

ALCHEMIST PUBLIC MARKET

341 North 10th Street



EDA Public Works
Preliminary Engineering Report

9 February 2023

Dreyfuss+
Blackford
architecture

Introduction

Background

This Preliminary Engineering Report has been prepared to support and meet the requirements of the FY 2020 EDA Public Works and Economic Adjustment Assistance Programs grant application for Phase 1 (Building A) of the Alchemist Public Market (APM) project.

The Alchemist Community Development Corporation is developing the APM project through construction of a new facility at 341 North 10th Street in Sacramento.

As an incubator hub, APM will provide disadvantaged food entrepreneurs participating in the Alchemist Kitchen Incubator Program (AKIP) with access to a commercial kitchen, allowing them to start and grow their businesses.

Alchemist Community Development Corporation connects communities to land, nutritious food, and economic opportunity toward a vision in which all Sacramento neighborhoods are vibrant, equitable, healthy and diverse.

The Alchemist team has extensive experience working alongside disadvantaged entrepreneurs, making farmers' markets accessible to low-income residents, and empowering neighborhoods to build community assets through the transformation of abandoned spaces.

Building on this expertise, the Alchemist Public Market will provide underserved entrepreneurs with unique opportunities to launch their businesses, create an attractive and energetic community gathering place, and empower low-income neighbors to access quality food and produce from local sellers.

Project Overview

APM is applying for FY 2020 EDA Public Works and Economic Adjustment Assistance Programs funds for the design and construction of a new building as well as development of open site areas for related amenities.

Site Areas – The site is a greenfield property with little to no infrastructure and no site improvements. Added infrastructure and street/sidewalk improvements will be required along with building service equipment.

Building – Phase 1 (Building A) will construct one new building to house a shared-used commercial kitchen, cafe, and retail store in support of the Alchemist Kitchen Incubator Program.

Electrification – As a primary goal of the APM, electrification will be achieved through design and installation of electrically powered kitchen equipment and mechanical systems.

Project Location and Existing Conditions

The project is located at the intersection of North 10th Street and North D Street in North Sacramento. The aerial image below shows the general location and context of the site:



C.1. Description of Project Components

Phase 1 of the APM project involves the construction of new infrastructure in addition to construction of Building A, a new 1-story structure. This section provides general description of all project components including building and site improvements.

Building and Site Improvements

The following is a general list of intended improvements. Bolded sections are included in Phase 1:

- **Construction of a new 1-story structure to house a full-service, electrified commercial kitchen and cafe for a variety of program elements including those listed below**
- **Commercial signage and entry awnings that address pedestrian traffic**
- **Improvements for a retail store for selling locally made packaged food products and goods as well as grocery staples**
- **Improvements for provision of a full-service café**

Project Areas and Quantities

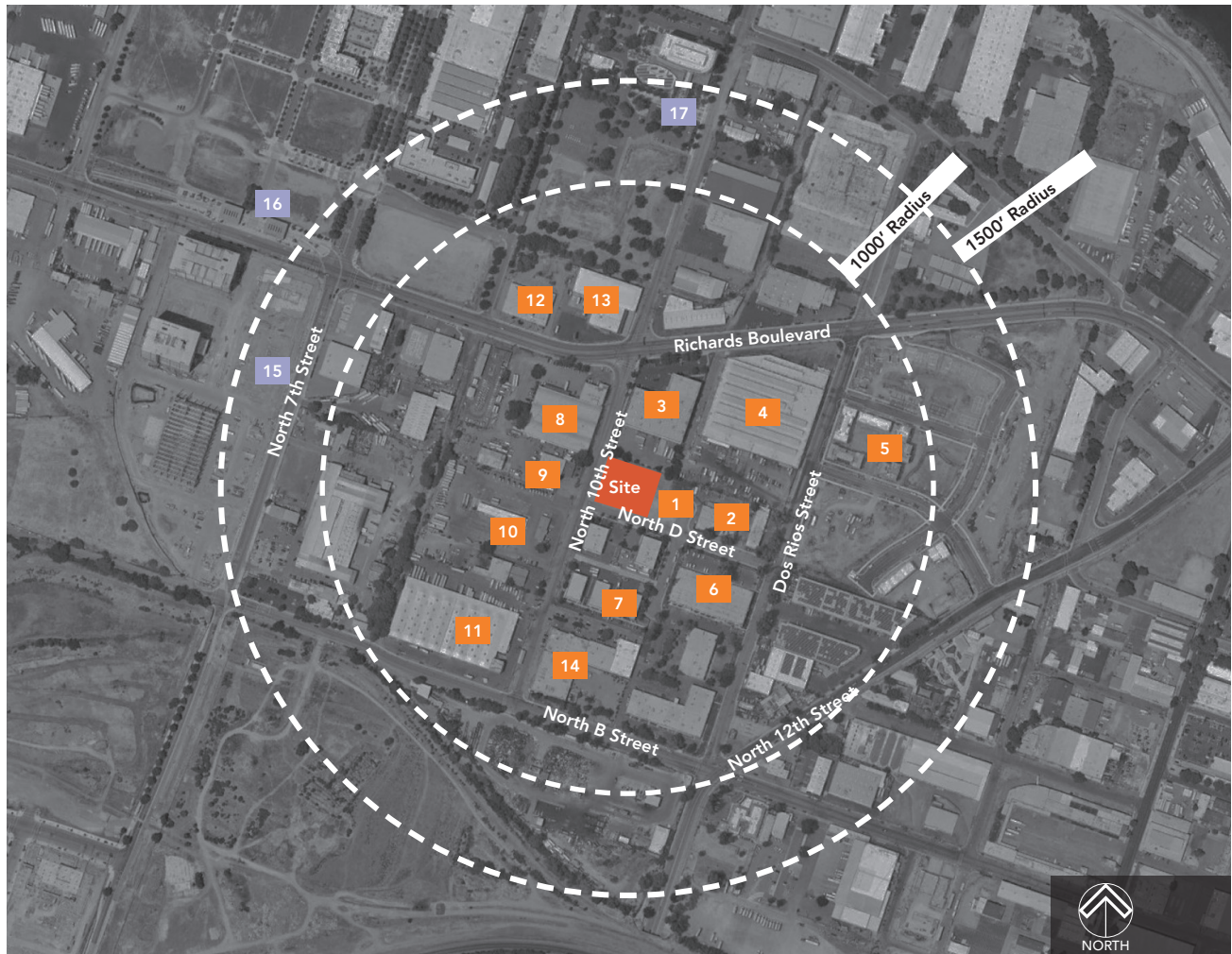
Project areas and quantities are described in the graphic plans contained in section C.3.

C.2. Consistency with the FY 2020 EDA Public Works and Economic Adjustment Assistance Programs Project Description

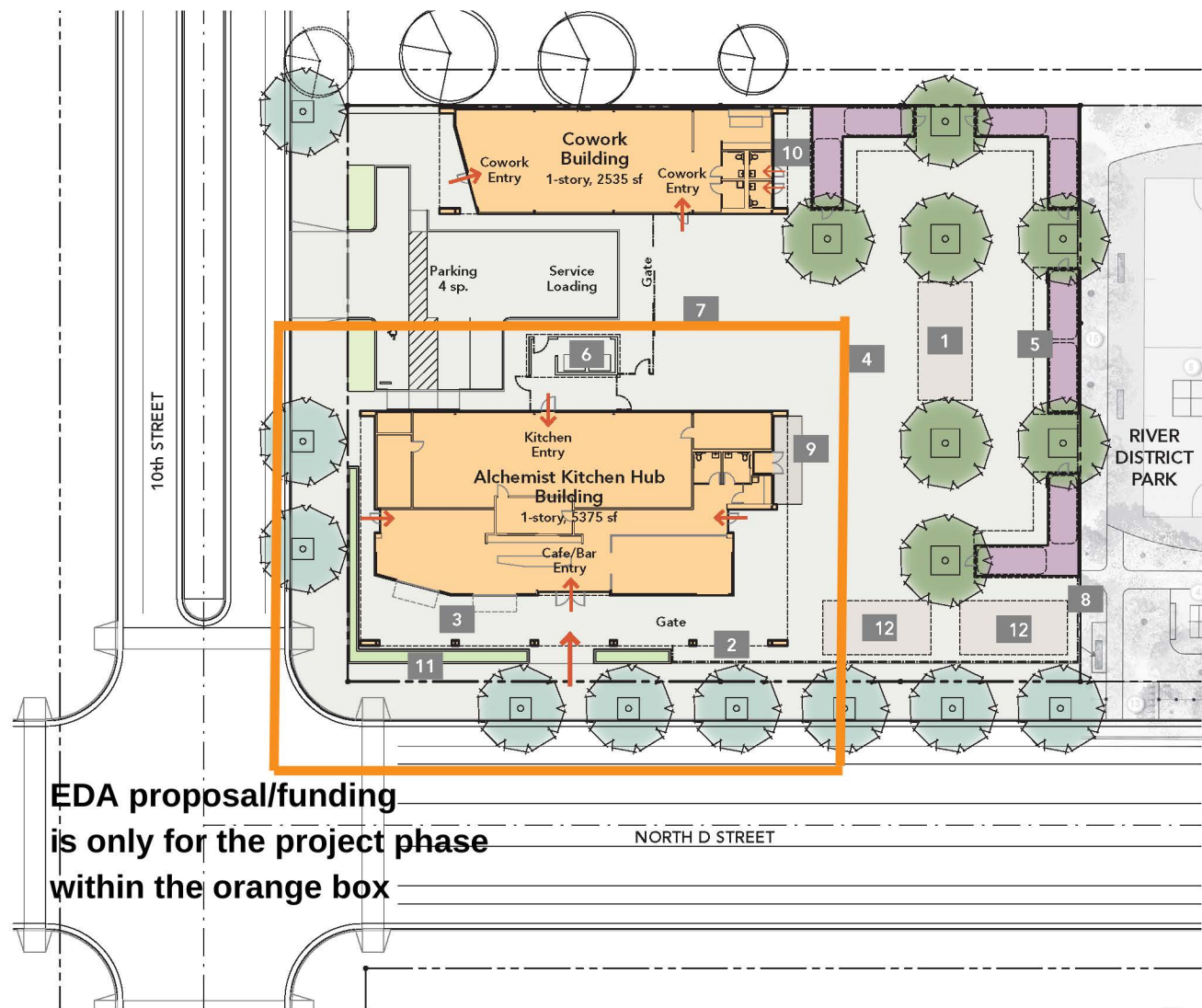
The project components described in this engineering report are consistent with the FY 2020 EDA Public Works and Economic Adjustment Assistance Programs.

C.3. Drawings and Plan Diagrams

The following diagram identifies local entities:



- | | |
|----------------------------------|--|
| 1 Regional Park | 12 HQ Nightclub |
| 2 Service King | 13 Cresco Restaurant Supply |
| 3 First Exclusive Delivery | 14 SETA Head Start |
| 4 Valley Marine | 15 Richards Boulevard State Office Complex |
| 5 Mirasol Village | 16 Township 9 Light Rail Station |
| 6 Sac Fitness Collective | 17 California Lottery HQ |
| 7 Business Park | |
| 8 Helleck Supply | |
| 9 Sacramento Theatrical Lighting | |
| 10 Dependable Crane | |
| 11 Gold Star Insulation | |



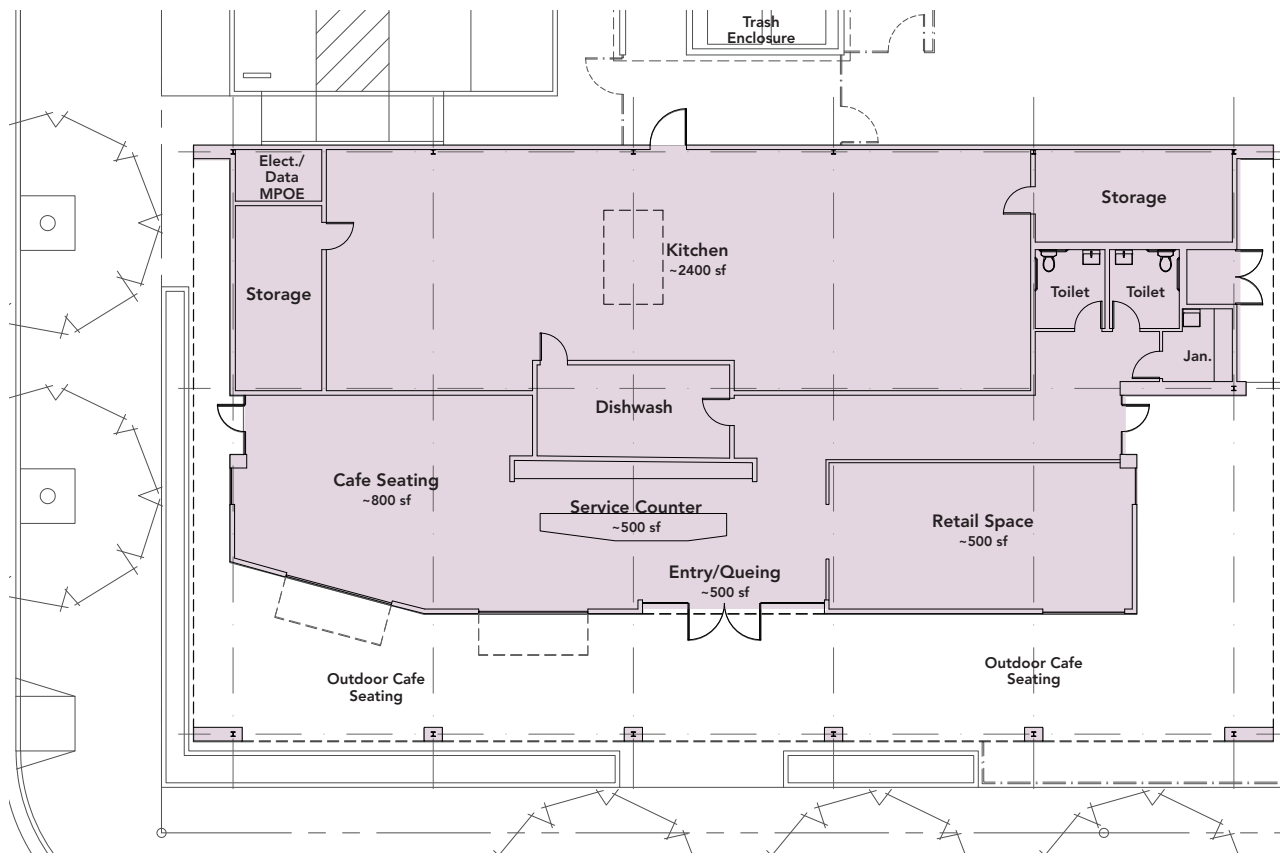
**EDA proposal/funding
is only for the project phase
within the orange box**

SITE PLAN



- | | |
|--|---|
| <p>1 Shade Shelter - Trellised roof with steel tube columns and beams. Power @ roof and grade levels, prep for solar panel system. (3) picnic tables ea., ~500 sq. ft. ea.</p> <p>2 Bike Parking w/ repair station</p> <p>3 Outdoor seating and entry, and decorative landscape ~2,800 sq.ft. (3) long tables with benches, (6) square tables and (30) chairs.</p> <p>4 Food Court, ~7,200 sf ac paving. (1) long table with benches, (3) square tables and (20) chairs. Portable kiosk for keg beer, wine and soda beverages.</p> <p>5 (8) Food Pods in (4) structures @ ~350 sf ea.</p> <p>6 Trash/Service Enclosure ~550 sq.ft.</p> <p>7 Open ac paving ~3,600 sq.ft, convertible for Farmer's Market.</p> | <p>8 Gate to park</p> <p>9 Music and movie platform with backdrop</p> <p>10 Public restrooms (2 unisex stalls within building).</p> <p>11 Raised landscaped stormwater filtration planter</p> <p>12 Inclusive Children's Play Area</p> |
|--|---|

The following diagrams identify the proposed design of the building and provide rough areas and dimensions of program components:



GROUND FLOOR BUILDING A - KITCHEN HUB



Further questions can be directed to Sam Greenlee, Executive Director, Alchemist CDC:

- sam@alchemistcdc.org
- 916-598-3032
- Postal Mail: 4625 44th St, Suite 33, Sacramento, CA 95820