

Continental Plaza

Planned Unit Development (PUD) Guidelines

City of Sacramento, California

PUD Established: 10/29/1996

PUD Revised: 10/24/2002 (P01-125) & 09/04/2007
(P07-015)

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Chapter 1- Purpose and Intent

Continental Plaza is a Planned Unit Development (PUD) consisting of approximately 1,097,350¹ square foot office campus to be located at the northeast corner of Richards Boulevard and North 7th Street in the Richards Boulevard Planning Area of the Central City. The Continental Plaza Planned Unit Development is a four phase project, three² phases of which have already been completed.

Phase I, completed in 1986, consists of a conversion of the 160,000 square foot Continental Can Manufacturing Facility (originally constructed in 1946) from industrial to office use. In 1991, a new 67,500 square foot, two story, Phase II office building was added to the complex. A two story, 59,850 square foot Phase III office building was constructed in 1999, resulting in a total of 287,350 developed square footage in the first three phases of the Continental Plaza PUD.³ The Continental Plaza Phase I, II and III⁴ buildings are currently occupied by the State Department of Health Services.

In addition to the existing Phase I, II and III⁵ buildings, the Continental Plaza PUD provides for the construction of one additional new office building at a maximum 810,000 square feet (Phase IV) and a six story parking structure on the northern Parcel A of the PUD.⁶ While the Continental Plaza office campus is principally intended to accommodate additional requirements of the Department of Health Services or other State agencies, the Continental Plaza PUD is well suited to any office user seeking the efficiency, flexibility and cost-effectiveness of large floor plate designs in an attractive back-office setting.

These PUD Guidelines, as approved by the City of Sacramento City Council, shall govern the development of the Continental Plaza site and are intended to promote the following project objectives:

- To allow for the expansion of the existing Department of Health Services use to accommodate additional requirements of State agencies⁷;
- To accommodate the State's plans for consolidation of State-occupied office space at a location that has been targeted by the City for such use;
- To house office users seeking the efficiency, flexibility and cost-effectiveness of large floor plate designs in an attractive back-office setting;

¹ Amended square footage on 10/24/2002 by CPC (P01-125)

² Changed from two phases to three on 10/24/2002 by CPC (P01-125)

³ Sentence added on 10/24/2002 by CPC (P01-125)

⁴ Removed sentence that buildings were currently occupied by State Dept. of Health Services on 09/04/2007 by CPC (P07-015)

⁵ Added phase III on 10/24/2002 by CPC (P01-125)

⁶ Updated phasing on 10/24/2002 by CPC (P01-125)

⁷ Amended on 09/04/2007 by CPC (P07-015)

- To contribute to and enhance the operational efficiency and functional qualities of the existing Continental Plaza Phase I, II and III⁸ facilities (which already includes a 9,1000 square foot cafeteria, a centralized mail facility, a 200 seat auditorium, two large classroom/training facilities, and an existing shuttle system linking Continental Plaza with the Central business District and Capitol Area);
- To provide a signature building to anchor the 7th Street corridor to the north and establish a design standard for the “lower cost, office space” targeted by the Richards Boulevard Area Plan (RBAP) for this location.
- To contribute to financing of the critical first phase of infrastructure for the Railyards Specific Plan (RSP) and Richards Boulevard Area Plan (including the widening of the I-5/Richards Boulevard under crossing, the 7th Street extension and transportation facilities);⁹
- To provide a logical extension of downtown employment activity, commerce and trade;
- To reinforce the use of major transit improvements planned for the area (including the Intermodal transportation facilities¹⁰ to be located in the Railyards Specific Plan area and the Light Rail Transit Station to be located west of the Continental Plaza site on Richards Boulevard); and
- To provide the catalyst for the redevelopment of the Richards Boulevard area (now know as the River District¹¹), the land owners of which have formed a Property Owners Business Development District for their mutual benefit.¹²

Chapter 2- Force and Effect

These Guidelines are intended to act as a supplement to existing City codes and ordinances and shall control when more restrictive than such codes and ordinances or when inconsistencies arise between the provisions contained herein and the provisions of such codes and ordinances. Any amendments hereto shall be subject to the procedures established in Section 17.180 of the Sacramento City Code¹³.

⁸ Updated existing phases on 09/04/2007 by CPC (P07-015)

⁹ Amended on 10/24/2002 by CPC (P01-125)

¹⁰ Changed from ‘Station’ to ‘transportation facilities’ on 10/24/2002 by CPC (P01-125)

¹¹ Amended on 09/04/2007 by CPC (P07-015)

¹² Added bullet on 10/24/2002 by CPC (P01-125)

¹³ Updated applicable code section on 10/24/2002 by CPC (P01-125) and on 09/04/2007 by CPC (P07-015)

Chapter 3- Schematic Development Plan

These development guidelines incorporate the Schematic Plan of the Continental Plaza PUD originally approved by the Sacramento City Council by Resolution No. 96-594 and amended by the Sacramento City Planning Commission on October 24, 2002¹⁴. This Schematic Plan, showing building locations, parking layout and site circulation is attached as Exhibit B. Amendments to the Schematic Plan are subject to the review and approval as set forth in Section 17.180 of the Sacramento City Code¹⁵.

Chapter 4- Procedures for Approval

All development within the Continental Plaza PUD is subject to review and approval as set forth in Sacramento City Code Section 17.180 to insure conformance with the PUD Schematic Plan and these Guidelines. However, if the proposed project otherwise requires a special permit, then review for conformity with the PUD Schematic Plan and these Guidelines would be part of the special permit process. A preliminary review of a development project may be required when the Planning Director determines that such review is essential to a thorough review.

All applications shall include information noted on the standard City checklist

Since Continental Plaza Project is a PUD, development is not subject to City design review under Chapter 17.132 of the Zoning Code that otherwise is required for all development in the Richards Boulevard SPD. Section 17.12.020 exempts properties within a planned unit development from design review because the PUD project approval process incorporates design review. The Planning Director's Plan Review process will insure that projects within the Continental Plaza PUD comply with these Guidelines. Appeal of a Planning Director's decision regarding Plan Review for a project is set out in Chapter 17.220.

The following information shall be submitted with a special permit application:

- Names and addresses of contractor, developer and architect.
- Project site plan with dimensions taken from signed recorded plat.
- All submissions must include topography showing existing grades and proposed grades at one foot intervals with spot elevations as required to clarify drawings; also show building corner elevations and floor landscaping.
- Landscaping plans, including shading calculations.

¹⁴ Updated history on 09/04/2007 by CPC (P07-015)

¹⁵ Amended to be consistent with zoning code on 09/04/2007 by CPC (P07-015)

- Retaining walls.
- Locations and details of temporary and permanent signs, including dimensions.
 - If the specific signage program is not known, the applicant shall designate a zone or alternative zones on the building facades(s) on which attached signage may be located and the location or alternative locations of detached signage. The Planning Commission shall approve the acceptable location(s) or zone(s) as part of the Special Permit.
- Temporary and permanent fences and fence material.
- Front, side and rear setbacks from building to property lines.
- Easements and rights-of-way, existing and proposed.
- Pipes, berms, ditches, swales.
- Driveways, parking areas, pedestrian circulations, and lighting, existing and proposed.
- Locations and details of open space, including patios, seating areas, water features, pathways, etc.
- Exterior storage and screening devices for trash, mechanical and communications equipment, and meters.
- Location of light poles and transformers, with height and type indicated.
- Utility plan, including services stubbed to site.
- Mailboxes, if known.
- Roof projections and/or roof plan and screening treatment.
- Land use distribution, percent and square footage of site used for the following:
 - Building pads;
 - Surface parking and any other paved area;
 - Landscaping (includes on-site open space, private sidewalks, and patios)
- Building elevations for all sides and height to top plate and top of roof.

- Location of existing and proposed buildings.
- Street names and right-of-way widths and driveway adjacent to the site.
- Cross sections of structures indicating relationship to adjacent buildings and roadways.
- Dimensions for typical parking stalls and maneuvering areas, including setbacks of buildings and building separation.
- Bar scales on all plans.
- Phasing scheme and proposed timing schedule for build out.
- Location and details regarding any on-site storage of hazardous or toxic material regulated by City Ordinance No. 82-097.
- Transportation Management Plan providing 35% trips reduction or, if applicable, a Transportation Management Plan incorporating additional measures into the plan to support parking reduction above the 1:600 parking ratio.¹⁶
- Statement of Recycling Information regulated by Title 17.72 of the Zoning Ordinance.¹⁷

Chapter 5- Land Use Summary

The Continental Plaza site consists of three parcels. The existing Phase I and Phase II buildings are located on an 11.92+/-¹⁸ gross acre parcel fronting 7th Street north of Richards Boulevard (Parcel A). The existing Phase III building is located on a 1.39+/- gross acre parcel fronting Vine Street (Parcel B). The Phase IV office building will be developed on an adjacent 4.75+/- gross acre parcel located at the northeast corner of the intersection of 7th Street and Richards Boulevard (Parcel C). Parking for the office complex (Phases I, II, III, & IV) will be provided with surface and structured parking on Parcel A & B.¹⁹

The zoning for Parcels A and B of the Continental Plaza site is Heavy Industrial Planned Unit Development/Special Planning District (M-2 PUD/SPD). The zoning for Parcel C of

¹⁶ Amended on 09/04/2007 by CPC (P07-015)

¹⁷ Updated to be consistent with City Code on 09/04/2007 by CPC (P07-015)

¹⁸ Updated acreage on 10/24/2002 by CPC (P01-125)

¹⁹ Updated phasing on 10/24/2002 by CPC (P01-125) and on 09/04/2007 by CPC (P07-015)

the Continental Plaza site is Office Building Planned Unit Development/Special Planning District (OB PUD/SPD).²⁰

In 2007, a former rail spur line along the eastern boundary of the Continental Plaza PUD Property was incorporated into the PUD. Of the approximately 1.19+/- acres, about one acre is zoned Heavy Industrial Planned Unit Development Special Planning District (M-2 PUD/SPD) and about 0.19 is zoned Office Building Planned Unit Development Special Planning District (OB PUD/SPD). Prior to construction of the parking garages the property will need to be merged with the larger Continental property.

Table 1- Land Use Summary

Phase I (existing) 160,000 +/- SF
Phase II (existing) 67,500 +/- SF
Phase III (existing) 59,850 +/- SF²¹
Phase IV (to be constructed) 810,000 +/- SF
Office (including 14,000 +/- SF of ground floor retail)
Parking Structure (approximately 1,238 spaces)
Child Care Facility (conversion of 4,300+/- SF of Phase I office space)

Total square footage (net parking structure) 1,097,500 +/- SF

Chapter 6- Building Standards

6.1 Allowable Development

- The overall building square footage (net of structured parking) in the Continental Plaza PUD shall not exceed 1,097,350 square feet.²²
 - For the purpose of calculating the Floor Area (FAR) for the Continental Plaza PUD, the area of the site shall include the 11.92+/- gross acre parcel (10.62+/- acres net of ROW/IOD) Parcel A, the 1.39+/- gross acre (1.22 net of ROW/IOD) Parcel B, and the 4.75+/- gross acre (3.45 acres net of ROW/IOD) Parcel C. This methodology reflects the functional integration of these three parcels into a single office campus.²³

²⁰ Amended on 10/24/2002 by CPC (P01-125) and on 09/04/2007 by CPC (P07-015)

²¹ Changed from “to be constructed” to “existing” and updated sq. ft. on 10/24/2002 by CPC (P01-125)

²² Updated sq. ft. on 09/04/2007 by CPC (P07-015)

²³ Updated acreage and parcel information on 09/04/2007 by CPC (P07-015)

- The overall building square footage on Parcel A and B (the northern lot) of Continental Plaza PUD shall not exceed 291,650 gross square feet of occupied building area and a parking structure not to exceed eight stories, 95 feet in height with sufficient capacity to accommodate approximately 3,000 spaces (See Building Standards Section E1 below). The building square footage includes 287,350 gross square feet of office development and a 4,300 gross square feet child care facility.²⁴
- The overall building square footage on Parcel B (the southern lot) of Continental Plaza PUD, shall not exceed 810,000 gross square feet.
- The overall building square footage on the southern lot site, devoted to ground floor retail, commercial or service uses shall be a minimum of 14,000 square feet.
- Residential uses, if propose at a later date, shall be developed at a density of a minimum 25 du/nac and a maximum of 65 du/nac.

6.2 Permitted Uses

- M-2 zone
 - Office
 - Multiple Family Residential
 - Child Care Facilities
 - Ground floor commercial, retail or service uses as follows:
 - Art gallery
 - Appliance repair shop
 - Bank, savings and loan
 - Barber, beauty shop
 - Book, stationary store
 - Cleaners, laundry agency
 - Clothing store
 - Florist
 - Food store, bakery, delicatessen
 - Laundromat
 - Restaurant, café
 - Retail
 - Photography studio
 - Martial arts training
 - Video rental stores
- OB zone
 - Office
 - Multiple Family Residential

²⁴ Amended on 09/04/2007 by CPC (P07-015)

- Child Care Facilities
- Ground floor commercial, retail or service uses as follows:
 - Art gallery
 - Bank, savings and loan
 - Barber, beauty shop
 - Book, stationary store
 - Cleaners, laundry agency
 - Clothing store
 - Florist
 - Food store, bakery, delicatessen
 - Restaurant, café
 - Retail
 - Photography studio
 - Video rental stores

6.3 Height

The following is the maximum height

- M-2 zone (Parcel A and B²⁵)
 - Office/Residential buildings – 75 feet (measured from top of plate line)
 - Parking Garage
 - Constructed with building permits issued and construction commenced on or before October 4, 2010 – eight (8) stories or 95 feet (measured from top parking deck whichever is less; last elevator stop and elevator equipment shall be permitted up to an additional 15 feet). A Zoning Administrator special permit minor modification may be requested and processed in order to extend this time limit for a period of one (1) year, thereby extending this provision to October 4, 2011.
 - Constructed with building permits issued and construction commenced after October 4, 2010 – six (6) stories or 75 feet, whichever is less measured from top parking deck whichever is less (measured from top parking deck whichever is less; last elevator stop and elevator equipment shall be permitted up to an additional 15 feet). If a Zoning Administrator special permit minor modification, as allowed above, is approved, the deadline specified in this section shall be extended to October 4, 2011.
- OB zone (Parcel C²⁶) – 140²⁷ feet (measured from top of plate line)
 - Penthouse for mechanical equipment, if provided, shall be permitted up to an additional 15 feet.

²⁵ Updated parcels on 10/24/2002 by CPC (P01-125)

²⁶ Updated parcels on 10/24/2002 by CPC (P01-125)

²⁷ Changed from 180' to 140' on 10/24/2002 by CPC (P01-125)

6.4 Setbacks

The Continental Plaza Planned Unit Development will ultimately be bounded on all four sides by existing and planned rights-of-way as illustrated in the Facility Element for the Railyards Specific Plan & Richards Boulevard Area Plan. The Continental Plaza project site is bounded by Richards Boulevard to the south, North 7th Street to the west, the proposed Vine Street extension to the north and the proposed 8th/9th Street extension to the east. In addition, the Facility Element for the RBAP calls for a future new street to be located parallel to Richards Boulevard, between the northern portion of the Continental Plaza site (Parcels A and B) and the southern portion of the Continental Plaza site (Parcel C).²⁸ Setbacks shall be measured from property lines of future rights-of-way, unless otherwise noted.

Setback areas shall be landscaped.

- M-2 zone (Parcel A and B)²⁹
 - 7th Street (west) – 25 feet
 - Proposed Vine Street IOD/ROW (north) -10 feet
 - Existing interior property line (east)
 - Parking Garage – 5 feet
 - Office/Residential buildings – 10 feet
 - Proposed new street (south) – 10 feet

- OB Zone (Parcel C)³⁰
 - 7th Street (west) – 45'
 - This 45 foot setback shall be reduced ultimately to 23 feet once 7th Street taper is constructed.
 - Proposed new street (north) – 10 feet
 - Existing interior property line (east) – 10 feet
 - Richards Boulevard (south) – 35 feet from existing property line
 - This 35 foot setback includes the future 30 foot wide right-of-way for the extension of the LRT line to the Dos Rios station. Upon dedication of the LRT ROW the setback shall be reduced to 5 feet. The development of the 30 foot LRT ROW provides a 24 foot track area and 6 foot sidewalk (north side of the tracks). To provide the best configuration for the light rail line, it is recommended that the City and Regional Transit to provide the best configuration for the light rail line relocate and the 9 foot sidewalk to the north side of the tracks and utilize the remaining six feet for landscaping in conjunction with the 5 feet provided by the building. Thus providing 11' of landscaping between the sidewalk and the building.

²⁸ Updated parcel information 09/04/2007 by CPC (P07-015)

²⁹ Updated parcel information 09/04/2007 by CPC (P07-015)

³⁰ Updated parcel information 09/04/2007 by CPC (P07-015)

6.5 Vehicle Parking

Parking for Phase IV office building is provided on the northern parcels (Parcels A and B³¹) of the PUD. In order to assure parking will remain available for the Phase IV office building an easement, deed restriction, or other instrument satisfactory to the City Attorney shall be recorded that provide access to the parking for the perpetuity of the office building.³²

- Office³³
 - For office projects for which building permits are issued and construction commenced on or before October 4, 2010, the maximum amount of off-street vehicle parking permitted shall be one space per 325 gross square feet of floor area. A Zoning Administrator special permit minor modification may be requested and processed in order to extend this time limit for a period of one (1) year, thereby extending this provision to October 4, 2011. The minimum amount of off-street vehicle parking permitted shall be one space per 600 gross square feet of floor area, unless additional TSM measures are implemented in accordance with Section VI.E.1.c below.
 - Prior to issuance of an occupancy permit for the parking garage, the developer/owner/applicant shall enter into an irrevocable parking agreement with the Sacramento Regional Transit District that will set aside up to 200 interim park and ride spaces for the end-of-the-line RT Station at North 7th Street and Richards Boulevard.
 - The developer/owner/applicant shall provide an executed copy of the irrevocable parking agreement or an adopted resolution letter from the Sacramento Regional Transit District that assures the City of Sacramento that this agreement has been approved and adopted or is no longer required.
 - For office projects for which building permits are issued and construction commenced after October 4, 2010, the maximum amount of off-street vehicle parking permitted shall be one space per 500 gross square feet of floor area. If a Zoning Administrator special permit minor modification, as allowed above is approved, the deadline specified in this section shall be extended to October 4, 2011. The minimum amount of off-street vehicle parking permitted shall be one space per 600 gross square feet of office area, unless additional TSM measures are implemented in accordance with the Office parking bullet below.

³¹ Updated parcels on 10/24/2002 by CPC (P01-125)

³² Added sentence on 10/24/2002 by CPC (P01-125) then removed sentence on 09/04/2007 by CPC (P07-015)

³³ Section amended on 09/04/2007 by CPC (P07-015)

- Office Parking may be reduced to above the 1:600 ratio up to a minimum amount of off-street vehicle parking of one space for every 1,000 gross square feet of floor area, provided that additional TSM measures, beyond those mandated by the Developer TSM Ordinance (35%), shall be implemented in order to support the reduction in parking. A developer Transportation Management Plan (TMP) shall be submitted concurrently with the application for development to justify the requested parking reduction.
- Restaurant – Vehicle parking shall not be required for restaurant use that is a component of an office or residential project provided that the cafeteria use does not exceed 6,000 gross square feet per building.
 - Exception – vehicle parking shall not be required for a cafeteria, not exceeding 14,500 net square feet, that serves the office building and operates during the hours the office building is open.
 - The minimum off-street vehicle parking spaces for a restaurant use, exceeding 6,000 gross square feet, provided such use is a component of a residential or office project is one space per 450 gross square feet of floor area.
- Commercial/retail or service uses:
 - Vehicle parking shall not be required for a commercial or retail use provided that such use is a component of a residential or office project and provided that such use does not exceed 5,000 square feet of building occupancy per tenant.
 - One vehicle parking space per 450 gross square feet shall be required for a commercial or retail use provided such use is a component of a residential or office project and provided that such use does not exceed 9,600 gross square feet of building occupancy per tenant.
 - One vehicle parking space per 400 gross square feet shall be required for a commercial or retail use provided such use is a component of a residential or office project and provided that such use exceeds 9,600 gross square feet of building occupancy per tenant. The maximum amount of off-street vehicle parking permitted shall be one space per 300 gross square feet of floor area for commercial or retail use.
- Residential
 - 1.5 parking spaces per unit
 - 1 guest space per 15 parking spaces
- All other uses shall comply with parking standards provided by the Zoning Ordinance.
- Two percent (2%) of all structured vehicle parking spaced shall be equipped with electrical outlets for electrical vehicles. This will include adequate power supply (120v/240v. 40 amp) service to each parking stall.

- The Continental Plaza parking structure shall be operated and managed so as to provide opportunities for use of the facility by residents of and visitors to the Richards Boulevard Plan Area during those hours of the day when the structure is not in the use to serve the parking requirements of the Continental Plaza Project.³⁴
- The developer of Continental Plaza Phase IV shall make a good faith cooperative effort in collaboration with the developer of the Township 9 project located at the northwest corner of Richards Boulevard and N. 7th Street to incorporate access to the Continental Plaza parking structure from Richards Boulevard and to reduce reliance on access to the facility from N. 7th Street.³⁵

6.6 Bicycle Parking

- Office – One bicycle parking facility shall be provided for every 6,000 gross square feet of building area (net of structured parking). Fifty percent (50%) of the required bicycle parking facilities shall be Class I facilities.
- Residential – One bicycle parking facility shall be required for every 10 units. Fifty (50%) percent of the required bicycle parking shall be Class I facilities.

6.7 Open Space

- Office Use:
 - Continental Plaza Phases III & IV office buildings shall provide open space at a ratio of 1 square foot of open space per 10 square feet of development (1:10)
 - A minimum of 20% of the open space shall be provided on site.
 - Provisions shall be made for the balance of the open space obligation attributable to the Continental Plaza project either through conveyances to the City of an off-site open space location acceptable to the City and within the Richards Boulevard Planning Area or payment of an in lieu fee.
 - Conveyance of off-site open space or an in lieu fee shall be subject to a Development Agreement or other similar agreement or arrangement by the city.
 - Landscaped setback areas designed to contribute to the active or passive enjoyment of employees of the Continental Plaza Office campus may be counted towards the open space requirements. The landscape setback along Richards Boulevard shall be integrated into

³⁴ Section added on 09/04/2007 by CPC (P07-015)

³⁵ Section added on 09/04/2007 by CPC (P07-015)

the open space design and shall be counted in the open space requirements. The interim landscape/plaza improvements in the 60 foot "new street" right-of-way shall also be counted as complying with the on-site open space requirements.

- To the extent consistent with considerations of security, the open space area shall be oriented towards pedestrian linkages or located adjacent to people-oriented uses (such as retail or restaurants).
 - The open space area, shall incorporate, but not be limited to, one or more of following features:
 - Landscaping (i.e. turf, trees, flower gardens, etc.)
 - Decorative paving (i.e. tile, cobblestone, colored concrete, etc.)
 - Public art pieces
 - Water features (i.e. ponds, reflecting pools, etc)
 - Seating areas
 - Canopies
 - Lighting
 - Open space feature shall be complimentary to the building architecture. Design elements, material colors and lighting should be contextual with the proposed building or existing adjacent buildings.
- Residential
 - On-site open space
 - A minimum of 80 square feet of common usable open space per unit is required. Such areas may include courtyards, gardens, recreational and similar areas.
 - A minimum of 50 square of private usable open space per unit is required. This area is for the exclusive use of the unit. Such areas may include decks, balconies and patios. Private usable open space shall be directly accessible for the associated unit.
 - Park land, if not previously dedicated, shall be provided through dedication of lands or through the payment of in-lieu fees thereof, at the option of the city for park or recreational purposes according to the standards and formula contained in the Subdivision Regulations, Article XVI (Regulations for Dedication of Land Payment of Fees, or Both, of Park and Recreational Purposes).

6.8 Wall/Fencing Requirements

- Solid perimeter wall shall be discouraged unless required for noise mitigation. In such a case, landscaping along the fence shall be planted to minimize the visual effect of the wall.
- Fencing necessary for the security of the site shall be of open iron to a maximum of six feet in height, painted black or a similarly unobtrusive color.

- Existing chain link fencing may be retained, provided that it is landscaped and maintained and not visible from any street frontages.

6.9 Temporary Structures

- Temporary structures, including but not limited to trailers, mobile homes and other structures not affixed to the ground, are permitted only during construction and shall be removed promptly upon completion of the construction activity.
- Such temporary structures shall be as inconspicuous as possible and shall cause no inconvenience to the general public.

Chapter 7- Architectural Treatment and Materials

- Continental Plaza Phase III. The design of the Phase III office building shall relate to the Phase I and II buildings in character and materials.
- Continental Plaza Phase IV. Continental Plaza phase IV shall be designed to provide a signature building to anchor the 7th Street corridor to the south and establish a design standard for the lower cost, support office space targeted by the Richards Boulevard Area Plan for the location.
 - Building Facades. The design of building facades should be clearly organized to distinguish between the building base (up to 40 feet), the upper level streetwall facades (up to 85 feet) and a tower element that is above 85 feet in height.
 - Building Bases: The building base should be open in nature and designed in a way that creates visual interest and variety along the street frontage of Richards Boulevard, North 7th Street and the proposed new street, both from the perspective of the pedestrian and the passing motorist. Architectural features such as setbacks, colonnades, arcades, changes in materials and changes in wall places are encouraged to provide visual relief and clearly articulate the building base from the upper level portions of the building. Because of the proximity of the building base to pedestrian level activity, special attention should be given to architectural detail including placement of joint lines, use of premium cladding at the pedestrian level and locations of ventilation louvers for mechanical equipment away from points of pedestrian activity. Although the building base should employ transparent design features such as colonnades, areas of solidity should be incorporated as the base elevation is articulated.
 - Building Entries. The building entry design should reflect a principal building orientation towards or adjacent to the corner of 7th Street and

- Fenestration. The fenestration above the building base, up to 85 feet in height, is intended to articulate the different masses of the building by use of curtain walls, ribbon windows, punched openings and sun protection devices such as overhangs, trellises, and canopies to provide an extra level of texture for different window types. Window openings should provide for a hierarchy of horizontal and vertical expression and should be recessed to offer shade and complexity to the building elevation. Patterns should reflect changes in building for stepbacks and proportions, and should avoid relentless grids and repetitive patterns. The solid portion of the wall should incorporate reveals, moldings, and changes in plan that reinforce the compositional design of the façade and offer shadow, detail, and variety. This fenestration should contract in appearance from the fenestration of the tower element.
- Tower Element. The tower element should have a height proportion of glass to wall to create a lighter appearance; fenestration may be flush with the building wall to reinforce this lightness. Glass curtain walls may be used if integrated with other design features to lighten the building mass. The tower element should emphasize the corner of 7th Street Boulevard and Richards Boulevard by providing visual interest through special architectural features such as fenestration, massing, and expression of building structure. The design of the tower should be highly integrated with lower portions of the building, incorporating the same family of materials and creating a strong “interlock” between the base and the tower shaft. The tower should step back in profile toward the top and incorporate a distinctive roof treatment that creates a pleasing silhouette against the sky. Additional stepbacks in the tower element need not be employed. The combined effect of the design orientation and architectural features discussed above should be to acknowledge the tower element as the visual terminus of the 7th Street corridor.
- Roof Treatment: Parapets and roofs should be designed with decorative treatments such as cornices and loggias to provide horizontal datum lines and add articulation and interest to the façade. Roof and/or parapet lines should be broken at intervals to provide for variation; such changes in treatment should correspond to building entries, corners and/or other compositional elements of the façade. All mechanical equipment shall be screened from view and architecturally integrated within the roof treatment of the building. Satellite dishes, communications equipment and helicopter pad requirements should also be integrated into the roof design.

- Building Materials. Building materials shall convey solidity, durability and substance and be appropriate to the commercial function of the area. Recommended materials for the upper portions of the building and the tower element include precast concrete, glass-fiber reinforced concrete (GFRC), metal panels or other equivalent high quality materials. Highly reflective mirrored glass should be avoided as a primary building material for the façade.

Chapter 8- Environmental Standards

8.1 Purpose and intent

The purpose and intent of this section is 1) to encourage the creative and innovative use of materials and methods of construction and 2) prevent indiscriminate and insensitive use of materials and design. All buildings, structures, paved areas and building materials, color schemes, and landscape elements shall be designed and constructed so as to create a desirable environment for the intended use and relate harmoniously to the surrounding community.

8.2 Landscaping

- Landscape Plans. Detailed landscaped and irrigation plans shall be approved by the Planning and Development Department prior to issuance of a building permit. The detailed landscape and irrigation plans shall include a tree shading diagram for any on-site surface parking.
- General Landscaping. Groundcovers interspersed with tree plantings will be employed to enhance the aesthetics of the Continental Plaza development. All landscaping referred to in this section shall be maintained in a healthy, neat and orderly fashion.
- Planting types. A plant list for the Continental Plaza PUD shall be approved by the Planning and Development Department prior to the issuance of the building permit for the project. All trees, shrubs, and groundcover planting types shall conform to the Continental Plaza approved plant list unless an alternate type is approved by the Planning and Development Department.
- Irrigation. All landscaped areas shall be irrigated with timed permanent automatic systems.

- **Setback Areas.** Landscaping in these areas shall consist of an effective combination of trees, lawns, groundcover and shrubbery. Backflow preventers located in the setback areas shall be attractively screened.
- **Unpaved Areas.** All unpaved areas not utilized for parking and storage shall be landscaped utilizing groundcover and/or shrubbery and tree material.
- **Pedestrian-Oriented Amenities.** The inclusion of pedestrian-oriented amenities such as benches in the landscaped areas is encouraged.
- **Installation of Landscaping.** Prior to the issuance of any temporary or final occupancy permits, the project landscaping, including permanent automatic irrigation systems, shall either be installed or a security, in the form satisfactory to the City, shall be posted to insure installation as soon as climatically possible after occupancy.

8.3 Walkways and Courtyards

Walkways shall be designed indicating a relationship with street access, transit stops, parking areas, commercial and retail space and adjacent structures. Walkways shall be designed with pedestrian health and safety in mind. Pedestrian walkways shall be landscaped to provide shade in the summer.

8.4 Treatment of Parking Areas

- **Landscaping.** All landscaping shall be installed and maintained with the objective of maximizing the growth potential of the plant material. Parking areas should be planted with trees which moderate the effects of climate. Trees shall be planted and maintained throughout the parking lot area so as to ensure that, within 15 years after construction, at least 50% of the parking area will be shaded at noon on August 21st.
- **Lighting.** Lighting shall be designed to contribute to the public safety and conform as well to a sense of pedestrian scale, where appropriate. Light standards shall be no higher than 20 feet. The configuration of light fixtures should be designed to minimize glare on adjacent streets and properties. Light fixtures should be off set from trees so as not to be obscured by overhanging limbs.
- **Curbs, walls, decorative fences with effective landscaping or similar screening devices** shall be located along the perimeter of parking lots and enclosed storage areas except at entrances and exits indicated on approved plans. Such barriers shall be designated and located to prevent parked vehicles

from extending beyond property lines of parking lots or into landscaped spaces where parking is prohibited and to protect public right-of-way and adjoining properties from damaging effects of surface drainage from parking lots. Minimum stall dimensions shall correspond to standards provided in the City Zoning Ordinance except that the front two feet of all stalls (the area into which the vehicle bumper overhangs) may be incorporated into the adjacent landscape or walkway improvements, provided that the adjacent landscape or walkway improvements are a minimum of six (6) feet in depth, resulting in a net decrease of two (2) feet of the required surface depth of the parking stall. A continuous six (6) inch raised concrete curb shall be provided along all landscaped areas and walkways abutting parking or drives. Curbs and drives shall be constructed in accordance with the latest requirements of the City of Sacramento.

8.5 Exterior Lighting

- Lighting shall be designed in such a manner as to provide safety and comfort for occupants of the development and the general public.
- Lighting design shall be such as not to produce hazardous and annoying glare to motorists and building occupants, nearby residents, or the general public.
- Lighting shall be oriented away from the properties adjacent to the Continental Plaza PUD.
- Exterior lighting fixtures shall be similar and compatible throughout the Continental Plaza PUD.

8.6 Loading and Service Areas

Loading and service areas should generally be located behind buildings and away from primary roadways. In locating these areas, primary consideration should be given to the adjoining land uses. Design mechanisms such as walls and landscaping should be utilized to conceal the loading and storage activities from public view.

8.7 Energy Conservation

- The Continental Plaza buildings shall be designed to meet current state and federal energy requirements at the time of construction.

- Developers, builders and architects shall work with relevant utilities during the initial stages of project development to maximize energy efficiency and reduce infrastructure needs and developer cost. The purpose of this coordination is to ensure that energy efficiency and load management measures are considered to the maximum extent feasible for all developers in order to substantially reduce overall energy use in the community.
- Site Design. Buildings should be oriented to provide appropriate solar access/exposure and shading for improved efficiency. Natural ventilation and day lighting should also be considered to reduce cooling and heating loads and to provide alternatives to more energy-intensive mechanical/electrical systems.
- Building Design. Construction should maximize energy efficiency potential through the utilization of: exterior building materials that are well insulated and shaded where appropriate; window shading strategies/devices and effective shading coefficients' the use of light colored paints and building materials for interior and exterior surfaces; and the use of efficient lighting systems and day lighting louvers and controls/sensors to reduce dependence on artificial lighting and to reduce cooling loads. In addition, water consumption features as well as efficient heating, ventilating and air conditioning systems, pumps, motors and energy management systems should be employed where economically feasible. Opportunities for passive and active solar design (photovoltaic, solar domestic hot water) and the inclusion of alternative and renewable energy systems should be explored.
- Landscaping shall be designed to shade walks, streets, drives and parking areas so as to minimize surface heat gain and shall, at a minimum, comply with the Water Conservation Landscape Requirements and all other current City of Sacramento standards.
- Outdoor lighting should be designed to provide the minimum level of site lighting commensurate with site security.

8.8 Garbage Services/Trash Enclosures

- The Continental Plaza development shall participate fully in a comprehensive solid waste management program designed that on the average 50% of the solid waste generated within the PUD is diverted from the landfill to recycling, re-use or other disposal means such as cogeneration. All recycling and source reduction programs shall comply with the City of Sacramento Recycling and Solid Waste Reduction Ordinance.
- These facilities shall not create a nuisance and shall be inconspicuously located. Trash enclosures shall meet City design requirements.

- All exterior garbage, refuse and recycling areas shall be concealed by a screening wall.
- Such facilities shall relate appropriately to the buildings they serve and shall not be obtrusive or detract from the building design theme.

8.9 Utility Connections, Mechanical Equipment and Communications Equipment

- Mechanical and communications equipment, utility meter and storage tanks shall not be visible at ground level.
- If concealment within the building is not possible, then such utility elements shall be concealed by screen walls, which shall be appropriately landscaped.
- All utility lines providing electric service directly to the site shall be underground.
- All mechanical equipment shall be located so as not to cause a nuisance or discomfort from noise, fumes, odors, etc.
- Penthouse and mechanical and communications equipment screening shall be of a design and material compatible with the building siding, with colors to match the roof or building.
- Placement of mechanical and communications equipment, utility meters, backflow preventers, substations, and storage tanks shall minimize their visibility particularly from the public rights-of way. Visual barriers such as wall or landscaping shall be used when such equipment cannot be placed out of view, provided such barriers do not significantly impede the proper functioning of the equipment.

8.10 On-site Drainage

Adequate drainage facilities shall be provided in accordance with City of Sacramento standards.

8.11 Hazardous Materials

All buildings or structures containing hazardous materials shall be labeled at all doorways with easy to read signs. The signs shall provide emergency response teams

with information on the hazardous contents of the building or structure and proper containment procedures. Labeling should be based on existing systems (such as the National Fire Protection Association 704 system) and approved by the City Fire Department.

Chapter 9- Sign Criteria

A sign program for the Continental Plaza development shall be submitted to the Department of Planning and Community Development subsequent to the City Planning Commission special permit hearing and shall be approved prior to the installation of any signage. The sign program is intended to assure that all Continental Plaza signage is harmonious with the Continental Plaza building and site. The sign program shall set forth the locations and details of temporary and permanent signage, including sign dimensions and comply with the following requirements:

- Two detached signs per parcel not to exceed 24 square feet.
 - All detached signs shall be monument type signs not to exceed 24 square feet each. The height of the monument sign shall not exceed six feet. All detached signs shall be located ten feet from any property line or driveway in order to provide a clear vision area.

- One attached sign per building not to exceed 16 square feet.
 - Attached signs shall be placed flat against a building or designated as part of an architectural feature. No height limit is specified for signs placed flat against the wall of a building.

