



The Globe Mills

Fact Sheet

- Location:** 1131 C Street Sacramento CA 95814
- Developer:** GMA LP/ Cyrus Youssefi/Skip Rosenbloom
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- General Contractor:** CFY Development Inc Cyrus Youssefi
- Architect:** Applied Architecture, Inc Michael F. Malinowski AIA
2550 X Street Sacramento CA 95818 (916) 456 2656 office@appliedarts.net
- Project Budget:** Approximately \$38 million
- Funding Sources:** City of Sacramento, Sacramento Housing and Redevelopment Agency; US Department of Housing & Urban Development; California Tax Credit Allocation Committee; First Bank; Capmark Affordable Equity, Inc; Developer Resources
- Project Characteristics:** The Globe Mills is one of the most complex historic adaptive reuse projects ever undertaken in the region. It incorporates many of the most desirable trends in urban development:
- **Transit Oriented Development** – located directly on a major light rail line, with transportation choices including rail, bus, car, bicycle, walking and minicar/moped.
 - **Energy Efficient and Green** The project exceeds energy conservation standards by over 20%, and incorporates such features as cool roofing, individual gas water heaters at each senior unit, and separated utilities to give tenants the information they need to monitor their energy use.
 - **Smart Growth** – infill development with a density of over 150 units per acre
 - **Historic Adaptive Reuse** – conversion of historic silos and milling buildings into new uses
 - **Mixed Use** – including affordable senior housing, market rate edgy lofts, and commercial
 - **Brownfield** – cleaning up a formerly abandoned industrial site for a new life
 - **Urban Infill Redevelopment** – a major boost and catalyst to the historic Alkali Flat neighborhood
 - **Public – Private Partnership** – bringing together the Redevelopment Agency, the State Tax Credit Allocation Committee and Federal Tax Credits, grants, loans, private equity, and private development resources.
 - **Diversity in living environment** – with both affordable senior and market rate lofts, and many project amenities that encourage development of an on-site community such as work out room, multipurpose recreation room with pool table and HD media, large laundry facility with gathering and food functions, and on site management.

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Short Description

A thriving place of industry, livelihood and utility became, with the passage of time, a broken scene of hazard, decay and blight. When the last Pillsbury worker locked the gates in 1965, there was no future envisioned here. Picturesque in its resolute resistance to just rotting away, attacked by a series of fires, vandalism and finally a city order to demolish, the Globe has persisted - as if the place itself, the memories of lives played out here over 100 years, refuse to let go. Six story concrete silos, burned mill remains - transform that into affordable senior housing, edgy rental lofts and a mixed use boost to the revitalization of Alkali Flats. Over a decade in the re-making, this is the Globe Mills.

Statistics

- 112 Senior Apartments in two buildings (NB1 and NB2)
 - 1 bedroom approximately 600 sq ft
 - Approximately 100,000 sq ft.
 - Rents from \$328 to \$650 per month (meeting affordability standards)
- 31 Market Rate Mill Lofts in converted 1914 era structure; floor plans and size vary; rents from \$975 to \$1275 per month
 - Approximately 14,000 sq ft.
- Unique integration of six story silos as lobbies stairs and elevators
- Historic Mill lobby with art lighting, glass floor panels, and historic equipment on permanent display
- On site management
- Type II metal and concrete construction throughout
- 85 on site parking spaces
- Neighborhood oriented commercial (occupancy pending) approximately 1600 sq ft at NB1 and 1200 sq ft at NB2 (laundry/coffeehouse).
- Tenant amenities including historic sixth story headhouse / recreation room of over 4000 sq ft with high definition media, pool table, kitchen facility; outdoor landscape features including fountain, lighting, bbq and picnic areas; secured site with remote control gates; historic artifacts and exhibits on display throughout project include over 200 original works of art and photographic displays.

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Project Groundbreaking July 28th 2005
Project Completion Date June 1st 2008
Project Grand Opening October 1st 2008
Historic Construction Various elements date from 1914 (Mill) to 1941 (south silo complex)

Listed Historic Structures, City of Sacramento Historic Inventory

This project was the first application of a 'Rolling Review Process' that laid the foundation for the innovative City of Sacramento "Matrix" system. The approval process consisted of seven separate review packages that were processed concurrently:

- Accessibility
- Off Site
- General Code Application : Fire and Life Safety
- Architectural and Engineering packages for
 - Mill (historic adaptive reuse of existing 8 story mill complex)
 - Nb1 (conventional New Construction)
 - Nb2 (new construction and integration of South Silo Complex – hybrid)
- Uniform Specifications and Details package

As part of the entitlement processing for the project, a full Environmental Impact Report was prepared.

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