

Item No. 11.1

Supplemental Material
For
City of Sacramento
Planning Commission
Agenda Packet

For the Meeting of: June 26, 2008

- Additional Material
 Revised Material

Contact Information: Paul Philley, Junior Planner (916) 808-5714

Project Name: Riverside & Broadway Target

Subject:

Staff is adding to the report comments from the June 18, 2008 Design Commission, listed as Attachment 1.

Staff is revising the report so that all references to the buildings height are changed from 48 feet to 46 feet. Attachment 2 shows the building cross-section, demonstrating the height.

Attachment 1: Design Commission Comments
Attachment 2: Building cross-section

Pg 2
Pg 5



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DESIGN COMMISSION COMMENTS

Project Name: Riverside Target
File Number: DR08-074
Owner: Target - John Dewes
Date of Notice: June 26, 2008
Staff Contact: Matthew Sites, Associate AIA, 916-808-7646

Design Commission has made the following comments in addition to those noted in the staff report regarding the proposed project.

Site Comments:

1. Fully integrate alternate modes of transportation into the design, (i.e. buses, bikes).
2. Provide a cross-section of the existing and proposed condition along Broadway and Riverside as it relates to trees. The Design Commission prefers to retain the existing trees along Broadway if possible; if this cannot be accomplished the same species or comparable species should be used as to not interrupt the established treescape along Broadway.
3. Refine bench tops (possibly use natural stone rather than a red material). Further details of the entry planter areas should be provided at the next hearing.
4. Resolve concerns over the Riverside vehicular entry/exit as this area has problematic traffic issues now and the increased volume of traffic will further intensify the issue.
5. Provide additional detail regarding the south parking area, as well as how this space will be lit and secured during the hours the facility is closed.
6. Further research should be done on the existing historic baseball field and how it can relate to the new building.
7. Consider recessing the center section of the Broadway elevation as an outdoor seating area.

8. Existing chain link fence to the south should be removed and replaced with better fencing. Fencing could have pilasters of similar building materials used on the main structure with wrought iron infill.

Building Comments:

9. Resolve concerns with how the building relates to the adjacent residential and commercial neighborhoods.
10. Resolve concerns about the height and relationship to the southern residences; could be mitigated through good neighbor approach by modifying the existing fence and landscaping.
11. The Broadway elevation needs additional detailing as the scale seems inappropriate. Large areas of metal should be broken up further, possibly by the extension of the brick façade over a bay to the east. Further refinement of the cornice is needed to reduce the flatness of the façade. Further variation in parapet heights and articulation is needed to complement modifications to the cornice. Canopy designs should be lighter with more transparent areas than what is proposed and should be better integrated into the design.
12. West and South elevations seem too stark and should be further refined.
13. The I-beam along the Riverside façade has a more industrial feel and should be further refined (see Fire Station down Broadway). I-beam should reference established canopy datum lines along Broadway, and should be further broken up.
14. More detail and vignettes are required for the Garden Center area. Metal screening proposed at the Garden Center could also be used to further break up large expanses of material on other elevations.
15. East elevation and loading docks need additional architectural treatments.
16. Large expanses of cement plaster should be further broken up with reveals and/or materials.
17. A variation of brick coloration and coursing is needed in areas of brick with a higher quality of brick required.
18. Provide additional detailing at the back side of the ground level retail spaces. Provide additional information as to how the loading and trash will be handled for the ground level retail.
19. Further detail and cut sheets are required on light fixtures and the proposed locations. Commission suggests the use of cutoff light fixtures to reduce the amount of light spillage.
20. Would like more interest and activity of the tower element. LED's could be used to create movement within the tower element. Provide night photos of existing examples and hours of illumination of the tower element for Design Commission review.

21. Consider establishing a construction waste management plan, as well as recycling of previous materials. Consider green building practices and/or a LEED rated building.

Signage Comments:

22. Further detailing of signage is needed for review, specifically how is signage handled at small retail areas, and cross-sections of Target signs. Number of Target logos seems excessive would like further clarification as to number of signs proposed.

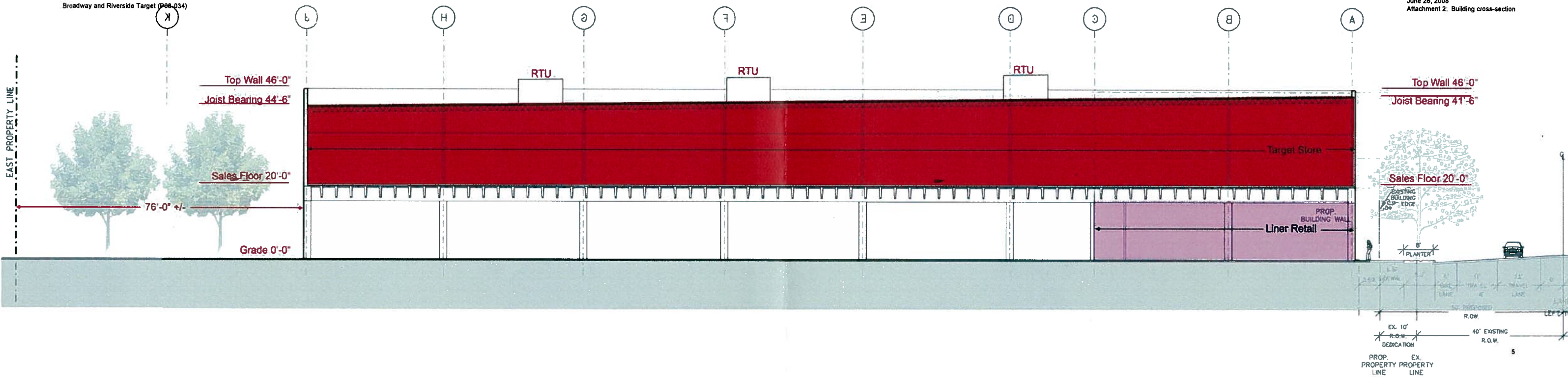
23. Design Commission would like to review the sign program for the project at the next hearing.



Matthew Sites, Associate AIA
Design Review Team Lead

Broadway and Riverside Target (P08-034)

June 26, 2008
Attachment 2: Building cross-section



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