



# REPORT TO PRESERVATION COMMISSION City of Sacramento

# 2

915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING  
October 5, 2011

Members of the Preservation Commission

**Subject: Powerhouse Science Center (PB10-013)** A request for preservation and design approval for the 81,000 square foot Powerhouse Science Center consisting of the rehabilitation of the historic Landmark PG&E power station, construction of a new planetarium/science center, and construction of a new 346 space parking garage located on approximately 5.38 acres in the River District Special Planning District. The site is currently developed with the vacant PG&E Station B, a historic Landmark building. Environmental Determination: Addendum to a Previously Approved Mitigated Negative Declaration

- A. Preservation and Design approval for the rehabilitation and new construction of the 81,000 square foot Powerhouse Science Center consisting of the rehabilitation of the historic Landmark PG&E power station and the construction of a new planetarium/science center, and construction of a new 346 space parking garage located on approximately 5.38 acres in the General Commercial (C-2-SPD) Zone River District Special Planning District.

**Location/Council District:**

400 Jibboom Street, Sacramento CA, 95811  
Assessor's Parcel Number: 001-0190-004, -005, -006, -009, -011, -015, and 016  
Council District 1

**Recommendation:** Staff requests the Preservation Commission approve the request based on the findings and subject to the conditions listed on Attachment 1. The Commission has final authority over item A above and its decision is appealable to the City Council.

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**Applicant:** Debora Fee, Discovery Museum of Sacramento, 3615 Auburn Boulevard  
Sacramento, Ca 95821

**Owner:** City of Sacramento, Parks & Recreation Department, 915 I Street, Sacramento,  
Ca 9581

**Summary:** The applicant is proposing to rehabilitate the historic Pacific Gas & Electric (PG&E) Station B and construct additional structures, including site improvements, in order to establish the Powerhouse Science Center. The 81,000 square foot development consists of a new planetarium/learning center, parking structure and surface parking areas, solar structures, rehabilitation of the former PG&E Station B historic structure, and site grading and a landscape plan including hardscape drives, walkways, water features, seating areas and plantings, including roof-top plantings. The goal of the Powerhouse Science Center is to provide a high-tech, hands-on, science museum that will become a regional destination for area students, teachers, and families. The Powerhouse Science Center is anticipated to attract approximately 250,000 visitors a year.

Staff strongly supports the project as it affords a significant opportunity for an exciting adaptive reuse of a long-vacant historic building, in compliance with the Secretary of the Interior's Rehabilitation Standards, it activates a spectacular site along the Sacramento River adjoining Matsui Park and the levee bikepath, and is a major project, with its new components and uses, that is consistent with the River District Specific Plan.

**Note City Code Regarding Preservation Commission Review of Joint Projects:** In situations such as this, where a project involves multiple parcels subject to both Preservation review and Design review, the City Attorney has opined that City Code requires that the project's review be conducted by the Preservation review body, in this case the Preservation Commission. However note that the Commission shall evaluate the project relative to the applicable Design Review District Guidelines for those parts of the project not subject to Preservation review. In this case, the Preservation review applies to the historic power station rehabilitation and attachments to it and its surrounding site work, and the Design Review applies to the remainder of the project. The project review involves both the applicable Secretary of the Interior's Standards for the Treatment of Historic Properties, primarily the Rehabilitation Standards, as well as the applicable River District Design Guidelines. Wherever there may be discrepancies between the Rehabilitation Standards and the Design Guidelines, the Rehabilitation Standards shall govern.

The Secretary of the Interior's Rehabilitation Standards are included as Attachment 7. The River District Design Guidelines may be accessed at this link:  
<http://www.cityofsacramento.org/dsd/projects/riverdistrict.cfm>

The project's final designs – involving the proposed new structures (excluding interior of new structures;) the proposed work involving the exterior and the publically-accessible interiors of the historic structure; the design of the project's signage, and the site/landscape design – are before the Preservation Commission at this hearing for approval.

<b>Project Information</b>
<b>General Plan designation:</b> Parks and Recreation
<b>Existing zoning of site:</b> General Commercial (C-2-SPD)
<b>Design Review Area:</b> River District
<b>Special Planning District:</b> River District
<b>Landmark Building:</b> PG&E Station B
<b>Existing use of site:</b> Vacant Power Station
<b>Property area:</b> 5.38 Acres

**Background Information:** Since the Preservation Commission's previous meeting for "Review & Comment" on the project, the PG&E Station B building has been officially listed as an historic Landmark in the Sacramento Register of Historic & Cultural Resources.

The subject site consists of 5.38 partially developed acres immediately east of and adjacent to the Sacramento River and its associated levee, now also a bike path. The site includes the historic Pacific Gas & Electric (PG& E) Station B, and is immediately adjacent to the Robert T. Matsui Waterfront Park, to the site's south. The power station is a Sacramento historic Landmark and is also listed in both the California and National Registers of Historic Places.

Aside from the Power Station structure, the site is vacant. The former water intake structure, also an historic Landmark, is located at the northwest boundary of the subject site, projecting into the Sacramento River.

The Sacramento River Station "B" (the Power Station) was designed by Willis Polk and built by PG&E as a back-up station to the original power plant, Station A, located at 6<sup>th</sup> and H Streets. The original design intended the Power Station to be the centerpiece of a public park. This park, however, was never realized. As the Power Station was originally surrounded by mostly industrial uses, it was designed such that the river-facing façade was the primary elevation. The unfinished east façade, the one that is most visible today from Jibboom Street and Interstate 5, is actually the rear of the building.

The Power Station remained operational as a source of auxiliary power through the 1930's. Through the 1940's and 1950's, the Power Station was used for test purposes only and it was formally closed in 1954. Shortly after its closure, all mechanical equipment was removed. Interstate 5 was constructed to the east of the site during the 1960's. A number of highway commercial related businesses including service stations, hotels, and restaurants were developed in close proximity to the Power Station after the interstate freeway was completed.

Due largely to the preceding industrial uses, the subject site was also a superfund site. Delisted in 1991, lead-contaminated soil was remediated with the installation of two clay caps that now restrict development and placement of buildings on the south and east sides of the Powerhouse.

The applicant proposes to rehabilitate the former PG&E power station building and construct new structures and develop the site in order to establish a new 81,000 square foot Powerhouse Science Center. The proposed project includes a new planetarium, learning center and café structure connected with a walkway to the existing power station building, site improvements, and a new elevated parking structure.

**Prior Hearings:** The Preservation Commission conducted a Review and Comment session on this project on April 7, 2010. The Preservation Commission's comments were supportive of the project. A summary of the Commission's comments has been included in this report as Attachment 5.

At its' September 22, 2011, hearing, the City Planning Commission also: A. Approved the Addendum to a previously-approved Mitigated Negative Declaration environmental document; and B. Approved various planning entitlements for the 81,000 square-foot Science Center, its' associated 346 space parking garage, and the project's requested signage variance.

**Public/Neighborhood Outreach and Comments:** City staff sent project notifications to The River District PBID, Sacramento Old City Association, Alkali and Mansion Flat Neighborhood Association, Old Sacramento Business Association, Walk Sacramento, Sacramento Area Bicycle Advocates, and to all property owners within 500 feet of the subject site. In addition, the site was posted with a public hearing notice. As of the date of this report, no public comments have been received.

The applicant has provided a package of letters of support that were submitted with the project's application to the State of California's Proposition 84 assistance for nature education facilities. These letters are included as Attachment 6 of this report and include support from Congresswoman Doris Matsui; The Downtown Sacramento Partnership; the Twin River School District; California State University, Sacramento; University of California, Davis; and the Sacramento Area Regional Technology Alliance.

**Environmental Considerations:** On June 1, 2010, the City Council adopted a Mitigated Negative Declaration (MND) and adopted a Mitigation Monitoring Plan (MMP) for the Powerhouse Science Center Project. The Environmental Services Manager has reviewed the project for compliance with the requirements of the California Environmental Quality Act (CEQA). The project is determined to fall within the scope of the MND for Powerhouse Science Center Project. The Adopted MND adequately described the environmental effects of the proposed project, with minor technical changes to the originally approved project description. The analyses and mitigation measures are reaffirmed.

An Addendum to the MND has been prepared describing the proposed Powerhouse Science Center and evaluating the potential environmental effects of the proposed project. The Addendum defines the project description and justification for use of an Addendum pursuant to the California Environmental Quality Act (CEQA) Guidelines (Section 15164). See links below for these environmental documents pertaining to the project.

**Policy Considerations:** The subject site is designated as Parks and Recreation on the General Plan Land Use and Urban Form Diagram. This General Plan designation includes greenways, large developed parks, and other areas primarily used for recreation. The General Plan recognizes this designation can contain sports, entertainment, and other public/quasi-public facilities that can generate large crowds and that special care must be taken in locating such uses. The Powerhouse Science Center qualifies as a compatible Public/Quasi Public use as the proposed use will be a cultural/learning facility that has been designed to complement the surrounding recreational facilities, including Robert T. Matsui Park and the Sacramento River Bike Trail.

### 2030 General Plan Goals and Policies

Staff finds the project is generally consistent with the 2030 General Plan's goals and policies relative to Land Use & Urban Design, Historic & Cultural Resources, and Education, Recreation, and Culture. The development of the Powerhouse Science Center promotes the following General Plan Goals and Policies.

- The City shall reduce the visual prominence of parking within the public realm by requiring most off-street parking to be located behind or within structures or otherwise fully or partially screened from public view (LU2.7.8)
- The City shall identify historic and cultural resources including individual properties, districts, and sites (e.g. archaeological sites) to provide adequate protection of these resources. (HCR 2.1.1)
- The City shall review proposed new development, alterations, and rehabilitation/remodels for compatibility with the surrounding historic context. The City shall pay special attention to the scale, massing, and relationship of proposed new development to surrounding historic resources (HCR 2.1.11)
- The City shall encourage the adaptive reuse of historic resources when the original use of the resource is no longer feasible. (HCR 2.1.13)
- The City shall partner with universities and local institutions, libraries, arts and cultural organizations and facilities, and creative individuals and supporters to strengthen the region's network of cultural resources. (ERC 4.1.1)
- The City shall support the development and expansion of world-class destination attractions throughout Sacramento including museums, zoos, and the Sacramento River and American River Waterfronts. (ERC 5.1.1)
- The City shall support expanded educational activities at the city's cultural facilities (ERC 5.1.3)

**Design Guidelines Considerations:** The subject site is within the River District Design Review area and subject to the River District Design Guidelines. These Guidelines are

meant to provide design direction as the River District is transformed from a light industrial and warehouse area to a diverse urban community. These Guidelines provide policy guidance to the Preservation Commission, Design Commission, Sacramento Housing and Redevelopment Commission, Planning Commission, and the City Council. The guidelines provide City Staff and private interests a common basis for the evaluation of design and development issues during the design review and approval process. Due to the nature of the proposed project, the guidelines relating to both the public realm and private realm were considered in reviewing this project.

### *Public Realm*

The Public Real includes publicly-owned street rights-of-way, alleys, plazas, squares, courtyards, parks, trails, and bikeways. The proposed project is consistent with the following River District Design Guidelines goals and policies as they relate to the public realm:

- The Sacramento and American Rivers shall be accessible throughout the District and designed to attract a diversity of uses complimentary to each specific place in the district. (B.1)
- Pedestrian and bike facilities should be a source of creative inspiration for accessing the riverfronts of the District and shall maximize the opportunities for public access to the rivers. (D.4)
- Trees and other plant materials shall be provided as a means of enriching the pedestrian experience, enhancing River District aesthetics, and improving the ecological function of the urban environment. (E)

### *Private Realm*

The Private Realm guidelines are meant to provide direction rather than prescriptive requirements and relate to site planning; building types; massing & building configuration; parking & vehicle access; and River District infill with Respect to Historic Resources. The proposed project is consistent with the following River District Design Guidelines goals and policies as they relate to the private realm:

- New buildings shall have a setback appropriate to the district, typically similar to immediately adjacent existing buildings. (B.1)
- Lot coverage shall be used to control the scale and massing of a building by limiting the building footprint to ensure that a given parcel, and its adjacent parcels, have suitable access to light and air. (B.2)
- Open space is essential and shall be provided onsite for new developments, in a range of public, common and private open space types. (B.3)
- Encourage the provision of new Small Public Open Spaces. (B.4)

- On-site open space shall be landscaped to make the space comfortable, attractive, and complimentary with surrounding architecture. (B.5).
- Low-rise commercial development shall be desirable building types included as a viable strategy that contribute to the sustainability of neighborhoods, providing employment centers and daytime activity. (C.2a)
- The public space of the street shall be defined on both sides by buildings forming a street wall of a consistent height and defined articulation. (D.2)
- Rooftop design shall be integrated into the overall design scheme of the building, including mechanical penthouse enclosures and green design elements. (D.3e)
- The street walls defining urban blocks shall be articulated to create rhythm and variety, achieving a fine grained pattern to the urban fabric. (D.4c)
- To provide human scale to buildings, windows shall be well-proportioned, varied across a project, articulate the wall system, and be operable where appropriate. (D.4e)
- Entrances shall be well-designed, appropriately scaled, and easy to find. They shall be a special feature in the design of the building. (D.4f)
- Buildings shall be constructed with exterior materials of the highest quality. Exterior materials, textures and colors shall be selected to further articulate the building design. (D.4i)
- All signage on the exterior, or visible from the exterior, of a structure shall be designed to carefully integrate with the structure's architecture, and should enhance the appearance of the structure as well as contribute to the overall character of the streetscape. (D.4k)

Staff finds that the Powerhouse Science Center meets the intent of both the Public and Private Realm design guidelines for the River District Design Review District as the project maintains a creative street wall with active, transparent main entry at the ground floor. Also, ample outdoor seating areas have been provided adjacent to the existing Sacramento River Parkway. Furthermore a green roof is proposed for a portion of the second floor; the garage has been set back from the public street and with base and end treatments designed to complement the new planetarium/science center; and the new additions have been designed to frame the historic power station, provide a park-like setting appropriate to the complex's neighboring Matsui park as well as appropriate to its' historic and contemporary structures, and also the site plan is designed to respect the historic power station massing and significant facades, as well as provide connections, both visually and physically, between Jibboom Street, the levee/bikepath, and the historic sight-line through to the historic water intake facility.

Rehabilitation Standards

The following is the list of the Secretary of the Interior's Rehabilitation Standards for the Treatment of Historic Properties, with the Standards most applicable to this project highlighted:

- 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.***

Staff finds that the proposed scope of work for the Powerhouse Science Center complies with the Secretary of the Interior's Rehabilitation Standards. The project's considerations for the historic building's significant character-defining features, its primary and secondary facades, its form and massing, its original "front" facing the Sacramento River prior to the levee's construction, and the introduction of new exhibit flooring while providing for openings reflecting the interior volumes, is a respectful adaptive reuse of a building designed to generate power. The new structures' massing, connection, and locations are carefully separated from, connect to, and respectful of the historic structure, while clearly reflecting a contemporary and exciting design and materials palette. Staff notes that the evolved design has moved office and restroom uses, which had earlier been proposed to be located in the historic building, to the new planetarium/learning center structure, freeing up more of the volume of space in the historic building. And also, notes the elimination entirely of the walkway/elevator structures which had extended along the entire east façade of the historic structure are now limited to a smaller, translucent walkway connection on only one portion of the south wing's eastern façade. The new planetarium/learning center structure has also been moved more to the south than the earlier concept plans, and care has been taken to ensure the new structure's rooflines are lower than that of the historic structure in those areas where it is important to understand the form and massing of the historic building.

**Project Design and Staff Evaluation:**

Staff supports the project which is anticipated to be an exciting project along the Sacramento River and within the recently adopted River District Special Planning District. The applicant and architect have been very responsive to comments and concerns throughout the process which is reflected in the final plans attached. The project proposes an adaptive reuse of a historic landmark and new structures on the site that will establish a new science center for the City and the Region, providing a high-tech, hands-on, science center that will become a destination for area students, teachers, and families.

**Site Plan**

The project consists of three major components: the rehabilitation of the Power Station, the construction of the new earth & space sciences center, and the construction of a new parking structure. Considerable site work, including a comprehensive new landscape plan, as well as improvements to the northern portion of Robert T. Matsui Park, will also be included as part of the project.

The subject site is bounded by Jibboom Street to the east, the Sacramento River Bike Trail to the west, Robert T. Matsui Park to the south, and an existing hotel to the north. The existing PowerStation is roughly in the center of the site. The proposed parking

structure will be located at the northern end of the site, adjacent to an existing two-story hotel. The site is delineated between the visitor/science center realm in the south portion of the site and the vehicular realm along the sites' northern portion, maintaining the historic east/west connection between the historic water intake facility and the water treatment plant. This east west connection will provide the site's vehicular access, and also provides new access to the river and its levee bike path from the public street through the site.

The project's main vehicular driveway will enter the site from Jibboom Street, immediately south of the new parking garage and will provide full access for cars, bicycles, buses and fire trucks to and from Jibboom Street. Vehicular traffic will enter the site via the main driveway and will have the choice to turn right to enter the parking garage or straight to the passenger loading area. Bus traffic will utilize the one-way driveway when dropping off school children, or larger groups. The pick-up/drop off area and pedestrian path from the garage to the main entry will be delineated by stamped concrete.

Due to the presence of a clay contaminant cap, the new Earth & Space Sciences Center will be located to the east and somewhat south of the Power Station adjacent to the Jibboom Street frontage. The visitor loading and gathering area will be located directly in front of this building, at its north side. The east side of this building will be adjacent to the Jibboom street right-of-way, with a proposed seven-foot planter of shrubs and trees separating the building from the public sidewalk.

Several notable features will also be incorporated in the site plan. A river rock bed with wood deck path on the south side of the main driveway will provide pedestrian access to the bike trail and river from Jibboom Street. Since the eastern end of this path extends over the clay contaminant cap, the applicant proposes to install solar "trees." A pedestrian path/ramp up to the top of the levee will be provided at the western end of the path. Seating areas on several levels will also be provided adjacent to the ramps that will provide views of the front of the Power Station.

To the north of the site's pedestrian path, immediately east of the levee, another, larger seating area will be provided. This will be a shaded area at the same level as the top of the levee. This area will provide visitors with views of the both the river and the Power Station. To the south of pedestrian path, adjacent to the Power Station, is a proposed terraced seating area. At the south end of the terraced seating area will be new shade structures and a living machine that will assist in the processing of wastewater for the Science Center.

## **Buildings**

### **1. Landmark Power Station**

A major component of the project is the rehabilitation of the historic 19,250 square foot Landmark PG&E River Station B building located in the center of the site. The existing building has a parapet height of 58'-8" with roof monitors extending to 67'. The west

façade, facing the river, is the primary elevation with a large, recessed, arched entry. Along with the west façade, the north and south facades feature Beaux Arts-style exterior plaster details. The east façade of the building is unfinished and was generally more of the “working” side of the site, historically seeing the area to the east and north of the building housing various electrical or mechanical equipment, supporting the theory that the building’s east wall most probably was not intended to be finished with the same level of detail as the other elevations. The exterior historic features, including the smooth stucco finish, architectural detailing, quoining, cartouche, and PG&E signage, will be rehabilitated. Since analysis is underway relative to the building’s original window sashes, doors and roof monitors to determine their condition and the feasibility of repair and/or replacement, Staff is noting its’ recommended condition of approval, below, in compliance with the Rehabilitation Standards, relative to applicant’s providing Preservation Staff with these evaluation reports and that Preservation Staff would need to concur with the decision/s relative to repair and or replacement, and if the evaluations indicate that replacement is warranted, Staff would need to approve the design and materials for the replacements.

The now vacant interior of the building – all metal equipment was removed by earlier owners – will be repaired and/or reinforced to address structural and seismic issues. The floor space in the Power Station will be expanded by adding one new partial floor below the first floor (sub-grade) and a new floor addition to the interior of the second floor in the boiler room wing, with two openings through the entire volume, one at the north end and the other at the south. Most of the interior of the Power Station will be dedicated to providing space for interpretive exhibits, education programs and learning labs. The result would have approximately 45,600 square feet of interior floor area, providing needed exhibit space and also respecting the interior spatial volumes.

## **2. Planetarium/Science Center:**

A new Planetarium and Challenger Learning Center is also proposed. This 36,000 square foot building would accommodate the Challenger Learning Center, a 150-seat Planetarium, science labs and a café. The new building would also house the main entry to the Science Center and a gift shop. The new building’s modern design comes from the technology driven themes of the proposed Science Center. The planetarium dome would be visible through a semi-transparent shell that will be composed of glass and metal. The planetarium structure will appear to sit atop a concrete wall that will be cast to reveal triangulated forms. A vegetated roof deck is planned to occupy a portion of the second floor of the new building. Though no access is planned to the vegetated area at this point, a walkway will be provided to give visitors access to the roof. Possible future limited access to the vegetated area may be provided.

The new structure is proposed to have an overall height of 59’-6”, lower than the 67’ foot overall height of the historic Power Station. The siting, held away from and massed in such a way that there is minimal impact of the new structure on the historic building. The taller, planetarium section of the new building is placed away from the power station preserving the view. A transparent connecting circulation structure will connect the two structures. In siting the new structure at the south end of the site, however, a

portion of the planetarium building it is placed within a 35-foot height district per the River District Specific Plan.

The large, raised metal sign along the building's east wall, with its size variance approved by the Planning Commission, is integral to the architecture of the structure and provides an elegant new treatment that lessens the sense of massiveness yet still ensures its readability.

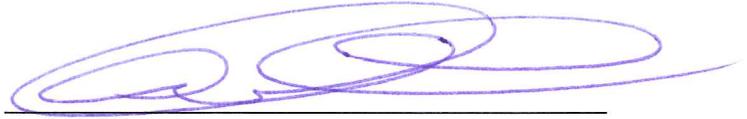
The River District SPD delegates the authority to modify the height requirement to the Preservation Commission (Section 17.120.130). Staff supports the modification to the height requirements as the uses within the new building necessitate exceeding the 35-foot height requirement. With its location next the existing park, the rear of the planetarium structure forms a visual and acoustic barrier between the park and Interstate 5. The structure also incorporates features that will allow it to act as a stage for special events with the park acting as the seating area.

### **3. Parking Garage:**

To accommodate visitor parking, the applicant proposes to construct a new 346 space parking structure. Including the ground floor, the parking structure will have 5 levels of parking with an overall height of 45'-6". The "high-tech" design themes in the planetarium structure will be carried over to the garage structure. The parking structure will have elements at the base to match the cast concrete wall at the Jibboom Street elevation of the new building. The garage will also incorporate the glazing and curved metal forms that surround the planetarium. Solar panels will be incorporated on the roof of the structure. To preserve views of the power station, the above grade floors of the parking structure have been set back from the property line and the southeast corner of the structure has been "notched-out." Furthermore, a row of trees will be planted along the south elevation that will eventually serve to assist in screening the parking garage.

**Staff Recommendation to the Preservation Commission:** Staff recommends that, the Commission approve both the Design Review and Preservation review elements of the project since the proposal: a) appropriately rehabilitates and adaptively-reuses a long-vacant historic Landmark, b) establishes an exciting, new 81,000 square foot science center that will be a regional draw, c) opens access to the river and levee bikepath; and d) is generally consistent with General Plan policies, River District Design Review District guidelines, and the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Respectfully submitted by:



ANTONIO ABLOG  
Associate Planner

Approved by:

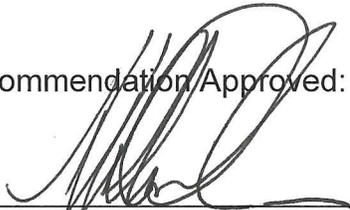


ROBERTA DEERING, LEED AP BD+C  
Senior Planner for Historic Preservation



LUIS SANCHEZ, AIA, LEED AP BD+C  
Senior Architect, Design Review

Recommendation/Approved:



WILLIAM CROUCH, AIA, FRAIA, NCARB, LEED AP BD+C, AICP  
Urban Design Manager/Design Director/Preservation Director

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Note links below to California Environmental Quality Act and National Environmental Protection Act environmental documents pertaining to the project:

Notice of Availability/Intent to Approve

[http://www.cityofsacramento.org/dsd/planning/environmental-review/eirs/documents/Powerhouse\\_NOI.pdf](http://www.cityofsacramento.org/dsd/planning/environmental-review/eirs/documents/Powerhouse_NOI.pdf)

Mitigated Negative Declaration

[http://www.cityofsacramento.org/dsd/planning/environmental-review/eirs/documents/Powerhouse\\_MND.PDF](http://www.cityofsacramento.org/dsd/planning/environmental-review/eirs/documents/Powerhouse_MND.PDF)

NEPA Environmental Assessment

[http://www.cityofsacramento.org/dsd/planning/environmental-review/eirs/documents/Powerhouse\\_Draft\\_EA.pdf](http://www.cityofsacramento.org/dsd/planning/environmental-review/eirs/documents/Powerhouse_Draft_EA.pdf)

Draft Cultural Resources Report

[http://www.cityofsacramento.org/dsd/projects/documents/Powerhouse\\_Cultural-Resources-Rpt.pdf](http://www.cityofsacramento.org/dsd/projects/documents/Powerhouse_Cultural-Resources-Rpt.pdf)

Final Environmental Assessment

[http://www.cityofsacramento.org/dsd/planning/environmental-review/eirs/documents/Powerhouse\\_FinalEASecs123.pdf](http://www.cityofsacramento.org/dsd/planning/environmental-review/eirs/documents/Powerhouse_FinalEASecs123.pdf)

Mitigated Negative Declaration Addendum

<http://www.cityofsacramento.org/dsd/planning/environmental-review/eirs/documents/AddendumAugust232011.pdf>

**Attachment 1 – Proposed Findings and Conditions of Approval**

**Proposed Findings of Fact and Advisory Conditions of Approval  
Powerhouse Science Center (PB10-013)  
400 Jibboom Street**

**Findings Of Fact**

- A. The Preservation and Design Review** request for the 81,000 square foot Powerhouse Science Center consisting of the rehabilitation of the historic Landmark PG&E power station, construction of a new planetarium/science center, construction of a new 346 space parking garage, and site improvements is **approved** subject to the following Findings of Fact:
1. The Addendum to a Previously Approved Mitigated Negative Declaration was approved by the City Planning Commission on September 22, 2011.
  2. The project, as conditioned, enhances the surrounding neighborhood.
  3. The project, as conditioned, will complement structures in the vicinity, and conforms to the City's adopted design policies and guidelines, as well as standards for the treatment of historic properties.
  4. The project is based upon sound principles of land use, urban design and historic preservation, in that the proposed project includes conditions addressing building design, adaptive-reuse and rehabilitation, and site design.

**Conditions Of Approval**

The **Preservation and Design Review** request for preservation and design approval for the 81,000 square foot Powerhouse Science Center consisting of the rehabilitation of the Historic Landmark PG&E power station, construction of a new planetarium/science center, construction of a new 346 space parking garage, and site improvements located on approximately 5.38 acres in the River District Special Planning District **approved** subject to the following conditions of approval:

- 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 issuance of a building permit:**
1. The building designs and site improvements shall be constructed and sited as indicated in this report and exhibits attached.
  2. Vehicular access shall be as indicated in this report and exhibits attached.
  3. The project shall have building entries and setbacks as indicated in the exhibits attached.

4. 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. Appropriate lighting should light up wall surfaces or landscape areas. The applicant shall submit all exterior building, Power Station publically-accessible interior, and site light fixtures cut sheets and plan locations for review and approval by Preservation and Design Review staff prior to submitting for Building Permits.
5. Mechanical equipment and utility vaults shall be incorporated into the project site. Backflow prevention devices, SMUD boxes, etc., shall be placed in vaults or incorporated into building structure where not visible from street or river views, and screened from any pedestrian view. The applicant shall submit final mechanical locations for review and approval by Preservation and Design Review staff prior to Building Permit submittal.
6. The final landscape plans for the site and the green roof shall be reviewed and approved by Preservation and Design Review staff prior to Building Permit submittal. Ensure green roofs and courtyards have sufficient depth to sustain plantings. Automatic irrigation shall be provided for all planting areas.

**B. The design and rehabilitation of the buildings (see plans attached) are hereby approved subject to the following advisory conditions:**

7. The design and siting of the buildings (exterior of new construction, exterior of historic Landmark, and publically-accessible interiors of historic Landmark) shall be as indicated in the report and exhibits with final conditions as approved by the Preservation Commission.
8. The building elevations throughout all facades shall have a consistency of detail and quality.
9. Final details, materials and cut sheets for the project shall be required for review and approval of Preservation and Design Review staff prior to building permit submittal.
10. Final designs for storefront systems and other door or window design, materials and placement shall be provided to Preservation and Design Review staff prior to building permit submittal and shall comply with approved plans.
11. For the historic Landmark building, documentation and evaluation of the exterior windows, doors, and roof monitors systems and materials, along with the proposal/s for the repair and/or replacement based upon that documentation and evaluation by the project's historical architect, or otherwise-qualified (experience with historic windows, doors and other

skylights systems) licensed contractor not associated with a company that would provide replacement fixtures, shall be submitted to Preservation Staff for review and approval prior to submittals for building permits.

12. Structural retrofit elements for the historic Landmark structure shall be designed and located to hide and minimize impacts to the exterior façades and publically-accessible interiors, including locations of tie rods/washers, and such that bracing not diagonally cross at windows. **The final structural retrofit plans and elevations shall be provided for review and approval by Preservation Staff prior to Building Permit submittal.**
13. No exposed exterior conduit shall be allowed on any building.
14. Final roof plans, including solar panel structures, solar panel locations, and location of other mechanical equipment shall be reviewed and approved by Preservation and Design Review staff prior to Building Permit submittal.

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

15. The main large project sign, with the signage variance previously approved by Planning Commission, is hereby approved, with final design, including dimensions, materials and design details, shall be submitted to Preservation and Design Review Staff prior to submittal for building permits.
16. For the other site and exterior building signage on the site that will be needed, high quality signage with a design and materials that complements the architecture of each building and relates to the center as a whole is required and shall meet the sign ordinance. **Signage criteria and program for the project shall be submitted to Preservation and Design Review staff for review and approval prior to building permit submittal. Signage criteria requirements in the Zoning Code are locations of signage (elevations) including general size, potential illumination, materials, and shall include a program for sign designs. Individual sign design proposals shall be reviewed at time of tenant improvement Building Permit submittal and shall comply with the sign criteria and sign program for the project.**

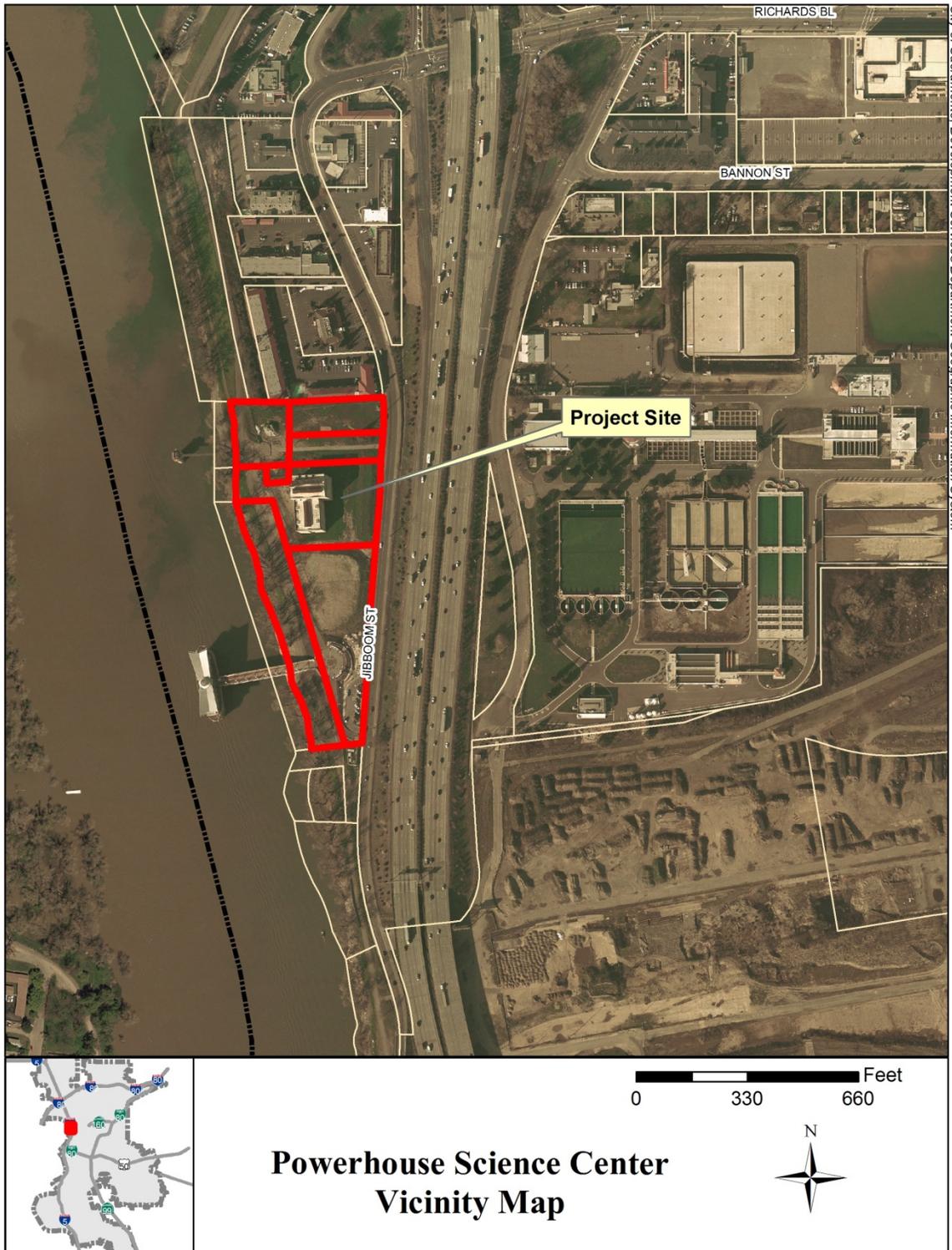
**D. General conditions:**

17. All final details affecting the site, exterior building design, and publically-accessible interiors of the historic Landmark, that are not determined at the time of the Preservation Commission's final review shall be reviewed and approved by Preservation and Design Review staff prior to Building Permit submittal.

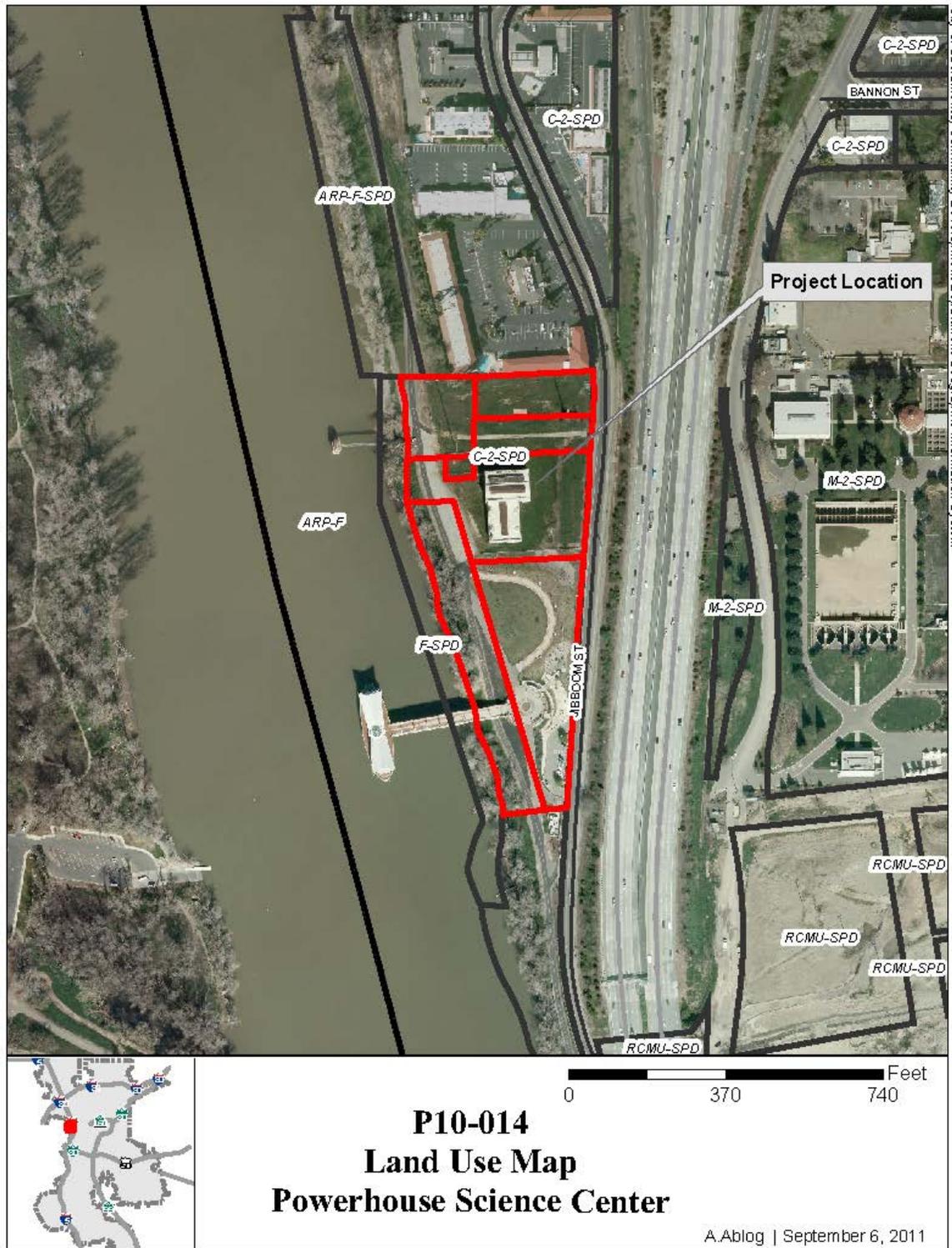
18. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval.
19. Applicant shall comply with all current building code requirements or California Historical Building Code for the historic Landmark building.
20. Any changes to the final set of plans stamped by Preservation and Design Review staff shall be subject to review and approval by Preservation and Design Review Staff, Director or Commission depending upon the nature of the change, prior to Building Permit submittal. Any substantial changes proposed to the final Preservation Commission-approved designs and conditions of approval are subject to review and approval by the Preservation Commission prior to submittal for building permits.
21. Any major revisions or alterations proposed to the designs and conditions of approval as approved by the Preservation Commission are subject to review and approval by Design Review and Preservation staff in conjunction with an ad-hoc subcommittee of the Preservation Commission to include the Chair, Vice-chair, and the Commission Architect, Landscape Architect, or Architectural Historian. **Final determinations shall be recorded as an amendment to the final Record of Decision that will be included on the Building Permit submittal plans.**
22. Changes, revisions or alterations which do not materially alter the Preservation Commission's approved designs and conditions are subject to review and approval by Preservation and Design Review Staff prior to submittal for building permits.
23. **All required new and revised plans shall be submitted for review and approval by Preservation and Design Review 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 Preservation and Design Review staff 2 weeks prior to Building Permit submittal.**
24. 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 granted by the Preservation Commission upon written request of the applicant.
25. **The Preservation Commission decision may be appealed to City Council. Appeals must be filed within 10 calendar days of written notice of the Commission action.**

26. Building permits shall not be issued until the expiration of the 10 day appeal period. If an appeal is filed, no permit shall be issued until final approval is received.
27. Final occupancy shall be subject to approval by Preservation and Design Review Staff and may involve an on-site inspection by Preservation and Design Review Staff.
28. **The Record of Decision shall be scanned and inserted into the final set as a general sheet to be submitted for building permit.**
29. 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.

Attachment 2 - Vicinity Map



Attachment 3 - Land Use Map





DREYFUSS & BLACKFORD ARCHITECTS

01 July 2011



POWERHOUSE SCIENCE CENTER  
Site Photographs

2







DREYFUSS & BLACKFORD ARCHITECTS

01 July 2011



POWERHOUSE SCIENCE CENTER  
Site Photographs

5



DREYFUSS & BLACKFORD ARCHITECTS

01 July 2011



POWERHOUSE SCIENCE CENTER  
Site Photographs

6



**DREYFUSS & BLACKFORD ARCHITECTS**

01 July 2011



**POWERHOUSE SCIENCE CENTER  
Site Photographs**

7



DREYFUSS & BLACKFORD ARCHITECTS

01 July 2011

**G** POWERHOUSE SCIENCE CENTER  
Site Photographs

8



DREYFUSS & BLACKFORD ARCHITECTS

01 July 2011



POWERHOUSE SCIENCE CENTER  
Site Photographs

9



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01 July 2011



POWERHOUSE SCIENCE CENTER  
Site Photographs

10



DREYFUSS & BLACKFORD ARCHITECTS

01 July 2011



POWERHOUSE SCIENCE CENTER  
Site Photographs

11



Attachment 5 – Summary of Previous Commission Comments

**Powerhouse Science Center – Preservation Commission Review and Comment Summary (April 7, 2010)**

- Applicant commended on use of the site with respect to working with the existing topography.
- Applicant encouraged to think about alternatives to the turf landscaping, especially in the open areas on the west side of the building.
- Applicant encouraged to bring more traditional lines to the donor wall that cuts into the semi-circular amphitheater.
- Carefully placed shade trees could provide sun protection on the west side of the property while still allowing views of the historic building.
- Decorative screening of the backflow preventers encouraged.
- The addition of the second floor to the boiler room area of the historic building is a good trade-off between interior changes to the historic interior versus additional new structures.
- The new structures had a “high-tech” look that reflects the historic structure’s high-tech status when it was built in 1912
- The scale of the planetarium in relation to the historic building realizing that the planetarium had required dimensions to be functional was commented on.
- Favorable reception overall for the land use and the Site Plan

Attachment 6 – Letters of Support

DORIS O. MATSUI  
5TH DISTRICT, CALIFORNIA  
COMMITTEE ON ENERGY  
AND COMMERCE  
COMMITTEE ON RULES

Congress of the United States  
House of Representatives  
Washington, DC 20515-0505

WASHINGTON OFFICE:  
222 CANNON HOUSE OFFICE BUILDING  
WASHINGTON, DC 20510-0608  
(202) 225-7183  
DISTRICT OFFICE:  
ROBERT T. MATSUI U.S. COURTHOUSE  
501 I STREET, SUITE 12-500  
SACRAMENTO, CA 95814  
(916) 498-5600  
<http://matsui.house.gov>

November 18, 2010

Ms. Ruth Coleman, Director  
California Department of Parks and Recreation  
P.O. Box 942896  
Sacramento, CA 94296

**RE: Support for the Powerhouse Science Center's  
Proposition 84 - Nature Education Facilities Program Application**

Dear Ms. Coleman,

I am writing to support the Discovery Museum of Sacramento and the Powerhouse Science Center as it applies for funding from Proposition 84's Nature Education Facilities Program. Unfortunately, Sacramento was not awarded any funding from previous Proposition 84 grant applications. This funding will help build the Powerhouse Science Center's Earth & Space Sciences Center, which will be a landmark educational facility along Sacramento's riverfront.

The Discovery Museum of Sacramento, which will operate both the Powerhouse Science Center and the Earth & Space Sciences Center, has served the Sacramento region remarkably well for over 60 years. Unfortunately, their current site is inadequate to meet the needs of our region. At least 25% of school groups are turned away due to space constraints. When completed, the new Earth & Space Sciences Center will educate visitors on natural resources in a 13,000 square foot LEED-certified building. The building's educational features will center around Earth Systems Science, which is the study of the Earth's four spheres – hydrosphere, lithosphere, atmosphere, and biosphere. In addition, the center will feature a wide range of multi-media and interactive exhibits that will emphasize observing, interacting, understanding, and predicting our earth's environment. By learning about how human actions impact the Earth, visitors will gain a sense of environmental stewardship and how we can protect the environment for generations to come. The site will attract thousands of families and school groups each year.

I am pleased with the outstanding work the Discovery Museum of Sacramento has done to attract and educate nearly 100,000 visitors each year, and am pleased to endorse this project. I am confident that this grant will help build one of the nation's premier earth and space science centers. Thank you for thoughtful consideration of their application.

Sincerely,

  
DORIS O. MATSUI  
Member of Congress

PRINTED ON RECYCLED PAPER



Ms. Ruth Coleman, Director  
California Department of Parks and Recreation  
P.O. Box 942896  
Sacramento, CA 94296

December 15, 2010

**RE: SUPPORT for the Powerhouse Science Center's Proposition 84 Nature Education Facilities Program Application (#N1-34-007)**

Dear Ms. Coleman,

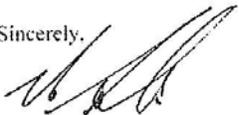
I am writing to express my support for Powerhouse Science Center's recently submitted Proposition 84 Nature Education Facilities application for the Earth & Space Sciences Center, which will be a landmark educational facility in Sacramento when complete.

The Earth & Space Sciences Center will educate visitors on natural resources in a 13,218 square foot LEED-certified building, using the framework of Earth Systems Science, which studies the Earth's four spheres – hydrosphere, lithosphere, atmosphere, and biosphere. A wide range of multi-media and interactive exhibits, as well as a planetarium, will emphasize observing, understanding, and predicting global environmental changes involving the interactions between the spheres, societies, technologies, and economies. By learning about how human actions impact the Earth's spheres, visitors will gain a sense of environmental stewardship.

The Discovery Museum of Sacramento, which will be operating Powerhouse Science Center and the Earth & Space Sciences Center, has served the Sacramento region for over 60 years. Currently, the Discovery Museum of Sacramento runs the Challenger Learning Center, which is the most visited Challenger Center in California and attracts nearly 100,000 visitors annually from a 12-county region in Northern California and Nevada. On Free Museum Day in February 2010, families waited up to two hours in the rain to enter the Museum. It is clear that there is immense interest and demand for innovative educational opportunities on the Earth's resources.

Schematic and design drawings and environmental clearances (NEPA and CEQA) have been completed. With Proposition 84 funding, the Earth & Space Sciences Center will be operational by 2013.

Thank you for your consideration of this important project for nature education and environmental stewardship.

Sincerely,  
  
Michael Ault  
Executive Director

916 442.8575  
FAX 916 442.2053  
580 9th Street, Suite 400  
Sacramento, CA 95814

downtownsac.org

# Twin Rivers

UNIFIED SCHOOL DISTRICT

November 29, 2010

Ms. Ruth Coleman, Director  
California Department of Parks and Recreation  
P.O. Box 942896  
Sacramento, CA 94296

**BOARD OF TRUSTEES**

*Michelle Rivas*  
President

*Bob Bastian*  
Vice President

*Cortez Quinn*  
Clerk

*Alacia Eugeno-Chasten*

*Linda Fowler*

*Janis Green*

*Roger Westrup*

*Frank Porter*  
Superintendent

*Our Mission:  
To inspire each student to  
extraordinary achievement  
every day.*

**RE: SUPPORT for the Powerhouse Science Center's Proposition 84 Nature Education Facilities Program Application (#N1-34-007)**

Dear Ms. Coleman:

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Thank you for your consideration of this important project, and please let me know if you have any questions.

Sincerely,  


Frank S. Porter  
Superintendent

Cc: Board of Trustees, Twin Rivers Unified School District  
Cabinet, Twin Rivers Unified School District

District Address: 5115 Dudley Blvd. McClellan CA 95652  
Mailing Address: 3222 Winona Way North Highlands CA 95660  
(916) 566-1600 FAX (916) 566-1784 www.twinriversusd.org



California State University, Sacramento  
College of Natural Sciences and Mathematics • Office of the Dean  
6000 J Street • Sequoia Hall 334 • Sacramento, CA 95819-6123  
T (916) 278-4655 • F (916) 278-5787 • www.csus.edu/nsm

November 17, 2010

Ms. Ruth Coleman, Director  
California Department of Parks and Recreation  
P.O. Box 942896  
Sacramento, CA 94296

**RE: SUPPORT for the Powerhouse Science Center's Proposition 84 Nature Education Facilities Program Application (#N1-34-007)**

Dear Ms. Coleman,

I am writing to express my support for Powerhouse Science Center's recently submitted Proposition 84 Nature Education Facilities application for the Earth & Space Sciences Center, which will be a landmark educational facility in Sacramento when complete.

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Thank you for your consideration of this important project, and please let me know if you have any questions.

Sincerely,

Handwritten signature of Jill M. Trainer in cursive.

Jill M. Trainer, Dean  
College of Natural Sciences and Mathematics

UNIVERSITY OF CALIFORNIA, DAVIS

BERKELEY • DAVIS • IRVINE • LOS ANGELES • MERCED • RIVERSIDE • SAN DIEGO • SAN FRANCISCO



SANTA BARBARA • SANTA CRUZ

CENTER FOR BIOPHOTONICS  
2700 Stockton Blvd., Suite 1400  
Sacramento, CA 95817  
916-734-8600  
916-703-5012 FAX  
<http://cbst.ucdavis.edu>

UNIVERSITY OF CALIFORNIA, DAVIS

Ms. Ruth Coleman, Director  
California Department of Parks and Recreation  
P.O. Box 942896  
Sacramento, CA 94296

Wednesday, November 10, 2010

**RE: SUPPORT for the Powerhouse Science Center's Proposition 84 Nature Education Facilities Program Application (#N1-34-007)**

Dear Ms. Coleman,

I am writing to express my strong support for Powerhouse Science Center's recently submitted Proposition 84 Nature Education Facilities application for the Earth & Space Sciences Center, which will be a landmark educational facility in Sacramento when complete.

The Earth & Space Sciences Center will educate visitors on natural resources in a 13,218 square foot LEED-certified building, using the framework of Earth Systems Science, which studies the Earth's four spheres – hydrosphere, lithosphere, atmosphere, and biosphere. A wide range of multi-media and interactive exhibits, as well as a planetarium, will emphasize observing, understanding, and predicting global environmental changes involving the interactions between the spheres, societies, technologies, and economies. By learning about how human actions impact the Earth's spheres, visitors will gain a sense of environmental stewardship.

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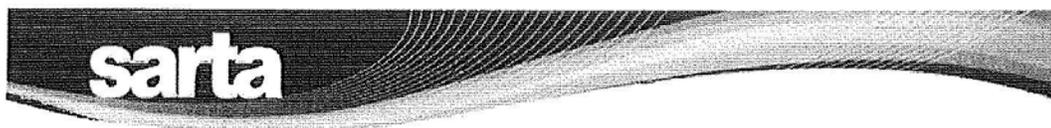
Thank you for your consideration of this important project, and please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Dennis I. Matthews".

Dennis I. Matthews, Ph.D.  
Professor, Dept. of Neurological Surgery  
Director, NSF Center for Biophotonics

*A National Science Foundation Science and Technology Center*



Ms. Ruth Coleman, Director  
California Department of Parks and Recreation  
P.O. Box 942896  
Sacramento, CA 94296

November 11, 2010

**RE: SUPPORT for the Powerhouse Science Center's Proposition 84 Nature Education Facilities Program Application (#N1-34-007)**

Dear Ms. Coleman,

I am writing to express support for Powerhouse Science Center's recently submitted Proposition 84 Nature Education Facilities application for the Earth & Space Sciences Center, which will be a landmark educational facility in Sacramento when complete.

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The Discovery Museum of Sacramento, which will be operating Powerhouse Science Center and the Earth & Space Sciences Center, has served the Sacramento region for over 60 years. Currently, the Discovery Museum of Sacramento runs the Challenger Learning Center, which is the most visited Challenger Center in California and attracts nearly 100,000 visitors annually from a 12-county region in Northern California and Nevada. On Free Museum Day in February 2010, families waited up to two hours in the rain to enter the Museum. It is clear that there is immense interest and demand for innovative educational opportunities on the Earth's resources.

Thank you for your consideration of this important project, and please let me know if you have any questions.

Sincerely,

Meg Arnold  
CEO, SARTA

916.231.0770 • 3801 Power Inn Road • Sacramento, CA 95826 • [www.sarta.org](http://www.sarta.org)

## Attachment 7 - Secretary of the Interior Standards for Rehabilitation



COMMUNITY DEVELOPMENT  
DEPARTMENT  
PLANNING DIVISION  
PRESERVATION OFFICE

CITY OF SACRAMENTO  
CALIFORNIA

300 RICHARDS BLVD  
3<sup>rd</sup> FLOOR  
SACRAMENTO, CA 95811  
916-808-5656

## STANDARDS FOR REHABILITATION

The Standards for Rehabilitation – *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* – are the primary standards used by the City of Sacramento for [Historic Preservation Project Review](#), along with the *California Historical Building Code*, and other plans and design guidelines that may apply to the particular historic property involved. For projects involving historic resources, compliance with the Rehabilitation Standards could allow an exempt determination, if no other elements of the environment are affected, pursuant to the *California Environmental Quality Act (CEQA)*. The Rehabilitation Standards are also the Standard for work undertaken to qualify for the federal *Historic Rehabilitation Tax Credits*. For additional information on the standards, the National Park Service's website includes the Standards and Guidelines for using the Standards at:

[http://www2.cr.nps.gov/tps/standguide/rehab/rehab\\_index.htm](http://www2.cr.nps.gov/tps/standguide/rehab/rehab_index.htm)

Or contact the City of Sacramento **Planning Help Desk**:

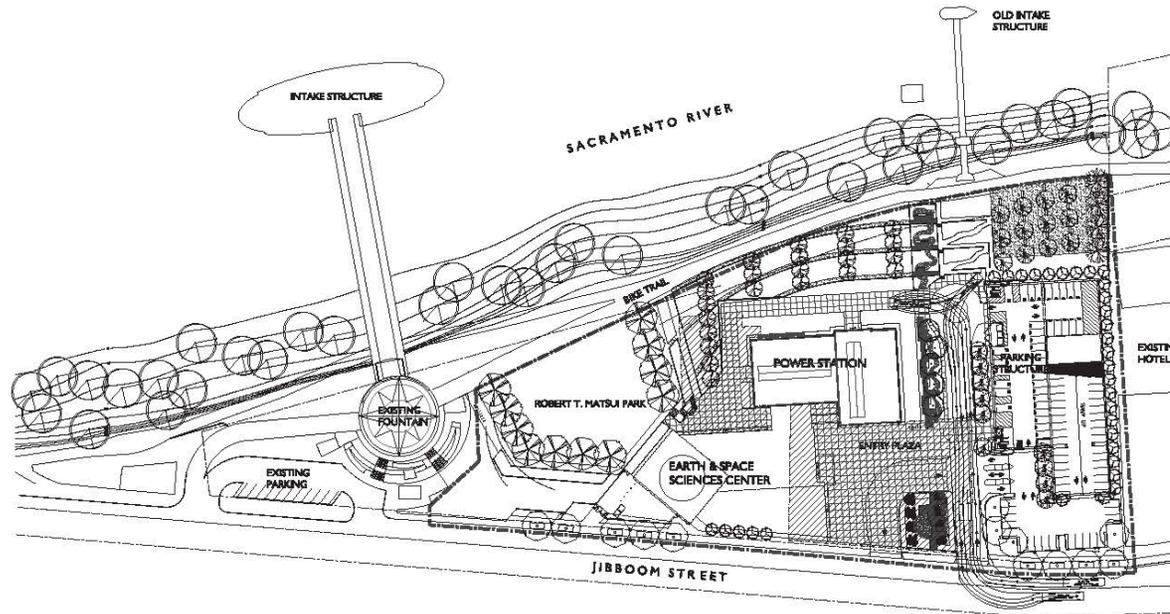
E-Mail: [planning@cityofsacramento.org](mailto:planning@cityofsacramento.org) or Phone: 311 (within 916 area code)

### The Standards for Rehabilitation:

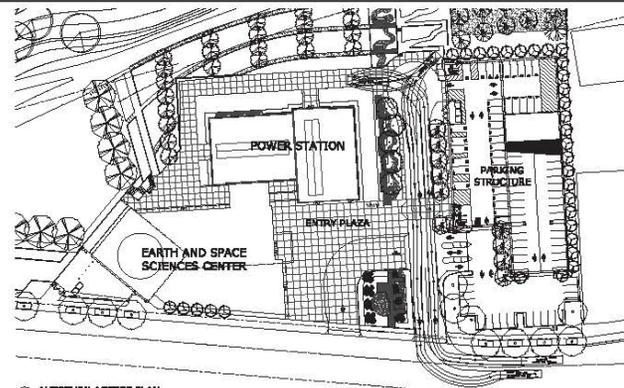
1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of 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.

..

Exhibit 1A - Overall Site Plan



1 OVERALL SITE PLAN



2 AUTOTURN ACCESS PLAN

PARKING PROVIDED

POWER STATION	10
SECOND FLOOR	10
THIRD FLOOR	10
FOURTH FLOOR	10
FIFTH FLOOR	10
TOTAL	50

PARKING REQUIRED

OFFICE	100
LABORATORY	100
CLASSROOM	100
CAFETERIA	100
RECEPTION	100
TOTAL	500

PARKING REQUIRED

OFFICE	100
LABORATORY	100
CLASSROOM	100
CAFETERIA	100
RECEPTION	100
TOTAL	500

DRYDEN LACKFORD  
ARCHITECTS

LEGEND



PROJECT SITE DATA

<b>STAIRS</b>	
AREA WITHIN BOUNDARY OF WORK	204.00 SF (0.20 ACRES)
<b>BUILDING AREA (GROSS SF)</b>	
POWER STATION	14,000
LOWER LEVEL	14,000
SECOND FLOOR	14,000
THIRD FLOOR	14,000
FOURTH FLOOR	14,000
FIFTH FLOOR	14,000
TOTAL	42,000 SF
<b>ENTRY AND SPACE SCIENCE CENTER</b>	
FIRST FLOOR	22,000
SECOND FLOOR	13,000
TOTAL	35,000 SF
<b>PARKING STRUCTURE</b>	
FIRST FLOOR	30,000
SECOND FLOOR	30,000
THIRD FLOOR	30,000
FOURTH FLOOR	30,000
FIFTH FLOOR	30,000
TOTAL	150,000 SF
<b>TOTAL BUILDING AREA</b>	192,000 SF

REVISIONS  
REVISED SCHEMATIC DESIGN

A DISCOVERY MUSEUM PROJECT  
POWERHOUSE SCIENCE CENTER

OVERALL SITE PLAN

SCALE: 1" = 40'-0"  
9 SEPTEMBER 2011  
NORTH A1.1

Exhibit 1B – Enlarged Site Plan

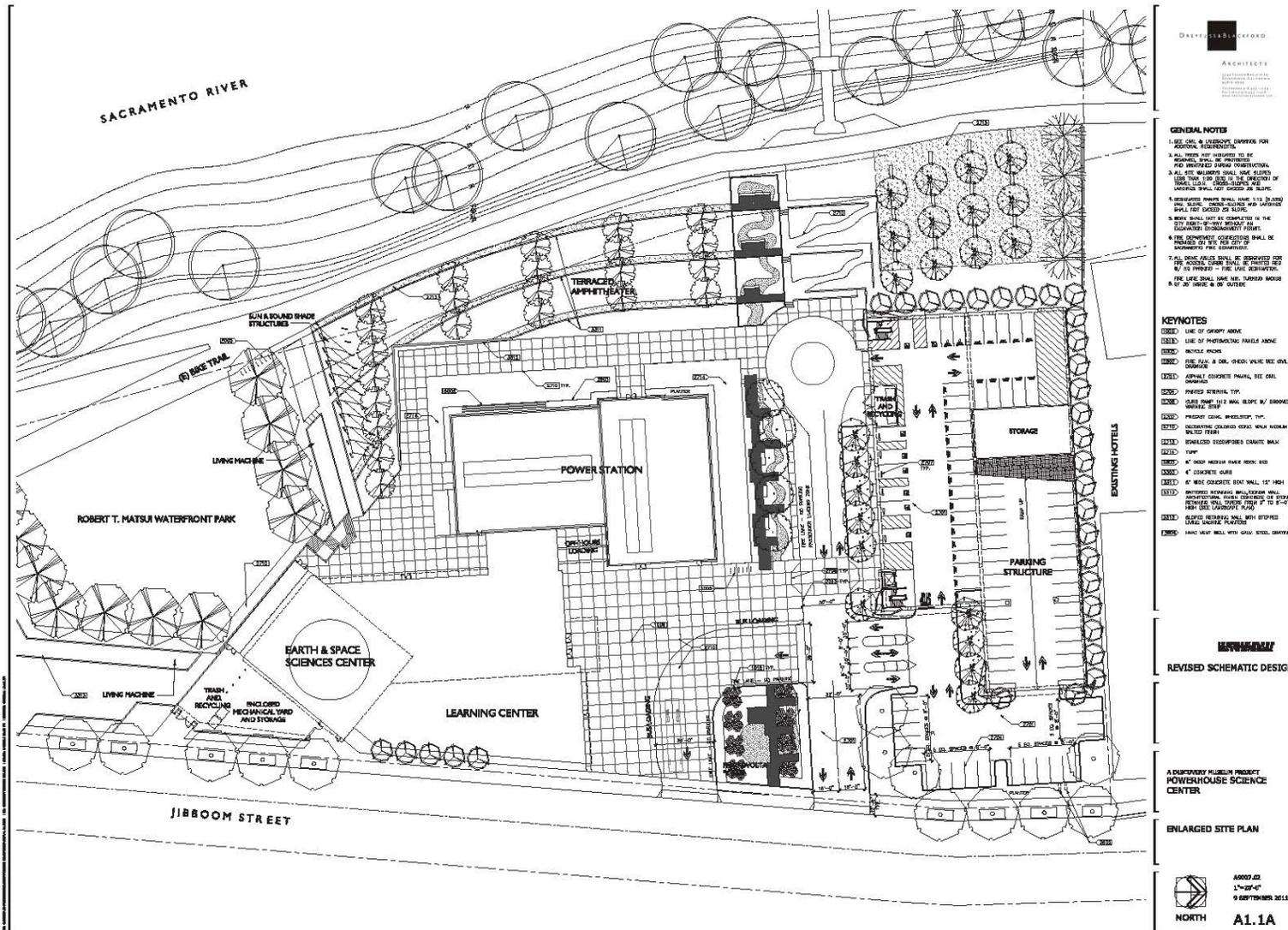
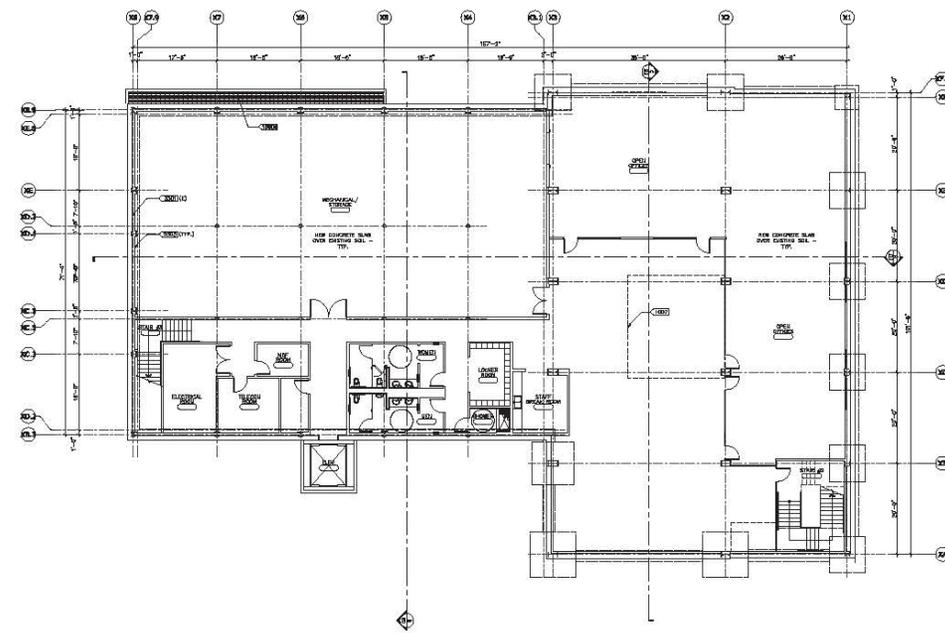


Exhibit 1C – Power Station Basement Plan



DAVEY HARVEY ARCHITECTS  
ARCHITECTS

**GENERAL NOTES**  
1. ALL DIMENSIONS ARE TO CENTER LINE OF COLUMN OR FACE OF WALL UNLESS OTHERWISE NOTED.  
2. ALL DIMENSIONS ARE TO BE FIELD MEASURED.

**KEYNOTES**  
 (---) LINE OF CEILING ANNE  
 (---) CAST IN PLACE CONCRETE WALL  
 (---) BRICK/CMU WALL FINISH  
 (---) PAINT VEST VELL WITH GALV. REEL SPRING

**BUILDING AREA**  
 LOWER LEVEL: OFFICE AREA, MECHANICAL/STORAGE, UTILITY AREA, TOTAL  
 UPPER LEVEL: LABS, OFFICE, TOTAL

**KEYPLAN**

**REVISIONS**  
 REVISIONS

REVISOR: [Signature]  
 DATE: [Date]

A DISCOVERY MUSEUM PRESENTS  
**POWERHOUSE SCIENCE CENTER**

**POWER STATION BASEMENT PLAN**

A0007.02  
 1/8" = 1'-0"  
 9 SEPTEMBER 2011  
 NORTH **A2.0A**



Exhibit 1E – Science Center First Floor Plan

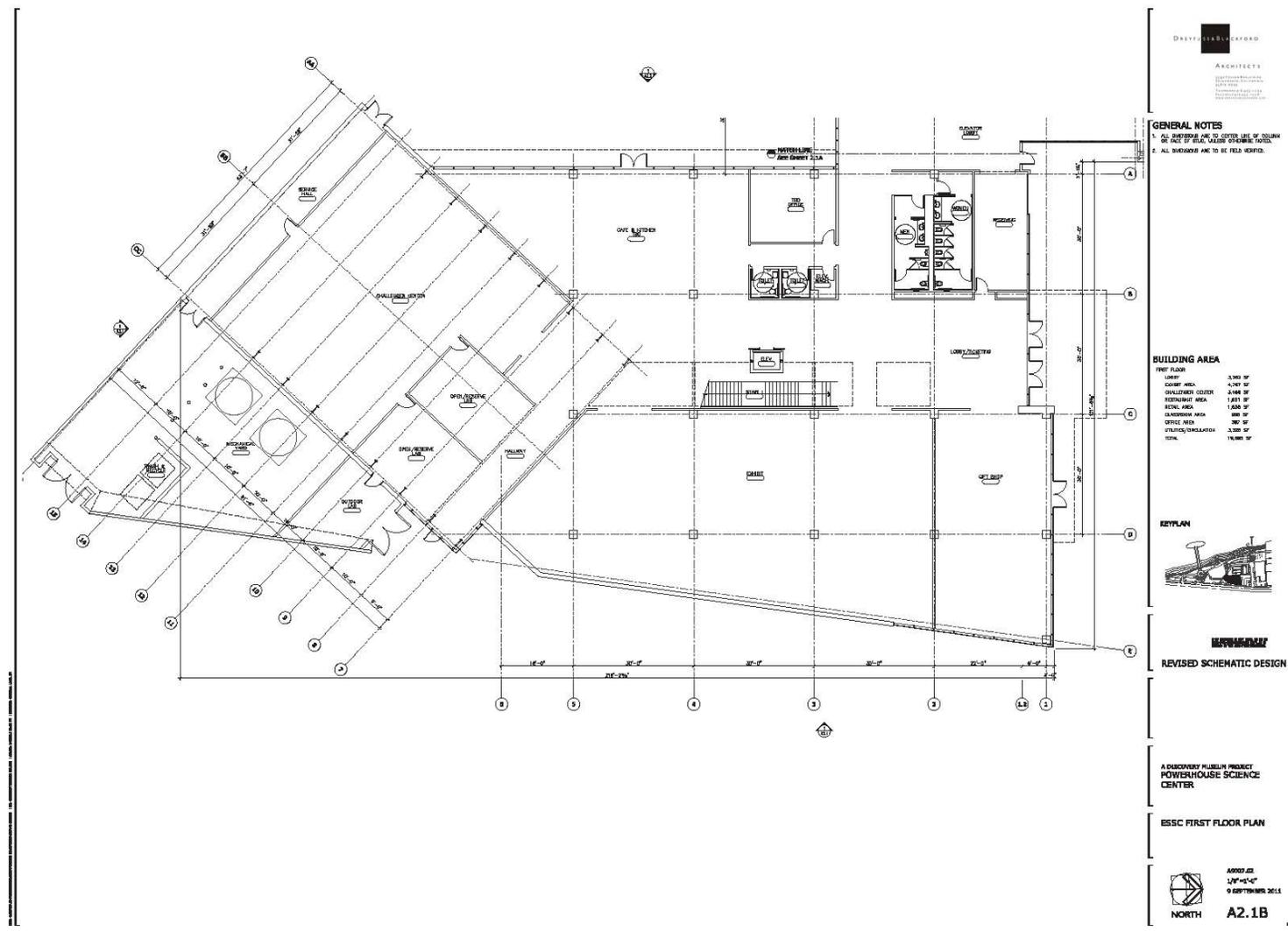
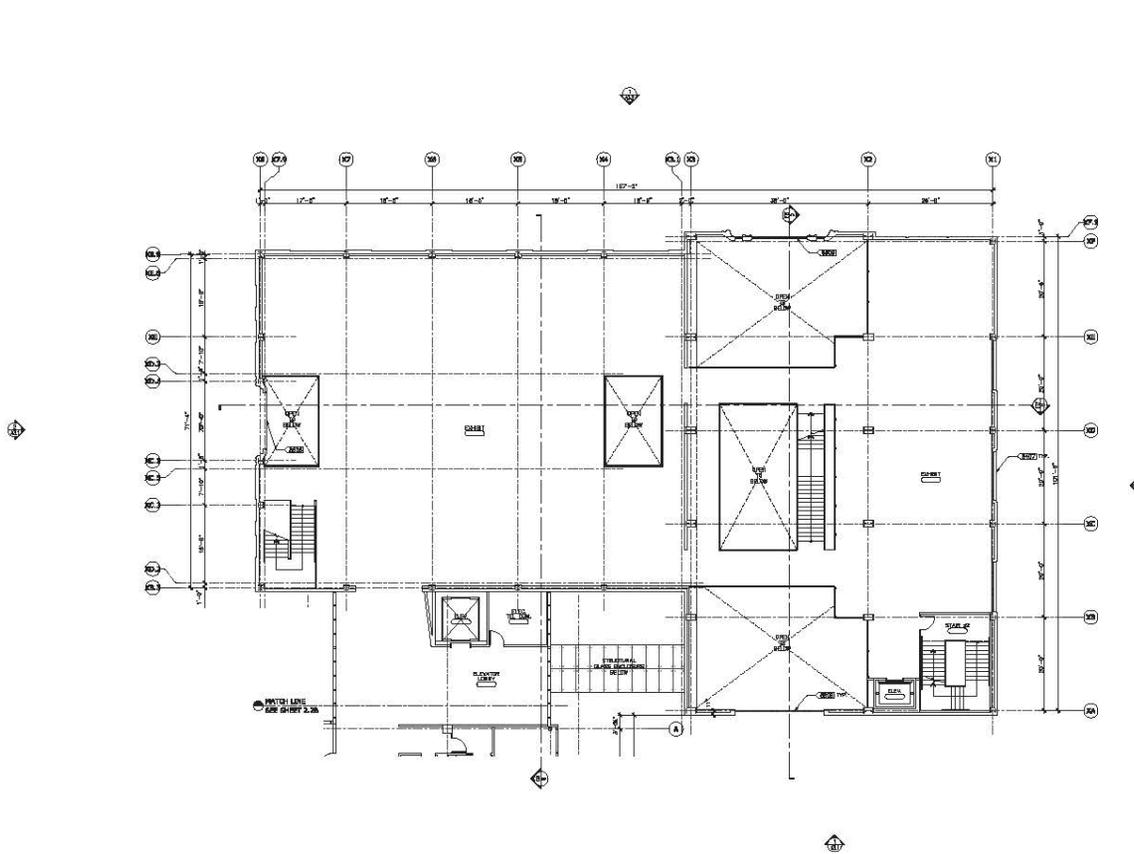


Exhibit 1F – Power Station Second Floor Plan



**GENERAL NOTES**  
1. ALL DIMENSIONS ARE TO CENTER LINE OF COLUMN OR FACE OF WALL, UNLESS OTHERWISE NOTED.  
2. ALL DIMENSIONS ARE TO BE FIELD MEASURED.

**KEYNOTES**  
KEYNOTE: RESTORE TO MAJOR FRAME  
KEYNOTE: NEW GLAZING AND CURTAIN WALL SYSTEM TO BE INSTALLED IN EXISTING FRAME TO MAINTAIN EXISTING STRUCTURE  
KEYNOTE: REFER TO ARCHITECT'S NOTES FOR ALL CHANGES TO BE MADE TO THE ORIGINAL DRAWINGS.

**BUILDING AREA**  
RENDER FLOOR AREA OF  
CONSTRUCTION AND UTILITY  
TOTAL



**REVISDED SCHEMATIC DESIGN**

A DISCOVERY MUSEUM PROJECT  
**POWERHOUSE SCIENCE CENTER**

**POWER STATION SECOND FLOOR PLAN**

10/05/11  
10/05/11  
© SEPTEMBER 2011  
**NORTH A2.2A**

Exhibit 1G – Science Center Second Floor Plan

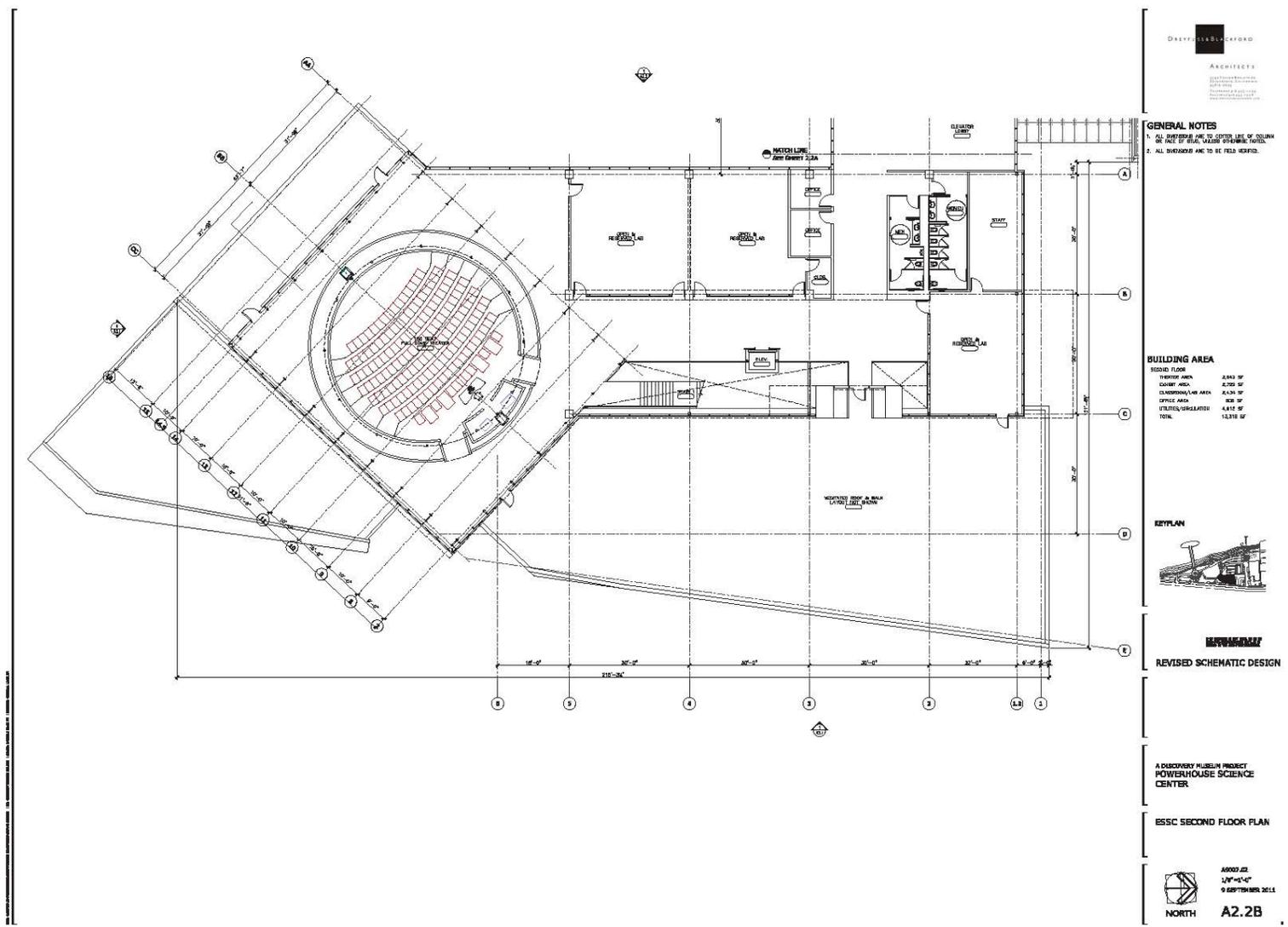
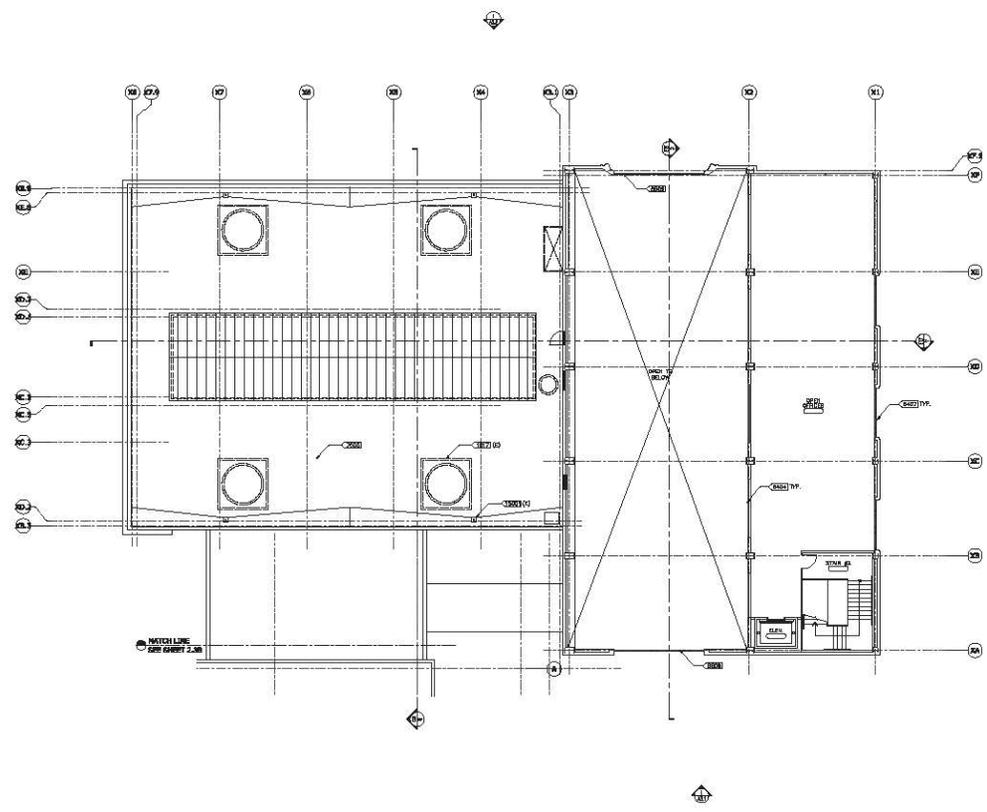


Exhibit 1H – Power Station Mezzanine Floor Plan



**GENERAL NOTES**  
 1. ALL DIMENSIONS ARE TO CENTER LINE OF COLUMN OR FACE OF WALL, UNLESS OTHERWISE NOTED.  
 2. ALL DIMENSIONS ARE TO BE FIELD NOTED.

**KEYNOTES**  
 (KEY) REMOVE (O) OPERAND TO ROOF AS SHOWN  
 (SSC) STAIR BY MECHANICAL ROOM & REED FOR MECHANICAL ROOM FOR ROOF OPERAND  
 (AL) ALUMINUM SPURRING SYSTEM  
 (R) REMOVE (O) BRUSH DRIVE  
 (R) REPAIR AND REPLACE CHAIRS IN EXISTING FRAME WHERE POSSIBLE OR REMOVE AND REPLACE WITH CONCRETE CHAIRS  
 (R) ROOF AND OVERLAP DRIVE

**BUILDING AREA**  
 MEZZANINE FLOOR 2,347 SF  
 OFFICE AREA 506 SF  
 CONSULTANT 5,215 SF  
 TOTAL



**REVISIONS**  
 REVISED SCHEMATIC DESIGN

A DISCOVERY MUSEUM PROJECT  
 POWERHOUSE SCIENCE CENTER

POWER STATION MEZZANINE FLOOR PLAN

AR003.02  
 1/8" = 1'-0"  
 9 SEPTEMBER 2011  
 NORTH A2.3A

Exhibit 1I – Science Center Roof Plan

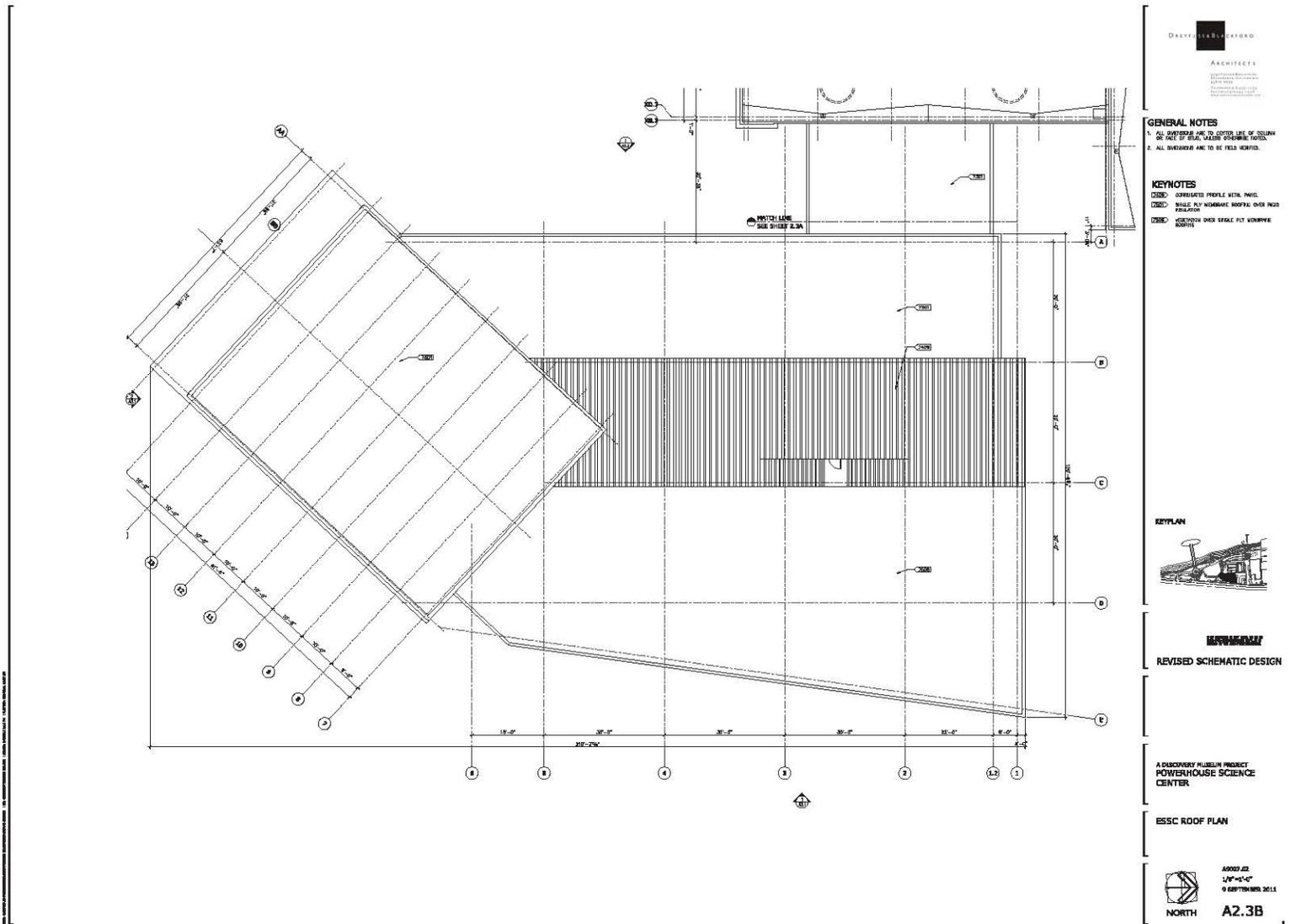
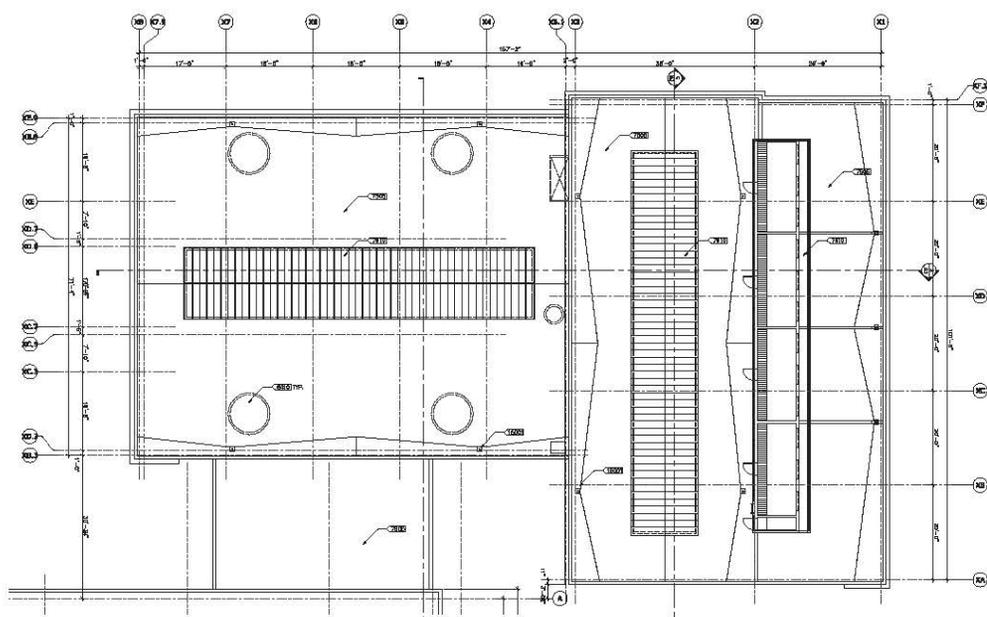


Exhibit 1J – Power Station Roof Plan



**GENERAL NOTES**  
1. ALL DIMENSIONS ARE TO CENTER LINE OF COLUMN OR AXIS OF WALL, UNLESS OTHERWISE NOTED.  
2. ALL DIMENSIONS ARE TO BE FIELD VERIFIED.

**KEYNOTES**  
R001: PANEL BY NARRATIVE ROOFLINE & BEP  
R002: WALLING AND TYPICAL ROOF BRACKETS  
R003: STRUCTURAL STEEL ROOF  
R004: ROOF DEVELOPMENT DRAWING AT 1/2  
SCALE  
R005: ROOF #2 OVERLAP DRAW

KEYPLAN



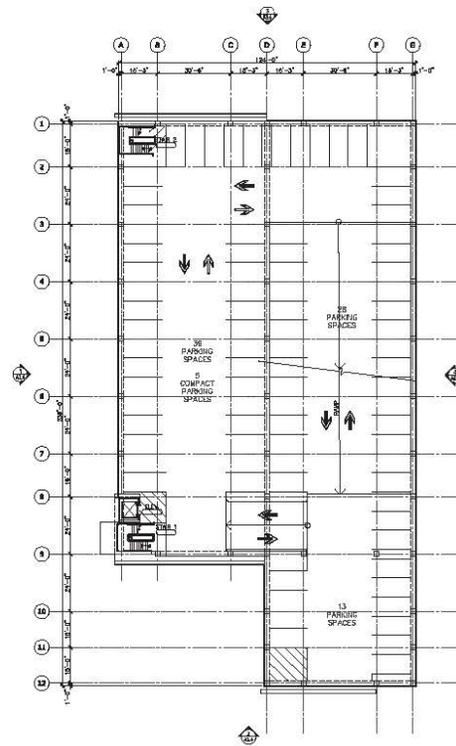
**REVISIONS**  
REVISED SCHEMATIC DESIGN

A DISNEY MUSEUM PROJECT  
POWERHOUSE SCIENCE  
CENTER

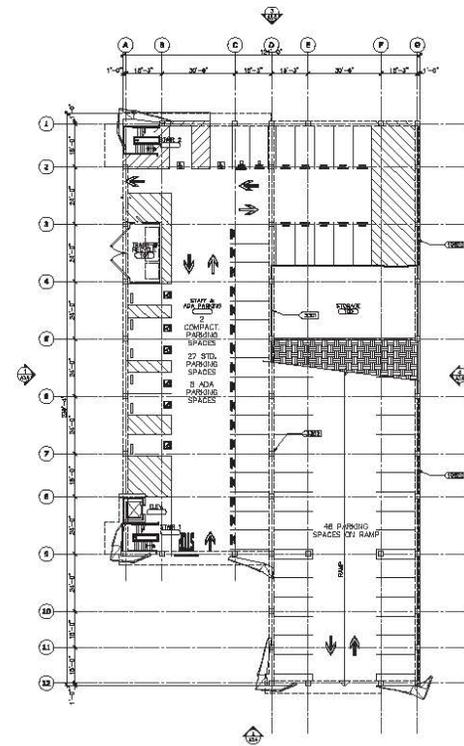
POWER STATION ROOF PLAN

10002.02  
1/2" = 1'-0"  
9 SEPTEMBER 2011  
NORTH A2.4A

Exhibit 1K – Parking Structure Floor Plans



2 SECOND, THIRD, AND FOURTH FLOORS - PARKING STRUCTURE



1 GROUND FLOOR - PARKING STRUCTURE



**KEYNOTES**  
 (Hatched) GANT IN PLACE CONCRETE WALL  
 (Dashed) GANT IN PLACE CONCRETE COLUMN  
 (Dotted) SECURITY GRILL



**REVISIONS**  
 REVISED SCHEMATIC DESIGN

A DISCOVERY MUSEUM PROJECT  
 POWERHOUSE SCIENCE CENTER

PARKING STRUCTURE FLOOR PLANS



AR007.02  
 1/2" = 1'-0"  
 9 SEPTEMBER 2011  
**A2.5**

Exhibit 1L – Power Station and Science Center Elevations

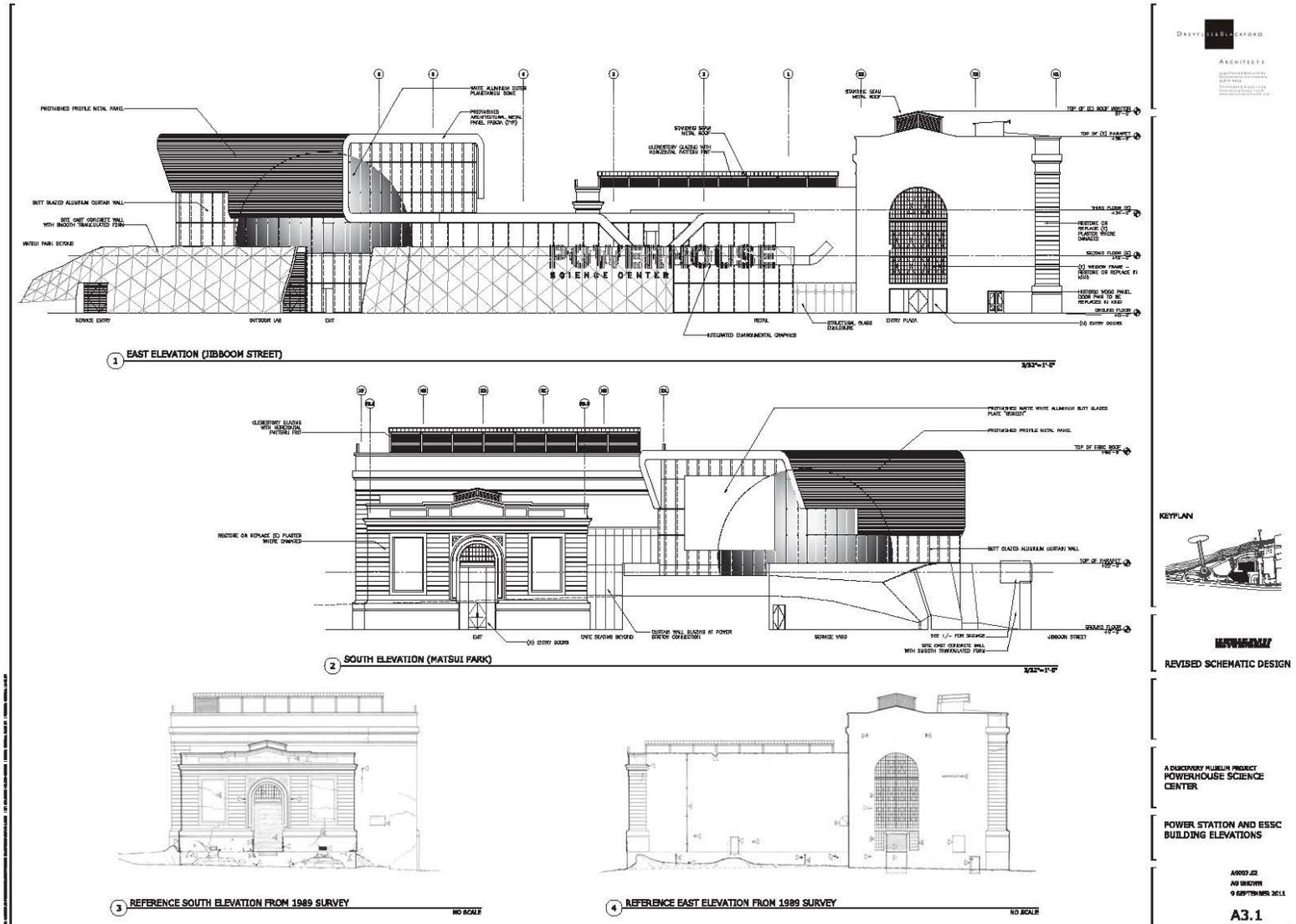
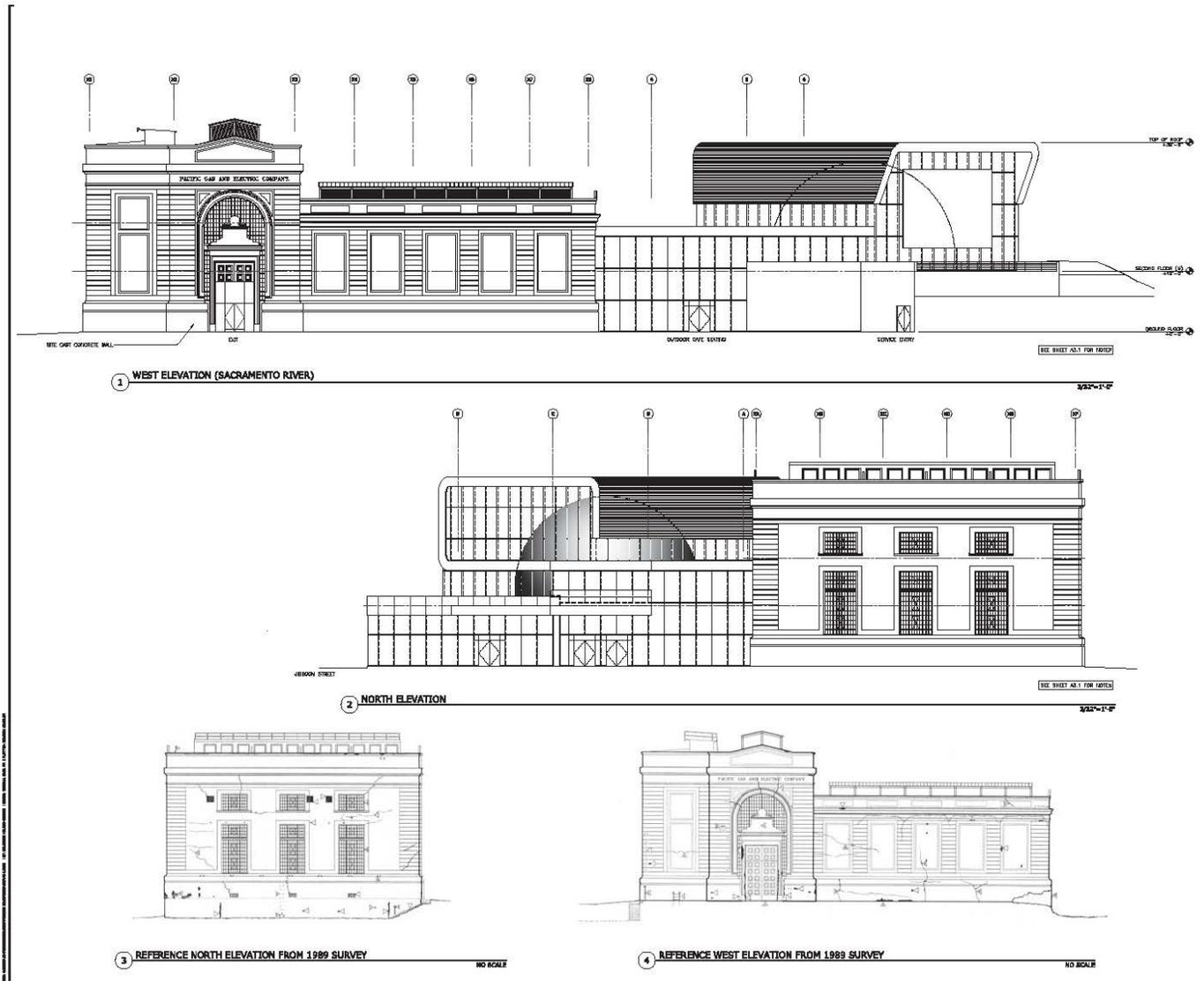


Exhibit 1M – Power Station and Science Center Elevations



DAVEY HARBOUR GROUP  
 ARCHITECTS  
 1000 P STREET, SUITE 100  
 SACRAMENTO, CA 95811  
 TEL: 916.441.1000  
 WWW.DAVEYHARBOURGROUP.COM



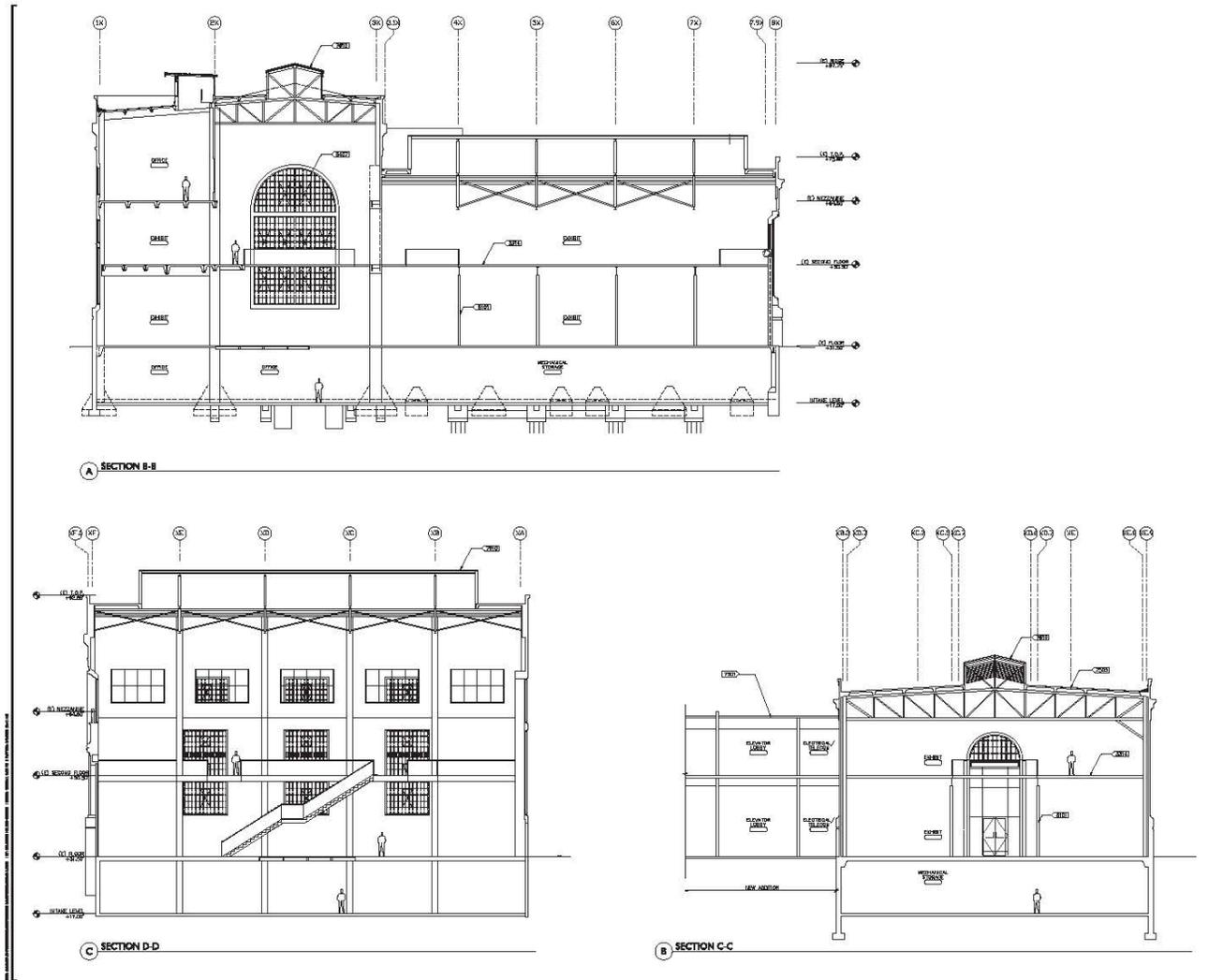
REVISION  
 REVISED SCHEMATIC DESIGN

A DAUGHTERY MUSEUM PROJECT  
 POWERHOUSE SCIENCE CENTER

POWER STATION AND ESSC  
 BUILDING ELEVATIONS

ADDED AS  
 09 SEPTEMBER 2011  
 A3.2

Exhibit 1N – Power Station Section



**DRYFUS BLACKFORD**  
ARCHITECTS

**GENERAL NOTES**  
1. ALL DIMENSIONS ARE TO BE FIELD NOTED.

**KEYNOTES**  
 (NEW) NEW CONCRETE FLOOR BEAR OVER STEEL STRUCTURE  
 (EXIST) EXIST. COLUMN, SEE STRUCTURAL DRAWG.  
 (RIP) SMALL PLY MEMBRANE ROOFING OVER PIER (EXIST)  
 (RIP) SMALL PLY MEMBRANE ROOFING & INSUL. ISOLATED OVER STEEL STRUCTURE  
 (RIP) RESTORE (G) WINDOW FRAME  
 (RIP) ISOLATED SLAB AND ROOFING OVER STEEL STRUCTURE (EXIST) & NEW CLAD SYSTEM

**KEYPLAN**

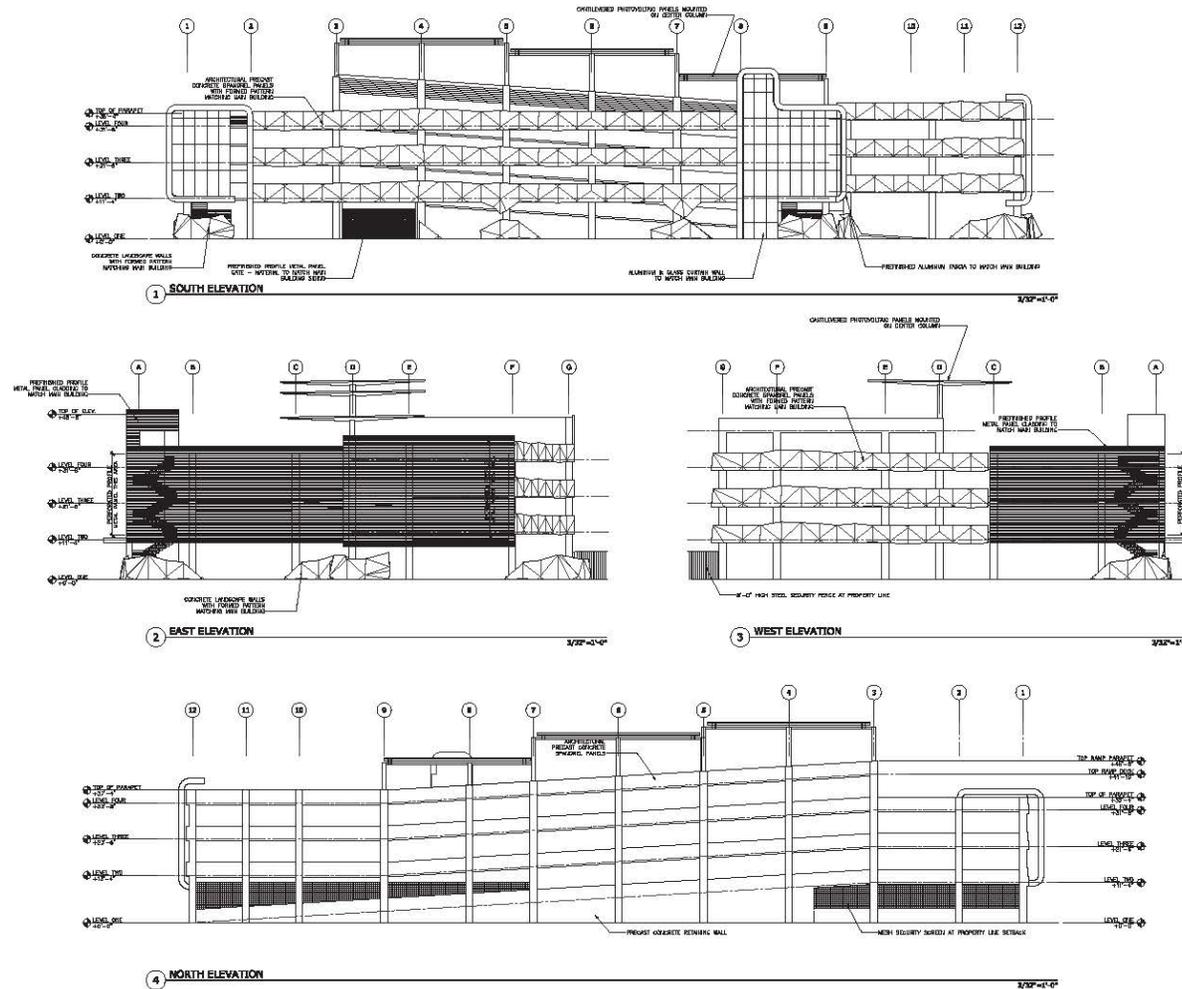
**REVISOR**  
REVISED SCHEMATIC DESIGN

**A DEMPSEY MUSEUM PROJECT  
POWERHOUSE SCIENCE CENTER**

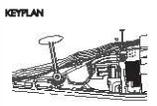
**POWER STATION BUILDING SECTIONS**

40007.DWG  
1/8" = 1'-0"  
9 SEPTEMBER 2011  
A3.3

Exhibit 10 – Parking Structure Elevations



DAVEY PARRISH ARCHITECTS  
 ARCHITECTS  
 10000 RIVERSIDE DRIVE  
 SUITE 100  
 HOUSTON, TEXAS 77056  
 TEL: 281.416.1000  
 FAX: 281.416.1001  
 WWW.DAVEYPARRISH.COM



REVISIONS  
 REVISED SCHEMATIC DESIGN

A DISCOVERY MUSEUM PROJECT  
 POWERHOUSE SCIENCE CENTER

PARKING STRUCTURE  
 BUILDING ELEVATIONS

ADDED: 02  
 3/26/11  
 9 SEPTEMBER 2011  
 A3.4

Exhibit 1P – Streetscape View

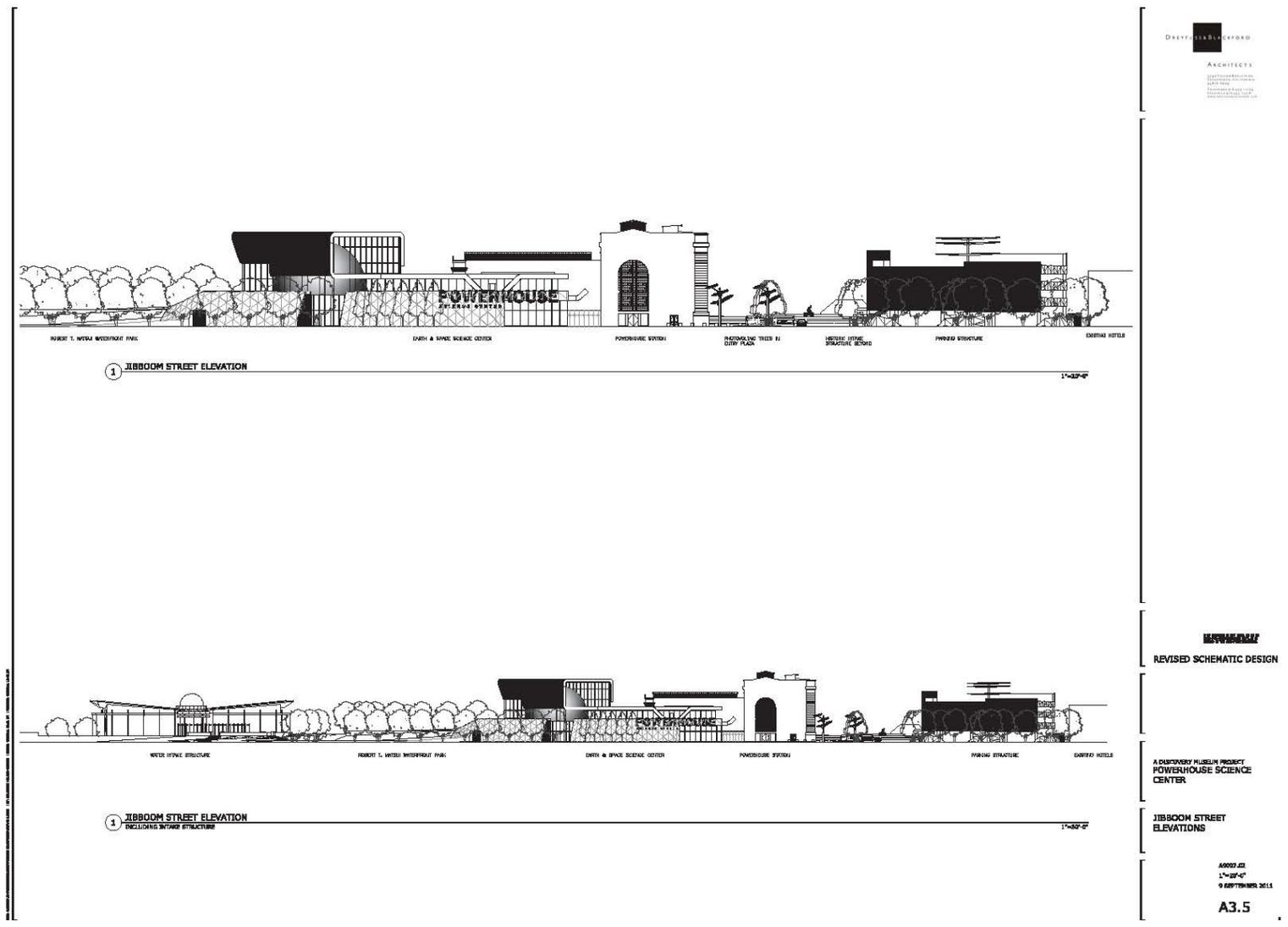




Exhibit 1R – Project Renderings

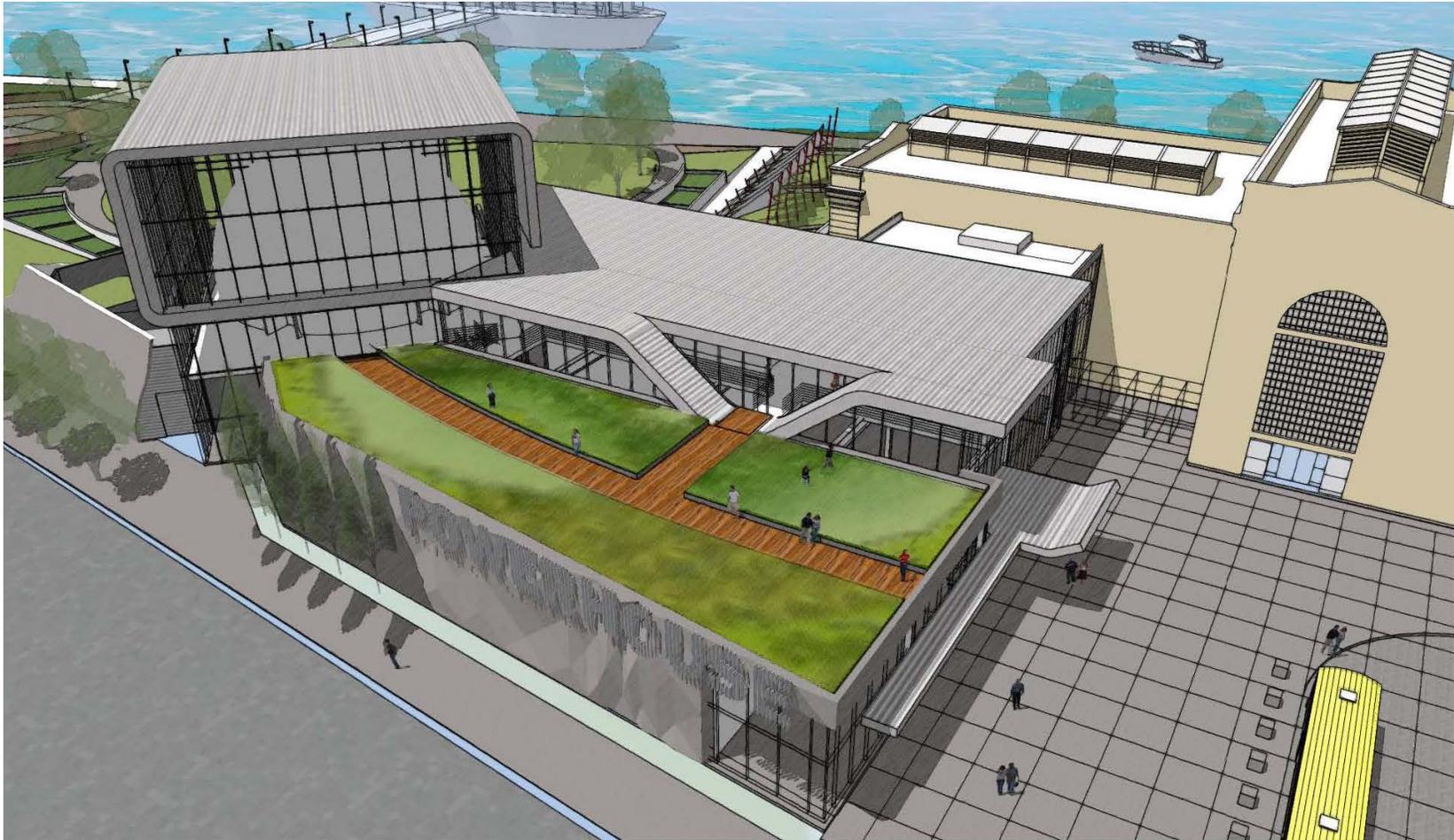


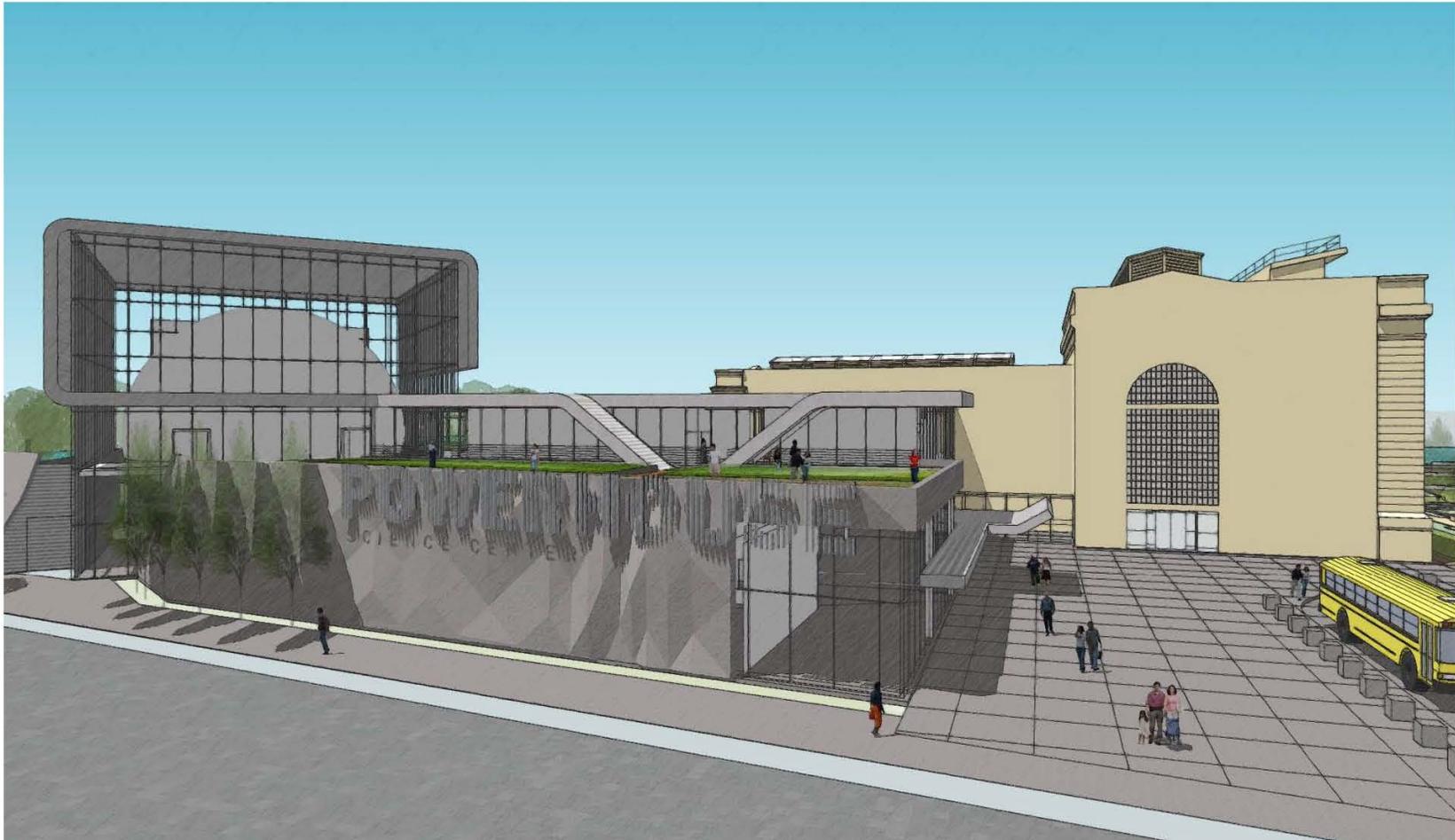
**DREYFUSS & BLACKFORD** ARCHITECTS

22 September 2011

POWERHOUSE SCIENCE CENTER  
**Aerial View**





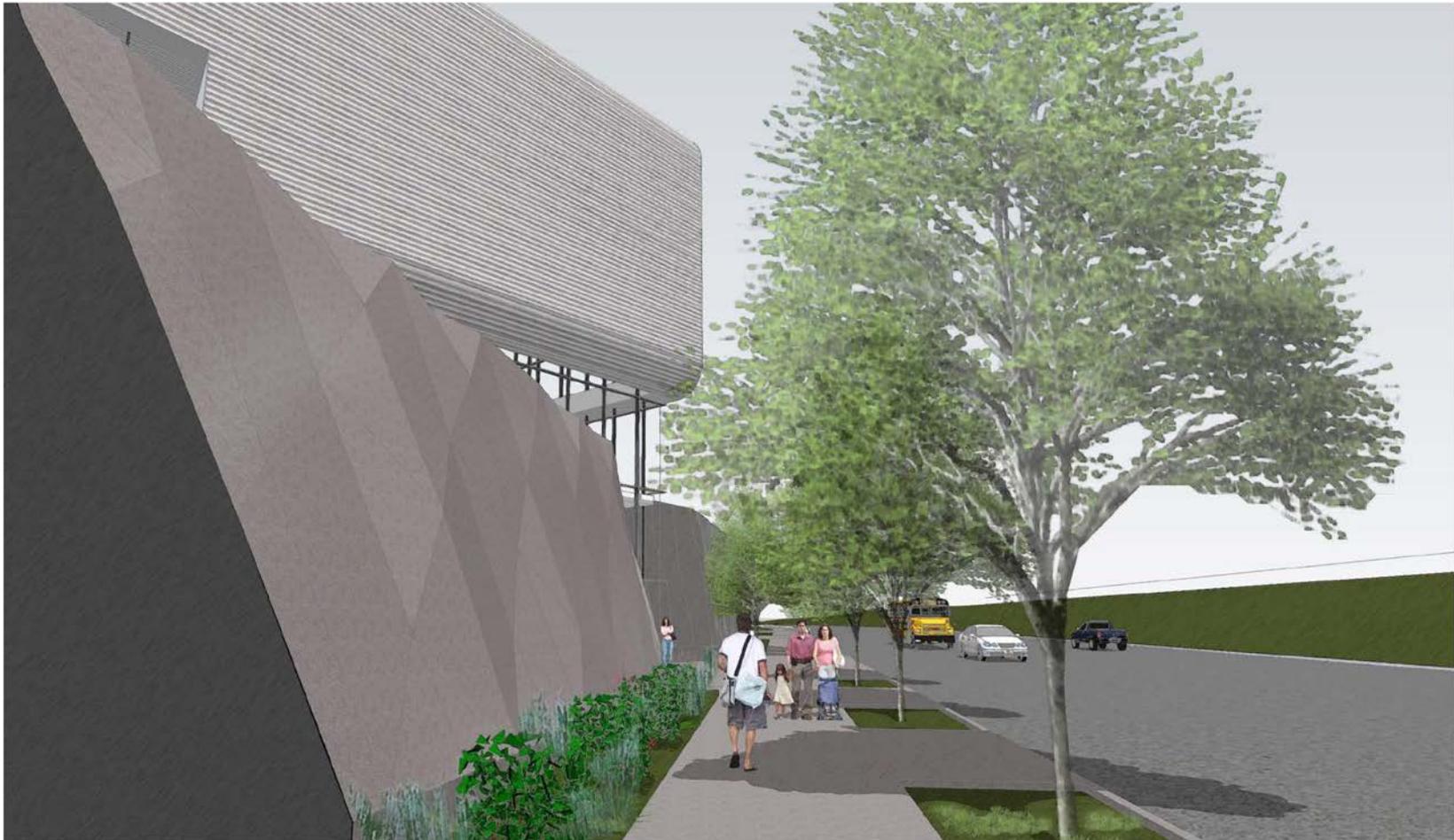










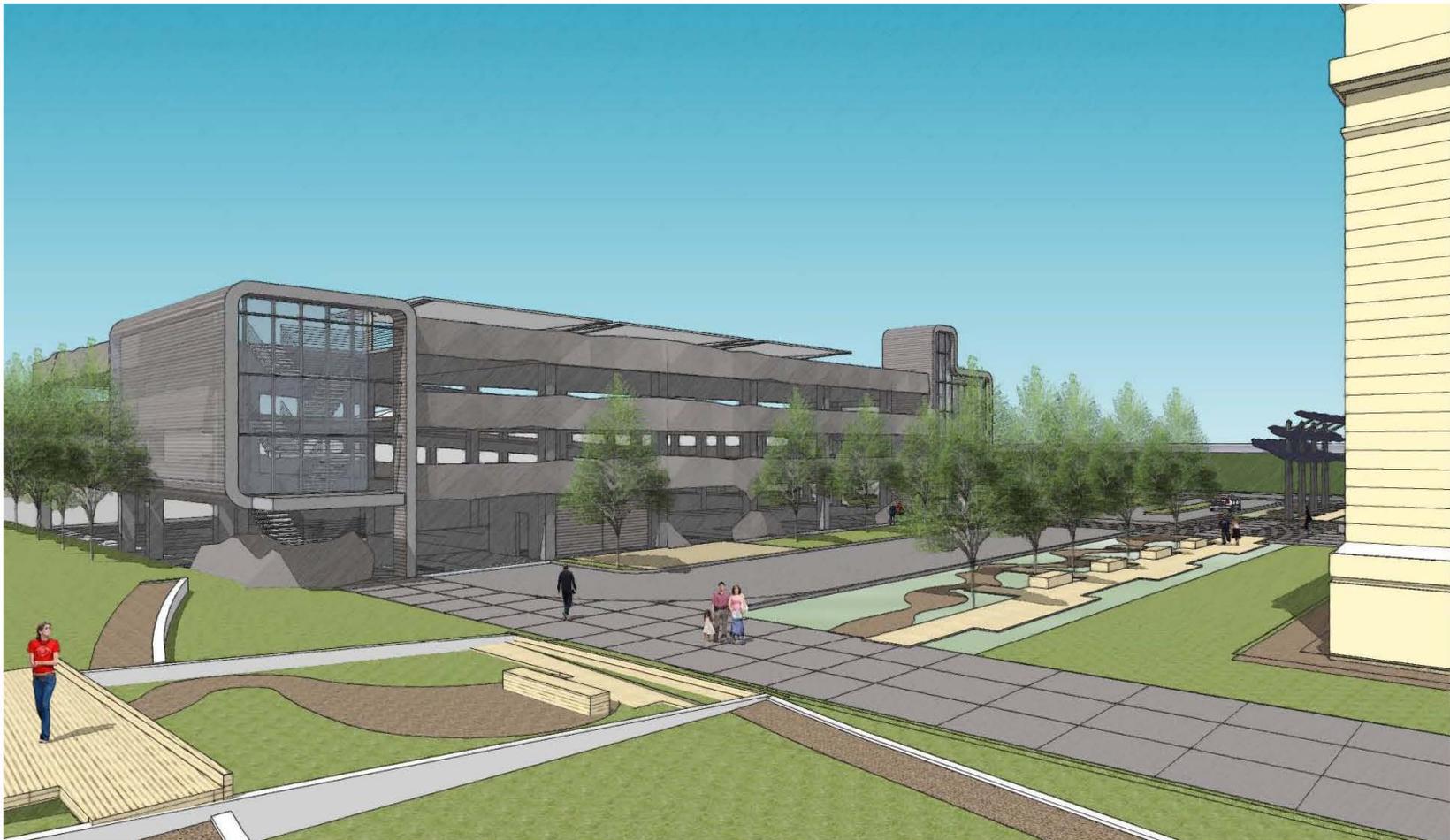


DREYFUSS & BLACKFORD ARCHITECTS

22 September 2011

POWERHOUSE SCIENCE CENTER  
**Jibboom Street Pedestrian Experience**  
(looking north)





**DREYFUSS & BLACKFORD** ARCHITECTS

22 September 2011

POWERHOUSE SCIENCE CENTER  
**Parking Structure South-West Elevation**

