

Tenth Street Place
 Modesto, California



The Tenth Street Place office building and parking structure is a mixed-use public/private project encompassing one full block in the center of Modesto. As part of the downtown revitalization effort, the project's focus was to consolidate city and county offices, keeping key government services in the central core area and providing one-stop customer service for citizens. The six-story building and the adjacent five-level, 700-car parking structure was designed to blend with the turn-of-the-century context and rich urban fabric of small brick commercial buildings reflective of the agricultural seat of Modesto. The exterior consists of ten individual facades utilizing pre-cast, brick veneer and high-end EIFS to simulate stone.

The building's interior contains a tile mosaic lobby floor, as well as various interior design elements that complement the exterior design intent. The first floor features 28,000 sq.ft. of retail space, while floors two through six house the more than 600 employees in both city and county office space. Interlaced throughout the facility is nearly \$1 million in the latest telecommunications wiring, along with high-tech devices for security and employee comfort, plus other "smart" building components. The Tenth Street Place project not only fulfills the current and future facility needs of both the city and the county, but it also draws private restaurants, retailers and entertainment to Modesto's historic revitalized downtown area.

Client Joint Powers Authority
 County of Stanislaus
 with the Modesto
 Redevelopment Agency

Size 250,000 sq.ft.

Stories Six

Shell Cost \$62/sq.ft.

Contractor McCarthy Construction

Completed November 1999

Awards
 2000 National League of Cities
 James C. Howard Gold Award for Urban
 Enrichment