

Capitol Station 65, LLC

SUMMARY BOOKLET

Township 9

FEBRUARY 2007

Carter=Burgess

Table of Contents

Executive Summary	2
Aerial Photo	3
Vicinity Map	4
Land Use Plan	5
Illustrative Plan	6
Site Sections	7
Building Prototypes	8-11
Open Space Prototypes	12-13
Historic Mitigation	14-15
Building Summary	16



Township 9

Executive Summary

Township 9 North, Range 4 East was the identity given in 1865 to the area between what is now Downtown Sacramento and the American River. Now, 142 years later, a portion of T9 R4E is being planned as a mixed-use development consisting of up to 2,980 housing units, 150,000 square feet of ground floor retail and more than 20 acres of public open space.

The proposed 65-acre mixed use community is being planned in exacting conformance with New Urbanist design principles. A light rail station will be located within the project at North 7th Street and Richards Boulevard. Residents of a variety of high-density housing types will be connected to a mix of land uses and public spaces by pedestrian and bicycle-friendly tree-lined streets. High quality architecture and a public open space network will be punctuated by architectural references to the property's historic uses. The public open space network will be culminated by the sensitive integration of public park areas with the natural environment of the American River. Through the enhanced, visual and safe physical access provided by Township 9, residents will be dramatically reminded why Sacramento is known as The River City.

Township 9 contact information:

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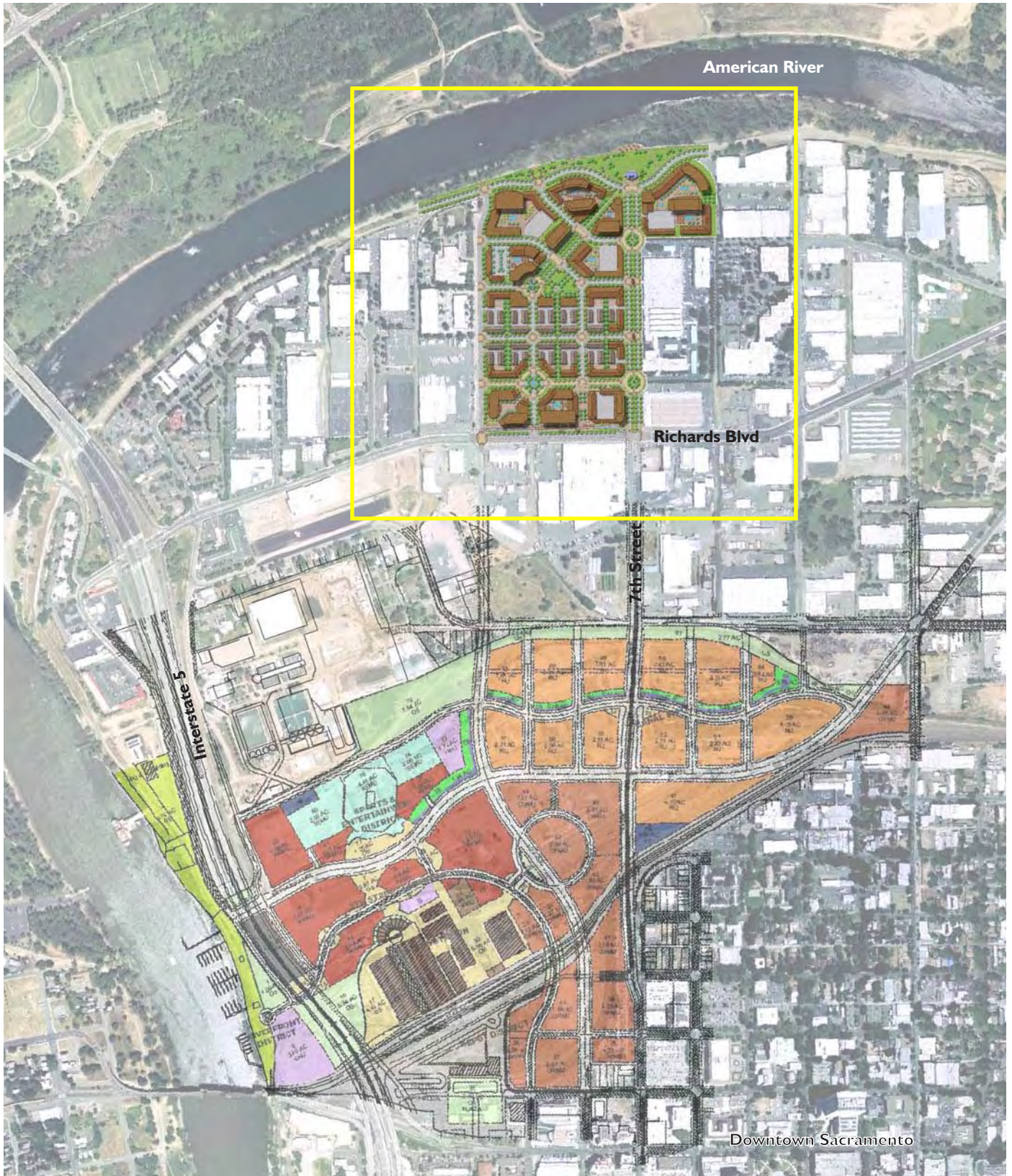




Aerial Photo



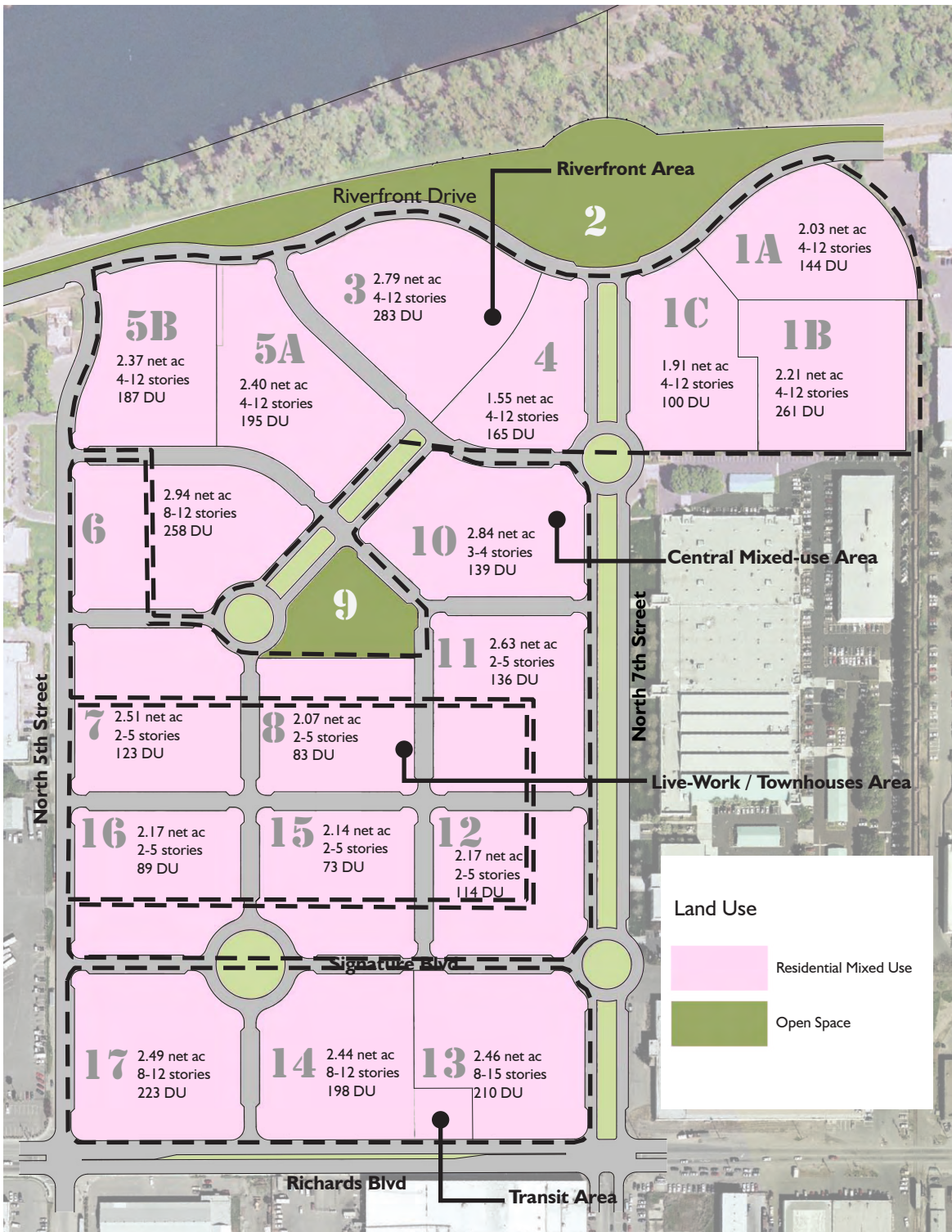
Township 9



Vicinity Map



Township 9



Land Use Plan



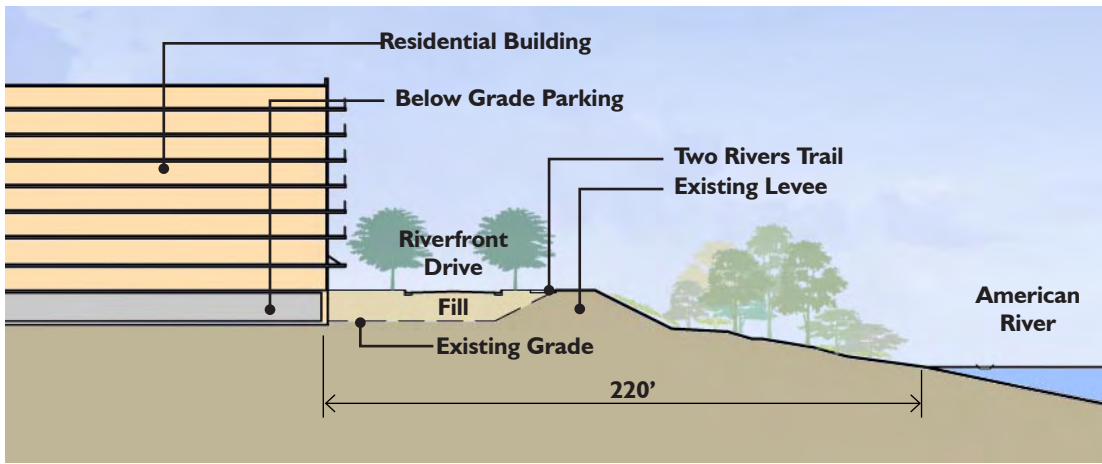
Township 9



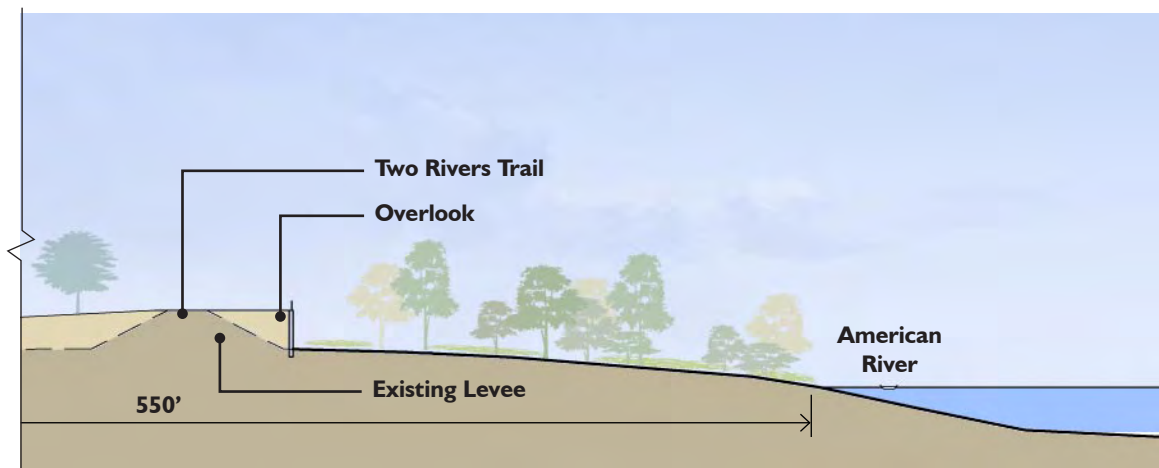
Illustrative Plan



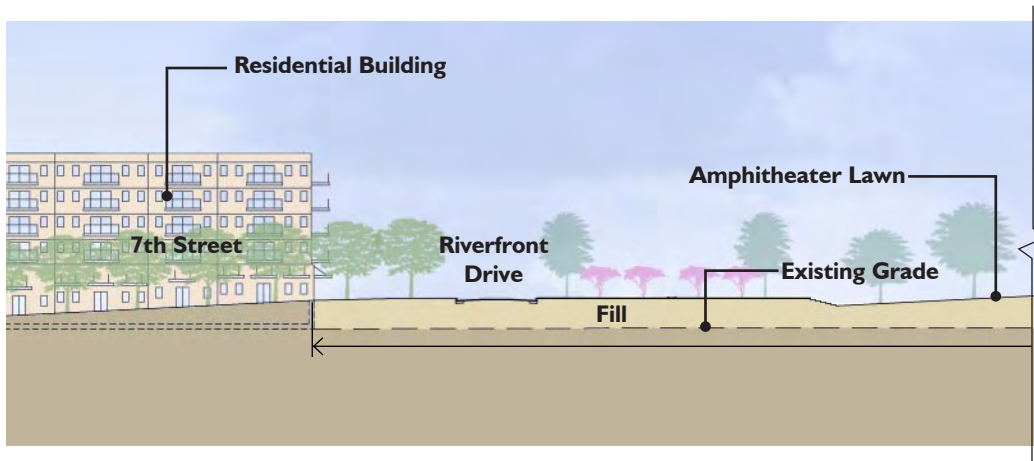
Township 9



Section A



Section B - North



Section B - South

Site Sections



Township 9

Transit Area

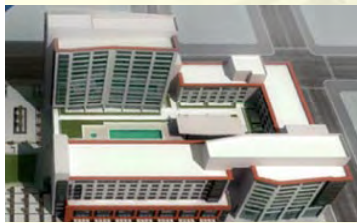
8-15 stories

Mixed retail / residential

Possible offices



Avalon I
16-story residential
San Francisco, CA
Fisher Friedman, Architects



Beacon East
16-story mixed use
San Francisco, CA
SOM/HKS Architects



Unknown project
8-story residential
San Diego, CA



The Edge
15-story residential
West Palm Beach, FL



Pinnacle Condos
14-story residential
Portland, OR

Building Prototypes



Township 9

Central Mixed Use Area

Major street frontage

4-5 stories



East End Lofts
4-story mixed use
Sacramento, CA
Loftworks LLC



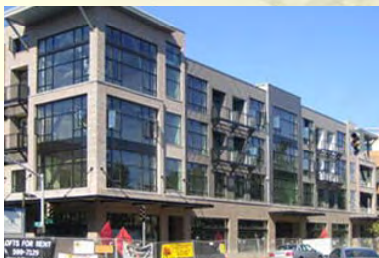
200 Second Street
6-story mixed use
Oakland, CA
David Baker+Partners, Architect



R Street Market
3-story mixed use
Sacramento, CA
LPA Architects/Petrovich Development Co



Sitka Apartments
6-story mixed use
Portland, OR



'O' Lofts East End Lofts II
4-story mixed use
Sacramento, CA
Loftworks LLC



4-story mixed use
RTKL, architects

Building Prototypes



Township 9

Live-Work / Townhouses Area

2-3 stories



Tanner Place Condos
Portland, OR



Traditional Inner Harbor row houses
Baltimore, MD



Irving Street Townhouses
Portland, OR



Pearl Townhouses
Portland, OR



Fremont Mews
Sacramento, CA
CADA



1801 L Street
Sacramento, CA
Urban Capitol Partners
Vrilakas Architects

Building Prototypes



Township 9

Riverfront Area

4-8 stories along River Parkway

12 story towers set back from river

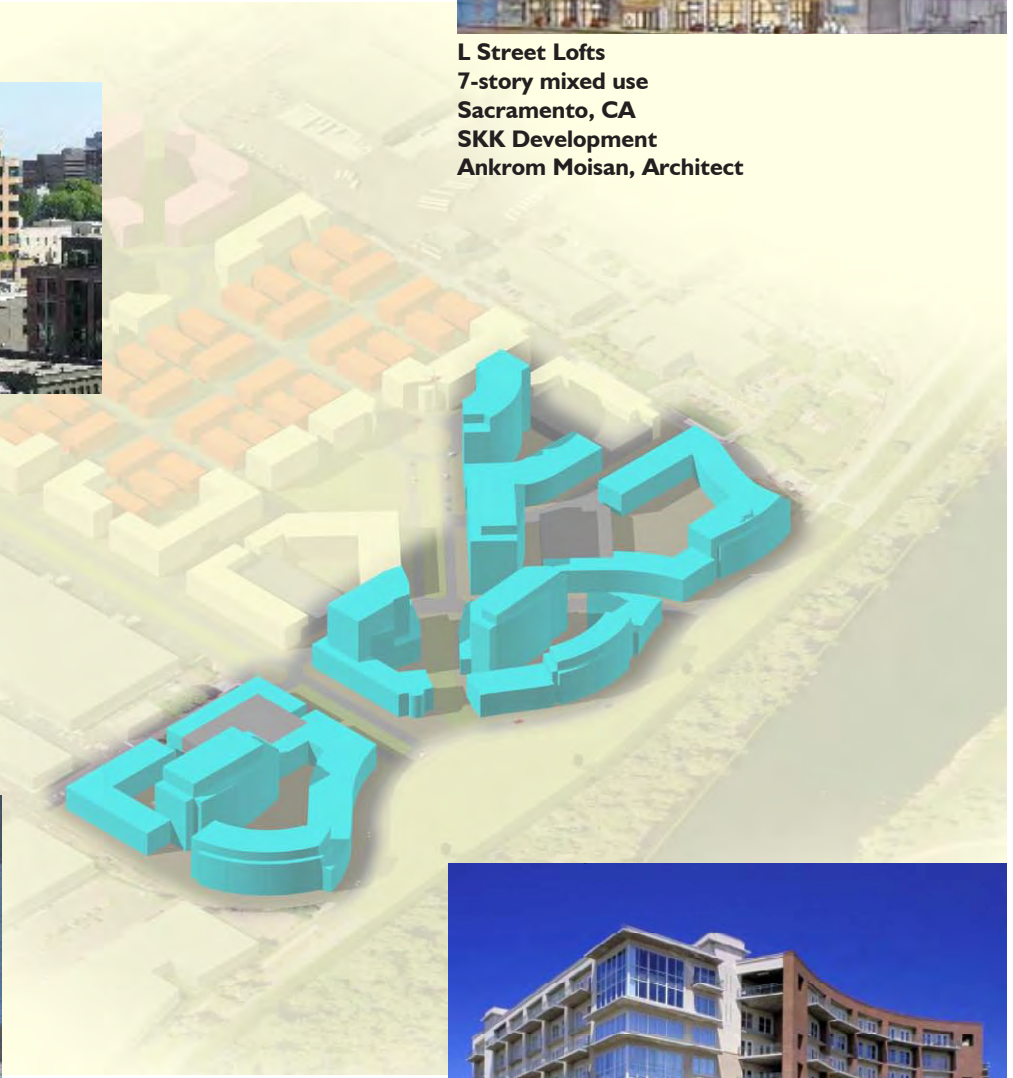
Retail / residential mixed uses



L Street Lofts
7-story mixed use
Sacramento, CA
SKK Development
Ankrom Moisan, Architect



Gregory Building
Portland, OR



Plaza Lofts
7-story mixed use
Sacramento, CA
CIM Group
LPA Architects



8-story residential
RTKL, architects

Building Prototypes



Township 9

Urban Plazas & Parks



Street Edge



Urban Park



Urban Plazas



Urban Plazas

Open Space Prototypes



Township 9

Parkways, Paseos & Waterfronts



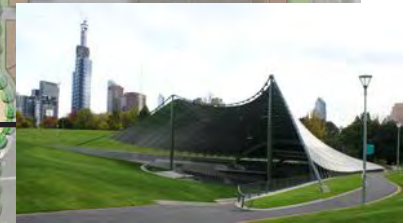
Natural Open Space



Waterfront



Parkway



Amphitheater

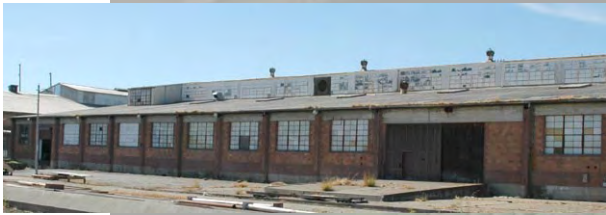


Paseo

Open Space Prototypes



Township 9



Reuse of architectural features from existing buildings at light rail station, see detailed plan - next page

Architectural style that evokes history throughout the project



On site permanent interpretive signage at light rail station

Historically inspired artwork using salvaged cannery pieces



Signage & monuments on 7th and Park built with historical materials

Relocate scale house to 7th Street median as interpretive shelter



Historic Mitigation



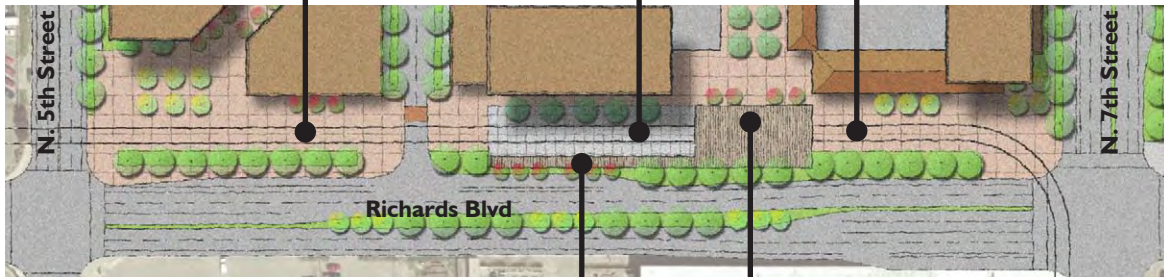
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Light Rail Station



Possible Buildings
Constructed Over
Tracks

LRT Track
Centerlines

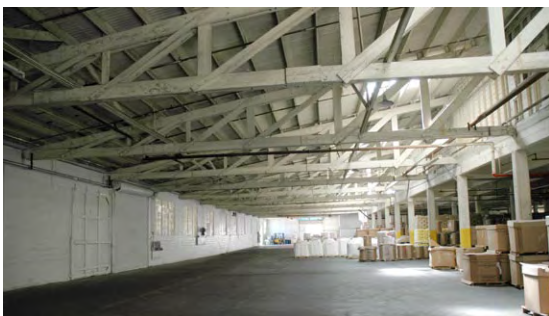


Screen Wall

- 216' long continuation of historical facade
- With Building Over Station
 - 12' wide roof adjoins building, 2,600 sf
 - Corrugated metal roof
- Without Building Over Station
 - Partial or no roof (screen wall only)

Basic Historical Structure at LRT Station

- 8,000 sf
- 60' span historic trusses
- Corrugated metal roof (new)
- South facade contains historical bricks & hollow clay tiles if feasible
- All reused materials from fruit cocktail building



Historic Mitigation



Township 9

Mixed Retail/Residential

Lot	Net Ac	Restaurant	Retail	Offices	Residential	DU's by Type					Total DU's	DU/ac	Stories	Total GSF	Prkg Provided
		Restaur. GSF	Retail GSF	Ofc. GSF	Res. GSF	Apt	Condo	Townh	Live/Work						
1A	2.03	3,000	1,956	0	191,584	58	86	0	0	144	71	4-12	196,540	200	
1B	2.21	0	0	0	347,080	104	157	0	0	261	118	4-12	347,080	200	
1C	1.91	0	6,083	0	132,597	40	60	0	0	100	52	4-12	138,680	500	
3	2.79	3,000	10,380	0	377,270	113	170	0	0	283	102	4-12	390,650	520	
4	1.55	3,000	7,200	0	218,640	66	99	0	0	165	106	4-12	228,840	0	
5A	2.40	0	0	0	259,560	78	117	0	0	195	81	4-12	259,560	450	
5B	2.37	3,000	4,352	0	248,258	75	112	0	0	187	79	4-12	255,610	125	
6	2.94	0	5,570	0	323,871	103	155	0	0	258	88	8-12	329,440	380	
7	2.51	0	5,840	0	168,760	0	89	31	3	123	49	2-5	174,600	68	
8	2.07	0	3,232	0	119,208	0	49	31	3	83	40	2-5	122,440	68	
10	2.84	0	8,005	0	173,695	56	83	0	0	139	49	3-4	181,700	372	
11	2.63	0	7,200	0	164,700	46	68	20	2	136	52	2-5	171,900	44	
12	2.17	3,000	9,554	0	137,096	0	92	20	2	114	53	2-5	149,650	44	
13	2.46	3,000	14,405	0	278,635	84	126	0	0	210	85	8-15	296,040	520	
14	2.44	3,000	14,670	0	263,870	79	119	0	0	198	81	8-12	281,540	265	
15	2.14	3,000	9,170	0	106,480	39	0	31	3	73	34	2-5	118,650	64	
16	2.17	3,000	4,640	0	126,560	55	0	31	3	89	41	2-5	134,200	64	
17	2.49	3,000	3,937	0	297,123	89	134	0	0	223	90	8-12	304,060	250	
Grand Total	42.1	30,000	116,194	0	3,934,986	1,085	1,716	164	16	2,981	71		4,081,180	4,134	

Mixed Retail/Office/Residential

Lot	Net Ac	Restaurant	Retail	Offices	Residential	DU's by Type					Total DU's	DU/ac	Stories	Total GSF	Prkg Provided
		Restaur. GSF	Retail GSF	Ofc. GSF	Res. GSF	Apt	Condo	Townh	Live/Work						
1A	2.03	3,000	1,956	0	191,584	58	86	0	0	144	71	4-12	196,540	200	
1B	2.21	0	0	0	347,080	104	157	0	0	261	118	4-12	347,080	200	
1C	1.91	0	6,083	0	132,597	40	60	0	0	100	52	4-12	138,680	550	
3	2.79	3,000	10,380	0	377,270	113	170	0	0	283	102	4-12	390,650	520	
4	1.55	3,000	7,200	0	218,640	66	99	0	0	165	106	4-12	228,840	0	
5A	2.40	0	0	0	259,560	78	117	0	0	195	81	4-12	259,560	450	
5B	2.37	3,000	4,352	0	248,258	75	112	0	0	187	79	4-12	255,610	125	
6	2.94	0	5,570	0	323,871	103	155	0	0	258	88	8-12	329,440	380	
7	2.51	0	5,840	0	168,760	0	89	31	3	123	49	2-5	174,600	68	
8	2.07	0	3,232	0	119,208	0	49	31	3	83	40	2-5	122,440	68	
10	2.84	0	8,005	0	173,695	56	83	0	0	139	49	3-4	181,700	372	
11	2.63	0	7,200	0	164,700	46	68	20	2	136	52	2-5	171,900	44	
12	2.17	3,000	9,554	0	137,096	0	92	20	2	114	53	2-5	149,650	44	
13	2.46	3,000	14,405	278,635	0	0	0	0	0	0	0	8-15	296,040	870	
14	2.44	3,000	14,670	263,870	0	0	0	0	0	0	0	8-12	281,540	870	
15	2.14	3,000	9,170	0	106,480	39	0	31	3	73	34	2-5	118,650	64	
16	2.17	3,000	4,640	0	126,560	55	0	31	3	89	41	2-5	134,200	64	
17	2.49	3,000	3,937	297,123	0	0	0	0	0	0	0	8-12	304,060	500	
Grand Total	42.1	30,000	116,194	839,628	3,095,358	833	1,337	164	16	2,350	56		4,081,180	5,389	

Building Summary



Township 9