

OUTSTANDING INFILL: CAPITALIZING ON INFILL NEAR THE STATE CAPITOL

The Elliott Building at 1530 J Street, three blocks from the State Capitol grounds, was built in the 1920s and for many years was home to automobile sales and service companies before it fell into decline.

In 2003, Loftworks LLC, a joint venture of Fulcrum Property and Heller Pacific, redeveloped the structure into a thriving mixed-use facility with 18 loft-style apartments, several popular restaurants and office space. This transformation of a historic structure into mixed-use housing in a location better known for government offices and other commercial fixtures was a novelty.

To keep within the confines of the state's Historic Building Code, Loftworks converted the upper floors to lofts and *increased the development's density* by building a fourth floor.

The owners separated the cost of parking from residential and commercial leases to make it more cost-effective for tenants to choose alternatives to driving and reduce traffic in Downtown Sacramento.

The Elliott Building earned an important seal of approval in 2011, when incoming Governor Jerry Brown announced his selection of one of its units as his official residence.



“Sacramento is very ready to break through and approach urban living with new eyes and away from our historical perspective....My hope is that Sacramento's momentum continues and everyone trying to make a deal or open a business does so with a goal of bringing something special, of superior quality and aesthetic and imagination to our downtown.”

– Michael Heller, Loftworks LLC

The Elliott Building
1530 J Street
Sacramento



COMPACT FACTS

Walkscore®	97 (out of 100)
Transit Score™	61 (out of 100) “Good Transit”
Year Built	2004
Uses	Mixed-Use (Residential, office and retail that includes a P.F. Chang's China Bistro and a Japanese restaurant & sushi bar)
Development Team	Loftworks LLC (Fulcrum Properties & Heller Pacific), Developers Vrilakas Architects, Architect
Land Area	12,800 sq. ft.
Gross Building Area	45,000 sq. ft.
# of Units	18 residential, 12,000 sq. ft. office
Density	61 dwelling units/acre
Height	4 stories
Parking Spaces	0



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ENERGY SAVING STRATEGIES

Green strategies to reduce energy costs employed by the **Elliott Building** include:

- Highly-efficient downtown location, walkable to thousands of jobs, services and transit
- A radiant heating system that keeps the cold air out at the window level before it enters the building's premises.
- Full-size windows that offer natural light and reduce the cost of electricity
- Leases structured to encourage tenants to make decisions independent from parking
- EnergyStar equipment



Photos: Loftworks LLC

REVITALIZING CALIFORNIA: Compact Development is Cost-Effective and Better for California

- Lower costs to governments
- Lower costs to families
- Lower costs to businesses
- Less impact on agriculture and open space
- Less traffic and shorter commutes
- Greater energy savings than home efficiency alone
- Cleaner air and healthier people
- Closer families and stronger communities



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