

# Design|Access: Open Projects Tour

Friday, October 4, 2019, 12 - 5 pm

(self-guided, please note some locations have specific tours/limited times\*)



## 1 SACRAMENTO

### Sacramento State University Union Expansion

6000 J Street, Sacramento

### Bel Vue Apartments

\* Architect on site 12-2pm, limited access after 2pm  
1117 8th Street, Sacramento

### Memorial Auditorium

\* Limited Hours: 1 - 4 pm only  
1515 J Street, Sacramento

## 2 WEST SAC

### 980 Central

980 Central St, West Sacramento

## 3 DAVIS

### Barlett Commons

\* Limited Hours: 3 - 5 pm only  
900 Jacobsen Ln, Davis

## 4 ROSEVILLE

### Roseville Downtown Bridges

\* Architect-Led Tour: 4-5pm (1hr duration)  
Oak & Grant Street, Roseville

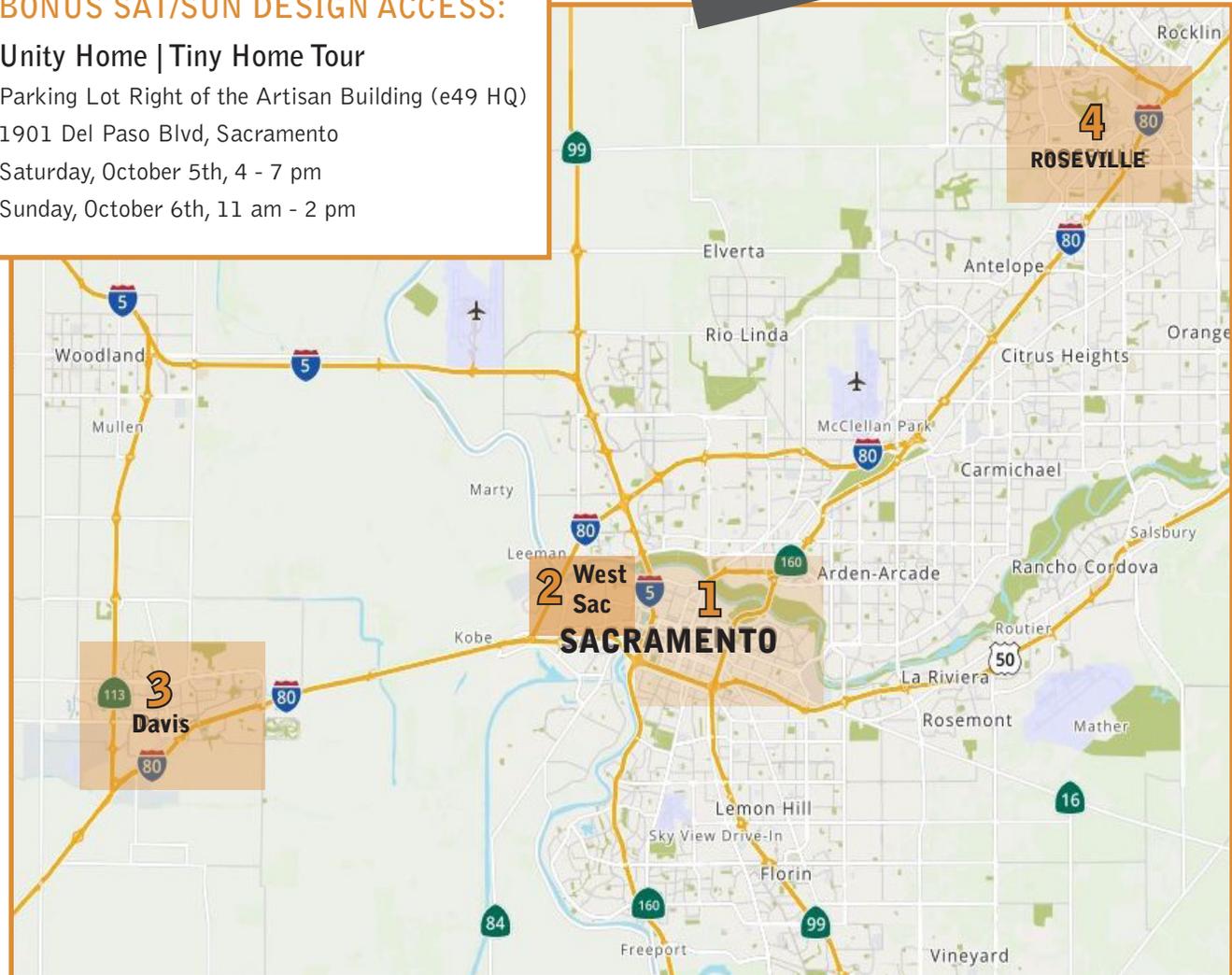
### The Frederic Lohse Apartments

\* Limited Hours: 3 - 5 pm only  
623 Vernon St, Roseville

### BONUS SAT/SUN DESIGN ACCESS:

### Unity Home | Tiny Home Tour

Parking Lot Right of the Artisan Building (e49 HQ)  
1901 Del Paso Blvd, Sacramento  
Saturday, October 5th, 4 - 7 pm  
Sunday, October 6th, 11 am - 2 pm



Share your photos  
on Instagram  
with the hashtags  
**#AIACV** and  
**#DesignAccess2019!**

Experience architecture first-hand, and explore interiors at your own pace, during these exclusive open projects tours. This year the tour showcases two project types: residential and civic, addressing housing options and civic pride in our region. Most locations will have an AIA architect on-site to discuss the project, provide information and answer questions.

Event founded by Sugra Panvelwala, Assoc. AIA and Felicia Reyes, Assoc. AIA

Sponsored by: Comstock's, SMUD, Milgard Windows & Doors, Lionakis, Fulcrum Property, Ascent Builders

EXPRESS WAIVER OF LIABILITY & ASSUMPTION OF RISK BY PARTICIPANTS OF DESIGN|ACCESS: OPEN PROJECT'S TOUR

IN CONSIDERATION OF my ability to participate in the Design|Access: Open Project's Tour on October 4, 2019 including, without limitation, walking, observing, entering and exiting premises, travel to and from premises, or for any other purpose (hereinafter collectively "EVENTS") and/or IN CONSIDERATION OF my ability to enter into or upon the premises, locations, and facilities where said EVENTS are or will be taking place, I, on behalf of myself, and on behalf of my personal legal representatives, assigns, heirs, and next of kin (hereinafter collectively "THE PARTICIPANT") hereby:

1. WAIVER AND RELEASE. RELEASE, WAIVE, DISCHARGE, AND AGREE NOT TO SUE, and HOLD HARMLESS AIA Central Valley, a non-profit 501C6 Organization, its officers, directors, employees, members, operators, organizers, sponsors, homeowners and hosts of the EVENTS, officials, lessors, inspectors, insurers, underwriters, consultants, volunteers, independent contractors, agents and legal representatives (hereinafter collectively "THE RELEASEES") from any and all liability to THE PARTICIPANT on account of, arising out of, or in connection with any and all injuries, death, losses or damages, and any claims or demands for any injuries, death, losses or damages, to the person or property of THE PARTICIPANT, whether or not caused by the sole, joint, contributing, passive or active negligence or fault of THE RELEASEES, while THE PARTICIPANT is on the property, using the property, facilities and services thereon, or participating in any way in any of the EVENTS thereon;

2. EXPRESS ASSUMPTION OF THE RISK. ASSUME ANY AND ALL RISKS of injury, death, loss or damage to the person or property of THE PARTICIPANT, whether or not caused by the sole, joint, contributing, passive or active negligence or fault of THE RELEASEES while THE PARTICIPANT is on the property, using the property, facilities and services thereon, or participating in any way in any of the EVENTS thereon.



## SACRAMENTO STATE UNIVERSITY UNION EXPANSION

AIA Firm: Dreyfuss + Blackford Architecture

Address: 6000 J St, Sacramento CA

Meeting Point: Main Entrance

The Union Expansion sits at the heart of the CSUS campus and serves as the hub for social student life. The necessity for the expansion was completely driven by student need. A place for student organizations to thrive. A place for students to gather, to study, to engage with each other. The building has a series of multipurpose conference spaces, hyper social and quiet study spaces as well as retail and a Starbucks. It also creates a new front door to the union with a double height pavilion with ample tiered seating to encourage students to pause and hang out.

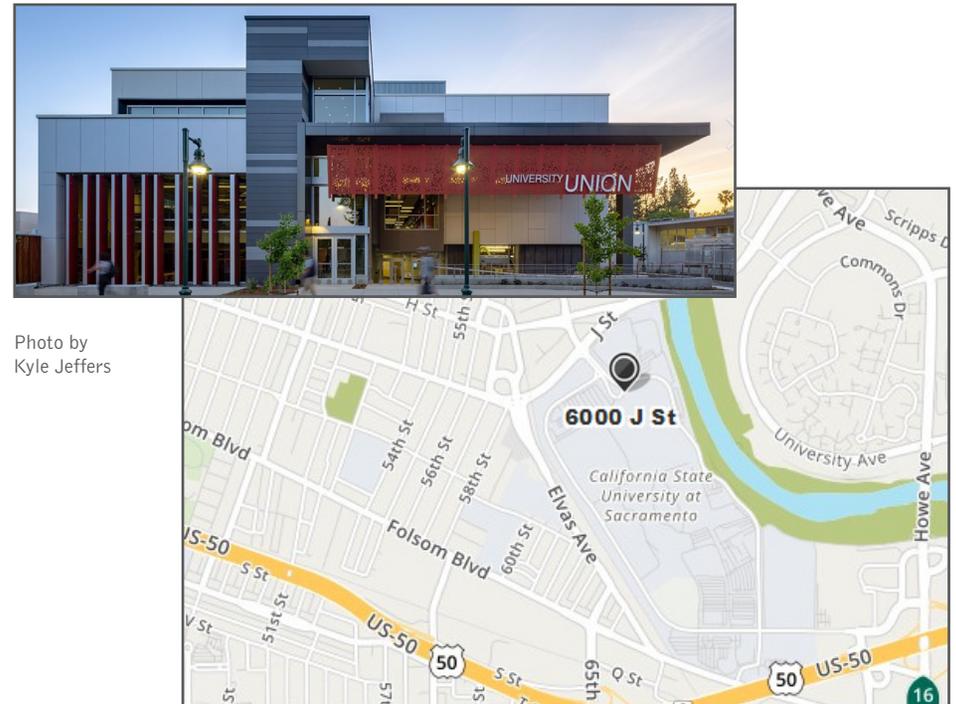


Photo by  
Kyle Jeffers



**BEL VUE APARTMENTS**

AIA Firm: Applied Architecture

Address: 1117 8th St, Sacramento

\*Limited Hours: Architect on site 12 -2 pm, limited access after 2pm

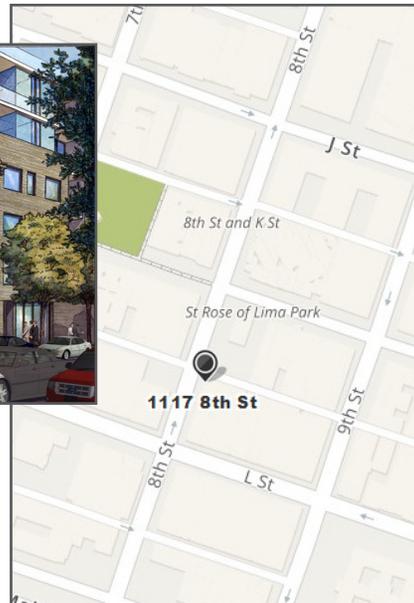
Parking: street parking, biking and walking encouraged

Constructed in 1909, the BelVue was an early Sacramento example of downtown mixed use, with a street level grocery store and apartments above. The elaborate cornice, rich brick and fine metal detailing of the upper levels of the 8th street façade have survived mostly intact over the years, but the storefront was remodeled repeatedly until the building was finally abandoned a decade or more ago.

Ali Youssefi envisioned workforce housing in a restored historic gem, featuring a lobby reminiscent of a turn of the century library reading room with a high beamed skylit ceiling and full height bookshelves. The ground level is slated for restaurants and the basement includes a tenant bike room as well as abundant storage for both commercial and residents. In spite of the tragic passing of Ali Youssefi and many construction obstacles along the way, the project was completed on time and on budget in July 2019. Ali's widow Azzie stepped in to contribute 'attention to detail', an Ali Youssefi hallmark.



Rendering by Applied Architecture



**MEMORIAL AUDITORIUM**

AIA Firm: Arch Nexus

Address: 1515 J St, Sacramento

\*Limited Hours: 1 - 4 pm

Meeting Point: Main Entrance on J Street

Parking: street parking, biking and walking encouraged

Memorial Auditorium is Sacramento's ninety year old historic theater. The project consisted of upgrading its acoustics, audio visual systems, theatrical lighting and rigging system to accommodate the continued demands of today's shows and keep it viable as a revenue producing venue in the future. Sacramento's Community Center Theater is undergoing a renovation and the Memorial Auditorium renovation is meeting the requirements to house the Broadway show series during the time the Community Center Theater is dark for its renovation. In addition to acoustical and theatrical upgrades the dressing rooms and an upgrade / refurbishment of the seating and colors to be more durable and amenable to the historic paint colors of the ceiling. Acoustical panels and motorized banners that surround the upper balcony is in the position of a historical curtain and is able to adjust the size of the venue as well as add needed absorption. To enhance the user experience, additional portable restrooms have been added to the West side of the building designed with covered walkways.

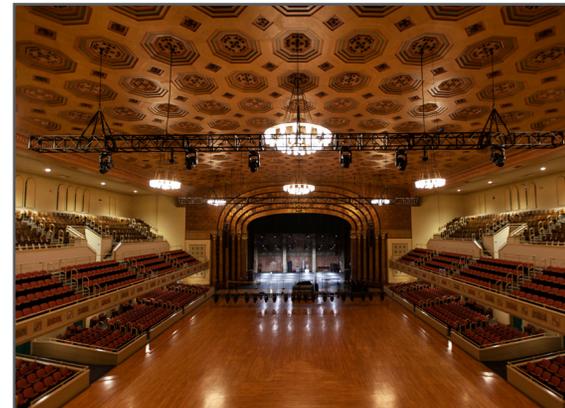
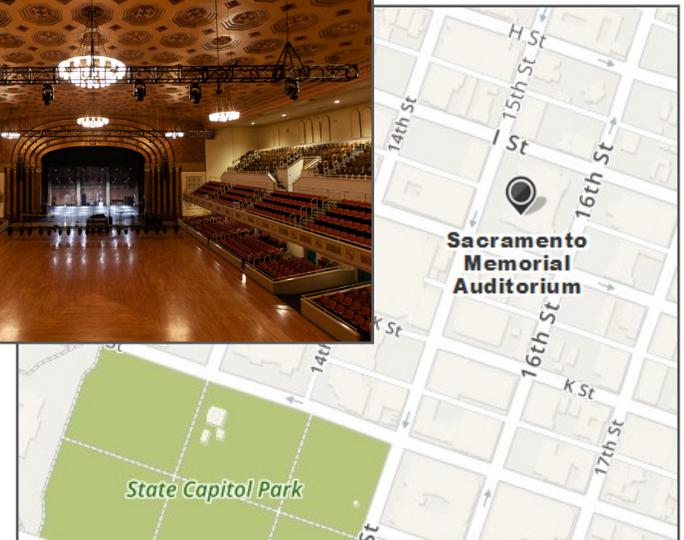


Photo by Architectural Nexus





**WEST SAC: 980 CENTRAL**

AIA Firm: LPAS Architecture + Design

Developer: Fulcrum Properties

Address: 980 Central St, West Sacramento CA

Located in The Bridge District along West Sacramento’s riverfront, 980 Central features a modern aesthetic and capitalizes on the walkability and bikeability of this new community. The architecturally unique, 55-unit apartment complex offers micro-studios, studios, 1 bedroom, lofts and 2 bedroom townhomes. The heart of the project is a central courtyard with a fireplace and large tree planters offering respite from nearby downtown Sacramento and opportunities to socialize with friends and neighbors. Brick and shingle exterior building finishes line Central and Bridge Streets along with unit balconies.

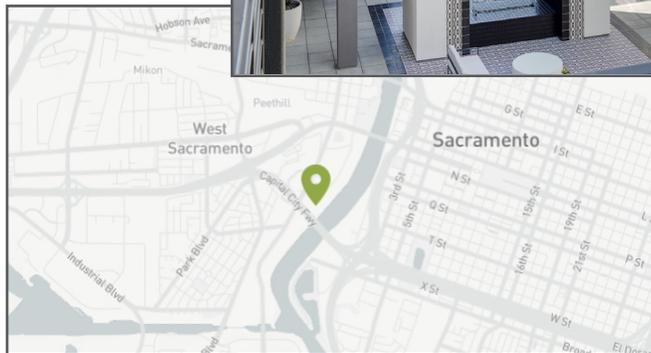


Photo by Chad Davies + Stephanie Russo



**DAVIS: BARLETT COMMONS, THE CANNERY**

AIA Firm: Mogavero Architects

Address: 900 Jacobsen Ln, Davis CA

\*Limited Hours: 3:00 - 5:00 pm

Meeting Point: Monument Sign / Common Green in front of Clubhouse

Parking: on Cannery Loop South

As part of California’s first farm-to-table community in Davis, residents benefit from the amenities in the immediate area. Public parks, bike and walking pathways, and a working 7-acre farm are available to tenants; and the adjacent market and Town Center are easily accessible for restaurants and shopping.

The Bartlett Commons’ affordable one, two and three bedroom apartments, feature 62 rental units. The 2,000 square foot community building with on-site property management, fitness room, classroom and laundry facilities opens to a central courtyard with a playground for children.

In line with Davis’ sustainability and environmental focus, The Cannery community began with low-impact land use. The site is the former home of the Hunt-Wesson Tomato Cannery, and its central location is just minutes from UC Davis and downtown. The proximity to the City of Davis’ network of bicycle and pedestrian paths make it easy for residents to maneuver through the area, providing for less vehicle use.

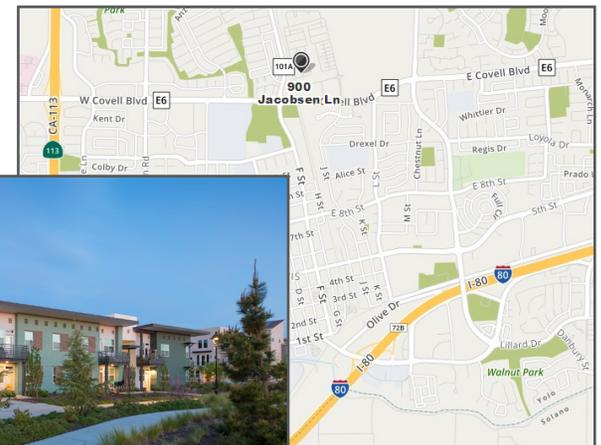


Photo by Ed Asmus Photogrphy | edasmusphotogrphy.com



**ROSEVILLE DOWNTOWN BRIDGES**

**AIA Firm:** Piches Architecture

**Address:** Oak and Grant Streets, Roseville CA

**\*Architect-Led Tour:** 4:00 - 5:00 pm (1 hr duration)

**Tour Meeting Point:** Roseville City Hall Lobby Rotunda, City Hall Plaza, 311 Vernon Street, Roseville

**Parking:** Free parking is available across the street in the City Parking Lot

The centerpiece of this Civic project is the new accessible Downtown Walking Bridge that links Roseville's Royer Park with the Downtown Merchant District.

The bridge's design style borrows from the Works Progress Administration (WPA) theme, and it is not only designed as a pedestrian link across the central creek, but its plans widens to an elliptical plaza space at the center for use as a venue for public gatherings. The bridge also celebrates Roseville's historic past with photograph's of the City's buildings embedded in its massive concrete columns.

This bridge is the central component in a group of three bridges that are part of the total project. One of these is the historic steel "Icehouse" bridge that once crossed Roseville's railroad tracks that has now been refurbished and moved into place to serve as a bicycle link across the creek. The third bridge is an arched steel structure that links the downtown with another strategic place in the park.



Rendering by Piches Architecture



**ROSEVILLE: THE FREDERIC LOHSE APARTMENTS**

**AIA Firm:** Mogavero Architects

**Address:** 623 Vernon Street, Roseville CA

**\*Limited Hours:** 3-5 pm

**Meeting Point:** Front Entry / Lobby

**Parking:** Streek parking on Vernon or Bulen Streets

These apartments accomplish the goals of the "Downtown Specific Plan" with new residential development, facilities to support the entertainment district, and enhancement of the civic core with restaurants and retail. The Mercy Housing development is located on one of the catalyst sites identified by the City as priority for implementation of their Downtown Specific Plan.

One 4-story building with 58 residences sits over subterranean parking, and includes a central outdoor court and a common area with amenities on the first floor. In addition, 2,500 square feet of commercial space is available for retail use.

The design emphasizes a substantial urban scale along Vernon and Bulen Streets with height, larger volumes and more formal brick materials. The Lohse Apartments' frontage has commercial and active common areas at the ground level.

Associated with the residential main entry is space that can function for community events. The residences were designed to maximize light quality and natural ventilation, with a large percentage of corner units. All units have mechanically augmented nighttime ventilation cooling to take advantage of the cooler nighttime summer temps.



John Swain Photography | swainphoto.com

