



GOAL:

Design and build a leading edge, resource efficient, and comprehensive sustainable development that is architecturally inspiring and will act as a catalyst for urban infill in Midtown Sacramento. The development will be net zero energy with minimal ground water footprint, net zero waste and neutral carbon footprint - all at affordable cost.

PLAN:

Develop a 5-story (50,000SF), mixed-use residential building comprised of 30 one and two-bedroom condominiums over street level retail, including rooftop vertical urban farming. The building will be located on 0.44 acres of urban infill across the street from Fremont Park, on a major bus route, two blocks from Light Rail and within walking distance of Sacramento's Capitol Building and central business district. All materials and systems incorporated in the development are environmentally friendly.

TEAM:

Developer: Sukna Global Holdings, Inc.

Architect: Vrilakas Architects

General Contractor: AP Thomas Construction

Project Manager: Leonard Development Company

Government Relations: The Hodgson Company

Energy Efficiency Advisory: ConSol

Green Advisory: Chase Consulting

RESOURCE EFFICIENCY:

- 1) Net Zero Energy: 11,500SF Rooftop PV sun-tracking array with 24-hour battery back-up power storage
- 2) Integrated solution for real-time measurement and management of the quantity and quality of energy, water, air, and weather
- 3) State-of-the-art VRF HVAC with ability to capture humidity and purify into drinking water
- 4) CHP/Solar thermal hot water system
- 5) Automated low-flow plumbing fixtures
- 6) Waste water recycling and treatment system
- 7) Storm water collection system for re-use in landscape and vertical farming irrigation
- 8) Design and orientation for natural ventilation
- 9) Natural daylight collection and streaming
- 10) LED lighting and Energy Star-rated appliances
- 11) Waste management system – offsite recycling
- 12) Superior building envelope using our proprietary panel system with mold, mildew, dirt and dust resistant compound coating
- 13) High energy efficient windows; less than a 35% ratio of windows to exterior building surface
- 14) Architectural shading on exterior of building with automated shading system for windows
- 15) Construction waste management plan
- 16) Construction equipment powered by biofuels

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