



REPORT TO PRESERVATION COMMISSION City of Sacramento

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915 I Street, Sacramento, CA 95814-2671

REVIEW AND COMMENT
March 2, 2011

To: Members of the Preservation Commission

Subject: 800 Block Project (P11-009) Located along the east side of 8th Street between L and K Streets, a request to develop: 1) a 190,000 sf mixed use development at the southeast corner of 8th and K Streets, consisting of 134 residential units and ground floor retail; and, 2) to develop a 98,000 sf mixed use development at the northeast corner of 8th and L Streets, consisting of 66 residential units, rehabilitation of the existing historic Landmark Bel Vue building, and ground floor retail; project site located in the Central Business District (C-3-SPD), within the Central Core Design Review District and including a historic Landmark structure.

A. Environmental Determination: To Be Determined

B. A request for design and preservation review 1) for the development a new 190,000 sf mixed use structure at the southeast corner of 8th and K Streets, consisting of 134 residential units and ground floor retail; and, 2) for the development a 98,000 sf mixed use project including new construction and rehabilitation at the northeast corner of 8th and L Streets, consisting of 66 residential unit, rehabilitation of the existing historic Landmark Bel Vue building, and ground floor retail.

Location:

Address: 800 K ST, 802 K ST, 806 K ST, 812 K ST, 1115 8TH ST, 809 L ST, 815 L ST, Sacramento, CA

Assessor's Parcel Number: 006-0098-003, -004, -006, -007, -008, -014, -021, -022, -024

Council District 1

Central Business District, Central Core Design Review District

Recommendation: Staff recommends the Preservation Commission **review and comment** on the proposed project design.

Contact: Matthew Sites, Associate AIA, LEED AP, Staff, (916) 808-7646
Roberta Deering, LEED AP, Senior Planner for Historic Preservation (916) 808-8259
Luis R. Sanchez, AIA, LEED AP, Senior Architect, (916) 808-5957

Applicant: Ellen Warner, 880 K Street LLC, 120 K Street, Suite 1840, Sacramento, CA 95814

Owner: Redevelopment Agency of the City Of Sacramento, (916) 444-9210, 801 12th Street, Sacramento, CA 95814.

SUMMARY: The project is before the Preservation Commission to provide initial design and preservation review comments for the proposed project prior to returning for the final approval hearing. The final hearing for the project before the Preservation Commission will be at a later date in May. This mixed use development consists of new residential buildings with ground level retail and rehabilitation of the historic Landmark Bel Vue structure on the west half of the 800 block between K and L Streets in downtown. The proposed project includes 200 residential units, approximately 22,000 square feet of retail space, and 184 parking spaces. The parking for the project will be provided in two integrated parking garages accessed from the alley and L Street.

The project will also require City Planning Commission approval of entitlements for the environmental determination, Special Permit – for buildings over 75,000 square feet, Special Permit – Parking Reduction to waive residential parking, Variance – to reduce parking maneuvering. The City Planning Commission is also scheduled to initially hear this project as Review & Comment on March 10, 2011, and again for final review on May 12, 2011.

The project is located in the Central Business Special Planning District and the Central Core Design Review District (<http://www.cityofsacramento.org/dsd/planning/urban-design/central-city-urban-design-guidelines/documents/UDP-Section3-Chapter4.pdf>) and, since the project site includes a designated historic Landmark, is subject to Preservation review.

The City Attorney's Office has opined that, in situations where a project involves multiple properties and certain properties are subject to Preservation review and other properties are subject to Design Review, City Code requires that the project's Design Review and Preservation review be decided through the Preservation review body, the Preservation Commission in the case of this project. The Commission shall evaluate the project relative to applicable Design Review District guidelines for those parts of the project that do not contain the Landmark structure, and potentially also for the Landmark property where historic preservation guidelines and standards are silent.

The proposed project is a collaborative partnership between David Taylor Interests, Domus Development, and SHRA to activate the existing vacant parcels, and continue the revitalization of K Street. The proposed project is attempting to meet financial deadlines and the applicants and their design team have had several meetings with 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. City Staff believes the project before the Preservation Commission 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.

Table 1: Project Information	
Existing zoning of site:	C-3-SPD (Central Business District)
Existing use of site:	Existing, Retail, Residential, and Vacant Land
Property dimensions/area:	Approximately 1.2 acres
Building square footage:	800 K Street building – 190,738 ± square feet Bel Vue & 801 K building – 98,108 ± square feet
Building height:	800K building – 78'-6" to top plate, 81'-6" to top of parapet. Bel Vue – 40' to top plate, 43" to top parapet. Belvue Transition building - 40' to top plate, 43" to top parapet. 801 L building – 54' to top plate, 57' to top of parapet.
Exterior building materials:	800 K building: brick veneer, cast in-place concrete, stone plinth, smooth finished cement plaster, prefinished aluminum storefront systems, prefinished residential windows prefinished metal canopies; Bel Vue building: rehabilitation of existing exterior materials including brick, upper floor metal railings, metal canopy, and residential wood windows. Unknown whether original storefronts and entries were wood, though likely; existing storefronts not original or appropriate to the structure; new storefront and entry materials either wood or metal. 801 L building: brick veneer, prefinished architectural cement panels, smooth finished cement plaster, prefinished aluminum storefront systems, roll-up metal and glass storefront doors, metal clad wood windows, prefinished metal canopies, prefinished metal railings,

PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS: Staff mailed an Early Notice/Hearing Notice to property owners and neighborhood associations within a 500 foot radius on February 18 for this March 2, 2011 Preservation Commission Review and Comment. The following organizations were contacted; Alkali/Mansion Flats, Downtown Sacramento Partnership, and Sacramento Old City Association. The applicant has a project schedule that contacts property owners and neighborhood associations during this initial planning and design phase, and has received general support for the project from those they have been in contact with at the time this report was written. No comments have been received by Staff at the time this report needed to go to print.

ENVIRONMENTAL CONSIDERATIONS: This level of environmental review for this project has yet to be determined. The final determination will be available at the time this project returns for final action.

SUSTAINABILITY CONSIDERATIONS: The City has adopted a Sustainability Master Plan to complement the City's General Plan. This was done to ensure that the City set the standard for the practices of sustainability within its own organization as well as becoming a model for any construction projects within the City. Projects should consider the following goals adopted by the City as projects are proposed within the City: reduce consumption of

materials, encourage the reuse and local recycling of materials, reduce the use of toxic materials; establish and continuously improve “green” building standards for both residential and commercial development--new and remodeled, reduce dependence on the private automobile by working with community partners to provide efficient and accessible public transit and transit supportive land uses, reduce long commutes by providing a wide array of transportation and housing choices near jobs for a balanced, healthy city; improve the health of residents through access to a diverse mix of wellness activities and locally produced food, promote “greening” and “gardening” within the City, create “Healthy Urban Environments” through Restorative Redevelopment, and maintain and expand the urban forest.

Although no sustainable methods, aside from the rehabilitation of an existing historic building, have been proposed, staff recommends the use of a Construction Waste Management Plan, energy efficient designs, and a priority for the use of local materials where feasible as minimum standards for this project.

POLICY CONSIDERATIONS: The proposal complies with the following guiding principles: Rehabilitation of Historic Structures. Use the existing assets of infrastructure and public facilities to increase infill and re-use, while maintaining important qualities of community character. Promote strategic development of vacant, underutilized, and infill land, especially along transportation and commercial corridors, to improve the city’s economic outlook. Create and maintain a broad range of jobs that are accessible to all residents and provide opportunities for advancement. Encourage sustainable levels of energy and resource consumption through efficient land-use, transportation, building design, construction techniques, waste management, and other infrastructure systems.

This proposed project is consistent with the Central Core Design Review District Urban Design Plan. Staff is supportive of the design and recommends Preservation Commission review and comment on the following items to assist the Design Team with further project development.

General Design Considerations: Allow for creative architectural solutions that acknowledge and respect contextual design through complementing the architectural character of existing historic and surrounding building enclaves and promote harmony in the visual relationships and transitions between new and older buildings. Relate the bulk of new buildings generally to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction. Enhance the pedestrian experience. Promote efforts to utilize high quality building materials, detailing & landscaping. Promote functional & aesthetic integration of building services, vehicular access and parking facilities. Promote sustainability in building design, construction and operation.

Design Guidelines Considerations: Any non-residential ground floor use (except parking and servicing) shall have walls at least 60% transparent. Articulation of street-walls should be spaced no further than 20’ on center. Lighting should be appropriate to the ground floor uses, and respectful of adjacent property uses. Entry locations should be obvious, easy to find, clearly visible from the sidewalk, and safe. Double-height entries are encouraged in new construction. Recessed entries are discouraged. To provide human

scale to buildings, windows shall be well-proportioned, relating in type and design to the project, articulating the wall system, and operable where appropriate. Mechanical equipment located at roof level should be integrated into the building design, e.g. as a screened volume.

Rehabilitation Standards: Comply with the Secretary of the Interiors Rehabilitation Standards for the landmark structure in the project.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Rehabilitation Standards: Comply with the Secretary of the Interiors Rehabilitation Standards for the landmark structure in the project.

- **Site/Circulation:** Commercial structures built out to property lines and often with alley access.
- **Materials:** two types of original brick on exterior, wood windows, and metal railings, soffits/cornice and fire escape.
- **Forms:** double corbels, articulated brick work at upper level, circle embossed metal soffits and cornice, and wrought iron window railing. Note face brick work and metal cornice wrap several feet around building's sides.
- **Fenestration:** storefront system altered from original; recessed bay windows with operable panes and divided lites with metal railings at primary facade, double hung wood windows at secondary facade articulated cornice built over front and side property lines.

STAFF RECOMMENDATIONS TO COMMISSION: Staff is supportive of this project and recommends some refinements to the overall design as noted below. Staff has partnered with the design team and Economic Development to facilitate a design that can meet the Design Review Guidelines, the Secretary of the Interiors Rehabilitation Standards, respect the character of the landmark structure, and meet the owner's needs. A considerable amount of refinement has been provided through several early partnering meetings. Staff requests that the Preservation Commission review and provide its comments on the proposed project design as well as the following points.

Site Comments:

1. The proposed buildings maintain the established zero lot line setbacks that are indicative of the Central Core. These setbacks complement that of adjacent buildings and introduce step backs to the façade reducing overall street massing.
2. Parking and commercial loading zones are located on the one-way west bound alley and parking entry along L Street. The applicants have requested reversing the flow of the alley to an east bound direction in order to provide a sense of entry to the project. While staff understands and generally supports the requests to reverse the flow, all alleys along this "corridor" are westbound alleys which could impact back of house traffic flow, and is awaiting final comments from the Department of Transportation as they coordinate with Environmental staff on the final environmental determination. Staff had concerns regarding the location of a vehicular access along L Street, but after further discussion and understanding of the site constraints with the Design Team Staff understands the design team's rationale for the L Street location of the access due to the overall new construction's parking garage design. Staff suggests that the design team further investigate ways of differentiating the vehicular access from the roll-up style garage doors located adjacent to the access point, as well as how pedestrians will interact with the access point along L Street.

3. Staff has requested that the Design Team provide at least conceptual landscape plans of the site and the interior light wells of the buildings at the Review and Comment hearing in order for the Preservation Commission to comment on the proposed landscape plans.
4. The siting of mechanical equipment has not been provided on the plans, and staff recommends that this equipment be located so they are not visible from any street or pedestrian views.
5. A conceptual site lighting plan is also requested to be provided at the Review and Comment hearing in order for the Preservation Commission to comment on the proposed site lighting design. Staff recommends that the light fixtures complement the specific building's design and wall pack and shoebox style lighting be avoided.

Building Design Comments:

800 K Street

6. The 8th and K Street massing and façade design is reflective of an Art Deco influenced style (seen on the adjacent historic Landmark Kress building) that has been reinterpreted for the modern era. Datum lines were reinterpreted from the historic Kress and Bel Vue buildings through the use of brick and converge at the corner in a transition from one façade to the other. Staff supports the proposed design, but has requested additional study of the K Street façade leading towards the K and 8th Streets corner as it appears the modulation provided is orphaned vertically at the corner, and the Design Team is reviewing the plans. Staff is appreciative of the Design Team's response to the Kress building's façade reveal at its west elevation and the design for the new 800 K Street building is nicely pulled back at the upper levels where the Kress building's primary façade's finished reveal wraps the corner.
7. The new building provides a distinctive top, middle, and base through articulation of fenestration and materials. Staff is supportive of the overall composition of the massing, but requests additional studies of the base as it relates to the upper levels, as well as detailing of the building top. Staff supports the two story volume of the main residential entry on 8th Street as it emphasizes the residential entry, yet in a subdued manner, as required in the Urban Design Guidelines.
8. The design provides multi-depth layering of the façade elevations through the use of recessed ground level retail storefronts, ground level suspended awnings, mid/upper level pop-outs, outdoor patio spaces, and the use of eyebrow awnings. The proposed layering meets the Design Guidelines.
9. A transitional materials palette has been provided which starts with a stone plinth/base transitioning into cast in-place concrete at the ground level retail, brick and cement plaster at the residential levels, and ending with cement plaster at the top of the building with prefinished metal eyebrows. Although final materials have not been

chosen at this juncture, staff supports the intended material palette with caveat suggestion that the palette becomes warmer. Staff has requested that the Design Team provide physical samples of materials and colors options at the Preservation Commission Review and Comment hearing. Staff also supports the amount of material articulation along the alley facade, and requests further examination of the ground level as it relates to entries and mechanical systems.

10. The fenestration provided includes the use of standard aluminum storefront systems, operable aluminum windows, and doors leading to balconies with tube steel railings in the residential units above. Staff is supportive of the proposed fenestration and requests the Design Team provided physical samples of the proposed window material at the Preservation Commission Review and Comment hearing.
11. Generally the mechanical systems have been provided as individual units mounted on the building's roof in a uniform grouped method. Staff feels that the proposed systems meet the intent of the Urban Design Guidelines from street level views as well as other views from above the roof line.

Bel Vue – Landmark Structure

12. The existing structure will be rehabilitated in compliance with the Secretary of the Interior's Rehabilitation Standards. The original exterior currently exists on the upper floors, as well as along the alleys exterior facades. The ground level retail space will be rehabilitated to reflect/reinterpret the original storefront systems. The Design Team is searching for historical photos to determine the design intent of the original storefront and entry design, so the final storefront/entry designs may be more reflective of the original. If historical documentation is not available, staff recommends a "two divided lite" high transom instead of a "three divided lite" transom, which would be similar to the upper sashes of the original upper level windows that still exist, and would allow for a larger more typical "storefront" plate glass area.
13. The existing wood windows are proposed to be rehabilitated/ repaired as needed. Staff requests that all design elements such as sash horns be retained as part of the rehabilitation.
14. The Design Team has proposed to remove the existing fire stair landings off the building at the alley due to a liability concern. Staff believes these may be original and is recommending the retention of the landings assuming that they are original features and provide additional articulation and interest at the alley façade. In other historic buildings, original fire escape landings have been retained with the ladders removed and the original ladder opening closed in response to concerns about people using the ladders for access. Staff suggests the Commission provide its comments on this matter.
15. A qualified architectural historian consultant had determined that the interior of the Bel Vue lacks significance and integrity. The Design Team is proposing to gut and rebuild

the interiors of the building. Staff notes that the city code supports preservation review for publically accessible interiors and for interior work that would impact the exterior. Staff believes that the proposed new interior designs would not impact significant historic character-defining features or materials.

801 L Street

16. The proposed building adjacent to the Bel Vue utilizes many of the same materials and datum lines, and respects the Bel Vue while designed in a contemporary transitional style that transitions the proposed 801 L Street building to the Bel Vue. The transitional building has also been recessed several feet allowing the Bel Vue and its significant metal cornice to remain more prominent. Staff feels that this building is respectful of the Bel Vue's architecture and supports the design. Staff suggests that the ground level storefront datum line coordinate with the revised transom heights proposed by Staff for the Bel Vue's new storefront windows. Staff suggests that the horizontal mullions could coordinate better with the sill and header heights of the Bel Vue.
17. The proposed 8th and L Street building is in the Contemporary style. The massing of the building is modest in scale and is reflective of the adjacent street corners. This building includes the transitional elements such as stairs and elevators that join the 801 L Street building to the Bel Vue. Staff is supportive of the overall massing, but feels some additional articulation is needed on the 8th Street façade as there are some large areas of unarticulated solid mass.
18. The building provides a distinctive top, middle, and base through articulation of fenestration and materials. Staff is supportive of the overall composition along L Street, but believes that the 8th Street façade could use further refinement of the top. Staff supports the two story volume of the main residential entry as it emphasizes the residential entry in a subdued manner as required in the Urban Design Guidelines.
19. The design provides multi-depth layering of the façade through the use of recessed ground level retail storefronts, ground level suspended awnings, mid/upper level pop-outs, recessed outdoor patio spaces, and the use of eyebrow awnings. Staff supports the proposed layering and requests additional articulation of the 8th Street façade.
20. A contemporary material palette has been provided through the use of a cast in-place concrete and roll-up glass garage/storefront doors at the retail ground level, transitioning to smooth finished cement plaster and prefinished architectural cement panels, with prefinished metal canopies and tube steel railings. Although final materials have not been chosen at this juncture, staff supports the intended material palette with the caveat that the palette becomes warmer. Staff requests the Design Team provided physical samples of the proposed materials and colors at the Preservation Commission Review and Comment hearing.

- 21. The fenestration provided includes the use of standard aluminum storefront systems, operable aluminum windows, and doors leading to tube steel balconies in the residential units above. Staff is supportive of the proposed fenestration and requests the Design Team provided physical samples of the proposed window material at the Preservation Commission Review and Comment hearing.
- 22. Generally the mechanical systems have been provided as individual units mounted in a uniform grouped method. Staff feels that the proposed systems meet the intent of the Urban Design Guidelines from street level views as well as other views from above the roof line.

Signage Comments:

- 23. Although a sign program has not yet been developed, staff supports the use of dimensional blade signs, "bird on a wire" internally illuminated signage located on awnings above the retail spaces, and the use of exposed neon.

Respectfully submitted by:



Matthew Sites, Associate AIA, LEED AP
Urban Design Staff

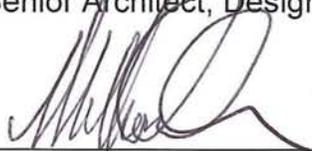
Recommendation Approved:



Roberta Deering, LEED AP
Senior Planner for Historic Preservation



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Senior Architect, Design Review



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Urban Design Manager

Attachments:

Attachment 1

Page 12	Vicinity Map
Page 13	Land Use Map

Attachment 2

Page 14-17	Applicants' Narrative
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Attachment 3

Page 18-19	Urban Design Staff Initial Comment Letter
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Attachment 4

Page 20-24	Department of Parks & Recreation – Primary Record for Bel Vue
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Attachment 5

Page 25	Title Page
Page 26	Overall Site Plan
Page 27	Site Photos
Page 28-36	800 K Street – Floor and Roof Plans
Page 37	800 K Street – Cross-Section
Page 38-41	800 K Street – Colored Elevations and Renderings
Page 42-49	801 L Street – Floor and Roof Plans
Page 50	801 L Street – Cross-Section
Page 51-54	801 L Street – Colored Elevations and Renderings



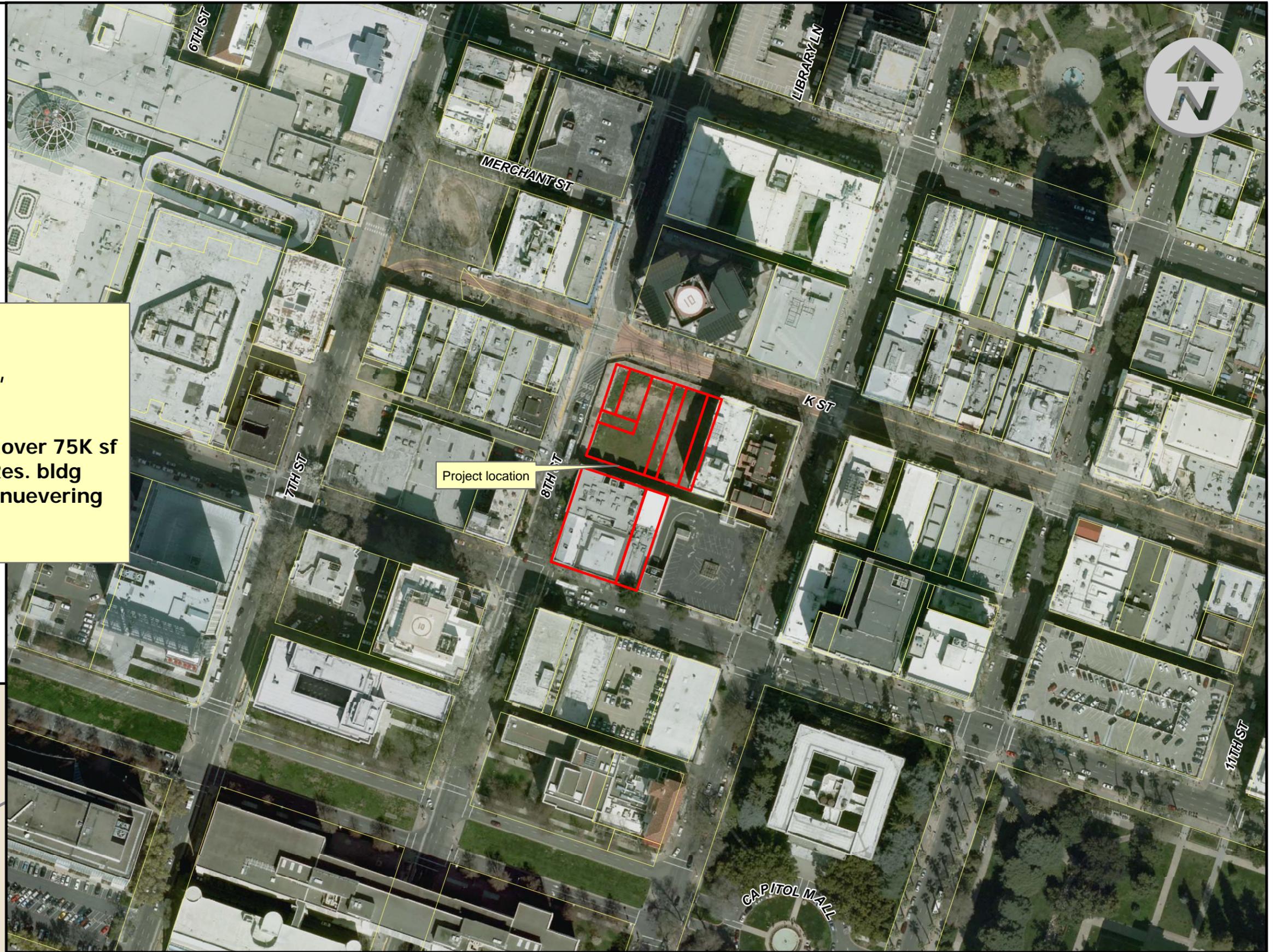
City Of Sacramento
Community Development
Department
Current Planning
Division

P11-009

800K & 801L ST
006-0098-003,-004,
-006,-007,-008,-014,
-021,-022,-024
C-2-NC zone
Special Permit: Bldg over 75K sf
Parking Waiver for Res. bldg
Variance parking maneuvering
Central Core DR
Landmark Structure

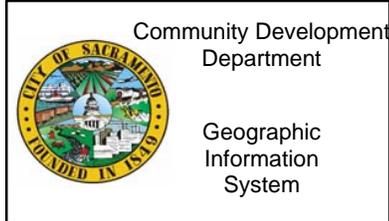
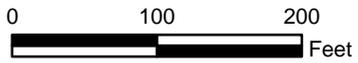
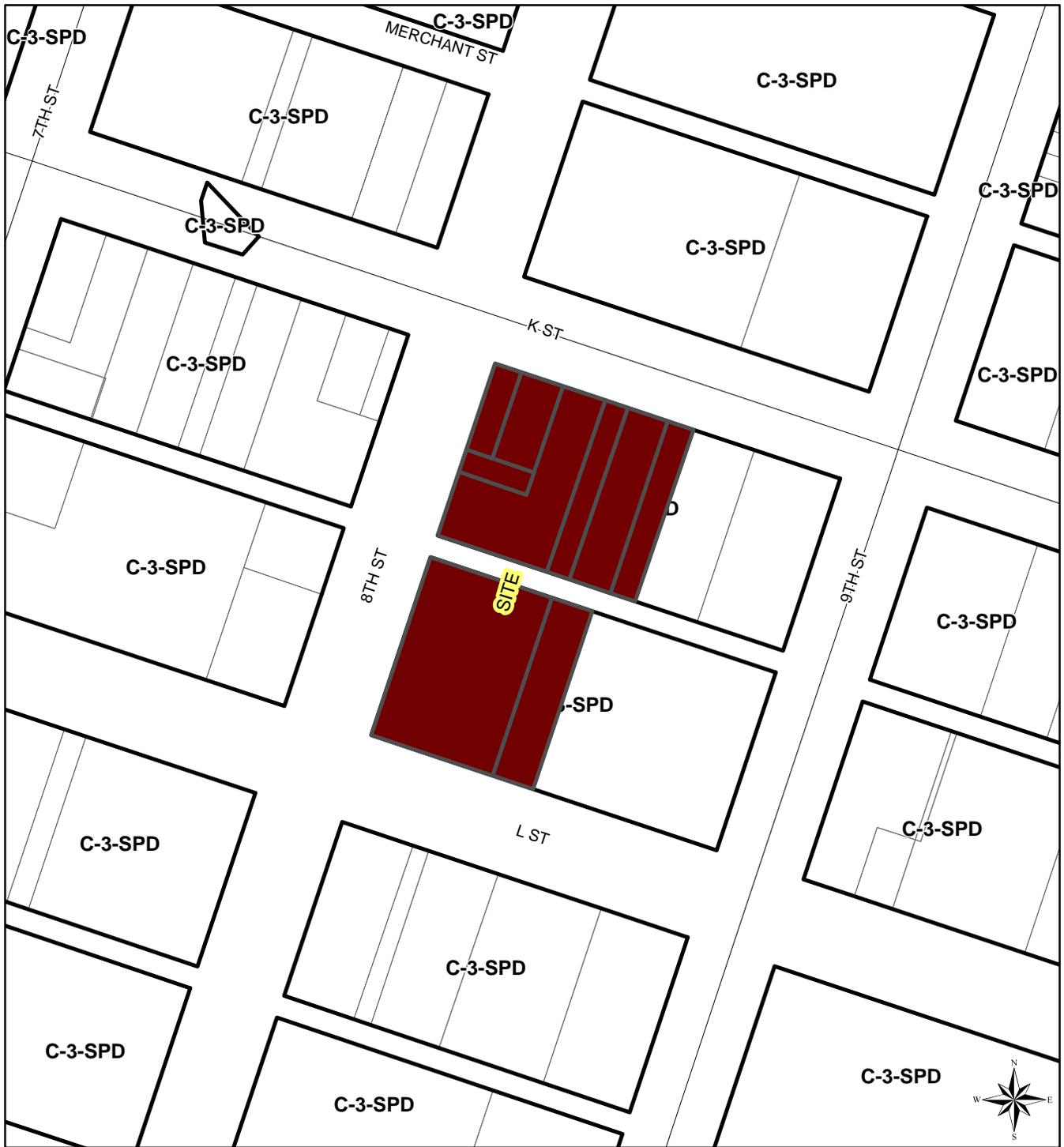


Aerial Photo from March 2009



Project location





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 Landmark structure





**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



CITY OF SACRAMENTO
CALIFORNIA

COMMUNITY DEVELOPMENT
DEPARTMENT

300 Richards Blvd, 3rd floor
SACRAMENTO, CA
95814
FAX 916-808-1901

PHONE 916-808-5656

URBAN DESIGN TEAM COMMENTS

Project Name: 800 Block Project
File Number: P11-009
Applicant: Ellen Warner
Date of Notice: February 10, 2011
Staff Contact: Matthew Sites, 808-7646

The Urban Design Team has made the following comments regarding the proposed project.

8th & K Building

1. Staff feels that the color palette should be warmed up as the proposal appears a bit dark.
2. Provide a color and materials board for staff review prior to February 16th, as staff needs to provide comments in the Preservation Commission staff report for March 2.
3. The use of a granite plinth or other noble material at the base of the building should be provided.
4. Clear glazing should be provided instead of the proposed grey glazing, in order to brighten the overall composition and appearance of the project.
5. Additional ground level fenestration should be provided and coordinated with mass of upper level design elements.
6. The height of the retail storefront should be raised to provide additional light into the space.
7. Metal awnings should be provided to complement the style of proposed architecture in lieu of canvas awnings. Providing an integrated light shelf within the metal awnings could be beneficial by projecting natural light deeper into the retail spaces along K Street and should be investigated further.
8. The grey sill of the bay windows needs some additional articulation to better transition to the ground level fenestration.
9. Additional contrast or warmer tonal changes in color at the fifth and sixth floors should be provided for the appearance of a stepped back building top.
10. Provide information regarding how the proposed tree canopy will interact with the building façade.
11. Provide revised cross-section with dimensions as A3.1 and A3.2 are the same, and verify the width to height ratio of the interior light court per UDP Chapter 4.B.3, page 4-7.
12. Provide elevations of the interior light court for staff review. Staff recommends the use of balconies to further activate the space.
13. Provide information regarding the proposed window mullions and how they correlate with the proposed style.
14. Staff recommends some additional transparency at the roof spa/terrace to link the light court and 8th Street.

15. Staff supports the rehabilitation of the existing Bel Vue structure.
16. Ground level floor to ceiling fenestration with only two vertical panes in the transoms and not three as proposed is recommended for the Bel Vue retail storefront systems.
17. Historic photos of the original retail storefronts should be provided. The new storefront design should use the photos as a basis for reinterpret of the original storefronts.
18. The transitional middle structure along 8th Street is supported by staff, yet we recommend some changes in window sill heights on the second and third floor to better correspond to the existing Bel Vue bay window sill heights.
19. Staff recommends retaining the existing fire escape balconies (not the stairs) as it provides another layer of interest and articulation along the alley façade.
20. Provide information regarding how the existing tree canopy will interact with the building designs.
21. 8th Street is one-way northbound and L Street is one-way west bound which makes the corner very prominent for north bound travelers. The corner will require an additional level of articulation and fenestration as the project transitions from the 8th Street to L Street. Staff recommends additional fenestration at the stair landings consideration of glass elements is an option to explore if feasible as an example of additional activation of the façade and corner element.
22. Staff supports a modern design style, but requests that L Street façade composition be revised to better complement the 8th Street elevation.
23. Provide a transverse-section with dimensions as only a cross-section was provided on A4.1, and verify the width to height ratio of the interior light court per UDP Chapter 4.B.3, page 4-7.
24. Provide elevations of the interior light court for staff review. Staff recommends the use of balconies to further activate the space.
25. Review and update the vehicular entry along L Street to either minimize the view of the entry, or provide a richer treatment of the entry to complement the revised L Street elevation.
26. Supply a color and materials board for staff review prior to February 16th, as staff needs to provide comments in the Preservation Commission staff report for March 2nd.

General comments

27. The proposed buildings appear to be within the established height criteria set forth by the Capitol View Protection Guidelines.
28. Staff will review internal documents regarding the hollow sidewalks, and will update applicants with the findings of that research.
29. The project scope should include all items that are typically required for mitigation in non-exempt project.



Matthew Sites, Associate AIA, LEED AP
Urban Design and Planning Staff

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

PRIMARY RECORD

Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 Resource Name or #: 1117-1123 8th Street

P1. Other Identifier: Bel Vue Apartments, American Cash Store and Apartments

*P2. Location: *a. County Sacramento

b. Address: 1117-1123 8th Street City Sacramento Zip 95814

*c. USGS 7.5' Quad Sacramento East Date: 1992

*e. Other Locational Data: APN#: 006-0098-021

***P3a. Description:**

The three-story brick building is surfaced with tan face brick on the upper facade. The standard brick of which the building is constructed is visible on both north and south elevations. The building is divided horizontally into a base/street level which has been remodeled, the central two stories with windows accessing apartments, and the dominating cornice with its large paired brackets, ornamental soffit, and deep overhang. Patterned brick panels decorate the frieze between the brackets under the projecting eaves. The cornice edge is punctuated by small round "buttons" regularly spaced. The cornice, soffits and brackets are of sheet metal. Windows of the upper floors of the facade are primarily tripartite and double hung. On the alley (north) and south elevations the window openings are arched with inset double hung windows.

The street level has been altered. The entrance is recessed in a wall of used brick, and the adjacent restaurants are resurfaced with metal-framed windows, and glass or vitrolite panels. The remodeling design image extends along the 8th Street facade of the adjacent building at 1125-1131 8th to the corner and around it on L

*P3b. Resource Attributes: HP 6

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:
View to east

***P6. Date Constructed/Age and**

Source: Historic

Prehistoric Both

1909, remodeled 1954

***P7. Owner and Address:**

***P8. Recorded by:**

Historic environment Cons.

Paula Boghosian

5420 Home Court

Carmichael, CA 95608

***P9. Date Recorded:**

10/15/01

***P10. Survey Type:** Intensive

P11. Report Citation*: Sacramento City Historic Architecture Survey Update 2001

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Linear Resource Record Archaeological Record District Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

*NRHP Status Code 5D1

*Resource Address: 1117-1123 8th Street

B1. Historic Name: American Cash Store and Apartments

B2. Common Name: Bel Vue Apartments

B3. Original Use: Retail and apartments

B4. Present Use: Retail and apartments

*B5. Architectural Style: Craftsman influences on upper facade

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features: The building has been combined into a property parcel that includes the building directly south on the corner (1131 8th) and 801-809 L Street.

B9a. Architect: George Sellon

b. Builder: unknown

*B10. Significance: Theme ---

Area ---

Period of Significance 1909 - Property Type commercial Applicable Criteria C

The original appearance of the apartment building strongly reflects Craftsman-derived design influences, and some of the oriental references that contributed to the Arts and Crafts stylistic movement. The building was designed as a combination of the American Cash Store on the street level and American Apartments, by George Sellon, the first state architect. Sellon began his architectural career in Chicago, and is said to have once been part of Frank Lloyd Wright's atelier. The heavy cornice, support brackets, and oriental-derived details are somewhat reminiscent of Frank Lloyd Wright's Imperial Hotel in Japan. Perhaps Sellon was influenced by the design philosophies of his atelier.

This building was erected in 1909 as the home of the American Cash Store grocery on the ground floor and the American Apartments above. Well known and respected Sacramento architect George Sellon designed the building. In 1910 the American Cash Store built a 3-story grocery warehouse on the north ½ of the lot. Eventually the lower floor of this structure became the kitchen for the restaurant (1115) and the upper floors became part of the apartments. By the late 1920s the tenants were W. J. Atkinson, meats, and H. King, grocer, (1117). They were joined in 1929 by Muzio French & Italian Bakery. By 1939 the American Apartments were renamed as the Bel-Vue, the same name used today. A variety of retail tenants have inhabited the first floor spaces over time. The space at 1117 has been most often used as a restaurant, as it is today. The current appearance of the ground floor façade was created during a 1954 remodel which included the building immediately to the south.

The building is listed on the Sacramento Register and although it has experienced some alterations on the street level, has retained much of its original image on the upper levels. The property contributes to the Downtown Historic District

B11. Additional Resource Attributes: -

*B12. References:

Sacramento City Building Permits

Sacramento City Directories

Sacramento Archive and Museum Collection Center

B13. Remarks:

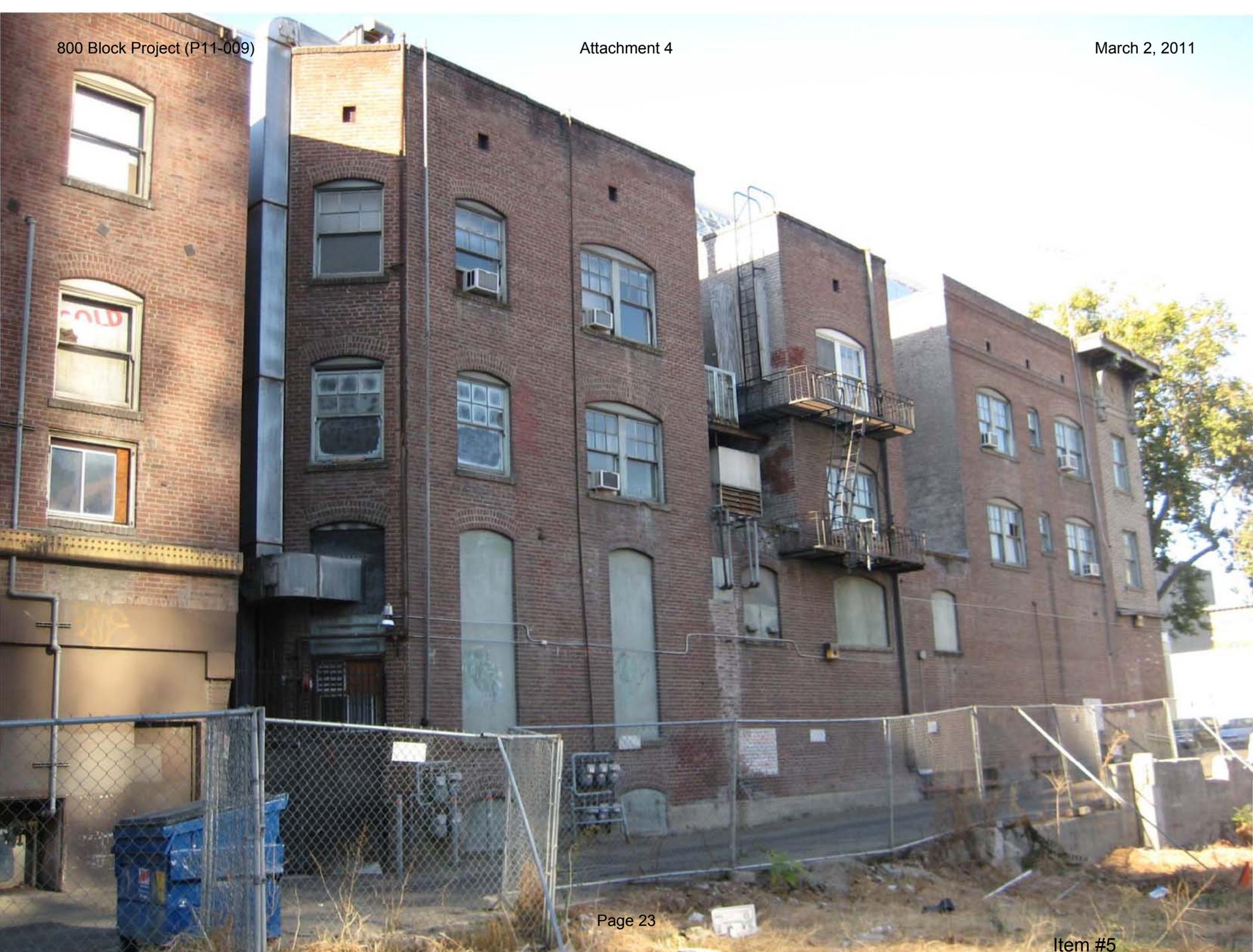
*B14. Evaluator: Paula Boghosian, Historic Environment Cons.

*Date of Evaluation: 12/15/01

(Sketch Map with north arrow required.)

(This space reserved for official comments.)







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

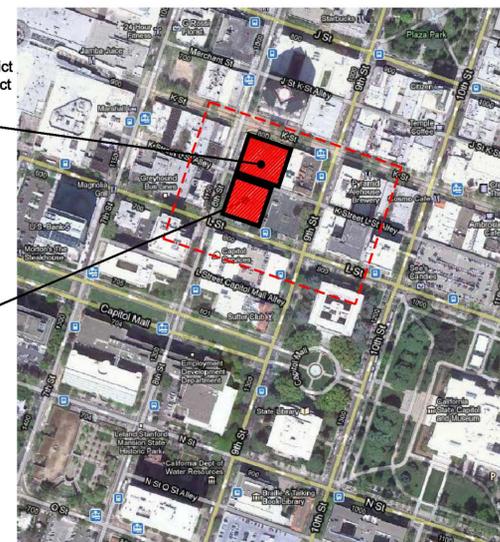
AREA	288,846 SF
RESIDENTIAL UNITS	200
PARKING	184

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

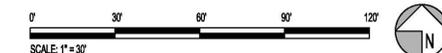
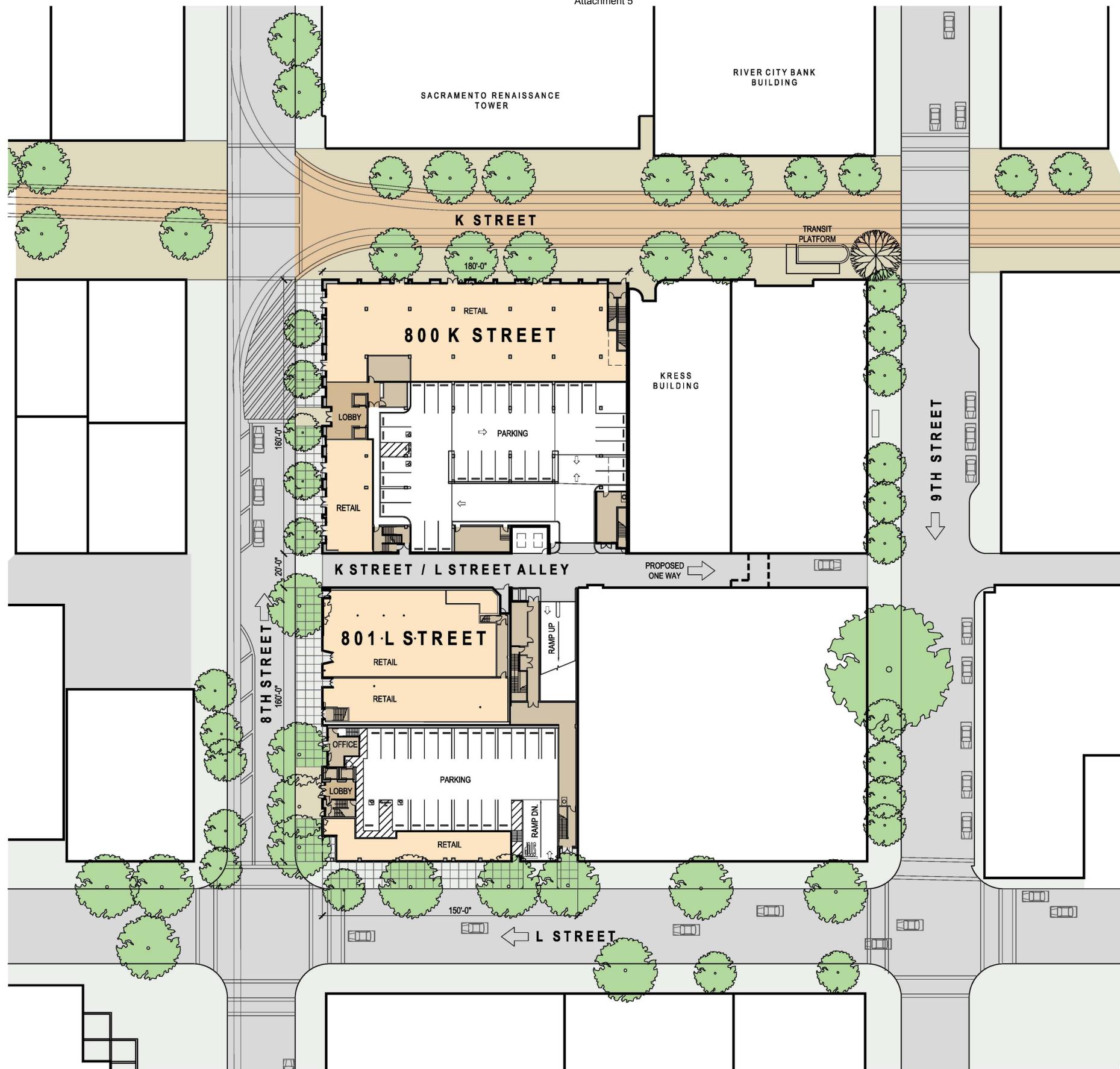
ARCHITECTS

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

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G3	Site Photos
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A1.7	800 K Street - Fifth Floor Plan
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A5.6	801 L Street - South Elevation
A6.1	800 K Street - Perspective
A6.2	801 L Street - Perspective





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



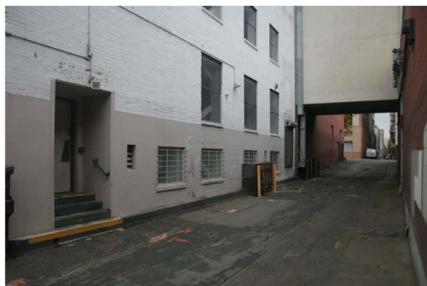
22 K / L STREET ALLEY FACING THE 801 L STREET SITE



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



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



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

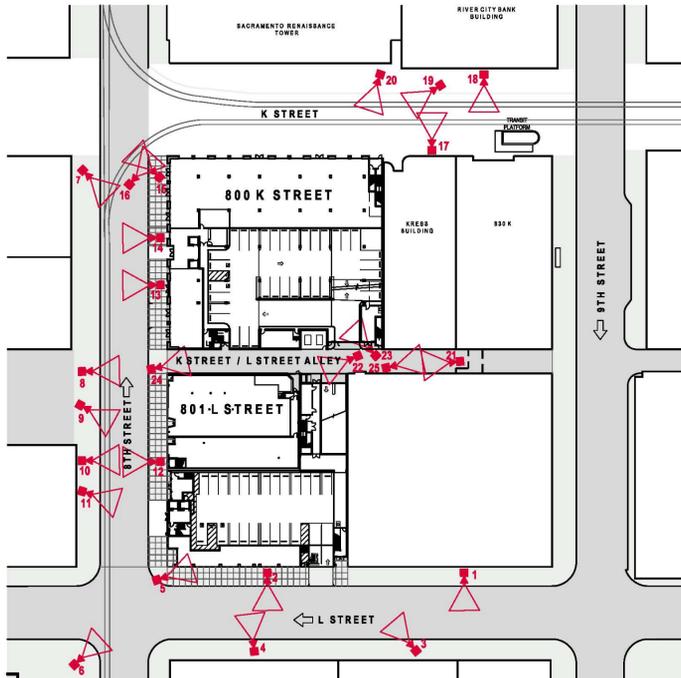
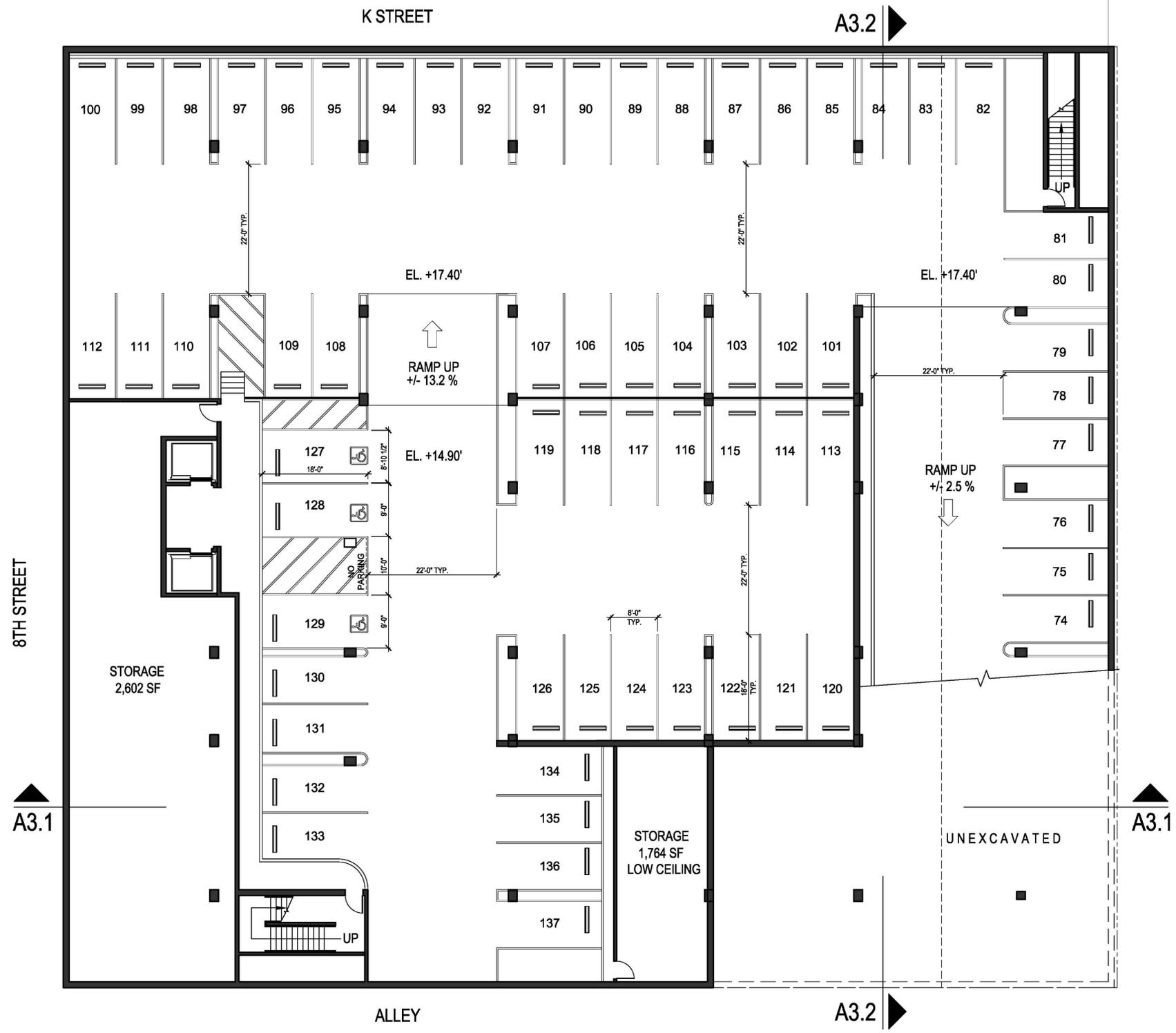


PHOTO KEY MAP

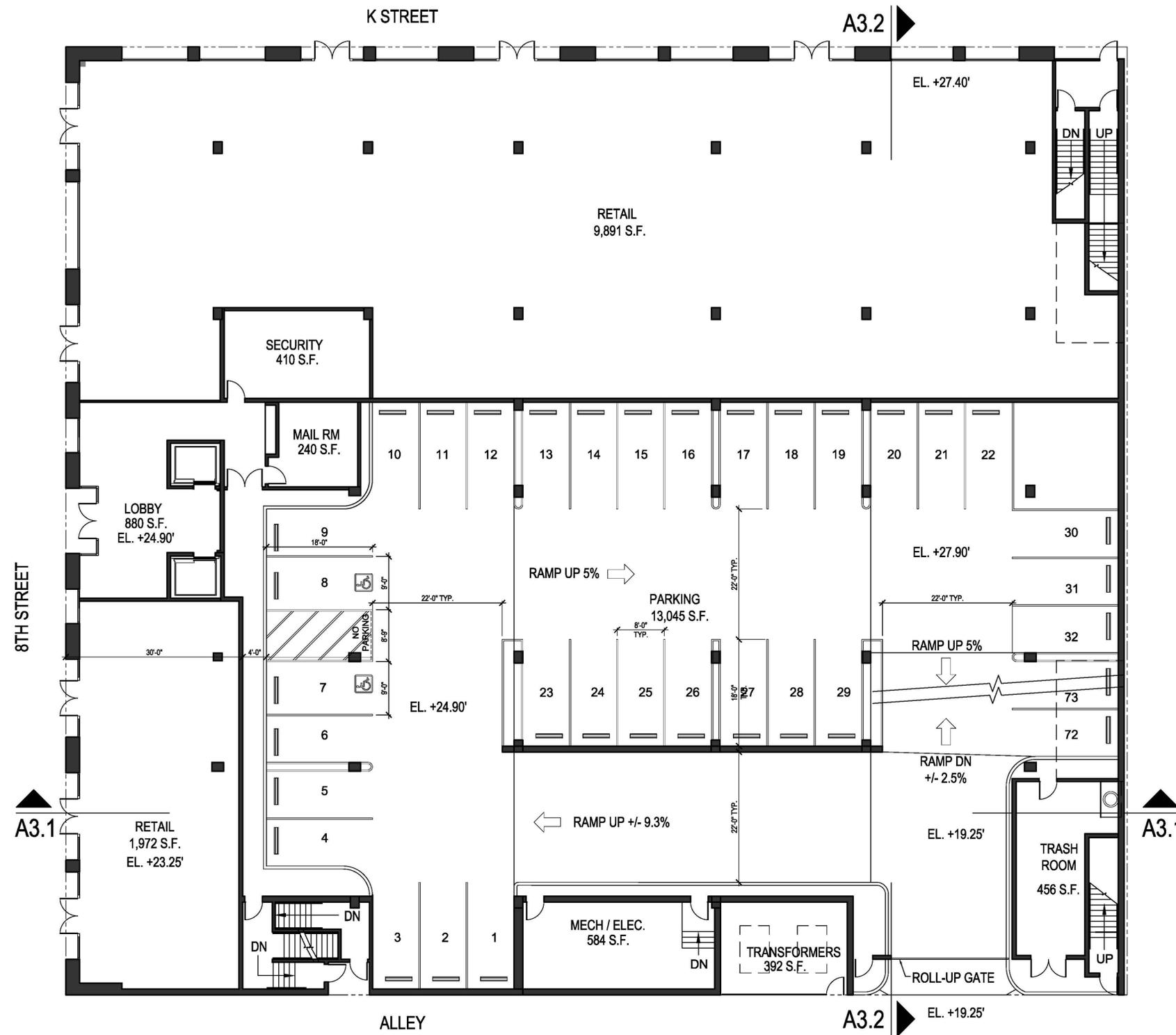




BASEMENT FLOOR DATA

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

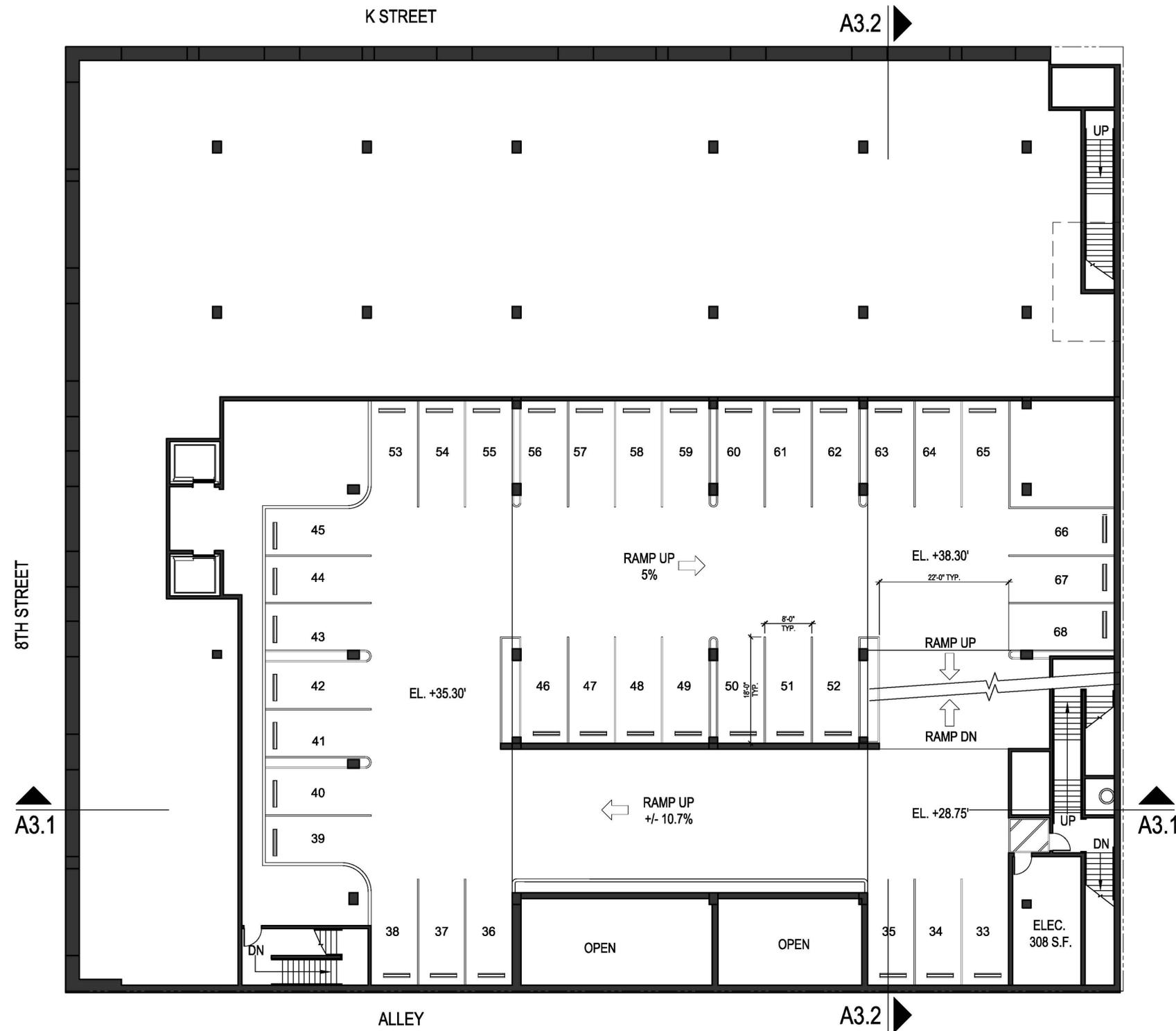




GROUND FLOOR DATA

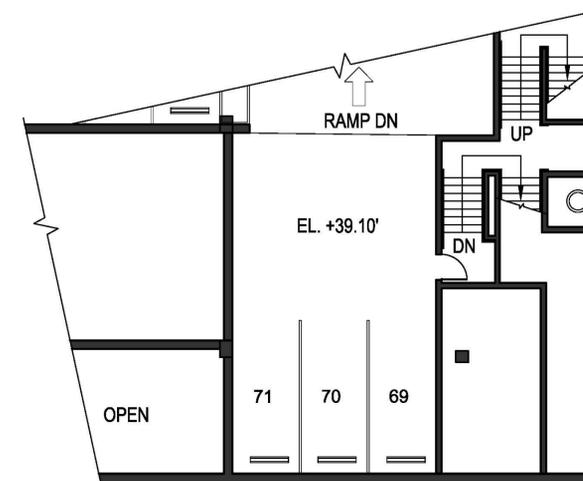
TOTAL FLOOR AREA	28,701 SF
COMMERCIAL FLOOR AREA	11,863 SF
PARKING COUNT	
STANDARD	30
ACCESSIBLE	2
TOTAL	32

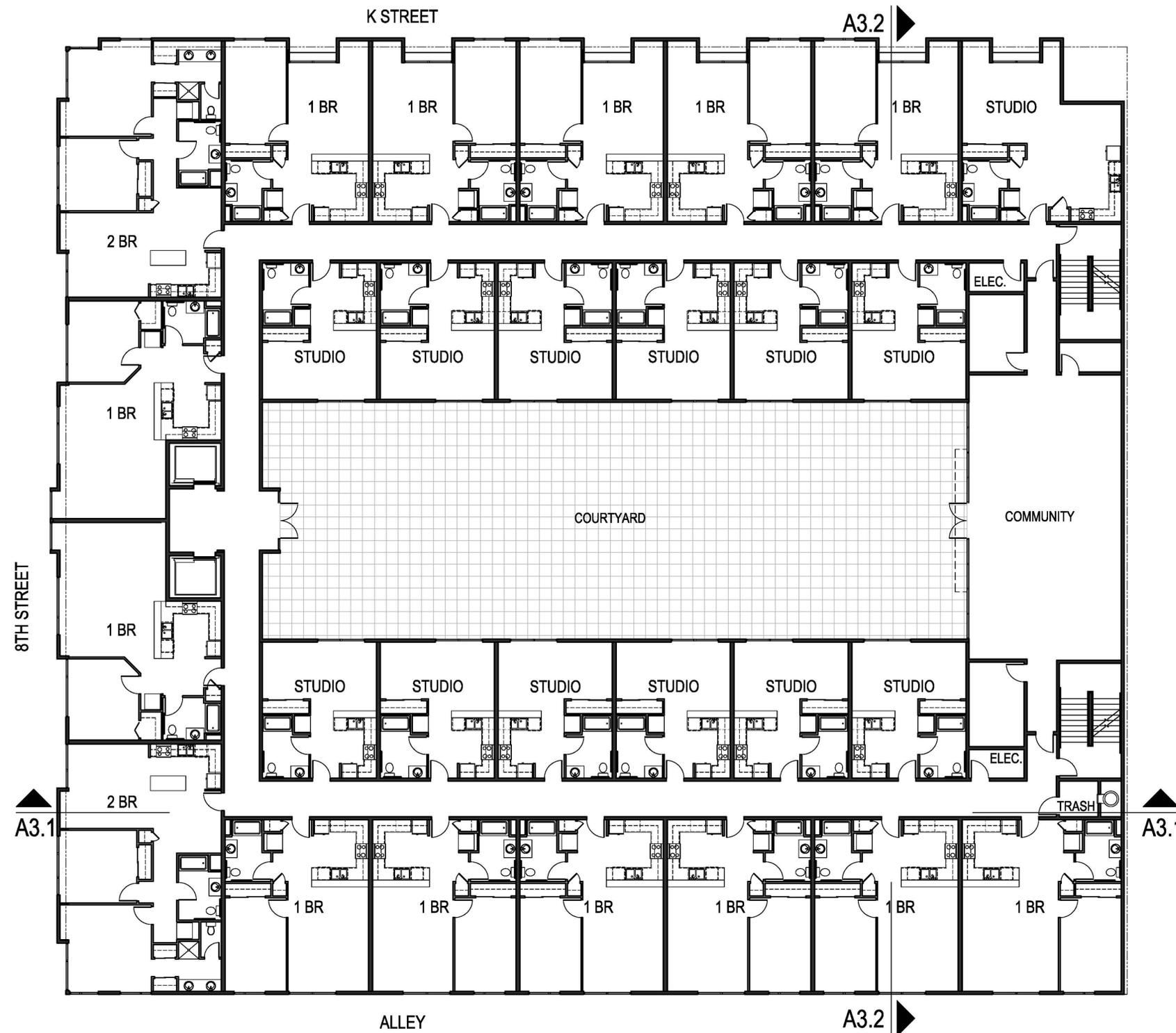




MEZZANINE FLOOR DATA

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

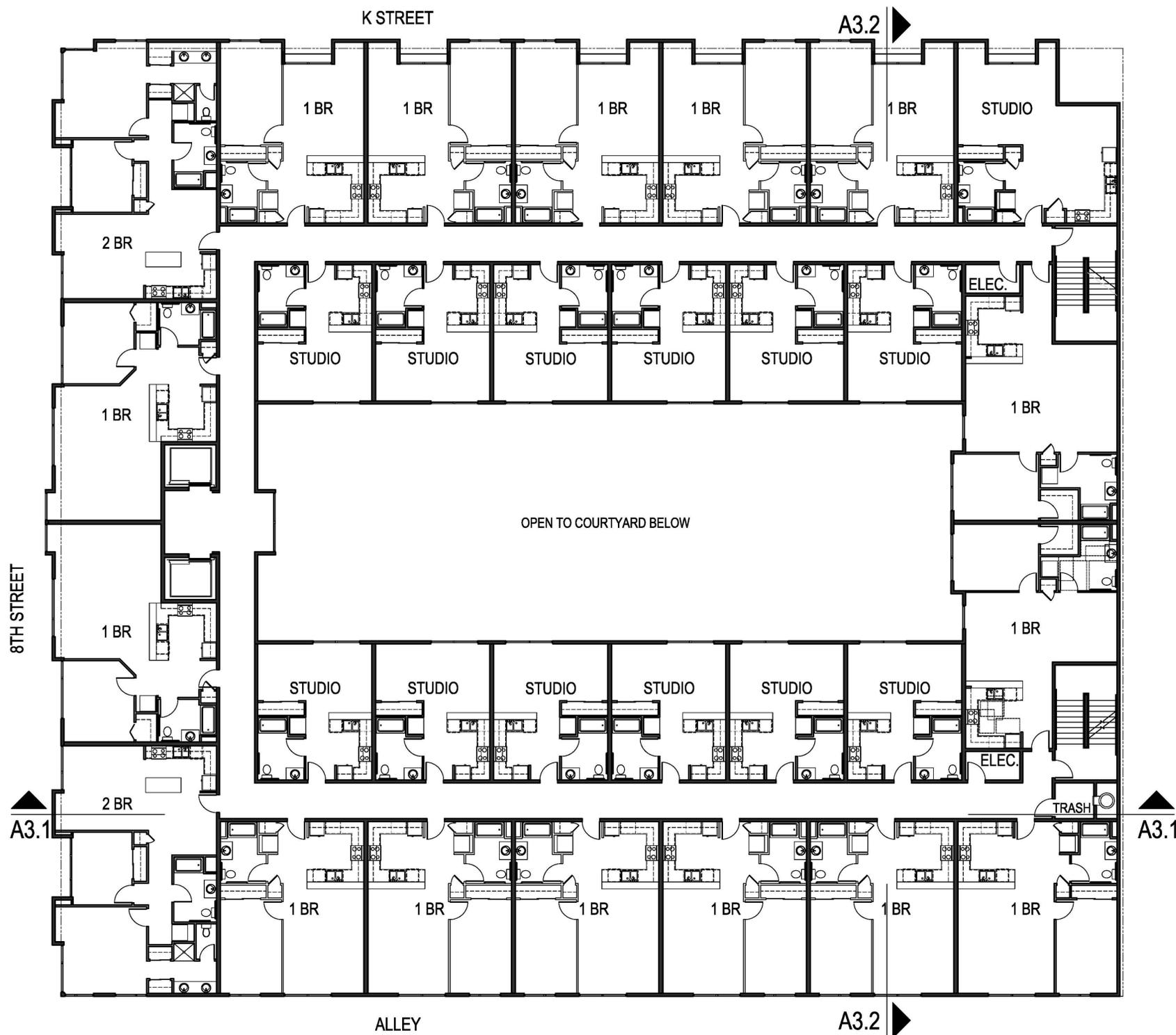




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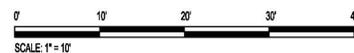
TOTAL FLOOR AREA					23,845 SF
UNIT COUNT					
STUDIO	1 BR	2 BR	2BR W/ DEN	TOTAL	
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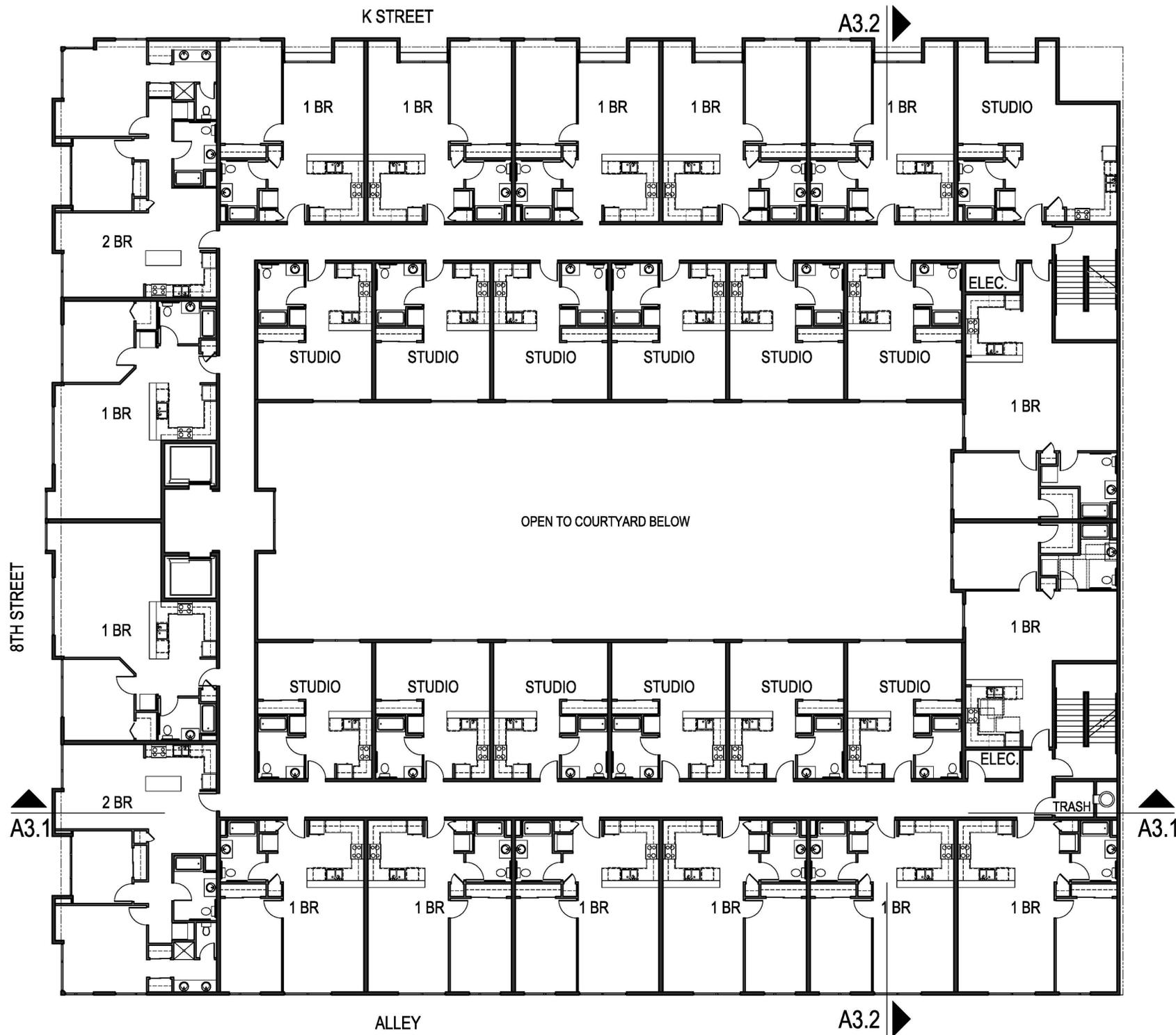




3RD FLOOR DATA

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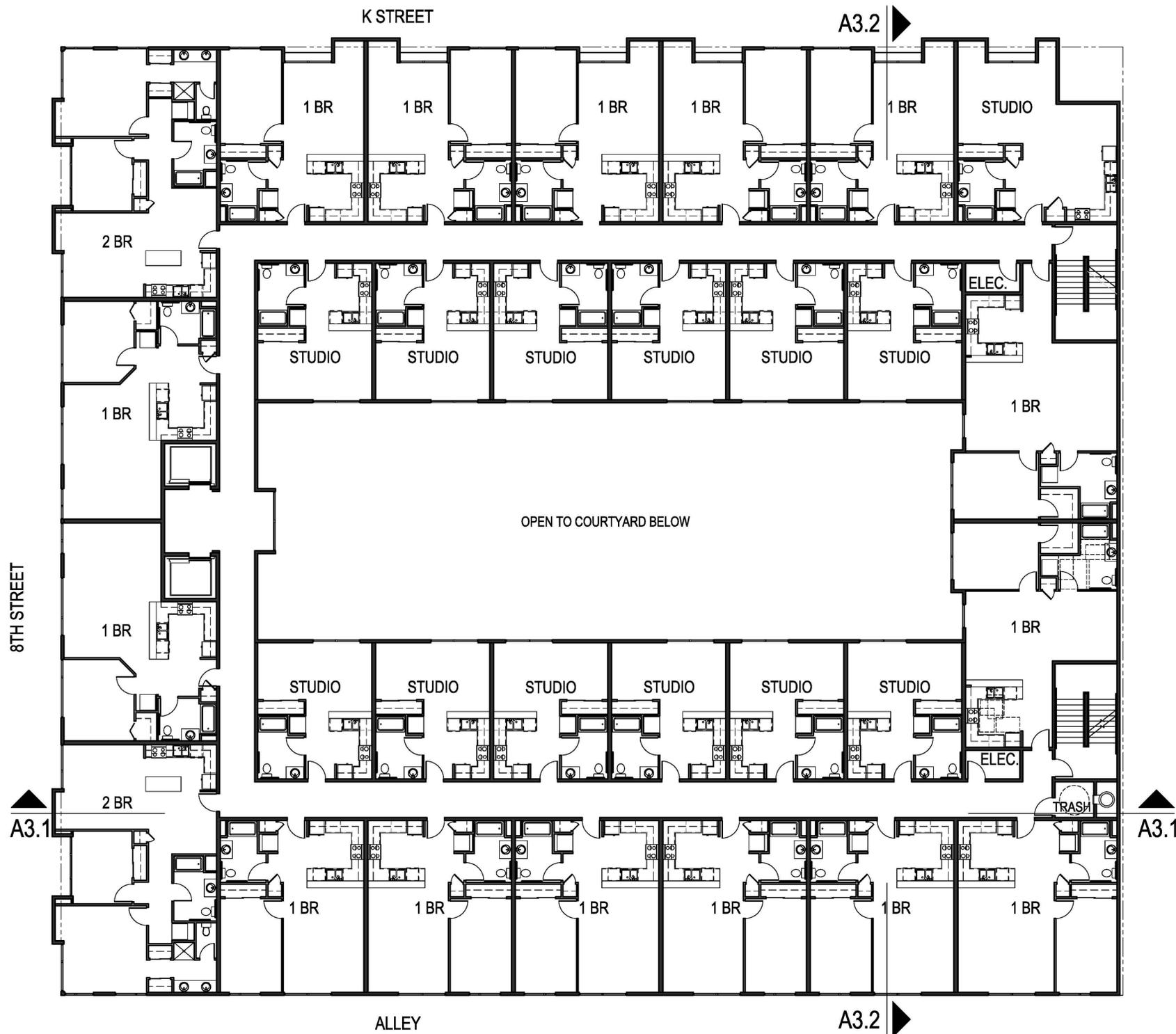




4TH FLOOR DATA

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

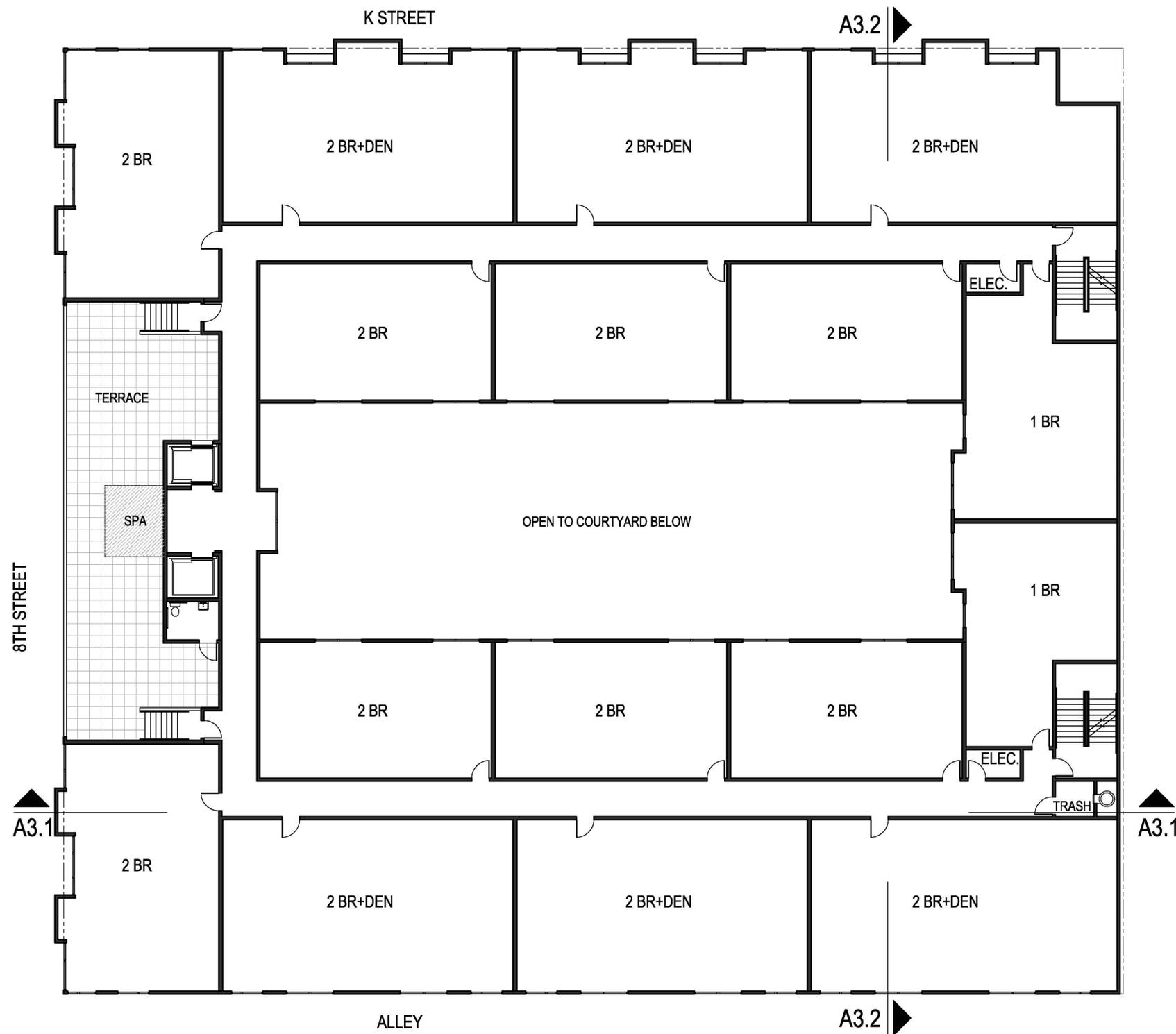




5TH FLOOR DATA

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



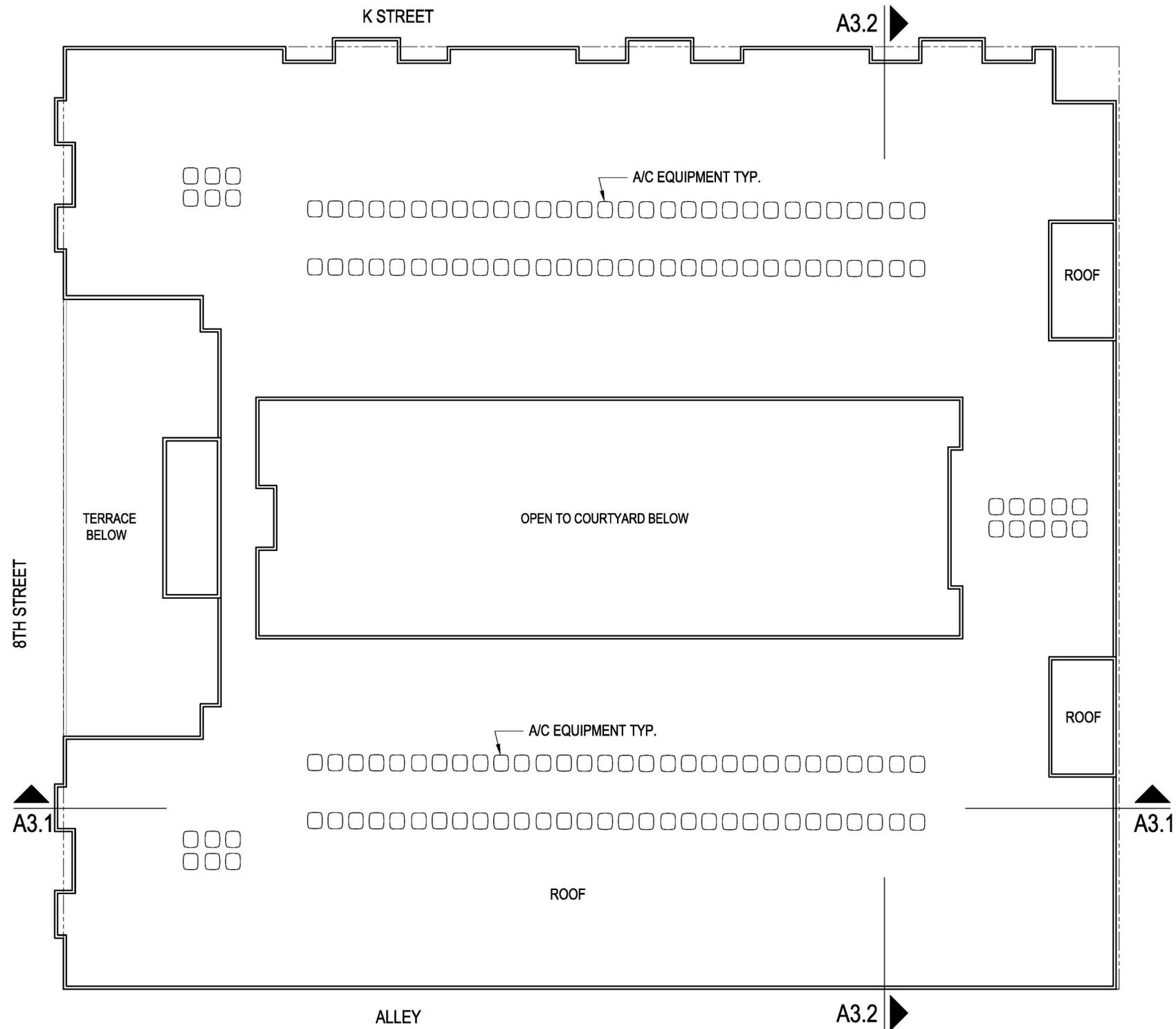


6TH FLOOR DATA

TOTAL FLOOR AREA (INCLUDES TERRACE) 23,845 SF
 OUTDOOR TERRACE 1,622 SF

UNIT COUNT				
STUDIO	1 BR	2 BR	2BR W/ DEN	TOTAL
0	2	8	6	16



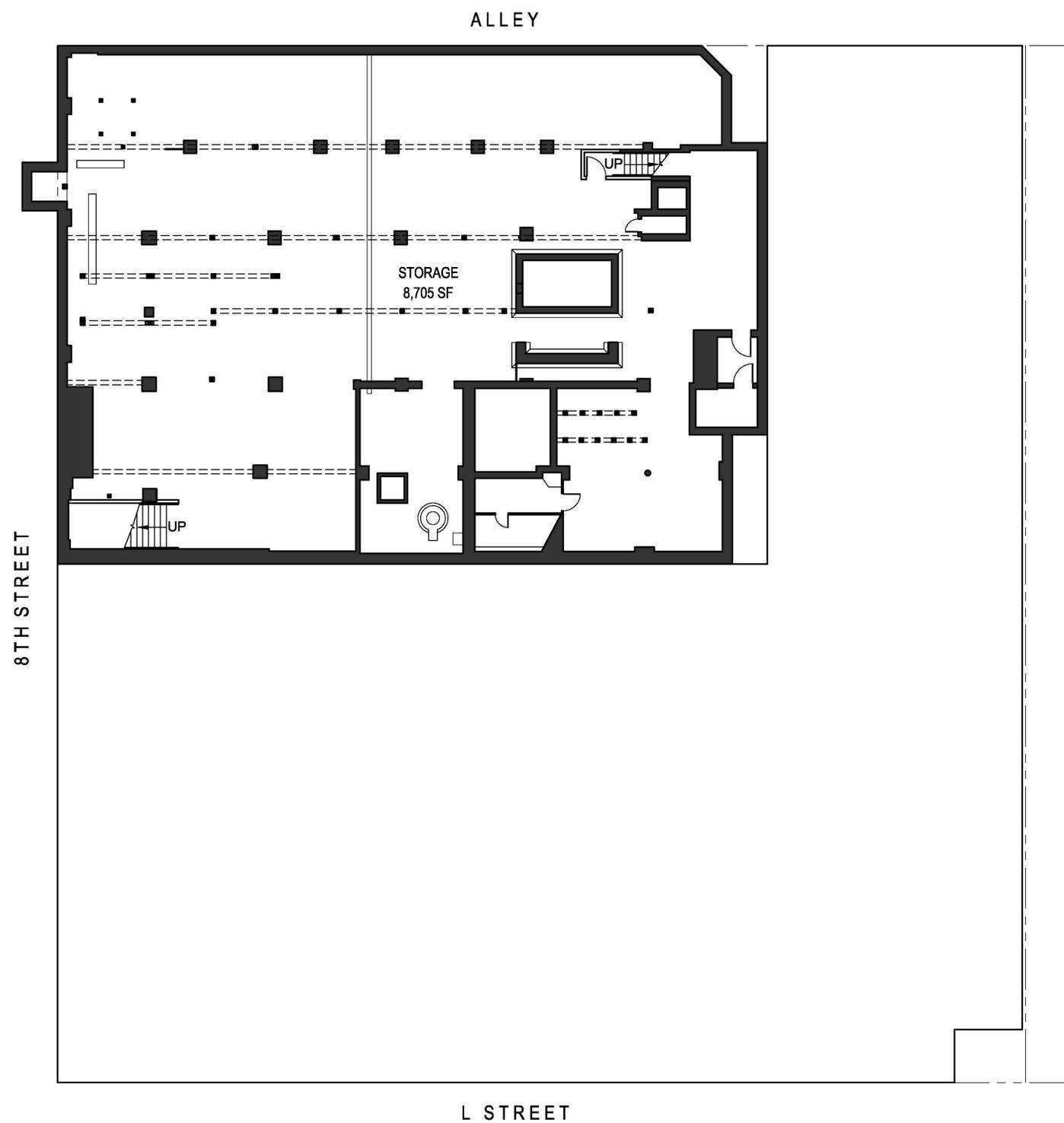








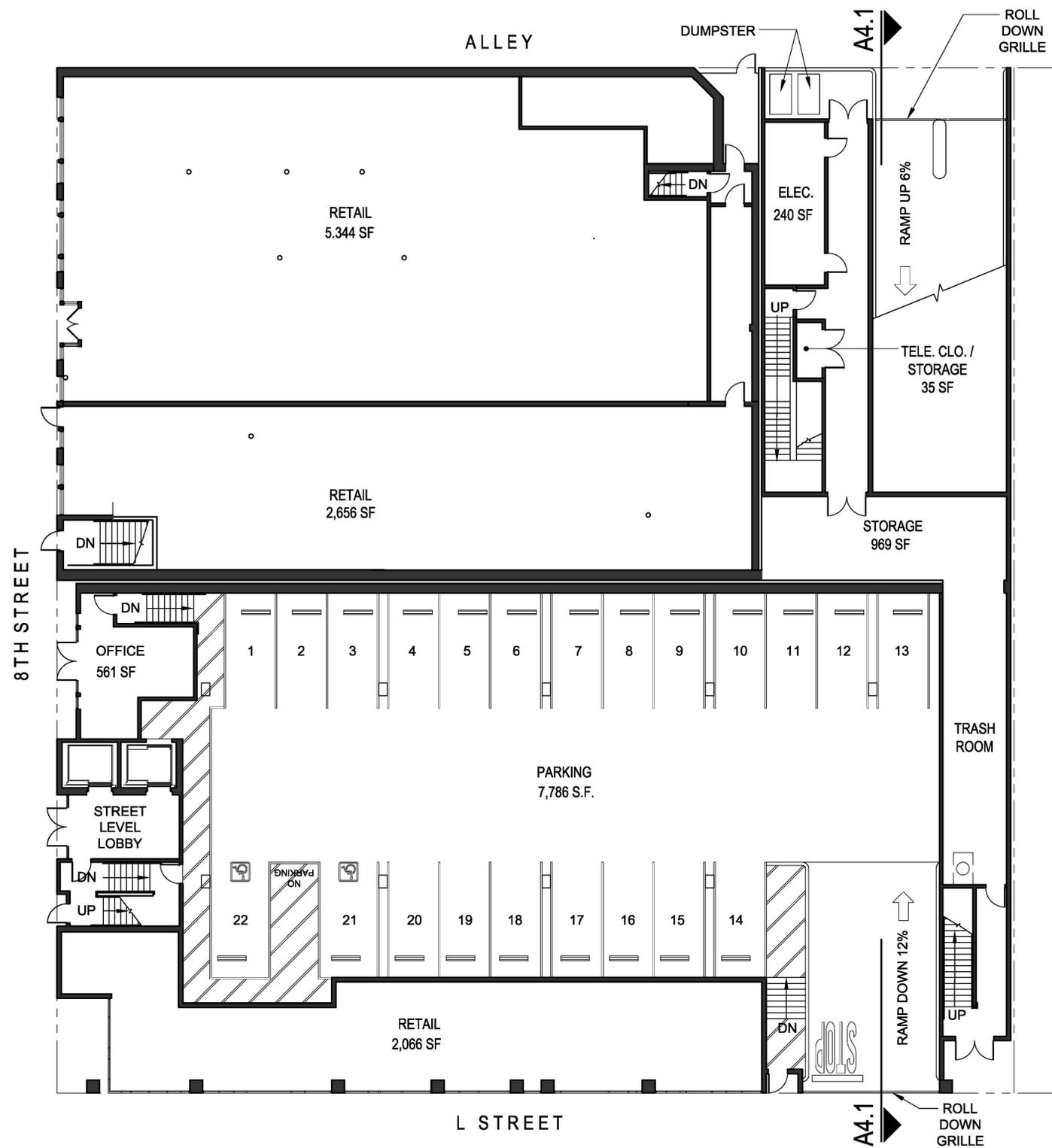




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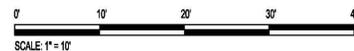
TOTAL FLOOR AREA	8,705 SF
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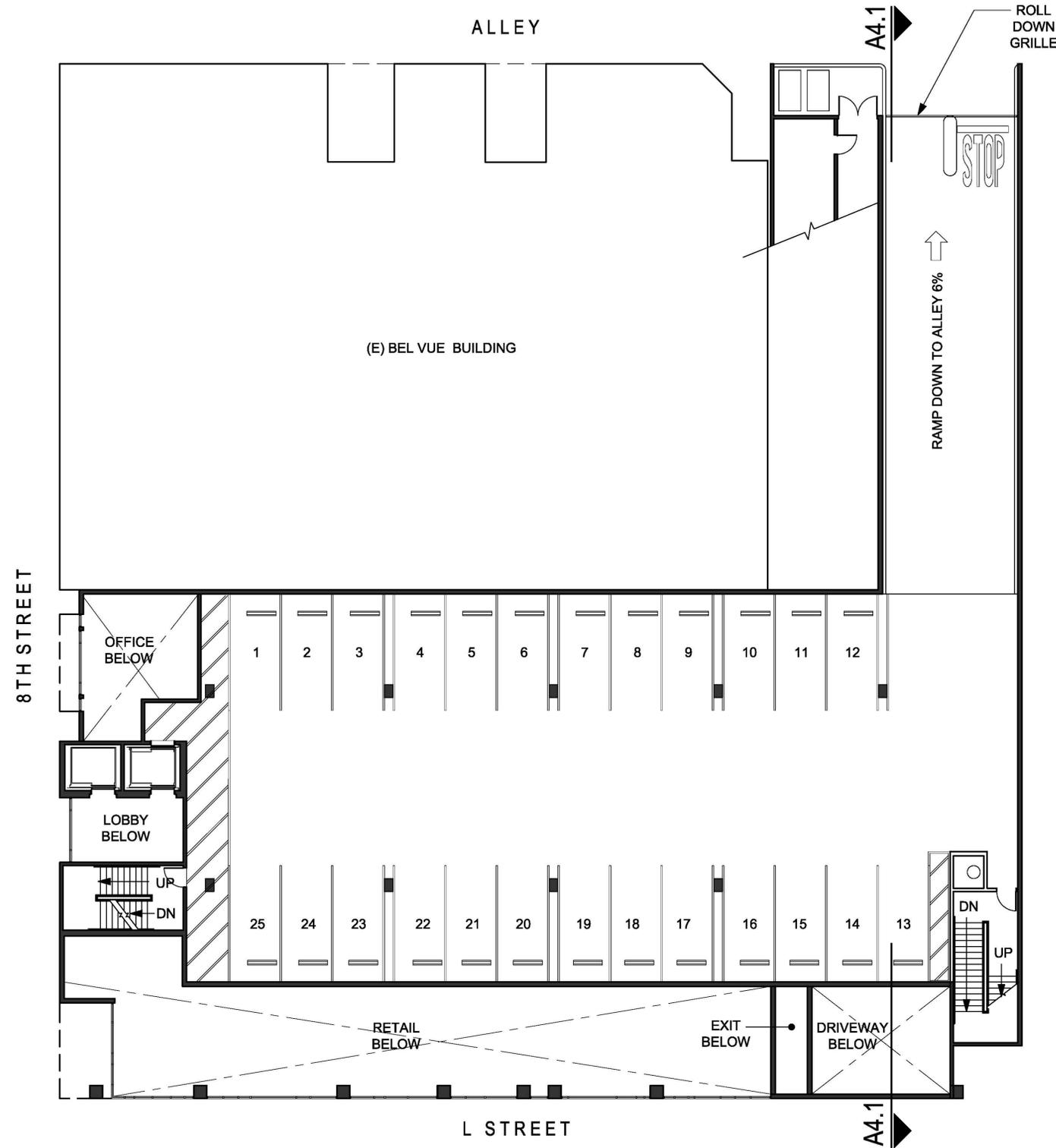




GROUND FLOOR DATA

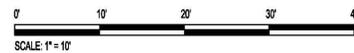
TOTAL FLOOR AREA	23,325 SF	
COMMERCIAL FLOOR AREA	10,066 SF	
PARKING COUNT		
STANDARD	ACCESSIBLE	TOTAL
20	2	22

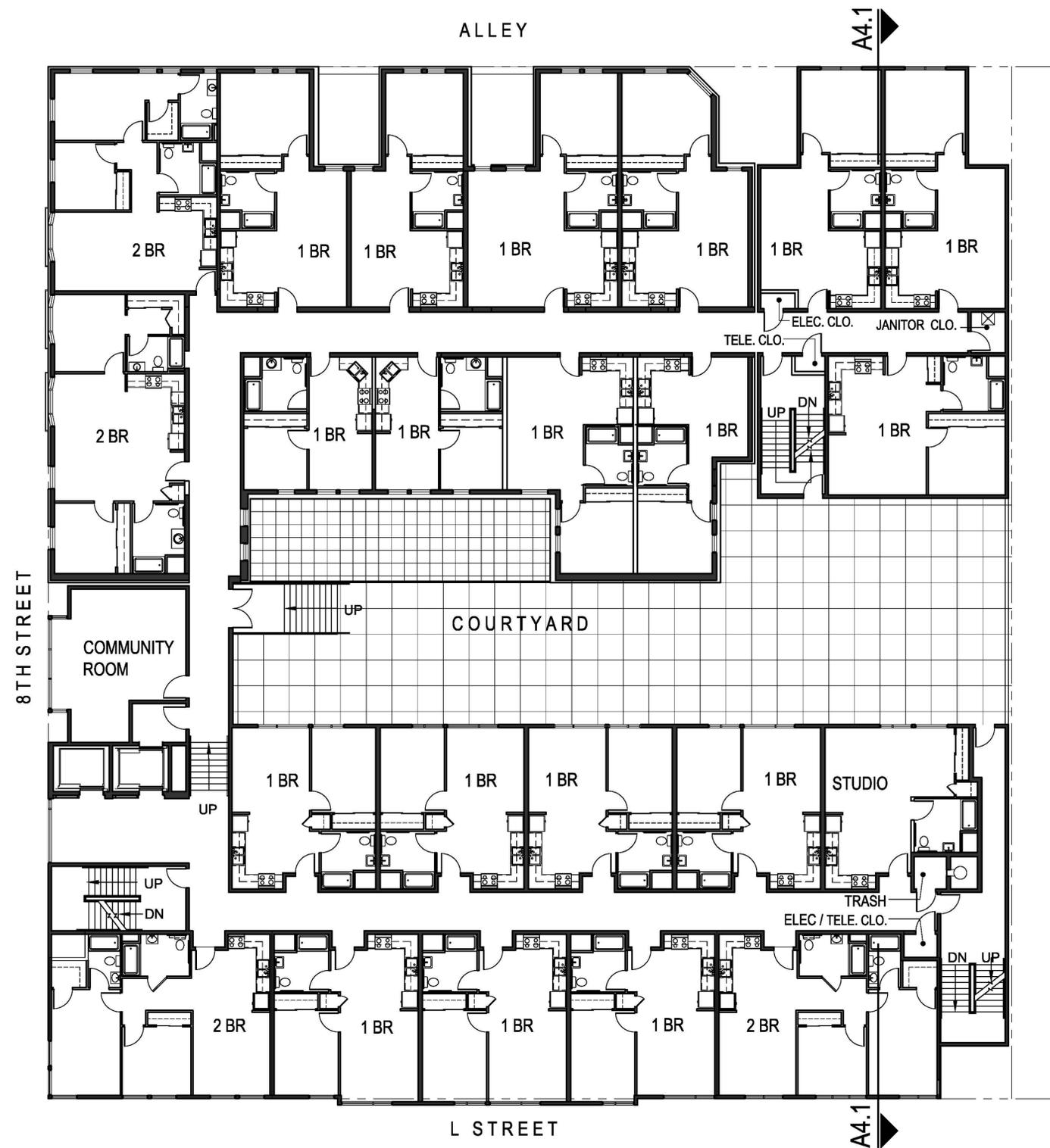




MEZZANINE FLOOR DATA

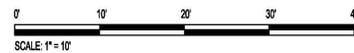
TOTAL FLOOR AREA			10,380 SF
PARKING COUNT			
STANDARD	ACCESSIBLE	TOTAL	
25	-	25	

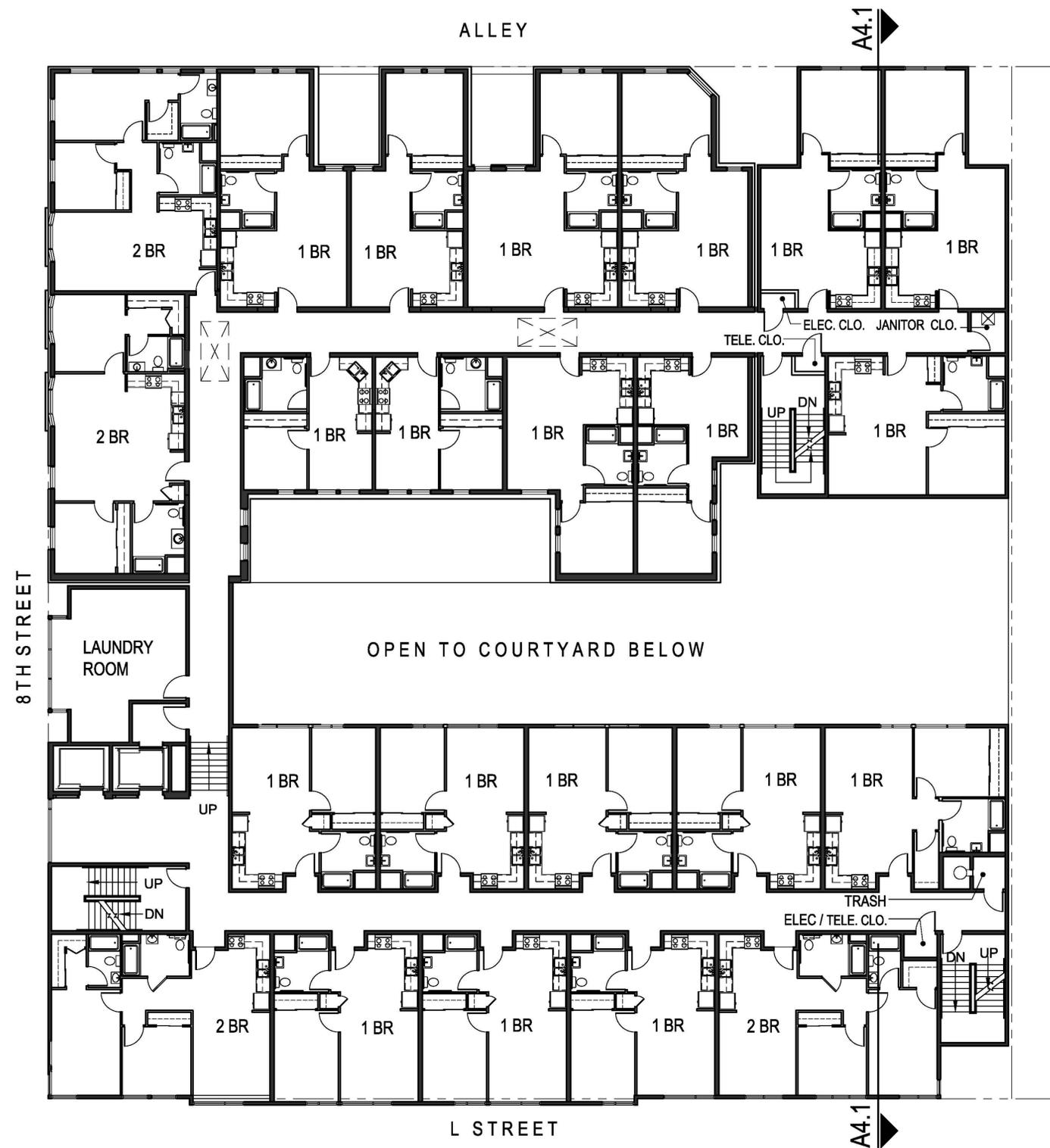




2ND FLOOR DATA

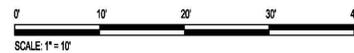
TOTAL FLOOR AREA				19,366 SF
UNIT COUNT				
STUDIO	1 BR	2 BR		TOTAL
1	18	4		23

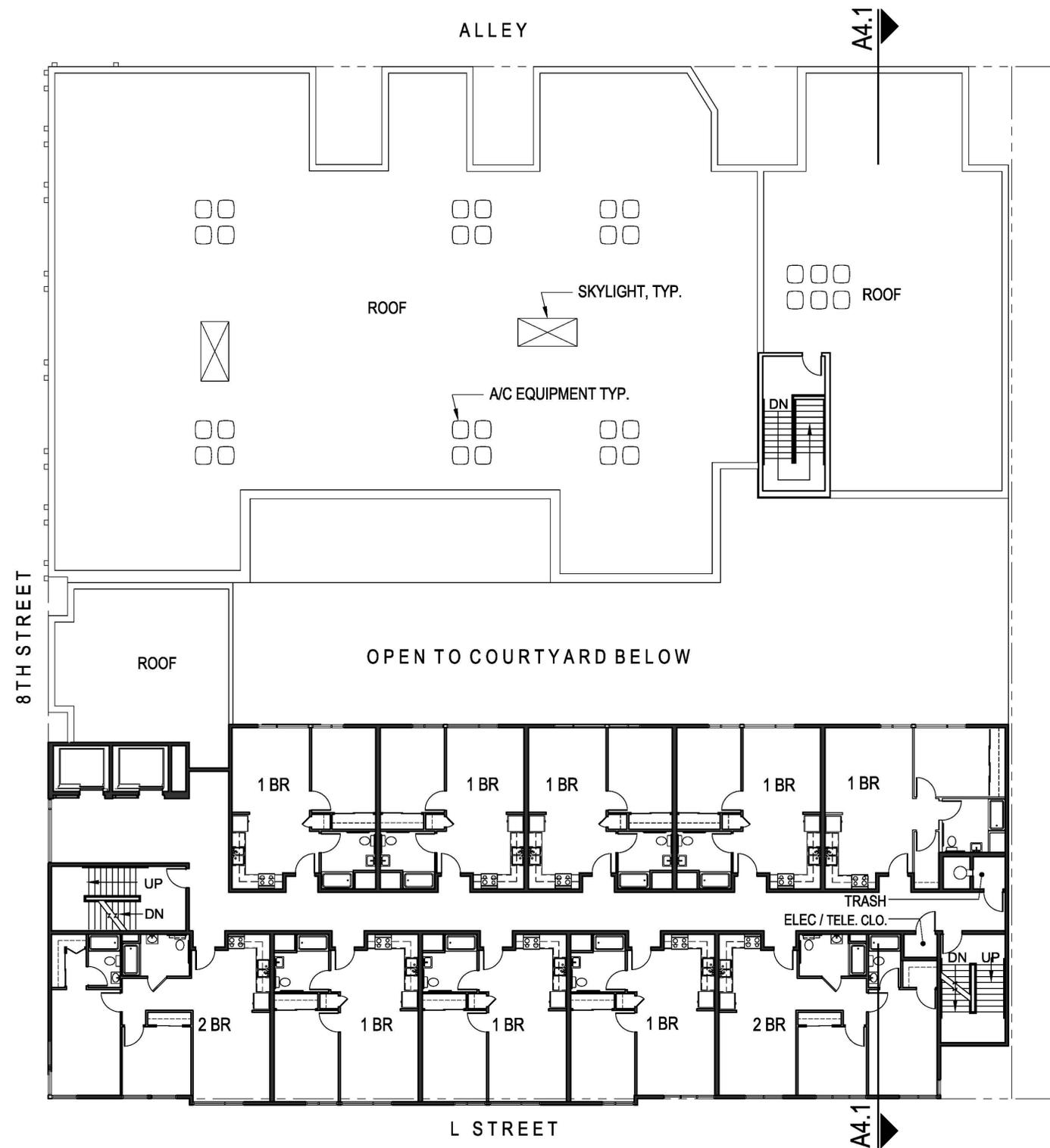




3RD FLOOR DATA

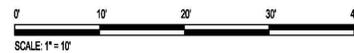
TOTAL FLOOR AREA				19,366 SF
UNIT COUNT				
STUDIO	1 BR	2 BR		TOTAL
-	19	4		23

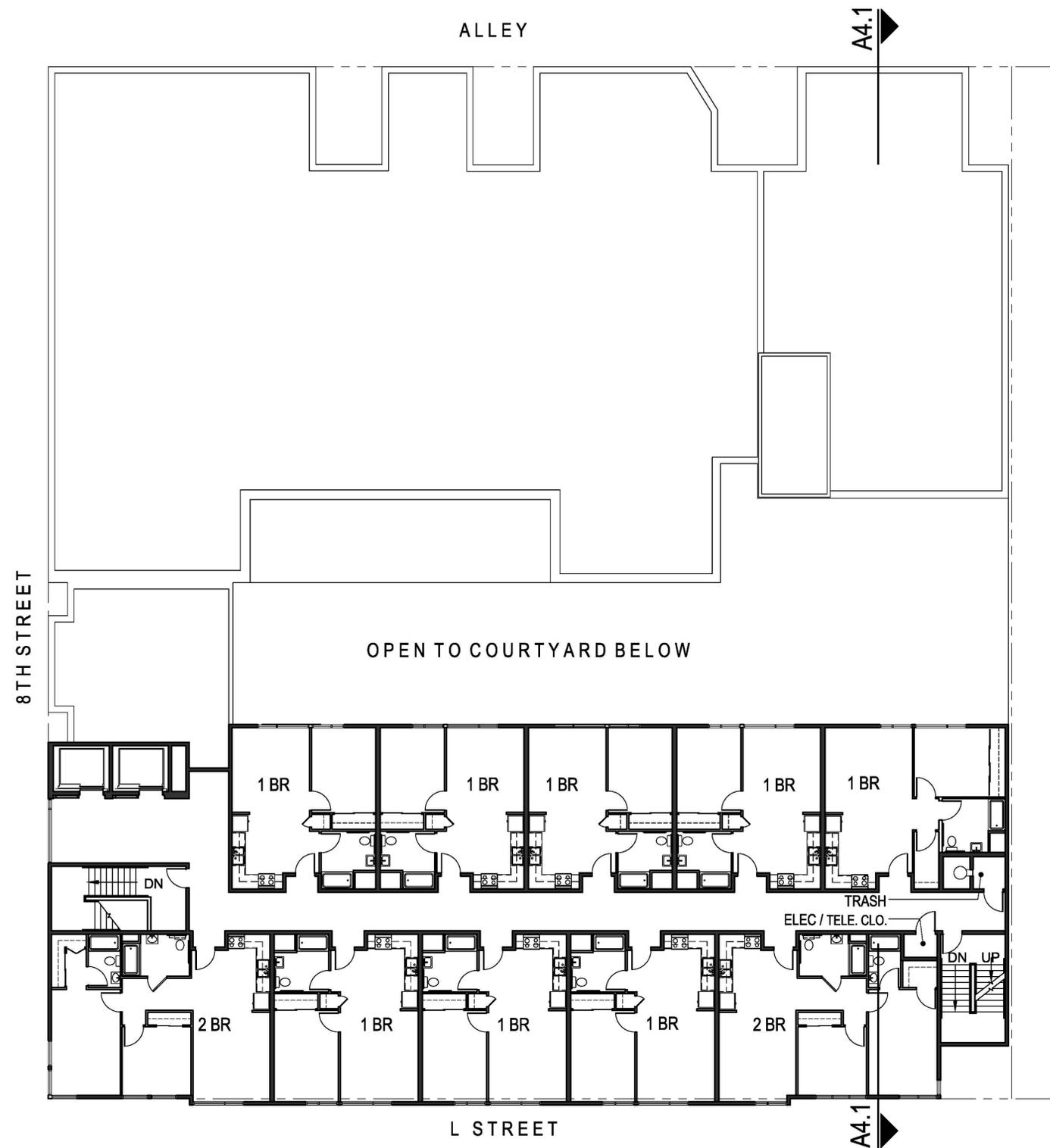




4TH FLOOR DATA

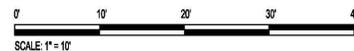
TOTAL FLOOR AREA				8,483 SF
UNIT COUNT				
STUDIO	1 BR	2 BR		TOTAL
-	8	2		10

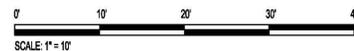
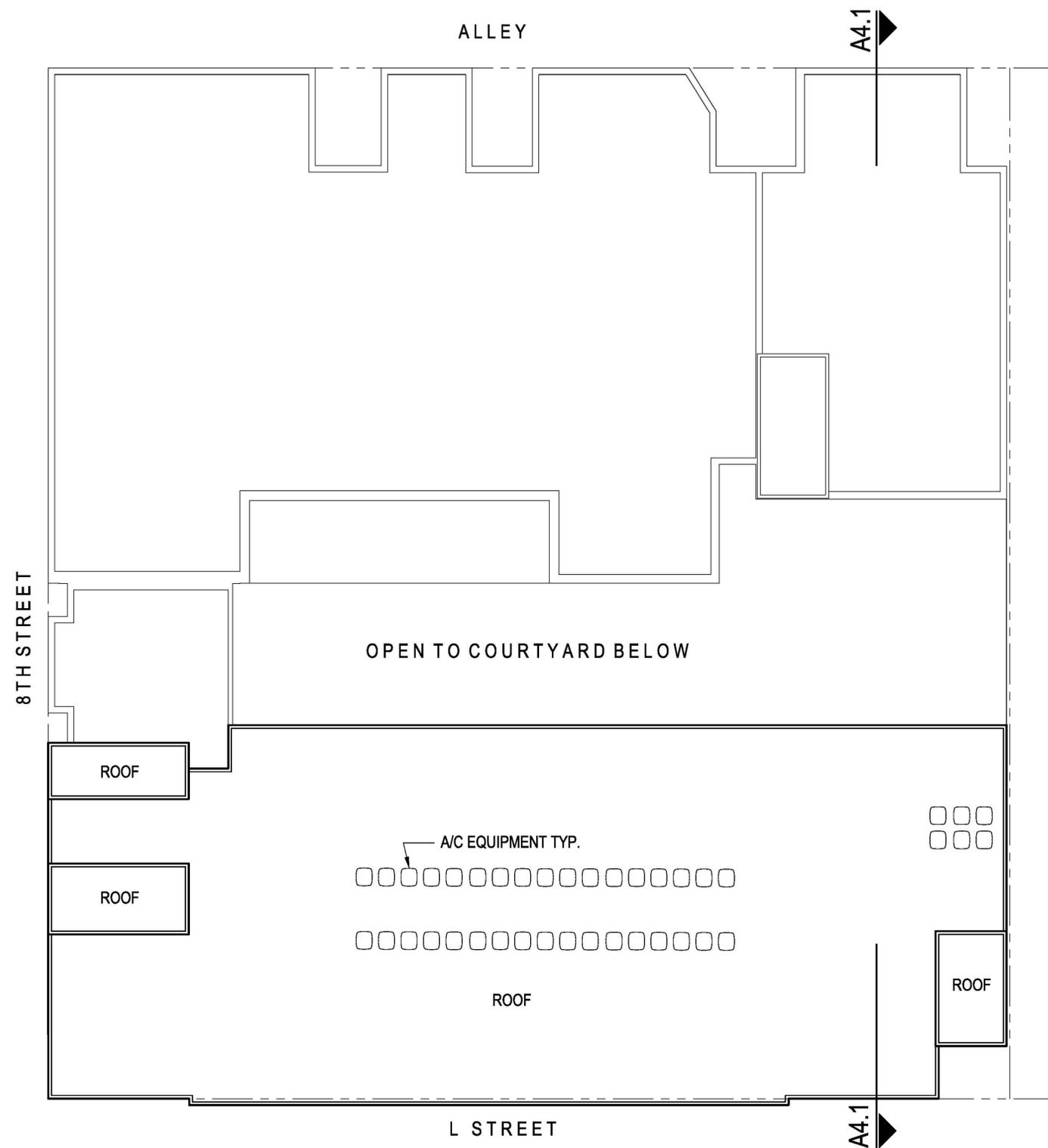


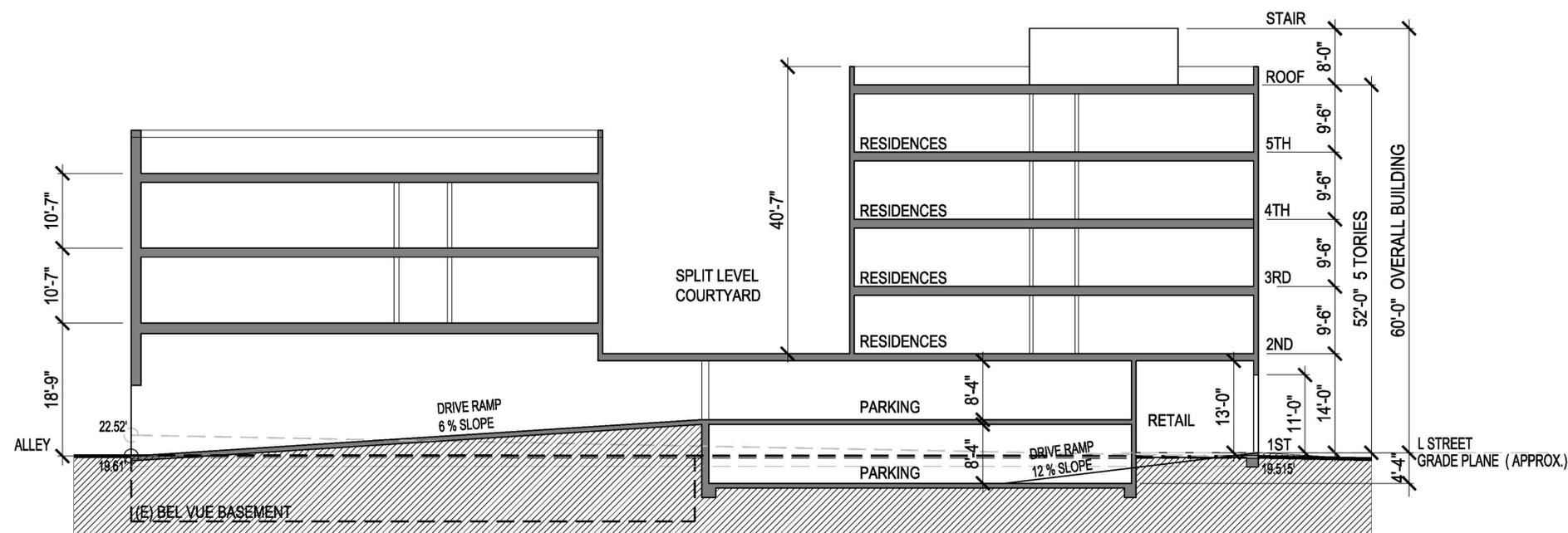


5TH FLOOR DATA

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









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





