



# THE DIGGS

1800 3RD STREET | SACRAMENTO, CA

 Heller Pacific

 w+p 196  
ARCHITECTS



# “THERE IS JUST SOMETHING SPECIAL ABOUT CONVERTING OLD BUILDINGS AND GIVING THEM NEW LIFE.”

**MIKE HELLER**  
PROJECT DEVELOPER,  
HELLER PACIFIC

It requires a different set of skills than typical “ground up” development:

*FLEXIBILITY, CREATIVITY, AND IMAGINATIVE VISION*

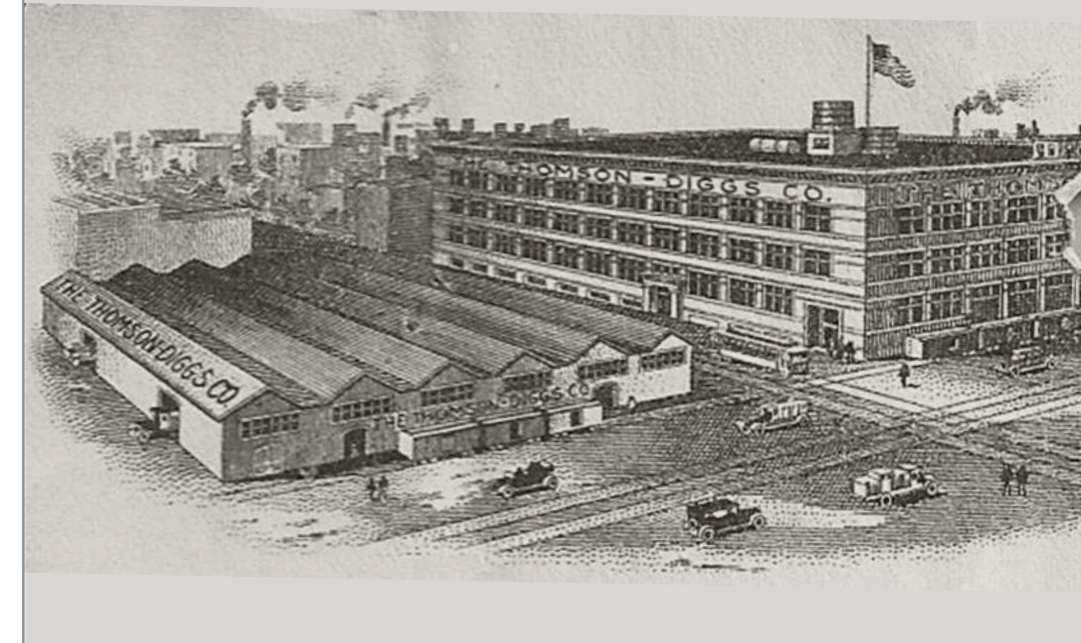
All utilized to celebrate the existing character and identity of existing spaces, while bringing new life to otherwise underutilized infrastructure. So when the opportunity to breath life back into the Thomson Diggs Building presented itself to our team, we jumped on the chance to get involved.

## THOMSON DIGGS CO. - A STORY OF LOCAL INDUSTRIAL HERITAGE

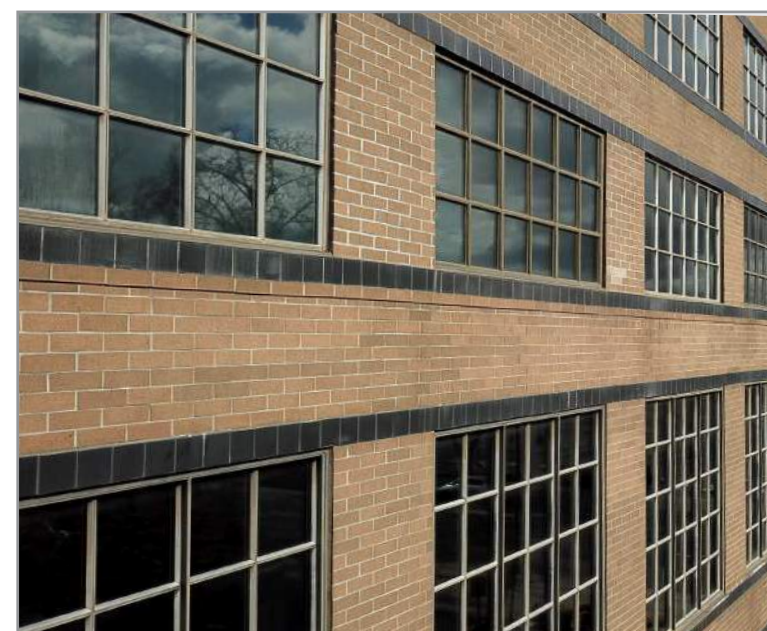
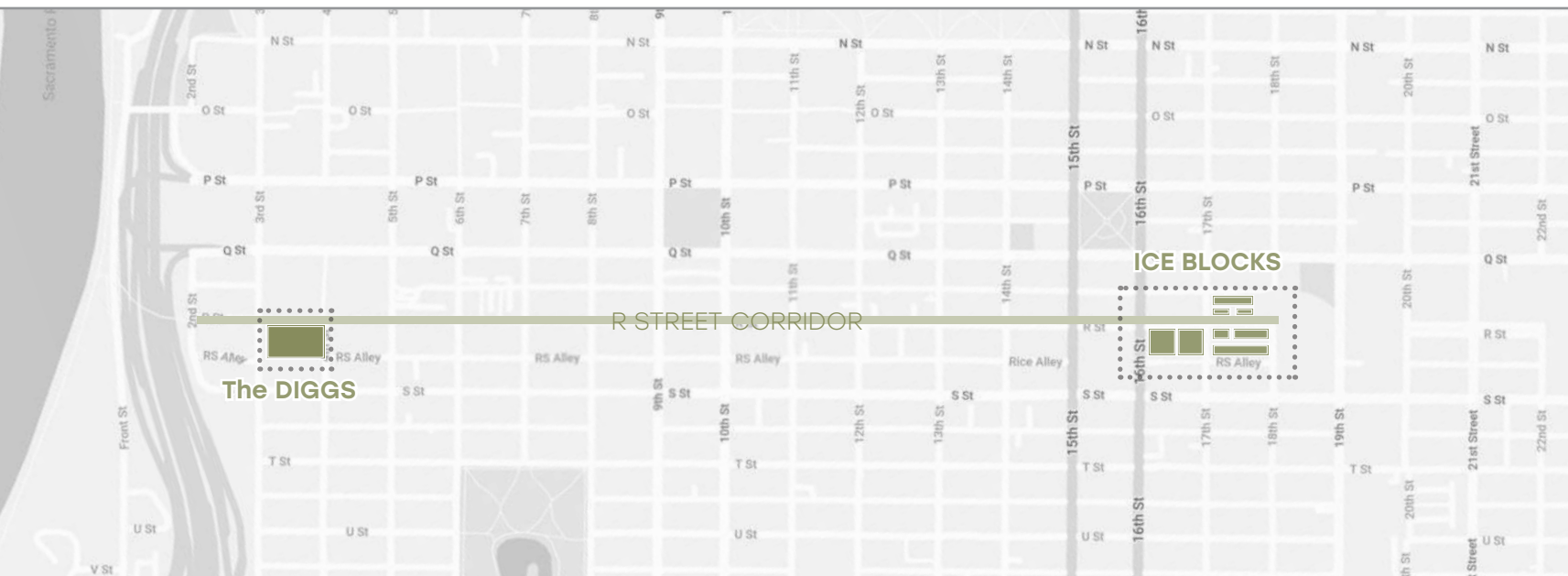
*Thomson-Diggs Company Hardware* has an amazing history dating back to 1900 as a wholesale hardware operation. With the establishment of its headquarters in 1912 on the southwest corner of Third and R Streets, Thomson Diggs set its roots in the heart of Sacramento, hosting an impressive geographic reach across the Western United States. Product distribution - conveniently shipped via rail, wagon and river boat - provided overnight service to Southern Oregon, Nevada, Central and Northern California.

Standing four stories tall, consisting of 200,000 SF of turn of the century cast-in-place concrete with expansive floor to ceiling heights up to 17 feet tall - **The Thomson Diggs Building really has the perfect bones for an adaptive reuse project.**

Once you step foot in the building and let your imagination soar, its really quite easy to get the “vision” for this project...







## RESIDENTIAL URBAN COMMUNITY - AMENITY SPACES

To create an successful and healthy community at “The DIGGS”, we envision an entire living ecosystem that is self sustaining and revitalizing to the R Street Corridor.

Upon completion, The DIGGS would host approximately **140 apartment “loft” units** - similar to new development projects being constructed in New York’s historic Meat Packing District - that would include communal amenity spaces that will cater to the creative class:

- Urban Gym Space / Yoga Studio
- Bike Storage and Repair Space
- Dog Washing Station
- “The Garage” - Maker Space / Art Studio
- Podcast Studios
- Music & Video Creation Spaces
- Variety of Lounges and Co-Working Areas
- Large Outdoor Patio areas w/ Fire Pits, Adirondack Chairs, Boccie ball, etc

All of these amenities will be available to residents at no additional cost.

True lofts are hard to find in Sacramento, so we are hopeful that market will respond favorably and enthusiastically.

## COMMERCIAL / RETAIL HUB - OPPORTUNITIES FOR GROWTH

In addition to its expansive residential and community amenities, “The DIGGS” also aims to create spaces for commercial / retail growth along R Street. With up to **10,000 SF of available commercial space**, our target tenants would to host a variety of service business types:

- Local coffee shop,
- Neighborhood Restaurant
- Tiki-Themed Dive Bar

Moreover, the The DIGGS also contains around **5,000 SF of creative office space** - all of it housed in an authentic restored industrial-modern structure in the heart of Sacramento.

And with its location on the corner of Third and R Streets, The DIGGS stands within walking distance to a number of local hubs - the Crocker Art Museum, DOCO, Gold One Arena, Drakes at The Barn, and a whole host of additional bars, restaurants and music venues along the revitalized historical R Street Corridor.





**MIKE HELLER**  
PROJECT DEVELOPER, HELLER PACIFIC



## “BUT THERE IS A HIGHER GOAL HERE.

Right now Sacramento has two glaring needs that drive this development project:

**FIRST** - our city and local community’s need more housing of ALL TYPES.

**SECOND** - the need for conversion of empty underutilized office/retail spaces into new more marketable and economically viable business types.

“The DIGGS” hits the mark on both of these objectives.







“Our key to success is cost control and making wise decisions. We are NOT seeking any governmental assistance or subsidies - rather, we are relying on savings by design, preserving the existing concrete structure allowing the heritage architecture and refurbished materials to speak for themselves.

Sometimes less is more, and that is the case here with “The Diggs”. If we are successful, this project would work towards inspiring others in our development community to embark on similar projects that will work further benefit Sacramento.

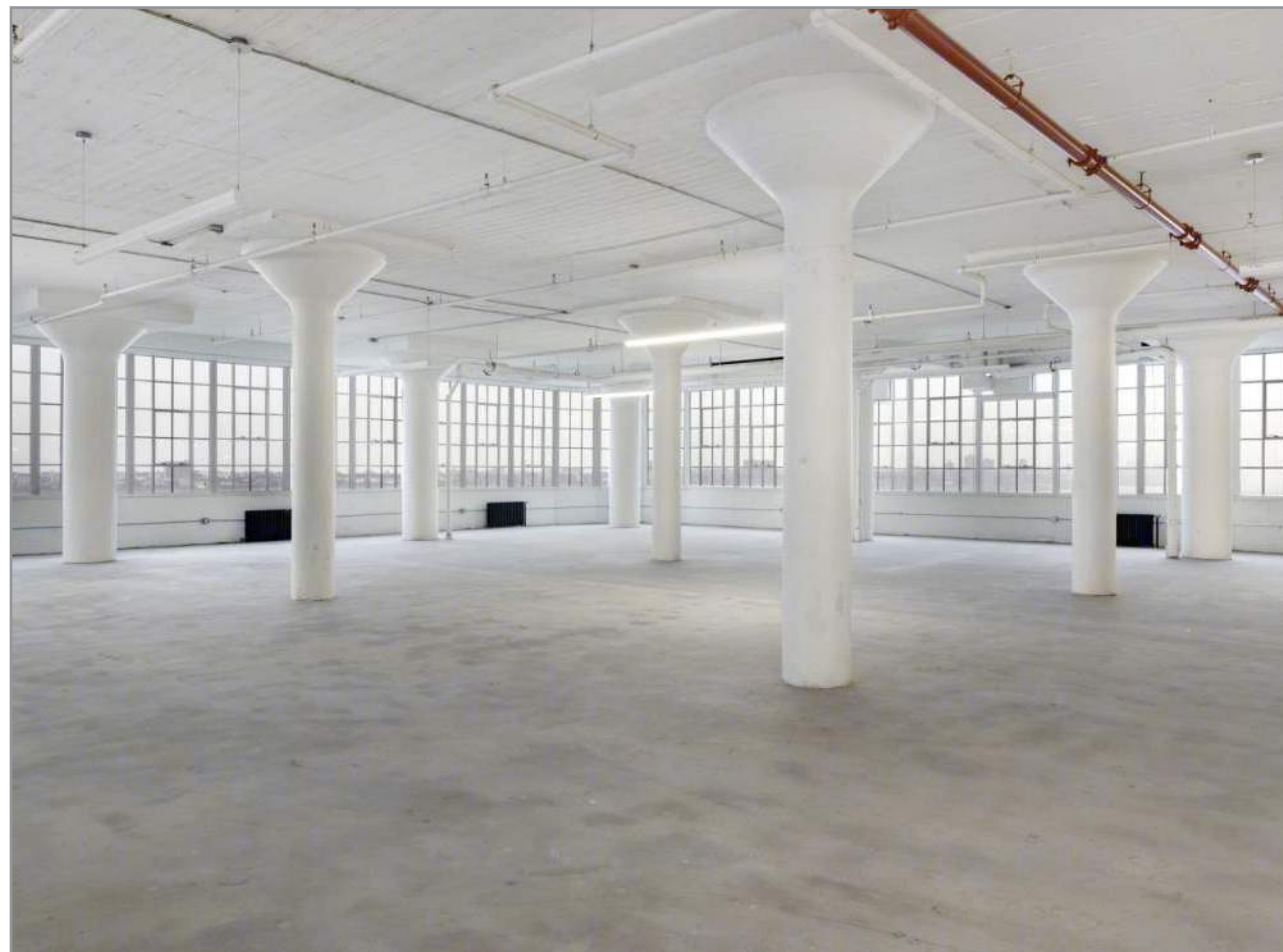
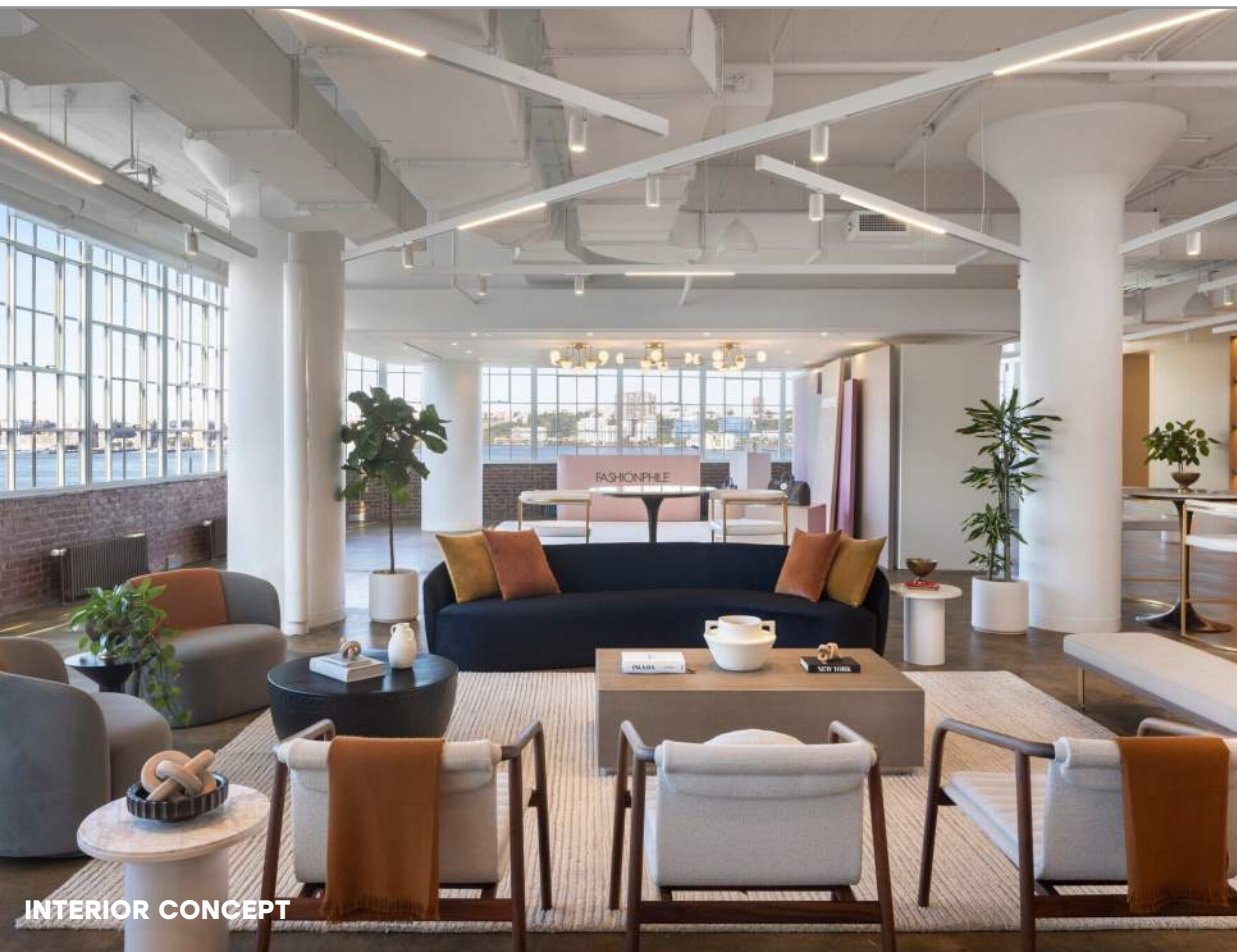
That would give our team immense satisfaction and pride”

**MIKE HELLER**  
PROJECT DEVELOPER,  
HELLER PACIFIC





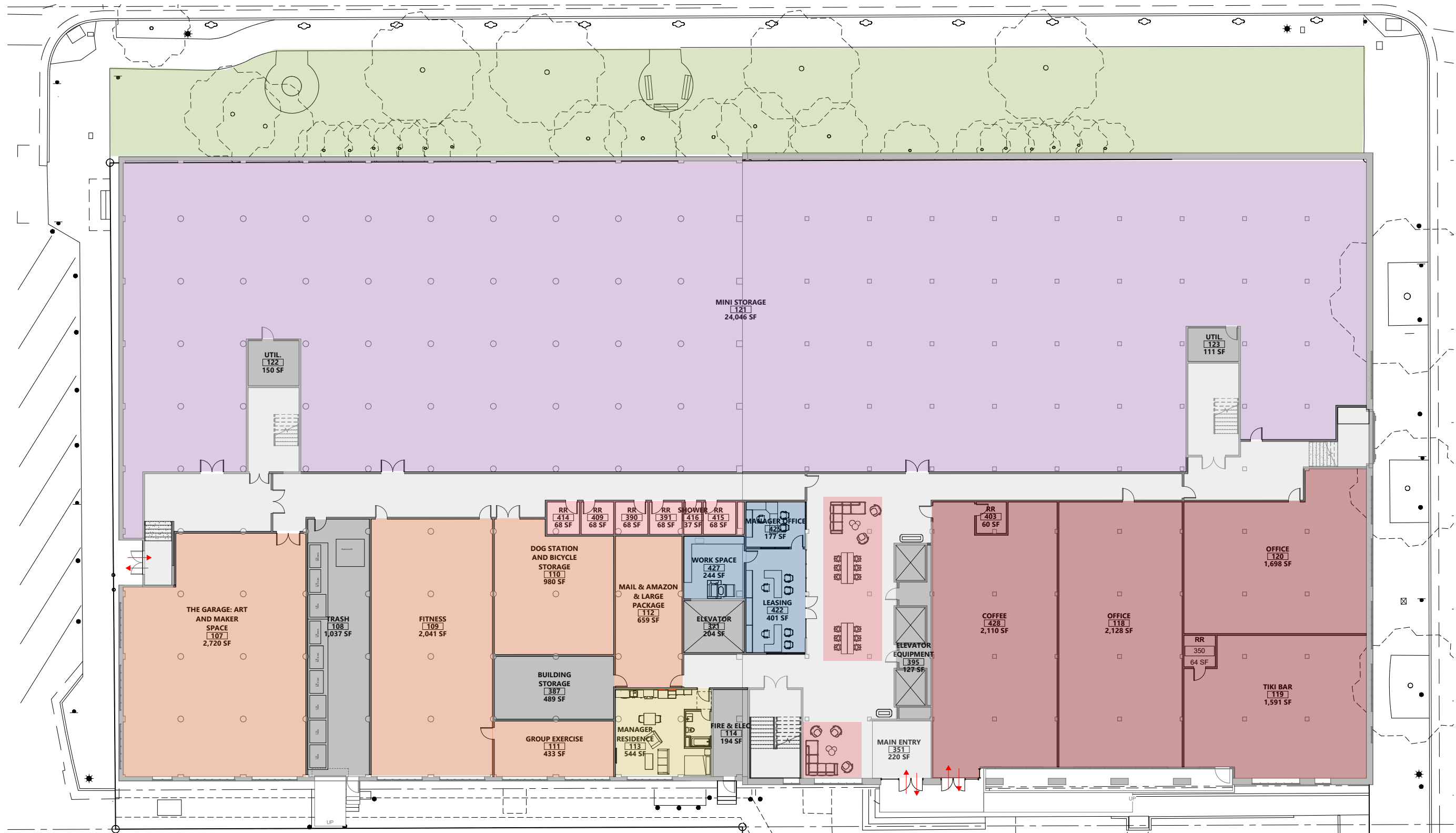
**STARRETT LEHIGH BUILDING**  
601 West 26th Street | Chelsea - New York City, NY



INTERIOR CONCEPT

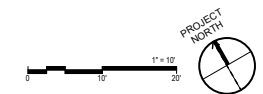
EXISTING STRUCTURE





- |  |   |  |   |   |
|--|---|--|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #8B0000; border: 1px solid black;"></span> COMMERCIAL / RETAIL SPACE(S) | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF8C00; border: 1px solid black;"></span> AMENITY SPACES      | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF69B4; border: 1px solid black;"></span> COMMON AREAS         | <span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black;"></span> OUTDOOR / GREEN SPACE | <span style="display: inline-block; width: 15px; height: 15px; background-color: #D3D3D3; border: 1px solid black;"></span> CIRCULATION SPACE |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #DDA0DD; border: 1px solid black;"></span> MINI STORAGE                 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #F0E68C; border: 1px solid black;"></span> RESIDENTIAL UNIT(S) | <span style="display: inline-block; width: 15px; height: 15px; background-color: #6495ED; border: 1px solid black;"></span> LEASE OFFICE / ADMIN | <span style="display: inline-block; width: 15px; height: 15px; background-color: #696969; border: 1px solid black;"></span> UTILITY AREA(S)       |   |

OVERALL FLOOR PLAN - LEVEL 1

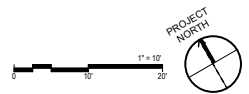




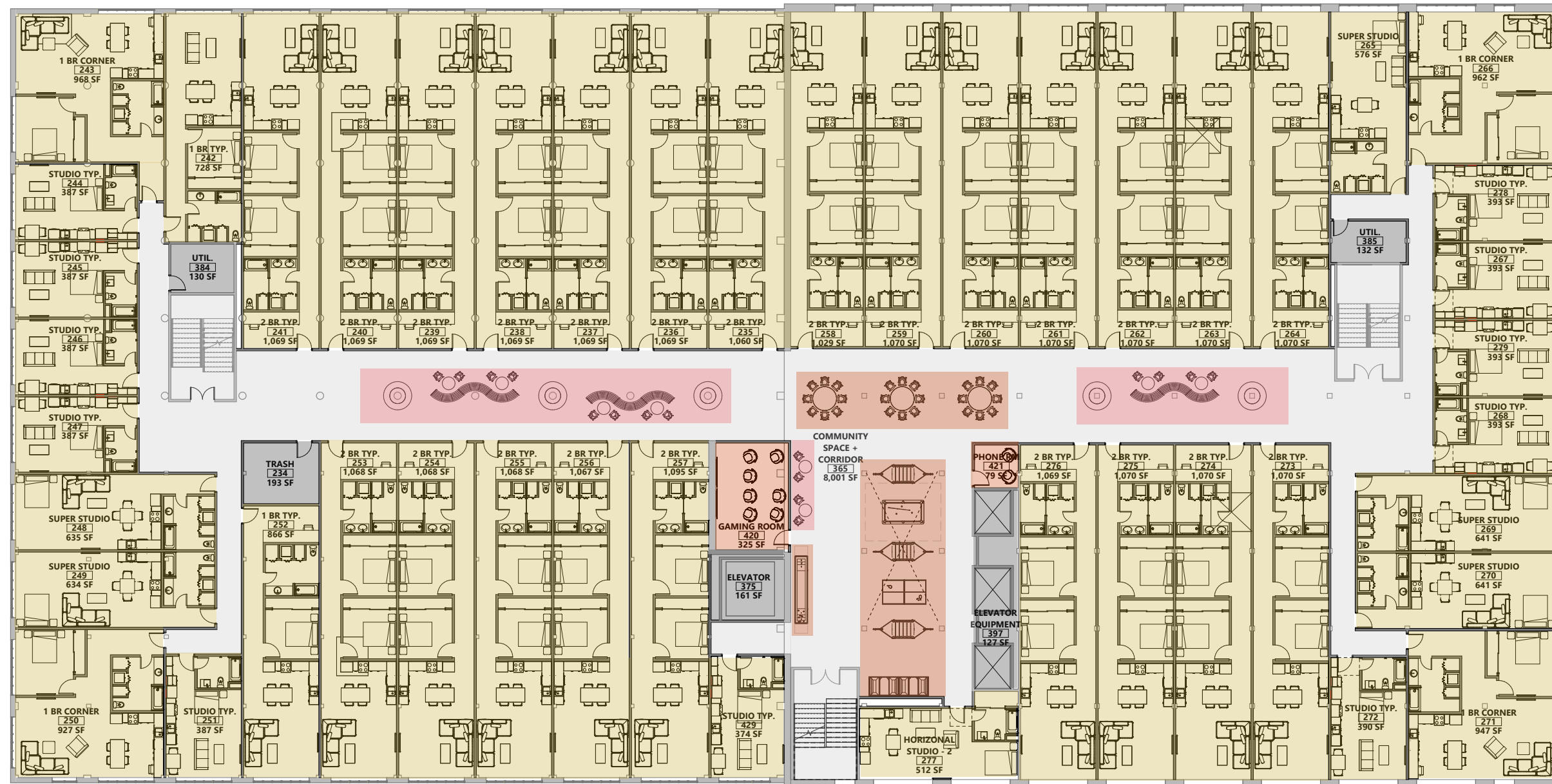


- COMMERCIAL / RETAIL SPACE(S)
- COMMON AREAS
- OUTDOOR / GREEN SPACE
- CIRCULATION SPACE
- AMENITY SPACES
- RESIDENTIAL UNIT(S)
- UTILITY AREA(S)

**OVERALL FLOOR PLAN - LEVEL 2**

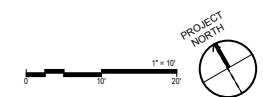




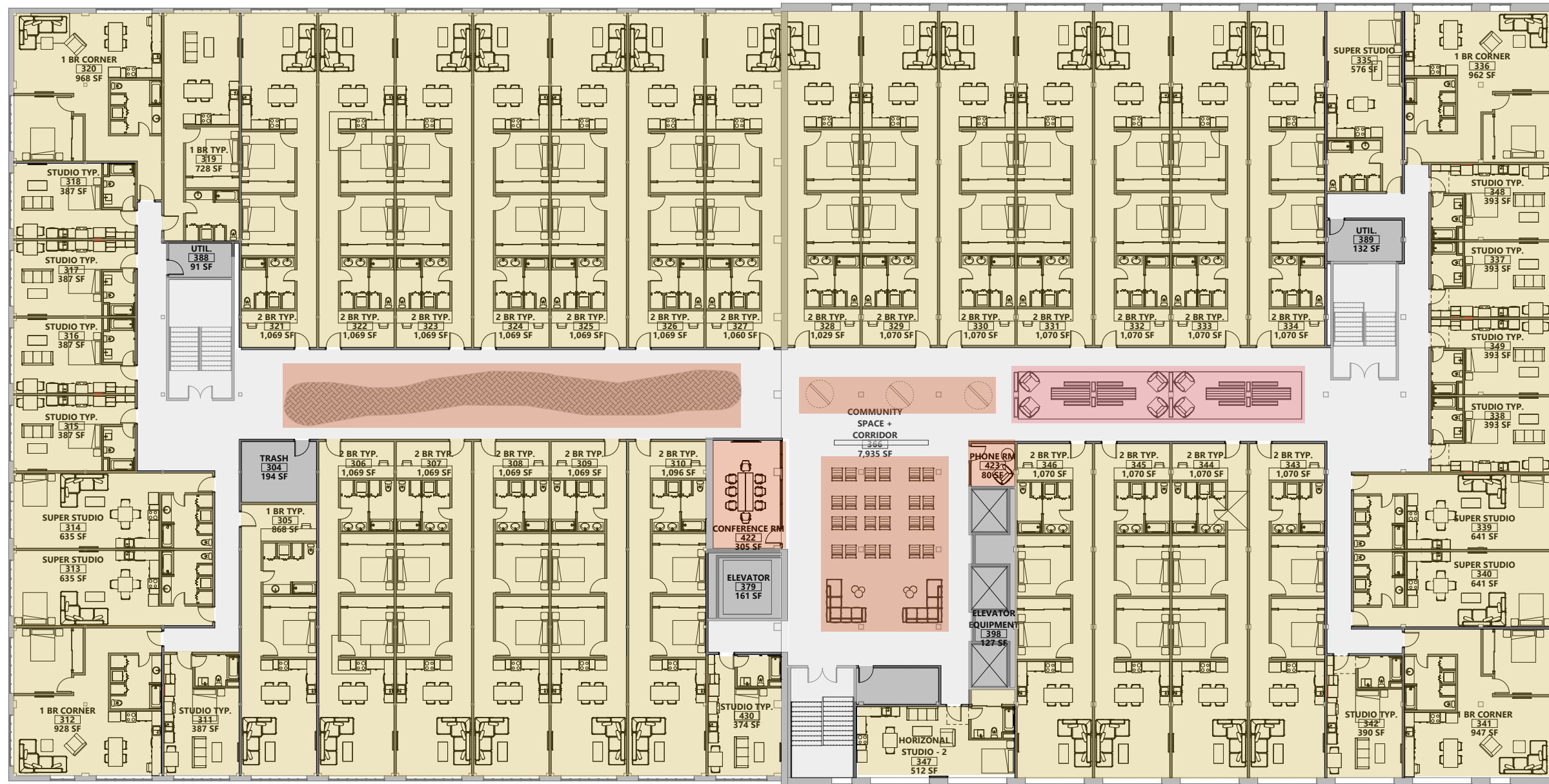


- COMMERCIAL / RETAIL SPACE(S)
- COMMON AREAS
- OUTDOOR / GREEN SPACE
- CIRCULATION SPACE
- AMENITY SPACES
- RESIDENTIAL UNIT(S)
- UTILITY AREA(S)

**OVERALL FLOOR PLAN - LEVEL 3**

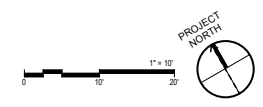




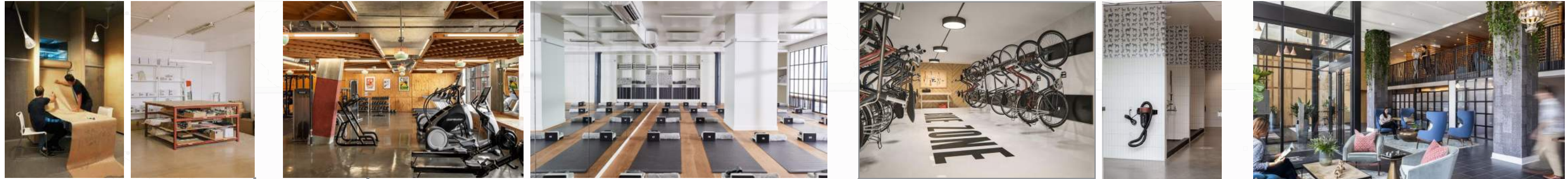


- COMMERCIAL / RETAIL SPACE(S)
- COMMON AREAS
- OUTDOOR / GREEN SPACE
- CIRCULATION SPACE
- AMENITY SPACES
- RESIDENTIAL UNIT(S)
- UTILITY AREA(S)

**OVERALL FLOOR PLAN - LEVEL 4**





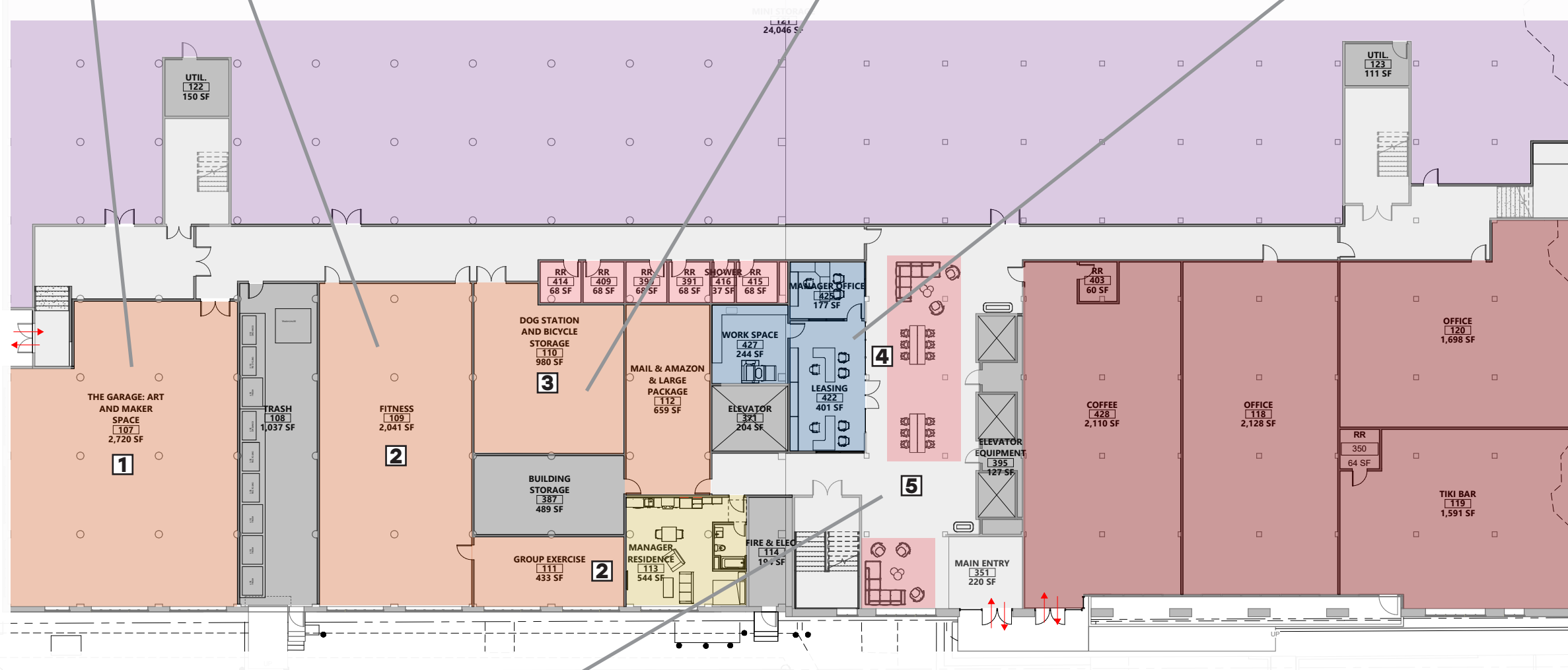


**1** MAKERS SPACE

**2** FITNESS & GROUP EXERCISE

**3** BIKE STORAGE / PET CARE

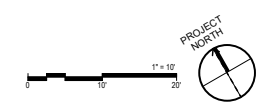
**4** LOBBY & LEASING OFFICE



**5** OPEN LOBBY CONCEPT



OVERALL FLOOR PLAN - LEVEL 1







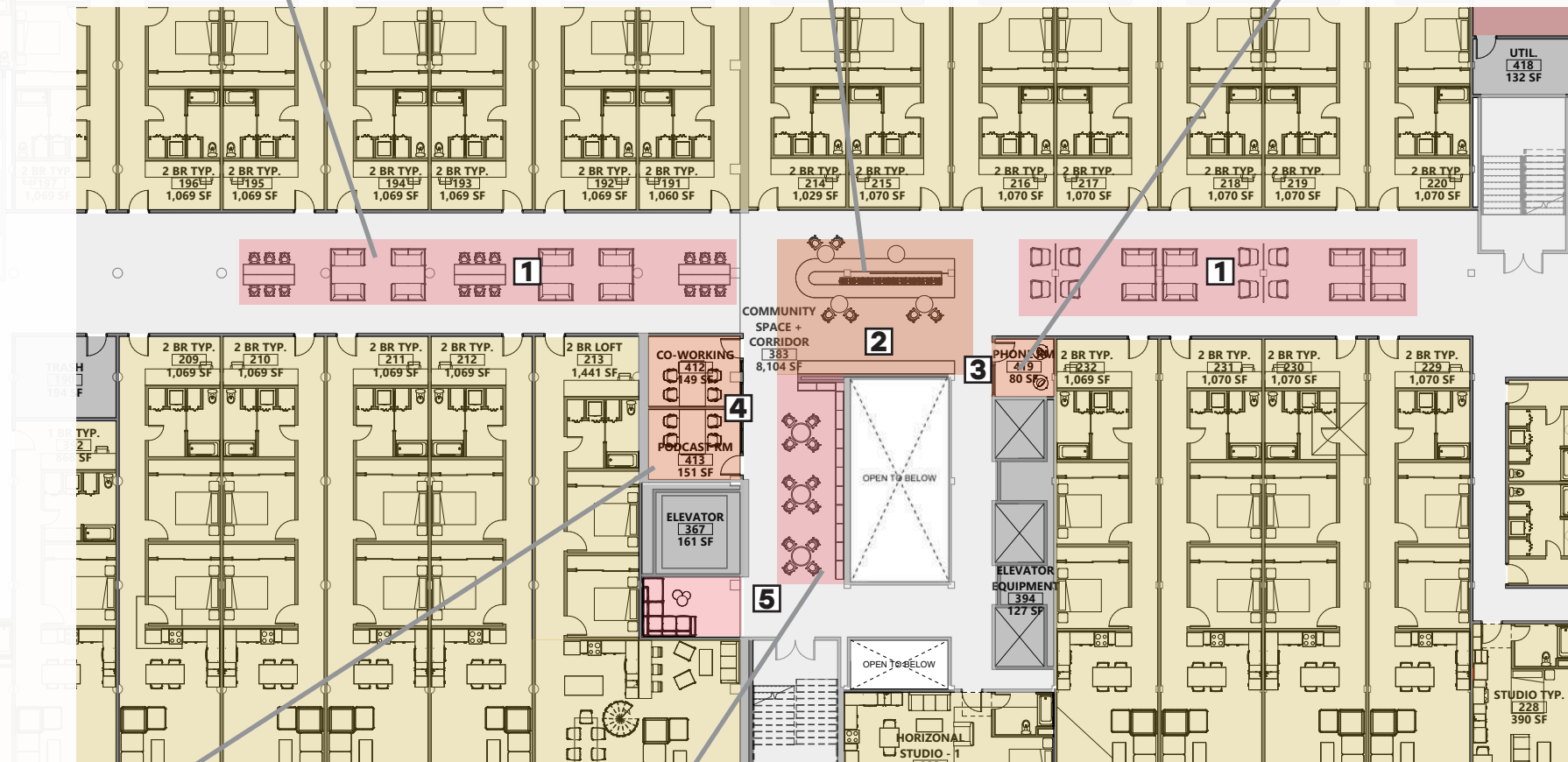
**1** LOUNGE SPACES



**2** HOSPITALITY STATION



**3** PHONE ROOM

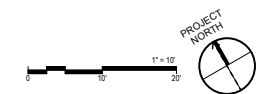


**4** PODCAST ROOM

**5** LIBRARY



OVERALL FLOOR PLAN - LEVEL 2







**1** LOUNGE SPACES



**2** GAME LOUNGE



**3** PHONE ROOM

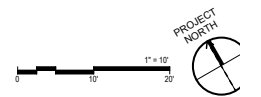


**4** MEDIA LOUNGE

**5** HAMMOCK LOUNGE



OVERALL FLOOR PLAN - LEVEL 3







**1** PUTTING GREEN



**2** MOBILE ART GALLERY / PARTITIONS



**3** PHONE ROOM

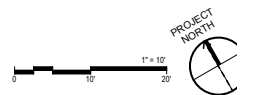


**4** CONFERENCE ROOM

**5** MOVIE WALL / LOUNGE AREA



OVERALL FLOOR PLAN - LEVEL 4

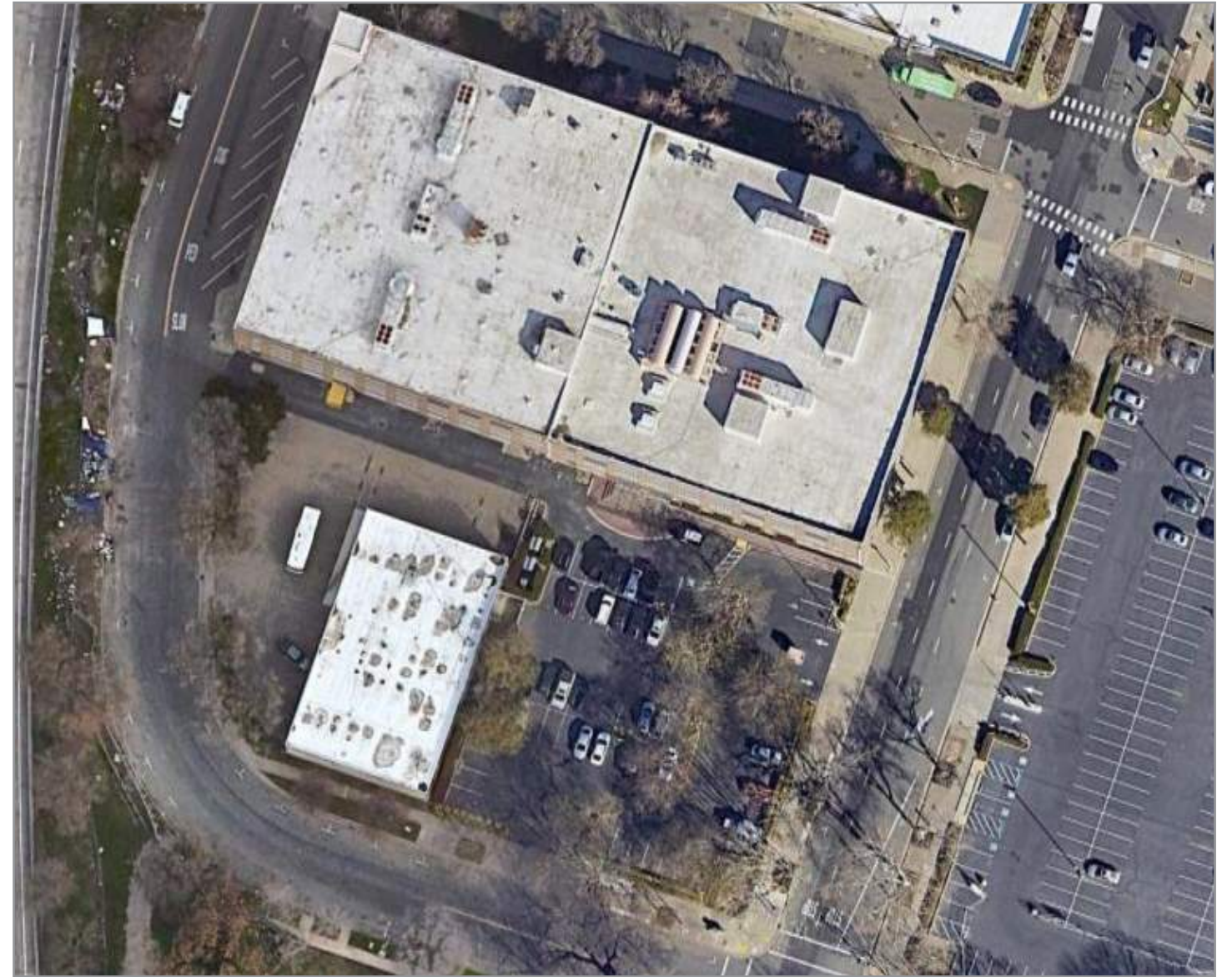




"THE DIGGS" - BUILDING SQUARE FOOTAGE COUNTS					
DEFINED SPACE	SQUARE FOOTAGE (PER LEVEL)				TOTAL SF (PER DEFINED SPACE)
	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	
RESIDENTIAL UNITS	584	36,685	44,128	44,128	125,525
COMMON / AMENITY SPACE	10,913	8,138	7,628	7,628	34,307
COMMERCIAL AREA	33,174	2,857	-	-	36,031
	44,671	47,680	51,756	51,756	195,863
	SF PER LEVEL				TOTAL BUILDING SF

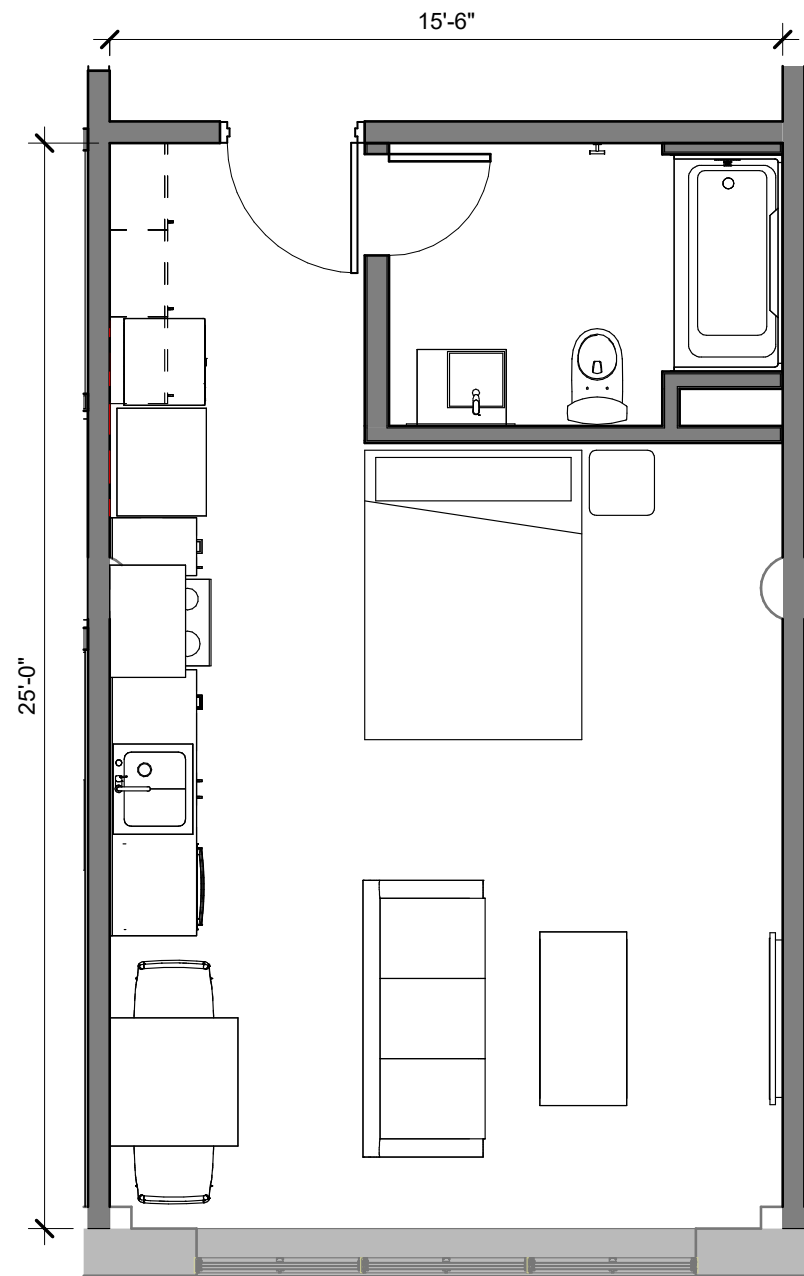
"THE DIGGS" - RESIDENTIAL UNIT COUNTS						
APARTMENT UNIT TYPE	*AVE. SF	NUMBER OF UNITS				NET UNIT COUNTS (PER TYPE)
		LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	
TYP. STUDIO	393 SF	0	8	11	10	29
"SUPER" STUDIO	614 SF	1	4	5	5	14
"LONG" STUDIO	512 SF	0	1	1	1	3
TYP. 1 BDRM	868 SF	0	2	2	2	6
1 BRRM "CORNER UNIT"	928 SF	0	2	4	4	10
2 BDRM	1069 SF	0	22	23	23	68
2 BDRM "LOFT"	1460 SF	0	1	0	0	1
NET UNIT COUNT (PER FLOOR)	* VARIES	1	40	46	45	131
						APPROX. UNITS

**ON SITE PARKING** - \*65 SPOTS

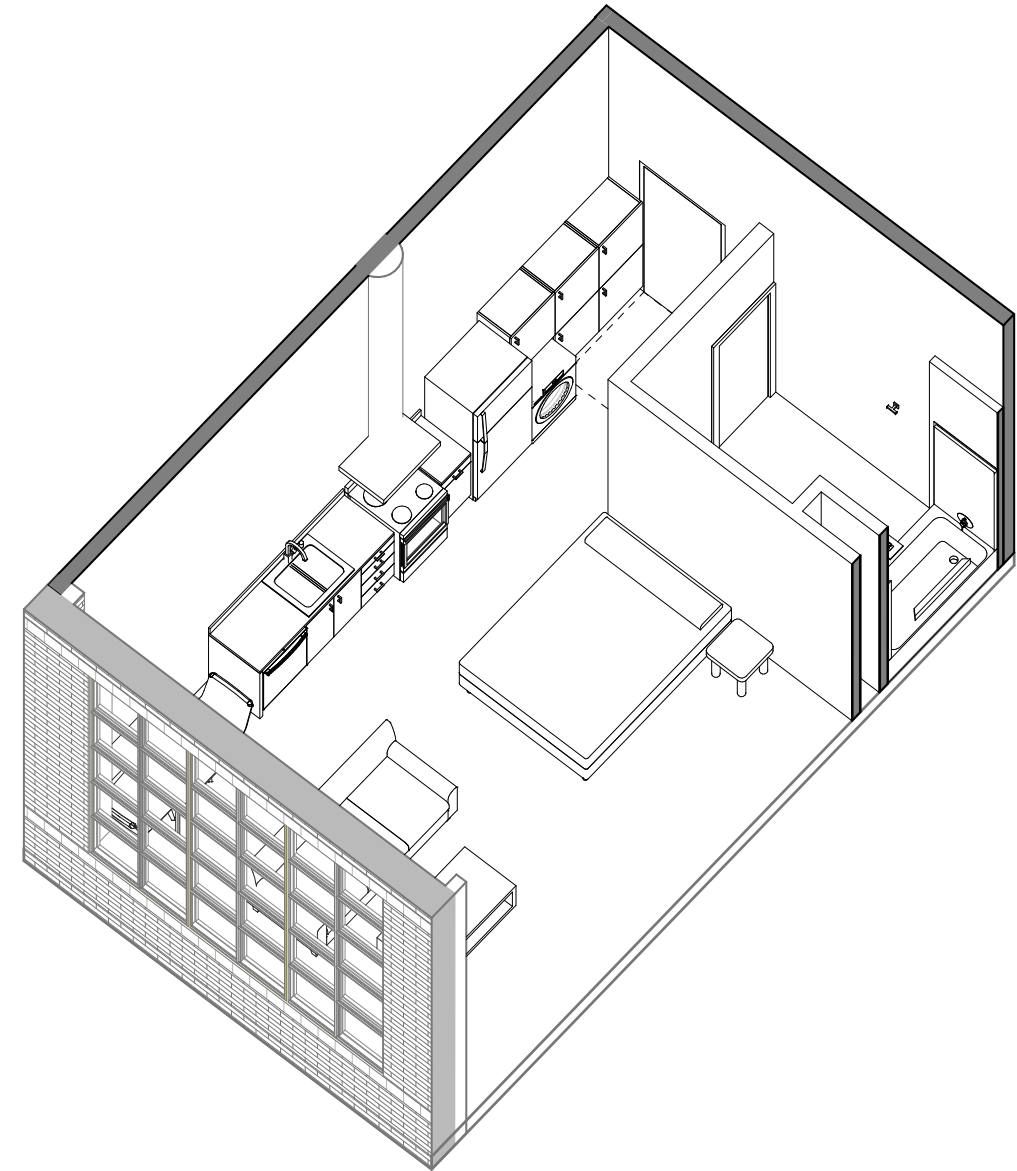


\*ADDITIONAL ADA, EV, AND BIKE PARKING TO BE ADDED AS REQUIRED BY CITY OF SACRAMENTO REGULATIONS.

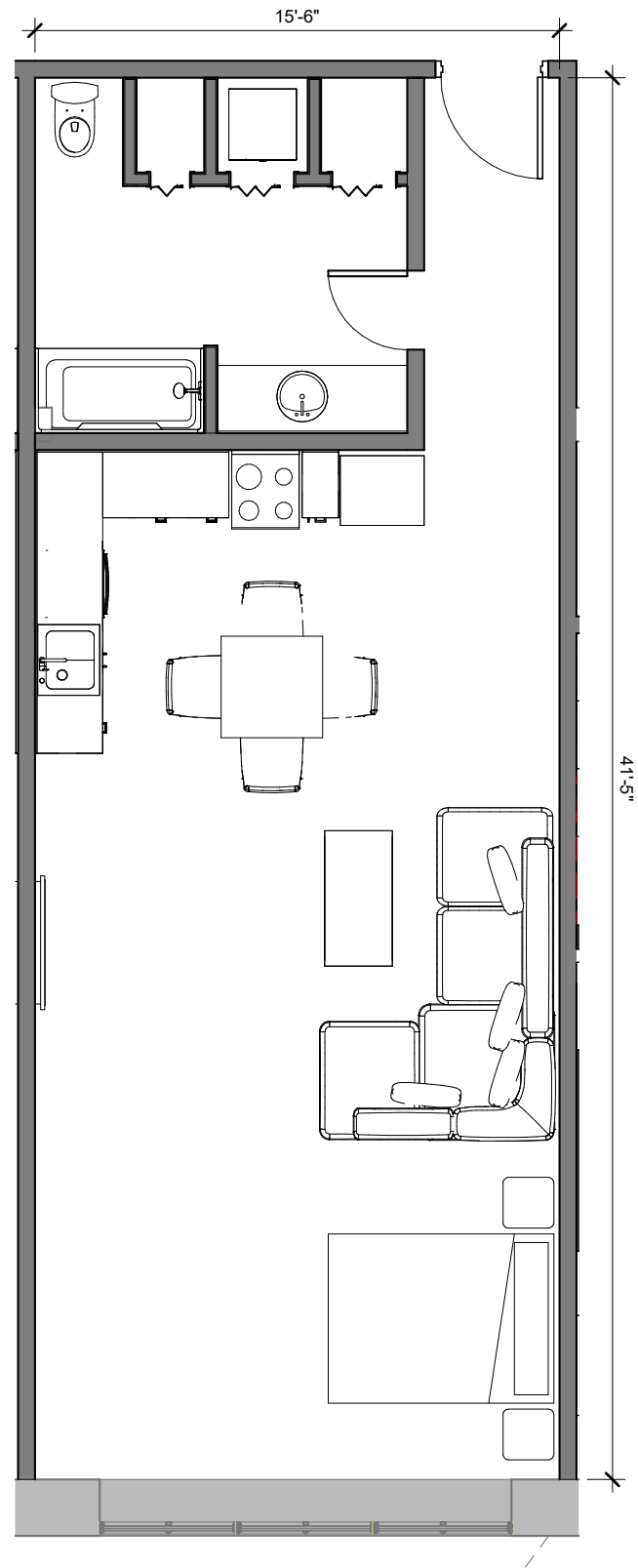




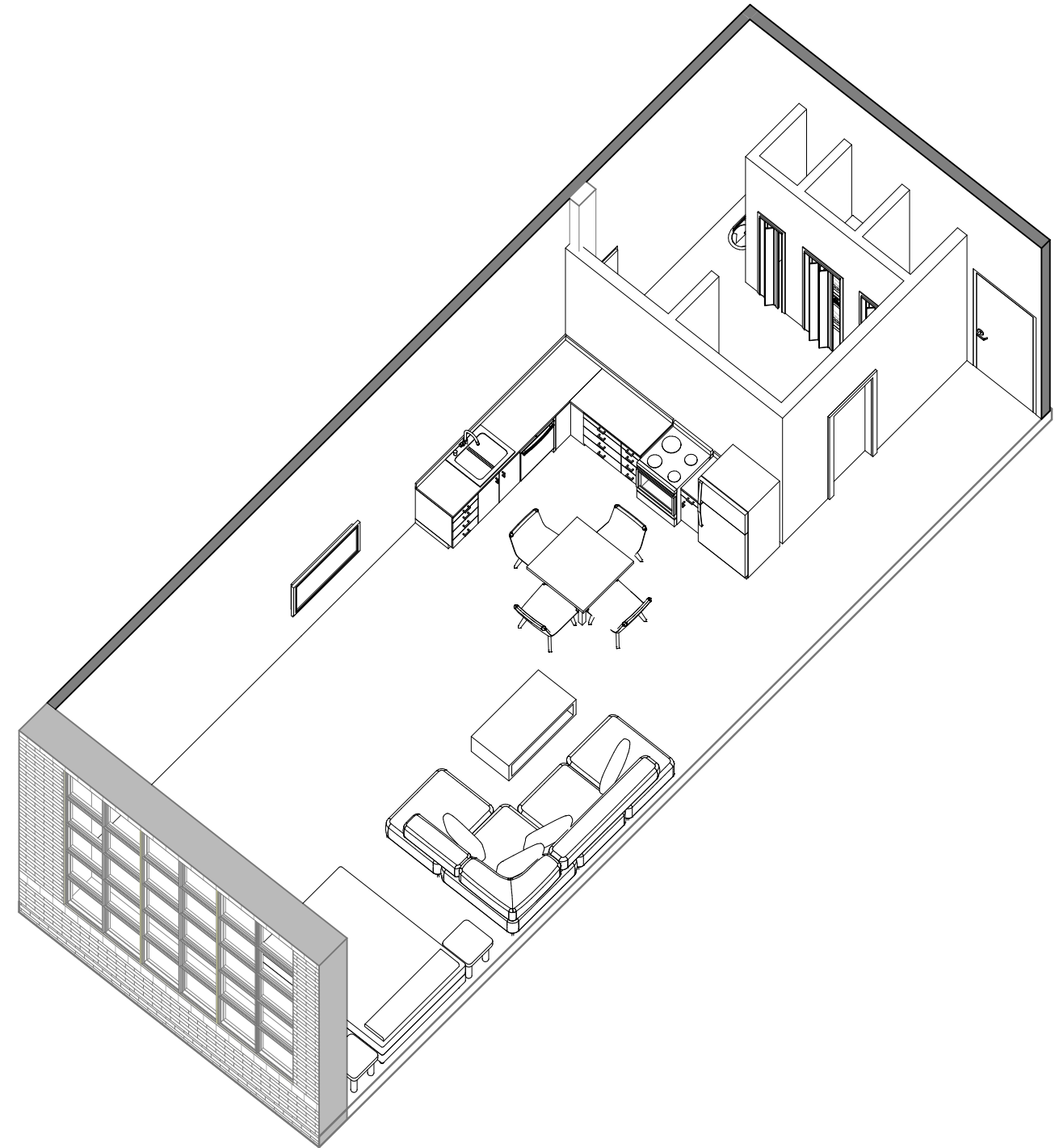
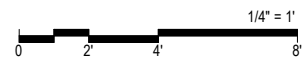
TYP. STUDIO - 393 SF



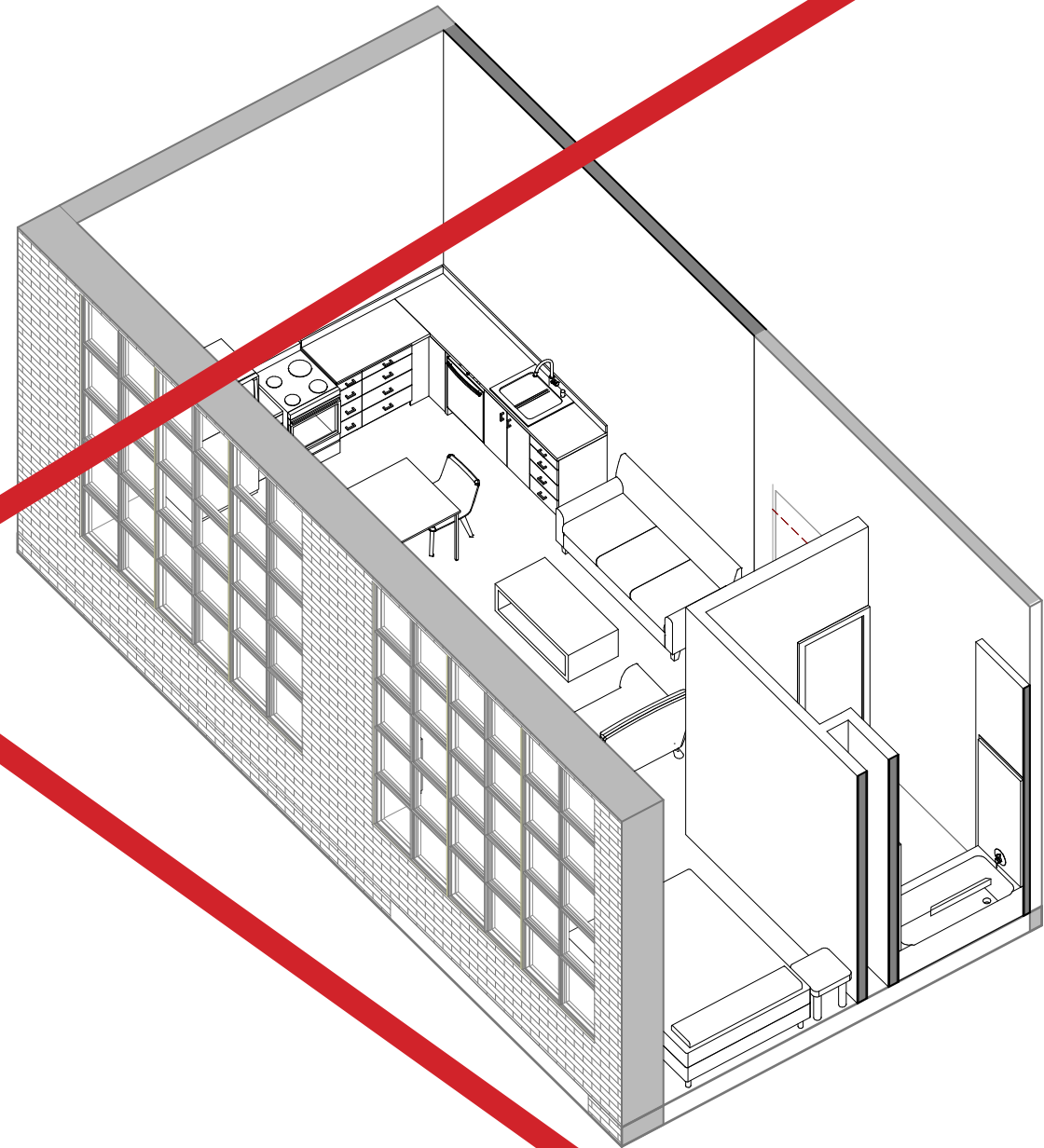
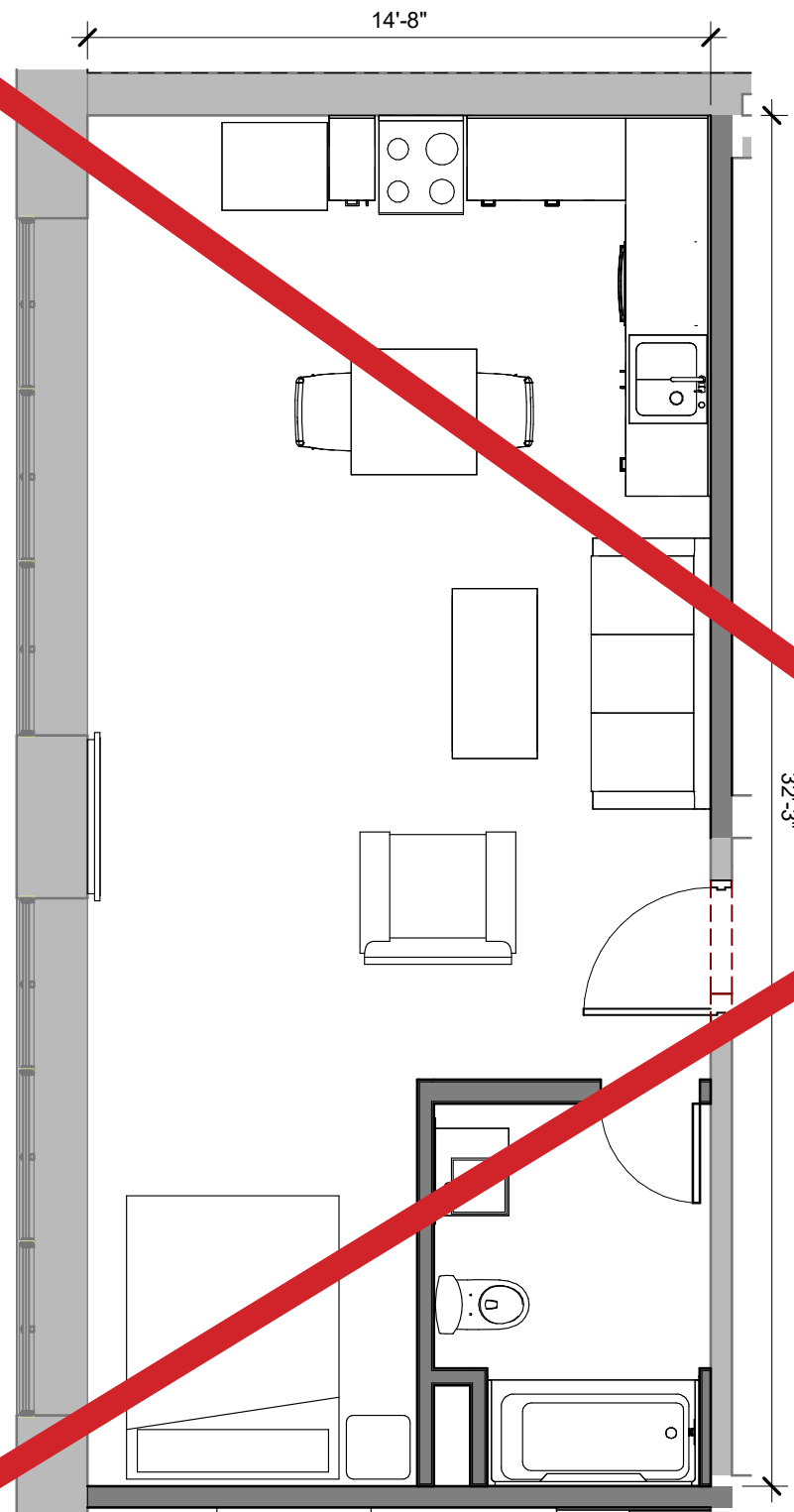




“SUPER” STUDIO - 614 SF







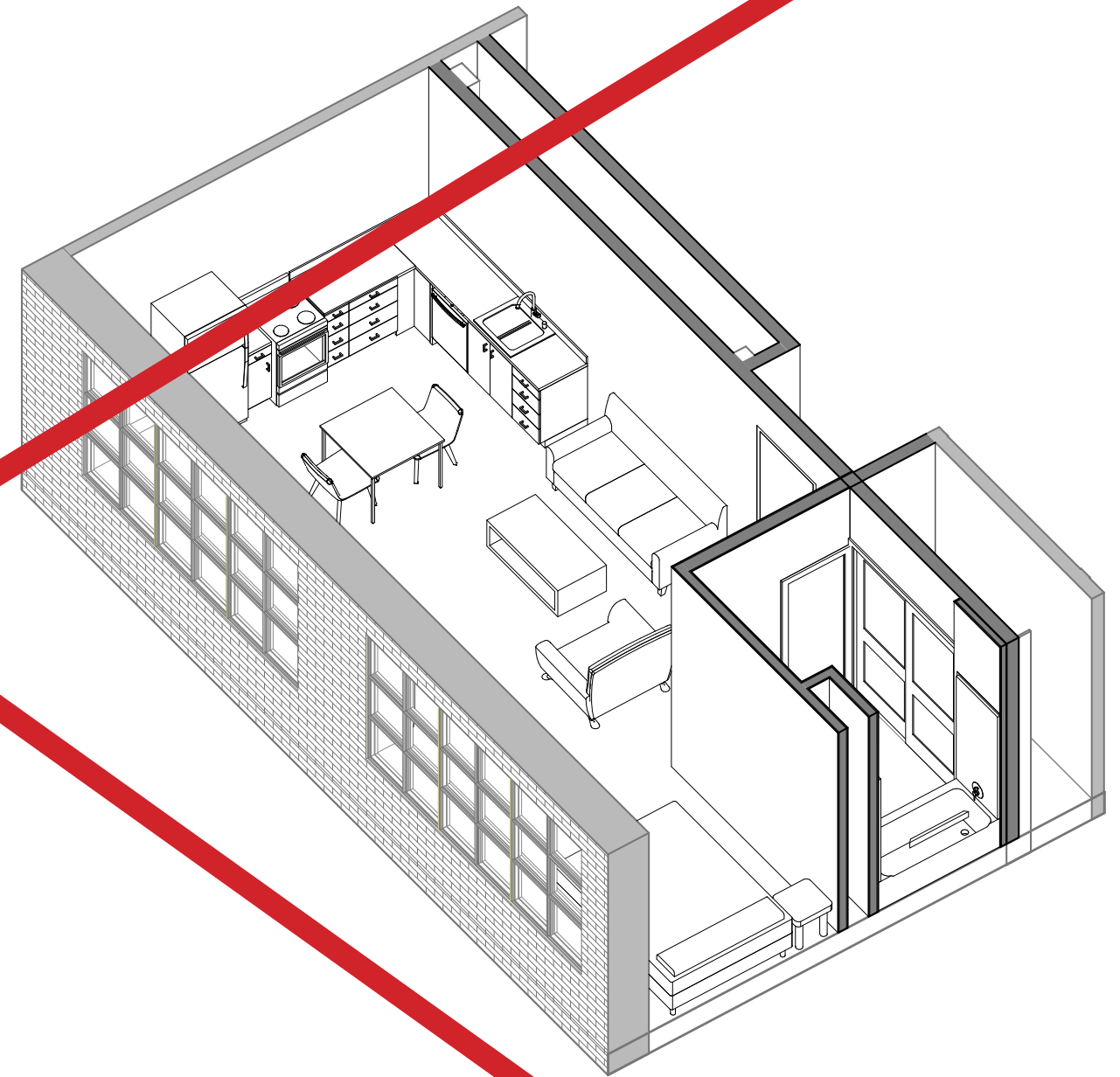
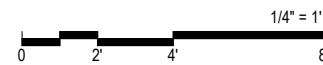
**STUDIO C** - 1069 SF



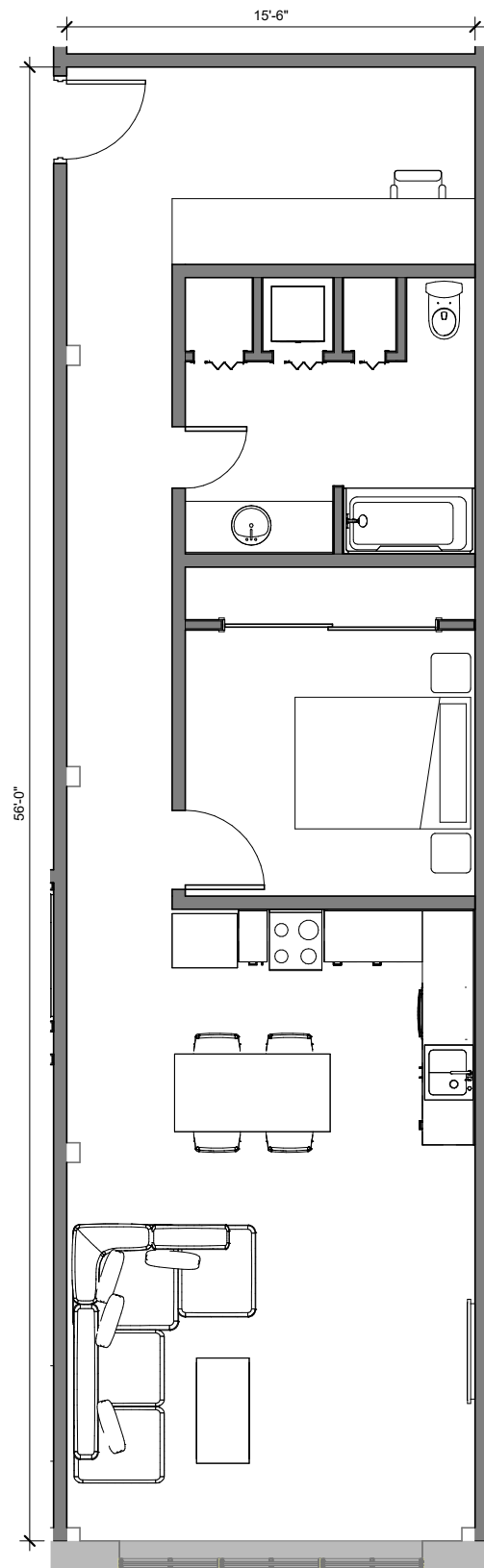




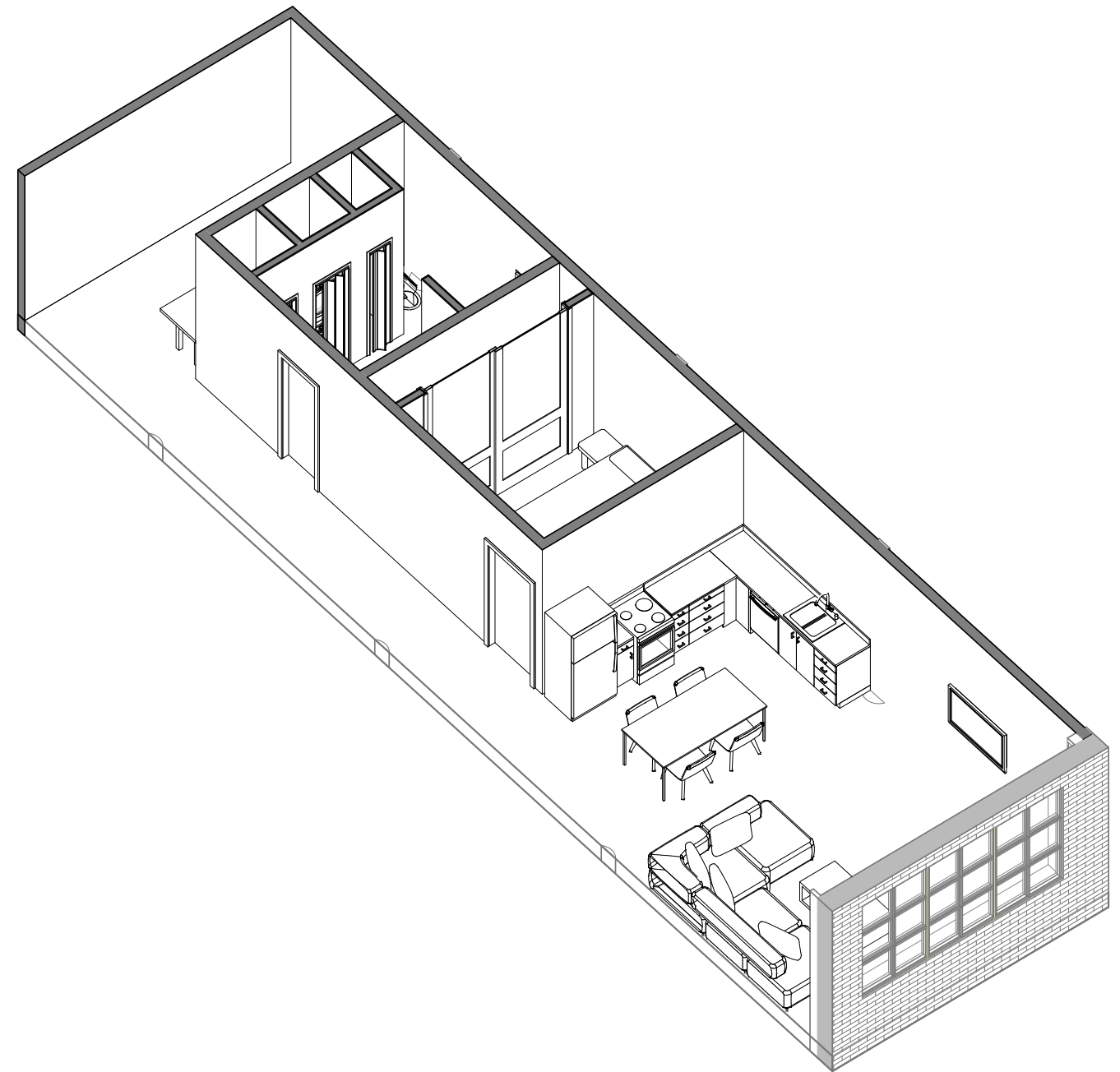
**STUDIO D - 1069 SF**



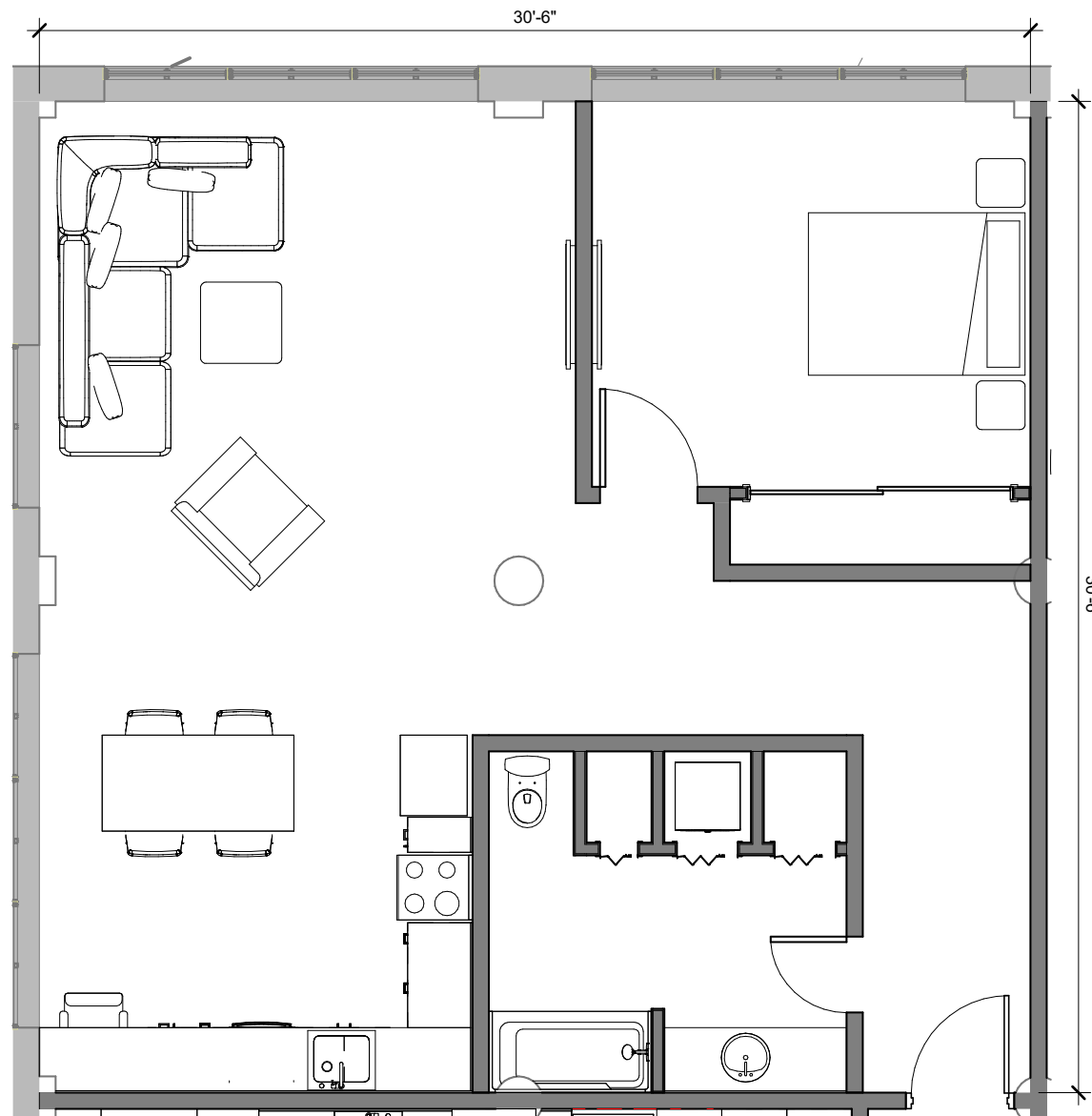




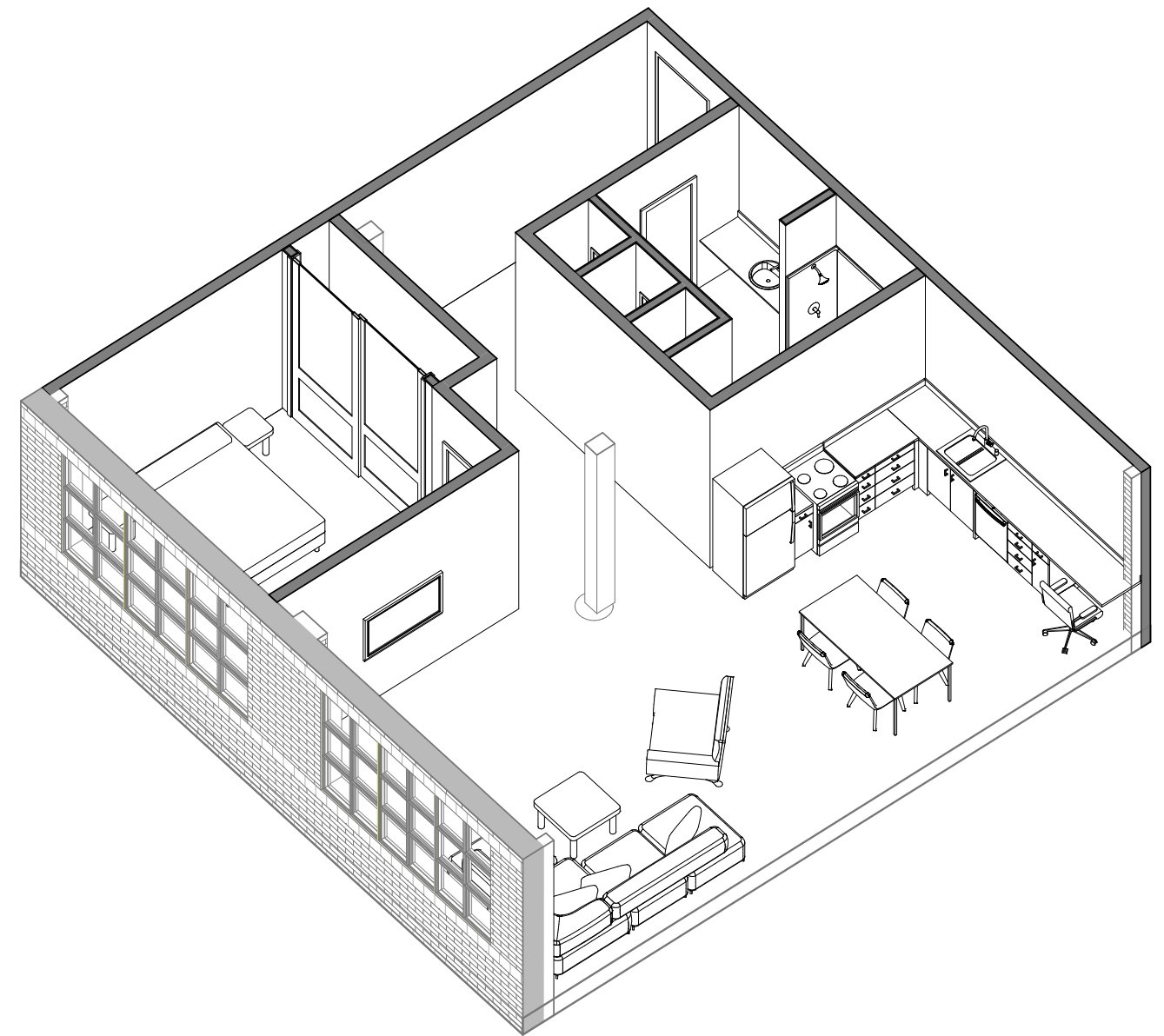
TYP. 1 BDRM - 868 SF



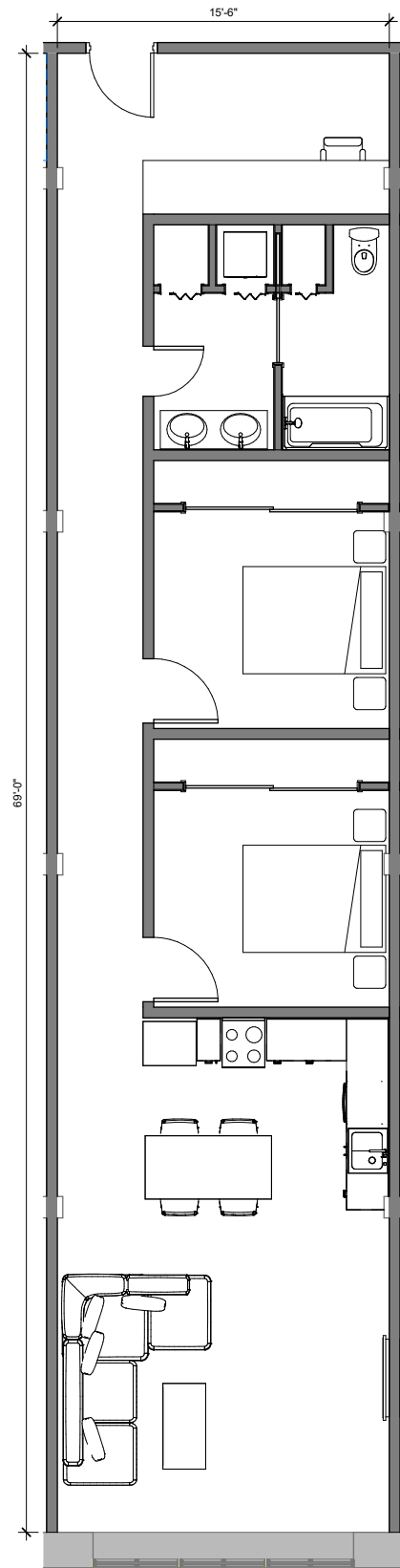




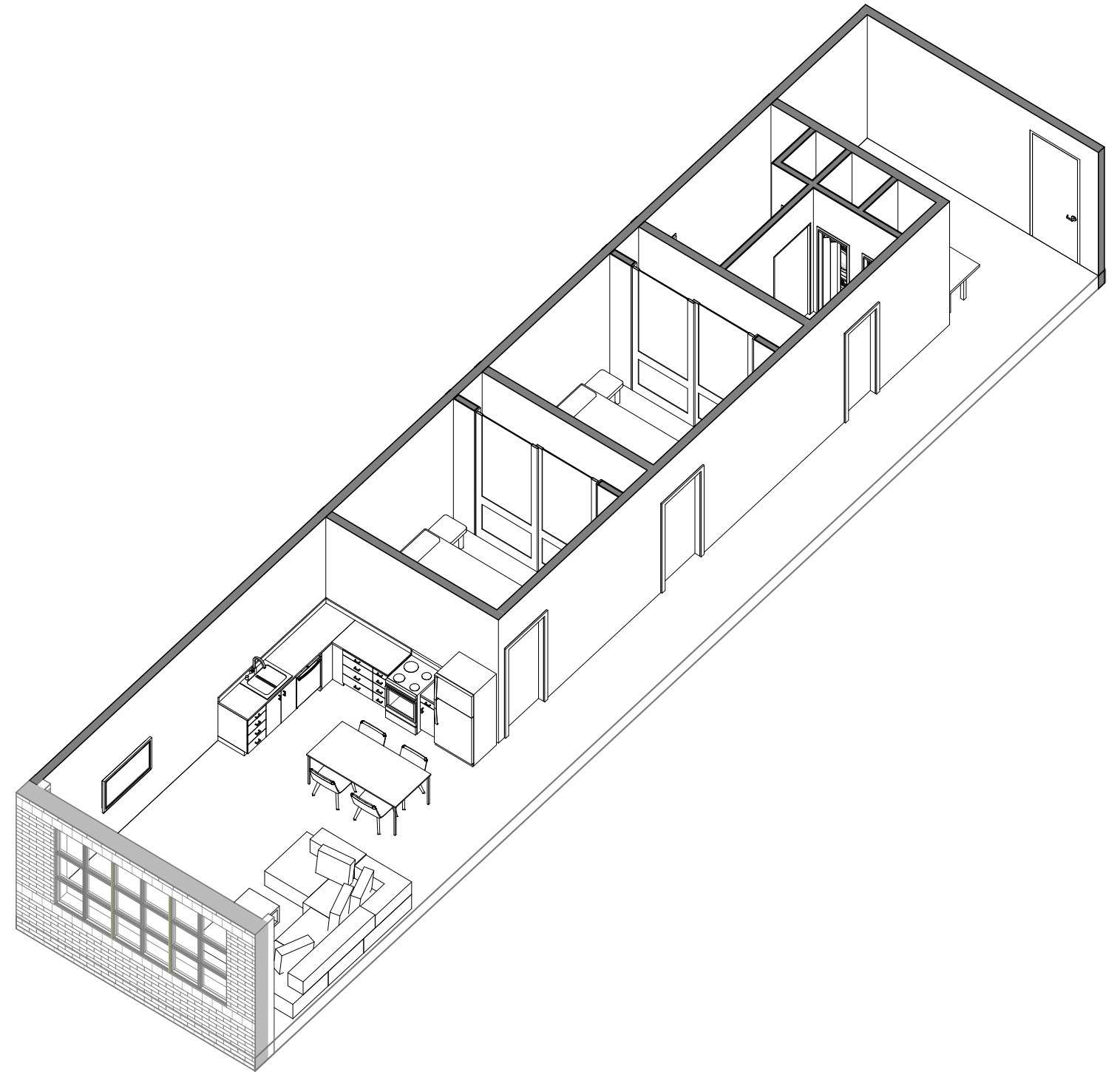
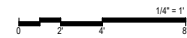
1 BDRM "CORNER UNIT" - 928 SF



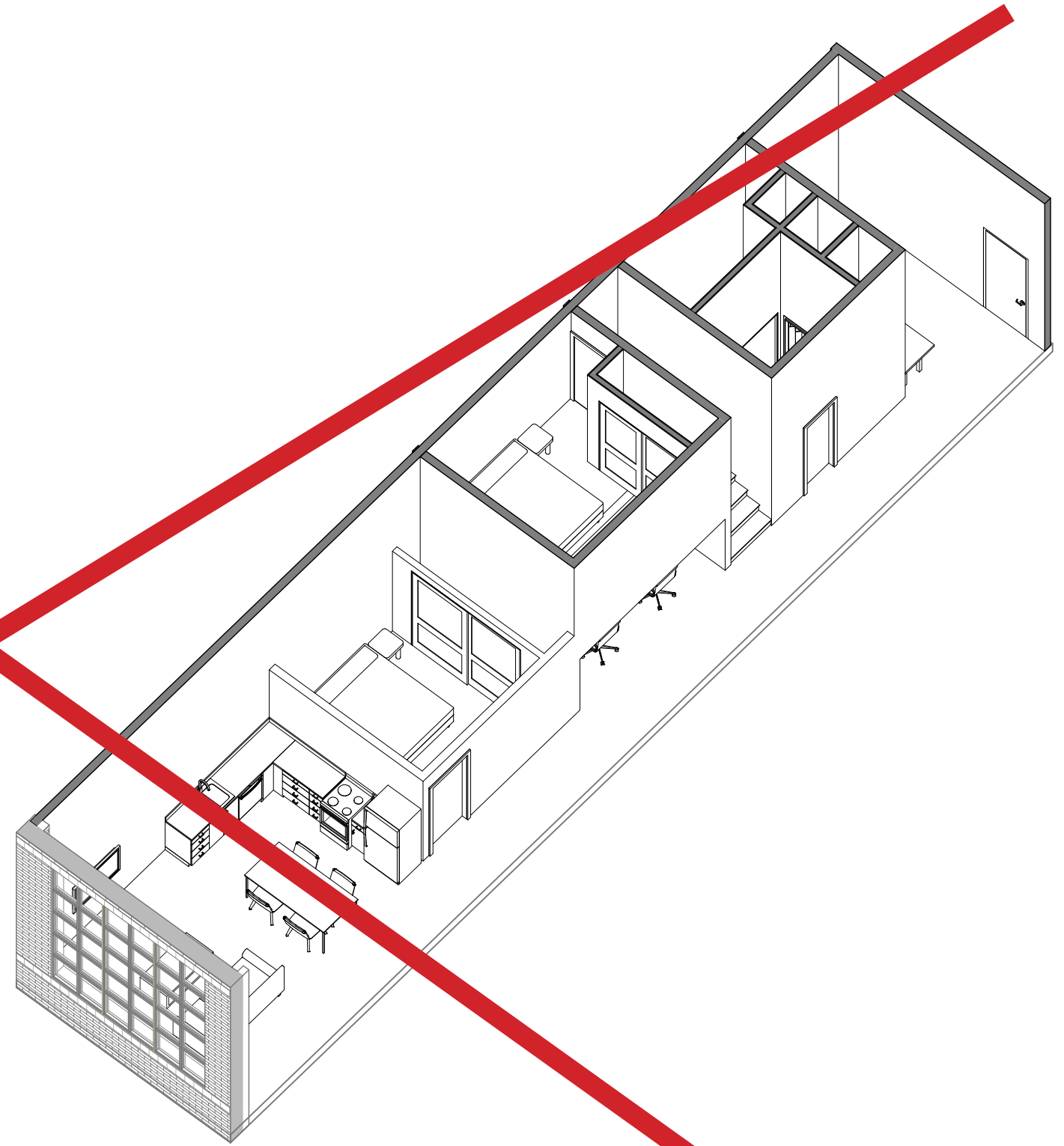
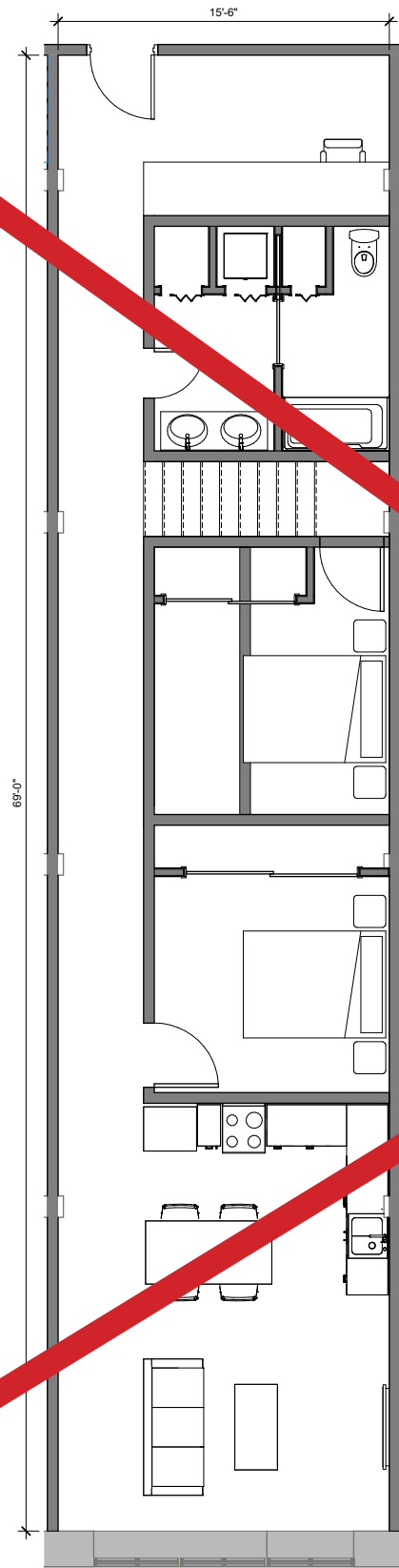




**TYP. 2 BDRM - 1069 SF**



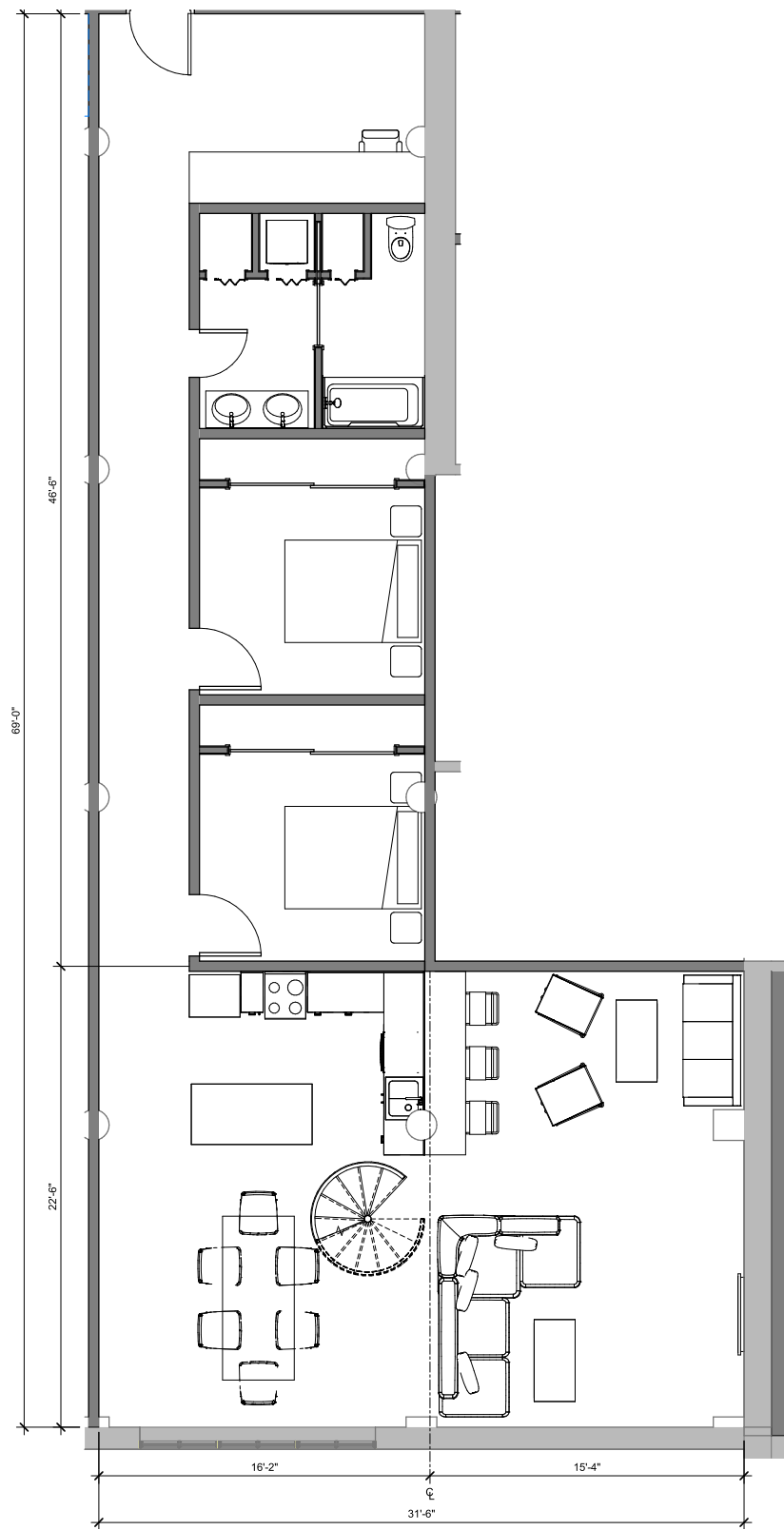




2 BDRM LOFT A - 1069 SF







**2 BDRM LOFT - 1460 SF**

