



# 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

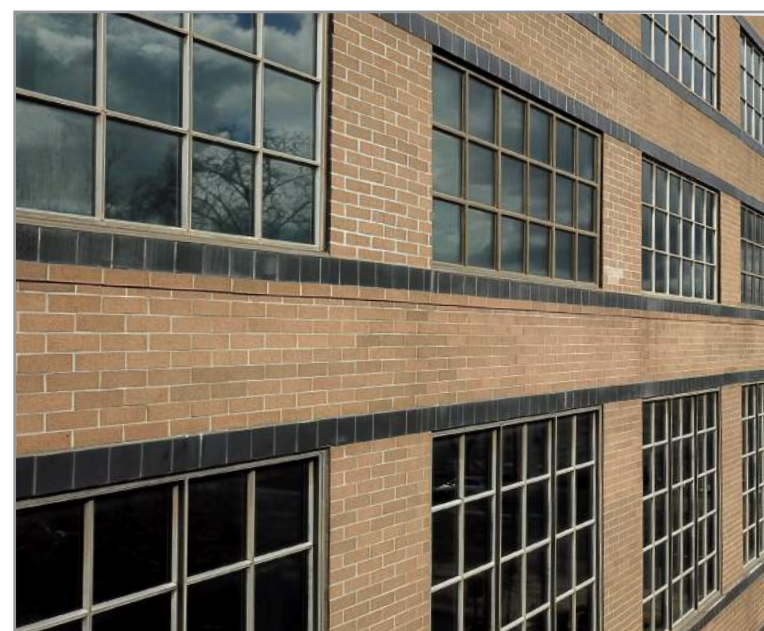
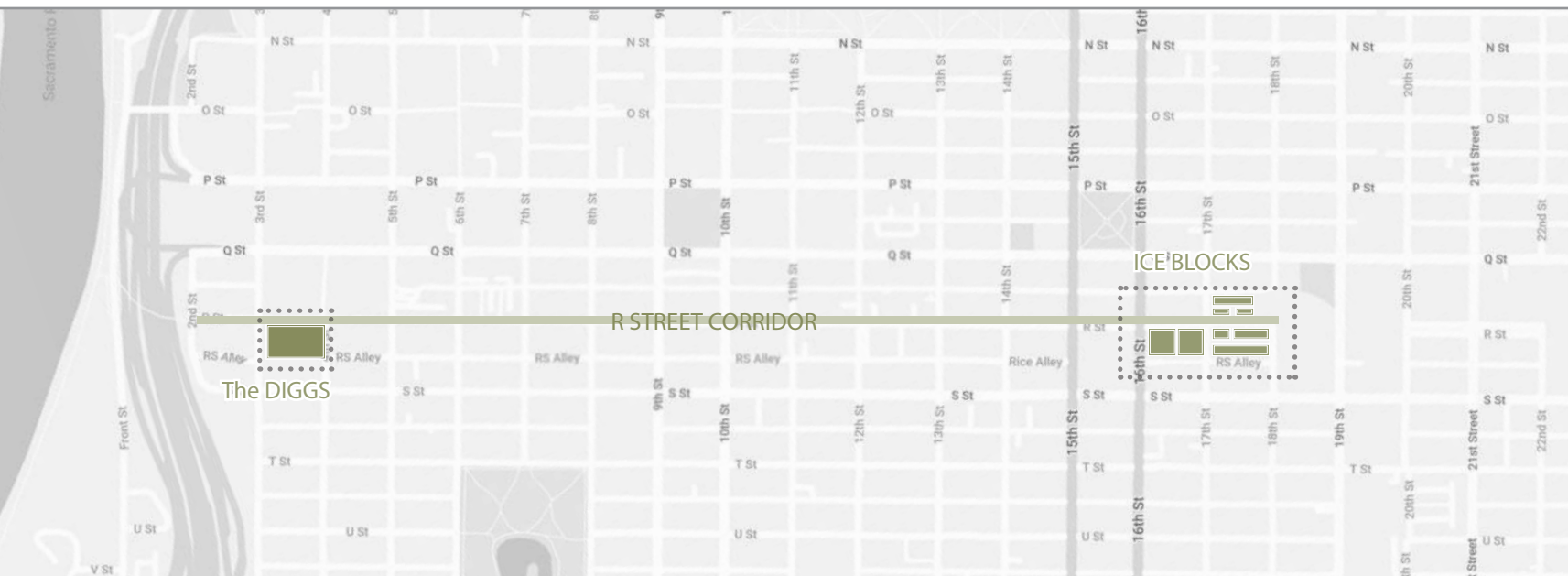
*Thomson-Diggs Company Hardware* has an amazing history dating back to 1900 as a wholesale hardware operation. With the establishment of its headquarters in 1912 on the southwest corner of Third and R Streets, Thomson Diggs set its roots in the heart of Sacramento, hosting an impressive geographic reach 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....



“ THE HISTORY AND CONNECTION TO THIS TIME IN SACRAMENTO'S INDUSTRIAL HERITAGE IS WHAT GIVES THE BUILDING AND SURROUNDING R STREET CORRIDOR ITS SOUL. ”



## 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.





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*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.*

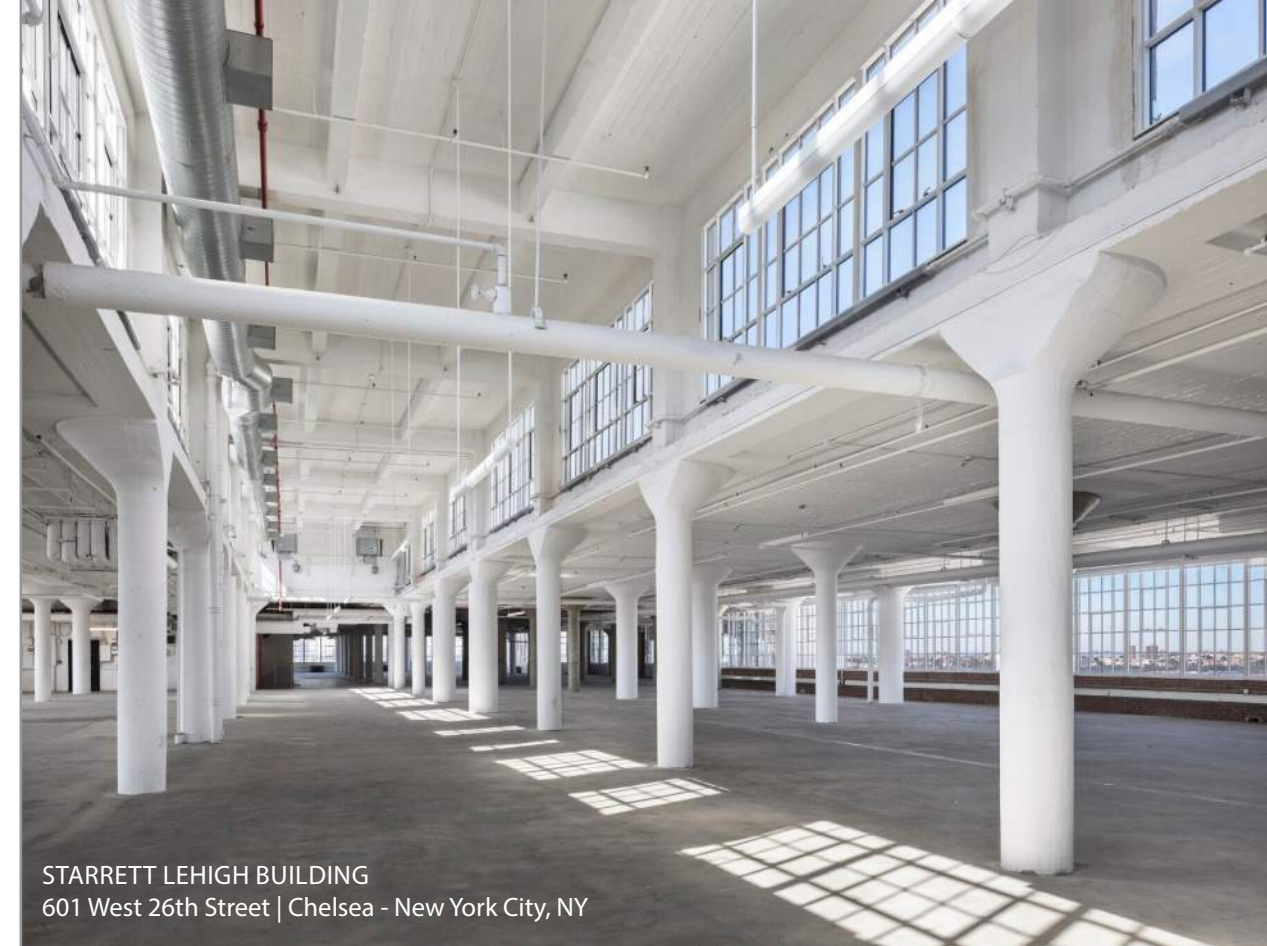
*Sometimes less is more, and that is the case here with "The Diggs". If we are successful, this project would work towards inspiring others in our development community to embark on similar projects that will work further benefit Sacramento.*

*That would give our team immense satisfaction and pride"]]*

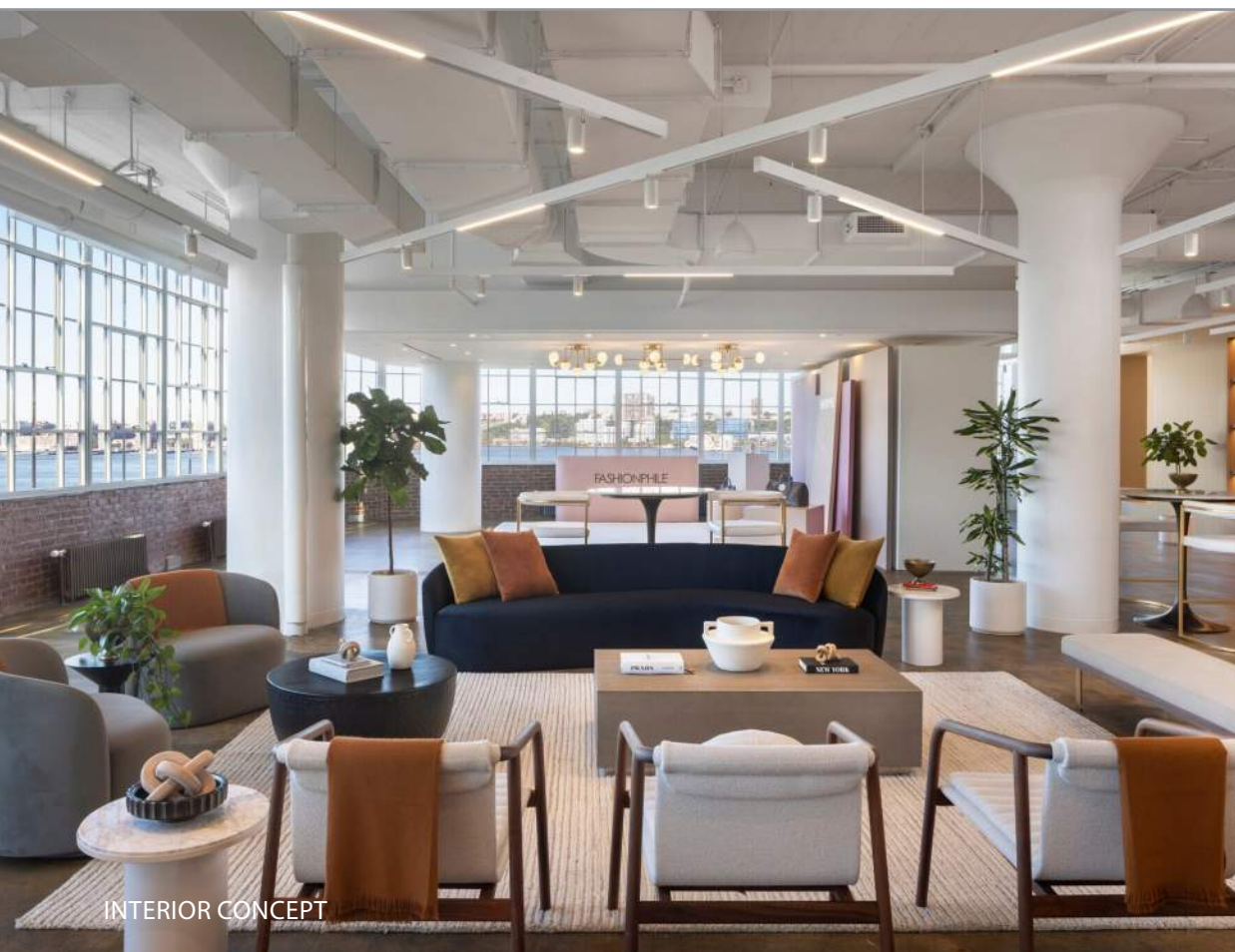
MIKE HELLER  
PROJECT DEVELOPER,  
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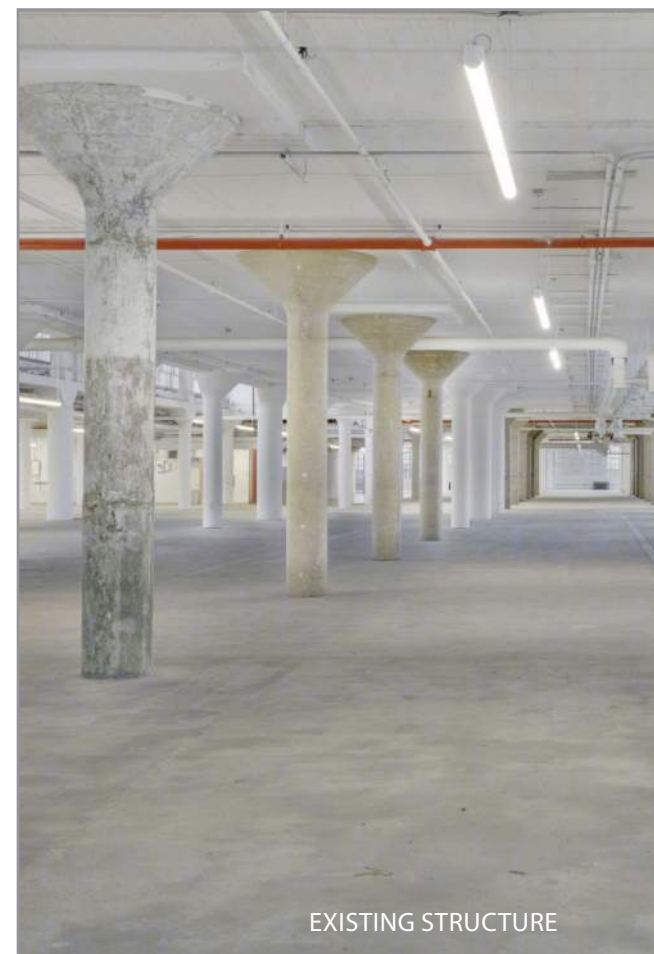
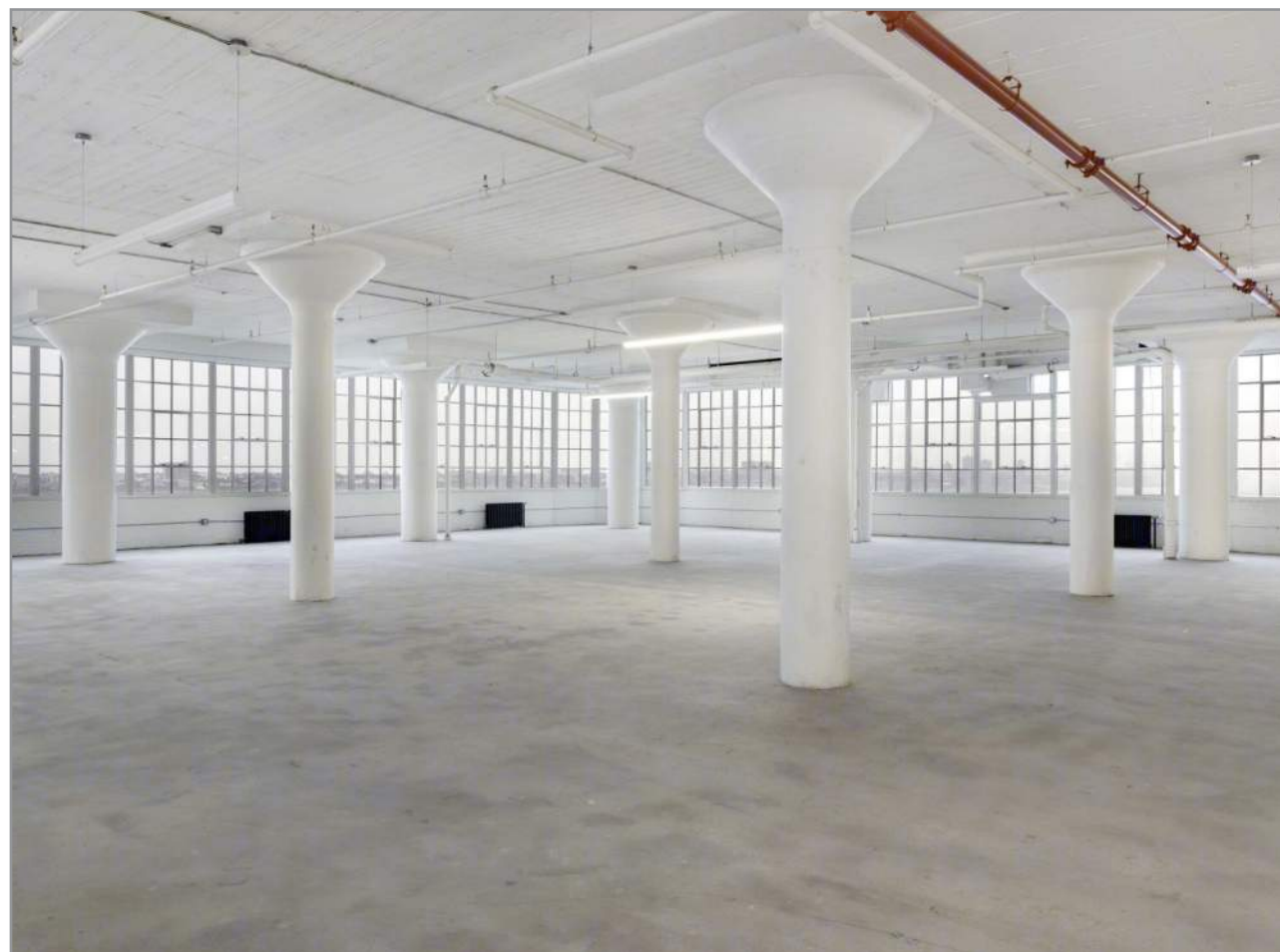




STARRETT LEHIGH BUILDING  
601 West 26th Street | Chelsea - New York City, NY



INTERIOR CONCEPT



EXISTING STRUCTURE







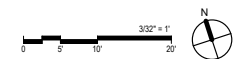


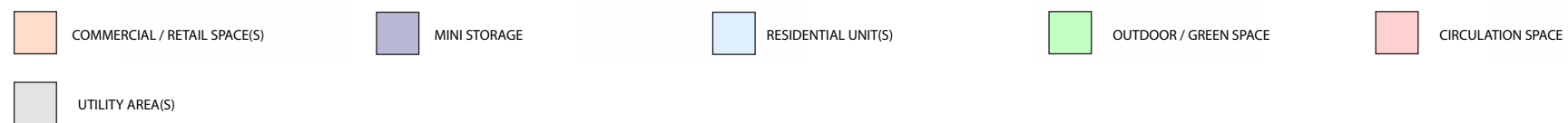
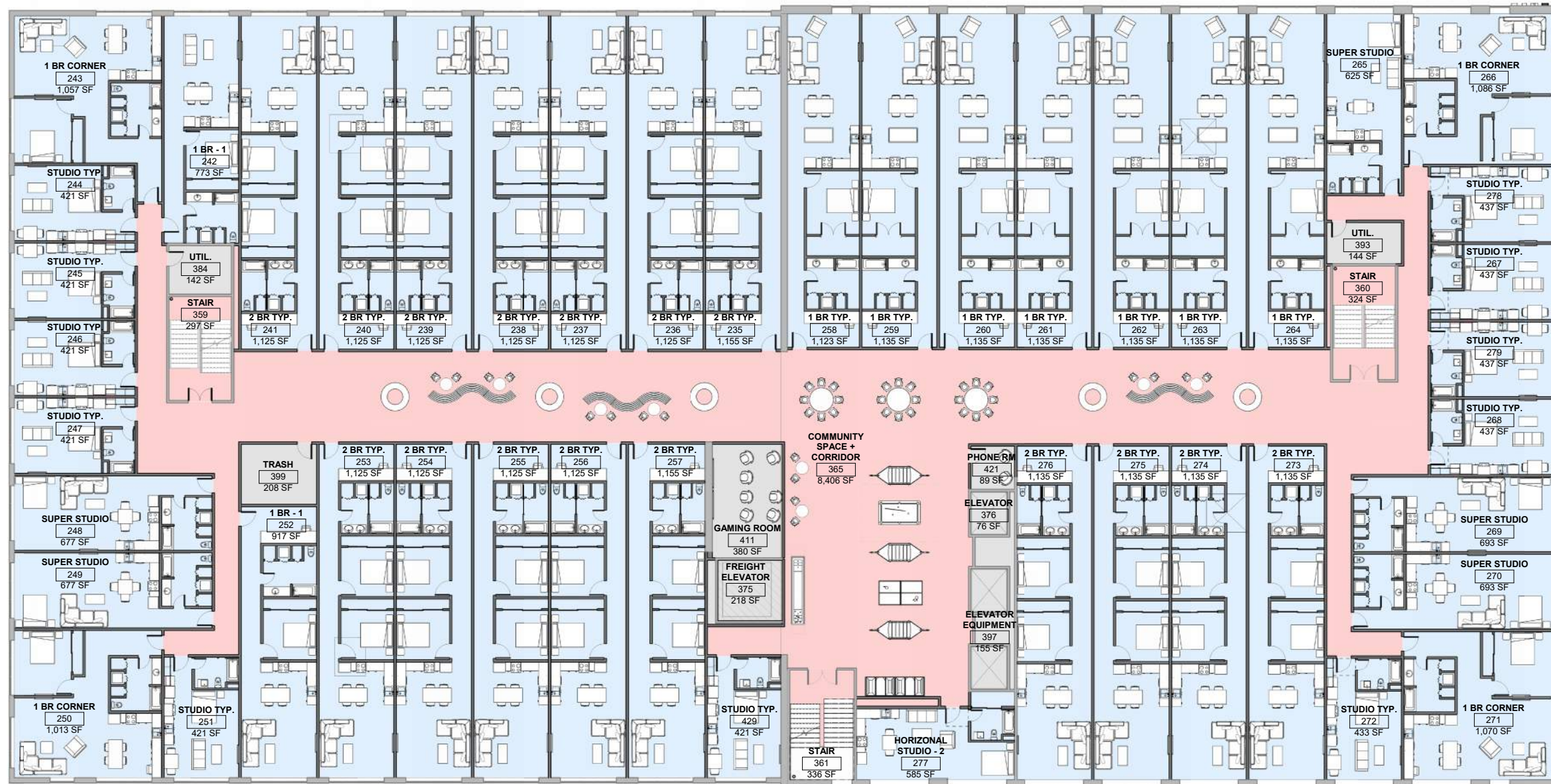




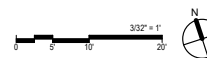
- COMMERCIAL / RETAIL SPACE(S)
- UTILITY AREA(S)
- MINI STORAGE
- RESIDENTIAL UNIT(S)
- OUTDOOR / GREEN SPACE
- CIRCULATION SPACE

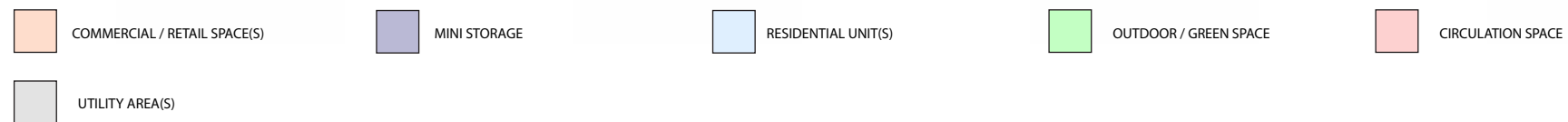
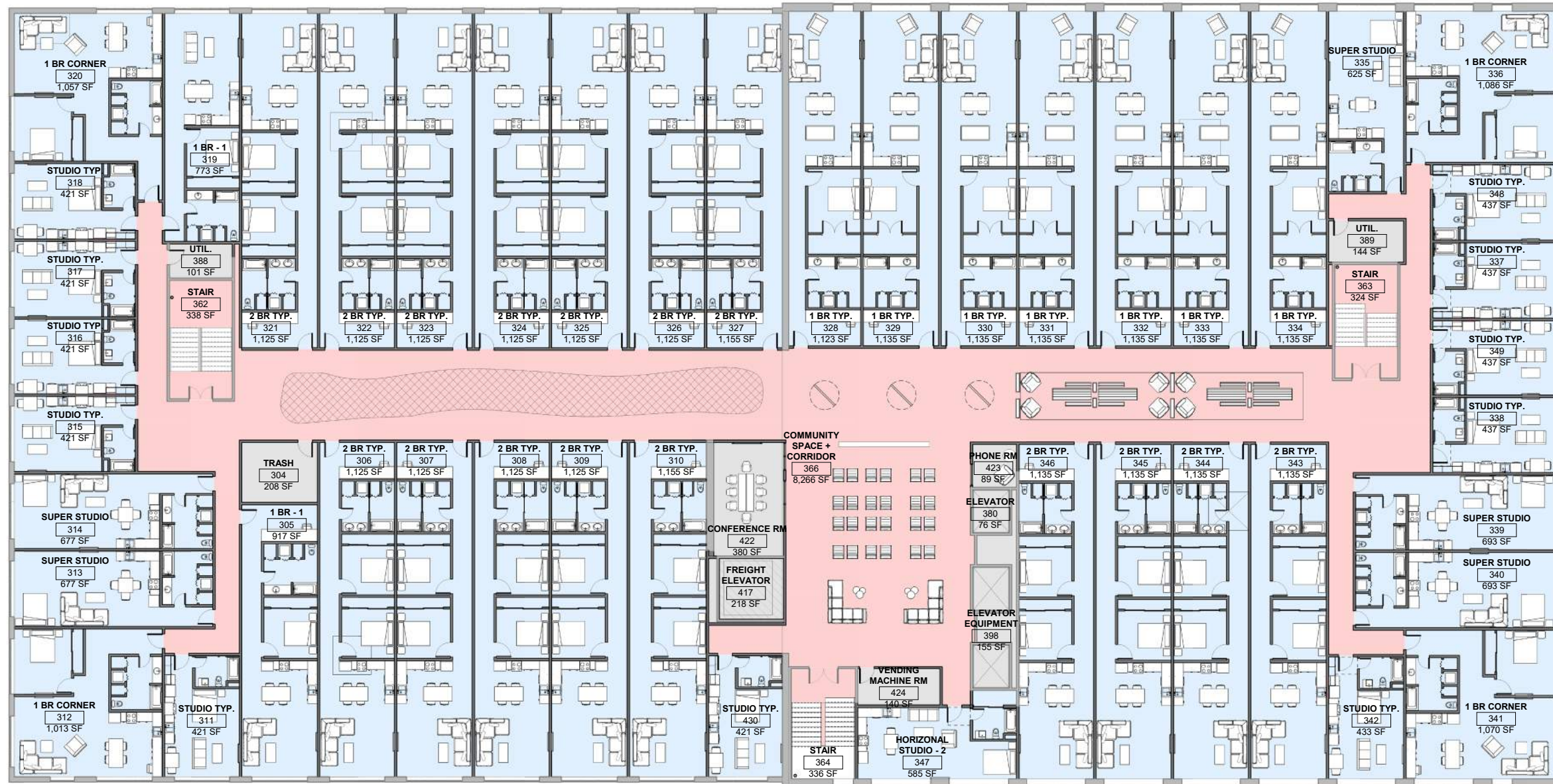
OVERALL FLOOR PLAN - LEVEL 2



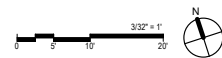


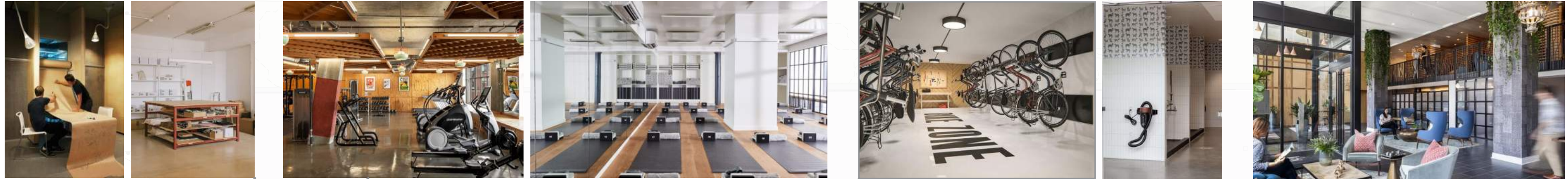
OVERALL FLOOR PLAN - LEVEL 3





OVERALL FLOOR PLAN - LEVEL 4





1 MAKERS SPACE

2 FITNESS & GROUP EXERCISE

3 BIKE STORAGE / PET CARE

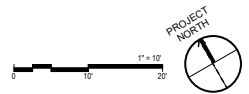
4 LOBBY & LEASING OFFICE



5 OPEN LOBBY CONCEPT



OVERALL FLOOR PLAN - LEVEL 1







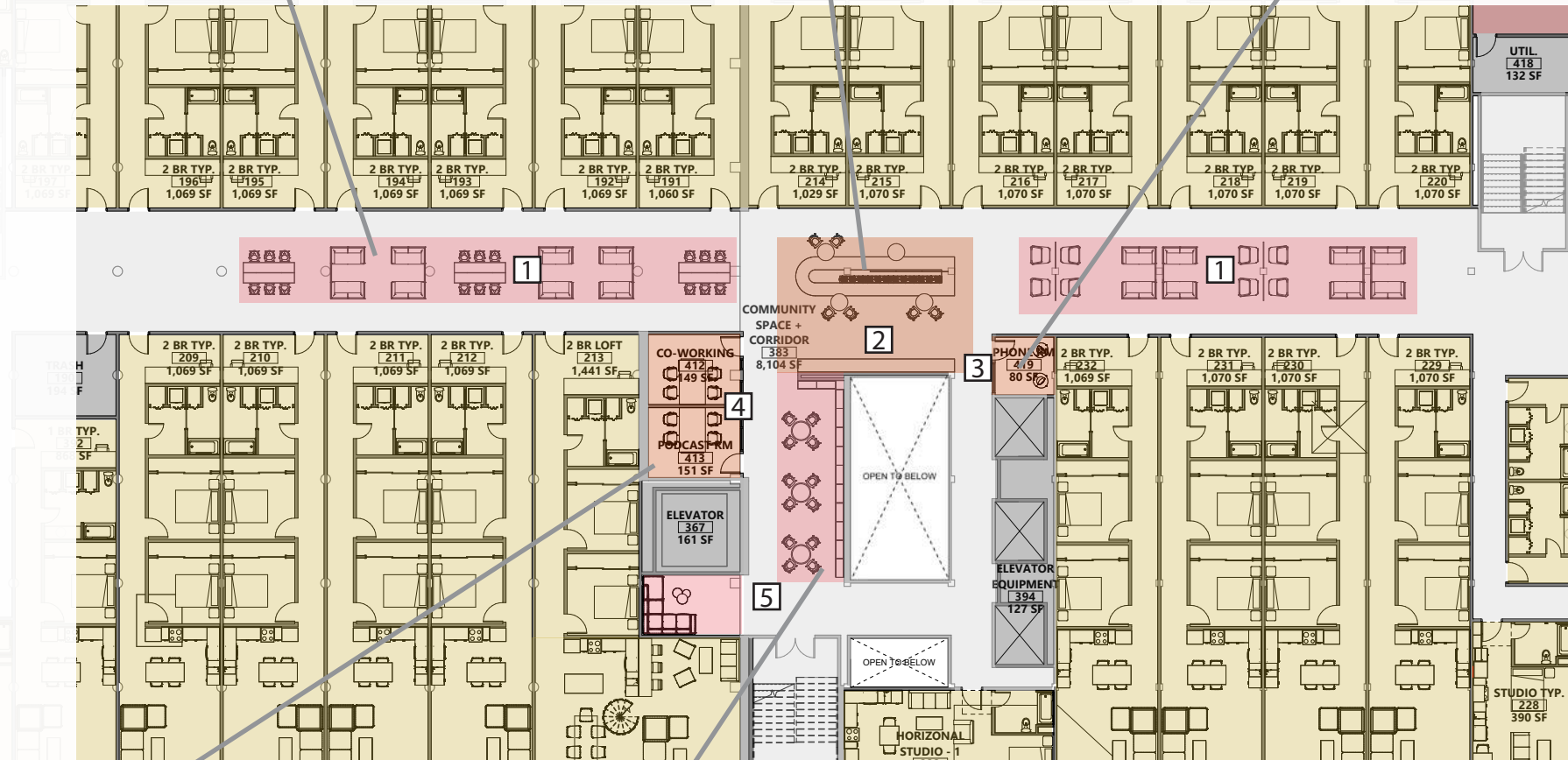
1 LOUNGE SPACES



2 HOSPITALITY STATION



3 PHONE ROOM

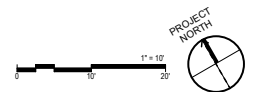


4 PODCAST ROOM

5 LIBRARY



OVERALL FLOOR PLAN - LEVEL 2





1 LOUNGE SPACES



2 GAME LOUNGE



3 PHONE ROOM

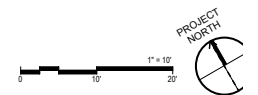


4 MEDIA LOUNGE

5 HAMMOCK LOUNGE



OVERALL FLOOR PLAN - LEVEL 3





1 PUTTING GREEN



2 MOBILE ART GALLERY / PARTITIONS



3 PHONE ROOM

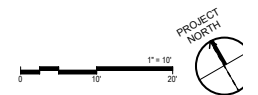


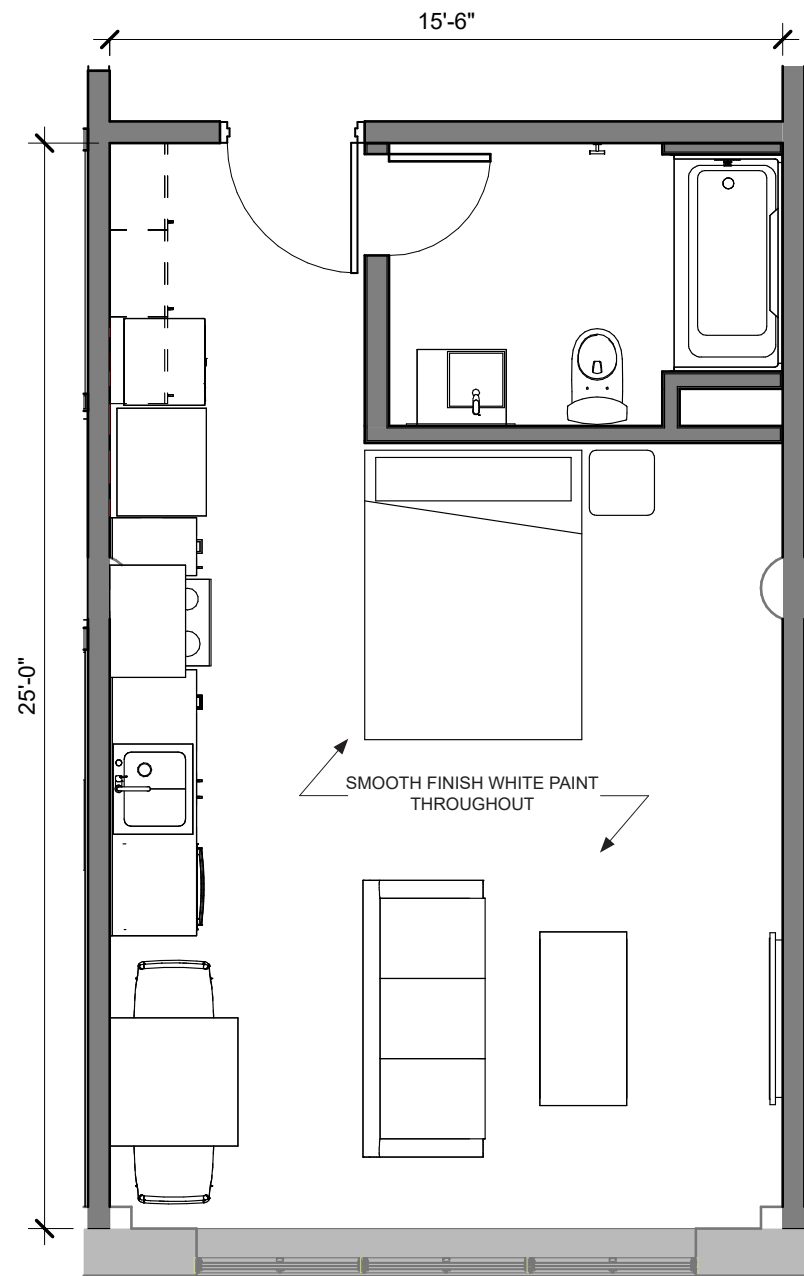
4 CONFERENCE ROOM

5 MOVIE WALL / LOUNGE AREA

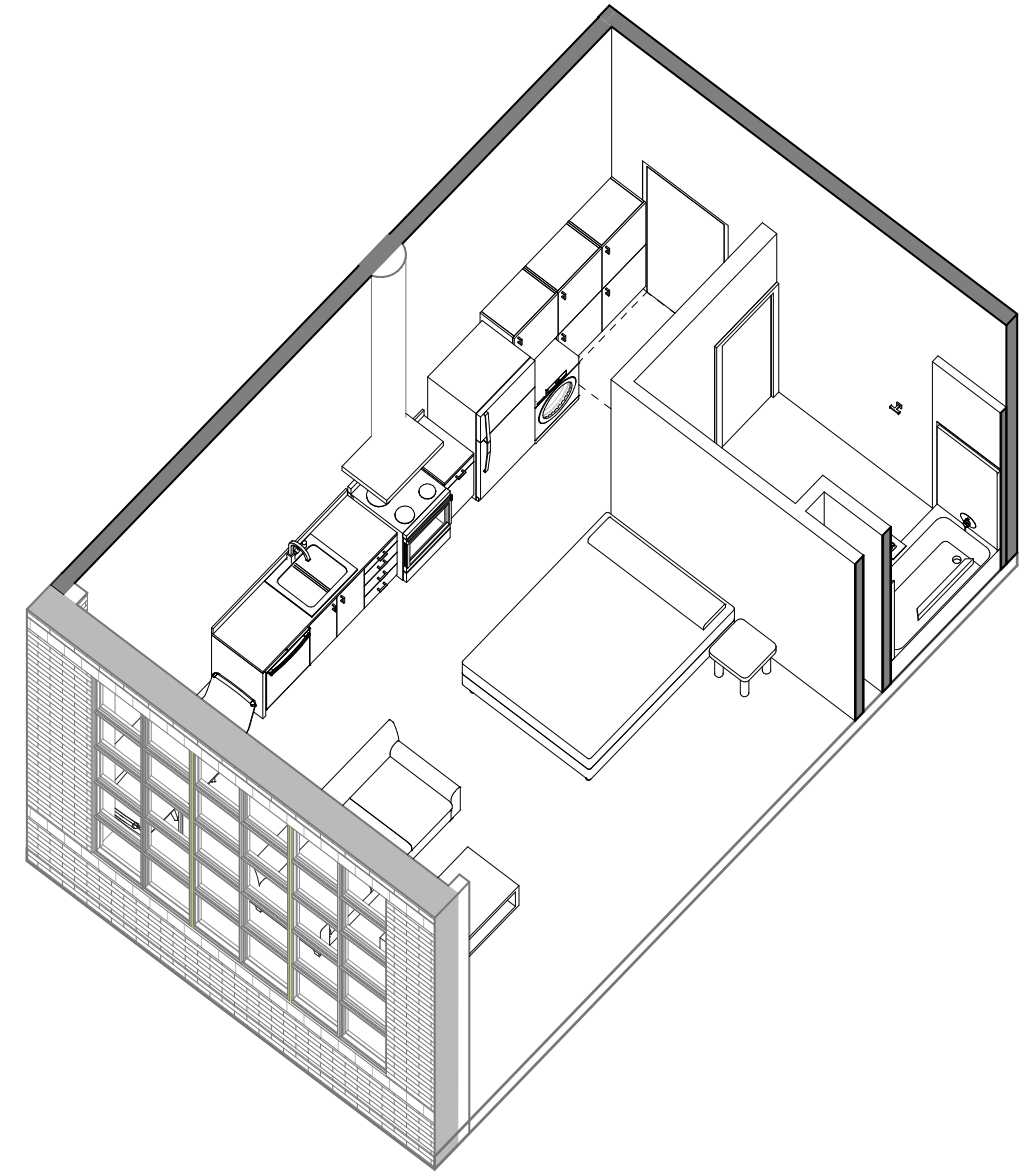


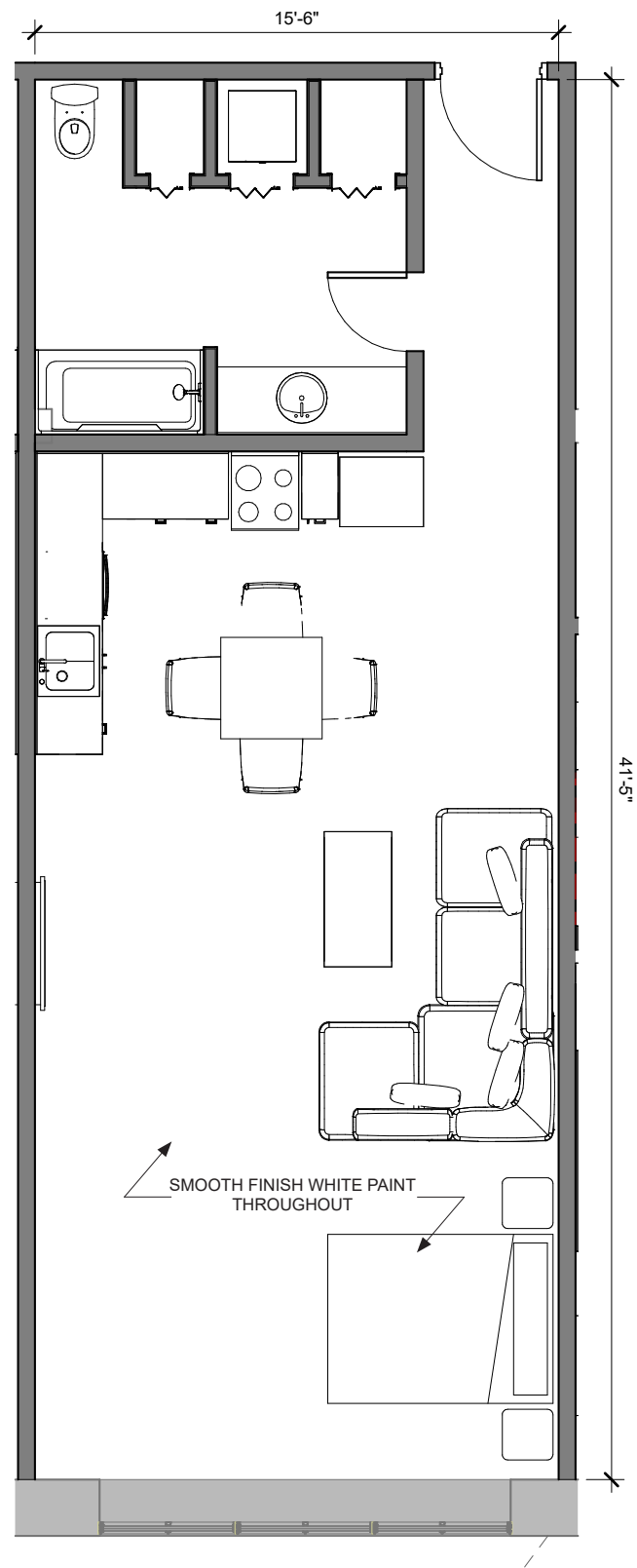
OVERALL FLOOR PLAN - LEVEL 4



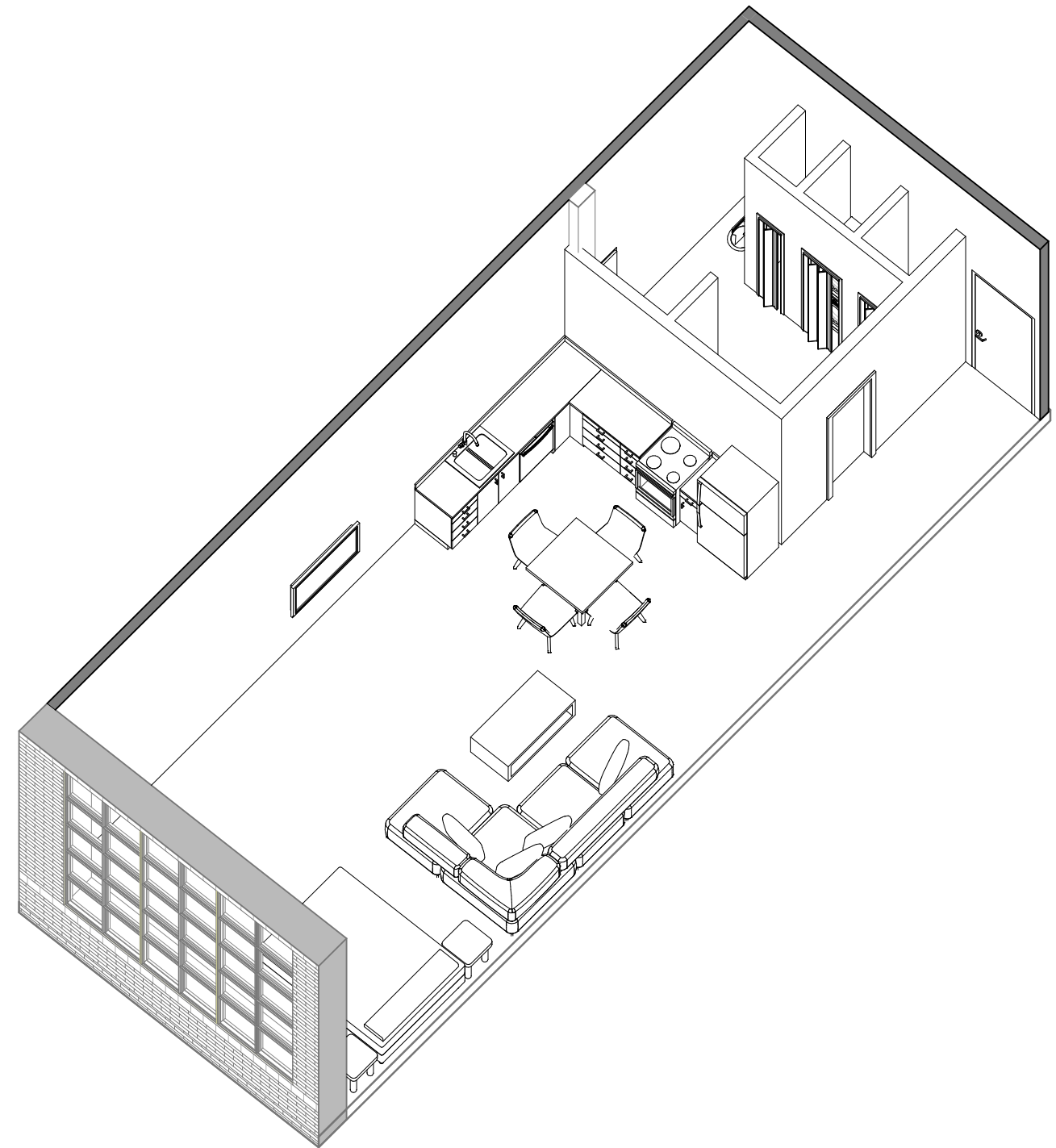
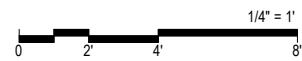


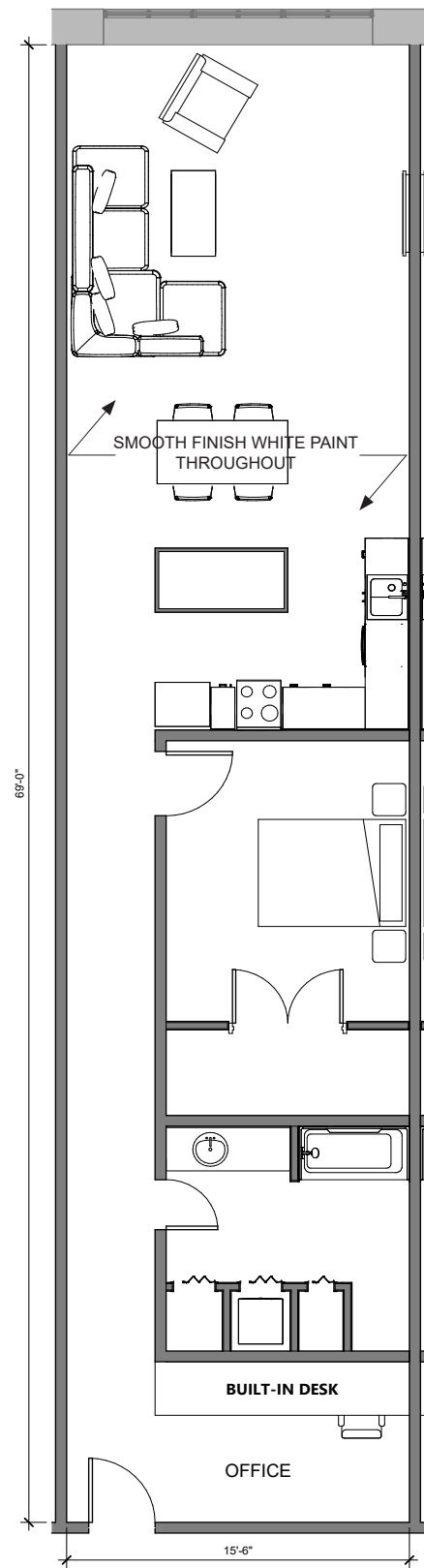
TYP. STUDIO - 425 SF



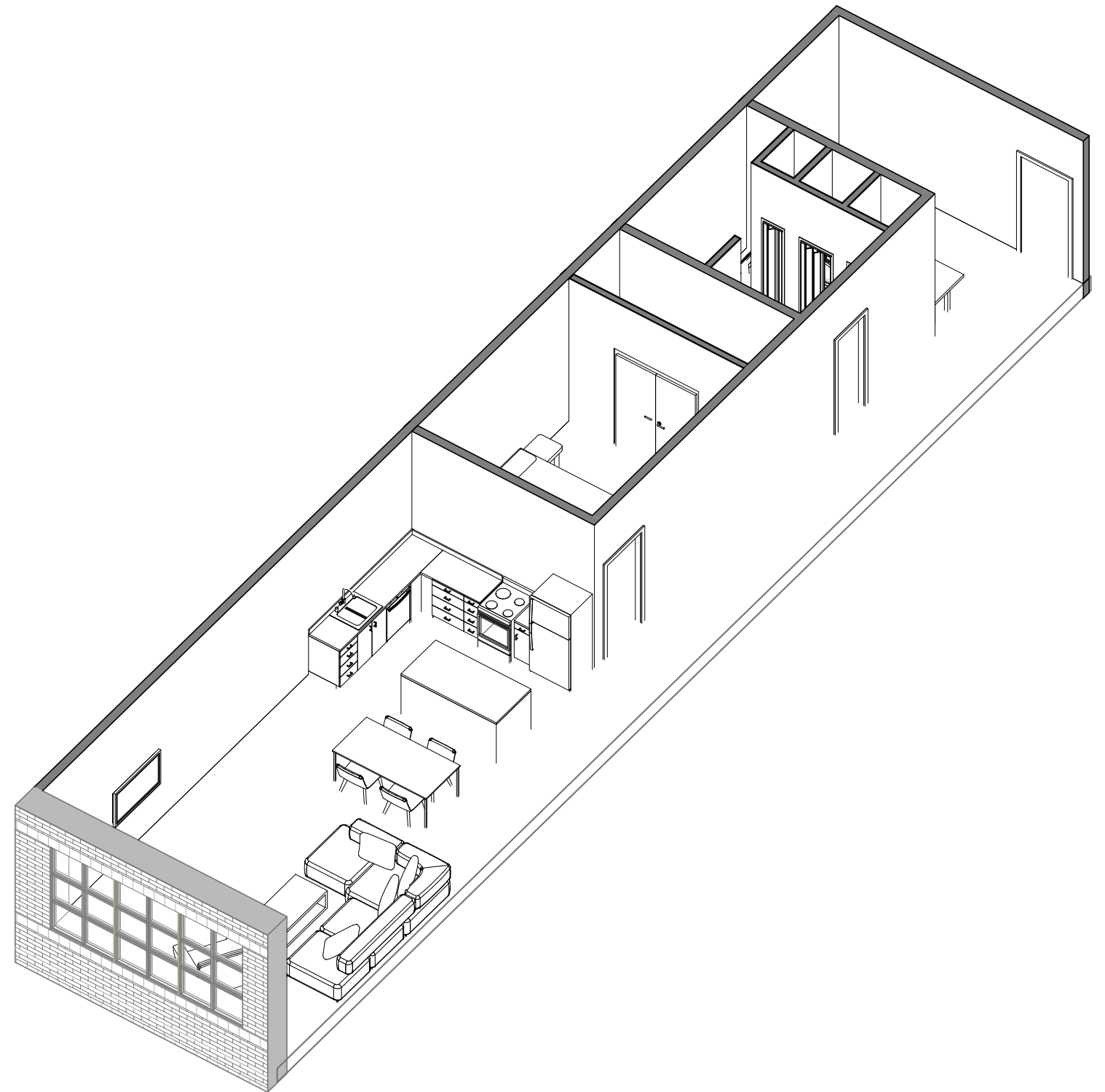
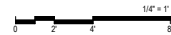


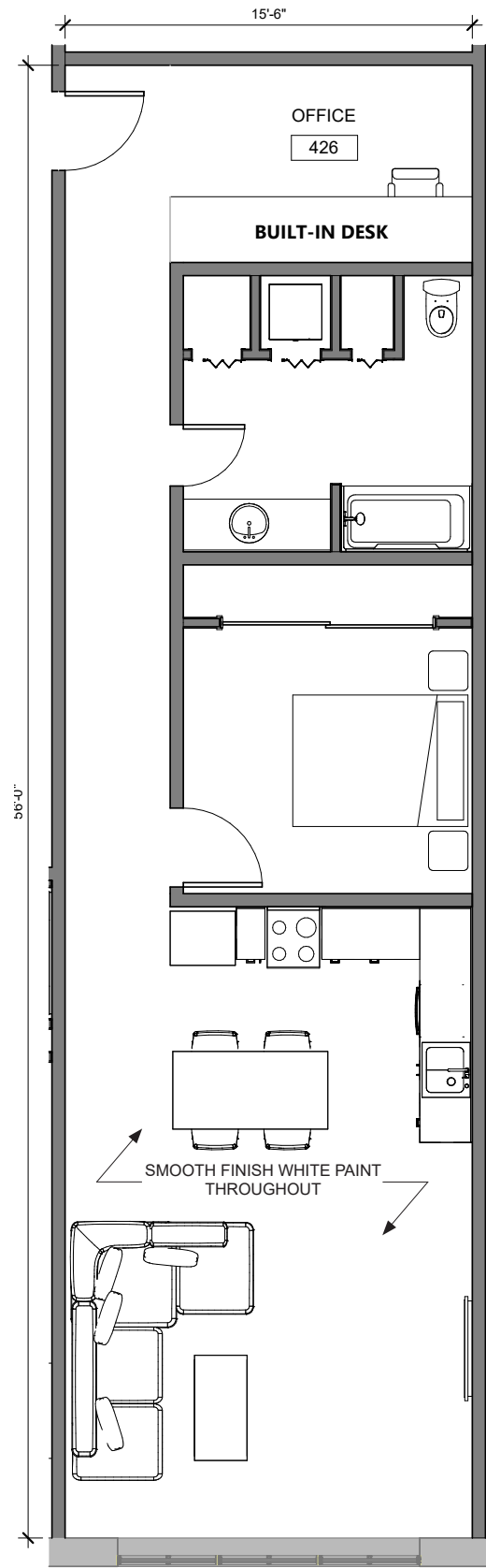
"SUPER" STUDIO - 671 SF



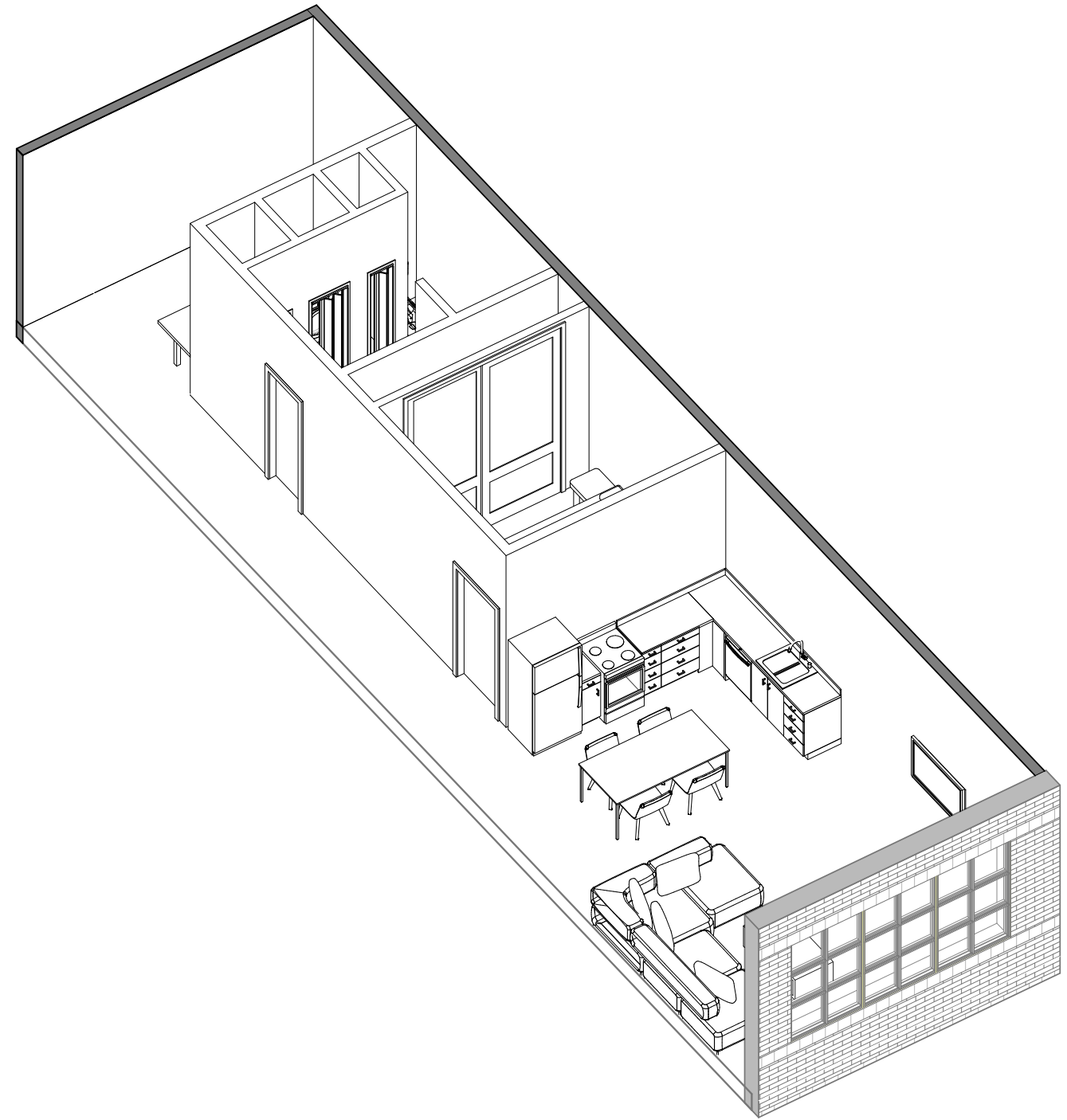


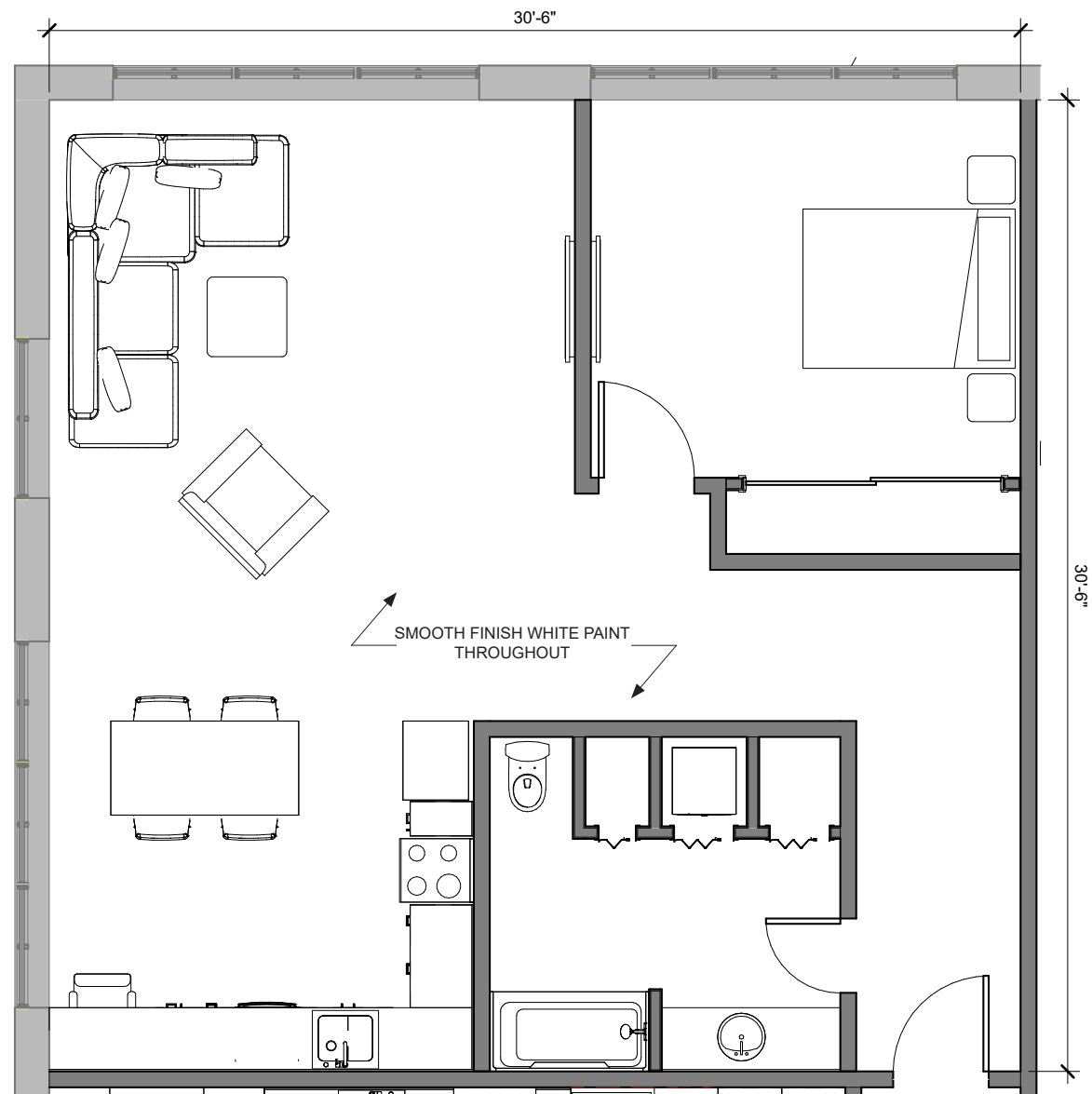
1 BDRM TYP. - 1,133 SF



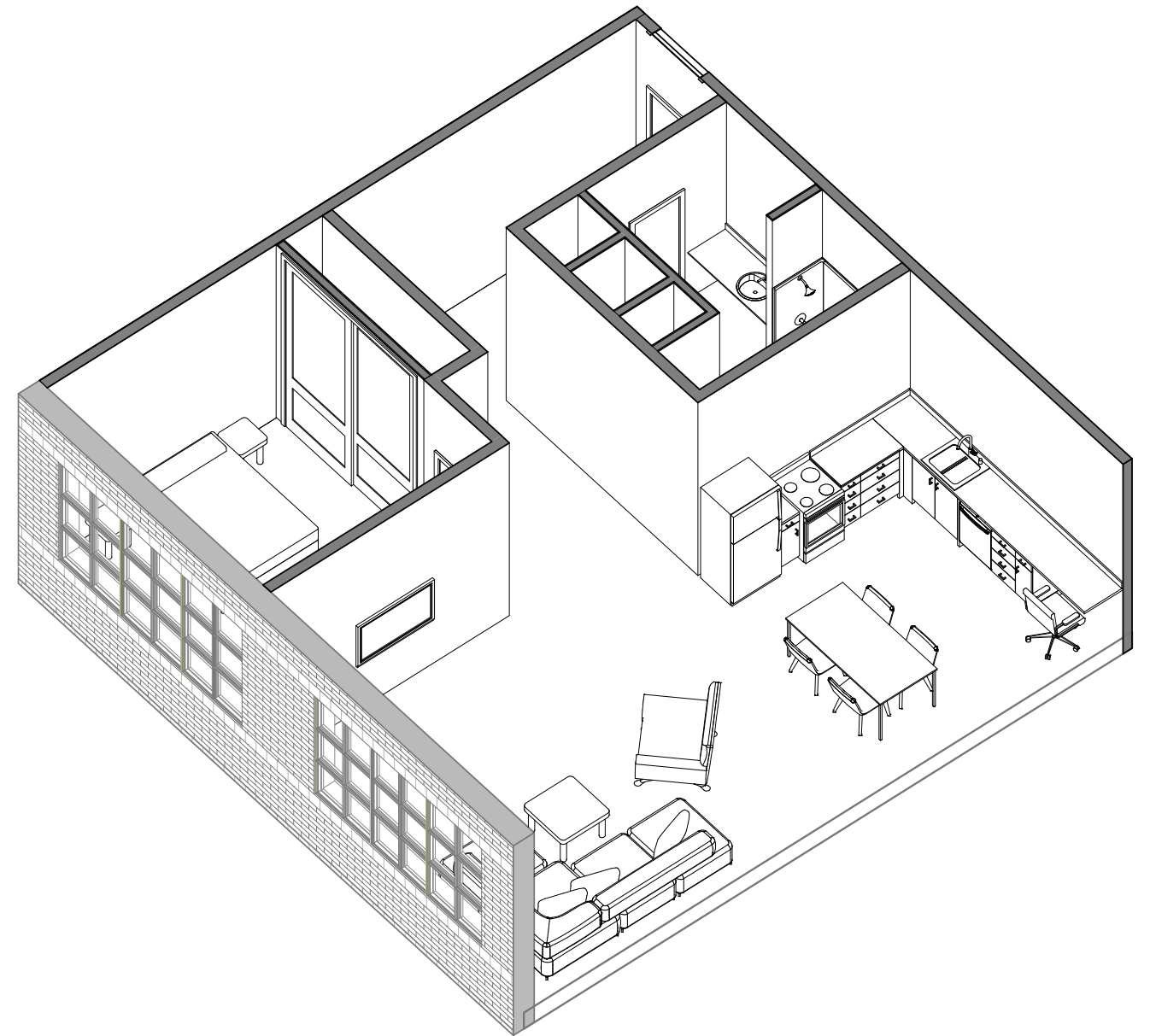


1 BDRM - 1 - 845 SF

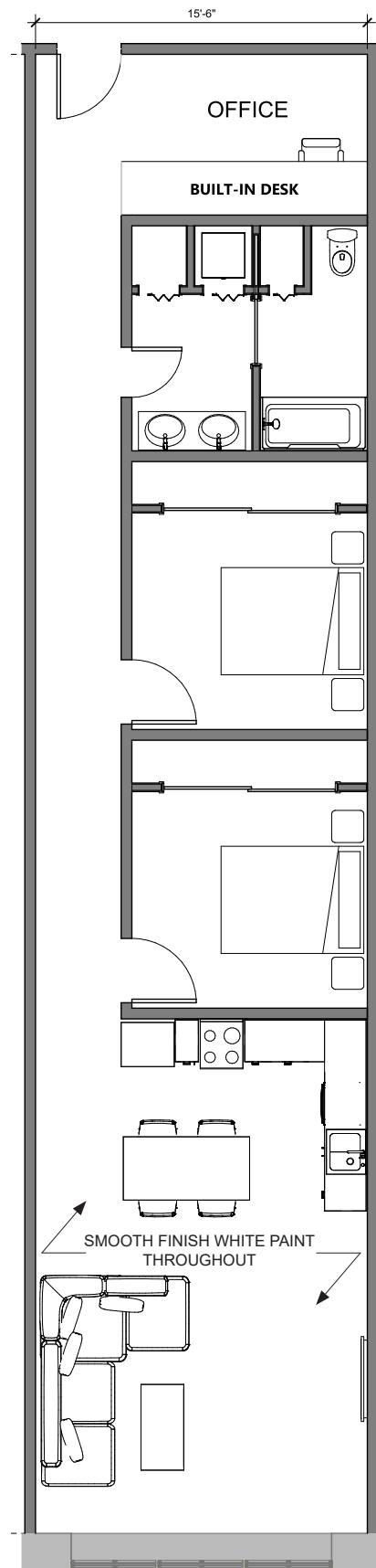




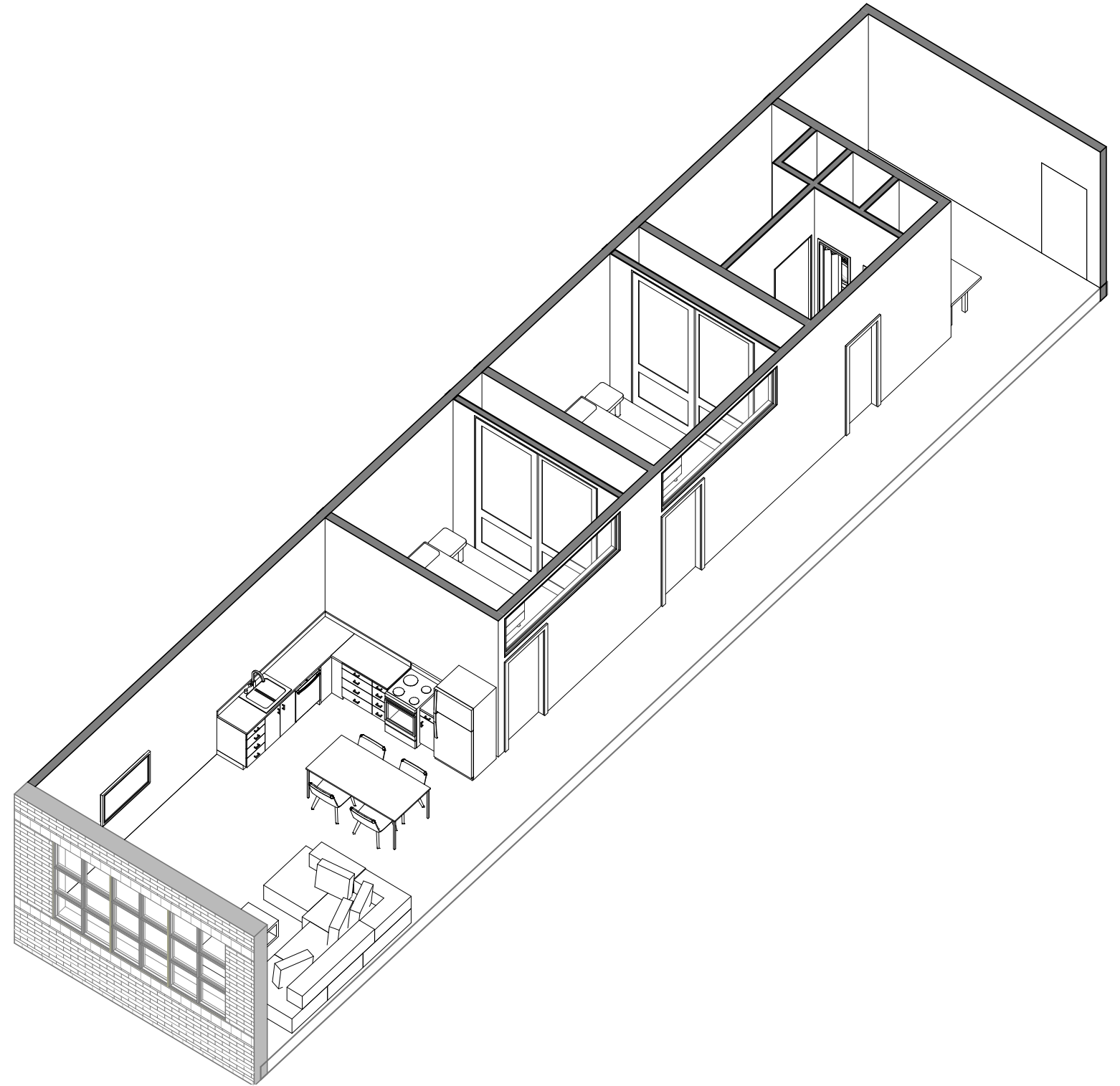
1 BDRM "CORNER UNIT" - 1,054 SF

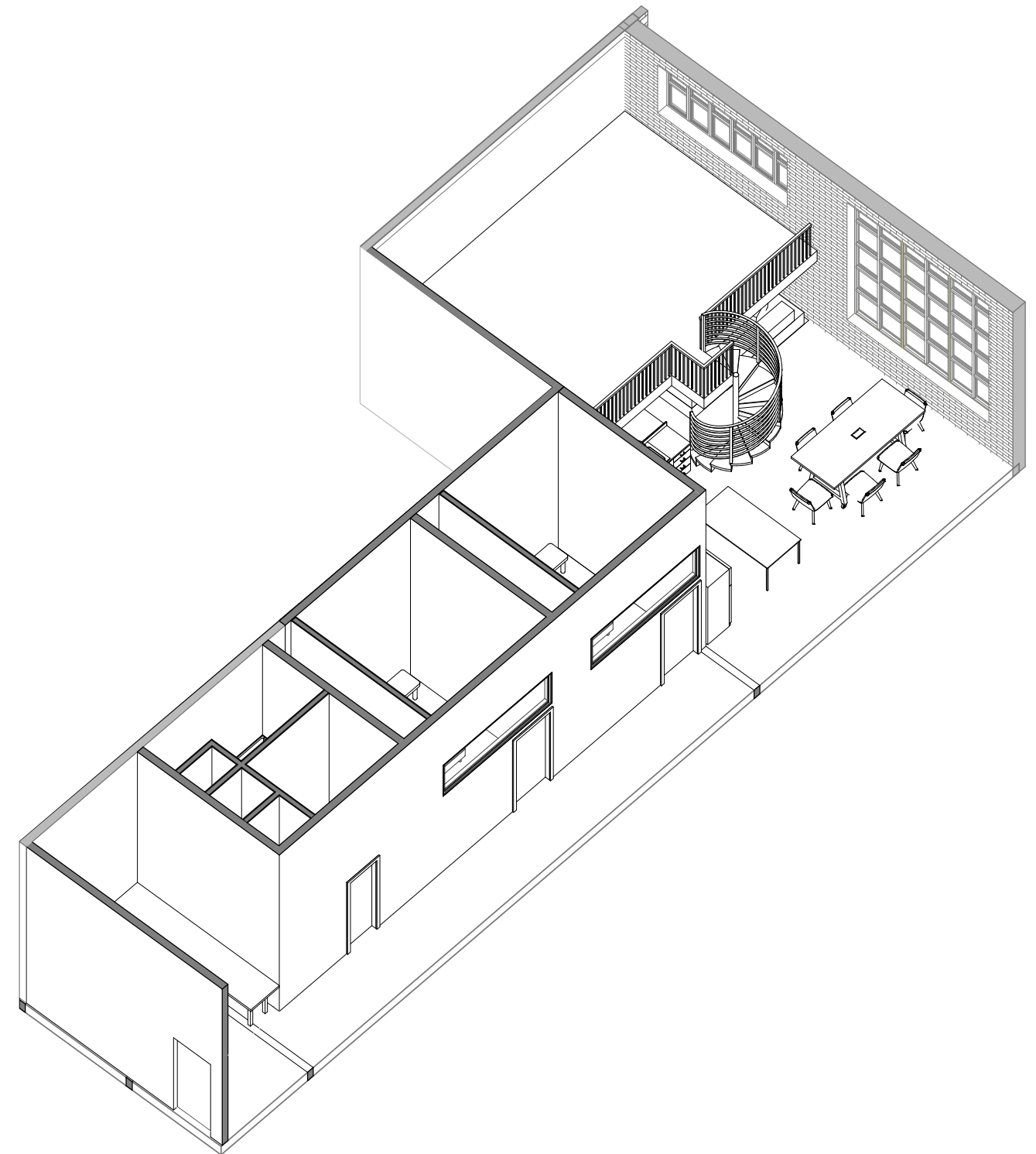
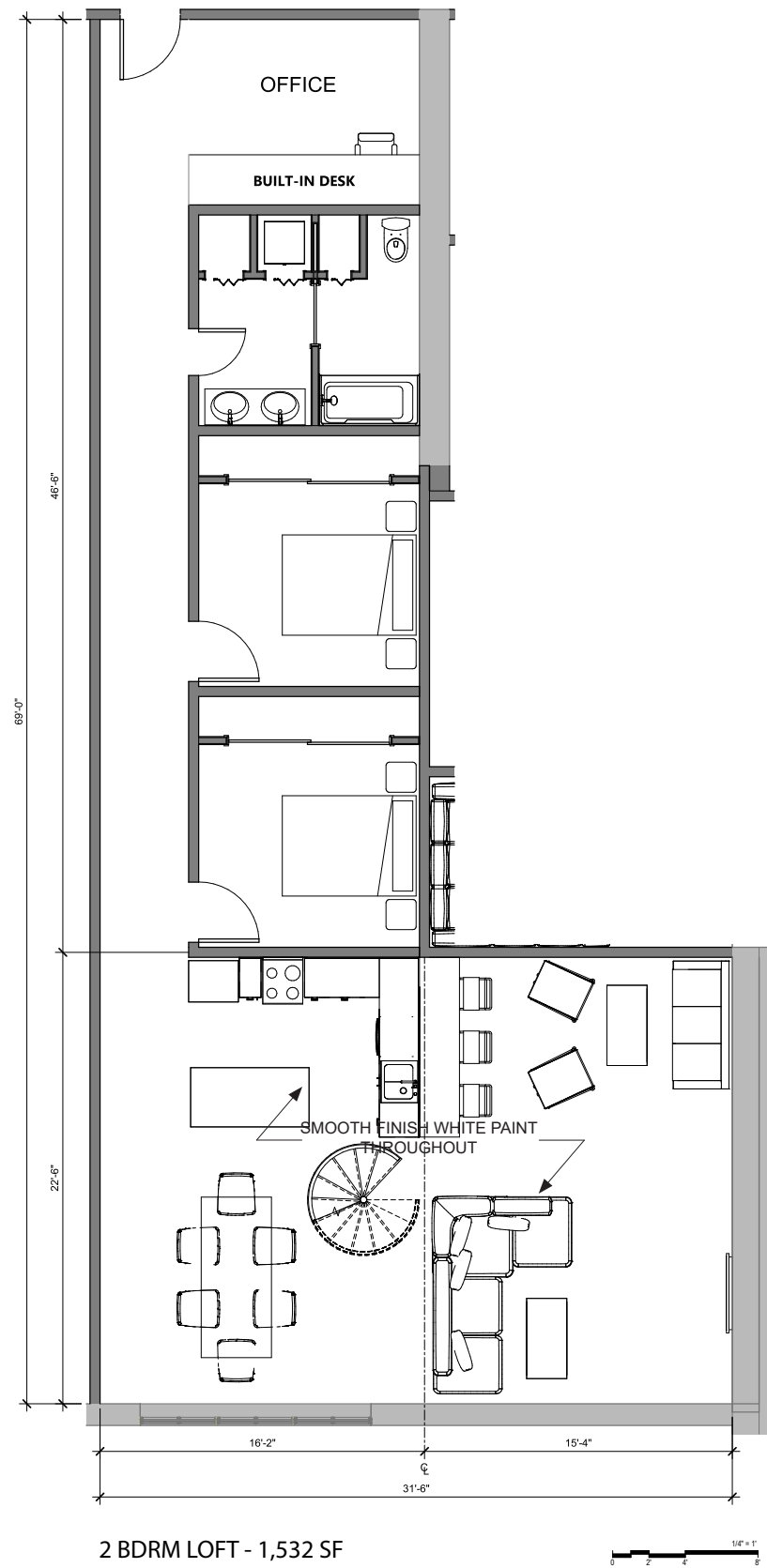






TYP. 2 BDRM - 1,131 SF





"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	425 SF	0	8	11	11	30 (23%)
"SUPER" STUDIO	671 SF	1	4	5	5	15 (11%)
"LONG" STUDIO	572 SF	0	1	1	1	3 (2%)
TYP. 1 BDRM	1,133 SF	0	6	7	7	20 (15%)
1 BDRM - 1	845 SF	0	2	2	2	6 (5%)
1 BRRM "CORNER UNIT"	1,054 SF	0	2	4	4	10 (8%)
2 BDRM	1,131 SF	0	15	16	16	47 (36%)
2 BDRM "LOFT"	1,532 SF	0	1	0	0	1 (1%)
<b>NET UNIT COUNT (PER FLOOR)</b>	* VARIES	1	39	46	46	<b>132</b>
						<b>APPROX. UNITS</b>

"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	590	35,729	40,587	40,584	117,490
COMMON / AMENITIY SPACE	17,696	11,471	10,973	10,976	51,116
COMMERCIAL AREA	32,944	3,782	-	-	36,726
	<b>51,230</b>	<b>50,982</b>	<b>51,560</b>	<b>51,560</b>	<b>205,332</b>
	<b>SF PER LEVEL</b>				<b>TOTAL BUILDING SF</b>

QUICK STATS:

CONSTRUCTION TYPE: TYPE 2A

UNIT COUNTS:

STUDIOS: 48  
 1 BDRM: 36  
 2 BDRM: 48

TOTAL: 132 APPROX.

2 BDRM STATS:

OVERALL ~ 1,131 SF

LIVING AREA 24'0" X 15'6" ~372 SF

LIVING RM 13'6" X 15'6" ~ 209 SF

KITCHEN 9'0" X 15'6" ~ 140 SF

DINING 8'6" X 9'6" ~ 80 SF

BDRMS\* 10'2" X 11'0" ~ 112 SF

\*INCLUDES A 2'0" X 11'0" CLOSET

CLR. STORY SIZE: ~ 9'6" X 3'0"

2 BDRM LOFT STATS:

OVERALL - ~1,532 SF

LIVING AREA 22'3" X 31'6" ~700 SF

LIVING RM 13'8" X 22'3" ~ 288 SF

KITCHEN 11'6" X 9'0" ~ 104 SF

DINING 10'6" X 10'6" ~ 112 SF

BDRMS\* 10'2" X 11'0" ~ 112 SF

\*INCLUDES A 2'0" X 11'0" CLOSET

CLR. STORY SIZE: ~ 9'6" X 3'0"

EXT. WINDOW SIZES (VARIES PER ELEV. AND LVL.)

NORTH BUILDING (H X W)

- LEVEL 1 ~ 7'2" X 5'0" // ~ 7'2" X 11'6"  
 - LEVEL 2 ~ 11'2" X 5'0" // ~ 11'2" X 11'6"  
 - LEVEL 3 ~ 6'2" X 5'0" // ~ 7'2" X 11'6"  
 - LEVEL 4 ~ 6'2" X 5'0" // ~ 7'2" X 11'6"

SOUTH BUILDING (H X W)

- LEVEL 1 ~ 7'0" X 4'2" // ~ 7'8" X 12'2"  
 - LEVEL 2 ~ 11'4" X 4'2" // ~ 11'4" X 12'2"  
 - LEVEL 3 ~ 6'0" X 4'2" // ~ 6'0" X 12'2"  
 - LEVEL 4 ~ 6'0" X 4'2" // ~ 6'0" X 12'2"

CEILING HEIGHTS:

NORTH BUILDING (PLATE HEIGHTS)

- LEVEL 1 ~ 11'10" A.F.F.  
 - LEVEL 2 ~ 15'5" A.F.F.  
 - LEVEL 3 ~ 10'9" A.F.F.  
 - LEVEL 4 ~ 13'6" A.F.F.

SOUTH BUILDING (PLATE HEIGHTS)

- LEVEL 1 ~ 11'9" A.F.F.  
 - LEVEL 2 ~ 15'6" A.F.F.  
 - LEVEL 3 ~ 10'7" A.F.F.  
 - LEVEL 4 ~ 12'6" A.F.F.