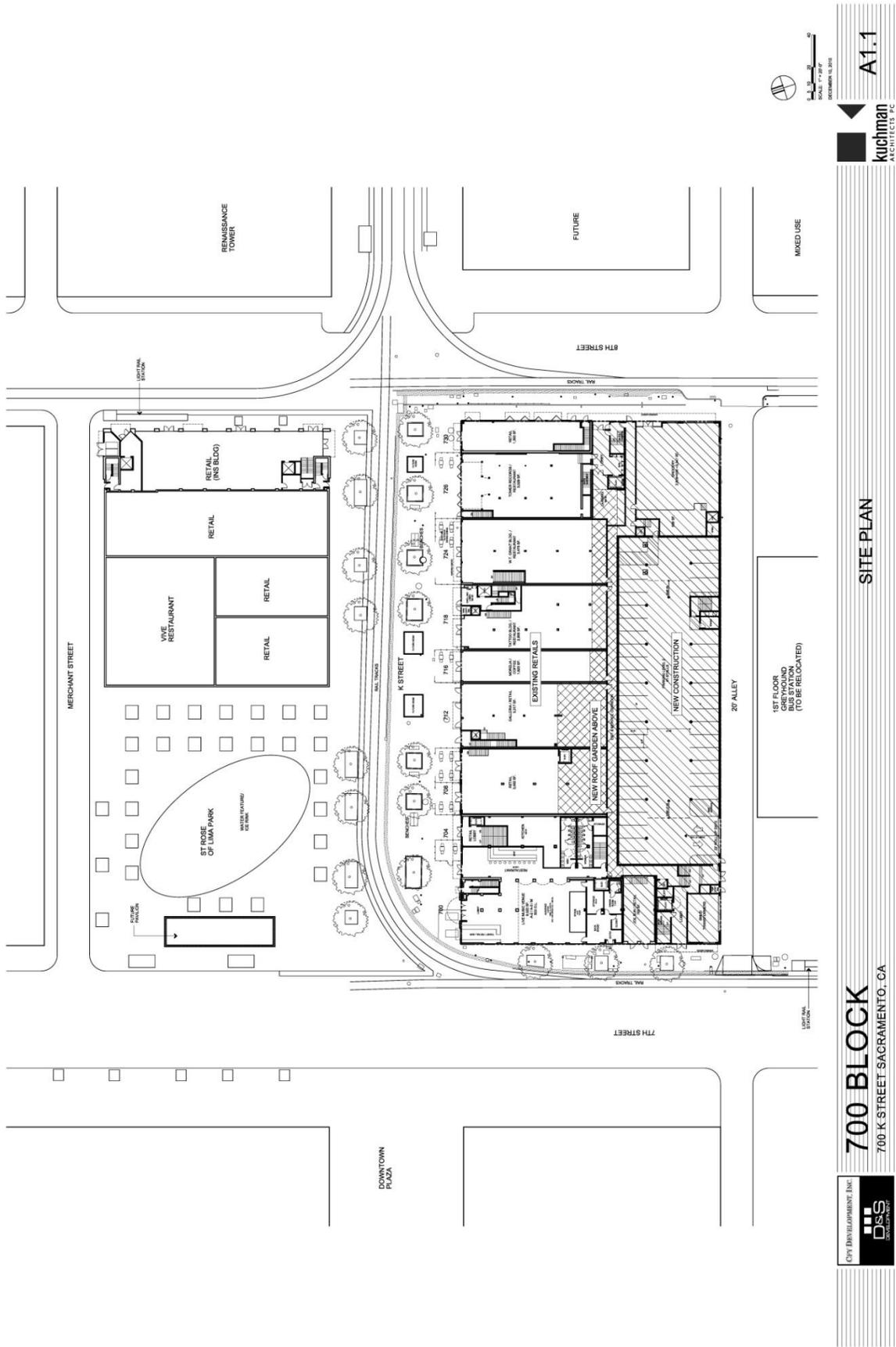
SHEET INDEX

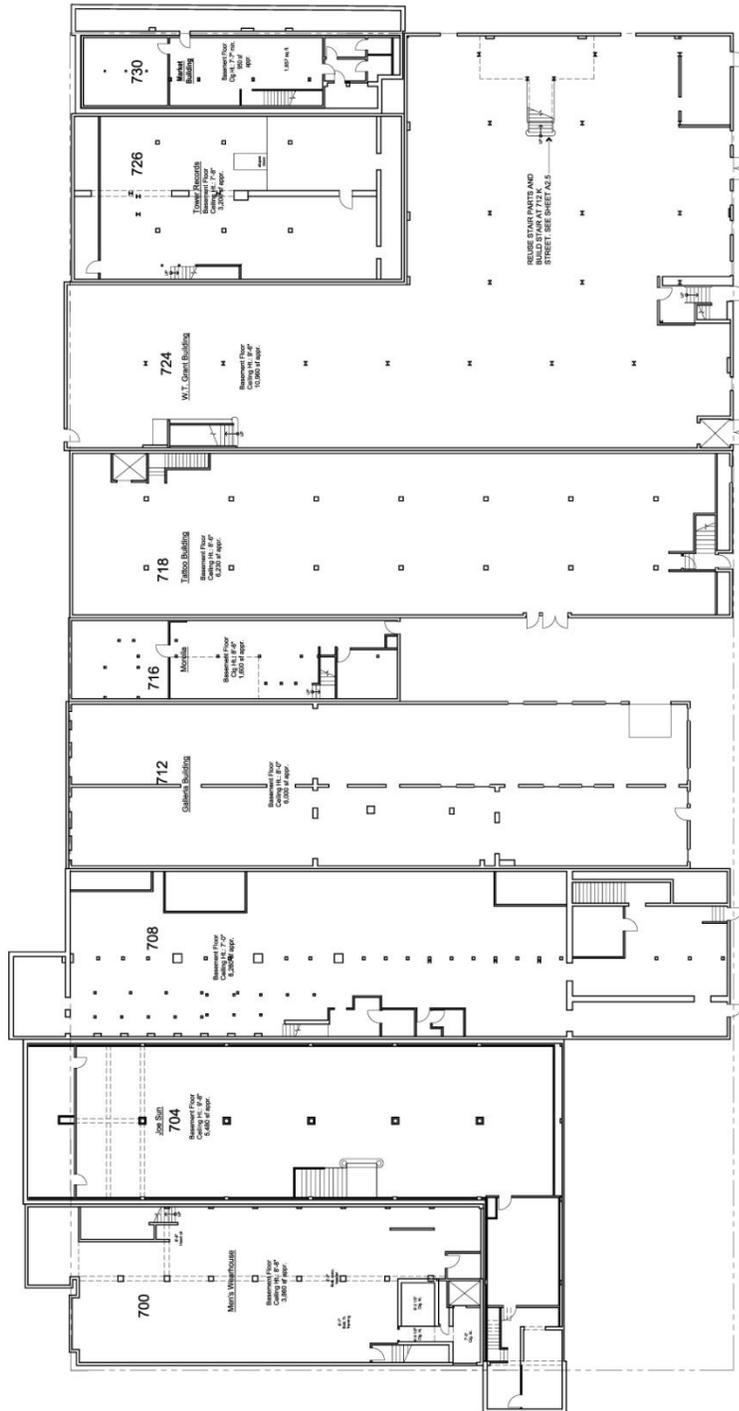
- COVER SHEET  
 30 SHEETS TOTAL
- A01 UNIT SUMMARY AND COLOR RESPECTIVE RENOVATIONS  
 A1.1 PRELIMINARY SITE PLAN  
 A2.1 EXISTING CONDITIONS - BASEMENT FLOOR PLAN  
 A2.2 EXISTING CONDITIONS - 1ST FLOOR PLAN  
 A2.3 EXISTING CONDITIONS - 2ND FLOOR PLAN  
 A2.4 EXISTING CONDITIONS - 3RD FLOOR PLAN  
 A2.5 BASEMENT PLAN  
 A2.6 1ST FLOOR PLAN  
 A2.7 2ND FLOOR PLAN  
 A2.8 3RD FLOOR PLAN  
 A2.9 4TH FLOOR PLAN  
 A2.10 5TH FLOOR PLAN  
 A2.11 6TH FLOOR PLAN  
 A2.12 ROOF PLAN  
 A2.13 TYPICAL UNIT FLOOR PLANS  
 A3.1 COLOR/SOOTH FAÇADE, EAST AND WEST ELEVATIONS  
 A3.2 COLOR/NORTH/SOUTH STREET AND ROOF GARDEN NORTH ELEVATIONS  
 A3.3 COLOR/NORTH/SOUTH STREET AND ROOF GARDEN SOUTH ELEVATIONS  
 A3.4 SOUTH ALLEY EAST AND WEST ELEVATIONS  
 A3.5 NORTH ALLEY STREET AND ROOF GARDEN NORTH ELEVATIONS  
 A4.1 700 K STREET ELEVATIONS AND PHOTOS  
 A4.2 700 K STREET ELEVATIONS AND PHOTOS  
 A4.3 704, 708 & 710 K STREET ELEVATIONS AND PHOTOS  
 A4.4 714 & 718 K STREET ELEVATIONS AND PHOTOS  
 A4.5 724 & 728 K STREET ELEVATIONS AND PHOTOS  
 A4.6 730 K STREET ELEVATIONS AND PHOTOS  
 A4.7 TEA K&A ELEVATIONS AND PHOTOS  
 A5.1 BUILDING SECTIONS  
 101 TOPOGRAPHY / BOUNDARY SURVEY

PROJECT SUMMARY

FLOOR	EXISTING PRESERVATION, REHABILITATION AND RECONSTRUCTION - NEW STRUCTURE		EXISTING PRESERVATION, REHABILITATION AND RECONSTRUCTION - NEW STRUCTURE		EXISTING PRESERVATION, REHABILITATION AND RECONSTRUCTION - NEW STRUCTURE		EXISTING PRESERVATION, REHABILITATION AND RECONSTRUCTION - NEW STRUCTURE		EXISTING PRESERVATION, REHABILITATION AND RECONSTRUCTION - NEW STRUCTURE		EXISTING PRESERVATION, REHABILITATION AND RECONSTRUCTION - NEW STRUCTURE		EXISTING PRESERVATION, REHABILITATION AND RECONSTRUCTION - NEW STRUCTURE	
	NO. DWELLING UNITS	NO. OFFICE UNITS												
BASEMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1ST FLOOR	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2ND FLOOR	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3RD FLOOR	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4TH FLOOR	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5TH FLOOR	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ROOF TOP	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>0</b>	<b>0</b>												







A2.1

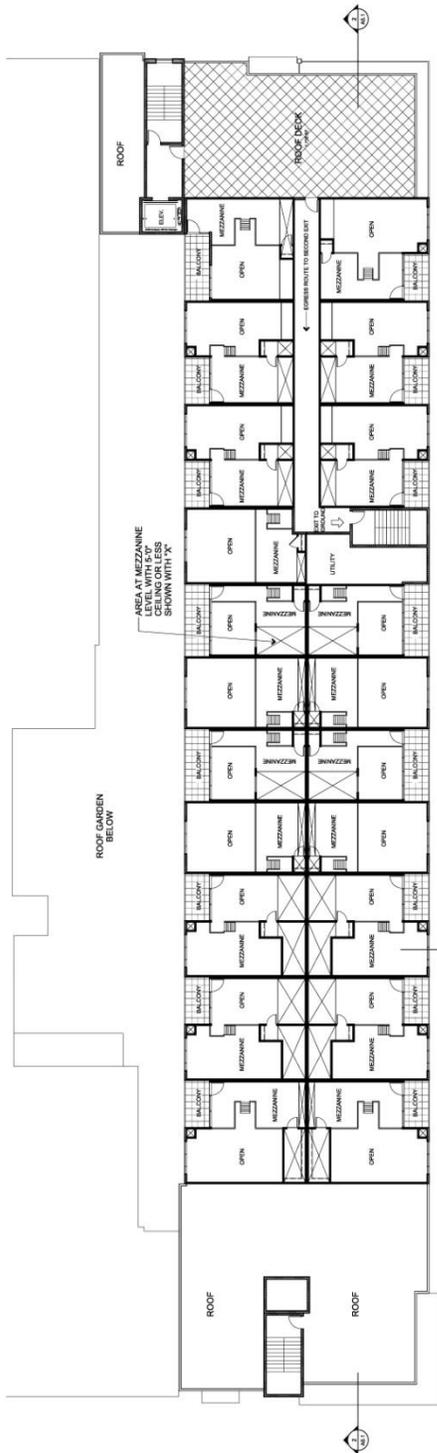


EXISTING CONDITIONS - BASEMENT

700 BLOCK  
700 X STREET, SACRAMENTO, CA







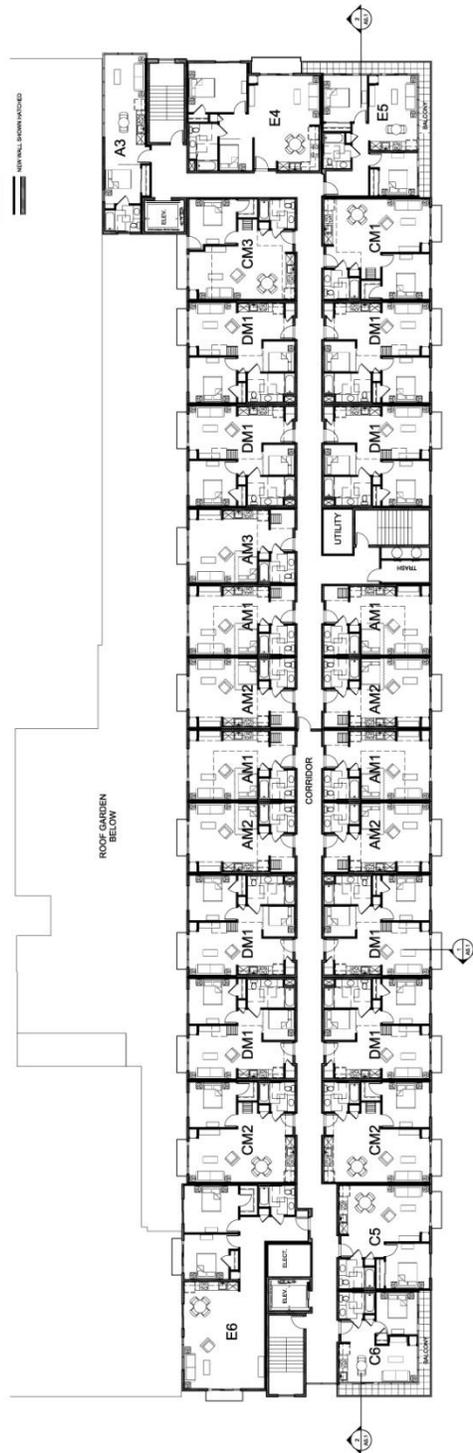
**WALL LEGENDS**

————— EXISTING WALL TO REMAIN

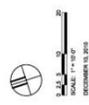
————— NEW WALL, EXPOSED BRICK

————— NEW WALL, Gypsum BOARD

MEZZANINE FLOOR / ROOF DECK PLAN



6TH FLOOR PLAN



**A2.11**

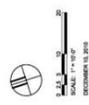
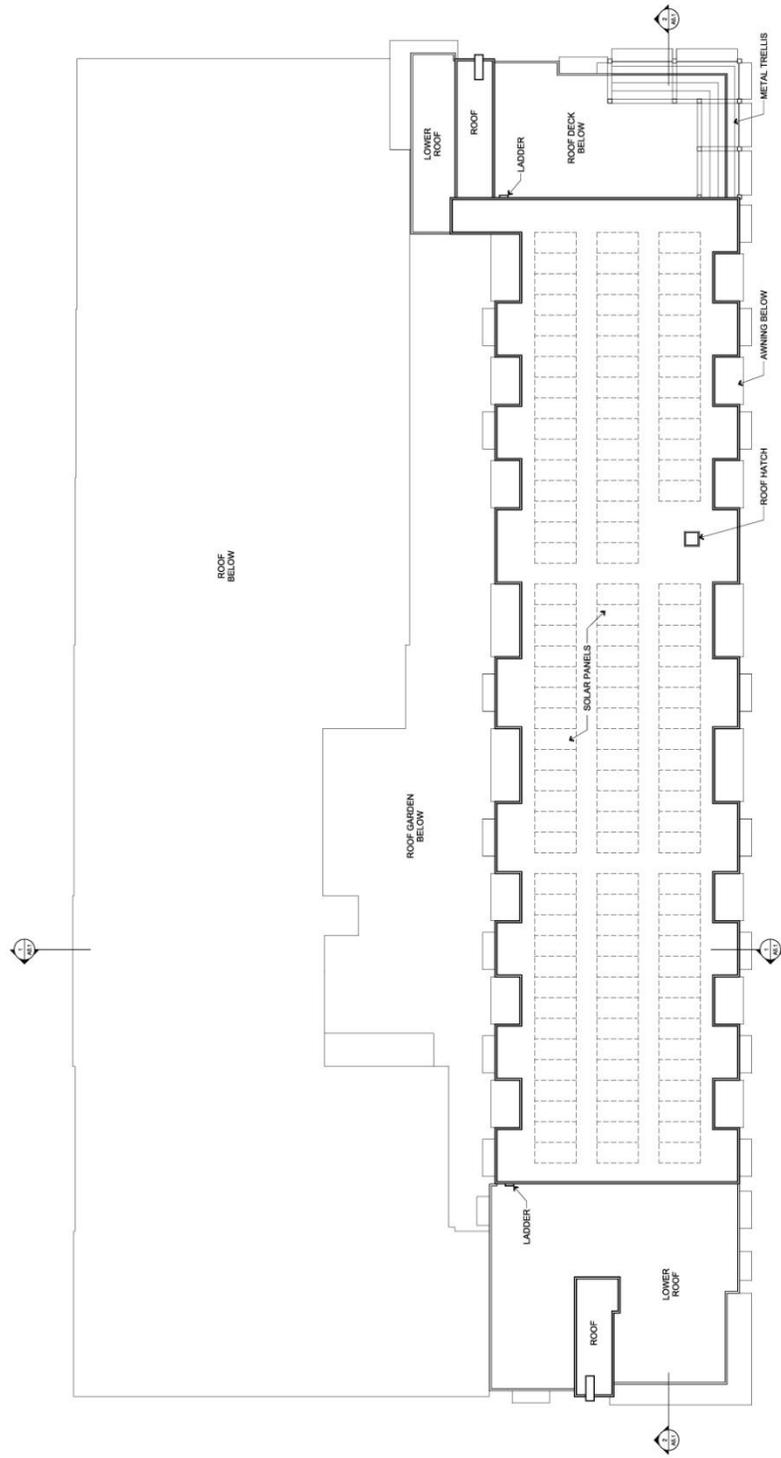
**kuchman**  
ARCHITECTS

**700 BLOCK**  
700 Y STREET, SACRAMENTO, CA

**6TH FLOOR PLAN AND MEZZANINE FLOOR**

CITY DEVELOPMENT, INC.  
**DS**  
SACRAMENTO, CA

**WALL LEGENDS**  
EXISTING WALL TO REMAIN  
NEW WALL TO BE INSTALLED



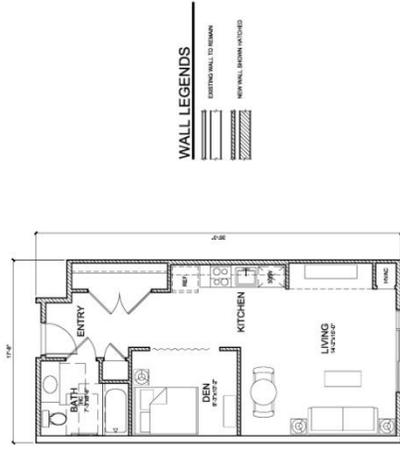
DATE: 12/15/10  
DRAWN BY: J. BROWN  
CHECKED BY: J. BROWN

**A2.12**  
kuchman  
ARCHITECTS

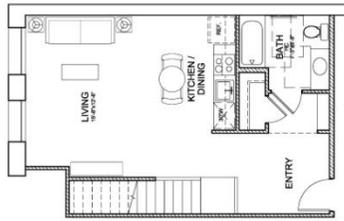
**700 BLOCK**  
700 Y STREET, SACRAMENTO, CA

**700 BLOCK**  
700 Y STREET, SACRAMENTO, CA

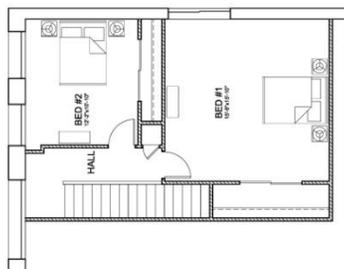
CITY DEVELOPMENT, INC.  
**DS**  
DESIGN SERVICES



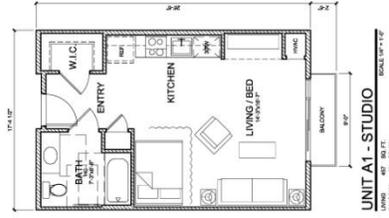
**UNIT BR1-1 DEN / 1 BATH**  
 SCALE: 1/8" = 1'-0"  
 UNIT: 800 SQ. FT.



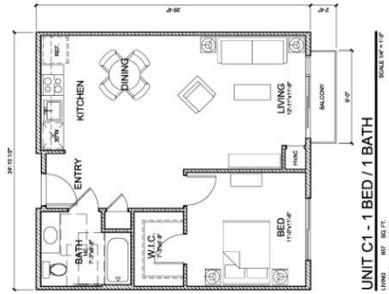
**UNIT T3 - 1ST LEVEL TOWNHOME - 2 BED / 1 BATH**  
 SCALE: 1/8" = 1'-0"  
 TOTAL: 800 SQ. FT.  
 TOTAL LIVING: 1,100 SQ. FT.



**UNIT T3 - 2ND LEVEL TOWNHOME - 2 BED / 1 BATH**  
 SCALE: 1/8" = 1'-0"



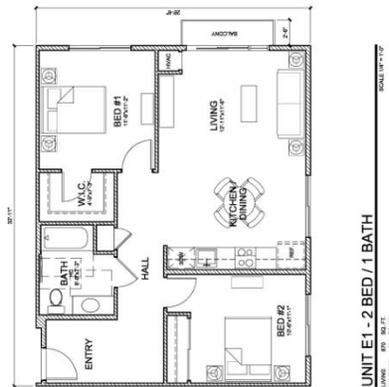
**UNIT A1 - STUDIO**  
 SCALE: 1/8" = 1'-0"  
 UNIT: 800 SQ. FT.



**UNIT C1 - 1 BED / 1 BATH**  
 SCALE: 1/8" = 1'-0"  
 UNIT: 800 SQ. FT.



**UNIT D1 - 1 BED + 1 DEN / 1 BATH**  
 SCALE: 1/8" = 1'-0"  
 UNIT: 800 SQ. FT.



**UNIT E1 - 2 BED / 1 BATH**  
 SCALE: 1/8" = 1'-0"  
 UNIT: 800 SQ. FT.



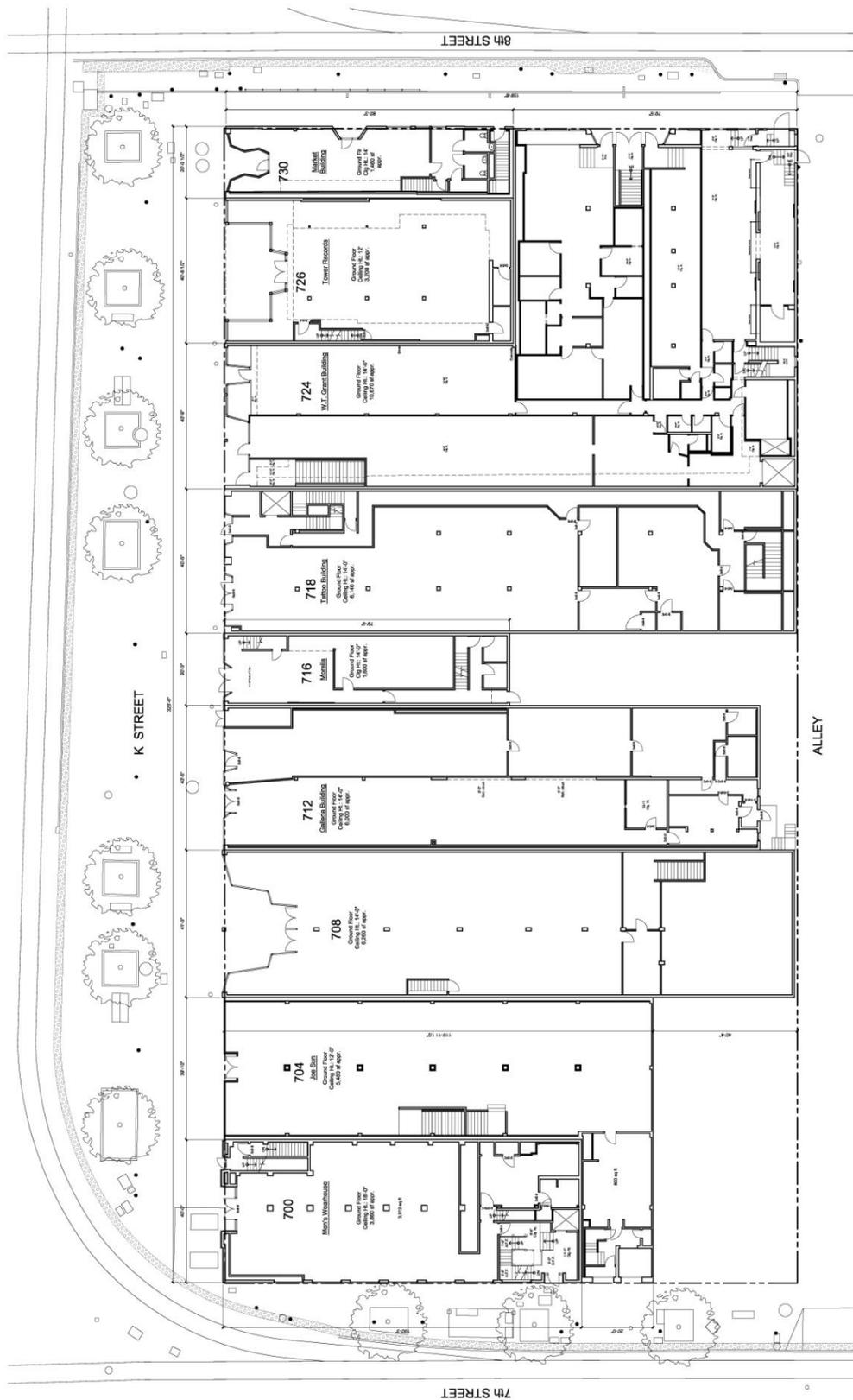
DATE: 12/15/10  
 DRAWN: J. B. B.  
 CHECKED: J. B. B.  
**A2.13**



**TYPICAL UNIT FLOOR PLANS**

**700 BLOCK**  
 700 Y STREET, SACRAMENTO, CA





A2.2

kuchman  
ARCHITECTS

EXISTING CONDITIONS - FIRST FLOOR

700 BLOCK  
700 K STREET, SACRAMENTO, CA

CITY DEVELOPMENT, INC.  
D&S  
DESIGN GROUP



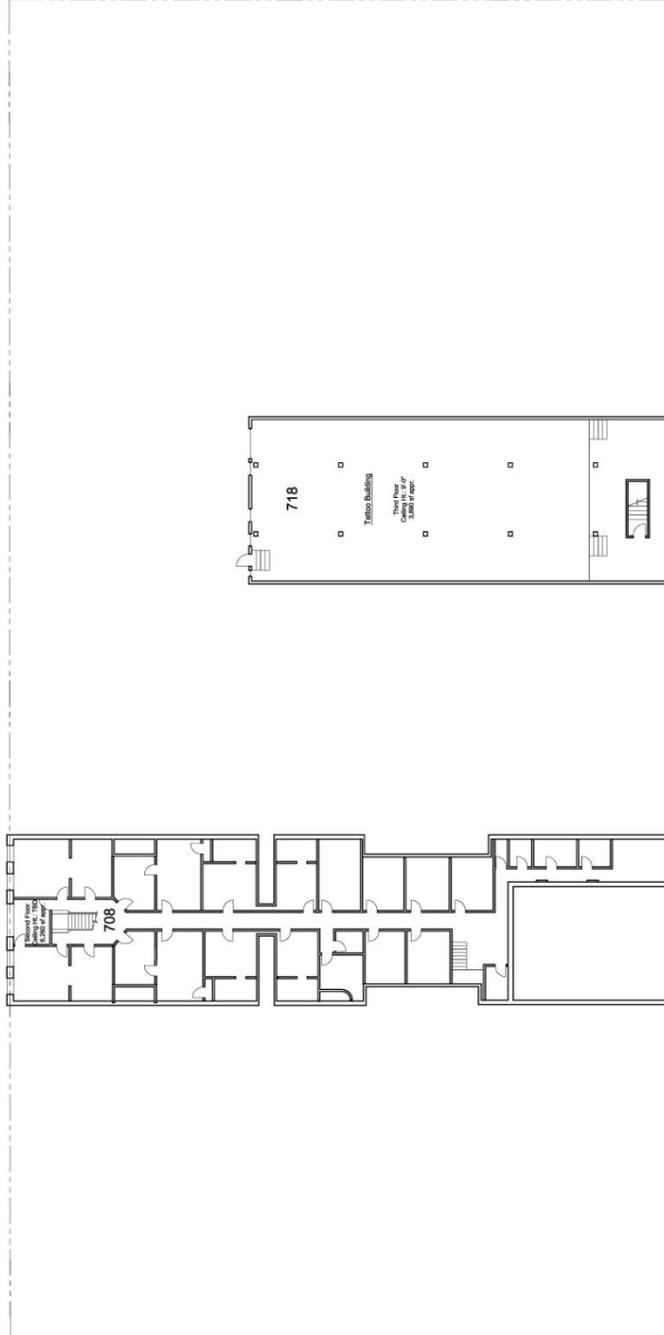
A2.3



EXISTING CONDITIONS - SECOND FLOOR

700 BLOCK  
700 Y STREET, SACRAMENTO, CA





A2.4



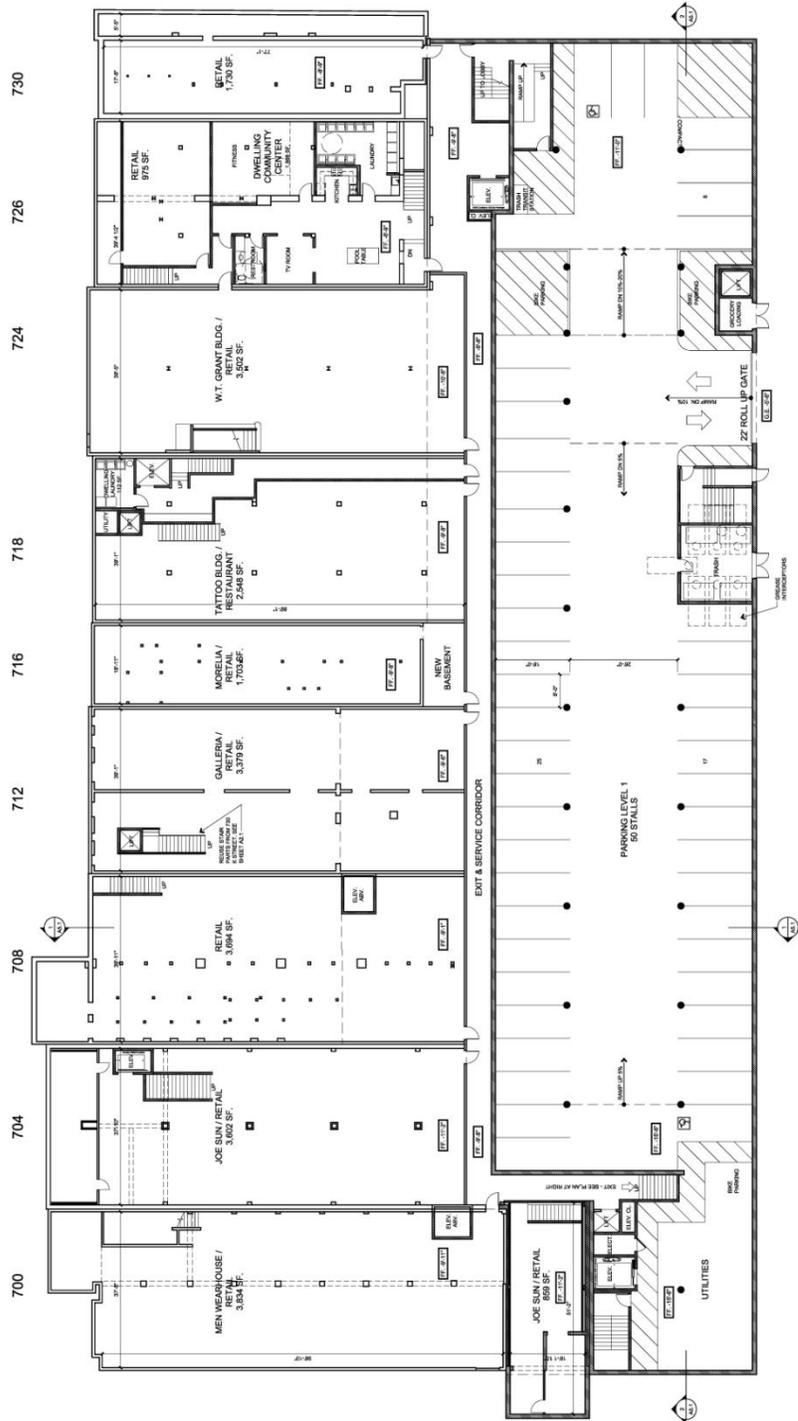
EXISTING CONDITIONS - THIRD FLOOR

**700 BLOCK**  
700 Y STREET, SACRAMENTO, CA



**WALL LEGENDS**

	EXISTING WALL TO REMAIN
	NEW WALL SHOWN HATCHED

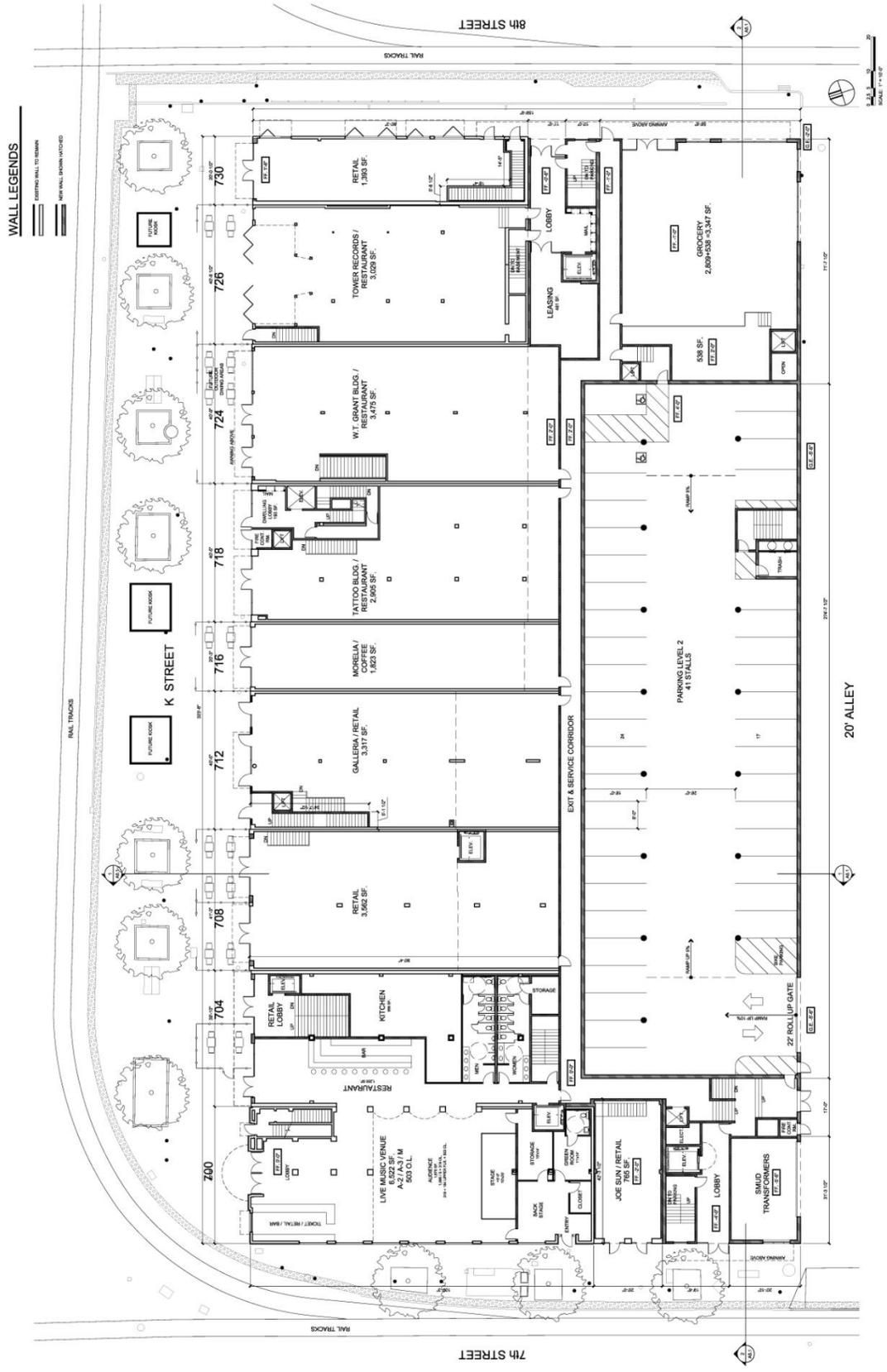


**A2.5**  
 kuchman  
 ARCHITECTURE

**BASEMENT FLOOR PLAN**

**700 BLOCK**  
 700 Y STREET, SACRAMENTO, CA





**700 BLOCK**  
700 K STREET, SACRAMENTO, CA

**1ST FLOOR PLAN**

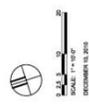
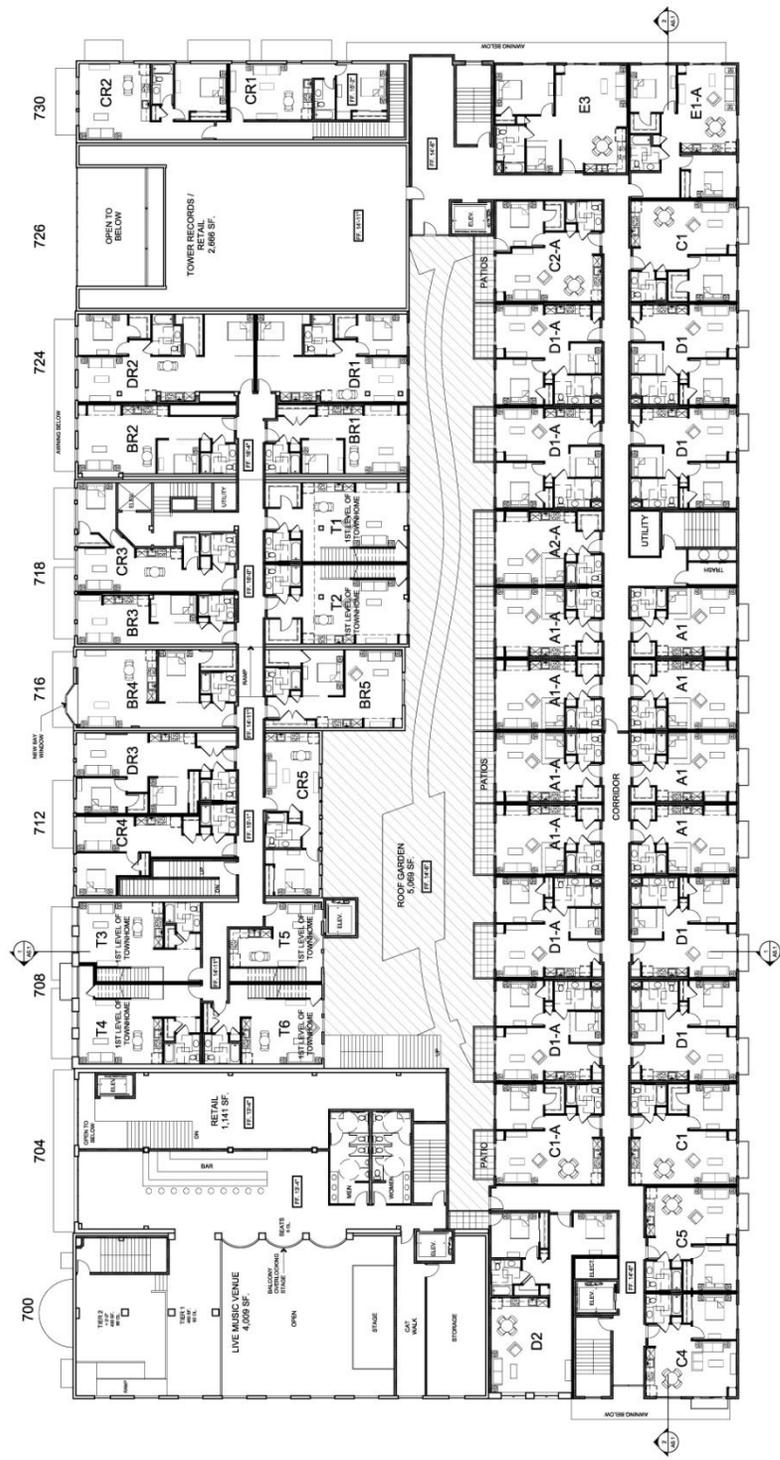
**A2.6**

**kuchman**  
ARCHITECTS

CITY DEVELOPMENT, INC.  
**DS**  
DESIGN SERVICES

**WALL LEGENDS**

- EXTERIOR WALL TO BE NEW
- EXTERIOR WALL TO REMAIN
- INTERIOR WALL TO BE NEW
- INTERIOR WALL TO REMAIN



**A2.7**

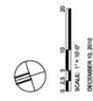
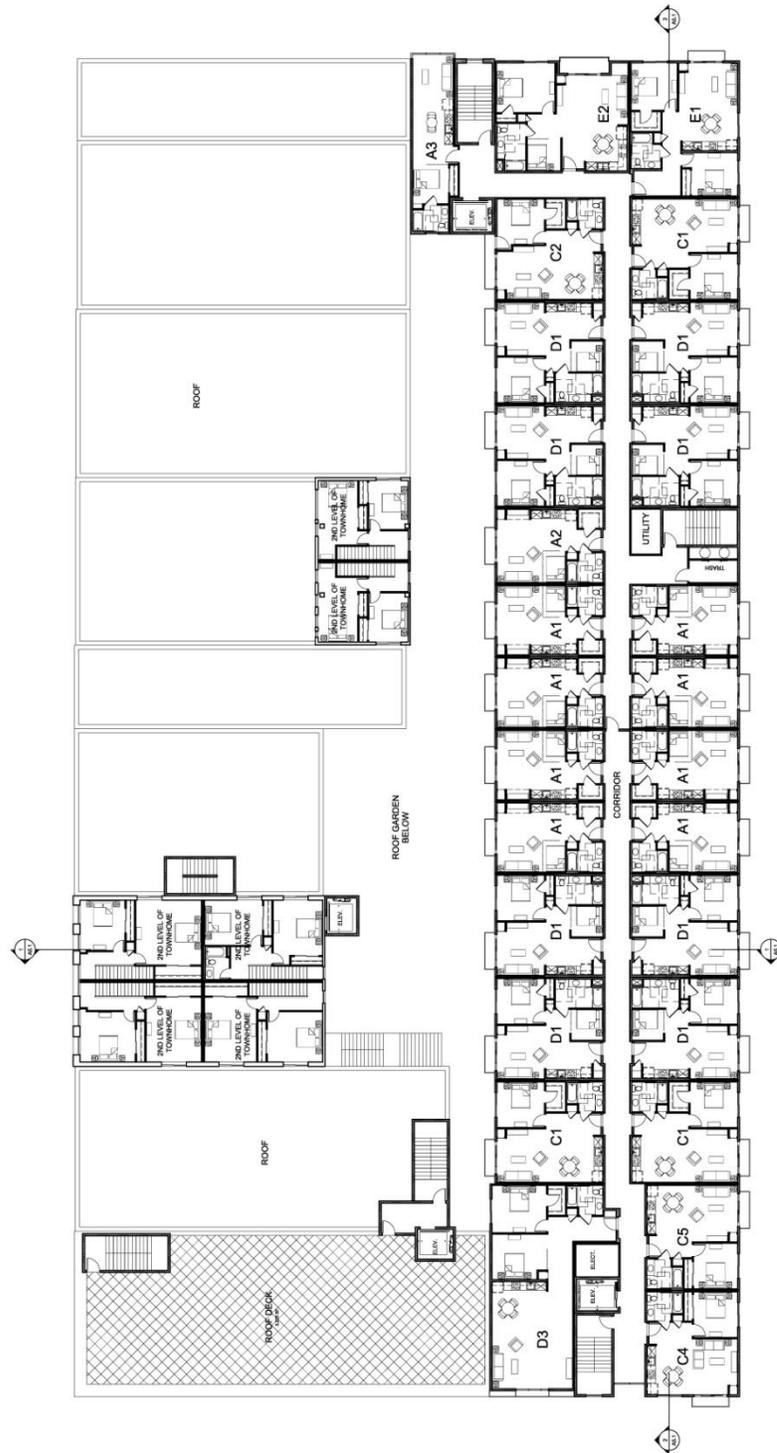
**kuhm**  
ARCHITECTS, P.C.

**700 BLOCK**  
700 X STREET, SACRAMENTO, CA

**2ND FLOOR PLAN**

CITY DEVELOPMENT, INC.  
**DS**  
DESIGN SERVICES

**WALL LEGENDS**  
 ——— EXISTING WALL TO REMAIN  
 ——— NEW WALL TO BE INSTALLED  
 ——— NEW WALL TO BE DEMOLISHED



**A2.8**

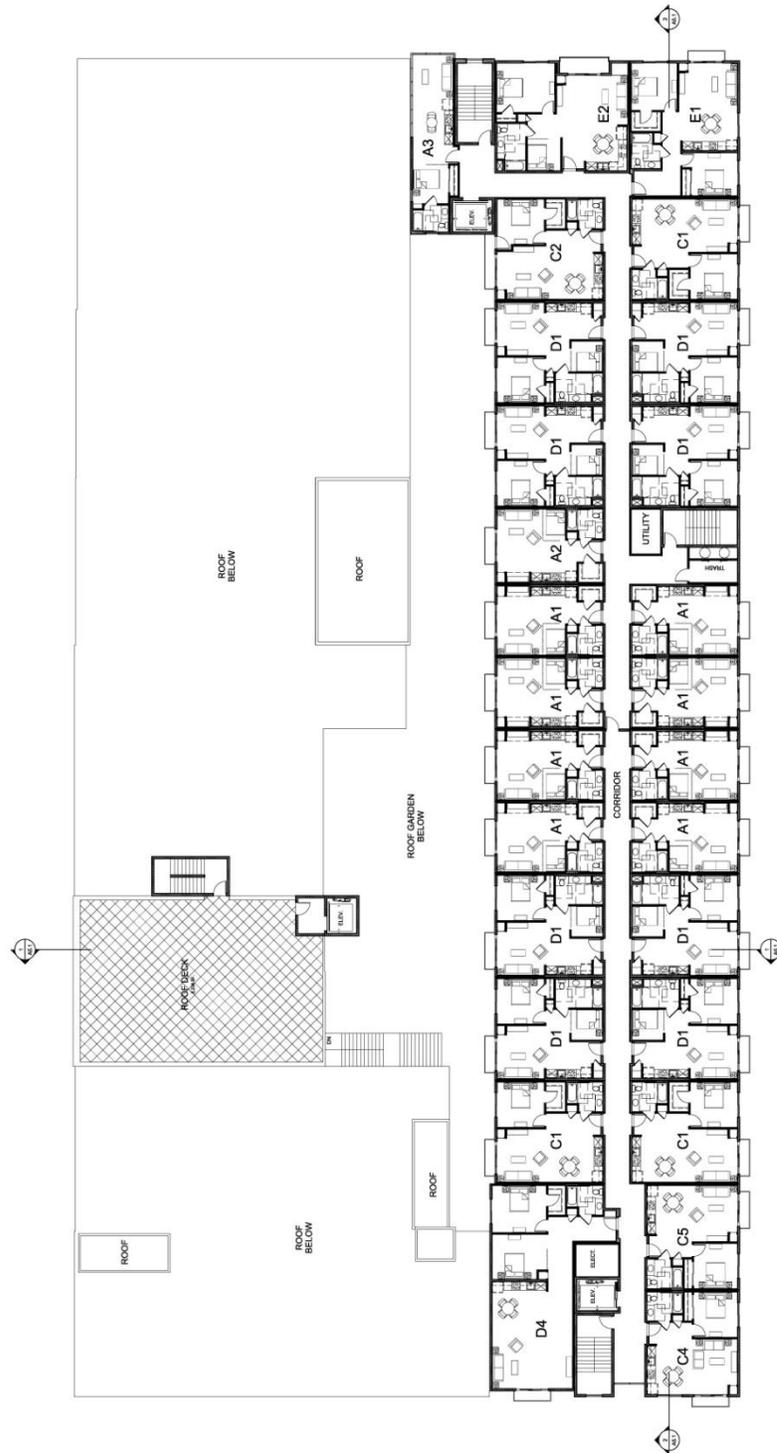
**kuchman**  
 ARCHITECTS

**3RD FLOOR PLAN**

**700 BLOCK**  
 700 Y STREET, SACRAMENTO, CA

CITY DEVELOPMENT, INC.  
**DS**  
 DEVELOPMENT

**WALL LEGENDS**  
EXISTING WALL TO REMAIN  
NEW WALL TO BE INSTALLED



DATE: 12/15/10  
DRAWN BY: J. B. BROWN  
A2.9



700 BLOCK  
700 Y STREET, SACRAMENTO, CA

4TH FLOOR PLAN





EAST / 8TH STREET ELEVATION

WEST / 7TH STREET ELEVATION



SOUTH / ALLEY ELEVATION

OPN DEVELOPMENT, INC. **DSS** DESIGN

**700 BLOCK**  
700 K STREET SACRAMENTO, CA

SOUTH, EAST & WEST ELEVATIONS

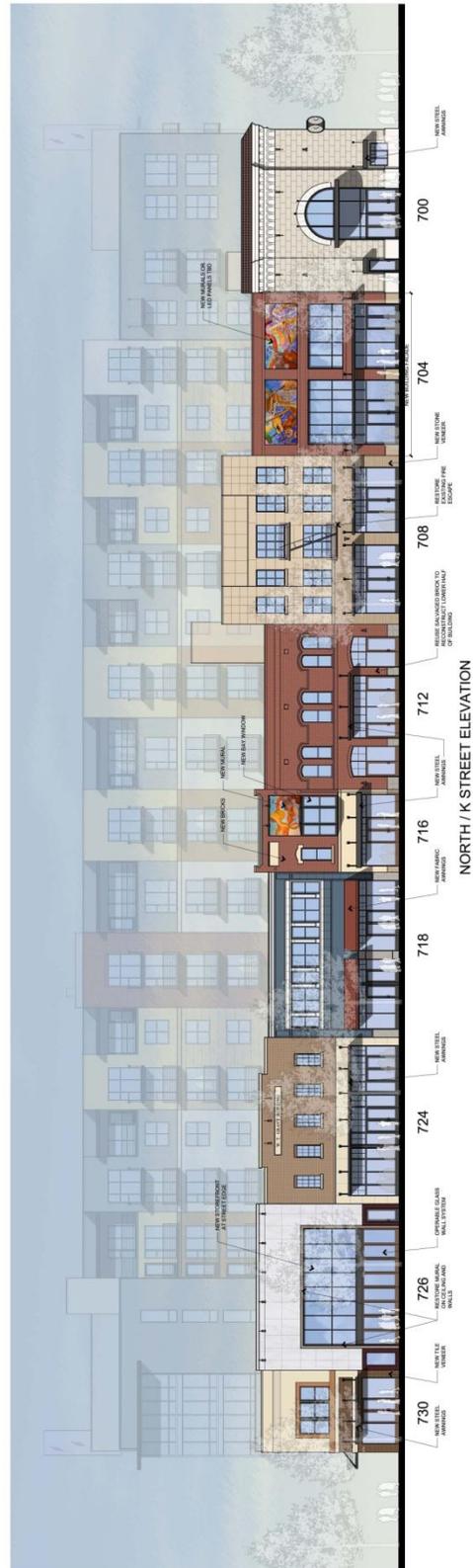
**kuchman** ARCHITECT PC

**A3.1**

SCALE: 1/8" = 1'-0"  
DOCUMENT NO.



NORTH ELEVATION AT ROOF GARDEN



NORTH / K STREET ELEVATION

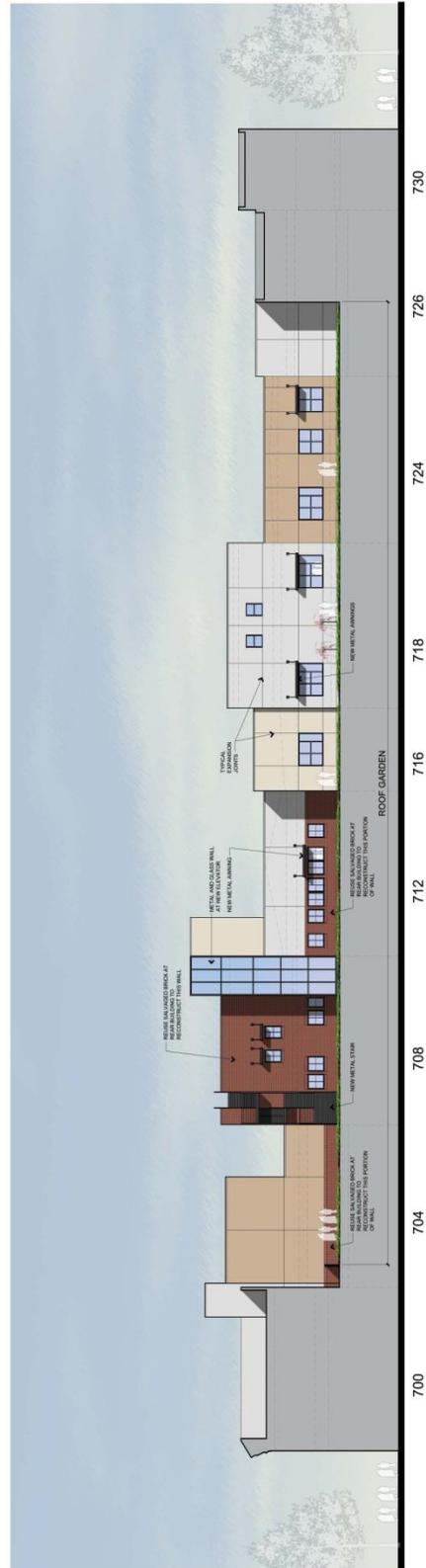
SCALE: 1/8" = 1'-0"  
DOCUMENT NO. 101

**A3.2**  
kuchman  
ARCHITECT PC

NORTH ELEVATIONS

**700 BLOCK**  
700 K STREET SACRAMENTO, CA

OPV DEVELOPMENT, INC.  
**DSS**  
DESIGN SERVICES



700 704 708 712 716 718 724 726 730

SOUTH / ROOF GARDEN ELEVATION

SCALE: 1/4" = 1'-0"

DOCUMENT NO.

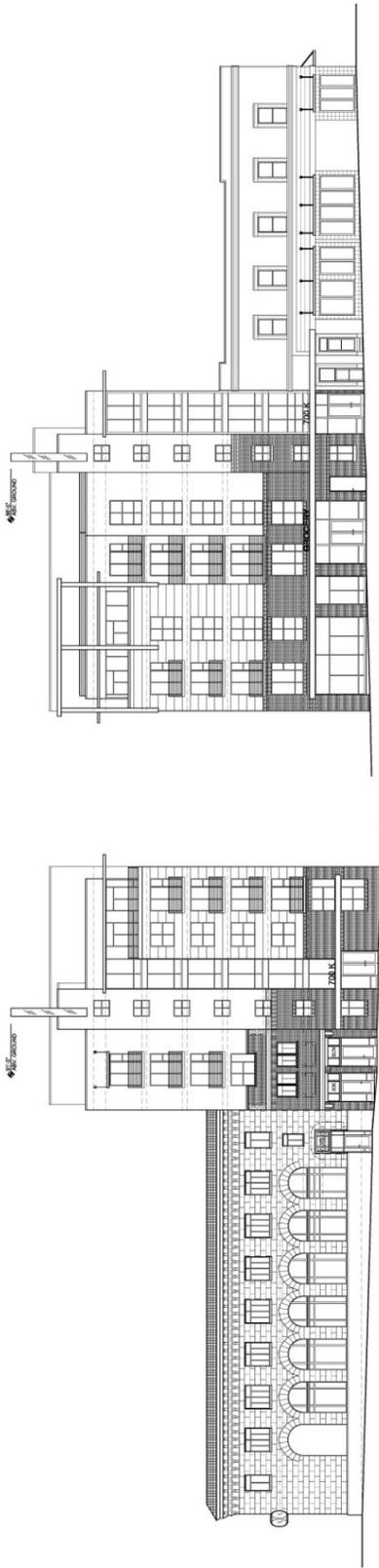
A3.3



**700 BLOCK**  
700 K STREET SACRAMENTO, CA

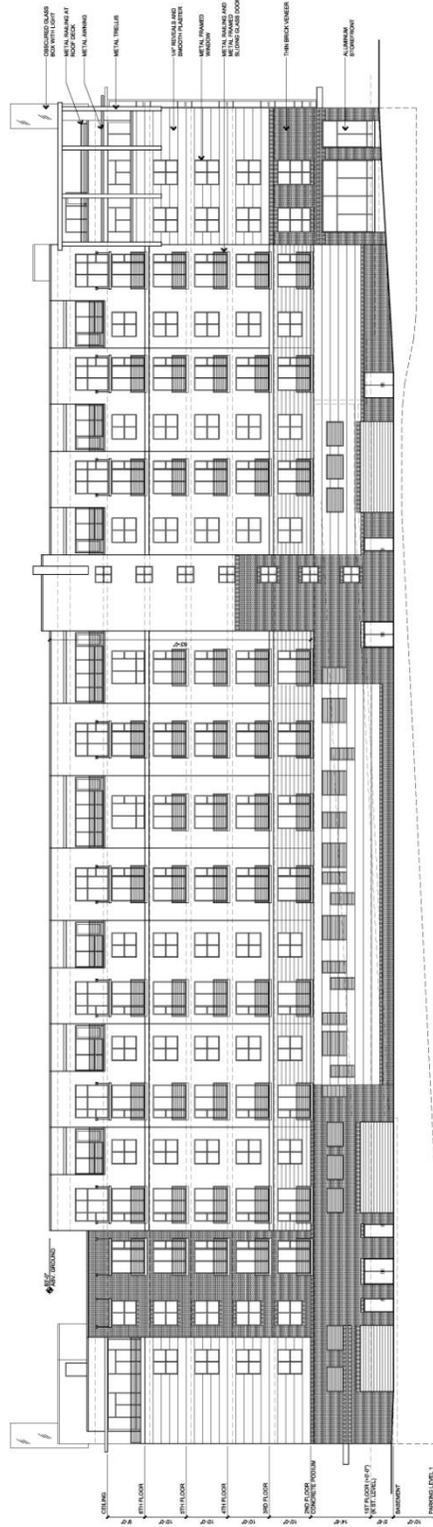


SOUTH / ROOF GARDEN ELEVATION



EAST / 8TH STREET ELEVATION

WEST / 7TH STREET ELEVATION



SOUTH / ALLEY ELEVATION

GARAGE  
 4TH FLOOR  
 3RD FLOOR  
 2ND FLOOR  
 1ST FLOOR  
 0TH FLOOR  
 CONCRETE WALKWAY  
 1ST FLOOR (1ST LEVEL)  
 FINISHMENT  
 FINISH LEVEL

OBSERVED GLASS  
 METAL PANEL AT  
 ROOF EDGE  
 METAL PANEL  
 METAL PANEL  
 UP-BREAK AND  
 DOWN-BREAK  
 METAL PANELS  
 METAL PANEL AND  
 METAL PANEL  
 METAL PANEL  
 THIN BRICK VENEER  
 ALUMINUM  
 CLADDING

CITY DEVELOPMENT, INC.  
**DS**  
 DEVELOPMENT

**700 BLOCK**  
 700 Y STREET, SACRAMENTO, CA

SOUTH, EAST & WEST ELEVATIONS

kuchman  
 ARCHITECTURE

A3.4  
 1/5" = 1'-0"  
 1/8" = 1'-0"  
 1/16" = 1'-0"  
 1/32" = 1'-0"  
 1/64" = 1'-0"  
 1/128" = 1'-0"  
 1/256" = 1'-0"  
 1/512" = 1'-0"  
 1/1024" = 1'-0"  
 1/2048" = 1'-0"  
 1/4096" = 1'-0"  
 1/8192" = 1'-0"  
 1/16384" = 1'-0"  
 1/32768" = 1'-0"  
 1/65536" = 1'-0"  
 1/131072" = 1'-0"  
 1/262144" = 1'-0"  
 1/524288" = 1'-0"  
 1/1048576" = 1'-0"  
 1/2097152" = 1'-0"  
 1/4194304" = 1'-0"  
 1/8388608" = 1'-0"  
 1/16777216" = 1'-0"  
 1/33554432" = 1'-0"  
 1/67108864" = 1'-0"  
 1/134217728" = 1'-0"  
 1/268435456" = 1'-0"  
 1/536870912" = 1'-0"  
 1/1073741824" = 1'-0"  
 1/2147483648" = 1'-0"  
 1/4294967296" = 1'-0"  
 1/8589934592" = 1'-0"  
 1/17179869184" = 1'-0"  
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 1/68719476736" = 1'-0"  
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EXISTING PHOTOS




  
**A4.5**
  
 DECEMBER 13, 2010

724 - 726 K STREET

**700 BLOCK**
  
 700 K STREET SACRAMENTO, CA

CITY DEVELOPMENT, INC.
   






EXISTING PHOTOS



PROPOSED EAST ELEVATION



**700 BLOCK**  
700 Y. STREET, SACRAMENTO, CA

**730 K STREET - TEX MEX**

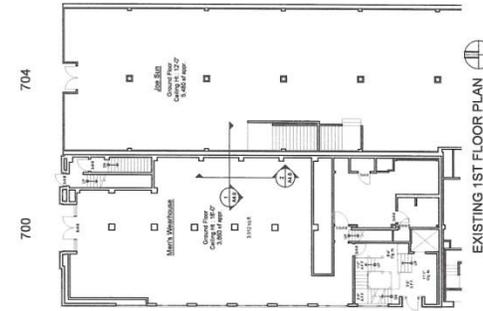
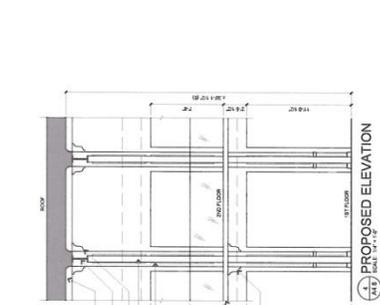
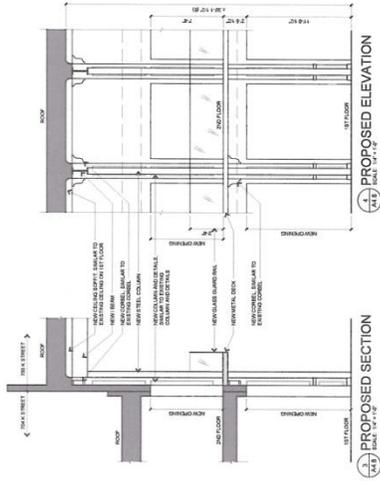
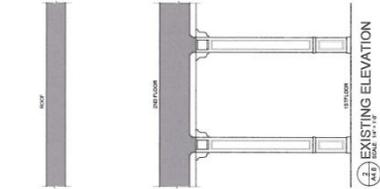
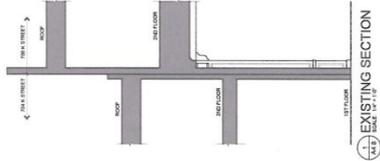


**A4.7**

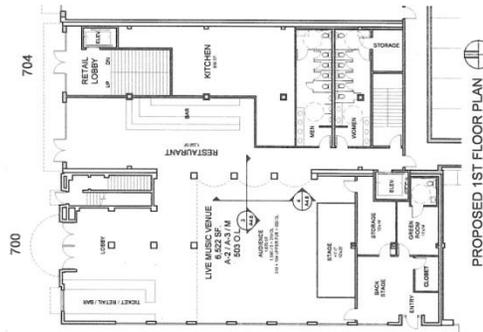




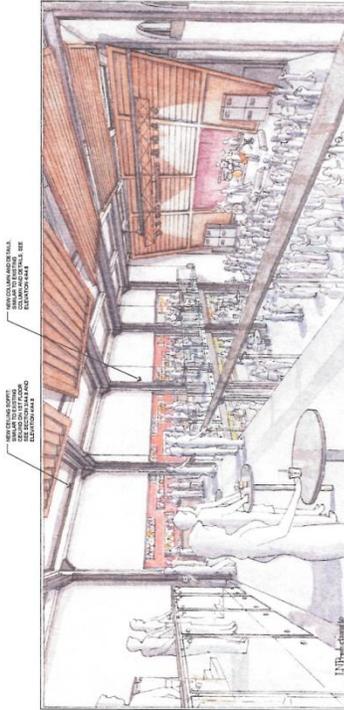
EXISTING PHOTO



EXISTING 1ST FLOOR PLAN



PROPOSED 1ST FLOOR PLAN



VIEW FROM 2ND FLOOR TO STAGE

CITY DEVELOPMENT INC. **700 BLOCK** 700 K STREET SACRAMENTO, CA

**D&S** DEVELOPMENT

700 K STREET - INTERIOR

DOCUMENT # 008 **A4.8**

**kuchman** ARCHITECTS



EXISTING STAIR AT 730 K ST.



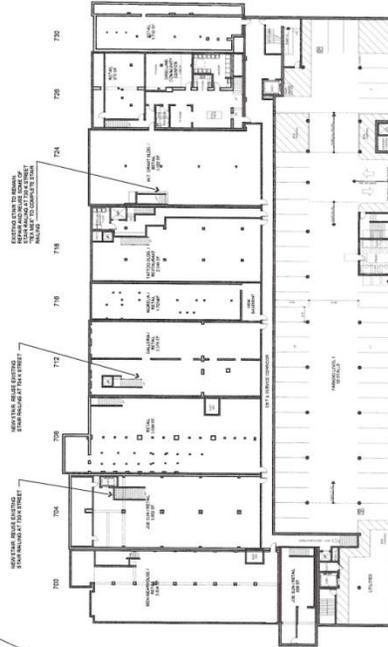
EXISTING STAIR AT 730 K ST.



EXISTING STAIR AT 704 K ST.



EXISTING STAIR AT 704 K ST.



PROPOSED BASEMENT FLOOR PLAN

EXISTING BASEMENT FLOOR PLAN

700 BLOCK  
700 K STREET SACRAMENTO, CA

INTERIOR STAIRS

A4.9

Kuchman  
ARCHITECTS

D&S  
DEVELOPMENT INC.

DECEMBER 16, 2010





Attachment 5: Photo of the Existing 19<sup>th</sup> Century Alley Façade

