

**111 Scripps Drive, Sacramento, CA 95825**

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Conceived as a study in historic references and an industrial edge aesthetic, New Brighton Station is designed as a landmark mixed use development to anchor the future buildout of the 4,000-acre New Brighton subdivision.

The site is designed as a Low Impact Development, with stormwater retained and recharged on site. An existing pedestrian tunnel under South Watt Avenue will be preserved and enhanced as a future pedestrian amenity.

The 41,000sf buildings are a combination of a 3-story and 2-story structure with offices above retail and a glass enclosed bridge linking the structures, allowing for a single central core of elevator, main stairs and restrooms serving both buildings.

New Brighton Station is a Transit Oriented Development with a reciprocal parking agreement with the neighboring property owner (Sacramento Regional Transit District) and a walkable configuration that optimizes connectivity with the Watt/Manlove light rail station, adjacent proposed bikeway and surrounding neighborhood and businesses.

