



Project Description:

FIVE20 FIFTH will be developed as a multi-family/mixed use community designed to improve the partially developed site previously utilized as a motorhome park. FIVE20 FIFTH will act as a connection to the Washington District across the 5th St. corridor and will incorporate many of the key elements of the Washington District Specific Plan. The “vision” is to continue the transformation of the Washington District as an active destination location where residents live, work, shop and play, all in a walkable and safe environment. The mixed used, multi-family buildings will help to expand the local resident base which in turn will help support existing and new businesses in the Washington District. FIVE20 FIFTH has been designed to not only be well designed and attractive, but also sustainable and resilient as West Sacramento moves upward.

FIVE20 FIFTH will be built with a distinct collection of contemporary, for rent multi-family dwellings situated a mere stroll from River Walk Park, Sutter Health Park, and “Downtown” West Sacramento. FIVE20 FIFTH will be “the location” for renters desiring to live in West Sacramento’s historic Washington District. Residences have been designed to be spacious and modern. The community will be all-electric with state of the art, high efficiency appliances, mechanical systems, insulation, and solar energy. Residences will include studio, 1-bedroom, and 2-bedroom apartments that range in size from 494 SF to 795 SF. Work from home spaces with street frontage will be available on select units fronting E St, 5th St., and F St. One car garages will be a typical amenity for most units. Additional storage space will be an available amenity for many of the perimeter units.

Three commercial spaces anchor the project along the 5th Street corridor. A leasing office, a fitness studio, and a café in conjunction with the street-fronting work from home spaces provide opportunity for commerce and community while maintaining the aesthetic and design criteria for the Washington District.

FIVE20 FIFTH will help continue the revitalization and enchantment of the economic, social, cultural and recreational fabric of the Washington District. The following outline addresses points of clarity and Washington District design guidelines.

Project Information

- 3.33 acres site includes access from both 5th St. and 6th St. and is bound by E St and F St. FIVE20 FIFTH will have eight individual 3-story, multi-family and mixed-use buildings and a standalone café.
- A mixed-use flex space of 2,140 SF anticipated as a fitness studio will anchor the 5th St & E St corner. The building will include for-rent multi-family units made up of studio, 1-bedroom, and 2-bedroom units.
- An anticipated café will be at the 5th St project entrance. The 1,065 SF space will include a rooftop patio on a standalone commercial structure adjoining 8,057 SF of open space adorned with two large, heritage oak trees and outdoor patio space.
- The leasing office will anchor the corner of 5th St and F St and include 1-bedroom and 2-bedroom units above with 2-bedroom and studio units attached.

- A 3,350 SF open space adjoining E St allows the preservation of two large, heritage Sycamore trees and provides an opportunity for a community dog park.

General Washington District Design Guidelines

- With our garage focused product, we have successfully replaced traditional large, open parking lots with architectural and landscape features that maintain the Washington District feel and our project's modern appeal.
- Our project perimeter includes intentional design layouts that provide visibility and natural surveillance from the living spaces of the units over the sidewalks and pedestrian spaces around our project.
- The masses in our project are articulated with pitched roofs and gables that help transition our modern project with the existing residential neighborhoods.
- The exterior fenestration, while providing natural surveillance and quality lighting and ventilation for the units, are designed to interact with low reflective exteriors. The exteriors of Five20 Fifth are cohesive with the residential neighborhoods of the Washington District.
- All site lighting is designed to be down and interior facing to our project minimizing potential for glare to adjacent properties and reducing potential night sky lighting.

Fifth Street Design Guidelines

- Our building frontage along 5th St is accessed from the existing 5th St sidewalk, and our buildings are oriented toward the street.
- Onsite parking will be utilized and is entirely within the project.
- Proposed street tree planting is shown on the preliminary landscape plan consistent with the overall theme of the 5th St. design guidelines.

E Street Design Guidelines

- Building fronts are set back between 10 feet and 20 feet.
- The city's CIP improvements are shown for reference. Our plans integrate with the city's intended sidewalk improvements.

Local Streets/Pedestrian Streets (6th Street & F Street)

- Our proposed layout orients buildings toward the street.
- Proposed improvements include 5.5' wide curb adjacent sidewalk the length of 6th St that allows the existing street trees to remain.
- Our setbacks and building orientations provide a continuous "street wall" providing consistent architectural facades close to the street while maintaining space for landscape and street trees consistent with the overall design and character of the neighborhood.