



# REPORT TO PRESERVATION COMMISSION City of Sacramento

# 2

915 I Street, Sacramento, CA 95814-2671

**PUBLIC HEARING**  
**March 2, 2011**

To: Members of the Preservation Commission

**Subject:** **Broadway Triangle (P10-085)** Located on multiple parcels along the north side of Broadway between 34<sup>th</sup> Street and 3<sup>rd</sup> Avenue, a request to develop a mixed use development, including rehabilitation of historic structures and new construction, and consisting of 29 residential units and approximately 9,000 sf of commercial located in the General Commercial (C-2-SPD) zone, within the Stockton/Broadway Special Planning District, Stockton/Broadway Design Review District, Oak Park Design Review District, and portions within the Oak Park Historic District.

- A.** Environmental Determination: Exempt per 15332, Infill Development
- B.** Request for design and preservation approval for 29 residential units and 9,000 sf of commercial space mixed use development in the Broadway/Stockton and Oak Park Design Review Districts and the Oak Park Historic District.

**Location:**

Addresses: 3409 Broadway, 3413 Broadway, 3436 2nd Ave, 3434 2nd Ave,  
3425 Broadway, 3535 3rd Ave, 3519 3rd Ave, 3501 3rd Ave, 2751  
35th St, 2741 35th St, 2739 35th St., Sacramento, CA

Assessor's Parcel Numbers: 010-0375-001, -002, -003, -004, -008, 010-0381-012, -013, -014, -  
015, -016, -017, -018

Council District 5

Broadway/Stockton Design Review District, Oak Park Design Review District, Oak Park Historic District

**Recommendation:** Staff recommends the Preservation Commission approve the environmental exemption and approve the project based on the findings of fact and subject to the conditions listed in Attachment 1. The Preservation Commission has final approval authority over *items A & B* above, and its decision may be appealed to City Council.

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Luis R. Sanchez, AIA, LEED AP, Senior Architect, (916) 808-5957

**Applicant:** Ron Vrillakas, Vrillakas Architects, (916) 441-4685, 1221 18th Street, Sacramento, CA 95811.

**Owners:** Redevelopment Agency of the City Of Sacramento, (916) 444-9210, 801 12th Street, Sacramento, CA 95814; and Ron Vrillakas, Vrillakas Architects, (916) 441-4685, 1221 18th Street, Sacramento, CA 95811.

**SUMMARY:** The proposed project is before the Preservation Commission for the second time, this time for the Public Hearing and final review and action by the Commission on the project's design and preservation requests. This mixed use development proposal consists of mostly new construction of residential and retail buildings on three "mini" blocks along the north side of Broadway between 34<sup>th</sup> Street and 3<sup>rd</sup> Avenue. The proposed project includes 29 residential units, approximately 9,000 square feet of retail space, 40 parking spaces, and several small urban park areas. Two of the structures involved in the project are existing historic structures, and several of the proposed new structures are to be constructed on vacant lots within the Oak Park Historic District. Onsite garages and parking spaces are proposed to be provided for the residential parking only, and retail/restaurant parking is proposed to be waived where reclaimed on-street parking at removed driveway curbs cuts, and existing on-street parking are not enough.

The project will require City Planning Commission approval of entitlements for: the environmental determination; Tentative Map – to subdivide approximately 1.5 acres into 27 residential mixed use parcels; Subdivision Modification to create land locked parcels; Development Plan Review – New Site Plan, Special Permit – for alternative housing in the C-2 zone; for apartments outside the Central City; and Parking Reduction; Variance – to reduce courtyard requirements, to reduce maneuvering to 24' in alley, and exceeding height for stairs at live/work units. The City Planning Commission is scheduled to hear this project on March 10, 2011 for final action.

The project is located in:

- Broadway/Stockton Special Planning District and Design Review District (<http://www.cityofsacramento.org/dsd/forms/design-guidelines/documents/broadway-and-stockton-blvd-design-guidelines.pdf>),
- Oak Park Design Review District (<http://www.cityofsacramento.org/dsd/forms/design-guidelines/oak-park/documents/oak-park-design-guidelines.pdf>); and,
- Oak Park Historic District.

The City Attorney's Office has opined that, in situations where a project involves properties subject to Preservation review and properties 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 outside the Historic District boundaries, and within the boundaries where historic preservation guidelines and standards are silent.

The proposed project is a collaborative partnership between Mr. Vrilakas and SHRA to activate the existing parcels, and further revitalize the Broadway Corridor and capitalize on the character-defining features of the Oak Park Historic District. The site is located in a very prominent section of Oak Park and the uses are proposed to complement and enhance those of the surrounding area. City Design Review and Preservation Staff believe that the project meets the criteria of the Broadway/Stockton and Oak Park Design Review Districts' Guidelines and the new construction and historic rehabilitation components within the Oak Park Historic District comply with the Secretary of the Interior's Standards for Rehabilitation, respect the District's character-defining features and support the goals and policies of the Historic & Cultural Resources Element of the City's 2030 General Plan and the Historic Preservation Chapter of the City Code, Chapter 17.134.

The Preservation Commission made comments at its' January 5, 2011, "Review & Comment" meeting regarding the proposed project. The applicant has provided a response to these comments. Both the Commission's Comments and the Applicant's Responses can be found in Attachment 3.

<b>Table 1: Project Information</b>	
<b>Existing zoning of site:</b>	C-2 (General Commercial)
<b>Existing use of site:</b>	Existing Warehouses, Retail, Residential, and Vacant
<b>Historic Resource designation:</b>	Contributing resource to a historic district, and vacant parcels within a historic district.
<b>Property dimensions/area:</b>	Approximately 1.5 acres
<b>Building square footage:</b>	47,585 ± square feet
<b>Building height:</b>	Three story mixed use – 35' to top plate, 37' to top of parapet. Three story Live/work – 35' to top plate, 37'-6" to top of parapet. Two story row house – 22' to top plate, 24' to top of parapet. Two story bungalow/cottage -18' to top plate, 25' to top of ridge.
<b>Exterior building materials:</b>	brick, smooth finished cement plaster, board and batten siding, horizontal wood siding, corrugated metal siding, metal clad wood windows, wood windows, wood storefront systems, metal storefront systems and doors with clear glazing, steel awnings, metal roofing, and composite roofing.

**PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS:** Staff mailed an Early Notice to property owners and neighborhood associations within a 500 foot radius on December 3, 2010, and a Hearing Notice on December 17, 2010 for the January 5, 2011 Preservation Commission Review and Comment, and a Hearing Notice on February 15, 2011 for the March 2, 2011 Preservation Commission Public Hearing. The following organizations were included in the notices: Oak Park Neighborhood Association, Oak Park Business Association, the Oak Park Redevelopment Advisory Committee (RAC), CCAN, Sacramento Preservation Roundtable, and Sacramento Old City Association. The applicant has contacted property owners and neighborhood associations during the initial planning and design phase, and have received general support for the project. Several public comments were received at the January 5, 2011 Review and Comment, and the public comments were supportive of the project. An adjacent neighbor also expressed concerns regarding the possibility of closing the alley, but that is not part of the proposed project at this time.

**ENVIRONMENTAL CONSIDERATIONS:** The Community Development Department, Environmental Planning Services Division has reviewed this project and determined that this is exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15332, In-fill Development Projects. The project consists of the construction of buildings that occurs in an urban area served by utilities and public services, on a site that is less than 5 acres, has no habitat value, is consistent with all applicable land uses, and would not result in any significant effects to traffic, noise, air, or water quality. The proposed work involving the contributing historic structures will comply with the *Secretary of the Interior's Standards for Rehabilitation*.

**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 have been proposed, the applicant has expressed interest and implementation of green building practices. 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; and 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 Broadway/Stockton and Oak Park Design Review Districts’ Design Guidelines. Staff provides the following highlights of the Design Review Districts’ Guidelines applicable to this project:

**General Design Policies:** Allow for creative architectural solutions that acknowledge and respect contextual design through complementing the positive components of the architectural character of existing historic and surrounding building enclaves and promote harmony and enhancements in the visual relationships and transitions between new and older buildings. Relate the bulk of new buildings generally to the prevailing scale of development in the surrounding Oak Park “business district” and avoid an overwhelming or dominating appearance in the new construction. Enhance the pedestrian experience. Promote efforts to utilize high quality building materials, detailing and landscape elements. Promote functional and 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 two historic structures 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.

**Historic Property's Character-Defining Features:**

- **Site/ Circulation:** Triangle East: Residential structures - Generally, Oak Park historically developed with standard single family residential lots in its residential neighborhoods, with homes facing the street and some, historically also had alley access. Front doors of houses faced the street, with many having front stairs and walkways directly from door to stairs to walkway to sidewalk. Sidewalks had planter strips and street trees. The existing historic residential structure to be rehabbed evidences most all these elements and will continue to do so, along with the two new street-facing residential units being constructed

to the east of the historic bungalow. The proposed new residential development north of the historic commercial building will reflect more of the commercial site plan and lot coverage.

Triangle East: Commercial structures – Oak Park’s historic commercial structures were generally built out to property lines, some, though not all, with party walls, and some, though not all, were able to access deliveries and trash pickup via alleys. The existing historic commercial building will be rehabbed reflecting this site layout, but it is noted that there never was alley access on this corner parcel. The north wall is currently a mostly solid brick wall and two new openings are proposed, design details of which were not available at the time this report went to print. While not original to the building, the openings in the north wall could be designed to not impact the primary facades and could be designed to respect the punched style of openings in this era of buildings while clearly designed to reflect that they are a contemporary undertaking.

- **Materials & Fenestration:** Triangle East: Residential structures – Historic residential structure has clinker brick base and stair walls with terrazzo treads and risers, wood porch railing (uncertain if original) and boxed tapered posts, board & batten porch ceiling (originally most likely would have been varnished similar to front door, not painted, though rest of wood elements would have been painted;) narrow wood lap siding on main floor exterior and shingle siding on cupola, wood windows and doors, and originally may have been a wood shingle roof. South/front main floor windows may have been enlarged; not able to determine at time of printing this report as to whether arched cupola window openings are original. Staff notes on DPR form and photos on Attachment 3, that the arch in the basement brickwork opening at the front of the house is a similar arch, and the trim on the cupola windows is certainly old/well over fifty years old. This may be a situation where, even if not “original,” the arched openings may have achieved significance in their own right.

Triangle East: Commercial Structure – Yellow face brick on primary facades, with red brick on secondary facades, small pane metal transom windows, and possibly may have had original wood storefront windows and main entryway to shop, now missing. Openings in secondary (north and east) facades (one or two bricked in) had shallow arch at top of opening.

- **Forms:** Historic Bungalow - one-story cube form with front porch under building’s roof; boxed porch posts and flared front stairs projecting directly out from front door, all over a flood basement, hipped roof, and a raised belvedere/cupola centered on the roof. Proposed new bungalow residences to east along 3<sup>rd</sup> Avenue, have simple “bungalow” forms with slightly raised base, front porch under the roof, central front doors and stairs leading directly out from front door to street.

Commercial Structure – Relatively tall single story structure with parapet surrounding a flat roof, ornamental coping with inset along 35<sup>th</sup> street, crenellated parapet along 3<sup>rd</sup> Avenue, two entries, one centered on 35<sup>th</sup> Street and the other at the corner, and traditional storefront window openings on both primary facades. New residential units along 35<sup>th</sup> Street north of historic commercial structure reflect the relatively tall, rectangular forms built closer to the street.

**Project Design and Staff Evaluation:****Site Design:**Triangle West

1. The project provides breaks along the Broadway streetscape through the use of small urban park-like spaces at the corner of 34<sup>th</sup> Street and Broadway and again at the alley. Pedestrian entries have also been provided between buildings that lead to small internal courtyards and residential entries off the courtyards. The mixed-use buildings are sited to complement the triangulated nature of the existing roadways and alleys, which meets the Broadway Commercial Character Area Design Guidelines 39-6: Broadway intersects north/south streets at an angle, creating triangular or oddly-shaped lots that pose a challenge to creating a traditional street-wall. Staff is supportive of the open spaces as proposed.
2. The proposed parking is accessed off of a single point along 2nd Avenue. The reduction in the number of curb cuts along 2nd Avenue from four to one allows for better vehicular circulation, additional street parking and additional street trees. These proposed on-street parking spaces will help to supplement commercial parking requirements needed on the awkward triangular lots which are also a requirement of the Broadway Commercial Character Area Design Guidelines. The garages and on-site parking configuration is for the residential parking only and are assigned per unit. Staff is supportive of the driveway closures and the parking configuration.

Triangle Center

3. Triangle east orientation is very similar to that of Triangle West; it provides breaks along the Broadway streetscape through the use of a small urban park-like space at the alley and a pedestrian entry between buildings that leads to small internal courtyard and residential entries off the courtyard. The buildings are sited to complement the triangulated nature of the existing roadways and alleys. Staff is supportive of the open spaces and orientation as proposed.
4. Garages are provided along the alley for the Mixed-use Building 4 residential tenants as well as the three row houses. The additional parking required for Mixed-use Building 3 is provided at the Triangle West parking lot. The current plans show angled on-street parking, but this idea has been abandoned at this juncture. Staff is supportive of the proposed parking, and supports angled parking at a later date.

Triangle East

5. Garages are provided along the alley for the three row houses and live/work unit along 35<sup>th</sup> Street, the two cottages, and the two new bungalows along 3<sup>rd</sup> Avenue. The existing historic bungalow will utilize existing on street parking. Staff is supportive of the proposed parking, and supports angled parking at a later date.
6. A substantial landscaping plan including a small urban park-like space and community garden access has been provided for Triangle East which has been review by the Urban Forest Staff and includes additional canopy trees and a community garden. Staff is generally supportive of the landscape plan but recommends the applicant continue to work with Urban Design staff on final species selections.

*General (Triangles West, Center, & East)*

7. The proposed mixed use buildings maintain the established zero lot line setbacks as the existing streetwalls along both sides of Broadway in the Broadway Commercial Character Area. These setbacks invoke activation at the street while upper level step backs of the structures create a welcoming pedestrian environment.
8. The siting of mechanical equipment has not been provided on the plans, and staff recommends that this equipment be located so it is not visible from any street or pedestrian views.
9. A site lighting plan and fixtures cut sheets will be provided at the hearing. Staff recommends that the light fixtures complement the building designs and that wall pack and shoebox style lighting be avoided. Staff recommends that pole lights be limited to a maximum of 14'-0" in height to the lens of the light fixture.

**Building Design:***Historic Bungalow and Historic Commercial Buildings (Triangle East)*

10. The project proposes to rehabilitate both historic buildings in accordance with the Secretary of the Interior's Rehabilitation Standards.
  - a. Residential Building -- The residential building will remain a single family residence and the commercial building will remain commercial, though likely restaurant rather than retail use. Detail designs for the historic residential building rehabilitation were not available at the time of this Staff Report, but the proposed drawing indicates no major modifications to the primary façade, with the exception of a change to the cupola window opening trim. Since no information has been found on the "original" cupola window opening, whether arched or rectangular, and since the current arched opening trim is quite old, well over 50 years, and the arch matches the form of the arch in the basement brick opening, Staff recommends that the current arch form for the cupola window opening remain and be rehabilitated. Staff recommends repairs to the siding and trim throughout, and recommends a certain flexibility with respect to design of new openings out the rear of the house to what is planned to be a back porch, noting that the windows or doors would reflect those in design and materials currently on the rest of the house.
  - b. Commercial Building – The Commercial building exterior will be rehabilitated, with work to incorporate repairs to the existing remaining transom storefront windows and new replacement storefront systems more appropriate to the era. It is uncertain whether the original storefront windows were wood or metal, but in the attached 1927 photo they appear to be wood and did not have small divided lights. A paneled base under the store windows appears to be similar to the ones in the 1927 photo.

*Mixed-use Buildings (Triangle West & Center)*

11. The proposed Broadway-fronting, mixed-use retail buildings invoke a sense of age-appropriate building design that has been converted and expanded to fit current mixed use trends. The step-backs incorporated provide a nod to an "addition" to an "existing" building. Punched window openings also provide an additional layer of enhancements. Staff is supportive of the design as it meets the guidelines and contextually reflects Oak

Park's historic character. Staff also supports the proposed material palette of full-size brick, smooth-finished cement plaster, wood and aluminum storefront systems, steel awnings and tube steel balcony rails, as it complements the materials of the neighborhood.

Rowhouses (Triangles West, Center & East) and Live/work Structures (Triangles West & East)

12. The row house and live/work structures provide an appropriate infill transition that visually transitions to the existing adjacent residential and warehouse streetwalls from the proposed Broadway Corridor structures. Staff supports the gradual integration of the contemporary style adjacent to the older style of architecture of the neighborhood. Staff also supports the proposed material palette of smooth-finished cement plaster, architectural grade corrugated metal siding, metal-clad wood windows, steel awnings and tube steel or smooth finished wood balcony rails, as it complements the materials of the neighborhood

New Bungalows and Cottages (Triangle East)

13. The bungalow and cottage structures provide an appropriate infill that supports the historic structures of Triangle East through a modern reinterpretation using current materials. Staff supports the reinterpretation of the classic building styles as they build on historic elements without false historicism. Staff also supports the proposed material palette of smooth-finished cement plaster, architectural grade corrugated metal siding, metal-clad wood windows, steel awnings and tube steel or smooth finished wood balcony rails, as it complements the materials of the neighborhood.

General (Triangles West, Center, & East)

14. The design team has provided a range of building heights, scales and masses that complement and mend the Broadway Corridor streetscape. The proposed building heights respect the existing street walls and taper down to the lower height residential areas a block away from Broadway. The general composition and variety of the fenestration proposed is appropriate, yet staff recommends additional fenestration or articulation be provided along the side of the Triangle Center and Triangle East row houses at 35th Street and the alley, the garages along 2nd Avenue, and the mixed use courtyard facing walls of Triangle Center.

15. At the time of this Report's printing, roof plans, cross-sections, and details of the mechanical parapet walls and the associated mechanical equipment were not available. Staff recommends that mechanical systems be located behind the parapet wall or located on the ground, and not visible from any street or pedestrian views.

**Signage:**

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

**STAFF RECOMMENDATIONS TO COMMISSION:** Staff recommends the Preservation Commission approve the project based on the proposed Findings of Fact and subject to the final Conditions of Approval listed in Attachment 1.

Respectfully submitted by:

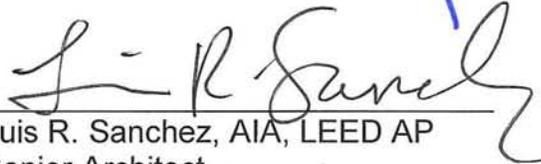


Matthew Sites, Associate AIA, LEED AP  
Urban Design Staff

Reviewed by:



Roberta Deering, LEED AP  
Senior Planner for Historic Preservation



Luis R. Sanchez, AIA, LEED AP  
Senior Architect

Recommendation Approved:



William Crouch, AIA, FRAIA, NCARB, LEED AP  
Urban Design Manager

**Attachments:**

Attachment 1

Page 12-21 Findings of Fact and Conditions of Approval

Attachment 2

Page 22 Vicinity Map  
 Page 23 Land Use Map  
 Page 24 Oak Park Historic District Map with Project Overlay  
 Page 25 Oak Park Historic District Narrative  
 Page 26 Oak Park Historic District Map

Attachment 3

Page 27-28 January 5, 2011 Preservation Commission Comment Letter  
 Page 29-32 Design Team Response Letter

Attachment 4

Page 33-40 Department of Parks & Recreation Primary Record - 3501 Broadway  
 Page 41-43 Department of Parks & Recreation Primary Record – 3519 3<sup>rd</sup> Ave.

Attachment 5

Page 44 Title Page  
 Page 45 Overall Perspectives  
 Page 46 Overall Site Plan  
 Page 47 Triangle West – Site Plan  
 Page 48 Triangle West – Landscape Plan  
 Page 49 Triangle West – Off-Street Parking Plan  
 Page 50-52 Triangle West – Elevations  
 Page 53-54 Triangle West – Floor Plans  
 Page 55 Triangle Center – Site Plan  
 Page 56 Triangle Center – Landscape Plan  
 Page 57 Triangle Center – Off-Street Parking Plan  
 Page 58 Triangle Center – Elevations  
 Page 59 Triangle Center – Floor Plans  
 Page 60 Triangle East – Site Plan  
 Page 61 Triangle East – Landscape Plan  
 Page 62 Triangle East – Off-Street Parking Plan  
 Page 63-64 Triangle East – Elevations  
 Page 65-67 Triangle East – Floor Plans  
 Page 68-69 Material Palette  
 Page 70-71 Site & Context Photographs  
 Page 72 On-street Parking Study

Attachment 6

Page 78-111 January 5, 2011 Preservation Commission Review and Comment Staff Report.

**Attachment 1**  
**Proposed Findings of Fact and Conditions of Approval**  
**Broadway Triangle (P10-085)**  
**3409 Broadway, Sacramento, CA 95814**

**Findings Of Fact**

- A. Environmental Determination:** Exemption - Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the Preservation Commission finds that the Project is exempt from review under Section **15332, In-Fill Development Projects** of the California Environmental Quality Act (CEQA) Guidelines as follows:

The project consists of the construction of a building that occurs in an urban area served by utilities and public services, on a site that is less than 5 acres, has no habitat value, is consistent with all applicable land uses, and would not result in any significant effects to traffic, noise, air, or water quality. And, also, the project would have no significant impacts to historic resources since the project proposes work involving historic resources that are determined to be in compliance with the Secretary of the Interiors Standards for the Treatment of Historic Properties.

- B.** The request to develop 29 residential units and 9,000 sf of commercial space mixed use development in the Broadway/Stockton, Oak Park Design Review and Oak Park Historic Districts *is approved by the Preservation Commission, subject to the following Findings of Fact and Conditions of Approval:*

**Findings of Fact**

1. The project is based upon sound principles of land use, in that the proposed use is allowed in the General Commercial (C-2) zone and, as conditioned below, the Stockton/Broadway and Oak Park Design Guidelines are met.
2. The proposed use and design will be consistent with the objectives of the City of Sacramento 2030 General Plan elements involving Land Use & Urban Design, and Historic & Cultural Resources.
3. The project, as conditioned, will complement structures in the vicinity, and conforms to the design criteria set forth by the City Council.
4. The project, as conditioned, conforms to the Secretary of Interior's Standards for the Treatment of Historic Properties – Rehabilitation Standards.

**Conditions Of Approval**

**The request to develop 29 residential units and 9,000 sf of commercial space mixed use development is hereby approved subject to the following conditions:**

**A. The design of the site (see plans attached) is hereby approved subject to the following conditions. These conditions must be met prior to the building permit submittal:**

1. The buildings shall be sited as indicated in the report and exhibits attached.
2. Auto access and site layout shall be as indicated in the report and exhibits attached. The Applicant shall coordinate with the appropriate agencies regarding alley improvements associated with the overall project.
3. The project shall have building entries and setbacks as indicated in the exhibits attached.
4. The project shall include landscape elements as indicated on the report and exhibits attached. Automatic irrigation shall be provided for all plantings. **Final landscape plans and details shall be provided for review and approval by Design Review and Preservation staff prior to Building Permit submittal.**

**Triangle West**

5. Existing street trees including Magnolia, Chinese Pistache, etc. shall be removed and replaced/relocated with Shumard Oaks along 2<sup>nd</sup> Avenue, 34<sup>th</sup> Street, and Broadway per Urban Forest requirements.
6. A hardscaped open courtyard shall be provided at the corner of Broadway, 34<sup>th</sup> Street, and 2<sup>nd</sup> Avenue per the report and exhibits attached. **Final details shall be provided for review and approval by Design Review and Preservation staff prior to Building Permit submittal.**
7. A small outdoor plaza shall be provided at Broadway and the north side of the alley per the report and exhibits attached.
8. Interior landscaped courtyards with seating shall be provided per the report and exhibits attached. **Final details shall be provided for review and approval by Design Review and Preservation staff prior to Building Permit submittal.**

**Triangle Center**

9. Existing Magnolia street trees shall be removed and replaced with Shumard Oaks along Broadway per Urban Forest requirements. Existing Valley and Red Oaks along 35<sup>th</sup> Street shall be retained and relocated per Urban Forest requirements.
10. A small outdoor plaza shall be provided at Broadway and the south side of the alley per the report and exhibits attached.

**Triangle East**

11. Three existing London Plane trees shall be retained and one infected London Plane tree shall be removed along 35<sup>th</sup> Street per Urban Forest requirements. One

existing Chinese Pistache tree along 35<sup>th</sup> Street shall be retained and preserved per Urban Forest requirements. Two existing London Plane trees shall be removed along 3<sup>rd</sup> Avenue and replaced with four London Plane trees per Urban Forest requirements. One existing Chinese Pistache tree adjacent to new London Plane trees shall be retained along 3<sup>rd</sup> Avenue and preserved per Urban Forest requirements. The existing Chinese Pistache along 3<sup>rd</sup> Avenue adjacent to the northeast corner of 35<sup>th</sup> Street and 3<sup>rd</sup> Avenue shall be provided per Urban Forest requirements.

12. A community garden with raised planters shall be provided at the interior courtyard space per the report and attached exhibits. A small garden shed shall be provided to complement the adjacent buildings as provided on the landscape plans. **Final designs and details for the garden and shed structures shall be provided for review and approval by Design Review and Preservation staff prior to Building Permit submittal.**
13. A 6'-0" high CMU separation wall shall be provided along the east property line. **The final wall design shall be provided for review and approval by Design Review and Preservation staff prior to Building Permit submittal.**

### General

14. Site mechanical equipment, SMUD transformers, backflow prevention devices, double check valves, etc. shall be located along alley, or placed to minimize street and pedestrian views wherever possible. **The applicant shall submit final site mechanical locations and screening proposals for review and approval by Design Review and Preservation staff prior to Building Permit submittal.**
15. Trash enclosures shall be provided with prefinished steel trash doors shall be provided. **Final trash enclosure material and design shall be provided for review and approval by Design Review and Preservation staff prior to Building Permit submittal.**
16. Prefinished tube steel gates and fences shall be provided per the report and exhibits attached.
17. Sidewalks shall be city standard concrete with a 2' by 2' grid pattern. **Street planters and sidewalks shall be provided per Development Engineering standards and reviewed by Development Engineering, Urban Forest, and Design Review and Preservation staff prior to Building Permit submittal.**
18. **Final hardscape and brick paver design shall be provided for review and approval by Design Review and Preservation staff prior to Building Permit submittal.**
19. **A site lighting plan shall be provided for review and approval by Design Review and Preservation staff prior to submitting for Building Permit.** Exterior lighting style and design shall be compatible and consistent with the building design, and the site should be adequately illuminated for safety and security with a minimum

1.0 foot candle throughout. Pole lights shall be limited to a maximum of 14'-0" in height to the lens of the light fixture. **Street lighting shall be provided per Development Engineering standards and reviewed and approved by Development Engineering, Design Review and Preservation staff prior to Building Permit submittal.** Appropriate lighting should light wall surfaces and/or planting or plaza areas. **All site light fixtures cut sheets and plan locations shall be provided for review and approval by Design Review and Preservation staff prior to Building Permit submittal.**

20. Bicycle parking shall be provided. Staff recommends that the bicycle parking be located along the Broadway street planters. **Final details and plans for bicycle parking locations and bike rack structures shall be provided for review and approval by Design Review and Preservation staff prior to Building Permit submittal.**
21. **Any outdoor furniture proposed for exterior seating shall be provided to Design Review and Preservation Staff for review and approval prior to Building Permit issuance or at the time of retail tenant improvement Building Permit submittal.**

**B. The design of the new buildings (see plans and exhibits attached) is hereby approved subject to the following conditions:**

### Triangle West

#### **Mixed Use Buildings**

22. The materials provided shall be full size brick veneer (**applicant shall provide final brick coursing details and coloration to Design Review and Preservation Staff for review and approval prior to Building Permit submittal**), smooth finished cement plaster, wood and dark bronze anodized aluminum storefront systems and doors with clear glazing and separated lites within the transoms at the ground level, prefinished aluminum clad single/double hung residential wood windows with clear glazing at the second and third levels, prefinished suspended steel awnings at ground level, prefinished metal eyebrow awnings at the third level, prefinished metal balcony rails, commercial grade membrane roofing, and prefinished metal scuppers and downspouts. **The final plans, color and material board shall be provided for review and approval by Design Review and Preservation Staff prior to Building Permit submittal.**

#### **Attached Live/Work Building**

23. The materials provided shall be a full size brick veneer (**applicant shall provide final brick coursing details and coloration to Design Review and Preservation Staff for review and approval prior to Building Permit submittal**), smooth finished cement plaster, prefinished architectural grade corrugated metal panels, clear anodized aluminum storefront systems and doors with clear glazing and separated lites within the transoms at the ground level, prefinished aluminum clad single/double

hung residential wood windows with clear glazing at the second and third levels, prefinished suspended steel awnings at ground level, prefinished metal eyebrow awnings at the third level, prefinished metal balcony rails, smooth finished wood roof railing, commercial grade membrane roofing, and prefinished metal scuppers and downspouts. **The final plans, color and material board shall be provided for review and approval by Design Review and Preservation Staff prior to Building Permit submittal.**

### Row Houses

24. The materials provided shall be a smooth finished cement plaster, clear anodized aluminum storefront systems and doors with clear glazing and separated lites within the transoms at the ground level, prefinished aluminum clad single/double hung residential wood windows with clear glazing at the second and third levels, prefinished suspended steel awnings at ground level, prefinished metal eyebrow awnings at the third level, prefinished metal balcony rails, commercial grade membrane roofing, and prefinished metal scuppers and downspouts. **The final plans, color and material board shall be provided for review and approval by Design Review and Preservation Staff prior to Building Permit submittal.**

### Garages

25. The materials provided shall be a smooth finished cement plaster, prefinished aluminum frame clerestory windows with clear glazing, prefinished metal man doors, prefinished sectional metal roll-up garage doors, prefinished standing seam metal roof, and prefinished metal scuppers and downspouts. **The final plans, color and material board shall be provided for review and approval by Design Review and Preservation Staff prior to Building Permit submittal.**

## Triangle Center

### Mixed Use Buildings

26. The materials provided shall be a full size brick veneer (**applicant shall provide final brick coursing details and coloration to Design Review and Preservation Staff for review and approval**), smooth finished cement plaster, CMU and brick entry stairs, wood and dark bronze anodized aluminum storefront systems and doors with clear glazing and separated lites within the transoms at the ground level, prefinished aluminum clad single/double hung residential wood windows with clear glazing at the second and third levels, prefinished suspended steel awnings at ground level, prefinished metal eyebrow awnings at the third level, prefinished metal balcony rails, commercial grade membrane roofing, and prefinished metal scuppers and downspouts. **The final plans, color and material board shall be provided for review and approval by Design Review and Preservation Staff prior to Building Permit submittal.**

### Row Houses

27. The materials provided shall be a full size brick veneer along 35<sup>th</sup> Street and wrapping the corner (**final brick coursing details shall be provided to Design Review and Preservation Staff for review and approval prior to Building Permit submittal**), smooth finished cement plaster, prefinished aluminum clad single/double hung residential wood windows with clear glazing, precast concrete window sills, prefinished metal eyebrow awnings and window headers, commercial grade membrane roofing, and prefinished metal scuppers and downspouts. **The final plans, color and material board shall be provided for review and approval by Design Review and Preservation Staff prior to Building Permit submittal.**

### Garages

28. The materials provided shall be a full size brick veneer (**final brick coursing details shall be provided to Design Review and Preservation Staff for review and approval prior to Building Permit submittal**), smooth finished cement plaster, prefinished aluminum frame windows with clear glazing, prefinished metal man doors, prefinished sectional metal roll-up garage doors with translucent panels, minimum 30-year laminated dimension composition roof, and prefinished metal scuppers and downspouts. **The final plans, color and material board shall be provided for review and approval by Design Review and Preservation Staff prior to Building Permit submittal.**
29. Garage roof shall be rotated 180 degrees (sloped down towards mixed-use building and sloped up towards alley) to provide additional light and air to the walkway between the garage and mixed-use building. **The final plans shall be provided for review and approval by Design Review and Preservation Staff prior to Building Permit submittal.**

### Triangle East

#### Historic Commercial Building

30. Existing building exterior and significant publically-accessible interiors shall be rehabilitated per the Secretary of Interiors Rehabilitation Standards. This work shall include: Rehabilitation of the Storefront windows and openings, including repair of original transom windows, replacing non-original windows and doors with systems more appropriate to the original and to the style of the building; new punched openings at the north secondary façade in location proposed in plans, with design and materials respecting style of openings typically found on this era structure though reflecting its contemporary execution; traditional angled cloth awnings on street storefronts and awning not extending horizontally beyond each window opening. **The final plans shall be provided for review and approval by Preservation Staff prior to Building Permit submittal.**

#### Historic Residential Bungalow

31. Existing bungalow shall be rehabilitated per the Secretary of Interiors Rehabilitation Standards. This work to include: repair of missing or damaged siding, trim, windows, railings, refinishing porch roof to original finish, and openings to new porch at rear

secondary façade of home with openings and porch of style and materials typically found on this era structure though reflecting its contemporary execution. **The final plans shall be provided for review and approval by Staff prior to Building Permit submittal.**

### **Attached Live/Work Building**

32. The materials provided shall be a full size brick veneer (**final brick coursing details and coloration shall be provided to Design Review and Preservation Staff for review and approval prior to Building Permit submittal**), smooth finished cement plaster, prefinished architectural grade corrugated metal panels, clear anodized aluminum storefront systems and doors with clear glazing and separated lites within the transoms at the ground level, prefinished aluminum clad single/double hung residential wood windows with clear glazing at the second and third levels, prefinished suspended steel awnings at ground level, prefinished metal eyebrow awnings at the third level, prefinished metal balcony rails, smooth finished wood roof railing, commercial grade membrane roofing, and prefinished metal scuppers and downspouts. **The final plans, color and material board shall be provided for review and approval by Design Review and Preservation Staff prior to Building Permit submittal.**

### **Row Houses**

33. The materials provided shall be a full size brick veneer along 35<sup>th</sup> Street and wrapping the corner (**final brick coursing details shall be provided to Design Review and Preservation Staff for review and approval prior to Building Permit submittal**), smooth finished cement plaster, prefinished aluminum clad single/double hung residential wood windows with clear glazing, precast concrete window sills, prefinished metal eyebrow awnings and window headers, commercial grade membrane roofing, and prefinished metal scuppers and downspouts. **The final plans, color and material board shall be provided for review and approval by Design Review and Preservation Staff prior to Building Permit submittal.**

### **Detached Live/Work Building**

34. The materials provided shall be smooth finished cement plaster, fiber cement vertical board and batten siding, prefinished aluminum clad single/double hung and casement residential wood windows with clear glazing, prefinished aluminum clad wood French doors, prefinished metal balcony rails, prefinished standing seam metal roof, and prefinished fascia style gutters and downspouts. **The final plans, color and material board shall be provided for review and approval by Design Review and Preservation Staff prior to Building Permit submittal.**

### **New Bungalows**

35. The materials provided shall be fiber cement horizontal lap siding with a maximum 6" exposure, a full size brick veneer porch with wood railings along 3<sup>rd</sup> Avenue and wrapping the corners (**final brick coursing details shall be provided to Design Review and Preservation Staff for review and approval prior to Building Permit**

**submittal**), prefinished aluminum clad single/double hung and casement residential wood windows with clear glazing, prefinished aluminum clad wood French doors, prefinished standing seam metal roof, and prefinished fascia style gutters and downspouts. **The final plans, color and material board shall be provided for review and approval by Design Review and Preservation Staff prior to Building Permit submittal.**

### **Cottages**

36. The materials provided shall be fiber cement vertical board and batten siding, prefinished aluminum clad wood single/double hung and casement residential windows with clear glazing, prefinished aluminum clad wood French doors, smooth finished wood trellis, prefinished standing seam metal roof, and prefinished fascia style gutters and downspouts. **The final plans, color and material board shall be provided for review and approval by Design Review and Preservation Staff prior to Building Permit submittal.**

### **Garages**

37. The materials provided shall be a smooth finished cement plaster, prefinished metal man doors, prefinished sectional metal roll-up garage doors with translucent panels, minimum 30-year laminated dimension composition roof, and prefinished metal gutters and downspouts. **The final plans, color and material board shall be provided for review and approval by Design Review and Preservation Staff prior to Building Permit submittal.**

### **General**

38. The design of the buildings shall be as indicated in the report and exhibits attached.
39. Heights and massing shall be as indicated in the report and exhibits attached.
40. The building elevations shall have a consistency of detail and quality as indicated in the report and exhibits attached.
41. Exterior lighting style and design shall be compatible and complementary to the building design. **Final building lighting plans and light fixture cut sheets shall be reviewed and approved by Design Review and Preservation staff prior to Building Permit submittal.**
42. All residential HVAC systems shall be located so as not to be visible from any street or pedestrian views. **Final HVAC locations shall be reviewed and approved by Design Review and Preservation staff prior to Building Permit submittal.**

### **C. The design of the signage is hereby approved subject to the following conditions:**

43. Any blade sign proposed for structures facing Broadway shall minimize the impact of lighting on residences and Dark Sky criteria. The blade signs shall provide

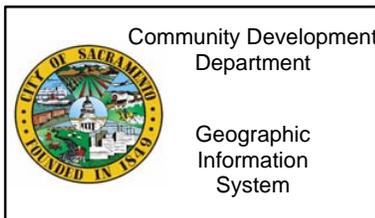
dimensional copy through the use of attached individual channel letters or stud mounted cut letters/logos. The maximum height of letters shall be 24” and the blade sign shall be scaled to respect the structure upon which it is located. Externally lit painted metal signs, and/or internally illuminated individual channel letters “bird on a wire” signage located on awnings above the retail spaces is supported by staff, and will require a sign permit for any attached or detached signage. Exposed conduit is not allowed, and electrical connections shall not be visible from any street or pedestrian views.

44. High quality signage with a design and materials that complements the architecture is required and shall meet the sign ordinance. **Final signs shall be submitted to Design Review and Preservation staff and the City Sign Coordinator for review and approval prior to issuance of a Sign Permit.**

#### **D. General Conditions**

45. All final details affecting the exterior building design that are not determined at the time of the Preservation Commission final approval shall be reviewed and approved by Design Review and Preservation staff prior to Building Permit submittal.
46. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any changes to the final set of plans stamped by Preservation staff shall be subject to review and approval by Staff, Director or Commission, depending upon the magnitude of the changes proposed, prior to Building Permit submittal. Applicant shall comply with all current building code requirements.
47. Any major revisions to the final approved project designs are subject to review and approval by the Preservation Commission.
48. Any future tenant improvement that would modify this approval on any one structure shall be submitted to Design Review or Preservation Staff, Director or Commission, as appropriate, for review and approval prior to Building Permit submittal.
49. **All required new and revised plans shall be submitted for review and approval by Design Review and Preservation Staff prior to building permit submittal. A set of the appropriate plans (reduced to 11 x 17 set) along with a Letter of Compliance indicating how the project is in compliance with each Condition of Approval with detailed sheet references shall be submitted directly to Design Review and Preservation Staff two weeks prior to Building Permit submittal. A final 3D model (Sketchup preferred) for new construction shall be provided to Design Review and Preservation Staff prior to Building Permit submittal.**
50. **All necessary entitlements and City Requirements shall have been approved by the Planning Commission, Development Engineering, Urban Forest and Utilities prior to final Design Review and Preservation staff sign-off of plans prior to Building Permit submittal.**

51. **An encroachment agreement will be required for the balconies, sunshades and photovoltaic systems that overhang into the Public Right of Way. The encroachment agreement shall be completed and approved prior to issuance of the Building Permit.**
52. The approval shall be deemed automatically revoked unless required permits have been issued and construction begun within three years of the date of the approval. Prior to expiration, an extension of time may be considered and may be granted by the Preservation Commission upon written request of the applicant.
53. **The Preservation Commission decision may be appealed to City Council. Appeals must be filed within 10 calendar days of written notice of the Preservation Commission action.**
54. Building permits shall not be issued until the expiration of the 10 day appeal period and shall not be issued if not in compliance with these conditions of approval. If an appeal is filed, no permit shall be issued until final approval is received.
55. Issuance of final occupancy permits may be subject to approval and may involve an on-site inspection by Design Review and Preservation Staff.
56. **The Record of Decision shall be scanned and inserted into the final set as a general sheet to be submitted for building permit.**
57. **A signed copy of the Affidavit of Zoning Code Development Standards shall be scanned and inserted into the final set as a general sheet to be submitted for building permit.**



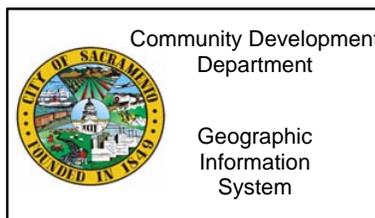
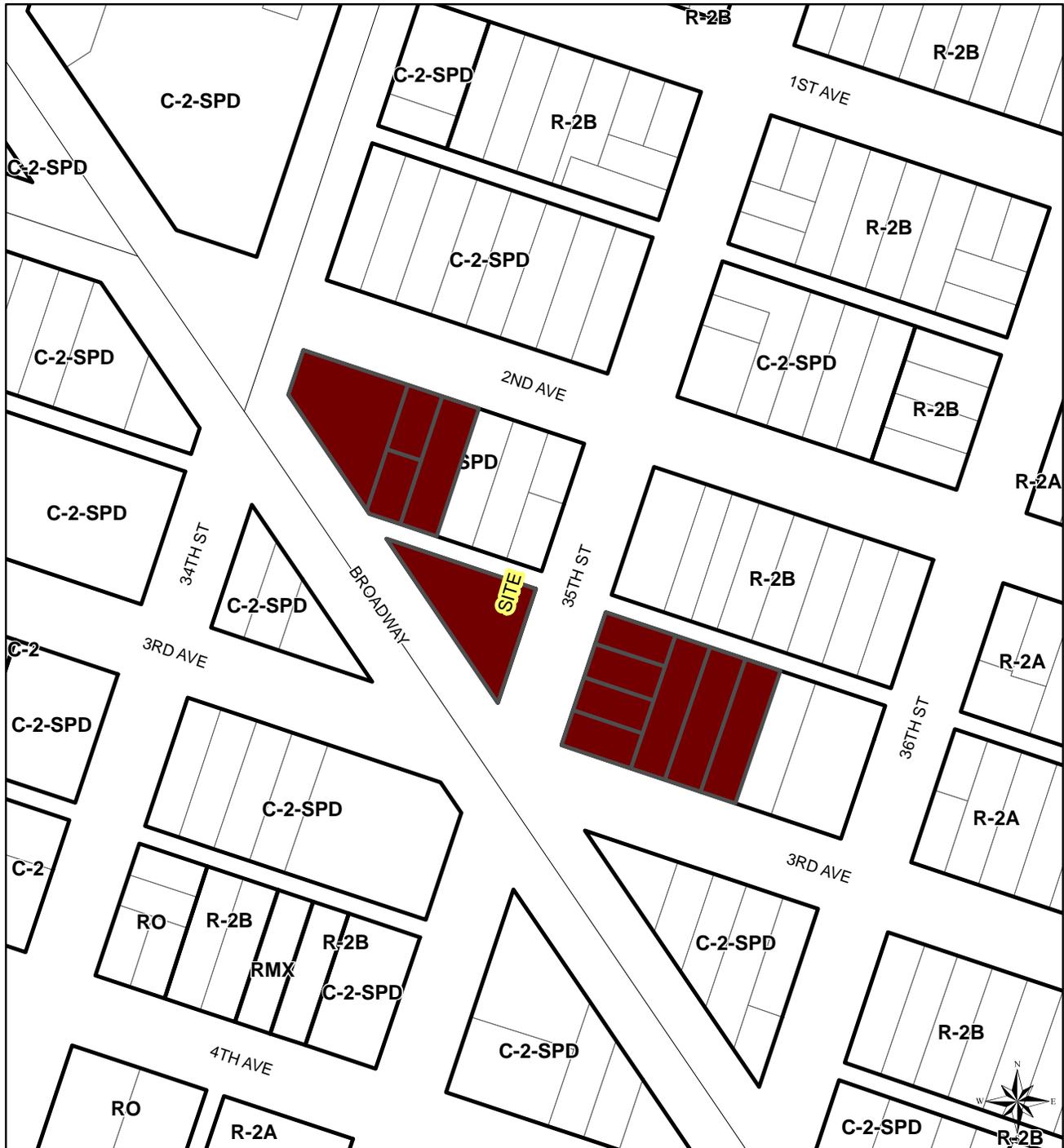
January 5, 2011

# P10-085

## Vicinity Map

**Broadway Triangle**  
**010-0375-001,-002,-003,-004,-008**  
**010-0381-012,-013,-014,-015,-016,**  
**-017,-018**  
**C-2 zone**





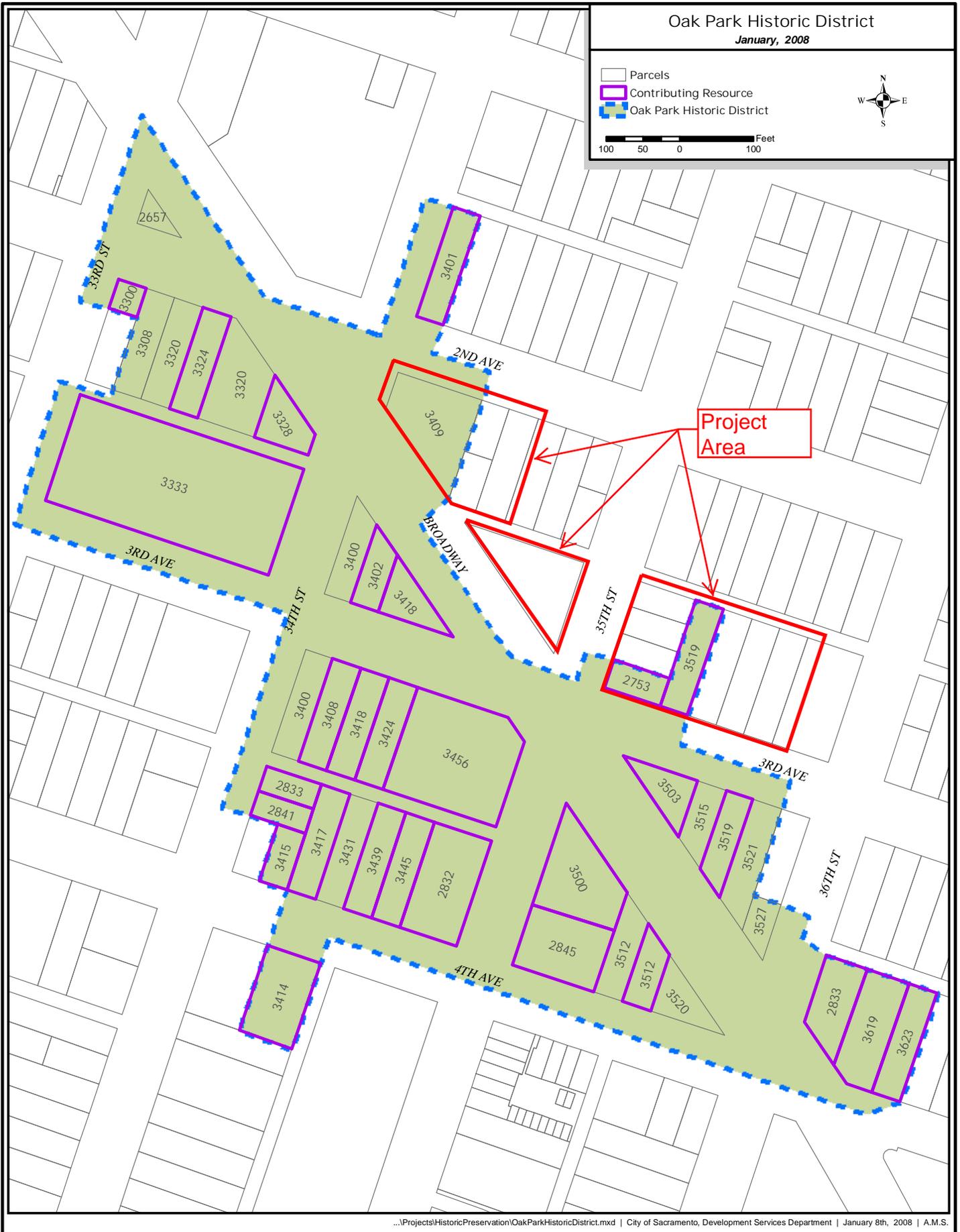
January 5, 2011

# P10-085

## Land Use Map

**Broadway Triangle**  
**010-0375-001,-002,-003,-004,-008**  
**010-0381-012,-013,-014,-015,-016,**  
**-017,-018**  
**C-2 zone**





...\\Projects\\HistoricPreservation\\OakParkHistoricDistrict.mxd | City of Sacramento, Development Services Department | January 8th, 2008 | A.M.S.

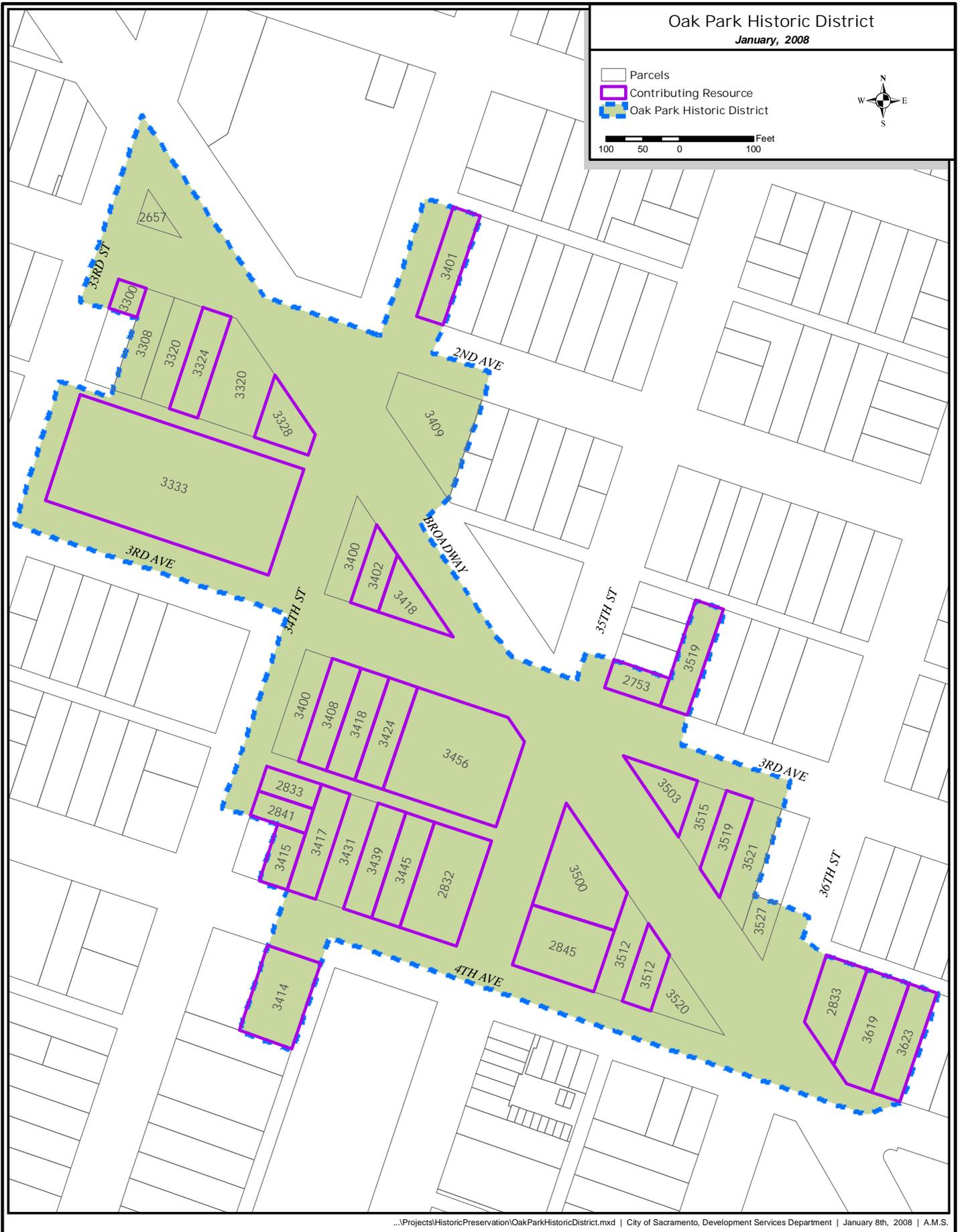
## **Oak Park Historic District**

The Oak Park Downtown area represents the commercial core of Oak Park, and is comprised mostly of brick buildings constructed in the teens and 1920s. In 1911, when Oak Park was annexed to the City of Sacramento, the burg had several thousand residents and a thriving business district. The Oak Park annexation was the first expansion of the boundaries of Sacramento since the city was first laid out in 1848. The prompt response by the City of Sacramento to Oak Park's needs was instrumental in laying the foundation for growth in the years to come. In 1913, the City's Building Inspector reported that Oak Park was the fastest growing residential district in the City, and the 1914 City Directory listed almost 800 homes in Oak Park.

Most of the more important businesses and business structures in Oak Park were located alongside the streetcar tracks that came down Sacramento Boulevard from 31st to 35th, then turning south down 35th Street and into the park. The money that flowed into this strip was largely from residents in other parts of the city coming to Oak Park. The buildings along 35th Street from Sacramento to 5th Avenue gave Oak Park a look similar to many of California's Main Street towns from the 1920s. The movement of employment opportunities in the area around Oak Park also aided growth and stability. Across Stockton Boulevard to the east were the State Fair grounds provided both full time and seasonal work. The Libby, McNeil & Libby cannery on Alhambra and Stockton Boulevard was built in 1912, providing hundreds of seasonal jobs. In 1924 the California Highway Commission (now Caltrans) opened its vehicle and equipment repair shops buildings nearby at 34th & R Streets employing more than 100 skilled mechanics.

The District that has been delineated for Oak Park is just a remnant of its once vital business core. However, its remaining members evoke a sense of the original business district's character, and several of its buildings are fine examples of their era.

Ordinance # 2007-094 and 2008-11  
December 4, 2007 and March 4, 2008



...\\Projects\\HistoricPreservation\\OakParkHistoricDistrict.mxd | City of Sacramento, Development Services Department | January 8th, 2008 | A.M.S.



CITY OF SACRAMENTO  
CALIFORNIA

COMMUNITY DEVELOPMENT  
DEPARTMENT

300 Richards Blvd, 3<sup>rd</sup> floor  
SACRAMENTO, CA  
95811

**JANUARY 5, 2011 PRESERVATION COMMISSION COMMENTS**

Project Name: Broadway Triangle  
File Number: P10-085  
Applicant: Ron Vrillakas  
Date of Notice: January 18, 2011  
Staff Contact: Matthew Sites, 808-7646

**At its January 5, 2011 meeting, the Preservation Commission conducted a preliminary review of the project and made the following comments regarding the proposed project:**

General Project Comments

1. Complements were made on the amount and type of open space proposed, and the proposed additional public spaces along Broadway.
2. Complements were made on the proposed variety of designs and integration with existing neighborhood, and that the designs propose a respectful, not a monolithic, project.
3. The proposed mix of materials is generous, yet the project complements and is compatible with the existing neighborhood to a great extent.
4. All trash enclosures, transformers, and backflow preventers should be located along alleys, and where that is not possible, in the least conspicuous place possible.
5. Provide a parking site plan that delineates what spaces are dedicated to each residential unit. Also note location of guest parking spaces, and if the project requests a waiver for any required spaces (provide the number of retail and restaurant parking space that are being requested to be waived, and the existing number of parallel parking spaces located on 35<sup>th</sup> Street and include the net gain with the proposed angled parking.)
6. Provide a general phasing plan of the project relative to construction timetable/schedule.
7. Confirm if a height variance needed for the stairs at the live/work units.
8. Confirm that the project has budgeted for street amenities, treatment of sidewalks, street trees, alley paving and other street furniture.
9. Additional fenestration should be provided at the row house elevations along the alley.
10. Provide a landscape plan for entire project. This should include the parking strips, street tree infill between existing trees, permeable pavers where possible, and hardscape and ground cover locations. California native plant species should be provided in the landscape design.
11. Community garden is a great amenity in this urban site.
12. Identify types of sustainable design solutions or green building programs that will be utilized on this project.
13. Consider the use of canvas or fabric awnings in conjunction with or in lieu of the steel awnings. This may assist with further integration into the existing Broadway street frontage and atmosphere.
14. Happy to see additional detail being provided at the garages as they are sometimes overlooked.
15. Clarify signage program for all components of project.

Triangle East

16. Confirm if the cupola window trim/openings located on the historic bungalow were originally arched or square.
17. Confirm if a masonry wall will be required by Zoning or Building Codes along the east property line as adjacent use is commercial.
18. Replication and reinterpretation of the bungalow was creative and respectful of the existing historic bungalow.

Triangle Center

19. Verify if the plaza at the northwest corner will cross the alley, and if it will be a continuation of the same paving provided at the northwest corner of Triangle Center and the southeast corner of Triangle West.
20. To what extent does the project propose a closure of the alley to allow a plaza space, and could the alley be temporarily vs permanently closed (i.e. removable bollards, furniture, or temporary planters – and their proposed design)? Could the proposal involve temporarily closing the alley only after existing neighboring business' hours?
21. Reconsider the plaza at the northwest corner, as view of the northwest corner alley and garage to the north of the Mixed-use 3 building seems somewhat diminutive in comparison to the Mixed-use 2 building of Triangle West. Additional units over the garage spaces could provide an opportunity for a taller structure that will create an equally dominant enclosure for the plaza and further define the plaza space.

Triangle West

22. Confirm the history/historic significance of the three buildings to the east of the proposed project. Provide additional photos of the three building.
23. Provide photos/information on buildings to be demolished.
24. Provide a streetscape of 2<sup>nd</sup> Avenue for better understanding of the architectural transitions along the street.
25. Confirm that the clerestory windows located on the garages will only provide light in one half of the proposed garage spaces; consider adding additional light sources.



**Matthew Sites, Associate AIA, LEED AP**  
Current Planning Staff

*Vrilakas Architects Response to:*

***JANUARY 5, 2011 PRESERVATION COMMISSION COMMENTS***

Project Name        Broadway Triangle  
File Number:        P10-085  
Applicant:            Ron Vrilakas  
Date of Notice:      January 18, 2011  
Staff Contact:        Matthew Sites, 808-7646

At its January 5, 2011 meeting, the Preservation Commission conducted a preliminary review of the project and made the following comments regarding the proposed project:

**General Project Comments (responses by applicant in red)**

1.     Complements were made on the amount and type of open space proposed, and the proposed additional public spaces along Broadway.
2.     Complements were made on the proposed variety of designs and integration with existing neighborhood, and that the designs propose a respectful, not a monolithic, project.
3.     The proposed mix of materials is generous, yet the project complements and is compatible with the existing neighborhood to a great extent.
4.     All trash enclosures, transformers, and backflow preventers should be located along alleys, and where that is not possible, in the least conspicuous place possible.

**Agreed, currently we have proposed such locations, and will continue to work with staff of each department to maintain inconspicuous placement.**

5.     Provide a parking site plan that delineates what spaces are dedicated to each residential unit. Also note location of guest parking spaces, and if the project requests a waiver for any required spaces (provide the number of retail and restaurant parking space that are being requested to be waived, and the existing number of parallel parking spaces located on 35<sup>th</sup> Street and include the net gain with the proposed angled parking.)

**Plan has been provided to staff along with a study of available street parking.**

6.     Provide a general phasing plan of the project relative to construction timetable/schedule.

**We do not have a phasing plan- the development will be built as a single project, with a construction phase of approximately 24 months.**

7. Confirm if a height variance needed for the stairs at the live/work units.

**There is a height variance for stair elements to access roofs only.**

8. Confirm that the project has budgeted for street amenities, treatment of sidewalks, street trees, alley paving and other street furniture.

**Yes, we have budgeted for each of the above, though alley paving will be as required by the city.**

9. Additional fenestration should be provided at the row house elevations along the alley.

**Windows will be added to the rowhouse end units at all sides, including along alley.**

10. Provide a landscape plan for entire project. This should include the parking strips, street tree infill between existing trees, permeable pavers where possible, and hardscape and ground cover locations. California native plant species should be provided in the landscape design.

**Landscape plans have been provided to staff.**

11. Community garden is a great amenity in this urban site.
12. Identify types of sustainable design solutions or green building programs that will be utilized on this project.

**Most significant, the project exemplifies “smart growth” by being a higher density mixed-use development on an infill site. The project will emphasize balanced, multi-model transportation use (walking/ biking/ public transit/ auto). The site planning incorporates water retention with pervious paving, and community gardening space. The buildings themselves will incorporate many green features such as cool roofs; external window shading; water efficient landscaping; high efficiency water heating; LED lighting; energy star appliances; construction waste management; low emitting materials and no VOC paint. Photovoltaic solar collection will be offered on some units.**

13. Consider the use of canvas or fabric awnings in conjunction with or in lieu of the steel awnings. This may assist with further integration into the existing Broadway street frontage and atmosphere.

**Canvas awnings will be used on the commercial storefronts along with steel awnings, providing a mix of awning types along the various buildings.**

14. Happy to see additional detail being provided at the garages as they are sometimes overlooked.
15. Clarify signage program for all components of project.

**While signage is not a part of this application, our intent is to require of all tenants signage that is understated and pedestrian oriented (blade signs; externally illuminated letters, etc.)**

## **Triangle East**

16. Confirm if the cupola window trim/openings located on the historic bungalow were originally arched or square.

**We are still attempting to verify and will continue to work with staff. The original window sash's were rectangular. It is unclear at this time if the arches seen from the street were original or added.**

17. Confirm if a masonry wall will be required by Zoning or Building Codes along the east property line as adjacent use is commercial.

**Will work with staff to confirm. Both properties are zoned C-2.**

18. Replication and reinterpretation of the bungalow was creative and respectful of the existing historic bungalow.

## **Triangle Center**

19. Verify if the plaza at the northwest corner will cross the alley, and if it will be a continuation of the same paving provided at the northwest corner of Triangle Center and the southeast corner of Triangle West.

**Our intent is to continue the same paving across the alley. We will be working with staff to achieve this.**

20. To what extent does the project propose a closure of the alley to allow a plaza space, and could the alley be temporarily vs permanently closed (i.e. removable bollards, furniture, or temporary planters – and their proposed design)? Could the proposal involve temporarily closing the alley only after existing neighboring business' hours?

**At this time, the project does not ask for alley closure of any hours. Under separate application, after working further with the community, we will be requesting some form of closure.**

21. Reconsider the plaza at the northwest corner, as view of the northwest corner alley and garage to the north of the Mixed-use 3 building seems somewhat diminutive in comparison to the Mixed-use 2 building of Triangle West. Additional units over the garage spaces could provide an opportunity for a taller structure that will create an equally dominant enclosure for the plaza and further define the plaza space.

**The project economics cannot support additional units over the garage. The sidewall of the garage in question has been made taller than required, and has a pitched shed roof to increase its mass. Also, the will be constructed of brick to have more presence along the side the plaza. A row of trees will also be planted between the plaza and the garage wall.**

## **Triangle West**

22. Confirm the history/historic significance of the three buildings to the east of the proposed project. Provide additional photos of the three building.

**Additional photo's have been provided to staff.**

23. Provide photos/information on buildings to be demolished.

**Photo's have been provided to staff, and staff has visited the site.**

24. Provide a streetscape of 2<sup>nd</sup> Avenue for better understanding of the architectural transitions along the street.

**Streetscape elevation has been provided to staff.**

25. Confirm that the clerestory windows located on the garages will only provide light in one half of the proposed garage spaces; consider adding additional light sources.

**Clerestory windows have been provided at the street elevation only in order to add interest to the public side of the garage. Will consider additional windows on other sides of garage.**

Responses provided by:

**Ron Vrilakas,**  
Vrilakas Architects

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>		Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code _____
Other Listings _____ Review Code _____		Reviewer _____ Date _____

Page 1 of 1 Resource Name or #: 3501 Broadway  
 P1. Other Identifier: Gostick Brothers Meat Market  
 \*P2. Location: \*a. County Sacramento  
 b. Address: 3501 Broadway City: Sacramento Zip: 95817  
 \*c. USGS 7.5' Quad: Sacramento East Date: 1992  
 \*e. Other Locational Data: APN#: 010-0381-015

**\*P3a. Description:**  
 The one-story, brick commercial building has an angled corner entry and a stepped roof parapet with a centered scroll on the north western façade. Show windows and entry openings contain multi-paned clerestory windows. Show windows are multi-paned with metal sash, above paneled wood bases, and small window openings occur along the southern elevation.  
 Alterations include the installation of modified show windows, wooden panels with decorative moldings, the replacement of the corner door and addition of wood side panels, and modified side entries.  
 The corner structure stands at the sidewalk edge on busy Broadway Boulevard without any landscaping except for street trees.  
 The structure is a modest but attractive example of its type, and rather unusually has retained its clerestory windows. It gains importance due to its location near the earlier commercial core of Oak Park.

**\*P3b. Resource Attributes:** HP6

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



**P5b. Description of Photo:**  
 View to the northwest.  
**\*P6. Date Constructed/Age and Source:**  Historic  Prehistoric  Both  
 1912  
**\*P7. Owner and Address:**  
 Kynship Development Co.  
 P.O. Box 5448  
 Sacramento, CA 95817  
**\*P8. Recorded by:**  
 Paula Boghosian  
 Historic Environment Cons.  
 5420 Home Court  
 Carmichael, CA 95608  
**\*P9. Date Recorded:**  
 December 2003  
**\*P10. Survey Type:**  
 Intensive  
**P11. Report Citation\*:** Oak Park Survey, Historic Environment Consultants, 2004, Sacramento Survey III, 1984-85, Historic

Environment Consultants

**\*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: 3D

\*Resource Address: 3501 Broadway

B1. Historic Name: Gostick Brothers Meat Market

B2. Common Name: n/a

B3. Original Use: Retail Meat Market

B4. Present Use: Vacant

\*B5. Architectural Style: Vernacular Commercial

\*B6. Construction History: (Construction date, alterations, and date of alterations)

\*B7. Moved?  No  Yes  Unknown Date:

Original Location:

\*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme: Commercial Development

Area: Oak Park

Period of Significance: 1890-1940 Property Type: Retail

Applicable Criteria: A

Constructed in 1912, this building was originally the home of Gostick Brother's Meats, a retail butcher shop owned by George A. and Jessie D. Gostick. The shop was known as Gostick Brothers until 1918 when Jesse Gostick assumed full ownership. Jesse Gostick ran the business alone for a year before joining with Otto W. Wulff in a partnership known as Gostick and Wulff Meats. Jesse Gostick left the business in 1928. Wulff's son later joined him for form Wulff and Son Meats in 1929.

Wulff and son Meats operated successfully for 22 years at this location (then known as 3501 3<sup>rd</sup> Avenue). In 1951 the meat shop was replaced by Randall's Second Hand Store, a thrift store owned by Delbert H. Randall. Mr. Randall operated the store from the building for nine years. In 1961, the Salvation Army replaced Randall's thrift Store with one of their own. Their business lasted nine years in the building as well. During the 1970's the building experienced a high vacancy rate. This ended in 1982 when the Northern California Law Center was established at this location. They initiated the changes to the exterior and interior of the building. The Law Center's tenancy last just two years and they were replaced by the Sacramento Urban League, a local branch of the national civil rights organization. They also made changes to the interior of the building to accommodate the clerical and administrative duties of their organization.

The building is currently vacant.

B11. Additional Resource Attributes: None

\*B12. References:

Owens, Ken et al, Historic Overview for the Oak Park Redevelopment Area, April 1980.

Sacramento Archive and Museum Collection Center: Photo Archives, Map Books

Sacramento City Building Permits

Sacramento City Directories

Sacramento Survey III, 1984-85, Historic Environment

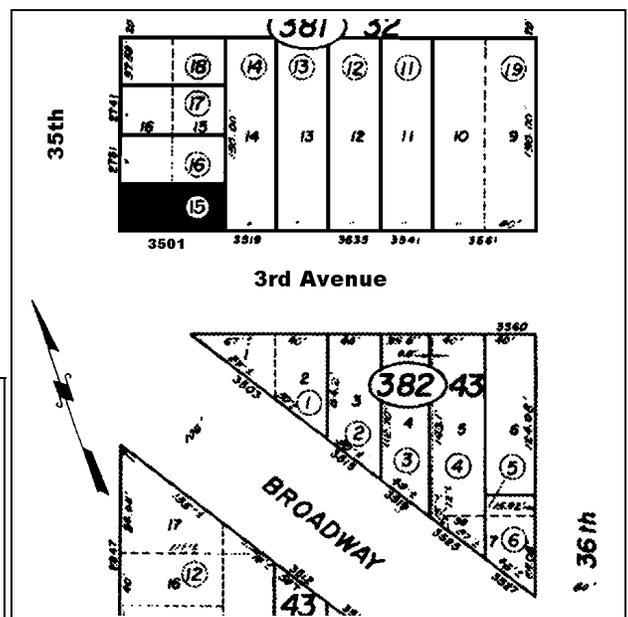
Consultants

B13. Remarks:

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

\*Date of Evaluation: December 2003

(This space reserved for official comments.)



\*These items consist of required information.







3







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 #: 3519 3<sup>rd</sup> Avenue

P1. Other Identifier: George Gostick House

\*P2. Location: \*a. County: Sacramento

b. Address: 3519 3<sup>rd</sup> Avenue City: Sacramento Zip: 95817

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

\*e. Other Locational Data: APN#: 010-0381-014

**\*P3a. Description:**

The wood frame house, almost square in form and with its distinctive second floor ‘cupola, is n almost classic example of an “aeroplane” house form. Stylistically, it reflects Craftsman design elements with its clinker brick porch base and step sides, battered posts, and horizontal emphasis. Brick lined arches penetrate the clinker brick porch base. The staircase flares outward at the bottom. The hipped roof is topped by the projecting cupola. Narrow, three-tiered rustic drop siding surfaces the house while shingles surface the cupola with its oddly arched windows. An angled bay projects from the east elevation toward the rear of the house. A square bay projects from the western elevation.

The building’s unusual form is uncommon in Sacramento.

Some windows on the east and front elevation have been modified, but those on the west appear to be original. The windows in the cupola are oddly proportioned, possibly indicating modification.

**\*P3b. Resource Attributes:** HP2

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



**P5b. Description of Photo:**

View to the north

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

**Source:**  Historic

Prehistoric  Both

1912

**\*P7. Owner and Address:**

Kynship Development Corp.

P.O. Box 5448

Sacramento, CA 95817

**\*P8. Recorded by:**

Paula Boghosian, Historic

Environment Consultants

5420 Home Court

Carmichael, CA 95608

**\*P9. Date Recorded:**

September 2004

**\*P10. Survey Type:**

Intensive

**P11. Report Citation\*:** Oak Park

Survey, Historic Environment

Consultants, 2004, Sacramento

Survey III, 1984-85, Historic

Environment Consultants

\*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 3D

\*Resource Address: 3519 3<sup>rd</sup> Avenue

B1. Historic Name: Gostick House

B2. Common Name: n/a

B3. Original Use: Residence

B4. Present Use: Residence

\*B5. Architectural Style: Craftsman

\*B6. Construction History:

Relatively intact. Recently refurbished.

\*B7. Moved?  No  Yes  Unknown Date:

Original Location:

\*B8. Related Features: Originally related to brother's house at 3535 3<sup>rd</sup> Avenue and the adjoining common space between the two houses.

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Commercial Development

Area: Oak Park

Period of Significance: 1890-1940 Property Type:

Mixed commercial and residential

Applicable

Criteria: C

This house was built for George Gostick and his family in 1912. The Gostick Brothers (George and Jesse) operated a meat market in Oak Park from 1905 to 1929. In 1912 the brothers had their brick market building constructed on the adjacent parcel to the west. George Gostick died in 1917 and the house eventually passed to his brother Dr. Charles E. Gostick, a long-time high school teacher in Sacramento. Jesse lived in the nearby house to the east at 3535. They owned the lot between the two houses and maintained it as a common area. Charles Gostick lived in the house until his death in 1950, but his wife, Oda, continued to live in the house for a number of years.

The house is significant as a part of the combined retail and residential complex of an important Oak Park family. The house is also important due to its unusual form and its rarity in Sacramento. The building is locally important both historically and architecturally. It contributes to the Oak Park downtown District and its special history.

B11. Additional Resource Attributes: none

\*B12. References:

Owens, Ken et al, Historic Overview for the Oak Park Redevelopment Area, April 1980.

Sacramento Archive and Museum Collection Center: Photo Archives [Photo 73/03/185], Map Book

Sacramento Bee, 5/18/17, p. 17; 8/20/1928, p. 2; 1/23/1937, p. 4; 1/25/1937, p. 9; 8/7/24/1958, p. C-11/3

Sacramento City Building Permits

Sacramento City Directories

Sacramento Survey III, 1984-85, Historic Environment

Consultants

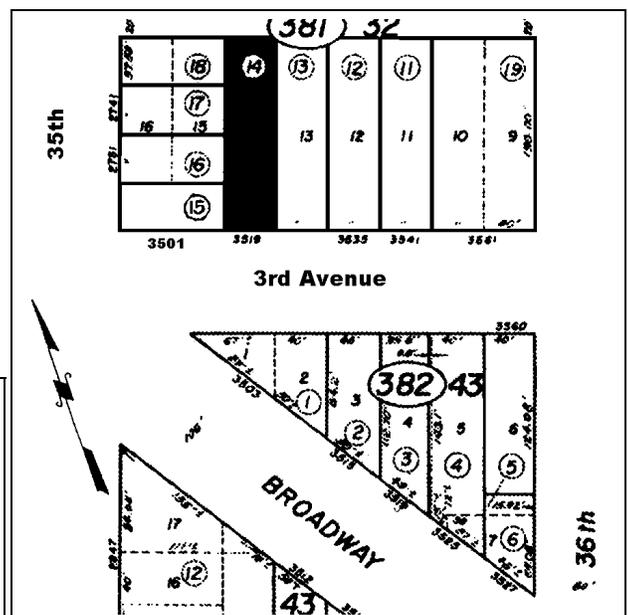
Thomas Brothers Map Book, 1937-40, p. 456

B13. Remarks:

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

\*Date of Evaluation: September 2004

(This space reserved for official comments.)





[Return to Table of Contents](#)

# The **BROADWAY** Triangle Development

## Planning Application Submittal



**Sheet Index:**

- Cover Sheet
- Overall Site Plan
- Overall Perspectives
- Triangle West Site Plan
- Triangle West Elevations
- Triangle West Floor Plans
- Triangle West Floor Plans
- Triangle Center Site Plan
- Triangle Center Elevations
- Triangle Center Floor Plans
- Triangle Center Floor Plans
- Triangle East Site Plan
- Triangle East Elevations
- Triangle East Floor Plans
- Triangle East Floor Plans
- Triangle East Floor Plans
- Material Palette A & B
- Material Palette C, D & E
- Site & Context Photographs
- Site & Context Photographs

**Project Data:**

Broadway Triangle SF Summary				
	Triangle West	Triangle Center	Triangle East	Project Totals
Site Area:	24,141	10,961	29,927	65,029 sf
Building Area:	19,007	11,704	16,851	47,565 sf
Retail Area:	3768	2622	2577	8,967 sf
Residential Units	11	7	11	29 units
Apartments Units	6	4	-	10 apartments
Live/Work	1	x	3	4 Live/Work
Rowhouse	4	3	3	10 Rowhouse
Single Family	*	*	3	3 Single Family
Cottages	*	*	2	2 Cottages
Private Garages:	11	5	10	26 garages
Parking Stalls:	5	*	*	5 stalls

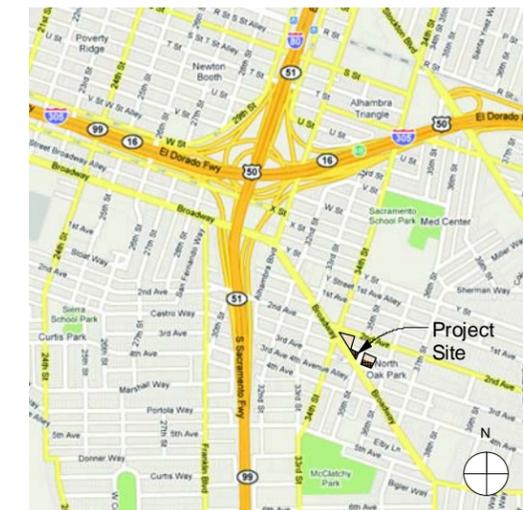
Summary	
Total Site Area:	65,029 sf 1.40 ac
Total Bldg. SF:	47,565 sf
Total Retail:	8,967 sf
Total Residential Units:	29 ea
Total Garages:	26 ea
Total Parking:	5 ca

**Project Map:**



INDICATES PROJECT SITES  
 INDICATES EXISTING BLDG. TO BE DEMOLISHED

**Vicinity Map:**





TRIANGLE CENTER - STOREFRONT



TRIANGLE WEST - BROADWAY



TRIANGLE CENTER - PLAZA



	Triangle West	Triangle Center	Triangle East	Project Totals
Site Area:	24,14'	10,86'	29,927	65,029 sf
Building Area:	19,007	11,774	16,664	47,445 sf
Retail Area:	3/68	2622	2577	8,967 sf
Residential Units	11	7	11	29 units
Apartments Units	6	4	1	10 apartments
Live/Work	1	1	3	4 Live/Work
Rowhouse	4	5	3	10 Rowhouse
Single Family Cottages	0	0	2	2 Cottages
Private Garages:	11	5	10	26 garages
Parking Spots:	5	0	0	5 spots

Total Site Area:	65,029 sf	1.49 ac
Total Bldg. SF:	47,445 sf	
Total Retail:	8,967 sf	
Total Residential Units:	29 units	
Total Garages:	26 units	
Total Parking:	5 spots	

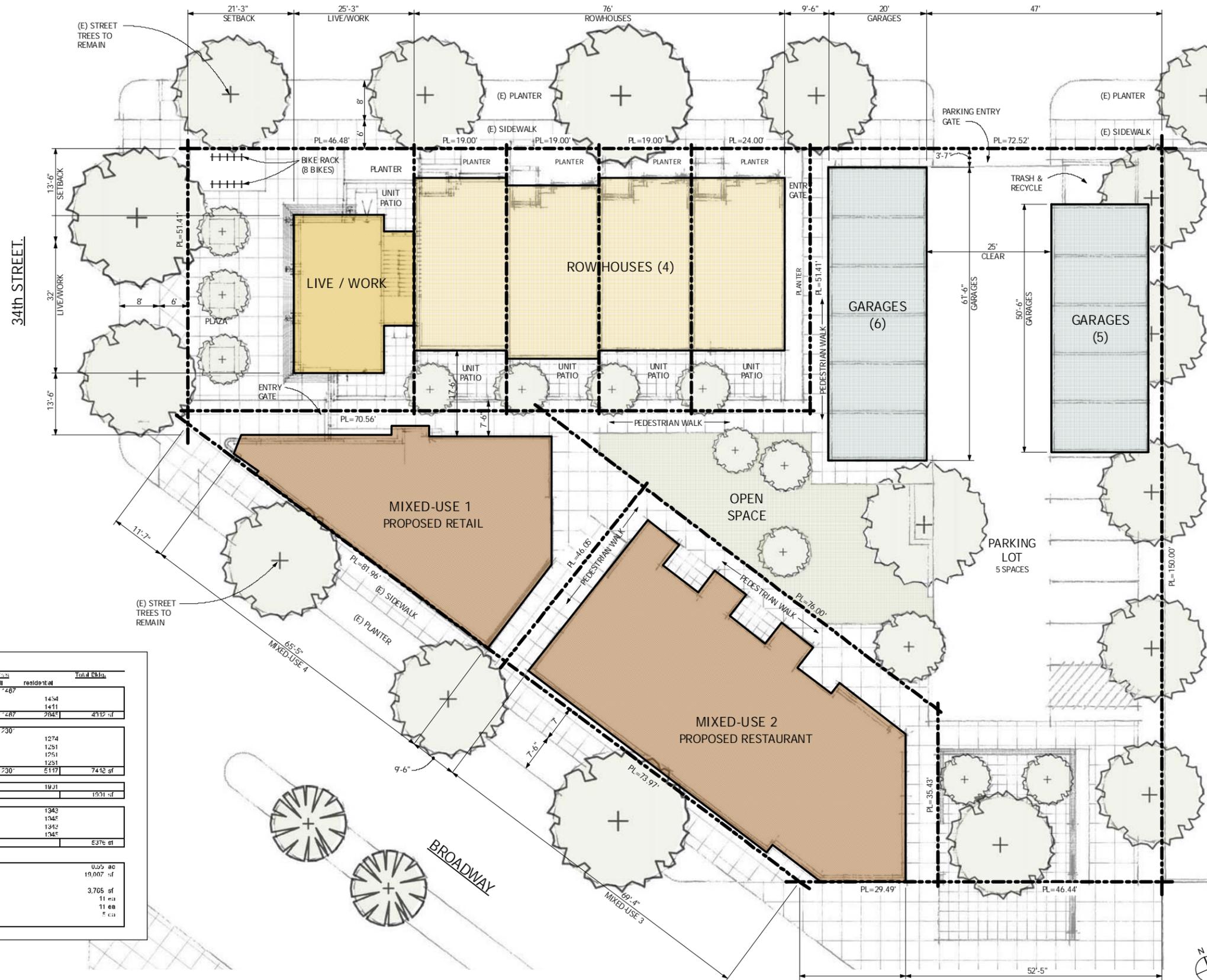
1 OVERALL SITE PLAN  
SCALE 1" = 30'-0"



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VRI LAKAS architects  
1221 18TH STREET SACRAMENTO, CA 95814 T 916 441 4885 F 916 447 4885  
the BROADWAY TRIANGLE development  
DATE 11/19/2010

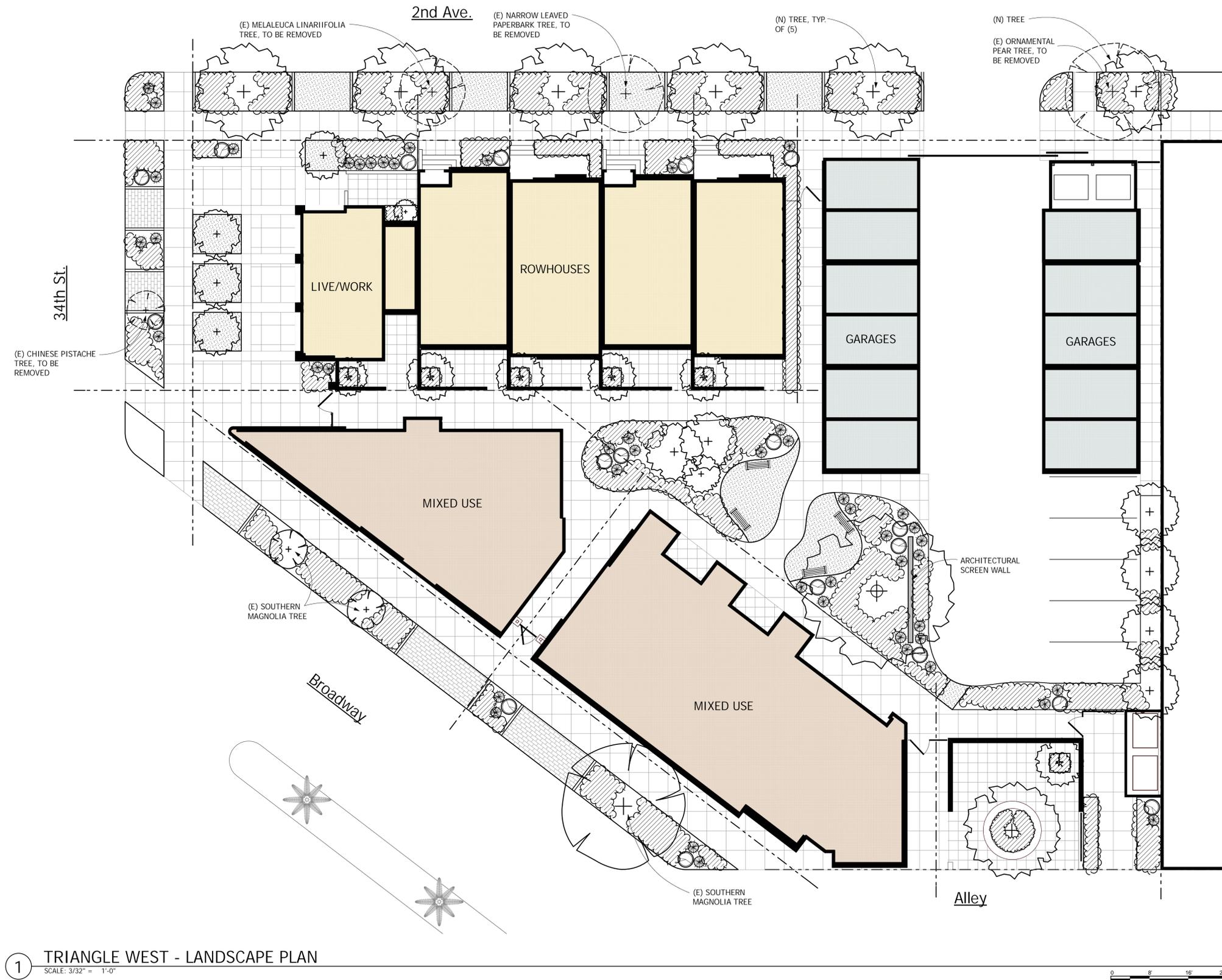
2nd AVENUE



Triangle West				Sub-totals	
	1st Floor (SF)	2nd Floor (SF)	3rd Floor (SF)	retail	residential
Mixed Use 1					
Porch	487			487	
Unit 1		717	717		1434
Unit 2		715	596		1411
				487	2845
					4312 sf
Mixed Use 2					
Porch	230			230	
Unit 1		223	451		1274
Unit 2		536	570		1251
Unit 3		536	545		1251
Unit 4		536	570		1251
				230	5117
					7412 sf
Live/Work West	59	683	527		1911
					1951 sf
Rowhouse West					
Unit 1	634	700			1343
Unit 2	647	698			1345
Unit 3	651	709			1342
Unit 4	647	698			1345
					5376 sf
Total Site Area:				27,141 sf	0.62 ac
Total Building Square Footage:					19,007 sf
Total Retail:					3,705 sf
Total Residential Units:					11 ea
Total Garages:				203 sf ea	11 ea
Total Parking Stalls:					5 ea

1 TRIANGLE WEST - SITE PLAN  
SCALE: 3/32" = 1'-0"





**PRELIMINARY PLANT LIST:**

<b>SHADE/STREET TREES</b>
CINNAMOMUM CAMPHORA PISTACIA CHINENSIS PLATANUS X. ACERIFOLIA QUERCUS LOBATA QUERCUS SHUMARDII QUERCUS WISLIZENII
<b>ACCENT TREES</b>
ARBUTUS UNEDO CERCIS CANADENSIS CORNUS FLORIDA ELEAOCARPUS DECIPENS MELALEUCA LINARIIFOLIA
<b>SHRUBS</b>
DIANELLA TASMANICA DODONEA V. PURPUREA GARDENIA 'VEITCHII' LAVANDULA 'VEITCHII' MUHLENBERGIA CAPILLARIS MUHLENBERGIA RIGENS MYRSINE AFRICANA PITTOSPORUM TENUIFOLIUM PODOCARPUS M. 'MAKI' PRUNUS CAROLINIANA RIBES VIBURNIFOLIUM ROSMARINUS X SALVIA SPP
<b>GROUNDCOVERS</b>
FESTUCA O. GLAUCA LIRIOPE MUSCARI MYOPORUM P. 'PROSTRATUM' ROSMARINUS O. 'PROSTRATUS' TRACHELOSPERMUM ASIATICUM
<b>VINES</b>
FICUS PUMILA HARDENBERGIA VIOLACEA PASSIFLORA X ALATOCAERULEA

**LEGEND:**

	NEW TREE
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	TURF
	PAVERS
	DECOMPOSED GRANITE
	PLANTER BED

1 TRIANGLE WEST - LANDSCAPE PLAN  
SCALE: 3/32" = 1'-0"

V:\1007 Broadway Triangle\1007 Shared\CD\1007 Triangle Landscape.rvt



1 TRIANGLE EAST - OFF-STREET PARKING PLAN

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VRILAKAS architects  
1221 18th STREET SACRAMENTO, CA 95814 T 916 441 4685 F 916 447 4685

the BROADWAY TRIANGLE development

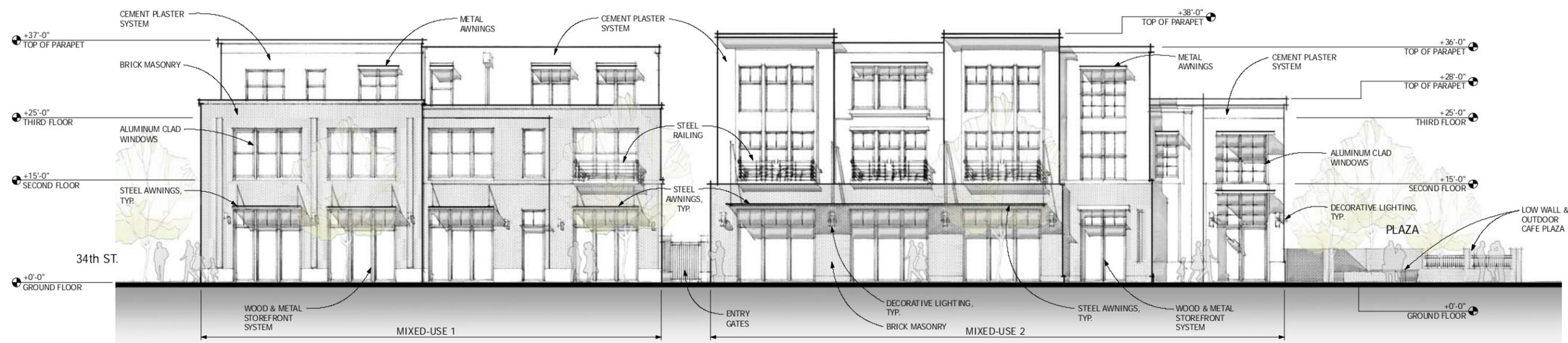
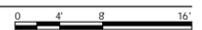
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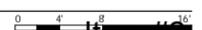
1 TRIANGLE WEST - 34th STREET (WEST ELEVATION)  
SCALE: 1/8" = 1'-0"

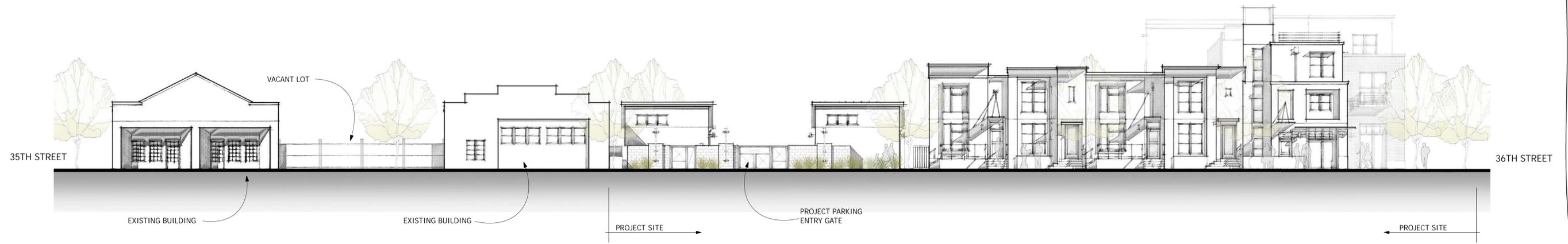


2 TRIANGLE WEST - 2nd AVENUE (NORTH ELEVATION)  
SCALE: 1/8" = 1'-0"

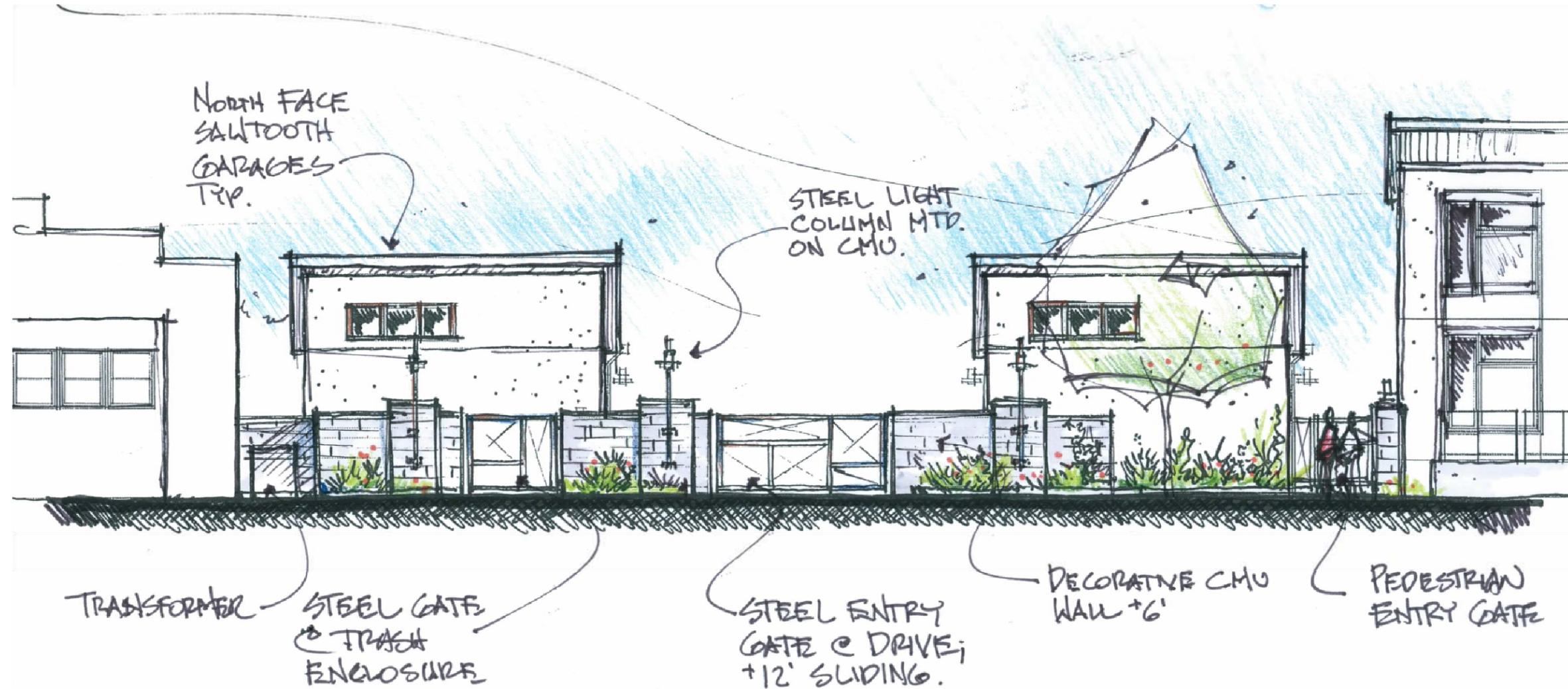


3 TRIANGLE WEST - BROADWAY (SOUTH ELEVATION)  
SCALE: 1/8" = 1'-0"





**1 TRIANGLE WEST - 2nd AVENUE (BLOCK ELEVATION)**  
SCALE: 1:0.81



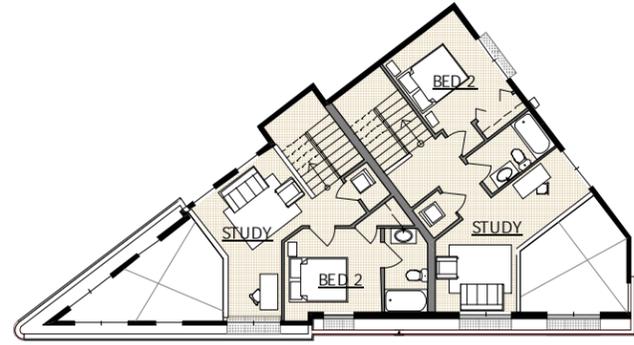
TRIANGLE WEST - SKETCH STUDY OF 2nd AVE PARKING ENTRY

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VRILAKAS architects  
1221 18th STREET SACRAMENTO, CA 95814 T 916 441 4685 F 916 447 4685

the BROADWAY TRIANGLE development

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2/23/2011



THIRD FLOOR  
1413 SF



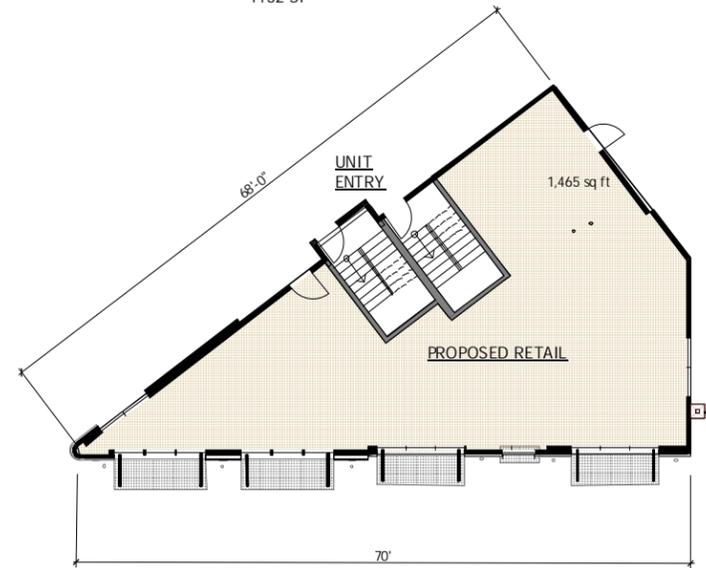
THIRD FLOOR  
2366 SF



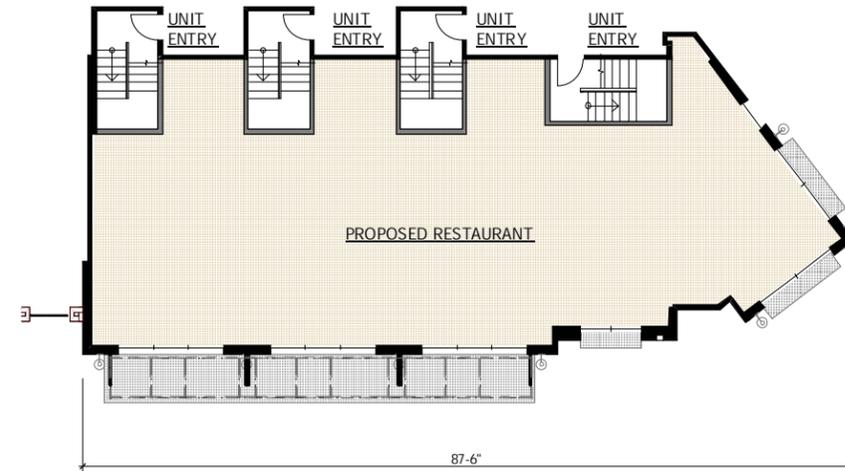
SECOND FLOOR  
1432 SF



SECOND FLOOR  
2620 SF



GROUND FLOOR - MIXED USE 1  
1467 SF



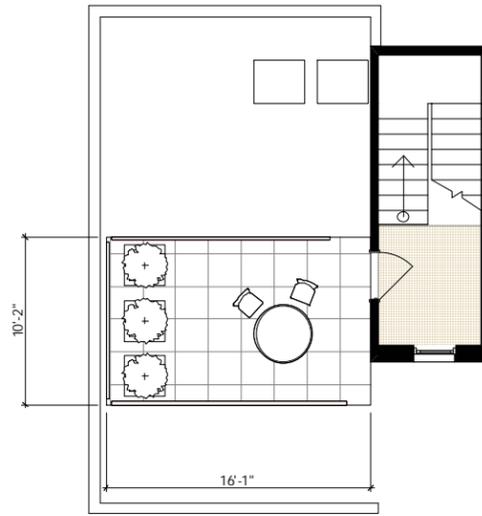
GROUND FLOOR - MIXED USE 2  
2301 SF

2 TRIANGLE WEST - MIXED-USE 1  
SCALE: 1" = 10'

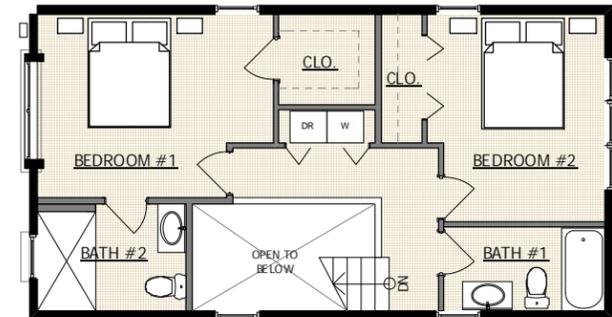
1 TRIANGLE WEST - MIXED-USE 2  
SCALE: 1" = 10'



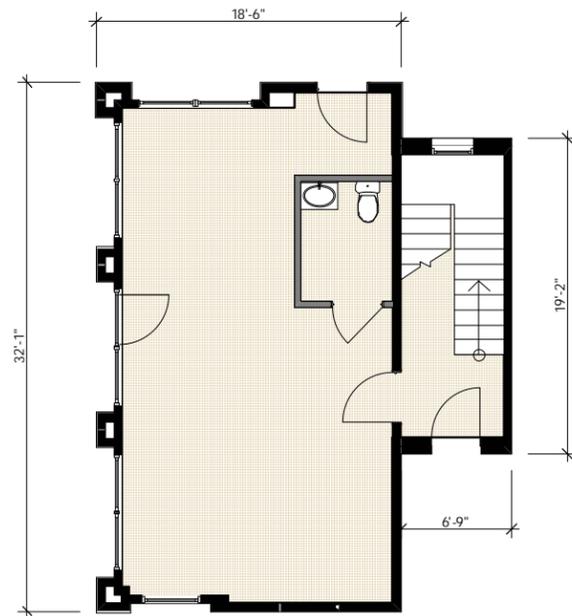
THIRD FLOOR  
563 SF



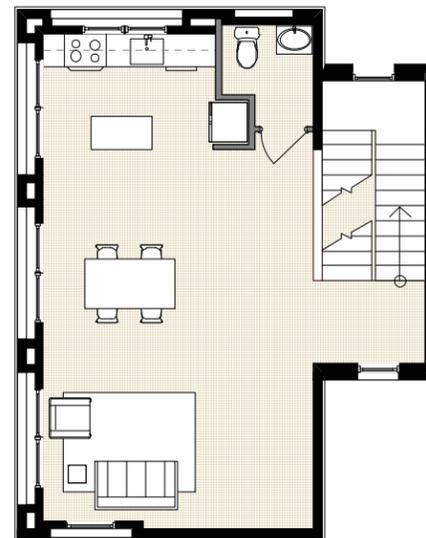
ROOF GARDEN  
210 SF



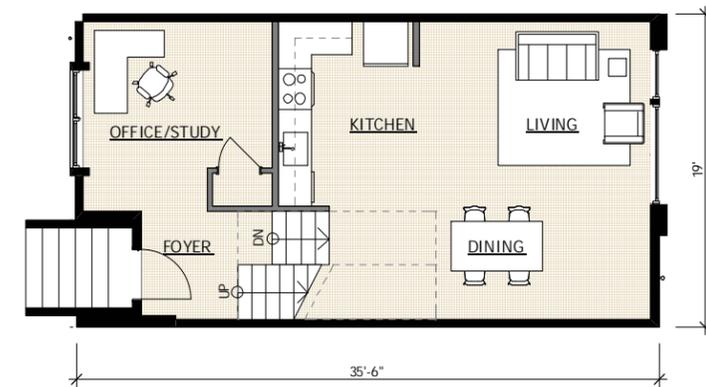
SECOND FLOOR 674 SF



GROUND FLOOR  
506 SF



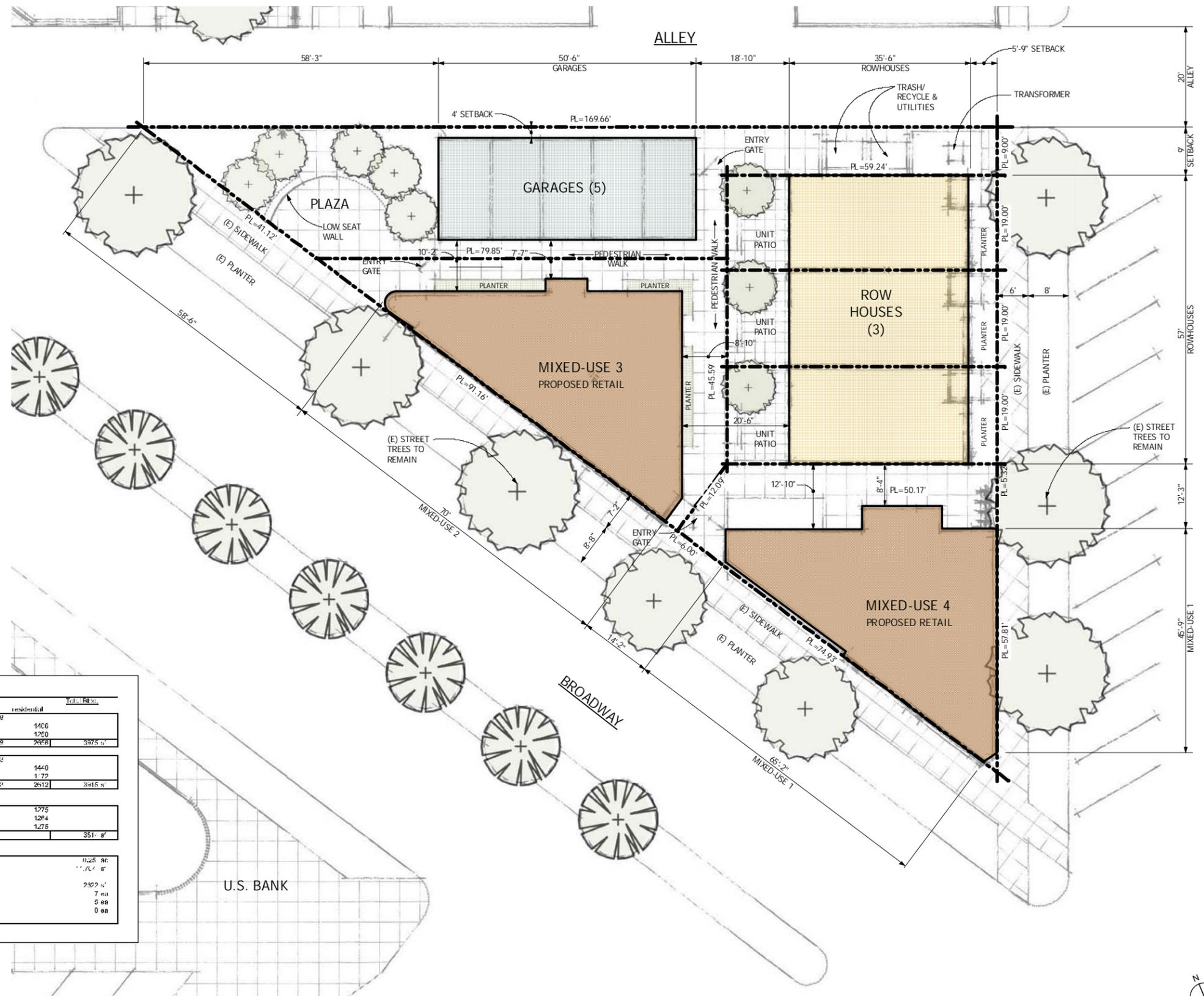
SECOND FLOOR  
630 SF



GROUND FLOOR 566 SF

② TRIANGLE WEST - LIVE/WORK  
SCALE: 3/16" = 1'-0"

① TRIANGLE WEST - ROWHOUSE  
SCALE: 3/16" = 1'-0"

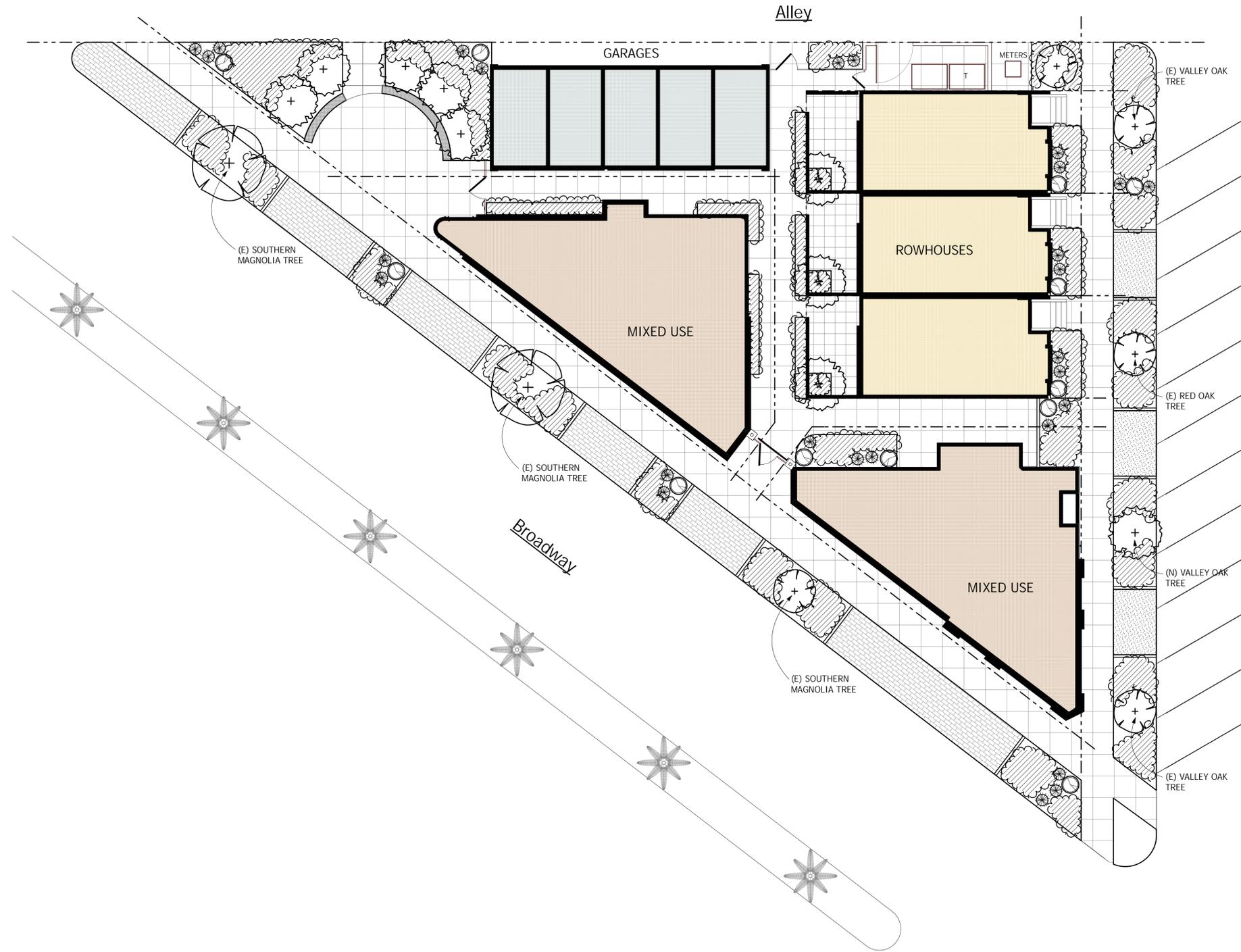


Triangle Center				Subtotal:		Total Proj.	
	1st Flr (sq ft)	2nd Flr (sq ft)	3rd Flr (sq ft)	residential	retail		
Mixed Use 3				13'8"			
Units	319	528	0/5	1406	1260		
Unit 1	*	721	620	15'8"	2636	3975 sq'	
Mixed Use 4				13'0"	1440		
Units	303	946	594	1372	700		
Unit 1	*	361	511	13'0"	2612	3915 sq'	
Rowhouse Center				12'7.5"			
Unit 1	568	709	*	1275			
Unit 2	566	968		1284	700		
Unit 3	566	719	*	1275			
						3511 sq'	
Total Site Area				10,987 sq'		0.25 ac	
Total Building Square Footage						23,727 sq'	
Total Retail						700 sq'	
Total Residential Units						200 units	
Total Garages						5 ea	
Total Parking Stalls						0 ea	

1 TRIANGLE CENTER - SITE PLAN  
SCALE: 3/32" = 1'-0"



35th STREET



**PRELIMINARY PLANT LIST:**

<b>SHADE/STREET TREES</b>
CINNAMOMUM CAMPHORA PISTACIA CHINENSIS PLATANUS X. ACERIFOLIA QUERCUS LOBATA QUERCUS SHUMARDII QUERCUS WISLIZENII
<b>ACCENT TREES</b>
ARBUTUS UNEDO CERCIS CANADENSIS CORNUS FLORIDA ELEAOCARPUS DECIPENS MELALEUCA LINARIIFOLIA
<b>SHRUBS</b>
DIANELLA TASMANICA DODONEA V. PURPUREA GARDENIA 'VEITCHII' LAVANDULA STOECHAS MUHLENBERGIA CAPILLARIS MUHLENBERGIA RIGENS MYRSINE AFRICANA PITTOSPORUM TENUIFOLIUM PODOCARPUS M. 'MAKI' PRUNUS CAROLINIANA RIBES VIBURNIFOLIUM ROSMARINUS X SALVIA SPP
<b>GROUNDCOVERS</b>
FESTUCA O. GLAUCA LIRIOPE MUSCARI MYOPORUM P. 'PROSTRATUM' ROSMARINUS O. 'PROSTRATUS' TRACHELOSPERMUM ASIATICUM
<b>VINES</b>
FICUS PUMILA HARDENBERGIA VIOLACEA PASSIFLORA X ALATOCAERULEA

**LEGEND:**

	NEW TREE
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	TURF
	PAVERS
	DECOMPOSED GRANITE
	PLANTER BED

**1 TRIANGLE CENTER - LANDSCAPE PLAN**  
SCALE: 3/32" = 1'-0"



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VRIKAKAS architects  
1221 18th STREET SACRAMENTO, CA 95814 T 916.441.6685 F 916.447.4805

the BROADWAY TRIANGLE development

DATE  
1/13/2011

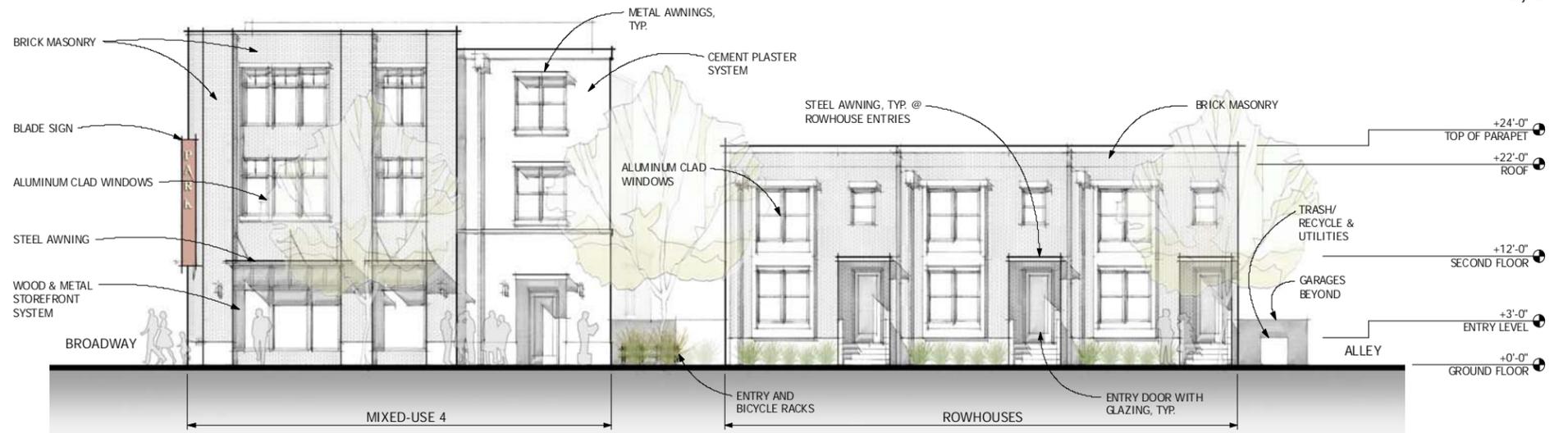


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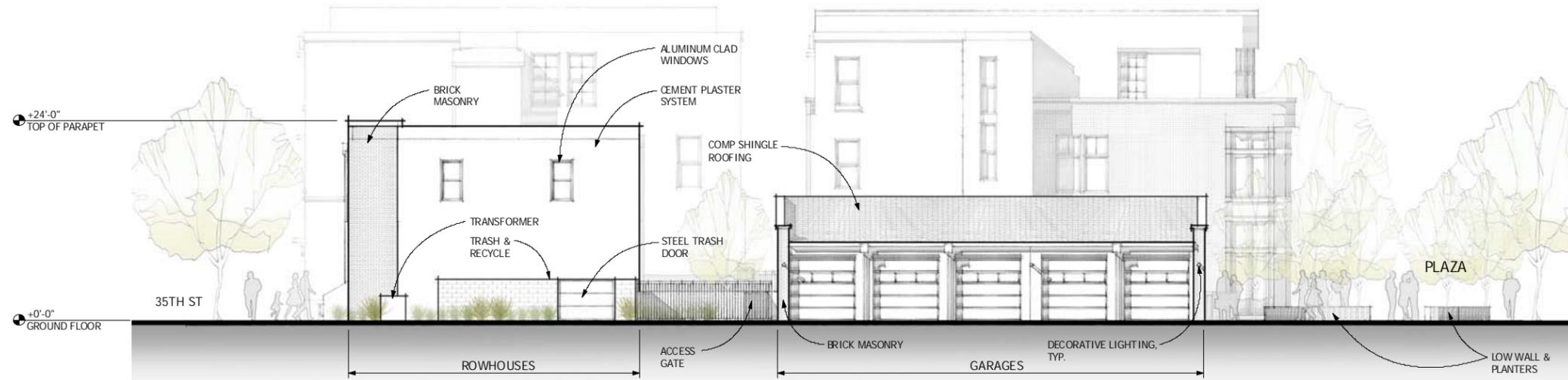
VRILAKAS architects  
1221 18th STREET SACRAMENTO, CA 95814 T 916 441 4685 F 916 447 4685

the BROADWAY TRIANGLE development

DATE  
2/22/2011



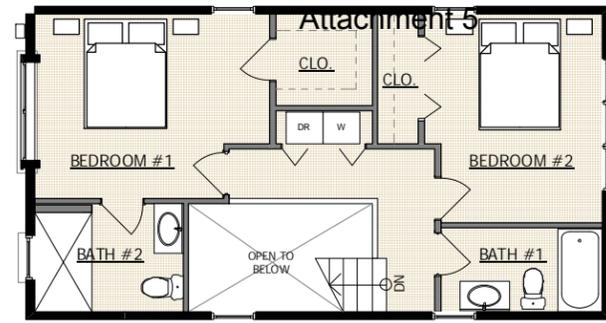
1 TRIANGLE CENTER - 35th STREET (EAST ELEVATION)  
SCALE: 1/8" = 1'-0"



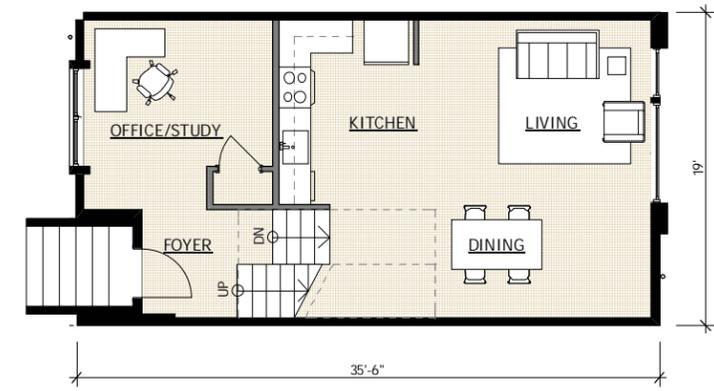
2 TRIANGLE CENTER - ALLEY (NORTH ELEVATION)  
SCALE: 1/8" = 1'-0"



3 TRIANGLE CENTER - BROADWAY (SOUTH ELEVATION)  
SCALE: 1/8" = 1'-0"

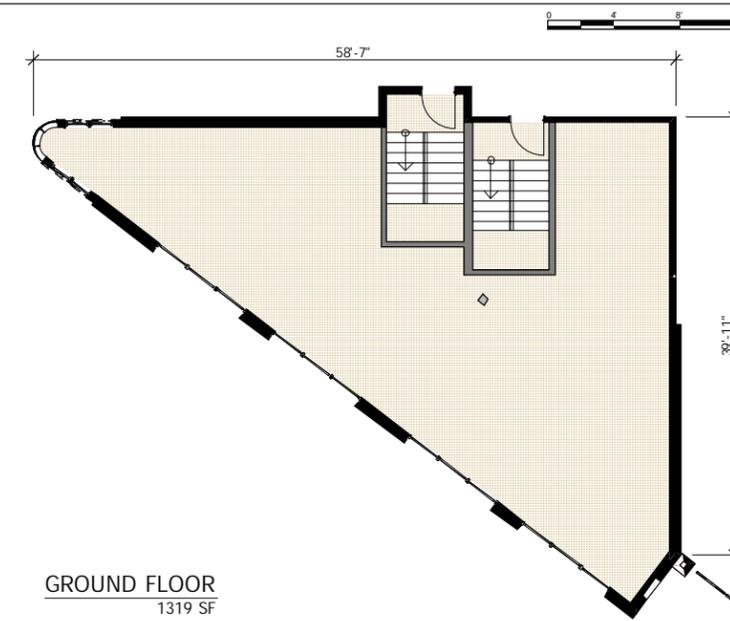
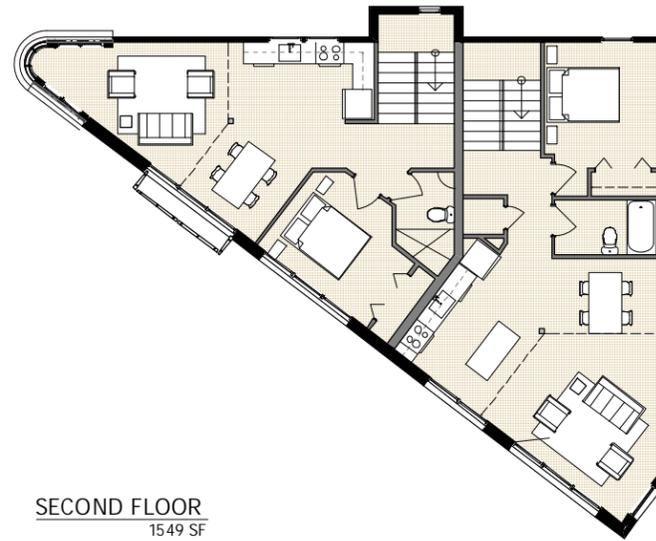


SECOND FLOOR 674 SF

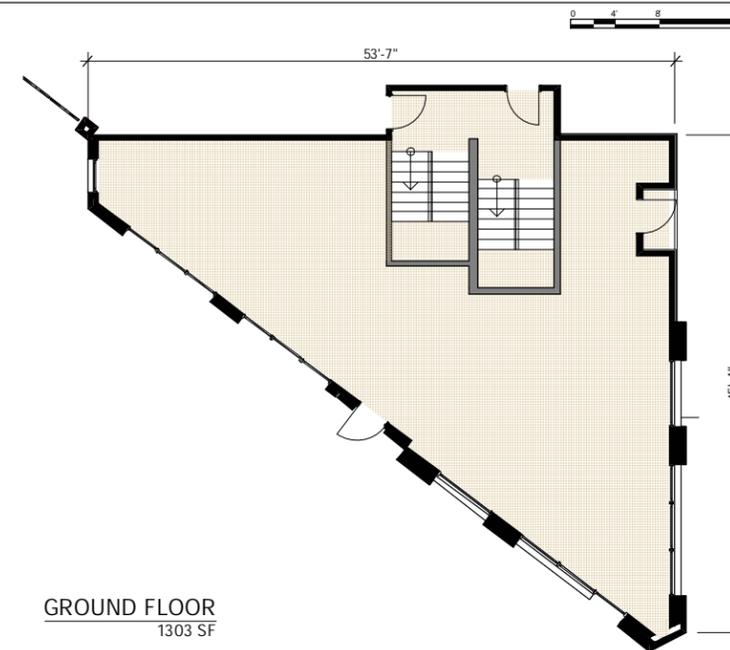
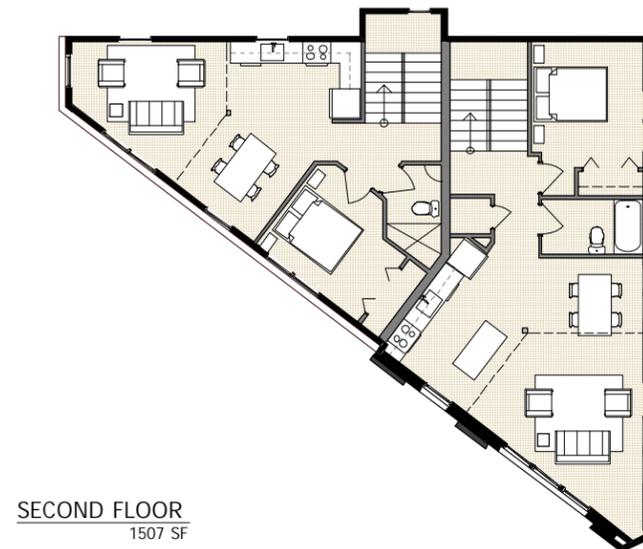
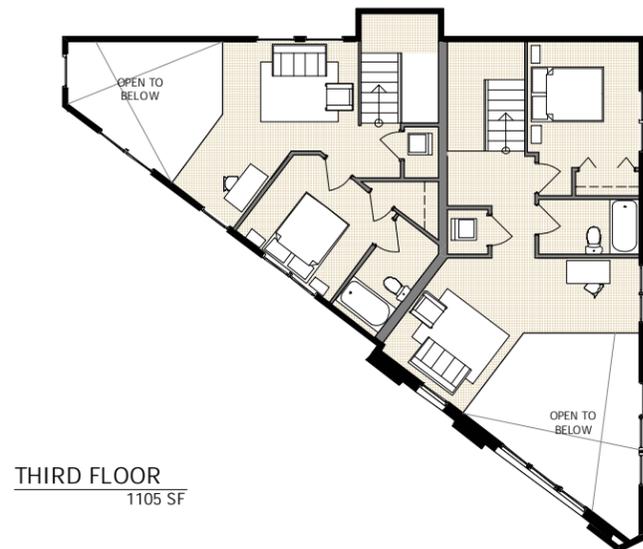


GROUND FLOOR 566 SF

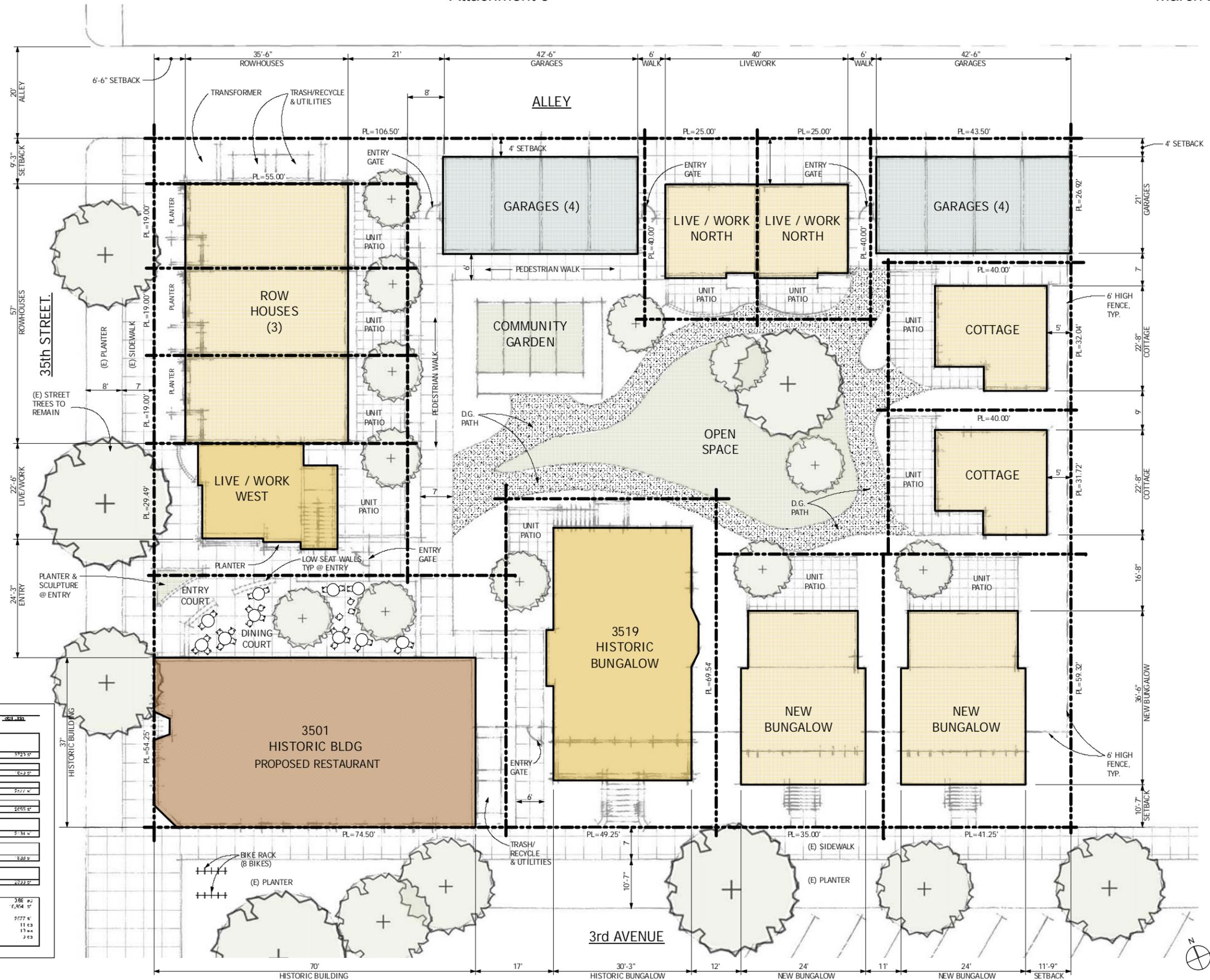
1 TRIANGLE CENTER - ROWHOUSE  
 SCALE: 3/16" = 1'-0"



3 TRIANGLE CENTER - MIXED-USE 3  
 SCALE: 1/8" = 1'-0"



2 TRIANGLE CENTER - MIXED-USE 4  
 SCALE: 1/8" = 1'-0"



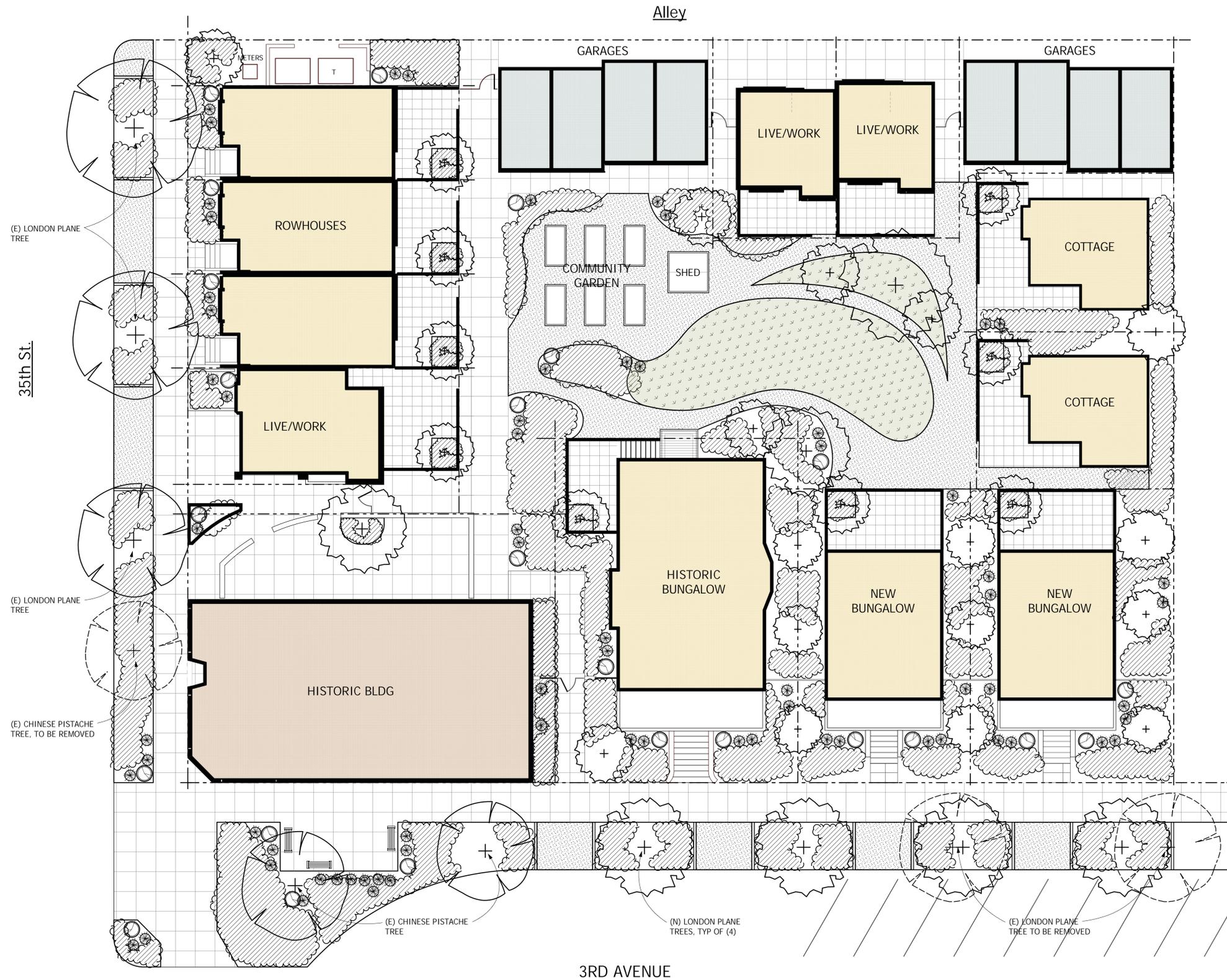
Triangle East	Area (sq ft)	Volume (cu ft)	Notes	Setback	Setback
Row House East	536	574		19'-3"	
Unit 1	536	574		14'-3"	
Unit 2	536	574		12'-3"	5923 sq'
Live/Work West	551	528	529	18'-1"	1623 sq'
3519 Historic Bungalow (existing)	2577			25'-7"	2551 sq'
3519 Historic Bungalow (proposed)	300			23'-3"	2095 sq'
New Bungalow	830	517		19'-7"	
House 1	330	331		15'-2"	2131 sq'
House 2	500	186		15'-6"	
Also Live/Work (newest garage)	314	308	308	1'-5"	
Unit 1	314	308		1'-5"	
Unit 2	314	308		1'-5"	2322 sq'

Total Site Area	26,871 sq'	3,986 sq'
Total Building Footprint		16,204 sq'
Total Floor Area		22,777 sq'
Total Impervious Surface		11.4 ac
Total Open Space	20.0 ac	13.4 ac
Total Parking		3 ac

1 TRIANGLE EAST - SITE PLAN  
SCALE: 3/32" = 1'-0"





**PRELIMINARY PLANT LIST:**

<b>SHADE/STREET TREES</b>
CINNAMOMUM CAMPHORA PISTACIA CHINENSIS PLATANUS X. ACERIFOLIA QUERCUS LOBATA QUERCUS SHUMARDII QUERCUS WISLIZENII
<b>ACCENT TREES</b>
ARBUTUS UNEDO CERCIS CANADENSIS CORNUS FLORIDA ELEAOCARPUS DECIPIENS MELALEUCA LINARIIFOLIA
<b>SHRUBS</b>
DIANELLA TASMANICA DODONEA V. PURPUREA GARDENIA 'VEITCHII' LAVANDULA STOECHIAS MUHLENBERGIA CAPILLARIS MUHLENBERGIA RIGENS MYRSINE AFRICANA PITTOSPORUM TENUIFOLIUM PODOCARPUS M. 'MAKI' PRUNUS CAROLINIANA RIBES VIBURNIFOLIUM ROSMARINUS X SALVIA SPP
<b>GROUNDCOVERS</b>
FESTUCA O. GLAUCA LIRIOPE MUSCARI MYOPORUM P. 'PROSTRATUM' ROSMARINUS O. 'PROSTRATUS' TRACHELOSPERMUM ASIATICUM
<b>VINES</b>
FICUS PUMILA HARDENBERGIA VIOLACEA PASSIFLORA X ALATOCAERULEA

**LEGEND:**

	NEW TREE
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	TURF
	PAVERS
	DECOMPOSED GRANITE
	PLANTER BED

1 TRIANGLE EAST - LANDSCAPE PLAN  
SCALE: 3/32" = 1'-0"

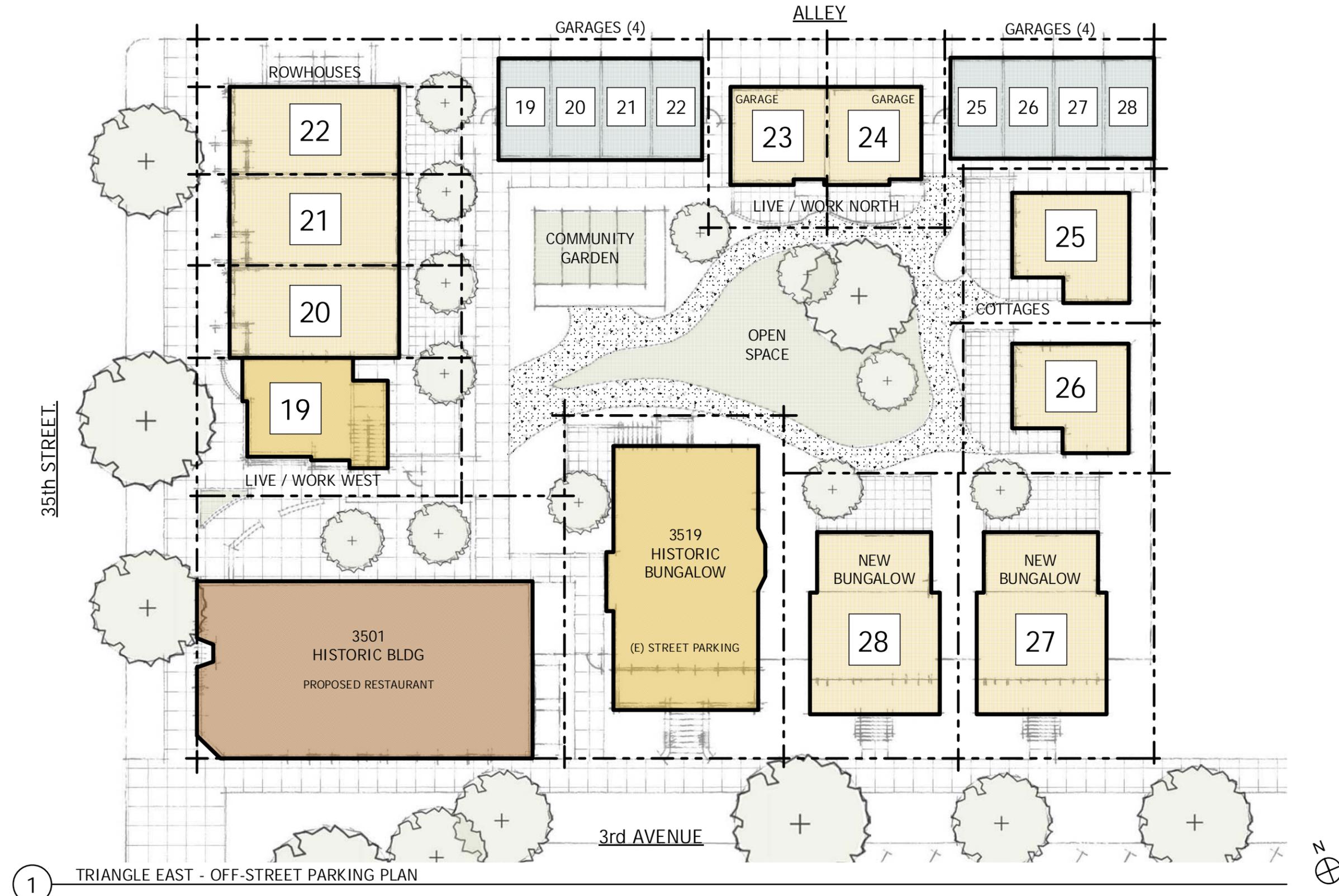


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VRIKAKAS architects  
1221 18th STREET, SACRAMENTO, CA 95814 T. 916.441.6685 F. 916.447.4865

the BROADWAY TRIANGLE development

DATE  
1/13/2011



1 TRIANGLE EAST - OFF-STREET PARKING PLAN

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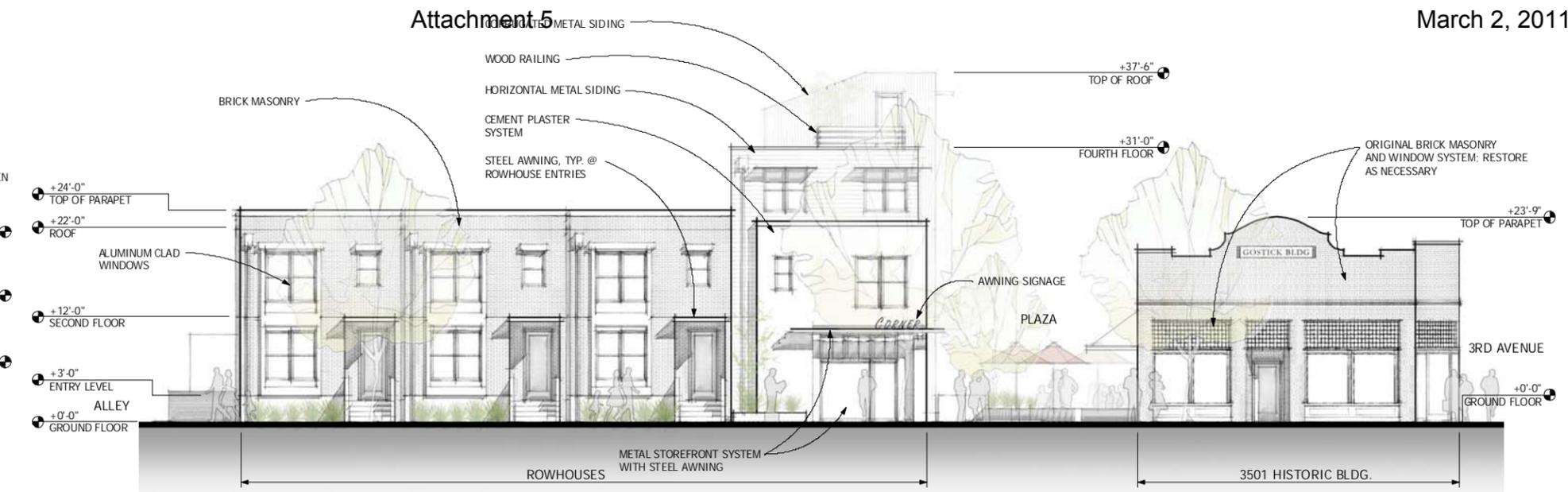
VRILAKAS architects  
1221 18th STREET SACRAMENTO, CA 95814 T 916 441 4685 F 916 447 4685

the BROADWAY TRIANGLE development

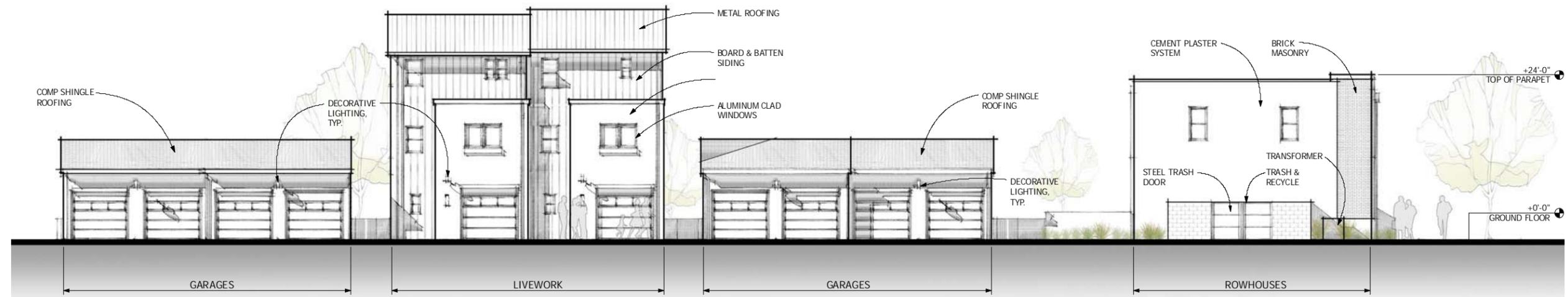
DATE  
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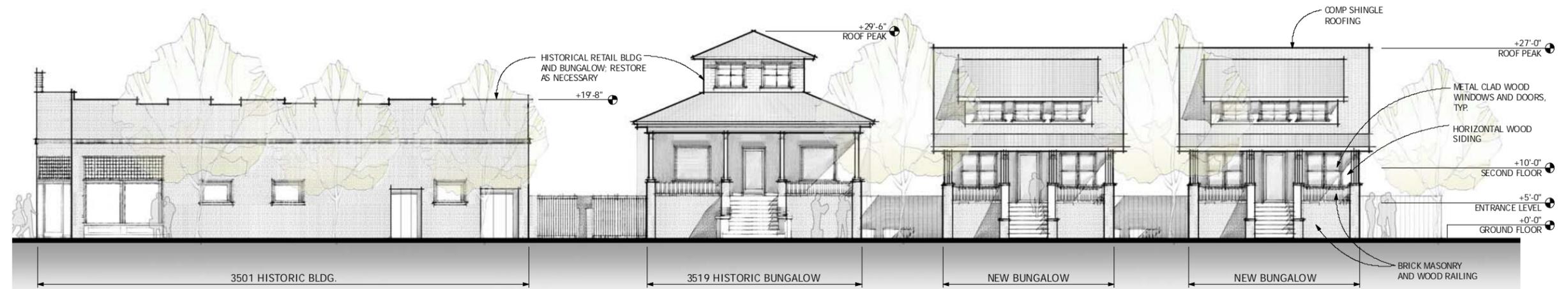
2 TRIANGLE EAST - COTTAGE ELEVATIONS (WEST)  
SCALE: 1/8" = 1'-0"



1 TRIANGLE EAST - 35th STREET (WEST ELEVATION)  
SCALE: 1/8" = 1'-0"

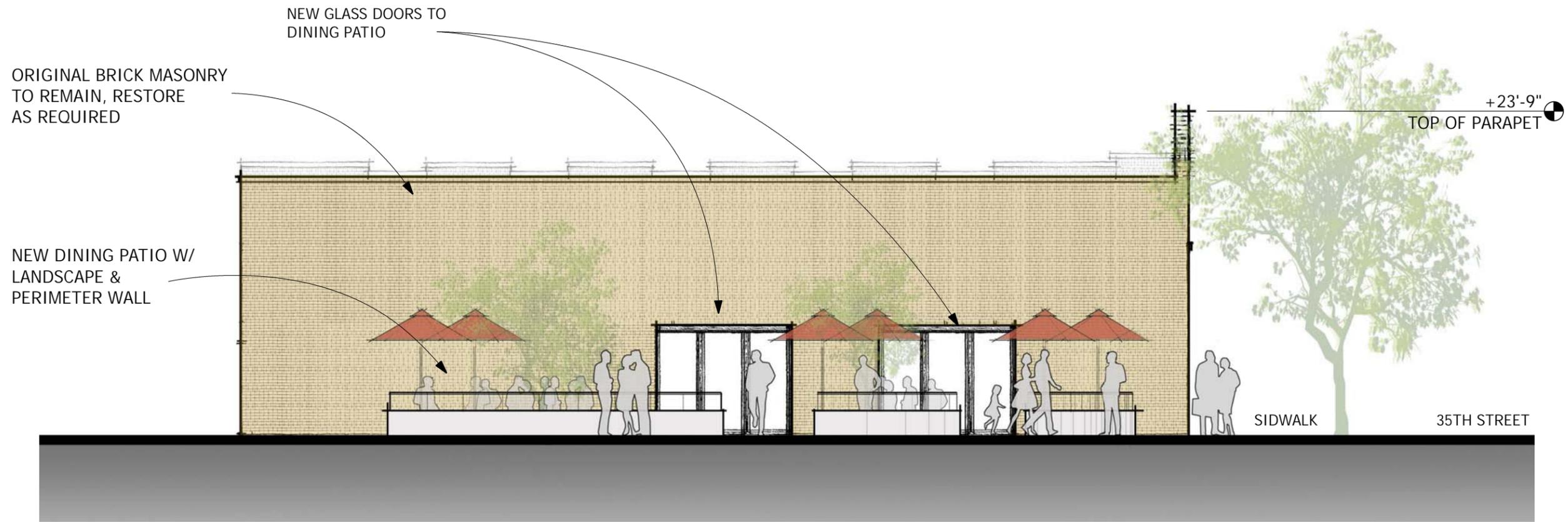


3 TRIANGLE EAST - ALLEY (NORTH ELEVATION)  
SCALE: 1/8" = 1'-0"



4 TRIANGLE EAST - 3RD AVENUE (SOUTH ELEVATION)  
SCALE: 1/8" = 1'-0"

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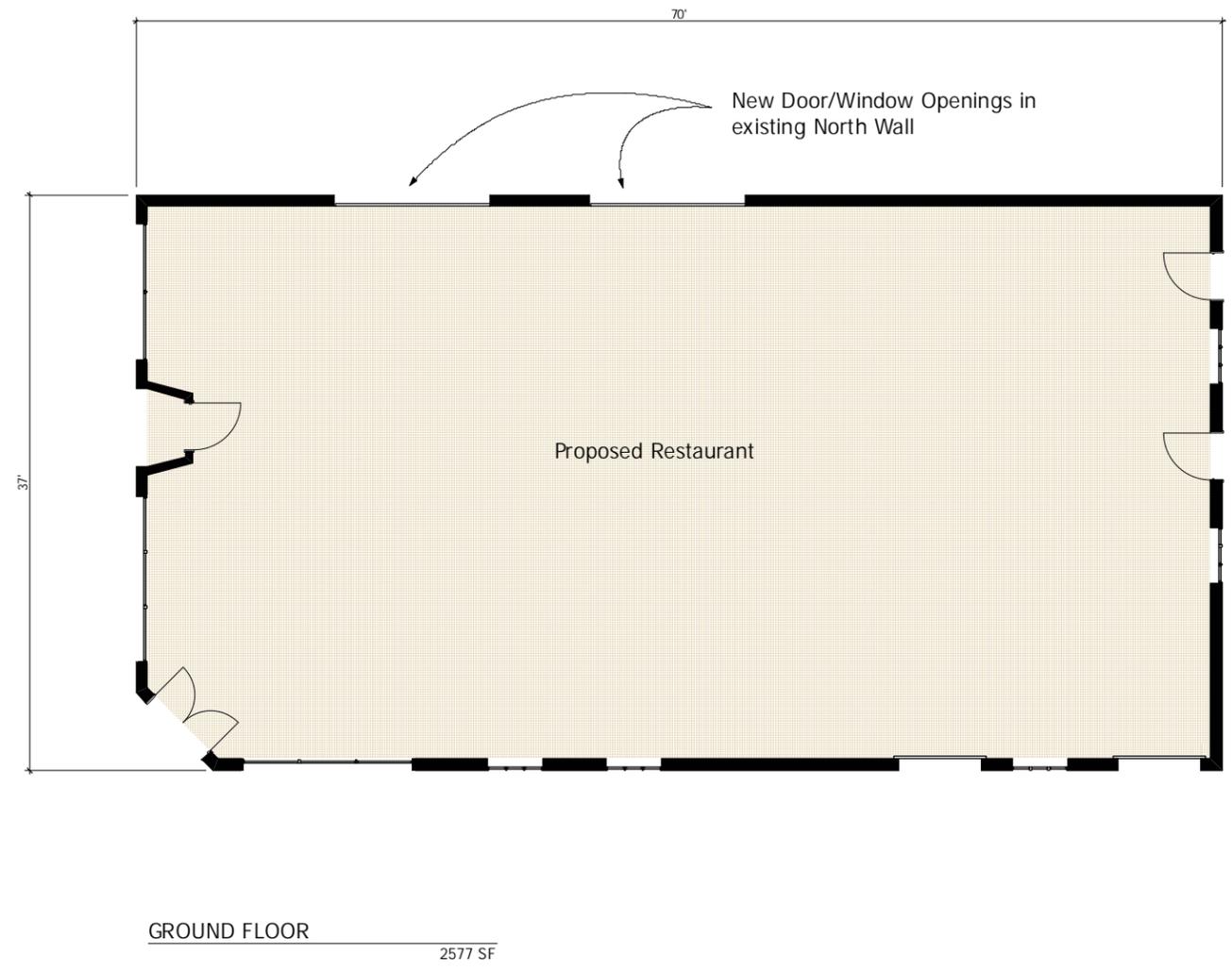
① TRIANGLE EAST - HISTORIC GOSTICK BLDG (NORTH ELEVATION)  
 SCALE: 1/8" = 1'-0"



VRILAKAS architects  
 1221 18th STREET SACRAMENTO, CA 95814 T 916 441 4685 F 916 447 4685

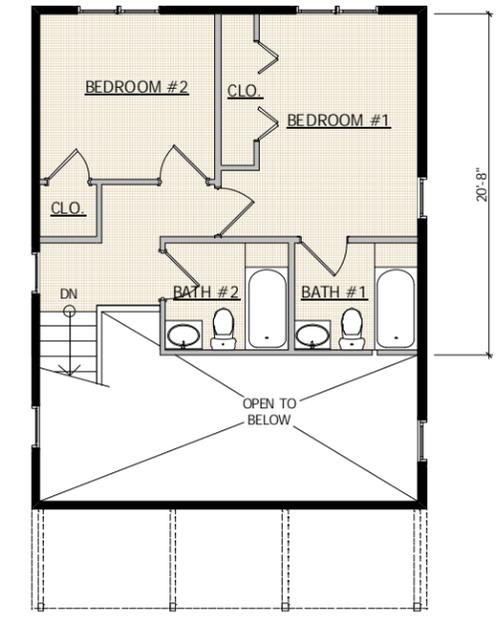
the BROADWAY TRIANGLE development

DATE  
 2/23/2011

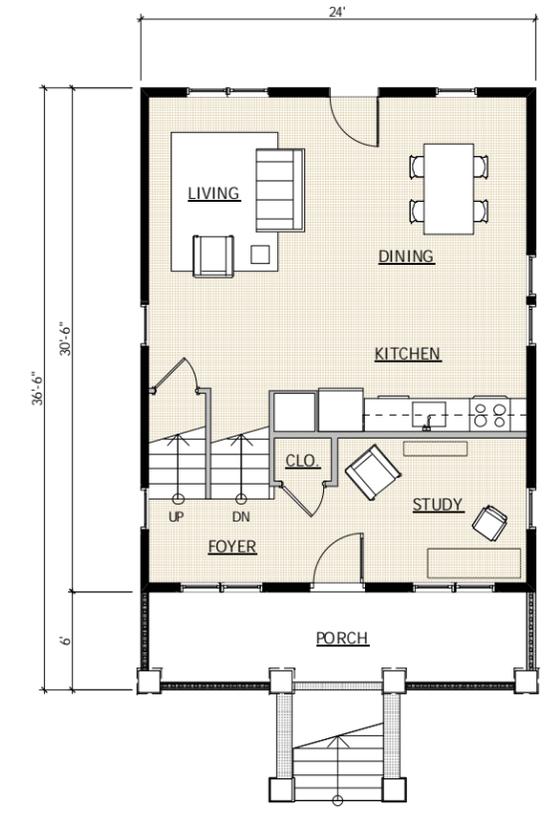


GROUND FLOOR 2577 SF

2 TRIANGLE EAST: 3501 3RD AVENUE - HISTORIC GOSTICK BLDG  
SCALE: 3/16" = 1'-0"

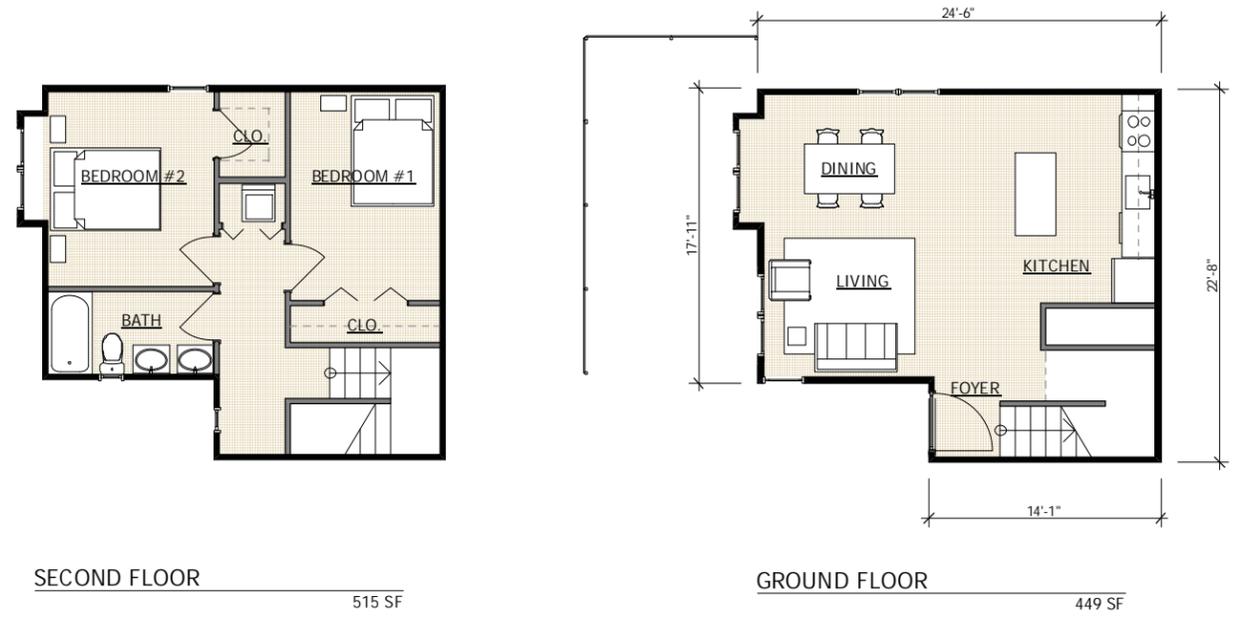


SECOND FLOOR 537 SF

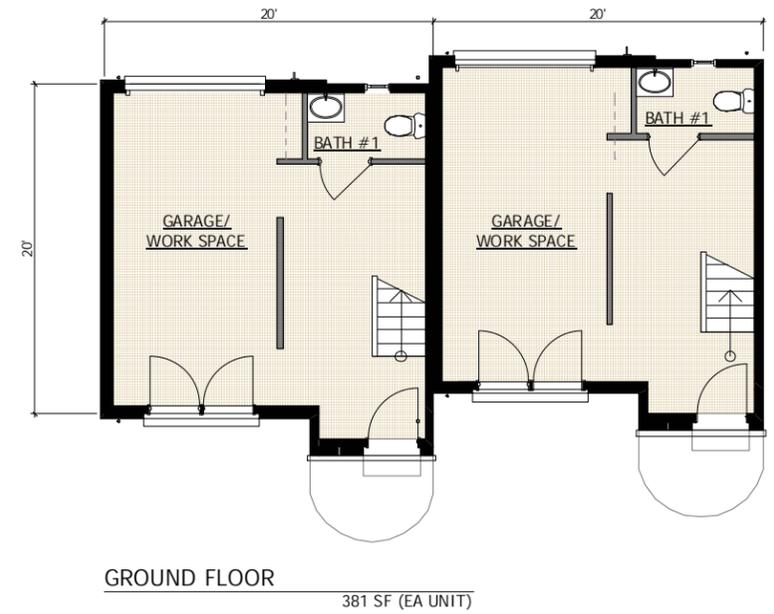
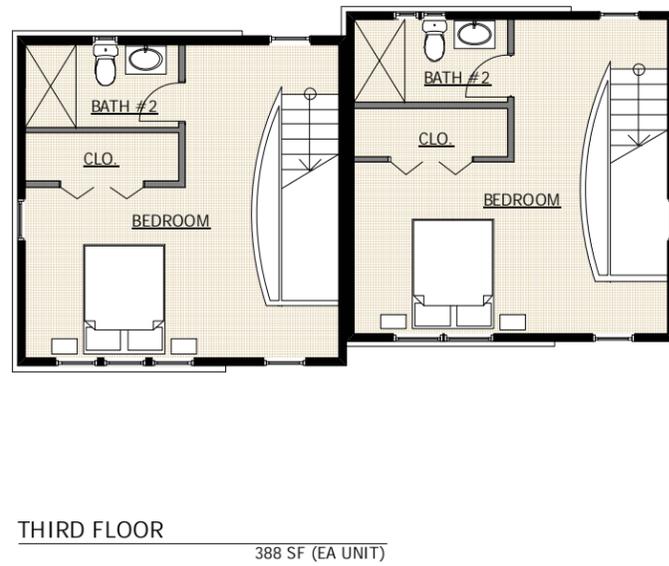


GROUND FLOOR 680 SF

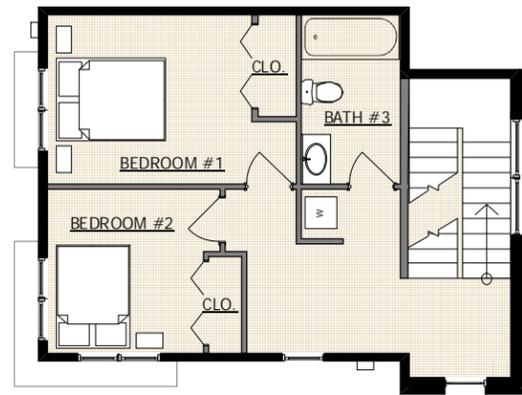
1 TRIANGLE EAST - NEW BUNGALOW  
SCALE: 3/16" = 1'-0"



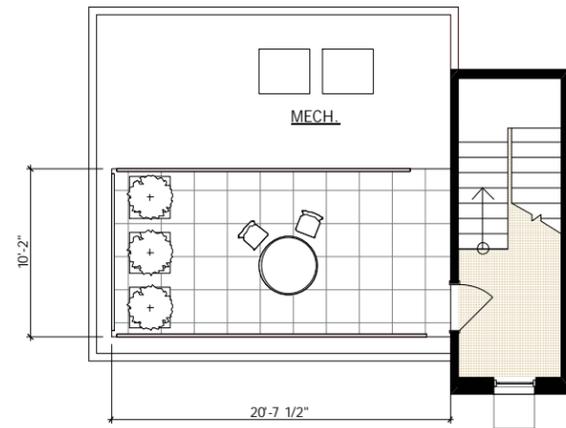
2 TRIANGLE EAST - COTTAGE  
SCALE: 3/16" = 1'-0"



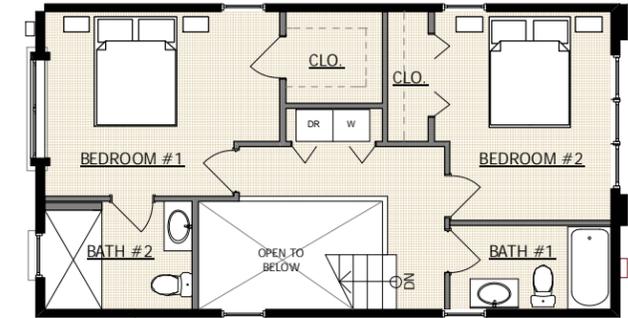
1 TRIANGLE EAST - LIVE/WORK ALLEY  
SCALE: 3/16" = 1'-0"



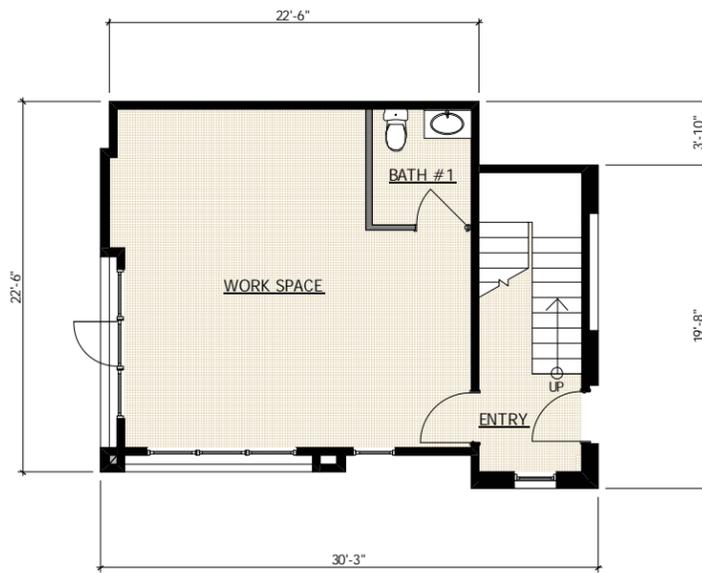
THIRD FLOOR  
563 SF



ROOF GARDEN  
210 SF



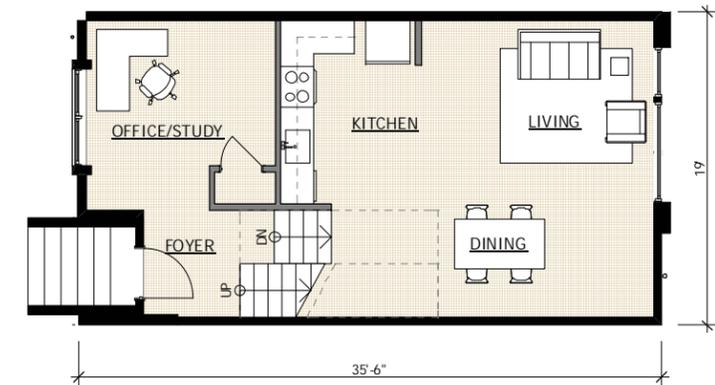
SECOND FLOOR  
674 SF



GROUND FLOOR  
506 SF



SECOND FLOOR  
630 SF



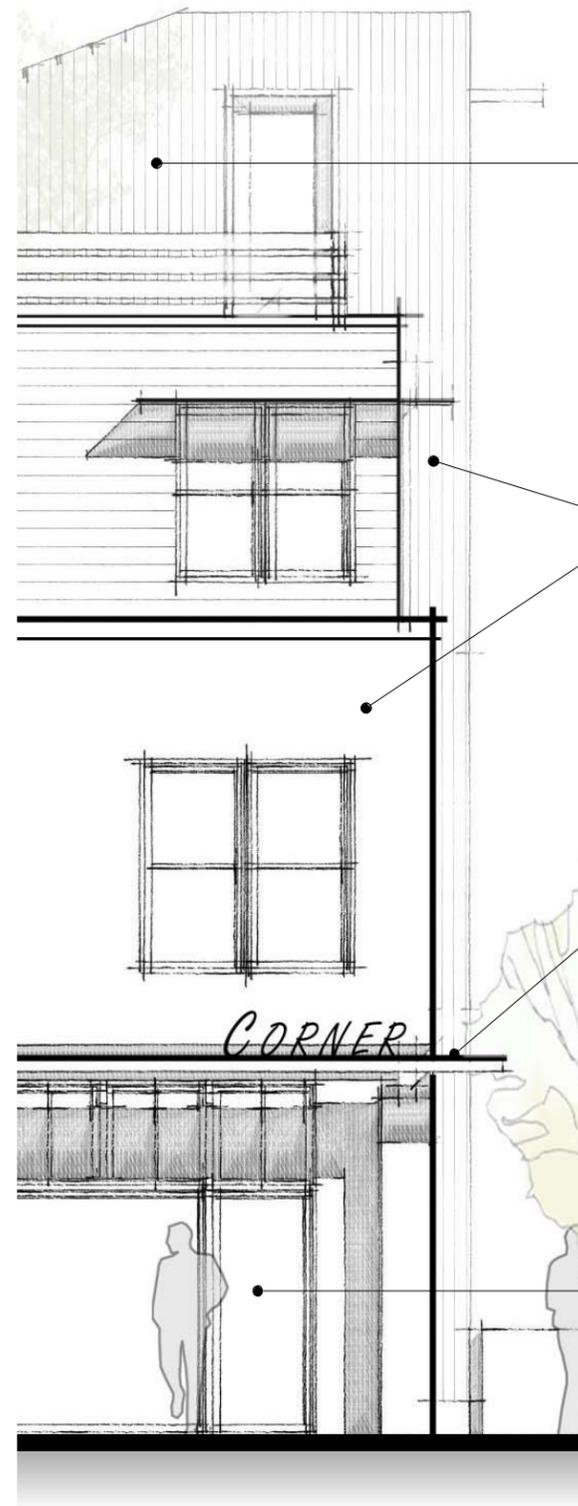
GROUND FLOOR  
566 SF

2 TRIANGLE EAST - LIVE/WORK 35TH ST.  
SCALE: 3/16" = 1'-0"



1 TRIANGLE EAST - ROWHOUSE  
SCALE: 3/16" = 1'-0"





MATERIAL PALETTE A  
LIVE / WORK + ROWHOUSE



ROOFTOP PATIO



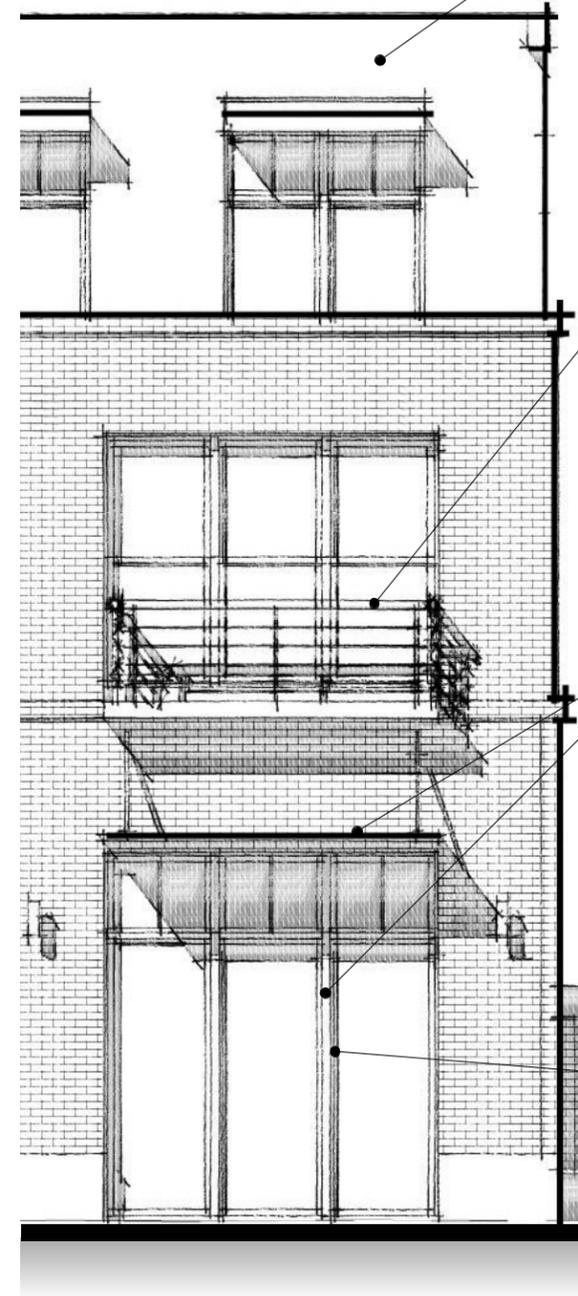
CORRUGATED METAL / PLASTER



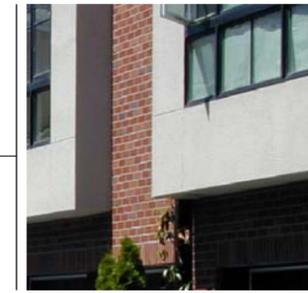
DECORATIVE AWNING / SIGNAGE



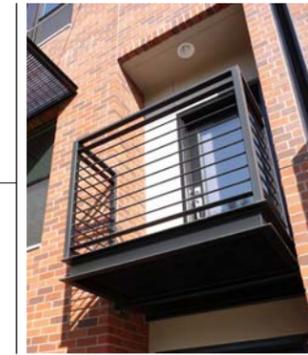
STOREFRONT GLAZING SYSTEM



MATERIAL PALETTE B  
MIXED-USE BROADWAY



CEMENT PLASTER - SMOOTH FINISH



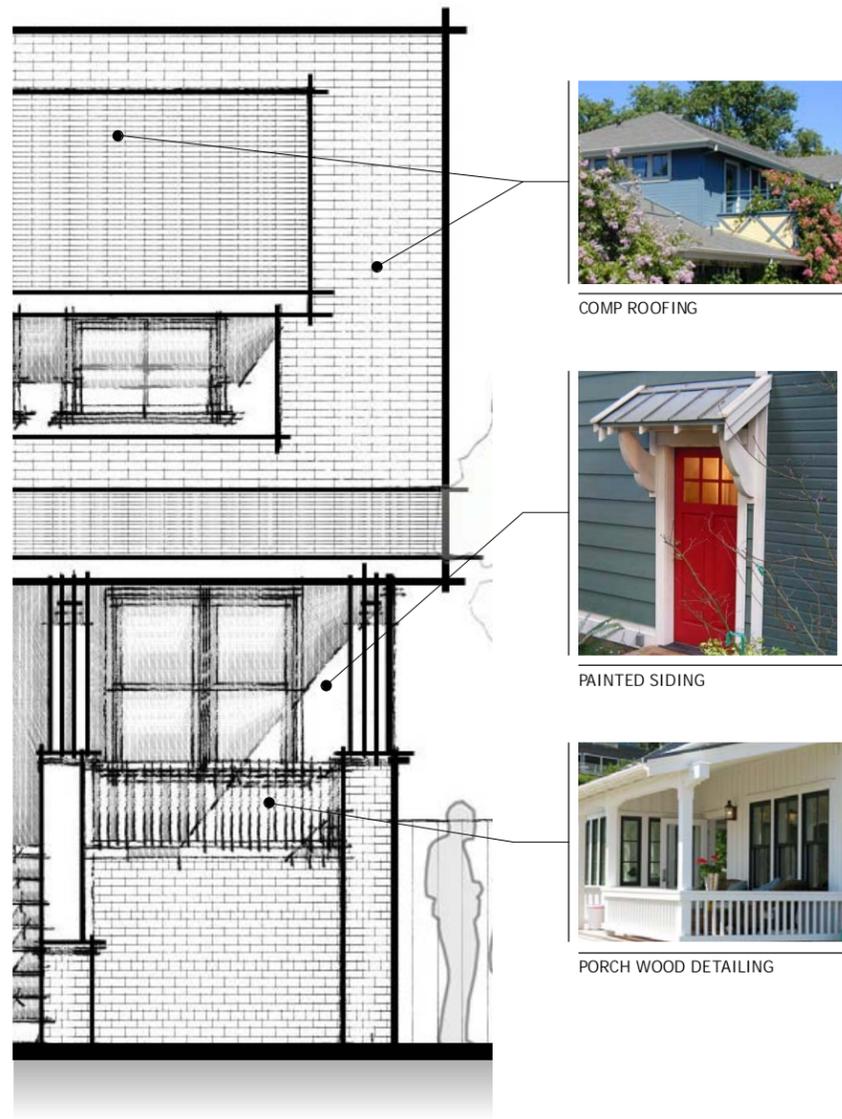
STEEL RAILING



STEEL WINDOW STOREFRONT &  
AWNING (ALTERNATIVE A)



WOOD WINDOW STOREFRONT  
(ALTERNATIVE B)



COMP ROOFING

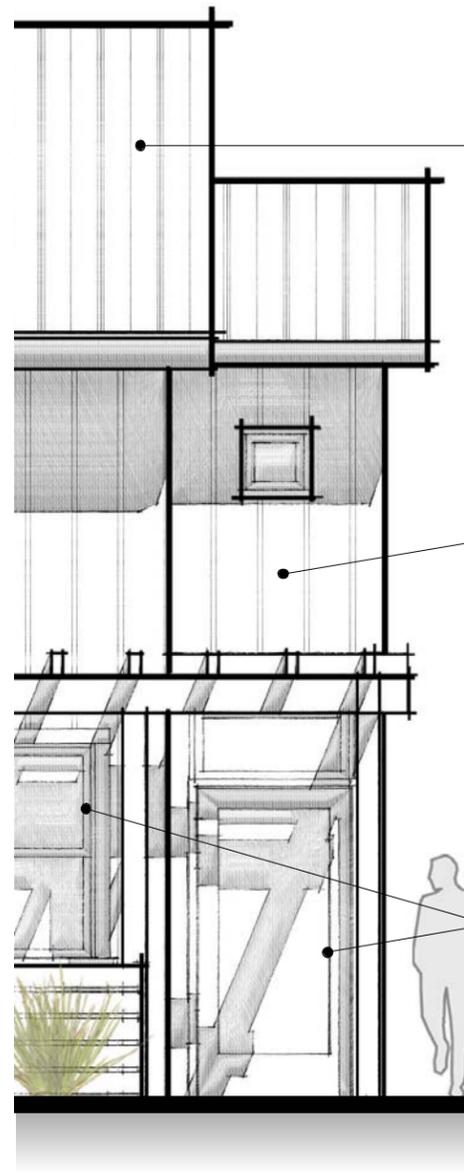


PAINTED SIDING

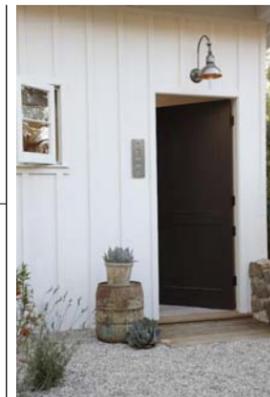


PORCH WOOD DETAILING

MATERIAL PALETTE C  
NEW BUNGALOW



METAL ROOFING + PAINTED WOOD WINDOWS

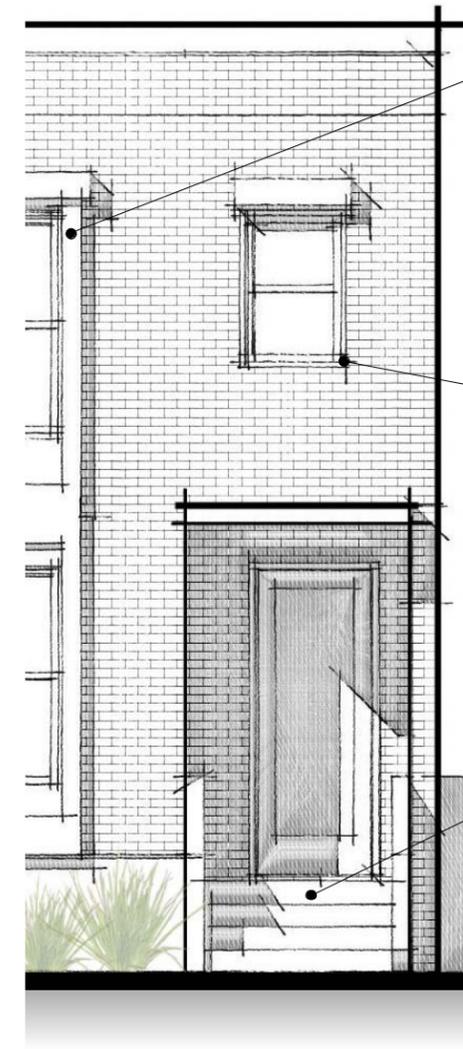


PAINTED BOARD & BATTEN SIDING

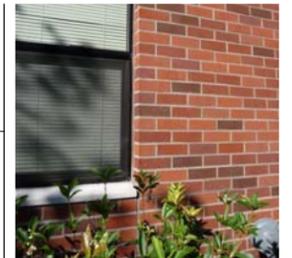


PAINTED DOORS & WINDOWS

MATERIAL PALETTE D  
COTTAGE



PAINTED WOOD BAY WINDOW



BRICK & WINDOW + CONCRETE SILL



ENTRY STOOP

MATERIAL PALETTE E  
35th STREET ROWHOUSE



1 3RD AVENUE, LOOKING NORTH AT SITE



2 3RD AVENUE, LOOKING SOUTH



3 BROADWAY AVENUE, LOOKING NORTH AT SITE



4 BROADWAY AVENUE, LOOKING SOUTH



5 2ND/3RD AVENUE ALLEY, LOOKING NORTH



6 34TH STREET, LOOKING WEST



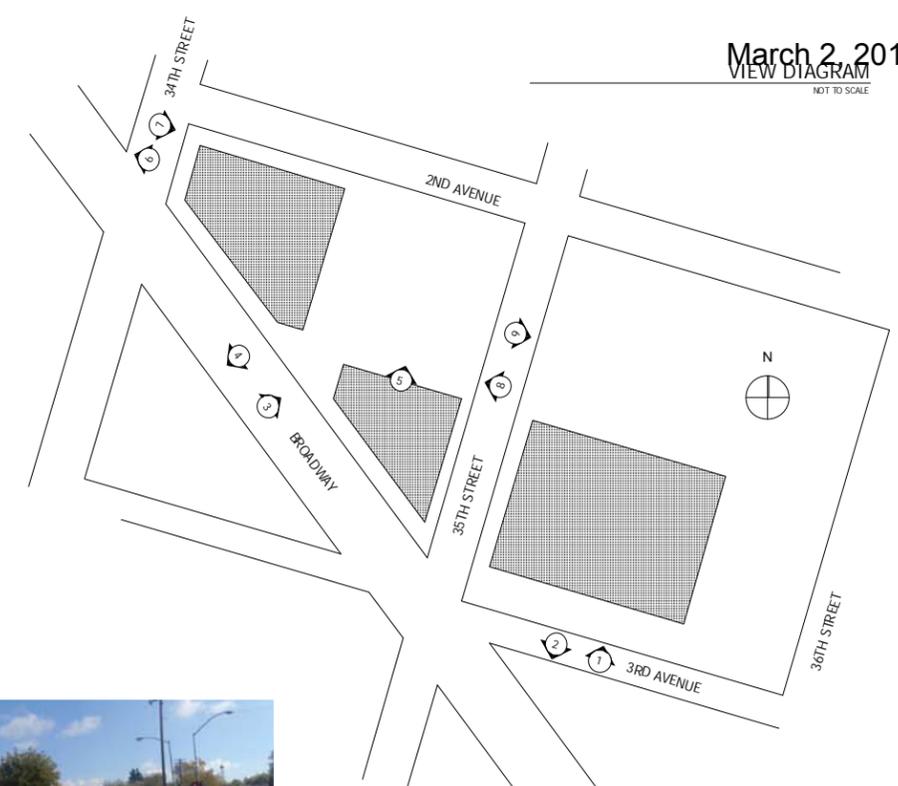
7 34TH STREET, LOOKING EAST



8 35TH STREET, LOOKING WEST



9 35TH STREET, LOOKING EAST





10 2ND AVENUE WEST, LOOKING NORTH



11 2ND AVENUE WEST, LOOKING SOUTH



12 2ND AVENUE EAST, LOOKING NORTH



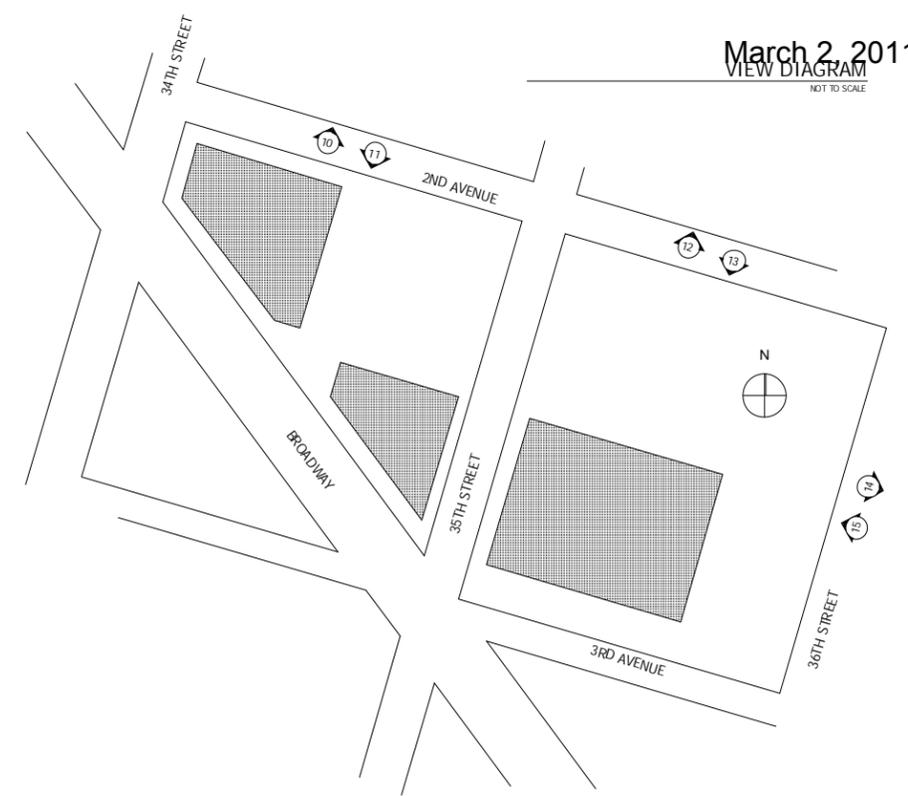
13 2ND AVENUE EAST, LOOKING SOUTH



14 36TH STREET, LOOKING EAST



15 36TH STREET, LOOKING WEST





PARKING STUDY

SCALE: 1" = 100'-0"

INDICATES PROJECT SITES 

AREA DESIGNATION	CAPACITY		TUESDAY				THURSDAY				SATURDAY				SUNDAY			
	24' (REG)	16' (COM)	7 AM	12 PM	4 PM	7 PM	7 AM	12 PM	4 PM	7 PM	7 AM	12 PM	4 PM	7 PM	7 AM	12 PM	4 PM	7 PM
SECOND AVENUE (SECTION 1)	15	5	3	13	11	13	5	10	10	12	0	7	2	1	0	6	4	2
SECOND AVENUE (SECTION 2)	20	1	6	10	7	14	7	11	6	15	8	6	5	9	8	6	6	10
35TH STREET	21	3	9	10	1	8	8	9	0	8	2	2	3	1	2	0	1	1
36TH STREET	19	*	5	7	3	5	4	5	3	5	3	1	3	1	2	2	3	3
THIRD AVENUE	24	3	5	9	3	4	7	12	5	2	1	0	0	1	1	2	2	1
<b>TOTALS</b>	<b>99</b>	<b>12</b>	<b>28</b>	<b>49</b>	<b>25</b>	<b>44</b>	<b>31</b>	<b>47</b>	<b>24</b>	<b>42</b>	<b>14</b>	<b>16</b>	<b>13</b>	<b>13</b>	<b>16</b>	<b>16</b>	<b>17</b>	

V:\1007 Broadway Triangle\1007 Shared\SD\Design Review\1007 DesRev Print 2.plp

VRILAKAS architects

1221 18TH STREET SACRAMENTO, CA 95814 T 916 441 4685 F 916 447 4685

the BROADWAY TRIANGLE development

DATE  
2/23/2011



# REPORT TO PRESERVATION COMMISSION City of Sacramento

915 I Street, Sacramento, CA 95814-2671

[REVIEW AND COMMENT](#)  
[January 5, 2011](#)

To: Members of the Preservation Commission

**Subject:** **Broadway Triangle (P10-085)** Located along the north side of Broadway between 34<sup>th</sup> Street and 3<sup>rd</sup> Avenue, a request to develop a mixed use development consisting of 29 residential units and approximately 9,000 sf of commercial located in the General Commercial (C-2-SPD) zone at Broadway and 35th, within the Stockton/Broadway Special Planning District, Stockton/Broadway Design Review District, Oak Park Design Review District, and Oak Park Historic District.

- A. Environmental Determination: To Be Determined
- B. Request to develop 29 residential units and 9,000 sf of commercial space mixed use development in the Broadway/Stockton, Oak Park Design Review and Oak Park Historic Districts.

**Location:**

Address: 3409 Broadway, 3413 Broadway, 3436 2nd Ave, 3434 2nd Ave, 3425 Broadway, 3535 3rd Ave, 3519 3rd Ave, 3501 3rd Ave, 2751 35th St, 2741 35th St, 2739 35th St., Sacramento, CA

Assessor's Parcel Number: 010-0375-001, -002, -003, -004, -008, 010-0381-012, -013, -014, -015, -016, -017, -018

Council District 5  
Broadway/Stockton Design Review District, Oak Park Design Review District, Oak Park Historic District

**Recommendation:** Staff recommends the Commission **review and comment** on the proposed project's designs, rehabilitation and site proposals.

**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:** Ron Vrilakas, Vrilakas Architects, (916) 441-4685, 1221 18th Street, Sacramento, CA 95811.

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

Broadway Triangle (P10-085)

January 5, 2010

**SUMMARY:** The project is before the Preservation Commission for review and to provide initial comments. The final hearing for the project will return to the Preservation Commission at a later date. This mixed use development consists of residential and retail buildings on three “mini” blocks along the north side of Broadway between 34<sup>th</sup> Street and 3<sup>rd</sup> Avenue. The proposed project includes 29 residential units, approximately 9,000 square feet of retail space, 40 parking spaces, and several small urban park areas. Two of the structures involved in the project are existing historic structures, and several of the proposed new structures are to be constructed on vacant lots within the Oak Park Historic District. The parking for the project will be onsite garages and parking spaces as well as the introduction of on-street angled parking along 35<sup>th</sup> Street.

The proposed project is a collaborative partnership between Mr. Vrilakas and SHRA to activate the existing parcels, and further rehabilitate the Broadway Corridor and the Oak Park Historic District. This project requires a quicker timeline than most due to financing elements required to proceed with construction. The development team would like to break ground summer of 2011. The buildings are located in a very prominent section in Oak Park and the uses complement those of the surrounding area. The Design Team, SHRA, City Staff have been working diligently to meet the needs and deadlines of the owner and developer to make this a feasible project. The project generally meets the criteria of the Broadway/Stockton and Oak Park Design Guidelines and is supported by staff with some revisions.

The project will require Planning Commission approval of entitlements for the environmental determination, Tentative Map – to subdivide approximately 1.5 acres into 27 residential mixed use parcels, Special Permit – for alternative housing in the C-2 zone, Special Permit – Parking Reduction, Variance – to reduce courtyard requirements, and Development Plan Review – New Site Plan. The Planning Commission is scheduled to initially hear this project as Review & Comment. The project is located in the Broadway/Stockton Special Planning District and Design Review District (<http://www.cityofsacramento.org/dsd/forms/design-guidelines/documents/broadway-and-stockton-blvd-design-guidelines.pdf>), Oak Park Design Review District (<http://www.cityofsacramento.org/dsd/forms/design-guidelines/oak-park/documents/oak-park-design-guidelines.pdf>) and the Oak Park Historic District and is subject to Preservation review. The City Attorney’s Office has opined that, since the project primarily involves Preservation rather than Design Review components, City Code requires the project as a whole be reviewed by the Preservation Commission in this case. Applicable Design Review District guidelines shall be applied to the project by the Preservation Commission in their review.

Broadway Triangle (P10-085)

January 5, 2010

<b>Table 1: Project Information</b>	
<b>Existing zoning of site:</b>	C-2 (General Commercial)
<b>Existing use of site:</b>	Existing Warehouses, Retail, Residential, and Vacant
<b>Property dimensions/area:</b>	Approximately 1.5 acres
<b>Building square footage:</b>	47,585 ± square feet
<b>Building height:</b>	Three story mixed use – 35' to top plate, 37' to top of parapet. Three story Live/work – 35' to top plate, 37'-6" to top of parapet. Two story row house – 22' to top plate, 24' to top of parapet. Two story bungalow/cottage -18' to top plate, 25' to top of ridge.
<b>Exterior building materials:</b>	brick, smooth finished cement plaster, board and batten siding, horizontal wood siding, corrugated metal siding, metal clad wood windows, wood storefront systems, aluminum storefront systems, operable vinyl windows, steel awnings, metal roofing, and composite roofing.

**PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS:** Staff mailed an Early Notice to property owners and neighborhood associations within a 500 foot radius on December 3, 2010, and a Hearing Notice on December 17, 2010 for the January 5, 2011 Preservation Commission Review and Comment. The following organizations were contacted; Oak Park Neighborhood Association, Oak Park Business Association, the Oak Park Redevelopment Advisory Committee (RAC), CCAN, Sacramento Preservation Roundtable, and Sacramento Old City Association. The applicant has contacted property owners and neighborhood associations during the initial planning and design phase, and have received general support for the project. Only one public comment has been received at the time this report had been written, and the public comment was in support of the project.

**ENVIRONMENTAL CONSIDERATIONS:** This project's level of environmental review 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,

Broadway Triangle (P10-085)

January 5, 2010

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 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 Broadway/Stockton and Oak Park Design Review Districts’ Design Guidelines. 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.

**Design and Preservation Policy 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 two historic structures in the project.

Broadway Triangle (P10-085)

January 5, 2010

**STAFF RE COMMENDATIONS TO COMMISSION:** Staff is supportive of this project and recommends some refinements to the overall design as noted below. Staff has visited the proposed project site and is partnering with the applicant/design team to facilitate a design that can meet the Design Review Guidelines, the Secretary of the Interiors Rehabilitation Standards, respect the character of the Historic District, and meet the owner's needs. Staff requests that the Preservation Commission review and comment on the proposed project design as well as the following points.

**Site Comments:**

1. The proposed mixed use buildings maintain the established zero lot line setbacks as the existing streetwalls along both sides of Broadway in the Broadway Commercial Character Area. These setbacks invoke activation at the street while upper level step backs of the structures create a welcoming pedestrian environment.
2. The project provides breaks along the Broadway streetscape through the use of small urban parks and pedestrian entries between buildings that lead to small internal courtyards and residential entries off the courtyards. The buildings are sited to complement the triangulated nature of the existing roadways and alleys, which meets the Broadway Commercial Character Area Design Guidelines 39-6: *Broadway intersects north/south streets at an angle, creating triangular or oddly-shaped lots that pose a challenge to creating a traditional street-wall. In these instances, the front facade of the building must be designed to face Broadway, which is the primary pedestrian street.*
3. Smaller parking areas are provided at the rear of the project to meet the Broadway Commercial Character Area Design Guidelines. The proposed parking is accessed off of the alley and at a single point along 2<sup>nd</sup> Avenue. The reduction in the number of curb cuts along 2<sup>nd</sup> Avenue from four to one allows for better vehicular circulation and additional street trees. The design team has also proposed on-street parking to supplement parking requirements needed on awkward triangular lots which is also a requirement of the Broadway Commercial Character Area Design Guidelines.
4. A substantial amount of landscaping has been proposed for this project which includes the small urban parks and community garden access at Triangle East. Staff supports the proposed layout, but recommends some additional detailing of the park spaces, along with species selections especially relative to trees, and street trees in particular.
5. 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.
6. A site lighting plan and cut sheets will 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 building

Broadway Triangle (P10-085)

January 5, 2010

design and wall pack and shoebox style lighting shall be avoided. Pole lights shall be limited to a maximum of 14'-0" in height to the lens of the light fixture.

**Building Design Comments:**

7. The design team has provided a range of building scales and masses that complement and mend the Broadway Corridor streetscape. The proposed building heights respect the existing street walls and taper down to the lower height residential areas a block away from Broadway. The Broadway-fronting, mixed-use retail buildings invoke a sense of age-appropriate building design that has been converted and expanded to fit current mixed use trends. The step-backs on the commercial buildings provide an additional nod to an "addition" to an "existing" building. The proposed row house and live/work structures provide an appropriate infill transition that visually mends the existing adjacent residential and warehouse streetwalls with the proposed Broadway Corridor structures. Staff supports the proposed massing, scale and heights as proposed.
8. A varied material palette of thin brick, smooth-finished cement plaster, wood horizontal lap siding, board-and-batten siding, corrugated metal siding, metal-clad wood windows, wood storefront systems, aluminum storefront systems, steel awnings, metal roofing, composite roofing, and tube steel balcony rails has been provided for this project. Existing contributing historic structures' original materials shall be repaired/reconstructed in-kind. Staff supports the proposed material palette.
9. The general composition and variety of the fenestration is acceptable, but additional fenestration or articulation could be provided along the side of the Triangle Center and Triangle East row houses at 35<sup>th</sup> Street and the alley, the garages along 2<sup>nd</sup> Avenue, and the mixed use courtyard facing walls of Triangle Center. Staff recommends that the second and third floor fenestration be aligned to better complement established patterns.
10. Variations of roof patterns and designs appear to reflect that of a recent project constructed on the southeast corner of 35<sup>th</sup> Street and 4<sup>th</sup> Avenue. Staff recommends that this continuation of design could use some additional refinements at the garages, namely changing the Triangle East garage's offset gable design to a more traditional gable, a 180 degree rotation of the Triangle Center garage shed roof that would allow additional light and air for the walkway between buildings, and clarifications of how the saw-tooth design of the Triangle West garages clerestory windows will function with two separate occupants in the same roof space.
11. Staff recommends that additional details and cross sections regarding the various cornice treatments utilized on the building be provided at the review and comment hearing.

Broadway Triangle (P10-085)

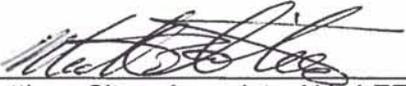
January 5, 2010

12. Staff recommends that a roof plan, cross-sections, and details of the mechanical parapet walls and the associated mechanical equipment be provided to the Preservation Commission at the review and comment hearing. Mechanical systems should be located behind the parapet wall and not visible from any street or pedestrian views.

**Signage Comments:**

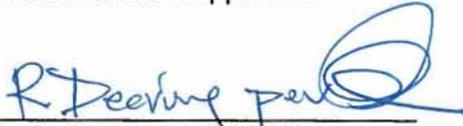
13. Although a sign program has not yet been developed, staff supports the use of blade signs and "bird on a wire" internally illuminated signage located on awnings above the retail spaces.

Respectfully submitted by:



Matthew Sites, Associate AIA, LEED AP  
Preservation Staff

Recommendation Approved:



Roberta Deering, LEED AP  
Senior Preservation Planner



William Crouch, AIA, FRAIA, NCARB, LEED AP  
Urban Design Manager

Broadway Triangle (P10-085)

January 5, 2010

Attachments:

Attachment 1

Page 9	Vicinity Map
Page 10	Land Use Map
Page 11	Oak Park Historic District Map with Project Overlay

Attachment 2

Page 12	Oak Park Historic District Narrative
Page 13	Oak Park Historic District Map

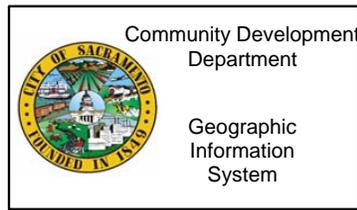
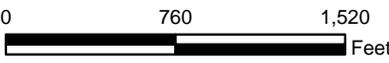
Attachment 3

Page 14-15	Applicants' Narrative
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Attachment 4

Page 16	Title Page
Page 17	Overall Perspectives
Page 18	Overall Site Plan
Page 19	Triangle West – Site Plan
Page 20	Triangle West – Elevations
Page 21-22	Triangle West – Floor Plans
Page 23	Triangle Center – Site Plan
Page 24	Triangle Center – Elevations
Page 25	Triangle Center – Floor Plans
Page 26	Triangle East – Site Plan
Page 27	Triangle East – Elevations
Page 28-30	Triangle East – Floor Plans
Page 31-32	Material Palette
Page 33-34	Site & Context Photographs

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January 5, 2011

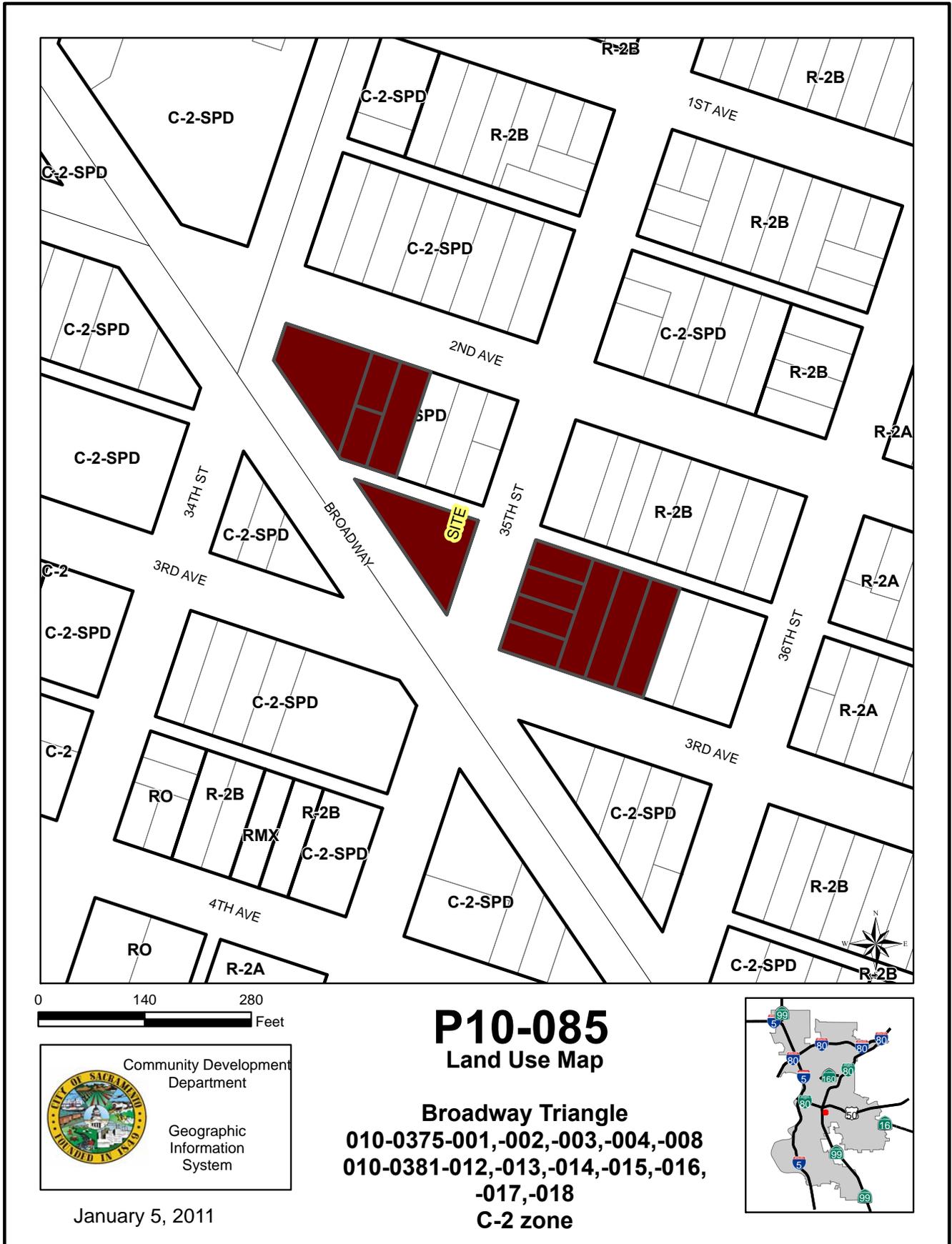
# P10-085

## Vicinity Map

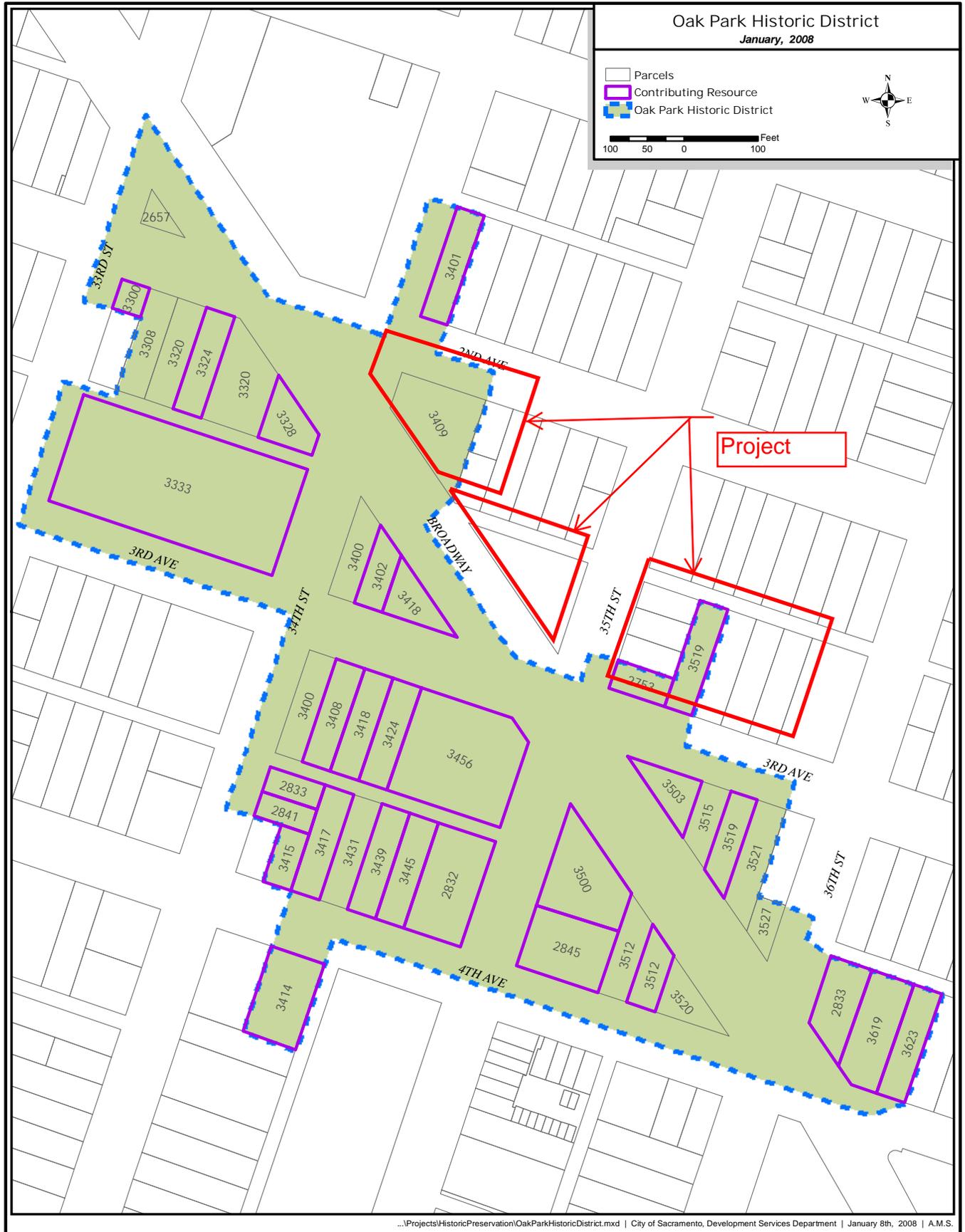
**Broadway Triangle**  
**010-0375-001,-002,-003,-004,-008**  
**010-0381-012,-013,-014,-015,-016,**  
**-017,-018**  
**C-2 zone**



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...|Projects\HistoricPreservation\OakParkHistoricDistrict.mxd | City of Sacramento, Development Services Department | January 8th, 2008 | A.M.S.

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### **Oak Park Historic District**

The Oak Park Downtown area represents the commercial core of Oak Park, and is comprised mostly of brick buildings constructed in the teens and 1920s. In 1911, when Oak Park was annexed to the City of Sacramento, the burg had several thousand residents and a thriving business district. The Oak Park annexation was the first expansion of the boundaries of Sacramento since the city was first laid out in 1848. The prompt response by the City of Sacramento to Oak Park's needs was instrumental in laying the foundation for growth in the years to come. In 1913, the City's Building Inspector reported that Oak Park was the fastest growing residential district in the City, and the 1914 City Directory listed almost 800 homes in Oak Park.

Most of the more important businesses and business structures in Oak Park were located alongside the streetcar tracks that came down Sacramento Boulevard from 31st to 35th, then turning south down 35th Street and into the park. The money that flowed into this strip was largely from residents in other parts of the city coming to Oak Park. The buildings along 35th Street from Sacramento to 5th Avenue gave Oak Park a look similar to many of California's Main Street towns from the 1920s. The movement of employment opportunities in the area around Oak Park also aided growth and stability. Across Stockton Boulevard to the east were the State Fair grounds provided both full time and seasonal work. The Libby, McNeil & Libby cannery on Alhambra and Stockton Boulevard was built in 1912, providing hundreds of seasonal jobs. In 1924 the California Highway Commission (now Caltrans) opened its vehicle and equipment repair shops buildings nearby at 34th & R Streets employing more than 100 skilled mechanics.

The District that has been delineated for Oak Park is just a remnant of its once vital business core. However, its remaining members evoke a sense of the original business district's character, and several of its buildings are fine examples of their era.

Ordinance # 2007-094 and 2008-11  
December 4, 2007 and March 4, 2008

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...Projects\HistoricPreservation\OakParkHistoricDistrict.mxd | City of Sacramento, Development Services Department | January 8th, 2008 | A.M.S.

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## Statement of Intent

### The Broadway Triangle Development

This mixed-use development is comprised of residential and retail buildings on three distinct parcels made up of multiple lots, which we propose to subdivide into additional lots for home ownership sites, along with parcels for small commercial buildings with condominium units on their upper floors. The project is to be carried out in partnership with the Sacramento Housing and Redevelopment Agency (SHRA), who owns two of the three sites, which we have named *Triangle West* and *Triangle Center*. The site shown as *Triangle East* is privately owned by the development entity. Together the three sites make up the *Broadway Triangle Development* project.

Consistent with the *Broadway Stockton Special Planning District* and the intentions of SHRA, we have conceived a project that reflects the scale, use, and architectural heritage of the Oak Park Historic District. The project has 5 distinct major street frontages, and the design and proposed uses respond differently to each frontage. These frontages are the following:

- **Broadway:** the commercial emphasis, with ground floor retail & restaurants fronting the entire length, and residential units on the second and third floors.
- **2<sup>nd</sup> Avenue:** a combination of live/work at the corner of 34<sup>th</sup> Street, and modern loft rowhouses fronting 2<sup>nd</sup> Avenue with front stoops. Also, an entry to the parking area, including detached garages.
- **35<sup>th</sup> Street, east facing:** the Broadway 3-story mixed-use building turns the corner onto 35<sup>th</sup> Street, and adjacent are three brick rowhouses.
- **35<sup>th</sup> Street, west facing:** at the corner of 35<sup>th</sup> Street/ 3<sup>rd</sup> Avenue/ and Broadway, the existing historic brick commercial building will be rehabilitated, and adjacent are three proposed brick rowhouses.
- **3<sup>rd</sup> Avenue:** the existing historic brick commercial building is adjacent to an existing historic house; both will be rehabilitated, and east of the historic house two new bungalow style homes are proposed to be constructed. The land to the rear of the properties will provide an open green space along with four additional homes internal to the site, and garages.

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Statement of Intent (page 2)

The entitlements requested, in addition to the tentative map, are setback reductions to better accommodate the new infill development; a small variance in maximum height to accommodate architectural design; and a reduction in parking to accommodate restaurants. We have provided one parking space per residential unit, most in garages, and propose street parking for the commercial uses, as is consistent with other commercial uses in the historic district. We will propose under separate application the addition of diagonal parking on 35<sup>th</sup> Street and 2<sup>nd</sup> Avenue, which will add to the parking supply in front of the development.

As is the case in the central city of Sacramento, current zoning requirements for parking are difficult, if not impossible to meet while maintaining the higher density, mixed-use, pedestrian oriented character of the historic commercial districts. We believe the Oak Park Historic District has special circumstances that warrant a different parking strategy than other parts of the city for its commercial uses.

The architectural design of the various buildings will draw upon the tradition of the use of brick in the historic district. There will be stylistic variety among the new buildings, each intended to respond to its particular street frontage and context. Some buildings will utilize modern materials, some will emphasize traditional materials, and all buildings will approximate a scale and attention to detail found in the best blocks of the district. The architecture of the new buildings will both harmonize and draw contrast to the existing buildings, with the intent of supporting the character of the district while at the same time representing the era of origin of the new buildings- 2010.

Ron Vrilakas  
Vrilakas Architects

11. 18. 2010

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# The **BROADWAY** Triangle Development

## Planning Application Submittal



**Sheet Index:**

- Cover Sheet
- Overall Site Plan
- Overall Perspectives
- Triangle West Site Plan
- Triangle West Elevations
- Triangle West Floor Plans
- Triangle West Floor Plans
- Triangle Center Site Plan
- Triangle Center Elevations
- Triangle Center Floor Plans
- Triangle Center Floor Plans
- Triangle East Site Plan
- Triangle East Elevations
- Triangle East Floor Plans
- Triangle East Floor Plans
- Triangle East Floor Plans
- Material Palette A & B
- Material Palette C, D & E
- Site & Context Photographs
- Site & Context Photographs

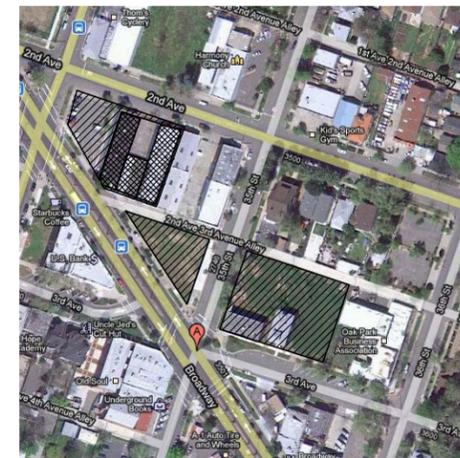
**Project Data:**

Broadway Triangle SF Summary				
	Triangle West	Triangle Center	Triangle East	Project Totals
Site Area:	24,141	10,961	29,927	65,029 sf
Building Area:	19,007	11,704	16,854	47,565 sf
Retail Area:	3768	2622	2577	8,967 sf
Residential Units:	11	7	11	29 units
Apartments Units:	6	4	-	10 apartments
Live Work:	1	-	3	4 Live/Work
Rowhouse:	4	3	3	10 Rowhouse
Single Family:	-	-	3	3 Single Family
Cottages:	-	-	2	2 Cottages
Private Garages:	11	5	10	26 garages
Parking Stalls:	5	-	-	5 stalls

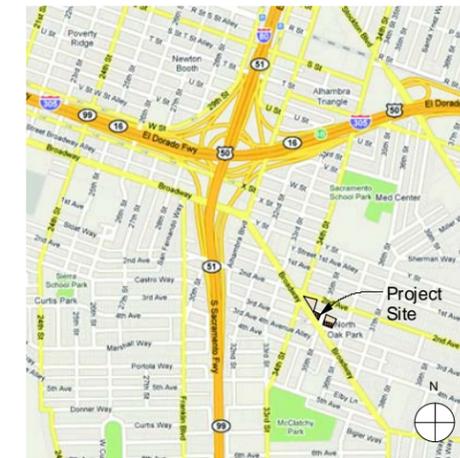
Summary	
Total Site Area:	65,029 sf 1.49 ac
Total Bldg. SF:	47,565 sf
Total Retail:	8,967 sf
Total Residential Units:	29 ea
Total Garages:	26 ea
Total Parking:	5 ca

**Project Map:**



INDICATES PROJECT SITES  
 INDICATES EXISTING BLDG. TO BE DEMOLISHED

**Vicinity Map:**



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 1121 18th STREET SACRAMENTO, CA 95811 T 916.441.4485 F 916.441.4485

the BROADWAY TRIANGLE development

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TRIANGLE CENTER - STOREFRONT



TRIANGLE WEST - BROADWAY



TRIANGLE CENTER - PLAZA

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VRLAKAS architects  
1721 IRVING STREET, SACRAMENTO, CA 95814 T 916.441.4483 F 916.441.6085

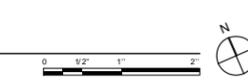
the BROADWAY TRIANGLE development

DATE  
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1 OVERALL SITE PLAN  
SCALE 1" = 30'-0"

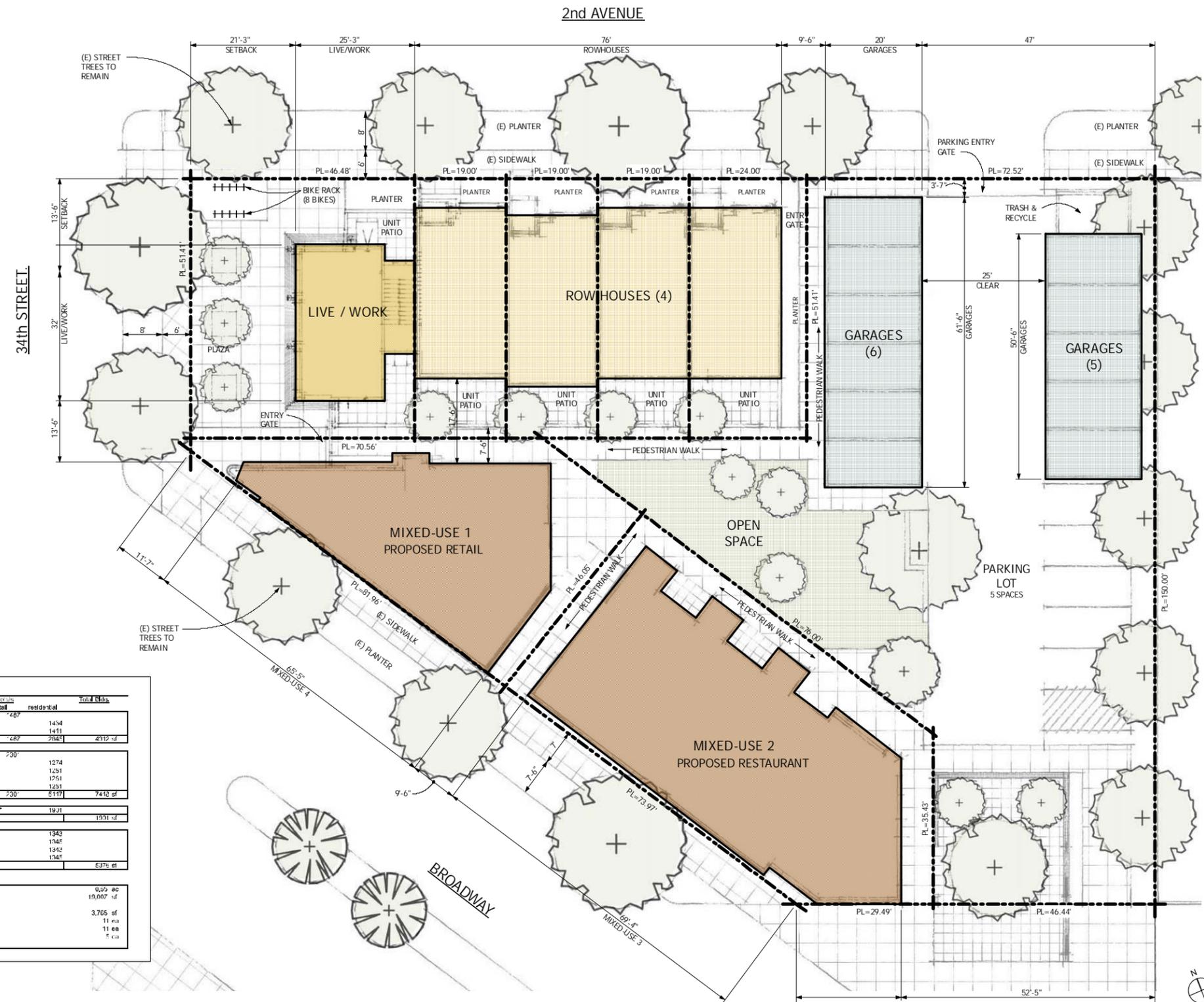


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1221 H STREET, SACRAMENTO, CA 95814 T 916.441.4883 F 916.441.6885

the BROADWAY TRIANGLE development

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11/19/2010

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Triangle West				Subtotal		Total Units	
	1st Floor (SF)	2nd Floor (SF)	3rd Floor (SF)	retail	residential		
Mixed Use 1							
Retail	467			467			
Unit 1		717	717		1434		
Unit 2		119	596		1411		
				467	2845		4312 sf
Mixed Use 2							
Retail	230			230			
Unit 1		223	451		1274		
Unit 2		436	872		1291		
Unit 3		238	476		754		
Unit 4		636	1272		1291		
				230	5117		7412 sf
Live-Work West	59	688	327		1911		1931 sf
Rowhouse West							
Unit 1	634	700			1334		
Unit 2	647	698			1345		
Unit 3	659	709			1368		
Unit 4	647	698			1345		
							5376 sf
Total Site Area: 2,141 sf						0.25 ac	
Total Building Square Footage:						19,007 sf	
Total Retail:						3,765 sf	
Total Residential Units:						11 ea	
Total Garages:						11 ea	
Total Parking Spaces:				203 of ea		5 ea	

1 TRIANGLE WEST - SITE PLAN  
SCALE: 3/32" = 1'-0"



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 1221 IRVING STREET, SACRAMENTO, CA 95814 | P 916.441.4483 | F 916.441.4085

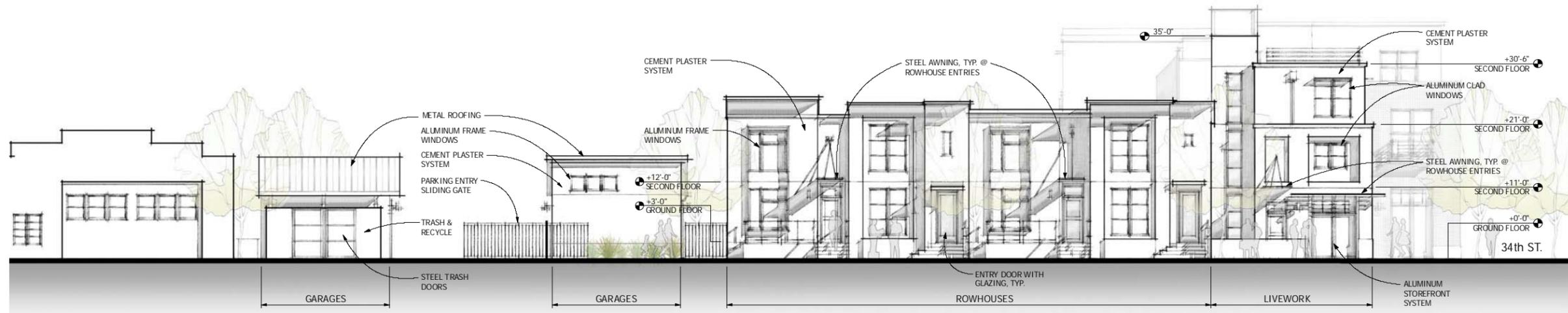
the BROADWAY TRIANGLE development

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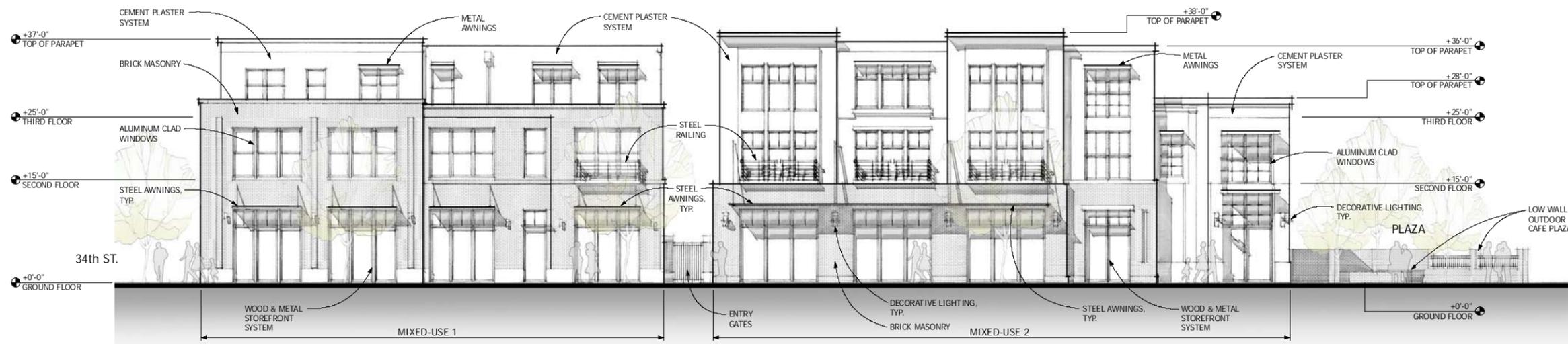
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1 TRIANGLE WEST - 34th STREET (WEST ELEVATION)  
SCALE: 1/8" = 1'-0"



2 TRIANGLE WEST - 2nd AVENUE (NORTH ELEVATION)  
SCALE: 1/8" = 1'-0"



3 TRIANGLE WEST - BROADWAY (SOUTH ELEVATION)  
SCALE: 1/8" = 1'-0"



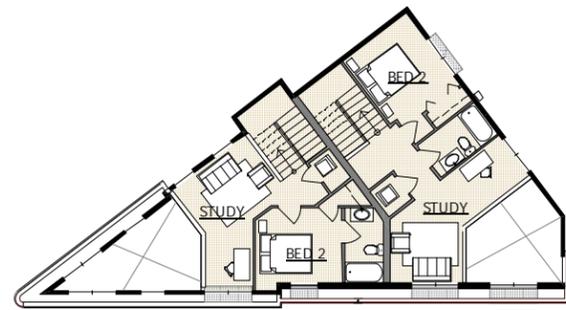
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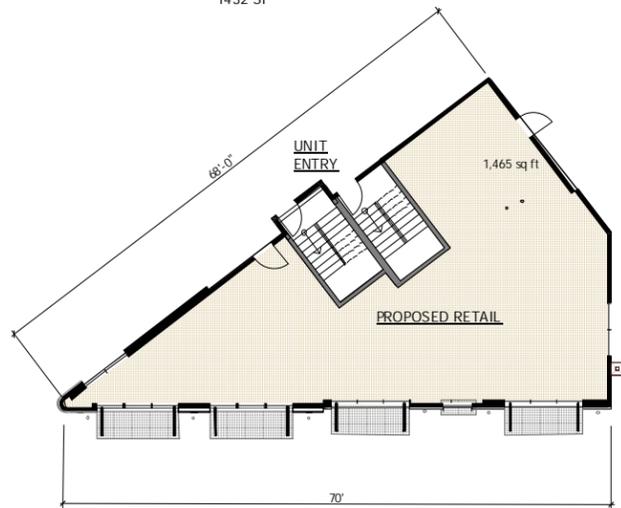
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THIRD FLOOR  
1413 SF

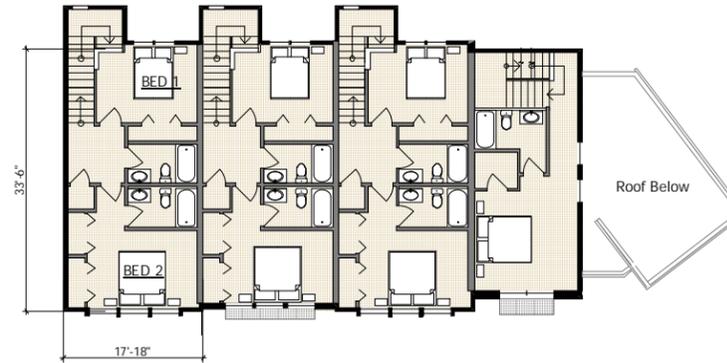


SECOND FLOOR  
1432 SF

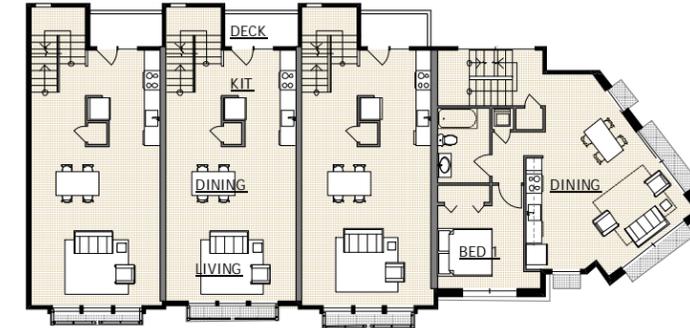


GROUND FLOOR - MIXED USE 1  
1467 SF

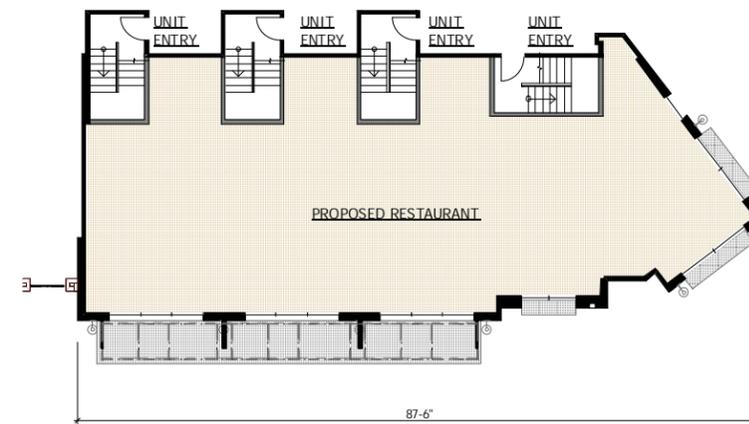
② TRIANGLE WEST - MIXED-USE 1  
SCALE: 1" = 10'



THIRD FLOOR  
2366 SF



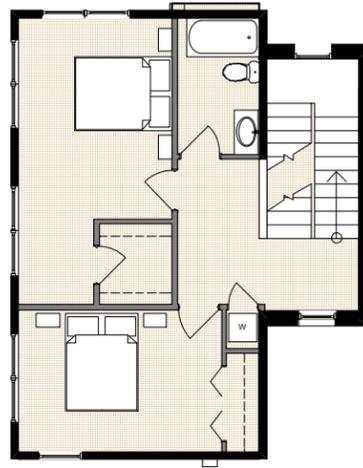
SECOND FLOOR  
2620 SF



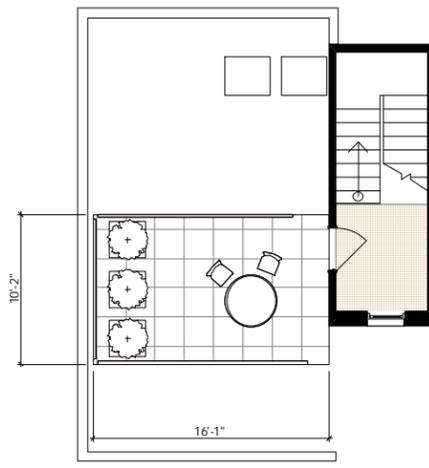
GROUND FLOOR - MIXED USE 2  
2301 SF

① TRIANGLE WEST - MIXED-USE 2  
SCALE: 1" = 10'

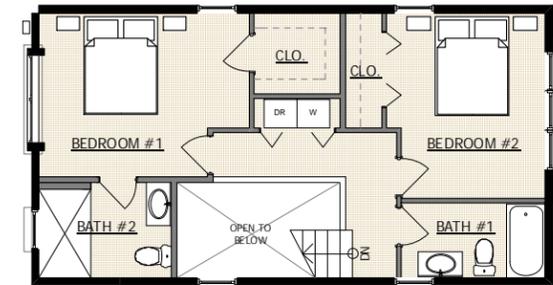
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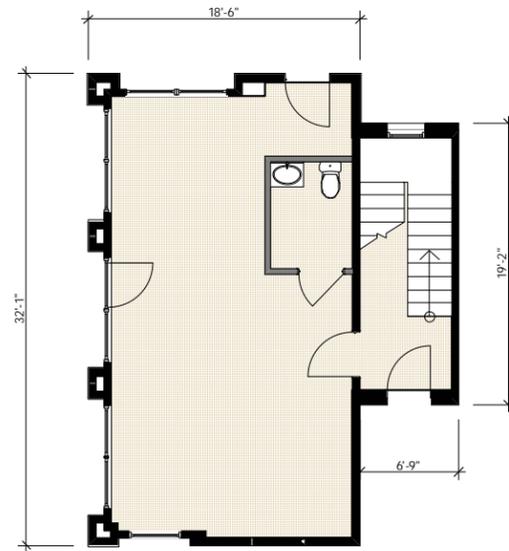
THIRD FLOOR  
56.3 SF



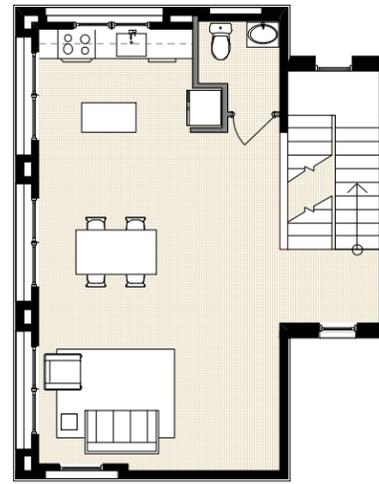
ROOF GARDEN  
210 SF



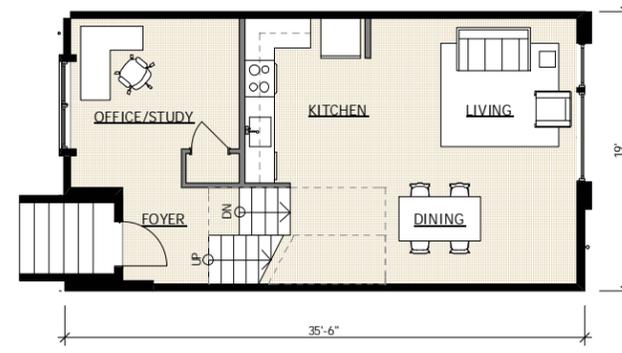
SECOND FLOOR 674 SF



GROUND FLOOR  
506 SF



SECOND FLOOR  
630 SF



GROUND FLOOR 566 SF

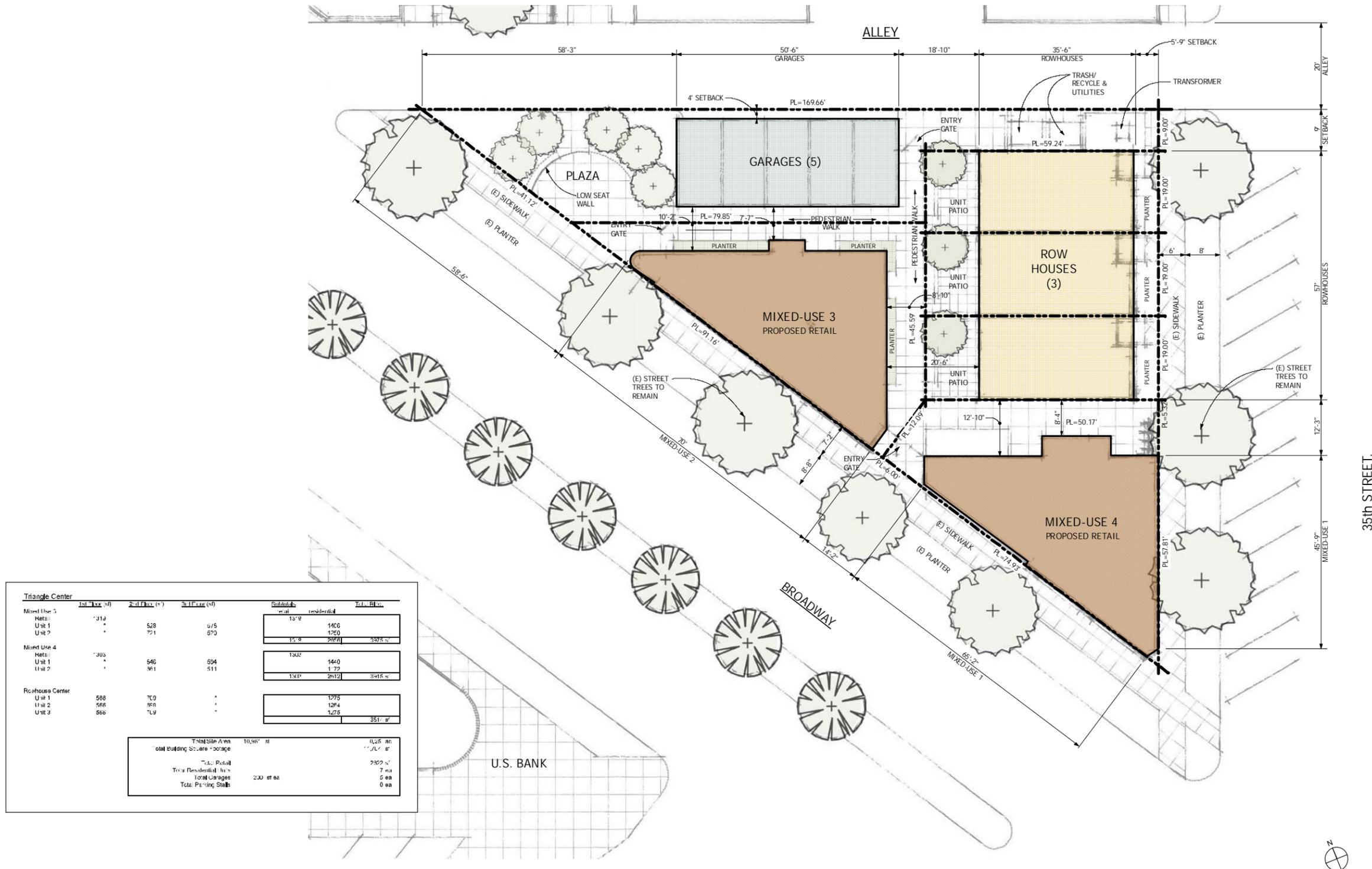
2 TRIANGLE WEST - LIVE/WORK  
SCALE: 3/16" = 1'-0"



1 TRIANGLE WEST - ROWHOUSE  
SCALE: 3/16" = 1'-0"



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Triangle Center	1st Flr (+)	2nd Flr (+)	3rd Flr (+)	Subtotal	Total (+)
Mixed Use 3	312	528	515	1355	1355
Unit 1	•	721	570	1291	1291
Mixed Use 4	305	546	504	1355	1355
Unit 1	•	861	511	1372	1372
Unit 2	•	•	•	•	•
Rowhouse Center	568	709	•	1277	1277
Unit 1	568	858	•	1426	1426
Unit 2	566	719	•	1285	1285
Unit 3	•	•	•	•	•
<b>Total</b>				<b>10,567 sq ft</b>	<b>10,567 sq ft</b>
Total Building Square Footage					10,567 sq ft
Total Retail					2,322 sq ft
Total Residential Units					7 units
Total Garages					5 ea
Total Parking Stalls					0 ea

1 TRIANGLE CENTER - SITE PLAN  
SCALE: 3/32" = 1'-0"

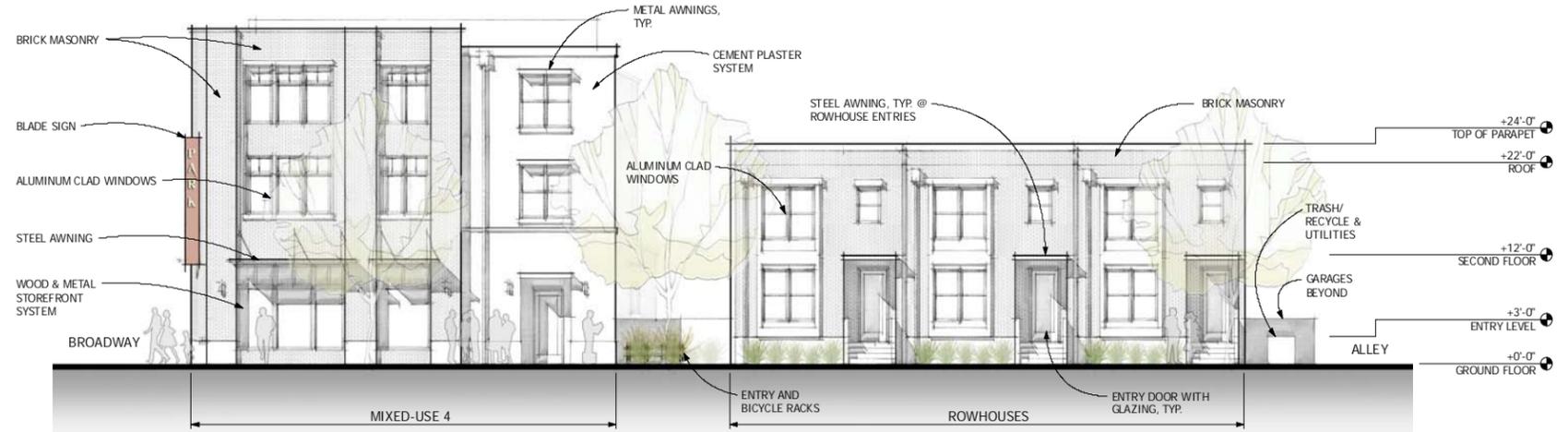


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 1721 18th STREET SACRAMENTO, CA 95814 T 916-441-4865 F 916-440-6885

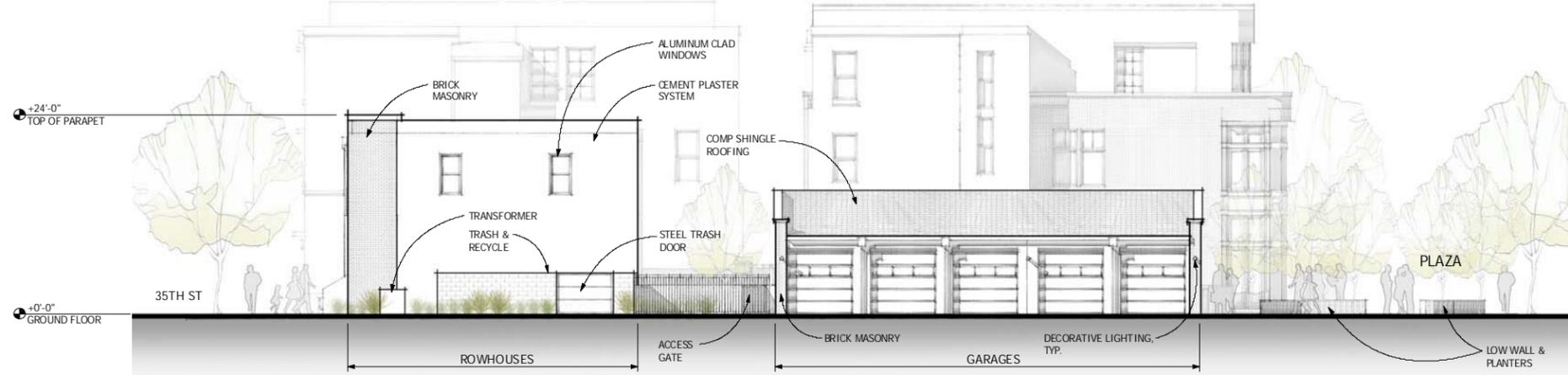
the BROADWAY TRIANGLE development

DATE  
 11/19/2010

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1 TRIANGLE CENTER - 35th STREET (EAST ELEVATION)  
SCALE: 1/8" = 1'-0"



2 TRIANGLE CENTER - ALLEY (NORTH ELEVATION)  
SCALE: 1/8" = 1'-0"



3 TRIANGLE CENTER - BROADWAY (SOUTH ELEVATION)  
SCALE: 1/8" = 1'-0"

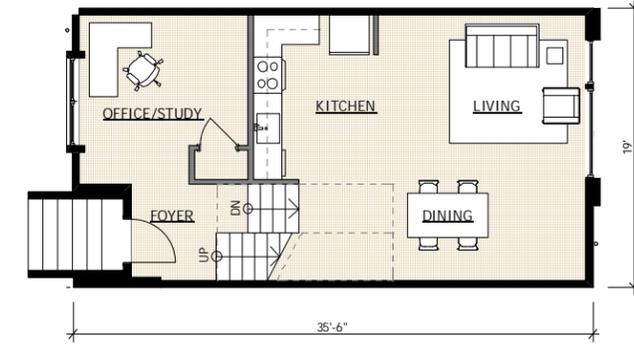
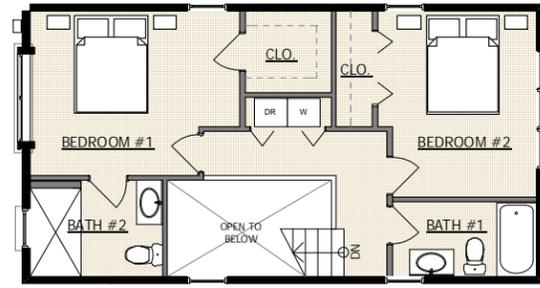
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VRIKAKAS architects  
1721 18th STREET SACRAMENTO, CA 95814 T 916-441-4865 F 916-440-6885

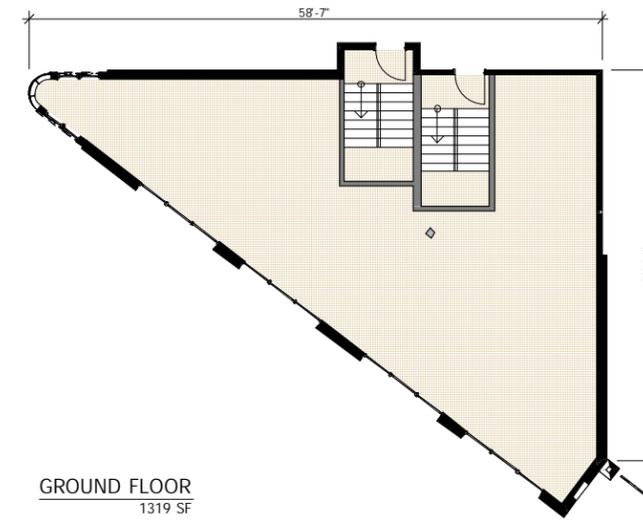
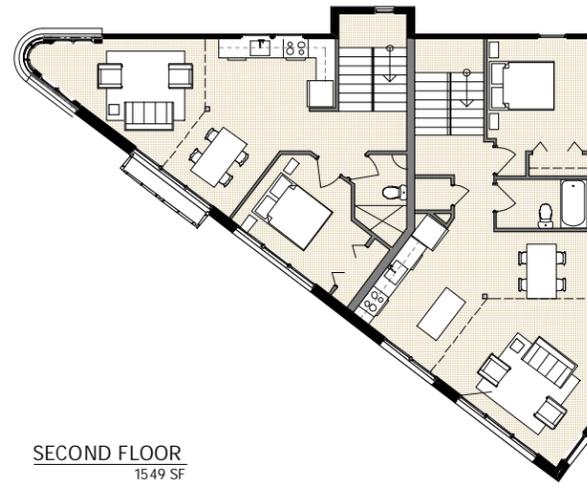
the BROADWAY TRIANGLE development

DATE  
11/19/2010

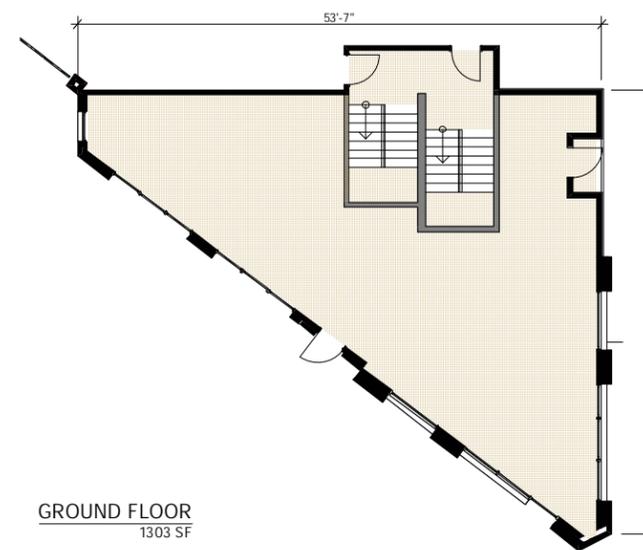
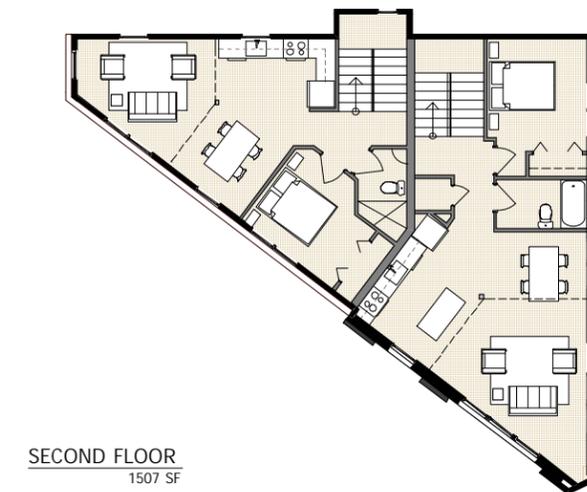
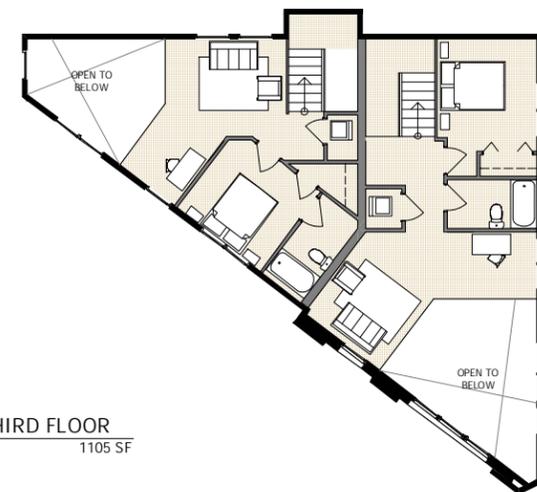
[Return to Table of](#)



1 TRIANGLE CENTER - ROWHOUSE  
SCALE: 3/16" = 1'-0"



3 TRIANGLE CENTER - MIXED-USE 3  
SCALE: 1/8" = 1'-0"



2 TRIANGLE CENTER - MIXED-USE 4  
SCALE: 1/8" = 1'-0"

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VRIKAKAS architects  
1721 18TH STREET SACRAMENTO, CA 95814 T 916-441-4865 F 916-440-6805

the BROADWAY TRIANGLE development

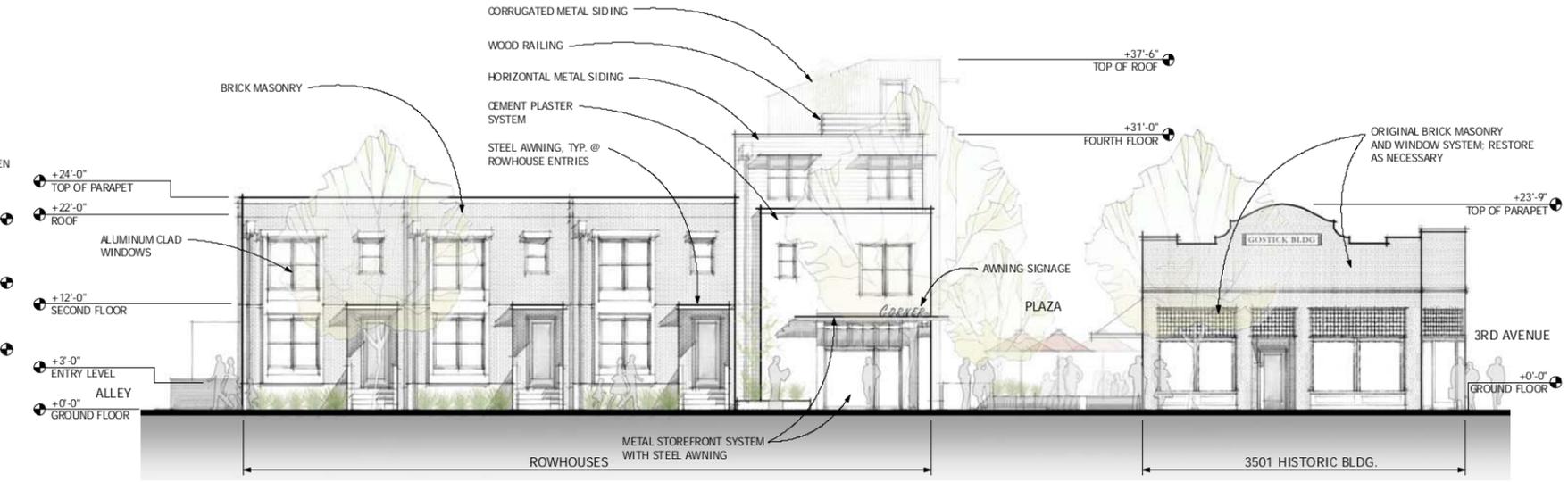
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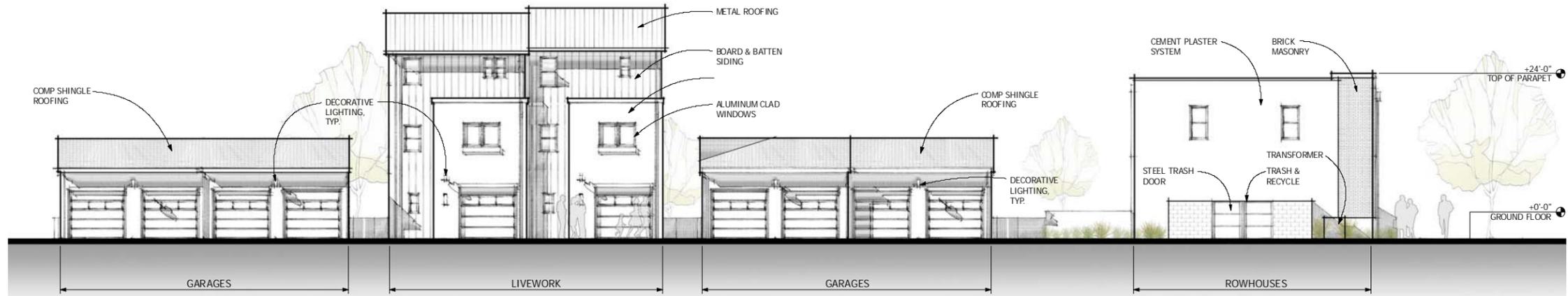
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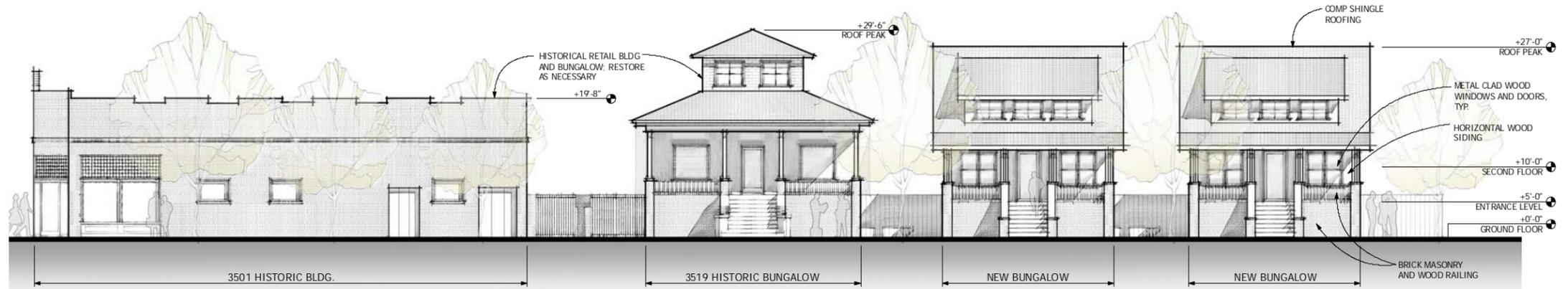
2 TRIANGLE EAST - COTTAGE ELEVATIONS (WEST)  
SCALE: 1/8" = 1'-0"



1 TRIANGLE EAST - 35th STREET (WEST ELEVATION)  
SCALE: 1/8" = 1'-0"



3 TRIANGLE EAST - ALLEY (NORTH ELEVATION)  
SCALE: 1/8" = 1'-0"



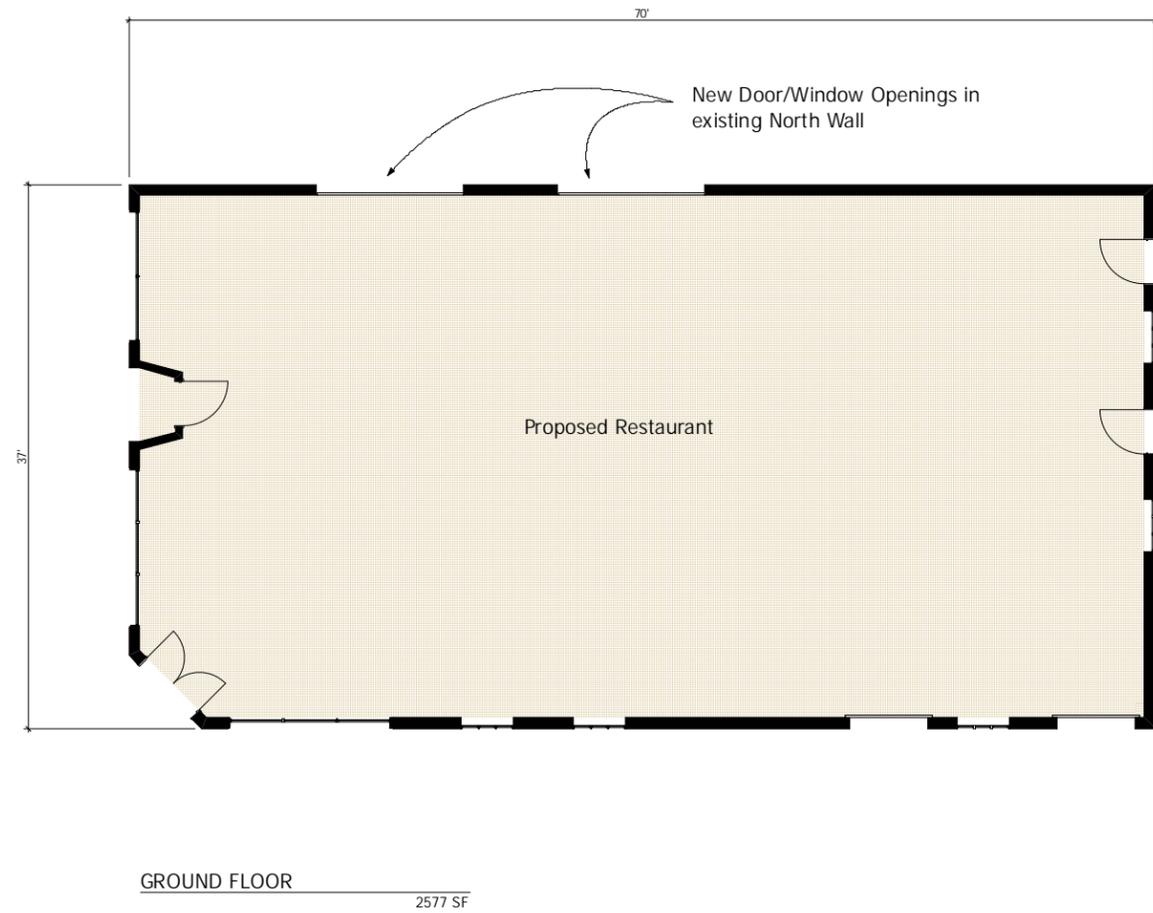
4 TRIANGLE EAST - 3RD AVENUE (SOUTH ELEVATION)  
SCALE: 1/8" = 1'-0"

VRILAKAS architects  
1721 18th STREET SACRAMENTO, CA 95814 T 916.441.4885 F 916.447.4885

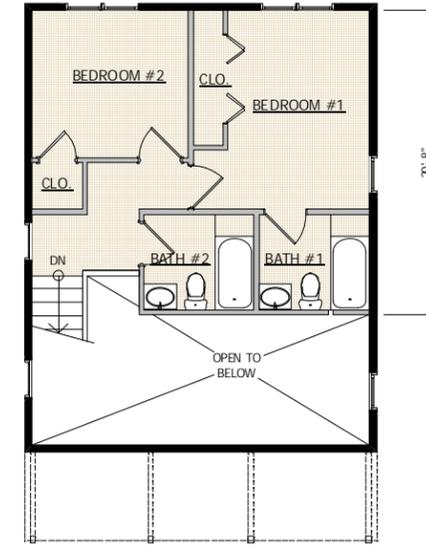
the BROADWAY TRIANGLE development

DATE  
11/19/2010

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2 TRIANGLE EAST: 3501 3RD AVENUE - HISTORIC GOSTICK BLDG  
SCALE: 3/16" = 1'-0"



SECOND FLOOR  
537 SF



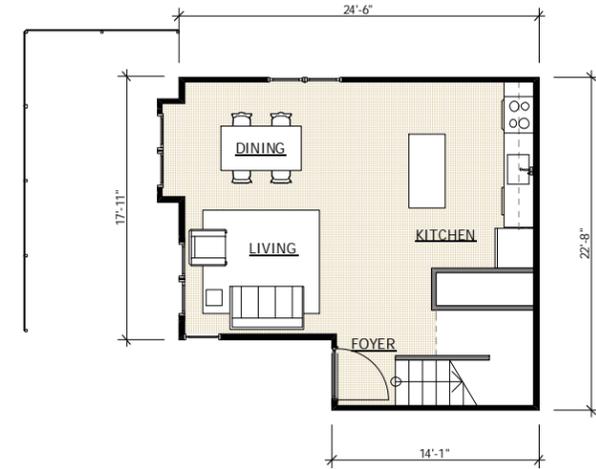
GROUND FLOOR  
680 SF

1 TRIANGLE EAST - NEW BUNGALOW  
SCALE: 3/16" = 1'-0"

[Return to Table of](#)

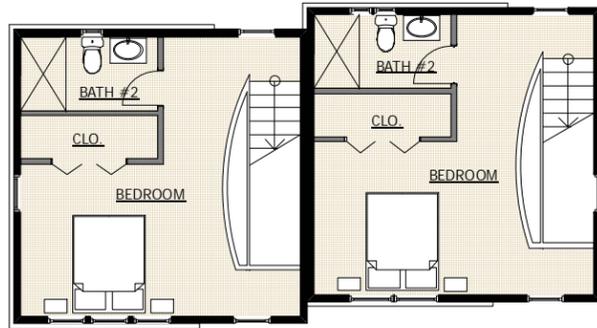


SECOND FLOOR  
515 SF



GROUND FLOOR  
449 SF

② TRIANGLE EAST - COTTAGE  
SCALE: 3/16" = 1'-0"



THIRD FLOOR  
388 SF (EA UNIT)



SECOND FLOOR  
388 SF (EA UNIT)



GROUND FLOOR  
381 SF (EA UNIT)

① TRIANGLE EAST - LIVE/WORK ALLEY  
SCALE: 3/16" = 1'-0"

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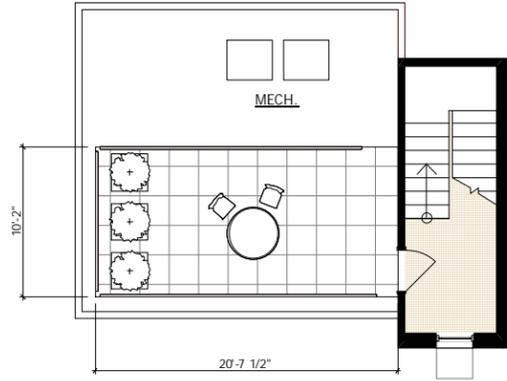
the BROADWAY TRIANGLE development

DATE  
11/19/2010

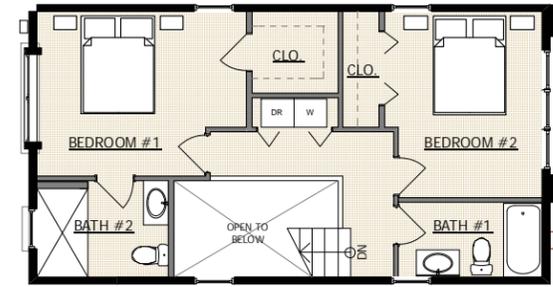
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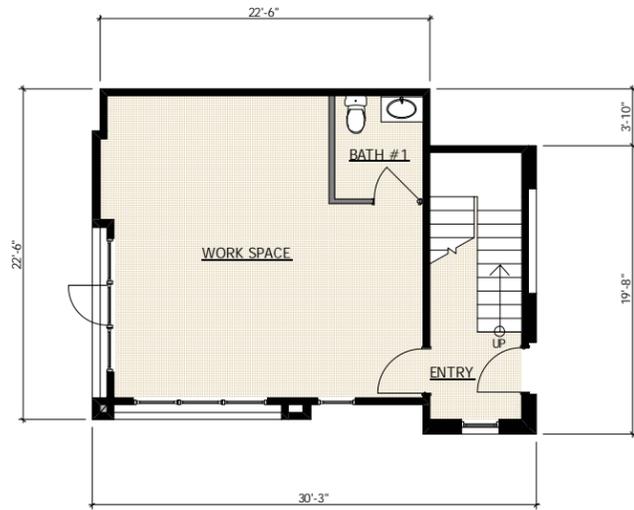
THIRD FLOOR 563 SF



ROOF GARDEN 210 SF



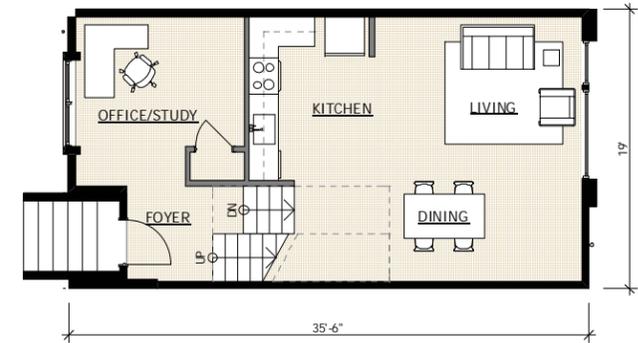
SECOND FLOOR 674 SF



GROUND FLOOR 506 SF



SECOND FLOOR 630 SF



GROUND FLOOR 566 SF

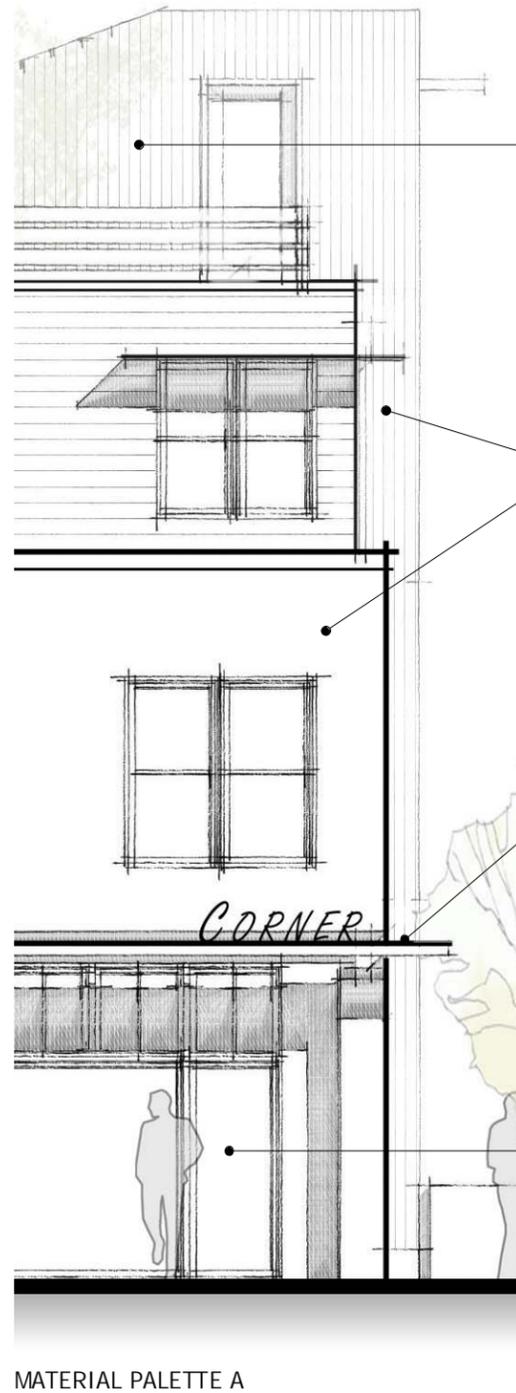
2 TRIANGLE EAST - LIVE/WORK 35TH ST.  
SCALE: 3/16" = 1'-0"



1 TRIANGLE EAST - ROWHOUSE  
SCALE: 3/16" = 1'-0"



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**MATERIAL PALETTE A**  
LIVE / WORK + ROWHOUSE



ROOFTOP PATIO



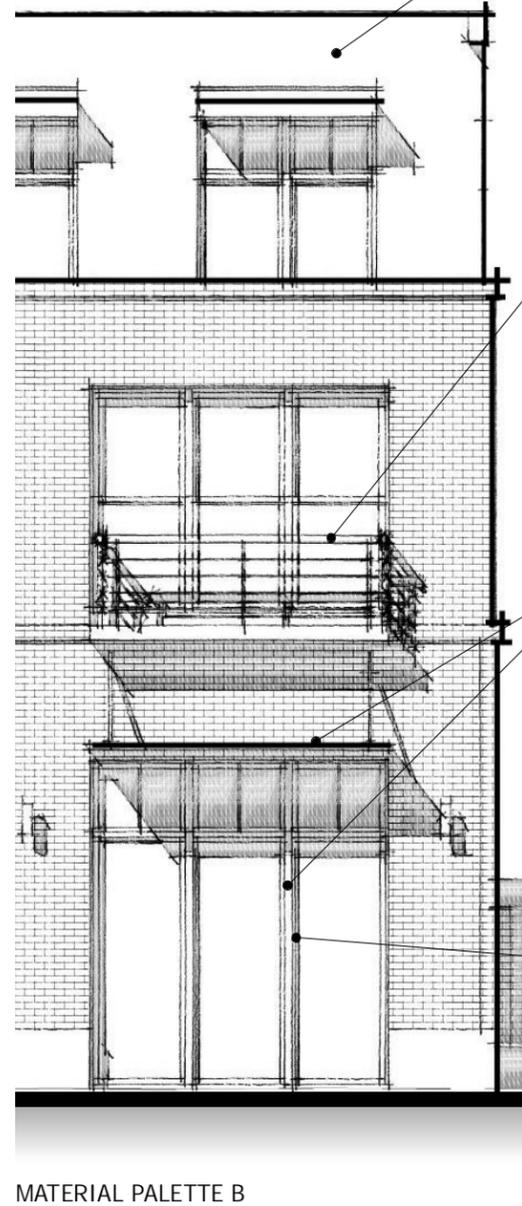
CORRUGATED METAL / PLASTER



DECORATIVE AWNING / SIGNAGE



STOREFRONT GLAZING SYSTEM



**MATERIAL PALETTE B**  
MIXED-USE BROADWAY



CEMENT PLASTER - SMOOTH FINISH



STEEL RAILING



STEEL WINDOW STOREFRONT & AWNING (ALTERNATIVE A)



WOOD WINDOW STOREFRONT (ALTERNATIVE B)

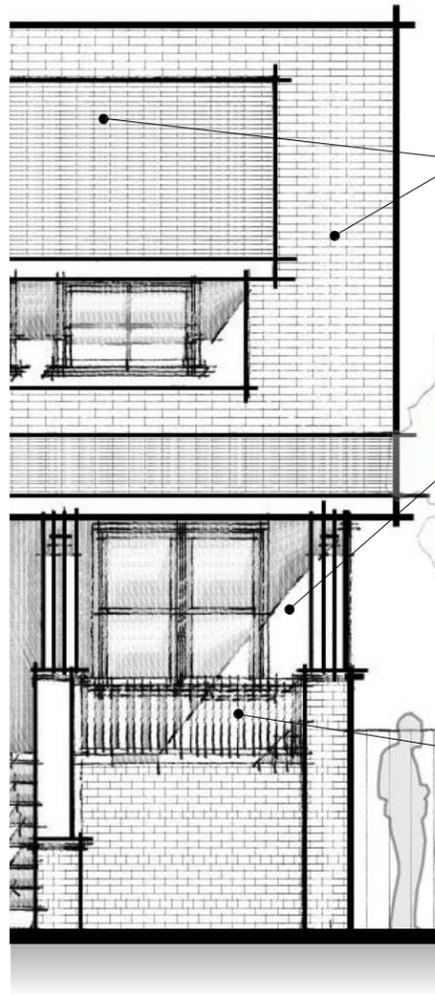
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VRILAKAS architects  
1721 18th STREET SACRAMENTO, CA 95814 T 916-441-4065 F 916-441-0605

the BROADWAY TRIANGLE development

DATE  
11/19/2010

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COMP ROOFING

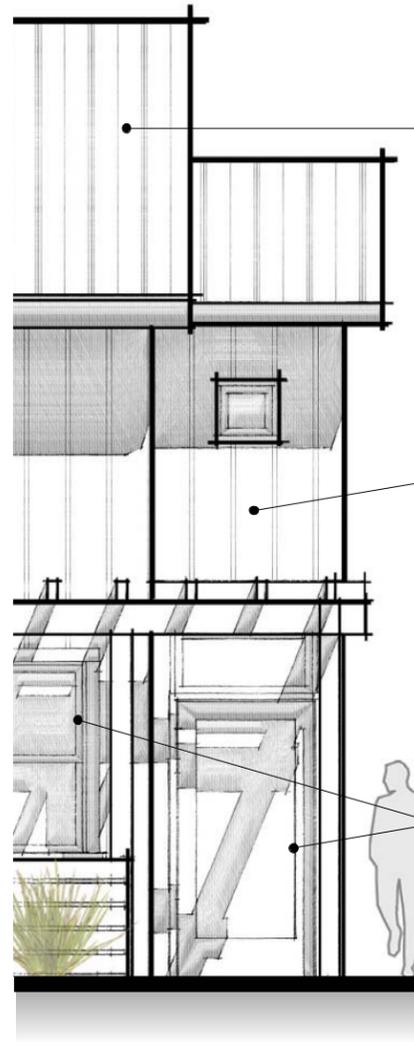


PAINTED SIDING



PORCH WOOD DETAILING

MATERIAL PALETTE C  
NEW BUNGALOW



METAL ROOFING + PAINTED WOOD WINDOWS

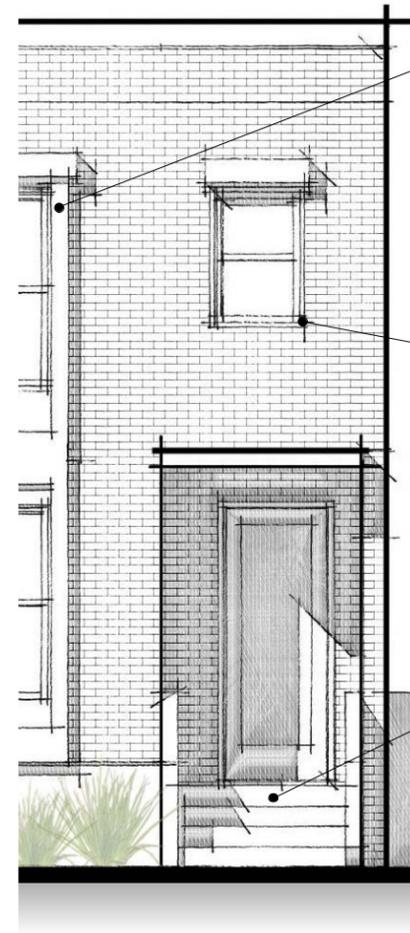


PAINTED BOARD & BATTEN SIDING



PAINTED DOORS & WINDOWS

MATERIAL PALETTE D  
COTTAGE



PAINTED WOOD BAY WINDOW



BRICK & WINDOW + CONCRETE SILL



ENTRY STOOP

MATERIAL PALETTE E  
35th STREET ROWHOUSE

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VRIKAKAS architects  
1721 18th STREET SACRAMENTO, CA 95814 T 916-441-4865 F 916-440-0685

the BROADWAY TRIANGLE development

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1 3RD AVENUE, LOOKING NORTH AT SITE



2 3RD AVENUE, LOOKING SOUTH



3 BROADWAY AVENUE, LOOKING NORTH AT SITE



4 BROADWAY AVENUE, LOOKING SOUTH



5 2ND/3RD AVENUE ALLEY, LOOKING NORTH



6 34TH STREET, LOOKING WEST



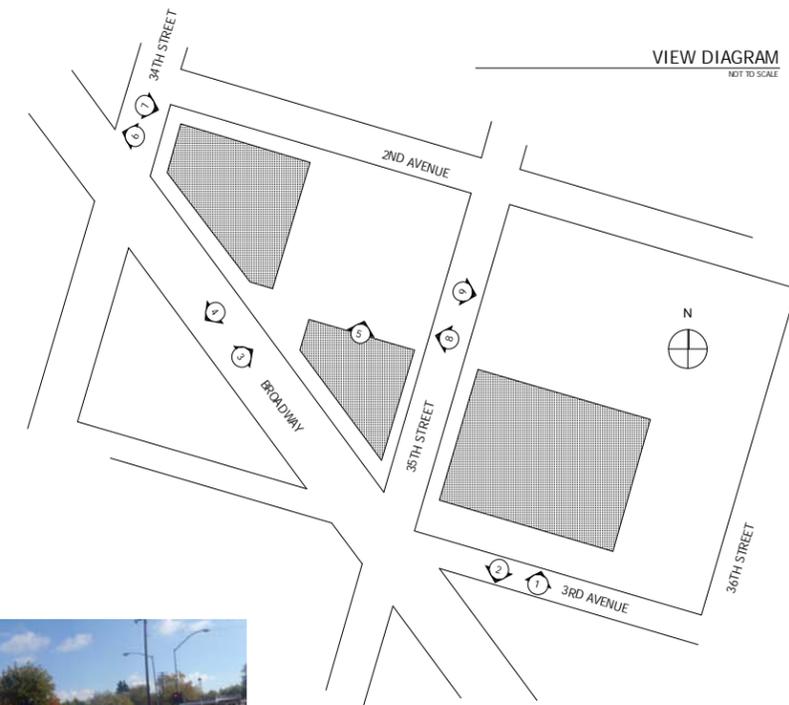
7 34TH STREET, LOOKING EAST



8 35TH STREET, LOOKING WEST



9 35TH STREET, LOOKING EAST



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VRLAKAS architects  
1120 18th STREET SACRAMENTO CA 95814 T 916.441.4885 F 916.449.0885

the BROADWAY TRIANGLE development

DATE  
11/19/2010

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10 2ND AVENUE WEST, LOOKING NORTH



11 2ND AVENUE WEST, LOOKING SOUTH



12 2ND AVENUE EAST, LOOKING NORTH



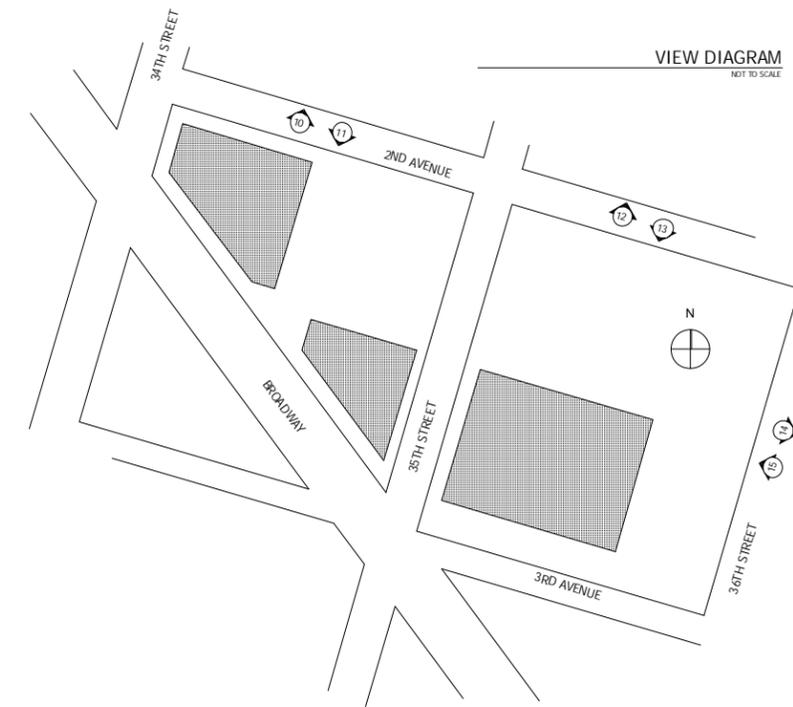
13 2ND AVENUE EAST, LOOKING SOUTH



14 36TH STREET, LOOKING EAST



15 36TH STREET, LOOKING WEST



VIEW DIAGRAM  
NOT TO SCALE

VRILAKAS architects  
1121 10th STREET, SACRAMENTO, CA 95814 T 916.441.4885 F 916.447.4885

the BROADWAY TRIANGLE development

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11/19/2010

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