Overview

During the past year Urban Design (Design Review & Preservation) Staff have continued to provide quality customer service to the citizens of Sacramento. What follows is a summary of Commission and Director level projects that have been reviewed and approved or are currently under review.

Design Review Files		
	2009	2010
DR files	281	214
Joint DR/P/Z files	0	16
ER files	92	106
Total	373	336

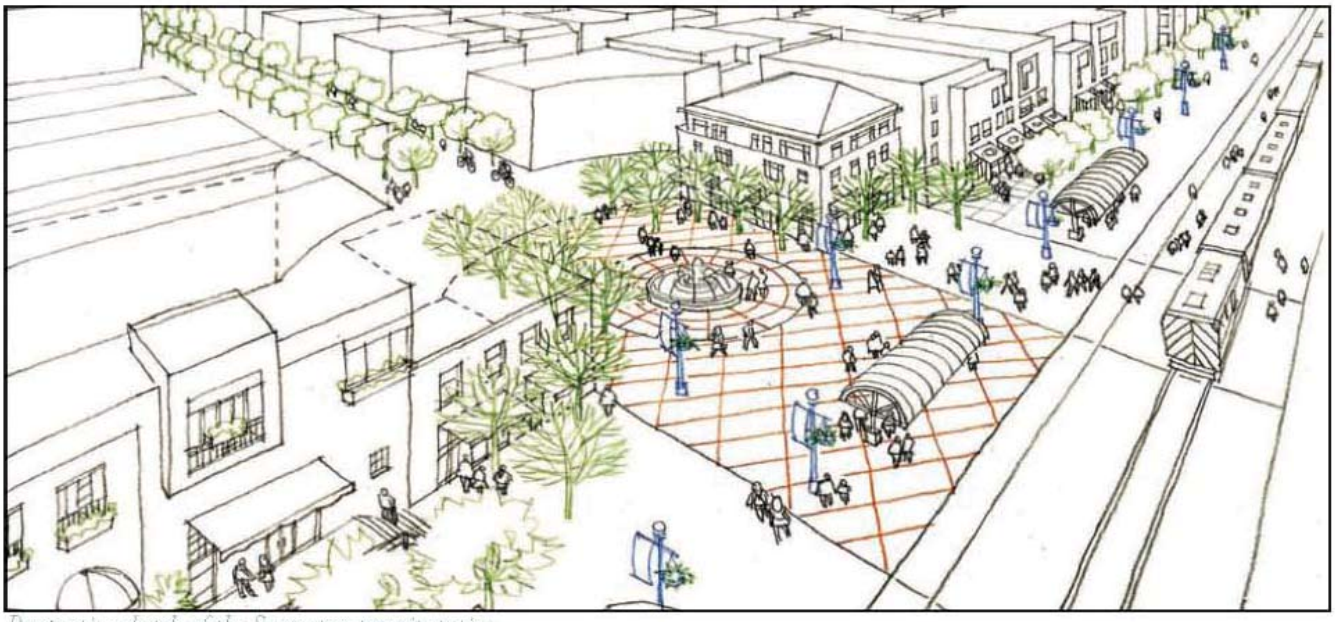
Preservation Files		
	2009	2010
PB files	97	96
Joint PB/P/Z files	0	7
IR Demo files	116	107
Total	213	210

Urban Design Staff are dedicated to maintaining a high level of customer service and to provide thoughtful review and conditions of approval in a streamlined manner.

Design Review

Design Commission

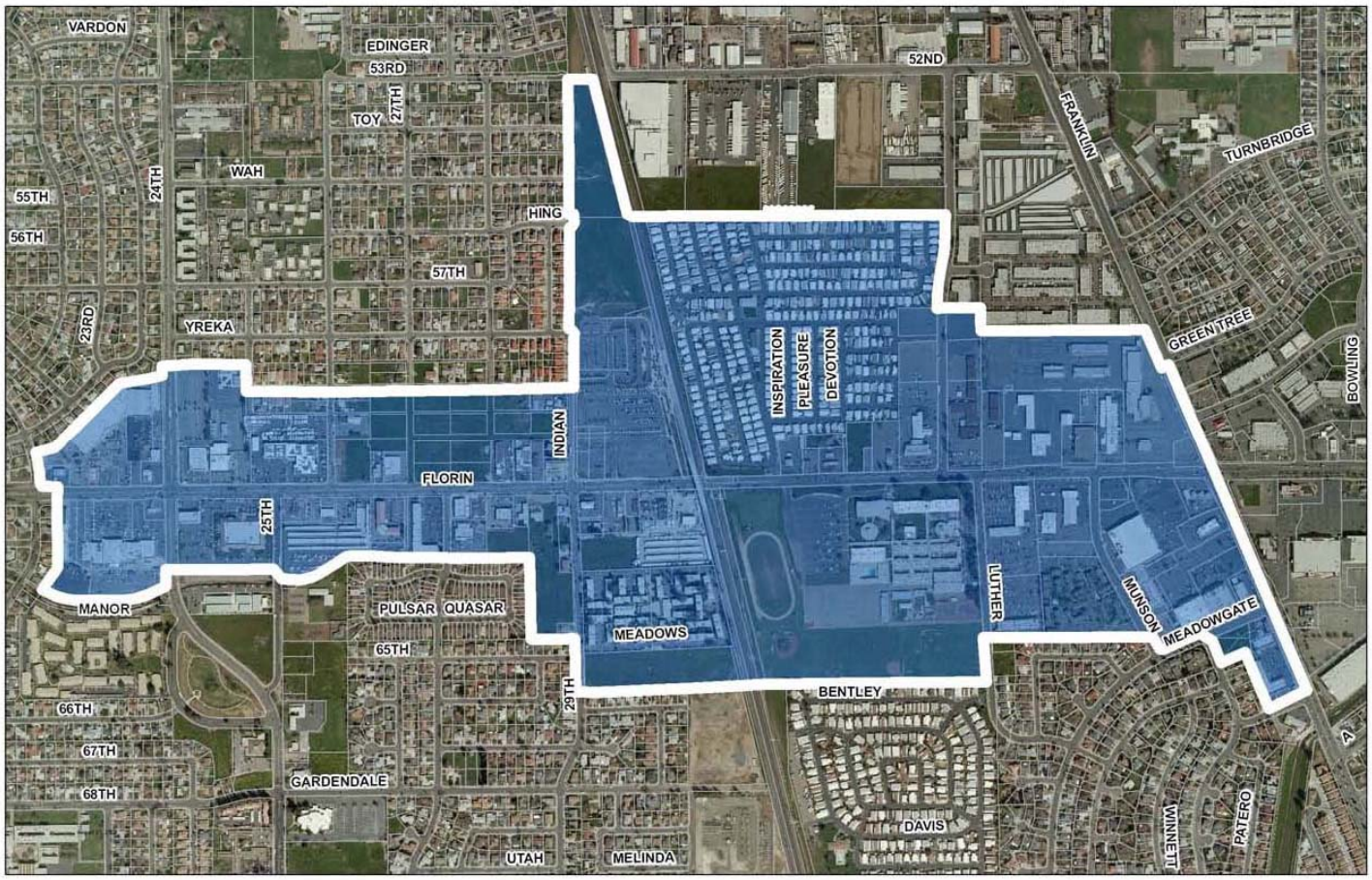
Swanston Station Design Review District – Creation of the new Swanston Station Design Review District was crafted to include the entire Specific Plan area and the adoption of design guidelines for this district. The boundaries of the existing North Sacramento Design Review District will be amended to remove the area that will be in the new Design Review District.



Perspective sketch of the Swanston transit station

R Street Market Plaza - Development of new plaza area with paving, landscaping, and street improvements between 16th and 18th Street along R Street.

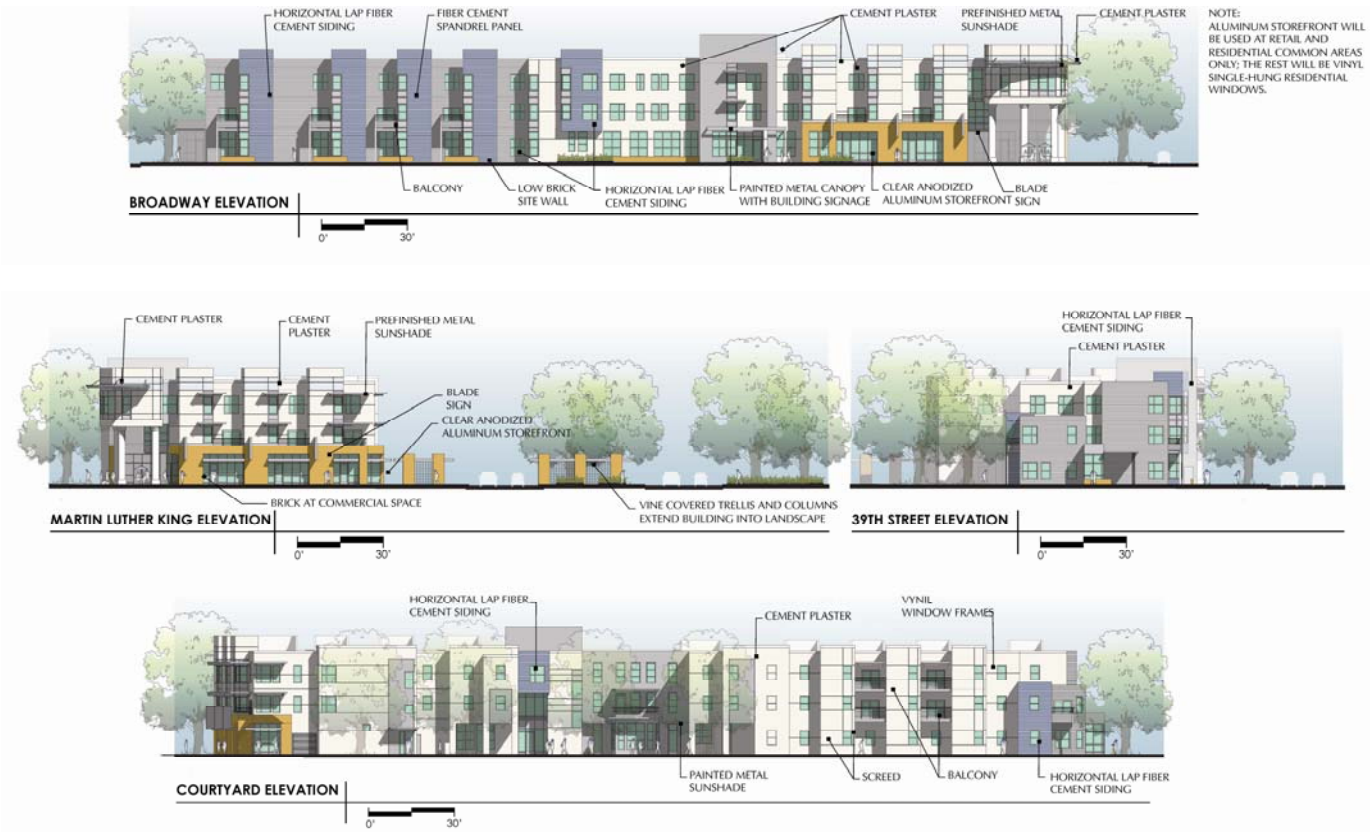
Florin Road Corridor Design Review District - Creation of the new Florin Road Corridor Design Review District along Florin Road from Tamoshanter Way to Franklin Blvd



River District Specific Plan; Design Guidelines and Design Review District

7th and H Mixed Use Housing - 625 H Street, New eight story, mid-rise housing community with 150 studio and one bedroom units, ground floor health clinic and retail.

Oak Park Mixed Use Development – 3820 Broadway, Mixed use development including a 56 unit Senior Housing component and 4,000 square feet of retail, and 42 parking spaces



New Residence on Alley – 2207 C Street, Appeal of the Design Director's approval of a new single-family residence on an approximately 0.06-acre parcel fronting an alley

Design Director

Fire Station 43 - **4201 El Centro Road**, Development of a new 14,300 square foot two level fire station in the Natomas Basin after FEMA restrictions were enacted.

The Midtown Building - **1507 21st Street**, Rehabilitation of an existing three story office building including new mix of materials and parapet.

Adams Building - **2000 Broadway**, New mixed use development with 6,000 s.f. of commercial retail/office at ground level and seven apartment units above.

Greyhound Terminal - **420 Richards Boulevard**, Relocation and design of a temporary Greyhound bus station terminal.

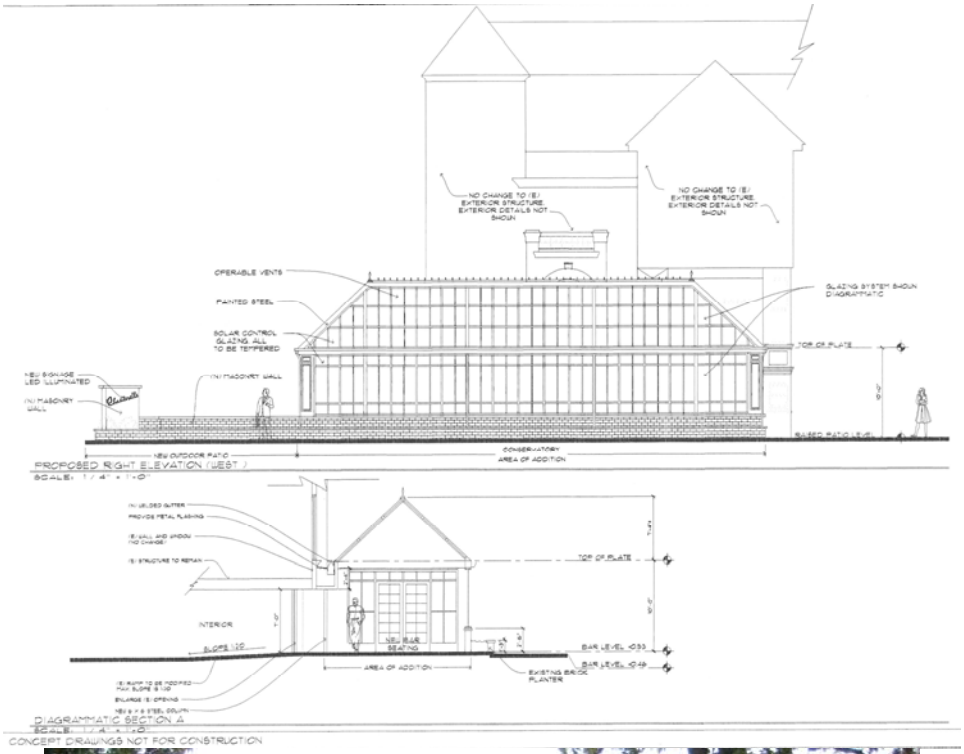
Sacramento Food Bank - 3308 3rd Avenue, development of a new 23,000 square foot two story education center in the Oak Park Design Review District.

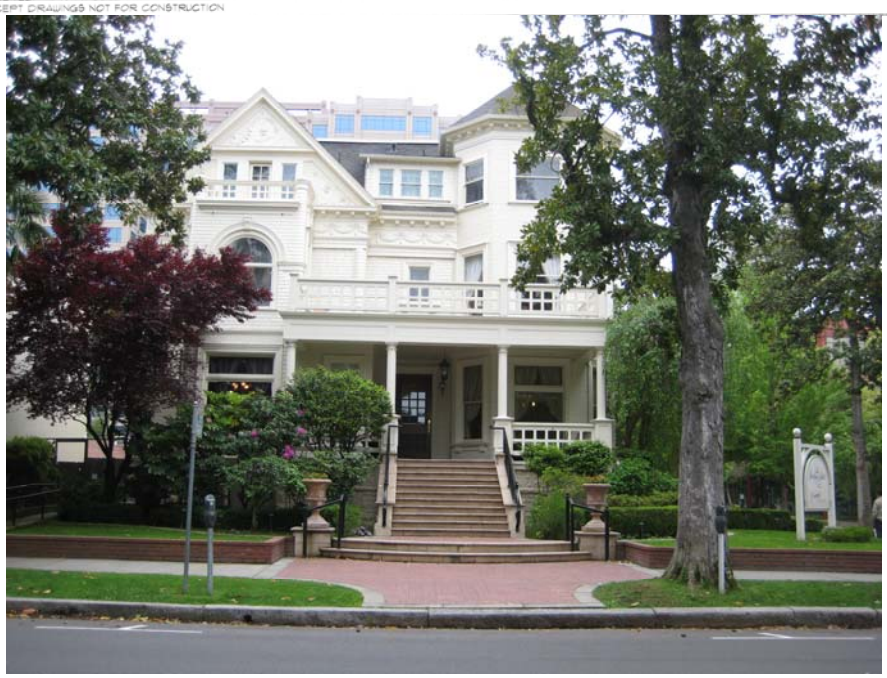
New Residence on Alley – 2207 C Street, New single-family residence on an approximately 0.06-acre parcel fronting an alley

Preservation

Preservation Commission

Sterling Hotel's Restaurant - New Bar Conservatory Addition Project: Preservation Review & Approval Issued; ready to submit for Building Permits





River District Specific Plan: Historic Survey completed & nominations being pursued, Cultural Chapters of both Specific Plan and EIR work.

Sacramento Valley Station (Depot) Structural & Safety Retrofit Project: Major assistance with cultural-related issues of City Project; Roberta Deering was on panel to select consultants and heavily involved with federal preservation/cultural resources related reviews. Preservation Commission review & comment meeting held, with positive comments received.

Powerhouse Science Center Project: Major assistance with cultural-related issues, including Historic Preservation federal 106 Review with State Historic Preservation Office through SHRA; project's Preservation Application has been submitted; Preservation Commission Review & Comment Meeting Held & positive comments given. Will have final "design/preservation review" approval by Preservation Commission @ Hearing; required entitlements also requires Planning Commission Hearing. Both Hearings to be scheduled as soon as applicants submittals finalized.

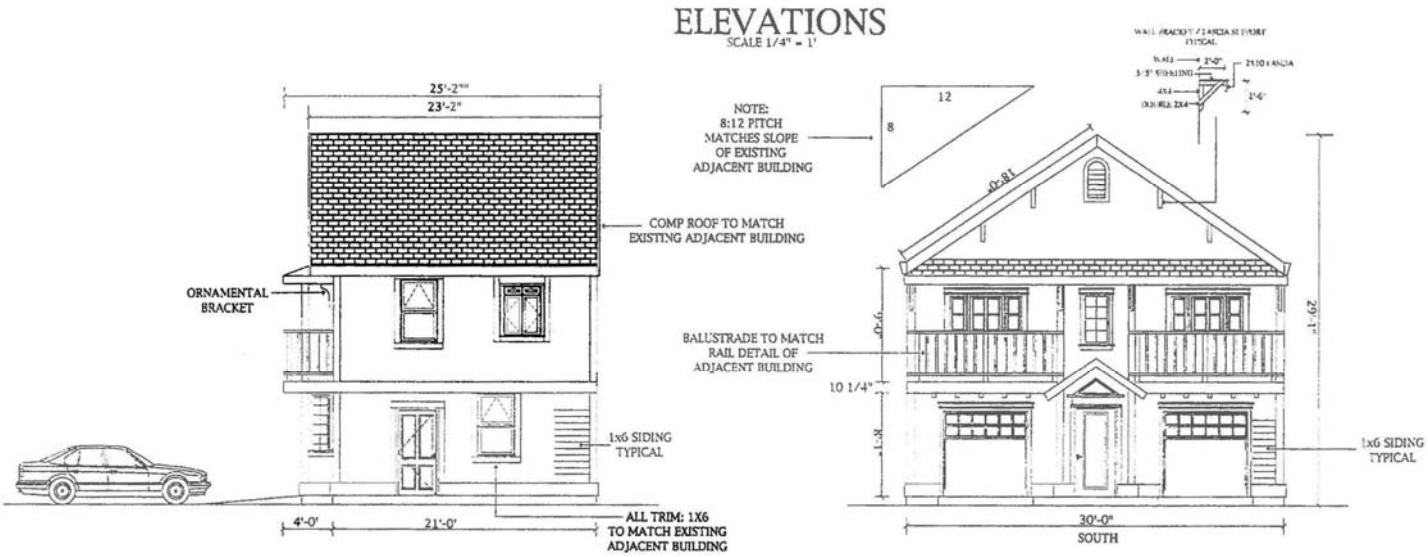
Preservation Director

Historic Scale House – 426 North 7th Street, A request to move a historic structure (Scale House) on the same parcel in preparation for the future light rail station.

Christensen Family Home – 2204 Capitol Avenue, Build new covered front porch and stairs, for existing single family home in Capitol Mansions Historic District.

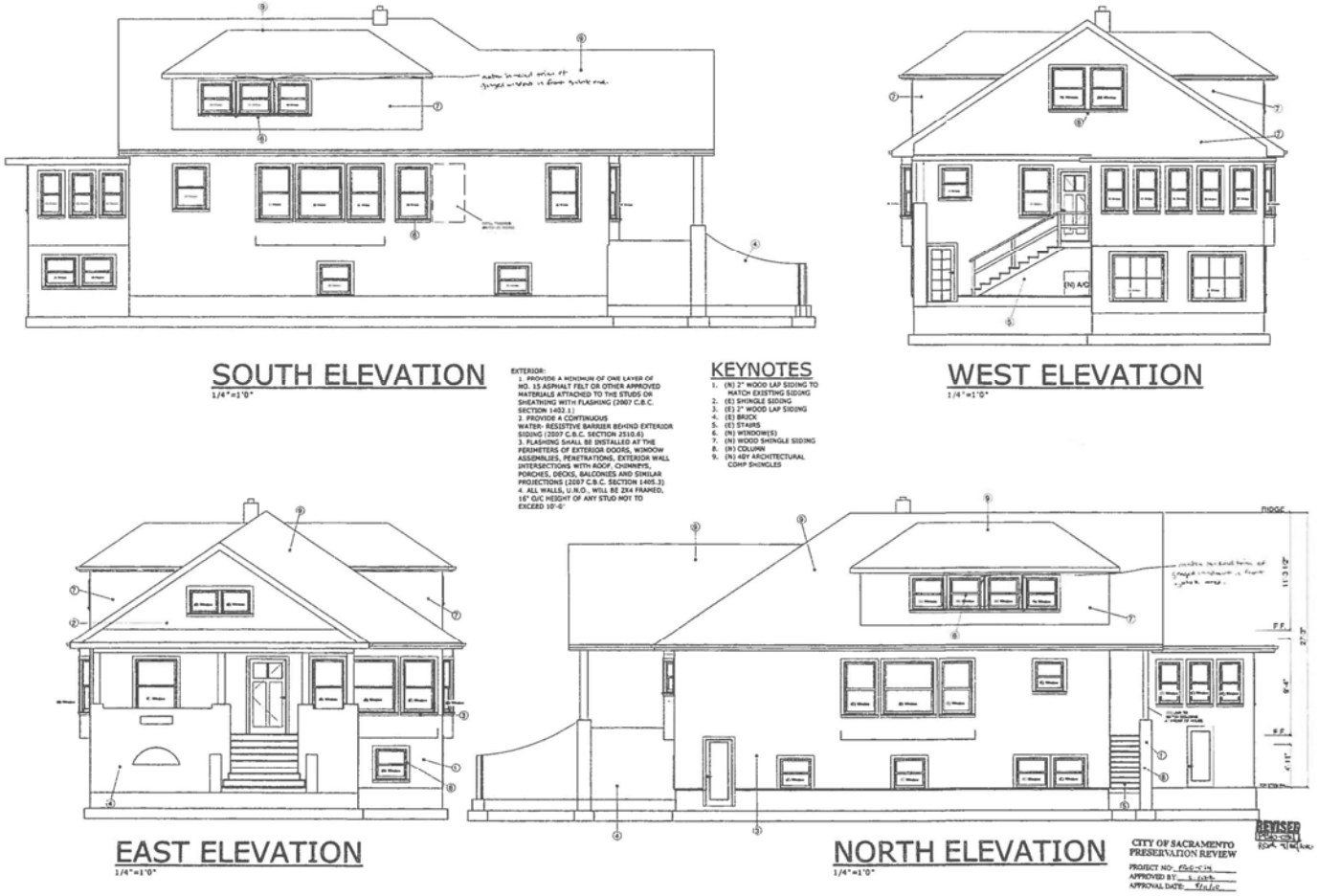
Stitch Housing on L Street – 2216 L Street, Second project in Stitch program to allow for increasing density in Midtown along alleys in order to preserve existing street frontage scale yet achieve densities, per 2030 General Plan policy.

New Construction in C-1, 1630 18th Street, Construction of a new commercial two-story building comprising of a 600 square foot apartment above a two car garage on the site of a historic Landmark structure.

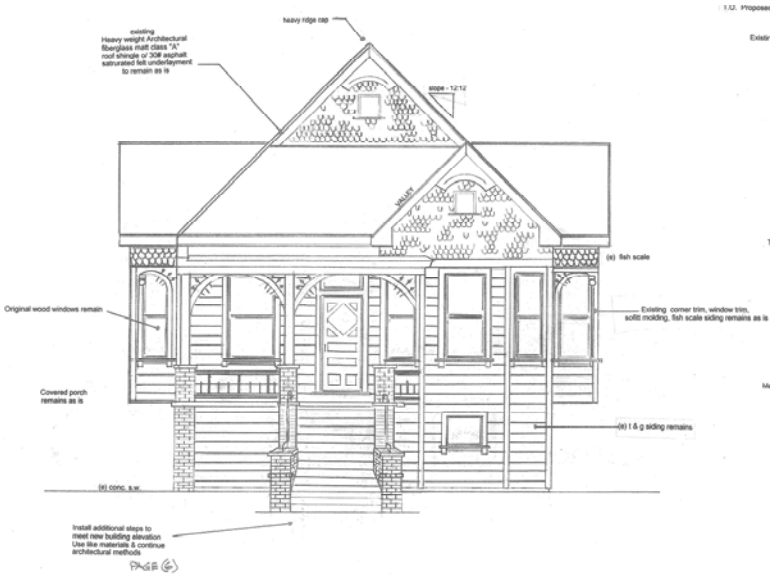


Urban Alley infill Duplex – 918 T Street, New Residential Construction on a vacant lot in the South Side Historic District

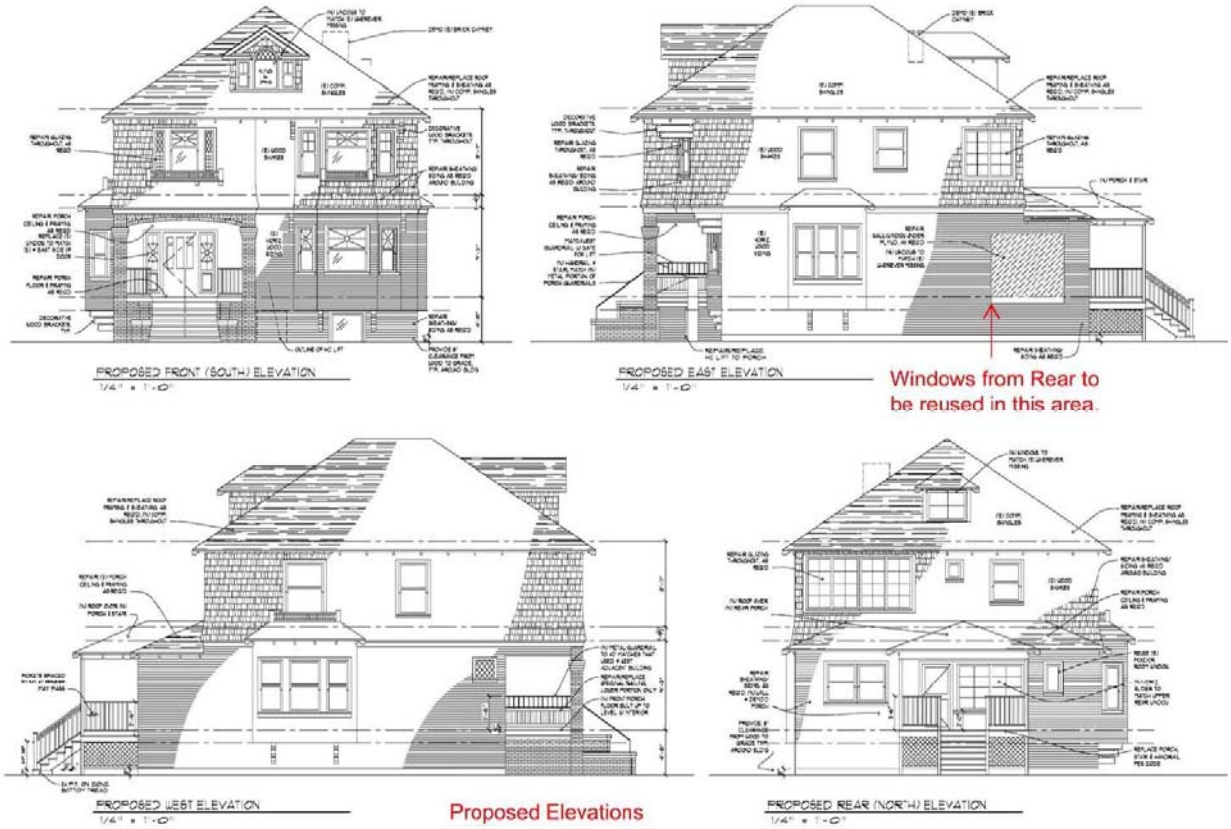
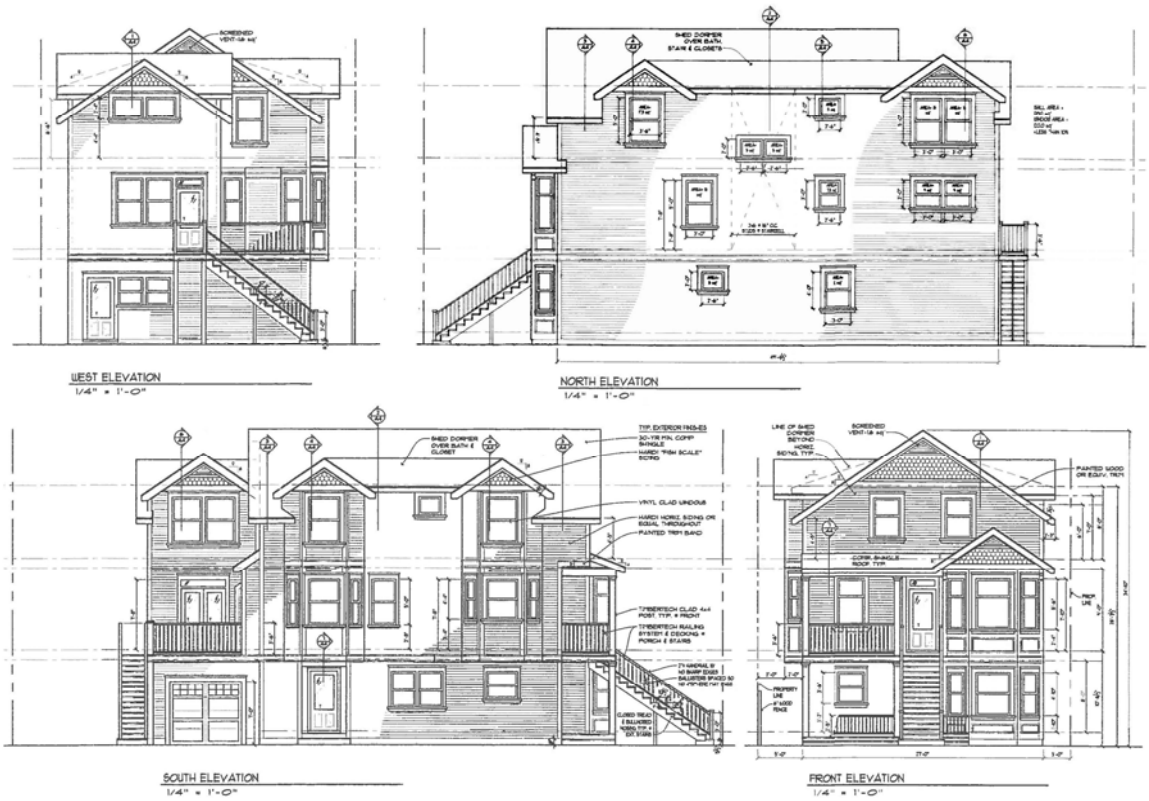
Fullerton Addition – 516 21st Street, Convert attic to living space. Change exterior roof elevation from hip roof to gable roof at rear of the house. Replace any windows and siding that have been changed to original design.



T Street Project - 1822 T Street, Exterior Rehabilitation to raise the structure approximately 24" to achieve a conforming ceiling height at ground level. Enclose the existing stairs and utilities at ground level.



Gutierrez Medical Office - 2627 Capitol Avenue, Preservation Director Level Review for alterations to a historic landmark structure.



Pacheco Residence - 914 24th Street, New-Two Unit Residential in Boulevard Park Historic District.