



7TH & H

7TH & H STREETS, SACRAMENTO, CALIFORNIA

Located in downtown Sacramento and surrounded by myriad government and industrial land uses, this post-tensioned concrete building consists of 150 affordable individual residential units atop a clinic space for residents and accompanied by ground floor retail.

■ EIGHT STORY MID-RISE, MIXED-USE COMMUNITY FOR MERCY HOUSING

Our firm led a multi-disciplinary team of design professionals for this eight story mid-rise, mixed-use project for Mercy Housing California. Located in downtown Sacramento and surrounded by myriad government and industrial land uses, this post-tensioned concrete building consists of 150 affordable individual residential units atop a clinic space for residents and accompanied by ground floor retail.

The project sought to build a community within the building, contribute to the vibrancy of the neighborhood, and connect to the community at large. We achieved this through a variety of design approaches, including a well-designed activated streetscape, visible common area spaces and distinct community rooms and balconies on

the upper floors. The unique “Z” shape plan creates two large landscaped outdoor terraces on the second floor. The clinic on the ground floor is designated for resident use as part of a comprehensive wellness program for this special needs resident group. The roof is crowned by a dramatic solar panel array that provides energy to heat water and power the building.

Our team’s passion for sustainable design coupled with our integrated design approach for building, energy and water systems provide a high level of comfort for residents, provide for improved indoor air quality, and allow for efficient day lighting to deliver occupant satisfaction at very low operating costs. Using collaborative, integrated design practices and strategies helped to reduce the project’s ecological footprint and allowed us to achieve a truly green building.

AWARDS

- 2014 Sacramento Housing Alliance: Housing Innovation Award
- 2014 APA Sacramento Valley Section: Urban Design Award
- 2013 PCBC Gold Nugget: Special Judges Award
- 2013 Multifamily Executive Award: Mid-Rise Project of the Year
- 2013 Sacramento Business Journal: Real Estate Project of the Year
- 2013 ULI Vision Honors: T.O.D. Council Project of the Year
- 2013 RT TransitAction Award: Transit Oriented Development of the Year
- 2013 ASCE Region 9 Awards: Community Improvement Project
- 2012 ASCE Sacramento Section: Architectural Project of the Year



SUSTAINABLE DESIGN

- Solar Hot Water
- 135 KW PV
- Offsets 50% of Common Electric Load
- Thermal Mass Frame
- Comprehensive Shading
- Excellent Access to Transit
- Natural Daylighting
- Integrated Design
- High Efficiency Fixtures
- 43% Less Energy Than Code
- Low VOC Finishes
- Cooling Towers
- Ventilated Cavity Wall
- Shaded and Cool Roof
- Lighting Controls
- Highly Efficient Water Source Heat Pumps
- Night Ventilation of Units
- Displacement Ventilation



OWNER/DEVELOPER:
Mercy Housing California

ARCHITECT OF RECORD:
Mogavero Architects

CONSULTANT ARCHITECT:
SERA, Portland

STRUCTURAL ENGINEER:
Miyamoto International, Inc.

MEP ENGINEER:
Interface Engineering, Inc.

TOTAL PROJECT AREA:
130,000 Square Feet

BUILDING INFO:
8 story concrete structure w/brick rainscreen

CONSTRUCTION COST:
\$29 million

DATE OF COMPLETION:
December 2012

PROJECT REFERENCE:
Stephen Daus, Regional Director
Mercy Housing California
3120 Freeboard Drive, #202
West Sacramento, CA 95691
(916)414-4440
sdaues@mercyhousing.org



N



